

Nowra CBD Revitalisation Strategy Committee

Meeting Date: Tuesday, 04 April, 2023

Location: Jervis Bay Rooms, City Administrative Centre, Bridge Road, Nowra

Minutes Attachments

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CBD23.15 Proposal - 16 Berry Street Nowra

Attachment 1 Presentation - Attachment - 16 Berry Street Nowra AKA
Former Betta Electrical Building - Nowra CBD.....3



16 Berry Street Nowra

AKA Former Betta Electrical Building

Condition Assessment, Remediation Options &
Potential Future Uses



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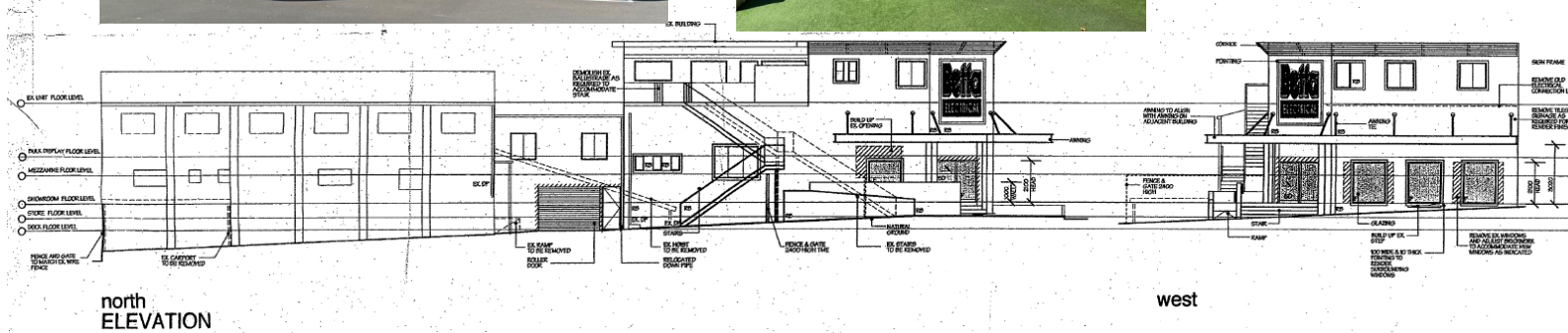
Property Details

- 16 Berry Street Nowra
 - North – Shoalhaven Regional gallery
 - South – Privately Owned
 - East – Egan’s Lane Carpark
 - West – NSOA & Carpark
- Lot 917 m²
- Acquired 2007 - \$1.05M
- Strategic Purposes
- Zoned Operational – B3 – Commercial Retail



Existing Building

- Vacant Since 2013
- Floor Area 1700m²
- Access Prohibited



Current State – Internal Areas

- Hazardous Materials Assessment Report Undertaken Feb 2021 – Hygienist
- High / Medium Risk Issues Identified
 - Asbestos Containing Materials (ACM) ~ 750m²
 - Friable Asbestos Bldgs. C & D (high levels dust)
 - Bonded Asbestos Bldgs. A & B
 - Metallic (Lead) Paint & Dust Bldgs. B & D
 - Light Fittings containing PCB's
 - Floor lino containing SMF Bldg. A
 - Biological Hazards, Pidgeon guano Bldg. A
 - Mould & water Ingress – All Buildings

PCB – Polychlorinated Biphenyls

SMF – Synthetic Mineral Fibres



