

# Nowra CBD Revitalisation Strategy Committee

**Meeting Date:** Wednesday, 23 August, 2023  
**Location:** Jervis Bay Rooms, City Administrative Centre, Bridge Road, Nowra  
**Time:** 4.00pm

**Please note:** Council's Code of Meeting Practice permits the electronic recording and broadcast of the proceedings of meetings of the Council which are open to the public. Your attendance at this meeting is taken as consent to the possibility that your image and/or voice may be recorded and broadcast to the public.

## Agenda

1. **Apologies**
2. **Confirmation of Minutes**
  - Nowra CBD Revitalisation Strategy Committee - 20 June 2023 ..... 1
3. **Declaration of Interests**
4. **Reports**
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  - CBD23.30 Quaterly Report No.2 - Nowra Riverfront Precinct Project ..... 16
  - CBD23.31 Nowra CBD Facade Improvement Program - Proposed Way Forward ..... 19
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  - CBD23.33 Standing Report - Budget Update - August 2023 ..... 36
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  - CBD23.37 Use of Smart Poles in Nowra CBD - Feasibility Update ..... 46
  - CBD23.38 Promoting the Nowra CBD to an audience beyond the CBD ..... 71
5. **General Business**

**Membership**

Mr James Caldwell – Chairperson  
Clr Serena Copley  
Clr Matthew Norris  
Clr Tonia Gray  
Clr Patricia White (Alternate)  
Ms Jo Gash  
Mr Scott Baxter  
Mr Brendan Goddard  
Mr George Parker  
Mr Wesley Hindmarch  
Ms Catherine Shields  
Ms Jessica Bromley  
Mr Carlo Di Giulio  
Mr Jason Cox

**Non-voting members**

All other Councillors  
CEO  
Director, City Services or delegate

Quorum – Seven (7) members

Note: Any non-voting Councillor in attendance at the Committee meetings may act as an alternate voting member in circumstances where achievement of a quorum is required.

**Role of the Committee**

For the purpose of this Terms of Reference, Councils annual Capital Works Budget which is defined as any Special Rate on the CBD (currently \$500,000) plus any top up funding (such as grants or loans obtained by council or other council budgetary allocations) that Council provides to deliver a project initiated by Special Rate Funding.

Note: Any other Capital Works Funding in excess of \$100,000 within the CBD will be discussed with the Committee prior to expenditure of funding.

Note: Tasks in relation to part 4 will not be undertaken by Councillors

1. Recommend to Council possible refinement of, and improvements to, the 'Revitalising Nowra Action Plan (2021-2023)' and the broader Nowra CBD Revitalisation Strategy as the committee considers appropriate.
2. Develop a list of projects (with estimated costings) for Council to consider/prioritise over a rolling three year time frame, that will assist in achieving the ten elements of the Nowra CBD Revitalisation Strategy. The list is to be presented to an Ordinary Meeting of Council in February each year, and thus adopted by the Council.
3. Make a formal submission to Council's annual capital works budget as it relates to the Nowra CBD, in accordance with Council's budgeting process.
4. Reallocate at its discretion, Nowra CBD Revitalisation Budget funds to operational projects, e.g. activation events.
5. Monitor the expenditure of the Nowra CBD Revitalisation Budget via a Subcommittee, in particular;
  - 5.1 Approving design plans and specifications at the preliminary concept stage and prior to the detailed drafting and then at final approval stage.

- 5.2 In cases where the CEO (or delegate) determines that capital works funded by the Nowra CBD Revitalisation Budget will be tendered out, the Subcommittee will endorse the tender documentation before tenders are advertised.
- 5.3 The Chair and delegate may, at their discretion, participate on tender evaluation panels for capital expenditure funded by the Nowra CBD Revitalisation Budget.
- 5.4 The Chair is to endorse the payment of progress claims and endorse the approval of variations, for capital expenditure funded by the Nowra CBD Revitalisation Budget.
6. Act as a communication conduit between Council and the CBD stakeholders in respect to the ten elements within the Nowra CBD Revitalisation Strategy and approved Capital Works within the Nowra CBD with reasonable support from Council, at Council's expense, as determined by the CEO.
7. Assist Council in advocating to the community the adopted list of projects that seek to deliver on the ten elements of the CBD Revitalisation Strategy.
8. Provide a report to Council (resolved at a Committee meeting) each quarter outlining the year to date expenditure on projects funded by the Nowra CBD Revitalisation Budget and present a report to an Ordinary Meeting of Council in August each year that explains the expenditure and any non-expenditure, for the previous financial year.
9. Consult with relevant stakeholders as needed.

#### Delegated Authority

1. To oversee the expenditure of the Nowra CBD Revitalisation Budget, as the Committee deems appropriate in accordance with objectives of the Nowra CBD Strategic Plan.
2. To promote the advantages of the CBD inside and outside the Local Government area, including making press releases and promoting the Nowra CBD Revitalisation Strategy and its projects.
3. Council will provide "in-kind" support to the committee in relation to
  - Project Design and Documentation
  - Facilitation of meetings
  - Preparation of reports for the Committee consideration

#### Nowra Revitalisation Committee - Sub/Working Groups

	Governance & Communications Sub Committee	Finance & Works Sub Committee	Events & Promotion	Activation Projects
James Caldwell (Chair)	Yes	Yes		
Clr				
Clr				
Clr				
Wesley Hindmarch				
Scott Baxter				
Brendan Goddard				
George Parker				
Jo Gash				
Catherine Shields				
Carlo Di Giulio				
Jessica Bromley				
Jason Cox				
Gordon Clark				
Director City Services				
SCC Rep				

# MINUTES OF THE NOWRA CBD REVITALISATION STRATEGY COMMITTEE

**Meeting Date:** Tuesday, 20 June 2023  
**Location:** Jervis Bay Rooms, City Administrative Centre, Bridge Road, Nowra  
**Time:** 4.00pm

The following members were present:

Mr James Caldwell - Chairperson  
Clr Serena Copley  
Clr Matthew Norris  
Clr Tonia Gray (Remotely) – Joined 4:18pm - Left 6:03pm  
Clr Patricia White (Alternate)  
Ms Jo Gash  
Mr Brendan Goddard  
Mr Wesley Hindmarch – Left 6:16pm  
Mr Carlo Di Giulio  
Ms Jessica Bromley

Others present:

Mr Paul Keech – Director City Services  
Mr Carey McIntyre – Director City Futures  
Mr Craig Exton – Manager Technical Services  
Mr Gordon Clark - Section Manager - Strategic Planning  
Mr Gary George - Manager - Building Services  
Mr Micaiah Tipton - Manager Design Services  
Ms Alison Henry – Nowra CBD Place Manager – Left 5:53pm

## 1. Apologies / Leave of Absence

An apology was received from Mr Scott Baxter.

## 2. Confirmation of the Minutes

**RESOLVED** (By consent)

That the Minutes of the Nowra CBD Revitalisation Strategy Committee held on Tuesday 04 April 2023 be confirmed.

CARRIED

## 3. Declaration of Interests

Nil



## REPORTS

### **CBD23.18 Standing Report - Project Update - June 2023**

**HPERM Ref:  
D23/136613**

#### **Recommendation (Item to be determined under delegated authority)**

That the Nowra CBD Revitalisation Strategy Committee note the update provided on the nominated projects within the Nowra CBD.

#### **RESOLVED** (By consent)

That the Nowra CBD Revitalisation Strategy Committee note the update provided on the nominated projects within the Nowra CBD.

CARRIED

### **CBD23.19 Electric Vehicle Charging Stations - Nowra Update**

**HPERM Ref:  
D23/108848**

#### **Recommendation (Item to be determined under delegated authority)**

That the Nowra CBD Revitalisation Strategy Committee:

1. Note Council's Policy position with regard to the provision of EV charging stations on public land, as outlined in POL22/34.
2. Note the update regarding Council's work with Charge Point Operators to explore EV fast charging sites across the Shoalhaven and in the Nowra CBD.
3. Note the key issues and considerations regarding Council's role in the provision of EV charging infrastructure include;
  - a. Industries are responding to address charging gaps and Council needs to consider whether there is an appropriate and long-term role for local government in the provision of EV charging stations.
  - b. Allocating carparking spaces for EV charging, particularly in carparks where spaces are already in high demand (such as the CBD), presents an equity issue.

#### **RESOLVED** (By consent)

That the Nowra CBD Revitalisation Strategy Committee:

1. Note Council's Policy position with regard to the provision of EV charging stations on public land, as outlined in POL22/34.
2. Note the update regarding Council's work with Charge Point Operators to explore EV fast charging sites across the Shoalhaven and in the Nowra CBD.
3. Note the key issues and considerations regarding Council's role in the provision of EV charging infrastructure include;
  - a. Industries are responding to address charging gaps and Council needs to consider whether there is an appropriate and long-term role for local government in the provision of EV charging stations.
  - b. Allocating carparking spaces for EV charging, particularly in carparks where spaces are already in high demand (such as the CBD), presents an equity issue.

CARRIED

**CBD23.20 Junction Street Pedestrian Counters Update****HPERM Ref:  
D23/136633****Recommendation (Item to be determined under delegated authority)**

That The Nowra CBD Revitalisation Strategy Committee notes the pedestrian counter numbers in particular;

1. The steady decline in Junction Street Total Yearly Pedestrians from 1,295,113 in 2018 to 725,552 in 2022.
2. The pedestrian count data can be found on Council webpage by typing 'Nowra CBD Revitalisation' in the search bar.

**RESOLVED (By consent)**

That The Nowra CBD Revitalisation Strategy Committee notes the pedestrian counter numbers in particular;

1. The steady decline in Junction Street Total Yearly Pedestrians from 1,295,113 in 2018 to 725,552 in 2022.
2. The pedestrian count data can be found on Council webpage by typing 'Nowra CBD Revitalisation' in the search bar.

CARRIED

**CBD23.21 Taxi Rank Locations - Report Back****HPERM Ref:  
D23/136707****Recommendation (Item to be determined under delegated authority)**

That the Nowra CBD Revitalisation Strategy Committee

1. Note the most recent consultation in relation to the location of the taxi rank in Nowra (2103) concluded current location to be the best.
2. Invite representatives of the Nowra Radio Taxi Cooperative to a future meeting to discuss the possibility of relocating the current taxi rank to another location within the Nowra CBD.

**RESOLVED (By consent)**

That the Nowra CBD Revitalisation Strategy Committee

1. Note the most recent consultation in relation to the location of the taxi rank in Nowra (2103) concluded current location to be the best.
2. Invite representatives of the Nowra Radio Taxi Cooperative to a future meeting to discuss the possibility of relocating the current taxi rank to another location within the Nowra CBD.

CARRIED

**CBD23.22 Jelly Bean Park Additional Seats / Bicycle Racks  
Options – Report Back****HPERM Ref:  
D23/136641****Recommendation (Item to be determined under delegated authority)**

That the Nowra CBD Revitalisation Strategy Committee fund the construction of 5 seats and 6 bike racks (As shown in strategy 1 D23/198991) in Jellybean Park Nowra, estimated to cost \$25,545 excluding GST in the 23/24 financial year.

**RESOLVED (By consent)**

That

1. The Nowra CBD Revitalisation Strategy Committee note for information the construction of 5

seats and 6 bike racks (As shown in strategy 1 D23/198991) in Jellybean Park Nowra, estimated to cost \$25,545 excluding GST in the 23/24 financial year.

2. The Director City Services arrange an onsite meeting with the Committee at Jellybean Park with a seat and bike rack catalogue to discuss a way forward.

CARRIED

#### **CBD23.23 Jelly Bean Park Amenities – Report Back**

**HPERM Ref:  
D23/136725**

##### **Recommendation (Item to be determined under delegated authority)**

That in respect to the amenities in Jelly Bean Park Nowra, the Nowra CBD Revitalisation Strategy Committee note the following

1. Construction year - 1976
2. Original construction cost - \$144,352
3. Estimated replacement cost - \$880,000
4. Forecast replacement date – 2072.

##### **RESOLVED (By consent)**

That

1. in respect to the amenities in Jelly Bean Park Nowra, the Nowra CBD Revitalisation Strategy Committee note the following
  - a. Construction year - 1976
  - b. Original construction cost - \$144,352
  - c. Estimated replacement cost - \$880,000
  - d. Forecast replacement date – 2072.
2. The Nowra CBD Revitalisation Strategy Committee investigate updating the amenities in the onsite inspection of Jelly Bean Park resolved under CBD23.22.

CARRIED

#### **CBD23.24 Demolition - 16 Berry Street, Nowra**

**HPERM Ref:  
D23/236367**

##### **Recommendation**

That Council demolish the dilapidated building and remediate the site at 16 Berry Street Nowra, to create an “ever evolving activation space” until the site is developed for the long term.

Funding for the demolition and remediation be provided as follows;

- a. Transfer \$1,300,000 from the existing Nowra CBD Revitalisation Strategy Committee budget to the existing SCC Strategic Property Reserve.
- b. Undertake works funded fully from the SCC Strategic Property Reserve over 23/24, 24/25 Financial Years.
- c. Repay \$1,300,000 from the SCC Strategic Property Reserve to the Nowra CBD budget via the Nowra CBD Revitalisation Reserve **when proceeds of either** the future sale or development of the property becomes available.

##### **RECOMMENDATION (By consent)**

That

1. Council demolish the dilapidated building and remediate the site at 16 Berry Street Nowra, to

create an “ever evolving activation space” until the site is developed for the long term.

2. On the condition that the Nowra CBD Revitalisation Strategy Committee continues to operate under its current Terms of Reference (TOR) into future years (2030), funding for the demolition and remediation be provided as follows;
  - a. Transfer \$1,300,000 from the existing Nowra CBD Revitalisation Strategy Committee budget to the existing SCC Strategic Property Reserve.
  - b. Undertake works funded fully from the SCC Strategic Property Reserve over 23/24, 24/25 Financial Years as a Nowra CBD Revitalisation Strategy Committee capital works project.
  - c. Repay \$1,300,000 from the SCC Strategic Property Reserve to the Nowra CBD budget via the Nowra CBD Revitalisation Reserve **when proceeds of either** the future sale or development of the property becomes available.
  - d. In respect of part c, the Nowra CBD Revitalisation Strategy Committee will monitor options for repayment and receive a report back every 6 months on where the funding is at.

CARRIED

#### **CBD23.25 Committee Actions Report for Ongoing / Completed Items**

**HPERM Ref:  
D23/206332**

#### **Recommendation (Item to be determined under delegated authority)**

That the

1. Nowra CBD Revitalisation Strategy Committee receive the Outstanding/Ongoing Action Report for information.
2. Following completed items in the Action List attached to the report be removed from the listing:
  - a. CBD22.48 - Additional Item - Investigate Options - Accessibility - Nowra CBD Businesses & Available Grant Funding.
  - b. CBD23.5 - Discussion Item - Future Character of New Builds in Nowra CBD.
  - c. CBD23.6 - Nowra CBD Revitalisation Strategy Comm - Jelly Bean Park Nowra - Additional Seats / Bicycle Racks – investigation.
  - d. CBD23.7 - Nowra CBD Revitalisation Strategy Comm - Taxi Rank relocations - Junction St (near Subway) / Kinghorne St (Coles / Aldi) / Stewart Pl - Report request.
  - e. CBD23.8 - Nowra CBD Revitalisation Strategy Committee - Egans Lane Amenities upgrade - investigation - report requested.
  - f. CBD23.9 - Electric Vehicle Parking Stations - Nowra CBD - Report to committee - Citywide - Report to Council.
  - g. CBD23.15 - Proposal - 16 Berry Street Nowra.

#### **RESOLVED (By consent)**

That the

1. Nowra CBD Revitalisation Strategy Committee receive the Outstanding/Ongoing Action Report for information.
2. Following completed items in the Action List attached to the report be removed from the listing:
  - a. CBD22.48 - Additional Item - Investigate Options - Accessibility - Nowra CBD Businesses & Available Grant Funding.
  - b. CBD23.5 - Discussion Item - Future Character of New Builds in Nowra CBD.
  - c. CBD23.6 - Nowra CBD Revitalisation Strategy Comm - Jelly Bean Park Nowra - Additional Seats / Bicycle Racks – investigation.

- d. CBD23.7 - Nowra CBD Revitalisation Strategy Comm - Taxi Rank relocations - Junction St (near Subway) / Kinghorne St (Coles / Aldi) / Stewart Pl - Report request.
- e. CBD23.8 - Nowra CBD Revitalisation Strategy Committee - Egans Lane Amenities upgrade - investigation - report requested.
- f. CBD23.9 - Electric Vehicle Parking Stations - Nowra CBD - Report to committee - Citywide - Report to Council.
- g. CBD23.15 - Proposal - 16 Berry Street Nowra.

CARRIED

#### **CBD23.17 Standing Report - Budget Update - June 2023**

**HPERM Ref:  
D23/136608**

##### **Recommendation**

That the Nowra CBD Revitalisation Strategy Committee notes the following for information:

1. That \$11,092 has been spent since the last meeting of the Nowra CBD Revitalisation Strategy Committee budget update.
2. The total year-to-date spend for the 2022/2023 financial year is \$439,367 of the available budget of \$1,898,594.
3. A summary of the budget is provided in the Attachment to this report (D23/198123)

##### **RECOMMENDATION** (By consent)

That the Nowra CBD Revitalisation Strategy Committee notes the following for information:

1. That \$11,092 has been spent since the last meeting of the Nowra CBD Revitalisation Strategy Committee budget update.
2. The total year-to-date spend for the 2022/2023 financial year is \$439,367 of the available budget of \$1,898,594.
3. A summary of the budget is provided in the Attachment to this report (D23/198123)

CARRIED

## **GENERAL BUSINESS**

#### **CBD23.26 Additional Item - Possible Pedestrian Counter Locations - Survey of CBD Shop Owners & Stocklands Pedestrian Data - Report Back**

Under item CBD23.20 the Committee discussed the possibility of alternative pedestrian counter locations and surveying CBD shop owners and Stocklands Nowra for pedestrian data collected by them. Council staff advised they would note these points and provide a report back to the Committee.

#### **CBD23.27 Additional Item - Invitation - NSW Police and Lead Ranger Services**

Clr White requested that a presenter from NSW Police and Tony Pearman – Lead Ranger Services be invited to the next meeting to present to the Committee on Alcohol Free Zones.

There being no further business, the meeting concluded, the time being 6:17pm.

Mr James Caldwell  
CHAIRPERSON

## CBD23.28 Committee Action Report for Ongoing / Completed

**HPERM Ref:** D23/296583

**Department:** Business Assurance & Risk  
**Approver:** Craig Exton, Acting Director - City Services

**Attachments:** 1. Action List [↓](#)

### Reason for Report

To advise and update the Committee on the Outstanding/Ongoing Actions from the Nowra CBD Revitalisation Strategy Committee.

### Recommendation (Item to be determined under delegated authority)

That the Nowra CBD Revitalisation Strategy Committee receive the Outstanding/Ongoing Action Report for information.

### Options

1. As Recommended
2. Adopt an alternate recommendation

### Background

The actions listed in the attachment are drawn from resolutions made by the Committee of which an action is required.

Outstanding/Ongoing Action Report (**attached**) is current as at the time of drafting this report (Tuesday 25 July 2023).

This will be a standing report on the agenda for each meeting to keep the Committee informed of progress on the actions / resolutions from previous meetings.

<b>Date From:</b> 20 June 2023 <b>Date To:</b> 25 July 2023				<b>Action Sheets Report</b>
<b>Meeting Name</b> Nowra CBD Revitalisation Strategy Committee 20/06/2023	<b>Minute No:</b>	<b>Item No.</b> CBD23.21	<b>Group:</b> City Services	<b>Target date:</b> 20/07/2023
<b>Title:</b> Taxi Rank Locations - Report Back - Invite Nowra Radio Taxi Cooperative				<b>Completed:</b>
<b>Resolution:</b> <b>RESOLVED</b> (By consent) That the Nowra CBD Revitalisation Strategy Committee 1. Note the most recent consultation in relation to the location of the taxi rank in Nowra (2103) concluded current location to be the best. 2. Invite representatives of the Nowra Radio Taxi Cooperative to a future meeting to discuss the possibility of relocating the current taxi rank to another location within the Nowra CBD. CARRIED			<b>Notes:</b> Council staff are currently liaising with Nowra Radio Taxi Cooperative.	



<b>Date From:</b> 20 June 2023	<b>Action Sheets Report</b>
<b>Date To:</b> 25 July 2023	

<b>Meeting Name</b> Nowra CBD Revitalisation Strategy Committee 20/06/2023	<b>Minute No:</b>	<b>Item No.</b> CBD23.22	<b>Group:</b> City Services	<b>Target date:</b> 20/07/2023
<b>Title:</b> Jelly Bean Park Additional Seats / Bicycle Racks Options – Report Back - Arrange onsite meeting				<b>Completed:</b>
<b>Resolution:</b> <b>RESOLVED</b> (By consent) That 1. The Nowra CBD Revitalisation Strategy Committee note for information the construction of 5 seats and 6 bike racks (As shown in strategy 1 D23/198991) in Jellybean Park Nowra, estimated to cost \$25,545 excluding GST in the 23/24 financial year. 2. The Director City Services arrange an onsite meeting with the Committee at Jellybean Park with a seat and bike rack catalogue to discuss a way forward. CARRIED			<b>Notes:</b> There will be a report back at the meeting scheduled 8 August 2023.	

<b>Date From:</b> 20 June 2023	<b>Action Sheets Report</b>
<b>Date To:</b> 25 July 2023	

<b>Meeting Name</b> Nowra CBD Revitalisation Strategy Committee 20/06/2023	<b>Minute No:</b>	<b>Item No.</b> CBD23.23	<b>Group:</b> City Services	<b>Target date:</b> 20/07/2023
<b>Title:</b> Jelly Bean Park Amenities – Report Back - Investigate Updating Amenities - Onsite meeting				<b>Completed:</b>
<b>Resolution:</b>  <b>RESOLVED</b> (By consent)  That 1. in respect to the amenities in Jelly Bean Park Nowra, the Nowra CBD Revitalisation Strategy Committee note the following <ol style="list-style-type: none"> <li>Construction year - 1976</li> <li>Original construction cost - \$144,352</li> <li>Estimated replacement cost - \$880,000</li> <li>Forecast replacement date – 2072.</li> </ol> 2. The Nowra CBD Revitalisation Strategy Committee investigate updating the amenities in the onsite inspection of Jelly Bean Park resolved under CBD23.22.  CARRIED			<b>Notes:</b>  There will be a report back at the meeting scheduled 8 August 2023.	

<b>Date From:</b> 20 June 2023 <b>Date To:</b> 25 July 2023				<b>Action Sheets Report</b>
<b>Meeting Name</b> Nowra CBD Revitalisation Strategy Committee 20/06/2023	<b>Minute No:</b>	<b>Item No.</b> CBD23.26	<b>Group:</b> City Services	<b>Target date:</b> 20/07/2023
<b>Title:</b> Additional Item - Possible Pedestrian Counter Locations - Survey of CBD Shop Owners & Stocklands Pedestrian Data - Report Back				<b>Completed:</b>
<b>Resolution:</b> Under item CBD23.20 the Committee discussed the possibility of alternative pedestrian counter locations and surveying CBD shop owners and Stocklands Nowra for pedestrian data collected by them. Council staff advised they would note these points and provide a report back to the Committee.			<b>Notes:</b> Council staff are currently investigating and will report back to a future meeting.	

<b>Meeting Name</b> Nowra CBD Revitalisation Strategy Committee 20/06/2023	<b>Minute No:</b>	<b>Item No.</b> CBD23.27	<b>Group:</b> City Services	<b>Target date:</b> 20/07/2023
<b>Title:</b> Additional Item - Invitation - NSW Police and Lead Ranger Services				<b>Completed:</b>
<b>Resolution:</b> Clr White requested that a presenter from NSW Police and Tony Pearman – Lead Ranger Services be invited to the next meeting to present to the Committee on Alcohol Free Zones.			<b>Notes:</b> Council staff are currently liaising with NSW Police.	

<b>Date From:</b> 20 June 2023	<b>Action Sheets Report</b>
<b>Date To:</b> 25 July 2023	

### Completed Actions

<b>Meeting Name</b> Nowra CBD Revitalisation Strategy Committee 13/12/2022	<b>Minute No:</b>	<b>Item No.</b> CBD22.48	<b>Group:</b> City Development	<b>Target date:</b> 12/01/2023
<b>Title:</b> Additional Item - Investigate Options - Accessibility - Nowra CBD Businesses & Available Grant Funding				<b>Completed:</b> 29/05/2023
<b>Resolution:</b>  <b>RESOLVED</b> (Clr Gray / Jo Gash)  That the Nowra CBD Revitalisation Committee supports Council to investigate: 1. Options to improve the accessibility in local Nowra CBD business premises; and 2. Available Grant Funding options.  CARRIED			<b>Notes:</b>  Colin Wood attended the Nowra CBD revitalisation Committee on 13/12/2023. The Committee endorsed the programme moving forward. , A meeting with Council's Grants Officer Phil Schafer on 02/02/2023 discussed the possibility of grant funding to support this programme. Phil will investigate if there is funding available for this programme and provide feedback. The Committee will be advised on the outcome.  Council's Grants Officer advised there are no open funding sources or grant programs that are focused on accessibility. The program will need to proceed on the understanding there are no grants currently available for this work.  <b>Complete</b>	

<b>Date From:</b> 20 June 2023	<b>Action Sheets Report</b>
<b>Date To:</b> 25 July 2023	

<b>Meeting Name</b> Nowra CBD Revitalisation Strategy Committee 04/04/2023	<b>Minute No:</b>	<b>Item No.</b> CBD23.5	<b>Group:</b> City Performance	<b>Target date:</b> 04/05/2023
<b>Title:</b> Discussion Item - Future Character of New Builds in Nowra CBD				<b>Completed:</b> 07/06/2023
<b>Resolution:</b>  <b>RESOLVED</b> (By consent)  That 1. The report be submitted for consideration and received for information. 2. A workshop be scheduled for a future Committee meeting to help understand Council's planning Controls, and the Director of City Development, Director of City Futures and Mr Carlo Di Guilio be invited to give a short presentation to the Committee.  CARRIED			<b>Notes:</b>  The workshop has been scheduled for 24 July 2023 and invitations have been sent. This action is complete.	

## CBD23.29 Information Report - Planning Controls Workshop

**HPERM Ref:** D23/316268

**Department:** Strategic Planning  
**Approver:** Carey McIntyre, Director - City Futures

### Reason for Report

The purpose of this report is to update the Nowra CBD Revitalisation Strategy Committee on the resolved Planning Controls Workshop that was held on 24 July 2023.

### Recommendation (Item to be determined under delegated authority)

That the Nowra CBD Revitalisation Strategy Committee receive the report on the Planning Controls Workshop for information.

### Options

1. As Recommended.

Implications: The report will be received for information.

2. Adopt an alternate recommendation.

Implications: Will depend on the nature of an alternate resolution.

### Background

At the Nowra CBD Revitalisation Strategy Committee meeting on 4 April 2023, it was resolved (CBD23.5), in part, that:

2. *A workshop be scheduled for a future Committee meeting to help understand Council's planning Controls, and the Director of City Development, Director of City Futures and Mr Carlo Di Giulio be invited to give a short presentation to the Committee.*

The resolved workshop was held for Committee members on 24 July 2023. Presentations were provided by Carey McIntyre, Director of City Futures and James Ruprai, Director of City Development. Mr Carlo Di Giulio was unable to attend the Workshop. Council staff also provided some opening context commentary.

The following provides a summary of the presentations and workshop discussions.

### Presentation from the Director of City Futures

Carey McIntyre, Director of City Futures presented on the broad principles for place making and how they could be implemented in the Nowra CBD. Six broad principles were identified including activation, environmental sustainability, entrepreneurialism, access, anchors, and uniqueness, and questions were posed to the Committee in relation to these principles.

Discussions resulted around how other localities have activated their centres and how these principles could be relevant to Nowra CBD and considered.

### **Presentation from the Director of City Development**

James Ruprai, Director City Development presented on the factors that encourage activation and entice development drawing on experience from detailing examples of successful large activation projects in high growth areas such as Mooloolaba, Sunshine Coast City Hall and SunCentral. The importance of having a strategic framework and vision for the Nowra CBD and sticking to it was emphasised as imperative to realising development and activation outcomes. Planning controls should align with the desired development outcomes and provide incentive mechanisms that are realistic and relevant to the desired development outcomes.

### **Discussion and Next Steps**

At the workshop it was noted that the NSW Department of Planning and Environment is preparing a Nowra City Centre Strategic Roadmap, an action in the Illawarra-Shoalhaven Regional Plan 2041. Stage 1 which is underway and close to completion includes a review of feasibility, planning pathways and market factors influencing development and investment in Nowra CBD. The future Stage 2 will consider actions to help enable development and could, for example, result in a new planning pathway or changes to planning controls. The Committee was briefed on this work on 13 June 2023 and will receive further updates as it progresses.

It was generally agreed at the workshop that the Committee will consider the outcomes of the Strategic Roadmap process before considering what further steps or actions could be taken to advance any changes to planning controls for Nowra CBD.



## CBD23.30 Quaterly Report No.2 - Nowra Riverfront Precinct Project

**HPERM Ref:** D23/325320

**Department:** Strategic Planning

**Approver:** Carey McIntyre, Director - City Futures

### Reason for Report

To provide the Committee with an update on the Nowra Riverfront Precinct Project.

### Recommendation (Item to be determined under delegated authority)

That the Nowra CBD Revitalisation Strategy Committee receive Quarterly Report No.2 on the Nowra Riverfront Precinct Project for information.

### Options

1. Receive the report for information.

Implications: Ongoing quarterly update reports will be provided as work on the riverfront precinct continues.

2. Make an alternative recommendation.

Implications: Will depend on the nature of any recommendation, which could for example include providing feedback or requesting specific consideration of matters.

### Background

This second quarterly update report is provided consistent with the resolution ([CBD22.46](#)) of 9 January 2023 that:

*The Nowra CBD Revitalisation Strategy Committee request that the CEO provide quarterly updates on the progress of plans relating the development of the riverfront precinct.*

The report builds on the [first quarterly update report](#), which was received for information at the 4 April 2023 meeting and provided a detailed background to the Riverfront Precinct Project. The Project Update is provided below.

Council staff will also attend the meeting to provide additional detail if needed.

### Studies

The following table identifies the various cultural and technical studies that have been co-funded by Council and the NSW Government and have recently been completed or are continuing/underway. The information gained from this work will inform a refined masterplan for the precinct and support any resultant land use planning changes.

Study	Consultants	Status
Cross Cultural Framework	Yerrabingin Pty Ltd.	<u>Underway</u> Following 'Connecting with Country' Framework. Early work completed and stakeholder 'Design Jam' held in Feb 2023. Report now being finalised.
Integrated Transport Strategy	Crossley Transport Planning Pty Ltd	<u>Completed</u> Movement and place assessment has identified issues, opportunities, and defined transport infrastructure requirements. Under Bridge Access – Council's application to NSW Government's 2023/24 Get NSW Active Program for detailed design of this key active transport link was successful.
Flood Impact and Risk Assessment (FIRA)	Rhelm Pty Ltd	<u>Completed</u> Key initial piece of technical work given the flood profile of the precinct. The FIRA has been shared with interested parties/stakeholders and the community on Council's Nowra Riverfront Get Involved page, available <a href="#">here</a> . Further detailed, site-specific investigations may arise.
Open Space Concept Design (central public open space)	KI Studio Pty Ltd	<u>Completed</u> The concept plan plus the outcomes of other relevant detailed studies will inform subsequent detailed design.
Geotechnical / Acid Sulfate Soils / Contamination	Stantec Pty Ltd	<u>Completed</u> Overall, no major issues detected. Detailed/targeted investigations needed when future land use, configuration and design known.
Utility Infrastructure Capability Assessment	Stantec Pty Ltd	<u>Underway</u> Electricity, telecom, and gas capacity assessments are complete. Sewer, water, and stormwater assessments remain in progress.

CBD23.30

The following studies are yet to be commenced and are somewhat dependent on the outcomes of the initial studies:

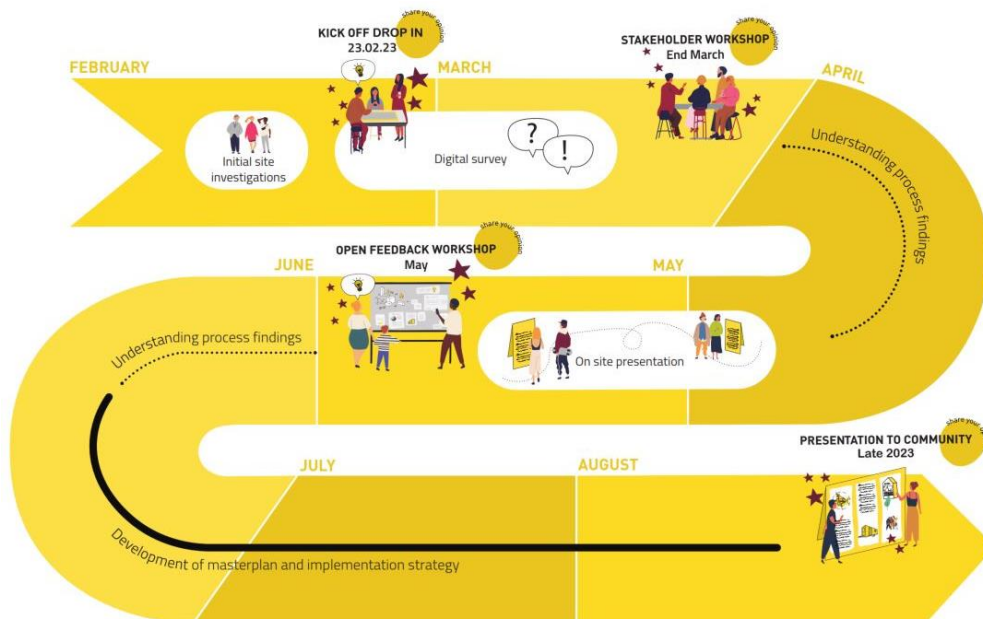
- Urban Design Review
- Economic Feasibility Analysis
- Site-specific Cultural Heritage studies
- Non-Indigenous Heritage Review
- Detailed Traffic/Transport Plan

- Integrated Water Cycle Management Plan
- Graham Lodge – Conservation Management Plan
- Social Impact (Housing Affordability) Study

### Other Supporting Pieces of work

Early Community Engagement – Urban consultancy, *arki\_lab*, have facilitated a range of community engagement opportunities with key stakeholders and the broader community to help inform a future masterplan for the precinct.

The community engagement opportunities have generally involved the following:



The Nowra Riverfront Activation Plan has been developed in response to the aspirations for the Precinct expressed by landowners/residents, visitors and business operators throughout the community consultation and engagement process.

The Nowra Riverfront Activation Plan was presented to the Mayor and others on 15 August 2023, as the final step in the current community engagement process which commenced in February. Drawing on feedback from more than 700 people, the Activation Plan for the precinct shows how it could look in the future and the strategic actions that would help achieve this vision. It will be one of the inputs informing a refined masterplan for the precinct.

### Conclusion

This is the second quarterly update report to this Committee on the Riverfront Precinct that is being coordinated by the Nowra Riverfront Advisory Taskforce (NRAT). It covers the range of work that is underway in regard to the Precinct. Further update reports will be provided as the project progresses and the detail continues to emerge.

## **CBD23.31 Nowra CBD Facade Improvement Program - Proposed Way Forward**

**HPERM Ref:** D23/136623

**Department:** Technical Services

**Approver:** Craig Exton, Manager - Technical Services

**Attachments:** 1. Nowra CBD Facade Improvement Program - Presentation [↓](#)  
2. Sample Letter - Strengthening & Supporting The Nowra CBD [↓](#)

### **Reason for Report**

To provide the Nowra CBD Revitalisation Strategy Committee an opportunity to consider the future of the Nowra CBD Façade Improvement Program.

### **Recommendation**

That the Nowra CBD Revitalisation Strategy Committee discontinues the Nowra CBD Façade Improvement Program.

### **Options**

#### **1. (Adopt as recommended)**

Implications: Financial assistance for building owners in the Nowra CBD to improve their building facade would no longer be available

Note that a letter requesting that the building owner consider undertaking the work identified in the walkaround could be sent.

#### **2. Reinstate the Façade Improvement Program.**

Implications: The building owners identified as Big Rewards, Low Cost would be eligible for up to \$5,000 towards Façade improvement projects that go above and beyond what was identified in attachment 1.

The proposed way forward for the façade improvement program is:

1. Send letter, attachment 2 (D23/196347) to Category 1 (Big Rewards, Low Cost) building owners.
2. At any time, a business owner that has received the above letter can request grant funding for façade improvements above and beyond what has been recommended in attachment 1. The business owner would have to present the project to the Façade Improvement Working Group.
3. If the project is supported by the Façade Improvement Working Group, the working group will report to the full Committee the amount of grant funding recommended for the project. Council staff will provide support in the writing of the report to the full committee.
4. The full Committee makes the decision on the amount, if any, of grant funding offered for the project.
5. Report to Council
6. The building owner has 6 months to complete the work. Once the work is completed the building owner will be reimbursed with the resolved amount.

A resolution for this option would be:

That the Nowra CBD Revitalisation Strategy Committee:

1. Write to the owners (attachment 2, D23/196347) of buildings identified as Category 1 in attachment 1 (D23/196372).
2. Form a Façade Improvement Working Group to assess and report to the full committee the Façade Improvement funding requests from building owners. Appoint the following members of the Nowra CBD Revitalisation Strategy Committee to the Façade Improvement Working Group.
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
3. Put the following financial caps on the Façade Improvement Program.
  - a. \$5,000 for any individual property
  - b. \$15,000 for the total program per financial year.

**3. Request staff investigate an alternative façade improvement program.**

Implications: The Committee would have to give direction via resolution on the preferred structure of the Façade Program.

## Background

### History

The previous Façade Improvement Program commenced after a resolution of Council on June 24, 2014 (MIN14.433). The program was initially run as an annual program and then opened to applications on an 'on-demand' basis throughout the year.

### Previous Program

The program aimed to positively influence the perception of place and encourage overall improvement in Nowra's CBD by offering financial assistance to eligible façade upgrades.

- Purpose: to encourage building owners and business operators within the program area to enhance the appearance of their façades through the provision of financial assistance for labour and materials.
- Eligible applicants: Building owners and business operators of a property within the program area.
  - Buildings with façades directly adjacent to and fronting the program area may also be eligible.
  - The program applies to commercial premises only. Government owned properties are excluded.
- Financial assistance: 50% of the total cost of works (labour and materials) to a maximum dollar value of \$5,000 (excl. GST), per property.
- Funding: The program was funded from within the Nowra CBD Revitalisation Strategy Committee's annual budget.

### Previous Program Expenditure

The following table summarises the expenditure of grants awarded under this program in previous financial years.

Financial Year	Grant Expenditure
2016/17	\$9,930.00
2017/18	\$5,000.00
2018/19	\$7,227.00
2019/20	\$4,100.00
2020/21	\$5,000.00
2021/22	\$1,345.00
<i>Total</i>	<i>\$32,602.00</i>

At the Nowra CBD Revitalisation Strategy Committee held on 10/10/2022 the Committee resolved (CBD22.32)

*That Council:*

- Note the feedback received from Nowra CBD Property owners during the month of July 2022.*
- Withdraw the Façade Improvement Financial Assistance Program Guidelines in its current form*
- Staff meet with the Committee members and conduct a ‘walk around’ to identify areas/properties in the CBD that may benefit from façade improvements;*
- Write to CBD operators to advise the Façade Improvement Financial Assistance Program Guidelines has been withdrawn and instead the committee will seek to identify properties for façade improvements that would assist with the revitalisation of the CBD.*
- Following the ‘walk around’ (in Part 3 above) staff report back to the Committee with a way forward for a new Façade improvement Program and consider approaching properties*

On the 14/03/2023, a walkaround was held with Committee Members and Council Staff. The buildings identified that could use some facade improvements have been split into 3 categories based on the estimated cost of the recommended work. The list of buildings and categories can be found in attachment 1 (D23/196372)

Creating objective and fair criteria to assess applications for a potential facade improvement program while still making it simple and easily understood by potential applicants is difficult. It is more likely that any assessments would need to be subjectively made by the committee or a subset of the committee.

### **Risk Implications**

There are several potential risks when using public funds to improve a private building. Whilst most of the risks can be mitigated somewhat by adherence to the Code of Conduct, there is potential for reputational damage associated with perceptions of the following:

- Fairness and equality of the system: Proposed improvements could vary widely resulting in subjective assessment.
- Political fallout: Rate payers and other stakeholders feeling public funds are being used inappropriately.
- Misuse of public funds: Public funds being used for private gain.

The Committee could consider the quantum of those risks relative to the benefit the program may achieve.

**Financial Implications**

Nil for the option as recommended.

The financial implications are unknown at this stage for any other option and would not be known until an individual proposal was tabled. However, a per building cap and a program cap could be set.





PREPARED FOR

Nowra CBD Revitalisation  
Strategy Committee

Revitalisation  
Committee  
NOWRA CBD

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DOCUMENT INFORMATION

Nowra CBD Facade Improvement Program  
Project Number:  
File Name: **NOWRA-CBD FACADE IMPROVEMENTS.indd**

4 May 2023

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DOCUMENT HISTORY			
Revision	Date	Remarks	Authorised
A	04.05.2023	Presentation to CBD Revitalisation Committee	JS

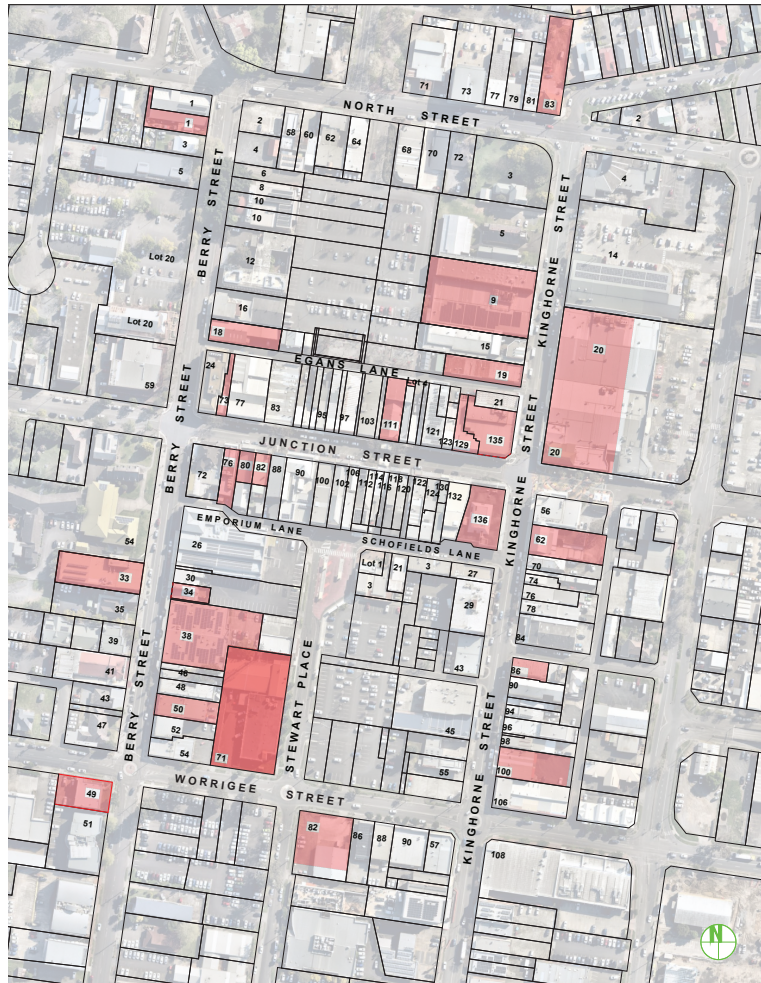
01

# SITE ANALYSIS



1.0 | SITE ANALYSIS

1.0 FACADE OPPORTUNITIES



AREAS OF IMPROVEMENT



MORISONS ARCADE



71 WORRIGEE STREET



18 BERRY STREET



100 KINGHORNE STREET



50 BERRY STREET



86 KINGHORNE STREET

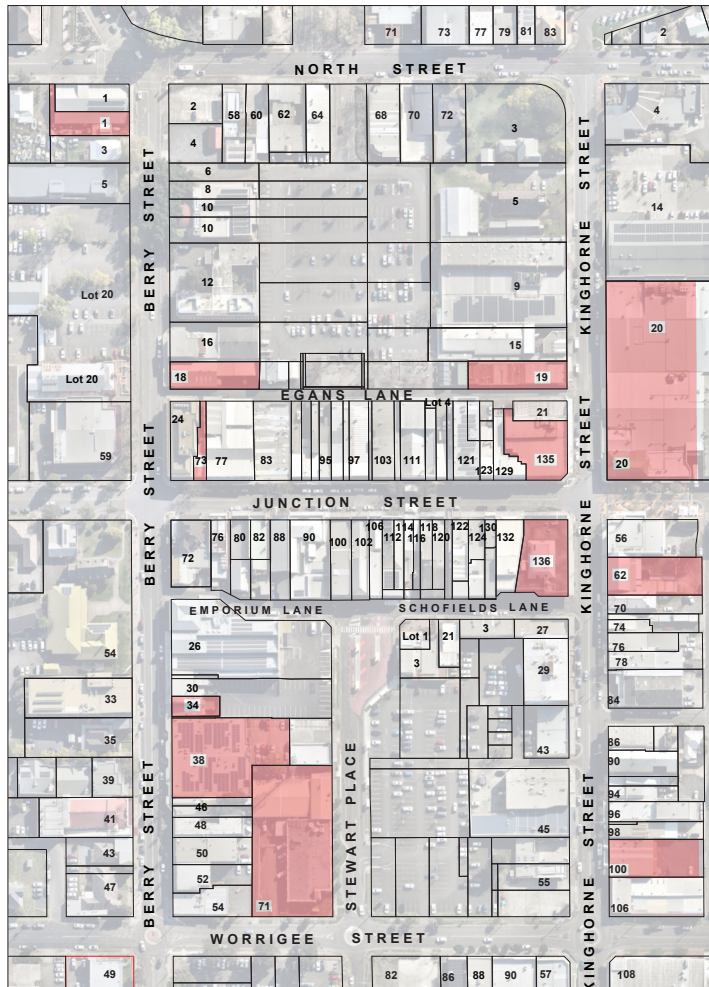
## 02

# DESIGN STRATEGIES

2.0 | DESIGN STRATEGIES

2.1 BIG REWARDS, LOW COST

**\$87,450**  
+ GST



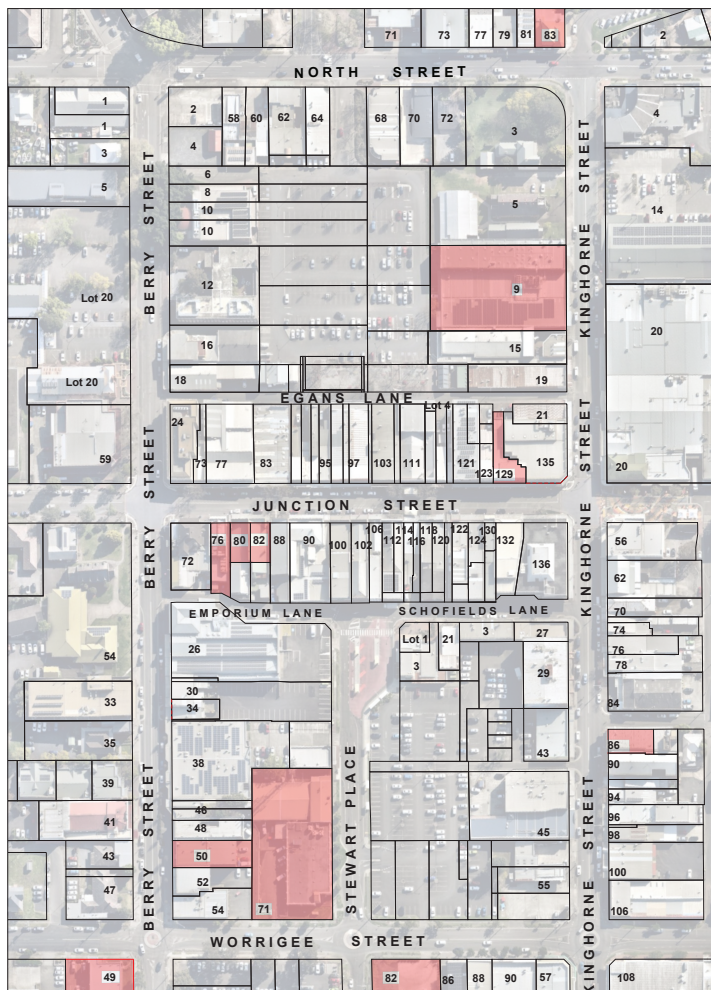
ADDRESS	CURRENT USE	NOTES
19 Kinghorne St	Retail/Beauty	- Clean awning. <b>\$800</b> - Repaint awning. <b>\$4,000</b>
20 Kinghorne St	Nowra Mall	- Powerclean awning. <b>\$6,000</b>
62 Kinghorne St	Retail Space - Unoccupied	3 Shop fronts unoccupied following fire damage. -Propose boarded up facade be wrapped with graphic treatment. <b>\$6,000</b> -Propose damaged roller shutter be replaced with new shutter. <b>\$4,000</b> -Any applied treatment to the facade to be discussed with council's certification team.
100 Kinghorne St	Retail Space - Unoccupied	Vinyl wrap to empty shop front proposed to replace aging newspaper applied to the glass frontage. <b>\$6,000</b>
1 Berry St	Dave Hill Marine	- Repaint side fence and gate to match rest of facade. <b>\$2,200</b>
18 Berry St	Retail & performance Space	- Power clean facade especially above awning. <b>\$2,000</b> - Repaint patchy work on laneway side. <b>\$6,250</b>
34 Berry St	Retail Space - Unoccupied	- Neatly presented, suggest awning be painted to match 30 Berry Street. <b>\$1,500</b> -Vinyl wrappers on the windows of empty shops. <b>\$3,000</b>
38 Berry St	Mixed Retail fronts	- Vinyl wrappers on the windows of empty shops. <b>~\$6,000 per empty shopfront</b> - Clean & Repaint awning & fascia. <b>\$7,000</b>
73 Junction St	Retail space - florist	Building facade suffering from mould attack above awning. -Power clean awning fascia and wall above. <b>\$700</b> -Assess if repaint is required following powerclean. If paint required, <b>\$4,000</b> -Council to place order with Tree Management Officer to trim branches impacting facade.
135 Junction St	Best N Less	- Power clean awning. <b>\$2,000</b>
136 Junction St	Bank/Retail	-Power clean to awning and facade addressing Schofield's Lane <b>\$2,000</b>
71 Worrigee St	Telstra building	-Power clean facade and awning of the building. <b>\$4,000</b> - Repaint. <b>\$20,000</b> - Issue of security fencing to be addressed in future interventions.



2.0 | DESIGN STRATEGIES

2.2 BIG REWARDS, MODERATE COST

**\$191,000**  
+ GST



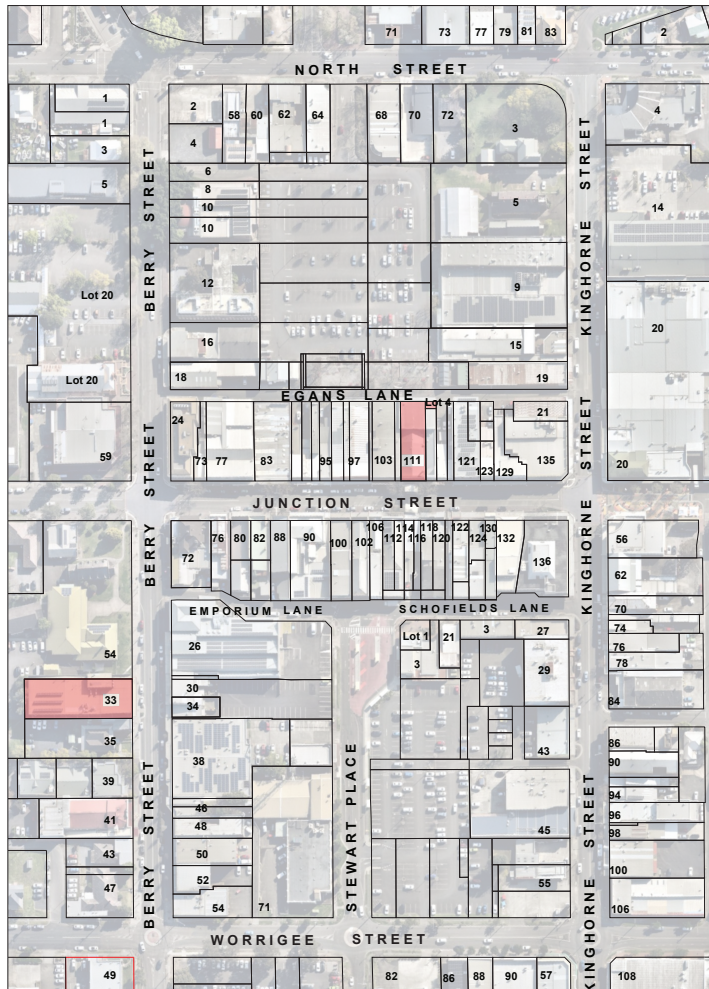
ADDRESS	CURRENT USE	NOTES
83 North St	Restaurant	-Assess & Replace Rusted Awning. <b>\$35,000</b> -Sign is damaged, can this be considered for replacement. -Clean <b>\$4,000</b> -Assess and paint if required. <b>\$20,000</b>
9 Kinghorne St	Woolworths	-Awning is damaged and patch fixed, can this be replaced. <b>\$10,000</b>
86 Kinghorne St	Street Bank	-Repair or replacement of damaged of damaged fibre cement facade. Likely bespoke system - quotation required, allow <b>\$30,000</b>
49 Berry St	MI Engineers	-Repaint masonry fence at property boundary. -Clean and repaint facade. Retain the bare brick face, good expression of masonry.
50 Berry St	Retail Space	-Replace/repair failing awning. <b>\$15,000</b>
76-82 Junction St	Retail Space	-Celebrate and enhance the art deco facades above the awnings by cleaning and repainting in consistent, cheerful art deco colours. <b>\$20,000</b>
129 Junction St	Retail Space	-Power clean facade. <b>\$1,500</b> -Propose repaint of the three shop fronts above level of awning to read as single building, update colours. <b>\$6,500</b>
71 Worrigee St	Telstra building	-Remove cyclone fencing and gates with barbed wire. Replace with security fencing suitable for the CBD <b>\$22,000</b>
82 Worrigee St	Paint shop	-Repaint faded facade. This is a larger project than most repaint projects in the CBD, as the building is large, on a corner with big surface areas visible to the public. <b>\$15,000</b>



2.0 | DESIGN STRATEGIES

2.3 BIG REWARDS, HIGH COST

**\$187,000**  
+ GST



ADDRESS	CURRENT USE	NOTES
111 Junction St	Shops in Morisons Arcade	<p>-The Morisons arcade sign has social value. Review structural adequacy and repair/repaint if viable. If not viable, replace sign with new sign interpreting the old one in its design. <b>\$50,000</b></p> <p>-Replace damaged cladding particularly on the Egans Lane face of the building. <b>\$30,000</b></p> <p>-Powerclean and repaint the Junction street facade, street level repaint of the Egans lane facade. <b>\$17,000</b></p> <p>-Outside of scope discussed on the CBD walk through is upgrade to lighting and finishes in the arcade itself to provide a more welcoming experience.</p>
33 Berry St	Standish Medical Centre	<p>-Excellent candidate for large scale mural continuing the famous faces of the Shoalhaven services visible through the CBD. Subject to owner's interest and approval.</p> <p>-Replacement of awning with smaller awning to increase street appeal and improve street tree opportunities and outcomes.</p> <p>-In addition/alternative to mural to mural to side of the building, discussion with the property owner next door may yield screen planting opportunities to soften the visual impact of the Standish medical centre.</p> <p><b>Allow mural budget of \$90,000</b></p>

[Shoalhaven.nsw.gov.au](https://shoalhaven.nsw.gov.au)



Address all correspondence to: The Chief Executive Officer,  
PO Box 42, Nowra NSW 2541 Australia  
[shoalhaven.nsw.gov.au/contact](https://shoalhaven.nsw.gov.au/contact) | 1300 293 111

[shoalhaven.nsw.gov.au](https://shoalhaven.nsw.gov.au)     

Council Reference: 50242E (D23/185419)

ADDRESSEE

DATE

Dear Building Owner

### Strengthening & Supporting Nowra CBD

The Nowra CBD Revitalisation Strategy Committee and Council are focused on strengthening our commercial centres and supporting strong and active CBDs. The Nowra CBD Revitalisation Strategy Committee recently conducted a walk around of the Nowra CBD to identify buildings with facade improvement opportunities. Your building has been identified as these buildings. The Nowra CBD Revitalisation Strategy Committee and Council encourage you to undertake the following work.

- *Building specific work*
- *Building specific work*

If you are inspired to go above and beyond the work recommended, please contact **xxxxxx** to set up meeting with the Nowra CBD Revitalisation Strategy Committee to discuss the proposal as funding assistance may be available.

For all correspondence, please quote Council's reference 50242E (D23/185419).

Yours faithfully

**Micaiah Tipton**  
Manager - Design Services

CBD23.31 - Attachment 2

## **CBD23.32 Standing Report - Project Update - August 2023**

**HPERM Ref:** D23/285722

**Department:** Technical Services

**Approver:** Craig Exton, Acting Director - City Services

### **Reason for Report**

To provide the Nowra CBD Revitalisation Strategy Committee with an update on nominated projects within the Nowra CBD.

### **Recommendation (Item to be determined under delegated authority)**

That the Nowra CBD Revitalisation Strategy Committee note the update provided on the nominated projects within the Nowra CBD.

### **Background**

The following projects are funded by the Nowra CBD Revitalisation Strategy Committee. Updates on each of the below projects will be provided at meetings of the Nowra CBD Revitalisation Strategy Committee:

- Feasibility Investigation - Use of Smart Poles in the Nowra CBD
- Investigation & Design - Pedestrian Crossing - Junction Street Nowra
- Traffic Masterplan for North Street, Nowra
- Nowra CBD Action Plan

The following projects are funded by Council. The Nowra CBD Revitalisation Strategy Committee has requested a short update on the below projects at meetings of the Committee:

- Nowra Arts Centre - Roof Renewal Works
- Nowra CBD - All Day Car Parking
- Nowra - O'Keeffe Avenue
- Nowra - Berry / Worrigee Street – Multi Storey Car Park - Investigate and Design
- Nowra - Bridge Rd / Hyam St Intersection - Safer Roads Project
- Nowra - Berry St / Worrigee St – Intersection Upgrade Traffic Lights (Design)
- Council Admin Building Works

The following projects have been added to the projects update list as a result of Nowra CBD Revitalisation Strategy Committee meeting resolutions:

- Morrisons Arcade lease renewal and lighting (CBD21.40)
- CBD Mural Project (CBD21.44)
- Jellybean Park Electrical and Technology Infrastructure Upgrade (CBD22.9)

### **Project Updates**

1. *Feasibility Investigation - Use of Smart Poles in the Nowra CBD*  
Budget - \$12,000.

Complete Urban has been engaged to undertake the feasibility investigation for \$10,190 excl GST. The work has been completed. Reported to the 23<sup>rd</sup> August Nowra CBD Revitalisation Strategy Committee.

2. *Investigation & Design – Pedestrian Crossing – Junction Street, Nowra*

- Budget - \$5,000.
- A design is complete.
3. *Traffic Masterplan for North St, Nowra*  
Budget - \$60,000.  
  
Cardno consultants have been engaged for concept design and costing. The initial work is complete with additional scope has been reported to the 23<sup>rd</sup> August Nowra CBD Revitalisation Strategy Committee.
  4. *Nowra CBD Action Plan*  
Alison Henry has been appointed Nowra CBD Place Manager.
  5. *Nowra Arts Centre - Roof Renewal Works*  
Project has been deferred due to variations associated with the works on the library air conditioning.
  6. *Nowra CBD - All Day Car Parking*  
This project is split into 2 sub projects.  
  
Berry St, Nowra-Carpark Extension – Complete and in use  
  
Burr Ave, Nowra – Construction commenced, completion expected early Q4.
  7. *Nowra - O'Keeffe Avenue*  
This project is for the signalisation of the existing pedestrian crossing between Coles and the Ex-Servos. The Project has a budget of \$289,000. Construction is currently underway. The crossing lights are expected to be operational by the 11<sup>th</sup> of August.
  8. *Nowra - Berry/Worrigee Street - Multistorey Car Park - Investigate and Design*  
This Project is to design a multi storey carpark at the corner of Berry St and Worrigee St. The Civil and Structural Design has been completed. Electrical designs are ongoing. Easement requirements are progressing. The construction is currently unfunded.
  9. *Nowra - Bridge Rd / Hyam St Int - Safer Roads Project*  
This Project is for the design of Traffic Lights at the Intersection of Bridge Rd and Hyam St, Nowra. This project is reliant on grant funding. To date Council has been unsuccessful in obtaining grant funding and the project is on hold.
  10. *Design of Traffic Lights at the Intersection of Worrigee St and Berry St, Nowra.*  
This project is reliant on grant funding. To date Council has been unsuccessful in obtaining grant funding and the project is on hold.
  11. *Council Admin Building Works*  
Upgrade to Level 3 Accessible Amenities – Provide additional accessible amenities – Budget - \$150,000 – Complete  
  
Fire Mitigation Upgrade – Complete
  12. *Morrison's Arcade lease renewal and lighting*  
The lease for the Morrison's Arcade airspace is due for renewal on 14 June 2023. Lease renewal work commenced in January 2023 with the intention of Council taking control and responsibility for the lighting in the public thoroughfare. Each side has obtained differing valuations.
  13. *CBD Mural Project*  
Budget - \$55,000.  
  
A mural on the building at 11 Haigh Avenue, Nowra has been completed.
  14. *Jellybean Park Electrical and Technology Infrastructure*  
  
Festoon lighting and additional power outlets have been provided. This was funded by the residual of the Your High Street Grant.

A variation application has been approved by the grant funding body to provide additional power outlets on the other side of Jellybean Park, replace light globes in Junction Street and provide a pedestrian crossing in Junction Street. The light globes replacement in Junction St is complete. Additional power outlets in Jellybean Park are also complete.

A variation to include additional seats and bike racks has been approved by the grant funding body. Completion expected by the end of September 2023.

## CBD23.33 Standing Report - Budget Update - August 2023

**HPERM Ref:** D23/285728

**Department:** Technical Services

**Approver:** Craig Exton, Acting Director - City Services

**Attachments:** 1. Attachment - CBD Budget Update - August 2023 [↓](#)

### Reason for Report

To provide an update on the Nowra CBD Revitalisation Strategy Committee Budget.

### Recommendation

That the Nowra CBD Revitalisation Strategy Committee

1. Endorses the proposed budget (D23/306018) for the 2023/24 financial year.
2. Notes the following for information:
  - a. That \$5,200 has been spent since the start of the 2023/24 financial year.
  - b. The total year-to-date spend for the 2022/2023 financial year is \$1,305,200 of the available budget of \$1,921,241.
  - c. A summary of the budget is provided in the Attachment to this report (D23/306018)

### Background

This report provides an update to the Nowra CBD Revitalisation Strategy Committee budget spending compared to the 3-year action plan which was endorsed by Council on 20 July 2021 (MIN21.540). A summary of the Budget is attached.

### Expenditure

Name	Paid to	Amount (Excl GST)
16 Berry St, Demolition	Shoalhaven City Council	\$1,300,000
CBD Place Manager	Alison Peta Henry	\$5,200
	<b>Total</b>	<b>\$1,305,200</b>

CBD23.33

Nowra CBD Revitalisation Strategy Committee 3 Year Spending Plan

August 2023

	Actual Expenditure 2023-2024	Revised March Budget 2023-2024	Proposed Budget 2024-2025*	Proposed Budget 2025-2026*
<b>Incoming Funds</b>				
Carry Fwd		\$ 1,336,161	\$ 63,486	\$ 162,566
CBD Levy Allocation		\$ 585,080	\$ 585,080	\$ 585,080
<b>Total Incoming Funds</b>		<b>\$ 1,921,241</b>	<b>\$ 648,566</b>	<b>\$ 747,646</b>
<b>Outgoing Funds</b>				
Finance ID				
102948 Nowra CBD Renewal				
103898 Berry Street Footpath Upgrade				
102949 Nowra CBD City Walks				
102947 Shopfront Façade				
102512 CBD Promotions	\$ -	\$ 56,000	\$ 56,000	\$ 56,000
Disabled Access				
106232 Place Making Project	\$ 5,200	\$ 396,000	\$ 430,000	\$ -
A1 Endorse the Action Plan				
A2 2020-21 Preparation Work				
Contingency	\$ -	\$ 20,000	\$ 20,000	
A3 Place Manager for Nowra CBD	\$ 5,200	\$ 75,000	\$ 100,000	
A4 CBD Events & Programs (+Easter Event)	\$ -	\$ 36,000	\$ 75,000	
A5 Social Media and Graphics Support		\$ 20,000	\$ 20,000	
A6 Junction Court Revitalisation Project (via DPIE grant)		\$ -		
A7 Branding and Marketing Strategy	\$ -	\$ -		
A8 Monthly Cleaning and Maintenance Program		\$ -	\$ 25,000	
A9 Annual Christmas Wonderland	\$ -	\$ -		
A10 Action Plan Impact Review		\$ -	\$ 20,000	
A11 Parklet Program		\$ 85,000	\$ 15,000	
A12 'Try Local' Campaign		\$ -	\$ 15,000	
A13 Monthly Fresh Food Markets		\$ -	\$ 20,000	
A14 Major Activation Feasibility Study + Project Implementation		\$ 40,000	\$ 100,000	
A15 Art and Light Project		\$ 120,000		
A16 Greening Nowra		\$ -	\$ 20,000	
Other Place Making Projects		\$ -		
Shovel Ready Designs	\$ -	\$ 5,755	\$ -	
North St Strategic Masterplan	\$ -	\$ 5,755		
Weekly Maintenance	\$ -	\$ 100,000		
Better Electrical Demolition	\$ 1,300,000	\$ 1,300,000		
<b>Total Outgoing Funds</b>	<b>\$ 1,305,200</b>	<b>\$ 1,857,755</b>	<b>\$ 486,000</b>	<b>\$ 56,000</b>
<b>Carry forward to Next Financial Year</b>		<b>\$ 63,486</b>	<b>\$ 162,566</b>	<b>\$ 691,646</b>

\*Assuming a continuation of the current funding agreement with Council



## CBD23.34 Jelly Bean Park Amenities – Update

**HPERM Ref:** D23/285754

**Department:** Technical Services

**Approver:** Craig Exton, Acting Director - City Services

### Reason for Report

To report back to the Nowra CBD Revitalisation Strategy Committee on the options for replacement/improvement of the amenities block in Jelly Bean Park, Nowra.

### Recommendation (Item to be determined under delegated authority)

That in respect to the amenities in Jelly Bean Park Nowra, the Nowra CBD Revitalisation Strategy Committee note the following.

1. Construction year - 1976
2. Original construction cost - \$144,352
3. Estimated replacement cost - \$880,000
4. Forecast replacement date – 2072.
5. A rejuvenation project for the toilet block is estimated to cost \$180,000

### Options

1. As recommended.

Implications: The existing amenities block will remain with scheduled inspection and maintenance occurring in accordance with the asset management plan.

2. Bring forward the replacement.

Implications: To bring forward the replacement of the amenities block the Committee could consider funding the project. The cost would depend on the option chosen. It is recommended to complete the project in stages starting with design development. 10% of the overall project cost should be allocated to design development. A resolution for this option would be:

*That the Nowra CBD Revitalisation Strategy Committee allocate \$50,000 for the design development of a replacement amenities block in Jelly Bean Park, and report back with a concept design and construction estimate, prior to commencing detailed design.*

### Background

At the 27 February 2023 Meeting of the Nowra CBD Revitalisation Strategy committee the following was resolved (CBD23.8):

That in relation to the amenities at Jelly Bean Park (Egans Lane), the CEO (Director City Services) investigate and report back to the Committee targeting the May 2023 meeting on the following:

1. Feasibility of the project
2. Funding options for investigation and design
3. Funding options for construction

At the 20 June 2023 Meeting of the Nowra CBD Revitalisation Strategy committee the following was resolved (CBD23.23):

1. *in respect to the amenities in Jelly Bean Park Nowra, the Nowra CBD Revitalisation Strategy Committee note the following*
  - a. *Construction year - 1976*
  - b. *Original construction cost - \$144,352*
  - c. *Estimated replacement cost - \$880,000*
  - d. *Forecast replacement date – 2072.*
2. *The Nowra CBD Revitalisation Strategy Committee investigate updating the amenities in the onsite inspection of Jelly Bean Park resolved under CBD23.22.*

On the 06/07/2023 an onsite meeting was conducted at Jelly Bean Park. Rejuvenation of the toilets at Jelly Bean Park was discussed. This was an option provided in the original report.

#### Catchment

The 3 public amenities in the Nowra CBD are located at Stewart Place, Harry Sawkins Park, and at Egans Lane (Jelly Bean Park). The Jelly Bean Park Amenities are the closest amenities for approximately 2 ½ blocks of the Nowra CBD.

#### Asset Information

- Construction year - 1976
- Original construction cost - \$144,352
- Forecast replacement date – 2072.

#### Options

3 levels of improvement/replacement have been scoped shown in Attachment 1 (D23/200801).

- Option 1 – Rejuvenation
- Option 2 – Replacement SCC Design
- Option 3 - Replacement with a prefabricated unit

### **Community Engagement**

SCC's asset custodian has provided comment on suitability of options.

### **Policy Implications**

Council's current Asset Management Plan for public amenities (D22/521570) does not recommend funding the proposed works to the amenities at Egans lane at this time. The current amenities have been assessed as being in generally good condition with a life expectancy expiry date of 2072.

An objective of the Asset Management Policy (POL22/146) is to align Council's asset management activities with principles of community benefit and financial sustainability. Refurbishment before replacement is the currently adopted philosophy of the Asset Management Policy objectives.

## Financial Implications

The current amenities building is approximately 80m<sup>2</sup>.

Option 1 - The cost for a rejuvenation featuring:

- Repaint internal and external.
- Mural by local artist
- Internal works including replacement of partition walls and tile flooring, updated fixtures and fittings.

Would be approximately \$180,000.

Option 2 – Recently completed amenities buildings using the SCC standardised design have costed in the order of \$11,000m<sup>2</sup>. Applying that rate and comparing with proportionally larger versions of the building yields the following cost estimates:

- Same size - \$880,000
- 25% Increase - \$1,100,000
- 50% Increase - \$1,320,000
- 100% Increase - \$1,760,000

Option 3 – Recently Council explored the use of prefabricated amenities buildings, which have an estimated cost of \$8,000m<sup>2</sup>. Applying that rate and comparing with proportionally larger versions of the building yields the following cost estimates:

- Same size - \$640,000
- 25% Increase - \$800,000
- 50% Increase - \$960,000
- 100% Increase - \$1,280,000

## Risk Implications

Council's asset custodian for public amenities does not support installation of a prefabricated option for the CBD. Trialling prefabricated amenities in low use areas is currently being considered to assess robustness and lifecycle costs. The Nowra CBD is a high-profile high use area not considered appropriate for a trial solution.

## CBD23.35 Jelly Bean Park Street Furniture

**HPERM Ref:** D23/285794

**Department:** Technical Services

**Approver:** Craig Exton, Acting Director - City Services

**Attachments:** 1. Attachment - Proposed Street Furniture Locations - Jelly Bean Park [↓](#)

### Reason for Report

To report back on the options for additional seats and bicycle racks in Jelly Bean Park, Nowra.

### Recommendation (Item to be determined under delegated authority)

That Nowra CBD Revitalisation Strategy Committee:

1. Notes:
  - a. Attachment 1 (D23/306442) as the proposed street furniture configuration at Jelly Bean Park.
  - b. The street furniture shown in Attachment 1 will be funded from the remaining Your High Street grant.
2. Authorises:
  - a. Funding of any short fall in funding for street furniture shown in Attachment 1 up to the value of \$3,000.

### Options

1. As recommended.

Implications: 5 seats and 2 bike racks will be installed in the 23/24 financial year at Jelly Bean Park.

### Background

At the 20<sup>th</sup> June Meeting of the Nowra CBD Revitalisation Strategy Committee the following was resolved (CBD23.22):

*That*

1. *The Nowra CBD Revitalisation Strategy Committee note for information the construction of 5 seats and 6 bike racks (As shown in strategy 1 D23/198991) in Jellybean Park Nowra, estimated to cost \$25,545 excluding GST in the 23/24 financial year.*
2. *The Director City Services arrange an onsite meeting with the Committee at Jellybean Park with a seat and bike rack catalogue to discuss a way forward.*

On the 06/07/2023 an onsite meeting was conducted at Jelly Bean Park. The attached plan (Attachment 1) shows the configuration of street furniture discussed.

### Community Engagement

Nil outside of the Nowra CBD Revitalisation Strategy Committee.

## Financial Implications

There is \$14,346.76 remaining unspent on the Your High Street Grant.

The cost breakdown is below.

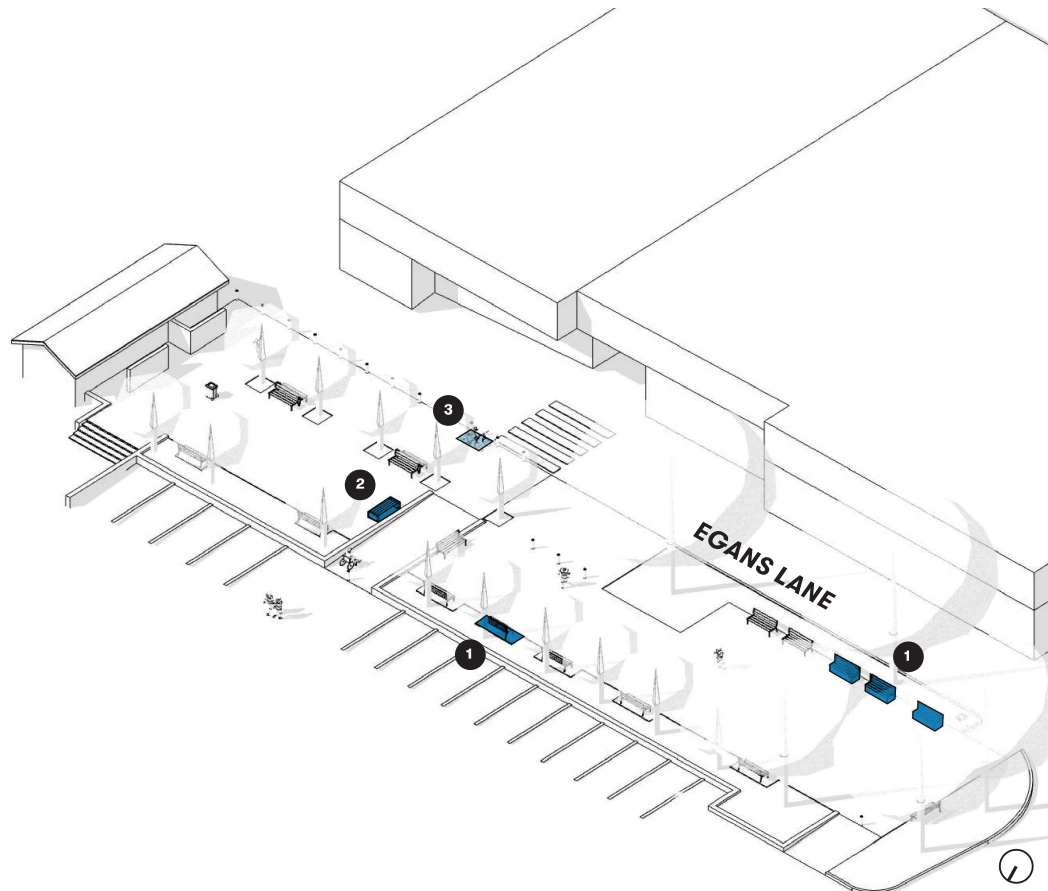
Item	Description	Item Cost	Number	Total
Seats	CMP1 - Classic Plaza Seat	\$2,270.00	4	\$9,080.00
Seats	Bench Seat - No Backrest	\$1,790.00	1	\$1,790.00
Bike Racks	CBR4B - Stainless Steel Bike Rail	\$380.00	2	\$760.00
	Delivery	\$975.00	1	\$975.00
	Installation	\$2,500.00	1	\$2,500.00
	PM Cost	\$1,000.00	1	\$1,000.00
		Total		\$16,105.00

CBD23.35

1.0 | PROPOSED FURNITURE



**1.0 PROPOSED FURNITURE LOCATIONS**



PROPOSED FURNITURE LOCATION

**FURNITURE**

1. New Classic Plaza Seating Location (to match existing seats) - Street Furniture CMP1
2. New Classic Bench Seating Location - Street Furniture CMP4
3. New Bicycle Rack Location - Cora Bike Racks CBR4B

FURNITURE	EXISTING	PROPOSED
BICYCLE RACKS	0	2
SEATING	14	19
BINS	2	2
WATER FOUNTAIN	1	1

## **CBD23.36 North Street Nowra Masterplan - Update**

**HPERM Ref:** D23/285797

**Department:** Technical Services

**Approver:** Craig Exton, Acting Director - City Services

**Attachments:** 1. Attachment - Justification Report - North Street Masterplan - Rev 3.1  
(Confidential - under separate cover)

### **Reason for Report**

To allow the Committee to consider the findings for the North Street Masterplan.

### **Recommendation**

That the Nowra CBD Revitalisation Strategy Committee notes the additional option for intersection upgrade at North Street and Graham Street, Nowra as detailed in Attachment 1 (D23/309812).

### **Background**

At the 13 December 2023 Nowra CBD Revitalisation Strategy Committee meeting the following was resolved.

*That the Nowra CBD Revitalisation Strategy Committee:*

1. *Encourage the following staging of North St Upgrades.*
  - a. *Kinghorne St intersection upgrade*
  - b. *O’Keeffe Ave intersection upgrade*
  - c. *Graham St – Realigning to traditional 4 way intersection*
  - d. *Bridge and Berry St intersection upgrade*
2. *Advocate for TfNSW to update the intersection with the Princes Highway to coincide with the widening of the eastern end of North St.*

In addition to the options presented, an additional option at the Graham St intersection was discussed. This option has since been incorporated into the masterplan.

### **Community Engagement**

This body of work was requested by the Nowra CBD Revitalisation Strategy Committee and as such the Committee given the first opportunity to review. No other community engagement has been undertaken at this stage but would follow in due course once priorities are confirmed and approval was granted to proceed with project development tasks.

### **Policy Implications**

The works proposed are consistent with the adopted CBD Transport Strategy and Nowra CBD East Road Network Strategy (MIN07.1031)

**Financial Implications**

Nil

**Risk Implications**

The repurposing of the Council owned land on the north side of North St, between Moss St and O'Keefe Ave poses a reputational risk due to the current popularity of the Hyper Hyper Coffee business. That land is already identified in the CBD Transport Strategy and Nowra CBD East Road Network Strategy (MIN07.1031) as being necessary for the future upgrade of North St. Repurposing of the land to upgrade North St and associated intersections is expected to require demolition and redevelopment of the existing infrastructure.



## CBD23.37 Use of Smart Poles in Nowra CBD - Feasibility Update

**HPERM Ref:** D23/285786

**Department:** Technical Services

**Approver:** Craig Exton, Acting Director - City Services

**Attachments:** 1. Attachment 1 - Nowra CBD Streetlighting & Smart Poles Feasibility Report [↓](#)

### Reason for Report

To provide the Nowra CBD Revitalisation Strategy Committee the results of the feasibility investigation into smart poles in the Nowra CBD.

### Recommendation (Item to be determined under delegated authority)

That the Nowra CBD Revitalisation Strategy Committee note:

1. That the opportunity to retrofit existing poles in Junction Street with smart features is limited due to:
  - a. The lack of spare power and communications conduits to service the poles.
  - b. The lack of physical space within the poles to incorporate addition cabling.
  - c. The requirement for trenching, cabling, conduits and pits to service the poles.

### Options

1. Defer further consideration of smart-technology enhancements of the Junction Street precinct until more cost-effective and less intrusive solutions become available or significant redevelopment provides an opportunity for the implementation of smart technology.

Implications: The timeline for implementing smart technology improvements remains undefined but the potential for significant disruption to local businesses and changes to the aesthetic of the streetscape through the proliferation of additional poles and conduits is avoided.

2. Allocate funding for project development.

Implications: The cost of the design would depend on the level of design and desired outcome.

### Background

The Nowra CBD Revitalisation Strategy Committee resolved to undertake a feasibility investigation into the use of smart poles in the Nowra CBD (CBD21.37)

*That the Nowra CBD Revitalisation Strategy Committee:*

1. *Endorse Project Proposal for a Feasibility Investigation into the Use of Smart Poles in the Nowra CBD as detailed in D21/413205 with the following scope:*

*Scope - Investigate and report on the feasibility of:*

- a. *Retrofitting the existing poles in Junction Street with:*
    - i. *Under awning LED lights with colour change and pattern capabilities*
    - ii. *Speakers*
    - iii. *Improved Street Lighting*
  - b. *Council providing free wi-fi in the CBD area.*
  - c. *Rolling out the improvements in stages*
2. *Allocate \$12,000 from the Nowra CBD Revitalisation Strategy Committee Budget to deliver the project scope*

The Committee was then provided with opportunity to provide feedback on the draft report (CBD22.22)

*That the Nowra CBD Revitalisation Strategy Committee:*

1. *Note the update provided on the nominated projects within the Nowra CBD.*
2. *Provide feedback on the Feasibility Investigation - Use of Smart Poles in the Nowra CBD Report, Investigation & Design – Pedestrian Crossing – Junction Street, Draft Traffic Masterplan for North St, Nowra to the Manager Design Services by 6 July 2022*

No feedback was received. The report is attached (Attachment 1 – D23/292698)



**NOWRA CBD STREETLIGHTING AND SMART POLES  
FEASIBILITY REPORT**







# NOWRA CBD STREETLIGHTING AND SMART POLES FEASIBILITY REORT



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<b>PREPARED FOR</b>	SHOALHAVEN CITY COUNCIL
<b>AUTHOR</b>	COMPLETE URBAN PTY LTD
<b>PROJECT NO.</b>	10001
<b>REVISION</b>	A
<b>REVISION DATE</b>	1 APRIL 2022
<b>PREPARED BY</b>	GIUSEPPE PETRAGLIA
<b>APPROVED BY</b>	IAN HATTON
<b>CLIENT CONTACT</b>	SASH APOSTOLOSKI

CBD23.37 - Attachment 1

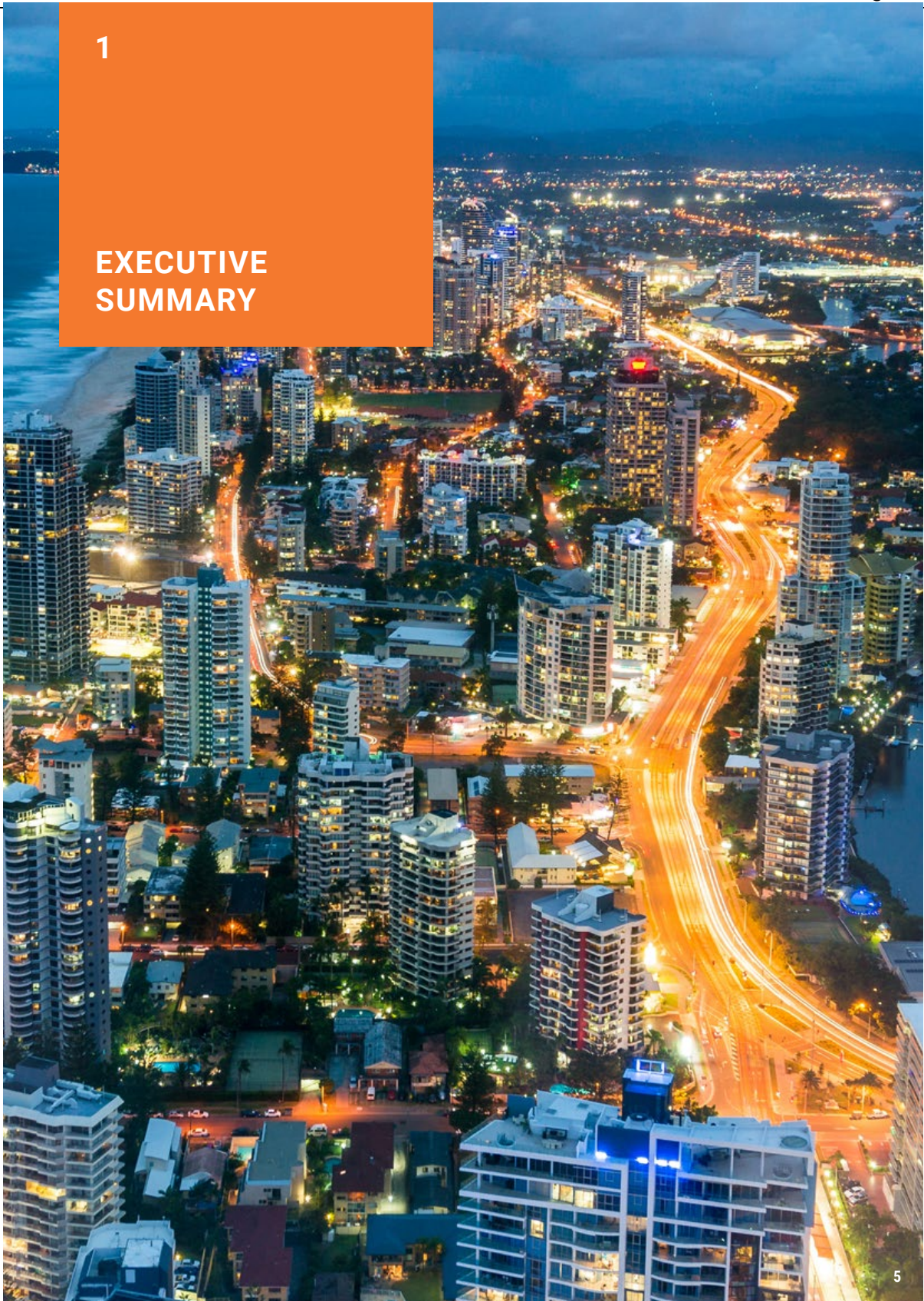
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1

## EXECUTIVE SUMMARY



CBD23.37 - Attachment 1

## 1 EXECUTIVE SUMMARY

Shoalhaven City Council have commissioned Complete Urban to investigate the feasibility of the following.

- Retrofitting the existing streetlight poles in Junction Street (between Kinghorne & Berry Streets) with:
  - Under awning LED lights with colour change and pattern capabilities
  - Public Address Speakers
  - Improved Street Lighting
  - Free public Wi-Fi
- Retrofitting the existing streetlight poles in Junction Court with:
  - Public Address Speakers
  - Free public Wi-Fi in the CBD area
- Installation of free public Wi-Fi in Jellybean Park, Stewart Place Carpark and Egans Lane Carpark.

This investigation is only a high-level proposal and does not include detailed design or assessment of compliance and functionality of the existing systems.

The following three options were considered:

1. Retrofit and reutilise existing infrastructure
2. New Smart Poles
3. Retrofit existing streetlighting & New Smart Poles

Option 3 provides a balance between retrofitting existing street poles with new light fittings along Junction St and installation of new infrastructure to support smart poles to integrate the Wi-Fi, PA speakers and colour changing luminaires. In addition, the smart poles provide a Smart Cities overlay to future proof and facilitate new and emerging technologies.

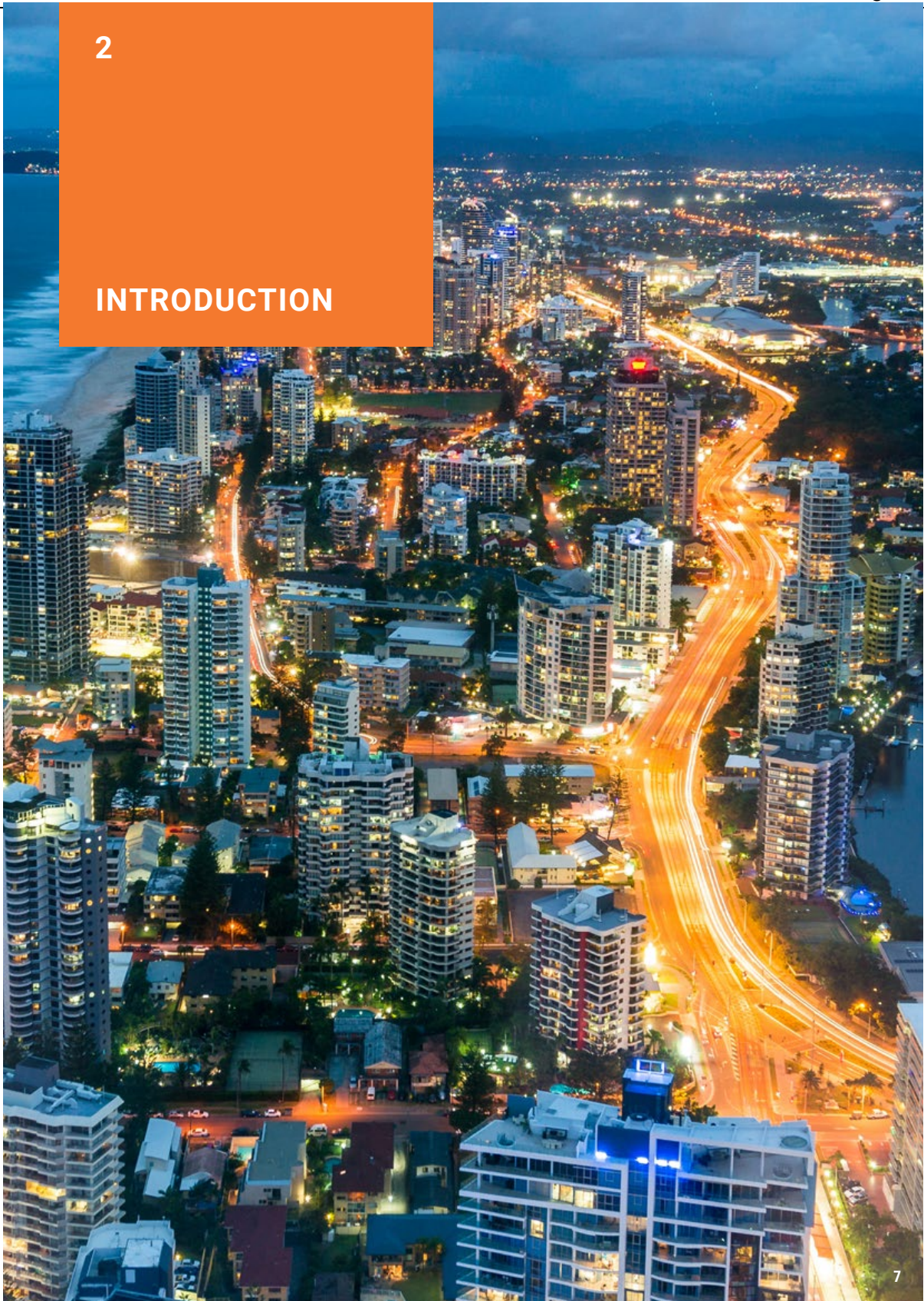
The works could be completed in a staged manner commencing with the retrofitting of the existing street poles and subsequent installation of infrastructure and equipment to support the new smart poles.





2

## INTRODUCTION



CBD23.37 - Attachment 1



## 2 INTRODUCTION

### 2.1 BACKGROUND

The objective of this feasibility report is to determine how best to activate the CBD of Nowra during public events. The installation of colour changing luminaires and public address speakers will inform the public that an event is on and provide a festival atmosphere. With the addition of improved street lighting and access to public WiFi, both the public and retail owners will benefit through increased business activity, improved connectivity and added safety.

Investigation and reporting on the feasibility of the following:

- Retrofitting the existing poles in junction street with:
  - Under awning LED lights with colour change and pattern capabilities
  - Speakers
  - Improved Street Lighting
- Council providing free wi-fi in the CBD area.
- Rolling out the improvements in stages

Upon the completion of the feasibility stage of the project, the Nowra CBD Revitalisation Strategy Committee will have the required information to determine if further investment in developing this project is warranted.

### 2.2 APPROACH

Our approach to this project has been to consider a range of options for the activation of Junction Street, as a trial site for the Nowra CBD. In our analysis we have considered:

- The structural requirements for hosting additional functionality (lighting and Wi-Fi)
- Electrical and telecommunications conduit capacity
- Existing cable connections and capacity
- Electrical capacity
- Aesthetic impacts of the installation of new infrastructure and services

A site walk was conducted on the 13th of January 2022 with Shoalhaven City Council. The following people were in attendance:

- Micaiah Tipton & Anthony Russell – Shoalhaven City Council
- Giuseppe Petraglia – Complete Urban



The inspection was conducted by visual inspections of the areas nominated in Section 1, including the main switchboards. It is worth noting no equipment was dismantled to further review internal items.

Also, we have conducted a desk top study and reviewed the following documentation provided by Shoalhaven City Council:

- Layout drawings of Junction St, Junction Court, Jellybean Park, Berry St, Stewart Place Carpark and Egans Lane Carpark
- Electrical layout and schematics of Junction St
- CCTV upgrade design which includes fibre communications reticulation
- DBYD

### 2.3 LIMITATIONS

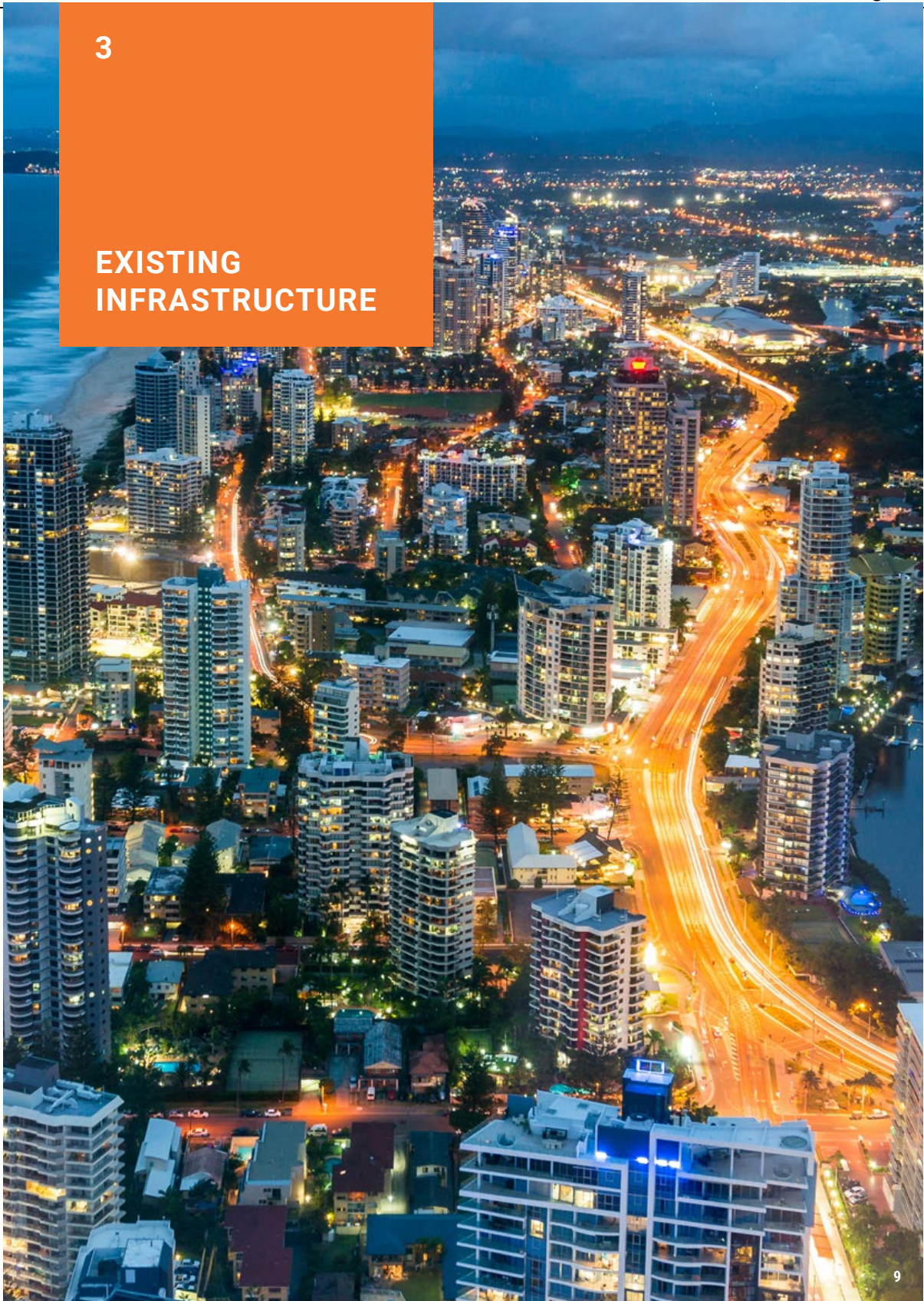
The following were not accessed on the site walk:

- Junction Court (area was still under construction and provided with security fencing)
- Main switchboards serving Jellybean Park/ Egans Lane Carpark and Stewart Place Carpark
- Bottom of each light pole along Junction St and Junction Court
- Pole mounted service enclosures along Junction St.
- Cable Pits



3

## EXISTING INFRASTRUCTURE



CBD23.37 - Attachment 1



### 3 EXISTING INFRASTRUCTURE

#### 3.1 JUNCTION STREET

A 100A, 3 phase Council metered main switchboard located in Roadway Arcade currently serves Junction Street. The switchboard appeared in reasonable condition considering the age of the installation. Refer to Photo 1.

The streetlights are bulk controlled at the main switchboard through a Photo Electric Cell complete with manual override. It was evident there were no Residual Current Devices (RCDs) installed on the main switchboard.



Photo 1

The streetlighting consists of pole mounted opal spheres which are located on a heritage style pole. From the electrical drawings the sphere is nominated as a Sylvania B2011 and there is no specification available for the pole. Refer to Photo 2.

The size and condition of the cabling serving the street lighting is unknown, however according to the drawings each pole is served by either a 1 x 25mm or 1 x 32mm diameter underground conduit in a loop in loop out arrangement.



Photo 2

According to the communications drawings, fibre infrastructure from the Council Administration Building which serves the CCTV system runs south along Kinghorne St and intersects Junction St to the west. However, the cable pits shown on the drawings in this area were not evident on the site walk.

#### 3.2 JUNCTION COURT

A 100A, 1 phase Council metered main switchboard located near Kinghorne St currently serves Junction Court. We were advised by Council this supply will be upgraded to 3 phase in the future.

The switchboard appeared in reasonable condition. Refer to Photo 3.

The lighting in the area consists of pole top luminaires and inground uplighters. Council indicated the uplighters were colour changing and have had issues with driver failures. Lighting controls for both the pole top luminaires and uplighters complete with overrides reside in the main switchboard.

There are no details available on the specification of the luminaires, cable sizes or underground conduits which serve this area.

### 3 EXISTING INFRASTRUCTURE



Photo 3

#### 3.3 JELLYBEAN PARK & EGANS LANE CARPARK

We were advised by Council a metered electrical supply located adjacent to the public amenities serves Jellybean Park & Egans Lane Carpark. We could not access this switchboard on our site walk.

Also, Council advised the existing Egans Lane carpark lighting is owned and maintained by Endeavour Energy. Refer to Photo 4.

The communications drawings indicate fibre infrastructure from the Council Administration Building runs into the carpark. Refer to Photo 5.



Photo 4



Photo 5

#### 3.4 STEWART PLACE CARPARK

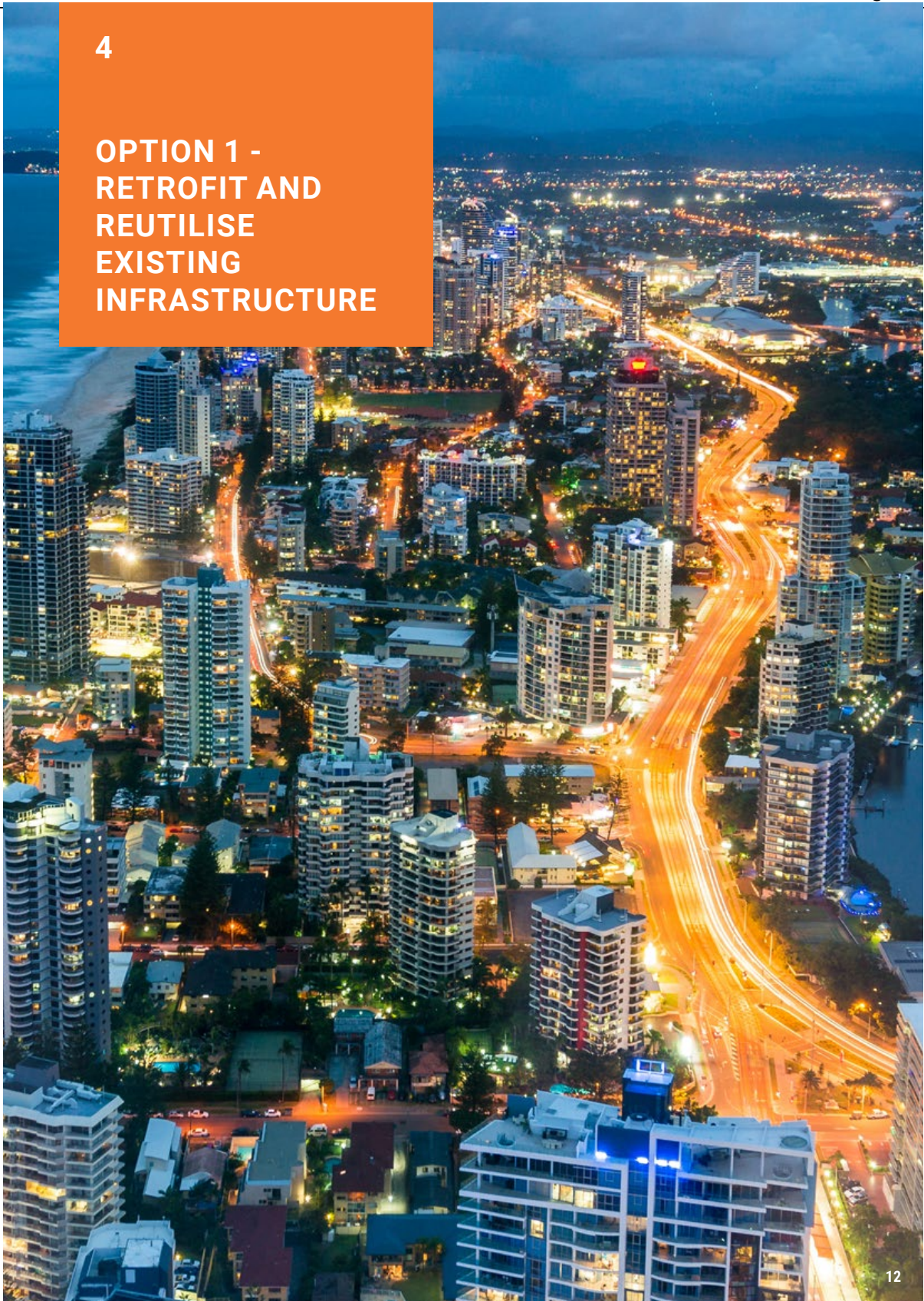
We were advised by Council a metered electrical supply located adjacent to the public amenities along Patterson Lane serves Stewart Place Carpark. We could not access this switchboard on our site walk.

According to the communications drawings, there is no fibre infrastructure from the Council Administration Building which serves this carpark.



4

**OPTION 1 -  
RETROFIT AND  
REUTILISE  
EXISTING  
INFRASTRUCTURE**



12

CBD23.37 - Attachment 1

#### 4 OPTION 1 - RETROFIT AND REUTILISE EXISTING INFRASTRUCTURE

##### 4.1 JUNCTION STREET

The existing street poles could be retrofitted with new street LED luminaires (Subject to confirmation of the pole's structural integrity).

There are two options available:

1. **Post Top** - The existing bracket could be reused if it suits a typical luminaire with a 76mm diameter spigot. If this is not the case, then a bespoke sleeve would need to be manufactured to suit the new post top.
2. **Outreach Arm** – The existing spigots would be replaced with an outreach arm to suit a new streetlight. (This is subject to the structural capacity of the pole being able to support a luminaire on an outreach arm)

A lighting design would be required to ascertain which option above best suits the application and complies with current Australian Standards.

New cabling from the bottom of the street pole to the new streetlights or pole top luminaire will be required. The existing cabling from the main switchboard serving the poles would need to be both tested and inspected to ensure compliance to current codes and standards. Residual Current Devices (RCD's) will be installed to comply with Australian Standards.

It is assumed the existing lighting control philosophy at the main switchboard would remain.

It would be problematic to incorporate colour changing luminaires, Wireless Access Points (WAPs) for public Wi-Fi and Public Address (PA) speakers onto the existing street poles, due to the lack of spare power and communications conduits which currently service these poles. Also, the existing poles appear to have limited physical space internally to incorporate additional cabling and equipment associated with the operation of these systems. (TBC once internal access to the poles is provided)

Council has confirmed any new equipment cannot be mounted to the shop awnings along Junction St, however WAPs, PA speakers and colour changing lights could be installed on the horizontal steel structure which tie together the light poles and banner poles (pending structural approval). In this

scenario, power and communications services will be reticulated underground to new service poles located along Junction St to facilitate cabling to equipment mounted to the horizontal structure. Refer to Photos 6 & 7.

The following summarises the required infrastructure along Junction St:

- New service poles
- New trenching, cabling, conduits, pits for power circuits from the Main Switchboard in Roadway Arcade to each new service pole
- New trenching, cabling, conduits, pits for communications services from Kinghorn St to each new service pole
- New surface mounted conduits fixed to the horizontal steel structure to service WAPs, PA speakers and colour changing luminaires.
- New lighting controls for colour changing luminaires located in the Main Switchboard in Roadway Arcade.
- New pole mounted stainless steel cabinets to house communications active equipment to serve WAPs and PA speakers (As indicated in Photo 2)

It is worth noting this solution will negatively impact aesthetically the public realm due to proliferation of visible services located along the horizontal steel structure under the awnings.

In addition, head end communications equipment for the Public Wi-Fi and PA system will need to be located within the Council Administration Building.

##### 4.2 JUNCTION COURT

There is no information available in relation to the size and number of conduits serving each of the existing light poles. It will be problematic to install WAP's and PA speakers to these poles without any spare power and communications conduits.

##### 4.3 JELLYBEAN PARK & EGANS LANE CARPARK

Public Wi-Fi could be installed in this area utilising the existing communications infrastructure which serves the CCTV system.

The following summarises the required infrastructure:



#### 4 OPTION 1 - RETROFIT AND REUTILISE EXISTING INFRASTRUCTURE

- New trenching, cabling, conduits, pits for power circuits from the Main Switchboard
- New trenching, cabling, conduits, pits for communications services
- New service poles to mount WAP's

As indicated in Section 4.1 head end communications equipment for the Public Wi-Fi will be located within the Council Administration Building.



#### 4.4 STEWART PLACE CARPARK

To facilitate public Wi-Fi in this carpark, the existing fibre infrastructure will need to be extended south along Kinghorne Street to Fitzgerald Lane, and then through the lane to the carpark.

The following summarises the required infrastructure;

- New trenching, cabling, conduits, pits for power circuits from the Main Switchboard
- New trenching, cabling, conduits, pits for communications services
- New service poles to mount WAP's

As indicated in Section 4.1 head end communications equipment for the Public WiFi will be located within the Council Administration Building.

#### 4.5 COST ESTIMATES

Due to the extensive range of works required to deliver this option, we have not prepared bills of materials against which to establish specific pricing. However, based on previous projects, and noting that no market testing has been conducted, we have provided an estimate of costs to inform Council's considerations.

The exact quantities of new equipment will be determined during the detailed design phase. The following are indicative costs for each in-scope item and is subject to confirmation of further investigations highlighted in Section 7 of this report.

- Retrofit new LED luminaires onto existing street poles in Junction St - **\$2,000 - \$2,500 per pole**
- New colour changing luminaire (DMX RGB) mounted on horizontal structure in Junction St - **\$3,000 - \$3,500 per fitting**
- New WAP mounted on horizontal structure in Junction St - **\$1,000 - \$1,500 per point**
- New PA speaker mounted on horizontal structure in Junction St - **\$750 - \$1,250 per point**
- New pole mounted WAP in Jellybean Park & Carparks - **\$3,500 - \$4,500 per point**

Cost estimates are current as of March 2022.

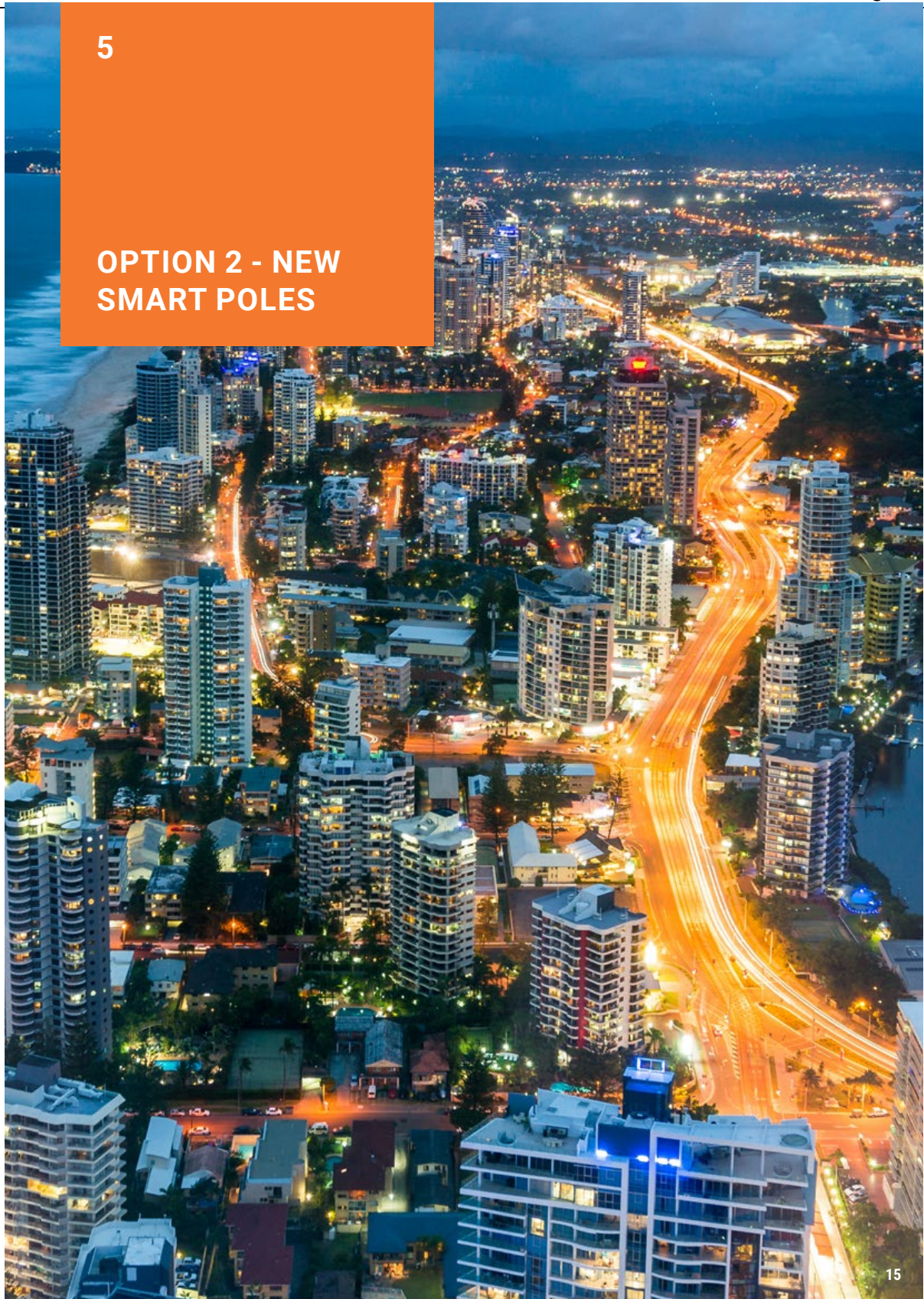
Exclusions include the following:

- GST
- Design Fees
- Civil works and associated reinstatement of surfaces
- Supply Authority & Telco fees
- Head end and active equipment for WiFi and PA system
- Relocation of existing services
- Builder's work associated with additional horizontal steel structure along Junction St
- Extension of the existing fibre infrastructure to Stewart Place Carpark



5

**OPTION 2 - NEW  
SMART POLES**



15

CBD23.37 - Attachment 1

## 5 OPTION 2 - NEW SMART POLES

### 5.1 JUNCTION STREET

A smart pole/node solution would be required to fully integrate street lighting, colour changing luminaires, WAPs and PA speakers. This would form the backbone for a Smart Cities overlay and future proof the city to embrace new and evolving technologies. Smart poles/nodes will replace all existing light poles.

The following summarises the required infrastructure along Junction St;

- New smart poles/nodes, including a minimum of 2 x power conduits & 1 x multi duct communications conduct to each pole
- New trenching, cabling, pits for power circuits from the Main Switchboard in Roadway Arcade
- New trenching, cabling, pits for communications services from Kinghorn St.
- Augmentation of the incoming electrical supply to support multiple systems including Electric Vehicle Charging Stations, Power Outlets, Telco 5G equipment, IoT, wayfinding etc.

In addition, head end communications equipment for the Public WiFi and PA system will need to be located within the Council Administration Building.

### 5.2 JUNCTION COURT

Similarly, to Section 5.1, the existing light poles would be replaced with new smart poles complete with supporting infrastructure.



### 5.3 JELLYBEAN PARK & EGANS LANE CARPARK

The standard service poles would be replaced with Smart Poles complete with supporting infrastructure.

### 5.4 STEWART PLACE CARPARK

The standard service poles would be replaced with Smart Poles complete with supporting infrastructure.

### 5.5 COST ESTIMATES

Smart pole pricing varies significantly depending on the pole, type, uses, height and location. As such we have not provided specific pricing for this option.

However, it is noted that there are providers in the market that structure joint ownership and other models of smart assets that reduce the capital cost of purchase and installation. We would be happy to make introductions to these parties as/if required.

The following provide an indicative cost for each piece of equipment.

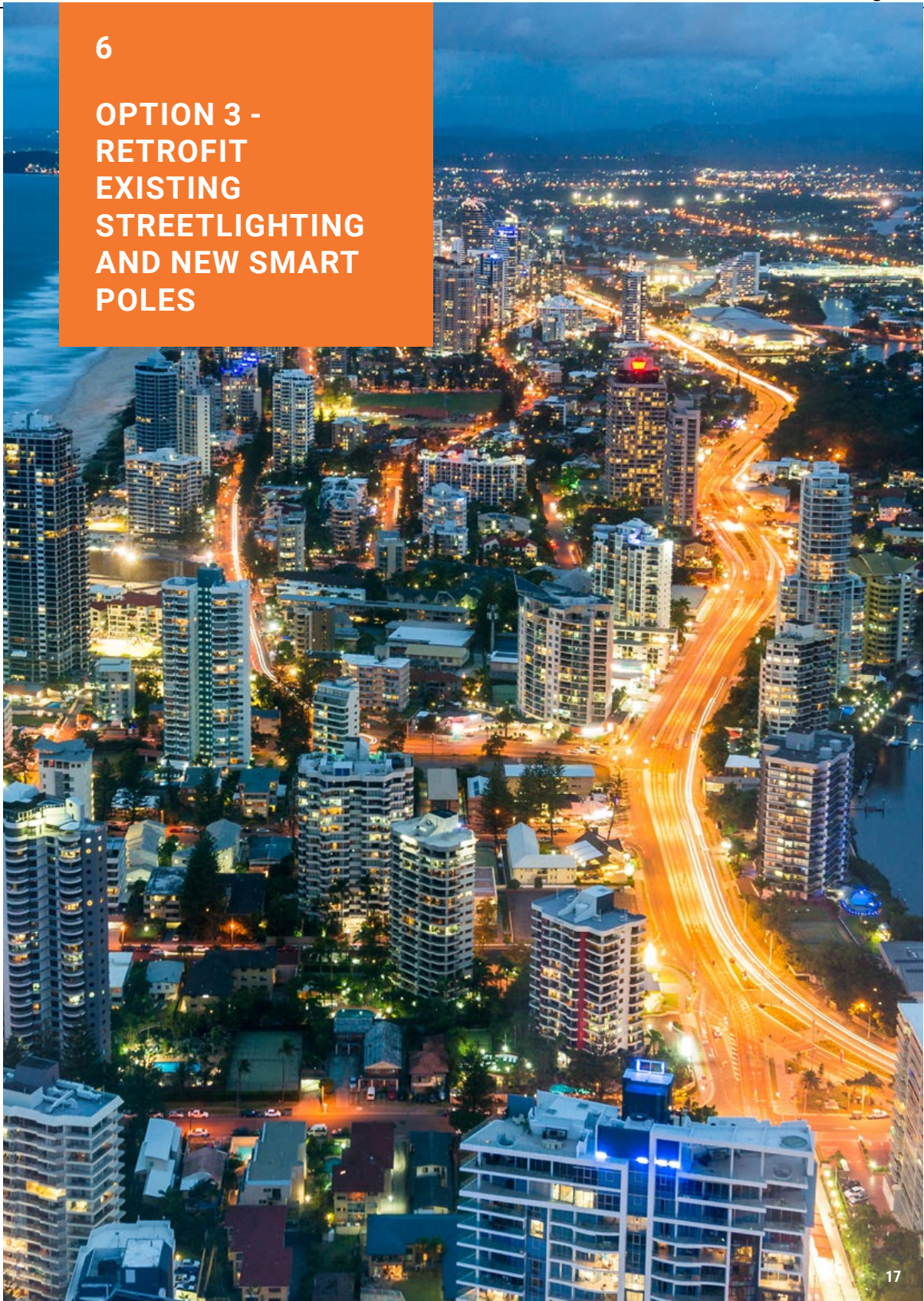
- New smart pole/node – TBA (Subject to the number of systems installed on each pole)

Costs estimates for the above are to be confirmed.



6

**OPTION 3 -  
RETROFIT  
EXISTING  
STREETLIGHTING  
AND NEW SMART  
POLES**



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## 6 OPTION3-RETROFITEXISTINGSTREETLIGHTINGANDNEWSMARTPOLES

### 6.1 JUNCTION STREET

A combination of retrofitting the existing street poles with new luminaires and installing smart poles/nodes to incorporate the colour changing luminaires, WAPs and PA speakers is also feasible. Smart poles/nodes would be strategically located to provide optimum coverage with the exact quantities to be confirmed during concept design. This provides a balance of retaining some existing infrastructure and installing new to suit the smart pole/node locations.

The following summarises the required infrastructure along Junction St;

- New luminaires to the existing street poles. (Existing controls and cabling will be retained if deemed suitable)
- New smart poles/nodes (reduced quantities from Option 2), including a minimum of 2 x power conduits & 1 x multi duct communications conduct to each pole
- New trenching, cabling, pits for power circuits from the Main Switchboard in Roadway Arcade
- New trenching, cabling, pits for communications services from Kinghorne St.
- Augmentation of the incoming electrical supply to support multiple systems including Electric Vehicle Charging Stations, Power Outlets, Telco 5G equipment, IoT, wayfinding etc.

In addition, head end communications equipment for the Public WiFi and PA system will need to be located within the Council Administration Building.

### 6.2 JUNCTION COURT

The existing light poles would be retained with new smart poles/nodes installed as required.

### 6.3 JELLYBEAN PARK & EGANS LANE CARPARK

Similar to Section 5.3.

### 6.4 STEWART PLACE CARPARK

Similar to Section 5.4.

### 6.5 COST ESTIMATES

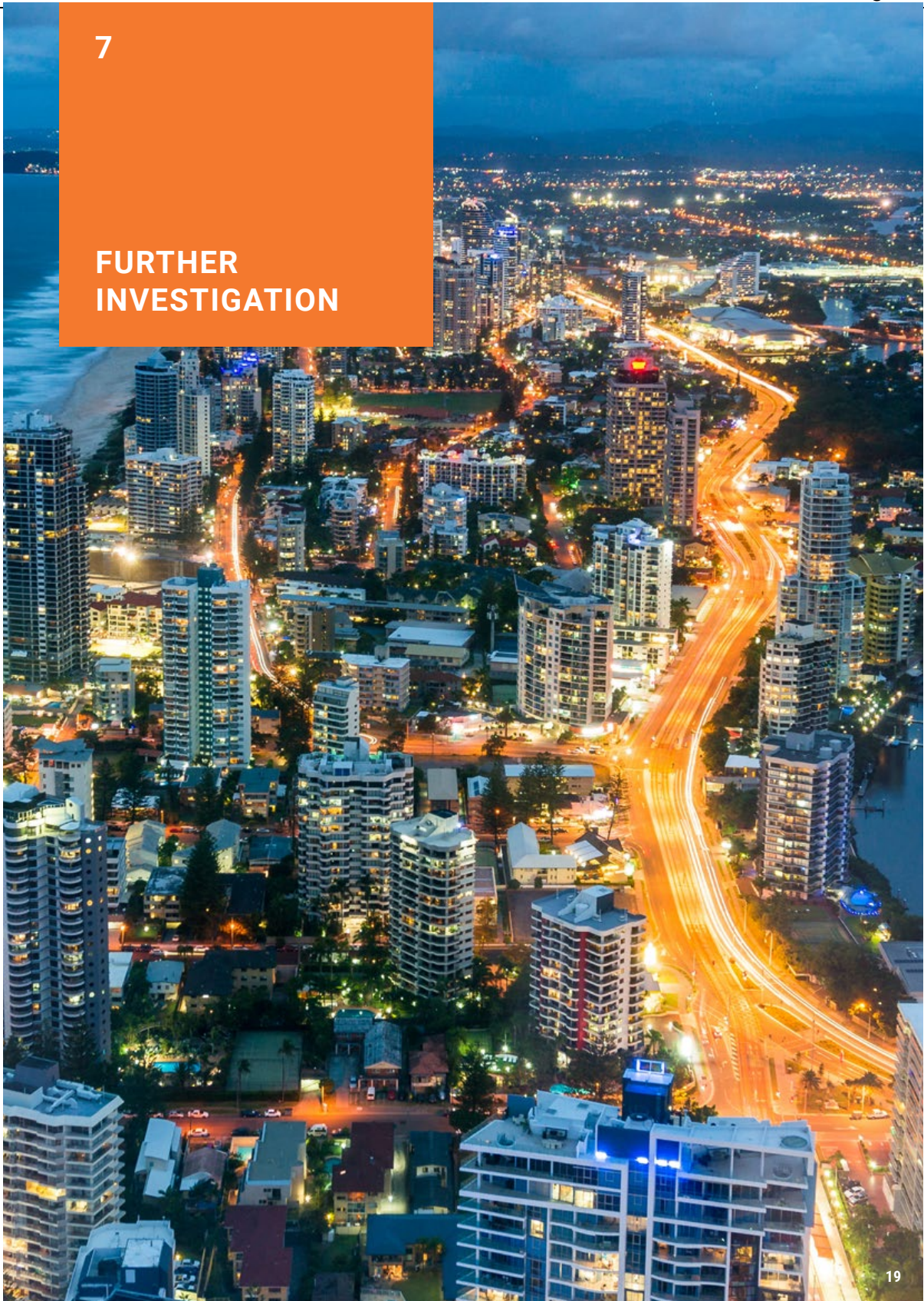
Similar to Sections 4.5 & 5.5 as applicable.





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**FURTHER  
INVESTIGATION**



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## 7 FURTHER INVESTIGATION

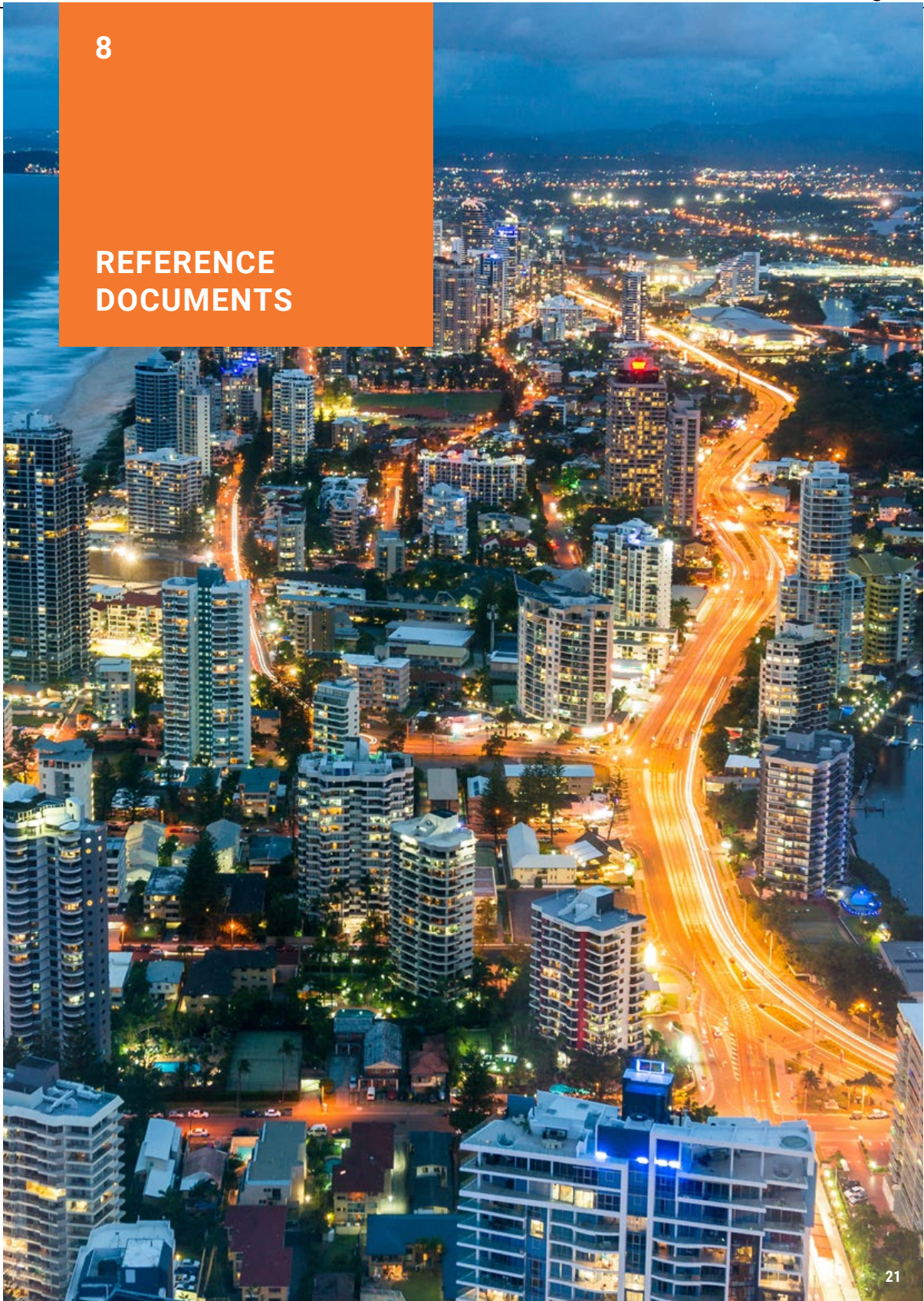
The following items require further investigation or clarification from Council.

- Structural integrity of the existing light poles along Junction St to enable modifications to support new pole mounted luminaires.
- Structural integrity of the existing horizontal steel structure along Junction St to enable fixing of colour changing luminaires, WAPs and PA speakers including all surface mounted conduits and cabling.



8

**REFERENCE  
DOCUMENTS**



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## 8 REFERENCE DOCUMENTS

The following documents were referenced in the preparation of this report.

- Nowra CBD Streetscape Electrical General Arrangement & Single Line Diagram – LS8D060 Sheet 1 of 2
- Nowra CBD Streetscape Electrical General Arrangement & Conduit Layout – LS8D060 Sheet 2 of 2
- Junction Court Detailed Design Shoalhaven City Council – 3187-GE series
- Sphere Lighting Spacing Junction St, Nowra – E2979-002A
- Shoalhaven City Council CCTV Design - SN-SS02471
- Stewart Place Nowra – Bus Interchange & Carpark Revised Layout Dec 2005 – 1184.49
- Nowra Jellybean Park Stage 2 – Park Revitalisation – Detailed Design – 2866\_55A



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## **CBD23.38 Promoting the Nowra CBD to an audience beyond the CBD**

**HPERM Ref:** D23/289030

**Submitted by:** Carlo Di Giulio

### **Recommendation (Item to be determined under delegated authority)**

That consideration be given to implementing a cost effective marketing campaign to promote the opportunities within the Nowra CBD to an audience beyond the CBD and the LGA generally.

### **Details**

Recent experience working in the Sydney property sector has indicated that the Nowra CBD has a low if not poor profile. This is not warranted however, Nowra has many positive traits such as a hospital which will soon be expanded, relative housing affordability, a river foreshore, the new Nowra Bridge, extensive shopping options, as well as ample open space areas.

The audience beyond Nowra is not aware of these positive elements.

A cost effective marketing campaign could be implemented to improve the CBD's profile and possibly attract new investment which would contribute towards the CBD's revitalisation.

The campaign could include social media, print media, and meetings with Sydney based property consultancies (e.g. Colliers, CBRE etc...), sponsorship of industry events, for example.

### **Delivery Plan / Operational Plan – Reference Heading**

NIL

### **Budget Implications and Resourcing Strategy Implications**

Social media, print media, and meetings with Sydney based property consultancies (e.g. Colliers, CBRE etc...), sponsorship of industry events, for example.

TBA. Some financial resources could be reallocated from the façade improvement program which is currently under review by Council and the committee.

### **Terms of Reference / Delegation**

#### Consistency with role of committee.

The proposal would be consistent with the following roles of the committee, as outlined in the committee's terms of reference:

2.1. Recommend to Council possible refinement of, and improvements to, the 'Revitalising Nowra Action Plan (2021-2023)' and the broader Nowra CBD Revitalisation Strategy as the committee considers appropriate.

2.2. Develop a list of projects (with estimated costings) for Council to consider/prioritise over a rolling three year time frame, that will assist in achieving the ten elements of the Nowra CBD Revitalisation Strategy. The list is to be presented to an Ordinary Meeting of Council in February each year, and thus adopted by the Council.

2.7. Assist Council in advocating to the community the adopted list of projects that seek to deliver on the ten elements of the CBD Revitalisation Strategy.

#### Consistency with Delegations

The proposal would be consistent with the following delegations provided in the terms of reference:

3.2. To promote the advantages of the CBD inside and outside the Local Government area, including making press releases and promoting the Nowra CBD Revitalisation Strategy and its projects.

#### **Policy Context**

The proposal would broadly contribute to achieving the objectives in the following strategies: Shoalhaven 2032:

- Shoalhaven Local Strategic Planning Statement 2040.
- Community Wellbeing Strategy 2022.
- Disability Inclusion Action Plan 2022-2026.
- Destination Management Plan 2018-2023.