

Executive Summary – South Street Ulladulla

ATTACHMENT B

Sale of Property:	Shoalhaven City Council is inviting Expressions of Interest from experienced developers to submit innovative concept designs of architectural merit for this unique site overlooking the Harbour with uses to meet the future demands of the area. The proposal must retain in the development the existing number of public car spaces in the ownership of Council.
Address:	85 – 87 South Street, Ulladulla – City of Shoalhaven
Property Type:	Commercial/retail/residential/tourist development opportunity.
Location:	Ulladulla is located approximately 229 kms south of Sydney between the towns of Nowra and Batemans Bay.
Property Details	The subject land is contained within two (2) Titles comprising a total site area of approximately 1.26 hectares. Folio Identifier 11/791198 – Area 1.201hectares. Folio Identifier 2/717433 – Area 620.8m ² .
Zoning Details:	The site is zoned 3 (a) Business “A” (Retail) under Shoalhaven Local Environmental Plan 1985 – with amendments made as at 13 April 2007. <i>Objectives of Zone</i> The objectives are to allow for retail, commercial and business activities.
Improvements:	Constructed on the land are a Ground Level Council Public Car Park of 155 spaces and Brick Public Amenities Block. The Public Car Park services the surrounding commercial/retail businesses.
<u>Planning/Development</u> DCP 56	DCP 56 The site is subject to DCP No. 56. Council is currently reviewing the DCP and has previously exhibited an initial amendment based on six (6) storeys. This proposed amendment has been deferred and Council has formed a working party to further review and advise on an amended DCP. In the interim, Council would consider the merits of any proposed development that incorporates the following: <ul style="list-style-type: none"> ➤ Demonstrate through high quality urban design principles, how to maintain or enhance the future character of the Central Business District with buildings containing a high degree of articulation. ➤ How view sharing is to be achieved to minimise the impact on existing future development.
Development Intent	The reasons Council wishes to redevelop the site by expression of interests are: <ul style="list-style-type: none"> ➤ Provide better utilisation of the site. ➤ Improve urban consolidation in accordance with the South Coast Regional Strategy. ➤ Provide infill development opportunity within CBD.

	<ul style="list-style-type: none"> ➤ Minimise pressure on urban sprawl in a sensitive coastal environment. ➤ Activate commercial development in CBD at critical location. ➤ Job Creation.
<p><u>Car parking and Rear Service Access</u></p> <p>Issues –</p> <p>Master Plan for Service Lane needs to be prepared for servicing to adjoining premises</p> <p>Access and Roundabout at Jubilee Avenue</p> <p>Licence Agreement for egress onto car park for Car wash adjoining the site.</p>	<p>Council's consent to any development of the subject land is amongst other things subject to the developer satisfying Council that the development adequately addresses the developments and the public's car parking needs and service vehicle access to the subject land and adjoining lands. Any future development on the subject site will be guided by the Local Environmental Plan and Development Control Plan No. 56 (Ulladulla CBD Strategy).</p> <p>The Car Park has been partly funded through monetary contributions from businesses in the Central Business District. Council is required to provide legal access to adjoining premises to provide off street servicing. Any proposals should incorporate the ability to maintain off street servicing to businesses for semi-trailer and garbage truck access. The service access is to comply with Building Code of Australia egress requirements.</p> <p>Any redevelopment of the site will need to accommodate the existing number of Public Car Spaces (155 spaces) plus that generated by the development and comply with Council's Car Parking Code (Development Control Plan No. 18). Council requires such spaces remain in Council's ownership/control and be convenient and accessible to the public and available at all times.</p> <p>The successful purchaser must provide alternative public car spaces during the construction period.</p> <p>Where any proposed development will include a multilevel car park Council requires that such car park be designed to Council's Car Parking Code (DCP. No. 18) with any floor level having a minimum floor to ceiling height of 2.8 metres for levels below natural ground level and 3 metres for levels above natural ground level.</p> <p>Council will also require that any redevelopment incorporate an easily accessible ground level Public Amenities Block featuring separate male/female/disabled and parents facilities. The Amenities Block is to be made available to the public during trading hours.</p>
<p>Civic Precinct</p> <p>Public Library</p>	<p>Council will look favourably on a proposed development that incorporates:</p> <ul style="list-style-type: none"> ➤ An adequately sized area of open space for a civic precinct, open to the sky and with possible views to the Harbour area. ➤ A building area of 1,000 m² for a possible Ulladulla Public Library easily accessible to the community which would be subject to further negotiation with Council.

Executive Summary – Boree Street Ulladulla

ATTACHMENT C

Sale of Property:	Shoalhaven City Council is inviting Expressions of Interest from experienced developers to submit innovative concept designs of architectural merit for this CBD site with uses to meet the future demands of the area. The proposal must retain in the development the existing number of public car spaces in the ownership/control of Council or via a Lease or other arrangement.
Address:	6 Boree Street, Ulladulla – City of Shoalhaven.
Property Type:	Commercial/retail/residential/tourist development opportunity.
Location:	Ulladulla is located approximately 229kms south of Sydney between the towns of Nowra and Bateman's Bay.
Property Details:	The subject land is contained within one (1) Title comprising a site area of approximately 4,950m ² . Folio Identifier 1/792523.
Zoning Details:	The site is Zoned No. 3 (a) (Business "A" (Retail) Zone) under Shoalhaven Local Environmental Plan 1985 – with amendments made as at 13 April 2007. Objectives of Zone The objectives are to allow for retail, commercial and business activities.
Improvements:	The land is used currently as a Ground Level Council Public Car Park of 146 spaces (i.e. 115 spaces of 3 hour limit and 31 spaces of 1 hour limit). Also constructed on the land is a Brick Public Amenities Block. The Public Car Park and Amenities Block service the surrounding commercial/retail businesses and Public.
<u>Planning/Development</u> Height Limits DCP 56	DCP 56 The site is subject to DCP No. 56. Council is currently reviewing the DCP and has previously exhibited an initial amendment based on six (6) storeys. This proposed amendment has been deferred and Council has formed a working party to further review and advise on an amended DCP. In the interim, Council would consider the merits of any proposed development that incorporates the following: <ul style="list-style-type: none"> ➤ Demonstrate through high quality urban design principles, how to maintain or enhance the future character of the CBD with buildings containing a high degree of articulation. ➤ How view sharing is to be achieved to minimise the impact on existing and future development.
Development Intent	The reasons Council wishes to redevelop the site by expression of interests are: <ul style="list-style-type: none"> ➤ Provide better utilisation of the site. ➤ Improve urban consolidation in accordance with the South Coast Regional Strategy. ➤ Provide infill development opportunity within CBD. ➤ Minimise pressure on urban sprawl in a sensitive coastal environment. ➤ Activate commercial development in CBD at critical location. Job Creation.

<p><u>Car parking and Rear Service Access</u></p> <p>Issues – Master Plan for Service Lane needs to be prepared for servicing to adjoining premises for Semi - trailer Access</p> <p>Right of Ways burden the land. Retail and commercial premises adjoining the Council Public Car Park are permitted to use part of the land as a traffic corridor for the delivery of goods and merchandise to their premises. Council requires that any proposals ensure that existing stormwater flow and drainage arrangements onto and from the Car Park are maintained together with the service/traffic access.</p>	<p>Council's consent to any development of the subject land is amongst other things subject to the developer satisfying Council that the development adequately addresses the developments and the public's car parking needs and service vehicle access to the subject land and adjoining lands. Any future development on the subject site will be guided by the Local Environmental Plan and Development Control Plan No. 56 (Ulladulla CBD Strategy).</p> <p>The Car Park has been partly funded through monetary contributions from businesses in the Central Business District. Council is required to provide legal access to adjoining premises. Any proposals should incorporate the ability to maintain off street servicing to businesses for semi-trailer and garbage truck access. The service access is to comply with Building Code of Australia egress requirements.</p> <p>Any redevelopment of the site will need to accommodate 146 spaces plus that generated by the redevelopment and comply with Council's Car Parking Code (Development Control Plan No. 18). Council will require the spaces to remain in its ownership or control.</p> <p>Council also requires that these Public Car Parking Spaces be convenient and accessible to the public and available at all times. The successful purchaser must provide alternative public car spaces during the construction period.</p> <p>Where any proposed development includes a multilevel car park, Council requires that such car park be designed to Council's Car Parking Code (DCP No. 18) with any floor level having a minimum floor to ceiling height of 2.8 metres for levels below natural ground level and 3 metres for levels above natural ground level.</p> <p>Council will also require that any redevelopment incorporate an easily accessible ground level Public Amenities Block featuring separate male/female/disabled and parents facilities. The Amenities Block is to be made available to the Public during trading hours.</p>
<p>Civic Precinct/Integration to adjoining development</p> <p>Public Library</p>	<p>Council will look favourably on a proposed development that incorporates the following:</p> <ul style="list-style-type: none"> ➤ An adequately sized area of open space for a civic precinct, open to the sky and with views to the CBD. ➤ The Centre should be designed to allow horizontal integration particularly at the car parking and retail levels to adjoining and adjacent retail properties on the Highway. ➤ A building area of 1,000 m² for a possible Ulladulla Public Library easily accessible to the community which would be subject to further negotiation with Council.