

# Redevelopment of the Batemans Bay Bowling Club and Aquatic Centre Precinct

## PRELIMINARY EXPRESSION OF INTEREST

3 MAY 2016

### 1. Preamble and purpose of Preliminary EOI

#### 1.1. Overview

The former Batemans Bay Bowling Club site has recently been purchased by Eurobodalla Shire Council. This is a significant site in Batemans Bay and with the right development on the site, has the potential to have a major positive impact on the future of Batemans Bay and the Eurobodalla. Council is presently considering options to facilitate a future public private partnership that could result in a developer working with Council to redevelop the bowling club and aquatic centre precinct in a manner that will stimulate the economic development of Batemans Bay and provide an upgrade to community facilities in the precinct.

Batemans Bay is identified in the NSW Department of Planning and Environment's South Coast Regional Strategy as a major regional centre. It is located approximately 300km south of Sydney and 150km south east of Canberra and is readily accessible by air through the Moruya airport.

Being a major regional centre, Batemans Bay is identified to provide the majority of growth within the region. It has high quality shops and services with good accessibility to Canberra and Sydney. Batemans Bay also has the largest portion of the population of the Eurobodalla and the greatest capacity for development including commercial, industrial and tourism. The Clyde River is an important estuary as it provides fishing and boating opportunities for locals and tourists and supports an extensive oyster farming industry which is part of the Australian Oyster Coast.

Although highly urbanised, Batemans Bay has beautiful coastal bushlands and stunning waterways interspersed with distinct villages that meander in a linear fashion along the coastline, making it attractive to tourists. This unique setting offers strong links between the villages of the area and the natural environment. A major challenge for the town centre is to plan and manage growth so that the natural qualities of Batemans Bay are conserved and enhanced.

Eurobodalla Shire Council is seeking preliminary Expressions of Interest from suitably qualified and experienced partners who would like to work with Council on the master planning and redevelopment of this strategically located precinct at the northern entrance to Batemans Bay (the Project). Council is also seeking and will consider feedback from the community about the future use of the precinct.

While this stage is a preliminary EOI, the project may ultimately be in the form of a public private partnership (PPP) with Council. Should the project proceed beyond the preliminary EOI, any future PPP will be prepared and implemented in accordance with the provisions of the *Local Government Amendment (Public Private Partnerships) Act 2004* and the *Local Government (General) Regulation 2005*.

#### 1.2. Objective of the Project

The overall objective of the Project is the master planning and redevelopment of a strategically located precinct at the northern entrance to Batemans Bay.

#### 1.3. Purpose of this request for Preliminary EOI

The purpose of this EOI is to:

- Invite responses from capable and experienced Proponents to enable Council to gauge the level of preliminary interest in the project; and
- Based on level of interest, to allow Council to consider proceeding to the next stage of the project.

Proponents may be either consortia or individual firms, but Council will expect responses to demonstrate the project management, technical, financial, commercial and other experience, capability and capacity to prepare a detailed master plan and undertake the future development of the precinct. This preliminary EOI is the first stage of the project.

## 2. The Opportunity

### 2.1. The Site

The Batemans Bay Bowling Club and Aquatic Centre precinct includes the former Batemans Bay Bowling Club site, Mackay Park sporting fields and associated infrastructure, the Batemans Bay Swimming Pool and the Mini Golf site. The precinct is located on the western side of the Princes Highway across from the Batemans Bay town centre. The land is bounded to the west by McLeods Creek and the Clyde River wetlands. The total site area is approximately 8ha.

### 2.2. The Anticipated Development

Given the strategic value of the site at the entrance of Batemans Bay, the site and the broader precinct will have a significant influence on achieving a future vision for Batemans Bay and

has the potential to be a landmark development that will be a catalyst to stimulate economic growth. Council is considering options to ensure that a truly outstanding development is achieved on the site.

The Batemans Bay Structure Plan and Eurobodalla Settlement Strategy identifies that Council should *“ensure that the vitality and viability of town centres is maintained and enhanced through guiding these centres towards a more dense and compact form and encouraging mixed uses”*. Therefore the type of development on the precinct should complement the Batemans Bay town centre. There are likely to be two categories of use/development in the precinct – those that Council retains ownership and those that revert to private sector ownership. Given this strategic direction and the potential for this to be a landmark development that will be a catalyst to stimulate economic growth in Batemans Bay, it is recommended that the following mix of uses would be desirable within the precinct.



Batemans Bay Bowling Club and Aquatic Centre Precinct



Uses to remain in Council ownership:

- Sporting fields (Footprint of Mackay Park sport fields should remain unchanged. Upgrading of associated infrastructure may be a development outcome).
- Aquatic Centre (Redevelopment of existing aquatic centre would be a desirable outcome. Most appropriate location within the overall precinct subject to master planning.)
- Associated public infrastructure (ie car parking, cycleways, boardwalks etc).

Private sector development, including but not limited to:

- Arts, cultural, cinema building
- Conference and event space
- Tourist accommodation
- Restaurants/cafés
- Seniors living

### 2.3. The PPP

This preliminary EOI is the first step in a process where Council is considering options for the development of this precinct. Depending on the response received to the preliminary EOI and the input received from the community on the preferred use of the site, Council will consider whether to proceed further. If Council does choose to proceed, it may be in the form of a PPP which will be conducted in accordance with PPP provisions of *Local Government Amendment (Public Private Partnerships) Act 2004* and the *Local Government (General) Regulation 2005*.

## 3. The Response

### 3.1. Content of the response

Council requires the following information to be submitted as your expression of interest.

#### 1. *Statement of capabilities*

Please outline the capabilities of your company/consortia that are relevant to this project.

#### 2. *Statement of previous, relevant experience*

Please provide examples of previous projects you have been involved in with local government where you have undertaken master planning and development.

#### 3. *Initial development concept*

Please provide an initial development concept, outlining your thoughts on the types of development possible on the site, using section 2.2 of this document as a guide to the type of development Council is anticipating.

#### 4. *Contact details*

Please provide the contact details of your company/consortia. Please limit your response to a maximum of five (5) A4 pages.

### 3.2. Consideration of the response

Council will use your response to assist in determining whether there is interest from suitably qualified and experienced companies/consortia to warrant Council proceeding to the next step of the project. The decision to proceed to the next step will also be informed by the input received from the community on the preferred use of the precinct.

### 3.3. Response due date

Submissions are due at Council by  
**4pm on Friday 10 June 2016.**

Submissions are to be sent to:

Jeff Morgan  
Divisional Manager Strategic Services  
Eurobodalla Shire Council  
PO Box 99 Moruya NSW 2537

Or electronically (PDF format) to:  
council@esc.nsw.gov.au

### 3.4. Further information

For further information please contact Jeff Morgan, Divisional Manager Strategic Services on 02 4474 1326 or jeff.morgan@esc.nsw.gov.au