



Goolwa Wharf Precinct

Tenancy Activation Strategy



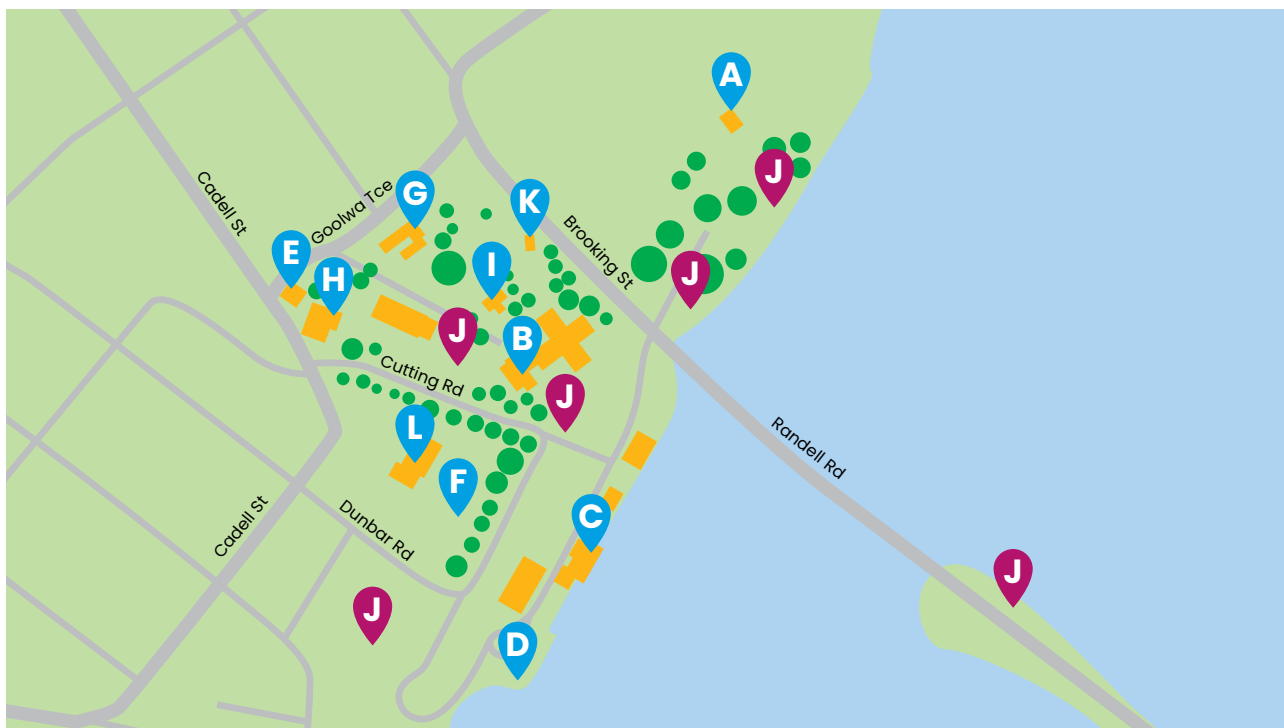
An invitation to imagine

Investment in the Goolwa Wharf Precinct and redevelopment project presents an extraordinary opportunity for visionary businesses to be part of a transformative journey.

Join us in realising the immense potential of Goolwa Wharf Precinct, where history, culture, and new investment will together create a very special destination.

The Goolwa Wharf Precinct is undergoing a redevelopment, presenting an extraordinary investment opportunity that comes once in a lifetime.

This document outlines the key information regarding each location and building available for tenancy.



Location A – Chart Room

Location B – Signal Point Building One

Location C – Wharf Shed (Commercial Portion)

Location D – ‘The Square’

Location E – Lot 1 Cadell Street

Location F – Markets

Location G – Old Police Station

Location H – Old Goolwa Post Office

Location I – Superintendents Cottage

Location J – Unique Concepts

Location K – The Morgue

Location L – Harbour Masters Residence

Location A – Chart Room



General Information:

Floor area: 30m² internally and 120m² outdoor decking area (approx.)

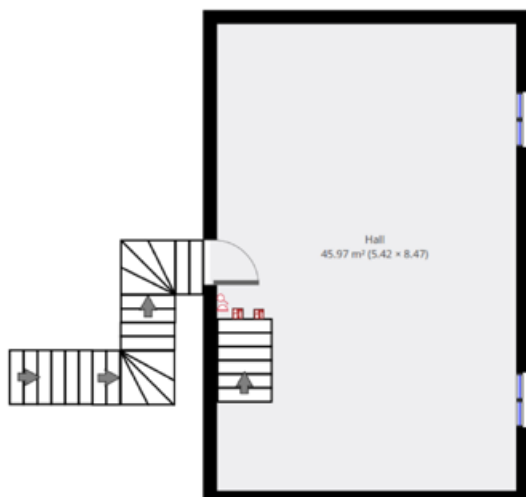
Current use: Vacant

Tenancy Type: Commercial or community

Proposed uses: Suits eclectic uses that are not reliant on septic/sewage services (such as art gallery, retail furniture/goods shop) or requires significant investment by tenant

Observations:

- Encounter Bikeway and walking path meanders past
- SteamRanger railway line
- No street frontage
- Nearby parking at Amelia Park car park
- No amenities. Running water on external wall of building only
- Views over the river.



Location B – Signal Point Building One



General Information:

Floor area: 320m² (approx.)

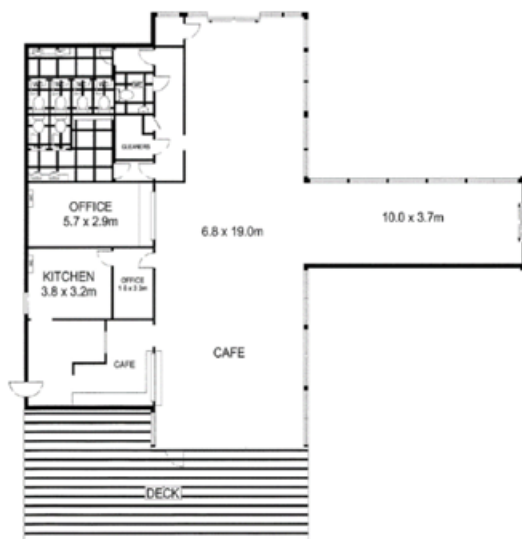
Current use: Relocation of wine bar during Wharf Shed upgrade

Tenancy type: Commercial, community or government

Proposed uses: Most suitable for café, restaurant, winery, function/conference centre uses

Observations:

- Previously leased as a café/wine bar
- Contains a small kitchen, an office and toilets
- Includes external storage compound and front balcony overlooking the Precinct
- Internal access point through breezeway to 'building two'
- Parking available below or limited parking available on BF Laurie Lane
- Views over the river.



Location C – Wharf Shed (Commercial Portion)



General Information:

Floor area: 88m² internal and 26.6m² external under roof area (approx.)

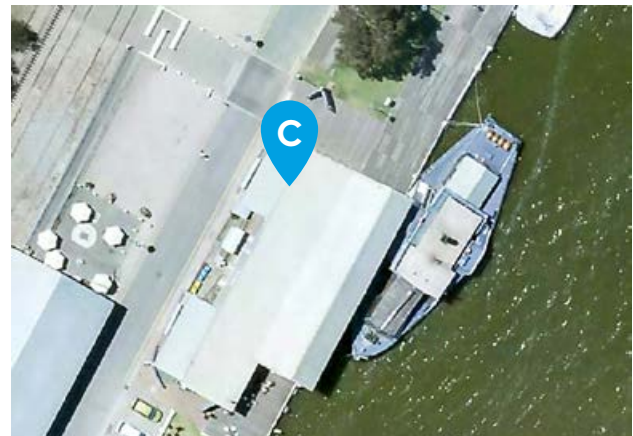
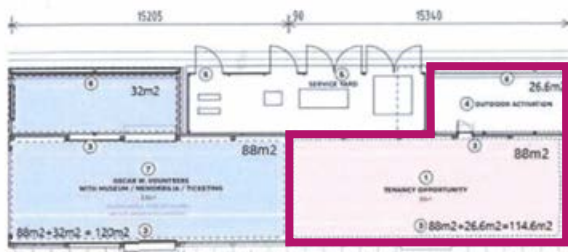
Current use: Vacant – previous Riverboat Centre for the Paddle Steamer (PS) Oscar W

Tenancy type: Commercial tenancy

Proposed uses: Most suitable for café, restaurant, winery, function centre uses

Observations:

- Area will be relocated to the North side of the shed
- Consists of 10 bays in total with 5 bays (50%) on offer
- 50% of shed will remain occupied by Friends of the Oscar W
- PS Oscar W vessel moored adjacent wharf
- Empty shell, opportunity to fitout commercial space
- Additional outdoor dining areas available
- Waterfront river views.



Location D – ‘The Square’



General Information:

Floor area: TBA subject to proposal (approx. 100m²)

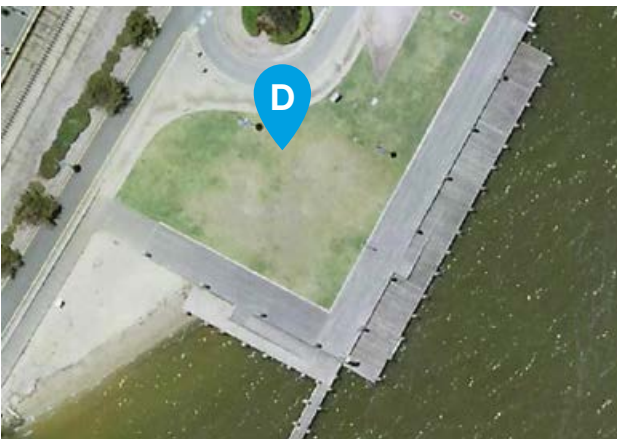
Current use: Vacant public land

Tenancy Type: Commercial investor

Proposed uses: Subject to proposal and Development Application Assessment

Observations:

- Offered as a ground lease, commercial space
- Tenant to invest in the build of all infrastructure
- Size of area subject to successful applicant negotiations
- Waterfront river views and access.



Location E – Lot 1 Cadell Street



General Information

Floor area: 66.45m²

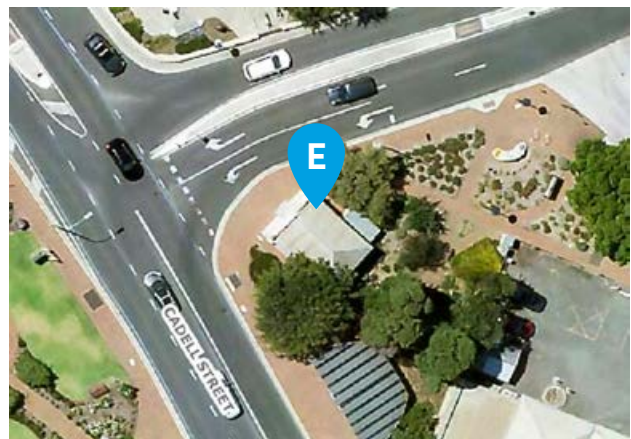
Current use: Cittaslow Goolwa Community Hub

Tenancy Type: Commercial or community

Proposed uses: Community group, shop front

Observations:

- Limited amenities available, which restricts capacity for some food/drink uses
- Prime location with main street frontage
- Limited storage options
- Limited adjacent car parking
- Some 'outdoor street trading' space available.



Location F – Markets



General Information

Floor area: Various depending on proposal

Current use: Various

Tenancy Type: Commercial or community

Proposed uses: Markets (or similar)



Observations:

- We currently hold two community markets on Jaralde Park Goolwa Wharf on alternative Sundays
- Both markets will continue to operate on Sundays for a further 4 years
- Interest is sought from community or commercial operators, looking to hold additional markets:
 - » on alternate days of existing markets, or
 - » in any other location in the Goolwa Wharf Precinct
- Council may support multiple markets operating at one time within the Precinct
- There are various locations and buildings that form part of Council's request for Registration of Interest and could be utilised for markets, so please consider all location options
- Proposals for singular, 1 day per week/ fortnightly, or daily markets will be considered
- Please note when considering locations that Jaralde Park is the only reserve location within the Precinct that has specific infrastructure in place for markets
- Waterfront river views.

A large crowd of people is gathered outdoors, many with their hands raised in the air, suggesting a celebratory or participatory event. The crowd is diverse in age and appearance. In the background, there are colorful umbrellas, including a prominent yellow one with a black silhouette, and a white tent. The scene is bright and festive.

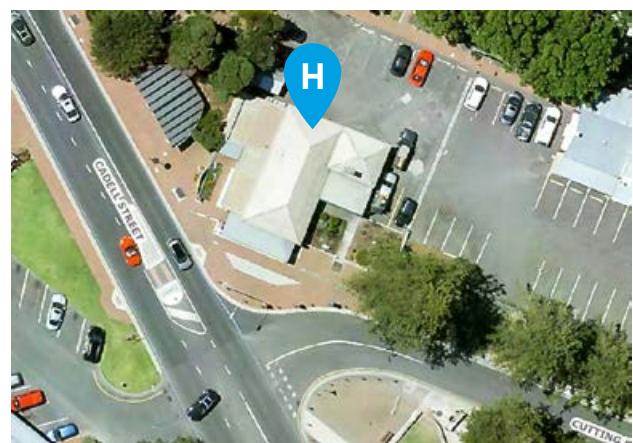
“No idea is
too big or
too small”

Nigel Morris, Council CEO



Proposed uses: Commercial, community, or shared use facility

- > Prominent main street location
- > Car park provided, including EV Vehicle charge point at rear of premises
- > Veranda covered entrance
- > Ramp access.



Location I – Superintendents Cottage



General Information

Floor area: 676m² (approx.) comprising of building floor area and fenced gardens.

Current use: Alex FM Radio Station

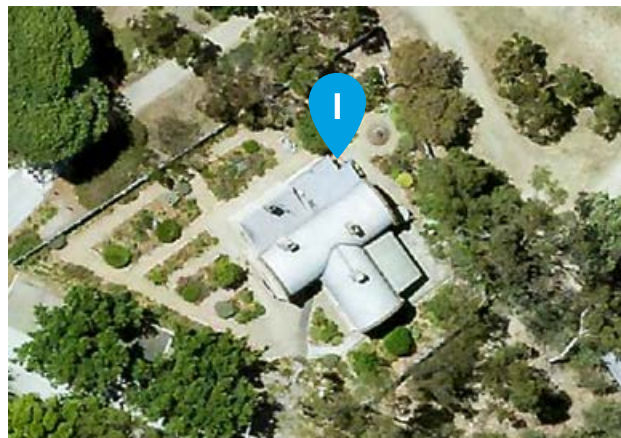
Tenancy Type: Commercial or community

Proposed uses: Suit community group or small retail shop or wine, distillery outlet (eclectic uses)



Observations:

- Located on BF Laurie Lane, near Signal Point Building One and the Goolwa RSL
- Limited services attached, which may restrict capacity for some food/drink uses
- Significant historical building, strategic purchase by Council in 2014 from National Trust
- Limited visibility from the road, with no main street frontage
- limited parking in BF Laurie Lane
- Unique design and appealing frontage.



Location J – Unique Concepts



In addition to existing structures, the Goolwa Wharf Precinct offers a range of open public spaces and opportunities that could create memorable experiences and lasting impressions outside of 'the norm'. We are therefore seeking your unique, attractive, interesting and potentially very unusual ideas for these spaces!

All ideas considered.

They could include but are not limited to:

- Reinventing the old ferry line
- Water Taxi Service/water cafe
- Movie nights, outdoor cinemas or concerts
- Skydiving experiences
- Tree/bridge climbing experiences
- Kite flying/hire
- Creative displays, animal totems and souvenirs (eg: Murray Bridge Bunyip).



Location K – The Morgue



General Information:

Floor Area: Approx 27m²

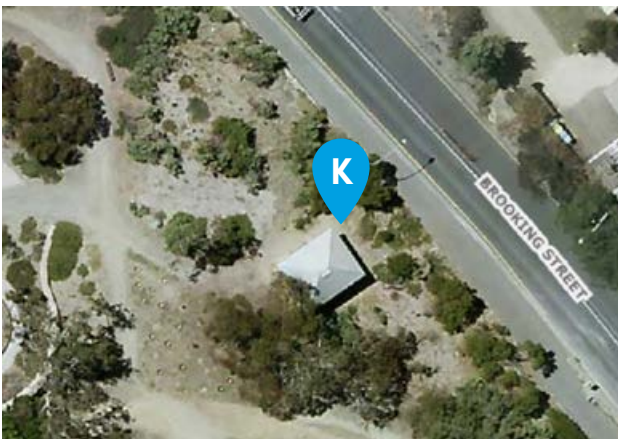
Current Use: Vacant

Tenancy Type: Commercial or community

Proposed uses: Commercial, community, or shared use facility

Observations:

- Located in Jekejere Park, off Brooking Street
- Limited services attached, which may restrict capacity for some food/drink uses
- Limited visibility from the road, with no main street frontage
- Limited parking options close by.



Location L – Harbour Masters Residence



General Information:

Floor Area: 266m²

Current Use: Vacant/contractor site for Wharf works

Tenancy Type: Commercial or community

Proposed uses: Commercial, community, government or shared use facility



Observations:

- Prominent main street location with private car parking
- Security system available
- Large garden and grassed area to accompany building use
- Ample rooms/spaces for meeting rooms, office space, art gallery, community group, gift shop and more
- Tenant investment required to restore/redevelop building
- Views of the river.





How to contact us

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