



BOWDEN GENERAL ACTIVITY UPDATE – May 2014

Recent and upcoming Renewal SA activities in the Bowden Project (excluding agenda item presentations):

Community Engagement / Communication:

- First new residents moving into terraces and apartments during June/July 2014.
- Adelaide Park Lands Upgrade project (including Engagement Report and Final Concept Plan) including authority agreements and finalised costs – still aiming to gain full Council approval July/August 2014 with detailed design of Stage 1 to follow. Stage 1 rollout to commence late 2014/early 2015 subject to APLA approval processes.
- Strategy being developed for welcoming new residents to Bowden. BRG members have been engaged on initial ideas.

Sales & Marketing:

- 'Jarmers Kitchen' new food offering/café to open mid May adjacent to Sales Centre in the former Parkview Hotel.
- Pending the later stages of development, buildings at the southern end of Gibson Street have been leased to the Australian Company of Performing Arts. The performing arts centre will bring some welcome activity to the project site.
- Renewal SA is undertaking ongoing discussions with a number of interested parties regarding commercial development within Bowden.
- Nexus, Luminaire & Gibson & 7th sales going well. March was the strongest month of sales since project commencement (14 apartments in 4 weeks).
- Retail stage 1 (Plant 4) to go for market expressions of interest from June/July 2014.
- Next developer release (Release #5) to go For Sale from July/August 2014.
- Sales for Bowden's first Rent then Buy apartments likely to hit market July/August, subject to approvals.

Planning and Design:

- Master Plan Precincts revision currently being finalised. BRG members being advised in writing of Renewal SA response to queries and comments.
- The Bowden Urban Design Guidelines/Developer Handbook has been updated following consultation with the Bowden Design Review Panel, Council and recent project learnings. A copy of the update to publication can be downloaded at <http://lifemoreinteresting.com.au/wp-content/uploads/Bowden-Urban-Design-Guidelines.pdf>

Sustainability:

- Bowden Sales Centre achieves 5 star as built Green star rating.
- Rivergum first in South Australia to ever achieve Green star rating on design for terraces.

- A call for information on sustainable building products and systems occurred in March resulting in a database of suppliers being provided to developers and designers. This information will be updated on a regular basis and will be provided to developers to assist with their Green Star ratings.
- Bowden is working with developers to deliver alternative energy solutions that reduce carbon emissions, peak electrical load and cost to end users through research and financial assistance.
- The pilot Green Star Communities submission is continuing with a number of “credits” under way.
- Construction of a display in part of Plant 1 is under way with shop windows installed. This will have displays on how to live sustainably, have a better quality of life and save money.
- Two electric bikes and a cargo bike have been purchased for display and use by local community as demonstration models.
- Bowden is part of the international Velo Cites cycling conference to be held at the Adelaide convention centre in late May including two delegate tours to Bowden.

Environment:

- Partial demolition of Plant 1 to make way for development on land to the west and the construction of Fourth Street is underway and due for completion in June. Currently undertaking site contamination audits on the next stages of development. Lot 32 and Lot 52
- Demolition of various buildings generally between 3rd and 5th Streets to commence in mid-2014. No further remediation work is planned until then.
- Procuring heritage consultant for the development of a Conservation Management Plan for the State Heritage features and the contributory buildings that are proposed to be retained.

Place Activation & Leasing:

- Gibson Street Book Exchange installation has occurred. Follow the latest news on their facebook page: www.facebook.com/gibson.st.book.exchange

Delivery Program:

- Stage 2 design works anticipated to commence in mid-2014.
- Stage 2 Civil and Landscape consultants have now been engaged to design and deliver the Stage 2 streets, Park Terrace intersections and Main Park. Design process to commence in keeping with previously consulted designs with BRG during 2014. An update will be provided verbally at the June meeting.
- A tender for a surveying consultant closed on 30 April 2014.

Training & Employment:

Funding:

- Secured \$13K for the Western On The Run Pre Employment Program – commenced 14th April 2014.
- Secured \$17K for a second Foodbank live training site program in partnership with United Care Wesley Bowden – commenced 5th May 2014.
- Currently working with DFEEST and Western Future to plan for new initiatives for 2014/15 financial year.

Work Experience & Jobs:

- Buildtec and Unity Housing have just placed their 4th work experience placement, still 6 to go
- Currently sourcing individuals to fill 22 work experience placements.

Training Programs:

- Foodbank Live Training Site Program – commencing 5 May 2014 – 20 people
- Krispy Kreme Processing Pre Employment Program – commencing 26th May 2014 – 15 people.
- Krispy Kreme Retail Pre Employment Program – commencing 16 June 2014 – 15 people
- Bowden Brompton Community Centre Shed stage II live training site – commencing 12th May 2014 – 20 people The Brompton Community Garden Stage II Live Training Site finished on Thursday 17 April 2014 – works completed look great!

(This document is provided in response to members' requests for information on general project activities, and which are not subject to presentations or reports during meetings. Note: In most cases items raised in a previous General Activity Update will not be repeated unless there is a change.)

DRAFT