



## **BOWDEN GENERAL ACTIVITY UPDATE – May 2015**

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

### **Community Engagement / Communication:**

- Adjacent residents have received letter and plan advising of minor construction works to provide pedestrian access between Sixth St, Seventh St and Leighton Lane. The works are scheduled to start end May and estimated to take about 8 weeks to complete.
- Proposal of Matters Walk as the name for a short laneway between Fourth St and Fifth St has been submitted to Council following consultation with BRG members at the March meeting. Other suggested street names for future precincts have been noted.
- BRG members have been invited to nominate to represent the BRG on the Bowden Main Park Public Art Reference Group.
- BRG members will be invited to express interest in being involved in the planning of the proposed Community Garden within the Adelaide Park Lands Upgrade at Bowden.
- Letters sent (mid/late May) to 450 residents / businesses (bounded by Port Rd, Hawker St, Chief St & Park Tce) regarding the temporary closure of portion of Gibson Street for the stage 2 civil works. This will include a map for the diversion of vehicle and pedestrian traffic. The closure is to commence in mid June 2015 until late March 2016.

### **Sales & Marketing:**

- Only a handful of the apartments for Luminaire remain available and one final apartment from The Merchant is left to sell.
- Our digital campaign has undergone a slight refresh to keep it current and is now running on realestate.com.au.
- Investec's B apartments and Hindmarsh's Bowery apartments have recently been released to market with a total of 74 market stock. Sales have been steady and we have seen traffic to the Bowden Information and Sales Centre continuing to rise since their release.
- Mossop are expected to release ARIS comprising of 40 apartments to market in early June
- The Bowden magazine received positive feedback and has been a great project tool to update people not only on the progress at Bowden but the rich nature of the area.
- Amendments to the Information and Sales Centre are currently underway to ensure all information is current.
- There are also plans to give the external façade a boost.

### **Planning and Design:**

- A consultant is to be engaged to prepare the next version of the Bowden Urban Design Guidelines for Retail / Mixed Use Core precinct. This version of the guidelines will focus on design principles to guide and stimulate great urban design, movement, architecture and sustainable development within the key priorities Retail / Mixed Use Core precinct and deal with demand for car parking.
- Plant 4 – The design team comprising architects, engineers, cost planner and sustainability consultant has been engaged to design the adaptive refurbishment of a retained character warehouse for a retail centre. Retail offering expected to be convenience stores / small supermarket, a market place, and individual retail tenancies. Development completion and

opening slated for mid 2016 (and closely linked to completion dates of Third Street and Bowden Main Square developments).

### **Sustainability:**

- The Adelaide Living Laboratories (ALL) program research tasks continue. The second Bowden Site reference group involving community members is to be held on 11 May. This is an opportunity for input on topics such as energy demand, co-creation methods (involving community in design), transport, water and waste and how these all relate to a low carbon lifestyle.
- Work on the Green Star Communities submission continues. Bowden is targeting a 5 star rating reflecting Australian excellence in sustainable development and aims to submit to the Green Building Council progressively over the next few months
- Sustainable Transport pack is to be provided to new residents soon. This includes information and a limited number of incentive packs to encourage active and healthy transport options.

### **Environment:**

- First stage of soil investigations on Lot 300 been completed.
- Demolition of the buildings on the Origin site is now complete.

### **Place Activation & Leasing:**

- The Bowden 'Space Invader' initiative generating interest from creative parties to install ephemeral installations on selected site throughout Bowden and beyond. Details available at [www.lifemoreinteresting.com.au/space-invader](http://www.lifemoreinteresting.com.au/space-invader) including brochure / application form, (This initiative is the result of Reference Group input into facilitating place making in Bowden).

### **Delivery Program:**

- Tenders have been received and are being assessed for the construction of the Stage 2 streetscapes and works are anticipated to commence onsite in mid June 2015
- Stage 1 link path and Lighting construction between Sixth and Seventh Streets to commence late May 2015. Works are expected to take 8 weeks.
- Bowden Town Park – to be procured late 2015 and construction completed mid 2016.
- Adelaide Park Lands Upgrade is out to tender and due to close on 20 May 2015. Works are expected to commence in June and be completed by March 2016.
- Plant 1 has new disabled, ambulant and a number of transportable toilets and an additional exit door making the building more suitable for market and other events.

### **Training & Employment:**

#### **Funding:**

- Renewal SA in partnership with UCWB and TAFE SA has delivered their second program offering local people jobs with Uniting Care Wesley Bowden as support workers. The second program graduated in April with 12 participants – 9 of these participants have gained employment and there will be a further program in August 2015. UCWB are thrilled with the success of the program so far and look forward to running more programs providing opportunities for employment to local people.

#### **Work Experience & Jobs:**

- Systembuilt has recently hosted a work experience in plumbing and we have opportunities with marketing, surveying and Commercial & General Training Programs:
- A Live Training Site has commenced at the Origin Site – A group of participants has commenced construction of fencing, and will attain a Certificate II in Civil Construction. Discussions are continuing with the Department of State Development for possible funded projects in 2015.

(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.)