

BOWDEN

IN FOCUS

COMMUNITY
UPDATE #4



COMPLETING THE BOWDEN SUCCESS STORY

A city-defining opportunity at the former Gasworks site

A major South Australian development opportunity has been formally released with Renewal SA seeking Registrations of Interest from the open market to develop the former Brompton Gasworks site which forms part of the Bowden project.

Through this process, Renewal SA is seeking a visionary development partner to create an active and vibrant mixed-use precinct that blends heritage, sustainability and community in a way that integrates with and is complementary to the Bowden redevelopment project.

To date, that success has been driven in part by a Renewal SA focus on ensuring Bowden continues to evolve and adapt to changing market dynamics. It has also been driven by truly people-focused design, maximising convenience, accessibility and sustainability—all of which remain a priority.

Now, the former Gasworks site development opportunity is set to complete the vision for Bowden, with the intent to deliver an outstanding outcome for the community while also making an important social and economic contribution to the State as a whole.

DIRECTOR'S MESSAGE

A great deal has been achieved at Bowden over the past 12 months and it's an incredibly exciting time as we continue to work towards delivering on the vision for the project while also creating and capitalising on new opportunities.

Since its inception, Bowden has demonstrated high quality urban reuse and infill development in South Australia, serving as a model for urban renewal and city-fringe living. A people-focused approach to design has been pivotal to Bowden's success. The variety of housing types that suit all demographics has helped to foster a diverse and welcoming community.

With this in mind, in late 2020 we undertook a comprehensive project review which resulted in a new Master Plan being developed for Bowden.

Alongside this, the upswing in home ownership in South Australia and a growing appetite for connected living close to the city has generated unprecedented momentum at Bowden and sparked a shift in our delivery approach.

Originally focused on high-density, multi-storey apartments, the project now aims to provide a wider variety of housing options, including medium-density townhouses and boutique-scale apartments. The intent is to encourage a spacious feel while catering for housing preferences that suit first-time home buyers through to downsizers and every type of buyer in between.

The increased housing choice will not only enhance the liveability of the precinct but will open up opportunities for a wider diversity of developers to partner with Renewal SA and invest in Adelaide's most up-and-coming inner west address.

The newly-opened microbrewery, restaurant, hairdresser, florist and licensed event space at Plant 3 (Plant 4's sister space) has further enriched the Bowden lifestyle. Many local families are also no doubt looking forward to the new architecturally designed childcare centre which is due to open on the corner of Park Terrace and Second Street in early 2022.

Importantly, the release-to-market of the former Gasworks site represents a major development opportunity—both for Bowden and the State. This 5.81-hectare land parcel forms a key part of the area's history and its future transformation. You can read more about how the procurement process will work in this newsletter.

We have completed the necessary investigations to refine the future approach to remediation at the site and expect that the final remediation strategy will be agreed upon once a development partner has been selected. The ability to undertake the necessary remediation works and celebrate the site's heritage assets will be a critical consideration during the evaluation of proposals from the development sector.

Developers across the country are also being encouraged to consider opportunities to be part of Bowden's pivot towards townhouse development, with Lot 3001 Third Street Bowden now available via Expression of Interest (closing Thursday 29 July 2021).

A 2,461m² land parcel in the heart of the precinct, Lot 3001 is considered ideal for medium-density townhouses that reflect the industrial design character of the precinct.

In addition to these sought-after opportunities for developers, home-seekers who have been looking to buy their own piece of Bowden will soon get their chance too, with 24 townhouses on the corner of Drayton and Second Streets available for sale off-the-plan in August 2021. The Tapestry townhouse project will be 5 Star Green Star rated and mirror the quality and density of the now sold Guild Terraces.

The Bowden vision is to create an active and vibrant mixed-use precinct that blends heritage, sustainability and community. Renewal SA is completely committed to fulfilling this vision and ensuring that Bowden is the place to live.

We look forward to sharing updates about the former Gasworks site in the coming months. In the meantime, you can stay up to date with all the Bowden news via:

lifemoreinteresting.com.au

Shane Wingard
Bowden Project Director



THE PROCESS

Renewal SA intends to run a two-stage process to identify a partner to deliver the best outcome for the former Gasworks site. The two stages are as follows:

STAGE 1: REGISTRATION OF INTEREST (ROI)

The ROI is designed to generate interest among potential development partners and invite them to demonstrate their capabilities to undertake the project. Parties interested in developing the former Gasworks site will need to agree to deliver on Renewal SA's project vision and guiding principles and will need to outline their capability, experience, development concept and financial and commercial structure. They will also need to detail their approach to undertaking the required remediation of the site. ROIs will be evaluated against a set of criteria and parties who are shortlisted will be invited to participate in Stage 2.

STAGE 2: REQUEST FOR PROPOSAL (RFP)

The RFP will require much more information from the shortlisted parties. At this stage, it is intended that shortlisted proponents will need to provide a draft Master Plan for the former Gasworks site that details its proposed redevelopment, including the reuse of historic and heritage-listed structures. This plan will need to address the vision and guiding principles for the former Gasworks site and include a proposal relating to remediation of the site. Shortlisted parties will be provided with the community feedback received to date on the desired look and feel of the public realm within the heritage-listed section of the site, as well as the guiding principles developed by ASPECT Studios for the future design and delivery of this key space. Shortlisted parties will also need to tell us how they intend to engage with the community and stakeholders on future design stages for the site.

▼ *Former Horizontal Retort House
No. 4 Chimney (1900)*



◀ *Horizontal Retort House No. 4 (Ruin)
(1900-11) including underground
structures and Former Horizontal
Retort House No. 4 Chimney (1900)*





▲ Former Carpenters' Workshop,
last used for general storage/maintenance (c1870-1880)



▲ Underground structures as part of Horizontal Retort House No. 4
(Ruin) (1900-11)



THE VISION AND GUIDING PRINCIPLES

It is envisaged that the former Gasworks site will be transformed into an active and vibrant mixed-use precinct that blends heritage, sustainability and community in a way that integrates with and complements the broader Bowden redevelopment project.

In order to fulfil this vision, potential development partners are invited to consider how future development might incorporate the following:

TIMING

Indicative timing for this two-stage process will see the ROI stage close in early September 2021, with notification of shortlisted proponents to occur later that month. The RFP closing date will be confirmed as part of the request for proposal process from shortlisted proponents.



COMMUNITY

A combination of housing, retail outlets, commercial premises and recreational spaces that complement and strengthen the surrounding community



ADAPTIVE RE-USE

The adaptive re-use of the retained historic structures including (but not limited to) the State heritage-listed Retort House, the chimney and the Chief Street wall.



AFFORDABLE HOUSING

15% Affordable Housing where residential dwellings are proposed.



SUSTAINABILITY

A minimum 5 Star Green Star rating for each new building and a 6 Star Green Star communities rating for the development as a whole.



OPEN SPACE

At least 1.26 hectares of public open space.



ENGAGEMENT

Meaningful engagement with the local community and other stakeholders throughout the planning, design and delivery of the project.



EMPLOYMENT

Training and employment opportunities through the Renewal SA Works Program.



INDUSTRY

The creation of an Industry Participation Plan.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Renewal SA is committed to ensuring key stakeholders—and in particular the local community—are engaged throughout the various stages of the project's development and delivery to ensure they are given adequate opportunity to understand and, where appropriate, influence the intended outcomes.

Renewal SA will therefore require the successful developer to coordinate and undertake community engagement as part of this project. Once the procurement process has been completed, further information on how and when community members can have their say will be made available. We welcome your feedback and encourage you to keep thinking about what is important to you and your community.

Our thanks to the many community members who have already shared their thoughts and ideas with us as part of previous community engagement initiatives. This feedback will remain important as we look towards best outcomes for the former Gasworks site.

You can read more about the community engagement that has been undertaken to date at

renewalsa.sa.gov.au/projects/bowden



FURTHER INFORMATION

For more information about our flagship development at Bowden, visit

renewalsa.sa.gov.au/projects/bowden

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