



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

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

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

- The first letters regarding road closures have been delivered to properties in Gibson St.
- Thoughts on names for a laneway have been sought from BRG members and will be discussed further at the March meeting together with the hierarchical approach to street naming for future precincts.

### **Sales & Marketing:**

- Investec launched the first stage of their 'B' Apartment development on Saturday 14 March 2015. Hindmarsh and Mossop are anticipated to release apartments in April and May 2015 respectively.

### **Planning and Design:**

- A design team including an architect, services and structural engineers, quantity surveyor and sustainability consult has been engaged to design the lessor building works associated with the adaptive re-use of Plant 4 (Third St warehouse) into an exciting new retail complex. Design work will commence in March in consultation with the preferred head tenant.
- The Princes Foundation is looking to present their final designs to the Design Review Panel at the end of March 2015.

### **Sustainability:**

- The Adelaide Living Laboratories (CRC for low carbon living) project is progressing with a number of stakeholder meetings completed. Task 1 will result in the development of a co-creation tool kit to ensure input by all stakeholders into design of new development. Task 2 considers integrated energy, transport, water and waste management and strategies to reduce carbon emissions. Task 3 focuses on peak electricity demand and alternative energy solutions, and Task 4 analyses the value proposition of low carbon living.
- Work on the Green Star Communities submission continues. Bowden is targeting a 5 star rating reflecting Australian excellence in sustainable development.
- Transport and Parking strategies including sustainable transport incentive package, timed parking and go get car scheme continue to be delivered.

### **Environment:**

- Soil investigations have been undertaken on Lot 52.
- Soil investigations on Lot 300 will commence in the next few weeks.
- Demolition of the buildings on the Origin site will commence in the first week in April.
- We are in the final stages of tender assessment for the first stages of investigations on the East St block of the former Origin site.

### **Place Activation and Leasing**

- Plant 4 – adaptive refurbishment of a retained character warehouse for retail activity. Negotiations underway with a preferred party. Retail offering expected to be a convenience store / small supermarket, a market place, and 3 – 5 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).
- Plant 1 – being leased to drama group and still operating a sustainable and organic market on Saturday mornings.

### **Delivery Program:**

- Stage 2 streetscape design to be tendered in late March 2015.
- Stage 1 link path construction between Sixth and Seventh Streets to be tendered in February/March 2015 subject to completion of the Buildtec and Systembuilt developments.
- Plant 2 demolition tender closes at the end of March 2015.
- Bowden Town Park – to be procured late 2015 and construction completed mid 2016.
- Adelaide Park Lands Upgrade design completed and due to go to tender soon, following final sign off by Adelaide City Council.

### **Training & Employment:**

#### **Funding:**

- UCWB Bowden, in partnership with Renewal SA, has submitted a proposal for Federal funding to continue running the Foodbank Live Training Site program; we are still awaiting a response. The proposal outlines two programs annually for a three year period, providing many opportunities for the community.
- Our second program commenced 16 March offering more employment opportunities and there will be a further program in August with Uniting Care Wesley Bowden offering employment as a support worker.

#### **Work Experience:**

- Work experience placements are currently being sourced for Alexander & Symonds surveyors, Systembuilt Homes, Commercial & General and Black Sheep advertising. We will source these through local High Schools and Colleges and with suitable jobseekers from our Live Training Site programs.

#### **Training Programs:**

- A Live Training Site will commence in early April at the Origin Site – it will feature the construction of fencing, and a deliver a Certificate II in Civil Construction. The Information Session for this program will be held on Tuesday 24 March and the course will commence delivery on Tuesday 7 April and run four days a week for 10 weeks. The first stage of this program will see the fence being erected on Second Street
- In April we will recruit for an On The Run Convenience Store Pre-Employment program as it is looking for suitable participants in its Brompton and Croydon stores.

(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.)