

first  
**release**



# masterplan

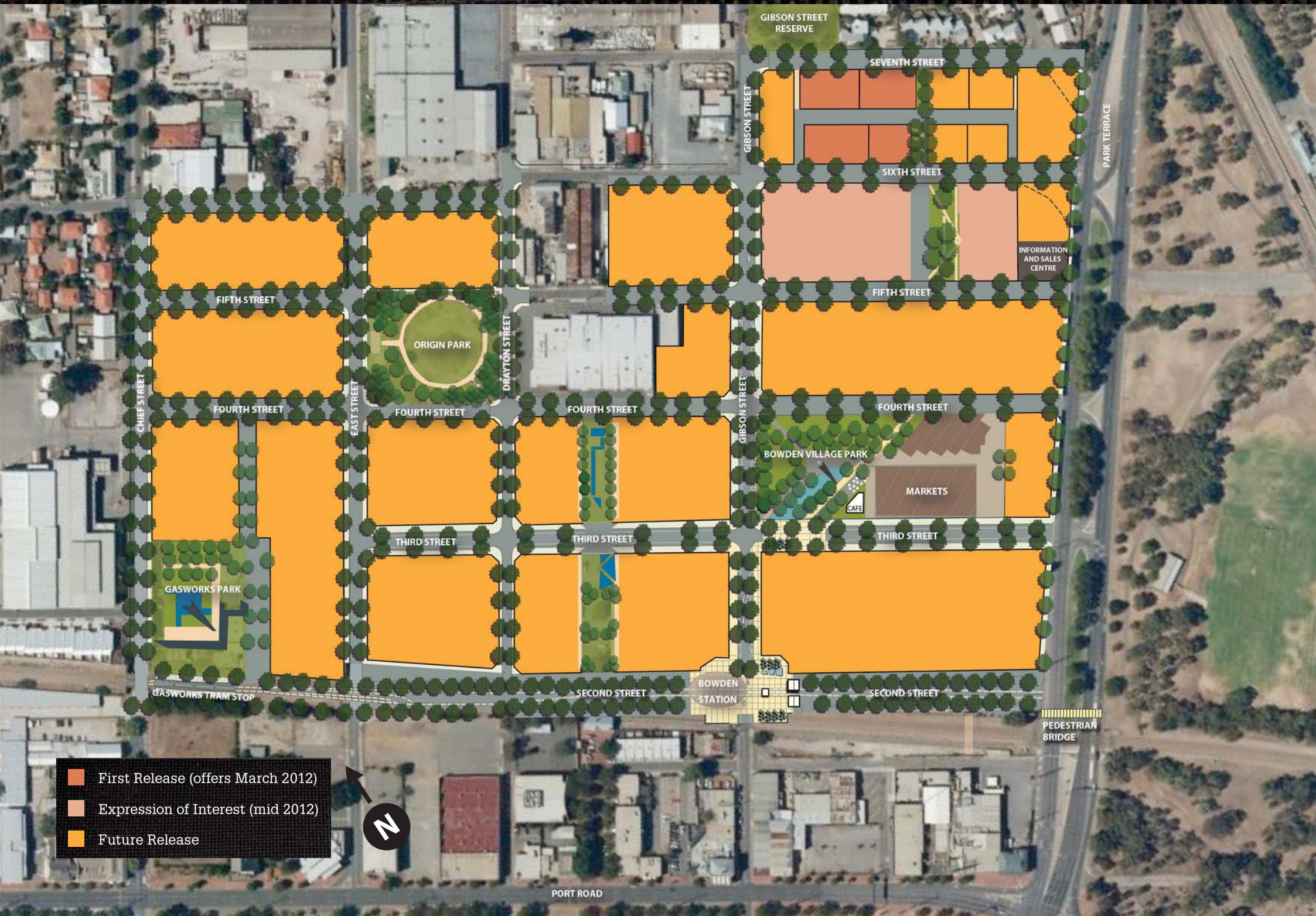
The Bowden redevelopment will cover 16 hectares of land, formerly used as the Clipsal electrical factory and the Origin Energy Gasworks sites, on the north-western edge of the Adelaide Parklands in Bowden.

Just 2.5kms from the Adelaide CBD, Bowden will be transformed into a vibrant, walkable community where 3,500 residents can live and work in new homes, cafés, restaurants, offices, open spaces, parks and gardens. Bowden will provide a real sense of differentiation and choice from the standard residential options both in the inner city and the newer outlying suburbs.

With plans to develop and densify around important transport nodes, the existing Bowden train line and station will be significantly upgraded. The current tram line is also proposed to be extended into Bowden.

The Government of South Australia has committed to investing \$264 million towards roads, parks, open spaces and other infrastructure in the development with Bowden set to become a desirable destination for visitors from all over Adelaide and beyond.

The first 4 parcels of land will be available to teams of developers/builders and designers to design and build residential dwellings comprising townhouses and apartments. The very high design quality standard expected of each purchaser will be assessed by an expert Design Review Panel. As a developer or part of a development team, Bowden offers a unique opportunity for you to be part of a project setting new standards in urban revitalisation in Adelaide and the rest of the world.



## The Sales Process

Land Management Corporation (LMC) is the development facilitator and encumbrance. In providing an efficient and effective assessment and approval process under the encumbrance, LMC will ensure that the built form and architectural outcomes are of the highest standard. Prospective purchasers of development parcels will be required to submit an offer in response to an invitation issued by LMC to teams of developers/builders and designers. LMC will evaluate the offer with assistance from the Design Review Panel, and if acceptable, arrange a land sale contract for execution by both parties.

To achieve the desired standards, the sale offer evaluation process will focus on three elements:

- Design credentials of the purchasing team with emphasis on design capability and experience
- Organisational and financial capability
- Commercial offer

## The Design Review Process

Contract conditions will require the selected purchaser to submit a detailed development proposal in order to obtain approval against the Urban Design Guidelines from LMC prior to the purchaser seeking statutory approvals and commencing development. The detailed development proposal and LMC's assessment will be presented to a Design Review Panel (DRP). The DRP is established by LMC to provide expert opinion and advice on each application against the Urban Design Guidelines. Following input from the DRP, LMC will make a determination and issue approval against the Urban Design Guidelines.

The purchaser will then be required to achieve a minimum 5 Star Green Star Design rating and statutory approval from the relevant development authority. This process is explained in greater detail in the Urban Design Guidelines. Individual project applications will need to demonstrate consistency with the objectives and controls and specifically the design requirements of the guidelines. Variations will need to be fully justified and will be considered by LMC on merit.

# first release

## Release Information:

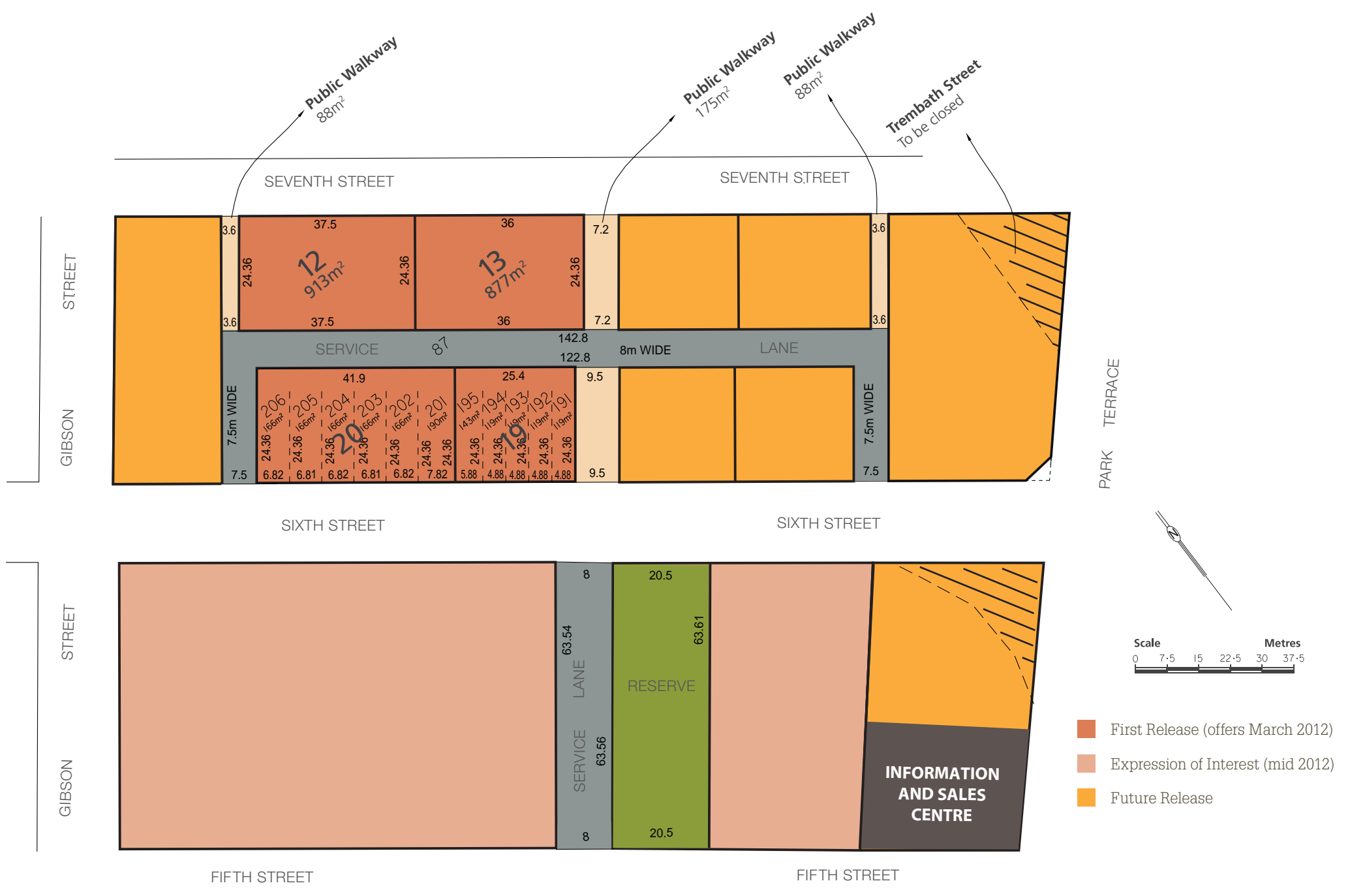
- Release – March 2012
- Lots 12 and 13 offered as serviced super lots for 3 storey residential apartments
- Lots 19 and 20 offered as grouped and serviced Torrens Titled allotments for 3 storey terraces

## Features:

- Upgrade of Gibson Street Reserve
- Conversion of the historic former Parkview Hotel into an Information and Sales Centre
- Construction of a recycled water system
- Ground breaking street and park designs
- Development lots will be remediated suitable for the intended use (residential), with Auditor's Certificate supplied by LMC

## Services:

- Development lots will be serviced by LMC as follows:
  - Electrical service pit at property boundary
  - Potable and non-potable water services
  - Sewer connection point
  - NBN Co broadband service to the street pit (FTTN)
  - Natural Gas mains
  - Stormwater connection provided to lot boundary



## Green Star at Bowden

Bowden is a new generation development leading the way with many groundbreaking initiatives including energy reduction through passive and active measures for buildings.

Green Star is a world's best practice rating tool from the Green Building Council of Australia. Green Star covers a broad range of well-tested sustainability issues and is continually updated to ensure that the highest level of environmental performance is always achieved.

All developments within Bowden must adopt a minimum 5 Star Green Star Design rating.

LMC will provide a number of free services to purchasers of the first release to assist with Green Star certification. These include, but are not limited to:

- A template application and checklist for developers/builders and designers that describes the LMC initiatives such as provision of recycled water, Tri-generation energy (where applicable) and connections to transport which may contribute to Green Star credits;
- 30 hours of free face-to-face consultancy service with developers/builders and designers to:
  - Discuss concept designs and options for Green Star certification
  - Provide input into the preparation of a final application for Green Star certification

life  
more  
interesting  
.com.au



Government of  
South Australia

**lmc**

Disclaimer - Whilst best endeavours have been used to provide information in this publication that is true and accurate, the vendor accepts no responsibility and disclaims all liability in respect to any errors or inaccuracies it may contain. Photographs in this publication are intended to be a visual aid only and do not necessarily depict the actual development of the project described. Prospective purchasers are invited to inspect the project described or make further enquiries through the appointed selling agent. The vendor accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon any description, photograph or statement contained herein. Information contained herein is subject to change without notice.