

PEOPLE
PARTNERSHIPS
PROGRESS



RenewalSA



Government of
South Australia

Commonwealth Parliamentary Association Australia & Pacific Regional Conference

Presented by Mark Devine & Richard Stranger
20 November 2019

Renewal SA - Purpose

The Urban Renewal Authority was established under the Urban Renewal Act 1995 with the primary purpose to **initiate, undertake, promote and support strategic urban development activity to help deliver key strategic priorities of the South Australian Government**, particularly the new urban development directions outlined in the 30 Year Plan for Greater Adelaide

PEOPLE
PARTNERSHIPS
PROGRESS



Government
of South Australia

Renewal SA – Core Functions

The key functions of Renewal SA as outlined in the Urban Renewal Act are to:

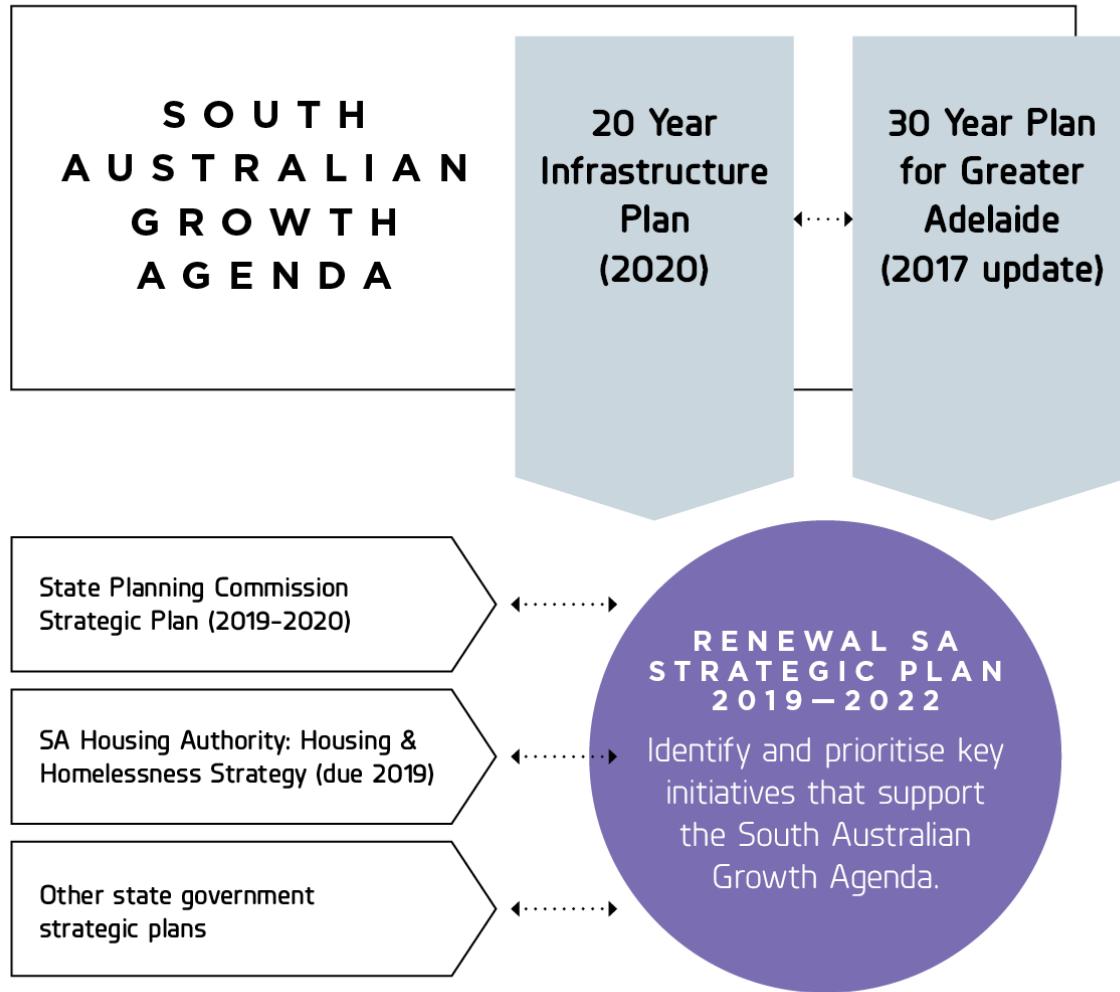
- Initiate, undertake, support and promote residential, commercial and industrial **development in the public interest**
- **Acquire and assemble land** and other assets in strategic locations for the purposes of urban renewal
- **Promote support for urban renewal** by working with government agencies, local government, community groups and private sector organisations involved in development
- **Undertake preliminary works** to prepare land for development
- **Facilitate public and private sector investment** and participation in development of the State
- **Acquire, hold, manage, lease and dispose of land on behalf of the state**

PEOPLE
PARTNERSHIPS
PROGRESS



Government
of South Australia

Renewal SA – Core Functions



PEOPLE
PARTNERSHIPS
PROGRESS



Government
of South Australia

Renewal SA

Case Studies

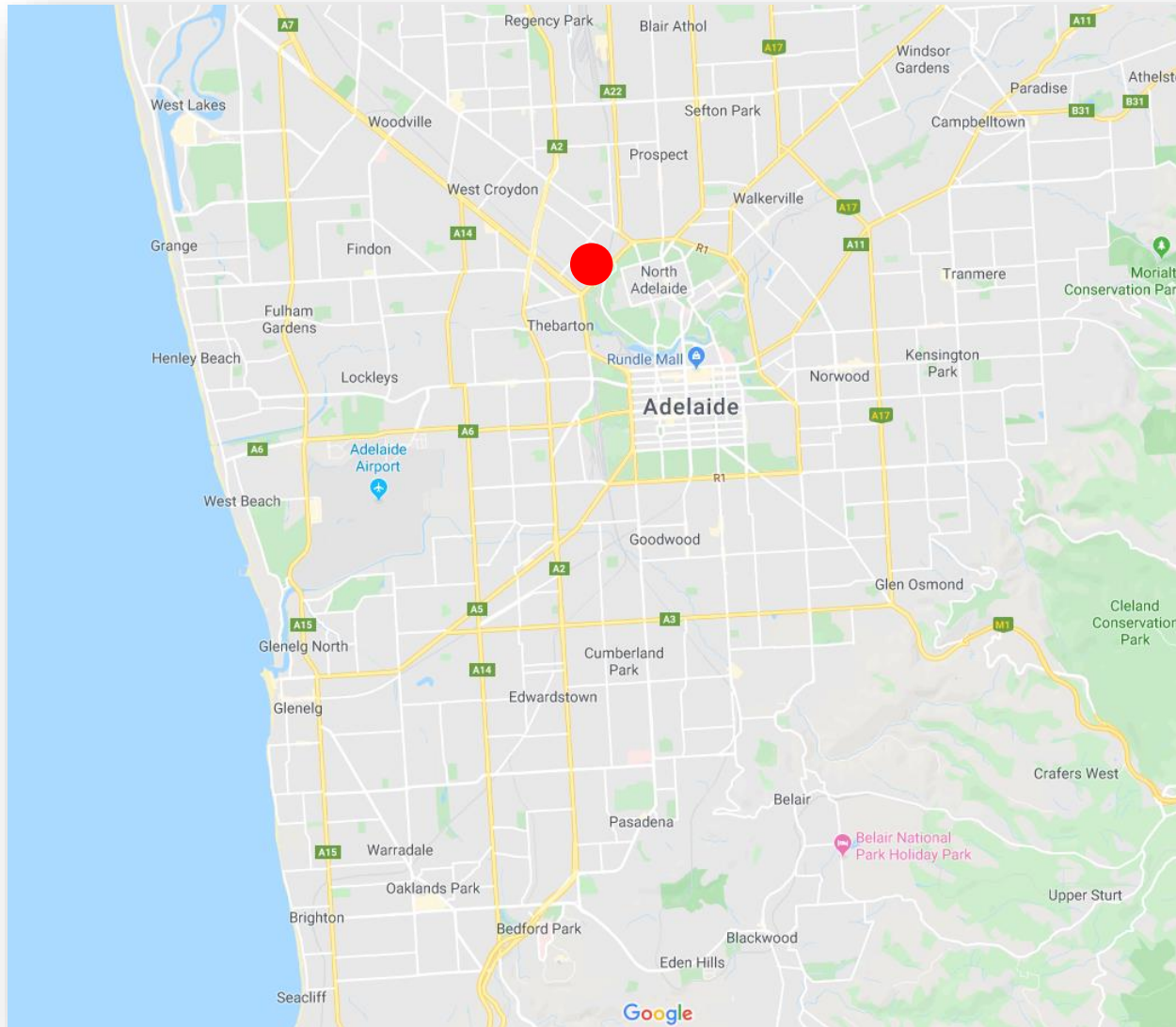
- Bowden Urban Village
- Tonsley Mixed Use Innovation District
- Lot Fourteen

PEOPLE
PARTNERSHIPS
PROGRESS



Government
of South Australia

Bowden Urban Village



PEOPLE
PARTNERSHIPS
PROGRESS



Government
of South Australia

Bowden Urban Village

Proximity

- Approx. 2km City & Riverbank Precinct
- Approx 300m to Entertainment precinct
 - » Entertainment Centre
 - » Adelaide United Soccer stadium
 - » The Gov “The Governor Hindmarsh Pub”
- 1.5km to Adelaide Oval & Memorial Drive Tennis Centre
- 500m to North Adelaide golf courses
- 2.5km North Adelaide retail precinct

Bowden Urban Village

Fast Facts

- 16 Ha site former industrial land to be remediated and redeveloped for residential and mixed use
- located within 2km of city adjoining the Adelaide parklands
- Project launched 2011 anticipated to be complete 2024/25
- Projected up to 2500 dwellings and home to 3500 residents
- Government investment \$264m with estimated private investment of \$700m
- Highest concentration of 5 star green star residential buildings in Australia
- Mixed use with up to 20,000m² retail and commercial
- Over 710 homes sold, 583 dwellings complete
- Plant 4 (market) and Jarmers Restaurant open and providing retail offering
- Town Park and Adelaide Parklands upgrades complete

PEOPLE
PARTNERSHIPS
PROGRESS



Government
of South Australia

Bowden Urban Village



PEOPLE
PARTNERSHIPS
PROGRESS



Government
of South Australia

Bowden Urban Village

Master Plan

- Master planned development
- Focusing on liveable and walkable community
- Urban Design Guidelines (UDG's) to guide the design of the buildings
- Design Review Panel (DRP) a panel of architects who review developers plans to ensure high quality and innovative designs for the buildings.
- High quality public realm with significant areas of open space within development
- Council recently rezoned approx. 10Ha of industrial land adjacent to the Bowden development which is likely to see in the order of 1500 dwellings and 2500 residents into the future.

Bowden Urban Village

Bowden Heritage/Character

- A number of structures and buildings across the project are planned to be retained and adaptively reused, retaining a component of the character and history of the Bowden Brompton area.
 - » Origin site – approx. 8 structures including the three state heritage list items
 - » Clipsal site – Plant 3 & 4, Parkview Hotel (Jarmers Café), Gibson St cottages



Bowden Urban Village

Transport

- Tram (access to town and through to Glenelg)
- North Adelaide Train Station - Gawler Train (Gawler to Town)
- New Bowden Train Station - Outer Harbour Train (Port Adelaide to Town)
- Greenway off road cycle and walking path (Port Adelaide to Adelaide CBD)
- Bus routes (Port Rd & Hawker St)



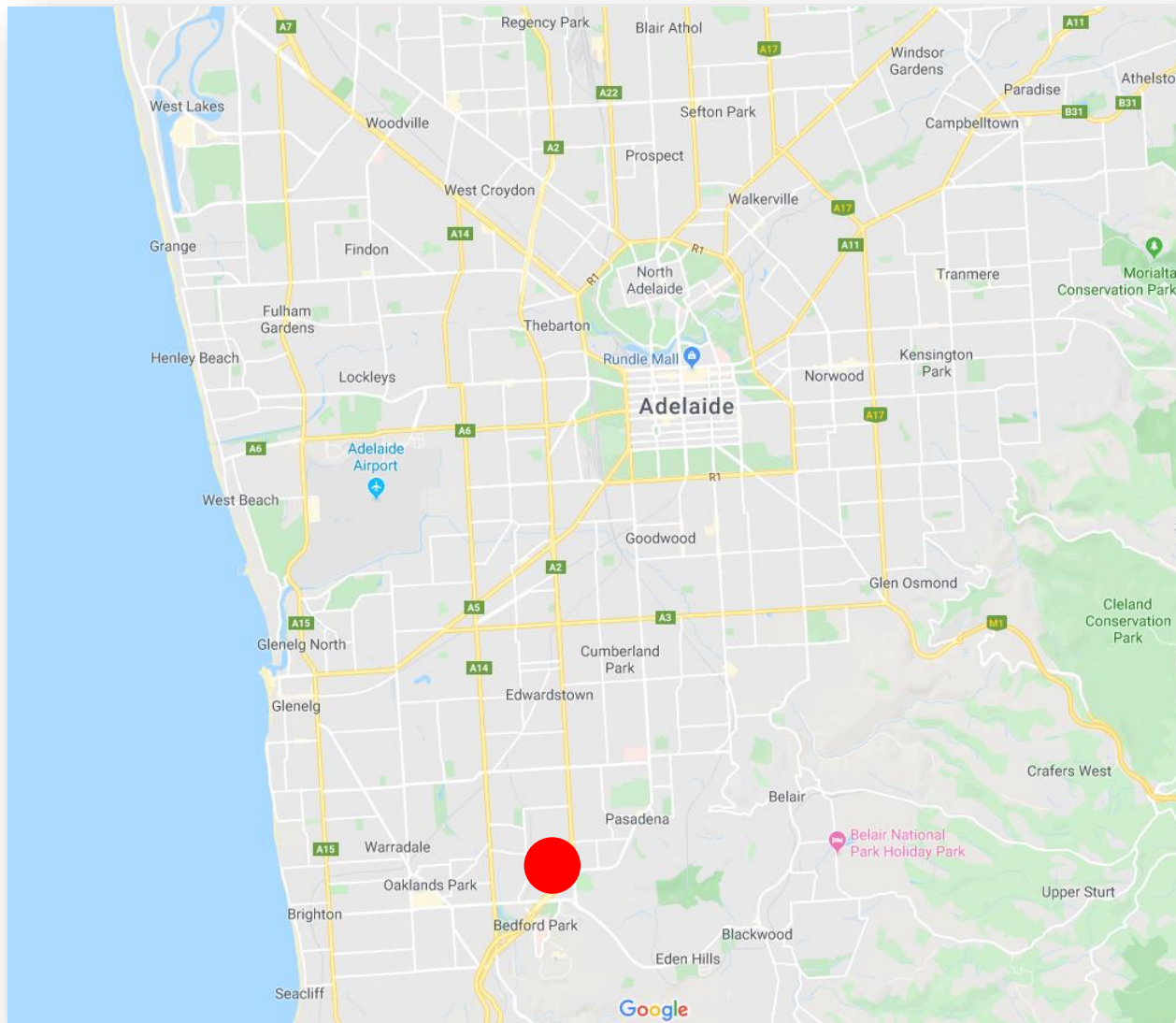
Bowden Urban Village

Sustainability

- Delivery of 15% affordable housing across project
- Requirement to meet 5 star green star requirement on all developments
- 6-star green star communities rating
- Recycled water brought into the project (from SA water at Glenelg)
- High-quality public open space



Tonsley - A mixed use innovation district



PEOPLE
PARTNERSHIPS
PROGRESS



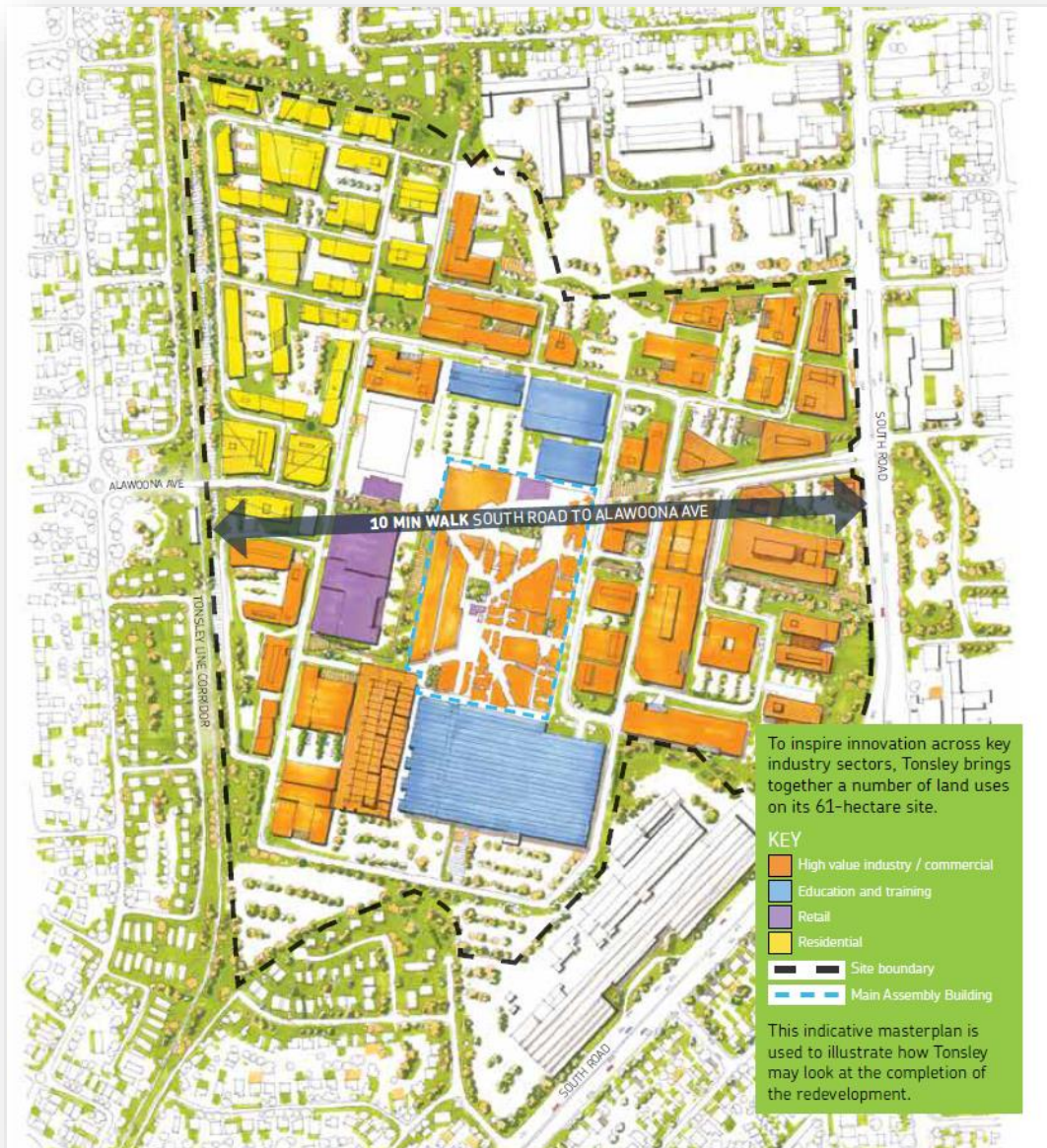
Government
of South Australia

Tonsley - A mixed use innovation district

Fast Facts

- 61 Ha site former industrial site to be redeveloped for a sustainable, mixed-use innovation district encompassing high technology industry, educational facilities and medium to high-density residential
- 20-year project launched 2012
- 24 hectares designated for business (light industry and commercial)
- 11 Ha residential village and 1.2 Ha retail precinct
- Government investment of \$300m with estimated private investment of over \$1.0B
- 6-star green star community
- With a specific focus on high-value manufacturing, Tonsley's masterplan incorporates collaborative meeting and working spaces providing world-class facilities to help take new ideas from concept to market

Tonsley - A mixed use innovation district



Tonsley - A mixed use innovation district

The MAB

- The Main Assembly Building, known locally as the MAB, is a central and key feature of Tonsley
- The adaptive re-use of the former automotive Main Assembly Building respects the industrial heritage of the site and creates its unique identity
- The MAB acts as a figurative and literal 'umbrella', helping create a focus for business and community activities



Tonsley - A mixed use innovation district

- The MAB offers an adaptable and flexible floor plan with options for businesses to occupy purpose-built tenancies as well as smaller modular accommodation
- The building features contemporary public spaces including internal forests, exhibition and meeting spaces, with eating and lounge areas and Wi-Fi hotspots
- The MAB is Tonsley's social hub, attracting workers, students, residents and many local and international visitors



Tonsley - A mixed use innovation district

INDUSTRY

- Manufacturing is seen as an essential element in a prosperous South Australian economy
- The redevelopment of Tonsley is providing the opportunity for the manufacturing industry in South Australia to transition from traditional to high-value manufacturing.
- Tonsley has four focus market sectors reflecting South Australia's economic strengths and opportunities:
 - » Health - medical devices and assistive technologies
 - » Cleantech and renewable energy
 - » Automation - software and simulation
 - » Mining and energy services



Tonsley - A mixed use innovation district

RETAIL

- Town square in the Main Assembly Building (MAB)
- Retail development including shops, cafés, services and facilities,
- Boiler House refurbishment will include a microbrewery and restaurant



Tonsley - A mixed use innovation district

EDUCATION AND TRAINING

- Flinders University's College of Science and Engineering
- TAFE SA Building and Construction
- 8,500 students attending these facilities each year



Tonsley - A mixed use innovation district

RESIDENTIAL

- 11 hectares being developed for approximately 900 homes, accommodating up to 1,800 residents
- Built to the latest environmental and design guidelines
- Cosmopolitan apartment living and townhouses situated among green open spaces



Tonsley - A mixed use innovation district

SUSTAINABILITY

- Tonsley has been recognised as a world-leader in sustainability - Australia's first urban renewal development to receive 6-Star Green Star Communities certification.
- 5MW renewable energy generation and distribution as part of a district-wide embedded energy scheme



Lot Fourteen

A globally-recognised innovation neighbourhood

Fast Facts

- Former Royal Adelaide Hospital Site
- CBD location on North Terrace
- 7 Ha total site area
- Adjoins The Botanic Gardens, Botanic High School, University of Adelaide and University of South Australia
- Focused on emerging and fast-evolving industries, including defence, space, artificial intelligence, cyber-security and creative industries
- State-of-the-art facilities and a diverse range of spaces provide a base for innovators, pioneers, ground-breakers and thought leaders
- To be developed as a mixed-use precinct that combines nature, culture and enterprise

PEOPLE
PARTNERSHIPS
PROGRESS



Government
of South Australia

Lot Fourteen

A globally-recognised innovation neighbourhood



PEOPLE
PARTNERSHIPS
PROGRESS



Government
of South Australia



RenewalSA



Government of
South Australia

PEOPLE
PARTNERSHIPS
PROGRESS

Thank you