

Land Management Corporation

# Planning, Designing and Delivering Adelaide's Major TOD – The Edge of Urbanism?

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ACNU 2010 Congress  
Adelaide, South Australia



Government of  
South Australia

**lmc**

Delivering places for people



## **1. BUV Planning and Design**

- 1.1 The Project
- 1.2 The Process
- 1.3 Outcomes

## **2. BUV Delivery**

- 2.1 Delivery Options
- 2.2 Governance Options

## **3. Ten Planning, Design & Delivery Challenges for BUV**





## 1.1 The Project



## 1.1 The Project

- 16 ha of industry zoned land 3km from CBD;
- fronting Adelaide Parklands;
- mixed use TOD/TAD, higher density (Govt directive);
- more than 2000 dwellings/3500 residents;
- > 100 dwellings/ha;



## 1.1 The Project

- > 8,000m<sup>2</sup> retail;
- > 20,000m<sup>2</sup> commercial;
- > 1,000 jobs/employees;
- > 12.5% open space;
- built form prescribed; heights – 3-15 levels (UDGs)
- road hierarchy /public realm prescribed (UDGs)

**lmc**

# **Request for Proposal**

## **Bowden Village Master Plan**

**Delivering  
successful  
outcomes  
for South  
Australia**

## 1.2 The Process (Request For Proposal)

“Bowden Village can be a showcase of international best practice – a flagship project that integrates sustainable living and working arrangements, energy and water efficiency, renewable energy generation, water harvesting and reuse in the context of a commercially feasible transit-oriented development .....

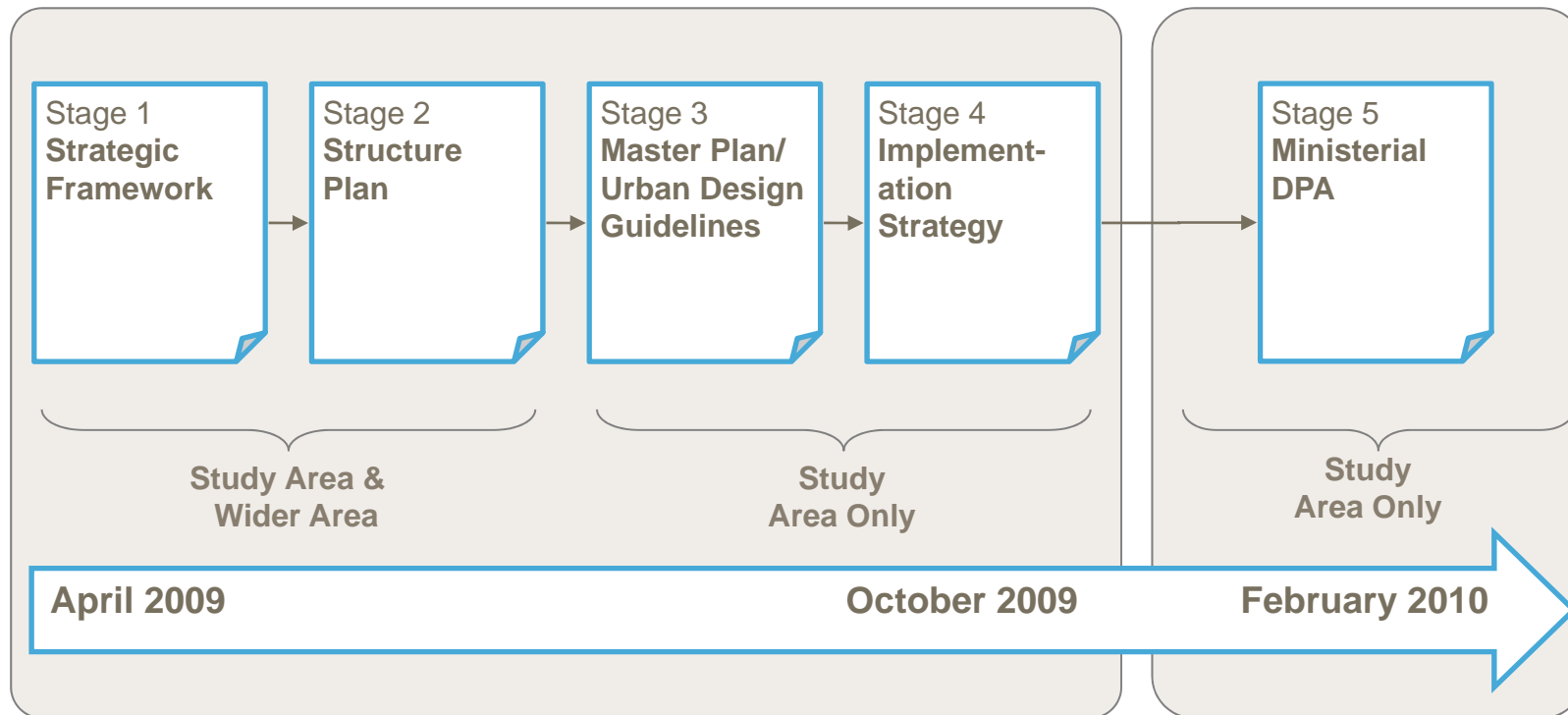
## 1.2 The Process (Request For Proposal)

“..... to realise this opportunity the LMC in collaboration with Dept Planning & Local Govt, Dept for Transport, Energy & Infrastructure and the City of Charles Sturt is seeking to appoint an exceptional multi-disciplinary consultant team to prepare a Master Plan for Bowden Village .....”

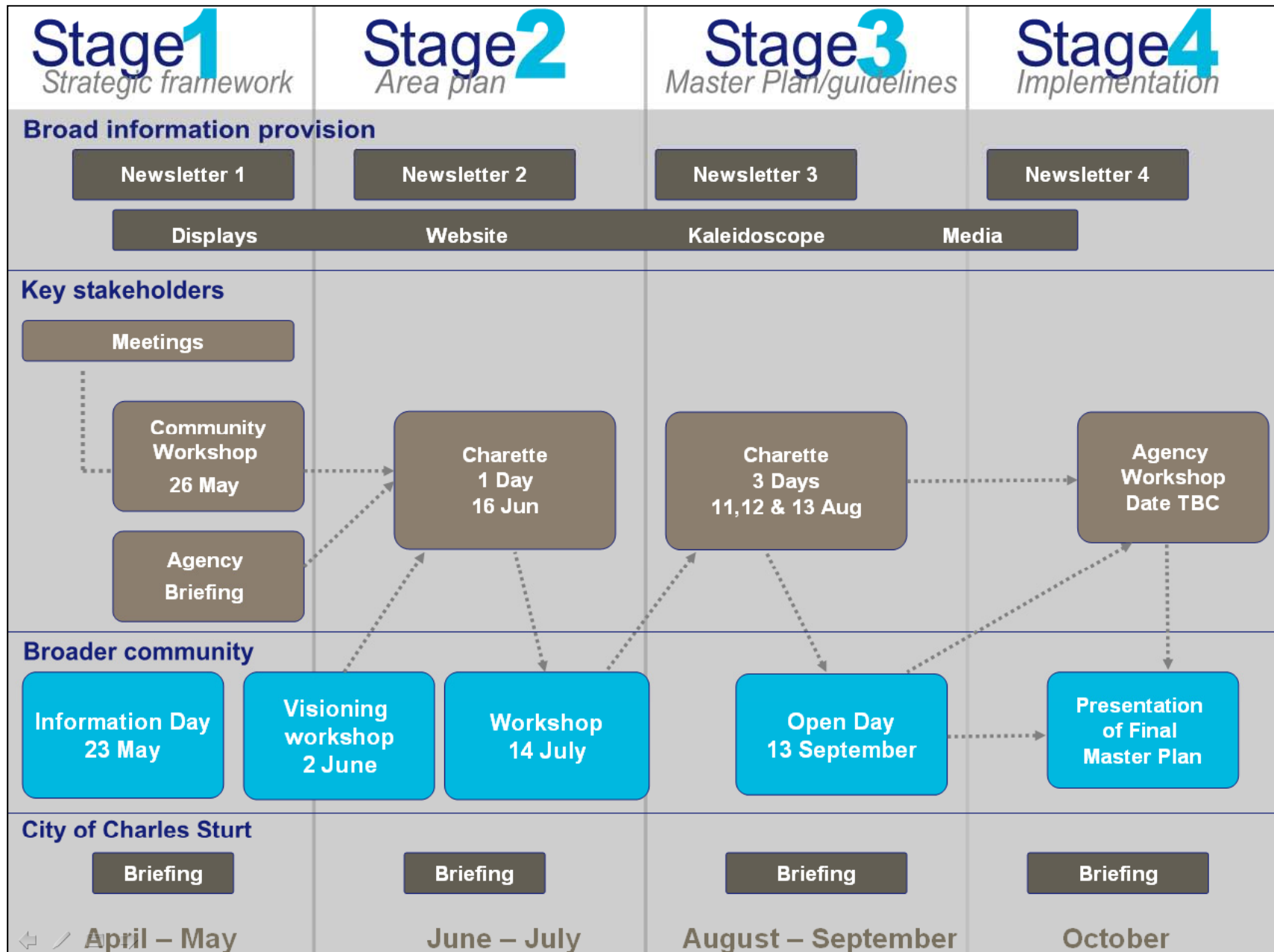
(Hassell/PB selected as lead consultants)



## 1.2 The Process (Outcomes Required)



# 1.2 The Process (Communication Strategy)



## 1.2 The Process (3 Day Charette)



## 1.2 The Process (3 Day Charette)

**Reviewing  
Initial Draft  
Concept Plan**

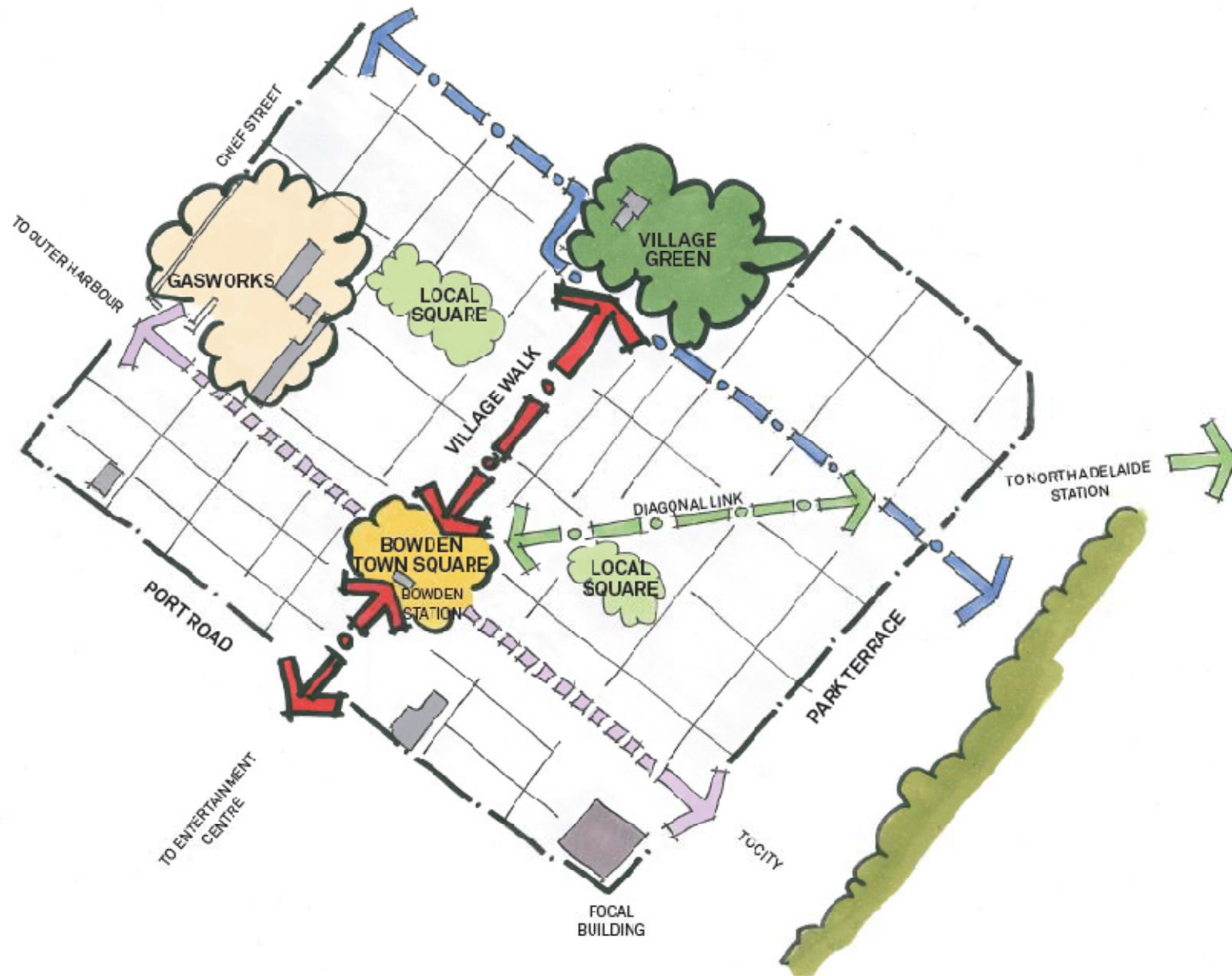


**Considering  
Options**





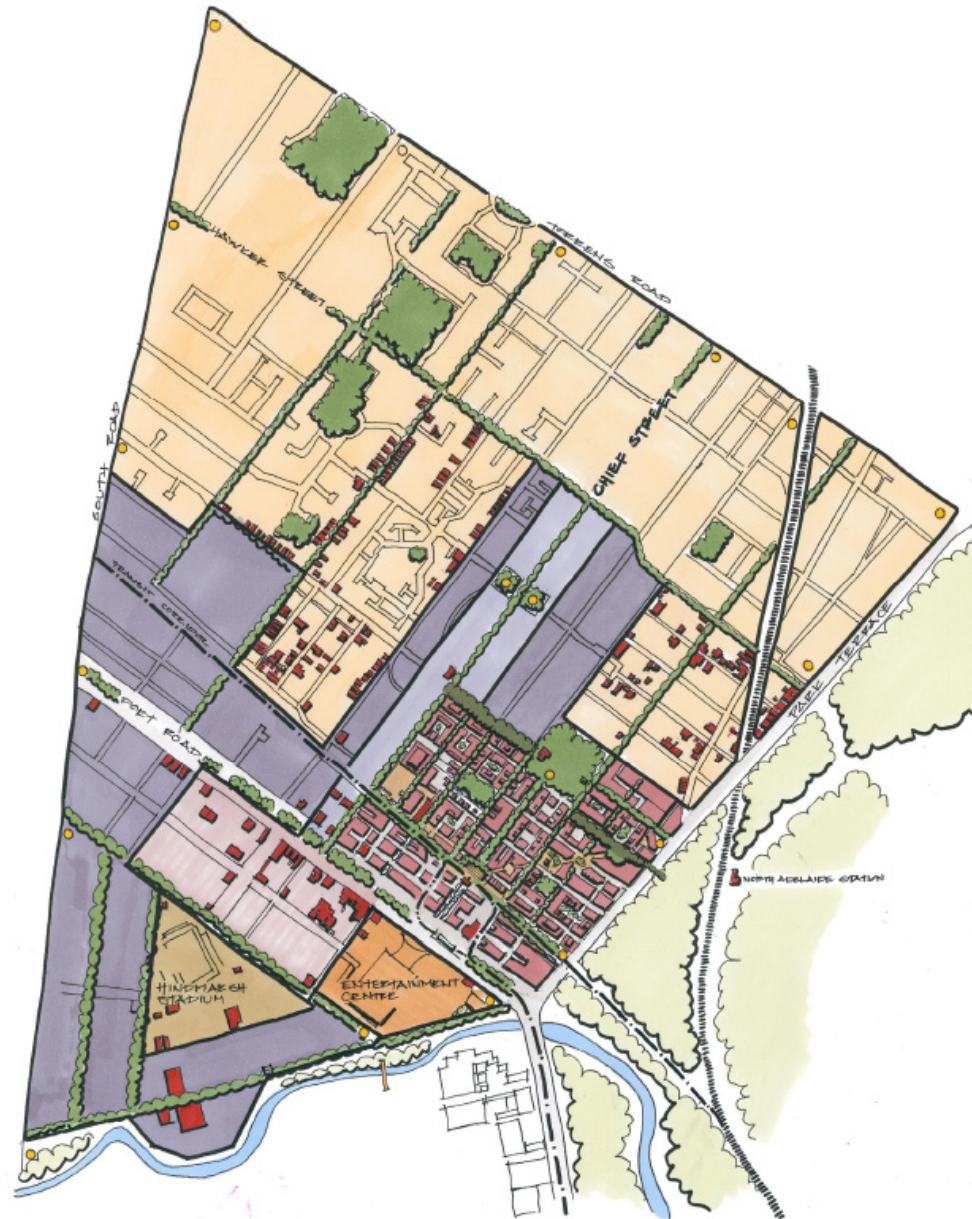
# 1.3 Outcomes (Strategic Framework - Concept Diagram)



## 1.3 Outcomes (Strategic Framework - Vision)

“Bowden Urban Village is a creative and diverse community living and working in a high density sustainable urban environment. Its character, Park Lands connections and integrated urban design will offer a new and distinctive place in Adelaide for residents and visitors.”

# 1.3 Outcomes (Strategic Framework - Wider Area Plan)

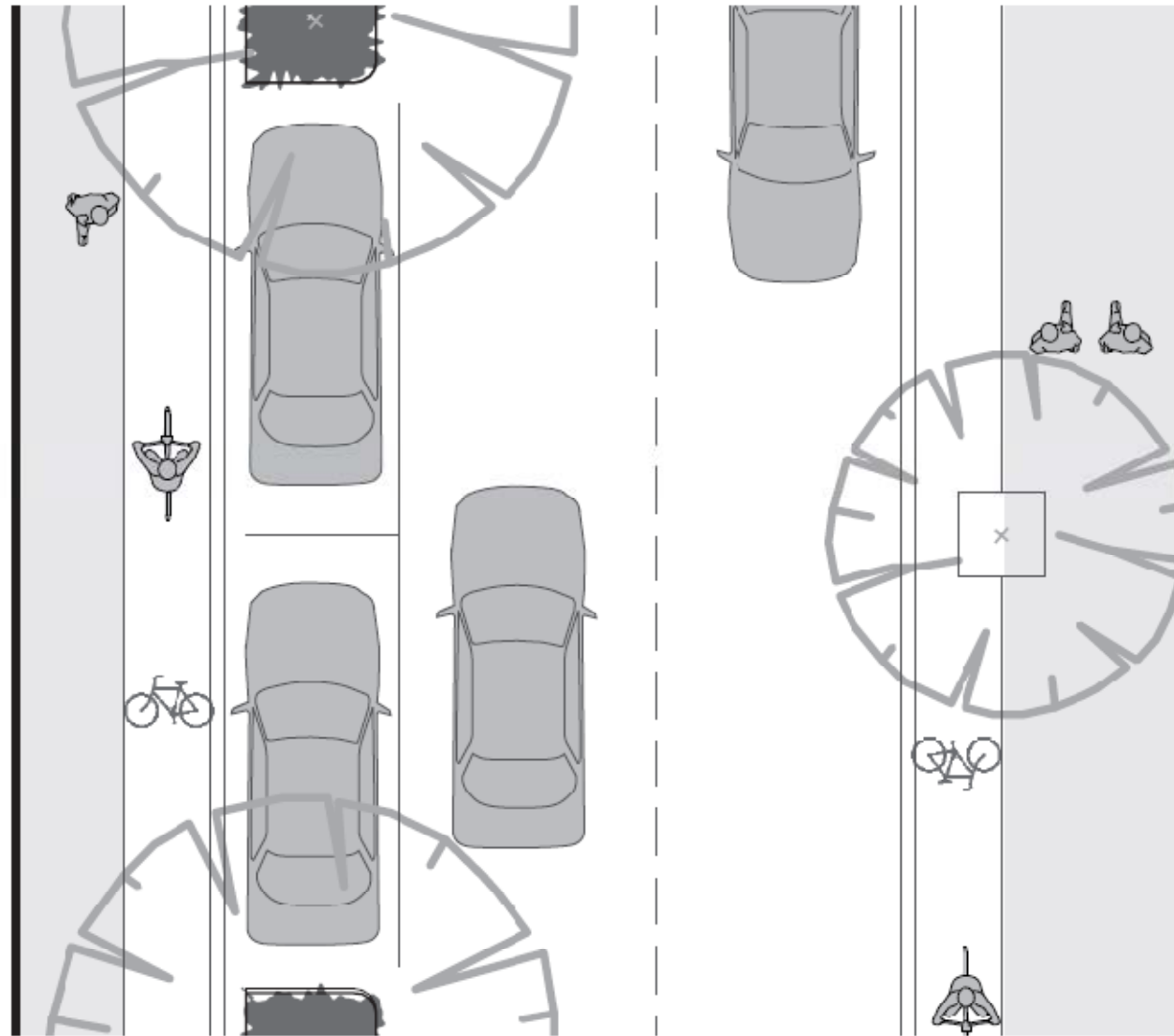


# 1.3 Outcomes (Master Plan Report - Street Hierarchy)





## 1.3 Outcomes (Master Plan Report - Street Design)



# 1.3 Outcomes (Master Plan Report - Open Space Network Plan)



# 1.3 Outcomes (Master Plan Report - Block Plan)



## 1.3 Outcomes (Master Plan Report - Precincts)





## 1.3 Outcomes (Master Plan Report - Parking Code)

Dwelling Unit Size	Maximum average vehicle spaces per dwelling	
	Location A	Location B
Small (<75sqm)	0.75	1
Medium (75sqm - 110sqm)	1.0	1.25
Large (>110sqm) or 3 bedroom	1.25	1.5
Visitor Parking	0.25	0.25

Location A: a development parcel where any part of the site is within 200m of a pedestrian entry to a rail or tram station or within 100m of a bus stop.

Location B: any other location within Bowden Urban Village



# 1.3 Outcomes (Master Plan Report - Building Setback Plan)





# 1.3 Outcomes (Master Plan Report - Final Draft Master Plan)



- LEGEND**
- RESIDENTIAL / SOME COMMERCIAL
  - COMMERCIAL / SOME RESIDENTIAL
  - RESIDENTIAL
  - EXISTING BUILDINGS
  - CIVIC / COMMUNITY BUILDINGS
  - RETAIL / COMMERCIAL
  - PARKS
  - STREET TREES
  - COMMUNITY GARDENS
  - PEDESTAL / CYCLE WAY
  - PEDESTRIAN ONLY
  - PLAZA
  - BARNES CROSSING / PEDESTRIAN ONLY

BOWDEN URBAN VILLAGE 2  
 REVISED MASTER PLAN **FINAL DRAFT**

HASSELL



DATE  
 11 Dec 2009

SCALE  
 1:12,500(A1)  
 1:25,000(A3)

CLIENT  
 LMC

PROJECT NAME  
 Bowden Urban Village 2  
 Revised Master Plan



## 1.3 Outcomes (Master Plan Review)

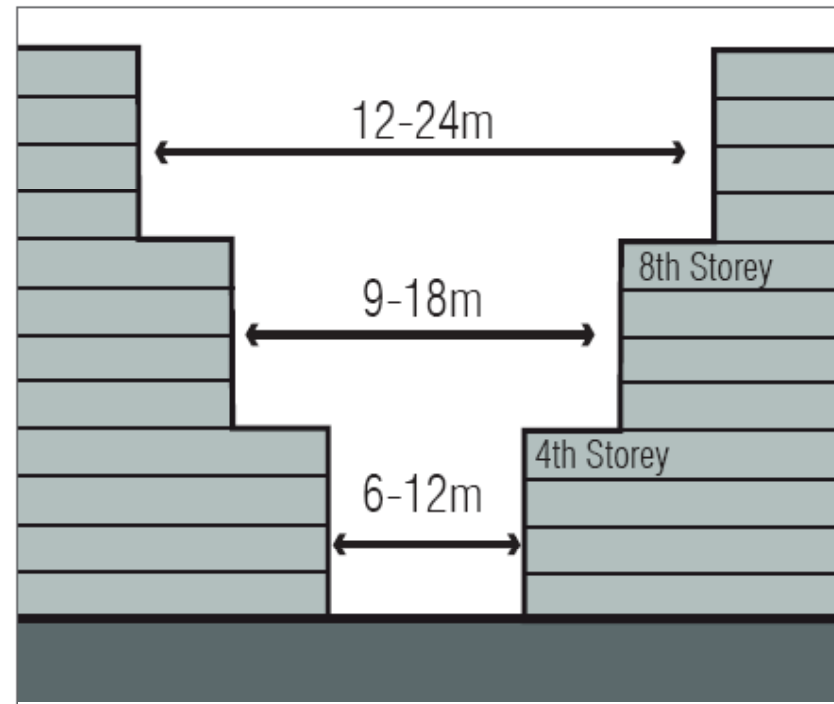
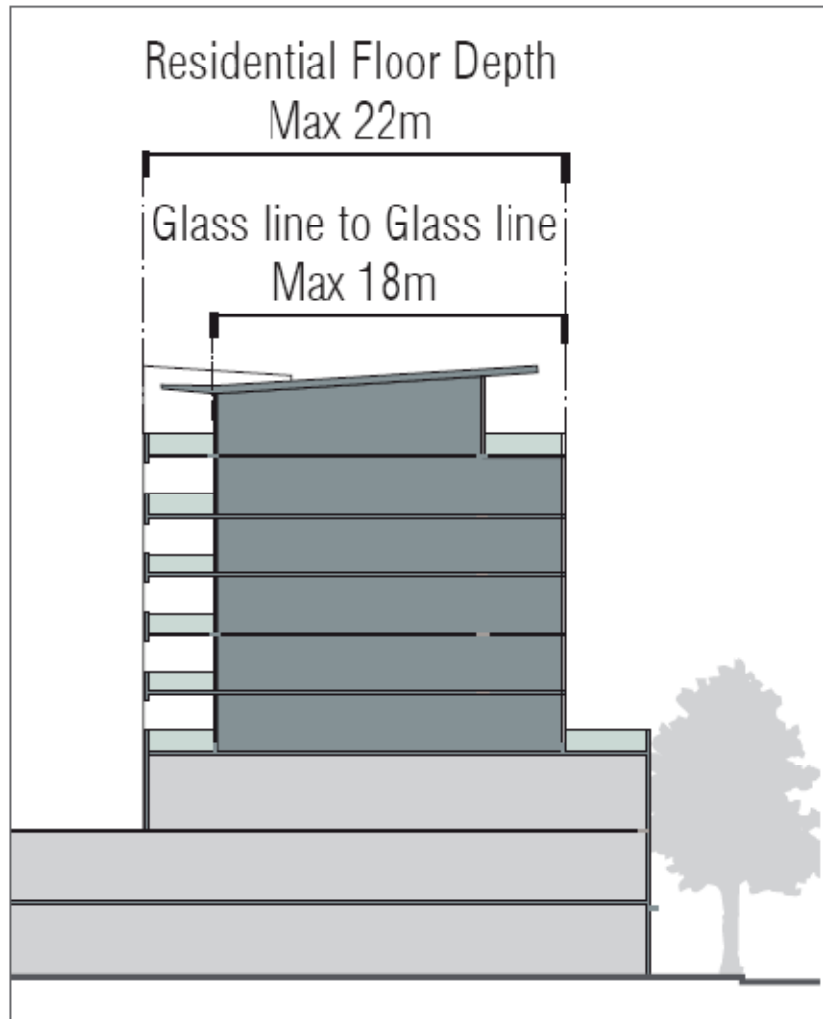
Master plan review from  
“external” urban designers,  
apartment designers,  
developers, architects.

Refreshing.

## 1.3 Outcomes (Urban Design Guidelines - Design Solutions)



## 1.3 Outcomes (Urban Design Guidelines - Site Arrangement)



## 1.3 Outcomes (Urban Design Guidelines - Roof Design)





## 1.3 Outcomes (Urban Design Guidelines - Natural Ventilation)



## 1.3 Outcomes (Urban Design Guidelines - Public Realm)





## 1.3 Outcomes (Sustainability Action Plan)

# Bowden Urban Village

One Planet Living 2030 Sustainability Action Plan v.1.1

November 2009

## ONE PLANET CHALLENGE

We're using a One Planet Action Plan to help us live within a fair share of the earth's resources



lmc in collaboration with...



Department of Planning & Local Government  
Department for Transport, Energy & Infrastructure



# 1.3 Outcomes (Sustainability Action Plan)



<b>Vision</b>	<i>To demonstrate leadership in facilitating development outcomes that assist and motivate people to live and work sustainably</i>				
<b>Mission</b>	The integration of economic, social and environmental elements to achieve sustainable development:				
<b>Objectives</b>	Liveable Communities	Economic Growth and Development	Environmental Responsibility	Place Making	Corporate Behaviour
<b>Goals</b>	Support and build community capacity that contributes to people's quality of life, health and well being	Contribute to economic growth, development, employment and training, to deliver sustainable outcomes for SA.	Minimise environmental impacts and improve resource efficiency and environmental outcomes	Promote, plan and design quality urban development that addresses future challenges	Develop a socially responsible corporation, highly skilled in fostering and demonstrating sustainable outcomes





## 1.3 Key Outcomes (Sustainability Action Plan)

### **Water Strategy**

- Third pipe
- WSUD study
- Zero stormwater run-off

### **Energy Strategy**

- Co-gen/Trigen – distributed system study
- 70%-80% GHG reduction through design (GBC Star Rating)  
– other 20%?

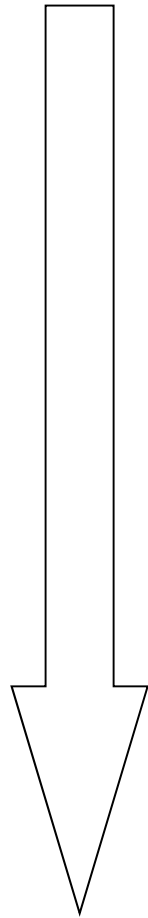
### **Place Making Strategy**

- Artists' studios, cultural venue/precinct reinforcement
- Community strengthening/involvement – productive landscapes, community meeting places/facilities – local networks

## 2.1 Delivery Options

### Options for delivery of major TOD/Infill in Adelaide

Increased  
Govt role



- Private sector delivers in line with Development Plan
- Private sector delivers in line with Development Plan and Development Agreement with Government
- Private Sector partners with Government (various arrangements)
- Government (GLO) as master developer, super lots to private sector
- Government as developer



## 2.2 Governance Options

- BAU – Council as planning authority, agencies respond ad hoc as required.
- Development Authority – with planning approval and acquisition powers.
- Hybrid – collaborative with Design Review Panel, Council and agencies coordinated, Minister reserve powers.

### 3. Ten Planning, Design and Delivery Challenges for BUV

- I Procurement Process (Master Planning + development partner) - **2 stage process preferred** (know what sort of partner you want).
- II Community support maintained to date but **boomer community warriors are ready to re-activate; need educative, sophisticated, empowering models – more than charette.**
- III Charette approach – **time/resources for iteration? Perhaps not for all projects? Preparation (of participants) is critical. A charette without a developer?**



### 3. Ten Planning, Design and Delivery Challenges for BUV

- IV Master Planning approach is necessary but **need a flexible master plan concept**, not an end state plan, if partnering.
- V Master Planning review process was essential; **need multiple (company) designers on major projects.**
- VI To be a beautiful, local, walkable community **and** a metropolitan destination **and** a model for the suburbs – in a fledgling market – global and local – **inducing demand or looking out the back of the bus?**
- VII Designing (principles) for **new “Australian streets of high-medium density”** is complex – form, facade, grain, proportion to street/space, identity, public realm.

### 3. Ten Planning, Design and Delivery Challenges for BUV

- VIII **ACNU could pursue more form based code templates for Australian medium density development** (Malmo, Hammersby, Beacon Cove, Breakfast Point? – but Australian vernacular).
- IX The delivery body (and the urbanism) is critical if higher density development is to catch on in Australian cities.
- X **Is more than 6-8 storeys (Paris/ Berlin/ Scandinavia) just not NU, ie not TND, not human scale?**  
(Krier and the vernacular?)