



life
more
interesting



designed for life

Just 2.5 km from Adelaide's CBD lies the suburb of Bowden; a community reimagining its once rich and purposeful history.

Over a decade ago, a group of visionary planners could see the potential for a community that transcended traditional residential developments.

This would be a place where walking is more significant than driving, where each building is uniquely designed alongside numerous parks and gardens that encourage outdoor living and family interaction. A place where connection with the CBD and the rest of Adelaide is both varied and easy.

Now with more than 1000 residents and construction of further homes moving at pace, the vision has become a reality.

connected

Bowden has matured into the community it always promised to be - a place focused on the people who live there and what they bring to it. Diversity, creativity and shared passion for the place they live in.

Bowden is contagious.

People love the positive vibe of the community and feel they belong here.

What makes it even more interesting is that it's still evolving, shaped by the architects, builders, developers, retailers, restaurateurs, artists and the hundreds of people who are making it home. It is a walkable community with parks, gardens and a busy retail hub that makes bumping into neighbours or meeting new friends a likely possibility.

Bowden inspires.





full circle

Bowden has come full circle.

It was once the busiest neighbourhood in Adelaide. Residents enjoyed community life at the crossroads between suburbs and metropolis. Their lives revolved tightly around family, friends and work.

It was a place to grow and prosper and live a full life.

Now, the redevelopment of this hidden but valuable 'edge-of-the-city' quarter is bringing this life back. Former glory still exists in old buildings that have been retained and repurposed, while hints of the past have been creatively woven into the design stories of new buildings.

But most importantly, a vibrant sense of community has returned.

Today, Bowden connects a contemporary vision of life with a respectful embrace of its past.



Gerard Industries tool room, 1956
Above: Gibson Street, 1980s







successful planning

Bowden is creating a place where people want to spend time. A simple grid of roads would never be good enough. Integrating public spaces that are both accessible and useful makes Bowden more attractive to residents. The architecture; the variation in the designs of building facades helps make Bowden a more interesting place to live.

Heading towards a population of 3500, Bowden's masterplan is founded on walkable and healthy lifestyle principles. People and bikes come first. Cars come a distant second. Streets are designed to slow traffic and footpaths are wide. Trees in the middle of the street are a unique characteristic of Bowden.

As Bowden evolves, more diversity will emerge. More retail and community services are planned, more heritage features and more historical buildings will be retained as the centrepieces of new parks.

Adelaide CBD

Bonython Park

North Adelaide Golf Course

- a Plant 4**
IGA supermarket, food/retail markets, cafés, conference and event facilities.
- b Plant 3**
Complementary retail coming soon.
- c Bowden Park**
The heart of the Bowden Town Square where visitors and residents gather. Venue for outdoor movie nights, yoga, picnics etc. Pet-friendly. BBQ facilities, a bike parking and repair station.
- d Bowden Train Station**
1 quick stop to the CBD. Equally easy connections to Croydon, the Port and Outer Harbour.
- e Kevin Taylor Park**
The first of several link parks throughout the area that breaks up the urban landscape and gives residents a choice of well considered parks.
- f Emu Park**
Play equipment, a basketball court, BBQ facilities and plenty of lawn to satisfy any pooch (see for yourself over the page).
- g Jarmer's Kitchen**
Former Parkview Hotel transformed into what is now a local institution - restaurant and function space.
- h Information & Sales Centre**
Your first stop to purchase a home within Bowden with details of coming releases, interactive exhibits and a large scale model.
- i Main Street (Third Street)**
Coming soon. It is anticipated that Third Street will offer a mix of fashion boutiques, a supermarket, retail variety stores and eateries. There will also be a mix of commercial offices and apartments.
- j Bowden's Heritage Precinct**
This precinct will mix the past with the future, blending history, culture and sustainability and will include new streets, landscaping and structures to revitalise the former Gasworks as a place of special heritage character.



North Adelaide

A premium village of tree-lined streets and heritage buildings, with restaurants, cafés, shops and a cinema for your enjoyment.



The CBD

One train stop away from the hustle and bustle of Adelaide, a place for work, study, business and pleasure.

Park Lands

Bowden's 'great outdoors'. Enjoy the wide open space, relax with a barbie, shoot some hoops or even play a round of golf.



Linear Park

A beautiful trail that hugs the banks of the River Torrens. Which way will you go this weekend - the coast or the foothills?



Free Tram

The tram is a brilliant link between the city and home. It takes the stress out of driving, saves you the hassle of city parking and who doesn't love a free ride?

Entertainment

The Entertainment Centre and The Gov are Bowden's 'bright lights' when it comes to the big names in local and international music but you can also find a stack of hidden talent in the local bars and restaurants dotted around the neighbourhood.



join the dots

Walk your dog, ride your bike or go for a jog and meet or make new friends over coffee. You don't really have to leave Bowden since your everyday essentials and a bunch of dining and entertainment options are within reach.

But if you want to travel further afield, the tram and train are right on your doorstep and will have you in the city in under 10 minutes - perfect if you have work or school to get to.

If you want to add a bit of exercise to your routine you could make use of the bike trails and walking tracks of the Park Lands. And if the city is not your goal, the River Torrens Linear Park trail can take you to the foothills or to the coast.



Hawker Street and greater Bowden, Brompton and Croydon

Follow the vibe out to Hawker Street and Queen Street and discover local iconic cafés, vintage fashion and organic food stores with some surprising street art along the way.

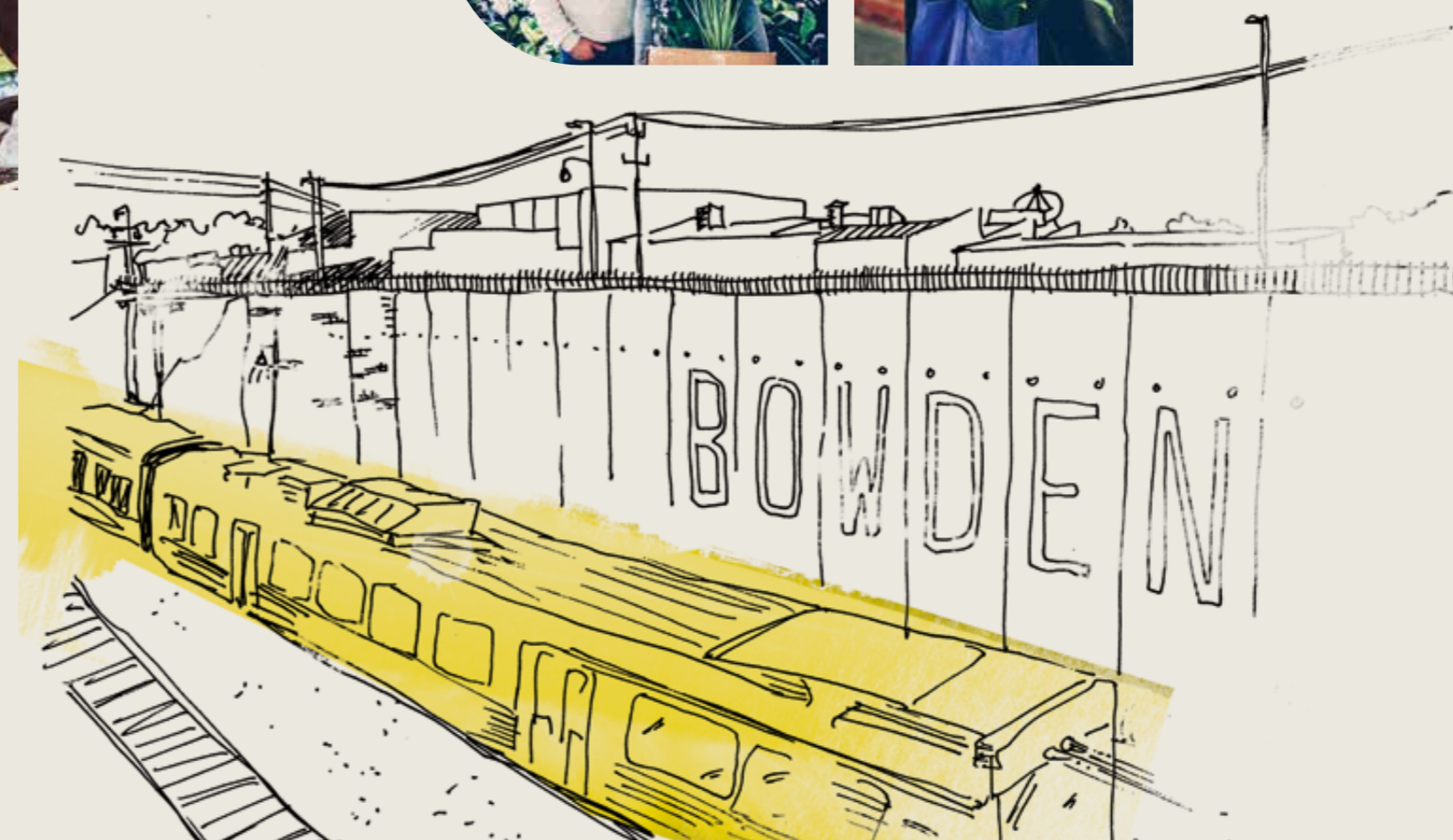
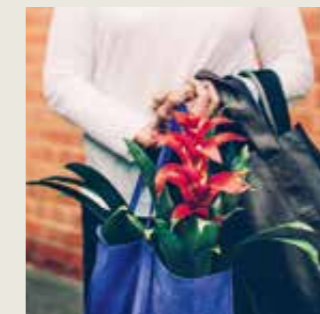
discover Bowden for yourself

Bowden is a community,
it's about you as an individual.

Bowden celebrates our differences. It's an
encouraging, energising place but it's also
comforting, supportive, even nurturing.

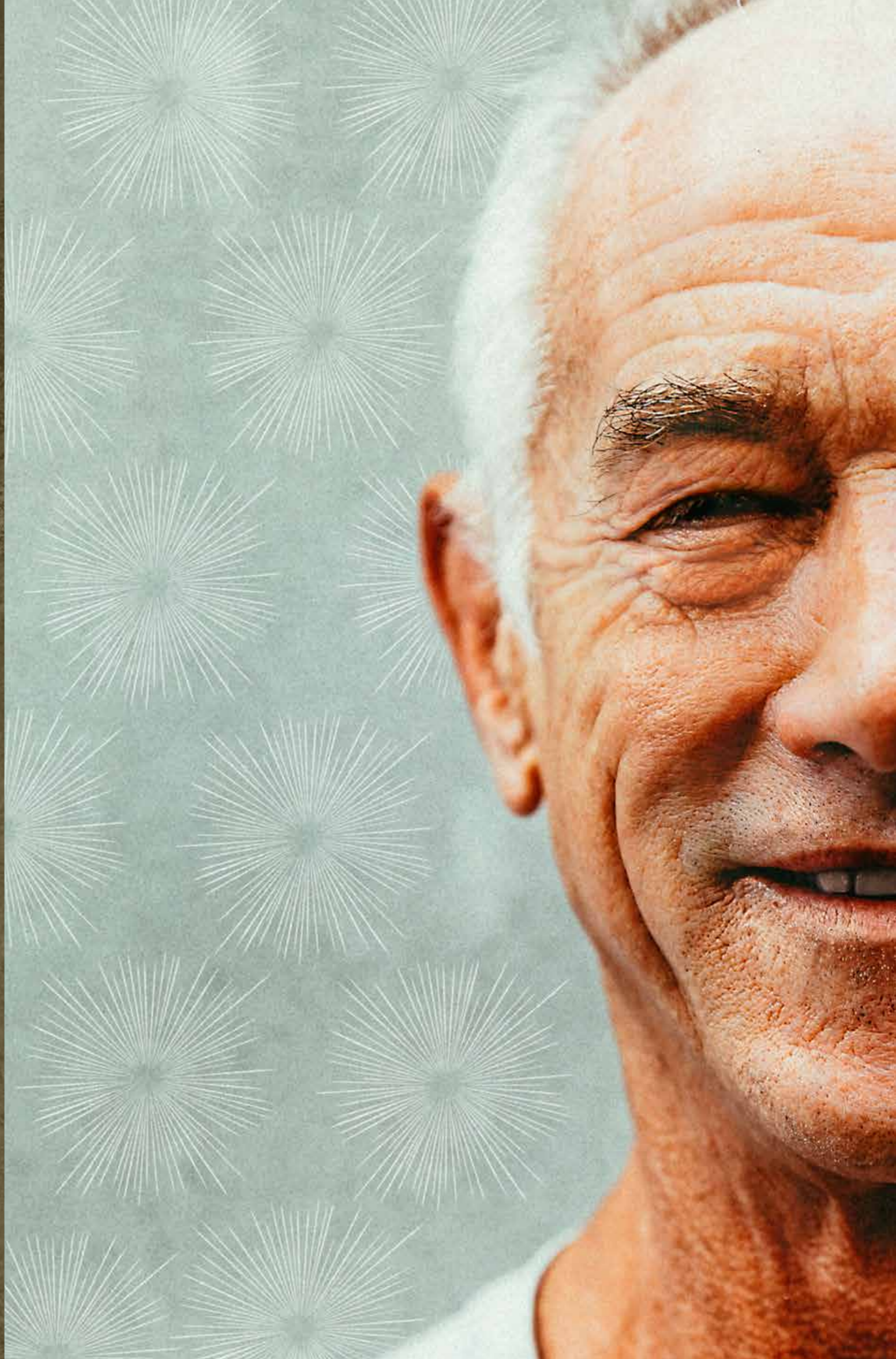
Bowden lets you find yourself or just be yourself.

But most of all, it allows a life more interesting,
whatever you want that to be.



"living
in new
shapes
reshapes
our
thinking"

Lois Farfel Stark - author and documentary filmmaker



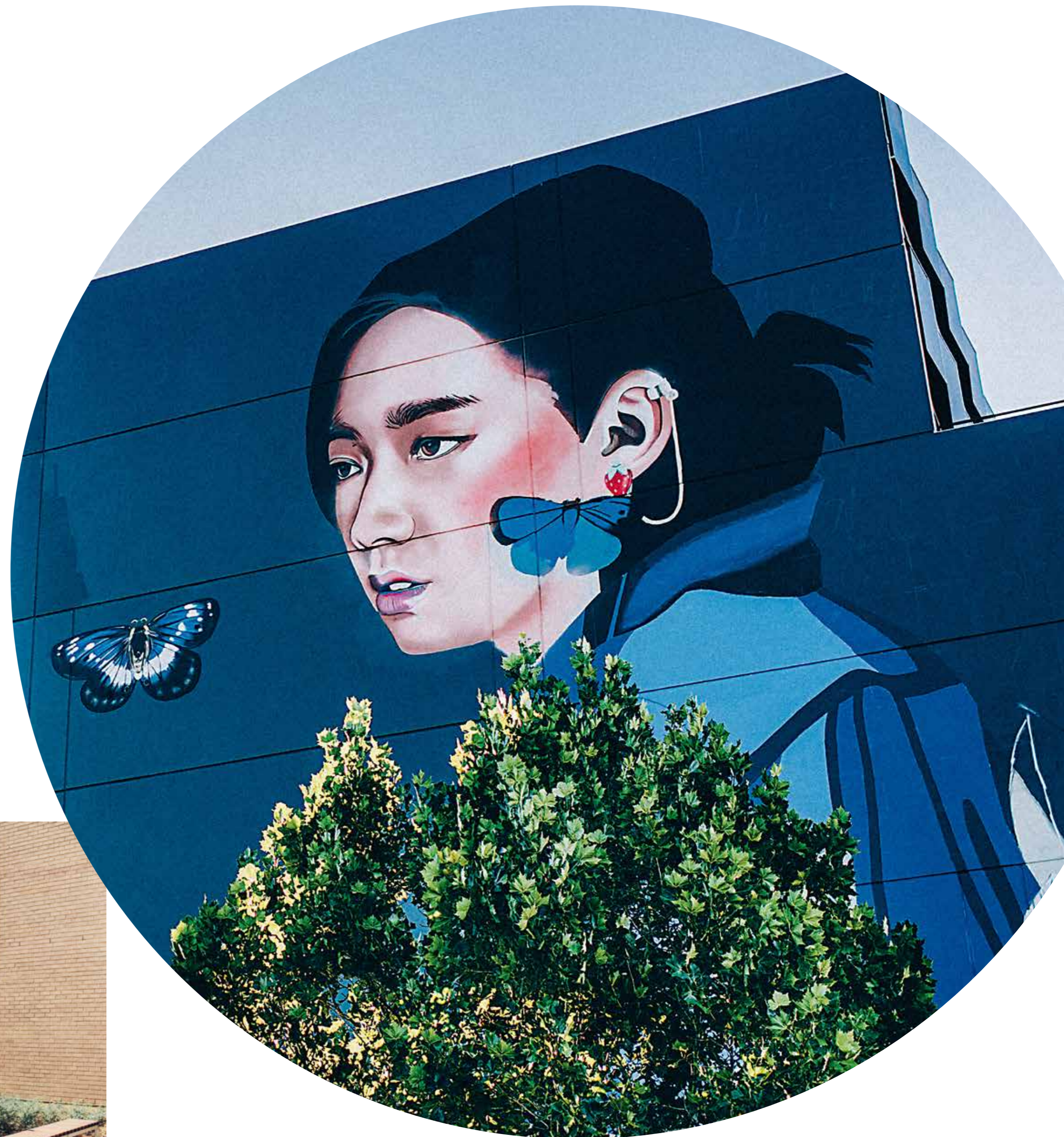


future-proofing

Renewal SA has planned Bowden from the ground up. 'Next generation' thinking is key. And it's not just beautiful architecture that is planned for Bowden. Considerations such as layout, space, ventilation and sunlight are equally as important as aesthetic.

So is choice. Bowden delivers a variety of design and living configurations. Whether you need a one, two or three bedroom apartment or a Torrens Titled townhouse, Bowden delivers to suit singles, couples or families.

Every building has a unique design, guided by the Independent Bowden Design Review Panel who assesses each design to put the resident at the centre of the architecture.



The Bowery Bowden
Mural by Lisa King



global 6-star community

Bowden has the highest concentration of 5 star Green-Star residential buildings in Australia and is one of the most environmentally sustainable communities in the world. This Green-Star rating is a trusted trademark of quality and stands as a guarantee that Bowden is a sustainable place to live, work and play. You can build a life as rich and fulfilling as you can make it, while living in a community that is both liberating and sustainable.

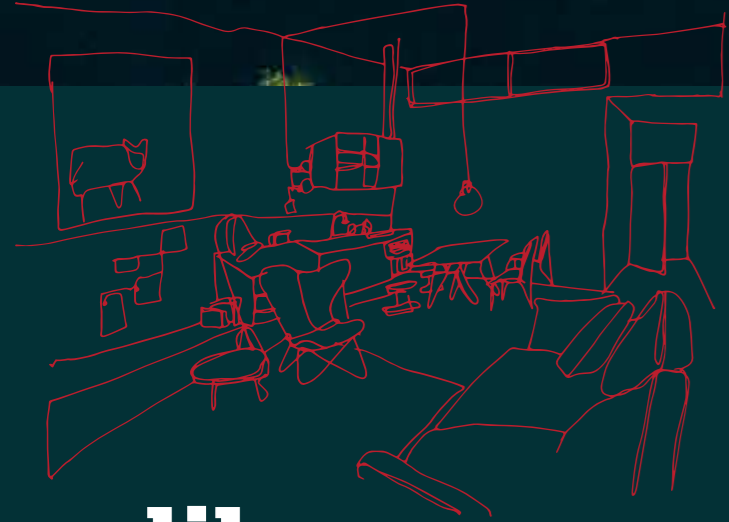
Health

Convenience

Affordability

Opportunity

Environmentally Friendly



like nowhere else

Sitting in stark contrast with CBD apartments and 'one-off' developments that are popping up around the 'burbs', Bowden is a lively and vibrant community.

And this is driven by location.

Unique restaurants, eclectic entertainment, open green spaces, the vibrant arts and sporting facilities ring the perimeter of Bowden. They guarantee you a life more interesting.

Bowden is a 24/7 development, not just on weekends or weekdays. It offers a new paradigm.

There is simply nothing on offer anywhere in Adelaide that manages to deliver such a thoughtful and attractive opportunity.





"I love the space and having all the natural light - that's what got me immediately"

Melody - Bowden Resident

choose more interesting

There's nowhere else in Adelaide that blends history, contemporary living and such a vibrant, creative community as Bowden.

Nowhere else is quite so interesting; testament to the Bowden Vision and Renewal SA's commitment to that vision.

The 'streetscapes' reflect a diversity of design. Bowden is a showcase for Adelaide's foremost architects and construction companies.

Bowden's stringent Design and Construction Guidelines have led to the creation of some outstanding places to live.

For those looking for their 'spot in Bowden', they have choice across floor plans, apartment sizes, location within Bowden and cost. Choice will always help keep things interesting.





Bowden is a testament to the idea that people can happily assimilate into a new community and live rewarding, fulfilling lives because of their surroundings. Bowden's commitment to a visionary masterplan means it has become a catalyst in the creation of what most residential developments only aspire to – a true community.

Bowden is a place that can be encouraging and energising, or it can be supportive and comforting.

Happily though, Bowden has managed to stay true to the promise it made to its residents from the day it was launched – a life more interesting.

RenewalSA



Government of
South Australia

Renewal SA takes an integrated approach to urban renewal for the Government of South Australia. Bowden is our first higher density urban infill project and it strongly reflects our commitment to new urban form, showing how putting humans at the centre of design creates places where people want to live, work and play.

Our communities accept only the highest standards of design and planning which ensures they are inclusive, connected and sustainable.

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Bowden