

## **Bowden Village Employment Plan**



South Australia's Land Management Corporation (LMC) own a 20 hectare site in the suburb of Bowden within walking distance of two train stations and a proposed light rail connection.

Under the recent Draft Plan for Greater Adelaide, Bowden Village is identified as a major new urban transit-oriented development (TOD) site. This classification means that the site, in very close proximity to the CBD, with links to the port and airport and a mature industry base, must be responsible for a reasonable proportion of the 46,500 future jobs allocated to the western sub-region in which it is located.

Pracsys determined the number of jobs (and thus floorspace) that should be accommodated at Bowden Village and within the wider study area through balancing government employment targets with Australian TOD benchmarks, market assessment of viable floorspace and the capacity of the available land. Economic profiling of the area and its links to Adelaide metropolitan supply chains identified high quality industries of interest which will be a key determinant of future economic activation.

Stage two involves industry attraction strategy within an economic development plan to ensure that Bowden builds upon the strong producer services employment base by encouraging more R&D and high value business services industries.

**Client:** Land Management Corporation