

BOWDEN



RenewalSA

# IN FOCUS

COMMUNITY  
UPDATE #3.1



## Taking the public realm design of the Bowden Heritage Precinct to the next level

### What makes a great public space?

Late last year you told us what you wanted to see in the design of the public open space in the heritage-listed section of the Bowden Heritage Precinct. Recreation, vegetation and public amenity were some of the many themes.

Importantly, our young people are also helping to influence the future design and use of the public open space within the precinct, with students from Brompton Primary School offering us their views on what is important to them.

The feedback we received so far has been used by urban design firm ASPECT Studios to develop guiding principles that will help shape the look and function of the public realm at this wonderful historic site. These principles address culture and heritage, community and sustainability—among other priority areas—and will inform concept design options for the re-imagined Brompton Gasworks. We are looking forward to sharing these designs with you during our next stage of engagement in 2022.

Keep reading to find out more about the future plans for the Bowden development and opportunities for you to contribute to its ongoing evolution.



Government  
of South Australia

## Director's message

The past six months have been a busy time for Bowden, with an important public conversation about the design of the public open space within the Bowden Heritage Precinct getting underway and further investigations being made into the remediation strategy for the former Brompton Gasworks site.

The first of three engagement stages related to the public realm design of the state heritage-listed section of the Bowden Heritage Precinct has now concluded. This section includes the open space in and around the 21-metre gasworks chimney, 1879 Retort House, Chief Street Wall and other historic structures.

This initial stage asked participants to articulate what they felt made a great public space, with feedback now considered by urban design firm ASPECT Studios in its creation of the design principles that will ultimately guide the final look and function of the public realm at this historic site.

We were delighted to invite students from Brompton Primary School to be a part of this design conversation and enjoyed taking them on a guided tour of Bowden in February to help give them some important site context.

We were also pleased to facilitate two tailored workshops for students in March, where they were given the opportunity to review the feedback received to date on the design of the public open space at the Bowden Heritage Precinct and to lend their own voice to

the project. Importantly, the workshops helped capture the sentiment of the future users of this historic space and ensure that members of our youngest generation had their say.

We are looking forward to subsequent conversations with the community over the course of 2021 and 2022 about initial and final design concepts for this public open space, which will reflect ideas and thoughts from our community within the context of Bowden's rich industrial heritage.

Site preparation for remediation works at the Bowden Heritage Precinct is also progressing with additional groundworks providing new insight into the best remediation tools and methodology.

Elsewhere at Bowden construction is well underway on our sold out project, Guild Terraces with residents starting to move into these architecturally-designed, Torrens-Titled townhouses. Each home is Five Star Green Star rated and promotes sustainable, environmentally responsible living.

Late last year we also welcomed award-winning architect and urban designer Lu Balsamo as our new chairperson of the Bowden Design Review Panel. Lu and the Panel will oversee the design quality of all new development within the project—including the Bowden Heritage Precinct—to ensure that it is innovative, ecologically sound and in keeping with the design intent established for Bowden.

Since our last newsletter we have been equally fortunate to celebrate a number of community milestones, including the completion of the final section of the Outer Harbor Greenway; the arrival of Centred Ground, our new local physio and yoga studio; the opening of the Bike Kitchen shop; the unprecedented food drives championed by the Welcoming Centre and Bowden Food Hub to support those most affected by COVID-19; and the re-opening of the Bowden Information and Sales Centre following the easing of government restrictions.

Importantly we have also commenced targeted engagement with representatives of the Kaurua community to seek their input into a series of initiatives intended to be implemented across Bowden to recognise and honour Kaurua heritage.

These and other achievements are helping to build the capacity and liveability of Bowden, which continues to cement itself as Adelaide's most desirable city-fringe neighbourhood.

We encourage you to stay-up-to date with Bowden news at [lifemoreinteresting.com.au](http://lifemoreinteresting.com.au) and have your say on the design of the public realm within the Bowden Heritage Precinct by participating in our upcoming engagement activities.

**Shane Wingard**  
Bowden Project Director





# Outcomes of Stage 1 community engagement on the Bowden Heritage Precinct public open space

Once remediation is complete the focus will turn to the delivery of infrastructure and public realm elements within the precinct. In preparation for this we engaged the services of design firm ASPECT Studios to assist with establishing design principles and options for the public open space located within the Heritage Listed Brompton Gasworks; bounded by the retort house, railway corridor, purifying house and Chief Street.

The first stage of the planned three-stage engagement process commenced back in November 2019, concluding early this year. Community members shared their thoughts and ideas on what will make a great public space both online and in person. These contributions formed the basis of targeted engagement with young people, to gain their views with all feedback used by ASPECT Studios to develop guiding principles for the next stages of planning.

Approximately 30 visitors attended the November drop-in session contributing a total of 127 comments to the physical ideas wall. These comments were transcribed to the digital Ideas Wall, where a further 111 comments were shared by 56 individuals. Although the engagement period has closed you can still see all the comments shared by visiting [renewalsa.mysocialpinpoint.com/bowdenheritageprecinct](https://renewalsa.mysocialpinpoint.com/bowdenheritageprecinct)

Participants were asked to think about:

- What would encourage you to visit this space?
- What kind of activities would you want to do here?
- What examples of great public spaces can you share?
- What would you like to see here?
- What don't you want to see here?

In total 39 themes were identified across the 238 comments. Overwhelmingly, comments advocated for the inclusion of a wide variety of recreation facilities that are accessible and inclusive. A prominent number of comments advocated for a diverse and interesting array of flora, particularly shady trees. Likewise, numerous comments advocated for a place that encourages and enables people to meet and socialise. The inclusion of basic public amenities was also another prominent trend.



## Gaining young people's perspective

Following engagement with the broader community we worked with a group of young people from Brompton Primary School to review the initial feedback and ensure that the ideas of young people were fairly represented.

In alignment with the school's liveability learning focus, students from years 6&7 were hosted on a guided orientation tour of the Project to familiarise them with the area and the vision for Bowden. The students then participated in two workshops designed to review the Stage 1 community feedback from a young person's perspective.

During the workshops students voted on the importance of each of the 39 themes identified during the initial engagement process and participated in wider group discussions on themes of importance to them. There were some notable differences between the relative importance of particular themes between the general community and this cohort of young people. References to sustainability in the initial feedback were relatively sparse; however it was voted as being important to all 41 students. Flora in contrast was of similar importance to both students and the wider community cohort.

The feedback received from the students complements the feedback from the broader community and was provided to ASPECT Studios to assist the development of the guiding principles.

## Guiding Principles

ASPECT Studios has developed a set of six guiding principles informed by feedback received throughout Stage 1. These principles will inform concept design options for the re imagined Brompton Gasworks, which we look forward to sharing with you in Stage 2.



### PRINCIPLE: CULTURE AND HERITAGE

Preserve historic & culturally significant sites and provide opportunities to engage and interact with local heritage through physical experiences, signage, artwork and materials.



### PRINCIPLE: IDENTITY

Strengthen precinct identity that compliments the existing built fabric, through carefully selected materials and finishes.



### PRINCIPLE: COMMUNITY

Create a series of flexible, structured and unstructured spaces that facilitate a range of recreation activities from formal events and gatherings, to play or quiet contemplation.



### PRINCIPLE: CONNECTION

Open space should have the ability to provide connections globally and locally through smart technologies and be a place for contemporary learning.



### PRINCIPLE: MOVEMENT & ACCESS

Provide a clear pedestrian and bike path hierarchy with public amenities that support access for all users.



### PRINCIPLE: SUSTAINABILITY

Use materials and processes that are durable, low impact, recycled, low maintenance and with efficient and replicable construction methods. In addition, open spaces should be designed to incorporate improved shade, safety, amenity for users and encourage the use of active and public transport modes.

Download the principles along with the Stage 1 engagement reports online at [renewalsa.sa.gov.au/projects/bowden/](https://renewalsa.sa.gov.au/projects/bowden/)

## Your chance to get involved

### Developing the Heritage Listed Brompton Gasworks public open space

While Stage 1 of the public open space engagement asked for your ideas on 'what makes a great public space', Stage 2 will seek your feedback on initial design options for the Heritage Listed Brompton Gasworks. That is anticipated to occur in 2021.

The initial design options will be developed by ASPECT Studios, using the design principles established from the ideas you gave on 'what makes a great public space'.

This will include options and ideas for:

- ▼ The Heritage Listed Brompton Gasworks public open space
- ▼ Interface between the retained structures and public open space
- ▼ Connections with the surrounding area

### Planning other elements in the Bowden Heritage Precinct

While not within the scope of ASPECT Studio's services in designing the public open space within the Heritage Listed Brompton Gasworks, any feedback or ideas for the broader precinct's public space are being noted throughout the current 3-stage engagement process, and will be shared with the consultants responsible, when they are appointed. That design will incorporate the paths, green areas and recreational spaces within the broader precinct.

Likewise, any ideas for the adaptive reuse of the retained structures and the development of the wider Bowden Heritage Precinct is welcome and will feed into future planning and development delivery, including potential expression of interest (EOI) processes.

Ideas might range from how the retained structures might be restored to what new dwellings and recreational structures could look like, as well as ideas about public art, interpretive signage and other ways to tell the story of the Brompton Gasworks.

We will be continuing to use Social Pinpoint – this time using an interactive map – where you can: view the initial design options; post and react to comments; upload images/photos; and ask questions of Renewal SA and ASPECT Studios. An opportunity to meet the project and design team and discuss the designs is also planned.

## Planning and engagement timeline

### STAGE 1 NOV 2019 – MAY 2020 (COMPLETE)

- ▼ Seeking ideas on 'What makes a great public open space?'
- ▼ Drop-in session and online engagement
- ▼ Gaining the perspective of young people – Brompton Primary School orientation tour and workshops
- ▼ All feedback to ASPECT Studios to develop guiding principles and initial design options
- ▼ Publish the guiding principles and engagement reports

### STAGE 2 DATE TO BE ADVISED

- ▼ face-to-face and online engagement
- ▼ Seeking feedback on the initial design options – based on the guiding principles and Stage 1 feedback
- ▼ Opportunity to also provide ideas for the broader precinct
- ▼ Gaining the perspective of local young people
- ▼ All feedback to ASPECT Studios to refine a preferred design
- ▼ Channelling broader precinct ideas into future planning and development

### STAGE 3 DATE TO BE ADVISED

- ▼ face-to-face and online engagement
- ▼ Seeking feedback on a refined design
- ▼ Further opportunity to also provide ideas for the broader precinct
- ▼ All feedback to ASPECT Studios – to finalise the design





## Honouring Kaurna heritage

Renewal SA is committed to honouring the rich heritage of the Bowden Project area, from its more recent industrial history to its central location within the Kaurna Nation.

We have engaged with representatives of the Kaurna community – the Traditional Owners of the Adelaide Plains – to provide input into and support a series of initiatives to recognise and celebrate Bowden's Aboriginal heritage.

This includes the design of a proposed native food garden incorporated in a new reserve within the Guild Terraces development. It is intended that this feature garden will be planted with species native to the Adelaide Plains region and likely to have been found within the Bowden area. Interpretive signage will allow the community to better understand the nutritional and medicinal benefits of the plants and how the Kaurna people interacted with the local natural environment

We will also work with the Kaurna representatives to name both this reserve and a new thoroughfare, located between Second Street and Third Street, as further acknowledgement of Kaurna's close and continuing links with the area.

These initiatives have been developed under Renewal SA's Reconciliation Action Plan. Renewal SA is committed to creating better places for all South Australians that acknowledges, respects, celebrates and embraces Aboriginal and Torres Strait Islander peoples, communities and cultures in the operation of our business and within the delivery of our programs, projects and other initiatives.

More information on our Reconciliation Action Plan can be found at [renewalsa.sa.gov.au/reconciliation](https://renewalsa.sa.gov.au/reconciliation)



Guild Terraces development



## Further information

For background information on Bowden, visit [renewalsa.sa.gov.au/bowden](https://renewalsa.sa.gov.au/bowden)

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