

# Bowden Heritage Precinct

## PUBLIC OPEN SPACE



Welcome to today's community drop-in session. We encourage you to view the following information panels, meet the team and ask questions.

Today provides you with an opportunity to learn about and take part in the first stage of the engagement process for designing the public open space for the State Heritage Place, within the broader Bowden Heritage Precinct.

The Bowden Heritage Precinct, formerly known as the Brompton Gasworks site, is being cleaned up and redeveloped after standing dormant and fenced off for many years.

The redevelopment of the six hectare site is the next phase in the transformation of this once industrial area into a people-centred and environmentally sustainable neighbourhood that honours and enhances its rich heritage.

Once completed, the Bowden Heritage Precinct is aimed to be a lively and pedestrian-friendly space within the Bowden neighbourhood that balances retail, commercial, residential and community activity for residents and visitors to enjoy.



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# BOWDEN HERITAGE PRECINCT PROJECT

Bowden is re-emerging as a vibrant inner-city destination.

It mixes the past with the future, blending history, culture and sustainability into a smarter way to live.

The Bowden Master Plan provides for a blend of retail, commercial, residential and community activity set within a balance of heritage and contemporary architecture that celebrates the industrial character of this unique inner city area.



The Bowden Heritage Precinct encompasses six hectares on the former gasworks site, bounded by the Outer Harbour railway line, Drayton, Chief and Second streets.

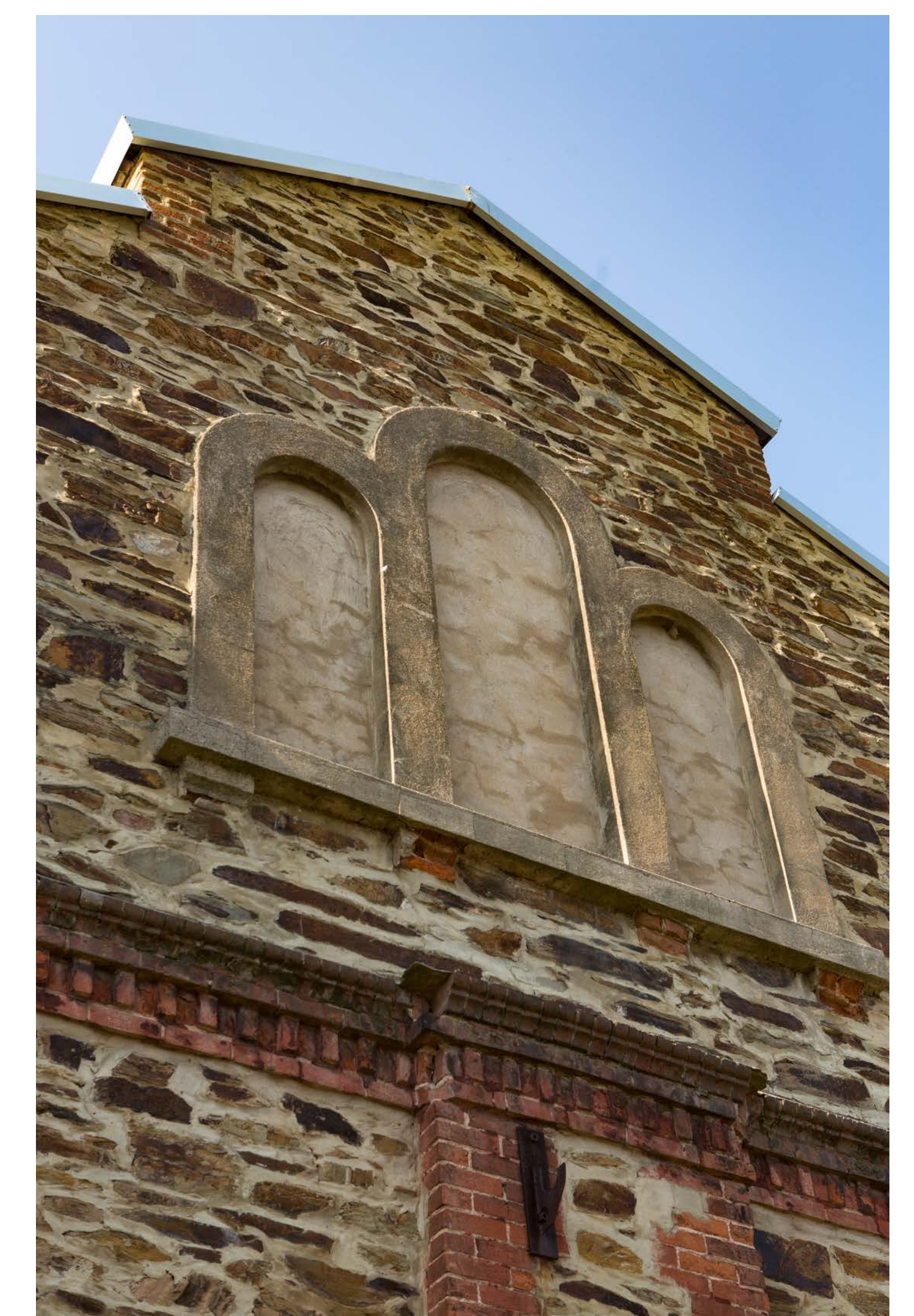
Renewal SA purchased the site with a vision to revitalise it as part of the 16 hectare Bowden project by transforming it into a lively, pedestrian friendly neighbourhood.

The Bowden Heritage Precinct Master Plan is drawn from the broader Bowden Master Plan and Urban Design Guidelines to ensure continuity and connectivity between the various stages of the overall project. It is focused on a balanced approach to retention and adaptive reuse of the heritage and character structures.



The precinct has long stood dormant as a result of environment issues created by previous heavy industry uses. Before the site can be re-purposed the land must be remediated and independently certified for the intended use.

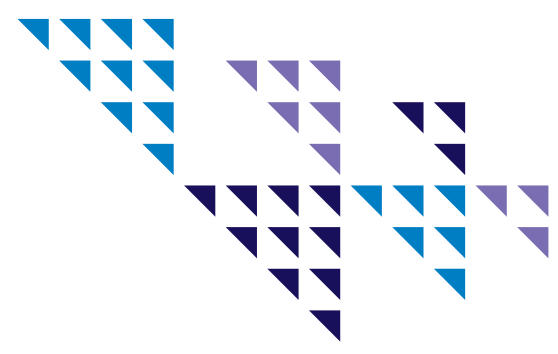
While remediating the site, over the next 12-18 months, Renewal SA is also planning the public open space within the State Heritage Place and we invite you here today to share your ideas.



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# MEET THE TEAM



RenewalSA

Renewal SA is a statutory authority that provides an integrated approach to urban development on behalf of the Government of South Australia. Renewal SA is leading the transformation of the site as part of the broader 16 hectare Bowden project.

## ASPECT Studios

Renewal SA has engaged the services of design firm ASPECT Studios to assist with establishing design principles and options for the State Heritage Place. ASPECT Studios specialises in Landscape Architecture, Urban Design, Wayfinding and Urban Strategy. ASPECT studios works on international, national and local projects including Bowden Town Square and wwHart's Mill.



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# HISTORY OF THE BROMPTON GASWORKS

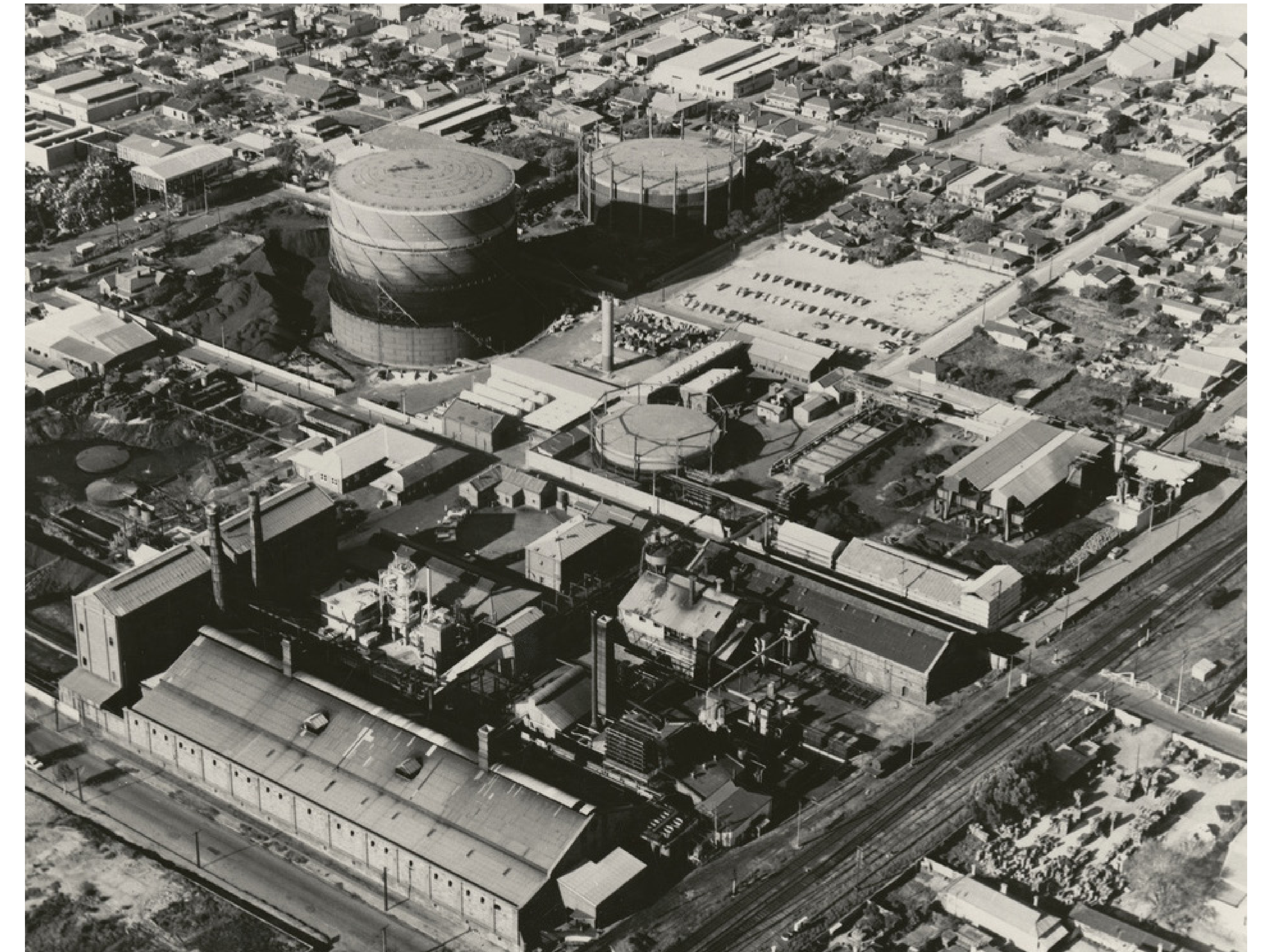
MORE THAN  
**100**  
YEARS  
OF INDUSTRIAL  
HISTORY

The Gasworks were officially established in 1863 by the South Australian Gas Company (later known as SAGASCO) and were operated for around 140 years by various companies. The most recent of these was Origin Energy, which began winding down operations at the site in the year 2000.

In 1862 the foundation stone was laid in the base of the first smokestack by chairman Henry Ayres. The built form remained relatively unchanged for the first decade, however subsequent changes in technology and business needs have resulted in the site being repeatedly rebuilt.

The Gasworks were a catalyst for industrial expansion in the area, supplying fuel to the new factories which sprung up nearby. The site demonstrates the early pattern of industrial and economic growth in western Adelaide in the 19th and early 20th centuries.

During the first 100 years of the gasworks, coal was burnt at very high heat to produce gas in furnaces known as retorts on the site. The energy produced was used for lighting, heating water and many manufacturing processes.

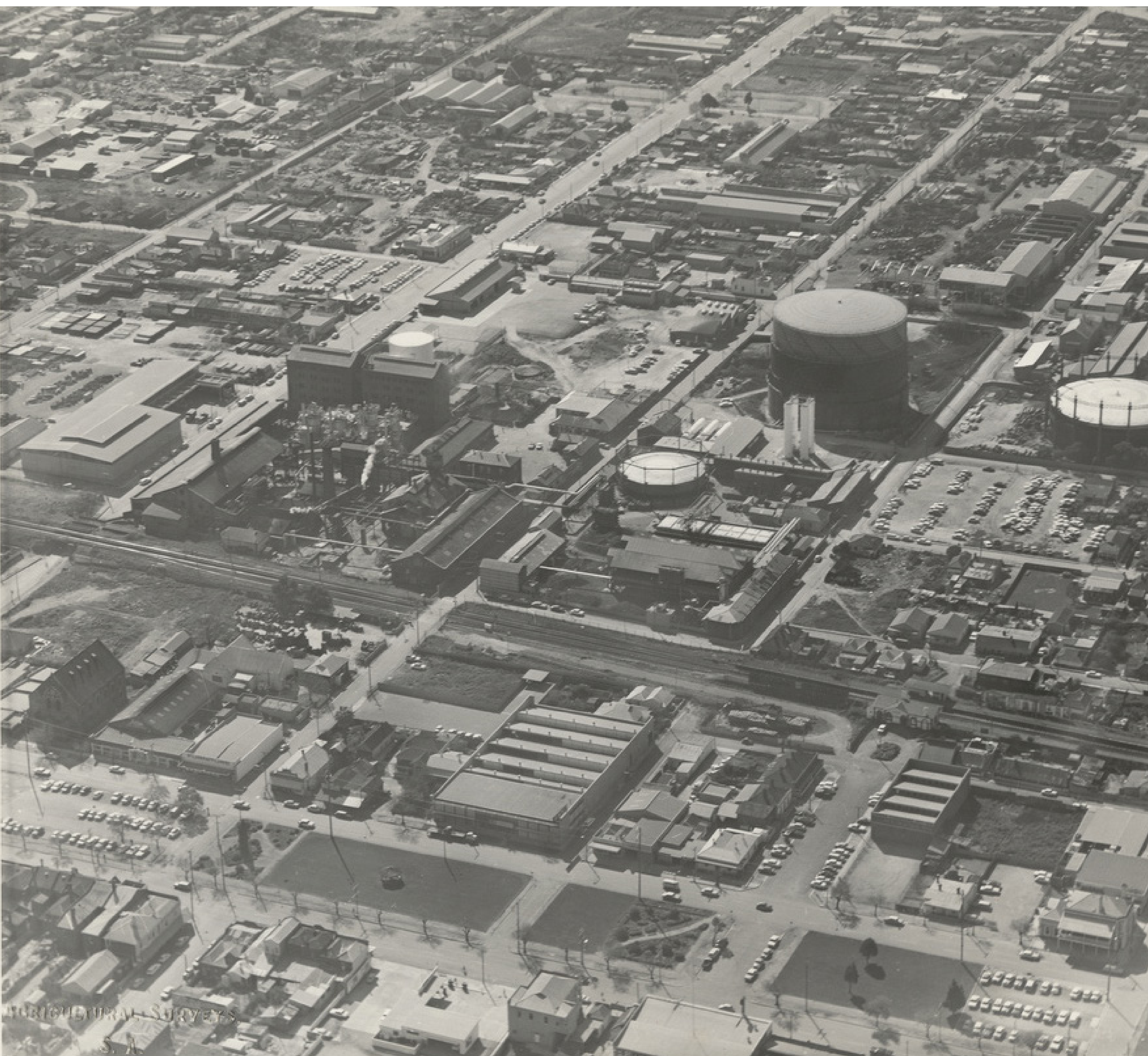


In the 1960s, the Gasworks transitioned to processing newer products including Liquid Petroleum Gas (LPG) and natural gas. All the retorts were dismantled as working facilities in 1969.

Acquired by the state government in 2010, the former Gasworks site is the only one of its kind remaining in the

state and this important industrial heritage will be honoured as an integral part of the Bowden Heritage Precinct redevelopment.

In 2015, a section of the site was provisionally entered into the South Australian Heritage Register as a State Heritage Place. This listing was confirmed in October 2018.



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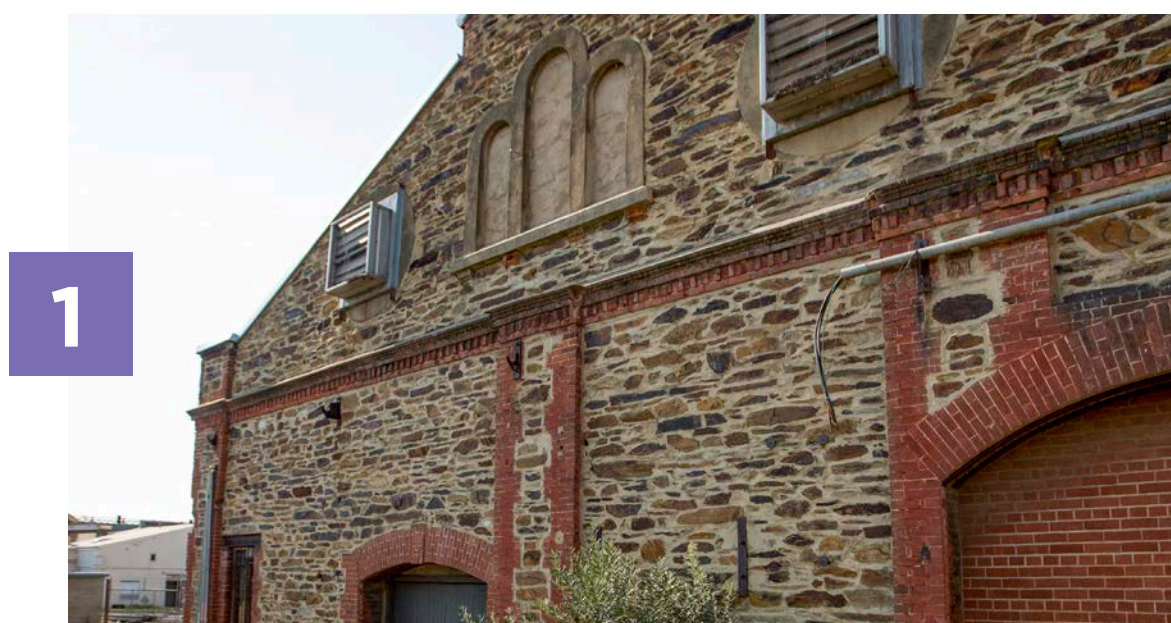
# WHAT STRUCTURES HAVE BEEN RETAINED ON SITE?

Eight structures of cultural and historic significance are being retained and integrated with the new development. These structures, as outlined here, reflect Bowden’s rich industrial heritage and a strong sense of local identity and place. It is important to note that some structures have previously been known by other names, based on their functions at different times.

The retained structures are intended to be adapted and reused providing a new life while honouring their unique history. They will be integrated within the context of their location in the development and sensitively adapted to suit their new uses. Civil works, including new streets and landscaping will be constructed, together with the development of various buildings to create the Bowden Heritage Precinct. These works are designed to improve accessibility, showcase the retained structures, and accommodate a mix of retail, commercial, residential and community activity.

## Individually listed State Heritage structures

### RETORT HOUSE



Formerly known as Retort House No. 3, this bluestone structure was built in 1879. Located on the corner of East Street and the Outer Harbor Railway Line corridor, it was once home to retort furnaces used to manufacture gas from coal. More recently used for storage and maintenance.

### CHIEF STREET WALL & FRAMEWORK



This prominent bluestone wall and associated metal framework runs along Chief Street and the railway corridor. This structure is the partial remnant of former Retort House No. 4, built in the early 1900s.

### GASWORKS CHIMNEY



This striking 21 metre high, red brick chimney stack is another surviving remnant of former Retort House No. 4. The chimney once served as a vent for two retort furnaces and it was previously enclosed within the retort house, with just the top protruding.

BOWDEN HERITAGE PRECINCT BOUNDARY      STATE HERITAGE PLACE (BROMPTON GASWORKS)      RETAINED STRUCTURES



## State Heritage Place character structures

### PURIFYING HOUSE



This random rubble and red brick structure, built in 1873, was originally used for gas purification. After the Second World War the interior was adapted to serve as storerooms, laboratories and amenities rooms for workers.

### WORKS SUPER-INTENDENT’S COTTAGE



This small bluestone cottage is believed to date to the early years of the gasworks, between 1870 and 1880. It was later used as a meter shop for assembling and testing gas meters.

### CARPENTERS’ WORKSHOP



Also used as a press shop in a former life, this small bluestone structure was most recently used for storage and maintenance. It is believed to have been built between 1870 and 1880.

### CHEMISTRY LABORATORY



Dated between 1870 and 1880, this bluestone structure is believed to have formerly housed the gasworks chemistry laboratory and was last used as an office.

### BLUESTONE WALL



This random rubble bluestone wall connects the Chemistry Laboratory and Carpenters’ Workshop buildings and showcases the tradition of enclosing the site from the surrounding streets.



# PUBLIC OPEN SPACE ENGAGEMENT PROCESS

## OUR 3-STAGE ENGAGEMENT APPROACH:

Over the next 12-18 months Renewal SA has planned a comprehensive 3 stage engagement and planning process with the community for designing the public open space in the State Heritage Place - bounded by the Retort House, railway corridor and purifying house. This process includes a blend of interactive methods including face-to-face community drop-in sessions and the online engagement platform Social Pinpoint.

Throughout the process there are various opportunities for you to provide input and share ideas with public realm design consultants ASPECT Studios and our project team.

### STAGE 1

#### Developing the design principles for the public open space

Seeking community ideas on 'what will make a great public space'.

- ▼ Online community engagement launched with Social Pinpoint Ideas Wall Open: Fri 1 Nov 2019 Closing: Fri 10 Jan 2020
- ▼ Community drop-in session (today)

**Timing: Now**

### STAGE 2

#### Developing the public open space concept design options

Seeking community feedback on initial proposed designs based on principles developed from Stage 1 feedback.

- ▼ Engagement launched with Social Pinpoint Interactive Map
- ▼ Community drop-in session

**Indicative timing: Mid-late 2020**

### STAGE 3

#### Refining a preferred public open space concept design

Seeking community feedback on a refined design based on community feedback for initial design options in Stage 2.

- ▼ Engagement launched with Social Pinpoint Interactive Map
- ▼ Community drop-in session

**Indicative timing: Late 2020 – Early 2021**

To ensure continuity and connectivity between the various stages of the overall project, ideas and feedback obtained during the public open space engagement process will be considered in the context of the Bowden Heritage Precinct Master Plan, which is drawn from the broader Bowden Master Plan and Urban Design Guidelines.




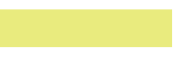


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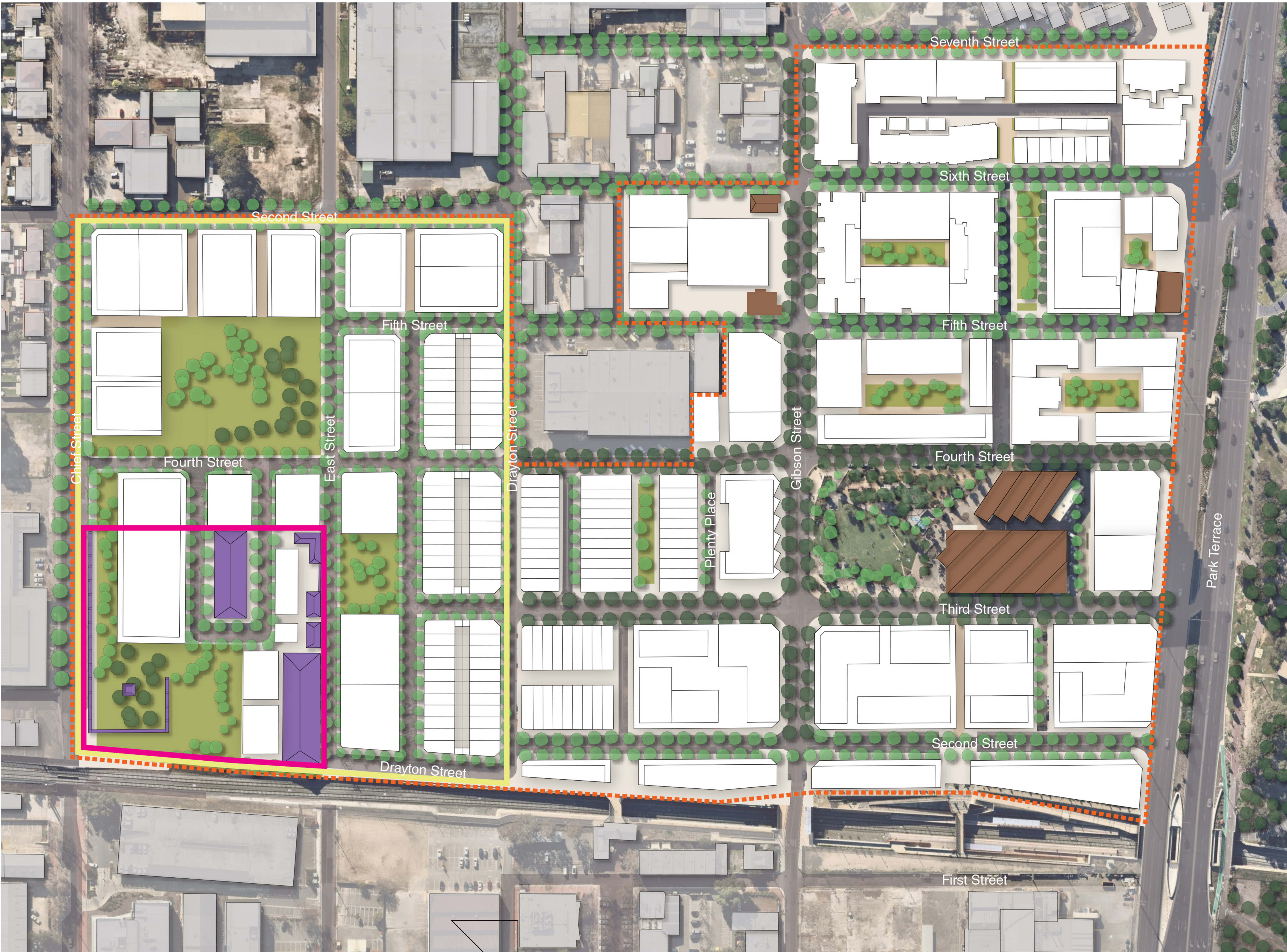


# BOWDEN MASTER PLAN

Proposed Master Plan *(indicative)*

The focus of this engagement process is the development of the public open space within the State Heritage listed section of the Bowden Heritage Precinct, known as the Brompton Gasworks. The public open space design is inclusive of future green spaces within the Brompton Gasworks, the interface between the retained structures and the future public open space, and the connections with the broader precinct.

-  BOWDEN PROJECT BOUNDARY
-  BOWDEN HERITAGE PRECINCT BOUNDARY
-  STATE HERITAGE PLACE (BROMPTON GASWORKS)
-  RETAINED STRUCTURES



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# INTRODUCING SOCIAL PINPOINT

Renewal SA is using Social Pinpoint, an interactive online engagement tool, to collect community feedback and ideas for the design of the Bowden Heritage Precinct public open space.

Social Pinpoint features include interactive maps, discussion walls, surveys and informative pages. During Stage 1 of our engagement process we encourage you to provide your thoughts and ideas on a digital Ideas Wall. The Ideas Wall opened for comment on 1 November 2019 and will remain open until 10 January 2020 for you to explore other ideas and share any further thoughts you might like to contribute.

## HOW DO I USE SOCIAL PINPOINT?

The Ideas Wall includes links to lots of relevant information and maps, providing you with everything you need to know to get involved. Participating is just like filling in a digital Post-It Note. Simply click on the statement that best describes your comment and tell us your thoughts, you can add as many comments as you wish. All of your comments will be visible on the wall for everyone to read, however your identity will not be shared publicly. Sometimes words aren't enough – with Social Pinpoint you can also include photos and web links to support your

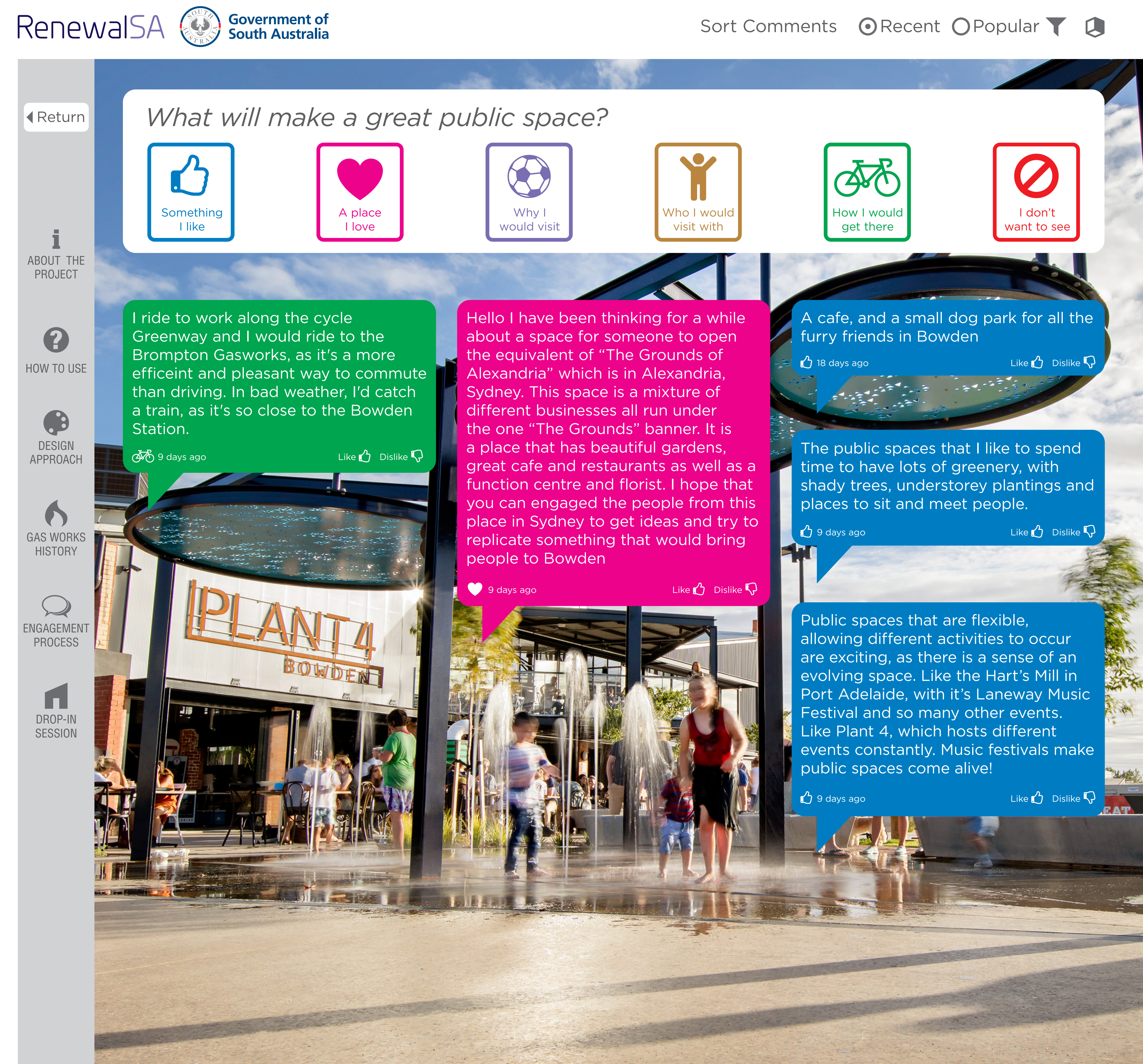


comments. You can also like other ideas in addition to adding your own. Social Pinpoint is accessible on mobile devices, but for best results we suggest using a computer.

Our team are here today to demonstrate how easy it is and we've provided instructions online too.

Social Pinpoint has been used for public engagement successfully by many councils and government organisations (including Renewal SA) in Australia and globally.

Visit [renewalsa.mysocialpinpoint.com/bowden-heritage-precinct/ideas](https://renewalsa.mysocialpinpoint.com/bowden-heritage-precinct/ideas)



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# DESIGN APPROACH

## ASPECT Studios

It is important that the design process reveals the essential qualities of this place, including the landscape, its history, social fabric and cultural significance. Through championing creative solutions our designers will work with the community, council and Renewal SA to deliver a place that will enrich the way people interact with this important culturally and historically rich area within the Bowden project.

Though a three stage interactive engagement process, the design team will focus on designing a place that responds to community needs, is embedded in the site's history and which provides a contemporary and functional new public domain for the neighbourhood.

This design approach is underpinned by an exploration into the possibilities that lie within this precinct. By interweaving conceptual ideas with digital technologies, systems and practices, drawing on the consultant's experienced design thinking we will deliver a place that responds to people's needs and memory of place.



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# THANK YOU & FEEDBACK



How did you find today's drop-in session?

Do you have any further comments?

Thank you for participating in today's community drop-in session.

We encourage you to keep updated on the redevelopment of the Bowden Heritage Precinct by visiting [www.renewalsa.sa.gov.au/projects/bowden](http://www.renewalsa.sa.gov.au/projects/bowden)

For more information about Bowden visit [lifemoreinteresting.com.au](http://lifemoreinteresting.com.au)

Should you require further information relating to the remediation of the former Brompton Gasworks site, please contact Ventia.

**PHONE** 1800 009 414 – Community Contact Line

**EMAIL** [bromptonremediation@ventia.com.au](mailto:bromptonremediation@ventia.com.au)



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# MOOD WALL

Please use this emotive mood board by placing a star on the image that you like the best.



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