

STATE HERITAGE PLACE LISTING

The State Heritage Place demonstrates the early pattern of industrial and economic growth in western Adelaide in the 19th and early 20th centuries. The gasworks were a catalyst for industrial expansion in the area, supplying fuel from 1863 onwards to the new factories which sprung up nearby.

The pre-1964 structures illustrate the scale and complexity of coal carbonisation during the first 100 years of gasworks 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.

The State Heritage Place has a special association with the SA Gas Company, later known as SAGASCO, which was established as a publicly listed company in 1861 to serve the needs of the young colony of South Australia.

It also has cultural significance because it is the only former gasworks site 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.

ADAPTIVE REUSE

Historic buildings can provide a sense of our past and lend character to communities as well as serving practical purposes now and in the future. The retained structures will be adaptively reused to give them new life while honouring their history. They will be integrated within the context of their location in the development and sensitively adapted to suit their new uses.

Adaptive reuse also has environmental benefits as it retains the original building's embodied energy. This is defined by the CSIRO as the energy consumed by all of the processes associated with the production of a building, from the acquisition of natural resources to product delivery, including mining, manufacturing of materials and equipment, transport and administrative functions.

In August 2018, Renewal SA received approval to demolish structures of lesser significance on the site through a statutory development approval process. The final stage of this work, completed in mid-2019, will enable the adaptive reuse of the selected structures previously mentioned, broader development, accessibility through the precinct and showcasing of retained structures. It will also enable connectivity with earlier completed stages of the broader Bowden project.

At the time of approval, the southwest section of the site was provisionally listed on the South Australian Heritage Register. Under the Development Act 1993, provisional listings are treated the same as confirmed listings when development applications are assessed.

FURTHER INFORMATION

Information about the remediation process for the Bowden Heritage Precinct is available from:

www.renewalsa.sa.gov.au/projects/bowden

Information about the broader Bowden project:

www.lifemoreinteresting.com.au

To discuss any queries please contact Renewal SA:

08 8207 1300
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Bowden Heritage Precinct HERITAGE UPDATE



DELIVERING AN
INSPIRING
URBAN FUTURE

BACKGROUND

Bowden Heritage Precinct encompasses six hectares of the site formerly occupied by the Brompton Gasworks, bounded by the Outer Harbour railway line, Drayton, Chief and Second streets.

The gasworks were originally established in 1863 by the South Australian Gas Company and were operated for more than 100 years by various companies. The most recent of these was Origin Energy, which began winding down operations at the site in the year 2000. The site was acquired by the Land Management Corporation, in 2010. These responsibilities and functions now lie with Renewal SA.

Before the shift to natural gas in the 1960s, coal was burnt at very high heat to produce gas in furnaces known as retorts on the site. All the retorts were dismantled as working facilities in 1969. The Retort House adjacent to East

Street is one of three individually listed State Heritage structures which have been retained to be integrated as part of the redevelopment of the precinct.

The former gasworks site has long stood dormant as a result of environmental issues created by previous heavy industry uses. Renewal SA purchased the site with a vision to revitalise it as part of the Bowden project by transforming it into a lively, pedestrian friendly neighbourhood.

A comprehensive renewal approach was prepared after several years of detailed investigations and consultation with members from the local community, including the former Bowden Reference Group, which was set up in 2010 and operated for 6 years.

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 development. It is focused on a balanced approach to retention and adaptive reuse of heritage and character structures.

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.

WHAT IS BEING RETAINED AND HOW

In June 2015, the southwest section of the site, between East and Chief Streets, was provisionally entered into the South Australian Heritage Register as a State Heritage Place known as the Brompton Gasworks. This listing was confirmed by the South Australian Heritage Council in October 2018, on the basis that it represents important aspects of the evolution of the state's industrial history, has rare qualities that are of cultural significance and has a special association with an organisation of historical importance to South Australia.

Eight structures of cultural and historic significance within the State Heritage Place have been retained for integration with the new development, reflecting Bowden's rich industrial heritage and a strong sense of local identity and place. New streets, landscapes and buildings will be added to the Bowden Heritage Precinct to improve accessibility, showcase retained structures, and accommodate a mix of retail, commercial, residential and community activity.

It is important to note that some structures have been known by other names, based on their functions at different times.



Proposed Master Plan

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

Map and boundaries are indicative

INDIVIDUALLY LISTED STATE HERITAGE STRUCTURES

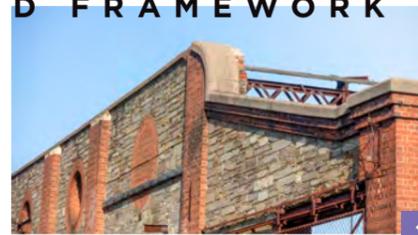
RETORT HOUSE



1

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 AND FRAMEWORK



2

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



3

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.

STATE HERITAGE PLACE CHARACTER STRUCTURES

PURIFYING HOUSE



4

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



5

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



6

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



7

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



8

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.

