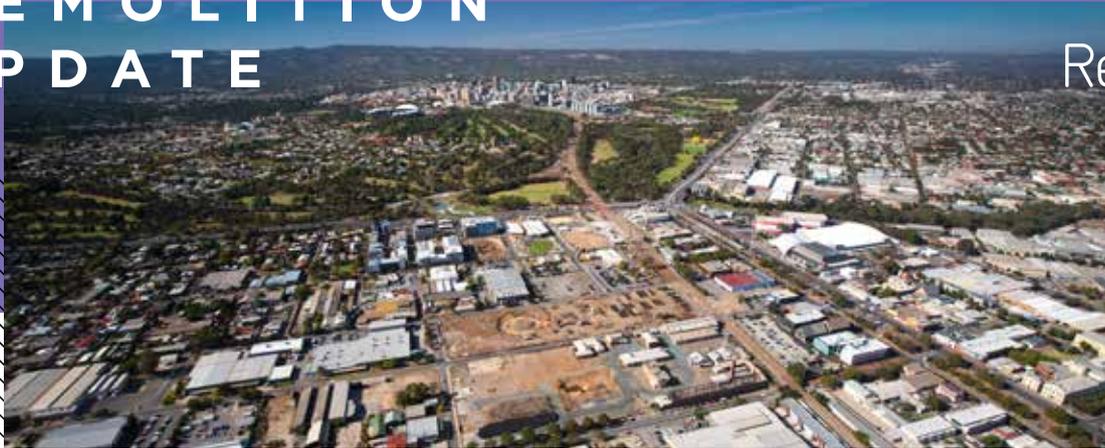


Bowden Heritage Precinct

DEMOLITION UPDATE



RenewalSA



BACKGROUND

Renewal SA is leading the redevelopment of Bowden on behalf of the State Government, overseeing its staged redevelopment as a medium to high density, people-centred and environmentally sustainable neighbourhood.

The redevelopment of the former gasworks site, now known as the Bowden Heritage Precinct, is the next phase in the transformation of this former industrial area into a popular city fringe suburb that honours its rich heritage.

The site, formerly operated by Origin Energy, totals six hectares and is bounded by the Outer Harbor Railway Line, Drayton, Chief and Second streets.

Work will start in late August 2018 to transform what is now a derelict and fenced-off industrial site into a lively, pedestrian-friendly neighbourhood within the wider Bowden project area, combining retail, commercial, residential and community activity.

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. The site requires significant remediation to rectify environmental issues created by heavy industrial uses.

RETENTION OF HERITAGE AND HISTORY

A strategy has been developed to retain eight structures of cultural and historical significance reflecting the fabric of the Bowden Brompton area. These include the three individually listed State Heritage structures:

- ▶ Retort House
- ▶ Chief Street Wall
- ▶ Gasworks Chimney

and five other character structures:

- ▶ Purifying House
- ▶ Carpenters' Workshop
- ▶ Works Superintendent's Cottage
- ▶ Chemistry Laboratory
- ▶ Bluestone wall between Chemistry Laboratory and Carpenters' Workshop.

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

The demolition of other structures is required to enable broader development, improve accessibility through the precinct and showcase the retained heritage structures.

Renewal SA has been granted approval by the State Commission Assessment Panel (SCAP) to start the final stage of demolition, followed by remediation, in preparation for development of the precinct.

DEMOLITION PROCESS

Renewal SA has appointed Old Red Brick Company to undertake the final stage of demolition works.

The company is an experienced demolition contractor and has undertaken a number of demolition projects involving retention of heritage listed and character structures.

Demolition is planned to start the week commencing Monday 27 August 2018 with asbestos removal, and will take approximately two to three months to complete.



Government
of South Australia



Demolition activities will generally be undertaken between 7am and 7pm Monday to Saturday, in line with Environment Protection Authority (EPA) guidelines.

Old Red Brick Company will be responsible for managing all the demolition works and associated impacts and will ensure appropriate measures are taken to comply with the required legislation. The works will involve the use of a range of equipment and large machinery, including excavators and trucks to transport the demolition materials.

Asbestos was a commonly used building material on industrial sites operational in the 1960s. Any asbestos encountered during the demolition process will be closely managed on site and systematically removed by a licenced contractor,

in accordance with the *Work, Health and Safety Act 2012* and the *Environmental Protection Act, 1993*.

Where practical, the demolition contractor will recycle materials such as bricks, concrete, timber and metal rather than send them to landfill. Bluestone that becomes available from demolition will be re-used at the precinct where appropriate to enhance its heritage appeal.

Demolition works will be followed by remediation of the site, incorporating best practice environmental techniques that have been used successfully at similar sites around Australia and overseas.

Remediation will ensure that the site is suitable for its intended use. It is expected to start in late 2018 and take about 12 to 16 months.

FURTHER INFORMATION

Information about the remediation process and heritage aspects of the precinct is available at:

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

Information about the broader Bowden development:

www.lifemoreinteresting.com.au

To discuss any queries please contact Renewal SA:

08 8207 1300
renewalsa.enquiries@sa.gov.au