

Bowden Heritage Precinct REMEDIATION UPDATE



RenewalSA



BACKGROUND

The former gasworks site, now known as the Bowden Heritage Precinct, is being cleaned up after standing dormant and fenced off for many years.

The precinct is part of the broader 16 hectare Bowden project to redevelop this inner city area. The redevelopment project, led by Renewal SA, will clean up the six hectare site, which has been heavily contaminated by past industrial uses.

The project will transform what is now a fenced off and derelict industrial site into a vibrant, pedestrian-friendly neighbourhood with excellent transport connections to Adelaide's Central Business District and metropolitan areas.

The transformed precinct will blend retail, commercial, residential and community activity within the unique setting of a vibrant and lively pedestrian network, balancing heritage and contemporary architecture to celebrate the industrial character of the site.

CLEAN UP

[What is being done to clean up the Bowden Heritage Precinct?](#)

The site has a long history of industrial activity dating back to the 1860s when it was used to manufacture gas from coal. Both the soil and groundwater have been contaminated by these past uses.

In addition to tar residue, the chemical substances detected include BTEX (benzene, toluene, ethylbenzene and xylenes), PAH (polycyclic aromatic hydrocarbons), cyanide and other organic chemicals.

Before the site can be re-purposed, an independent auditor accredited by the Environment Protection Authority (EPA) must certify that the land has been remediated to a suitable standard for the intended development. Statutory approvals are still required for civil works and building construction proposed for the site.

SOIL

[What is being done about the contaminated soil?](#)

Renewal SA is responsible for cleaning up soil that is directly beneath the former gasworks site. Renewal SA is not responsible for the soil in properties outside the Bowden project area.

Renewal SA has engaged Australasia's leading site remediation contractor Ventia Utility Services (Ventia) to undertake environmental investigations and remediation works at the Bowden Heritage Precinct. Ventia has successfully remediated more than 140 complex contaminated sites including several large gasworks.

These works will be audited by an Independent EPA accredited auditor from Bluesphere Environmental, which will ensure the site is safe and suitable for the intended development.



Government
of South Australia

A variety of remediation techniques will be used, depending on the type of contamination and the proposed land use. This soil will be cleaned up through various treatments if required and re-used on site where possible as a recognised best practice approach.

Renewal SA endorses a zero waste policy and disposal of contaminated soil off-site to landfill is only undertaken where re-use on site is not possible. In this case, the soil will be excavated and removed, then replaced with clean fill.

GROUND – WATER

What is being done about the contaminated groundwater?

Testing has confirmed contaminated groundwater is present below the site. This is to be expected because parts of the site have been heavily contaminated since the 1860s by industrial uses including a gasworks plant.

Renewal SA will continue to monitor the concentrations of chemical substances in the groundwater below the Bowden Heritage Precinct in accordance with the auditor's requirements.

Use of groundwater

Generally, there isn't need for people living in Adelaide to drink groundwater sourced from domestic bores because there is an ample supply of safe drinking water from SA Water mains pipes.

It is also worth noting that even when uncontaminated, naturally-occurring groundwater may have elevated levels of chemicals including various salts (sodium, magnesium and calcium), boron, fluoride, aluminium, arsenic and zinc. Most groundwater in South Australia is too saline for human consumption, although some people use it for other purposes, such as toilet flushing, showers and washing, especially in country areas.

If people are aware of a bore on their property, SA Health always recommends that people test bore water before they use it in or around their homes. This includes using it to water fruit and vegetables.

REMEDIATION WORKS

Remediation of the site will start in late 2018 once all the required approvals have been obtained. The remediation contractors will work with the auditor who has to endorse the remediation strategy for the site. Remediation is expected to take at least 12 months.

Remediation operations will appear similar to civil works. All works are undertaken in accordance with a site specific environmental management plan that will be approved by the auditor and is in accordance with EPA guidelines.

Ventia will liaise directly with any affected residents on the remediation works. It will take the lead in managing communication and engagement and will be the main point of contact for queries.

FURTHER INFORMATION

Information about the demolition 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

Ventia Utility Services:

www.ventia.com

Environment Protection Authority:

www.epa.sa.gov.au

Information on bore water safety and testing can be found by searching 'bore water' on the SA Health website:

www.sahealth.sa.gov.au

To discuss any queries please contact Renewal SA:

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