



Agenda Report for Decision

Meeting Date: 5 October 2023

Item Name	Advice to the Minister for Planning – Proposal to Initiate the Brompton Gasworks (Minor Amendments) Code Amendment
Presenters	Jason Bailey and Nadia Gencarelli
Purpose of Report	Decision
Item Number	4.2
Strategic Plan Reference	4. Discharging Statutory Obligations
Work Plan Reference	4.2 Advise the Minister on Code Amendments
Confidentiality	Not Confidential (Release Delayed). To be released following final decision by the Minister for Planning on initiation of the Code Amendment. Anticipated by November 2023.
Related Decisions	N/A

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Delayed), with the meeting papers for the item to be released following final decision by the Minister for Planning (the Minister) on initiation of the Code Amendment. Anticipated by November 2023.
2. Advise the Minister that it:
 - 2.1 Recommends the approval of the Brompton Gasworks (Minor Amendments) Code Amendment under section 73(2)(b)(vii) of the *Planning, Development and Infrastructure Act 2016* (the Act), subject to the following conditions applied under section 73(5)(b) of the Act:
 - a) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays or technical and numerical variations provided for under the published Planning and Design Code (the Code) (on the date the Amendment is released for consultation). This includes the creation of new Technical and Numeric Variation capabilities.
 - b) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
 - c) The details of the Concept Plan(s) (including any existing Concept Plans that are proposed to be amended) are to be approved by PLUS prior to engagement on the

Code Amendment to ensure that the content aligns with the policy intent / drafting rules for the Code.

- d) The amendment instructions are to be provided to PLUS for feedback prior to engagement on the Code Amendment to ensure that relevant technical matters have been addressed, including any consequential amendments that may be needed.

2.2 Recommends that the MAB Corporation Pty Ltd be the Designated Entity responsible for undertaking the Code Amendment process.

3. Specify that the Designated Entity consults with the following nominated individuals and entities, under section 73(6)(e) of the Act:
 - SA Housing Authority
 - Department for Environment and Water
 - Adelaide Airport Limited
 - State Members of Parliament for the electorates in which the proposed Code Amendment applies.
4. Specify the following further investigations or information requirements under section 73(6)(f) of the Act in addition to those outlined in the Proposal to Initiate:
 - *Removal of Historic Area Overlay (Historic Area – ChSt21) from the Affected Area.*
 - As Historic Area – ChSt21 extends outside of the affected area (across the railway line to Port Road and beyond) it will be necessary to retain the Hindmarsh District Centre Historic Area Statement (ChSt21) in the Code.
 - *Application of the Heritage Adjacency Overlay to the Affected Area.*
 - The spatial application of the Overlay to the Brompton Gasworks site is correct and should not be altered as part of this Code Amendment. The Overlay applies to the two allotments in the western quadrant of the Gasworks area as two State Heritage Places (Heritage IDs 9251 and 27546) apply to the land, covering different, but similar areas.
 - *Proposed changes to public notification table (Table 5) of the Urban Neighbourhood Zone.*
 - To maintain greater public transparency and integrity of the zone, it is recommended that amendments to reflect any additional height allowances for the site permitted by the Affordable Housing Overlay could be better achieved by reflecting these on the new Concept Plan rather than through changes to Table 5. Any proposal that complies with the building heights stated on the Concept Plan will not require notification as it would satisfy the maximum building height specified in Urban Neighbourhood Zone DTS/DPF 2.2.
 - The existing notification trigger for partial demolition of a State or Local Heritage Place in Table 5 of the Urban Neighbourhood Zone is a standard trigger included in many of the Code's zones. Its current expression is a product of adjustments made by the Miscellaneous Technical Enhancement Code Amendment. Any proposal to amend this notification trigger as part of this Code Amendment will therefore require PLUS approval prior to community engagement.
5. Recommend that the Minister approve the initiation of the Code Amendment by signing the Proposal to Initiate (**Attachment 1**) and approval letter(s) with conditions (**Attachment 2**).

6. Approve and authorise the Chair of the Commission to sign the advice to the Minister as provided in **Attachment 3**.
7. Authorise the Chair to finalise any minor amendments to the advice and attachments as required.
- 7.

Background

Section 73(2)(b)(vii) of the Act provides that a proposal to amend the Code may be initiated by a person who has an interest in the relevant land with the approval of the Minister, acting on the advice of the Commission, in relation to the following matters:

- Strategic assessment against the State Planning Policies and *The 30-Year Plan for Greater Adelaide: 2017 Update*.
- Any person or body that must be consulted by the Designated Entity, pursuant to section 73(6)(e) of the Act.
- Any investigations to be carried out or information to be obtained by the Designated Entity, in accordance with section 73(6)(f) of the Act.

The purpose of this report is therefore to provide the Commission with advice to be provided to the Minister in relation to the Proposal to Initiate submitted by the MAB Corporation Pty Ltd (**Attachment 1**).

Discussion

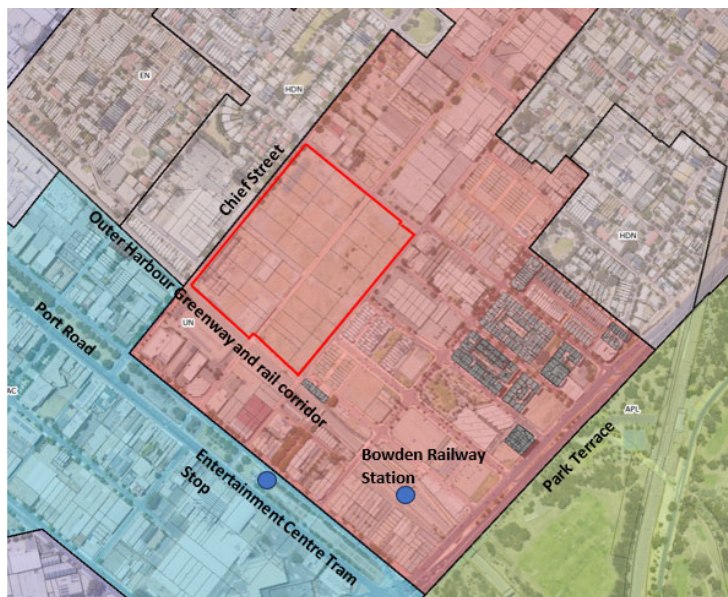
Scope of the Amendment

The Proposal to Initiate seeks to introduce an updated policy framework to the Brompton Gasworks site to facilitate the redevelopment of the land consistent with the Master Plan which has been endorsed for the site by Renewal SA and is now the subject of a development agreement with MAB Corporation Pty Ltd.

While the current Urban Neighbourhood Zone policy framework is supportive of medium to high-density, mixed-use development, the existing Bowden Village Concept Plan in the zone specifies height limits that do not align with the endorsed Master Plan.

Spatial application of the Historic Area Overlay to part of the site is also viewed as being unnecessary given that the State Heritage Places Overlay and the Heritage Adjacency Overlay already apply over the site where state heritage items are located, and the application of the Historic Areas Overlay switches off affordable housing allowances which are relevant for the future development of the site. The Code identifies that multiple representative buildings are located within the affected area, but these have since been demolished. Therefore, there are no buildings within the affected area that contribute to the historic character, except for those that will continue to have State Heritage protection.

The affected area and current zoning are shown in the figure below.



 Area Affected

Planning and Design Code Zoning

The affected area is located within the Urban Neighbourhood Zone.

The following Overlays apply to the land:

- Airport Building Heights (Regulated) (All structures over 45 metres)
- Affordable Housing
- Building Near Airfields
- Historic Area (ChSt21)
- Heritage Adjacency
- Hazards (Flooding)
- Hazards (Flooding – General)
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place
- Traffic Generating Development

Land surrounding the affected area is within the Urban Neighbourhood Zone and Housing Diversity Neighbourhood Zone.

Advice to the Minister

The attached advice to the Minister sets out the statutory and procedural elements that must be considered as part of the initiation of a Code Amendment (**Attachment 3**).

The advice recommends that the Minister approve the initiation of the Code Amendment for the following reasons and subject to conditions (as set out below).

Strategic considerations

The Proposal seeks to update the policy settings of the former Brompton Gasworks site to facilitate development in accordance with the MAB Brompton Gasworks Master Plan. The gasworks ceased operating in the 1960’s and the site is currently being remediated due to the presence of contaminated soil.

The affected area is a key strategic inner metro site with tram, rail, walking and cycling linkages. The proposal strongly aligns to *The 30-Year Plan for Greater Adelaide: 2017 Update* which seeks increased density at strategic locations close to public transport.

In particular, updating the current concept plan in the Code to reflect the revised master plan for the site would result in a number of positive outcomes including increased opportunities for new housing, and greater provision of open space.

Further strategic considerations and discussion are provided in **Attachment 3**.

Procedural considerations

The Proposal meets all procedural requirements, as detailed in the attached advice to the Minister (**Attachment 3**).

Conditions proposed and items specified

A number of conditions have been recommended to be specified by the Minister, pursuant to sections 73(5)(b) of the Act. In addition, it has been recommended that the Commission specify persons or bodies to be consulted with by the Designated Entity under section 73(6)(e) of the Act, as outlined in the advice to the Minister (**Attachment 3**).

Attachments:

1. Proposal to Initiate the Brompton Gasworks (Minor Amendments) Code Amendment (#20686223)
2. Draft approval letters to:
 - a) The MAB Corporation Pty Ltd (#20656798)
 - b) The City of Charles Sturt (#20656825)
3. State Planning Commission Advice to the Minister (#20656772)

Prepared by: Andrew Mitchell / Catherine Hollingsworth

Endorsed by: Jason Bailey / Brett Steiner

Date: 26 September 2023



Proposal to Initiate an Amendment to the Planning & Design Code

Brompton Gasworks (Minor Amendments)
Code Amendment

By the MAB Corporation Pty Ltd (the Proponent)

SHAPING
GREAT
COMMUNITIES



URPS



_____ (Signature Required)

Ben Perry, Company Secretary for and on behalf of MAB Corporation Pty Ltd (the Proponent)

Date: 21 September 2023

This Proposal to Initiate document together with conditions specified by the Minister forms the basis for the preparation of a proposed amendment to the Planning and Design Code for the purpose of section 73(2)(b) of the Planning, Development and Infrastructure Act 2016.

For the purpose of section 73(2)(b)(vii), the proponent has derived an interest in the land as the preferred proponent for the acquisition, remediation, and development of the Bowden Former Gasworks Site (please refer to letter of RenewalSA to the proponent dated 22 January 2022 referred to below as the “Appointment Letter”).

Subsequent to the Appointment Letter, RenewalSA and the proponent entered into a Development Agreement to undertake the development of the Bowden Former Gasworks Site and a Contract of Sale to purchase the Bowden Former Gasworks Site.

MINISTER FOR PLANNING

Date:



RenewalSA

**GROWTH AND
LEADERSHIP
THROUGH PROPERTY
AND PROJECTS**

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Mr David Hall
Chief Operating Officer
MAB Corporation Pty Ltd
Level 5, 441 St Kilda Road,
MELBOURNE VIC 3004

Via email: [REDACTED]

Dear David

Bowden Former Gasworks Site – Request for Proposal

Thank you for your submission for the Bowden Former Gasworks Site Request for Proposal (RFP) and the proposal submitted by MAB Corporation Pty Ltd (comprised of its proposal in response to the RFP in December 2021, RFI Response dated 21 December 2021, responses provided during the interactive briefing session on 9 December 2021 and confirmation of the Key Commercial Terms dated 21 January 2022) (MAB Proposal).

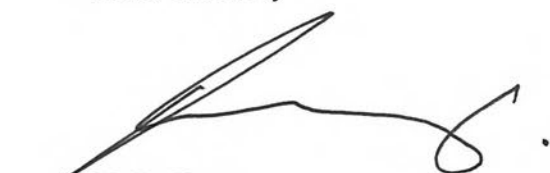
I am delighted to advise you that Renewal SA has selected MAB Corporation Pty Ltd as the preferred proponent for the acquisition, remediation, and development of the Bowden Former Gasworks Site, subject to the successful negotiation and execution of a Development Agreement, based on the MAB Proposal.

It is important that Renewal SA and MAB work together to agree and execute a Development Agreement promptly. The Terms and Conditions of the RFP will remain in place while negotiations occur. Mr Shane Wingard, Project Director will be the key point of contact in negotiating the Development Agreement and will contact you shortly to agree on timeframes and next steps.

In accordance with the RFP process, other shortlisted proposals will remain valid for 120 days from the closing date of 6 December 2021, in the event a Development Agreement between MAB and Renewal SA cannot be executed.

We congratulate the entire MAB team, and we look forward to welcoming MAB to Bowden and South Australia to fulfil the vision articulated in your submission. We are looking forward to working with MAB on this city-defining development project.

Yours sincerely



Chris Menz
Chief Executive

27 January 2022



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1. Introduction

The Proponent (MAB Corporation) is proposing to initiate an amendment to the Planning and Design Code (the Code Amendment) as it relates to land (the Affected Area) located at 3-21 Chief Street, 15 East Street and 1 Chief Street Brompton.

MAB Corporation has an interest in the land and may therefore seek the approval of the Minister for Planning (the Minister) to initiate a Code Amendment under section 73(2)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act).

This Code Amendment is proposed to support the redevelopment of the former Brompton Gasworks which is set to deliver significant economic, social and environmental benefits to South Australia. The Gasworks was part of the Bowden project led by Renewal SA. In December 2022, Renewal SA reached commercial terms with MAB Corporation for the site following an open market tender process. These terms were based on the MAB Brompton Gasworks Master Plan (Attachment A) which was carefully designed to deliver a vibrant urban village that celebrates its historical identity and blends sustainability and community into a medium density, mixed use village.

MAB Corporation has found that there are some anomalies in the Code when compared to the approved Master Plan in relation to the location of public open space, pedestrian connections, building heights and overall massing. This Code Amendment therefore seeks to better align the Code with the long-term vision for the land through some minor amendments to the planning rules.

This Proposal to Initiate details the scope, relevant strategic and policy considerations, nature of investigations to be carried out and information to be collected for the Code Amendment. It also details the timeframes to be followed in undertaking the Code Amendment should this Proposal to Initiate be approved by the Minister.

The Proponent acknowledges that the Minister may specify conditions on approving this Proposal to Initiate, under section 73(5) of the Act. In the event of inconsistency between this Proposal to Initiate and any conditions specified by the Minister, the conditions will apply.

1.1 Designated Entity for Undertaking the Code Amendment

In accordance with section 73(4)(a) of the Act, the Proponent will be the Designated Entity responsible for undertaking the Code Amendment process. As a result:

1.1.1. The Proponent acknowledges that it will be responsible for undertaking the Code Amendment in accordance with the requirements of the Act.

1.1.2. The Proponent's contact person responsible for managing the Code Amendment and receiving all official documents relating to this Code Amendment is:

Anita Allen
Associate Director, URPS
aallen@urps.com.au
8333 7999

1.1.3. This person has the skills, knowledge and experience equivalent to an Accredited Professional level 1.

1.1.4. The Engagement Activities will be overseen by an engagement specialist who is IAP2 Accredited.

1.1.5. The Proponent intends to undertake the Code Amendment by:

- a) Engaging URPS and relevant subconsultants to provide the professional services required to undertake the Code Amendment.

The Proponent acknowledges that the Minister may, under section 73(4)(b) of the Act, determine that the Chief Executive of the Department will be the Designated Entity responsible for undertaking the Code Amendment. In this case, the Proponent acknowledges and agrees that they will be required to pay the reasonable costs of the Chief Executive in undertaking the Code Amendment.

1.2 Rationale for the Code Amendment

The 30-Year Plan for Greater Adelaide has designated land at Bowden/Brompton as an opportunity for transformational change. The Bowden Precinct has already been significantly transformed, with the next stage to focus on Brompton and in particular the former Gasworks.

The land was historically zoned Industry to accommodate the operations of the Gasworks. The site has been vacant since the 1960s when the Gasworks ceased operation. The land was rezoned to Urban Core Zone in 2012, via the Bowden Urban Village & Environs Development Plan Amendment by the Minister for Planning. The Zone supported a mixed-use residential development across the Gasworks site and former Clipsal Australia site. A Concept Plan was introduced as part of this rezoning that set out expected dwelling densities and building heights. With the transition to the Code in 2020, the Urban Neighbourhood Zone was introduced as the Zone that most closely aligned with the original. In addition, the Concept Plan (Bowden Village Concept Plan 5) was transitioned with some refinement to align with the new Code structure and format.

The MAB Brompton Gasworks Master Plan that was submitted as part of the open market tender process, is now being evolved with the next level of planning and design detail. The Master Plan has been designed to respect the historical use of the land as an industrial site, including the extensive remediation works and the existing heritage buildings and structures on the site. This has informed the location of land uses and open space in the Master Plan. It has also informed the necessary heights of buildings to ensure anticipated dwelling yields can still be achieved while locating sensitive land uses away from the most contaminated parts of the site.

A positive outcome of these constraints and drivers has been the provision of double the legislated amount of public open space across the site (25%), allowing for large public plazas and passive green spaces to be located around the heritage buildings. Pedestrian networks have also been improved allowing for increased connectivity and permeability throughout the site and to and from key movement and transport infrastructure.

While the current policy framework is supportive of medium to high-density, mixed-use development, the Bowden Village Concept Plan specifies height limits that are overly prescriptive and do not align with the endorsed Master Plan. In addition, the Historic Area Overlay is at odds with the Concept Plan and Zoning, creating a layer of confusion and unnecessary complexity for the redevelopment.

The Code Amendment is proposed to better reflect the height and massing contained in the Master Plan and to enable the development to occur with greater certainty in a strategic, integrated and streamlined manner.

Figure 1: MAB Master Plan within its Context



2. Scope of the Code Amendment

2.1 Affected Area

The Affected Area is as shown in Attachment B and Figure 2 below and bound by Chief Street to the west, Drayton Street to the south and south-east, and Second Street to the north. This is the area relevant to the investigations for this Code Amendment.

Figure 2: Affected Area



It comprises 33 Certificates of Title outlined in the Table 1-3 below:

Table 1: Certificates of Title for 3-21 Chief Street Brompton

Certificates of Title		
5781/433	5781/432	6055/957
6055/957	5553/991	6055/957
5553/991	6055/957	5781/435
6055/957	6055/957	5781/430

Certificates of Title		
5553/991	5554/1	5553/991
5554/1	5781/434	5781/429
5554/1		

Table 2: Certificates of Title for 15 East Street Brompton

Certificates of Title		
5233/129	5233/129	5790/365
5725/203	6231/222	6216/733
5233/129	6216/731	5724/534
5554/562	5790/362	5790/365
5233/129		

Table 3: Certificate of Title for 1 Chief Street, Brompton

Certificates of Title
6055/958

2.2 Locality Description

The locality has a range of strategic advantages:

- it is located 2.5 kilometres from the Adelaide CBD.
- it is proximate to the Adelaide Park Lands which provides for recreation and relaxation.
- it is immediately adjacent to the Bowden Railway Station which services the Outer Harbour and Grange to City Railway lines (refer to Figure 3).

The site is also immediately adjacent to the Outer Harbour Greenway, a 20km walking and cycling route beginning at the River Torrens Linear Park in the Park Lands and connecting to the Coast Park at Outer Harbour. This is a highly popular commuting and recreational pathway (refer to Figure 4). The site is also close to the City Tram stop located on Port Road, adjacent the Entertainment Centre.

The area is well serviced by businesses both within the Bowden/Brompton precinct and along Port Road. The built form is highly variable ranging from large warehouse buildings, small heritage buildings, a seven-level residential apartment building and one, two and three storey dwellings and townhouses.

The Bowden redevelopment is one of a number of Government endorsed residential/mixed use redevelopment projects underway, seeking to increase metropolitan densities through large scale infill development and in doing so, protecting valuable agricultural land in the greater Adelaide Region.

Figure 3: Bowden Railway Station within easy walking distance from all parts of the site.




Figures 4: Outer Harbour to City Greenway adjacent to the site



The character along the edges of the Affected Area varies considerably as illustrated in Table 4.

Table 4: Streetscape Character Description

Street	Description
Chief Street	<p>The western side of Chief Street has a combination of townhouses and large warehouse buildings containing commercial uses on the southern end, undeveloped land mid-block, and single and two storey contemporary residential development at the northern end (refer to Figure 5). Chief Street is a collector road and is often used as a thoroughfare from Torrens Road to Port Road and vice versa, passing under the railway line. The Chief Street railway underpass is a Local Heritage Place and the Gaslight Tavern, located on the north-western corner of Chief Street and Second Street, is a State Heritage Place.</p> <p>Figure 5 - Chief Street Views</p> 




Street	Description
<p>Second Street</p>	<p>Second Street, on the northern boundary of the site, contains a mix of commercial, residential and undeveloped land. The commercial uses are typically contained in large warehouse buildings (refer to Figure 6).</p> <p>Figure 6 – Second Street Views</p> 
<p>Drayton Street</p>	<p>Drayton Street comprises a mix of commercial and residential land uses including three storey townhouses, a large business hub and a seven level “Nightingale” apartment building, adjacent the railway line. A former stone Church located at 31 Drayton Street is a State Heritage Place and is currently a winery (refer to Figure 7).</p> <p>Figure 7 – Drayton Street Views</p> 

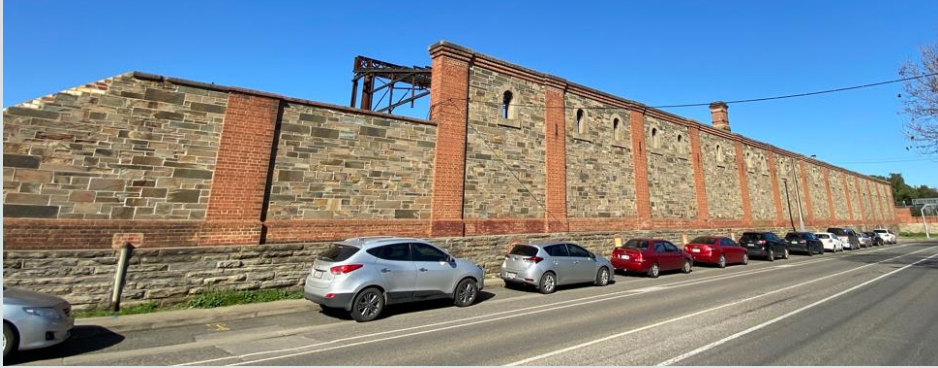
Street	Description
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The site is affected by two State Heritage Place listings, described in both the State Heritage Register and the Code as illustrated in Table 5.

Table 5: State Heritage Listings

Listed Place	Description
<p>1-21 Chief Street BROMPTON – Brompton Gasworks</p>	<p>Designated place of archaeological significance (Item No 27546).</p>  <p>Buildings identified as part of the archaeological site (left) and 1879 Retort House (right)</p>  <p>Purifying House identified as part of the archaeological site (left)</p>
<p>1-21 Chief Street BROMPTON – Brompton Gasworks</p>	<p>1879 Retort House, Remains of 1891 Retort House and Chimney Stack (Item No 9251).</p>  <p>Southern façade of the 1879 Retort House</p>


Listed Place	Description
	 <p data-bbox="486 689 1316 723">Remains of 1891 Retort House and Chimney Stack (partially visible).</p>

2.3 Scope of the Proposed Code Amendment

The scope of the Code Amendment is to introduce a policy framework that facilitates the redevelopment of the land that aligns with the endorsed Master Plan. The prominent and centrally located position and existing regeneration of the Bowden/Brompton precinct should be capitalised upon through the expedient and strategic delivery of a large scale, medium to high density mixed used development.

The scope of the Amendment is summarised in Table 6.

Table 6: Summary of Proposed Amendments

Proposed Amendment	Purpose / Outcome
Amend Concept Plan 5 – Bowden Urban Village	Remove the Affected Area from Concept Plan 5 – Bowden Urban Village. Investigate the introduction of a new Concept Plan that illustrates building heights for the Affected Area (or consider inclusion in the Concept Plan discussed below).
Insert a new Concept Plan to the Affected Area.	The Concept Plan will assist in setting out the overall approach to the site including movement connections and high-level open space. It will illustrate elements that are of interest to the local community and Council.
Remove the Historic Area Overlay (ChSt21)	<p>This Overlay is inconsistent with the built form outcome sought by the Master Plan and applies to the northern part of the site. The Overlay switches off the Affordable Housing incentives from applying to the development and therefore is inconsistent with project requirements.</p> <p>Figure 8 – Historic Area Overlay</p> 
Modify the Public Notification Triggers	Reduce the requirement for public notification in the Concept Plan Area, where development is within the Specified Building Heights or undefined land uses, including the allowable increase under the Affordable Housing Overlay.

The detail of the Amendment scope is set out below. The current Zones and Overlays are illustrated in Attachment C.

Table 7: Summary of Proposed Amendments

	Scope of the Amendment
Current Policy	<p>Zone: Urban Neighbourhood.</p> <p>Sub Zone: Not applicable.</p> <p>Overlays: The land identified as 15 East Street, Brompton is covered by the following Overlays:</p> <ul style="list-style-type: none"> • Hazards (Flooding). • Hazards (Flooding – General). • Airport Building Heights (Regulated) – All structures over 45 metres. • Prescribed Wells Area. • Traffic Generating Development. • Noise and Air Emissions. • Regulated and Significant Tree. • Affordable Housing. • Building Near Airfields. <p>In addition to the above Overlays, the land identified as 1 Chief Street and 3-21 Chief Street, Brompton are covered by the following additional Overlays:</p> <ul style="list-style-type: none"> • Heritage Adjacency. • State Heritage Place – (ID No 9251). • State Heritage Place – (ID No 27546). • Historic Area - (Hindmarsh District Centre Historic Area - ChSt21). <p>Technical and Numeric Variations (TNV)</p> <ul style="list-style-type: none"> • Interface Height – Development should be constructed within a building envelope provided by a 30 or 45 degree plane, depending on orientation, measured 3m above natural ground level at the boundary of an allotment.

	Scope of the Amendment
	<p>Concept Plan</p> <ul style="list-style-type: none"> • Concept Plan 5 – Bowden Urban Village (Attachment D).
Amendment Outline	<p>The Code Amendment proposes to create a stronger alignment between the MAB Brompton Gasworks Master Plan and the Code in relation to building heights, massing, public open space and pedestrian movement across the site. The Amendment also seeks to achieve a clearer policy environment by removing inconsistencies in the Historic Area Overlay and improving public notification categories.</p>
Intended Policy	<p>The key procedural outcomes of the amendment are:</p> <ul style="list-style-type: none"> • Remove the Affected Area from the Bowden Village Concept Plan • Introduce one or two new Concept Plans that address pedestrian/cyclist connections, open space, and building heights. • Remove the Historic Area Overlay from the Affected Area. • Modification of the public notification triggers within the Urban Neighbourhood Zone as they relate to the new Concept Plan area (the Affected Area).

2.3.1 Changes to Building Heights and Redistribution of Open Space

The endorsed Master Plan has been carefully designed to ensure the height and massing of new buildings is effectively distributed across the site. Buildings have been sited to minimise impacts on adjacent land, while activating the newly created plazas and public open space. As illustrated in Figures 9 and 10 and Attachment E, it is proposed to increase building heights towards the centre of the site and redistribute the open space to provide a better connection between the heritage places, non-residential uses, public plaza and recreational spaces. Note, these figures are illustrative only and subject to the investigations outlined in this Proposal.

Site analysis undertaken to inform the Master Plan is provided in Attachment F. To note, the site layout and massing has been designed to:

- Be compatible with nearby uses
- Reinforce civic places and open space
- Optimise vehicle, cyclist and pedestrian movement
- Maintain sunlight access to neighbouring sites
- Address potential overlooking concerns for nearby residential areas.

Figure 9: Current and Potential Future Building Heights



Current Code Building Heights



Potential Future Building Heights for Investigation

Figure 10: Building Massing Context - Built (blue), Commenced (orange) & Approved (green)



Source: 3D Development Activity Tracker, Plan SA

Figure 11: Surrounding Residential Building Heights to Contextualise Proposal



Note: This figure is illustrative only and subject to changes arising from the investigations set out in this Proposal. The open space illustrated includes public open space (public reserves) and open areas for the enjoyment of the community which may be in the form of outdoor plaza areas or similar.

3. Strategic Planning Outcomes

Proposed Code Amendments occur within a state, regional and local strategic setting, which includes:

- State Planning Policies (SPPs).
- Regional Plans.
- Other relevant strategic documents.

3.1 Summary of Strategic Planning Outcomes

The strategic planning outcomes for the site have been determined through the Master Planning process. The following Guiding Principles have been established for the project, which are consistent with the Government's vision for the Bowden/Brompton Precinct:

- Liveable Communities
 - Higher density, mixed use development including a range of residential, retail, commercial, civic and recreational opportunities.
 - The engagement of local people, the wider community and potential occupants in defining and being involved throughout the planning and design process.
 - Promote opportunities for the development of healthy and balanced lifestyles.
 - Cultivate a strong sense of identity and diverse community networks.
- Economic Growth and Development
 - Create and/or deliver commercially viable mixed-use development opportunities with the private sector.
 - Generate local business and employment opportunities, strengthening the future economy of South Australia.
- Environmental Responsibility
 - Increased use of public and alternative transport.
 - High-quality building designs, including high standards of environmental sustainability.
 - Open space and landscaping that respond to the local climate.
 - Optimal water use efficiency, water sensitive urban design (WSUD), water reuse and water storage.
 - Optimal energy efficiency and use of renewable energy.
- Placemaking
 - Coherent character and identity in built form and open space that reflects and resonates with traditional elements of Bowden and Adelaide and medium and high density living.
 - Pedestrian-friendly streets in proportion to surrounding built form, providing flexible and safe connections by day and by night.

- Compact and lively activity hub with a variety of shops, civic uses and places to visit.
- A network of open space for people to relax, meet and recreate.
- A high quality and functional open space network and built form achieved through integrated design and design guidance.

3.2 Alignment with State Planning Policies

The State Planning Policies (SPPs) set out the State’s overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

The Code Amendment should be initiated because the strategic planning outcomes sought to be achieved through the Code Amendment align with or seeks to implement the following SPPs:

Table 8: Strategic Alignment – State Planning Policies

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>State Planning Policy 1: Integrated Planning</p> <p>Objective: To apply the principles of integrated planning to shape cities and regions in a way that enhances our livability, economic prosperity and sustainable future.</p> <p>1.1 An adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over the relevant forecast period.</p> <p>1.3 Plan growth in areas of the state that is connected to and integrated with, existing and proposed public transport routes, infrastructure, services and employment lands.</p> <p>1.7 Regenerate neighbourhoods to improve the quality and diversity of housing in appropriate locations supported by infrastructure, services and facilities.</p> <p>1.8 Mixed-use development around activity centres, public transport nodes and strategic transit corridors to encourage greater use of active transport options such as walking, cycling and public transport.</p>	<p>The Code Amendment aligns with SPP’s 1.1, 1.3, 1.7 and 1.8 in the following ways:</p> <ul style="list-style-type: none"> • The changes to building heights will provide for an improved configuration of commercial and residential floor area contributing to well-located land supply for housing and employment. • The development density is ideally located on undeveloped land that is well serviced by existing public transport routes (train and bus), infrastructure (water, roads, sewer, communication) and the Outer Harbour Greenway. • The density will assist in catalysing the regeneration of the Brompton neighbourhood by increasing the population of residents and workers (2,200 residents in 825 new homes).
<p>State Planning Policy 2: Design Quality</p> <p>Objective: To elevate the design quality of South Australia’s built environment and public realm.</p>	<p>The Code Amendment aligns with SPP’s 2.4, 2.8, 2.10, 2.11 and 2.12 in the following ways:</p> <ul style="list-style-type: none"> • The redevelopment of the Gasworks site has undergone an extensive Master Planning

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>2.4 Design advice should be obtained early in the planning process for complex developments, and utilise consistent and credible processes (such as Design Review) to ensure improved outcomes.</p> <p>2.8 Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities.</p> <p>2.10 Facilitate development that positively contributes to the public realm by providing active interfaces with streets and public open spaces.</p> <p>2.11 Manage the interface between modern built form of different scales with more traditional dwelling forms, including through the management of streetscape character, access to natural light, visual and acoustic privacy, massing and proportions.</p> <p>2.12 Create design solutions for infill development that improves the relationship between buildings and public spaces, and the interface with neighbours. 2.13 Provide a diverse range of high quality green public open spaces and streetscapes, particularly in areas of growth and renewal.</p>	<p>process involving design experts and key stakeholders to ensure a high-quality development is delivered in terms of: built form, public and private open space, adaptive re-use of heritage assets, movement connections and interface issues within the site and on adjacent land.</p> <p>Key design outcomes include:</p> <ul style="list-style-type: none"> • Centralising the built form height and massing to allow for a lower level built form interface with existing land uses to the north and west of the Affected Area. • A minimum of 12.5% public open space (1.26 hectares) including a “Town Heart – Piazza” centred around heritage assets, 25% tree canopy, passive open space and pocket parks. • New north-south and east-west movement patterns, responding to existing movement and open space patterns throughout Bowden. • Maximising opportunities for active street frontages. • Creation of four precinct identities responding to local characteristics: Heritage Precinct, Brickworks Precinct, Station Precinct and Bowden Precinct. • 6 Star Green Star Communities in accordance with the Green Building Council of Australia (GBCA) Green Star- Communities Framework. • 5 Star Green Star Rated buildings in accordance with the GBCA’s Green Star Building Tools.
<p>State Planning Policy 3: Adaptive Reuse</p> <p>Objective: The adaptive reuse of existing buildings that enhance areas of cultural or heritage value, capitalise on existing investment and/ or contribute to vibrant and livable places.</p>	<p>The Code Amendment aligns with SPP’s 3.3 and 3.4 in the following ways:</p> <ul style="list-style-type: none"> • There are several State Heritage listed buildings and structures on the site that will be adaptively re-used for retail/food and beverage and/or incorporated into the public open space areas – piazza, formal gardens etc.

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>3.3 Repurpose, adapt and reuse historical buildings and places that recognise and preserve our state’s history.</p> <p>3.4 Prioritise the adaptive reuse of buildings in areas of heritage or cultural value where it will contribute to active and vibrant places, or where it is a catalyst for additional development demand.</p>	<ul style="list-style-type: none"> The Code Amendment will clarify the buildings and structures to be retained and re-used.
<p>State Planning Policy 6: Housing Supply and Demand</p> <p>Objective: To promote the development of a well-serviced and sustainable housing and land choices where and when required.</p> <p>6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel and public transport use; and provide quality open space, recreation and sporting facilities.</p> <p>6.5 Locate higher density residential and mixed-use development in strategic centres and transport corridor catchments to achieve the densities required to support the economic viability of these locations and the public transport services.</p> <p>6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</p> <p>6.7 Facilitate the provision of Affordable Housing through incentives such as planning policy bonuses or concessions (e.g. where major rezonings are undertaken that increase development opportunities).</p>	<p>The Code Amendment aligns with SPP’s 6.3, 6.5, 6.6 and 6.7 in the following ways:</p> <ul style="list-style-type: none"> The development incorporates a variety of residential typologies including apartments, townhouses, build to rent, nightingale and a minimum of 15% affordable housing.

3.3 Alignment with Regional Plans

As with the SPPs, the directions set out in Regional Plans provide the long term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

The 30-Year Plan for Greater Adelaide (30-Year Plan) is the relevant Regional Plan for this Code Amendment. The 30-Year Plan re-enforces the strategic planning policies outlined above and does not contain policies that conflict with these strategic directions, or any policies that need to be considered separately.

The State Planning Commission recently released the Greater Adelaide Regional Plan (GARP) Discussion Paper (the Paper) for consultation. The Paper raises ideas for how the GARP can address growth over the next 30 years. The GARP must be consistent with the State Planning Policies outlined above.

Table 8: Strategic Alignment – Regional Plan

Regional Plan	Code Amendment Alignment with Other Relevant Document
<p>30 Year Plan for Greater Adelaide (2017 Update)</p>	<p>The Code Amendment aligns with the following policies:</p> <ul style="list-style-type: none"> • Transit corridors, growth areas and activity centres (P1, P2, P3, P4, P5, P8, P9 and P10). The development provides for increased residential density as part of a mixed use development within the walking catchment of a mass transit train station (Bowden) and high frequency bus route (Port Road). • Design quality (P25, P26, P28, P29 and P30) As a master-planned development it is being designed at a holistic level and taking into account movement connections, well located and designed public open space, building upon the character of different areas and providing contextual interfaces. • Heritage (P36) The development allows for the adaptive re-use of some key heritage assets and incorporation of others into public spaces, enhancing the character of the area and enticing people to visit and appreciate. • Housing mix, affordability and competitiveness (P36, P37, P42, P43, P44, P45) A range of housing typologies including town houses, build to rent, nightingale, apartments and 15% affordable housing will be provided as part of the housing mix. • The economy and jobs (P56) The policies specifically reference the subject site (being within the Bowden redevelopment area) as a key infrastructure project as follows: <i>Deliver major infrastructure projects to help stimulate the economy and create jobs, such as: Bowden, Glenside and West Lakes developments....</i> • Open space, sport and recreation (P99)


Regional Plan	Code Amendment Alignment with Other Relevant Document
	<p>The policies specifically reference the site (being within the Bowden redevelopment area) as spatially important to nearby Park Land upgrades as follows:</p> <p><i>The section of the Adelaide Parks Lands located directly across the road from the Bowden Development has been upgraded to link the CBD and the Riverbank Precinct with Bowden and the Park Lands.</i></p> <p>Higher density development on the site will support usage of open space networks connecting the Park Lands, City and the Outer Harbour Greenway.</p>
<p>Greater Adelaide Regional Plan Discussion Paper</p>	<ul style="list-style-type: none"> Identify strategic infill sites to provide more housing choices in areas near public transport, services and employment options. <p>The development is ideally located near public transport providing access to employment to service residents. Strategic linkages are provided within the development to link with the Bowden train station and Outer Harbor Greenway.</p> <ul style="list-style-type: none"> Prioritise strategic infill sites that are generally more economic to service than general infill. <p>The development is a large-scale site that will take a master planned approach to better consider a mix of diverse and affordable housing, greening and open space.</p> <ul style="list-style-type: none"> Strategic infill sites can include links to adjacent established neighbourhoods, while allowing for a transition between differing scales and intensities of built form <p>The concept plan proposed as part of the Code Amendment provides cycle and pedestrian linkages with Bowden. The development incorporates a variety of residential typologies including apartments and townhouses that interact appropriately with State Heritage buildings and adjacent density in Bowden.</p>

3.4 Alignment with other Relevant Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

The following table identifies other documents relevant to the proposed Code Amendment.

Table 9: Strategic Alignment – Other Relevant Documents

Other Relevant Documents	Code Amendment Alignment with Other Relevant Document
<p>Open Space Strategy 2025, City of Charles Sturt</p>	<p>Actively seeking partnerships with the private sector to deliver public open space as part of higher density redevelopment is referred to in the implementation plan of the Open Space Strategy:</p> <p>7.3 Achieving Partnerships – <i>Partnerships with developers regarding the provision, development and maintenance of open space including negotiations for more than 12.5% in higher density areas using the Open Space in Higher Density Developments Guide (2101) as a basis.</i></p> <p>MAB have negotiated with the City of Charles Sturt and have agreed to the delivery of 12.5% of public open space as part of the redevelopment process. “Pughole Park” located in the Station Precinct, will be designed in collaboration with the City of Charles Sturt to ensure the use profile aligns with community needs.</p> <p>The open space re-distribution will be reflected in the new Concept Plans prepared as part of the Code Amendment.</p>
<p>Bowden Master Plan, 2016</p>	<p>The Gasworks site is identified in the Bowden Master Plan 2016 as Area 7 on the Concept Diagram which states:</p> <p><i>Responding to the Gasworks Precinct with scale and activity that complements the industrial heritage of the area.</i></p> <p>Open space is sought around the heritage assets to interpret the strong industrial heritage (see Concept Plan 2016 below):</p> 

Other Relevant Documents	Code Amendment Alignment with Other Relevant Document
	<p>The Code Amendment provides for the intensification of commercial and residential land uses around the heritage assets, providing the critical mass necessary to enable their successful transformation and ongoing economic viability.</p> <p>This land use intensification is balanced with the generous re-distribution of open space around the heritage assets, to showcase the industrial heritage within interesting and visually appealing open space settings – a Piazza and the walled and framed Gasworks Gardens.</p>
Bowden Developers Handbook & Urban Design Guidelines, 2016	<p>The Gasworks Precinct is identified in the Bowden Developers Handbook and Urban Design Guidelines 2016 as being redeveloped at a later stage in the renewal process, due to remediation and heritage requirements. It also acknowledges that future guidelines will be developed to respond to the site specific opportunities.</p> <p>Notwithstanding, the Code Amendment aligns with the following key land use and spatial principles as follows:</p> <ul style="list-style-type: none"> • Transforming the Bowden and Gasworks sites into an inner-city, higher intensity, mixed use urban village. • Movement connections and street layout responding to existing street layouts both within the Bowden precinct and in adjoining neighbourhoods. • Generous provision of public open space (12.5%) providing high quality residential amenity.
Brompton Gasworks Master Plan	<p>The Master Plan creates four key precincts, each with a distinct purpose but integrated through shared public spaces and adapted heritage buildings and structures.</p> <p>The precincts maximise proximity to transport services and links and create contextual relationships with neighbouring residential development through the massing of built form and movement networks.</p> <p>Each precinct has land use targets that form the basis for the amendments sought in the Code Amendment as summarised below:</p> <ul style="list-style-type: none"> • Heritage Precinct (A and B) <ul style="list-style-type: none"> – Predominantly mixed use with offices, hospitality, creative and co-working spaces. – Adaptive re-use of the heritage buildings and structures. – Building heights of up to 12 levels for commercial and short stay accommodation. – Indicative Yield: 120 short stay accommodation rooms, 9,200m² commercial floor space and 2,300m² food and beverage space.



MAB Master Plan Artist Impression of the Piazza, Office building (left), the adapted and re-used Purifying House and Hotel (right)



MAB Master Plan Artist Impression of the remains of the 1891 Retort House, Brick Chimney and Public Park.

- Station Precinct
 - The residential heart of the site, adjacent to the Bowden Railway Station and comprising the core of open space.
 - Building heights of 3-6 levels on the corner of East and Fourth Street.
 - Building heights of up to 10 levels adjacent the railway line.
 - Indicative Yield: 115 Apartments and 58 Townhouses.

Other Relevant Documents	Code Amendment Alignment with Other Relevant Document
	<ul style="list-style-type: none"> • Bowden Precinct <ul style="list-style-type: none"> – Predominantly residential with higher density located closest to the Railway Station and lower density along the interface to the east. – Building heights of 10-12 levels fronting Fourth Street. – Building heights of 3-6 levels fronting Second Street. – Indicative Yield: 211 Apartments and 70 Townhouses. • Brickworks Precinct <ul style="list-style-type: none"> – Predominantly residential with higher density located internal to the site. – Interface with Chief Street to support commercial and residential uses. – Building heights of 10-12 levels fronting Fourth Street. – Building heights of 3-6 levels fronting Second Street. – Indicative Yield: 300 Apartments and 80 Townhouses.

4. Investigations and Engagement

4.1 Investigations Already Undertaken

The Bowden/Brompton area has been part of a series of investigations that have been undertaken over a significant period of time. These include investigations to support the original rezoning proposal covering traffic, public transport, contamination, stormwater and flood management, land use mix and community facilities and are now out of date. Further, investigations have been undertaken by the Designated Entity as part of the Due Diligence phase and work is continuing to inform the detail that will underpin the development.

Table 10: Investigations Undertaken

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Site Contamination	<p>A Site Contamination Audit has been undertaken by BlueSphere Environmental and soil remediation is being undertaken by Wallbridge, Gilbert, Aztec (WGA).</p> <p>The soil remediation includes:</p> <ul style="list-style-type: none"> • Re-working and re-compacting existing fill to a depth of 0-6 metres below the existing surface of the site, or further as required. • Importing and compacting suitable materials from existing stockpiles. • Importing and compacting clean materials from existing stockpiles. • Importing and placing clean fill to the site. 	<p>It is currently estimated that approximately 37,000-38,000m³ of clean fill will be used for a capping layer across the entire site. Enviro Pacific estimates approximately 17,000m³ of the required clean fill layer will be secured as part of the remediation works and the balance (21,000m³) will be imported off-site.</p> <p>These works are currently underway.</p>
Traffic	<p>Traffic analysis has been undertaken to identify the road hierarchy for the proposed development and its connection to the surrounding area.</p>	<p>The road hierarchy has been identified. Further work is being undertaken with the City of Charles Sturt to identify the detailed infrastructure works that may be required.</p>
Services and Infrastructure	<p>An analysis of services has been undertaken and has found that the area can be serviced.</p>	<p>The site can be serviced with appropriate service infrastructure.</p>

Investigation Undertaken	Summary of Scope of Investigations	Summary of Outcome of Recommendations
Overshadowing	An analysis of overshadowing has been undertaken for the proposed building heights and massing and impacts on adjacent land uses.	Modelling of the solar equinox demonstrates there is no impact to private open space. Additional modelling will be undertaken as part of future investigations.

4.2 Further Investigations Proposed

In addition to the investigations already undertaken and identified above, the table below outlines what additional investigations that will be undertaken to support the Code Amendment.

Table 11: Additional Investigations Proposed

Further Investigations Proposed	Explanation of how the further investigations propose to address an identified issue or question
Heritage Impact Analysis	A Heritage Impact Analysis will be undertaken to evaluate the removal of the Historic Area Overlay. It will also evaluate the impact of any changes to building heights and open space locations.
Traffic Impact Analysis	The traffic impact is unlikely to vary from the Master Plan proposal and original rezoning. However, investigations into car parking rates and traffic impacts will be undertaken to inform this Code Amendment.
Stormwater Analysis	A conceptual stormwater strategy is currently being prepared in consultation with the City of Charles Sturt and will confirm that stormwater quality and quantity requirements can be achieved.
Site Analysis	A massing, shadow and building height analysis will be undertaken to evaluate the proposed changes and any potential impacts on adjacent land.

5. Engagement

5.1 Engagement Already Undertaken

In accordance with Practice Direction 2, the City of Charles Sturt and Renewal SA have been consulted on this Proposal. Preliminary meetings have been held with senior staff at Council and Renewal SA.

A letter from the City of Charles Sturt General Manager City Services was received 13 September 2023. In principle, Council staff are supportive of the proposal over the Affected Area subject to a review of the Code Amendment and its associated investigations and findings. A copy of the letter is provided in Attachment G.

Council recommended that investigations consider the following:

- Concept Plan to include the location of indicative public open space and delineate it from proposed private communal open space and existing State heritage listed places.
- The location of typical sections showing the proposed built form and its relationship to the locality.
- A direct mail out to all adjacent property owners (outside and within the Bowden development area).
- Consultation timeframe to enable sufficient time for persons to review the Code Amendment and provide feedback.

DTI-PLUS Code Control Group has been consulted on the proposal, the following feedback was received:

- Investigate redefining the Concept Plan (Bowden Village Concept Plan 5) to present building height and open space of the affected area as one Concept Plan and as two Concept Plans.
- The application of the Heritage Adjacency Overlay to be investigated by the State Government.
- Investigate public notification policy to exclude notification of partial demolition of a building if located within the Concept Plan.
- Site analysis to include overshadowing.

5.2 Further Engagement Proposed

In addition to the engagement already undertaken and identified above, Table 12 below outlines what additional engagement will be undertaken to support the Code Amendment.

Given that the Code Amendment scope is relatively narrow and relies on the extensive policies within the Planning and Design Code to address the range of planning issues, consultation is not proposed to extend to all utility providers, service providers and State agencies. Further, it is not proposed to consult the Environmental Protection Authority who has had extensive involvement in the site remediation works and commenting opportunities via referrals on relevant land division applications.

Table 12: Key Stakeholders

Further Engagement Proposed
Members of Parliament
Kaurna Yerta Aboriginal Corporation Registered Native Title Body Corporate
Renewal SA
Department of Trade and Investment (DTI)
City of Charles Sturt
Department of Transport and Infrastructure (DIT)
State Heritage Branch

6. Code Amendment Process

6.1 Engagement Plan

The Code Amendment process will occur in accordance with the Community Engagement Charter and Practice Direction 2 – Consultation on the Preparation or Amendment of a Designated Instrument.

The Designated Entity will prepare an Engagement Plan prior to the commencement of engagement on the proposed Code Amendment. The Engagement Plan will include the following mandatory consultation requirements (which may be in addition to the engagement outlined in this Proposal to Initiate):

- the Local Government Association must be notified in writing of the proposed Code Amendment;
- if the Code Amendment has a specific impact on 1 or more particular pieces of land in a particular zone on subzone (rather than more generally), the Designated Entity must take reasonable steps to give a notice in accordance with Regulation 20 of the *Planning, Development and Infrastructure (General) Regulations 2017*, to:
 - the owners or occupiers of the land; and
 - owners or occupiers of each piece of adjacent land;
- consultation must also occur with any person or body specified by the State Planning Commission under section 73(6)(e) of the Act.

6.2 Engagement Report

Once engagement on the Code Amendment is complete, the Designated Entity will prepare an Engagement Report under section 73(7) of the Act.

The Designated Entity must ensure that a copy of the Engagement Report is furnished on the Minister and also published on the SA Planning Portal. This will occur in accordance with Practice Direction 2.

The Engagement Plan and the Engagement Report will also be considered by the State Planning Commission during the final stages of the Code Amendment process. The Commission will provide a report to the Environment, Resources and Development Committee of Parliament under section 74(3) of the Act. The Commission's report will provide information about the reason for the Code Amendment, the consultation undertaken on the Code Amendment and any other information considered relevant by the Commission.

6.3 Code Amendment Timetable

The Proponent (where it is also the Designated Entity) commits to undertaking the Code Amendment in line with the timeframe outlined Attachment H. If a timeframe is exceeded (or expected to be exceeded) the Proponent agrees to provide an amended timetable to the Department with an explanation of the delay, for approval by the Minister of an extension of time for the Code Amendment.

Attachment A

Brompton Gasworks Master Plan

MASTER PLAN

NOVEMBER 2022

BROMPTON GASWORKS



PRESENTED BY

MAB

MASTER PLAN

MAB VISION STATEMENT

The Brompton Gasworks will be a vibrant urban village that celebrates its historical identity and blends sustainability and community into a smarter way to live through a design response that supports a medium density, mixed-use village.

The Brompton Gasworks Master Plan (Master Plan) will concentrate public and private activity within four distinct precincts, each with its own purpose that are tied together through an integrated design focused on the human experience.

The Master Plan has been designed to sympathetically, and seamlessly integrate with the existing Bowden Urban Village, fulfilling the broader Bowden vision to energise Adelaide's inner-north west.

A connected, permeable Master Plan will provide fine-grain connections through the new established precincts - reconnecting the community with safe, friendly, walkable streets. The design response delivers an extension to the successful fine-grain street network established in the Bowden Urban Village.



DESIGN INTENT

Developments within the Master Plan will respond to the broader Bowden Urban Village creating a new urban environment that has particular focus on:

MAB's open space obligation on title will be aligned with the MAB Submission commitment of 25% open space with a further target to achieve 30% across the precinct.

Responding to existing and creating desirable new movement patterns and open space networks through Bowden;

Maximise opportunities for active street frontages;

Varied architectural form and design within the Precincts to create an interesting skyline;

Realising the full and appropriate development potential of this well serviced, inner city precinct;

Adding to the diversity of public spaces in the area;

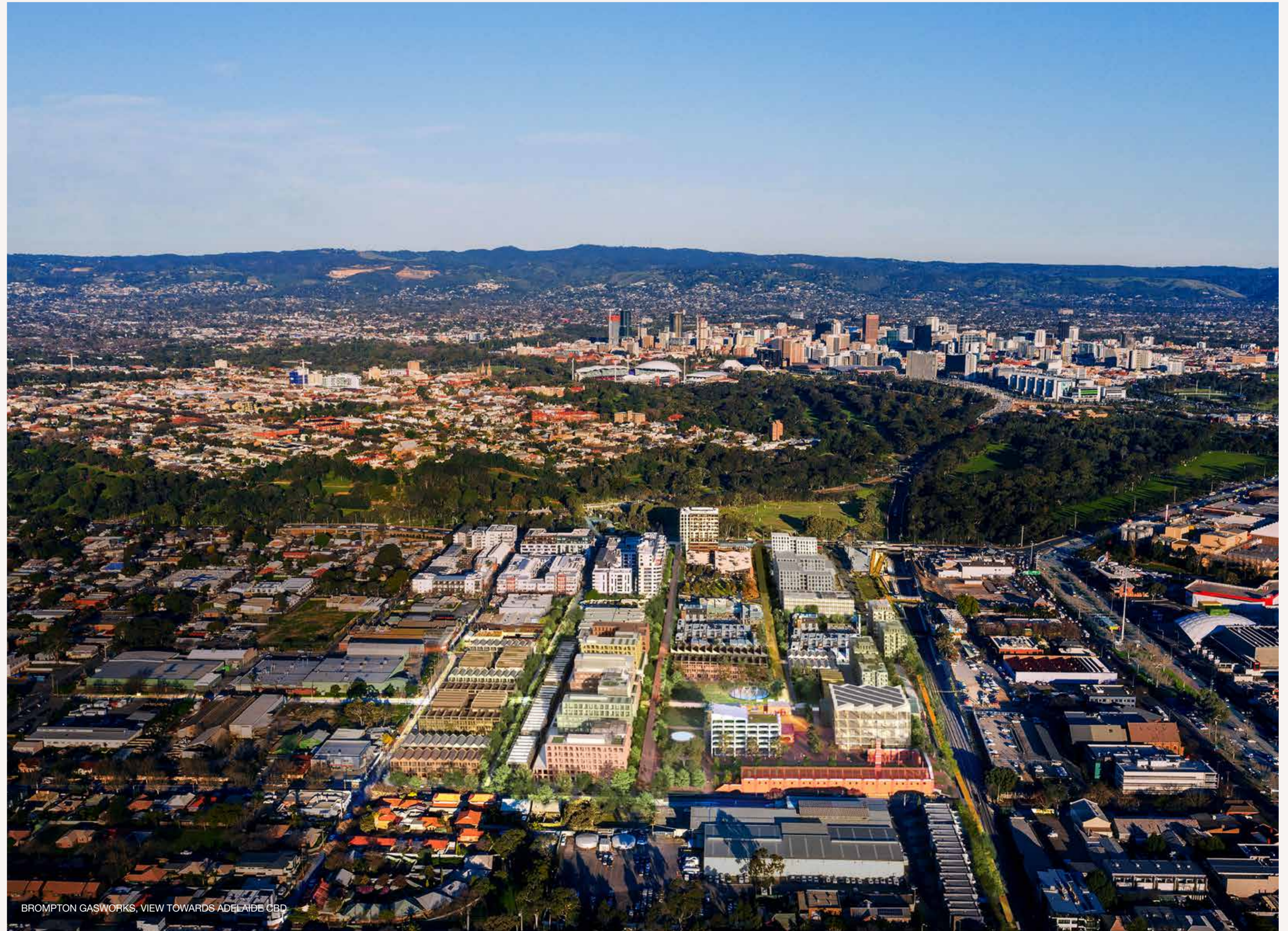
Creating a rich, engaging, articulate and diverse architectural character;

Responding to and extending the general heights, grain and built form typology of other, nearby parts of Bowden;

Provision of additional residential amenity;

Provide a range of residential typologies that will support alternate tenure regimes such as long stay rental accommodation further diversifying the growing community;

Promoting sustainability through building and precinct design.



BROMPTON GASWORKS, VIEW TOWARDS ADELAIDE CBD

MASTER PLAN VISION & GUIDING PRINCIPLES

The Vision and Guiding Principles were established by Renewal SA to reflect the objectives for the successful delivery of the remediation and development of the Brompton Gasworks (Site).

VISION

The creation of an active and vibrant mixed-use precinct that blends heritage, sustainability and community in a way that integrates with and forms part of the Bowden redevelopment project.

GUIDING PRINCIPLES

The Guiding Principles reflect the existing objectives embedded within the Bowden redevelopment project and Project Specific Objectives for the development of the Brompton Gasworks (Site).



I. LIVEABLE COMMUNITIES

Higher density, mixed-use development including (some or all) residential, retail, commercial, civic and recreational opportunities

The engagement of local people, the wider community and potential occupants in defining and being involved throughout the planning and design process

Promote opportunities for the development of healthy and balanced lifestyles

Cultivate a strong sense of identity and diverse community networks

2. ECONOMIC GROWTH AND DEVELOPMENT

Create and/or deliver commercially viable mixed-use development opportunities with the private sector

Generate local business and employment opportunities, strengthening the future economy of South Australia

3. ENVIRONMENTAL RESPONSIBILITY

Increased use of public and alternative transport

High-quality building designs, including high standards of environmental sustainability

Open space and landscaping that respond to the local climate

Optimal water use efficiency, water sensitive urban design (WSUD) water reuse and water storage

Optimal energy efficiency and use of renewable energy

4. PLACEMAKING

Coherent character and identity in built form and open space that reflects and resonates with traditional elements of Bowden and Adelaide and medium and high-density living

Pedestrian-friendly streets in proportion to surrounding built form, providing flexible and safe connections by day and by night

Compact and lively activity hub with a variety of shops, civic uses and places to visit

A network of open space for people to relax, meet and recreate

A high quality and functional open space network and built form achieved through integrated design and design guidance.

Project Specific Objectives

1.1 open space of at least 1.26 hectares within the Site to ensure the Bowden redevelopment is achieving a minimum of 12.5% open space across the combined project area.

1.2 a minimum of 15% Affordable Housing provided across the project where residential development is undertaken.

Project Specific Objectives

2.1 delivery of retail, residential, commercial and/or community uses in existing and new buildings

2.2 provision of training and employment outcomes through the Renewal SA Works Program

2.3 development of an Industry Participation Plan.

Project Specific Objectives

3.1 a development concept that delivers a high level of sustainability and achieves a 6 Star Green Star rating in accordance with the Green Building Council of Australia's (GBCA) Green Star - Communities Framework.

3.2 all buildings should achieve a minimum 5 Star Green Star Rating in accordance with the GBCA's Green Star Buildings Tool.

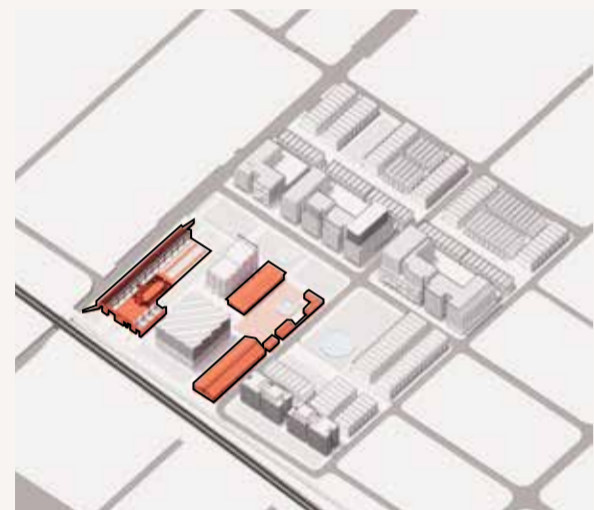
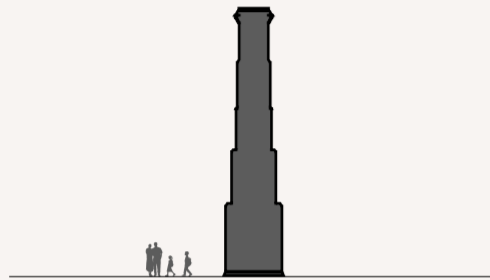
Project Specific Objectives

4.1 the sensitive and high-quality adaptive reuse of the retained heritage assets including the State heritage-listed Retort House, the chimney, the Chief Street wall and the remaining buildings, in line with these Guiding Principles

4.2 the development of the precinct to integrate with and form part of the existing Bowden redevelopment project and neighbouring communities

4.3 commitment to meaningfully engage with the local community and other stakeholders throughout the planning, design and delivery of the Project.

PLACEMAKING



1. HERITAGE

The Brompton Gasworks mixes the past with the future - the focus of the precinct is a sensitive and high-quality adaptive reuse of the iconic heritage-listed assets including the State heritage listed Retort House, the chimney, the Chief Street wall and the remaining buildings.

Adaptive Reuse

The iconic structures will be revealed and celebrated - a curtilage of open space will allow clear views and sightlines to all heritage buildings.

A Distinctly Bowden Identity

The buildings will form a strong identity that will define the entire precinct through carefully selected materials and finishes.

Coherent Character and Identity

Built form and public realm that reflects and resonates with traditional elements of Bowden and Adelaide and medium to high density living.

Town Heart - Piazza

Compact and lively activity hub with a vibrant mix of day time workers, food and beverage outlets, civic uses and cultural events.



2. SUSTAINABILITY

The Brompton Gasworks is a vibrant, liveable and sustainable community - that will be regarded as an environmentally, socially and sustainable development aligning with many of the Government's objectives to facilitate positive outcomes.

Health and Wellbeing

The Brompton Gasworks will contribute to the health and wellbeing of residents, the longevity of the building stock, eliminate fossil fuel consumption in operations and reduce living costs for residents and businesses.

Open Space Across Precinct

A large and diverse connected network of public spaces for people to relax, meet and play - providing clarity and purpose to the Master Plan.

6 Star Green Star Communities

In accordance with the Green Building Council of Australia's (GBCA) Green Star - Communities Framework.

High-Quality Buildings

All new buildings will achieve a minimum 5 Star Green Star Rating in accordance with the GBCA's Green Star Buildings Tool.



3. COMMUNITY

The Brompton Gasworks is a connected, permeable community - with a mix of uses and housing typologies that meet the community demands and provide a smarter way to live.

People Focus

New pedestrian-friendly streets - with a central focus on the lively Heritage Precinct with a variety of businesses, restaurants, civic uses and places to visit.

A Truly Mixed-Use Community

Higher density, mixed-use development including residential, retail, commercial, civic and recreational opportunities

Community Engagement

The engagement of local people, the wider community and potential occupants in defining and being involved throughout the planning and design process.

Affordable Housing

A minimum of 15% and target 17% Affordable Housing provided across the precinct.

Target - 2,200 New Residents in 825 New Homes for South Australia

A curated mix of typologies that meet the community needs.



**BLENDING
HERITAGE,
SUSTAINABILITY
& COMMUNITY -
GASWORKS WILL
BE A VIBRANT
URBAN VILLAGE.**

CONNECTED PRECINCT



CONNECTED NETWORK OF STREETS AND LANEWAYS

The Brompton Gasworks is a walkable community with a focus on people, designed to feature shared streets and open spaces - where people can live without a car yet stay connected in every way.

Street Network:

A connected, permeable community will contribute to the long term prosperity of the site and surrounding areas. The Brompton Gasworks site will allow for an extension to the fine-grain connections through the precinct - reconnecting the community with safe, friendly, walkable streets. The design response delivers an extension to the successful fine-grain street network established in the Bowden development.

Reconnecting Chief Street:

Reconnecting multiple safe and accessible links from Chief Street, providing connection and permeability to Park Terrace and the Adelaide Park Lands - will reconnect the precinct for the first time in over 150 years.

To reflect the proposed new street design for Chief Street, with a separated two way bicycle lane on the east side, a connecting bicycle path will be provided through the proposed park to create a seamless connection between Chief Street and Outer Harbor Greenway. This will result in minimal diversion for travel to and from the north.



CONNECTION TO PUBLIC TRANSPORT

The Brompton Gasworks is connected directly to both rail and light-rail connection to the City. A range of bus services are also available on Port Road.

Train - 400m
(from centre of site)

Bowden Railway Station is located on the Grange and Outer Harbor railway lines. It is a one-stop ride to travel the 2 kilometres to Adelaide Railway Station. The Bowden Railway Station was lowered underground and rebuilt in 2018. Trains depart approximately every 15 minutes.

Tram - 350m
(from centre of site)

Trams depart every 10 minutes - connecting residents to the City by a fast and effective public transport network.



PEDESTRIAN AND CYCLING NETWORKS

Delivering a network of streets and laneways that prioritises pedestrians and creates a varied, stimulating and connected public realm.

Streets for People:

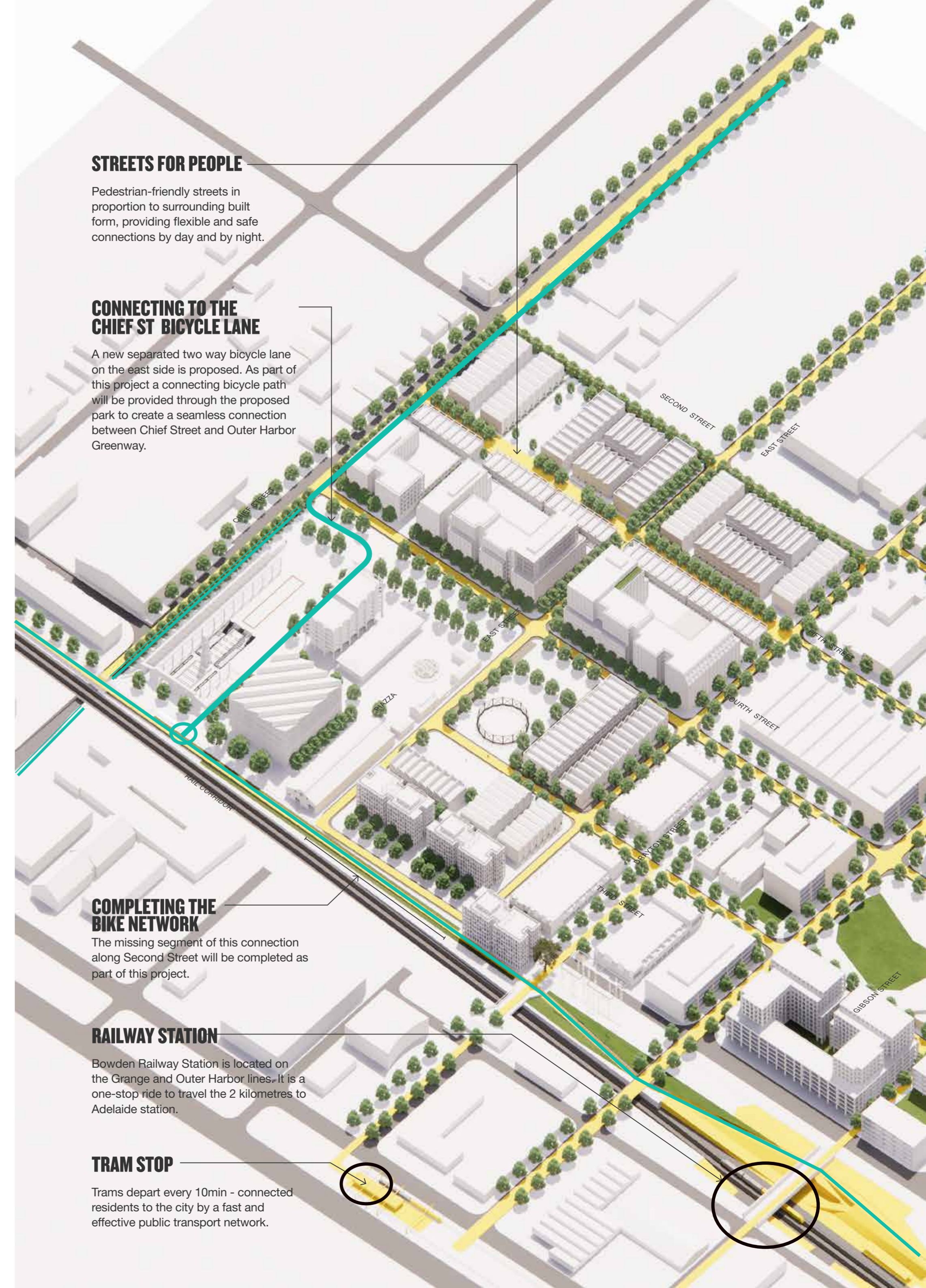
Pedestrian-friendly streets in proportion to the surrounding built form, providing flexible and safe connections by day and by night.

Bike Network

The Outer Harbor Greenway provides a safe, direct, continuous and attractive link from the City to Port Adelaide and the Lefevre Peninsula. The 20km route begins at the River Torrens Linear Park in the Adelaide Park Lands, providing connections to the wider bicycle routes, and ends where it connects to Coast Park at Outer Harbor. The Greenway comprises a mix of off-road shared paths and local streets fronting the Outer Harbor railway line, diverging from the railway through Port Adelaide across the Birkenhead Bridge. The missing segment of this connection along Second Street will be completed as part of this project.

The proposed local street network will be designed as a low speed environment, meaning that cyclists can safely share the streets within the precinct.

Bicycle parking will be provided at various locations within the public realm areas to support the residential and non-residential uses. Appropriate levels and formats of resident bicycle parking will be accommodated within the townhouse and apartment buildings.



STREETS FOR PEOPLE

Pedestrian-friendly streets in proportion to surrounding built form, providing flexible and safe connections by day and by night.

CONNECTING TO THE CHIEF ST BICYCLE LANE

A new separated two way bicycle lane on the east side is proposed. As part of this project a connecting bicycle path will be provided through the proposed park to create a seamless connection between Chief Street and Outer Harbor Greenway.

COMPLETING THE BIKE NETWORK

The missing segment of this connection along Second Street will be completed as part of this project.

RAILWAY STATION

Bowden Railway Station is located on the Grange and Outer Harbor lines. It is a one-stop ride to travel the 2 kilometres to Adelaide station.

TRAM STOP

Trams depart every 10min - connected residents to the city by a fast and effective public transport network.

OPEN SPACE VISION

At the heart of the Brompton Gasworks, will be a large and diverse connected network of spaces for people to relax, meet and play.

A high-quality and functional public realm and built form will be achieved through an integrated design - providing clarity and purpose to the Master Plan.

MAB's Public Realm strategy:

- Achieve a 25% Tree canopy
- Is generated out of an understanding of the actual site, its intrinsic qualities and how the proposed development can enhance and improve the site and neighbourhood.
- Contributes to local biodiversity by increasing the biomass and diversity of the site.
- Celebrates and re-imagines existing heritage infrastructure.
- Incorporates high amenity open spaces that complement higher density living.
- Reinforces a vibrant and engaging interface with the built form.
- Incorporates high-quality local materials, reflective of the unique site context and history.
- Reinforces the project's best practice environmental objectives through climate resilient design initiatives.
- Builds on the character and quality of existing public realm within the Bowden precinct.
- Will be based on meaningful stakeholder consultation with existing and future residents.
- Respects and provides opportunities to celebrate cultural heritage.



OPEN SPACE NETWORK

Open Space Target Area Table

	AREA	% of PRECINCT
Minimum Open Space	14,550m ²	25%
Target Open Space	17,460m ²	30%

NOTE:
OPEN SPACE CALCULATION MAY INCLUDE EMBELLISHMENT
OF COUNCIL ROADS WITHIN THE PRECINCT



URBAN - PUBLIC REALM

At the heart of the new community is an open space network with a central focus on the lively Heritage Precinct with a vibrant mix of businesses, civic uses and places to visit.

Piazza

The heart of the new community will be a town Piazza framed and activated by Heritage buildings.

Gasworks Gardens

Community Focus - The Chimney and Chief Street Wall frames and defines a beautiful and unique new walled space. The space will be a celebration of the rich historical fabric and function as a post-industrial public place for rest, weekend markets, events and recreation.

Historical Features

As part of the over-arching site philosophy, remnant historical elements such as the 'gas-holders' and 'pugholes' will be adaptively re-purposed to create playspaces and interactive features within the new open space network.



PARKS AND GARDENS

A large and diverse connected network of large and small parks - featuring; lawns, planting, trees, spaces for people to relax, meet and play.

A high-quality and functional public realm has been achieved through an integrated design - providing clarity and purpose to the Master Plan.

Pughole Park

As part of the over-arching site philosophy, historical elements, such as the 'gas-holders' and 'pugholes' could be reimagined to create playspaces and interactive features within the new open space network.

Recreational

Active spaces for exercise supplement the abundance of parklands golf courses, tennis courts and sporting fields.

Tree Canopy

Target 25% tree canopy across the precinct.



STREETS FOR PEOPLE

A connected, permeable network will contribute to the long term prosperity of the site and surrounding areas.

Pedestrian-friendly

Delivering public realm that prioritises pedestrians and creates a varied, stimulating and connected public realm. The Master Plan respects the prevailing street patterns and introduces new pedestrian zones with linear parks that enhance the pedestrian experience.

Pedestrian-friendly streets in proportion to the surrounding built form, providing flexible and safe connections throughout the day and night.

Water Sensitive Urban Design

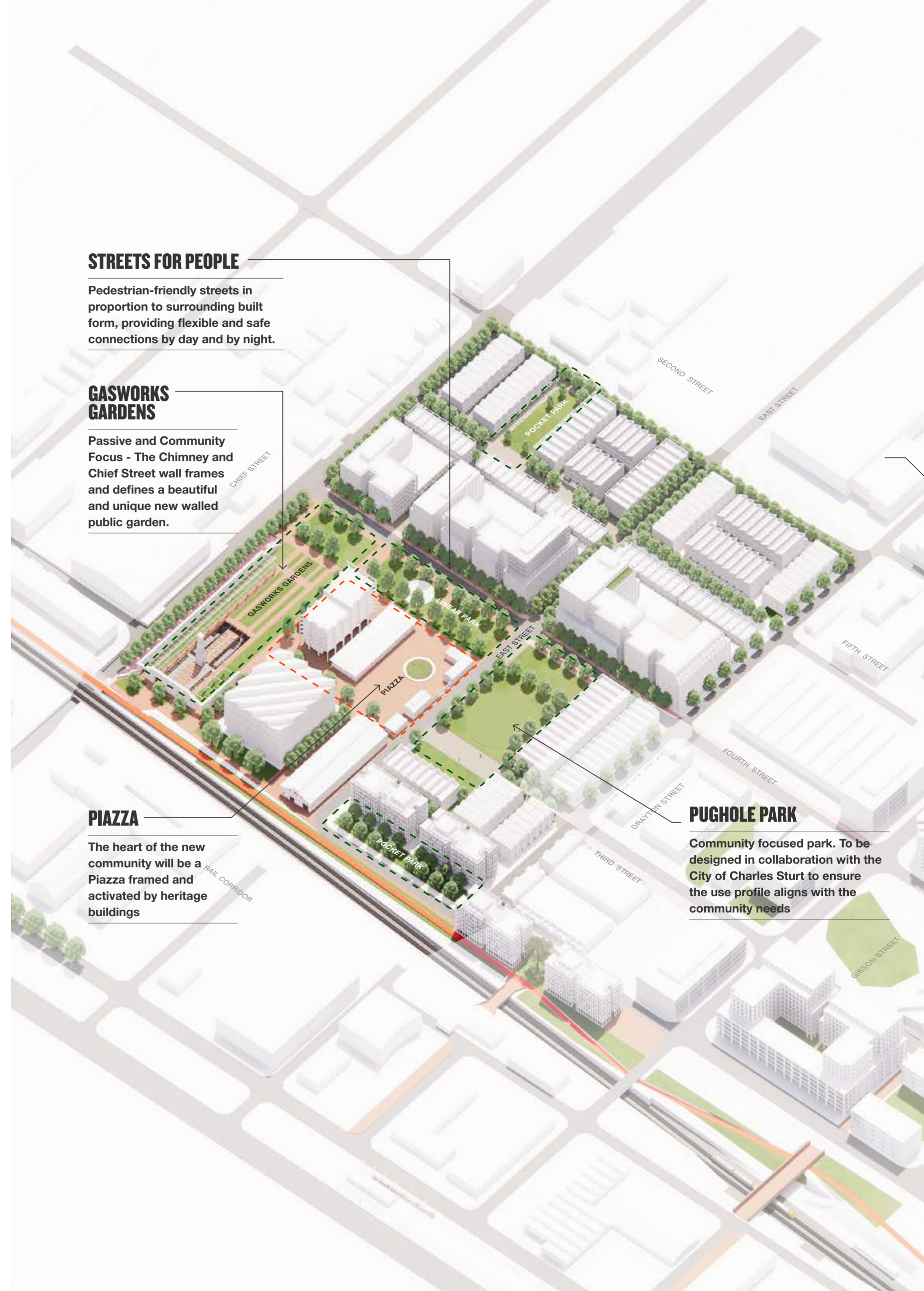
Water Sensitive Urban Design is embedded into the street and laneway designs, maximising greening opportunities and combatting the Urban Heat Island affect.

Focus on SA Materials

Local materials will be utilised throughout the public realm, ensuring that South Australian products take pride of place.

Street Cross Sections

The street cross section design will encourage bike and pedestrian movements over vehicles.



STREETS FOR PEOPLE

Pedestrian-friendly streets in proportion to surrounding built form, providing flexible and safe connections by day and by night.

GASWORKS GARDENS

Passive and Community Focus - The Chimney and Chief Street wall frames and defines a beautiful and unique new walled public garden.

PIAZZA

The heart of the new community will be a Piazza framed and activated by heritage buildings

PUGHOLE PARK

Community focused park. To be designed in collaboration with the City of Charles Sturt to ensure the use profile aligns with the community needs

SUSTAINABLE COMMUNITIES

SUSTAINABILITY ASPIRATION

The Brompton Gasworks will be an environmentally, socially and sustainable development.

SUSTAINABILITY COMMITMENT

The Brompton Gasworks will contribute to the health and wellbeing of residents, the longevity of the building stock, eliminate fossil fuel consumption in operations and reduce living costs for the residents and businesses.

Human health and wellbeing will be prioritised in an environment which maximises passive solar and natural ventilation and includes generous, well-lit apartments with private balconies and access to landscaped public spaces.

BROMPTON GASWORKS WILL DELIVER ESD OUTCOMES WHICH INCLUDE:

- Best practice water sensitive urban design
- Alignment with South Australian Government Climate Change Action Plan 2021-2025
- Implement smart parking systems to share commercial parking with visitors
- Promoting the use of technology, information, and data to improve services and reduce resource consumption.
- Utilising the built environment as an opportunity to innovate and showcase new construction methods and technologies.
- Design initiative to be incorporated to achieve the 5 star building and 6 star communities ratings will be:
- ALL GLAZING TO BE THERMALLY BROKEN IGU**
- DHW TO BE HEAT PUMP OR SOLAR BOOSTED**
- ALL ELECTRIC RESIDENTIAL**
- 100% RENEWABLE SUPPLY**
- NET ZERO ENERGY**
- HEAT RECOVERY VENTILATION FOR CONTINUOUS FRESH AIR**

MANDATORY - INITIATIVES

The below mandatory initiatives will be subject to change allowing for improvements in technology and methodology.

Mandatory

- Major items requiring implementation are outlined below:
- All buildings to have air tightness and VOC testing
- 7 star average NatHERS rating for residential dwellings
- PV and Battery or Demand Management to all buildings targeting a minimum peak load reduction by 10%
- All buildings to have Portland cement reduced concrete mixes, or post tensioned slabs or mass timber for embodied emissions reduction
- Electric Heat Pumps or Solar boosted direct electric
- 100% renewable electricity supply for all buildings regardless of MAB operated/ owned
- Capture and reuse of rainwater for landscaping as a minimum and connect all Open Space to SA Water recycled water scheme (if available)
- 15% of lots landscaped with >60% of native species
- Available roof space to be prioritised for PV array
- Electric Vehicle Charging
- Incorporate indigenous design elements
- Prioritise materials with lower embodied emissions and sustainability credentials
- All residential to be gas free
- Sustainable incentives scheme
- All buildings to achieve a 5 Star Buildings GBCA rating
- Precinct to achieve a 6 Star GBCA Communities rating

CAR PARKING APPROACH



CAR PARKING PROVISION

The Master Plan adopts a precinct wide approach to vehicle parking with a consolidation strategy from temporary at grade parking on the undeveloped staged parcels into a multi level car park within the commercial building.

The parking strategy will encourage arrangements to share car parking spaces between commercial tenants and visitors out of core business hours.

Future buildings will consider opportunities for adaptive reuse of car spaces as private vehicle trips diminish as a consequence of more efficient car sharing options.

Subject to changing use patterns resulting in lower car dependency over time, the Master Plan will at a minimum deliver 1,095 car spaces with a target of 1,180 car spaces

MINIMUM - ON-STREET PARKING	90
TARGET - ON-STREET PARKING	175
COMMERCIAL & RETAIL PARKING	345
MINIMUM - TOTAL PUBLIC SPACES:	435
TARGET - TOTAL PUBLIC SPACES:	520
TOWNHOUSE PARKING	256
NIGHTINGALE PARKING	0
PRIVATE APARTMENT PARKING	240
BTR APARTMENT PARKING	164
TOTAL PRIVATE SPACES:	660



EV CHARGING PROVISIONS

Brompton Gasworks will provide both kerbside electric vehicle charging stations for use by the community, as well as private parking charging infrastructure within each apartment buildings.

The precinct will be planned for this emerging technology, and will provide a growing network of public electric vehicle (EV) charging stations.



CAR SHARING

Consideration will be given to the expansion of the Flexicar car sharing (or similar scheme) program by providing dedicated carparking spaces for car sharing programmes.

Car sharing is aligned with the precinct's ethos of providing a more sustainable, green community.

While Bowden is well connected through public transport and green pathways, sometimes you need to venture a little further. Car sharing is the perfect way to go when the journey isn't suited to hopping on your bike, a bus or a tram.

The Master Plan will at a minimum include 3 dedicated spaces

- 1 - Positioned close to Nightingale
- 1 - Brickworks Precinct
- 1 - Bowden Precinct



8 - ELECTRIC VEHICLE CHARGING PROVISIONS



3 - DEDICATED CAR SHARING CAR PARKS

HERITAGE PRECINCT VISION

The key focus of the design is a sensitive and high-quality adaptive reuse of the iconic heritage assets including the State heritage-listed Retort House, the chimney, the Chief Street Wall and the remaining buildings. Opening these buildings for access to the public is central to the crucial outcomes for the Master Plan.

The Burra Charter approach of doing as much as necessary and as little as possible will see these buildings retain their industrial character, while being sensitively restored and modified where required for their new use.

A considered curtilage of open space will allow clear views and sightlines to all heritage buildings.

These existing buildings will form a strong identity that will define the entire precinct through carefully selected new materials and finishes that will complement the distinctive character already present.



HERITAGE PRECINCT



RETAIL & FOOD AND BEVERAGE

The heart of the new community will be a **Piazza** framed and activated by **Heritage buildings**, home to **day time workers**, an **exciting mix of food and beverage options**, **civic spaces** and **cultural events**.

Early activation (including interim uses) will be a key feature of the delivery to ensure the precinct is set up for success as soon as possible.

A diverse range of Food and Beverage offerings will be provided - with a focus on local SA produce and supporting local jobs.

TARGET: 2,300m² - RETAIL + F&B

RETORT HOUSE	1,300m²
GROUND FLOOR	980m ²
MEZZANINE (OPTIONAL)	320m ²
PURIFYING HOUSE	580m²
'WORKSHOPS'	240m²
3.1 WORKS OFFICE	55m ²
3.2 METERSHOP	75m ²
3.3 STORE	110m ²
CHIMNEY FURNACE ROOM	250m²



EMPLOYMENT HUB

The Heritage Precinct Office Building will provide **A-Grade standard office accommodation** for between **750-1,000 workers**. Infusing valuable daytime activity throughout the broader precinct.

Commercial spaces will be modern, with large flexible floorplates. Suitable for Office, Co-Working, Education or health uses.

The campus-style building will be embedded into the public realm, people will spill out into the bustling piazza surrounded by cafés, restaurants and bars. This space is intentionally designed to encourage interaction and collaboration.

The sustainable building with a distinctive design will offer a coherent character and identity that very much reflects and resonates with traditional elements of Bowden.

TARGET: 9,200m² NLA EMPLOYMENT

346 SHARED PRECINCT CAR SPACES



BOUTIQUE HOTEL

A **120 Bed Hotel** is proposed within the Heritage Precinct that will provide a **unique accommodation offer** to tourists visiting South Australia.

Located to the north of the Purifying House, the hotel is embedded within the historic fabric of the site - with views over the Gasworks Park, Piazza and beyond the City skyline and Adelaide Parklands.

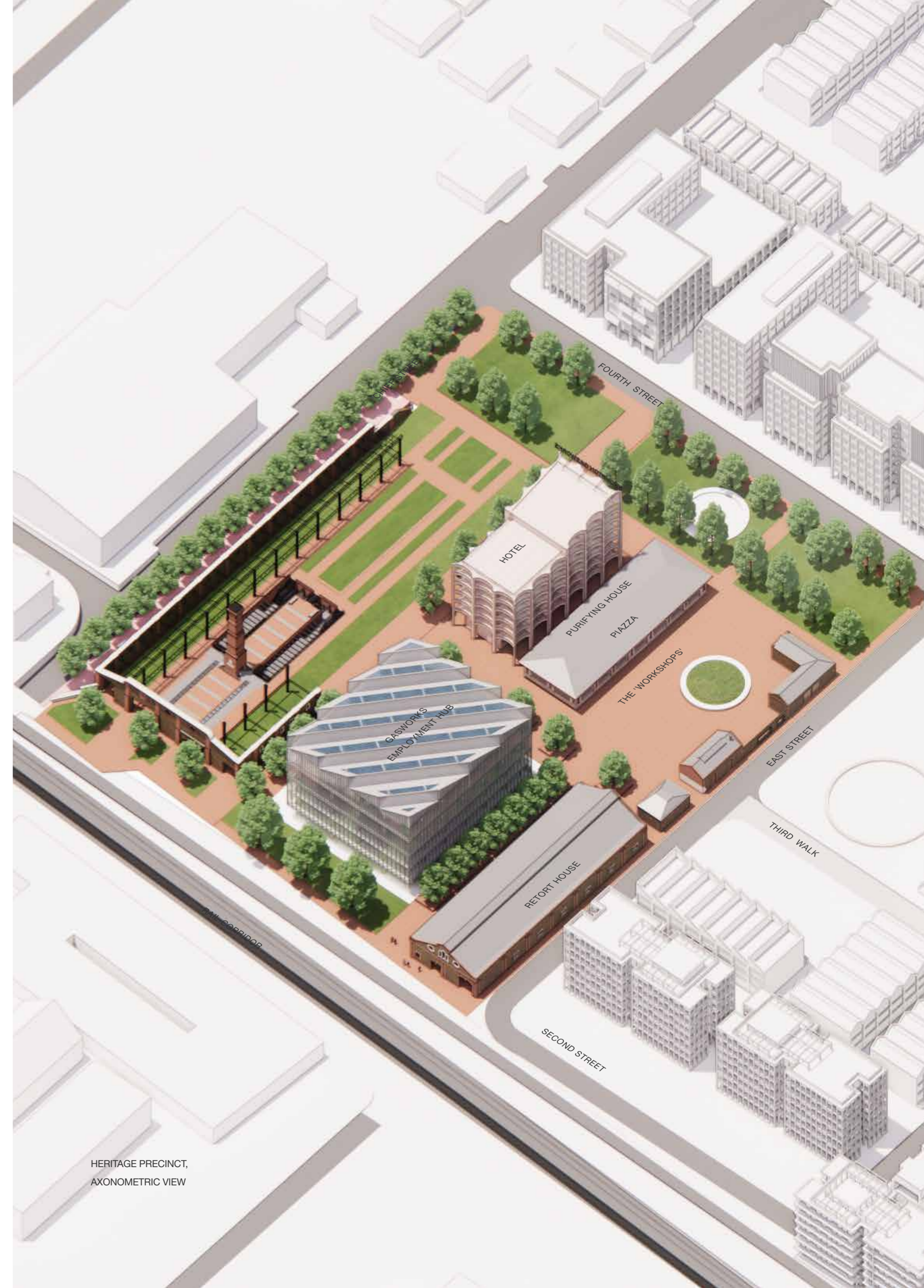
Critical to the success of the hotel will be its adjacency to the vibrant and diverse food and beverage businesses proposed in the Heritage Precinct.

Hotel guests will enjoy all of the benefits of the local amenity within an easy commute of the City and walking distance to Hindmarsh Stadium and the Adelaide Entertainment Centre.

Car parking is provided within the precinct in the base of the Employment Hub.

TARGET: 120 KEY - HOTEL

TOTAL **120 KEYS**



HERITAGE PRECINCT,
AXONOMETRIC VIEW

ADAPTIVE REUSE

The adaptive reuse, partial restoration and opening up of the structures to the public is an important objective of the Master Plan.



CHIEF STREET WALL

The most visually iconic element in the site due to its scale and location is the Chief Street Wall. Situated along Chief Street and returning along the boundary between the railway line and the entrance to the site. The condition of the Wall appears to be generally good for its age, requiring minimal intervention. The top portion of the south western portion of the wall has been removed in the past and the top of the remaining wall rendered.

The remnant steel columns, trusses and part roof framing are evocative as a structural skeleton of the former building. These elements will be retained and preserved as they also form part of the iconic industrial heritage of the site.



CHIMNEY

This Chimney was once one of two that served the Number 4 retort house. It is now a freestanding structure, and one of the notable visual elements on the site. Once the retort building was demolished from around the Chimney, some stabilising works were carried out.

The Chimney is physically intact and provides a key to the original size of the Number 4 retort house, with visual evidence of the former roof and floor levels. The site level around the chimney has been raised, as is the case with much of the site.

Work to the Chimney would be minor, if any, including some small areas of repointing, and enhancing the water shedding of the structure to prevent future damage.



SUBTERRANEAN SPACES

Furnace room and corridor: The large underground tunnels are mostly intact, though with their tops removed in many areas. These were constructed to provide access to the furnaces and chimneys as part of the gas production process. This location is purported to be the earliest part of the retort house, with gas production commencing here in 1901.

Feasible sections of the tunnels are proposed to be repaired and preserved

HISTORICAL REMNANTS

As part of the over-arching site philosophy, remnant historical elements such will be adaptively re-purposed to create playspaces and interactive features within the new open space network.

INTERPRETIVE STORY TELLING

Interpretive storytelling will assist in creating new connections to the remaining heritage fabric on the site. Some of the collected items found in during the Archaeological investigation will be featured and displayed in the Heritage Precinct, along with items removed from buildings as a part of the adaptive reuse so these pieces will remain part of the overall site. Drawings, photographs and potentially interactive stories and histories will be incorporated to assist with the interpretation of the site.

ADAPTIVE REUSE



PURIFYING HOUSE

As a former purifying house, this building was a low, expansive structure with large arched openings (now filled in) on all but the north eastern façade. The building was constructed from traditional bluestone with exposed brick quoins, arches and pilasters, with the matching simple dentil detail found elsewhere on the site.

The openings were filled in with rendered masonry, red brick and glazing, undertaken as part of the change in use to a messroom (c 1927).

Internally there is no fabric of historic significance, and the roof structure has been replaced with an overhanging eave detail, different to the other buildings on the site of the same era.

This building has the greatest flexibility for adaptive reuse, as the only original remaining significant fabric is the external walls. There is some rising damp, inappropriate cement render in some places, and paint to some of the masonry. The restoration works are relatively simple to carry out, and will greatly enhance the presentation of the building.



RETORT HOUSE

The former Retort House is located at the southern corner of the site on the East Street boundary. It was known as the Number 3 retort house and was commissioned in 1879. Also constructed of bluestone with brick detailing, this building has had some unsympathetic openings cut into the walls, and also has some rising damp in the lower walls. The original roof structure is intact, with the exposed fine iron trusses forming a feature of the interior space.

New openings need to be introduced to the walls in a contemporary manner, and the walls restored to ensure they remain stable for the future. As a large clear span high space, the building lends itself easily to adaptive reuse and many potential future uses.



THE WORKSHOPS

These three bluestone and brick buildings have a more modest scale and as group form part of the boundary to the block, and part of the entry from the east.

Works Office: This is thought to originally have been the works office, and later a metershop, workshop and store. After gas production had ceased on the site it housed a collection curated by SAGASCO employees. The building is located adjacent the former retort house and is located on the East Street boundary. It is of bluestone construction with brick detailing and a hipped roof. Internally there is little or no significant fabric remaining. There are only openings on one side, but the size of the building will work well for adaptive reuse as a small scale retail or hospitality tenancy.

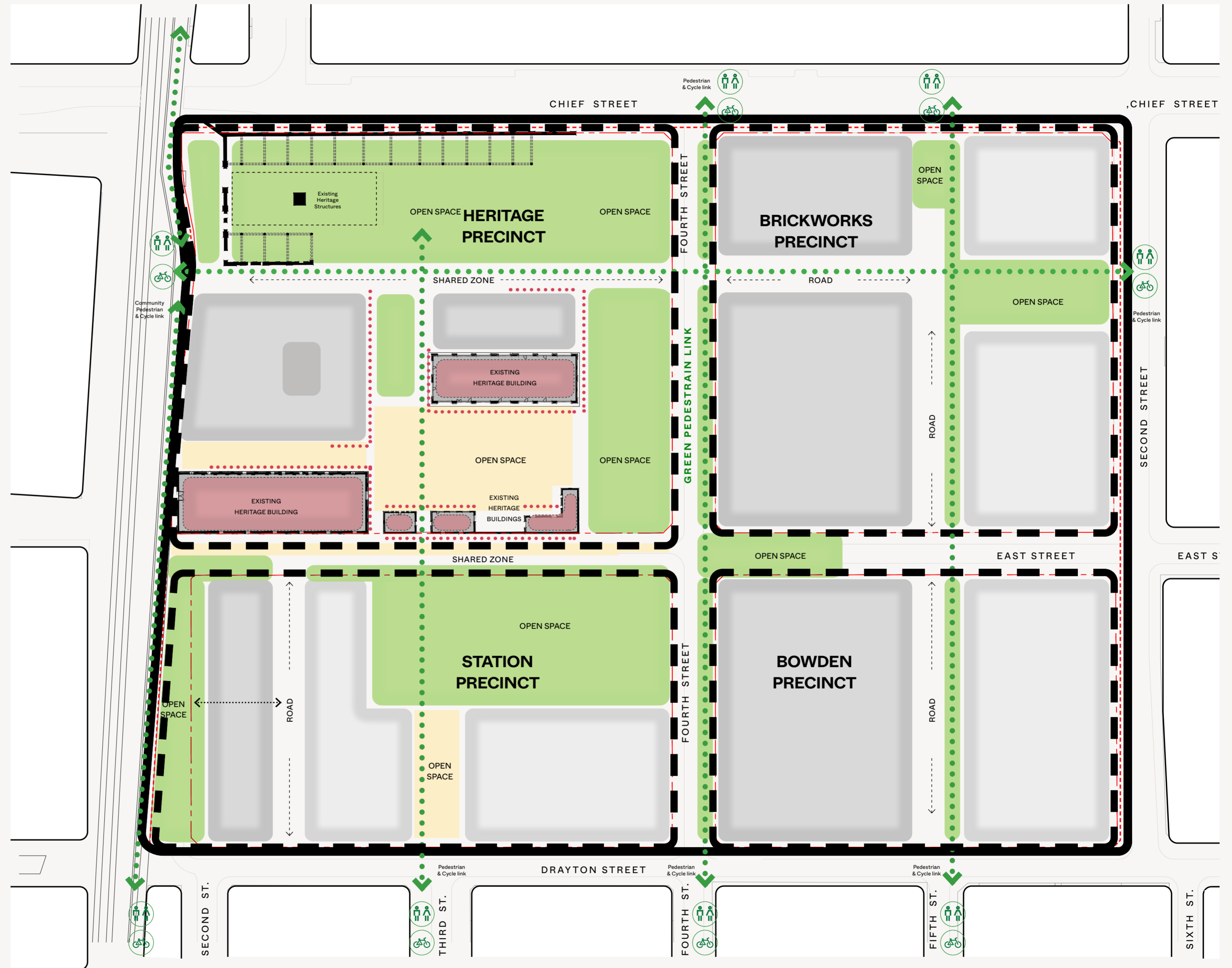
Metershop: This bluestone structure formerly housed workshops. Firstly as a metershop with the adjacent building [B24] in 1924; in 1927 noted as a workshop and in 1958 noted as a press shop, assumed to be a press shop for gas meters. The structure is similar to the other workshops, bluestone and red brick walls, though with a gable roof. The walls need conservation and restoration work, and most of the windows and doors have been removed. Again, a good small scale building which will easily lend itself to a new use.

Store: This structure was noted as a store. It is of bluestone construction with brick detailing and appears to have been extended both to the South West and North West. There is a modern verandah and addition to the South. Internally there is no significant fabric remaining.

MASTER PLANS

PRECINCT PLAN

THE BROMPTON GASWORKS WILL PROMOTE FOUR KEY PRECINCTS, EACH WITH A DISTINCT PURPOSE INTEGRATED THROUGH SHARED PUBLIC SPACES AND ADAPTED HERITAGE BUILDINGS.



STATION PRECINCT

Station Precinct will be a vibrant precinct with adjacency to the Bowden Railway Station and will deliver the core open space within the residential heart of Brompton Gasworks. A predominantly residential community featuring a mix of medium to higher density housing with an opportunity for small scale retail food and beverage providing activation within higher density buildings.

The Precinct will play an important role in the movement network in the overall project providing pedestrian and bicycle link between the Heritage Precinct and the broader Bowden Urban Village Precinct.

Building Heights:

The preferred building heights will be from 3 to 6 levels for dwellings with adjacency to the large open space that sits on the corner of East and Fourth Street rising across the site to 10 levels for buildings with adjacency to the railway line.

Indicative Yield:

- 115 Apartments
- 58 Townhouses



BOWDEN PRECINCT

Bowden Precinct will support higher density housing and provide a strong connection and interface between the remnant industrial buildings and the finer grain residential buildings in the broader Bowden Urban Village Precinct.

Opportunities will be explored for alternative uses including aged care, long stay rental housing, child care and medical uses.

The movement network will be further enhanced with the extension of Fourth Street.

Building Heights:

The preferred building heights will be 10 to 12 levels fronting Fourth Street and 3 to 6 levels fronting Second Street.

Indicative Yield:

- 211 Apartments
- 70 Townhouses



BRICKWORKS PRECINCT

Brickworks Precinct will support higher density housing fronting the Fourth Street and medium to higher density housing fronting Sixth Street. The interface with Chief Street will support commercial and residential uses.

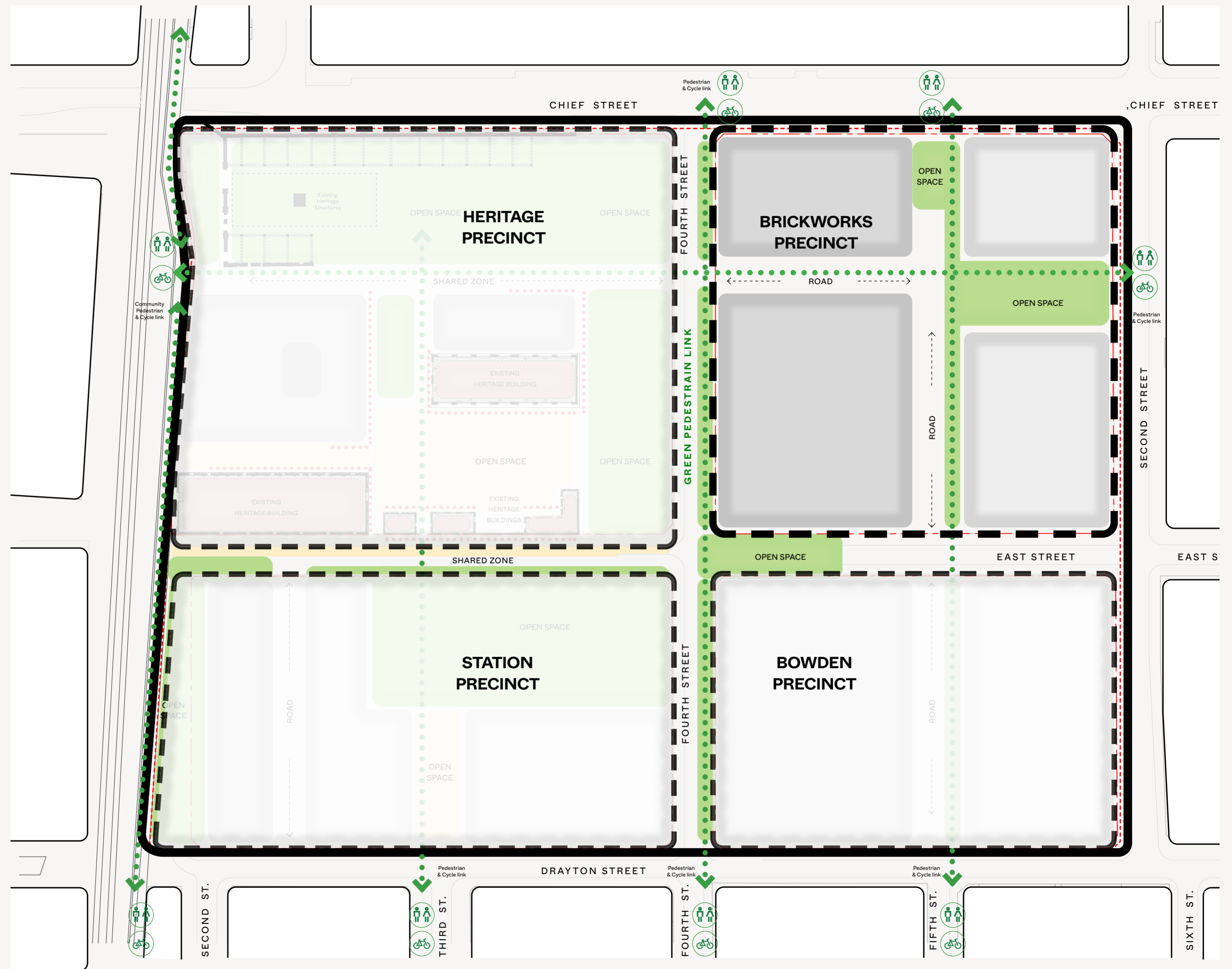
The movement network will be enhanced with the extension of Fourth Street to Chief Street together with a pedestrian link to the Heritage Precinct. A new park will be created on Second Street expanding the open space network and providing a potential green link to future developments that may occur on the north of Second Street.

Building Heights:

The preferred building heights will be 10 to 12 levels fronting Fourth Street and 3 to 6 levels fronting Second Street.

Indicative Yield:

- 300 Apartments
- 80 Townhouses



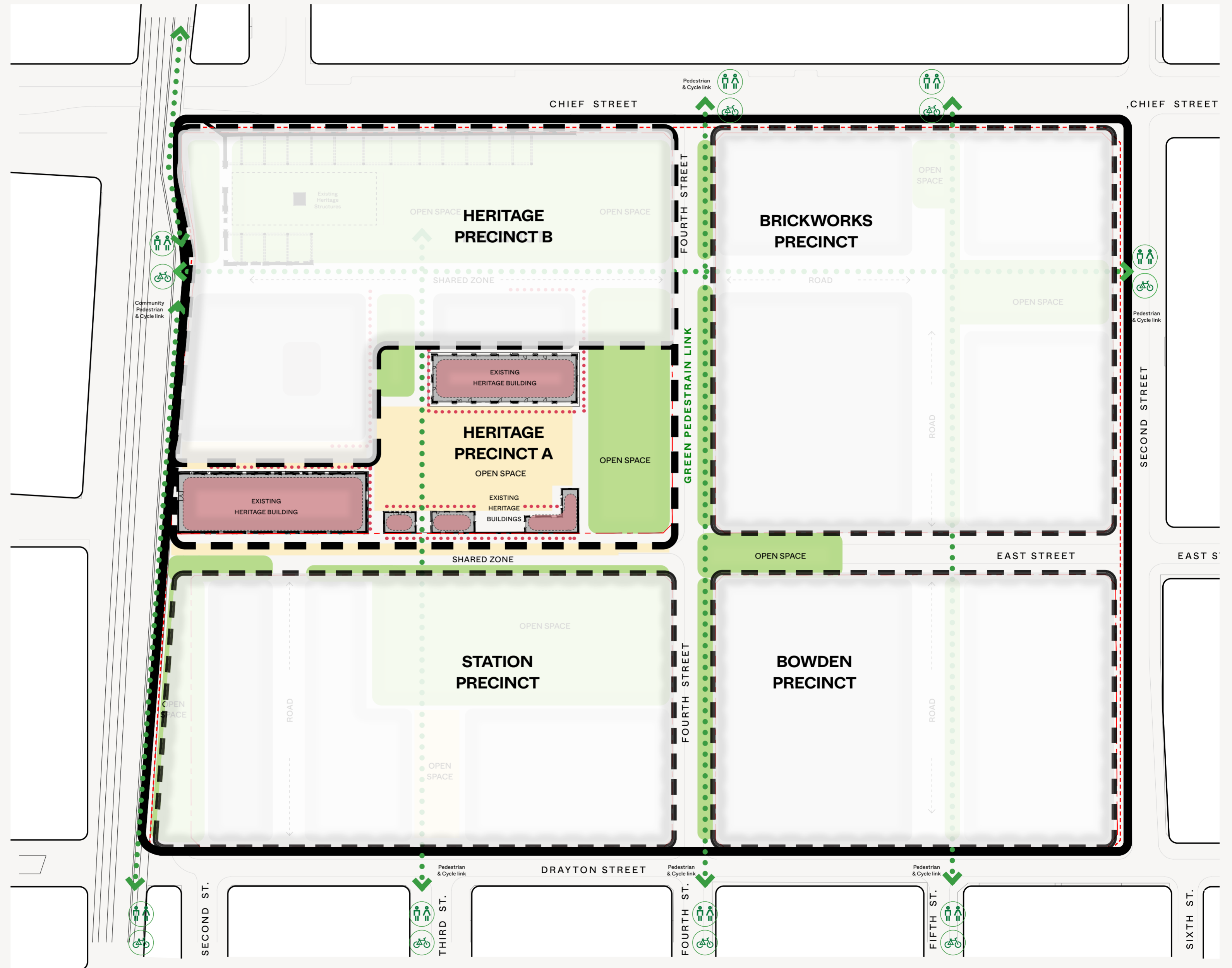
HERITAGE PRECINCT - A

The Heritage Precinct will evolve through the life of the Brompton Gasworks being developed in two stages, Heritage Precinct A and Heritage Precinct B.

Heritage Precinct A will be targeted for early activation through the delivery of the open space within Heritage Precinct A and the insertion of "early adopter" type use profiles (which may be interim uses) within the Heritage Buildings, including but not limited to hospitality, creative spaces, co-working and display spaces.

As the Brompton Gasworks and broader Bowden Urban Village mature with more concentrated population and visitation the use profiles will intensify in heritage buildings and support the development of Heritage Precinct B.

A temporary car park may be constructed on the adjacent vacant stages to support the early adopter businesses within Heritage Precinct A.



HERITAGE PRECINCT - A & B

Heritage Precinct will be the commercial hub of the Brompton Gasworks in which the existing heritage structures will be refurbished and activated and the preferred uses will be higher density commercial and short stay accommodation buildings.

Focused on attracting residents, workers and visitors, the Precinct will activate a proposed “town square” with food and beverage and entertainment uses. These uses will be supported through the provision of additional public car parking for Brompton Gasworks.

The Heritage Structures will be preserved and adaptively reused for a mix of hospitality, commercial and public spaces

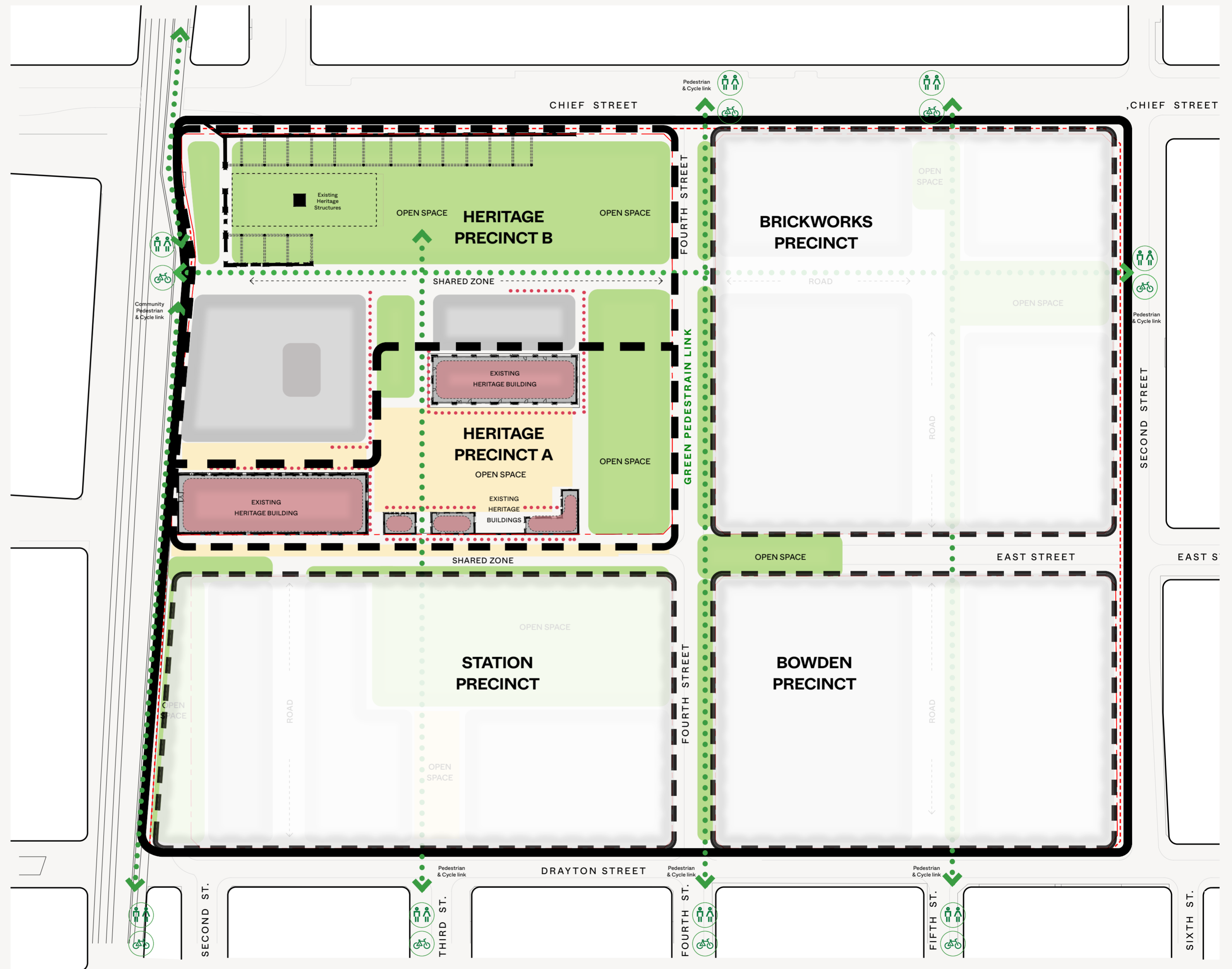
Open Space will be created along Fourth Street with tunnel sections preserved and made available to the public.

Building Heights:

The preferred buildings heights will be up to 12 levels for the commercial buildings and short stay accommodation. The existing Heritage Buildings will remain in their existing envelope.

Indicative Yield:

- 120 short stay accommodation rooms
- 9,200m² of commercial spaces
- 2,300m² food and beverage precinct



Attachment B

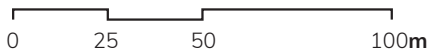
Affected Area



AFFECTED AREA

Bowden Gas Works

JOB REF. 23ADL-0632
 PREPARED BY. MP
 DATE. 12.07.23
 REVISION. 1
 DATA SOURCE. MetroMap (27.02.2023)



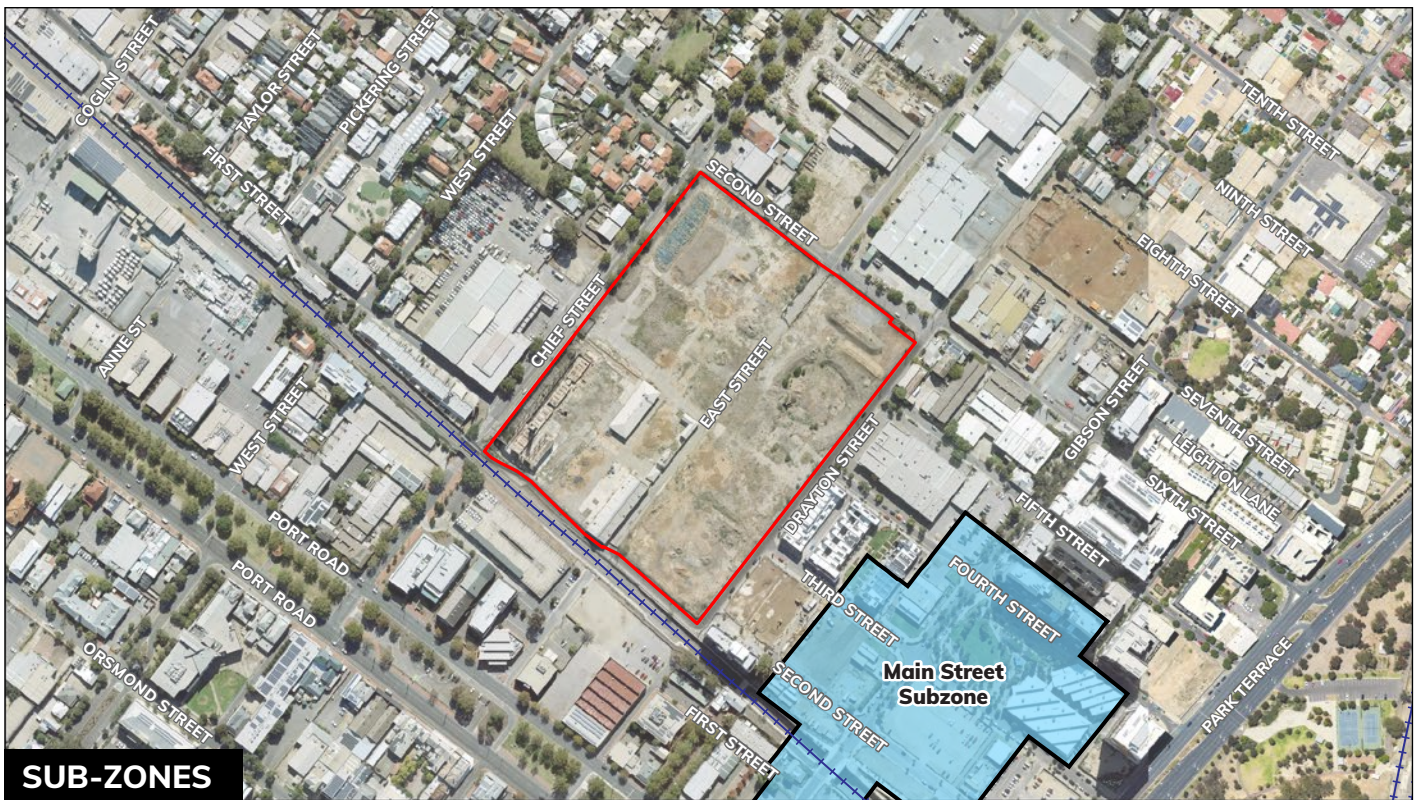
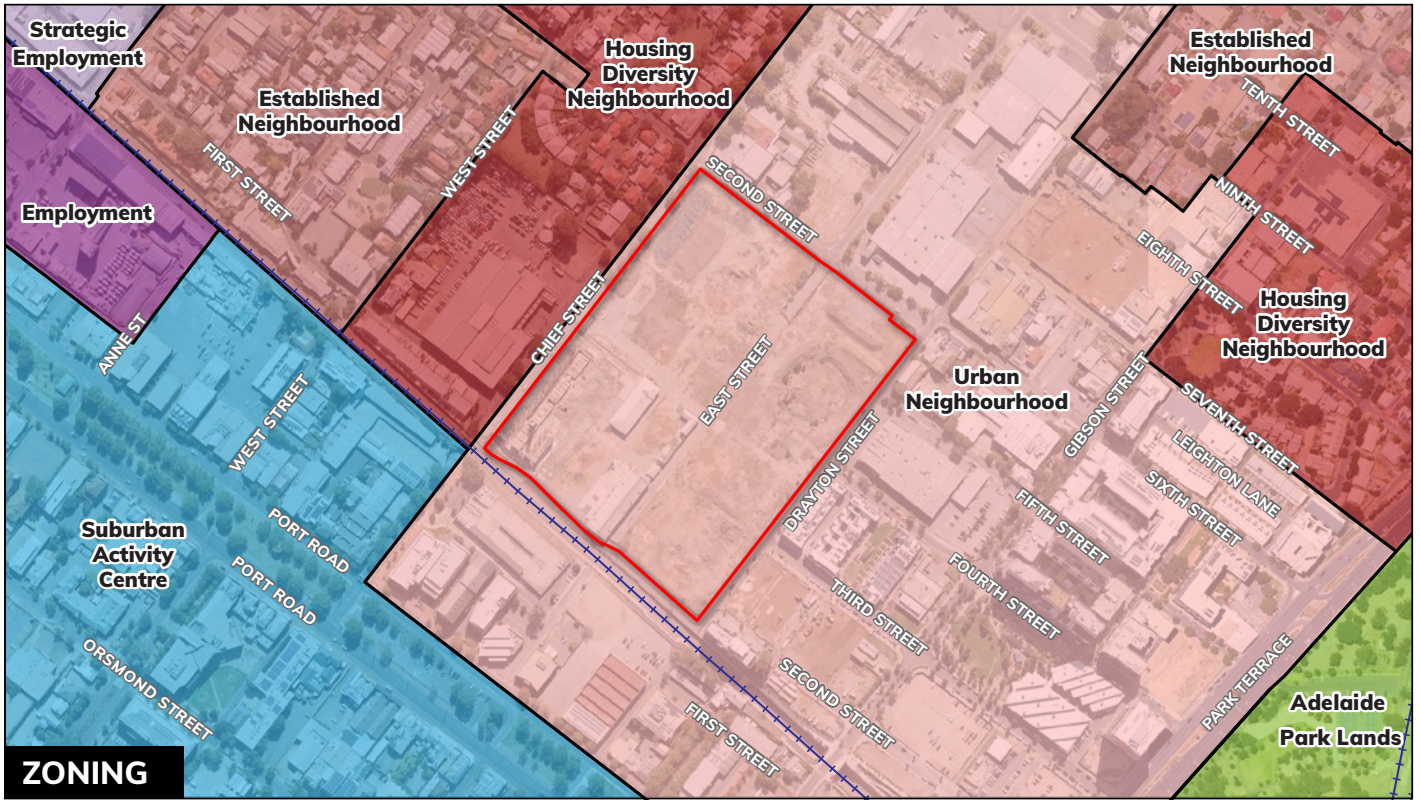
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URPS

Attachment C

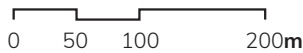
Current Zone, Overlay and TNV Maps



PLANNING AND DESIGN CODE OVERLAYS

Bowden GasWorks

JOB REF.	22ADL-0xxx
PREPARED BY.	MP
DATE.	19.05.22
REVISION.	1
DATA SOURCE.	MetroMap (16.04.2022) data.sa.gov.au



SCALE: 1:6,000 @ A4



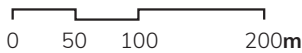
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PLANNING AND DESIGN CODE OVERLAYS

Bowden GasWorks

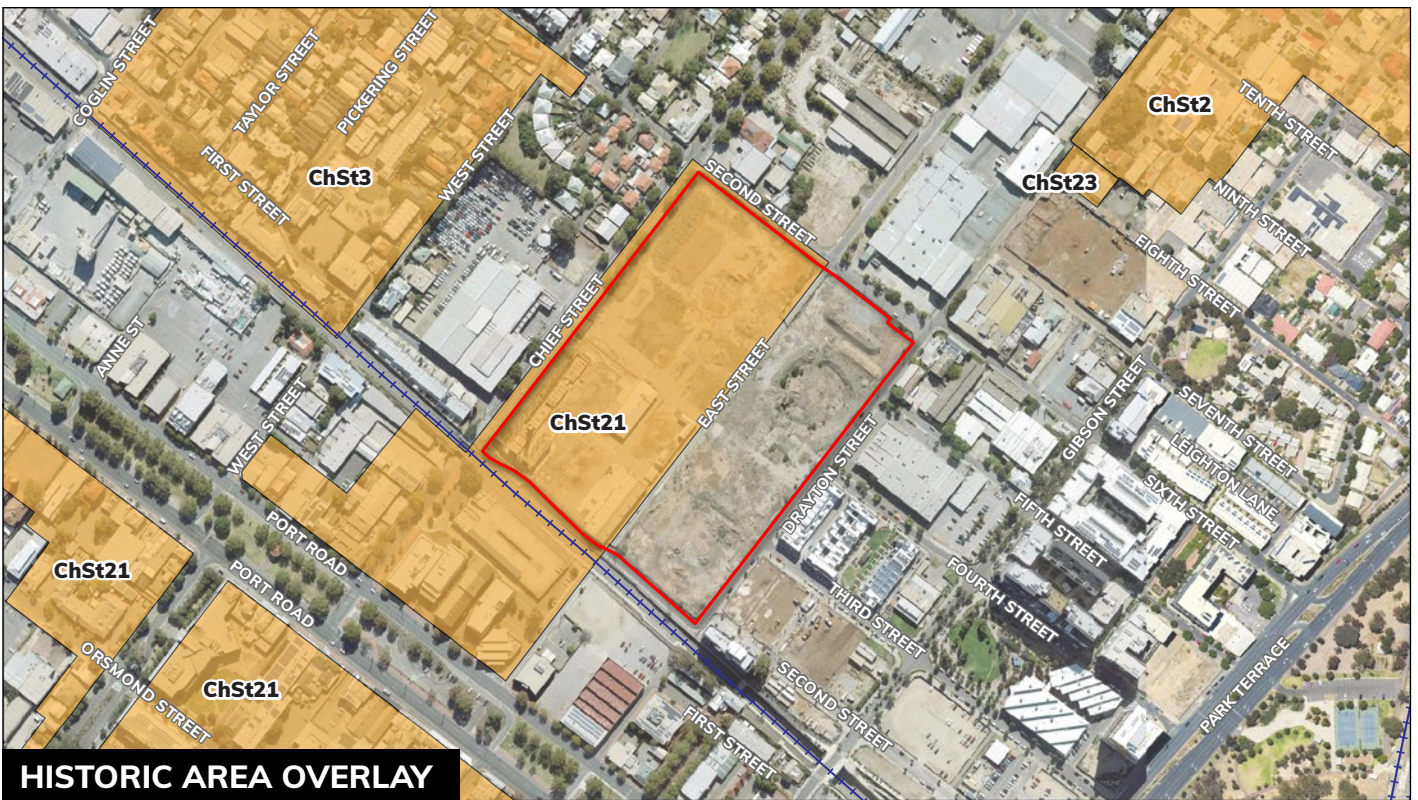
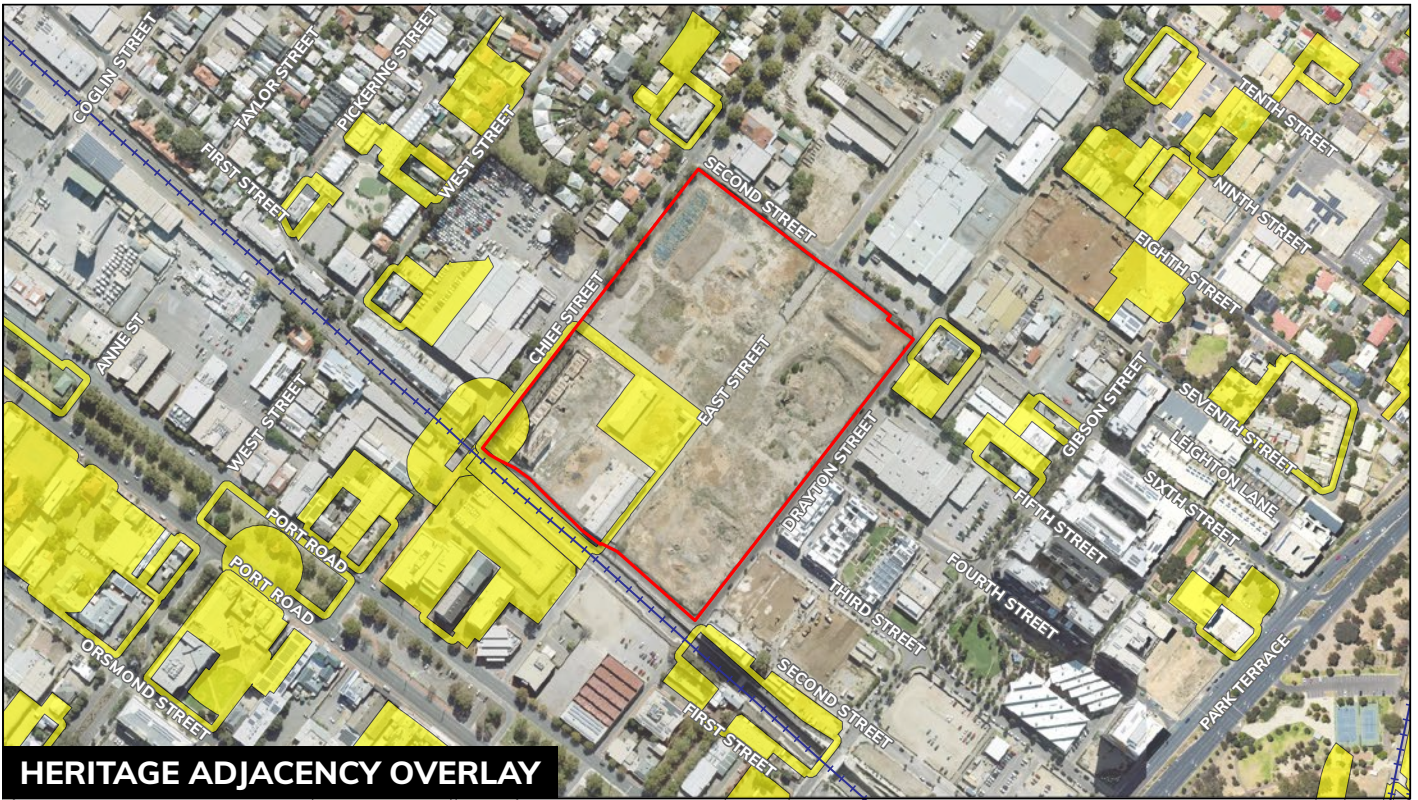
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PREPARED BY.	MP
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REVISION.	2
DATA SOURCE.	MetroMap (16.04.2022) data.sa.gov.au



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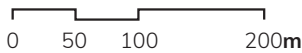
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PLANNING AND DESIGN CODE OVERLAYS

Bowden GasWorks

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PREPARED BY.	MP
DATE.	25.07.23
REVISION.	2
DATA SOURCE.	MetroMap (16.04.2022) data.sa.gov.au



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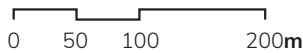
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PLANNING AND DESIGN CODE OVERLAYS

Bowden GasWorks

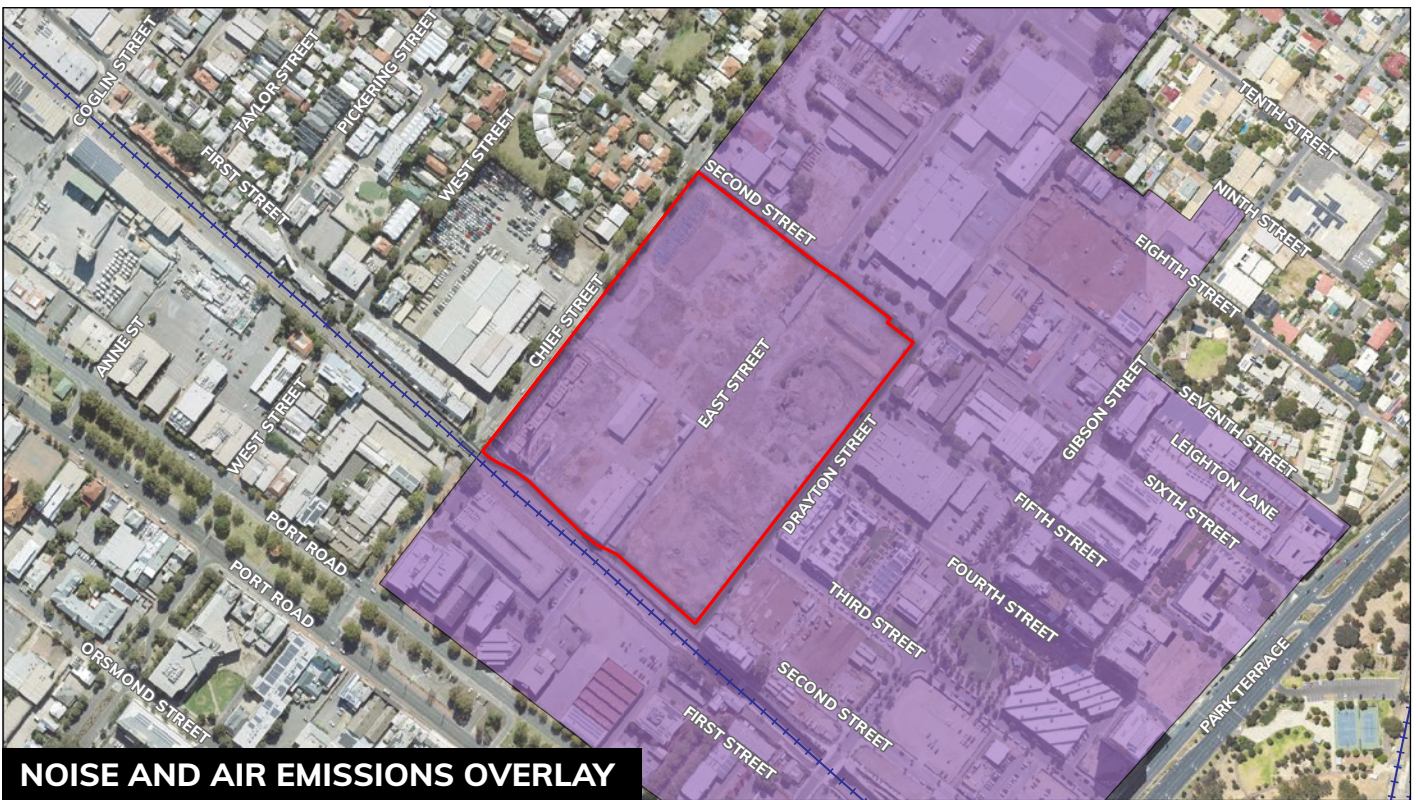
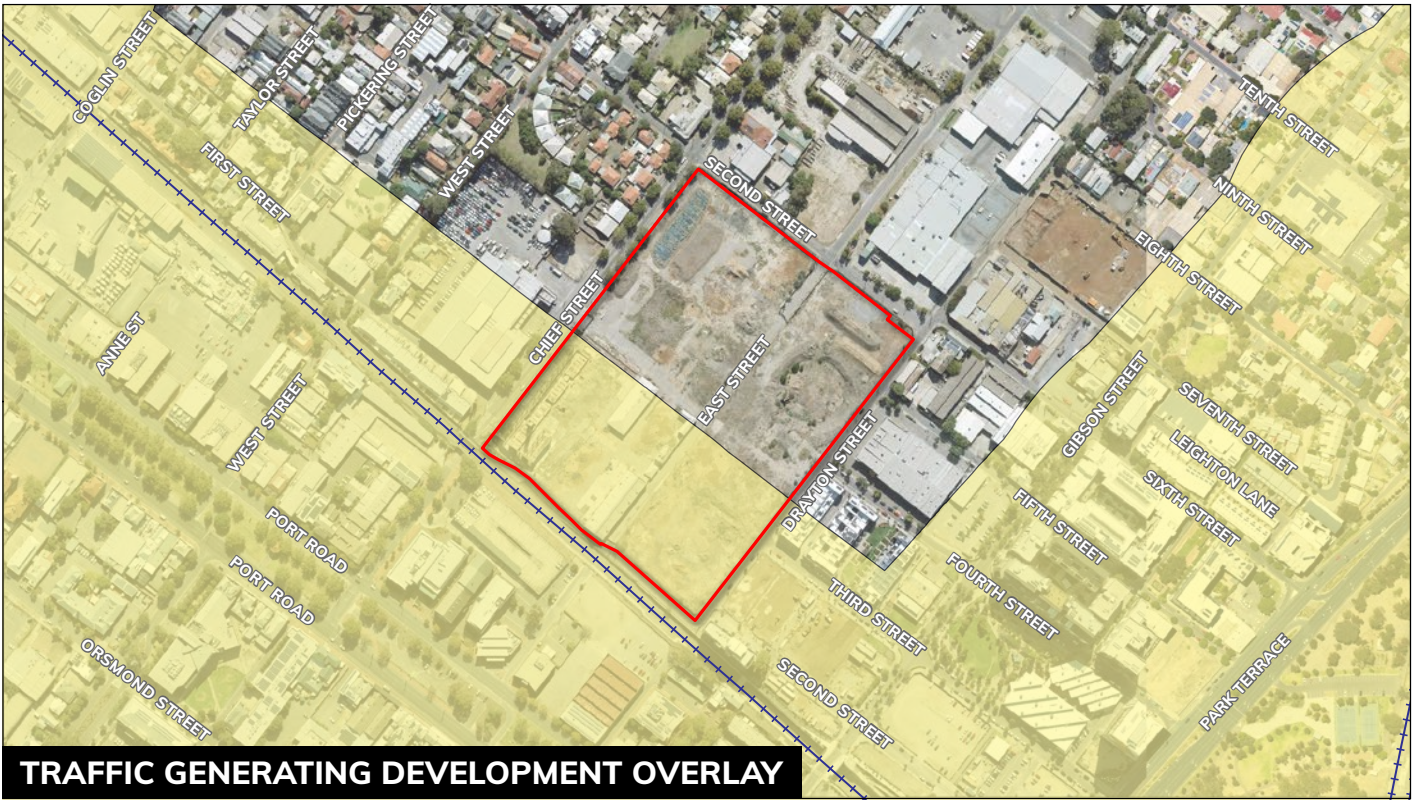
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PREPARED BY.	MP
DATE.	19.05.22
REVISION.	1
DATA SOURCE.	MetroMap (16.04.2022) data.sa.gov.au



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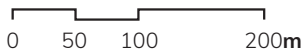
URPS



PLANNING AND DESIGN CODE OVERLAYS

Bowden GasWorks

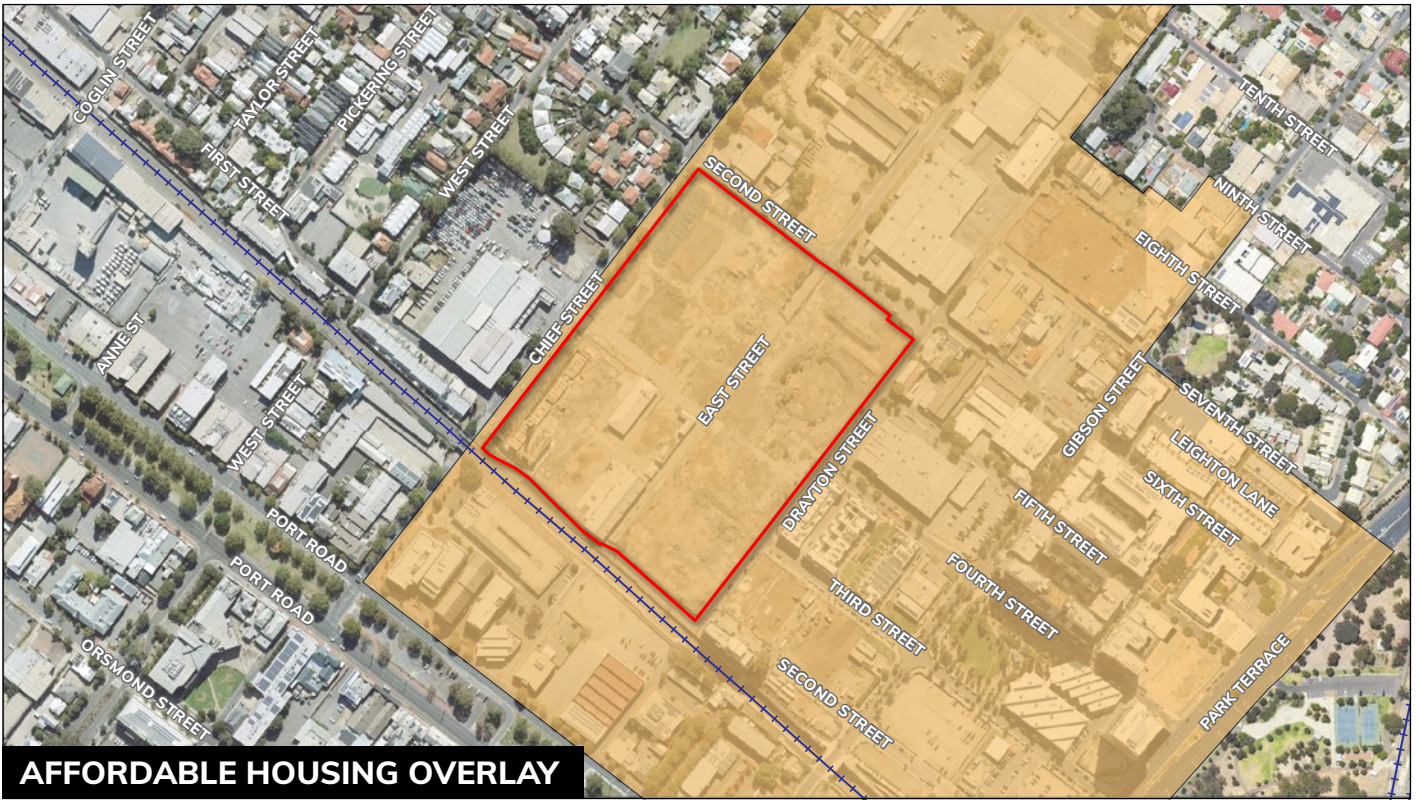
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PREPARED BY.	MP
DATE.	19.05.22
REVISION.	1
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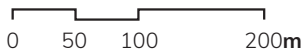
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PLANNING AND DESIGN CODE OVERLAYS

Bowden GasWorks

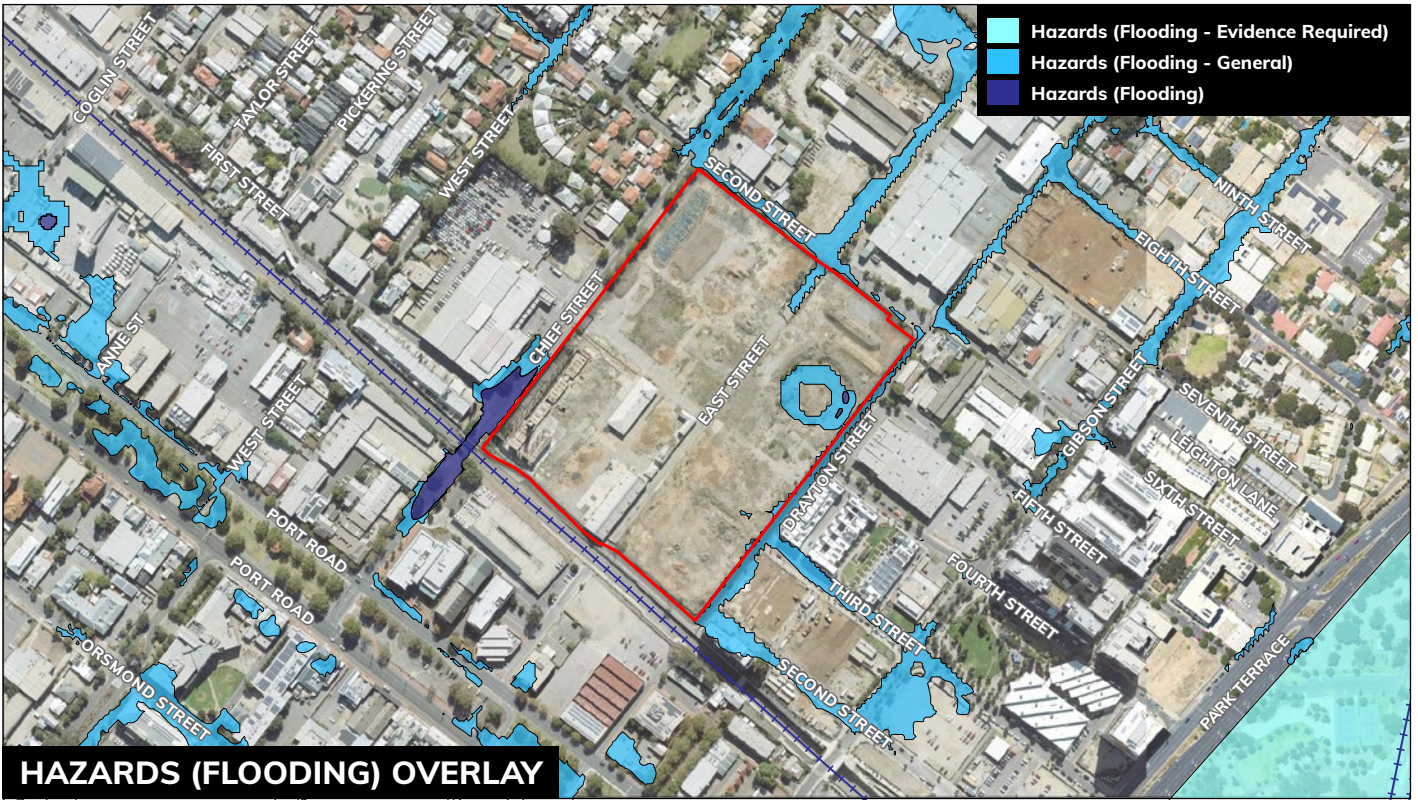
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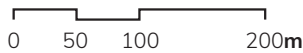
URPS



PLANNING AND DESIGN CODE OVERLAYS

Bowden GasWorks

JOB REF.	22ADL-0xxx
PREPARED BY.	MP
DATE.	19.05.22
REVISION.	1
DATA SOURCE.	MetroMap (16.04.2022) data.sa.gov.au












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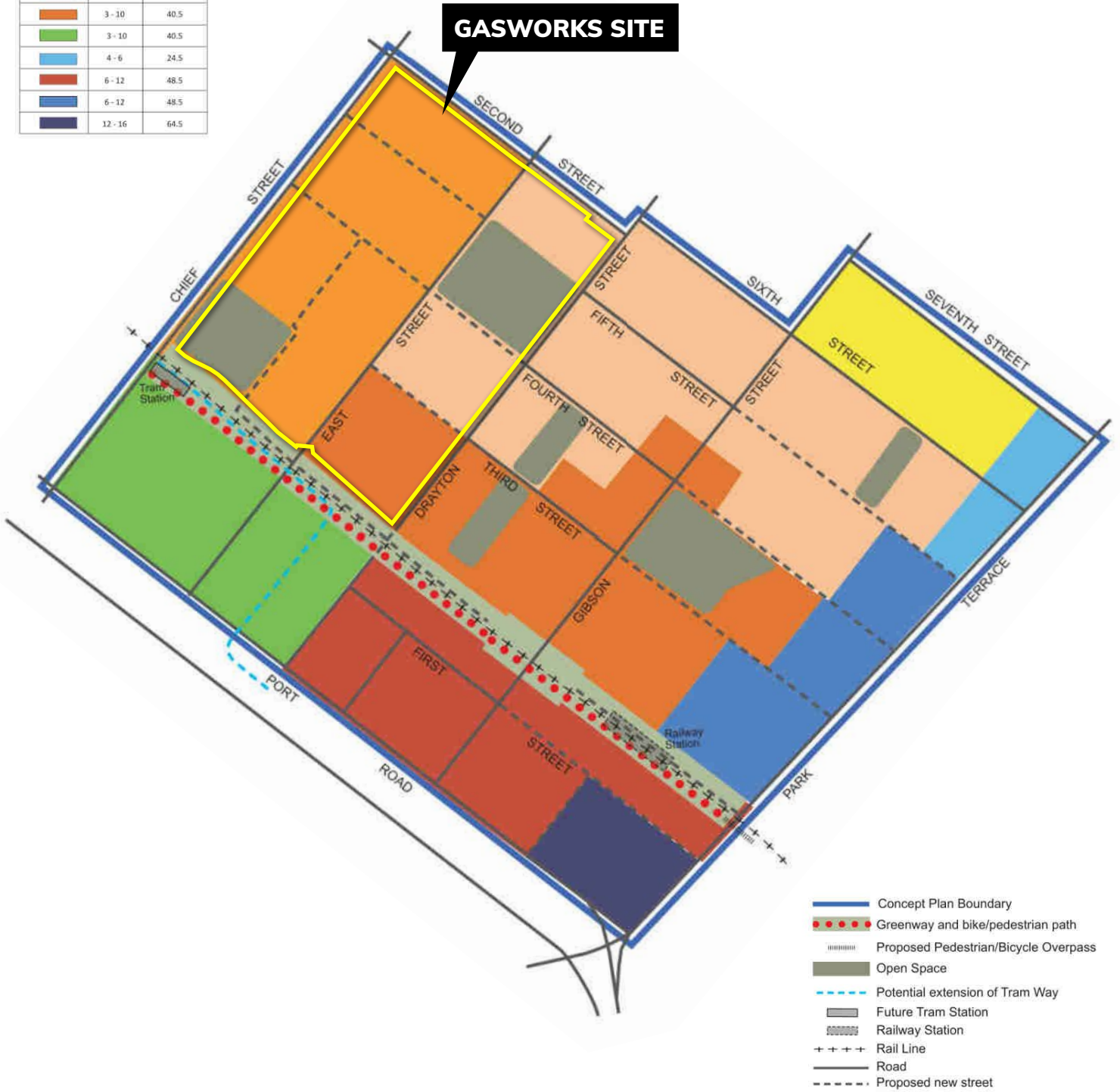


URPS

Attachment D

Current Code Concept Plan

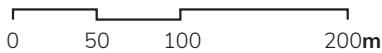
Area	Building Height	
	Target range (Storeys: minimum - maximum)	Maximum in metres
	2 - 8	32.5
	3 - 4	16.5
	3 - 6	24.5
	3 - 10	40.5
	3 - 10	40.5
	4 - 6	24.5
	6 - 12	48.5
	6 - 12	48.5
	12 - 16	64.5



CONCEPT 5 - BOWDEN URBAN VILLAGE

Bowden GasWorks

JOB REF.	22ADL-0xxx
PREPARED BY.	MP
DATE.	19.05.22
REVISION.	1
DATA SOURCE.	Planning & Design Code



SCALE: 1:4,500 @ A4



URPS

Attachment E

Building Heights Comparison

Brompton Gasworks Master Plan

Height Controls

The current Bowden Urban Village Concept Plan and indicative Height guides.



LEGEND:

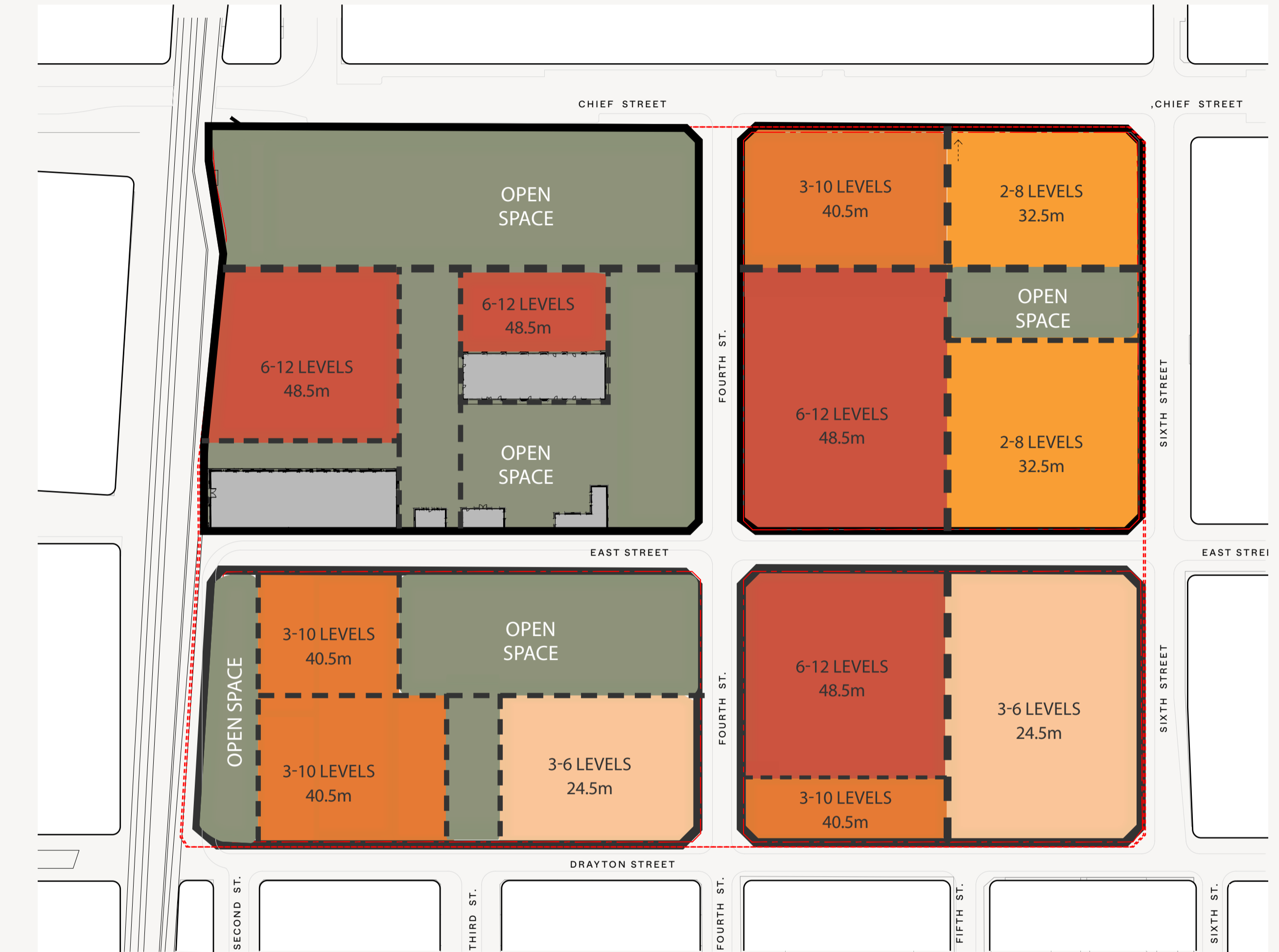
Area	Building Height	
	Target range (Storeys: minimum - maximum)	Maximum in metres
	2 - 8	32.5
	3 - 4	16.5
	3 - 6	24.5
	3 - 10	40.5
	3 - 10	40.5
	4 - 6	24.5
	6 - 12	48.5
	6 - 12	48.5
	12 - 16	64.5



Current Height Controls

LEGEND:

Area	Building Height	
	Target range (Storeys: minimum - maximum)	Maximum in metres
	2 - 8	32.5
	3 - 4	16.5
	3 - 6	24.5
	3 - 10	40.5



Proposed Height Controls

LEGEND:

Area	Building Height	
	Target range (Storeys: minimum - maximum)	Maximum in metres
	2 - 8	32.5
	3 - 4	16.5
	3 - 6	24.5
	3 - 10	40.5
	6 - 12	48.5

FORUM

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Registered Architect VIC - No. 800148

Drawing No.

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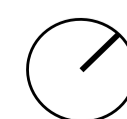
Notes: Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies / conflicts.

Figured dimensions shall take precedence to scaled dimensions.

Scale

Not to Scale - Diagrammatic Only

North



Client

MAB Corporation

MAB

Project Name

Brompton Gasworks

Address

Chief Street, Brompton

Client

Renewal SA

Date

22.3.2023

Revision

02

Status

Development Agreement

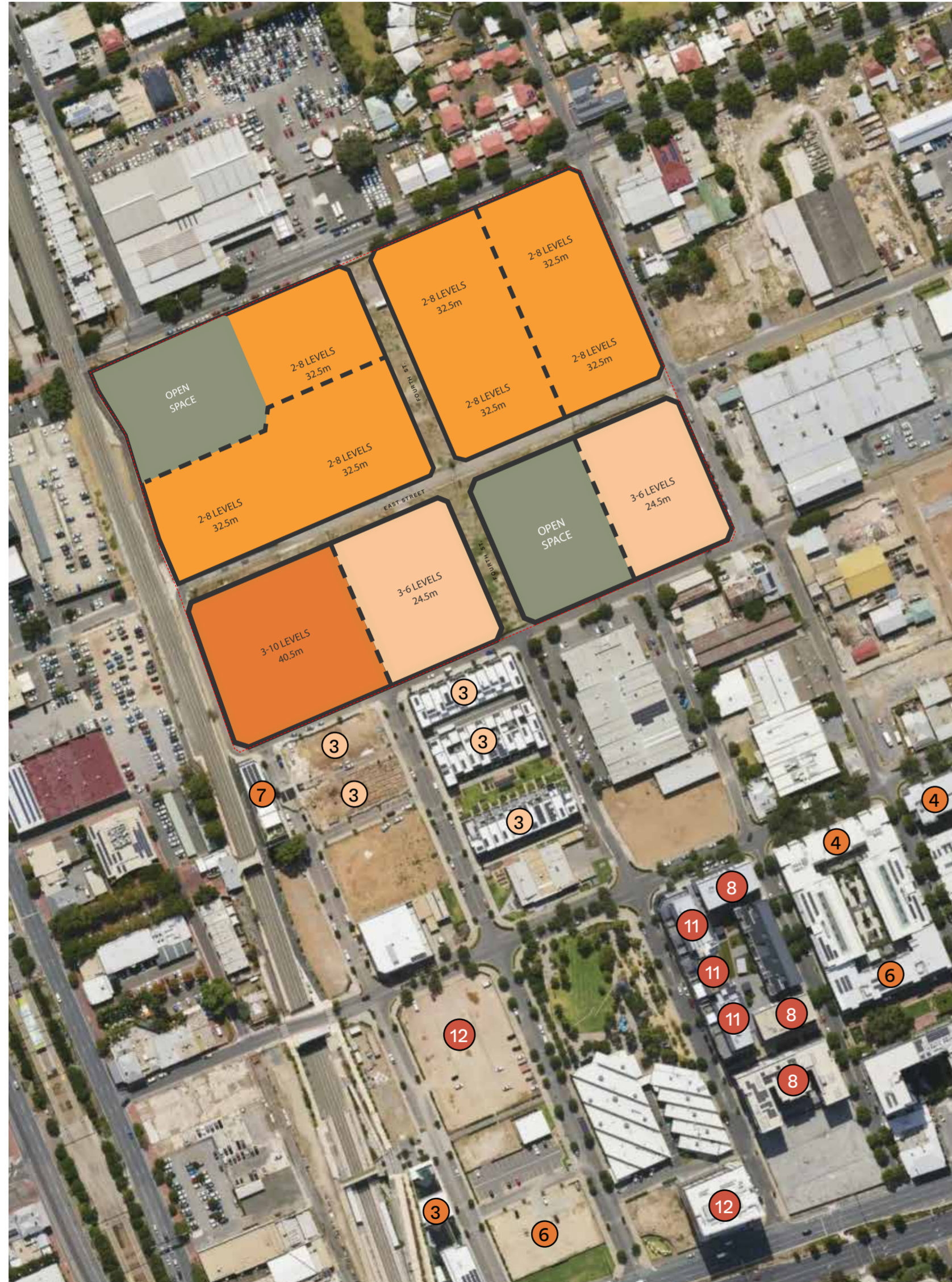
Drawing Name

Proposed Master Plan

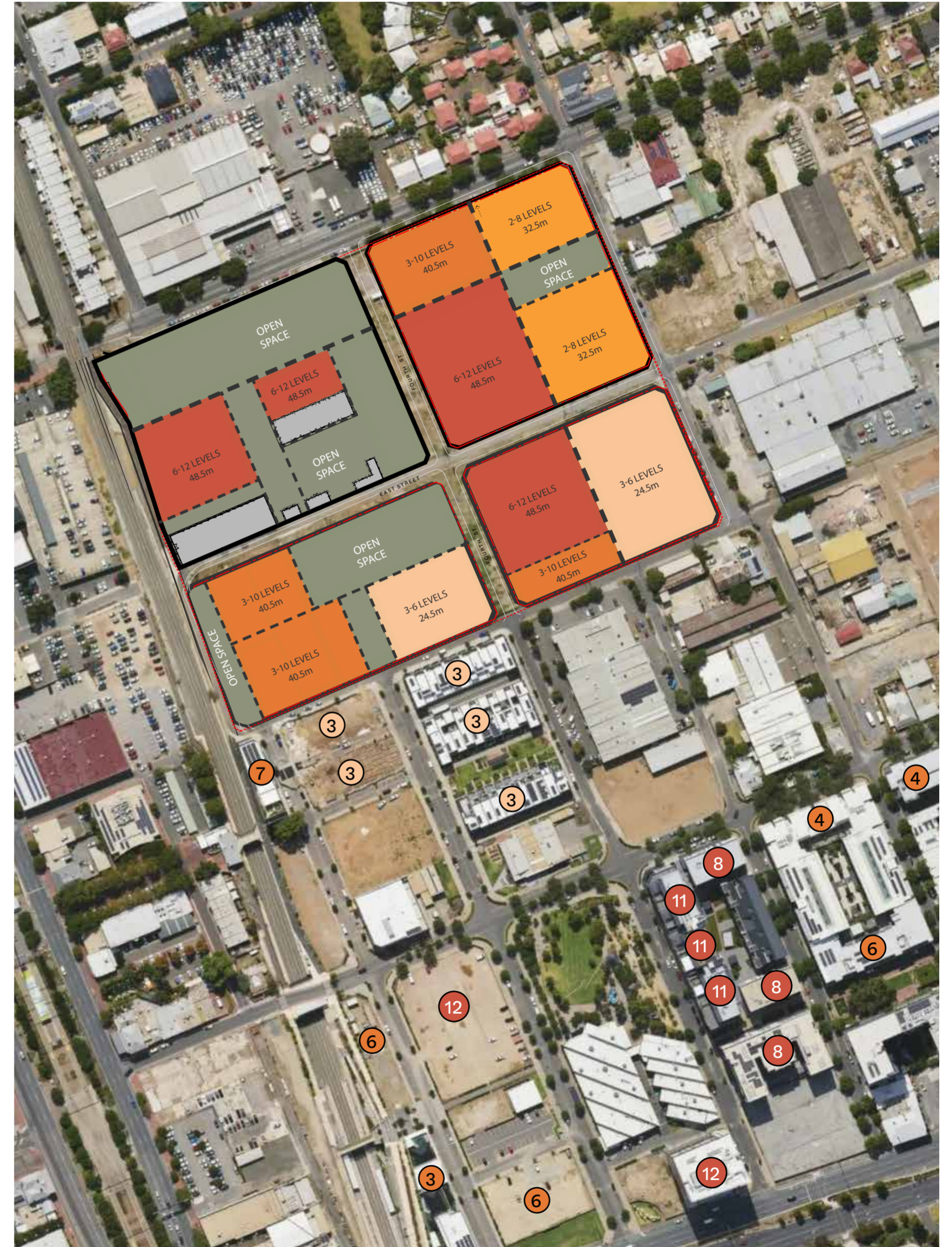
Drawing No.

DA 010






CURRENT HIGH CONTROLS



PROPOSED HIGH CONTROLS



LEGEND:

Area	Building Height	
	Target range (Storeys: minimum - maximum)	Maximum in metres
	2 - 8	32.5
	3 - 4	16.5
	3 - 6	24.5
	3 - 10	40.5
	6 - 12	48.5






NEXT STEPS

CURRENT HIGH CONTROLS

The current Bowden Urban Village Concept Plan and indicative Height guides.



LEGEND:

Area	Building Height	
	Target range (Storeys: minimum - maximum)	Maximum in metres
	2 - 8	32.5
	3 - 4	16.5
	3 - 6	24.5
	3 - 10	40.5
	6 - 12	48.5







NEXT STEPS

PROPOSED HIGH CONTROLS

The current Bowden Urban Village Concept Plan and indicative Height guides.



LEGEND:

Area	Building Height	
	Target range (Storeys: minimum - maximum)	Maximum in metres
	2 - 8	32.5
	3 - 4	16.5
	3 - 6	24.5
	3 - 10	40.5
	6 - 12	48.5



Attachment F

Design Analysis

PLANNING CODE AMENDMENT
URBAN DESIGN REPORT

BROMPTON GASWORKS



PREPARED FOR
SCAP

AUGUST 2023

MAB

VISION

THE BROMPTON GASWORKS WILL BE A VIBRANT INNER-CITY DESTINATION THAT MIXES THE PAST WITH THE FUTURE, BLENDING HISTORY, SUSTAINABILITY AND COMMUNITY INTO A SMARTER WAY TO LIVE.



PROJECT FEATURES

- ✓ **1.5HA - 25% OPEN SPACE**

Over 25% of the 5.81ha site will be dedicated to a large and diverse connected network of public spaces - active and passive parks for people to relax, meet, walk the dog and exercise.
- ✓ **FINE-GRAIN CONNECTIONS**

New pedestrian-friendly streets - with a central focus on the lively Heritage Quarter, with a vibrant mix of day time work spaces, food and beverage outlets, civic uses and cultural events.
- ✓ **PEDESTRIAN FOCUS**

Delivering public realm that prioritises pedestrians and creates a varied, stimulating and connected public realm. MAB's proposal respects the prevailing street patterns and introduces new pedestrian zones with linear parks that enhance the pedestrian experience.
- ✓ **CELEBRATING HERITAGE**

High-quality adaptive reuse of the retained heritage assets are at the heart of the new community - celebrating the history of the Brompton Gasworks
- ✓ **SUSTAINABLE COMMUNITY**

Infrastructure will be configured for the future, including a pathway towards reduced private car dependency and the elimination of ongoing fossil fuel consumption. The precinct will target a 6 star Green Star community rating with all buildings achieving a minimum 5 Star Green Star Rating.
- ✓ **830 NEW HOMES**

830 new dwellings in a mix of housing that caters to a broad cross section of South Australians including both owner occupiers and those who rent
- ✓ **2,200 NEW RESIDENTS**

Completing the vision for Bowden is very important for Adelaide. By providing over 2,000 new residents - it will enable the critical population needed to sustain a vibrant, thriving and successful community in the broader Bowden Precinct.
- ✓ **750-1,000 DAILY WORKERS**

The Heritage Quarter will be home to 750 - 1,000 workers in the Employment Hub and Retail spaces - showcasing Adelaide and Bowden as a desirable place to work.
- ✓ **15% AFFORDABLE HOUSING**

MAB has extensive experience in delivering affordable and social housing and will exceed the mandatory 15% affordable housing stock, with the potential to target a proportion of affordable rental properties.
- ✓ **GAS-FREE 100% RENEWABLE**

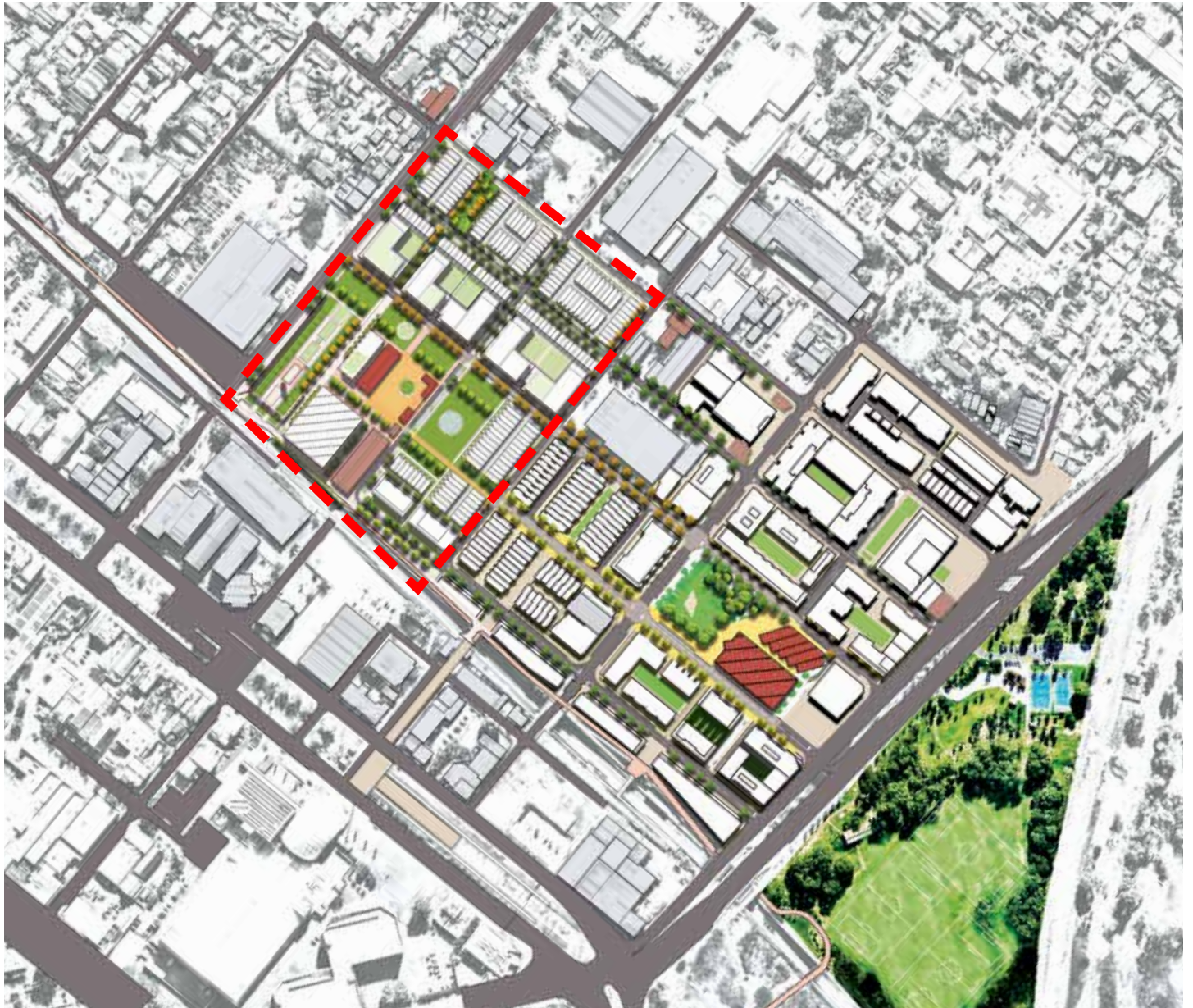
The Gasworks will be a gas free precinct. All-electric homes powered by 100% renewable energy will support the SA Government's net zero emissions target by 2050, and 50% reduction 2030 Target.



SYMPATHETIC PRECINCT INTEGRATION

The Gasworks has been designed to sympathetically, and seamlessly integrate with the existing Bowden project

Fulfilling the broader Bowden vision will energise Adelaide's inner-north west. By providing over 2,000 new residents - it will enable the critical population needed to sustain a vibrant, thriving and successful community in the broader Bowden Precinct.



PRECINCT PLAN,
THE GASWORKS IN CONTEXT WITH THE BOWDEN-BROMPTON PRECINCT

A CONNECTED PRECINCT

The formula to unlocking the broader Bowden-Brompton precinct, is to carve and extend fine-grain connections through this site - reconnecting the community with safe, friendly, walkable streets. The fine-grain Bowden Street network has been extended through the site to connect Park Terrace to Chief Street.

Third & Forth Streets:

A new pedestrian focused connection from Bowden Park, Plant 4 and 3 connects the Bowden precinct to the Gasworks precinct - delivering you into the heart of the Heritage Quarter - the active Piazza surrounded by Retail and F&B activation.



BROMPTON GASWORKS, VIEW TOWARDS ADELAIDE CBD

SYMPATHETIC PRECINCT INTEGRATION

Heights and Interfaces:
Heights are sympathetic to the surrounding context, and respond to both the existing and future proposed surrounding residential community.



SYMPATHETIC PRECINCT INTEGRATION

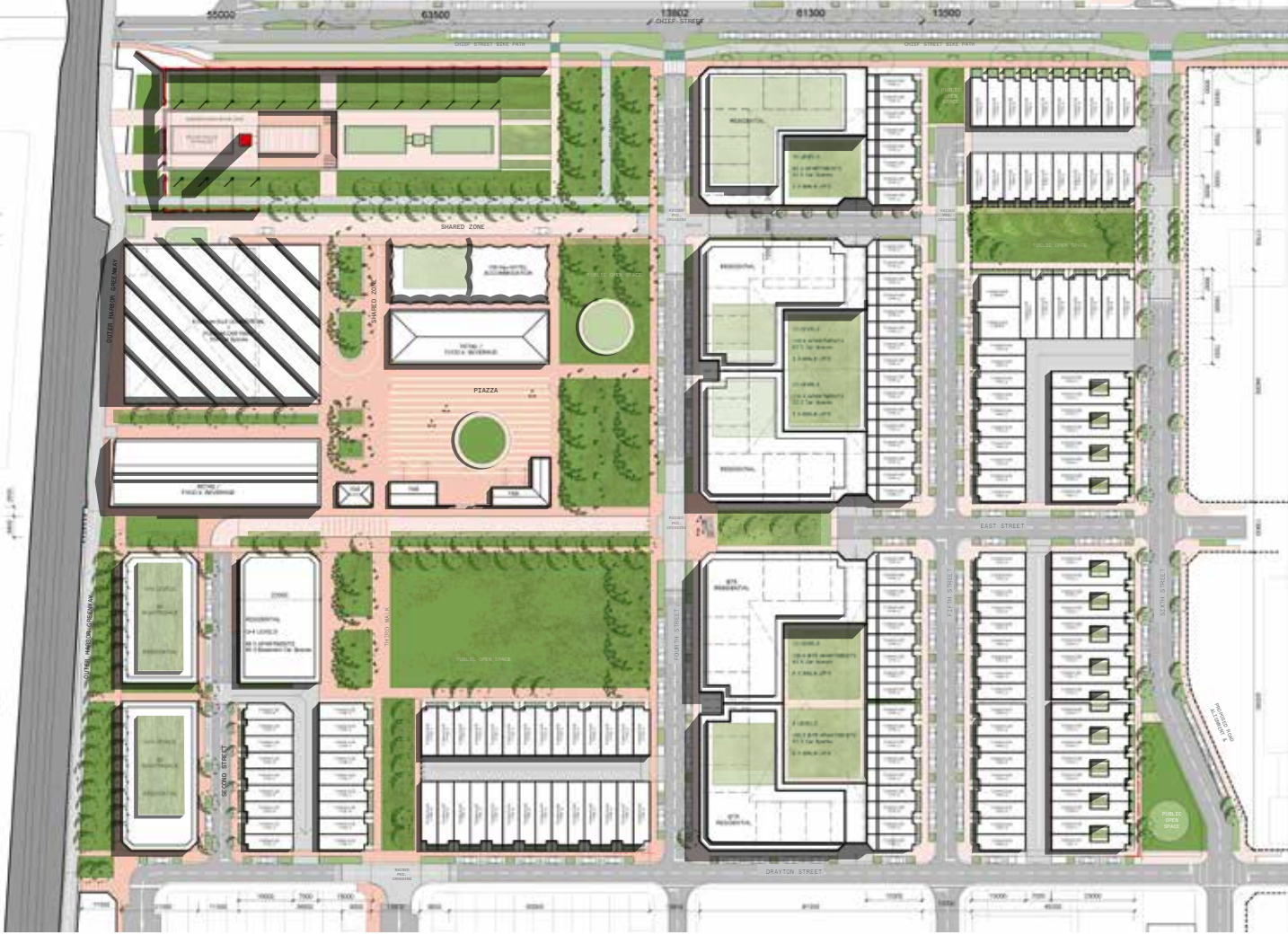
Heights and Interfaces:

Heights are sympathetic to the surrounding context, and respond to both the existing and future proposed surrounding residential community.

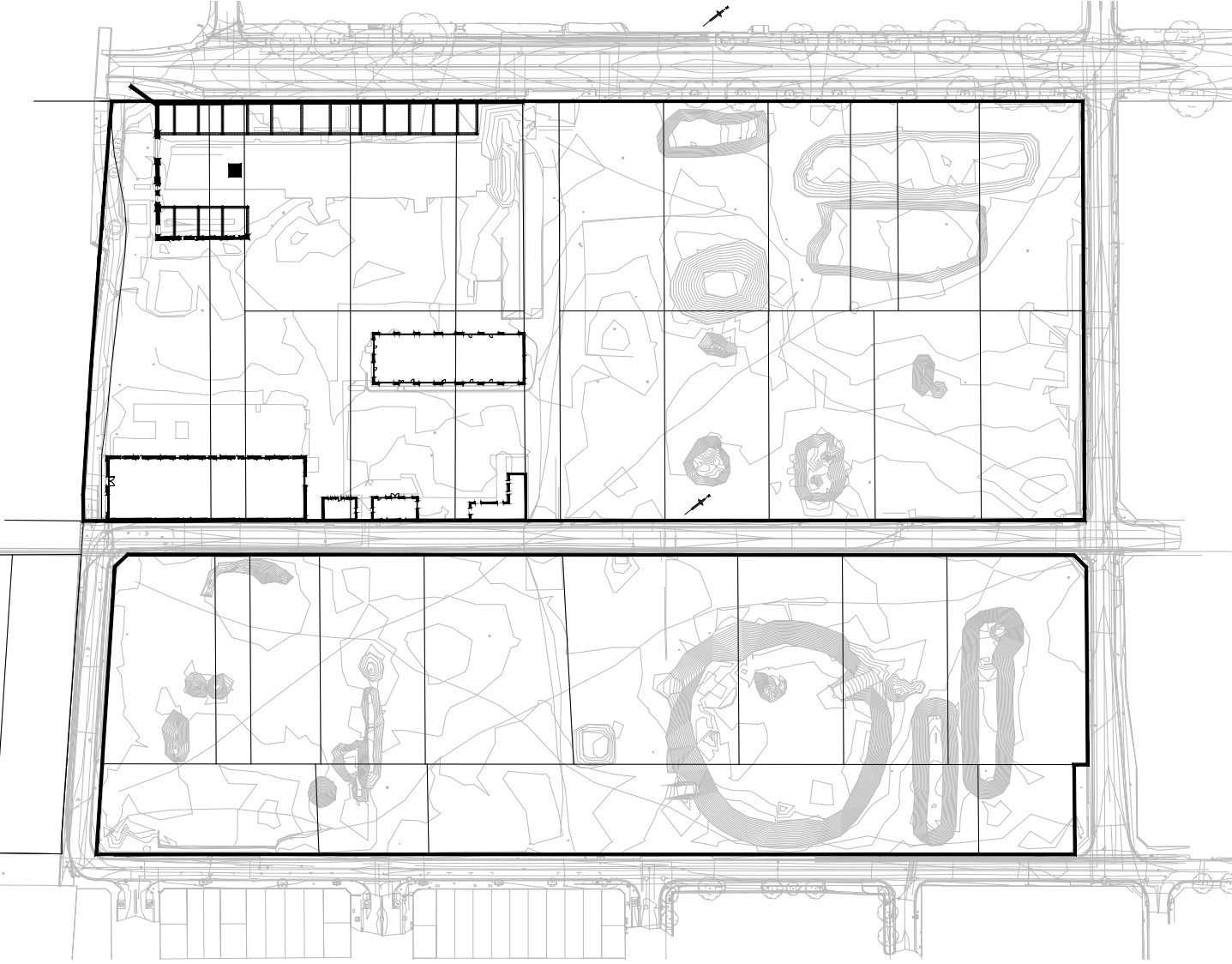




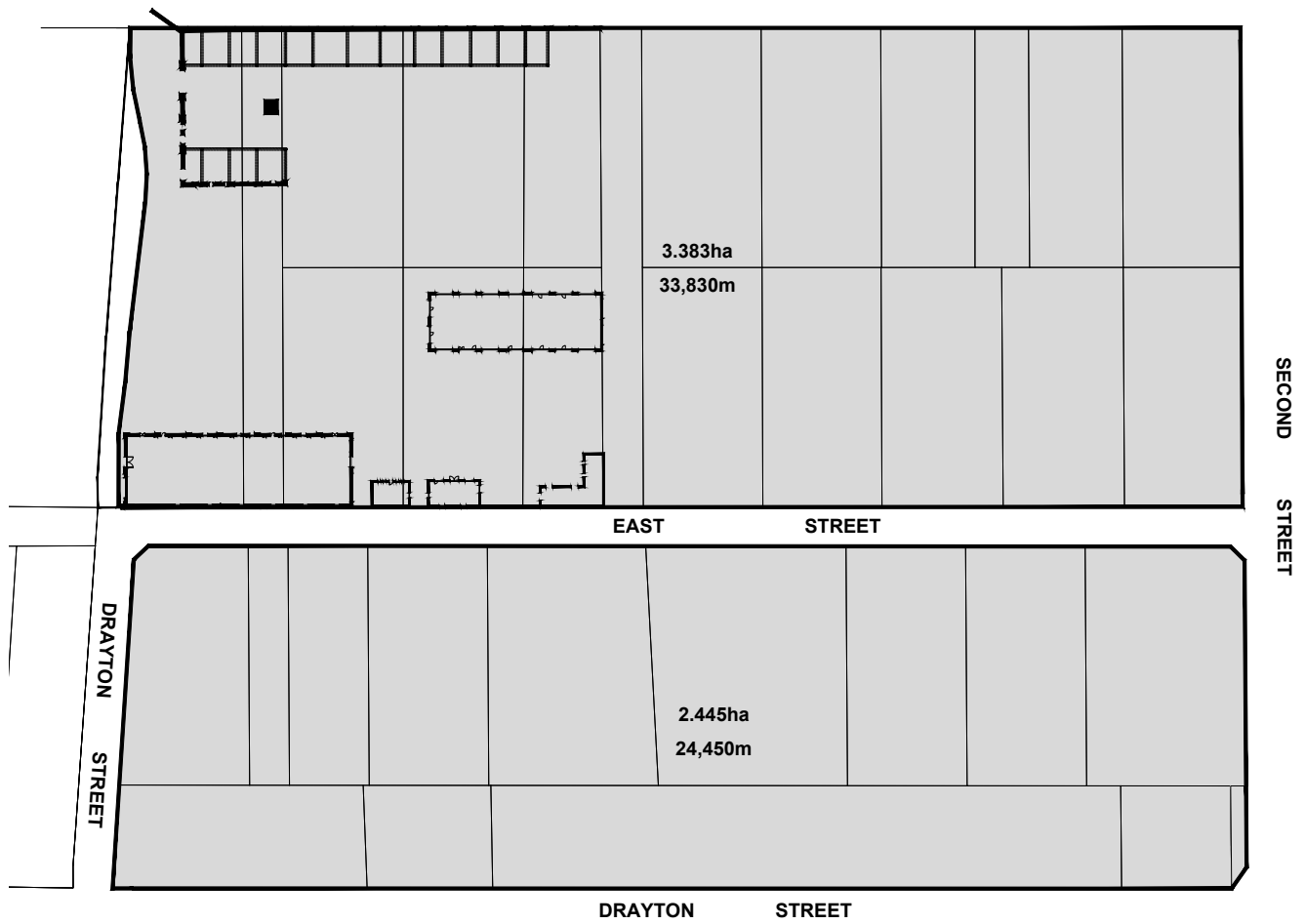
MASTER PLAN



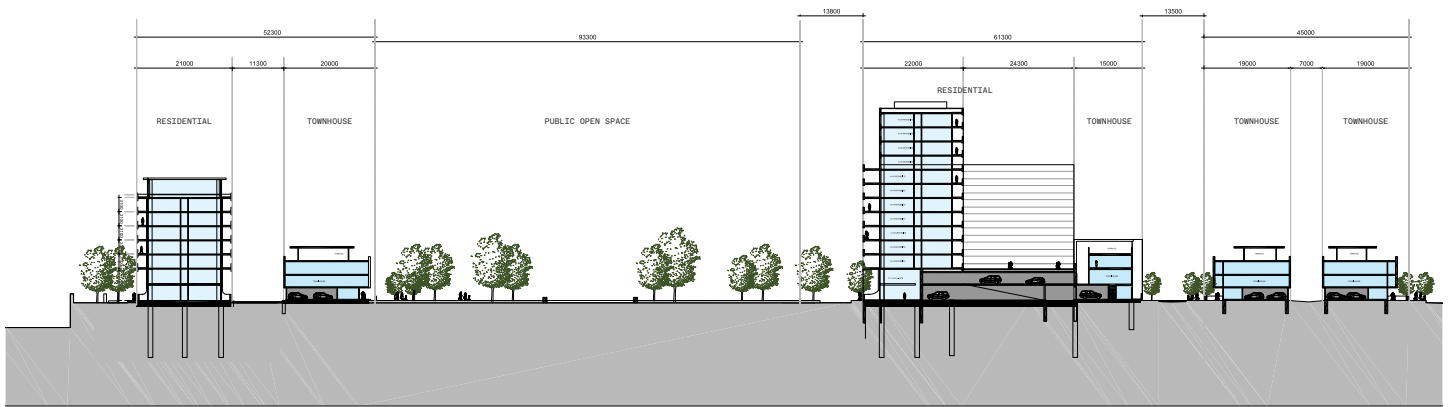
EXISTING CONDITIONS



SITE AREA

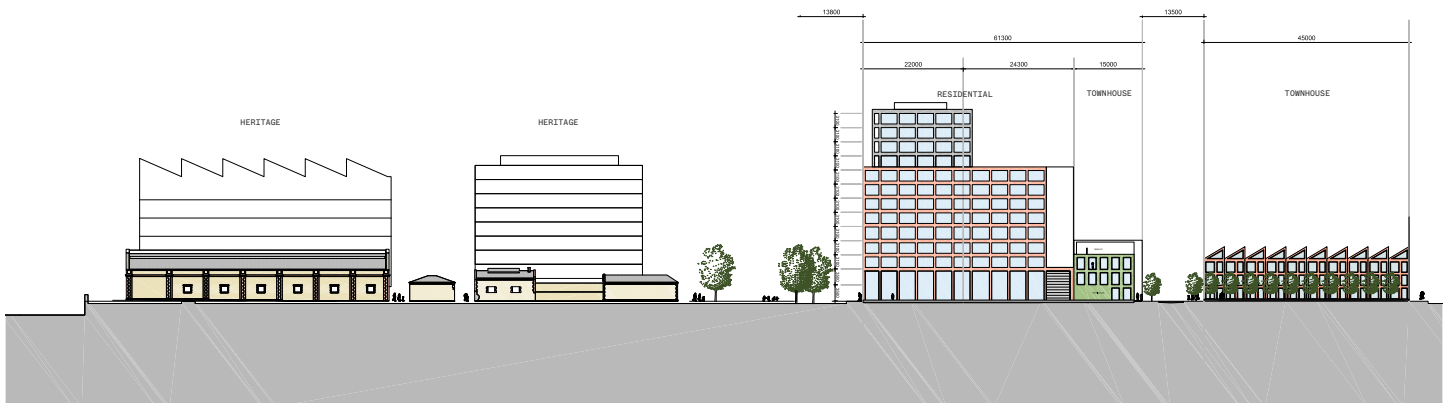


TYPICAL SECTIONS



SECTION AA

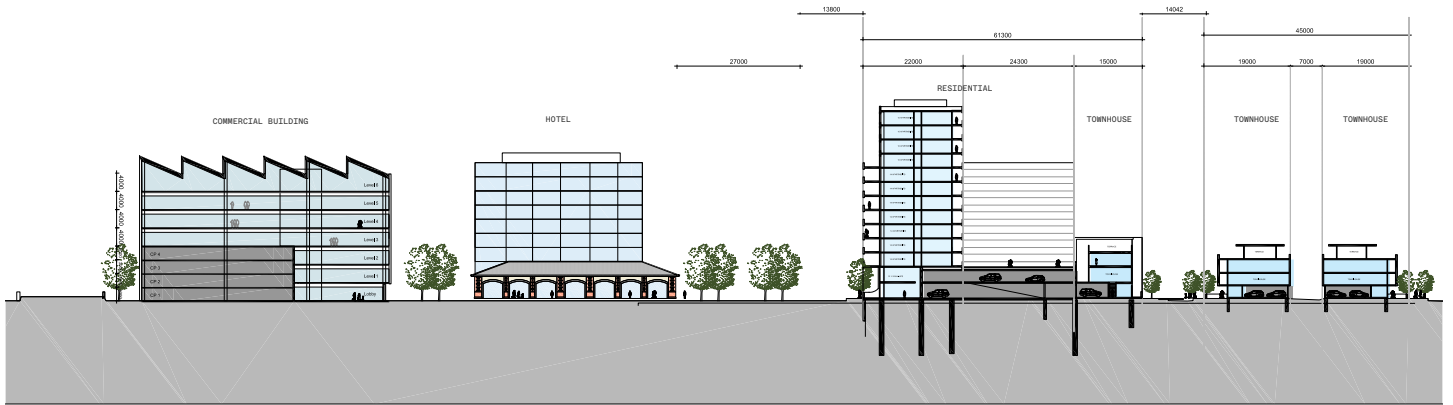
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SECTION CC

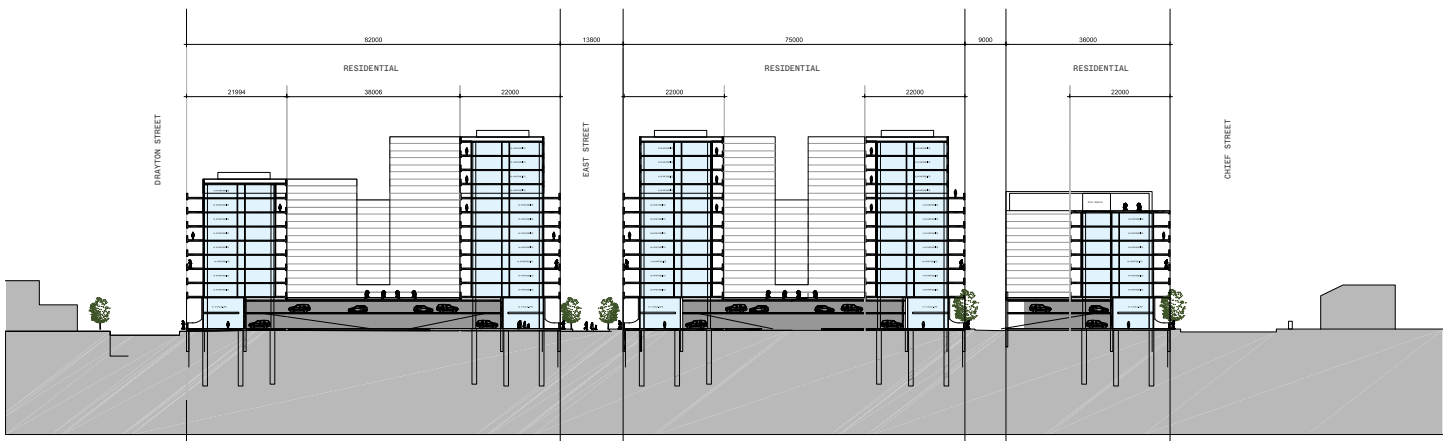
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TYPICAL SECTIONS



SECTION DD

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SECTION EE

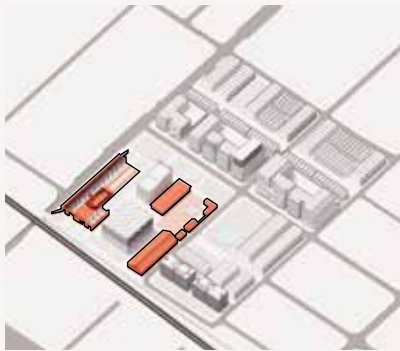
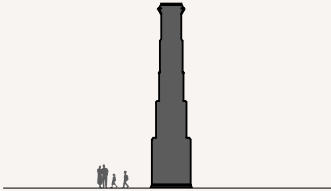
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HEIGHT & MASSING



PLACEMAKING

Three over-arching place-making principles will govern the development of The Gasworks. The principles are based on a contextual response to the site to ensure the future development has a clear identity and is a desirable place to live, work and play.



1. HERITAGE

The Gasworks mixes the past with the future - the focus of the precinct is a sensitive and high-quality adaptive reuse of the iconic heritage-listed assets including the State heritage listed Retort House, the chimney, the Chief Street wall and the remaining buildings.

Adaptive Reuse

The iconic structures will be revealed and celebrated - a curtilage of open space will allow clear views and sightlines to all heritage buildings.

A distinctly Bowden Identity

The buildings will form a strong identity that will define the entire precinct through carefully selected materials and finishes.

Coherent character and identity

Built form and public realm that reflects and resonates with traditional elements of Bowden and Adelaide and medium to high density living.

Town Heart - Piazza

Compact and lively activity hub with a vibrant mix of day time workers, food and beverage outlets, civic uses and cultural events.



2. SUSTAINABILITY

The Gasworks is a vibrant, liveable and sustainable community - that will be regarded as an environmentally, socially and financially sustainable development aligning with many of the Government's objectives to facilitate positive outcomes.

Health and wellbeing

The Gasworks will contribute to the health and wellbeing of residents, the longevity of the building stock, eliminate fossil fuel consumption in operations and reduce living costs for the residents and businesses.

Over 25% Open Space

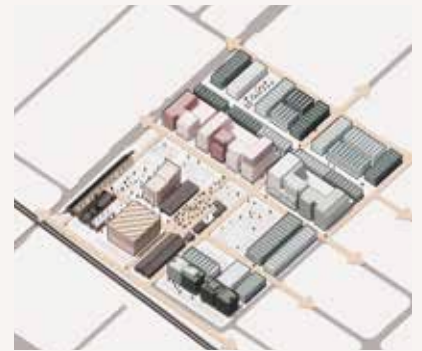
A large and diverse connected network of 1.5ha of public spaces for people to relax, meet and recreate - providing clarity and purpose to the master plan.

6 Star Green Star Communities

In accordance with the Green Building Council of Australia's (GBCA) Green Star - Communities Framework.

High-quality buildings

High standards of environmental sustainability. All buildings will achieve a minimum 5 Star Green Star Rating in accordance with the the GBCA's Green Star Buildings Tool.



3. COMMUNITY

The Gasworks is a connected, permeable community - with a mix of uses and housing typologies that meet the community demands and provide a smarter way to live.

People focus

New pedestrian-friendly streets - with a central focus on the lively Heritage Quarter with a variety of businesses, restaurants, civic uses and places to visit.

A truly mixed-use community

Higher density, mixed-use development including residential, retail, commercial, civic and recreational opportunities

Community engagement

The engagement of local people, the wider community and potential occupants in defining and being involved throughout the planning and design process.

Affordable Housing

A minimum of 15% Affordable Housing provided across the precinct.

2,200 new residents in 850 New Homes for South Australia

A curated mix of typologies that meet the community needs.

SYMPATHETIC PRECINCT INTEGRATION

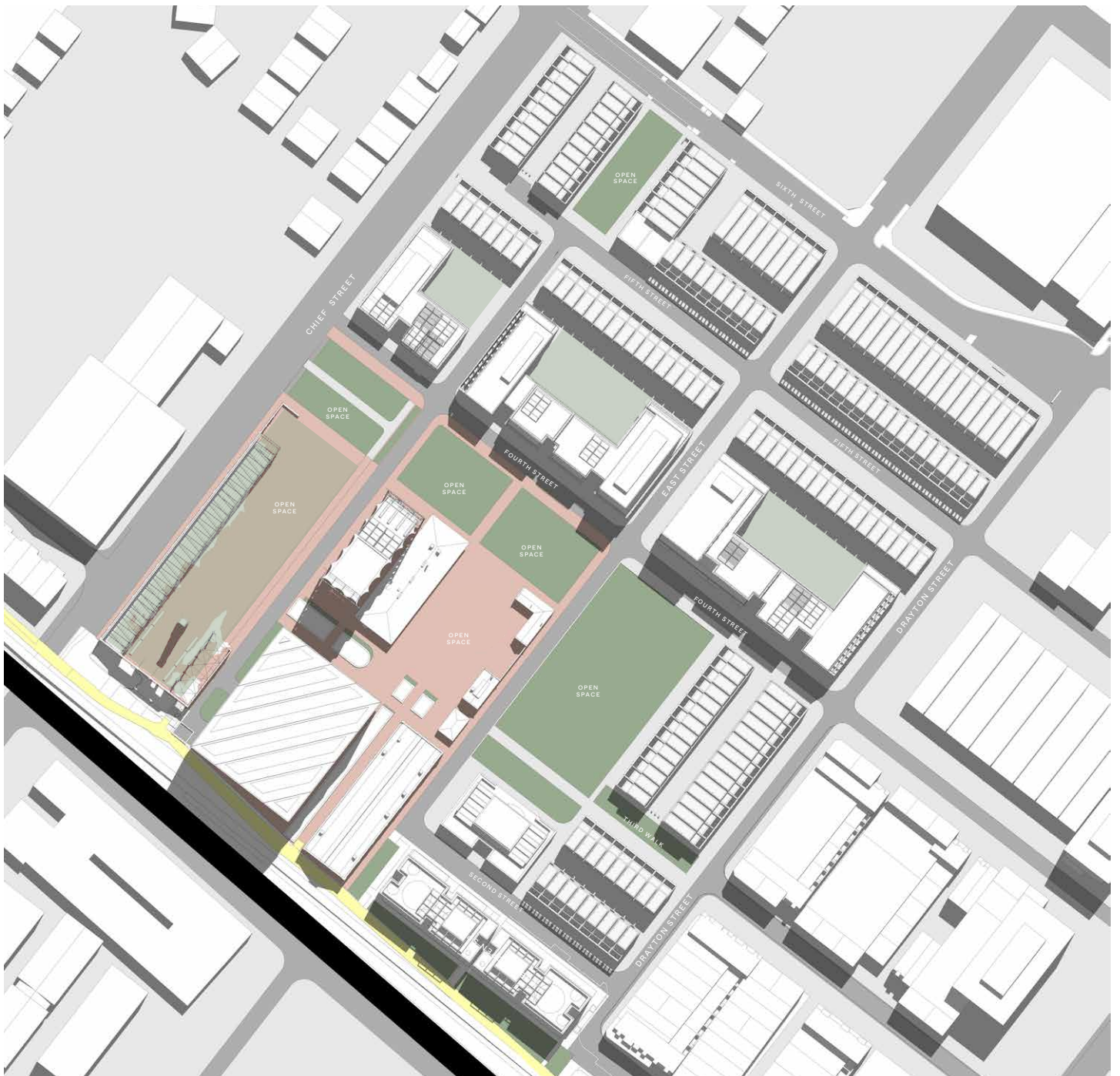


SYMPATHETIC PRECINCT INTEGRATION



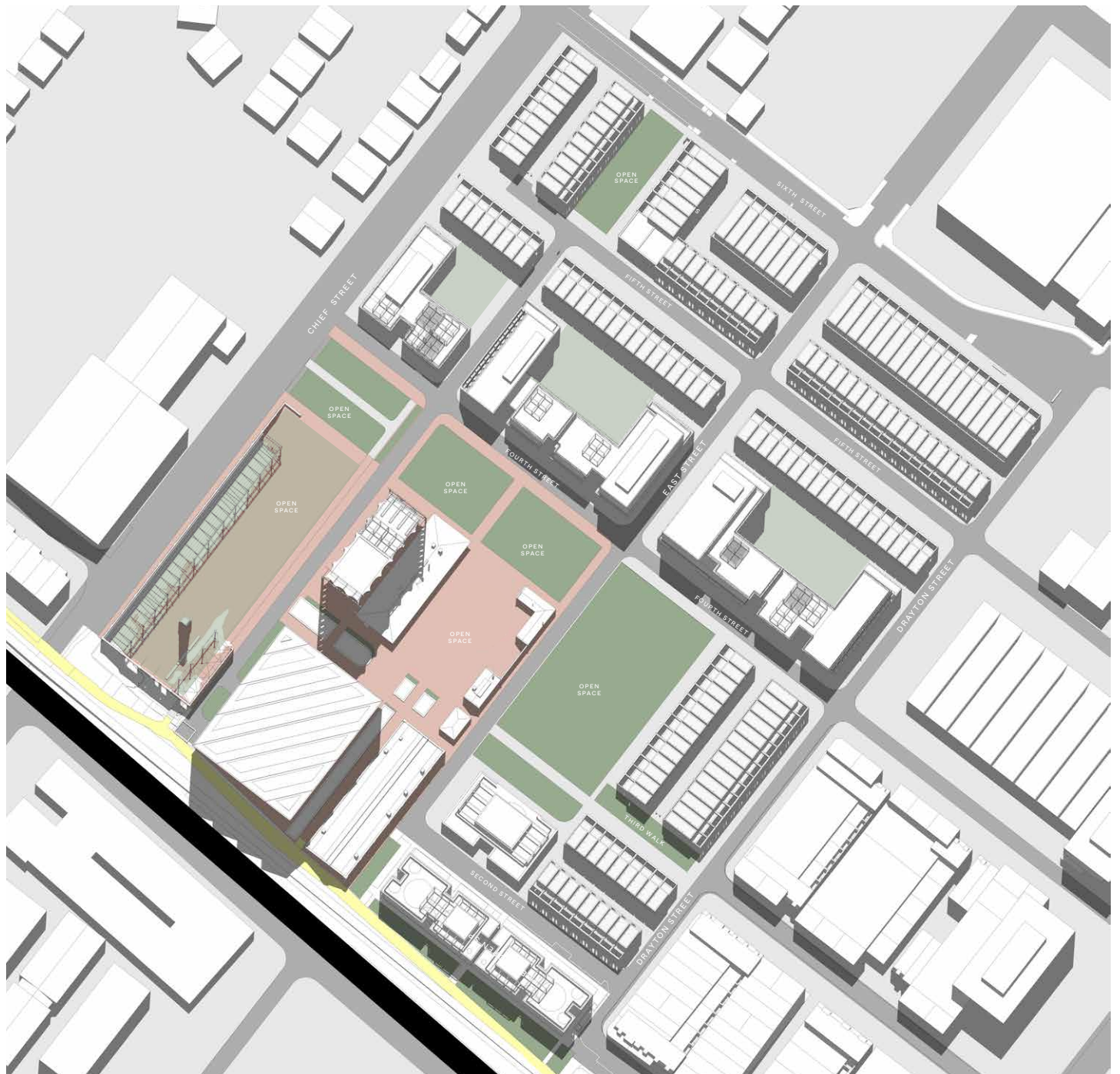
SHADOW ANALYSIS 11AM

Equinox - March / September 22nd



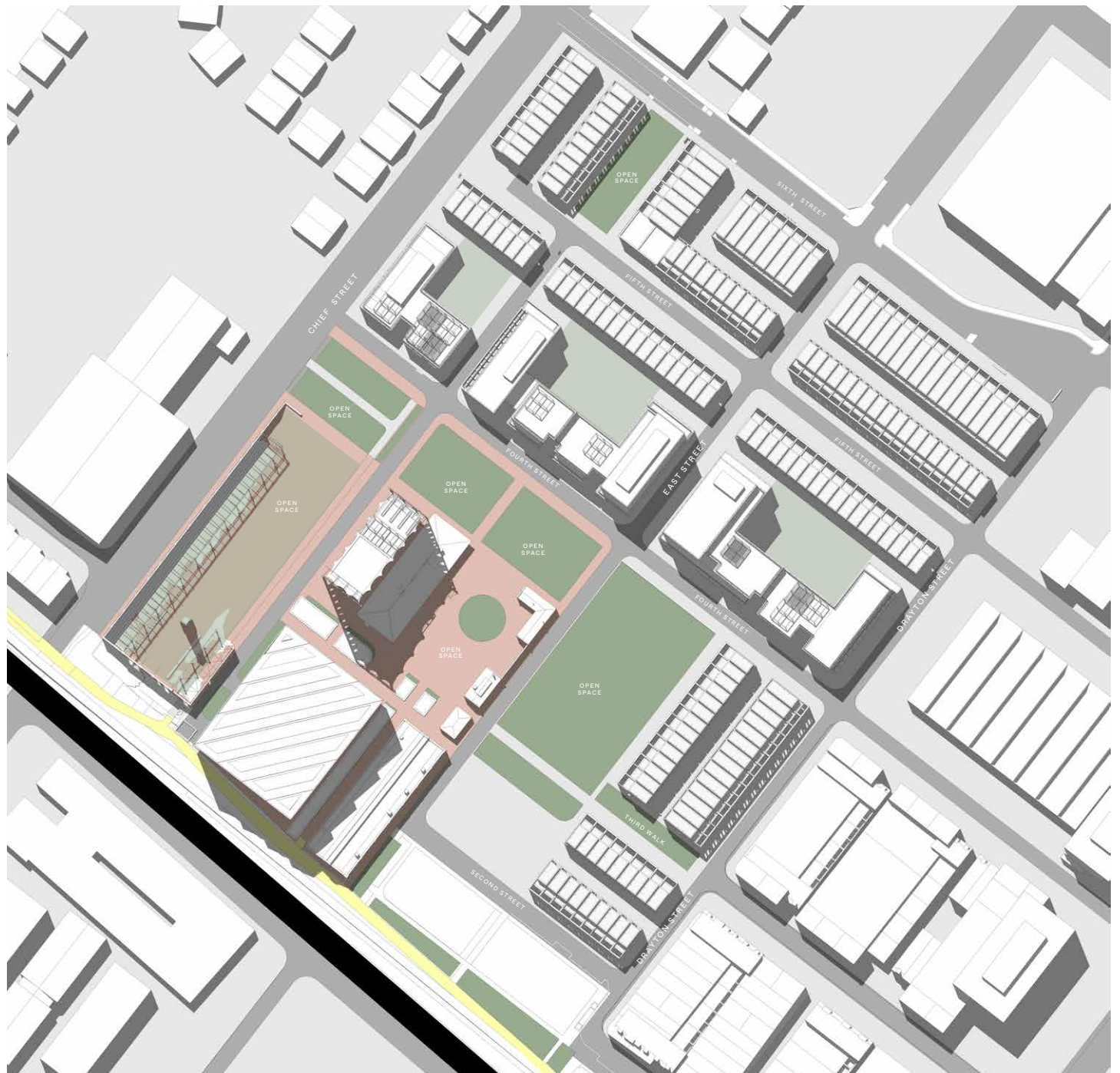
SHADOW ANALYSIS 12PM

Equinox - March / September 22nd



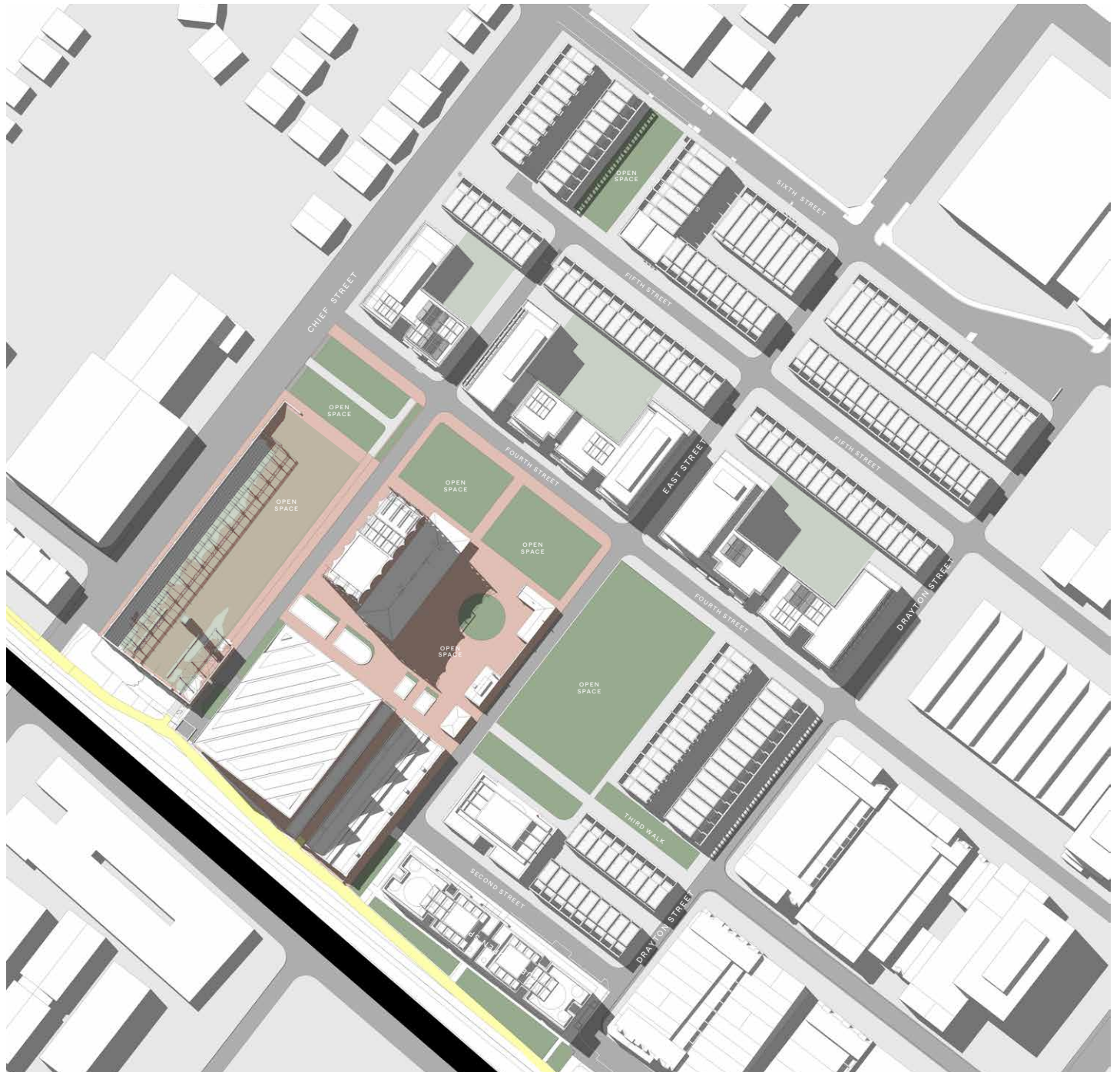
SHADOW ANALYSIS IPM

Equinox - March / September 22nd



SHADOW ANALYSIS 2PM

Equinox - March / September 22nd



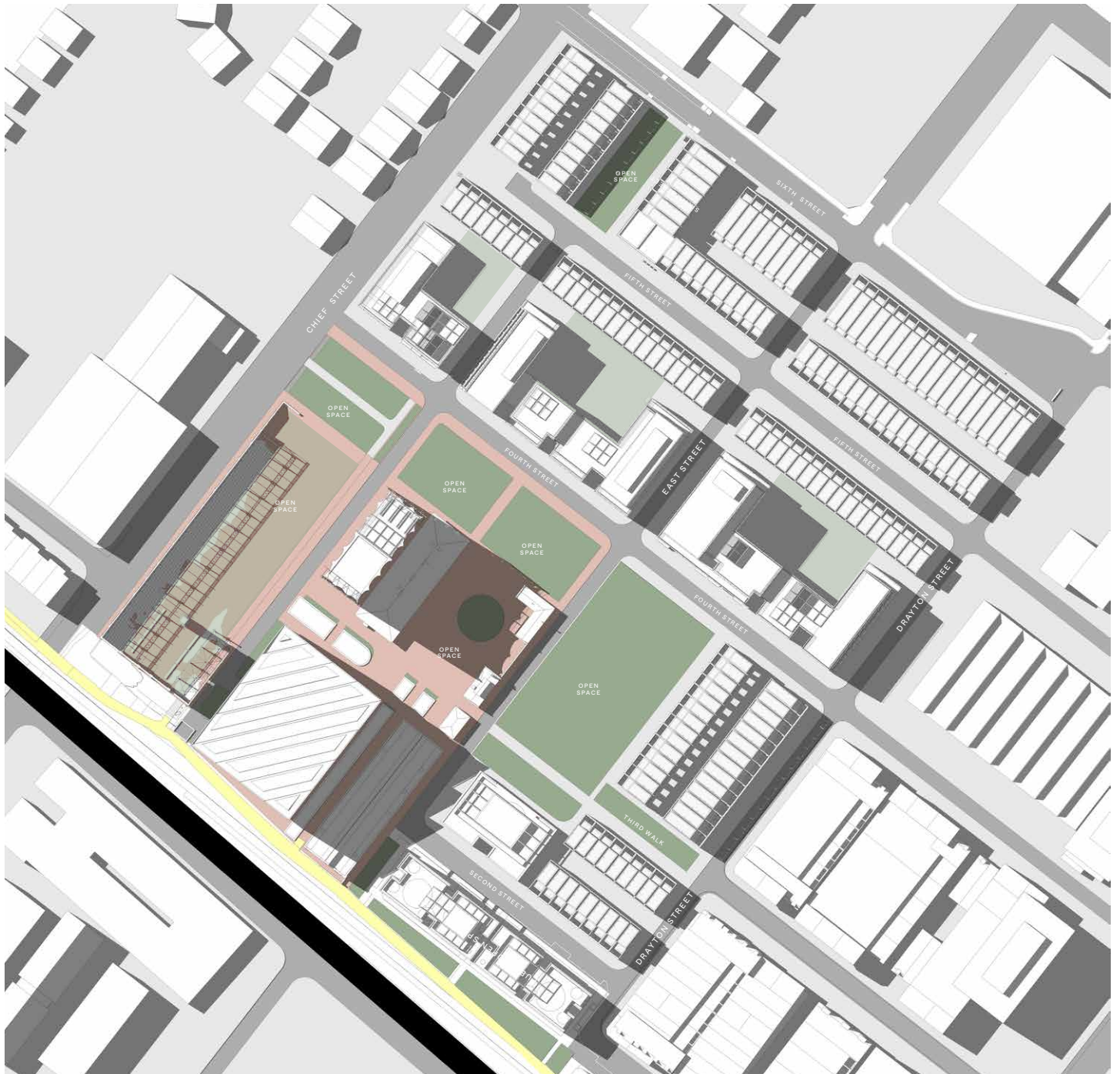
SHADOW ANALYSIS

3PM

Equinox - March / September 22nd

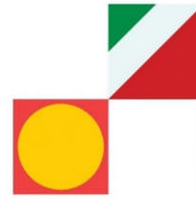


NORTH



Attachment G

City of Charles Sturt Letter



13 September 2023

Anita Allen
Associate Director
URPS
12/154 Fullarton Road
Rose Park SA 5067

BY EMAIL: aallen@urps.com.au

Dear Anita

Brompton Gasworks Code Amendment – Initiation Proposal

Thank you for your correspondence to advise of MAB's intention to initiate a Code Amendment over the former Brompton Gasworks site.

Following a review of the information I provide the following feedback. In principle, Council staff are supportive of your client's proposal to initiate a Code Amendment over the Affected Area subject to a review of the Code Amendment and its associated investigations/findings.

Should the Minister for Planning agree to initiate a Code Amendment it is recommended that the investigations consider the following matters:

- A clear understanding in the Code Amendment of the proposed changes to the built form. It is noted that while your letter suggests a variation of building levels from 10 to 12, the actual difference in the Affected Area proposes a difference of 4 building levels where the Code's current Concept Plan envisages 2 – 8 building levels (north of East Street to Chief Street).
- It is acknowledged the proposed amendments will include the introduction of a new Concept Plan to illustrate the proposed heights. The Concept Plan should also include the location of indicative public open space and delineate it from any proposed private communal open space areas as well as the location of existing State heritage listed places.
- Provide clarity through the investigations the location of typical sections showing the proposed built form and its relationship to the locality.
- The extent of consultation should include a direct mail-out in the Engagement Strategy to all adjacent property owners (outside and within the Bowden development area) given the proposed changes to built form.
- Consider an appropriate amount of time for the consultation process to enable sufficient time for persons to review the Code Amendment and to provide feedback.

Should you have any queries regarding this matter please contact Jim Gronthos, Senior Policy Planner, on [REDACTED]

Yours faithfully

A handwritten signature in black ink, appearing to read 'Bruce Williams', with a stylized flourish at the end.

Bruce Williams
General Manager City Services

Attachment H

Timetable for Code Amendment by Proponent

Step	Responsibility	Timeframe
Approval of the Proposal to Initiate		
Review of Proposal to Initiate to confirm all mandatory requirements are met (timeframe will be put on hold if further information is required). Referral to the Minister to request advice from the Commission	PLUS	2 weeks (includes lodgement and allocation + referral to Government Agencies within the first week)
Minister requests advice from the Commission.	Minister	2 weeks
Referral to Government Agencies for comment (where necessary)	PLUS, Relevant Government Agencies	+ 2 weeks
Consideration of Proposal to Initiate and advice to the Minister	Commission (Delegate)	3 weeks
	Commission	+ 3 weeks
Proposal to Initiate agreed to by the Minister	Minister	2 weeks
Preparation of the Code Amendment		
Engagement Plan Prepared. Investigations conducted; Code Amendment Report prepared The Drafting instructions and draft mapping provided to PLUS	Designated Entity	"Insert No. Weeks"
PLUS prepares Amendment Instructions and Mapping and provides to Council for consultation purposes	PLUS	1 week
Preparation of Materials for Consultation	Designated Entity	To be informed by Engagement Plan
Engagement on the Code Amendment		
Code Amendment Report released for public consultation in accordance with the Community Engagement Charter and the prepared Community Engagement Plan	Designated Entity	To be informed by Engagement Plan

Step	Responsibility	Timeframe
Consideration of Engagement and Finalisation of Amendments		
Submissions summarised; Amended drafting instructions provided, Engagement Report prepared and lodged with PLUS	Designated Entity	4 weeks
Assess the amendment and engagement. Prepare report to the Commission or delegate <i>Timeframe will be put on hold if further information is required, or if there are unresolved issues</i>	PLUS	4 weeks
Consideration of Advice	Commission (Delegate)	2 weeks (includes 1 week to process through Minister's office)
	Commission	+ 3 weeks
Decision Process		
Minister considers the Code Amendment Report and the Engagement Report and makes decision	Minister	3 weeks
Implementing the Amendment (operation of the Code Amendment)		
Go- Live- Publish on the PlanSA Portal	PLUS	2-4 weeks
Parliamentary Scrutiny		
Referral of approved Code Amendment to ERDC	PLUS	8 weeks

SHAPING
GREAT
COMMUNITIES





TO: MINISTER FOR PLANNING

**RE: PROPOSAL TO INITIATE THE BROMPTON GASWORKS (MINOR AMENDMENTS)
CODE AMENDMENT BY THE MAB CORPORATION PTY LTD – FOR INITIATION**

PURPOSE

To recommend that you approve, with conditions, the Proposal to Initiate the Brompton Gasworks (Minor Amendments) Code Amendment (the Proposal).

BACKGROUND

Section 73(2)(b) of the *Planning, Development, and Infrastructure Act 2016* (the Act) provides that a proposal to amend a designated instrument may be initiated by a person who has an interest in land with your approval, acting on the advice of the State Planning Commission (the Commission).

The MAB Corporation Pty Ltd (care of URPS consultants) has lodged a Proposal to amend the Planning and Design Code (the Code) as it relates to the affected area (**Attachment 1**).

The Commission considered the Proposal at its meeting of 5 October 2023 and resolved to support the Code Amendment, subject to conditions.

DISCUSSION

The following sets out the strategic, policy and procedural considerations in relation to the Proposal, including conditions that are recommended should you agree to initiate the Code Amendment.

Proposal

The Proposal seeks to introduce an updated policy framework to the Brompton Gasworks site to facilitate the redevelopment of the land consistent with the Master Plan endorsed by Renewal SA and which is now the subject of a development agreement with MAB Corporation Pty Ltd.

While the current Urban Neighbourhood Zone policy framework is supportive of medium to high-density, mixed-use development, the existing Bowden Village Concept Plan in the zone specifies height limits that do not align with the endorsed Master Plan.

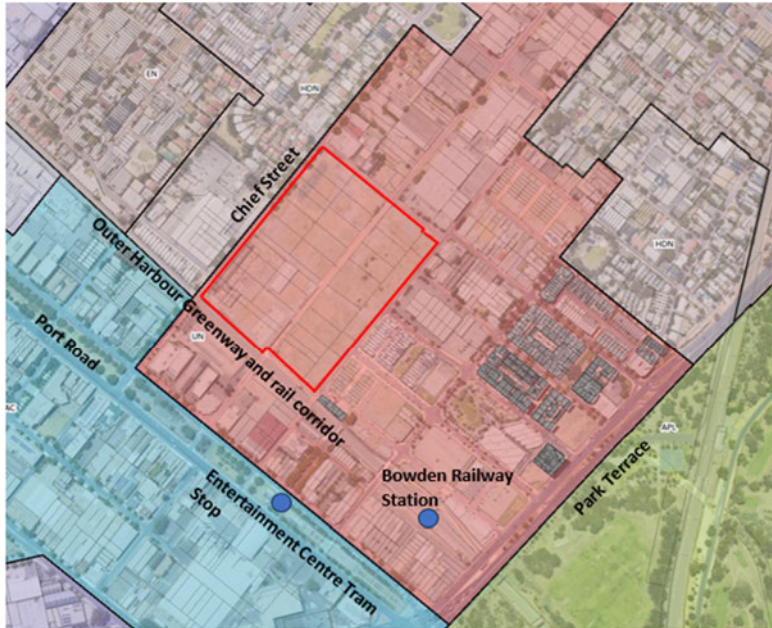
Spatial application of the Historic Area Overlay to part of the site is also viewed as creating unnecessary policy complexity which may hinder the site's future redevelopment – especially as the State Heritage Places Overlay and the Heritage Adjacency Overlay already apply over the site where state heritage items are located and the Overlay (if it continues to apply) will switch off affordable housing allowances which are relevant for the future development of the site.

The Brompton Gasworks Master Plan has been drafted to respect the historical use of the land for industry, the extensive remediation works and the existing heritage buildings and

structures on the site. This has assisted the Proponent to determine the preferred location of land use and open space on the site and the desired building heights / densities for residential and mixed-use development. An overarching principle of the Master Plan is to also locate sensitive land uses away from the most contaminated parts of the site.

The affected area is in the City of Charles Sturt (the Council) on Kaurna Country.

The affected area and current zoning are shown in the figures below, and in **Attachment A**.



 Area Affected

Planning and Design Code Zoning

The affected area is located within the Urban Neighbourhood Zone.

The following Overlays apply to the land:

- Airport Building Heights (Regulated) (All structures over 45 metres)
- Affordable Housing
- Building Near Airfields
- Historic Area (ChSt21)
- Heritage Adjacency
- Hazards (Flooding)
- Hazards (Flooding – General)
- Noise and Air Emissions
- Prescribed Wells Area
- Regulated and Significant Tree
- State Heritage Place
- Traffic Generating Development

Land surrounding the affected area is within the Urban Neighbourhood Zone and Housing Diversity Neighbourhood Zone.



The site is currently within the Urban Neighbourhood Zone, which primarily seeks to facilitate the development of a mixed-use area comprising residential, retail, office, commercial and civic land uses in compact and higher-density growth or regeneration areas.

The Proposal does not seek to change the zoning of the site but intends to update policy as it applies to the Brompton Gasworks by:

- Removing the area affected from existing Concept Plan 5 – Bowden Urban Village which contains building heights and land use distribution guidance for the site which is inconsistent with the endorsed Master Plan.
- Applying a new Concept Plan to the affected area which is consistent with the endorsed Master Plan, and which illustrates the desired building heights, traffic / walking and cycling links and high-level open space areas.
- Removing the Historic Area Overlay from the affected area.
- Reviewing public notification requirements as they apply to the site.

Strategic considerations

The following sets out the strategic considerations relating to this proposal and rationale for the Commission recommending support for the Code Amendment.

An assessment against the State Planning Policies (SPPs) and relevant Regional Plan are provided in **Appendix B**.

Strategic advice

The Proposal seeks to review and update the current policy settings of the former Brompton 'Gasworks' site.

The Gasworks ceased operating in the 1960's and has been vacant since. The site is currently being remediated.

The affected area is a key strategic inner metro site with tram, train, walking and cycling linkages. The proposal strongly aligns to *The 30-Year Plan for Greater Adelaide – 2017 Update* (the 30 Year Plan) which seeks increased density at strategic locations close to public transport. The rezoning will also facilitate the retention and repurposing of existing State Heritage Places. Given the strong alignment to the objectives of 30 Year Plan and SPPs, the proposed rezoning is considered appropriate.

In particular, updating the current concept plan in the Code to reflect the revised master plan for the site would result in a number of positive outcomes including increased opportunities for new housing, and greater provision of open space.

Residential land supply

The subject land is located within the Adelaide West Region of the Greater Adelaide Planning Region (GAPR). Noting this, the recently completed Land Supply Reports (LSRs) for Greater Adelaide indicate the following:

- Part 2 (Urban Infill) indicates the Adelaide West region is estimated to accommodate an additional 21,700 (medium) to 33,700 (high) people between 2020-2030.

- To accommodate this growth, it is estimated an additional 10,600 (medium) to 15,700 (high) dwellings will be required.
- The region accommodates a significant amount of general infill development, particularly in places such as Seaton; however, there is minimal short-medium general infill opportunity within the immediate area.
- The region also accommodates a range of strategic infill sites including the AAMI stadium redevelopment, Bowden, former West End Brewery site and Port Adelaide (Dock One and Fletchers Slip). These developments are at various stages.
- As these developments are completed over the next few years, there is minimal strategic infill supply identified within the 'pipeline', especially within proximity to the affected area.

Land use characteristics

The affected area is predominantly flat and most of the existing industrial buildings (except for heritage listed buildings / structures) have been demolished. The western boundary of the site abuts Chief Street, which has been developed with a combination of townhouses and large warehouse buildings containing commercial uses on the southern end, undeveloped land mid-block, and single and two storey contemporary residential development at the northern end. Chief Street is a main collector road between Port and Torrens Roads.

To the east is Drayton Street which comprises a mix of commercial and residential land uses including 3 storey townhouses, a large business hub and the 7 storey 'Nightingale' apartment building adjacent the railway line, which forms part of the adjacent Bowden Village development.

Bowden Village is one of several State Government endorsed residential / mixed use redevelopment projects underway, seeking to increase metropolitan densities through large scale infill development.

To the north is Second Street, which contains a mix of commercial, residential, and undeveloped land. The commercial uses are typically contained in large warehouse buildings.

The Adelaide to Outer Harbor and Adelaide to Grange railway lines and Outer Harbour Greenway are located directly adjacent the affected area to the south.

Transport and access

The affected area is located less than two kilometres from the Adelaide CBD and O'Connell Street, North Adelaide, and has excellent walking and cycling linkages, including the Outer Harbour Greenway, a 20 km walking and cycling route (from the River Torrens Linear Park in the Park Lands to the Coast Park at Outer Harbour), which runs along the southern boundary of the site.

The site is very well serviced by public transport with frequent bus routes along Port Road, the Adelaide to Outer Harbour and Adelaide to Grange railway lines, with the Bowden Railway Station less than 250 metres away to the south-east, the Entertainment Centre to

Glenelg tram, with tram stops less than 200 metres away to the south. This tram provides a free service between the Entertainment Centre and the Adelaide CBD.

The affected area has a frontage to Chief Street (a Council maintained collector road) of approximately 280 metres, which provides good access to the site. Vehicular access is also provided via the local road network on Second Street, East Street, and Drayton Street.

A Traffic Impact Assessment is proposed to be undertaken as part of the Code Amendment process.

Services and infrastructure

Existing stormwater and utility connections exist over the affected area. Investigations will be undertaken to identify the capacity of the existing infrastructure networks and any upgrades that may need to occur to support the anticipated future development. This includes investigation into water, electricity, gas, National Broadband Network (NBN) and stormwater.

Site Contamination

A Site Contamination Audit has already been undertaken for the site and soil remediation works are currently underway to place approximately 37,000-38,000m³ of clean fill as a capping layer across the entire site.

Heritage

The following State Heritage Places are located within the affected area. These include:

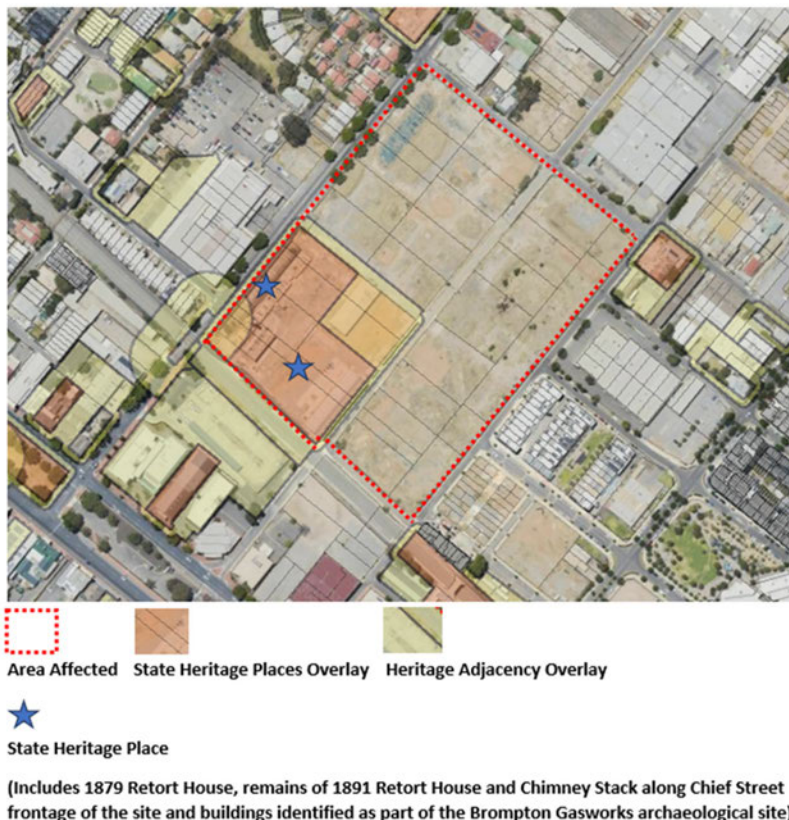
- The Brompton Gasworks (designated place of archaeological significance) (1-21 Chief Street) – State Heritage.
- The Brompton Gasworks, 1879 Retort House, Remains of 1891 Retort House and Chimney Stack (1-21 Chief Street) – State Heritage.

There are also four Heritage Places (both State and Local) that are adjacent or nearby to the affected area. These are:

- Gaslight Tavern Hotel (36 Chief Street) - State Heritage Place.
- Brompton Park Hotel (5 First Street) – State Heritage Place.
- Former Way Memorial Bible Christian Church (30 Sixth Street) – State Heritage Place
- Chief Street Railway Underpass – Local Heritage Place.

The proponent is proposing to keep the following two heritage overlays which apply to the affected area (see spatial application of these Overlays over the site in the figure below):

- The State Heritage Places Overlay which applies over the two listed State Heritage Places as outlined above.
- The Heritage Adjacency Overlay.



The purpose of these two overlays is to maintain the heritage and cultural values of State Heritage Places (and their setting on the site) through conservation, ongoing use, and adaptive reuse.

The proponent does propose to remove the Historic Areas Overlay from the affected area (see spatial application in the figure below) as the State Heritage Places Overlay and the Heritage Adjacency Overlay already apply over the same part of the site (creating additional policy duplication and complexity). This Historic Areas Overlay (if it continues to apply) will switch off affordable housing incentives which apply through the spatial application of the Affordable Housing Overlay to the site.

These incentives allow a 30% increase in maximum building height where buildings contain at least 15% affordable housing. This is of direct relevance for the future development of the site as the endorsed Master Plan envisages providing a range of housing typologies including 15% affordable housing as part of the future housing mix.

The Code identifies several representative buildings within the Historic Area Overlay in the affected area (see below). However, these have all been demolished and there are no buildings within the affected area that contribute to the historic character of the area beyond those that will continue to have State Heritage protection. These have been identified for adaptive re-use for hospitality, commercial and public space within the proposed masterplan for the site.

Therefore, investigating the removal of the Historic Areas Overlay is supported on the basis that the State Heritage Places Overlay and Heritage Adjacency Overlay will be retained over the site.



Procedural considerations

The following sets out the key procedural considerations that satisfy the legislative requirements. Pursuant to section 73(5) of the Act, approval for a Proposal to Initiate may be given on conditions prescribed by the regulations (there are none at this time) or as specified by you, as Minister for Planning. As such, several conditions are recommended by the Commission as set out below.

Information requirements

In accordance with *Practice Direction 2 – Preparation of Amendment of Designated Instruments*, the mandatory information requirements have been met, and therefore, the Proposal is of a suitable form to be considered by you.

Consistent with the State Planning Policies (SPPs) and Regional Plan

The Code must be consistent with the principles of the SPPs and should be consistent with the directions of the relevant Regional Plan, which, in this instance, is *The 30-Year Plan for Greater Adelaide: 2017 Update*.

This assessment is provided in **Appendix B**. In summary, the Proposal is consistent with the SPPs and Regional Plan.

Designated Entity

As this proposal is by a private proponent, under section 73(4) of the Act, you may decide to enable the Proponent to be the Designated Entity and conduct the Code Amendment

processes, or alternatively, you can give the Chief Executive of the Department for Trade and Investment the responsibility for undertaking the processes. It is recommended that the private proponent undertake the Code Amendment.

The documentation should, however, be prepared by a suitably qualified person to ensure statutory procedures and good planning outcomes are addressed.

Investigations to support the Amendment

The investigations undertaken to date are outlined in the Proposal (**Attachment 1**).

The Proponent has identified further investigations to support the Code Amendment, including:

- Heritage Impact Analysis
- Traffic Impact Analysis
- Stormwater Analysis
- Site Analysis.

The Commission has resolved that these investigations are suitable; however, has recommended that these be further supported by additional investigations and information under section 73(6)(f) of the Act, as detailed below:

- *Car Parking Requirements*
 - Explore the application of alternative car parking rates for the affected area (via Planning and Design Code, Transport Access and Parking General Development Policy, Table 2 – Off-street Carparking Requirements in Designated Areas), taking into consideration the broader precinct capacity and needs.

In respect to this issue, the Commission also intends to write to Renewal SA separately encouraging a precinct approach to master planning at Thebarton, Bowden and Brompton in order to facilitate a contemporary approach to car parking and also improve the connectivity between all three precincts.

- *Removal of Historic Area Overlay (Historic Area – ChSt21) from the Affected Area.*
 - As Historic Area – ChSt21 extends outside of the affected area (across the railway line to Port Road and beyond) it will be necessary when preparing drafting and mapping instructions to retain the Hindmarsh District Centre Historic Area Statement (ChSt21) in the Code.
- *Application of the Heritage Adjacency Overlay to the Affected Area*
 - The spatial application of the Overlay to the Brompton Gasworks site is correct and should not be altered as part of this Code Amendment. The Overlay applies to the two allotments in the western quadrant of the Gasworks area as two State Heritage Places (Heritage IDs 9251 and 27546) apply to the land, covering different, but similar areas.

- *Proposed Changes to public notification table (Table 5) of the Urban Neighbourhood Zone*
 - To maintain greater public transparency and integrity of the zone, it is recommended that amendments to reflect any additional height allowances for the site permitted by the Affordable Housing Overlay could be better achieved by reflecting these on the new Concept Plan rather than through changes to Table 5 (– e.g., note on the new Concept Plan the maximum building heights and state that this is inclusive of the Affordable Housing Overlay height incentive). Any proposal that complies with the building heights stated on the Concept Plan will not require notification as it would satisfy the maximum building height specified in Urban Neighbourhood Zone DTS/DPF 2.2.
 - The existing notification trigger for partial demolition of a State or Local Heritage Place in Table 5 of the Urban Neighbourhood Zone is a standard trigger included in many of the Code’s zones. Its current expression is a product of adjustments made by the Miscellaneous Technical Enhancement Code Amendment. Any proposal to amend this notification trigger as part of this Code Amendment will therefore require PLUS approval prior to community engagement.

Application of the Code

The Proposal seeks to make minor amendments to the existing Urban Neighbourhood Zone to ensure that it facilitates the redevelopment of the former Brompton Gasworks site consistent with the endorsed Master Plan. In this context, consideration will be given to updating the current Concept Plan or providing a new Concept Plan to better reflect the Master Plan in terms of proposed building heights and land use distribution. Consideration will also be given to removing the Historic Area Overlay from the affected area and reviewing public notification requirements in the area where the Concept Plan applies.

Engagement

The Proponent has undertaken preliminary consultation with the City of Charles Sturt and Renewal SA.

- Council administration has advised in principle supportive of the Proposal, recommending that investigations provide:
 - A clear understanding of the proposed changes to the built form including location and relationship to the locality.
 - Identification of indicative public open space and existing State heritage on the Concept Plan.
- Council has also requested that engagement include direct mail-out to all adjacent property owners (outside and within the Bowden development area) and sufficient time for persons to review the Code Amendment and to provide feedback.
- Renewal SA has advised that MAB Corporation Pty Ltd was selected as the preferred proponent for the acquisition, remediation, and development of the former Brompton Gasworks site and has further confirmed that a Development Agreement with MAB Corporation Pty Ltd has now been executed.

In accordance with the Community Engagement Charter, the Designated Entity is required to prepare an Engagement Plan that will outline how, when and with whom it engages with regarding the proposed Code Amendment. Consultation is scheduled to commence in early 2024.

The Commission has determined to specify the following further persons or bodies that the Designated Entity must consult with in relation to the proposed Code Amendment, as permitted under section 73(6)(e) of the Act:

- SA Housing Authority
- Department for Environment and Water
- Adelaide Airport Limited
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

In addition, in accordance with sections 44(6) and 73(6)(d) of the Act, the consultation must be undertaken with:

- The City of Charles Sturt
- Owners or occupiers of the land and adjacent land in accordance with the *Planning, Development, and Infrastructure (General) Regulations 2017*.

RECOMMENDATIONS

It is recommended that you:

- | | |
|--|-------------------|
| 1. Note the advice of the State Planning Commission provided to you as required under section 73(2)(b) of the Act. | NOTED / NOT NOTED |
| 2. Note that the State Planning Commission has, under section 73(6)(e) of the Act, specified that the Designated Entity must consult with the following nominated individuals and entities, and advise the Designated Entity accordingly: <ul style="list-style-type: none">• SA Housing Authority• Department for Environment and Water• Adelaide Airport Limited• State Members of Parliament for the electorates in which the proposed Code Amendment applies. | NOTED / NOT NOTED |
| 3. Note that the State Planning Commission has, under section 73(6)(f) of the Act, resolved to specify the following further investigations to that | NOTED / NOT NOTED |

outlined in the Proposal to Initiate, and advise the Designated Entity accordingly:

Car Parking Requirements

- Explore the application of alternative car parking rates for the affected area (via Planning and Design Code, Transport Access and Parking General Development Policy, Table 2 – Off-street Carparking Requirements in Designated Areas), taking into consideration the broader precinct capacity and needs.

Removal of Historic Area Overlay (Historic Area – ChSt21) from the Affected Area.

- As Historic Area – ChSt21 extends outside of the affected area (across the railway line to Port Road and beyond) it will be necessary when preparing drafting and mapping instructions to retain the Hindmarsh District Centre Historic Area Statement (ChSt21) in the Code.

Application of the Heritage Adjacency Overlay to the Affected Area.

- The spatial application of the Overlay to the Brompton Gasworks site is correct and should not be altered as part of this Code Amendment. The Overlay applies to the two allotments in the western quadrant of the Gasworks area as two State Heritage Places (Heritage IDs 9251 and 27546) apply to the land, covering different, but similar areas.

Proposed changes to public notification table (Table 5) of the Urban Neighbourhood Zone.

- To maintain greater public transparency and integrity of the zone, it is recommended that amendments to reflect any additional height allowances for the site permitted by the Affordable Housing Overlay could be better achieved by reflecting these on the new Concept Plan rather than through changes to Table 5. Any proposal that complies with the building heights stated on the Concept Plan will not require notification as it would satisfy the maximum building height specified in Urban Neighbourhood Zone DTS/DPF 2.2.

- The existing notification trigger for partial demolition of a State or Local Heritage Place in Table 5 of the Urban Neighbourhood Zone is a standard trigger included in many of the Code's zones. Its current expression is a product of adjustments made by the Miscellaneous Technical Enhancement Code Amendment. Any proposal to amend this notification trigger as part of this Code Amendment will therefore require PLUS approval prior to community engagement.
4. Approve initiation under section 73(2)(b) of the Act, subject to the following conditions, under section 73(5) of the Act:
- a) The scope of the proposed Code Amendment does not include the creation of new planning rules, and is limited to the spatial application of zones, subzones, overlays, technical and numerical variations provided for under the published Planning and Design Code (on the date the Amendment is released for consultation), with the exception of appropriate alterations to car parking rates.
 - b) The Code Amendment is prepared by a person with qualifications and experience that is equivalent to an Accredited Professional—Planning Level 1 under the Act.
 - c) The Designated Entity must seek approval from the State Planning Commission (or PLUS) prior to commencement of community engagement on the draft Code Amendment.
5. Under section 73(4)(a) of the Act, approve the initiation of the Code Amendment on the basis that the MAB Corporation Pty Ltd will undertake the Code Amendment processes (as the Designated Entity) required under the Act.
6. Agree to sign the Proposal to Initiate the Brompton Gasworks (Minor Amendments) Code Amendment (**Attachment 1**).
7. Agree to sign the attached letters to MAB Corporation Pty Ltd (**Attachment 2**) and the City
- APPROVED / NOT APPROVED
- APPROVED / NOT APPROVED
- AGREED / NOT AGREED
- AGREED / NOT AGREED

of Charles Sturt (**Attachment 3**) advising of your approval and conditions.

NICK CHAMPION MP
/ / 2023



CRAIG HOLDEN
Chair, State Planning Commission
06/ 10 / 2023

Attachments:

1. Proposal to Initiate the Brompton Gasworks (Minor Amendments) Code Amendment (#20686223).
2. Suggested letter to the MAB Corporation Pty Ltd (#20656798).
3. Suggested letter to the City of Charles Sturt (#20656825).

Appendices:

- A. Affected Area Map (#20636457)
- B. Assessment against the State Planning Policies and Regional Plan (#20658732).

Contact: Nadia Gencarelli

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