



FORMER BORAL BATCHING PLANT MOORINGE AVENUE, PLYMPTON

This fact sheet has been prepared to provide information on the proposed rezoning of the former Boral Batching Plant at Plympton.

Where is the subject site?

The subject site is located at 65-73 Mooringe Avenue, Plympton, with frontages to Streeters Road to the west and Gardner Street to the south and abuts land zoned residential to the east. The site is shown in the above photograph.

What is being proposed?

The current owners of the site are seeking to rezone their land so that it can be used for residential purposes. The rezoning will help facilitate future land uses that are more compatible with surrounding residential areas.

How will this occur?

Rezoning occurs via a Development Plan Amendment (DPA) that amends the City of West Torrens' Development Plan, being the document that guides development in the West Torrens area.

The DPA is being funded by the owner of the site, which means all costs associated with the rezoning process are covered by the landowner. Council maintains complete control over the rezoning process and final approval rests with the Minister for Planning.

What can be built under the current zoning?

The site is currently zoned to allow for industrial uses only, such as:

- Industry.
- Office.
- Petrol filling station.
- Public service depot.
- Service trade premises.
- Shop of 250m² or less.
- Store.
- Road transport terminal and
- Warehouse.

Dwellings and other residential accommodation are listed as non-complying development within the current zone.

What are the issues with the current zoning?

Former operations associated with the Boral Batching Plant have ended. Given the site is now surrounded largely by residential areas, the current industrial zoning could allow land uses that are potentially undesirable and conflict with existing residential uses.

A zone allowing for new forms of residential development is considered more appropriate but can only occur through a DPA.

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Is the site suitable for residential development?

Significant work has already been completed by the former owner that demonstrates the potential for remediation of the land to make it suitable for residential use.

The current landowner has skills in land remediation, environmental services and land and soil management, together with a background in residential development projects.

What could future residential development look like?

The landowner's vision is for smaller lot properties that would incorporate new and affordable housing options of quality design and construction. The properties would feature active street frontages, connectivity and greening.

The site is a sizeable parcel of land that can achieve a coordinated development outcome. The proposed master planned approach has the benefits of facilitating an optimal mix of housing types, complementary housing design, high quality public realm and well-designed infrastructure and traffic access.

Will future development of the site provide for open space?

Provision of open space will be assessed as part of the DPA process. The legislative requirement for open space provision is 12.5 per cent of the site area.

What will happen if the land gets rezoned?

Currently the subject site is zoned industrial and therefore deemed suitable for industrial use only. By changing the site to a residential zoning, it ensures that its future use will be consistent with current residential uses in the area.

Future site development will be assessed against the amended policies contained in the Council's Development Plan.

Will I have a chance to have a say?

Public consultation will be undertaken in accordance with the requirements of the *Development Act 1993* and will include notices in The Advertiser and Messenger newspapers asking for feedback on the draft policy. All neighbours adjacent to the site will receive a letter asking for feedback. Interested parties will be able to make a submission and speak to their submission (if they choose) at a public hearing, to be held at the end of the consultation period.

Government agencies and other groups will also be invited to provide feedback on the draft policy.

What has happened so far?

- 6 June 2017 – In-principle support for a privately funded DPA approved by Council, subject to agreement with the Department of Transport, Planning and Infrastructure and a deed of agreement between the landowner and Council.
- 17 April 2018 – Statement of Intent (SOI) outlining the scope of the DPA and deed of agreement approved by Council (item 17.4).
- 11 August 2018 – SOI for the preparation of the Plympton Residential DPA agreed to by the Minister for Planning.

What are the next steps?

The site will be carefully rehabilitated to ensure it is suitable for any future residential use. Civil contractor and demolition specialist McMahon Services will undertake the gradual demolition of buildings on the site. This work will be undertaken in consultation with an environmental auditor and to meet the requirements of the Environment Protection Authority (EPA). Works are scheduled to start in November 2018 and will be carried out over a period of months. No work will be undertaken outside the weekday hours of 7am to 5pm.

The external walls surrounding the site will be left intact during demolition to minimise any disturbance to neighbours. Neighbours of the site will receive a letter providing further details regarding the demolition.

Further information

Caitlin Rorke-Wickins, Senior Land Use Policy Planner, City of West Torrens, 8416 6333, email csu@wtcc.sa.gov.au

Overall process for rezoning

