



WHAT IS

Growing Spencer Park?



Frequently Asked Questions – October 2018

Growing Spencer Park is a project led by the Department of Communities (Communities) to improve Spencer Park's liveability and connectivity while planning for a mix of modern housing for people who want to call Spencer Park home.

Communities is working with the City of Albany and the Great Southern Development Commission to prepare a local development plan (the Plan) to guide future improvements and development in the precinct surrounding the Spencer Park Shopping Centre which includes Spencer Park Primary School, Bellingham Street and part of Hillman Street.

The Plan will be developed in close consultation with the community of Spencer Park and will include activities to help strengthen community spirit and pride of place.

This document provides facts regarding the preparation of a local development plan for the central precinct of Spencer Park in Albany.





Why does Spencer Park need a local development plan?

The central precinct of Spencer Park has been identified as an Activity Centre by the City of Albany. To ensure future development is coordinated and of a high standard, the City's Local Planning Scheme No. 1 requires the Plan to be prepared and approved.

For several years, the community of Spencer Park has expressed a strong desire for improved housing, facilities and investment in their suburb. Communities owns several properties in the precinct and, with the City, intends to improve these assets in the future to help reinvigorate Spencer Park and generate further investment.

Growing Spencer Park builds on community strengths, helping to enhance an already vibrant neighbourhood and contribute to long-term growth and prosperity.



What does a local development plan do?

A local development plan provides a framework for how specific land can be developed. It shows the types of buildings that can be built, streetscapes, design elements, open space and linkages to the surrounding area.

Local development plans provide greater guidance on development standards and land use, helping to achieve better design outcomes. They streamline development approvals by providing certainty on what can be built, making future development more attractive.

I am a property owner in Spencer Park. What does this mean for me?

If your property is located within the central precinct that the Plan applies to, you will be able to develop your property in accordance with the Plan, once it is approved.

This does not mean you will have to develop your property – it simply provides a clear framework to guide development and streamline the approvals process if you wish to develop in future.

Any impacts the Plan may have on properties in Spencer Park will be carefully considered when preparing the Plan and by the City of Albany when it makes a decision on the Plan.



When will we start to see physical changes?

The local development plan for Spencer Park is a long-term framework which will help guide development and investment to grow Spencer Park over time.

Prior to commencing work on Communities' vacant land, feasibility studies will need to be conducted and funding secured.

Once studies have been finalised and funding is secured, the Spencer Park community will be consulted before any development takes place on Communities' vacant sites.

In the meantime, Communities and the City of Albany will continue to support community development initiatives and other improvements to assist Spencer Park's ongoing revitalisation.

How can I have my say on the Plan?

There are multiple opportunities for community members and other stakeholders to get involved with developing the Plan for Growing Spencer Park. Independent engagement firm ConsultWG are consulting with the community over three phases until May 2019.

Phase 1 – Values, priorities and vision

The local community and other stakeholders are invited to share their values, priorities and vision for the renewal of the precinct.

Phase 2 – Design concepts and feedback

The community's input will guide the preparation of draft concepts which will be presented back to the community for feedback and further input.

Phase 3 – Plan to be submitted

Based on two phases of consultation, the Plan will be prepared and presented to the community prior to being submitted for approval with the City of Albany.

What's the timeline?

Dec
2016

Memorandum of Understanding between Department of Communities, City of Albany and Great Southern Development Commission

2017-
2018

Review of existing studies and plans for the area

Oct-Nov
2018

Consultation on community values, priorities and vision

Dec 18 -
Jan 19

Preparation of draft concepts

Feb-Mar
2019

Feedback and consultation on draft concepts

Will I be kept informed?

Yes, Communities and the City of Albany will keep you informed of the progress of Growing Spencer Park and the findings from the consultations conducted by ConsultWG.

Mar-Apr
2019

Revise and prepare Plan for submission

May
2019

Plan presented and explained to community

May
2019

Plan submitted to City for community comment for 21-day period

2020

Local development plan approved



What happens after the Plan?

The Plan is a major first step in Growing Spencer Park. Once approved, it will guide future investment and development activity from government and the private sector.

Before and after the Plan is prepared, Communities and the City of Albany are supporting community-building activities to help strengthen and connect the Spencer Park community.

How do I find out more?

Communities will keep you informed on progress on its website at www.communities.wa.gov.au/spencerpark

Stay informed on Facebook: facebook.com/CityofAlbanyEvents

General queries: please email spencer.park@communities.wa.gov.au

Consultation queries: please contact Warren at ConsultWG on **0457 025 980**.



Government of **Western Australia**
Department of **Communities**

