

**Spalding Precinct Plan local planning policy – Schedule of Submissions**

Number & Date	Submitter	Nature of Submission	Comment	Recommendation
1 (05-09-2019)	Landowner	Add trees to the open space at the end of the Bartlett Street cul-de-sac.	<p>The City's Public Open Space Strategy identifies Spalding as having approximately 19% public open space provision, well over the 10% minimum requirement.</p> <p>One of the actions for Spalding in the Strategy is to dispose of residual public open space areas with direct proceeds going towards additions and upgrades to existing public open space areas.</p> <p>The public open space area at the end of Bartlett Street is one such area that is identified for disposal and therefore any upgrading of the site is not recommended.</p>	Note and advise submitter accordingly
2 (15-09-2019)	Councillor	<p>It is pleasing that a Plan has been developed to address socio-economic issues. There are some fantastic pockets of well-kept houses and gardens but other much larger areas of dilapidated and unkempt properties, largely those comprising social and/or rented housing. In addition, the suburb has far too much open space. All these points have been reasonably well documented in the Plan.</p> <p>The Plan itself is well written and is generally true to community feedback and consultation. The Department of Communities and City should be commended for their efforts and it was heartening to see a good amount of community engagement.</p> <p>Point (d) of the 'AIMS' of the Plan needs to include a reference to housing ownership.</p>	<p>Under section 1.1, it is considered that the existing wording of aim (d) which states '<i>facilitate housing choice, diversity and affordability</i>' adequately this is seen to address this, hence the reference to choice, diversity and affordability.</p> <p>No changes to the Plan are considered necessary.</p>	<p>Note submission</p> <p>Note submission and advise submitter accordingly</p>

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2 continued	Councillor	<p>Two additional aims need to be included along the lines of:</p> <ul style="list-style-type: none"> <li>• <i>Change the perception of Spalding such that is seen as an attractive residential option.</i></li> <li>• <i>Foster a greater level of community pride (e.g. through the establishment of a local ratepayers' association).</i></li> </ul>	<p>The role of the Plan is to address land use, movement networks, infrastructure etc. and to guide future investment. Changing community perceptions and fostering a greater level of pride in their suburb is difficult to embed into a local planning policy as a tangible or measurable output.</p> <p>No changes to the Plan are considered necessary.</p>	<p>Note submission and advise submitter accordingly</p>
		<p>The Mitchell Street Community Centre should also be considered as a place to establish an early childhood/parenting centre.</p>	<p>Under section 3.1.5 (dot point 3), the Plan does acknowledge the <i>Mitchell Street Community Centre Needs Assessment</i> which made a recommendation for exploring a range of parenting and education support services.</p> <p>Additionally, under section 4.1.3.2, the Plan considers the Mitchell Street community centre to be appropriate for colocation of community facilities and services such as child care services.</p>	<p>Note submission</p>
		<p>While the potential for a primary school is flagged in figure 6, there is no reference to this anywhere else in the Plan.</p> <p>This should be one of the Plan's recommendations as this offers the best chance for a transformative change to Spalding within the foreseeable future.</p> <p>The recommendation should call on the State Government, particularly the Department of Communities and the Department of Education, to consider this initiative. The project could be funded through the subsequent sale of Bluff Point primary school land.</p>	<p>A school was identified as a potential opportunity early in the planning process and as such is shown in the Plan on figure 6 under part 3 'Scenario Testing'.</p> <p>After engaging with the Spalding community and the Bluff Point primary school, it was not included in the final precinct plan graphic to avoid raising community expectations.</p> <p>As background, the (then) Housing Authority purchased Lot 500 Broome Street from the Department of Education in April 2012. As the Education Department's long-term planning decisions are investigated thoroughly, it is unlikely to repurchase the site and invest in the construction of a new school, particularly given declining student numbers.</p>	<p>Note submission and it is noted the plan does allow for other school providers to be considered</p>

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2 continued	Councillor		<p>It is important to note that the Plan does not preclude any education provider including the Department of Education from pursuing the opportunity to establish educational facilities or activities in Spalding.</p> <p>No changes to the Plan are considered necessary.</p>	
		<p>Table 6, the Indicative Implementation Schedule puts far too much onus on the City to coordinate and undertake most of its actions. This should be jointly undertaken between City and the State Government.</p>	<p>While the Plan addresses implementation to a degree, it is not intended to be an exhaustive implementation plan. The <i>Implementation Schedule</i> (table 6) in the Plan provides far greater detail than those in other precinct plans adopted by the City.</p> <p>The delivery of improvements is the responsibility of a range of stakeholders including the City, State Government agencies and landowners.</p> <p>It is considered that table 6 adequately takes into account the City's statutory functions and, where appropriate, lists the Department of Communities against actions.</p> <p>No doubt there are a multitude of other actions that will be necessary to deliver the broader 'Urban Renewal' project.</p>	<p>Note submission</p>
		<p>There is no indication of how some of the actions will be progressed. Thought needs to be given about the establishment of a small steering group to drive the Plan's implementation. Having said that, there's no point raising expectations unless resources are available for implementation.</p>	<p>The <i>Governance Actions (16) - (20)</i> in table 6 provide for collaboration with the listed stakeholders and an outcome of that could be the formation of a Steering Group.</p>	<p>Note submission</p>

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2 continued	Councillor	<p>There is no reference to funding other than the City's budget. The State Government must be a major funding contributor.</p> <p>The Plan has led to some very constructive engagement with the Spalding community but the lack of real follow up will see that momentum quickly fade. The Implementation and associated actions must have a budget.</p>	<p>The <i>Governance Action (18)</i> in table 6 refers to utilising the Plan for grants, funding and sponsorship.</p> <p>It would be very difficult to include specific details on which grants, funding or sponsors may be available and in turn putting a budget to each implementation action.</p> <p>No changes to the Plan are considered necessary.</p>	<p>Note submission and all endeavours will be used to secure funding</p>
		<p>There is no mention of home ownership. Surely increased home ownership, and therefore reduced social and rental housing, would help address many of the suburb's social issues. It would also help address the lack of pride in large tracts of Spalding.</p> <p>The Department of Communities has numerous strategies and programs that may be useful in addressing this issue. Alternatively, some new initiatives or modifications to existing programs could be undertaken, keeping in mind the local context.</p> <p>Section 4.1.1 is woefully short in this regard.</p>	<p>The Plan is supported by a <i>Background Report</i> and <i>Community Engagement Outcomes Report</i> which provides relevant information and rationale behind the Plan itself. Section 3.6.1 of the <i>Background Report</i> addresses home ownership.</p> <p>The role of the Plan is to address land use, movement networks, infrastructure etc. and to guide future investment. Changing community perceptions and fostering a greater level of pride in their suburb is difficult to embed into a local planning policy as a tangible or measurable output.</p> <p>No changes to the Plan are considered necessary.</p>	<p>Note submission and advise submitter accordingly</p>

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2 continued	Councillor	There should be an action around demolishing, renovating, upgrading or repairing dilapidated housing. This is largely a responsibility for the Department of Communities and private landlords. It is very briefly referred to in 4.1.1.2 (Existing Housing).	<p>While the Plan does not specifically target 'dilapidated housing' it does note the need for ongoing collaboration between the City and housing providers in relation to housing maintenance and the visual appearance of houses and their contribution to the streetscape.</p> <p>The Plan does not specifically target the demolition, renovation or upgrade of the Department of Communities owned housing as this requires significant planning (including the potential relocation of tenants to suitable alternate accommodation) and additionally the sale or demolition of public housing requires approval from the Minister for Housing. No changes to the Plan are considered necessary.</p>	Note submission and Department of Communities are working on housing stock replacement across all its assets
		Thought should be given to developing alternative neighbourhood housing design/construction as an exemplar/model for some or all the rest of the suburb.	The comment is noted and can be further investigated at the appropriate development stage.	Note submission
		Apart from the establishment of a neighbourhood association, the actions should also call for the establishment of a Neighbourhood Watch.	<p>It is considered that the existing wording of the <i>Governance Action (20)</i> in table 6 which refers to the establishment of a '<i>neighbourhood progress association</i>' and it needs to be community driven from a separate neighbourhood watch group.</p> <p>No changes to the Plan are considered necessary.</p>	Note submission
		Some actions (e.g. action 15) are quite vague and need fleshing out.	<p>The level of detail in the Plan is commensurate with it being a local planning policy. Actions should not be detailed or prescriptive as this enables greater future and ongoing flexibility to address issues.</p> <p>No changes to the Plan are considered necessary.</p>	Note submission and advise submitter accordingly

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2 continued	Councillor	<p>The 2<sup>nd</sup> paragraph of page 21 of the Plan states that:</p> <p><i>‘Initially...commercial development at Lots 827 and 828 would undermine the Mitchell St local community activity centre.....’</i></p> <p>In my view a commercial development on Lots 827 and 828 would provide a significant fillip to Spalding including providing some potential local employment opportunities and easier access to fresh foods etc, so would encourage it. While the Plan prioritises retail/commercial at the Mitchell Street Centre, any major development on the 2 lots should be encouraged.</p>	<p>Preparation of the Plan had regard to a <i>Retail and Commercial Needs Analysis</i> report prepared by economic consultants. This report concluded that the development of small scale retail within the Mitchell Street community centre precinct could be sustained.</p> <p>The Plan also does not preclude the landowners from making an application to the City to develop the lots for commercial purposes in the longer-term as the suburb is developed, access issues can be addressed, and demand can be proven.</p>	Note submission
		<p>There is no specific comment on what the next steps are other than for the City to coordinate implementation. Further detail is required.</p>	<p>While the Plan addresses implementation to a degree, it is not intended to be an exhaustive implementation plan. The <i>Implementation Schedule</i> (table 6) in the Plan provides far greater detail than those in other precinct plans adopted by the City.</p> <p>The delivery of improvements is the responsibility of a range of stakeholders including the City, State Government agencies and landowners.</p> <p>It is considered that table 6 adequately takes into account the City’s statutory functions and, where appropriate, lists the Department of Communities against actions.</p> <p>No doubt there are a multitude of other actions that will be necessary to deliver the broader ‘Urban Renewal’ project.</p>	Note submission and advise submitter accordingly
		<p>There needs to be a greater emphasis on all landowners working together to make a difference.</p>	<p>Under section 3.1.7 ‘<i>Key Messages</i>’, the last dot point makes mention of the importance of having community ownership through programmes or improvements that facilitate community input.</p>	Note submission

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3 (18-09-2019)	Landowner	<p>Concerned over the amount of Department of Communities housing in the suburb.</p> <p>Oppose the Plan unless the community housing proposed on the corner of Broome and Anderson Streets will definitely be for aged care living.</p>	<p>It is acknowledged that Spalding has a relatively high public housing presence compared to some suburbs. The Department of Communities has advised that as part of the broader 'Urban Renewal' project for Spalding there will be some relocation of tenants and refurbishment or redevelopment of some properties.</p> <p>At this stage there is no immediate plan to develop the Broome / Anderson Street site and further structure planning is required which will provide details as to the intended future use of the site.</p>	Note submission and advise submitter accordingly
4 (18-09-2019)	Landowner	<p>Opposed to the idea of having State housing on the vacant block on the corner of Broome and Anderson Streets. A retirement village would be much nicer.</p>	<p>At this stage there is no immediate plan to develop the Broome / Anderson Street site and further structure planning is required which will provide details as to the intended future use of the site.</p>	Note submission and advise submitter accordingly
5 (23-09-2019)	Landowner	<p>After a meeting with the City and the Department of Communities neither party had any objection to the proposal of a major shopping centre on Lots 827 and 828 Mitchell Street.</p>	<p>The City has on two separate occasions in June 2015 and July 2016 written to the submitter and clearly explained the statutory planning process that needs to be followed by them (or indeed any developer) for a commercial development.</p> <p>In the correspondence the City specifically stated that from the outset it should be noted that the City cannot provide any definitive support for a neighbourhood shopping centre on Lots 827 and 828 cnr Mitchell and Strickland Streets and further that the onus will be on the proponent to justify any amendments to the current planning framework and zoning.</p>	Note submission and recent discussions held with the submitter

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5 continued	Landowner	<p>It would appear now that the Plan is preferring the commercial hub to be in the centre of Spalding which is about 350m away from Lots 827 and 828.</p> <p>We believe that the proposed location is not viable for a shopping centre as it does not have highway exposure and would not support more than a local deli. Major retailers are definitely not interested in a centre in the middle of Spalding.</p>	<p>In 2017, the Department of Communities commissioned economic consultants to conduct a <i>Retail and Commercial Needs Analysis</i> for Spalding. The report anticipated potential for an additional 200 to 1,300m<sup>2</sup> of retail supply once the suburb has been fully developed.</p> <p>As the anticipated demand (at this stage) is for small scale retail, co-locating retail, commercial and community uses within the Mitchell Street community centre precinct will help to create a vibrant and safe community activity centre.</p> <p>This is an approach that is supported by the State Government’s <i>Liveable Neighbourhoods</i> policy. Developing walkable neighbourhood and local centres is a principle of <i>Liveable Neighbourhoods</i> and is applicable in context to encouraging the formation of a community activity centre in Spalding.</p>	Note submission
		<p>The Plan seems to primarily object to a commercial development on Lots 827 and 828 as it would affect the shopping precinct in Bluff point.</p>	<p>Preparation of the Plan had regard to a <i>Retail and Commercial Needs Analysis</i> report prepared by economic consultants and also the City’s adopted Commercial Activity Centres Strategy.</p>	Note submission and recent discussion held with the submitter
		<p>Lots 827 and 828 has no sewer, water or roads and to develop the land to the currently adopted Outlined Development Plan is not commercially viable. Without any commercial use it would have to remain vacant for many years until the residential land value has recovered in Spalding.</p>	<p>The provision of suitable infrastructure is a fundamental aspect that the submitter (or indeed any developer) needs to consider.</p> <p>Whilst the ‘deflated’ residential market is acknowledged, this cannot be the primary reason for justifying ‘orderly and proper planning’ decisions.</p> <p>In the absence of detailed planning and the lack of servicing infrastructure, it is considered that there are multiple risks attributed to shifting away from a centrally located community activity centre to a focus of activity on Lots 827 and 828.</p>	Note submission



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5 continued	Landowner	<p>The following key elements for development on Lots 827 and 828 should be included in the Plan:</p> <ul style="list-style-type: none"> <li>• 7,700m<sup>2</sup> for commercial use. To avoid impacting on the Bluff Point shopping precinct and the new community hub in Spalding, we propose the land to be used for a petrol station and fast food outlets to take advantage of the highway exposure.</li> <li>• 2,000m<sup>2</sup> for a new childcare centre.</li> <li>• Road modifications.</li> <li>• Removal of the public open space as the precinct plan report outlines that there are already sufficient open spaces and more planned in the community hub. Changing it to group housing will assist in making the overall land development in the current market.</li> </ul> <p>We believe that the above proposed modifications will allow development of Lots 827 and 828 now which will be a major benefit to the overall development of Spalding. The last thing Spalding needs is our land remaining vacant for the next 10 years.</p> <p>The small commercial development would provide ongoing employment opportunities to the children of Spalding. We see it viable to attract the likes of KFC and Hungry Jacks which currently have no highway exposure in Geraldton.</p> <p>We would be happy to add any other commercial use that is considered appropriate and not conflicting to the proposed precinct plan.</p>	<p>The City’s Commercial Activity Centres Strategy identifies a local centre for Spalding. A local centres main role and function is to provide primarily for daily household shopping needs and convenience services. A commercial/retail centre on the corner of Mitchell and Strickland Streets will have limited reach to the local community and focuses more on passing trade from the North West Coastal Highway.</p> <p>A small-scale retail component co-located with other community uses in a centrally located centre is considered to provide greater opportunity for the residents of Spalding.</p> <p>The walkable catchments for both locations were considered in the preparation of the Plan and there is strong merit and rationale for a central ‘heart’ formed through a community-based activity centre at Mitchell Street.</p> <p>No changes to the Plan are considered necessary.</p> <p>The Plan encourages the development of a range of uses (including commercial) in and around the Mitchell Street local community activity centre.</p> <p>The Plan advocates the possibility of commercial development on vacant land around the Mitchell Street centre.</p>	<p>Note submission and advise submitter accordingly</p> <p>Note submission</p> <p>Advise the submitter that the City may be willing to consider a ‘land swap’ that could facilitate some form of development in the future around the Mitchell Street local community activity centre.</p>

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6 (23-09-2019)	Commercial Shopping Centre Operator	<p>We acknowledge and support the proposed location and type of centre ('Local Centre') identified within the Plan, as it maintains an emphasis on the development of the existing Mitchell Street Community Centre and the vacant land to the immediate north for delivering retail and commercial floorspace for Spalding, which is in accordance with the 'centres hierarchy' in both the City's Local Planning Strategy and Commercial Activity Centres Strategy (CACs).</p>		Note submission
		<p>We support and agree that the development of the Mitchell Street local community activity centre would need to be subject to a detailed design and this would be suitable for delivering either as an activity centre plan or local development plan to provide the rationale for retail floorspace allocation.</p>		Note submission
		<p>We acknowledge and support the Plan which states that:</p> <p><i>'as part of a centre plan, the implications and impacts of a new activity centre may be further verified by a retail sustainability assessment which would take into context the appropriate mix of land uses for the centre, and any considered implications upon the Bluff Point neighbourhood commercial centre'.</i></p> <p>However, we request that a retail sustainability assessment is prepared as part of a centre plan and that it considers the wider trading catchment including any impacts on Northgate Shopping Centre, which is located approximately 4km south-west of the subject land.</p>	<p>If a retail sustainability is prepared it will need to address the requirements of the City's Commercial Activity Centres Strategy which recognises the primacy of the Geraldton CBD (which includes the Northgate Shopping Centre) and the need to avoid the development of other centres that compromise the maturation of the Geraldton CBD.</p> <p>No changes to the Plan are considered necessary.</p>	Note submission

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6 continued	Commercial Shopping Centre Operator	<p>We support the inclusion of the 'Activity Centre Objective' which states that:</p> <p><i>'there is a presumption against any further retail and commercial uses in the suburb unless it can be clearly demonstrated that there will be no detrimental impact on the primary emphasis of the Mitchell Street local community activity centre'.</i></p> <p>We are of the opinion that commercial/retail land uses should not be dispersed across the suburb, but rather the colocation, intensity and activity should be in and adjacent to the Mitchell Street local community activity centre in accordance with the City's CACS.</p>		Note submission
		<p>We agree with the Plan whereby a substantial commercial development should not be located at Lots 827 and 828 Mitchell Street (corner of Strickland Street and Mitchell Street), as it would undermine the Plan activity centre objectives (which promote development of the Mitchell Street local community activity centre for this type of land use) and it would not be in accordance with the City's CACS (which identifies a 'Local Centre – not developed' for Spalding, located around the existing Mitchell Street Community Centre).</p> <p>Any future commercial/retail land uses within Spalding should be located at the designated 'Local Centre' being the existing Mitchell Street Community Centre and the vacant land to the immediate north, as proposed on the Plan.</p>		Note submission

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7 (23-09-2019)	Main Roads WA	<p>Additional information is provided that may assist further with more detailed Traffic Impact Assessments or Statements regarding:</p> <ul style="list-style-type: none"> <li>• Future traffic and road network.</li> <li>• Spalding local road network access to Webberton Road and the future Geraldton North-South Highway.</li> <li>• Considering further intersections onto the North West Coast Highway.</li> <li>• Improved Pedestrian Crossings.</li> </ul>	<p>The additional information provided will be used should there be any proposed changes to the traffic network or further investigations done on the North West Coastal Highway pedestrian crossing.</p>	<p>Note submission</p>