

**2.6: REGIONAL DEVELOPMENT ASSISTANCE PROGRAM
APPLICATION FOR MANYPEAKS TOWNSITE**

Land Description	: N/A
Proponent	: City of Albany
Owner	: N/A
Business Entity Name	: N/A
Attachment	: Nil
Councillor Workstation	: RDAP Application
Responsible Officer(s)	: Acting Executive Director Planning and Development Services (S Lenton)

IN BRIEF

- The City is preparing an application for funding under the Regional Development Assistance Program to undertake feasibility and structure planning for the expansion of the Manypeaks townsite.
- As part of the application, the Council is required to provide a Council resolution supporting the application.

ITEM 2.6: RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR HORTIN

SECONDED: COUNCILLOR CALLEJA

THAT Council SUPPORT the application under the Regional Development Assistance Program for funding to undertake feasibility and structure planning for the expansion of the Manypeaks townsite as recommended in the Lower Great Southern Strategy and Albany Local Planning Strategy.

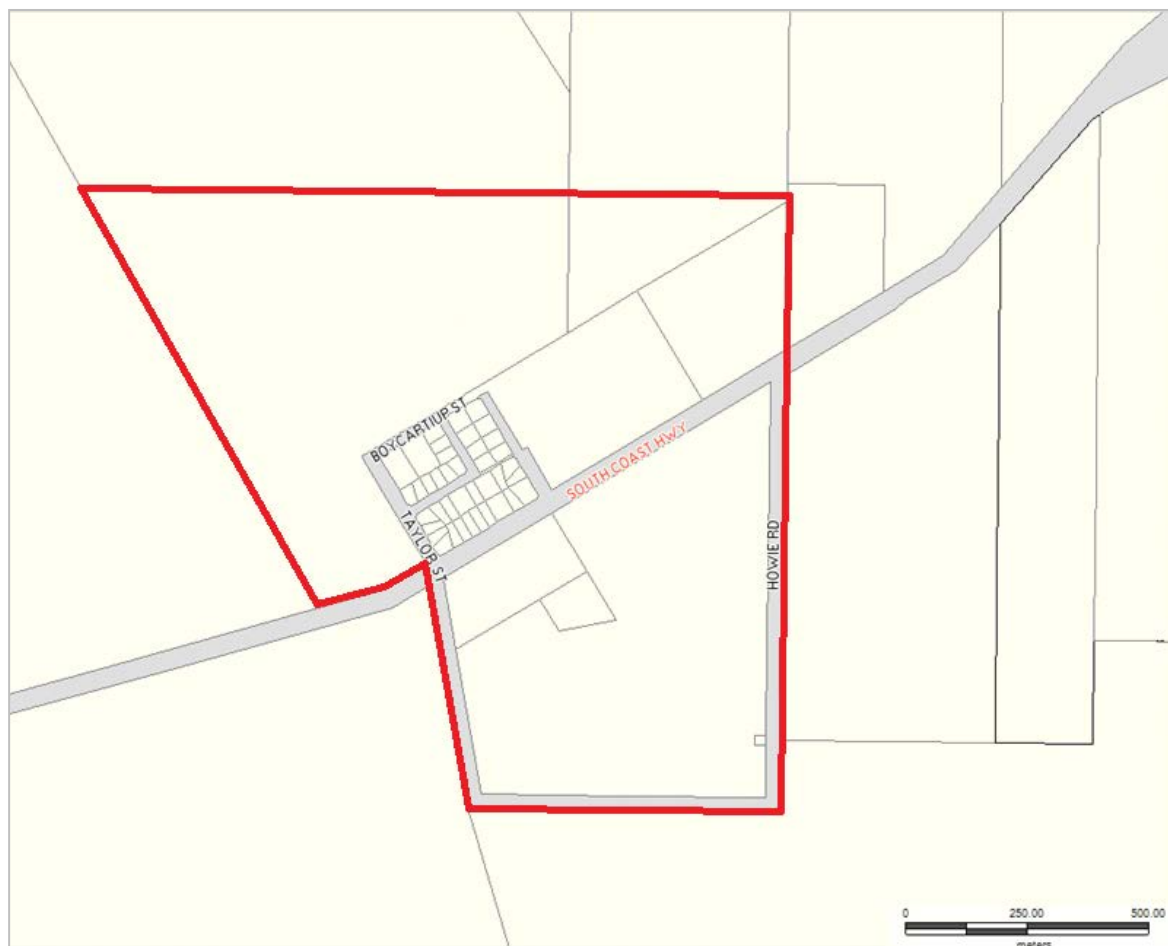
CARRIED 13-0

BACKGROUND

1. The Manypeaks Community and Recreation Association were 7 years ago (in 2005) advised that it was reluctant to progress an application for State Government funding for the expansion of Manypeaks because it was unlikely to be successful and would continue to monitor the situation in light of any decisions taken by Grange Resources on the development of the Southdown mineral resource. Since that time, the Association has continued to monitor and lobby for the expansion of the townsite.
2. The City has previously prepared applications for State Government funding for the expansion of the Wellstead townsite and creation of additional lots at Cheynes Beach in 2001.
3. The release of land (7 years on) and townsite expansion at Manypeaks would be advantageous because it will assist the City deliver on the outcomes of the Albany Local Planning Strategy to consolidate and develop the existing rural townsites within the City.

DISCUSSION

4. The City has now prepared an application for funding through LandCorp under the State Government's Regional Development Assistance Program for the funding of feasibility and structure planning to enable the modest expansion of the Manypeaks townsite.
5. The application has been prepared in conjunction with the Manypeaks Community and Recreation Association who have provided assistance to staff and provided a formal letter of support for the proposal.
6. The application has also been supported by the Department of Regional Development and Lands and Great Southern Development Commission who have provided letters of support for the proposal.
7. The area at Manypeaks to be subject to the feasibility and structure planning proposal is shown in the image below. This area is taken from the area recommended in the City's adopted Albany Local Planning Strategy (Figure 17):



AREA AT MANYPEAKS TO BE INVESTIGATED

8. As part of the application, the Council is required to provide a resolution supporting the application, which is the purpose for this report to Council.

GOVERNMENT CONSULTATION

9. Staff have consulted with the relevant government agencies including the Great Southern Development Commission and Department of Regional Development and Lands regarding the application. No objections were raised to the application.

PUBLIC CONSULTATION / ENGAGEMENT

10. Staff have consulted with the Manypeaks Community and Recreation Association at this stage. Should the proposal proceed to be funded, consultation with the wider Manypeaks community will be undertaken through the feasibility and structure planning processes.

STATUTORY IMPLICATIONS

11. The preparation of Regional Development Assistance Program applications is undertaken in accordance with the LandCorp Guidelines. Any grant funding received is required to be used in accordance with the Grant Agreement.

STRATEGIC IMPLICATIONS

12. This item directly relates to the following elements of the adopted City of Albany Strategic Plan (2011-2021)

Key Focus Area

Sustainability and Development

Community Priority

A sustainable future

Proposed Strategies

- Establish satellite township hubs in areas such as Young's Siding, Redmond, Manypeaks and Wellstead to provide services (*basic shopping necessities and recreational areas*).

Key Focus Area

Community Focussed Organisation

Community Priority

Support for community groups

Proposed Strategies

- Provide financial assistance grants to community organisations to assist and promote community projects and activities.
- Support community groups by identifying funding opportunities.

13. The preparation of this application assists the City to deliver on its strategic plan for Albany.

14. The Albany Local Planning Strategy deals with the development of existing Rural Townsites (Part 8.3.6) within the City and includes the following actions:

ACTIONS
Provide for the development of existing rural townsites within the City in accordance with Table 5. New development needs to minimise the impact on existing agricultural land, the landscape, fire risk, costs of providing and maintaining infrastructure, supply and demand and size of lots, availability of existing zoned land and extent of development (CoA) .
Kalgan, Manypeaks and Elleker are to be the first-priority townsites for limited Rural Living development in accordance with Table 5 and using the above criteria. This is in addition to Wellstead, which already has an existing townsite strategy to guide growth (CoA) .

ACTIONS
Include the rural townsites of Wellstead, Redmond, Manypeaks, Youngs Siding, Elleker, Torbay, Torbay Hill, Kalgan, South Stirling and Cheynes Beach as Rural Townsite zones in the LPS1 and facilitate the completion of structure plans for each (CoA) .

POLICY IMPLICATIONS

15. There are no City policies affecting this report or recommendation.

RISK IDENTIFICATION & MITIGATION

16. The risk identification and categorisation relies on the City's Risk Management Framework:

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>City does not support application for or Regional Development Assistance Program funding application not successful</i>	<i>Unlikely</i>	<i>Minor</i>	<i>Low</i>	<i>Mitigation entirely dependent on Council's and LandCorp's decision on funding application.</i>

FINANCIAL IMPLICATIONS

17. The costs associated with preparing the Regional Development Assistance Program application has been undertaken by the Planning & Development Services Directorate using existing staff resources within existing budget lines.
18. Should funding under the Regional Development Assistance Program application be successful, all costs associated with completing the feasibility and structure planning processes etc would be undertaken by the Planning & Development Services Directorate using existing staff resources within existing budget lines.

LEGAL IMPLICATIONS

19. There are no legal implications affecting this report or recommendation.
20. There are no rights of appeal available to applicants under the Regional Development Assistance Program. Should this application be unsuccessful, the City is able to apply again in the future.

ALTERNATE OPTIONS

21. The Council has the following options in relation to the Regional Development Assistance Program application:
- Option A
To support the application, as is, or undertake modifications; or
 - Option B
To not support the application; or

SUMMARY CONCLUSION

22. An application under the Regional Development Assistance Program for funding to undertake feasibility and structure planning for the expansion of the Manypeaks townsite. Expansion at this time is recommended because it will assist the City deliver on the outcomes of the Albany Local Planning Strategy to consolidate and develop the existing rural townsites within the City.

Consulted References	<i>RDAP Submission Information Guide</i>
File Number (Name of Ward)	GS.APC.11 (Kalgan Ward)
Previous Reference	OCM 18/09/01 Item 11.3.1 & 11.3.2 OCM 16/08/05 Item 11.1.1