

LATE ADDENDUM REPORT

REPORTS FROM THE DIRECTOR PLANNING AND REGULATION

- a7 [PR-PC] Draft Kingscliff Locality Plan and Development Control Plan; Clarification on the Purpose and Format or Structure of the Resolved Public Meetings

SUBMITTED BY: Strategic Planning and Urban Design

mhm



Leaving a Legacy
Looking out for future generations

LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:

- 1 Leaving a Legacy
- 1.4 Managing Community Growth
- 1.4.1 Strategic Land-Use Planning - To plan for sustainable development which balances economic environmental and social considerations. Promote good design in the built environment.

ROLE: Collaborator Leader

SUMMARY OF REPORT:

At its meeting of 3 August 2017, Council resolved the following:

1. Council receives and notes the reported titled Kingscliff Locality Plan Draft Plan Comparison;
2. Council endorses the Draft Kingscliff Locality Plan (Volumes 1 & 2) and Development Control Plan (Volume 3 - Draft Tweed Development Control Plan, Section A26 – Kingscliff), as previously reported to the 6 July 2017 Planning Committee Meeting, is to be publically exhibited for a minimum period of 42 days, in accordance with Section 18 of the Environmental Planning Assessment Regulation 2000;
3. During the public exhibition period conduct 2 combined community public meetings and a ‘drop-in’ session undertaken by Council staff at Kingscliff; and
4. Following public exhibition a further report is to be submitted to Council detailing the content and response of submissions received.”

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In accordance with this resolution the Council officers have been making preparations for the commencement of the public exhibition process, including the planning for the two proposed public meetings.

In that period, Councillors and Council staff have also attended a site inspection of part of Gales Holding land at West Kingscliff on 25 August 2017. At that inspection, representatives of Gales Holding and Intrapac indicated their intention to conduct their own community consultation for those parts of the Draft Kingscliff Locality Plan and DCP relevant to their upcoming and future development plans for their land, similar to the consultation processes proposed by Chen Yu, the owners of the Kingscliff Village Shopping Centre.

In further considering the most effective preparations for Council's Draft Kingscliff Locality Plan and DCP exhibition processes, there is an opportunity to provide a more productive and consistent basis for the communication and community feedback on the main elements of these plans by incorporating the participation of both Gales/Intrapac and Chen Yu in Council's two proposed public meetings.

It is proposed to hold these two public meetings at the Cudgen Leagues Club in early October, assisted by an independent, external facilitator, to coincide with the commencement of the public exhibition. Council staff are also currently preparing for the proposed "drop-in" consultation session in a Kingscliff venue.

It is recommended that Council support the revised format for the two public meetings.

RECOMMENDATION:

That Council, in respect of the proposed public meetings being planned for the public exhibition of the Draft Kingscliff Locality Plan and Development Control Plan, support the participation of the two major landowners/proponents, Gales Holdings/Intrapac and Chen Yu (Kingscliff Village Shopping Centre), in the manner detailed in Option 1 in this report.

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REPORT:

Council resolved among other matters at its Planning Committee Meeting of 3 August 2017 to conduct two “**combined community public meetings**” as part of the public exhibition of the draft Kingscliff Locality Plan and Development Control Plan.

In accordance with this resolution the Council officers have been making preparations for the commencement of the public exhibition process, including the planning for the two proposed public meetings.

In that period, Councillors and Council staff have also attended a site inspection of part of Gales Holding land at West Kingscliff on 25 August 2017. At that inspection, representatives of Gales Holding and Intrapac indicated their intention to conduct their own community consultation for those parts of the Draft Kingscliff Locality Plan and DCP relevant to their upcoming and future development plans for their land, similar to the consultation processes proposed by Chen Yu, the owners of the Kingscliff Village Shopping Centre.

In further considering the most effective preparations for Council’s Draft Kingscliff Locality Plan and DCP exhibition processes, there is an opportunity to provide a more productive and consistent basis for the communication and community feedback on the main elements of these plans by incorporating the participation of both Gales/Intrapac and Chen Yu in Council’s two proposed public meetings.

It is proposed to hold these two public meetings at the Cudgen Leagues Club in early October, assisted by an independent, external facilitator, to coincide with the commencement of the public exhibition. Council staff are also currently preparing for the proposed “drop-in” consultation session in a Kingscliff venue.

To assist Council in their deliberations, two options for the format of the proposed public meetings are provided below.

OPTIONS:

Option 1 An inclusionary and informative format that enables two-way communication and dialogue and participation of key landowners/proponents, Gales/Intrapac and Chen Yu (Kingscliff Village Shopping Centre) comprising:

Introductions & Governance	Consultant facilitator	5:15pm
Short presentations	<ul style="list-style-type: none"> • Staff (overview of the Council’s endorsed exhibition plans) • Gales Holdings (overview of alternate concepts over their lands) • Kingscliff Shopping Centre • Other key stakeholders 	5:30pm
Q&A	All presenters and any participating Councillors will form a panel and provide reply to questions from the floor.	6:30pm

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Introductions & Governance	Consultant facilitator	5:15pm
Where to next?	Director Planning and Regulation will provide a brief summary of the steps of public engagement / making a submission.	7:30pm
Thank you	General Manager will thank the community for their attendance and sharing their views and ideas	7:40
Wrap-up	Consultant facilitator	7:50
Close	The public meeting will be closed	8pm
One on One	Council staff will be available for 45 minutes afterward for one-on-one discussion / direction – time limits dependent on demand	8pm to 8:45pm

Option 2 A traditional ‘town-hall’ styled, public meeting with senior staff and Councillors fielding questions or the like from an audience, generally organised as:

Introductions & Governance	Consultant facilitator	5:15pm
Q&A or statements, community protestations by representatives of a sector or group within the wider community	The Council will be represented by Councillors and Senior staff who will combine to form a panel at the front of the hall. The Facilitator will control the audience and direct specific questions to the panel or a specific panel member if requested by the questioner / inquisitor	5:30pm
Where to next?	Director Planning and Regulation will provide a brief summary of the steps of public engagement / making a submission	7:30pm
Thank you	General Manager will thank the community for their attendance and sharing their views and ideas	7:40
Wrap-up	Consultant facilitator	7:50
Close	The public meeting will be closed	8pm

Option 1 is considered to be better suited to an open dialogue with the community about the pro and cons of the draft Plans adopted by Council for public exhibition and consultation purposes. It represents an approach that is consistent with Council’s adopted Community Engagement Strategy.

CONCLUSION:

The purpose and thence the approach to conducting public meetings varies widely and is it essential therefore to understand and articulate the purpose or desired outcome of the meeting in order for the convenor to ensure the form and format is conducive to achieving that outcome or goal.

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This report seeks Council's clarification on the desired outcome of their resolved "combined community public meetings" by way of presenting two very different approaches to public engagement in the two options provided.

COUNCIL IMPLICATIONS:

a. Policy:

Corporate Policy Not Applicable

b. Budget/Long Term Financial Plan:

Conducting public meetings and drop-in sessions will incur a financial cost for both venue hire and staffing. This will be sourced from within current operating budgets.

c. Legal:

Not Applicable.

d. Communication/Engagement:

Empower-We will give the community greater opportunity to participate in a transparent flow of information and feedback to Councillors who have been empowered as the Community representatives to make decisions in accordance with the Local Government Act 1993.

Involve/Collaborate-We will work with you on an ongoing basis to ensure your ideas, concerns and aspirations are considered. We will provide feedback on Council's decisions.

Consult-We will listen to you, consider your ideas and concerns and keep you informed.

Inform - We will keep you informed.

UNDER SEPARATE COVER/FURTHER INFORMATION:

Nil.
