

SHANE THOMPSON ARCHITECTS

Toondah Harbour? - Transparency and Process

SHANE THOMPSON

Key questions for any development?

1. What is the problem that this development is intended to solve?
2. What is the brief?
3. What are the site options?
4. What are the options for each site?
5. Is it feasible and what are the impacts?
 - . Environmentally
 - . Socially
 - . Commercially
 - . Physically; access, scale, buildability
6. Who is the community that will be affected and how will they be engaged?

Best practice process - 5 key stages

1. Research and data collection, including values and principles.
2. Analysis
3. Synthesis
4. Preferred site and concept development
5. Action plan, including method of delivery for best community outcome

Community consultation

1. Must occur at every stage.
2. Establish a community reference group
3. Must happen openly with maximum transparency for the benefit of the project and community ownership
4. Confirm how the community will achieve outcomes
5. Must be an ongoing review process to safeguard community outcomes

Key questions for any development

1. Who owns the land now, and who will own the land in the future.
2. What is the infrastructure agreement; Community outcomes must be secure and preferably delivered "up front"

Successful benchmark projects elsewhere

1. Government delivers community infrastructure and realises costs from increase in surrounding values
2. Cairns foreshore
3. Bowen foreshore
4. New Maroochydore City Centre

Important points to note about current proposal

1. PDAs by nature exclude best practice
 - Time is too short
 - Outcomes determined prior to adequate research
 - Lack of transparency
 - Poor community consultation
2. Only 1 serious proponent?