

# **The path to Gotham City**

**- we can and must do better**

**John Hicks**



# About us



*Plain Sense!*



# Outline

1. **A broken planning and development assessment system**
2. **Operating within a broken system**
3. **Fixing a broken system**



# 1. A broken system



**Burleigh Heads' Future?**



# Good urban design = Good liveability











# The current reality









OLINDAH



**FOR SALE**

4m x 3.5m x 2m 10-45sqm

**BRAND NEW TWO LEVEL PENTHOUSE  
WITH PRIVATE ROOFTOP POOL**

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# Why is this happening?

- Flaws in both Gold Coast City Plan and State Planning Act
- Provisions tilted well in favour of development industry
- Developers exploiting flexibility of performance-based planning (98% of approvals Code assessable)
- Slow City Plan amendment process
- DAs are “grey gifts” – no community benefit captured
- Extensive land banking and trading in DAs

# Crucial gaps in City Plan

- Climate change mitigation and adaptation
- Flood plain protection
- Urban tree canopy enhancement (trees completely undervalued in urban settings)
- Strategies to incentivise missing middle infill development

## 2. Operating within a broken system



**HOW NETWORKS OF POWERFUL MATES  
RIP OFF EVERYDAY AUSTRALIANS**



# **RIGGED**

**CAMERON K. MURRAY & PAUL FRIJTERS**

*'This book will open your eyes to how Australia really works.'*

**ROSS GITTINS**





# Community engagement toolkit for planning

August 2017



# Action Network - a favourite tool

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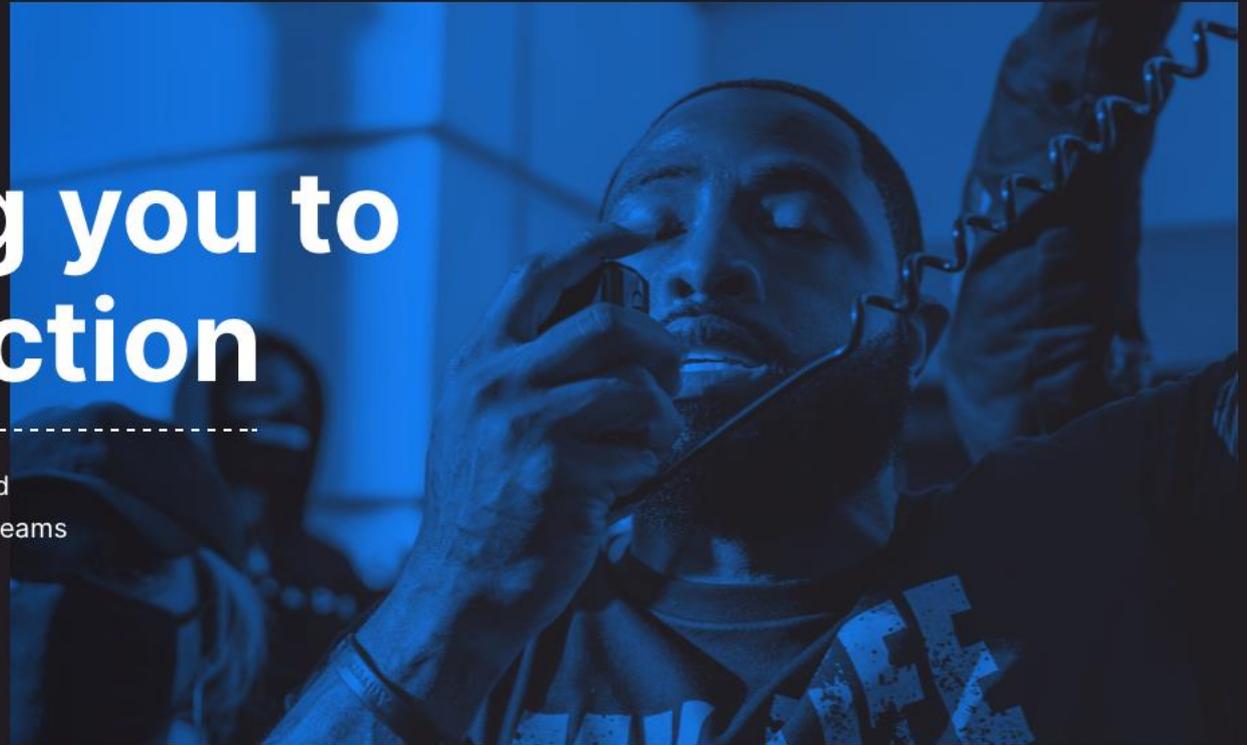
Demo

Get Started

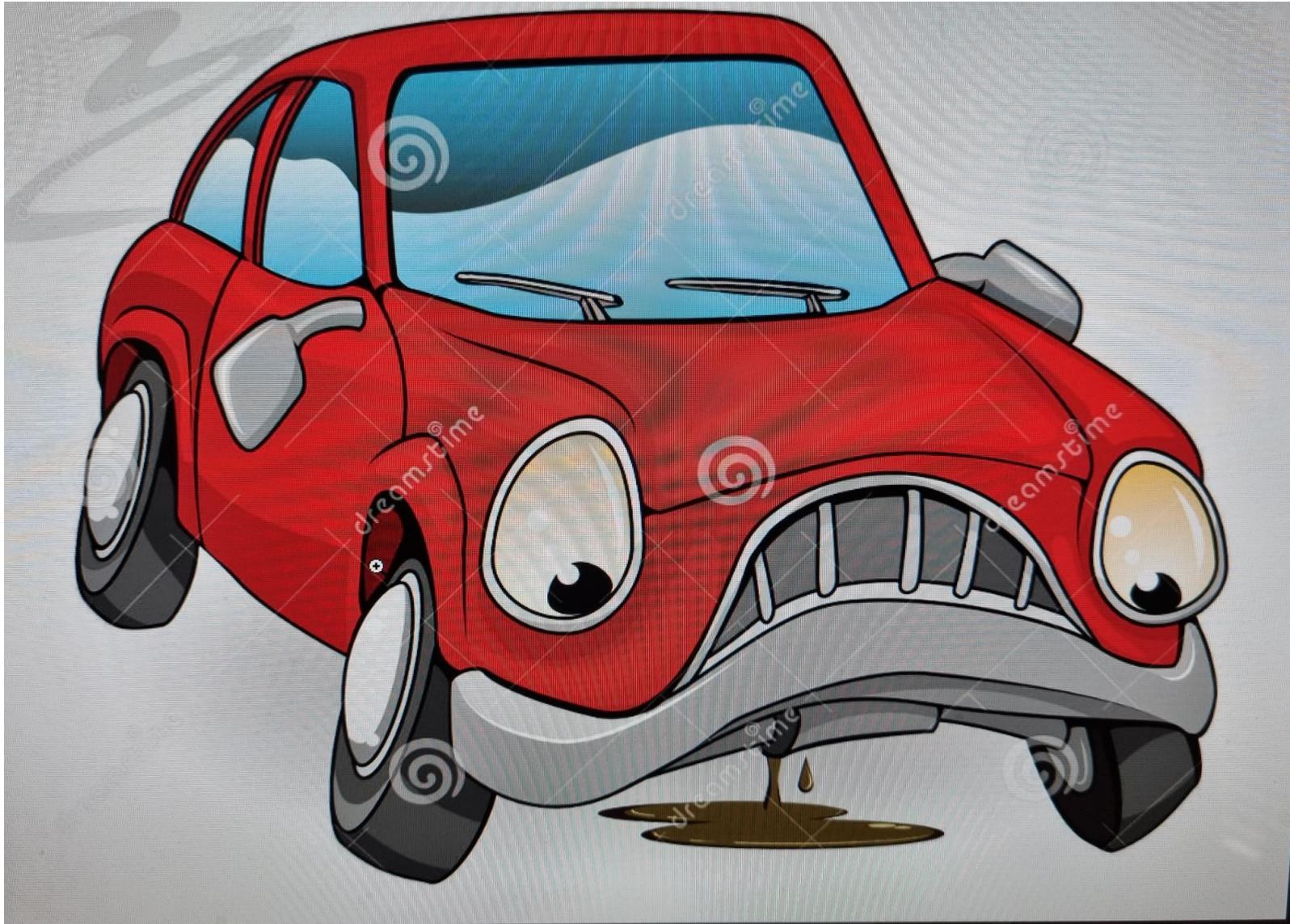
## Powering you to inspire action

Mobilize communities, raise money, and engage supporters with tools built for teams just like yours.

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### 3. Fixing a broken system



# **Planning Act reform**

## **- recommendations from Dr Philippa England**

- **Include a trigger to make some code assessable development applications subject to impact assessable development**
- **Code assessable development that does not meet all the applicable assessment benchmarks should not be approved**
- **Give third party submitters the opportunity to challenge conditions in development approvals (code and impact assessable) in the Development Tribunal**

# **Restore the balance – People, Profit, Planet**

- Reinststate greater rigour and prescription
- Make some benchmarks non-negotiable
- Prohibit nebulous performance benchmarks, particularly at Overall Outcomes level
- ACT style “betterment levy”
- Climate change mitigation and adaptation
- Flood plain protection
- Urban tree canopy enhancement
- Incentivise the missing middle
- Mandate meaningful community engagement

# IAP2 Spectrum of Public Participation

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION 					
	<b>INFORM</b>	<b>CONSULT</b>	<b>INVOLVE</b>	<b>COLLABORATE</b>	<b>EMPOWER</b>
<b>PUBLIC PARTICIPATION GOAL</b>	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
<b>PROMISE TO THE PUBLIC</b>	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

# Our legacy?

Can you see the coast?



**Community Alliance**

Acting for Community  
and Environment

# A better path, a better destination



# Thank you

# John Hicks

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