

Local Sites: Local Knowledge

Developing your site's potential with the help of your community

We all know that if we don't involve the local community early in the development process, the process can be hampered by community discontent and objection.

This brochure has been developed to assist you in bringing the community along with you in developing your site and your vision from the very beginning of the process. This will assist in defining a strong vision and also potentially ease the development approval process. It will deliver built environment outcomes that will not only be better for your development, but also ensure your project is well integrated into the community, the local neighbourhood and the site itself.



A Consultation Process Suited To Your Site...

The following two examples outline how you might design your own community consultation process for your site, depending on the size of your project:

A 'Little' Development

A 'little' development could be a townhouse development of ten units at Mudgeeraba, or a group of convenience shops with car parking at Coomera.

Through the site analysis phase, there may be specific issues that have relevance to the development of the site and its impact on the community, eg. a large fig tree occupies a corner of the site, a special character exists on the site and in the adjacent neighbourhood, removal of an old house is required, the site is located against an identified gateway, etc.

Seek specific professional advice on how to involve the community in the planning of your site.

Some likely processes might be:

- a workshop with interested local residents to identify character elements to be incorporated into the site design
- a workshop to discuss retention and possible options to deal with a large valuable tree
- a workshop to design signage and building form to address the highway on a gateway

How to reach your local community:

- advertise in local or city wide newspapers
- contact Council for names of local community organizations
- letter drops to households
- posters at key community localities such as shops and libraries

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A 'Big' Development

A 'big' development could be a large housing estate, a resort, or an industrial park

Allocate staffing resources, funding and time for local community involvement from the beginning of the development process.

Seek professional advice and facilitation regarding the best process and design outcomes that incorporate community values and desires. This advice will assist in interpreting community values into planning outcomes.

Some of the professionals that deal with community issues are in the areas of community planning and design, community facilitators, site planners and social planners. You need to pick the right consultant for the specific task you are dealing with – you may need more than one!

These professionals may provide one or more of the following services:

- visioning
- community & environmental issues resolution
- community & cultural, social issues resolution
- collaborative / co-design workshops
- conflict resolution workshops for specific issues
- community and transport issues resolution
- community and public art ideas
- process documentation

Not all these tasks and services may be relevant to your site; identify through your site analysis which particular elements require community input involvement!



A developer gets an 'idea' about a site

The Hard Way

Check minimum planning and land use conditions (little site analysis of physical characteristics and community values)

Developer applies for development approval

Negative objections/submissions received via advertising process or by other means

Negative community feedback becomes an issue

Council Assessment: Political, social and physical issues arise

Costly delays in the approval process and/or may lead to refusal of the development

Better outcomes for the development in the form of community acceptance and economic benefits to the developer

Good chance development is approved quickly as all issues have been dealt with through the initial development process

Council Assessment

Fewer or no negative objections received via advertising process or other means

Developer applies for development approval

Inform the community about outcomes and options prior to formal submission for development approval.

Utilize the analysis and vision in developing the physical form of the site, eg. neighbourhood image, type and function of open space, character of built form, access to public transport.

A strong local vision is developed that involves the community & expresses their values about their neighbourhood.

- Site analysis
- research about planning/land use
 - analysis of the site's physical characteristics
 - research community expectations & knowledge

The Easy Way

Ways to develop your site's potential with the help of your community

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