

Governance and funding

1) Control

There needs to be a single planning authority to oversee the site. Responsibility for the planning, development and control of this key area could be entrusted to one of two agencies:

- i) *Economic Development Queensland (EDQ)*. This agency, formerly the *Urban Land Development Authority (ULDA)* is a State Government agency with a proven track record. Initially confined to acquiring land and preparing plans, it is now well situated to take on the broader role of designating and overseeing Development Corporations, responsible for activities such as this major area redevelopment. The Board of such a Development Corporation could include public, private, and community representation and combine accountable mixed public and private streams of funding, including ethical and main stream investors such as banks, financial institutions and superannuation funds. It could adopt a broad based view of community planning, extending beyond land uses and buildings, to include economic and social development.

Such an approach is singularly appropriate to a state government committed to combining economic development with public interest and government engagement. Under this option a *Kurilpa Development Corporation* reporting to the EDQ, would be endowed with powers to administer a development plan for the new neighbourhood in line with the policies and proposals outlined above. Private investors and partners would be invited to submit development applications in line with the adopted plan.

- ii) A re-designated, independent and expanded *South Bank Development Corporation (SBDC)* would offer another distinct but compatible approach to development and management, with an equally well established record of success and public acceptance. Such a SBDC would plan and manage this key recreational, tourist and inner city living area, stretching from the Maritime Museum and Goodwill Bridge to Davies Park, in an arc that would become an internationally significant space.

Re-designation as a Development Corporation would permit the addition of community representatives onto the management board, thus encouraging a two-way flow of information; ensuring that community concerns are voiced and that

governance imperatives are fully understood by community activists and advocates and their constituencies.

Both options would combine public powers and interests with business enterprise, investments and fair profits.

2) Participation

The development and management of the new neighborhood needs to combine the interests of state and city governments and local communities and all three need to participate in the initial decisions and continuing management of the area. The importance of community involvement needs to be recognised in the future planning and design. In addition to including community representatives on governance bodies there needs to be a community participation strategy that engages broadly, regularly, accessibly and imaginatively with the widest cross section of the community possible. The principles underpinning community engagement should be inclusivity, transparency and respect. The community, city council and the state government should work together to achieve this. The community-led engagement around this plan has demonstrated that this is a practical approach.