

# REVIEW OF BUILDING HEIGHTS AND A REVIEW OF THE NATIONAL CAPITAL OPEN SPACE SYSTEM (NCOSS)

One of the new community engagement mechanisms proposed by the NCA is a 'Key Issue Dialogue'. The NCA draft document *Commitment to Community Engagement* describes 'Key Issue Dialogue':

*Topics proposed for key issue dialogue will be of a strategic nature, providing opportunity to analyse and debate emerging and/or challenging issues in the National Capital.*

For 2010-11, the NCA proposes two topics for key issue dialogue – a Review of Building Heights and a Review of the National Capital Open Space System (NCOSS).

## Scope of the Reviews

The core criteria for each review will be the 'Matters of National Significance' in the National Capital Plan.

A detailed scope for each review will be developed in conjunction with a stakeholder steering group and may include:

- The relationship between building heights/NCOSS and sustainability, density, the public transport network, community values, demographic change and the form and function of the landscape setting of the National Capital.
- The visual impact on near and distant views and vistas taking into account the planting and development of the landscape setting of the National Capital over the past 100 years.
- Any relevant economic factors related to building heights/NCOSS (such as impact on land value, projected demand, affordability, rental supply and construction cost).

## The Review Process

The NCA propose a process that will ensure broad public participation in this project. (Figure 1)

Key features of the process include:

- Multiple stages: Assessing Current Conditions, Defining a Vision for the Future and Developing an Implementation Plan. Each stage includes opportunities for open public participation.
- Direct involvement by representative stakeholders: The NCA would convene a small group of representative stakeholders to work as a steering group. Preference would be given to parties who represent the broadest constituency. Indicatively, a five-member steering group would be convened for each review and include one representative each from local residents, community interest groups (eg heritage), business/industry, professional bodies and the ACT Government.
- A commitment to transparency: A web-based information subscription service will be established for each review and regular updates will be sent. Members of the steering group will be free to discuss any aspect of the review with their constituencies at any time. This is intended to increase the amount of two-way dialogue.
- Discussion papers, public consultation and roundtables: Given the strategic nature of the topics, it is important the process facilitates robust analysis and debate. The process should also record the rationale for future reference.
- Any legislative or National Capital Plan changes recommended in the Implementation Plans would be subject to the usual separate processes including fresh public consultation. This is intended to ensure consistency of any future legislative instrument with the rationale of the review on which it is based.

**Figure 1  
Protocol for Key  
Issue Dialogue**

