



**Australian Government**  
**National Capital Authority**

Ms Vivienne Courto  
Inquiry Secretary  
Parliamentary Standing Committee on Public Works  
Parliament House  
CANBERRA ACT 2600

Dear Ms Courto

**DEVELOPMENT OF A NEW COLLECTION STORAGE FACILITY FOR THE  
NATIONAL LIBRARY OF AUSTRALIA**

I refer to your letter of 2 July 2004 regarding the inquiry by the Parliamentary Standing Committee on Public Works into the above proposal at Block 7, Section 1, Hume, ACT. The Authority is pleased to provide a written submission advising the Committee of the Authority's interest in the matter.

The submission provides the legislative background and discusses the relevant provisions of the National Capital Plan (NCP) as it applies to the subject site and the proposed development. It also sets out the Authority's current position regarding the assessment of the proposal.

The preferred site for the development of a new collection storage facility for the National Library of Australia is on Territory Land outside Designated Areas of the National Capital Plan. Consequently, development approval is required from the ACT Planning and Land Authority (ACTPLA). ACTPLA will need to ensure that the proposal is consistent with both the Territory Plan and the Authority's Development Control Plan (DCP).

The Authority has reviewed the "Concept Design Drawings" in the National Library of Australia's Statement of Evidence to the Parliamentary Standing Committee on Public Works and notes that a number of the design elements do not appear to be consistent with the current DCP. Revision to the design of the facility may be required for it to comply with the DCP. The Authority in consultation with the ACTPLA may also consider reviewing the DCP to accommodate one or more features of the National Library of Australia's proposal where they are in conflict with the provisions of the current DCP.

Authority representatives will be available to attend the public hearing on Friday 13 August 2004 to advise the Committee if required. Should you need any further advice on the matter, please do not hesitate to contact me on 6271 2840.

Yours sincerely

**David Wright**  
**Director**  
**National Capital Plan**

23 July 2004

*Building the National Capital in the hearts of all Australians*

**NATIONAL CAPITAL AUTHORITY  
SUBMISSION TO THE  
PARLIAMENTARY STANDING COMMITTEE ON PUBLIC WORKS**

**DEVELOPMENT OF A NEW COLLECTION STORAGE FACILITY FOR THE  
NATIONAL LIBRARY OF AUSTRALIA**

**1. Introduction**

The National Capital Authority (Authority) has prepared this submission in response to the Parliamentary Standing Committee on Public Works (PWC) inquiry into the proposed development of a new collection storage facility for the National Library of Australia in Hume, ACT.

This submission provides the relevant background information on the Authority's role in planning and development in the ACT and the Authority's involvement in the site and its development. It sets out the provisions of the National Capital Plan applicable to the subject site and outlines the Authority's current position regarding the assessment of the proposal.

**2. Legislative Background**

The National Capital Planning Authority was established in 1989 as part of the introduction of self-government in the ACT, with a view to securing the Federal Government's continuing interest in the planning and development of Canberra as Australia's National Capital. The name was changed to National Capital Authority on 4 June 1996.

The functions of the Authority are set out in the *Australian Capital Territory (Planning and Land Management) Act 1988* (the Act). One of the functions of the Authority under the Act is to prepare and administer the National Capital Plan (the Plan). Section 9 of the Act sets out the object of the Plan as follows:

***Object of the Plan***

*9. The object of the Plan is to ensure that Canberra and the Territory are planned and developed in accordance with their national significance.*

The Plan is required to set the general policies to be implemented throughout the Territory, and in particular, the policies of land use (including the range and nature of permitted land use) [Section 10(2)(b)].

In addition, the Act makes provision for the Plan to identify "Designated Areas" – "areas that have the special characteristics of the National Capital". [Section 10(1)]. Within Designated Areas the National Capital Authority is the responsible planning authority and all "works" require the approval of the Authority in writing [Section 12(1)(b)].

The Act also enables the Plan to set out “Special Requirements” for the development of any area (not being a Designated Area), being requirements that are desirable in the interests of the National Capital [Section 10(2)(d)].

The Act at section 11(2) outlines the effect of the National Capital Plan on Commonwealth agencies as follows:

***Effect of Plan***

*11.(2) The Commonwealth, a Commonwealth authority, the Territory or a Territory authority shall not do any act that is inconsistent with the Plan.*

The National Capital Plan has been prepared in accordance with the Act and is being administered by the Authority. Provisions of the Plan relevant to the proposed development of a new collections storage facility for the National Library of Australia in Hume are set out below.

**3. RELEVANT NATIONAL CAPITAL PLAN PROVISIONS**

**Introduction**

The preferred site for the proposed facility (Block 7, Section 1, Hume) is Territory Land outside the Designated Areas as set out in the National Capital Plan. For these sites the Plan sets out special requirements, including the preparation of a Development Control Plan (DCP) to be approved by the Authority. A Development Control Plan was approved on 8 August 1994. Development proposals are subject to assessment and approval by the ACT Government pursuant to Section 230 of the ACT *Land (Planning and Environment) Act 1991*. Such assessments must ensure that any approval granted is not inconsistent with the provisions of the DCP.

**Block 7 Section 1 Hume**

**3.1 Land Use Policies**

The General Policy Plan for Metropolitan Canberra – Figure 1 in the National Capital Plan - identifies the preferred site for the proposed facility (Block 7, Section 1, Hume) as being within the land use category of "Urban Areas (Industrial Areas)". While “warehousing and storage” are not uses specified in the National Capital Plan the proposed use is generally consistent with the range of uses allowed under the policies for “Urban Areas (Industrial Areas)”.

### **3.2.1 Development Control Plan**

A Development Control Plan was approved by the Authority for Sections 1, 2 and 3, Hume which includes the subject site on 8 August 1994 (**Attachment A**). Any development must conform to that DCP.

## **4. ASSESSMENT OF PROPOSAL**

As the preferred site is on Territory Land outside Designated Areas of the National Capital Plan, development approval is required from the ACT Planning and Land Authority (ACTPLA). ACTPLA will need to ensure that the proposal is consistent with both the Territory Plan and the Authority's approved Development Control Plan.

The Authority has reviewed the "Concept Design Drawings" in the National Library of Australia's Statement of Evidence to the Parliamentary Standing Committee on Public Works and notes that a number of the design elements are not consistent with the current DCP. The inconsistencies relate to the following DCP requirements:

- DCP requirement - Setback – Buildings shall be located towards the Monaro Highway with the minimum setback along the Monaro Highway being 10 metres;  
Proposed – less than 10metres
- DCP requirement - Site coverage – The maximum are of the site to be covered by building is not to exceed 50% of the total site area  
Proposed – noted expansion to Stages 2 and 3
- DCP requirement - Roof Pitch – The gable end of the building shall face the street.

Revision to the design of the facility may be required for it to comply with the DCP. However, the Authority in consultation with the ACTPLA will review the DCP with a view to accommodate one or more of the inconsistencies as appropriate.