

**DEVELOPMENT CONTROL PLAN
BLOCKS 214 AND 215 PADDYS RIVER ACT
CANBERRA DEEP SPACE COMMUNICATIONS COMPLEX**

DEVELOPMENT CONDITIONS

The Canberra Deep Space Communications Complex is located within a Rural Area of the ACT, identified by the General Policy Plan of the National Capital Plan. The Rural Areas, and the wider National Capital Open Space System, provide a unique and dramatic setting for Australia's National Capital. It is in the interests of the National Capital that any further development of the Canberra Deep Space Communications Complex is sympathetic to the rural landscape character of the surrounds.

The National Capital Plan sets out special requirements (which take effect under the Territory Plan) for certain areas where such requirements are desirable in the interests of the National Capital. Special Requirements for Rural Areas apply to Block 215. The Development Control Plan is the mechanism provided for in the National Capital Plan to identify and specify special requirements.

Within the general framework of the National Capital Plan, the Territory Plan has developed rural land use policies which are concerned with both the planning for rural land use and performance criteria for managing rural land. The policies include provisions for rural lands which may be required for other purposes in the short, medium or longer term. The Development Control Plan includes development conditions which reflect these policies.

The provisions of Chapter 9 of the National Capital Plan also apply to the site and surrounding areas. The provisions seek to protect the Canberra Deep Space Communications Complex from any electrical or other interference from urban settlement, power transmission lines, radios transmitters or electrical, scientific, medical and industrial equipment.

1. Development Zone

Development, other than dish antennae and ancilliary works, shall be confined to the Development Zone shown on Development Control Plan Drawing No. - 133/93/53 .

Siting of dish antennae shall avoid the land shown included in the Bullen Range Nature Reserve on Development Control Plan Drawing No. 133/93/53.

Sites of dish antenna outside the Development Zone are to be fenced.


27/12/93

2. Landscape

The existing trees and vegetation outside the developed areas of Blocks 214 and 215 shall be retained and protected during construction of dish antennae, buildings, roads and other structures.

No exotic plantings shall be permitted within Block 214 Paddys River.

The area within the boundary fence of new dish antennas shall be planted/re-established with native grasses indigenous to the site (*Danthonia* spp.) and mown as necessary.

Control of noxious weeds and other undesirable plant species shall be undertaken at the lesser expense after consultation with the ACT Parks and Conservation Service.

3. Environmental Assessment

All development will be subject to the provisions of the *Commonwealth Environmental Protection (Impact of Proposals) Act 1974*.

4. Development Guidelines

All development shall be in accordance with the *Buildings (Design and Siting) Act, 1964*, as amended. Other specific development controls which apply to the site are set out below.

4.1 Materials

All buildings and structures shall be of permanent, low maintenance materials consistent with existing development on Block 215 Paddys River. The established colour scheme of earth tone brickwork, and off white-grey metal roofing should, as far as possible, be continued for new buildings.

4.2 Building Height

Buildings (other than dish antennae and towers) are generally not to exceed two storeys in height.

4.3 Fencing

All fencing shall be designed and constructed so as to be as unobtrusive as possible.



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5. Wastewater Treatment

The storage and treatment of sewage and the disposal of effluent and excess sludge, is to be in accordance with the recommendations of the *Environmental Audit: Canberra Deep Space Communication Complex, 1992*, prepared by Ove Arup and Partners, Consulting Engineers.

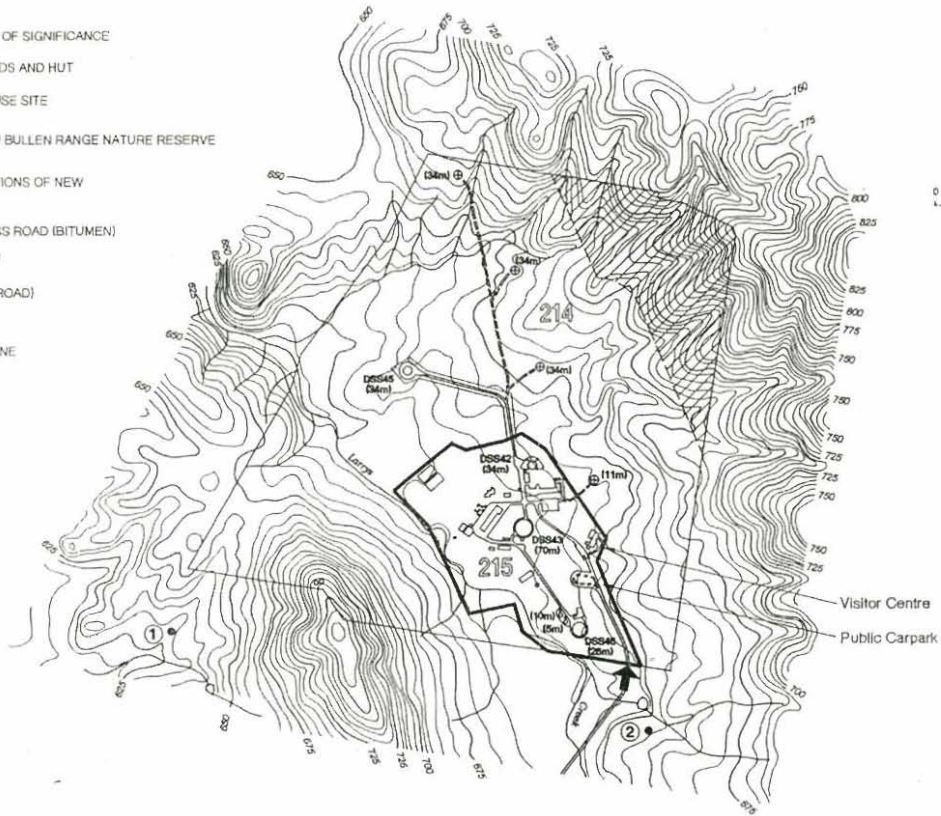
6. Hazardous Materials Storage

Hazardous materials storage shall be in accordance with the requirements of the ACT Department of Urban Services, Waste Management Section.



A/EE 7/12/9

KEY

- DESIGNATED SITE OF SIGNIFICANCE
- ① CONGWARRA YARDS AND HUT
- ② JOHN OWENS HOUSE SITE
-  LAND INCLUDED IN BULLEN RANGE NATURE RESERVE
-  PROPOSED LOCATIONS OF NEW DISH ANTENNAS
-  PROPOSED ACCESS ROAD (BITUMEN)
-  BLOCK BOUNDARY
-  MAIN ENTRANCE (ROAD)
-  SECURITY GATE
-  DEVELOPMENT ZONE



National Capital Planning Authority
APPROVED
[Signature]
 Acting Chief Executive Date 7/12/95

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