



Department of Defence  
BP3-G-CO81 Brindabella Park Offices  
BRINDABELLA BUSINESS PARK ACT 2609

Reference: 13/01689

Dear Department of Defence

**Draft Planning Proposal – Canberra Airport**

I am writing to let you know about, and seek your views, on a draft proposal which affects future development around Canberra Airport.

The proposal, a Ministerial Direction covering future rezoning, has been developed to protect Canberra Airport's major economic status in the region. It prevents land, which is within the Australian Noise Exposure Forecast (ANEF) 20 noise contour around the airport, from being rezoned for increased residential development. This is being done to prevent further residential encroachment around the airport.

The proposal will not affect your rights under existing State and local planning legislation. You can continue to renovate, extend or knock down and rebuild a home, or proceed with residential development that is already allowed under these existing plans, for example, you can construct a new home on a vacant block of land, or construct a second dwelling.

The ANEF 20 contour around Canberra Airport includes parts of Queanbeyan City, Palerang and Yass Valley local government areas. Maps showing the land affected by ANEF 20 are attached. The proposal will prevent future rezoning of land for residential development on the land shown 'hatched blue' on the maps.

The draft Ministerial Direction and a Frequently Asked Questions sheet about this proposal are also attached.

The Department of Planning & Infrastructure is inviting you to have a say on this draft proposal. If you have any queries about it or would like to make a submission please use the on line form, which is available from the exhibition link at [www.planning.nsw.gov.au/proposals](http://www.planning.nsw.gov.au/proposals). Alternatively, you may post your submission to:

**Proposed Planning Policy – Canberra Airport**  
**Department of Planning & Infrastructure**  
PO Box 5474  
WOLLONGONG NSW 2520

Inquiries may be directed to: Martin Brown, Department of Planning & Infrastructure, on 02 6229 7900.

Yours sincerely

**SUBMISSIONS CLOSE ON 10 MAY 2013**

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Brett Whitworth  
Regional Director  
Southern Region

## **Proposed s117 Direction – Draft Ministerial Section 117 Direction**

### **5.? Development near Canberra Airport**

#### **Objectives**

- (1) *The objectives of this direction are:*
  - (a) *to avoid incompatible development in the vicinity of Canberra Airport, and*
  - (b) *to prevent any increase in residential density of land located within the Australian Noise Exposure Forecast (ANEF) contour 20.*

#### **When this direction applies**

- (2) *This direction applies to land within the ANEF 20 contour for Canberra Airport and located within the Queanbeyan City Council, Palerang Council, and Yass Valley Council local government areas.*

#### **What a relevant planning authority must do if this direction applies**

- (3) *A planning proposal must not rezone land:*
  - (a) *for the purposes of residential accommodation, nor increase residential densities in areas where the ANEF for Canberra Airport exceeds 20, or*
  - (b) *for the purposes of child care centres, educational establishments, health services facilities, respite day care centres, serviced apartments or other noise sensitive uses where the ANEF for Canberra Airport exceeds 20.*


#### **Consistency**


- (4) *A planning proposal must be strictly consistent with the terms of this direction.*

**NOTE:** *In the event of any inconsistency between this direction and s117 direction 3.5 – Development Near Licensed Aerodromes, this direction prevails.*

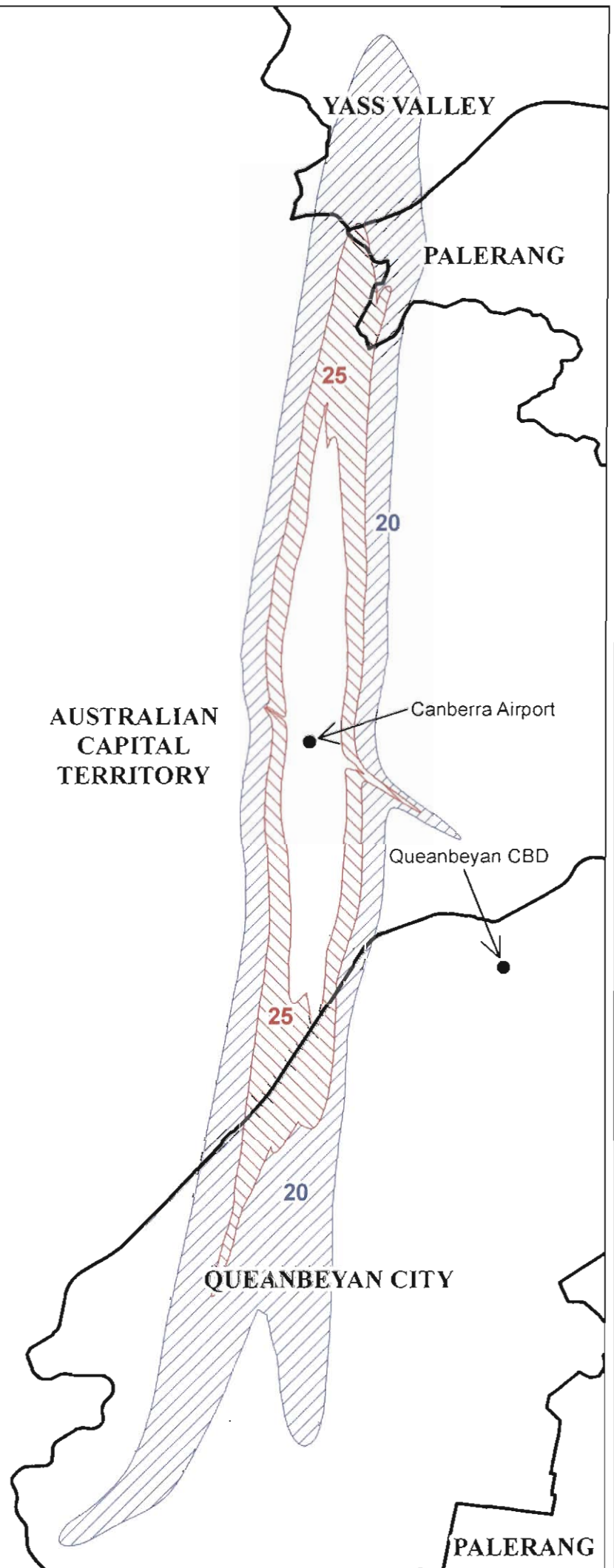
# Draft Ministerial Direction for land in the vicinity of Canberra Airport – Region

## ANEF

 ANEF 20: Future residential rezonings prevented in the area within NSW under new draft direction

 ANEF 25: Residential rezoning prevented in the area within NSW under existing rules

**Note:** The Australian Capital Territory has its own planning controls for land use around the airport

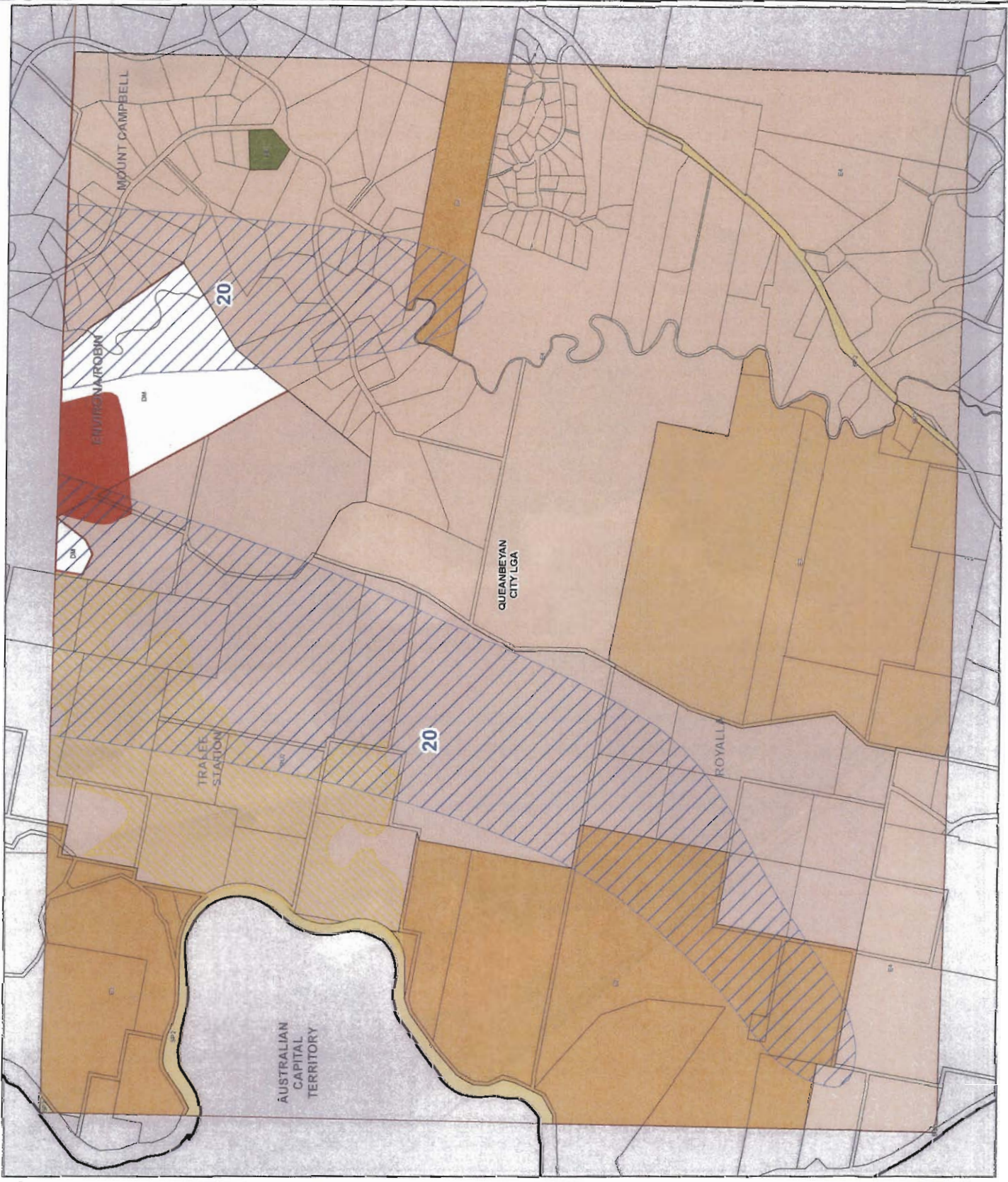
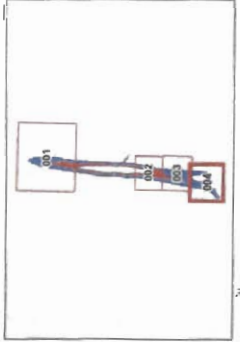


# Land Zoning Map with Canberra Airport Air Noise Exposure Forecast

## Air Noise Exposure Forecast

- ANEF 20
  - ANEF 25
- Zone**
- BT Neighbourhood Centre
  - LC Local Centre
  - CC Commercial Core
  - MC Mixed Use
  - BD Business Development
  - EN National Parks and Nature Reserves
  - EC Environmental Conservation
  - EM Environmental Management
  - EL Environmental Living
  - GI General Industrial
  - LI Light Industrial
  - GR General Residential
  - LR Low Density Residential
  - MR Medium Density Residential
  - HR High Density Residential
  - LR5 Large Lot Residential
  - PR Public Recreation
  - RE2 Private Recreation
  - RL2 Rural Landscape
  - SP1 Special Activities
  - SP2 Infrastructure
  - WT Waterways
  - DM Dispersed Matter
  - CA Conservation Areas
  - FI Future Investigation
  - RA Residential Areas
  - BO Buffer/Open Space
  - LC2 Local Centre
  - EA Employment Areas
  - SCH Schools
  - CR Community/Recreation Area
- Category**
- CA Category
  - CP Category

Source: 03/08/2012 © Land and Property Information (LPI)



# Land Zoning Map with Canberra Airport Air Noise Exposure Forecast

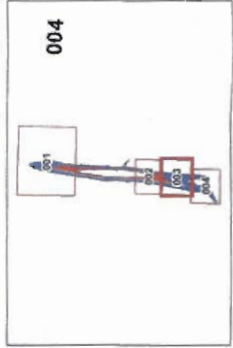
## Air Noise Exposure Forecast

- ANEF 20
- ANEF 25

## Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RO3 Rural Landscape
- SP1 Special Activities
- SP2 Infrastructure
- WT Natural Waterways
- DM Deferred Matter
- Conservation Areas
- Future Investigation
- Residential Ayles
- Buffer/OpenSpace
- Local Centres
- Employment Areas
- Schools
- Community/Recreation Area

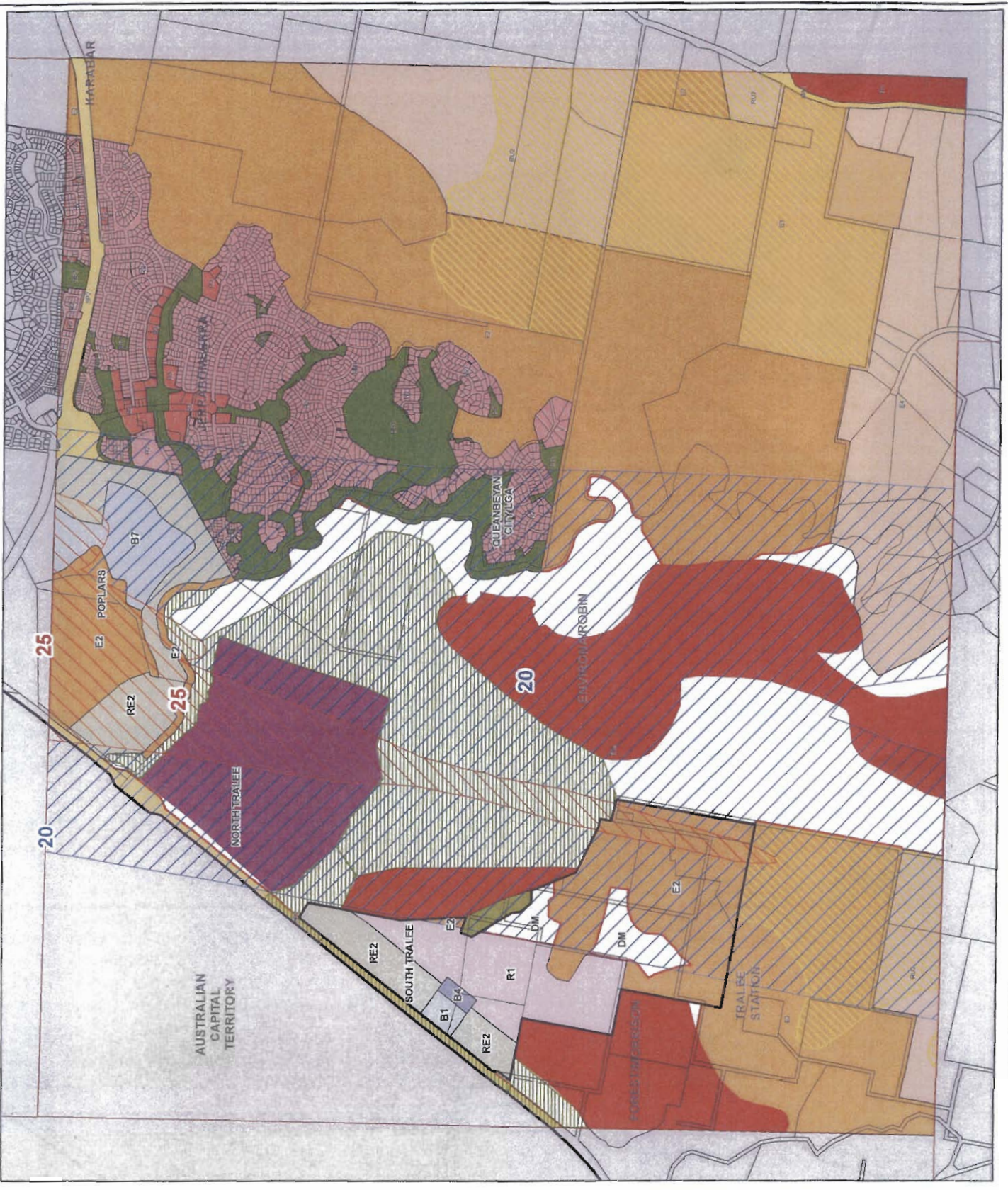
Cadastral © 01/06/2012 © Land and Property Information (LPI)



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Projection: GDA 1984  
EPSG: 3147  
Scale: 1:20,000 @ A3



# Land Zoning Map with Canberra Airport Air Noise Exposure Forecast

## Air Noise Exposure Forecast

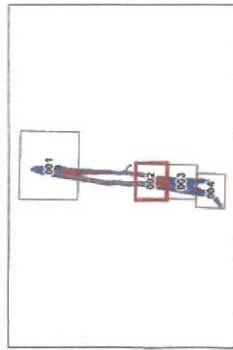
- ANEF 20
- ANEF 25

### Zone

- BT Neighbourhood Centre
- LC Local Centre
- CC Commercial Core
- MU Mixed Use
- BD Business Development
- EN National Parks and Nature Reserves
- EC Environmental Conservation
- EM Environmental Management
- EA Environmental Living
- GI General Industrial
- LI Light Industrial
- GR General Residential
- LD Low Density Residential
- PD Medium Density Residential
- HD High Density Residential
- RL Large Lot Residential
- PR Public Recreation
- PR2 Private Recreation
- RL2 Rural Landscape
- SA Special Activities
- SP2 Infrastructure
- W1 Natural Waterways
- DM Deferred Matter
- CA Consecration Areas
- FI Future Investigation
- RA Residential Areas
- BO Buffer/Open Space
- LC Local Centres
- EA Employment Areas
- SCH Schools
- CR Community/Recreation Area

### Cadastral

- Land and Property Information (LPI)



# Land Zoning Map with Canberra Airport Air Noise Exposure Forecast

## Air Noise Exposure Forecast

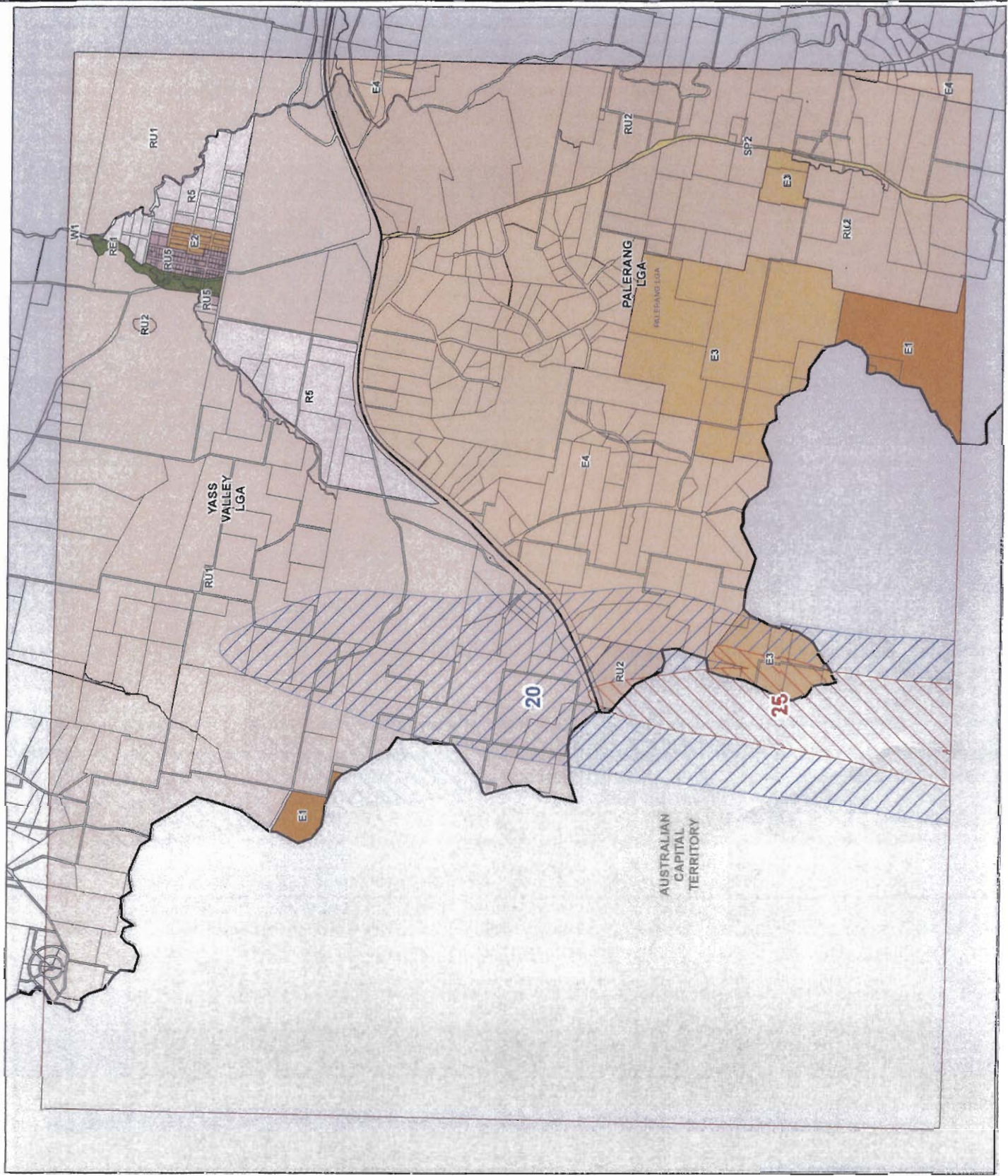
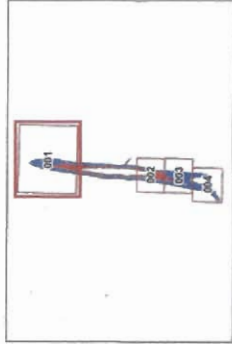
- ANEF 20
- ANEF 25

### Zone

- BT Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- E1 Additional Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living
- IN1 General Industrial
- IN2 Light Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- PR Public Recreation
- RE2 Private Recreation
- RU2 Rural Landscape
- SP1 Special Activities
- SP2 Infrastructure
- WI Wetland Waterways
- DM Deferred Mitter
- CA Conservation Areas
- PA Park Investigation
- Residential Areas
- Buffer/Open Space
- Local Centres
- Employment Areas
- Schools
- Community/Recreation Areas

### Cadastral

Cadastral 001/2012 © Land and Property Information (LPI)





# Future development around Canberra Airport Have your say



Planning &  
Infrastructure

## Frequently Asked Questions

April 2013

### WHAT IS THE AIM OF THIS PROPOSAL?

- This proposal helps to protect Canberra Airport's 24-hour curfew free passenger and freight operations.
- The proposal will prevent new rezonings that seek to increase residential development within the area surrounding the airport affected by the Australian Noise Exposure Forecast (ANEF) 20 contour.
- Rezonings which lead to more intensive residential development won't be allowed in areas affected by aircraft noise.

### WHERE DOES THIS PROPOSAL APPLY?

- The proposal relates to land within the Australian Noise Exposure Forecast (ANEF) 20 noise contour around Canberra Airport.
- This contour includes parts of Queanbeyan City, Palerang and Yass Valley local government areas.
- Maps showing the areas affected by the current proposal are available at: [www.planning.nsw.gov.au/proposals](http://www.planning.nsw.gov.au/proposals)
- The Australian Capital Territory has its own planning controls for land use around the airport and will not be impacted upon by this proposal.

### WHAT IS ANEF 20?

- ANEFs are developed under an Australian Standard (*AS2021-2000 Acoustics- Aircraft noise intrusion- Building siting and construction*).
- ANEFs provide guidance about the suitability of different land uses in the vicinity of large airports. They take into account current and projected aircraft movements, flight paths, movements at night time and the noise from different types of aircraft.

### WHO DOES THIS PROPOSAL AFFECT?

- Individuals and/or developers who may have been interested in seeking amendments to local plans to permit further residential development in this area e.g. to rezone land from a rural to a residential use, and also, to rezone land for medium or high density residential development.
- Landowners within the ANEF 20 contour will be only affected by the proposal where they seek rezoning for their land, as there will be no change to landholders' rights to develop their land under existing state and local planning controls.



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- There are approximately 800 landowners within the ANEF 20 contour.

### **WHAT ARE THE IMPLICATIONS OF THIS PROPOSAL FOR LANDOWNERS WHO OWN PROPERTY WITHIN THE ANEF 20 CONTOUR?**

- This proposal prevents future rezonings that seek to increase the density of housing — it has no impact on existing residential development.
- This proposal does not affect any landowner's right to:
  - modify their existing house (e.g. renovations or extensions)
  - knock down and rebuild a new home
  - construct a new home on vacant land where this is already allowed within current residential zones
  - construct a secondary dwelling where this is already allowed within current residential or rural zones.

### **HOW DOES THIS COMPARE TO PLANNING AROUND OTHER AIRPORTS IN AUSTRALIA?**

- The Australian Standard ordinarily allows housing around airports up to ANEF 25 contour.
- The NSW Government has focused development on land that has an aircraft noise exposure level of less than ANEF 20 around Canberra Airport. This is because of the airport's ability to grow new aviation markets, its potential value as an 'overflow' airport to Sydney Airport and its 24-hour curfew free operation.

### **IS THIS DECISION CONSISTENT WITH THE SOUTH TRALEE DECISION?**

- Yes, all new development at South Tralee is limited to areas below the ANEF 20 contour.
- In addition, as a precautionary measure, all new houses in South Tralee will be insulated against aircraft noise, exceeding NSW legislative requirements and the Australian Standard for noise intrusion in buildings

### **HOW CAN I HAVE A SAY?**

- You can have a look at the draft proposal on the Department of Planning & Infrastructure website at: [www.planning.nsw.gov.au/proposals](http://www.planning.nsw.gov.au/proposals)
- You can make a submission by mail to:

Proposed Planning Policy – Canberra Airport  
Department of Planning & Infrastructure  
PO Box 5474  
WOLLONGONG NSW 2520

If you have any queries you can speak to: Martin Brown, Department of Planning & Infrastructure, on (02) 6229 7900.