

## **Proposed Planning Policy – Canberra Airport**

Thank you for the opportunity to make a comment on the draft planning proposal which affects future development around the Canberra Airport. We did not have the opportunity to comment on the draft planning proposal by the submission's closure date of 10 May 2013 and appreciate the extension of an additional two weeks provided to residents in the affected area to submit comments by 24 May 2013.

My husband and I are landowners within the Queanbeyan Council area, having purchased our property in Fernleigh Park, Googong, in 1999. Some of the factors that influenced our decision to purchase our land were:

- we would have the option to subdivide in the future, as there was the potential for development in the outer Queanbeyan area.
- the level of flight movements in the area were not a cause for concern as there was no likelihood of any great increase in flights over our land; and
- we enjoyed the rural aspect of the area.

We strongly object to the proposal to prevent land in the ANEF20 noise contour around the Canberra Airport from being rezoned for increased residential development.

We were unaware of the proposal to prevent our land from future rezoning until we received the letter from Mr Brett Whitworth, Department of Planning and Infrastructure (the Department) on 29 April 2013. We were not aware of the proposed change until we received the Department's letter. Surely consultation with all affected parties would have been undertaken before the changes were proposed. If the Department considers its one letter and material provided, and the 2 week period allowed for comment, as consultation, then the Department needs to reassess how it has gone about this process, as it is inadequate and fundamentally flawed.

The Department has obviously assessed the potential impact of this proposal for the Canberra Airport and the positive future economic benefits for the Airport; however information on the impact this proposal may have on the economic value of properties in the ANEF20 zone should also have been assessed and made available with the material provided, allowing for a more informed decision.

The period of time allowed for responding to this proposal did not provide sufficient time to understand the complexities of the issue, or to seek adequate consultation or advice on the impact of the proposed changes on property values within the ANEF20 zone or adjacent surrounding properties.

The material provided to explain the proposal is complicated and the locations of the ANEF contours, in relation to my property, are unclear. The maps spread over several A4 pages provide no detail and are misleading and inadequate. There are no portion numbers, no descriptions of property and no grid references to enable an accurate identification of the affected properties.

The Department's communication on this issue has been very poor. I became aware only in the past day or so of a meeting that was held last week by the Queanbeyan City Council to discuss the proposal. It is disappointing to realise that the Council can provide a letter drop advising about issues of recycling to be discussed at the meeting yet remain silent on the issue of future rezoning of land, which was also to be discussed at that meeting. I was advised that the Council did advertise the meeting agenda on its website but that was not very helpful, when I wasn't aware of the meeting in the first place, much less the topics for discussion.

It is also disappointing the Department chose not to communicate further with land-owners in the area to advise them of the extension of the submission closure date to 10 May 2013. I would not have been aware of this, if it weren't for a neighbour informing me. I did go to the Department's website to make a submission and found that the extension was not indicated on the site. As a consequence, I was not able to add my submission there - very poor form Department of Planning and Infrastructure, you really are showing favour to the Canberra Airport possible future developments and making it very difficult for affected land-owners to have a say or be heard.

The Department should have provided information on the proposal to all land-owners in the area, not just those in the ANEF20 area affected by it. The nearby residences should also have been given the opportunity to make comment, as the possible future increase in flight movements planned by the Canberra Airport will add to the noise and pollution in their area and also adversely impact on the values of their properties. It was irresponsible of the Department not to inform these land-owners as well of the proposed changes in their area.

I note the Department's letter indicates the proposal will not affect land owners' rights under existing State and local planning legislation. This is not correct. The proposal will affect land owners' existing and future property rights, as well as property values without any compensation or recognition from the Canberra Airport. I fail to see why the proposal is necessary, if (as stated in the letter), the proposal does not affect existing and future rights under existing legislation.

The Canberra Airport Group has continually objected to any planning for residential developments in areas that lie under a flight path e.g. Tralee and Environa. This draft proposal is obviously another move by the Canberra Airport to block any development that may impact on its plans and profits, and is based on future assumptions that the Airport will include operations of international freight aircraft and a greatly increased number in aircraft movements than currently experienced. The future activity upon which the ANEF contour was based is not a certainty, whereas the potential economic disadvantage to properties and land owners in this area would be certain under this proposal.

This proposal to prohibit the future development rights of land owners within the ANEF20 contour is not consistent with the treatment of other airports in NSW or around Australia. This restriction will be unique to the properties affected by these changes.

The owners of land in other locations across Australia will not be subject to the same restriction. I fail to see how this will not have an economic impact on future property values for those properties in the zone. Should the proposal go ahead, financial compensation for the decrease in value of these properties and loss of potential financial gain from subdividing for future development should be considered and provided to land owners by the Canberra Airport.

If the Canberra Airport does expand, there has been no indication that the Airport will in any way consider those residents who already reside in the areas affected by this proposal. Currently the number of aircraft that fly over our property is at an acceptable level. If the number of flights were to increase dramatically, the noise of the aircraft would have a negative impact on the quality of life both for my family and my neighbours. We would need to spend a considerable amount to soundproof our house. We would however, still be subjected to an increase in noise and pollution levels outside the house. Being able to enjoy our rural environment is one of the main reasons people have purchase in this area.

In fact this proposal appears to be designed to protect what the Airport sees as its future economic status. The extension of the zones is to alleviate any possible noise complaints if the Airport expands its activities. I believe this expansion is not planned to improve the well-being or prosperity of the Canberra region in any way, but is rather planned to increase the profits to the Canberra Airport.

When we purchased our property we did so because we could subdivide in the future if we chose to do so. Our biggest issue with this proposal is the loss of our rights to choose to do as we want with our property.

Yours sincerely

Howard and Vicki Pickrell