



24 May 2013

The Hon. Brad Hazzard, MP
Minister for Planning and Infrastructure
Level 33, Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

By Email: office@hazzard.minister.nsw.gov.au

Dear Minister

Re: Development near Canberra Airport

UDIA NSW welcomes the opportunity to respond the Department of Planning and Infrastructure's draft Section 117 Direction on development near Canberra Airport.

UDIA NSW recognises the role Canberra Airport plays in the region's economy and the need to maintain its curfew free operation into the future. The justification for imposing the Direction around Canberra Airport is to ensure this, however we question this justification, particularly given it has not been introduced anywhere else in the State.

UDIA NSW has previously been involved in discussions in relation to AS 2021 – *Acoustics – Aircraft Noise Intrusion*. In those discussions UDIA NSW strongly opposed a push to impose new noise guidelines due to the vastly expanded aircraft noise footprints that had the effect of sterilise large tracts of land from being developed for housing.

We believe that the construction requirements under AS 2021 are a sound benchmark for governments across Australia to decide whether to approve a residential development, reject it, or to place conditions upon it to limit noise impacts, depending on the noise classification of a proposed development site. The imposition of the proposed Direction will not only be inconsistent with AS 2021, it seriously undermines its integrity and application into the future.

UDIA NSW is also concerned that the imposition of this Direction would lead to a precedent being set, which could be sought to be applied to other airports across the State and the Nation. This would have a disastrous impact on already deflated New South Wales housing sector.

This draft Direction has the ability to adversely impact the supply of housing in the State and we urge the Department of Planning and Infrastructure to reconsider the implementation of the Direction.



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Should you have any questions in relation to the above I can be contacted on 0431084651 or salbin@udia-nsw.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Albin', with a stylized flourish at the end.

Stephen Albin
Chief Executive