



# **Brad Hazzard MP**

## **Minister for Planning & Infrastructure**

### **Minister assisting the Premier on Infrastructure NSW**

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#### **MEDIA RELEASE**

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### **TRALEE REZONING WILL DELIVER MORE HOUSING AND ALLOW CANBERRA AIRPORT TO GROW**

The NSW Government has delivered a ‘win-win’ solution for South Tralee – rezoning land for up to 2,000 new homes while ensuring the long term growth and viability of Canberra Airport.

“South Tralee has arguably been one of the most entrenched land-use conflicts inherited by the NSW Government – one which the previous Labor government found too hard to resolve and allowed to drag on for more than a decade,” Minister for Planning and Infrastructure Brad Hazzard said.

“We have met the challenge of getting more housing into the Queanbeyan area and ensuring that Canberra Airport remains a 24 hour, curfew free passenger and freight hub.

“This approach will allow Canberra Airport to pursue ongoing development with capacity to expand up to five times its current size and have as many aircraft movements as Sydney Airport had in 2010.

“Any future housing development in South Tralee will be well outside the potential aircraft noise contours known as Australian Noise Exposure Forecasts (ANEF) set by the Federal Government.

“Housing is normally allowed up to 25ANEF around Australian airports.

“The Liberal and Nationals Government has focussed development in low noise areas outside the 20ANEF and put in place strict noise management criteria including notifications on zoning certificates and requiring noise insulation on houses.

“The potential development footprint, which includes a new town centre, has also been reduced by about 20 per cent to restrict housing to low noise areas.

“We need this rezoning to allow more homes to be built, currently the median house price in Queanbeyan has reached around \$580,000 – the same as Sydney – while average rents are around \$460 per week,” Mr Hazzard said.

Monaro MP John Barilaro has welcomed the Liberal and Nationals Government decision saying, “We have a situation where it is as expensive to buy or rent a home in Queanbeyan as it is in Sydney - clearly there is a housing supply problem.”

“A challenge with this project had always been about how to deliver the housing needed while accommodating Canberra Airport’s desire to expand and ensuring the outcome is in line with recent studies on aviation capacity,” Mr Hazzard said.

Key features of the rezoning include:

- Queanbeyan Council must notify all new South Tralee residents of the potential for aircraft noise and activity in the area on the statutory planning documents associated with their property purchase known as Section 149 Certificates.
- All new development will be limited to areas below the 20 ANEF contour (noise level) – a stricter limitation than is allowed under NSW planning law.
- As a precautionary measure, all new houses in South Tralee will be insulated against aircraft noise – another requirement that exceeds NSW planning law and the relevant Australian Standard.
- Canberra Airport can maintain its curfew free operation, its potential for 24 hour 7 day freight operation and an increase in flight numbers.
- Recreational activities will be provided in an open space buffer zone, between the new development and adjoining industrial area; and
- Protection of environmentally sensitive areas.

“The rezoning is now proceeding following completion of two recent pieces of work by the Commonwealth Government – the Joint Study into Sydney’s Aviation Capacity and new aircraft noise planning guidelines developed by the National Airport’s Safeguarding Advisory Group,” Mr Hazzard said.

The rezoning is consistent with Queanbeyan Council’s *Queanbeyan Residential and Economic Strategy*.