

INQUIRY INTO PACIFIC HIGHWAY UPGRADES

Organisation:

Name:

Telephone:

Date Received: 22/08/2005

Subject:

Summary

Partially Confidential

From: Jenny Gardiner
To: Steven Reynolds
Date: 19/08/05 17:21:09
Subject: Fwd: Letter Re: The Parliamentary Inquiry For T2E Pacific Highway Upgrade

4:52:43 pm Friday, 19 August 2005 >>>

The Hon. Jennifer Ann GARDINER, MLCParliament House, Macquarie Street, Sydney NSW 2000
Phone (02) 9230 2903

Fax (02) 9230 3408 Dear Ms Gardiner, Pacific Highway Upgrade InquiryGeneral Purpose Standing
Committee No. 4 My name is and, I, and my young family, reside at

. I am writing to strongly support the need for this Parliamentary inquiry and to express my desire to personally address the Parliamentary inquiry. My family and I have been devastated by the decision to extend the study area to include our home. I make the point here that this home we purchased in is our very first home and we now face financial ruin through no fault of our own. As you may imagine the purchase of a first home comes at a considerable effort for a young family these days in Australia. We face such ruin not by faulty planning or judgement on our part but by the very unfair decision to extend the study area. My wife and I planned our purchase and we included searches of the relevant planning by the RTA and searches of the local zoning. We never would have considered our purchase had we thought there were any possibility of such a monumental back-flip in public planning as has been displayed by the RTA in their decision to extend the study area. Consider the following pointsLand from Emigrant Creek (north of Knockrow) to the existing Bangalow By-Pass had already been zoned 9A for a highway upgrade. Land had already been acquired for the long since approved Ballina By-Pass Our Principal Asset and livelihood have now been entombed for an indeterminate time without prospect for fair compensation We cannot sell We cannot achieve a worthy valuation critical to our ability to secure financing to fund our business. Given the constraint of the long-since already approved Ballina By-Pass and the constraint of the Bangalow By-Pass we based our decision to purchase on the entirely realistic and reasonable assumption that the Pacific Highway Upgrade would not occur outside the existing Highway corridor. We paid a very high price for our home based on the views and location away from the Pacific Highway. I wish to support my complaint on the basis that the recent decision to expand the study area for the upgrade to the Pacific Highway was unethical and unfair. We purchased our home on

after conducting various searches including an RTA search that discovered the approved Ballina Bypass. This approved plan of the Pacific Highway from Ballina through to Tintenbar was finalised. Further, that the approval of this route would dictate that the upgrade of the highway further to the north would proceed along the escarpment and likely along the existing corridor of the highway. A selection of a more easterly route for the balance of the highway upgrade would likely be completely implausible. We made our significant property purchase based almost entirely on the magnificent view. We can see 180 degrees of ocean. We can also hear the ocean as though it were at our back door. As part of our pre-purchase searches we also discovered the re-zoning of the Escarpment as Ballina DCP No 12 – Newrybar Scenic Escarpment. The primary objective of this plan is ...to protect and enhance those areas of particular scenic value to the Shire of Ballina. I feel that we have suffered financially as a result this recent decision to alter the Ballina Bypass route and expand the study area to the east. Any such plan would thoroughly diminish the greatest asset of our property. My family will continue to face financial hardship due to the diminished valuation of our property caused by the uncertainty that this decision has now created. We recently moved our business to the local area with a view to establishing a solid platform for its growth. As you may understand the growth of any young business is critically constrained by the ability of its owners to raise bank finance, which in-turn, in this case, is critically linked to the bank's valuation of our principal asset, the family home. Our business will now have to halt any growth plans whilst this uncertainty remains. We will have to consider whether to lay off some local staff if we cannot raise necessary finance. I would thoroughly question the ethics and fairness of a decision to alter the already approved route for the Ballina Bypass. Was this decision based on a proper process by the RTA? I suspect not! Please urge the Government to investigate this process and examine, on the communities' behalf, the fairness of the RTA action. The RTA and governments should not be allowed to mislead the community and should endeavour to create a level of certainty for the community by following proper processes in such critical decision making. Sincerely

