

Lauderdale Quay

Addressing community concerns

There are a number of concerns in the community about our proposed development at Ralphs Bay and we think it is very important that these concerns are addressed. Here are our responses.

Concern

Ralphs Bay is a conservation area.

Response

The Ralphs Bay Conservation Area is a thin strip of land to the north and north east of Ralphs Bay comprising approximately 7.3 hectares. This conservation area currently extends only to the shoreline and does not include the tidal sandflats.

Concern

The State Coastal Policy 1996 was amended to "help" Walker.

Response

The State Coastal Policy 1996 was recently amended by the State Government to allow for action to be taken on the St Helens Barway.

Concern

The development poses an unacceptable risk to the Spotted Handfish, particularly as a result of sediment disturbance.

Response

No Spotted Handfish were surveyed in the development area. The closest colony is located approximately 2.5 km from the proposed navigation channel entry and over 3 km from the reclaimed land. Scientific studies have revealed that sediment plumes are unlikely to impact on waters of Ralphs Bay more than 20 metres from the dredge head or outer bund.

Concern

There will be years of heavy construction traffic on the roads together with unacceptable levels of noise and dust.

Response

Heavy construction traffic will not be a constant on the roads as the islands will be constructed from material on site. The only material that is required from elsewhere will be rock for the island walls and top soil. This will occur over a period of two years. The Construction Environmental Management Plan that forms part of the Draft Integrated Impact Statement (DIIS) comprehensively deals with the issues such as noise, dust, vibration and traffic, particularly given the proximity of Lauderdale Primary School.

Concern

The construction period will take over 15 years.

Response

A civil and infrastructure works program of no more than 7 years is proposed. Following the readying of land for building works, a staged release of residential land will occur to prevent oversupply. The program of construction of the ultimate built form is dependent upon the buyer.

Concern

Canal estates cannot exist without destroying the environment.

Response

There are good examples of recently approved canal estates in Western Australia, Queensland and Victoria that show how development and the environment can co-exist. One was recently approved for the Eyre Peninsula in South Australia.

Concern

The development includes a slipway for boats.

Response

The development does not include a slipway for boats.

Concern

There will be a substantial smell during the construction period.

Response

Odour impacts were investigated. Results of odour modelling indicated that odour impacts are unlikely to be significant. Odour impacts will be largely controlled through staged earthworks and good housekeeping. Existing odour concentrations at East Marsh Lagoon are significantly higher than those predicted for Ralphs Bay during construction. Increasing tidal flushing may help ameliorate the anaerobic conditions which cause odour at East Marsh Lagoon.

Concern

Racecourse Flats will be flooded which will destroy habitat for threatened species.

Response

Racecourse Flats is in a degraded condition as a result of the impeded tidal flows, the Lauderdale Landfill, vegetation clearance, riding of motorbikes and weed infestations. The Lauderdale Quay development's environmental offset package will reinstate natural tidal flows within East Marsh Lagoon and the saltmarsh communities of Racecourse Flats and involve a comprehensive program of weed and access management works that have been specifically designed to benefit local wildlife, including threatened species.

Concern

Migratory and shorebirds will be devastated by the plan to excavate 52% of the sandflats at Lauderdale.

Response

Migratory and resident shorebirds that utilise habitat at Lauderdale are reliant upon and regularly move between a number of wetland habitats within Ralphs Bay and the broader Derwent Estuary Pittwater Area (DEPA) complex. Technical studies indicate that the loss of 52% of the sandflats and associated wader foraging habitat at Lauderdale, which represents less than 19% and 8% of the available foraging habitat within Ralphs Bay and the DEPA complex, will not devastate shorebird populations because there will be sufficient capacity in the remaining foraging habitats at Lauderdale and other DEPA wetlands to accommodate the needs of any displaced birds.

Concern

The DIIS is incomplete.

Response

The DIIS has been prepared in accordance with the RPDC Guidelines and addresses all of the relevant issues to an appropriate level of detail. As indicated in the DIIS some additional technical investigations will be undertaken if the Lauderdale Quay development is approved to ensure that the environmental management commitments provided in the DIIS are realised.

Concern

Lauderdale Quay will result in increased rates for the provision of sewerage.

Response

In 1995 Clarence City Council adopted a long-term sewerage strategy, with the sewerage of Lauderdale as a medium term initiative. In November 2008, Council recognised that Lauderdale is now an area of high residential density that is producing increasing volumes of wastewater. To ensure the best possible environmental outcomes are met for the community, a full sewerage reticulation service was committed to by Council. This commitment is not contingent on the Lauderdale Quay proposal gaining approval.

Concern

The ongoing maintenance of Lauderdale Quay will result in increased rates for local residents.

Response

There will be no cost to existing ratepayers as the DIIS proposes future residents of the development would be responsible for ongoing maintenance and environmental work.



Walker has lodged the Draft Integrated Impact Statement with the RPDC.

This document comprehensively addresses the guidelines issued by the RPDC.

The assessment process for the Draft IIS is now underway.

Find out more: www.rpdc.tas.gov.au Or Walker's website: www.ralphsbay.net.au