

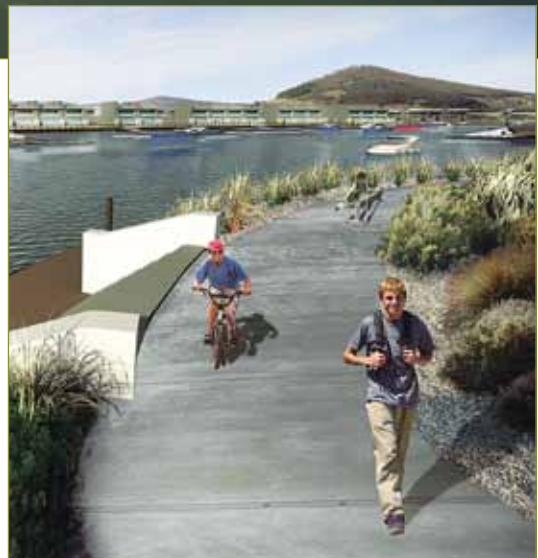
# Lauderdale Quay Ralphs Bay The Facts



Walker's Lauderdale Quay development at Ralphs Bay will provide unique waterfront housing in Tasmania, a marina, public parks, walking and cycling tracks and a range of new facilities.

As part of the community consultation process in the preparation of a Draft Integrated Impact Statement (IIS) for the Resource Planning and Development Commission (RPDC) Walker has undertaken a variety of activities including public information displays and sought community feedback.

Inside are the answers to some of your key questions.





**Q: How will the development be constructed?**

**A: The construction of the Lauderdale Quay will be completed in stages.**

The first stage involves construction of a temporary earth wall (to hold out sea water), western foreshore earth wall and reclamation of the foreshore island using fill obtained from dredging the navigational channel.

The majority of the development involving land reclamation and canal excavation will be undertaken in an enclosed area using dry excavation methods. Edge treatment of reclaimed land will follow the removal of temporary earth walls.

The final stages of construction will include bridges, marina berths, roads and power, water and sewer services.

Construction depends on environmental issues and weather conditions but could take up to seven years, but the bulk of the work will be completed in the first three years.

**Q: Has the development taken into account sea level rise?**

**A: We've factored in the likelihood of sea level rises into our design based on the best scientific advice.**

Based on current scientific consensus over the long term potential of climate change we've adopted a mean sea level (MSL) rise of 0.5m – 0.9 m over a 100 year planning period. The Lauderdale Quay development proposes a ground level of 2.5m AHD with a finished floor level for built form of 2.8m AHD.

A comprehensive climate change report will be included as part of the draft IIS and will be made public.

## **Traffic and new open space networks for the community.**

### **Q: What impact will the development have on South Arm Road?**

**A: South Arm Road will be upgraded to provide a safe pedestrian and cyclist environment and appropriate access points to the proposed development.**

The following work is proposed for South Arm Road, subject to approval by the Department of Infrastructure Energy & Resources:

- Reducing the speed limit to 60km/hour.
- Installing appropriately located pedestrian crossing facilities.
- Introducing roundabouts at the two site access points.



### **Q: Will the development be open to the general public?**

**A: The development has been designed with the Lauderdale community in mind.**

The development will include 18 hectares of public parks, streetscapes and coastal foreshores. There will also be approximately 4kms of walking and cycling tracks as well as boating access to the canals.

## **Water quality and maintenance of the waterways.**

### **Q: What will the water quality be like in the waterways?**

**A: Extensive research and modelling has been conducted to address the issue of water quality.**

The waterways will flush naturally with the tide. No mechanical pumping system is required.

Modelling shows that the waterways will completely flush between 15-23 days.

Stratification (both temperature and salinity) of the waterways does not develop and this process was assessed for both winter and summer conditions.

The waterways provide Ralphs Bay with increased capacity to absorb catchment flows and associated nutrient contaminants thereby improving the water quality within Ralphs Bay during rainfall events.

## **Q: Who will pay for the operation and maintenance of the waterways?**

**A: There will be no cost to the public or ratepayers outside Lauderdale Quay.**

The internal waterways of the Lauderdale Quay development, including the navigation channel, will be the responsibility of a management entity that will be funded by the residents of the development.

The public can access all the waterways.



## **Living in the development.**

### **Q: Why would people want to live in the development?**

**A: This is a unique development in Tasmania. Marketing studies show there is a demand for residential land with coastal views and water access in close proximity to Hobart. There is already strong interest from the local market.**

Water views and the outlook from internal living areas over the parkland will be maximised by ensuring low scale and semi transparent fencing. The development has been master planned to encourage innovative residential design and construction.

Wind is not a negative factor. Studies show the average wind speed experienced at Lauderdale is comparable to the wind speeds experienced at many of the other settled areas along the Derwent Estuary.

