

Executive Commissioner
Resource Planning and Development Commissioner
Level 3, 144 Macquarie St.
HOBART 7000

Email: Carol.Hughes@justice.tas.gov.au

Subject: Response to email from you 26/06/09 re Lauderdale Quay Hearings
Elaboration of my representation NO. 211, Maxwell George Darcey, dated
6th April 2009

1. ABOUT ME AND MY INVOLVEMENT

My professional qualifications and experience have been over 40 years as a Registered Land Surveyor (now retired) which included experience in project development, land use planning and sub-division design.

I have a unique position in regards to this Lauderdale Quay development in that I \ designed and drew up the original concept plans for a marina and marina style development proposal and, over a period of 10 years, have been promoting it to prospective developers.

The initial critical studies relating to sand drilling and heavy metals were carried out by Pitt and Sherry Consulting Engineers. I made enquiries at DPIWE about spotted handfish and aboriginal relics.

2. FOOTPRINT ON RALPHS BAY

The proposed development represents about 1% of the total area of Ralphs Bay. Being such a small part of the total area, this makes a joke of the opponents "Save Ralphs Bay" slogan.

3. DREDGING AND SEDIMENTATION

I urge the RPDC members to have a look at the clay core samples which Walker have had on display. The quality of this clay indicates that the dredge channels will not silt up but stand on their own accord with suitable bunding. Proof of this can be seen on an aerial photo which indicates that the 80 year old canal still exists under the waters of Ralphs Bay.

4. SPOTTED HANDFISH

It was inevitable that Christine Milne would raise this issue. It is clear from evidence of DPIWE and Walker studies that no handfish exist anywhere near this development

5. WIND

The wind at Lauderdale is the same wind that blows on to the whole of the Eastern Shore where people are still happily building new homes.

6. AVIAN

This issue has been raised in such a way by bird experts that, in my opinion, their arguments are emotional rubbish. Birds are not stupid. I live in Sandy Bay on the flight path of the sea birds which are observed each day flying backwards and forwards from the southern beaches to the South Hobart tip.

The Quay development takes up about 800m of tidal coastal frontage along the South Arm highway. This frontage will be replaced by 8000m of new permanent water frontage along the Quay Development which will provide additional opportunity for birds to nest.

7. **ECONOMIC IMPACTS –BENEFITS TO LAUDERDALE RESIDENTS, TO CITY OF CLARENCE AND TASMANIANS AS A WHOLE**

This Quay proposal provides a unique and rare opportunity for outside capital investment in Tasmania. The applicant is a well known, experienced and successful developer—a current project is in Civic Centre, Canberra.

This Quay proposal will bring much needed major services and infra structure to Lauderdale which will benefit the local residents. Local residents will have available a world class marina and associated service centres. After all, this site is only half an hour by boat from D’Entrecasteaux Channel – one of the best boating and cruising grounds in the country.

The large investment in homes on this site will raise the rate base for the City of Clarence and bring a substantial increase in population in to the city. It will become a catalyst for new investment in the city centre and, in time, through additional employment opportunities, keep more Clarence residents on the Eastern Shore thus relieving traffic pressure on the Tasman Bridge.

This Quay proposal will, for the first time in 80 years make available for Tasmanians true water front title properties for purchase and use by their families.

8. **CONCLUSION**

The opponents have made a case based mainly on emotion and political opportunity whereas, in my opinion, facts and studies indicate that this is a good development proposal which in the broad sense will provide an enormous boost to the City of Clarence and provide opportunities for people to live in a unique environmentally sensitive water front housing development.

I RECOMMEND THAT THE DEVELOPMENT BE APPROVED.

M.G.Darcey

29th June 2009