

SUBMISSION ON THE LAUDERDALE QUAY DRAFT
INTEGRATED IMPACT STATEMENT

Title	Mr
Name	Denis Charlesworth

Summary of key issues (e.g. dot points)

I wish comment on the proposal for a housing estate/marina development at Ralphs Bay as detailed in the submission to the RPDC by Walker Corporation (*Walker IIS*) with reference to the following:

- Loss of habitat for and disturbance of important populations of migratory and residential shorebirds.
- Economic viability factors.
- Visual Impact.

See below for detailed comments.

Detailed submission

(e.g. where possible refer to the title and section number of the DIIS)

Loss of habitat for and disturbance of important populations of migratory and residential shorebirds

Ralphs Bay is used by a large population of pied oystercatcher comprising approx. 3% of the world population of this species. These birds feed on the mudflats proposed to be removed to form islands on which the project will be constructed, the northern intertidal zone of Ralphs Bay.

A report submitted in *Walker IIS* prepared by Enesar Consulting Pty Ltd estimates that 8 out of 11 low tide foraging zones, 5 of 6 high tide foraging zones, and all good weather roosting zones are

within this part of the intertidal zone. This supports my personal feeling that this is the most important area for supporting the Ralphs Bay pied oystercatcher population.

This part of Ralphs Bay is also an important feeding, breeding and roosting area for other shorebirds and migratory waders which breed in the Northern Hemisphere and return to SE Tasmania in the summer such as red-necked stint, bar-tailed godwit, eastern curlew and double-banded plover which migrates from New Zealand during our winter. The principal zone for supporting all these birds is the one proposed for the development in particular the spit near the entrance to the canal which it is proposed to totally remove.

The disturbance to all these birds during the construction phase would be horrendous and will probably result in their loss from Ralphs Bay. The argument that they will be accommodated elsewhere in the SE/Derwent system is not valid as the bird population is finely tuned to the capacity of the system to support it. Loss of an important part of the system such as Ralphs Bay will damage the system as a whole.

Walker Corporation has a plan to rehabilitate the area south of the project and east of South Arm Road (Racecourse Flats and East Marsh) to provide a replacement for the habitat lost. Surely this is impossible, certainly within the required time-frame.

Economic viability factors

Walker Corporation purports to demonstrate that there is a need for the development based on a shortage of waterfront land zoned for residential use in the Clarence municipality.

There are in fact 336 lots on waterfront land currently being assessed for subdivision in Clarence municipality at Droughty Point Road and at Acton Road, Seven mile beach. (see Appendix 6 of *Market Analysis Assessment of proposed Lauderdale Quay Canal Development* prepared by Brothers and Newton Pty Ltd) Also, from the same report, figures taken from the *Clarence Residential*

Strategy, a report prepared by the Clarence City Council to quantify available land for development, show that 'further but limited subdivision of urban zoned land can occur in other waterfront suburbs of Howrah and Tranmere'.

What is not established is a demand for the type of residential building lots that will be offered by Lauderdale Quay. These are aimed at the top end of the market and in the current economic climate it will be very difficult to sell 477 of them. Lots are to be offered for sale as building blocks only and purchasers will be responsible for maintenance of the canal waterways. If the lots do not sell who will pick up this cost? The few unlucky buyers or Clarence ratepayers and Tasmanian taxpayers?

In fact who will indemnify the very high construction costs of the project as a whole if the market is not there?

I think that, if this project goes ahead, there is a very serious danger that it will become a very expensive white elephant.

Visual Impact

I believe that the visual impact of the project will be unacceptable, particularly in areas proximate to Ralphs Bay. This is because the base level of the complex will be at 1 metre above the level of the existing Ralphs Bay shoreline. When 8 metres (permitted building height) is added to this, the complex will be extremely obtrusive.

The visual impact assessment prepared by Deicke Richards analyses views of the project from various vantage points around Hobart at various distances. This work is very professional but seems to more concerned with where the complex cannot be seen from than where it can. In the views where it can be seen it seems to loom like a Naval battle ship lurking in the cove. I concede that this may be partly because it is presented as a black outline but if to scale it shows that the profile of the development is too high.

A number of close range views are presented and some at first glance would seem to be acceptable. However, view C9 from South Arm Road below Meehan Range and view C6 from South

Arm Road opposite Lauderdale Tavern are probably better indicators of true picture.

In section 5.5.3 of the report the following statement is made:
'Visual impact is high due to loss of water views, the extreme modification of the natural land form, the loss of vegetated skyline and the dominance of built elements'.

The report then goes on to say that this is ok because the area is of low amenity value and has poor pedestrian access. Is this relevant? The view is enjoyed and appreciated by many motorists every day. With sensitive improvement the Ralphs Bay foreshore could be made much more amenable, with cycling and pedestrian access and at little cost.