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Executive Commissioner Resource  
Planning and Development Commission  
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Hobart. TAS. 7000

25.03.09

To Whom It May Concern,

As regards to this proposed Ralph's Bay Land Reclamation Development, proposed by Walker Corporation, certain issues are now surfacing that raise serious doubts as to the real aim of this project under consideration. What is the RPDC actually judging in approving the *first* stage of this project? Residents are not naïve as to think that this is the finished product by any means.

My first query is that the Premier's statement has let it out of the bag, in that this project will protect Lauderdale from flooding, albeit by the arguable premise of sea level rises. This would suggest a retaining sea wall to encapsulate the sand flats within Ralph's Bay. That's right across that bay! But the finished model shows no such containment wall. We must therefore assume that half of this phantom wall has either been dismantled, or the rest absorbed as part of the outer wall development. Please clarify this point? If this was not to be the case then it tends to confirm that the southern side of the bay will also be dredged later on. Tell me that this is not the case? After all it would appear strange for only one side of the bay to be dredged without some form of revetment containing the southern sand flats. It would make more sense if both sides of the bay were dredged together if that was the true intent. But this would expand the project wouldn't it? Therefore should the Premier be taken literally on flood proofing Lauderdale, of which would necessitate leaving this containment wall largely in tact? It would be most naïve to disregard this question.

The true population density of stage one of this housing development is questionable? It may be a development for some 500 dwellings, but that will give you no indication of projected occupancy. Total occupancy can only be arrived at when Council issues density codes and plot ratios for this project. You at the RPDC will have no idea what the finished product will look like; the building heights and how they will be silhouetted on the sky-line? You can only guess! That's unsafe!

Now let us look at the practical implications of when dredging starts. That is if this project is to be approved? The turning of the first sod will give off such an unpleasant putrefying odor in a populated area, being right near a large Primary school, hotel and shopping center. A major health hazard! Something else you'll have to consider.

Now the suspicious infestation of northern pacific sea-stars in Frederick Henry Bay does certainly raise the specter of a much larger agendum regarding the true appetite of this land reclamation development for the future. Something that smacks of the conduct of WA's good ol' Bondy! It alludes towards an expanding scheme towards the other end of the canal and beyond? All in the name of saving Lauderdale from those rising sea levels perhaps? One could also argue that this type of instrument becomes facilitated by the Clarence Council's lack of indemnity for building projects within low lying parts of Lauderdale. Residents know that the Council has put the protection of sand dunes in the too hard basket for many years. Is this to facilitate further reclamation activity along Frederick Henry Bay?

In summary, I and many other residents feel that this is the start of a project cunningly concealed as a Lauderdale Venetian Project; a project that will use as a ruse the protection of Lauderdale from perceived flood inundation, but in reality a huge marina resort. For this to happen, an opportunist and systematic land grab of the sand flats within both western and eastern bays at Lauderdale will occur. The ultimate lynch-pin therefore would be the re-opening of the canal, of which was part of the original plan. Foreshore properties fronting Frederick Henry Bay would be acquired over time, whilst the sand dune area, currently owned by the Clarence Council, would facilitate the fore-shore open for re-development. To hell with the life style, fishing and recreation of local residents and visitors alike, as we all try to enjoy our beautiful beaches!

This project was ill conceived from the outset and will cause much resentment within the community. Many feel that the RPDC has an unfortunate roll in this saga, but now we're all left with total cynicism as to the ultimate goal of this highly dubious project.

Yours Truly

J D Alexander

A handwritten signature in black ink, appearing to be 'J D Alexander', written in a cursive style with a long horizontal flourish at the end.