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Resource Planning and Development Commission
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Elaboration of Original Submission No. 83 for Lauderdale Canal Estate Hearing

Further to our submission to the RPDC we would like to further elaborate on some of our concerns. We believe that the panel should adopt the precautionary principle in their deliberations, and that if there is any chance of permanent damage to the environment, to the social fabric of the district or to the health and wellbeing of any resident then this development should never go ahead.

In regards to the new information provided by Walker in relation to the traffic management plan, this has a direct impact on us and many other residents of Lauderdale. The new plan suggests that there will be no right turn out of Ringwood Road onto South Arm Road. This will effectively mean that residents driving to Hobart will be forced to turn left onto South Arm Road and then proceed some distance to a further roundabout before they can proceed with their travel. This is a major inconvenience to existing residents, and dangerous to any heavy vehicles using this route. It suggests that the traffic requirements of existing residents are secondary to the needs of the proposed development.

We also have concern in regards to the pictorial representations of the development produced by Walker Corporation. The artists' impressions of the completed estate show houses of a minimal design, which are quite similar to each other. It is our understanding that, subject to council approval of individual designs, the houses will not be as homogenous as represented in the artwork, but most likely will be of differing designs, as is the case with every other new housing sub-divisions. This will obviously significantly change the aesthetics of the area from that which has been depicted.

As stated on pages 18 and 19 of the Lauderdale Quay Draft Integrated Impact Statement, "The development will be viewed close up from South Arm Road at Lauderdale and the visual impact here is high due to loss of water views, the modification of the natural landform, the loss of vegetated skyline and the dominance of built elements."

"The highest impact to the view is from those vantage points along South Arm Road that look across the bay to the distant summit of Mt Wellington." If the Walker Corporation were to provide the public with a realistic artistic impression of how this development would look, they should include a view of a pedestrian looking from South Arm Road across Ralphs Bay, and the view from a car of a person driving along South Arm Road, also looking across Ralphs Bay. Maybe then the public would be able to more clearly understand just how obtrusive and obstructive this proposed development will be.

One of our major concerns, as already highlighted in our initial submission, is the possibility of any adverse effects on the children at Lauderdale Primary School. We have a general concern for all students at the school, but this is particularly relevant to us as we are parents of two students at the school. We continue to hold grave concerns for the welfare of all students at the school due to it's proximity to this proposed development.

Our youngest child is currently in Prep, and the scale of this proposal means that she may be exposed to any potential health and environmental damage for the life of her schooling there. Again we would like to stress that any potential risk to our children is too much of a risk to bear.

Environmental issues are also important to our family. We have chosen to live in this quiet seaside community as we enjoy the diversity of our local environment, including its flora and fauna. We are often delighted particularly by the diversity of bird life we have residing near us. We are concerned that this proposal will have a significantly adverse effect on the local environment, particularly the Pied Oystercatcher and possibly the Spotted Handfish. We are fortunate that our children are growing up observing these magnificent birds and their interaction with the area that we are so fond of.

Another important part of living in Lauderdale for us was choosing a place to reside that has a strong sense of community. We had travelled to the area many times to visit relatives before moving here from Victoria, and we consciously chose this area as the place in Tasmania that we wished to live and raise our children in. This is due to a palpable sense of community in the area. We live in a street where most of the inhabitants are long term residents of the area. To us these are the Lauderdale experts, people who have lived decades in this area, and overwhelmingly these people do not want the proposal to go ahead. Many people have a strong connection to Lauderdale and its surrounds due to the 'small town' nature of this place, so close to the city. It is a place we are proud to call home. The Walker proposal does not take into account the existing culture of the area, and presupposes that residents want change, when there is no evidence of this. Rather the amount of submissions from locals objecting to the development show that residents do not want this built in their area. Many aspects of this proposal seem to neglect the interests of existing residents in favour of the interests of any potential residents of the development.

Finally, we have a major concern that this development if built could become a 'white elephant', therefore becoming a financial burden to ratepayers, but also a potential eyesore. From the first time we heard about this project to now we continue to be bewildered as to how anyone could think that this proposal is in any way appropriate for the Ralph's Bay area. As people who drive alongside the proposed development on a daily basis, the weather conditions alone make it a totally unsuitable choice of location for this kind of development. The wind in the bay is at times extreme, and this is why it is a very popular windsurfing location. We are baffled as to why anyone would choose to live in a high wind area such as this. We often joke on windy days that if there were residents living out there now if they could open their front doors (facing westwards) they would be promptly blown to the back of their houses, and any view they had would be covered in sea spray.

We often ask ourselves – why here? What possible reason is for them wanting to develop this area? It does not fit with the local environment, the local culture, the local flora and fauna. This development will not add anything to this area or its residents. It's only possible reason for being is to provide financial benefit to the Walker Corporation, at an enormous cost to the environment and the local community. While we are not anti development, development needs to be appropriate and sustainable. We do not believe that the Walker Corporation proposal is either of these things and we wish again to state our strong objection to this proposal.