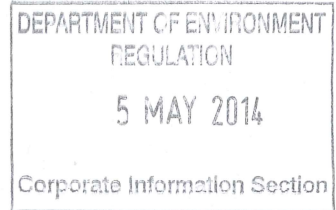


Peter Ferraro

Department of Environment Regulation

Dear Sir/Madam

Noise Amelioration Plan - Wagerup



I am a "Zone A" landowner. In my previous correspondence with Alcoa and the DER I have voiced objections on the impact that the Alcoa Wagerup refinery has had to my personal life and my family. Four generations of my family have enjoyed the use of my property. This will no longer be possible in the future due to the impost from Alcoa and furthermore, now in my case no likelihood of reducing noise to fall within the regulations.

In my case the noise amelioration plan requires Alcoa to use best endeavours to purchase the land affected. Alcoa's best endeavour according to their land management policy is to pay 35% above unaffected market value for the property impacted by Alcoa's business (zone A property owners). This might seem a good offer for those land owners who might be in the market to sell. They at least will get a premium over what they may have expected from the market and given that they had made a decision based on their own plans it could be argued that those landowners have got a reasonable deal. However for those landowners like myself that had no intention of selling this is inadequate compensation to cover my loss.

My property has great sentimental value as my ancestors and myself cleared the property (mostly by horses and hand) to bring it to the picturesque condition that it is now in. There is nothing that will return our lifestyle back and it is only going to get worse with the implementation of Alcoa's latest plan. Given that the implementation of the plan is all but confirmed I urge you to demand that Alcoa negotiates genuinely with each landowner and recognises their loss.

Alcoa's concern around setting of precedent and inconsistencies with past compensation packages is irrelevant to me. A successful negotiation is always one that results in a win for both parties. Each landowner's circumstance is unique and their idea of value (not necessarily monetary) is therefore unique. Therefore what may seem appropriate compensation for one landowner may not be appropriate for another.

Alcoa stand to gain significantly by not being forced to abide by the regulations. All of the compromise is at my end and I believe that if Alcoa is unable to comply with the regulations as it affects me, then their only option is to control the property so it is no longer an impact on me. Our request is that you insist that they purchase the affected properties for an amount that is commensurate with what they stand to gain and commensurate with what the individual landowner stands to lose. In my case the compensation package ensures that the only winner is Alcoa, ie they get what they want (noise emission concession and pay relatively low compensation) and I don't get to enjoy my property as I had originally planned. As it currently stands my choice is to either accept a relatively low compensation from Alcoa or put up with the impost.

I hope that through this letter Alcoa reconsider the impact to me (and others) and propose an acceptable compensation package to me or alternatively they are made to comply with the current regulations.

Yours faithfully

P Ferraro

Peter Ferraro