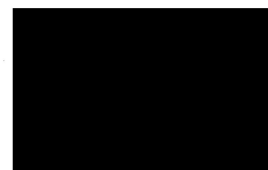




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A757464
Noise

K&E Walmsley



8th May 2014

Dear Sir

Re: Wagerup Alumina refinery Noise Amelioration Plan

We appreciate the opportunity to comment on the above plan that has been released for public comment.

Our comments are as follows-

1.

Property Values – properties are always purchased either for profit, lifestyle, or equity for future investments. We find now our property fails in all three of these areas.

Our property was valued over 24 years ago (1990), for purposes of equity management. Without the infrastructure at that time, this property was valued at approx. \$400,000. In 2004 this property was valued by Alcoa at \$441,000 with infrastructure at \$189,000. In 2007 including infrastructure of over \$600,000, valuers placed the property at \$1.75, which at that time was determined by our own investigations, to be about 50% of replaceable value. In 2012 we again had property valued for equity management, and it was valued at \$650,000. At this point, the valuer noted that there was negative media, and stigma associated with any properties assoc within the refinery footprint, hence demand for any property like this was considered to be very low as a result. (see attached report).

2.

Lifestyle appeal of this property has been destroyed. The appeal of this type of unique property was for clean air, quiet, pleasant location within a stable environment and community. Obviously all of these factors no longer exist – the town has never recovered from the Land management buy outs – it composes a transient population of low rentals, poor quality tenants (if tenants at all in some of the dilapidated houses which are not maintained), unsavoury to live and not secure. There are very little services available to entice a sustainable populace. The whole amenity of the area has diminished with no vision of recovery. The visual amenity from our property has changed with broadening mudlake footprint, and a larger refinery footprint. Intrusive odours, if not considered by the legal experts as detrimental to health, are still offensive, and one must question if continual exposure 24 hours a day, so even whilst sleeping, one is exposed to the same fumes. We are sure, even with limits on units per average, there must be many singular unaccounted or unreported high events which we as neighbours are certainly exposed to. Noise modifications installed by Alcoa make our home suitable to meet internally, noise regs – but reduce the amenity of outdoor entertaining with Refinery operating noise. We chose to stay

on this property in the false hope that we would see change or improvement. All we have seen in 12 years is further deterioration of the area, property values fall, area value diminish.

3.

The Noise Amelioration Plan report states that the administrators will maintain contact with owners within Area A. This begs how often is considered acceptable, where unless we create contact, apart from the formal plans or submissions, there is no regular pro-active contact.

4.

The Noise Amelioration Plan report states, in 3.1 – bullet point 7, “Alcoa will write to all remaining Area A neighbours reminding them of the Land Management Plan and Alcoa’s wish to purchase their property.” This statement seems to have been contradicted many times, - Alcoa ask for offers of expressions of interest, but don’t seriously appear to “wish” to purchase properties. We have had letters contradictory to this – if the property owner wishes to sell – Alcoa aren’t otherwise in the market to actively buy. Quote from one Alcoa correspondence “Alcoa is not actively seeking to purchase homes in Area A and is very happy for those neighbours who wish to remain living around the Wagerup refinery to do so.” This is an exact quote from correspondence from Alcoa to us dated 30 March 2004.

5.

The Land Management Report, 2014, Pt 11, Para 4, - the Government has said Alcoa has to demonstrate best endeavours to purchase. If there were any changes at all to the Management plans, since their inception in 2002, one would consider that Alcoa is making best endeavours. There are no serious endeavours, nor are the offers fair and equitable.

6.

Land Management Report Ref Point 3 (pg 4)– Why are the future mudlake expansions covered by the Reg 17? We don’t understand this Reference and the reasoning. Would not the 35 dB model line be applicable for the whole perimeter of the refinery for the Land/Noise management? Why reference the future expansion of the residue storage area?

7.

Page 11 – last paragraph. The report states that Alcoa will not change its dealings, so that they are reflective of same sales over the past 12 years. The commitment was made to the community 12 years ago – they are not the same community as is here now, the Govt legislation changes over time – that is consistent of all practises, and the previous sellers were committed to that there would be no changes in the “initial terms of sales” to any future sales...whatever distant time that would be. We find it hard to believe that what someone suggested, on selling their property in the past – should dictate what deals/negotiations are held at this point in time for someone else’s property. Past community members should have no dictation to our personal situation, or dealings with Alcoa.

8.

The continual dragging of the processes over the past 12 years have been delay tactics. Continual process of approvals, appeals, plan presentations. From Day 1 we were advised that any large mining giant will use every conceivable legal loophole to delay processes or prevent information to give the continual safe out.

9.

Alcoa were historically concerned about the cost of land – in 1980, Alcoa paid \$800/acre for land locally. That would be worth \$6000 an acre now – so it was a sensible investment. Alcoa need to understand they are buying an ASSET from property owners, whom in turn wish to then replace their property for like or more – that is the basis of investment and property turnover. The price being asked by property owners today may appear dear, but Alcoa will make a profit at the end of the refinery life.

In summary, it may be legal to IMPOSE a REG 17 on property owners, such as ourselves, without us being able to REJECT or UPHOLD an OBJECTION.....However it begs the question, one must consider it IMMORAL and INAPPROPRIATE to impose without any form of Compensation. As Property owners, we must have some rights – rights to quality of life, or the right to sell a property at our selling price, if the purchaser has created the changes, limitations, impositions & restrictions to the existing property. (eg limited its business potential and value).

I look forward to meet with you to discuss these issues in a “face to face” as previously promised.

Regards

Eric Walmsley

ERIC WALMSLEY
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