

## RALPHS BAY BELONGS TO US ALL



1. Ralphs Bay tidal flats recognised in the State of the Derwent Report 2004 as critical to the health of the river, and long-term wellbeing of the urban population it supports. The River Derwent is showing encouraging signs of improvement following millions of dollars investment from public and industry sources.
2. Copper, cadmium, arsenic, mercury, lead and zinc safely stored in the bay sediments. State of the Environment Report says no threat to public health in present undisturbed state.
3. Sydney-based billionaire, Lang Walker wants to build Tasmania's first Gold Coast-style canal housing estate and marina. Last known visit to Premier Lennon, with ex-Labor powerbroker, Graham Richardson in April 2004.
4. Officially included in Ralphs Bay Conservation Area until 4 July 2005 when Environment Minister said government map had been drafted incorrectly. Error pointed out by developer.
5. Scene of Walker Corporation's planned ten year construction project to build seven islands and up to 500 houses on top of the formerly recognised Conservation Area sandflats.
6. Tens of thousands of heavy truck and machinery movements during decade-long construction. Traffic delays and lengthy detours. Road problems will be a State Government responsibility and headache for motorists.
7. Sewerage pipeline to be delivered to canal estate only. Lauderdale residents to pay for connection to homes. Sewerage infrastructure is a Council responsibility.
8. Tasmanian, national and internationally significant migratory and shore bird habitat recognised on the Register of the National Estate, and in agreements with Japan and China.
9. One of the last known habitats of the critically endangered Spotted handfish, found in the Derwent, Ralphs Bay and Frederick Henry Bay. Protected under Commonwealth law. A major threat to survival is disturbance of river sediments.
10. Peaceful, relaxed lifestyle with an emphasis on enjoyment of public coastal areas. All currently also under threat.
11. Lovely vista across the bay to Mt Wellington. The trade-off? A massive construction site in the foreground for ten years, then up to 500 homes erasing the view.
12. On-land subdivisions already planned for nearby, with 1400 new lots approved and almost as many again before council. No shortage of available land for housing. Sewerage main coming ever closer to Lauderdale.
13. Walker Corporation's canal islands would need to be between 2-3 metres above sea level to accommodate sea level rise.
14. A treasure trove of much-loved, pristine bays and beaches in every direction. If Ralphs Bay, which parcel of public coastline next for Tasmania's canal estate nightmare?
15. Parliament and the Lennon Ministry. Are they listening?



Image: Chris Wright

## THE THIN EDGE OF THE WEDGE

Tasmania has been fortunate to avoid the glut of ugly and inappropriate development which has scarred mainland Australia's coastline. Not any more. Big interstate money now has its eyes on our prized and unspoiled shoreline.

The trouble is, they want to buy what belongs to us all. They want to own something we all share and love.

Experience interstate tells us, too often the gain is all short term, and the real dollars are made by the developers themselves. The pain of making a huge environmental mistake is with us forever.

The trouble is, these developer characters don't always learn from past mistakes. Sydney-based Walker Corporation proposes to build Tasmania's first canal housing estate inside Ralphs Bay. It wants the Lennon Government to grant Project of State Significance Status (POSS) for the project.

The trouble is, Walker Corporation wants to put its houses in a high conservation value estuarine ecosystem which supports a complex web of life, and helps to keep our river healthy.

And the trouble is, canal estates cause profound environmental harm. That's why the Carr Government banned them in NSW.

The Lennon Government will decide before the end of the month whether to listen to its constituents - as well as its own State Coastal Policy, State of the Environment Report and State of the Derwent Report. It should just say, 'No canal estates. The Tasmanian coastline deserves respect'

The truth is, the Walker Corporation canal shocker should never have been allowed to get this far...



## FOCUS ON RALPHS BAY

I am distributing this brochure containing information about the proposed development in Ralphs Bay.

The information has been provided by Save Ralphs Bay Inc. and I endorse their views.

I conducted a survey that showed 70% of residents do not want this development - it is not the greatest thing since sliced bread.

I believe there are far more important projects in Franklin that warrant consideration as Projects of State Significance. I urge you to make representation to the State Members for Franklin with your views on this development.

**Harry Quick Ph (03) 6263 5155**

Shop 1, Cove Hill Fair, Bridgewater, 7030



Your three Labor members for Franklin, **Paul Lennon, Lara Giddings and Paula Wriedt** will be at the Cabinet table. There is still time to show them Tasmanians want good developments, in appropriate places...

Personal letters carry significant weight in political offices. Phone calls are effective too. Write to all three at the following address: Parliament House HOBART TAS 7000

Or phone them on:

**Paul Lennon: (03) 6233 3464**

**Lara Giddings: (03) 6233 6752**

**Paula Wriedt: (03) 6233 8309**



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*Canal estates are illegal in New South Wales. They lead to .. wetland habitat destruction .. damage to fisheries .. loss of rare fauna and flora .. household runoff pollution .. water quality problems .. mosquito and midge swarms .. regular dredging .. loss of public access ..*