



**To The Householder**

**IT'S TIME TO STAND**

**UP FOR TASMANIA'S**

**COASTLINE**

**SYDNEY DEVELOPER FACES TOUGH TEST IN TASMANIA'S INDEPENDENT PLANNING SYSTEM - IF DUE PROCESS IS ALLOWED TO PREVAIL**

**IT'S ON** ... Yes, after three and a half years of meetings, public forums, expert speakers, and campaigning by the community group Save Ralphs Bay (SRB) Inc., Tasmania now has its first Gold Coast style canal estate proposal being treated as a **Project of State Significance (PoSS)**. A PoSS is governed by the State Policies and Projects Act and the responsible Minister is **the Premier**.

Tasmania's peak planning body, the **Resource Planning and Development Commission (RPDC)** will assess the Walker Corporation's canal housing and marina plan for the Ralphs Bay Conservation Area at Lauderdale. The RPDC is the body most recently sidelined by the Tasmanian Government, to fast-track the assessment of the Gunn's pulp mill proposal. The RPDC was formed to keep politicians out of planning decisions. To do its job properly, the RPDC should be fully independent, able to conduct its inquiries secure from political interference or pressure.

The formal assessment process of the Walker canal estate proposal began on 16 April this year with the selection of the proposed "**Lauderdale Quay**" Assessment Panel. On Friday 8 June, the RPDC Draft Scope Guidelines and the developer's Project Description were released to the public, with an invitation for comment on the Draft **Guidelines**.

**What are the implications of the RPDC assessment for the Walker proposal?**

It does **not** mean the Walker proposal has any planning green light, and that it is only a matter of time before the bulldozers begin digging up Ralphs Bay. The RPDC's role is to evaluate the proposal against a comprehensive set of guidelines, covering the **environmental, social, community and economic implications** of the project. The developer is required to prepare a Draft Integrated Impact Statement (IIS), addressing the Final Guidelines, for public comment and the Commission's examination. **Expert and scientific evidence** will guide the assessment, and the proponent's claims will be tested at public hearings. After receiving Walker Corporation's Final IIS and weighing the project's merits or otherwise, the RPDC will give a recommendation to the Minister as to whether the proposal should go ahead. Any approval must be passed by the Tasmanian Parliament and **the Federal Environment Minister will have the final say**. This process could take up to two years.

It does **not** mean that because members of the community wish for the project to go away this process will stop. Unfortunately, it won't. The Walker proposal is now the subject of a **long process of evaluation**. The only way its spectre will vanish from Ralphs Bay's shores is if Walker Corporation loses in the RPDC, or withdraws the proposal, or if the Parliament enacts legislation to **ban canal estate developments** here, as they have done in NSW.

It **does** mean that you can still get involved. You, or some one you know, can still make a contribution to showing up the Walker proposal for exactly what it is - **an ill conceived, destructive sub-division in Ralphs Bay**, driven by greed.

*We hear there are millions to be made from the dubious promise of a wind-chilled canal estate experience for 500 block owners. What price a Conservation Area currently owned by the people of Tasmania? What price the pollution of our river, and of a lifestyle free from the trucks, traffic, noise, dust and dredging of a decade long construction? How do we value the shorebirds who need Ralphs Bay for their survival? And what lies ahead if the precedent is set for digging up one treasured Tasmanian bay to suit one rich man, Sydney based billionaire, Lang Walker?*



**\*\* Knowledge is power! To learn more about how to help Ralphs Bay, attend one of two SRB Inc. public information sessions on the RPDC process**

- 1. Saturday 30 June from 3 – 4.30 p.m. Lauderdale Hall, Lauderdale**
- 2. Sunday 1<sup>st</sup> July from 3 – 4.30 p.m. Calverton Hall, South Arm**

### **Ralphs Bay and Tasmania's coastline – Absolutely worth fighting for**

SRB Inc. will participate in the assessment process at every step to ensure the interests and **values** of Ralphs Bay and its community are represented. We believe the Draft Guidelines are thorough, and rigorous, but may need some strengthening in parts. They will prove a **serious challenge to the Walker Corporation**. As long as science, the community, common sense and an independent RPDC are allowed to work together, SRB Inc. feels certain **Ralphs Bay can be saved**.

### **If you share some or all of our concerns there are many things you can do to help ...**

\* Understand more about the assessment process - read the Introduction, Project Description prepared by Walker Corporation, and the Draft Scope Guidelines for the Integrated Impact Statement on the RPDC website

[http://www.rpdc.tas.gov.au/poss/lauderdale\\_quay](http://www.rpdc.tas.gov.au/poss/lauderdale_quay)

\* Or, ring the RPDC on 6233 2795 and ask for a hard copy by post, or pick up a copy from the RPDC, located at 3<sup>rd</sup> floor, 144-148 Macquarie St.

\* Make a written submission on the Draft Scope Guidelines before the closing date of July 9<sup>th</sup>. The Draft Guidelines are thorough, so if you do not have expert knowledge of the issues, your submission may simply ask the Commission not to allow the guidelines to be watered down in any way, and to ensure the Walker Corp. proposal is rigorously assessed against the Final Scope Guidelines. Address for submissions on the guidelines is Resource Planning and Development Commission, GPO Box 1691, Hobart Tas 7001, or email to [enquiry.rpdc@justice.tas.gov.au](mailto:enquiry.rpdc@justice.tas.gov.au)

\* If you have detailed expert knowledge, please put this to good use in your submission, and consider contacting Save Ralphs Bay Inc at [www.saveralphsbay.org](http://www.saveralphsbay.org) to offer your assistance

\* Write Letters to the Editor expressing your concerns and stating the need for a fair and rigorous assessment of the Walker proposal, without any political interference [mercuryedletter@dbl.newsltd.com.au](mailto:mercuryedletter@dbl.newsltd.com.au)

\* Ring talkback radio, such as Mornings with Tim Cox on ABC 936AM, 1300 222 936 to express your concerns and encourage fellow Tasmanians to take an active interest in coastal protection.

\* Visit [www.saveralphsbay.org](http://www.saveralphsbay.org) for more ideas and information on the campaign, or to make a donation to help with the costs associated with defending the Ralphs Bay Conservation Area from Walker's distinctly '**un-Tasmanian**' vision for our coastline.

### **INTERESTED IN HELPING US TO PAY FOR EXPERT ADVICE, RESEARCH, GOOD LAWYERS AND OTHER CAMPAIGN EXPENSES?**

Go to [www.saveralphsbay.org](http://www.saveralphsbay.org) for the SAVE RALPHS BAY INC. June wine order form.

You can order single bottles; but are encouraged to join with friends and buy case lots (12).

**A case of wine will benefit Save Ralphs Bay Inc. – by approximately \$39.00.**

ORDERS MUST be in the possession of George Park (6248 7007) NOT LATER THAN 30th June 2007.

The wine will be available about two weeks later for collection by arrangement.

**You could cellar some for the day we celebrate a saved Ralphs Bay!**