



WALKER STRIKES AGAIN AT RALPHS BAY

LENNON GOVERNMENT BACKS WALKER AGAINST COMMUNITY

It's on again ... just when concerned Tasmanians hoped the threat of canal estates invading our coastline had passed, they're back courtesy of Walker Corporation and our Premier, Paul Lennon. Save Ralphs Bay Inc. needs your help to prevent this proposal from going any further.

On July 6 this year, the Premier tabled a Bill to make the new Walker Plan (Stage One) a Project of State Significance (PoSS). If passed by both Houses of Parliament during debate in August and September, the proposal will be referred to the Resource Planning and Development Commission (RPDC) for assessment.

In his letter to residents in March 2004, then Acting Premier Lennon said public opinion would be weighed in any decision on whether to proceed with the Walker proposal. The community and politicians from across parties made their views very clear, and Walker Corp. walked in September 2005. Three months after the March 2006 state election, and all pretence of community consultation has been abandoned by Lennon Labor.

This is not 'proper process' for a proposal to build Tasmania's first canal housing estate on the high conservation value Ralphs Bay sandflats. Proper, environmentally responsible process would be to apply the precautionary principle and prevent such a patently toxic proposal from proceeding. The Tasmanian Government is under no legal obligation to accept an application for a development to be a Project of State Significance.

The Premier writes the guidelines for the RPDC assessment. The PoSS process overrides other relevant State statutes and policies, such as the State Coastal Policy.

The RPDC assessment - of a development style now banned in Walker Corporation's New South Wales base - will be conducted at taxpayers' expense. Why is this necessary when our schools and hospitals need more funding, and when the government's own (taxpayer funded) State of the Derwent and State of the Environment reports leave no doubt Ralphs Bay is a place of high conservation value and its heavy metal polluted sandflats should remain undisturbed?

We remain firmly of the view that the risks tied to any possibility - however remote - of the Walker proposal getting through the planning system, are far too high.

And, we know the Premier doesn't have to heed the recommendation of the RPDC. He has assured us he will, but going on his government's past form, a disenfranchised community has good cause for alarm.



PUBLIC INFORMATION EVENING, LAUDERDALE HALL 23 AUGUST

We will be hosting another public Information Evening from 7.30 pm on Wednesday 23 August at the Lauderdale Hall.

The aim is to enable community members to more fully understand what a Project of State Significance (PoSS) means, and how it might be defeated. We will also discuss the possible path ahead if the Walker PoSS gets approval from the Legislative Council.
www.saveralphsbay.org
for more information.



Our lifestyle is NOT for SALE!

THE WALKER PLAN AND THE QUALITY OF PENINSULA LIFE

"We have already moved to strengthen Tasmanian Industrial Relations Laws because for us, our lifestyle is not for sale. Our quality of life is not for sale, so we will take strong action where we believe it's justified." Premier Paul Lennon, ABC Statewide Mornings on Monday 7 August.

Despite evidence to the contrary and his refusal to meet members of Save Ralphs Bay Inc, perhaps the Premier has been listening after all? Ever since March 2004, concerned peninsula residents have been saying just that - our lifestyle is not for sale to Walker Corporation, or anyone else for that matter.

The environmental damage caused by canal estates along mainland Australia's coastline is well documented. These developments also have a negative impact on water quality and fisheries, and they can be a huge headache for councils who struggle to cope with the ongoing maintenance and clean up costs. In SE Queensland, the Redland Shire Council has set aside almost \$3 million this financial year to repair failing canal walls at Raby Bay. There is nothing to recommend canal estates to any intelligent political or planning authority, which is why New South Wales banned their construction seven years ago.

Beyond the important environmental and economic questions raised by the revived plan to build Tasmania's first canal estate inside Ralphs Bay, there are critical lifestyle issues that are being glossed over by the proponents.

As peninsula residents, the coastal lifestyle we enjoy now is peaceful and relaxed. We are surrounded by natural beauty, and are part of a friendly,

cohesive community. We are also just a short drive from Hobart and all the conveniences of city life. There is no way around the fact our lifestyle would be fundamentally altered, and not for the better, if the Walker proposal wins planning approval and construction begins. And, don't forget we are only talking about Stage One. The developer has yet to release any details of the mysterious Stage Two.

Just imagine ... a construction project which will take up to a decade - according to the developer - involving thousands of truck and heavy machinery movements, with all the resultant traffic issues, dust and noise. Peninsula residents driving along the South Arm Highway and Acton Roads near Lauderdale will confront major disruptions to traffic flow, caused by excavation and in-filling works adjacent to the highway, which in some parts will have to be temporarily re-routed. Commuters from south of the development site will, however, have plenty of time to enjoy the view of a giant mudhole full of diggers, dozers and ultimately, dredgers.

All of this, right next to the children learning and playing at Lauderdale Primary School.

Some peninsula residents are swayed by Lang Walker's grand plan, believing it will raise the value of their real estate. Well, not for at least the first decade during construction. Indeed, common sense suggests the opposite is more likely to be true. In the future, as it is today, people move to invest in Tasmania because of its natural unspoiled beauty, not because it looks like a petite version of the gaudy Gold Coast.

In a troubled world, we are blessed to live in Tasmania, and particularly to be residents of this spectacular peninsula. Let's not squander the privileged lifestyle we now enjoy on the back of one billionaire's desire to buy cheap public land, then create an

artificial haven for the wealthy, on a bay that belongs to us all.

If you don't want Ralphs Bay and your lifestyle sold to Walker Corp ... HERE ARE ACTIONS YOU CAN TAKE

1. **Lobbying.** Before the House of Assembly and Legislative Council debate the PoSS bill, and a likely bill to remove the sandflats from the Ralphs Bay Conservation Area, there is a brief window of opportunity for intensive lobbying. Members of the Legislative Council have the final vote. Go to www.saveralphsbay.org for the full set of arguments against the PoSS.

2. **Funding Appeal.** You can donate (if you haven't already) to our Fighting Fund at any NAB bank, online (BSB: 087-287, Account #: 56592-2460, Account name: SAVE RALPHS BAY INC), or send cheques or postal orders to SRB Inc. at PO Box 161, Rokeby, Tasmania 7019.

3. **Membership.** If you are not a recent member, or would like to join, go to www.saveralphsbay.org or contact SRB Inc., for a membership form.

4. **Letters to the Editor** and calls to Talkback. Letters to the Editor are an effective means of keeping up the political pressure.

5. **Car Stickers.** Our iconic Pied Oystercatcher stickers are available at the Lauderdale Larder, general store and other supportive outlets. They can also be ordered online.

6. **Influence People.** Talk to friends about how important our coastal environment and lifestyle are, and what they might do to help preserve these blessings.