

February 24, 2009

Executive Commissioner
Resource Planning and Development Commission
3rd floor, 144 Macquarie Street
Hobart TAS 7000

Re: Walker Corporation's Ralphs Bay Proposal

I wish to urge RPDC to reject this proposal on the following grounds:

- A vitally important Conservation Area will be compromised. Walker has said that migratory birds will not be affected as they will find nesting grounds elsewhere. That is nonsense: deeply ingrained migratory patterns do not change to please developers. Most birds, some on the endangered list, will die.
- The Spotted Handfish is even more at risk.
- Canal housing is unsuited to Tasmania's image as a natural and pristine environment. Gold Coast lifestyles will simply look ludicrous here. We prefer Ralphs Bay as it is, not how rich Mainlanders would like it to be for their own indulgence.
- A large majority of local residents don't want such a crass change in their area. If this is passed, the RPDC will be creating a deeply divided and bitter community.
- This sort of development in other states has proven dangerous, due to tidal problems, shifting footings, flooding and collapse. Now that rising sea levels are likely, the proposal is long term insanity, even though the developer may make a large profit in the short term. Walker's statement that the development will shield the bay from rising water damage is laughable; that is not what the enquiry launched by Clarence Council found.
- State Coastal Policy has a Precautionary Principle that must be invoked in this instance.

For these and other reasons, his project must be rejected out of hand.

Thank you for your attention,



John Biggs