

**From:** VICTORIA  
**Sent:** Sunday, 1 March 2009 9:46 PM  
**To:** RPDC  
**Subject:** Walker Corporation plan on Ralphs Bay

My name is Victoria Cook (Cleaver), I am a property owner in Lauderdale. I wish to notify you of my disapproval of the proposed development in Ralphs bay.

I am currently residing on the Gold Coast QLD and have been for the past 6 years - I have witnessed the Walker Corporation developments in Hope Island and the lack of commitment to complete what it promised to do in relation to infrastructure and the lack of effort by the Gold Coast council to take the Walker Corporation to task for this. One wonders if Walker has the same plan (i.e.: not to complete infrastructure promised under its plans for Ralphs bay) and whether the Bartlett Government will do the same - lack the backbone to pursue the developer for breaching its contractual duties in relation to the infrastructure.

I am also concerned about the environmental issues to Ralphs Bay itself not to mention what doors a development like this opens to other coastal areas of Tasmania - the abolition of beautiful areas of bush land and coastal areas like Jacobs Well and Calypso Bay here in QLD are good examples of the risks we form by allowing the Ralphs Bay development to proceed. I support the comments below:

- The Walker Corporation proposal is un-Tasmanian. It represents an unacceptable threat to our wild coastline, and to our economically vital clean, natural brand.
- The proposal is unnecessary; there is no shortage of land available to suit current market needs. And, there are more than enough other tacky coastal strips interstate to satisfy real estate buyers looking for an artificial waterfront lifestyle.
- Ralphs Bay at Lauderdale is a Conservation Area which - according to the Commonwealth and State funded Derwent Estuary Program - is critical to the health of the slowly recovering River Derwent.
- Resident and migratory shorebirds that feed, rest and breed at Ralphs Bay are protected under State and Commonwealth law, as well as international agreements with Japan, China and the Republic of South Korea.
- The critically endangered Spotted Handfish is resident inside Ralphs Bay, inhabiting the sandy bottom in deeper waters. According to the State and Commonwealth Spotted Handfish Recovery Plan, disturbance of sediments is a key threat to its survival as a species. A projected 7-10 year construction period digging out 150 hectares of tidal flat in the near vicinity represents an unacceptable risk to the Spotted Handfish.
- The proposal to privatise and destroy the Ralphs Bay Conservation Area has no 'social license' ie. it does not have the support of a significant percentage of the South Arm peninsula community or the wider population, as demonstrated in three credible community surveys and continued bad press for the proponent.
- The Bartlett Government's very recent decision to change the *State Coastal Policy 1996* to allow development on mobile coastal landforms, along with a proposed major shakeup of the planning system, can only be regarded as interference in the

RPDC assessment, compromising its independence and integrity, putting the community and environment at a distinct disadvantage in the planning process; a repeat of the Lennon Government's form on Gunns' pulp mill.

- The Commission must be left to undertake its task independent of such interference, and adhere to the core Precautionary Principle of the State Coastal Policy to reject the Walker Corporation

I trust the Bartlett Govt will NOT repeat the Lennon Govt's form on the Gunns pulp mill.

Regards,  
Victoria Cook