



A map showing the various stages of the \$100 million Cambria Green resort project at Dolphin Sands

## **Freycinet Action Network says Cambria Green project a threat to Tasmania's brand**

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IF the Cambria Green development goes ahead it will signal the biggest change Tasmania has faced since colonisation, according to Freycinet Action Network founder Sophie Underwood.

The group is upping its ante against the 3185ha, \$100 million development ahead of the closing of public submissions today relating to changes to the planning scheme.

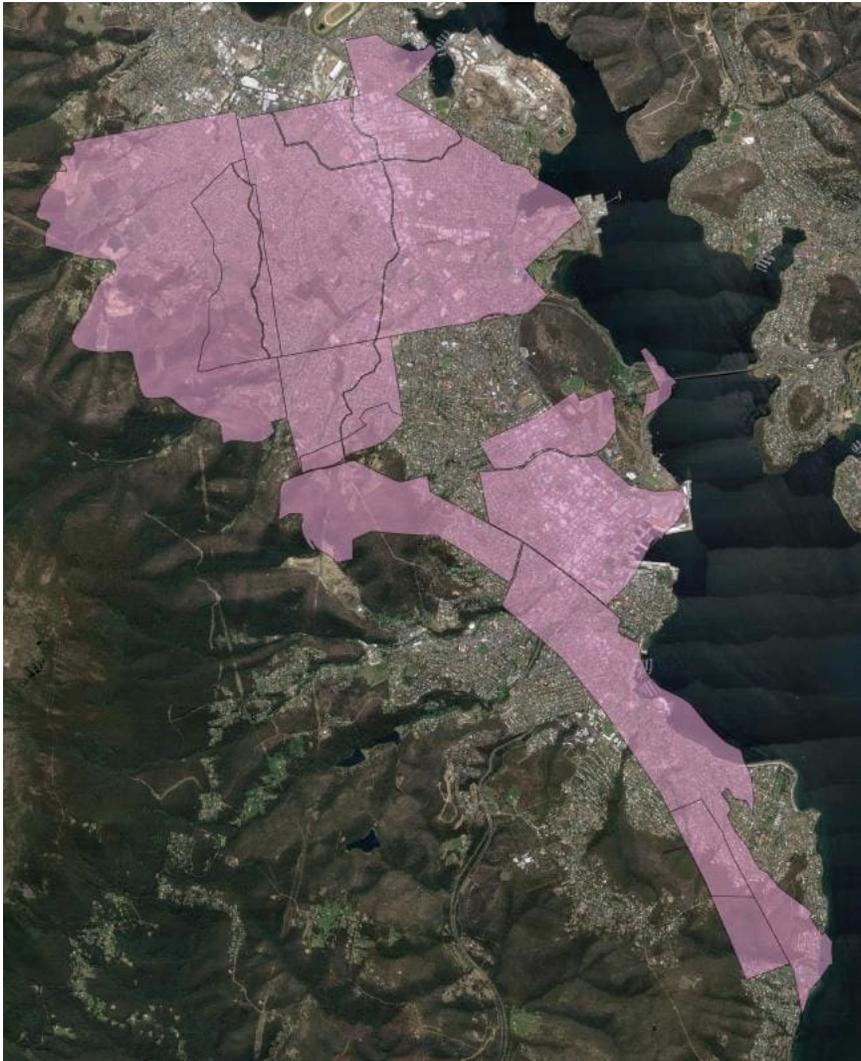
Ms Underwood has released an image she says conveys the size of the development in comparison to Hobart.

“This overlay was done to bring it to the attention of people in Hobart and to show how big this rezone is,” he said.

“It’s a significant change.”

In April, Glamorgan Spring Bay council approved a request to change the planning scheme to allow the staged Cambria Green development to proceed via a public consultation process.

The development includes a 120-room luxury hotel, a golf course, 70 villas and 240 units, an 80-unit health retreat, 80 apartments, a village, and function and conference facilities.



The area of the Cambria Green project planned for Swansea superimposed over a map of Hobart.

Ms Underwood said the development would affect Tasmania’s brand and identity. “Freycinet is the fastest growing tourism region in the state,” she said

“There is difficulty managing the numbers that go to Freycinet now let alone what this development would do.

“It’s the biggest change Tasmania has seen since colonisation started.”

Cambria Green agriculture and tourism development CEO Ronald Hu said the vision was to create a facility that local residents and visitors would enjoy.

“The majority of the property will remain as agricultural land,” he said.

“The Specific Area Plan requires that any retail uses (including food services) are subservient to the retail hierarchy of Swansea. Cambria is not intended to compete with existing businesses, but rather complement them.

“Cambria Green wants the guidelines to drive the development, rather than vice versa.”

Royal Melbourne Institute of Technology environment and planning Professor Michael Buxton said the development posed a triple threat on Tasmania: a loss of significant scenic landscape; a loss of a large chunk of agricultural land; and, because the development would most likely be vertically integrated, a loss for Swansea economically.

“You have a development complex which integrates residential, commercial and recreational activities into the one development,” he said.

“It benefits nobody except the developer and the investors and it’s based on gaining large-scale private profits at the public expense.”

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