

A site plan submitted to Glamorgan Spring Bay Council for a large tourism and residential development at Dolphin Sands on the East Coast. Designs by Irene Inc.

Multimillion-dollar eco-resort plan for Tasmania's East Coast

ALEX LUTTRELL and PHIL YOUNG, Mercury

April 24, 2018

UPDATED: A PLAN for an East Coast resort worth up to \$100 million is being labelled as the one of the biggest tourism developments Tasmania has ever seen.

The Cambria Green project, which will be considered by the Glamorgan Spring Bay Council today, would be a major redevelopment of the 3185ha Cambria Estate at Dolphin Sands, near Swansea.

The proposal has been put forward by Melbourne group Cambria Green Agriculture and Tourism Management, which represents an international investor syndicate from China, Hong Kong, Australia and other countries.

The development would include a 100-120 room luxury Cambria Sky Hotel, 70 villas and 240 units set below the hotel as tourist accommodation, an 80-unit health retreat, wedding, function and conference facilities, 18 and nine-hole golf courses as well as 80 visitor apartments.

The proposal also includes a village consisting of restaurants, shops, cafes, a pharmacy, medical and dental services, art gallery, gym, children's play area and organic farming spaces.

It will also include re-use of the 182-year-old heritage-listed Cambria homestead, with an existing airstrip to be improved to service fly-in guests, provide scenic flights and accommodate the Royal Flying Doctor Service.

The site has 12 titles either side of the Tasman Highway as well as shack properties north of Nine Mile Beach. It was purchased by the investors in March 2015.

One of the investors is Cambria Green chief executive Ronald Hu, who said the development would cost \$50-\$100 million and all the funding would flow from developers without government help.



Glamorgan Spring Bay councillors will today consider a request for a planning scheme amendment made by Irene Inc Planning and Urban Design on behalf of the investors. Mr Hu said the council would consider the request before it went out for public consultation, but the Tasmanian Planning Commission would be the final approval body. A separate development application will be lodged once the amendment is approved.

“For the past 10 years we’ve seen the East Coast of Tasmania show very good potential [but] we have found the facilities over there are at a very basic level,” Mr Hu said.

“This will attract a certain type of high-end tourist as there isn’t really the target market opportunity there.”

Tourism Industry Council of Tasmania chief Luke Martin said the scale of the development was staggering. By comparison, the Country Club Tasmania resort is 120ha and the Tamar Valley Resort is 60ha.

“It’s potentially the biggest in Tasmania,” he said.

“By any measure it would be the largest tourism development on the East Coast and the largest in regional Tasmania ... based on size and investment.”

Mr Martin added he would look forward to seeing development plans come to life.

“We need to see these developments come to life,” he said. “This is an area that has got a lot of visitor growth. They are crying out for investment on the East Coast.”

Mr Hu added the development would support a variety of sectors, including tourism, hospitality, sport, art, transport and agriculture.

“We have done all our homework.”

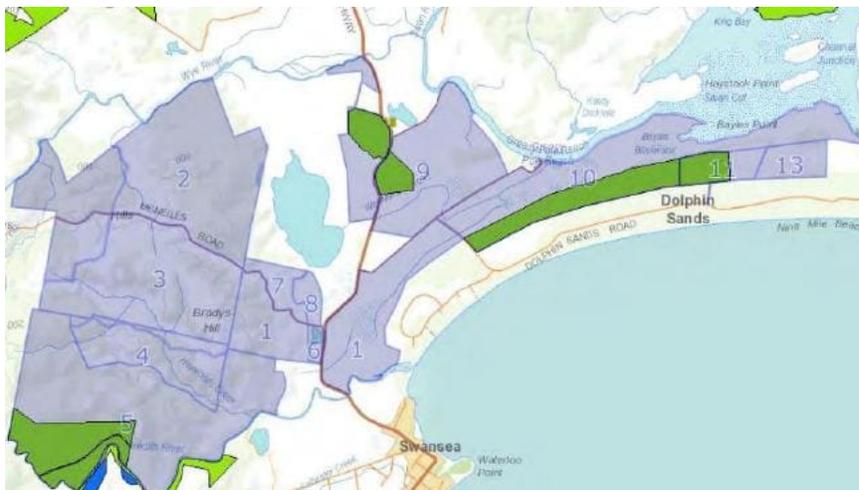
Glamorgan Spring Bay Mayor Michael Kent said it was the largest development his municipality had ever seen.

“This could be a project of state significance,” Cr Kent said.

Today’s council meeting will be held at 5pm at Triabunna.

YESTERDAY: PLANS for a \$100 million eco-resort and golf course at Dolphin Sands, north of Swansea, will be considered by the Glamorgan Spring Bay Council tomorrow. The Cambria Green project is a major redevelopment of 3185ha Cambria Estate.

The proposal includes a 300 villa and unit precinct, a wedding and function centre, an 80-unit health retreat, a 150-room resort and 20 accommodation units surrounding an 18-hole championship golf course. All will be serviced by an onside airstrip.



A map showing the Cambria Green resort project planned for Dolphin Sands.

The site is on land either side of the Tasman Highway as well as a strip of land behind prime holiday home properties north of Nine Mile Beach.

The proponents have described the project as a “stunning blend of stylish and iconic elements: rural, historic, resort, commercial, agricultural and lifestyle”.

Plans include building a high-end, five-star resort with a historic precinct featuring Crystal Church and the Cambria Sky Hotel, which would offer 100 to 120 luxury rooms.

The facility would also include a health retreat and public restaurant as well as 70 villas and 240 units offering tourist accommodation.

The expansive plan also includes Cambria Village, set around a man-made lake with a mix of cafes, restaurants, pharmacy, convenience store, medical and dental, personal services, public art gallery, gym and children's play area.

“It is the project's intention to invite existing Swansea business operators to take up any relevant commercial opportunities before any external operators are sought,” the proponents say.



The view across to Freycinet National Park from the proposed Cambria Green resort.

The plan also includes improvements to an existing airstrip to service fly-in guests, provide scenic flights, and to “better service Swansea community”.

The developers say they want to “establish the benchmark in luxury eco-tourism in Tasmania by virtue of its location, design and operation”.

The proposal has been put forward by Cambria Green Agriculture and Tourism Management Pty Ltd, which has an office based in Melbourne.

It is on multiple titles, boasting river frontage and the heritage-listed Cambria homestead.

The development application will be considered at tomorrow's council meeting at 5pm in Triabunna.