



Open letter: the DSRA committee's position on 'stopping the SAP'

The DSRA committee's recent survey regarding the Cambria Specific Area Plan (SAP) and our subsequent submission to Council have been publicly criticised for supposedly supporting the SAP. Some critics, on the DSRA facebook page and website forum and in the GOBC news, have urged other community members to undermine the DSRA's submission to Council by notifying Council that the submission doesn't represent them. We are writing this letter to clarify why we believe our approach is in the best interests of our community and reflects overall community sentiment.

Stopping the SAP does NOT mean stopping the development

As explained on the Council website, most of the development envisaged in the concept plan in the vicinity of Dolphin Sands and Cambria can occur without the SAP amendment. This includes accommodation, the golf course and rezoning the land surrounding the Cambria homestead. The use standards in the SAP (eg building heights) are consistent with the current planning scheme and Local Provisions Schedule (under the SPP the Acceptable Solution for building height in the Rural and Agriculture Zone is 12m). In addition, the airstrip, which is an existing use right, can continue operating at its current level of use. In other words, **stopping the SAP will have no impact on any of these proposed developments**. Rather, the SAP provides an additional mechanism for regulating these changes. Stopping the SAP means losing the chance to have these extra regulations, such as restricting use of the airstrip.

It has been clearly stated that the only aspects of the development which the SAP amendment would allow are:

- Community meeting and entertainment
- Crematoria and cemeteries
- Educational and occasional care that is not related to agriculture
- Emergency services if associated with airstrip
- Pleasure boat facility
- Sports and recreation without qualification

To prevent these aspects of the development being approved, groups such as the Freycinet Action Network (FAN), the Environmental Defenders Office (EDO) and the East Coast Alliance (ECA) have been advocating to 'stop the SAP'. This makes sense if your goal is to restrict development in Tasmania as far as possible, but not if your goal is to serve the interests of the Dolphin Sands and Cambria community. The DSRA committee's role, as guided by our constitution, is 'to use the Association's best endeavours to safeguard the interests of ratepayers within the territory'. Other groups are clearly more concerned with broader interests, whether that be Swansea or development in Tasmania in general. We aren't; our role is to focus on our community.

Aspects of the development which stopping the SAP would prevent (as listed above) are unlikely to affect our community as much as developments on the peninsula itself, such as the golf course,

which can go ahead regardless of the SAP. Therefore, we believe it is not in our community's best interests to 'stop the SAP' but to advocate for guarantees to be included in the SAP to protect our interests into the future. Support for these guarantees were canvassed in our survey and formed the basis of our submission to Council, such as not drawing water from the aquifer and restrictions on the use of the airstrip. In other words, it's not that the committee 'supports the SAP'; our position is that we don't agree with 'stopping the SAP'. We believe this is an informed and appropriate stance and one that reflects the community's concerns as demonstrated by the 'subject matters' submitted to inform our recent survey as well as the survey results.

Do the people you're listening to actually know what they're talking about?

If external groups such as FAN and EDO campaign to 'stop the SAP', there is little we can do about it. However, we are concerned that locals have been drawn into this campaign because they assume (incorrectly) that 'stopping the SAP' means stopping the development. While we recognise that people may be well-intentioned in their efforts to 'stop the SAP', we are concerned that the outcome may be markedly different to what they imagine it to be.

We urge members of our community to ask themselves if they fully understand the implications of the 'stop the SAP' slogan before acting on it. Can you say that you really understand what stopping the SAP would mean for the Dolphin Sands and Cambria community?

All the relevant information regarding the Cambria SAP is available on the Council website at the following link: <https://www.dropbox.com/sh/1tvIk2yivzsz464/AADYPSEJw80kaWKbf9B1GBypa?dl=0>

The committee urges community members to read this information for themselves rather than relying on misinformation and rumours.

Although we don't wish to criticise other groups, we feel obliged to act when the interests of our members are threatened by groups whose interests are more aligned with external groups than those of our community. We are concerned that the actions of these groups are undermining our efforts to safeguard local interests.

Stopping the SAP supports the broader anti-development agenda of green groups but doesn't serve the interests of our community

NB: Local Planning Provisions, which are currently being drafted by Council and which will guide future developments, are open for comment. Local groups may better serve the interests of the community by directing their energy in this direction. For details, go to:

<http://gsbc.tas.gov.au/services-facilities/regulatory-services/>

DSRA Committee