



Government of South Australia

Coast Protection Board

05 May 2026

Guy Henderson
Astute Building Construction & Development
Via Planning Portal

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COAST PROTECTION BOARD

Development Applications Email:

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Dear Guy

REQUEST FOR INFORMATION

Development Application No:	24036351
Applicant's Name:	Astute for Dr X. Doorenbosch
Description:	Tourism Accommodation (Glamping Tent)
Location:	2794 South Coast Rd Foul Bay

The above development application was forwarded to the Coast Protection Board (the Board) for its response in accordance with Section 122(1) of the *Planning, Development and Infrastructure Act* (PDI Act) 2016.

The proposed development is for Tourism Accommodation (Glamping Tent) and accompanying vehicle access, pedestrian pathway, carparking, wastewater system and water tank. The property is partly in the Rural Zone and partly in the Conservation Zone and Coastal Areas Overlay, where the proposed development would be located

The Coast Protection Board supports well designed and managed tourist accommodation in coastal areas with environmental value, providing potential impacts are minimised. It is noted that the site has undergone extensive revegetation with native species over the years to enhance the landscape following the cessation of agricultural activities.

Whilst the Coast Protection Board has no in-principle objection to this development in this location, further information is required to better understand proposed pedestrian access and the management of visitors on-site.

Coastal Biodiversity & Environment

The management of on-site visitors is an important feature in evaluating proposed developments situated in the Conservation zone. Tourism developments and access pathways in coastal areas can increase movement within sensitive natural environments, where increased human activity can impact flora and fauna

The Board needs to be confident that pedestrian access to the coast is sustainable and minimises adverse environmental impacts. It is important that increased visitation at this location is adequately managed to ensure potential impacts on sensitive adjacent coastal features (e.g. coastal vegetation, landform, nesting shorebirds) are minimised.

Further Information required

Accordingly the Board requests the following further information :

- Confirmation that no vehicle access is proposed over dune areas
- Clarification of any proposed pedestrian access through to the coast including details of location and associated measures to limit access points e.g. fencing/signage/closure of tracks (it is the Boards preference that there is no more than one pedestrian access track through to the coast).
- Description of any potential environmental impacts associated with an increase in visitation, and provision of an associated 'Visitor Management Plan' that includes (but is not limited to) the following:
 - measures to inform/guide visitors (e.g. educational brochures) on issues such as beach access, shorebirds (including but not limited to Hooded Plover) and other environmental features.
 - details of any proposed restrictions e.g. pets, drones.
- Details of any proposed measures to improve the coastal environment including revegetation/rehabilitation of degraded areas (including species, densities, methodology, locations, timing) and any proposed pest management measures (flora and fauna).

Yours sincerely



Kym Gerner
Coast and River Planner
Coast Unit-Department for Environment and Water
Delegate for the Coast Protection Board