



14 May 2026

REF: DEW L 001 2026 Rev 0

Kym Gerner
Coast and River Planner
Coast Unit – Department for Environment and Water

RE: RESPONSE TO COAST PROTECTION BOARD REQUEST FOR INFORMATION

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

Dear Kym

1.0 INTRODUCTION

This response for further information requested by Coast Protection Board has been prepared by Grant Fleming of Grant Fleming Environmental (GFE) in association with Guy Henderson, Astute Building Construction and Development (Astute) for Dr X Doorenbosch. Grant Fleming produced the *GFE (2026) Native Vegetation Clearance Proposed Dwelling and Glamping Tent – 2794 South Coast Road, Foul Bay, SA 5577 Data Report*.

2.0 COASTAL BIODIVERSITY AND ENVIRONMENT

The proposed individual glamping tent will typically accommodate two guests with a maximum of four guests. The glamping tent accommodation is proposed to provide an eco-friendly camping/retreat experience that by its very nature aims to have minimal impact upon the surrounding landscape and occupies a very small footprint within the landscape. The promoted activities include: birdwatching, artist retreat, yoga, nature bathing and relaxation. The use of quad bikes and motorcross bikes that are likely to cause environmental damage are not permitted.

■ *Confirmation that no vehicle access is proposed over dune areas.*

Additional Information

- Vehicle access is to be restricted to the access track from South Coast Road to the Glamping tent where car parking spaces are provided.
- There is no vehicle access over dune areas and guests are to be advised that they are required to adhere to the existing driveway and camping compound.
- Any guest damaging native vegetation or operating their vehicle in a manner that causes environmental damage shall be held liable to make good those damages.

■ *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 Board's preference that there is no more than one pedestrian access track through to the coast).*

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Additional Information

- A single pedestrian path is proposed to be established from the glamping tent compound to the coastal perimeter of the property. The path is to take advantage of existing natural clearances between shrubs and will be defined by placing locally sourced natural materials. Native vegetation clearance approval has been sought to allow pruning of shrubs to ensure safe access, with the pruned material available to be used as path edging.
 - The walking path access is to be signed with instructions '*Beach Access - please keep to the path*' at the glamping tent end and '*Return Path - please keep to the path*' at the beach end (or similar wording) with guidance provided on appropriate path useage also provided within the '*Guest Information Pack*'.
 - The walking path is to be defined by placing locally sourced natural materials (small rocks, pieces of fallen timber, cut branches) in order to guide guests across the sensitive coastal terrain, protecting vegetation and reducing erosion by establishing a single path to the beach. This method is commonly used in coastal management as it provides accessible, safe access to the beach while maintaining a natural aesthetic.
 - It is proposed to align the beach end of the walkway with a natural clearance (existing pathway) to the beach. It is not considered necessary to extend the path to the beach itself due to the extent of seaweed that is deposited at the beach and the near shore vegetation is more open facilitating access. The applicant is open to ending or extending the walking path should the Coast Protection Board prefer this. If necessary, an advisory note, condition or reserved matter could be included with the Planning Consent, for a final walking path plan to be provided to the satisfaction of the Delegate for the Coast Protection Board.
 - No tracks are required to be closed as none exist in the area, although there are natural clearings between shrubs.
 - As visitor numbers are low the environmental impact associated with beach access along the designated path is considered to be low, although periodic monitoring will be conducted so as to monitor the pathway to ensure it remains safe (clear of obstructions) and any potential issues can be identified at an early stage and mitigation measures enacted.
- *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.*

Additional Information

- The '*Guest Information Pack*' will be provided with every booking and will also be available within the glamping tent and is to include relevant environmental management guidelines including:
 - Dogs while permitted must be under effective control at all times and kept on a lead when required such as in the presence of Hooded Plovers.
 - Guests are required to place all waste/litter within the receptacles provided. Pet waste is to be taken with the guests when they leave. Guests are required to follow the principle of '*pack it in*' and '*take it out*'.
 - Vehicles are required to adhere to the driveway and utilise the car parking spaces provided. Vehicles are not permitted to access the beach or to drive off-road within the property. Guests are liable to make good any environmental damage caused by failing to comply with these requirements. Failure to comply can result in bond forfeiture.
 - Access to and from the beach is via the established walking path – please follow the signs. While guests may wander through the bushland surrounding the glamping tent please take care not to trample vegetation as the surrounding area is undergoing



regeneration. Guests are encouraged to enjoy the surrounding landscape and to leave nothing but footprints.

- An information sheet/brochure (photo reference) is to be developed and provided to guests listing common native plants and birds of the area.
- Specific information is to be provided regarding shorebirds and the potential for birds that may nest on or near to the beach e.g. Hooded Plover. Existing information may be utilised where available e.g. *DENR (2011) Going to the Beach? Watch out for Hoodies. Information Sheet. Government of South Australia.*

- *Details of any 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).*

Additional Information

- The obligations have been met as part of the planning approval process however the landowner will be planting native vegetation over time to help stabilise soil structure and to increase privacy.
- Local endemic species will be sourced for revegetation, advice may be sought from the local Landscape Management Board staff or an accredited native vegetation consultant.
- The property is undergoing natural regeneration and this process will continue to be promoted.

3.0 CLOSING

I trust this response to your request for additional information is to your satisfaction. If you have any questions or queries, please do not hesitate to contact me (0448 600 767).

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**Grant Fleming
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