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22 June 2026

Duncan Shearer
Planning Officer
Commission Assessment
Planning and Land Use Services
Department for Housing and Urban Development

Dear Duncan

Response to representations for DA 24036351 – Tourist accommodation (glamping tent) with associated access, carparking area and water tank at 2794 South Coast Road, Foul Bay

Thank you for forwarding copies of the three representations received. One of the representors (Catherine & Malcolm Redding) requested to be heard, so we understand that a meeting of the State Commission Assessment Panel may be held unless that request is withdrawn.

Representors and issues raised

The representators and issues raised are:

1. Crystal Redding – impact on farming with risk of complaints, dogs and fox baiting, vegetation clearance, dwelling and septic system on conservation land, traffic and road maintenance, power, financial viability, fire safety.
2. Thomas Gordon – noise, traffic and road condition, septic system in Conservation Zone, safety of stock from dogs, vegetation clearance, nearby accommodation already.
3. Catherine & Malcolm Redding – potential complaints about their farm across the road, confusion with dwelling approval and minimum lot area, proximity to beach, traffic safety and road maintenance.

Response

Impact on farming

As shown in the plans and Figures 1 and 2 below, the proposed glamping tent is more than 300m from the nearest farming property on the opposite side of South Coast Road. This is far enough away to ensure there will be no conflict between land uses.

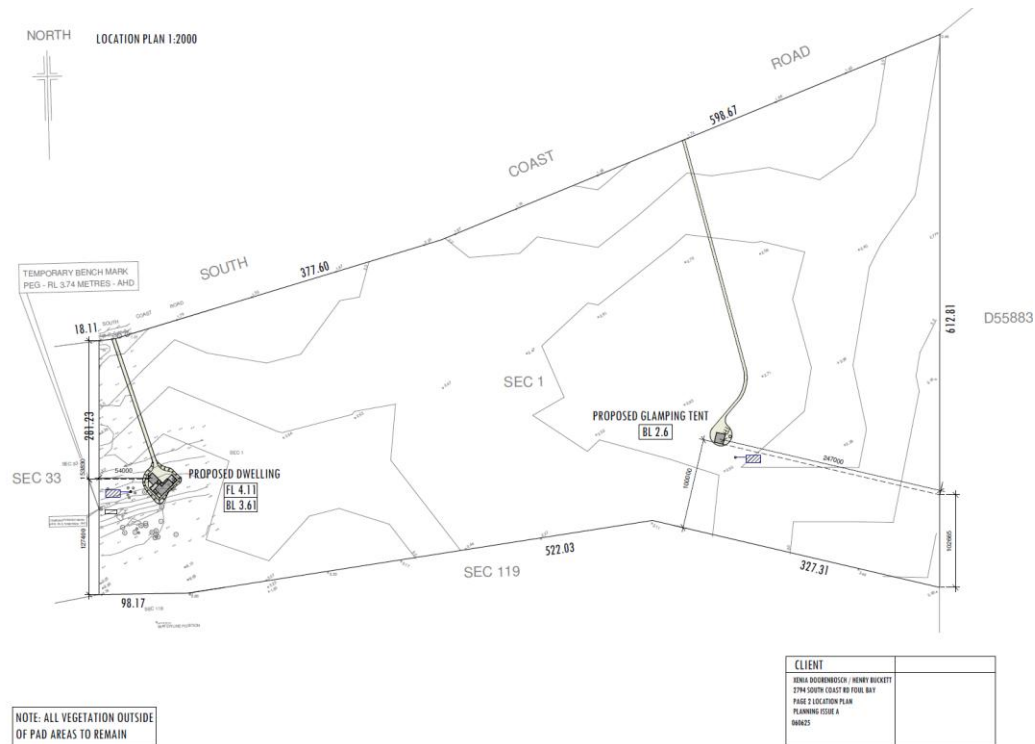
The Rural Zone envisages small scale tourist accommodation. If this was sited within the Rural Zone, the Designated Performance Features (DPFs) for tourist accommodation would be satisfied, including a floor area of less than 100sqm and a siting of more than 40m from the allotment boundaries.

As set out in the 14 May 2026 response to the Coast Protection Board (CPB) by Grant Fleming Environmental, a 'Guest Information Pack' will be provided with every booking and within the glamping tent. This will include relevant environmental management guidelines, including that dogs must be under effective control at all times and kept on a lead when required, such as in the presence of Hooded Plovers. This pack will also inform guests of the farm properties in the locality to be mindful of.

Figure 1 – Subject land, locality and zone boundaries



Figure 2 – Proposal site plan



Vegetation clearance

Native vegetation clearance has been minimised and generally avoided, with no trees proposed to be removed. This has been set out in the Data Report by Grant Fleming Environmental and subject to clearance permission from the Native Vegetation Council (NVC). The NVC have responded to the referral with supportive comments and conditions to be imposed on the Planning Consent.

As explained in our 15 April 2026 statement of support, it is understood that the land was used for cropping until 2015. The owners at the time then entered into an agreement with the then Department for Environment, Water and Natural Resources, to revegetate and improve biodiversity on certain areas of the land. The revegetation of the site far exceeds the minor clearance required for this glamping tent.

Development in Conservation Zone

The dwelling shown on the site plan has a separate Planning Consent from the Yorke Peninsula Council (YPC). This is explained in the Background section of our statement of support. Wastewater system approvals are also granted separately by the YPC under the *South Australian Public Health Act 2011*.

Our statement also covered the assessment issues for this glamping tent in the Conservation Zone. The zone provisions envisage 'small-scale, low-impact land uses that provide for the conservation and protection of the area, while allowing the public

to experience these important environmental assets.’ Further, the Desired Outcome for the Zone includes the ‘provision of opportunities for the public to experience these through low-impact recreational and tourism development.’

The glamping tent is a very small-scale, low impact land use that will not be visible from the surrounding area. It is not using slab footings, rather it will have a modern tripod system that leaves no footprint when removed.

The tent is on a 37ha allotment, hundreds of metres from the road and other boundaries, in association with and to be supervised by the approved dwelling on the land. It will allow for appreciation of the natural and rural environment, being associated with the conservation efforts on the land. It is 100m from the coast with a carefully designed pedestrian path for beach access.

Traffic and infrastructure

Traffic impacts will be very minor and acceptable. The glamping tent will only be used by one group at a time and will often be unoccupied. South Coast Road is a public road maintained by the YPC, with sufficient capacity and appropriate condition for this use.

Other off-grid infrastructure will be provided as required, including power and water.

The YPC referral response is supportive, noting the need for separate applications for the wastewater system and road access arrangements.

Fire safety

The glamping tent has been designed to satisfy the relevant provisions of the Hazards (Bushfire – Medium Risk) Overlay. The Building Consent process will also ensure it satisfies the *Ministerial Building Standard MBS 008 - Designated bushfire prone areas – additional requirements*. This will include access and egress for Country Fire Service (CFS) vehicles, and dedicated water tanks capable of use with fire-fighting equipment.

It is also intended that guests will not use the glamping tent on Catastrophic days under the Australian Fire Danger Rating System.

Financial viability

Concerns about financial viability or competition with other tourist accommodation facilities in the area are not relevant matters for assessment under the Planning and Design Code.

Summary

The concerns raised by the representors are understood. However, the proposed glamping tent is a very small-scale form of tourist accommodation, hundreds of metres from neighbours, with a negligible impact on the locality.

The proposal is supported by a Native Vegetation Clearance Data Report with support from the NVC and Yorke Peninsula Council. Initial issues raised by the Coast Protection Board have also been responded to and their support is anticipated.

The proposed development is not seriously at variance with the Planning and Design Code and warrants Planning Consent.

Please contact me via 0411 258 090 or bvictory@urps.com.au if there are any further questions.

Yours sincerely



Ben Victory
Principal Consultant