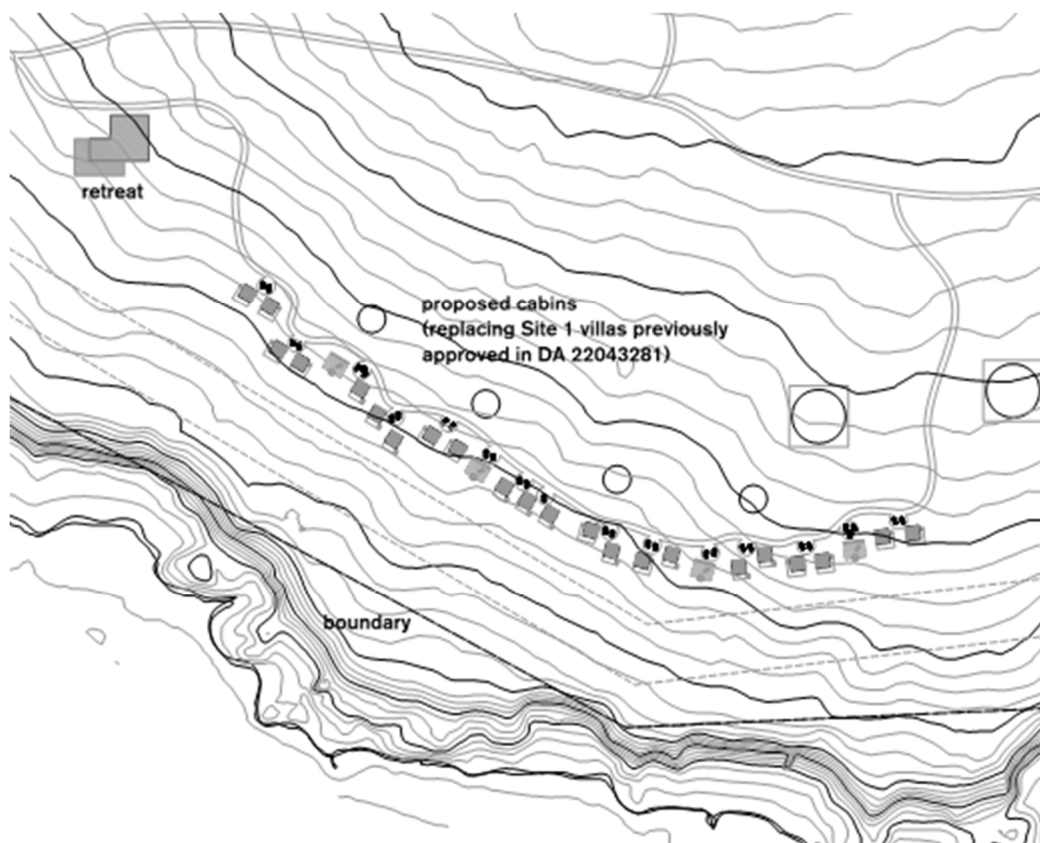


DA 25016498

Variation of Development Application 22043281 comprising changes to "Site 1" including

- Replacing 4 villas with 22 smaller cabins
- Providing 4 timber decks with associated spas
- Reducing excavation and fill
- Reducing native vegetation clearance



DEVELOPMENT APPLICATION	25016498
APPLICANT:	Ika Shima Trading Pty Ltd c/o URPS
ADDRESS:	Louth Island
NATURE OF DEVELOPMENT:	<p>Variation of Development Application 22043281 comprising changes to "Site 1" including</p> <ul style="list-style-type: none"> • Replacing 4 villas with 22 smaller cabins • Providing 4 timber decks with associated spas • Reducing excavation and fill • Reducing native vegetation clearance
ZONING INFORMATION:	<p>Zones</p> <ul style="list-style-type: none"> • Coastal Waters and Offshore Islands <p>Overlays:</p> <ul style="list-style-type: none"> • Coastal Areas • Hazards (Bushfire – Outback) • Native Vegetation
LODGEMENT DATE:	13 Jun 2025

RELEVANT AUTHORITY:	State Planning Commission
PLANNING & DESIGN CODE VERSION:	2025.10 29 May 2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes (No reps)
RECOMMENDING OFFICER:	Karen Ferguson/Joanne Reid Senior Planning Officer
REFERRALS STATUTORY:	Coast Protection Board Native Vegetation Council
REFERRALS NON-STATUTORY:	Nil

CONTENTS:

APPENDIX 1: Relevant P&D Code Policies	ATTACHMENT 5: Additional information provided to CPB by URPS
ATTACHMENT 1: Architectural Plans	ATTACHMENT 6: Original Assessment Report for 22043281 (for information)
ATTACHMENT 2: Planning Report by URPS	
ATTACHMENT 3: Updated Native Vegetation Letter Succession Ecology	
ATTACHMENT 4: Coastal Protection Board Referral response	

EXECUTIVE SUMMARY

The applicant purchased Louth Island in 2021 with the intention of rehabilitating the land and developing a luxury eco-resort named Rumi on Louth (formerly 'Ika Shima').

Louth Island is approximately 3km to the east of Eyre Peninsula in the Spencer Gulf (off the township of Louth Bay).

The applicant sought planning consent (DA 22043281) for an integrated tourism development on Louth Island including 26 villas (bermed earth) grouped in 2-4 villas, a day spa and supporting infrastructure (solar arrays, desalination plant, wastewater treatment facilities, and waste management facilities). The proposal is not staged. The State Commission Assessment Panel (SCAP) granted Planning Consent with reserved matters and conditions on 12 February 2025. Reserved matters have not yet been satisfied, and development approval has not yet been granted.

A variation was lodged on 13 June 2025 (DA 25016498) to amend development on 'site 1' to replace 4 villas with 22 cabins, adding 4 timber decks with associated spas, reducing excavation and fill by having the cabins on a central structural support and reduction of native vegetation clearance. The cabins are all for tourist accommodation.

The proposal has a development category of Code Assessed – Performance assessed in the Coastal Waters and Offshore Islands Zone.

The application is located 'Out of Councils' and as such, the Commission is the relevant authority. In this case the delegate determined that the application should be referred to the SCAP for consideration.

The application required referrals to the Native Vegetation Council (Direction) and the Coast Protection Board (Direction). The agencies advised they had no objection as far as their remit applied, subject to recommended conditions and notes being attached to any approval.

The application was publicly notified, with no representations being received.

It should also be noted that this proposed development has been declared a 'controlled action' under the Federal legislation (*Environment Protection and Biodiversity Conservation Act, 1999*) (EPBC Act) due to the flora/fauna species on the island. Separate approval under that legislation will be needed.

Having considered the relevant policies in the Planning and Design Code, it is recommended that the development should be supported.

BACKGROUND

Table 1 below provides a summary of development applications pertaining to Louth Island:

Table 1: Louth Island applications

DA	Description	Status
21020779	Steel framed Agricultural Shed	Constructed Development approval granted
22027667	Change of Use to 21020779 to include a cafe and workers accommodation, including construction of mezzanine	Constructed with Development Approval and Certificate of Occupancy
22037788	Steel Framed implement Shed for the storage of farm machinery and equipment.	Development Approval granted.
24030112	Retrospective approval for ground mounted solar array and	Planning Consent approved yet to get Building Rules consent and Development Approval
Pending – not yet lodged	Change of Use to 21020779 from workers accommodation to tourist accommodation	Not lodged
22043281	Tourist accommodation resort comprising: <ul style="list-style-type: none"> • 26 individual single bed villas • Day Spa • Desalination plant • Ground mounted solar panels • Access tracks • Ancillary outdoor recreation facilities including a tennis court, outdoor gym, yoga/meditation area and outdoor hot tubs/spa • Revegetation and landscaping 	Planning Consent granted 15 February 2025.

DETAILED DESCRIPTION OF PROPOSAL:

The variation to the development described above for 22043281 (for site 1) is as follows:

- Replacing 4 villas with 22 cabins (12 x type 1 (t1) and 10 x type 2 (t2)).
- Providing 4 timber decks with associated spas.
- Reducing excavation and fill, in favour of a design that sits more lightly on the land.
- Reducing native vegetation clearance.

The variations are presented within the plans shown in **Attachment 1**. Each cabin will have a floor area of 20.25m² plus 16m² deck for t1 cabins and a 9m² deck for t2 cabins (compared to 4 x 85m² villas in the

The proposed cabins will have a combined footprint of 730m² (i.e. 12 cabins x 36.25m² and 10 cabins x 29.5m²). The proposed spa decks will have a total combined footprint of 304m² (4 x 76m²). The total combined footprint is 1034m².

The proposed cabins will be elevated above the ground level upon a central pier/footing, which minimises earthworks and impacts on the natural landform. The design approach is shown in the section drawing below (Figure 5).



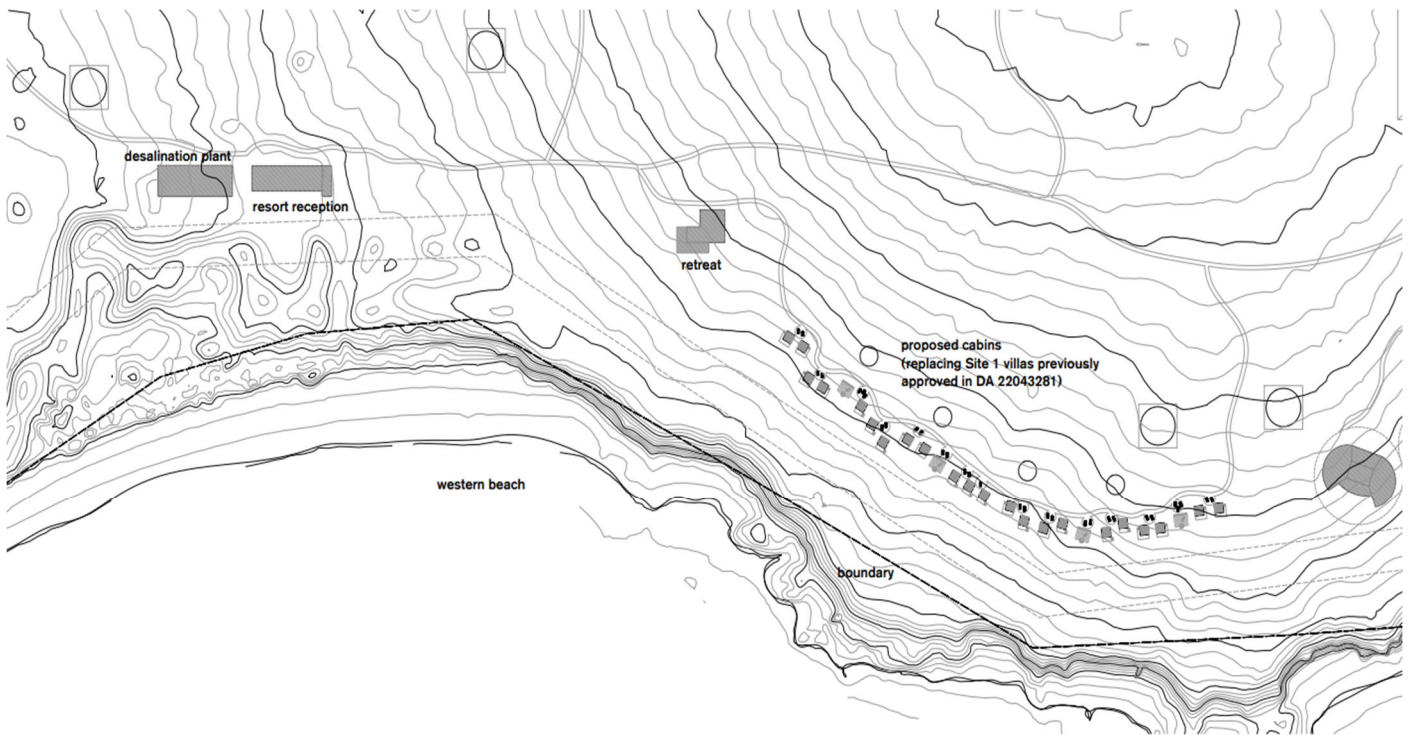


Figure 2: Cabin locations



Figure 3: Cabins 1-11

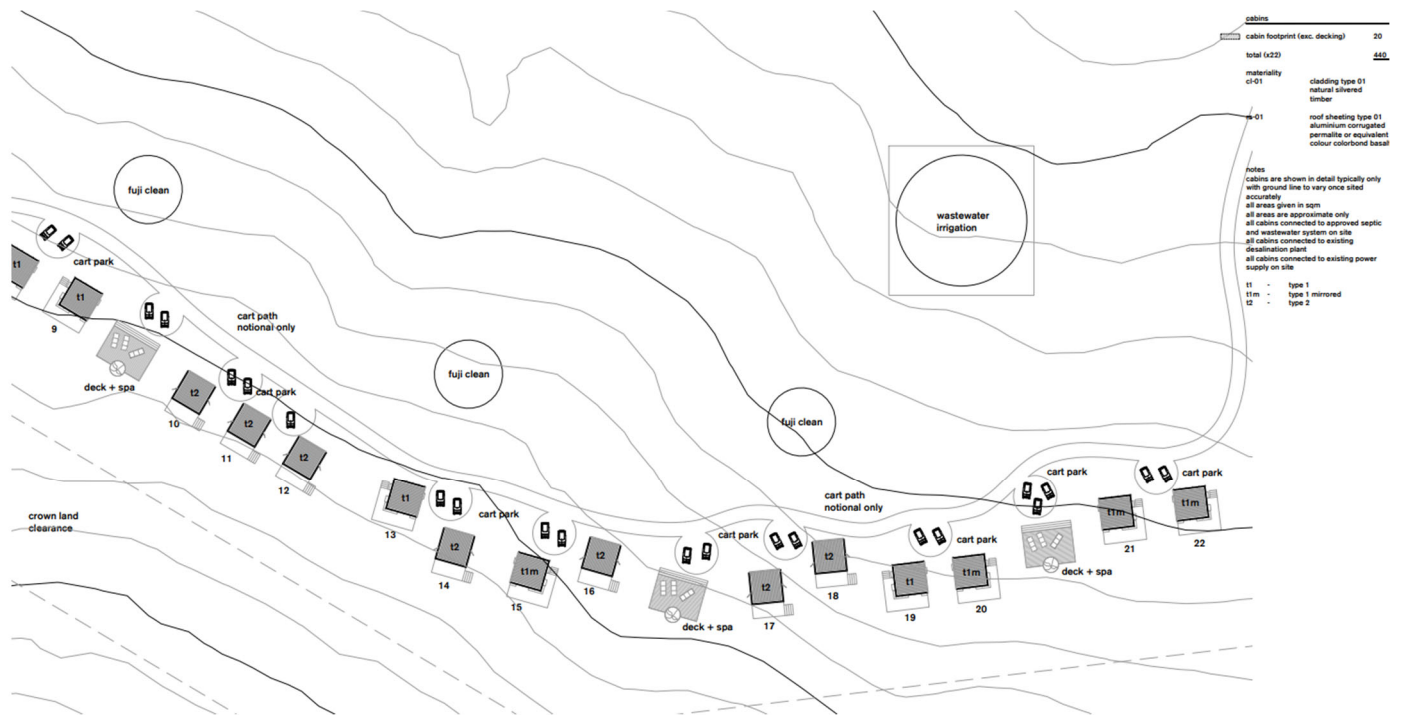


Figure 4: Cabins 11-22

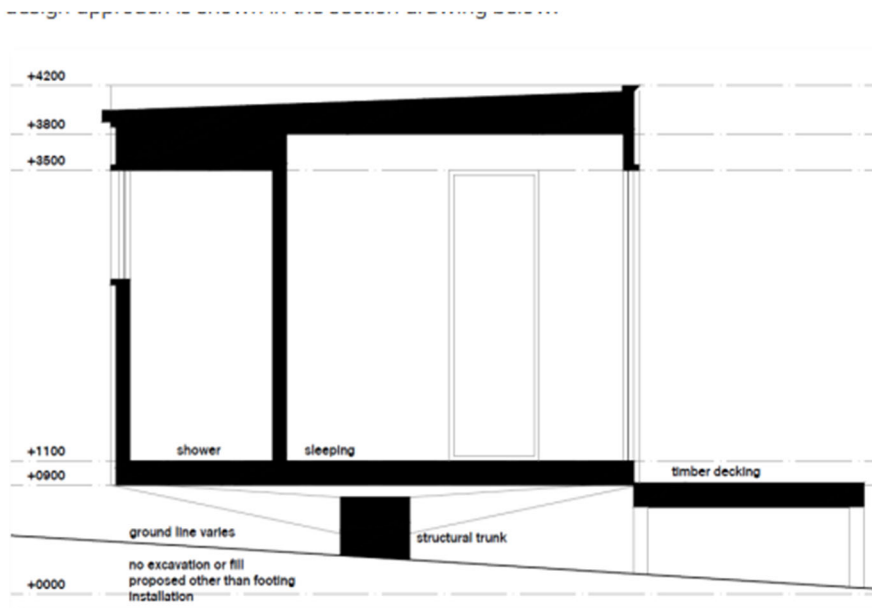


Figure 5: Elevation example for proposed cabins

The variation does not include any changes to the remaining (unbuilt) 22 villas, or the authorised desalination plant and solar arrays (ground mounted) and constructed.

The proposed cabins can be serviced by the desalination plant and solar panels. Wastewater treatment is proposed to be installed near the cabins.

Site 1 which is the location for the variation is located well away from the Wedge – tailed Eagle protection areas identified in 22043281.

SUBJECT LAND & LOCALITY:

Locality and Site Description:

Louth Island is located offshore from Eyre Peninsula to the east. The island is approximately 135ha in size and located about 3km from the mainland. The island is accessible by boat from a location near the town of Louth Bay to a sandy beach on the western side of the island. The applicant owns all three sections of Louth Island (S384,385 and 386 Louth Island) plus an unmade road between 384 and 385.

The island has a strip of crown land around the entire coastal perimeter. The coast environments range from wide sandy beaches to rocky cliffs.

The southern part of the island has weedy grasslands, whilst the northern part of the island contains native grasslands. Small areas of woodland also exist.

The proponent owns an amphibious boat to access the island from the mainland, which is used to transport visitors, staff and provisions.

The island historically has been used for grazing which ceased several years ago, and the island has been unoccupied for a long time. When the applicant purchased the island, applications for new sheds for storage and equipment, solar array and repurposing sheds for accommodation/café had been approved. An existing farmhouse is also located on the island. DA 22043281 was approved on 12/2/25 for a tourist accommodation resort.

The applicant has undertaken weed removal and some revegetation and proposes to undertake more.

The island is ecologically important and both significant flora and fauna occur on the island. The hooded plover nests on beaches on the north and east side of the island, marine mammals (seals) also use the island for resting/hauling out. Other important species include the Caspian Tern and Rosenberg's Goannas, there is also a large wedge-tailed eagle nest (actively used) on the central part of the island, although this is not a listed species of concern.

Some removal of vegetation will be required and subject to a Significant Environmental Benefit (SEB) agreement (13ha). This variation application reduces the clearance of vegetation which would need renegotiation of the SEB.

There are no other landholders or occupiers on Louth Island (apart from Crown land).



Figure 6: Map of Louth Island and Louth Bay (Source: SAPPA)

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Tourist accommodation: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code; code

PUBLIC NOTIFICATION

- **REASON**
Not considered 'minor' Table 5 does not list this development as excluded and therefore should be notified. One owner in immediate vicinity of development.
- **LIST OF REPRESENTATIONS**
No Reps received

AGENCY REFERRALS

- Coast Protection Board – No Objection and included a condition to review visitor and environmental management plans to accommodate additional visitor numbers including review of plans associated with Wedge-tailed Eagle, Fairy Tern, Hooded Plover and other beach nesting birds, Fairy Penguin, migratory coastal birds and marine mammals.
- Native Vegetation Council (no comment – no change to original condition requiring SEB approval)

PLANNING ASSESSMENT

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in Appendix One. Please note that the Code 'snapshot' is dated 16/01/25 from the original application. As Louth Island is not 'mapped' by the DAP there is no updated Code generated. The Code updates from February to the date of the application have not affected the Zone and Overlays for the assessment of this application.

Question of Seriously at Variance

The proposed development comprises tourist accommodation. It is located in the Coastal Areas and Offshore Islands Zone. Development of this nature is appropriate on the proposed site as Tourism development is supported in the Zone.

Whilst the assessment will consider the scale of the proposed development further, the proposed development is not considered to be seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.

Overlay Assessment

Coastal Areas Overlay

The Desired Outcome for areas affected by the Coastal Areas Overlay is that the natural coastal environment (including sand dunes, native vegetation and wildlife habitat) is conserved and enhanced. Further, recognition should be given to coastal hazards including erosion and dune drift, to avoid the need for public expenditure on protection of the environment and development.

The application was referred to the Coastal Protection Board (CPB) who considered the application against the board's policies and whether the proposal was orderly in its scale and siting, as well as the development's visual impact, flooding and erosion risk and impact on biodiversity.

PO 2.3 seeks development that will not create or aggravate coastal erosion or require coastal protection works. Whilst PO 2.4 is seeking development that is set well back to provide an erosion buffer to sea level rise or retreat. The 'Pods' are set back an average of 9.5m above sea level and at a similar level to the approved villas and as identified by CPB, will not be impacted by coastal processes.

This proposal for 22 accommodation 'pods', have finished floor levels well above sea level. This satisfies PO 2.1 and 2.2. In addition, PO 2.3 and 2.4 are satisfied in the development being set back from the coast, particularly any areas of potential erosion such as beaches. The Coast Protection Branch has indicated that it is satisfied that the proposal would not exacerbate any erosion situation on the island.

The impact on the environment was considered as part of the original scheme, and noting that the variation is a revision of the accommodation offering and not the nature of the use, POs 4.1, 4.2, 4.3 and 4.4 were deemed acceptable. The CPB have noted that the occupancy rates have increased which could have potentially greater impacts on sensitive environmental values and therefore needs to be properly managed. The CPB however, considers that on balance, the development will have less ground disturbance through the elimination of earthworks and less vegetation clearance and therefore is acceptable in this regard.

The entire coast of the island is ringed by Crown land and the state is responsible for managing this land although the applicant has applied for a lease/licence to occupy this land to allow access (managed) across it for visitors to the island and to improve management of the coast (particularly for weed control, protection for penguin burrows and bird breeding areas). It is therefore considered that the performance outcomes for the Overlay are satisfied as the accommodation pods and spa areas do not impact the coastal areas of the island and are well set back (100m) from the cliff tops and beaches on Louth Island.

Hazards (Bushfire - Outback) Overlay

The Desired Outcome for the Hazards (Bushfire – Outback) Overlay is for development to be located to minimise the threat and impact of bushfires on life and property taking into account more frequent and intense fires due to climate change (DO1). Also to facilitate access for emergency vehicles to aid the protection of lives and assets from bushfires (DO2). The 'pods' for tourist accommodation are in a line along the coastal fringe of the island on the western side of the island. Bushfire fighting equipment is in the form of 'farm' firefighting equipment owned by the applicant. There is no rapid access to the island for emergency vehicles of any kind (unless aerial support is available).

Notably the Code did not identify that a referral was needed to the Country Fire Service (CFS) in this case.

PO 1.1 seeks that residential and tourist accommodation is sited away from unacceptable bushfire risk. In this case there is a 20m area of vegetation clearance around each 'pod' and each 'pod' is 50m from any bushland/woodland area. Any native vegetation planted near the accommodation will be low fire risk.

PO 2.2 provides guidance on road widths, clearance from vegetation and turning circle information – which in a standard tourist accommodation application would apply. In this case there is no access to the island for these vehicles and it is not considered by the applicant or in this assessment to apply in this case. Access around the island is via small carts similar to golf carts.

The applicant is providing 4WD vehicles for firefighting. Two firefighting trailers with a water capacity of 1000L can be towed with vehicles on the island. Water can be sourced from rainwater and desalination water using two fill points on the island. The point at the main desalination shed has a capacity of 50,000L up to 225,000L. The applicant's planning report (for DA 22043281) advises that water tanks of 10,000L to 49,000L will be located within the desalination shed (the tanks and shed are already approved).

The proposed access tracks have a carriageway of at least 3.1m, plus clearance as required by the overlay is provided. A comprehensive fire evacuation plan will be prepared for visitors to the island, both for overnight stay and day visitors. This is considered a reasonable response to the potential bushfire threat on the island. Each villa also has access to an electric cart for guest usage which can be employed to meet at designated emergency gather points.

Significant resources are available for firefighting on the island provided by the applicant in terms of vehicles and water storage and it is assessed that the Performance Outcomes for this overlay are satisfactorily addressed.

Native Vegetation Overlay

The Desired Outcome for this overlay is the protection, retention and restoration of native vegetation.

PO 1.1 seeks that development avoids, or where it can't be avoided, that it minimises the clearance of native vegetation, taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.

In the case of this development, approximately 0.26ha (originally 0.84 ha) of vegetation is to be cleared and much of that is 'weedy grassland' which was subject to a long history of sheep grazing. A report from Succession Ecology dated 22 May 2025 addressed the clearance proposed by the applicant (**Attachment 3**). A revision of the already approved SEB may be required to include this change. It is considered that PO 1.1 is satisfied.

PO 1.3 is seeking that native vegetation clearance in association with development avoids areas of significant wildlife habitat and rare and vulnerable plant species or vegetation in association with a wetland. In this case a referral has been made to the Federal Government under the EPBC Act and has been declared a 'controlled action'. No decision has been made on whether approval will be granted under that Act. There are a number of rare, vulnerable or endangered plant (and animal/bird) species associated with the island. However, as is stated in the letter from Succession Ecology, all cabins are to remain within the same vegetation association as the previous application and is not expected to have any greater impact on the native wildlife or vegetation as determined in the previous assessment. It is therefore considered that Native Vegetation PO 1.2 is met.

The applicant is also proposing to undertake significant levels of re-vegetation on the island and the further removal of weeds in line with Native Vegetation PO 1.4.

It is considered that by setting the accommodation 'pods' back from the coastal waters areas and providing education about the importance of protecting the flora/fauna on the island that the performance outcomes of the Native Vegetation Overlay are satisfied.

The Native Vegetation Branch did not provide any further comment on the amended proposal.

Zone

Coastal and Offshore Islands Zone

The Desired Outcome for this zone (DO1) is the protection of the natural marine and coastal environment and recognition of it as an important ecological, commercial, tourism and recreational resource and safe watercraft navigation, along with providing for a limited number of low impact developments supporting conservation, navigation, science, recreation, tourism, aquaculture or carbon storage projects (DO2).

PO1.1 (Land Use) is seeking the development of small-scale, low impact development for the purpose of conservation, navigation, science, recreation, tourism or aquaculture.

The construction of 22 accommodation pods with their associated decks and 4 spa decks will take up a combined footprint of approximately 1034m². The original scheme proposed 4 larger accommodation villas of 85m² which had a total combined footprint of 340m², however involved some excavation and filling to embed them into the land and create earth-bermed fill around the wall. Additionally, the villas incurred vegetation clearance around the site.

In terms of guests, the 22 cabins would accommodate the same amount of people in each building as the original scheme. This would result in net increase of 36 people over the original scheme and therefore it could be considered that it would result in an intensification of the proposed land use, and furthermore, the scale of the use is considered to be increased.

The proposed pods and decks are located in a compact manner along a single roadway. Whilst it is considered that the pods may take up a larger area across the width of the island, the proposed pods do not extend as deep as the approved buildings, and as such, the overall building footprint is considered comparable with what has been approved. This is also demonstrated through less native vegetation clearance than the original application.

The way the 'pods' are sited on the land are considered to result in less disturbance to the land. The use of structural trunks and raised decks allow the building to be placed on the land without the need for earthworks other than the footing installation, as it is only the length of the structural trunk and posts that need to change in response to the lay of the land.

In this case it could be argued that the overall increase in tourist numbers from a maximum of 8 people to 44 people on Site 1 could still be catered for within the development site, and that would be at full capacity which would not be the case year-round.

The DTS/DPF 1.1 has nominated campground as appropriate development in the zone and the proposed development could be deemed similar to what could be found within a campground. The application for small 'pods' replacing 4 villas with 22 x 20 sqm 'pods' (excluding decking) it is still considered to be small scale and low impact development.

PO 2.3 (Development on off-shore islands) seeks that small scale tourist accommodation on offshore islands such as camping grounds, huts and cabins avoids delicate or environmentally sensitive areas. The development is generally located in 'weedy' grassland areas for which clearance approval from the NVC has been provided. The 'pods' and spas are located at least 100m from the coast and above a rocky part of the coast. The desalination plant will provide enough water supply for the 'pods'. Wastewater will be treated via onshore Envirocycle type treatment infrastructure and power supply will be provided from the already existing solar farm. Capacity exists for water/power/wastewater for expanded tourist numbers because of this variation.

PO 3.1 (Environmental Protection) outlines that development should be undertaken to minimise the potential harm to the marine and coastal environment or to fisheries and aquaculture, including harm that introduces a biosecurity risk. The proposal does not pose potential harm to the fisheries or any aquaculture activities in the area. No commercial fishing is to be undertaken, and no chemicals of concern would be released to the marine environment. The likelihood of any biosecurity risk being elevated due to the development is negligible.

PO 3.3 (Environmental Protection) is seeking that development avoids important breeding/nesting areas and areas important for movement and migration of fauna. This variation application is not located within areas of concern in terms of threatened species including hooded plovers and other bird species of note. It is also not located close to the known wedge tailed eagle nest even though this is not a protected species. This location is also not close to any marine mammal haul out areas.

PO 3.4 (Environment Protection) is seeking that development avoids delicate or environmentally sensitive coastal areas and key habitat areas such as sand dunes, cliff tops, estuaries, wetlands, mangroves and samphire areas. The development is not expected to be located on or unduly affect these environments on the island.

PO 4.1 (Built Form and Character) is looking to have provided development which is sited and designed to minimise the visual impact on the natural environment by using low-reflective materials and finishes that blend with the environment located below hilltops and screened by vegetation. The 'pods' and spas will be constructed of durable and neutral coloured with two different designs, oriented towards the coast and the view. The design of the buildings is considered satisfactory in terms of reducing the visual impact of the buildings when viewed from both the internal island views and from the ocean. The view of the island from the mainland is of a low form on the horizon and it is not likely that the 'pods' would be intrusive in the views from the mainland.

The CPB has included a condition for this variation that the management plans which were to be produced by the applicant in accordance with the original application be reviewed to accommodate the increased number of visitors on the island.

It is considered that the provisions of the Coastal Waters and Offshore Islands Zone are satisfactorily addressed by the applicant for a development for small scale tourism development which also avoids environmentally important areas on the island including cliff tops, beaches and important flora/fauna locations.

General Development Policies

Design

External Appearance

DO1 of the Design section of the General Development policies section of the Code is seeking development, which is contextual, durable, inclusive and sustainable. Many of the provisions in this section of the code pertain to development within an urban context which is not the case here. However, parts of the design Performance outcomes are relevant to the assessment including PO 1.4 which seeks that plant, exhaust and intake pipes have minimal impact on the public realm. In the case of this application the public realm could be considered the whole island and as the development is for single storey accommodation 'pods' there is minimal impact on the surrounding areas.

PO 1.5 seeks that any negative impact of outdoor storage, waste management, loading and unloading is screened from public view. In this case the 'back of house' requirements are contained either within each 'pod' as shown on the archaea floor plans. Waste is to be either recycled for compost/chicken feed or removed via barge to the mainland to be disposed of.

Landscaping

PO 3.1 is seeking that soft landscaping and tree planting is incorporated. Revegetation of indigenous species is the main goal of the work to be undertaken (on the entire island) there are no landscaping plans provided for the immediate area of the new 'pods' and may not be appropriate in the location. An overall SEB for the island applies in this case. A reserved matter is attached to the consent which requires a species list for the planting around the buildings.

Environmental Performance and Water Sensitive Design.

PO 4.1 - 4.3 in the Design section of the General Policies is looking to have buildings designed to access natural sunlight, ventilation. The 'pods' face the ocean. All the one-bedroom 'pods' have large windows and doors to take advantage of the views, and these will provide plenty of natural light and ventilation.

PO 5.1 is seeking to maintain existing natural hydrological systems and in this case the development is not unduly affecting hydrological processes.

It is considered that the provisions of the General Development Policies of the Code are reasonably satisfied with this development application.

Infrastructure and servicing

The cabins will be serviced by a wastewater system that will be able to comply with SA Health requirements under the *South Australian Public Health Act 2011*.

It is proposed that the cabins will utilise *FujiClean* systems as per the original approval, however, the final design for the system is yet to be determined.

The *FujiClean* system will anaerobically treat effluent which will be disposed of via surface irrigation areas.

The applicant has indicated that wastewater system, as varied, will achieve the SA Health requirements by:

- Being setback from buildings at least 3m and 1.5m for the irrigation sprinklers
- Wastewater units and irrigation sprinklers being setback at least 50m from watercourses, wells, bores and dams and
- Wastewater systems and irrigation sprinklers being setback 100m from the high-water mark.

It is incumbent on the applicant to apply and obtain any approvals for the wastewater system under the SA Public Health Act.

Although the wastewater system is yet to be finalised, the applicant has demonstrated that all requirements will be met in this regard and therefore Infrastructure and Renewal Energy Facilities POs 12.1 and 12.2 have been met.

Site Contamination

A preliminary site investigation was undertaken for the original application and no specific concerns were raised as outlined in Schedule 1 of Practice Direction 14.

CONCLUSION

This application proposes tourist accommodation of 22 'pods' and associated spa areas, replacing four of the 'villas' approved in the original application, with the remainder of the approved elements from the original application remain unchanged.

The proposal has been assessed against the provisions of the Planning and Design Code above and it is considered that the development warrants Planning Consent for the following reasons:

- Small scale tourist accommodation is supported in the zone and the proposed pods will take up a comparable floor area with less earthworks and a construction method which results in less land disturbance.
- The 'pods' will have expansive views of the coast but are not directly on the coast
- The development is set well above sea level rise contours (predicted)
- The proposal does not unduly affect any surrounding landowners or occupiers; the island is owned by one entity (the applicant)
- The 'pods' will not be unduly visible from the sea.
- The varied application relies upon already authorised power supply, water supply and wastewater treatment
- Less native vegetation clearance is proposed as part of this variation
- The CPB and NVC are both supportive of the changes
- Site contamination is considered to be low risk

- Use of the Coast Reserve surrounding the island will be subject to a lease/licence from the State Government (separate approval)
- Approval will also be required from the Federal Government as a 'controlled action' under the EPBC Act (separate approval)

RECOMMENDATION

It is recommended that the SCAP resolve that:

1. The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.
2. Development Application Number 25016498, by Ika Shima Trading Pty Ltd c/o URPS is granted Planning Consent subject to the following reserved matters and conditions:

Pursuant to section 102 (3) of the Planning, Development and Infrastructure Act of 2016, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval:

Reserved Matter 1

The applicant shall submit a final detailed schedule of external materials and finishes to proposed buildings and structures.

Reserved Matter 2

The applicant shall submit a final landscaping plan that includes:

- The species list for the planting around and on all buildings and structures (including the villas, cabins and day spa and any buildings associated with the development)
- Final details of the location and material of all paths and tracks including the entrance to the site

CONDITIONS

Planning Consent

Condition 1

The development authorisation granted herein shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Condition 2

The plans and conditions with respect to DA 22043281 must be fully complied with except where varied by this application and conditions.

Conditions imposed by Coast Protection Board under Section 122 of the Act

Condition 3

All previously approved visitor and environmental management plans shall be reviewed by the original authors (or persons with equivalent expertise) and adapted where necessary to accommodate potential visitor numbers associated with 100 percent occupancy of accommodation facilities, to the satisfaction of

the Coast Protection Board. [Note in relation to the above Condition: Particular attention should be paid to plans associated with the Wedge-tailed Eagle, Fairy Tern, Hooded Plover and other beach nesting birds, Fairy Penguin, migratory coastal birds and marine mammals.]

ADVISORY NOTES

Planning Consent

Advisory Note 1

The approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 2

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the Relevant Authority).

Advisory Note 3

No works, including site works can commence until a Development Approval has been granted

Advisory Note 4

The applicant is advised of the need to obtain approval for the proposed on site wastewater disposal system from SA Health. Details on how to obtain this approval can be found here:
<https://www.sahealth.sa.gov.au>

Advisory Notes imposed by Coast Protection Board under Section 122 of the Act

Advisory Note 5

The Coast Protection Board advises that any further significant expansion in tourism development upon the island may exceed the island's capacity in terms of usual environmental aims, and if so could potentially be at odds with current Board Policy.