



22 May 2025

Native Vegetation Council  
Department of Environment and Water  
Adelaide SA 5000

**Succession Ecology**  
ABN: 56 605 880 028  
1/938 South Road  
Edwardstown, SA 5039

**Dr Briony Horner**  
briony@successioneecology.com.au  
Phone 0410 526 210

**Glenn Christie**  
glenn@successioneecology.com.au  
Phone 0409 282 096

## **Subject – Notification of Minor Design Variation – Louth Island Eco-Resort Development**

To the Native Vegetation Council,

Succession Ecology would like to formally notify the Native Vegetation Council of a minor design change to Application Number 2023/3132/010 registered on 12<sup>th</sup> July 2023. A previous amendment to the development reducing the total clearance area from 20.107 ha to 13.731 ha was submitted on 12<sup>th</sup> September 2024 and approved by the Native Vegetation Council.

Attached to this letter are the preliminary variation plans and shapefiles for the existing villa design and the newly proposed cabin layout. The proposed variation applies solely to a revised building configuration. Specifically, four villas originally proposed immediately south of Homestead Bay, are to be replaced with a total of 22 of smaller cabins.

While the building locations are now more dispersed, this change does not result in any increase to the total development footprint or to the area of native vegetation clearance previously approved. All proposed cabins remain within the same vegetation association (Weedy Grassland) as the original design. The newly proposed cabins, along with associated infrastructure such as carparks and access tracks occupy a total of 0.26 ha, as compared to 0.84 ha previously approved for the villas. Furthermore, the new cabin layout has been designed to sit more lightly on the landscape (URPS pers comm. 2025). As a result, the revised design is expected to further reduce environmental impacts compared to the previously approved villas.

We consider this a minor variation that does not alter the environmental impact assessed in the original application. We would appreciate confirmation from the Council as to whether this change can be accommodated within the existing approval, or whether any additional documentation is required.

Please do not hesitate to contact us if further information or clarification is needed.

Kind regards,

Dr Briony Horner