

WIRRINA COVE ZONE

Introduction

The objectives and principles of development control that follow apply in the Wirrina Cove Zone shown on [Maps Ya/10 and 11](#). They are additional to those expressed for the entire Council area. To the extent of any inconsistency between the zone provisions and those provisions applying to the entire Council area, the zone provisions will prevail.

OBJECTIVES

- Objective 1:** A zone accommodating an international standard tourist resort together with residential, marina, commercial and recreation, sport, health and fitness facilities.
- Objective 2:** Development designed and sited to complement the zone's rural and coastal setting.
- Objective 3:** Preservation of areas of high landscape and amenity value including stands of vegetation, exposed cliffs, and areas which form an attractive background to development.
- Objective 4:** Orderly sequences of development coordinated with the availability of private and public infrastructure, and driven by market demand.
- Objective 5:** Provision and where appropriate improvement of public access to the coast in keeping with objectives for protecting the environment, heritage and coastal amenity.
- Objective 6:** Sites and places of significance to the Aboriginal community protected, preserved and managed.
- Objective 7:** Protection of existing stands of native vegetation and encouragement of re-vegetation by planting species indigenous to the area.
- Objective 8:** Individual trees and other vegetation of high merit and local significance to be identified with council for preservation and protection.
- Objective 9:** Sites of geological significance preserved and protected.
- Objective 10:** Buildings, including structures, located unobtrusively and where possible screened by existing native and planted vegetation when viewed from Main South Road.
- Objective 11:** Buildings, including structures, located to retain existing native and planted vegetation and to protect and retain watercourses in their natural state.

Wirrina Cove originally consisted of 89 rooms of accommodation and related convention facilities, an eighteen hole golf course, a community oval, tennis courts and budget accommodation. Since its purchase by the MBfl Group of Companies, there has been further development of a 206 berth marina at the mouth of the Anacotilla River, 111 residential allotments, 80 condominium units around the golf course, a new convention centre and 200 serviced holiday apartments adjacent to the resort. The food and beverage facilities have also been completely upgraded.

Planning has been predicated upon an ultimate development in the order of 1000 residential allotments, 1800 condominiums, apartments, town houses and terrace houses, plus 300 units catering for health farm and retirement purposes. Hotel and budget accommodation components could generate a further 1000 rooms of accommodation, along with 250 caravan and camping sites. An appropriate range of community services and shopping facilities to service residents, tourists and visitors alike are also planned.

Within the zone there are a number of sites of Aboriginal significance. An Aboriginal Heritage Agreement is to be prepared in conjunction with the Kaurna Heritage Committee for these sites, providing for their proper use and management.

PRINCIPLES OF DEVELOPMENT CONTROL

Development Generally

- 1 Development should be in accordance with the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#).
- 2 Development should be consistent with the overall aim of creating an international tourist resort at Wirrina Cove.
- 3 Development should take place on land which is suitable for the intended use of that land.
- 4 Development should take place in a manner which will not interfere with the effective and proper use of other land in the vicinity, including agricultural activities conducted on adjacent land, and which will not prevent the attainment of the objectives for that other land.
- 5 Buildings should be designed and sited to avoid the risk of damage from ground instability.
- 6 The excavation and/or filling of land should:
 - (a) be kept to a minimum so as to preserve the natural form of the land and native vegetation;
 - (b) be undertaken where appropriate to reduce the visual impact of buildings, or in order to construct water storage facilities; and
 - (c) not result in any embankment where the slope exceeds a gradient of one in three.
- 7 Development should incorporate a stormwater management scheme that provides for the control of stormwater during the construction stage of the development and avoids any adverse impact on the quality, volume and rate of run-off from developing areas. Water quality should be of a standard that meets national water quality guidelines for recreational uses and the protection of aquatic ecosystems.
- 8 Development should occur in an orderly and cohesive manner so as to avoid isolated and fragmented development.

Human Services

- 9 Development should take into account the potential future demand for on-site essential community and human services.
- 10 Emergency services facilities should be co-located.

Building Design

- 11 Buildings and structures (apart from those developed in association with the Waterfront Commercial/Residential area designated on the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#)), should be designed and sited and be of such a scale as to be unobtrusive and not detract from the desired natural character of the zone, and, in particular:
 - (a) they should be sited on an excavated rather than a filled site in order to reduce their vertical profile;
 - (b) the profile of buildings should be low and the roof lines should complement the natural form of the land;
 - (c) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land; and
 - (d) large eaves, verandahs and pergolas should be incorporated into designs so as to create shadowed areas which reduce the bulky appearance of buildings.

- 12** The external materials of buildings (apart from those developed in association with the Waterfront Commercial/Residential area designated on the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#)) should:
- (a) have surfaces which are of a low light-reflective nature; and
 - (b) be of natural colours so as to be unobtrusive, blend with the rural landscape and minimise any visual intrusion.
- 13** Additions to buildings should:
- (a) be undertaken on the side of the building which is least obtrusive when completed; and
 - (b) comply with the previously mentioned principles of development control relating to the location and design of buildings.
- 14** Outbuildings should:
- (a) be limited to one outbuilding per allotment;
 - (b) be located in the most unobtrusive part of the allotment;
 - (c) have external walls composed of either stone, brick, rendered masonry, pre-treated timber or colour coated metal;
 - (d) not exceed a total floor area of 54 square metres;
 - (e) be architecturally compatible with the associated dwelling; and
 - (f) not be erected within six metres of the boundary of the golf course.
- 15** Development should be designed to relate to the natural topography and features of the land.
- 16** Development near the coastal cliff tops should:
- (a) be designed and located having regard to occupant and public safety;
 - (b) take account of physical features and soil types to avoid erosion or damage to cliff edges; and
 - (c) adopt a variety of set-backs and built-forms to provide visual diversity.
- 17** Development should provide for a range of allotment sizes to facilitate housing mix.
- 18** The Waterfront Commercial/Residential area designated on the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#) should be designed to achieve a scale relationship with natural land forms, to complement the visual backdrop and enclosure to the marina and to create a concentrated tourist activity focus, and in particular:
- (a) the profile of buildings should have proportions and architectural design features (such as gables and minimum roof pitches of 30 degrees) which create a vertical rather than a horizontal profile of development;
 - (b) buildings facing the marina should abut each other, or have minimal side set-backs, so as to achieve a cohesive and continuous frontage to the marina;
 - (c) road access to waterfront development should be from the landward side;
 - (d) buildings should have a minimum height to the top of the roof of seven metres, with two storey forms of construction being the preferred form of development; and

- (e) development should comprise a mixture of residential and waterfront commercial uses, with residential uses located above commercial uses in appropriate locations.

Residential Development

- 19** Dwellings should be designed to high standards to complement the desired future character of Wirrina Cove as an international tourist resort.
- 20** Dwellings should be energy and resource efficient and incorporate into their design:
 - (a) rainwater tanks;
 - (b) wall, floor, ceiling and roof insulation;
 - (c) solar orientation;
 - (d) solar hot water systems;
 - (e) dual flush toilet cisterns; and
 - (f) other water saving devices.
- 21** Dwellings should have external materials of construction comprised of brick, stone, rendered masonry or fibre cement claddings, in combination with glass and timber.
- 22** Side and rear boundary fencing associated with development should not exceed 1.8 metres in height and should be constructed of either:
 - (a) stone;
 - (b) brick;
 - (c) rendered masonry;
 - (d) pre-treated timber;
 - (e) colour coated metal;
 - (f) tubular metal;
 - (g) wrought iron,or a combination of these materials.
- 23** Where an allotment adjoins or backs onto a golf course, fencing along that boundary should be of an open or "see-through" style, not more than 1.8 metres in height.
- 24** Front boundary fencing (where considered necessary) associated with development should not exceed 1.8 metres in height and should be constructed to complement the appearance of the dwelling on the same allotment using a selection of the following materials:
 - (a) stone;
 - (b) brick;
 - (c) rendered masonry;
 - (d) pre-treated timber;
 - (e) tubular metal;

- (f) wrought iron,

or a combination of these materials.

- 25** Detached dwellings (apart from those developed in association with the Waterfront Commercial/Residential area designated on the Wirrina Cove Structure Plan), should be developed to the following standards and guidelines:
- (a) a minimum set-back of six metres from the primary road frontage, and where applicable a minimum set-back of six metres from the boundary of the golf course;
 - (b) the area of the ground floor of the detached dwelling not exceeding 50 percent of the site upon which the detached dwelling is to be erected;
 - (c) a contiguous amount of private open space being provided at the rate of 30 square metres for each room which can reasonably be expected to be used as a bedroom, and in any event not being less than 60 square metres in area with a minimum dimension in any direction of six metres;
 - (d) a parking area being established on the site of the detached dwelling at the rate of two parking spaces per dwelling, where one of those spaces is undercover;
 - (e) the design of each dwelling, and in particular the size, sill height and position of windows, being such as to minimise overlooking and overshadowing of adjoining residential development; and
 - (f) aërials, antennas, towers and the like wherever possible being located within the roof space of each dwelling, but where this is not possible such structures should not be visually prominent.
- 26** Buildings, including structures, should be located so as to:
- (a) not be visible against the skyline when viewed from Main South Road; and
 - (b) be screened by existing native and planted vegetation when viewed from Main South Road.
- 27** Medium-density accommodation in the nature of condominiums, serviced holiday apartments, townhouses and apartments should:
- (a) be designed and sited to take maximum advantage of views to the coast, the golf course, the marina, or surrounding rural land as the case may be;
 - (b) be of a high standard of architectural design and be of such scale as to be unobtrusive and not detract from the desired future character of the zone; and
 - (c) incorporate energy saving devices as described in principle of development control numbered 20.

Commercial Development

- 28** The size and range of retail, office, commercial and restaurant facilities should be appropriate to the needs of the zone's visitors, tourists, residents and mariners. In particular, retail development should consist of small scale specialty shops and facilities providing for the day-to-day needs of visitors, tourists, residents and mariners.
- 29** Retail, office, commercial and restaurant facilities should primarily be located in the Heritage Village and the tourist accommodation areas adjacent to the marina, and should be sited away from steep downslopes to minimise exposure to bushfire threat.
- 30** Development in the Heritage Village should complement the historical significance of the existing heritage building and should not adversely impact on it.

- 31 Car parking areas, service areas, and areas for the storage of goods and materials should be sited and suitably screened in order to enhance the amenity of the locality.

Tourist Facilities

- 32 Tourist facilities should be located as designated on the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#). The facility designated in the northern portion of the zone should be in the form of a Country Club associated with an international standard golf course and may incorporate a clubhouse, tavern, conference facilities and limited accommodation, and the facility designated in the southern portion of the zone should be in the form of a low-intensity health farm providing limited accommodation in a natural setting.

Coastal Development

- 33 Roads, parking areas and development sites adjacent to the coastline should be at least 0.3 metres above the standard sea flood risk level unless the land is or can be protected against coastal erosion, sea and/or stormwater flooding or other coastal processes at the time of development.
- 34 Building floor levels should be at least 0.25 metres above the minimum site level (that is 0.55 metres above the standard sea flood risk level) unless the development is or can be protected and there are practical measures available to the developer and/or subsequent owners to protect the development against a further sea level rise of 0.7 metres above the minimum site level.
- 35 Buildings which are located over tidal water or which cannot be protected by local protection measures in the future should have a floor level of at least 1.25 metres above the standard sea flood risk level.
- 36 Development should not occur where essential services cannot be provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 100 year average return interval extreme sea level event, adjusted for 100 years of sea level rise.
- 37 Marina development should:
- (a) minimise any impact on:
 - (i) natural coastal processes;
 - (ii) habitats of conservation significance; and
 - (iii) marine ecology;
 - (b) provide adequate car and trailer parking to cater for marina users and the public;
 - (c) have road access designed to accommodate the volume and nature of traffic likely to use the marina;
 - (d) comply with recognised standards for water quality;
 - (e) have good water exchange for all tidal conditions;
 - (f) not be adversely affected by river discharge or stormwater outfalls;
 - (g) be capable of controlling, without property flooding or loss of emergency access, stormwater which would discharge into the marina and adjacent land during a storm tide;
 - (h) have an oil spill contingency plan to minimise the impact and provide for the adequate clean up of any oil/hydrocarbon fuel spillage;

- (i) not result in undue noise intrusion on adjoining or nearby uses;
- (j) have adequate onshore facilities to meet the expected usage of the overall development, including adequate facilities for each component of a staged development as it is brought into service;
- (k) provide onshore facilities in the initial stages of development including toilets for marina berth holders, other private users and the general public and facilities for disposal from vessels of sewage and effluent and other wastes such as oil and general rubbish;
- (l) have breakwaters and protective works designed in accordance with sound engineering practices so as to prevent sea storm damage for events with an average recurrence interval of 100 years;
- (m) ensure the breakwater entrance is oriented to enable safe access to the marina from the sea during severe weather conditions; and
- (n) provide at least ten berths for safe refuge for transient vessels.

38 A boat ramp should be provided in association with marina development.

Public utilities

- 39** A reticulated supply system, designed and installed to relevant standards, should be connected to all development throughout the zone such that:
- (a) the on-site 420 Megalitre reservoir is limited to supplying 89 units of resort accommodation, 111 residential allotments, the marina, 80 condominium units and 200 serviced holiday apartment units; and
 - (b) beyond the scope of development outlined in (a) above, further development in the zone should be supplied from an SA Water Corporation mains extension.
- 40** Upon extension of the mains water supply as described in principle of development control numbered 39(b), all existing and proposed development within the zone should be connected to that supply, so that the on-site 420 Megalitre reservoir can be retained for irrigation, firefighting, and recreational purposes.
- 41** Effluent should be disposed from all development via sewer mains connected to a package treatment plant and effluent lagoons, all designed, installed and operated to relevant standards. Effluent should not enter watercourses, the marina or other areas of the coast.
- 42** Woodlot areas for effluent disposal should be located out of the catchment of the on-site reservoir.
- 43** All development should be provided with underground electricity, telephone and other utility services.
- 44** Re-use of effluent for irrigation purposes should be determined according to its end quality and should comply with relevant standards for such purposes.
- 45** Spray drift from effluent irrigation should be prevented where allotments share a common boundary with the golf course.
- 46** The reservoir and reticulated water supply should be monitored to ensure it complies with relevant standards for the purpose for which it is being used.
- 47** Any new sewage treatment plant should be sited at least 50 metres from any building used for human habitation.
- 48** Adequate fire protection and firefighting facilities should be provided for development in accordance with relevant standards.

Conservation

- 49** The nature, features and general character of areas and items, other than building development and vegetation, should be conserved which are of special:
- (a) historical (including archaeological) significance or heritage value;
 - (b) scientific interest; or
 - (c) scenic value or natural beauty.
- 50** Development should be designed, sited and managed to prevent any adverse effect on places or sites of Aboriginal heritage significance.
- 51** Existing stands of native vegetation, individual trees, and other vegetation of high merit and local significance which are of:
- (a) special visual significance or interest;
 - (b) existing or possible future value in the screening of a building or unsightly views;
 - (c) existing or possible future value in the provision of shade or as a windbreak;
 - (d) existing or possible future value in the prevention of soil erosion;
 - (e) special historical significance or heritage value;
 - (f) scientific interest; or
 - (g) value as a habitat for native fauna,
- should be identified with council, preserved and protected.
- 52** Woodlot areas should be established and maintained to minimise the bushfire hazard and complement bushfire prevention principles.
- 53** Landscaping, including vegetation plantings for windbreaks and screening, should be established and maintained to minimise the bushfire hazard and complement bushfire prevention principles.
- 54** A buffer area of a minimum width of 50 metres should be set aside and maintained as depicted on the Wirrina Cove Structure Plan, [Map Ya/1 \(Overlay 1\) Enlargement E](#) to minimise the impact of development on adjoining agricultural land. No buildings or structures should be located within this buffer area.

Complying Development

- 55** Those kinds of development listed in [Table Ya/4](#) are **complying** in the Wirrina Cove Zone.

Non-complying Development

- 56** The following kinds of development are **non-complying** in the Wirrina Cove Zone:

General Industry
 Intensive Animal Keeping
 Junk Yard
 Landfill
 Motor Repair Station other than a facility for the repair and maintenance of water-borne craft
 Road Transport Terminal
 Stock Slaughter Works
 Timber Yard
 Used Car Lot

Public Notification

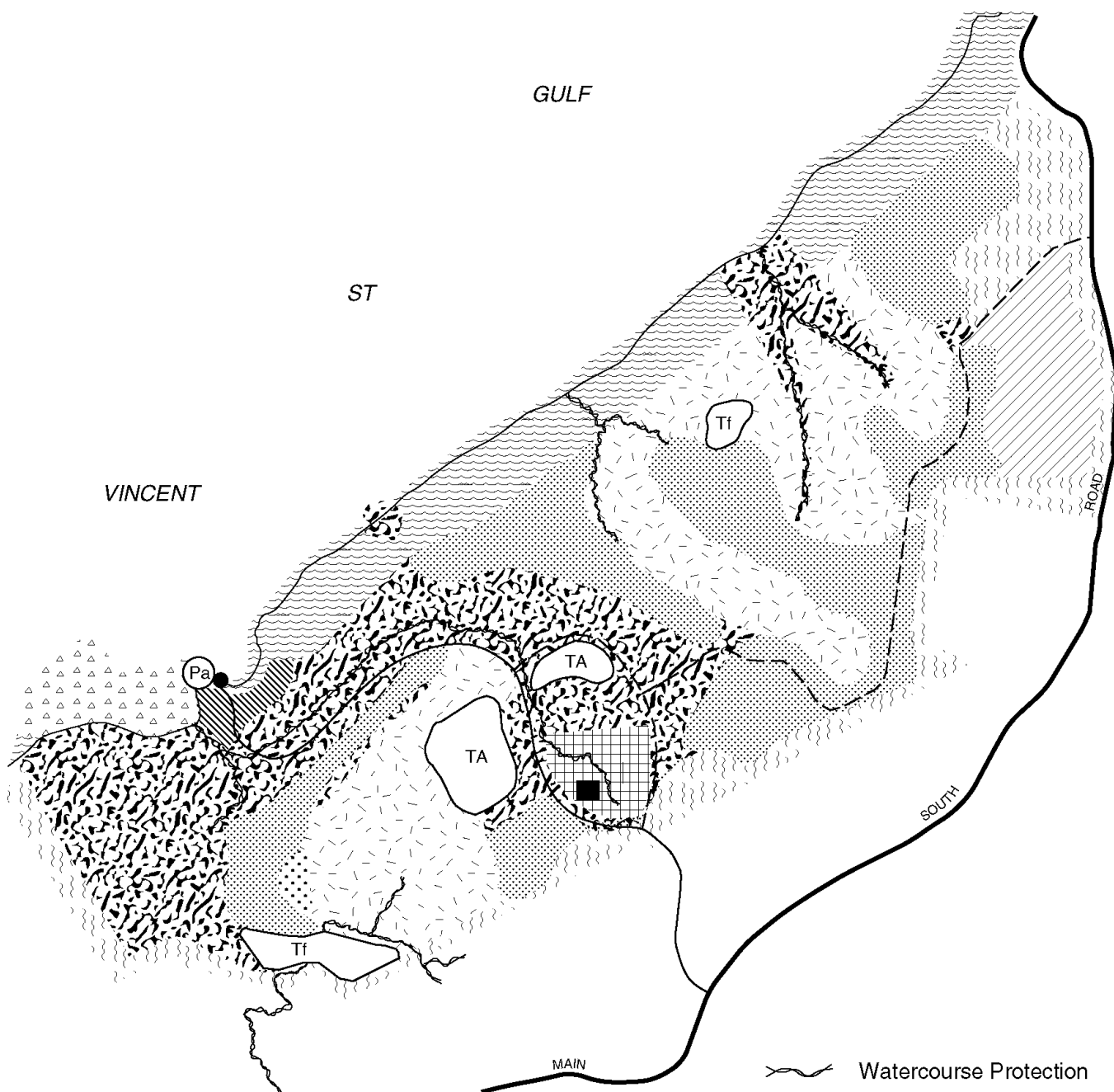
- 57** Those kinds of development listed in [Table Ya/5](#), together with the following kinds of developments are assigned as **Category 1 Development*** In the Wirrina Cove Zone:

Advertisement for identification or directional purposes
 Amusement Machine Centre
 Caravan Park
 Club Room
 Community Centre
 Consulting Room
 Convention Centre
 Detached Dwelling
 Dwelling
 Education Establishment
 Effluent Treatment Plant
 Extractive Industry
 Farm Building
 Farming
 Fire Station
 Golf Course
 Group Dwelling
 Horse Keeping
 Horticulture
 Hotel
 Indoor Recreation Centre
 Land Division
 Light Industry
 Marina
 Motel
 Motor Repair Station, in the nature of a facility for the repair and maintenance of water-borne craft
 Multiple Dwelling
 Museum
 Nursing Home
 Office
 Parking Area
 Petrol Filling Station
 Pre-school
 Recreation Area
 Residential Flat Building
 Restaurant
 Row Dwelling
 Semi-detached Dwelling
 Serviced Holiday Apartments
 Shop, other than a shop in the nature of a retail showroom
 Store
 Tourist Accommodation Facility
 Woodlot

- 58** The following kinds of development are assigned as **Category 2 Development** In the Wirrina Cove Zone:

All other kinds of development not listed as Category 1 Development, with the exception of those developments listed as non-complying in the Wirrina Cove Zone.

* Pursuant to Section 38 (2a) of the Development Act, the assignment of Category 1 Development does to extend to developments that involve, or are for the purpose of, any activity specified Schedule 22 of the Development regulations (ie activities of major environmental significance).



- Living
- Medium Density Accommodation
- Waterfront Commercial/Residential
- Interpretive Farm
- Landscape Buffer
- Foreshore Protection
- Heritage Village
- Heritage Building
- Tourist Accommodation
- Tourist Facility
- Golf Course
- Marina
- Boat Launching Facility
- Parking
- Open Space

- Watercourse Protection
- Proposed Local Road
- Local Road
- Secondary Arterial Road



0 metres 500 1000 1500

YANKALILLA (DC) WIRRINA COVE STRUCTURE PLAN MAP Ya/1 (Overlay 1) ENLARGEMENT E

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