

Date —  
July 2021

Prepared For —  
District Council of Yankalilla

# Normanville Foreshore Master Plan



Oxygen Pty Ltd  
98-100 Halifax Street  
Adelaide SA 5000

T +61 (08) 7324 9600  
[design@oxygen.net.au](mailto:design@oxygen.net.au)  
[oxygen.net.au](http://oxygen.net.au)



Prepared For —  
District Council of Yankalilla

Prepared by —  
Oxigen

in collaboration with  
WGA engineering  
Property & Advisory Pty Ltd

Issue —  
July Issue

Revision —  
02 July 2021



# Contents

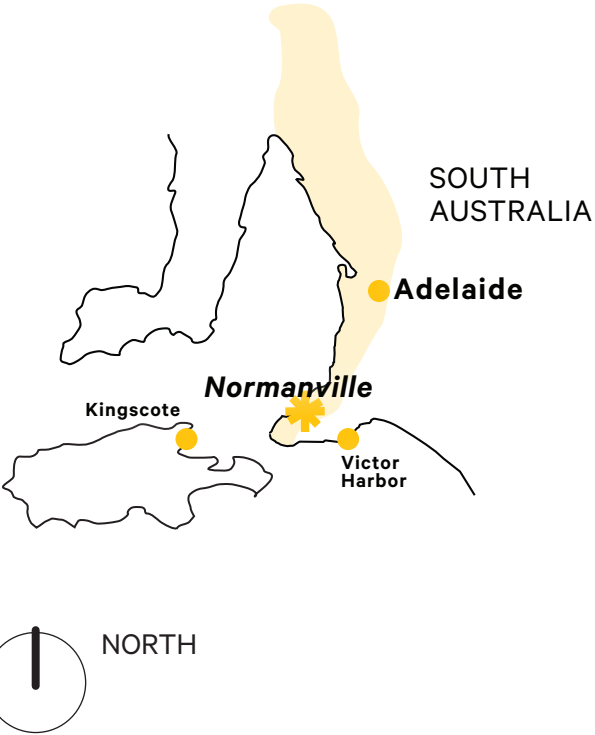


Jetty Plaza Artist Impression

<b>Context</b>	<b>4</b>	<b>Key Moves</b>	<b>24</b>
Context plan	4	Trails & street connection	24
History	6	Carparking	25
Existing aerial	8	Lawns	26
Existing site	9	SLSC + Cafe	27
		Tennis Club	28
<b>Master Plan</b>	<b>10</b>	Caravan Park Access	29
Vision + Approach	10	Dunes	30
Character	12	Beach Interface	31
Master Plan	13	Jetty	32
Aerial views	16		
Montages	18		



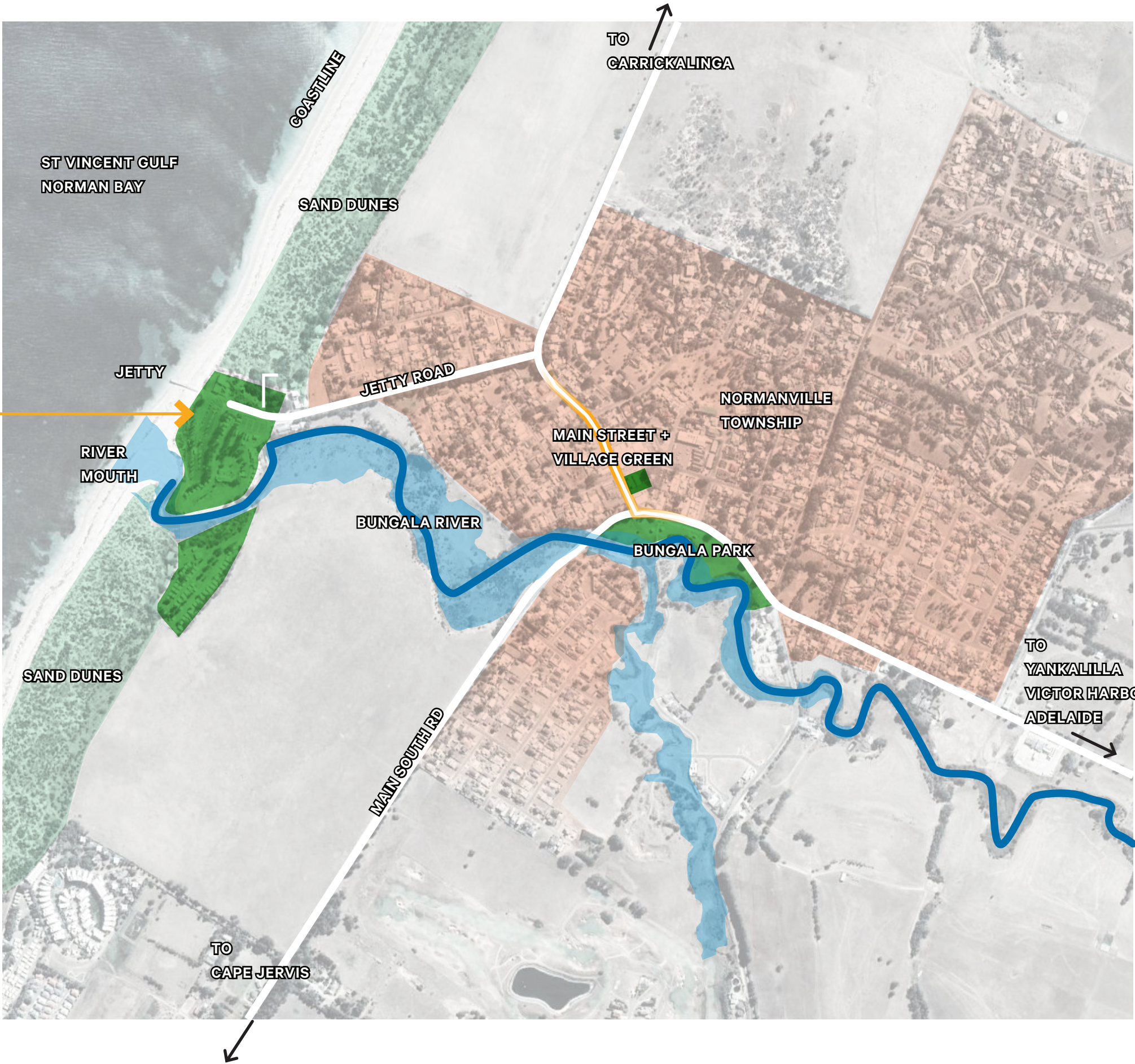
# Context





# Foreshore Context

NORMANVILLE  
FORESHORE  
MASTER PLAN





# Normanville Foreshore History

Bungala River was an important site for First Nations People, a rich food source and part of the Tjilbruke Trail. After colonisation, grain and wool were shipped by barge to Port Adelaide from Normanville Jetty. The foreshore became a popular location for camping and caravanning in the early 20th century when recreational facilities were also provided.



- 1 - Jetty at Normanville (1900)
- 2 - Old jetty, Normanville (1900)
- 3 - Normanville Jetty built in 1868
- 4 - Caravan Park, Normanville (1930)
- 5 - General view of the beach at Normanville (1974),  
The Wenmouth Collection

Source: Part of the Normanville Collection State Library of South Australia





1

NORMANVILLE JETTY.



# Existing Aerial



BEACH

JETTY

EXISTING DUNES

BEACH RAMP

LAWN

KIOSK + SLSC

EXISTING DUNES

UPPER CARAVAN PARK

TENNIS COURTS

LOWER CARAVAN PARK

BUNGALA RIVER

JETTY ROAD





# Existing Site



Existing Kiosk and Surf Club



View from Jetty to Surf Club & Kiosk



Existing Jetty



View from top of existing boat ramp looking towards Caravan Park



Existing Jetty head adjacent Kiosk



View of Surf Club from existing dunes



Existing Lawns looking towards Kiosk and Surf Club



Existing Carpark entry looking towards jetty head



# Vision + Approach

## what are we trying to achieve...

“The Normanville Foreshore Master Plan will build on the existing inherent character to enhance the natural environment by integrating the improved facilities, improving accessibility and functionality, protecting the adjacent heritage dunes, and creating an iconic, safe and vibrant beach environment.”

Existing Foreshore

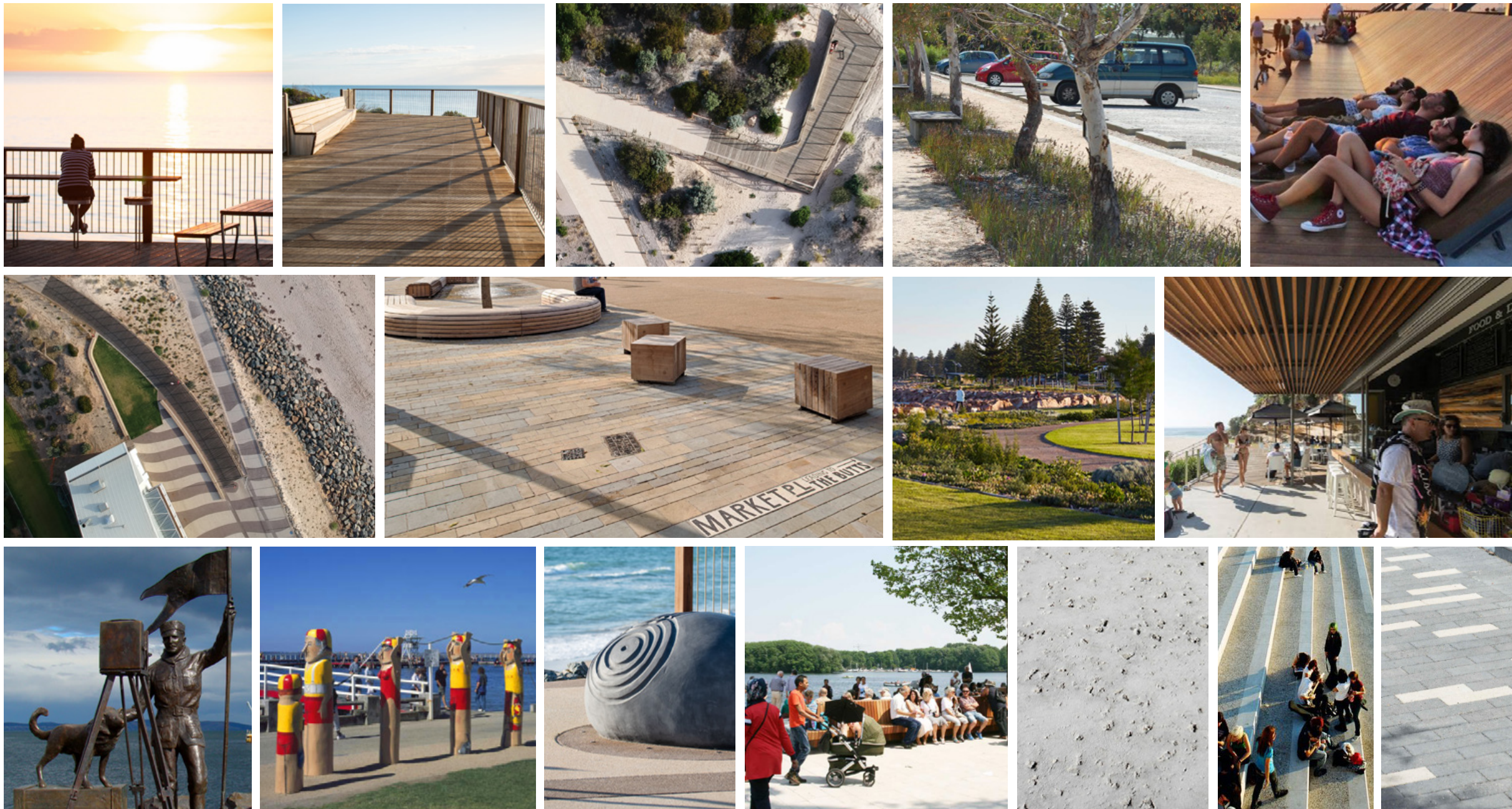






# Character

Materials are robust, sustainable, of high quality and suitable for the coastal environment. They are informed by the surrounding coastal dunes and enhance a sense of place.



Examples - Proposed Character






# Master Plan

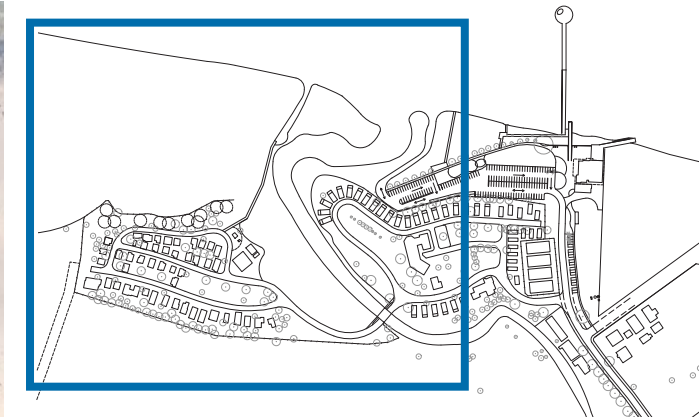


## Key

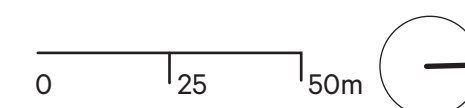
- 1. Reconfiguration of existing carpark to increase safety, increase area of lawn and to accommodate Plaza
- 2. Paved plaza at head of existing ramp integrated as part of rebuild of Surf Life Saving Club and Normanville Kiosk & Cafe. Includes relocation of existing toilets (No. 19)
- 3. Existing tennis courts to remain with future investigations into possible relocation if opportunities arise
- 4. Existing entry to caravan park
- 5. Existing boat launching access maintained
- 6. Service yard to Surf Life Saving Club and Normanville Kiosk & Cafe
- 7. Shared access from lawn to beach
- 8. Expanded lawn
- 9. Nature play, new shade shelters
- 10. Dune restoration
- 11. Future discussion on extension to jetty by SA government (Jetty owners)
- 12. Future construction of Naneegee Street connecting Williss Drive to Southern section of Jetty Caravan Park
- 13. Recognition of the potential of privately owned land on the other side of the Bungala River at the South Side of the Caravan Park to be used for Foreshore Masterplan expansion (or relocation) including stormwater management, wetlands and Bungala River Estuary restoration
- 14. Refreshed BBQ and shelter area
- 15. New mobility compliant pedestrian access to the Jetty
- 16. Existing Caravan Park Playground
- 17. Viewing platform with wider direct beach access for things like Kayak launching & boardwalk directed away from boat launching access
- 18. Existing access from Plaza onto Jetty
- 19. Relocation of toilets
- 20. Realignment of road and 90 degree car parks

-  New cabins
-  Existing ensuite sites
-  Existing boundary of caravan park retained

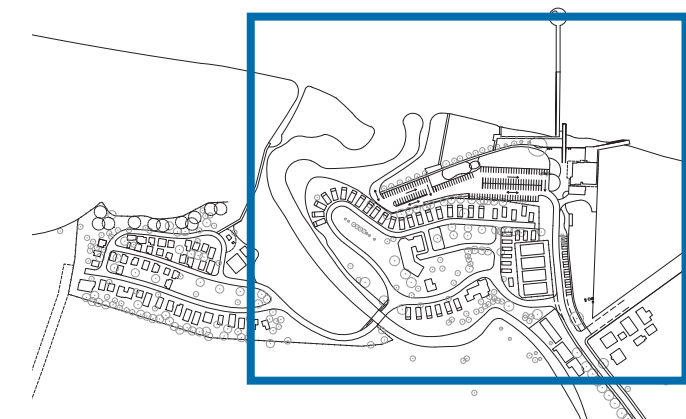




- 1 Refreshed BBQ and shelter area
- 2 Existing boardwalk to beach
- 3 Existing boat launching access maintained
- 4 Future construction of Naneegee Street connecting Willis Drive to Southern section of Jetty Caravan Park

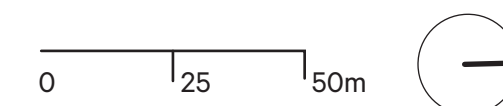






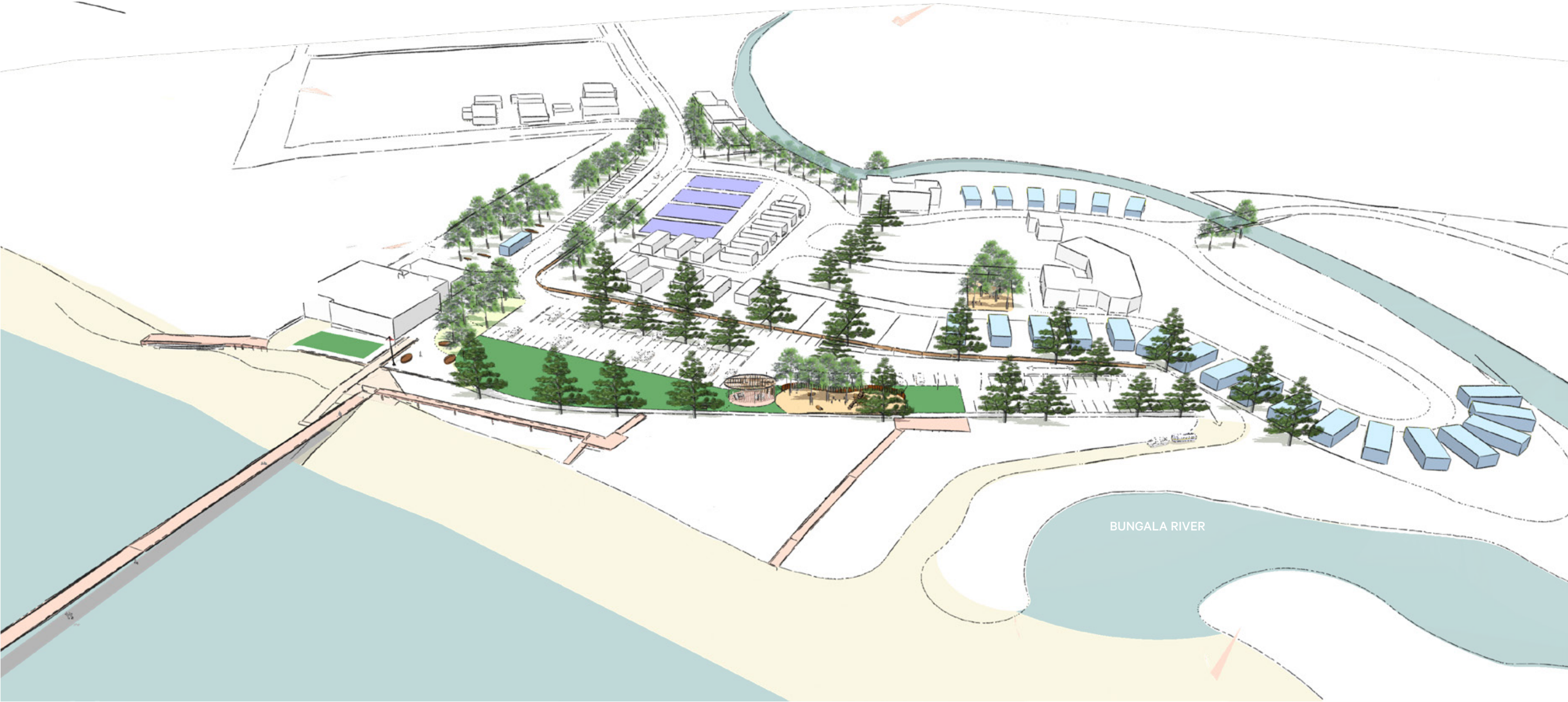
1. Reconfiguration of existing carpark to increase safety, increase area of lawn and to accommodate Plaza
2. Paved plaza at head of existing ramp integrated as part of rebuild of Surf Life Saving Club and Normanville Kiosk & Cafe. Includes possible relocation of existing toilets (No. 16)
3. Existing tennis courts to remain with future investigations into possible relocation if opportunities arise
4. Existing entry to caravan park
5. Existing boat launching access maintained
6. Service yard to Surf Life Saving Club and Normanville Kiosk & Cafe
7. Shared access from lawn to beach
8. Expanded lawn
9. Nature play, new shade shelters
10. Dune restoration
11. Future discussion on extension to jetty by SA government (Jetty owners)
12. Recognition of the potential of privately owned land on the other side of the Bungala River at the South Side of the Caravan Park to be used for Foreshore Masterplan expansion (or relocation) including stormwater management, wetlands and Bungala River Estuary restoration
13. Existing Caravan Park Playground
14. Viewing platform with wider direct beach access for things like Kayak launching & boardwalk directed away from boat launching access
15. New mobility compliant pedestrian access to the Jetty
16. Relocation of toilets
17. Existing access from Plaza to Jetty

- New cabins
- Existing boundary of caravan park retained
- Existing ensuite sites





# Master Plan - Aerial Views



Aerial View 01





Aerial View 02



# View 1

## Beach Plaza, Enlarged Lawn, Re-organised Carpark



Existing view looking towards Jetty and Kiosk









## View 2

### Lawn + Nature Play



Existing view looking north towards kiosk and surf club









## View 3

### Lawn + Nature Play



View looking towards carpark and existing caravan park  
from top of boat ramp









# Trails & street connection

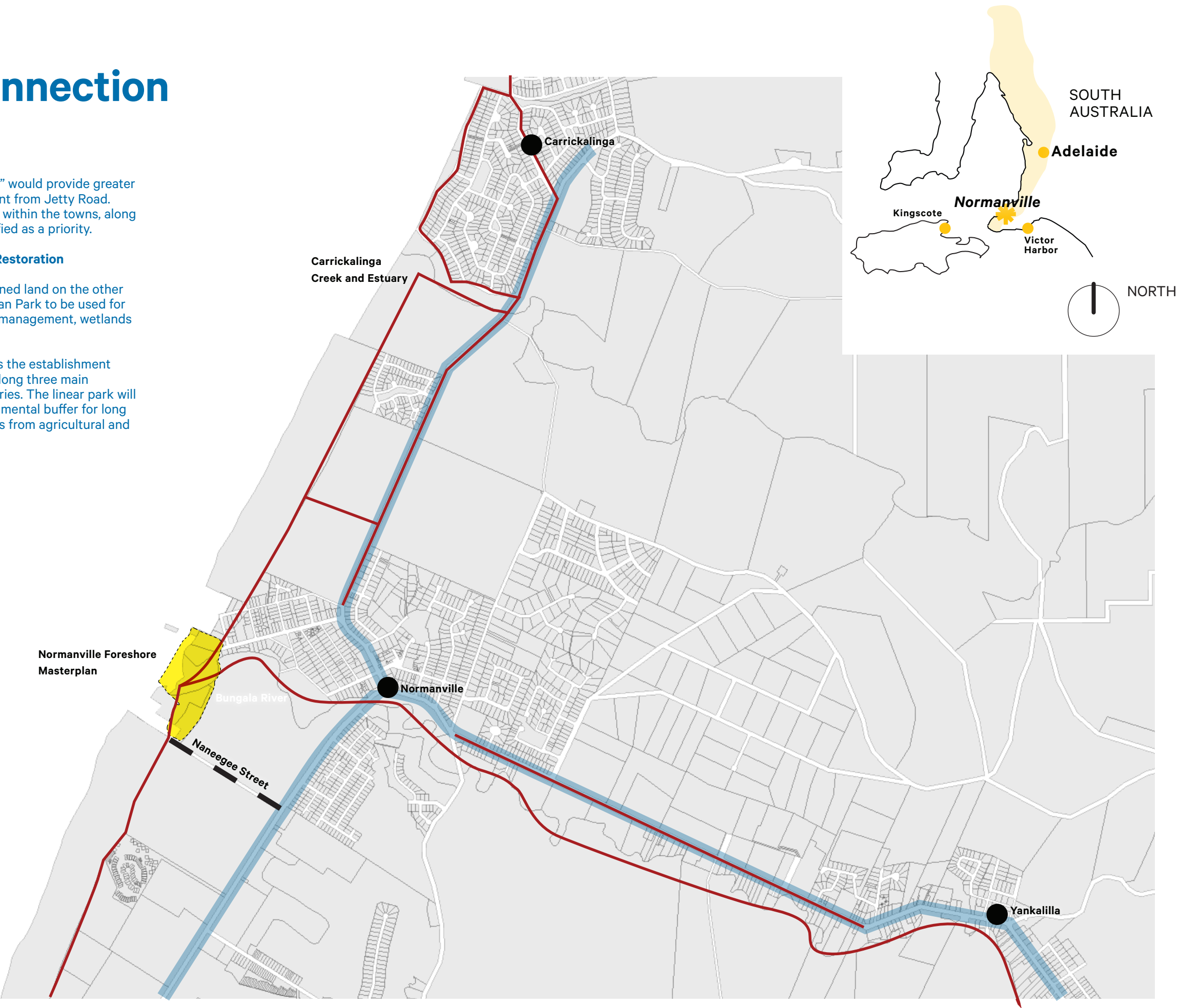
## Trails & Street Connection

The development of the unmade road “Naneegee Street” would provide greater access to the Caravan Park and reduce vehicle movement from Jetty Road. Future shared path connections between the towns and within the towns, along the Bungala Linear Park and the coast have been identified as a priority.

## Stormwater Management, Wetlands & Bungala River Restoration

The masterplan recognises the potential of privately owned land on the other side of the Bungala River at the South Side of the Caravan Park to be used for Foreshore Masterplan expansion including storm water management, wetlands and Bungala River Estuary restoration.

A key focus of Council’s stormwater management plan is the establishment of the Bungala Linear Park and additional buffer areas along three main watercourses and estuaries within the township boundaries. The linear park will provide the opportunity to develop an extensive environmental buffer for long term, low maintenance reduction of runoff and pollutants from agricultural and future urban land.





# Carparking

There is currently 173 carparks at the Foreshore (143 90-degree, 14 Parallel & 16 On-Street carparks).

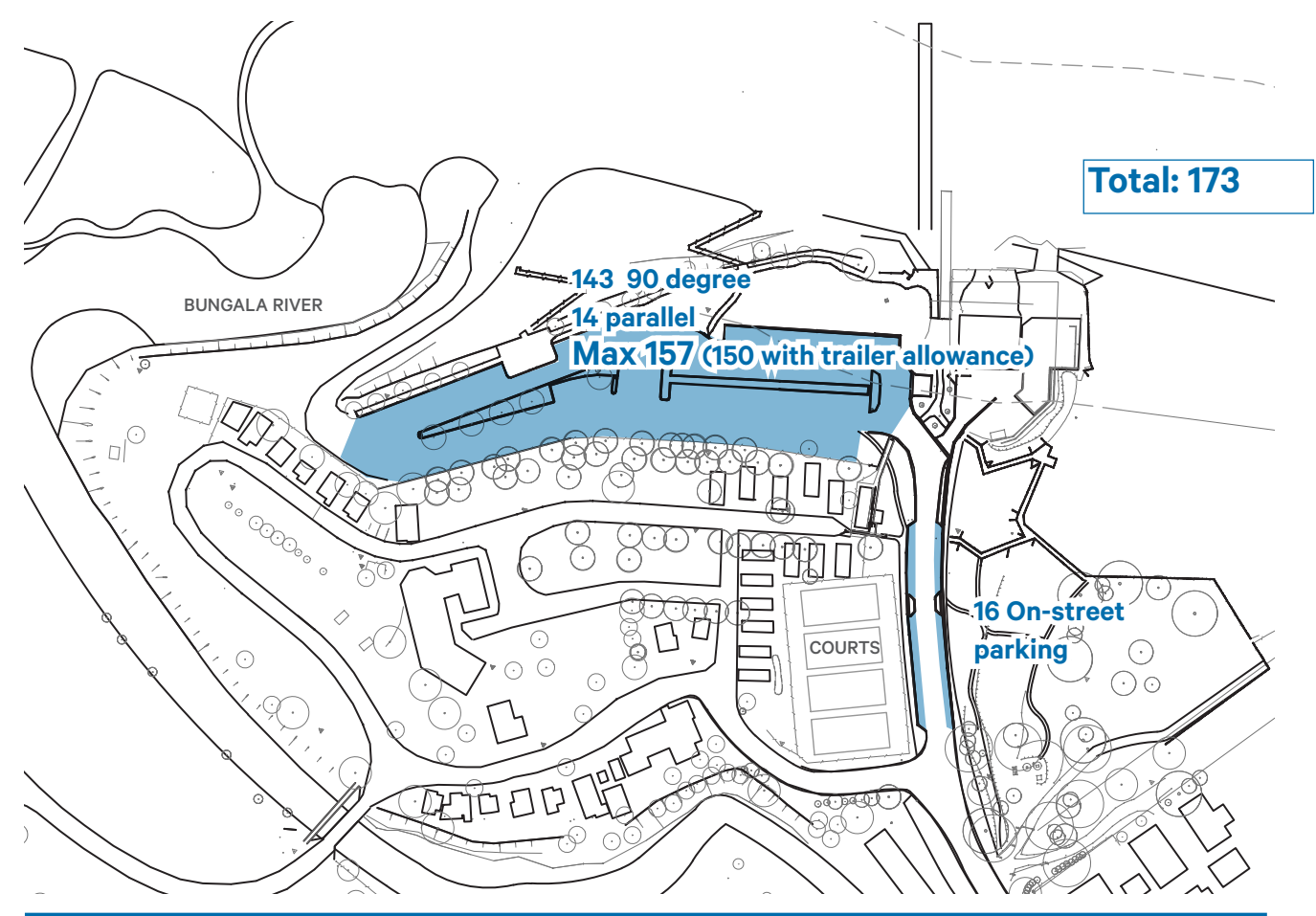
Reconfiguring the spaces within the carpark and on street carparking achieves a similar green space area and the addition of a nature play space of 300m2 while maintaining a similar number of carparks.  
The plan proposes a total of 177 Carparks (147 90-degree, 6 parallel and 22 on-street carparks).

As part of these works, a new dedicated vehicle access is constructed that will service the Surf Life Saving Club and Normanville Kiosk & Cafe, eliminating the current conflict between vehicles and pedestrians, improving safety.

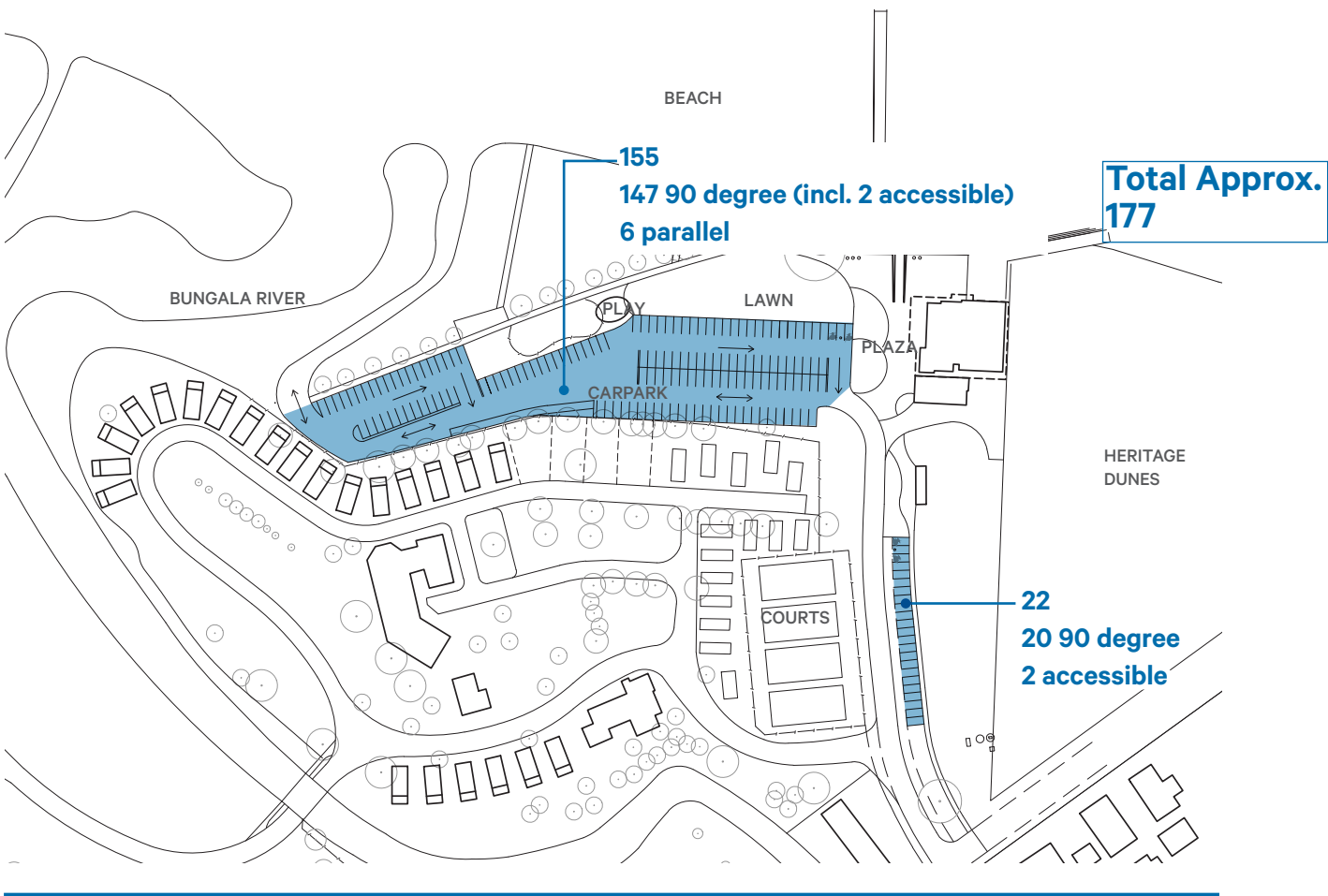
Boat launching access is maintained and vehicles can turn around at the end of the carpark. 6 parallel parks will be provided which can be used for trailer parking. A row of 20 Oceanfront carparks are provided for those who wish to sit and enjoy the view from their vehicles.

The Caravan Park fence remains in same position.

In Summary carpark number remain similar (increased by 4) while green space is increased by 300m2 and the Plaza is introduced.



EXISTING



PROPOSED

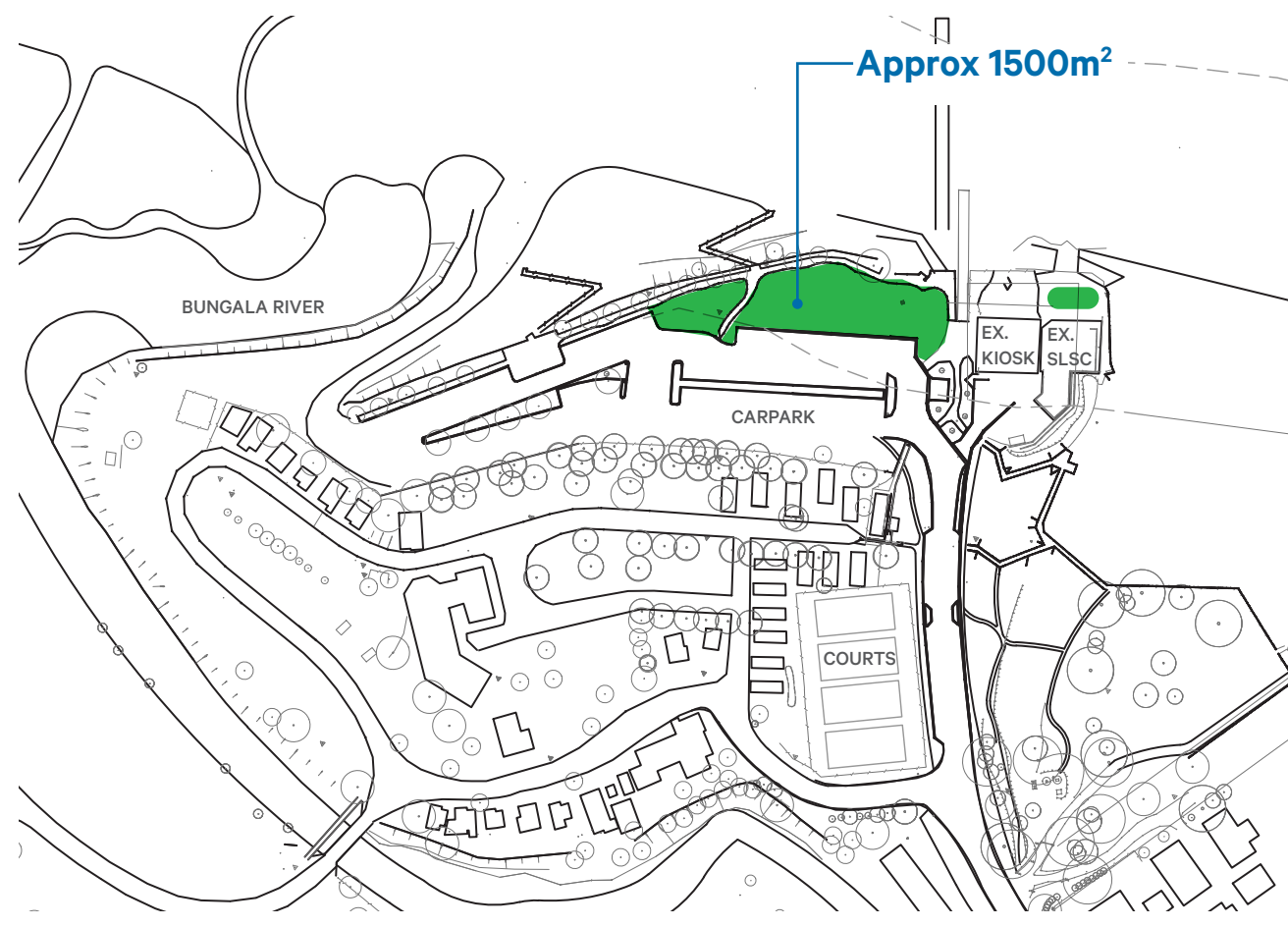


# Lawns

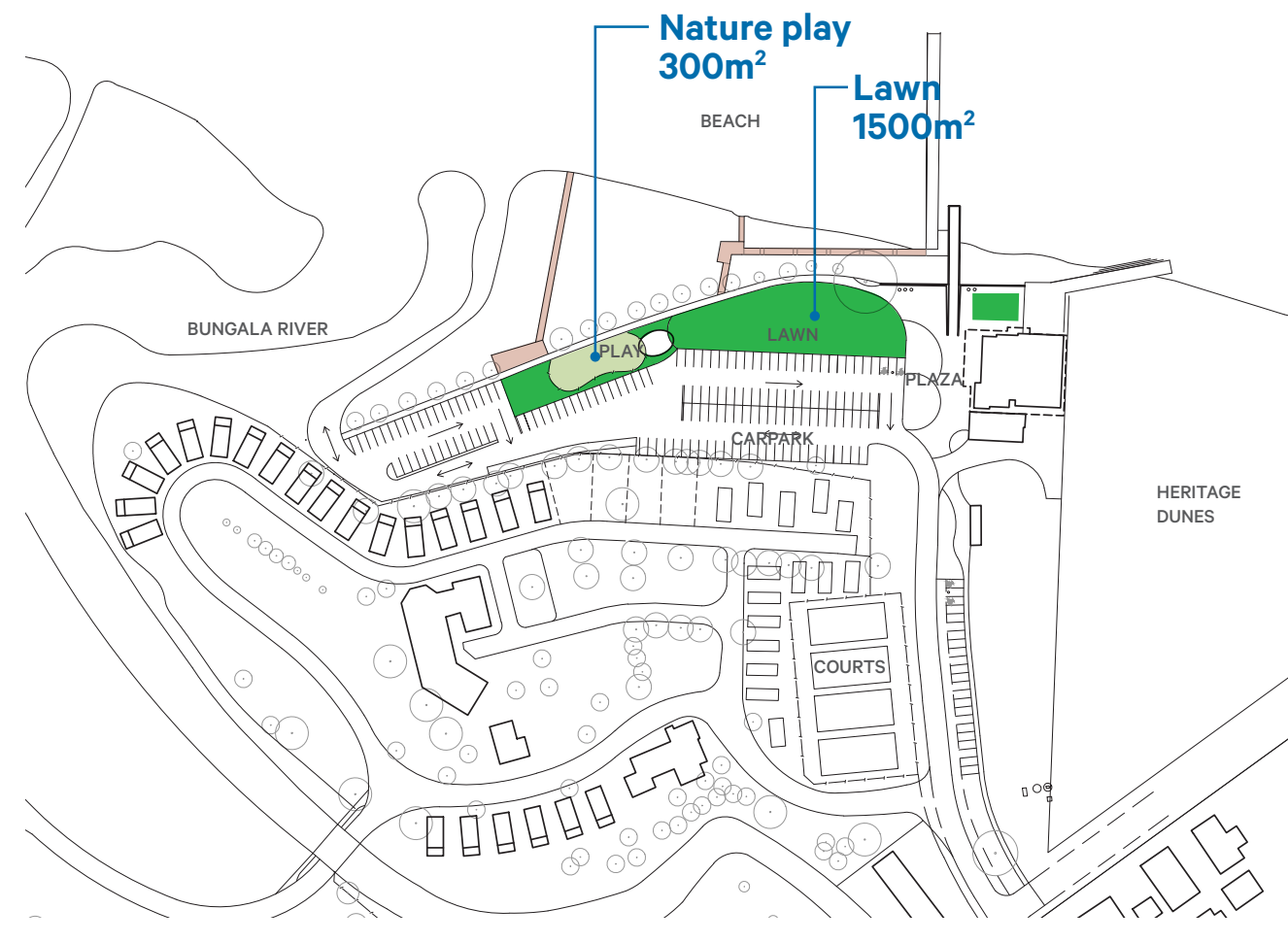
- By reconfiguring the existing foreshore carpark, the area of the existing lawn space is retained and a nature play space of 300 m<sup>2</sup> is added.
- New foreshore shelters provide amenity for the Lawns and Nature Play Space.
- The nature play is designed to provide winter activity.



Examples - Lawns for recreation, events and relaxing



EXISTING



PROPOSED



# Surf Life Saving Club + Cafe

The existing Surf Life Saving Club and Normanville Kiosk & Cafe is rebuilt efficiently using integrated building functions. It is very important this new building represents the site's 'sense of place' and is 'of Normanville' leaving a long term legacy and resource for the community.

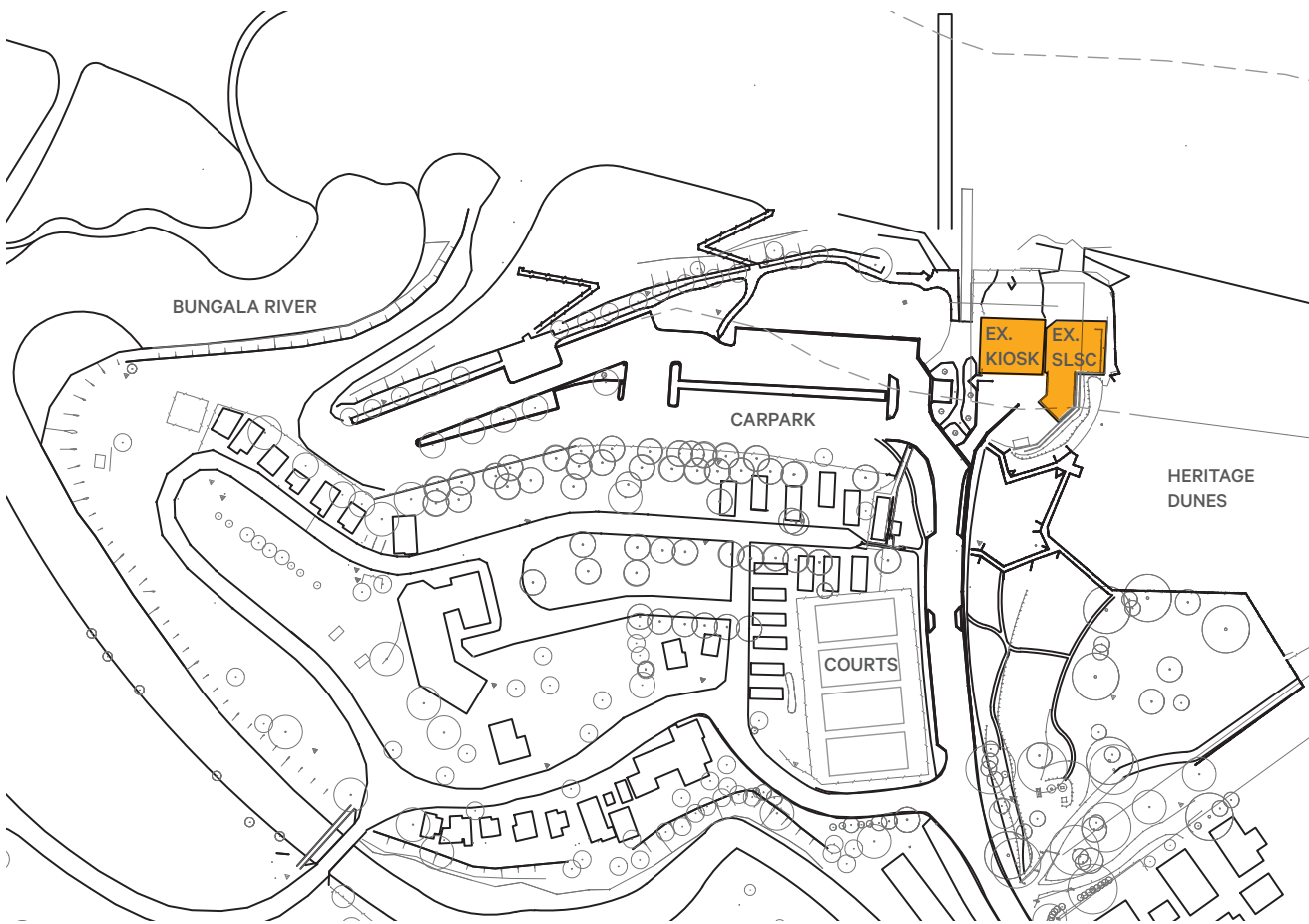
The arrangement:

- creates a paved plaza at the head of the jetty and to the south of the Normanville Kiosk & Cafe;
- increases the area of lawn to the west of the new building;
- rebuilds the direct access from the Surf Life Saving Club to the beach by constructing a new ramp and terrace arrangement; and
- locates the service yard and service access, as well as a designated vehicle and trailer access to the Surf Life Saving Club from Jetty Road, thereby greatly improving safety adjacent the pedestrian footpaths and plaza.

Council adopted a Normanville SLSC + Kiosk Statement of Requirements to define the look and feel of the new building.



Examples of integrated buildings + interfaces



EXISTING



PROPOSED



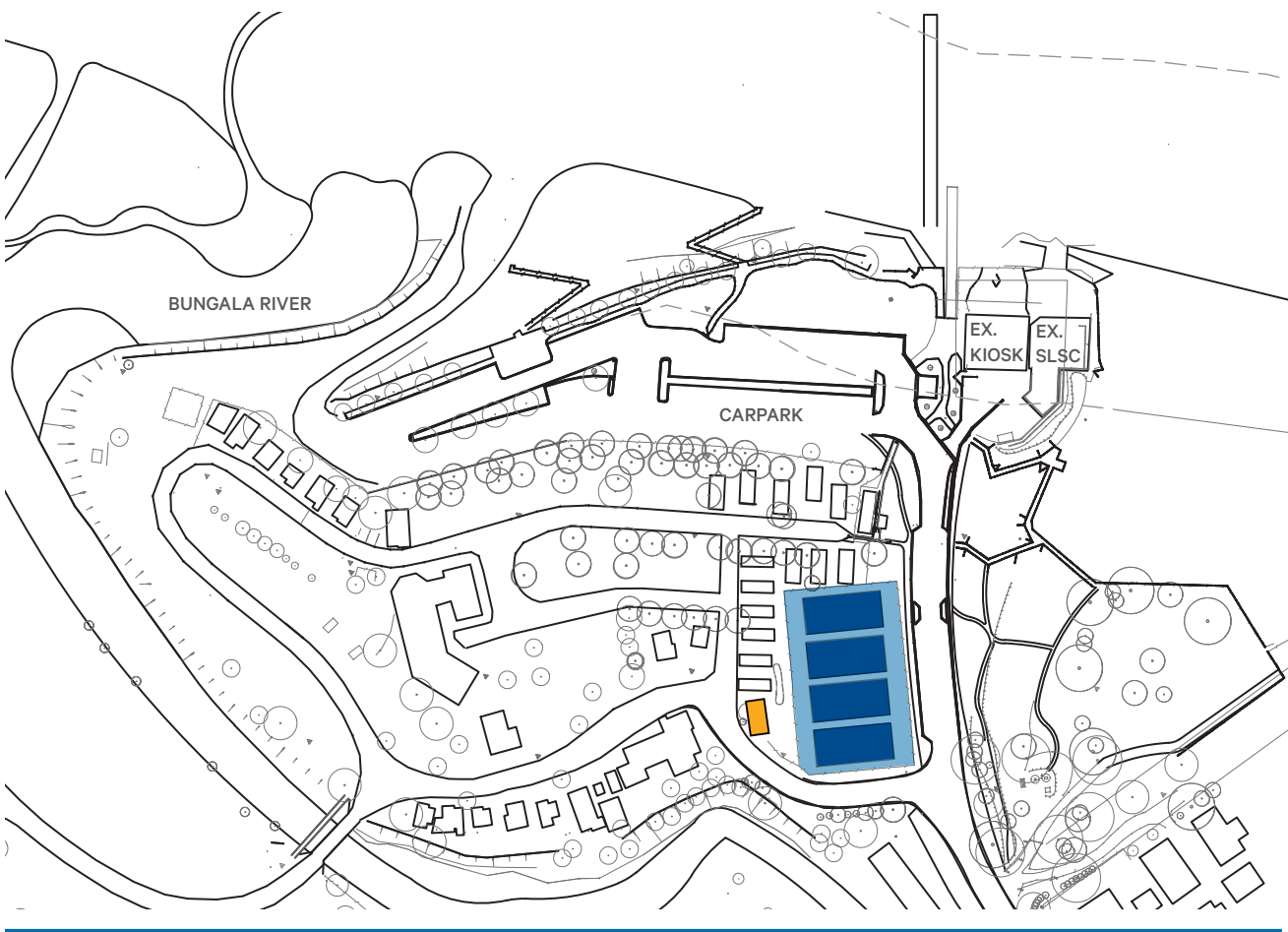
# Tennis Club

The existing Normanville Tennis Club facilities comprising 4 courts and clubhouse are retained.

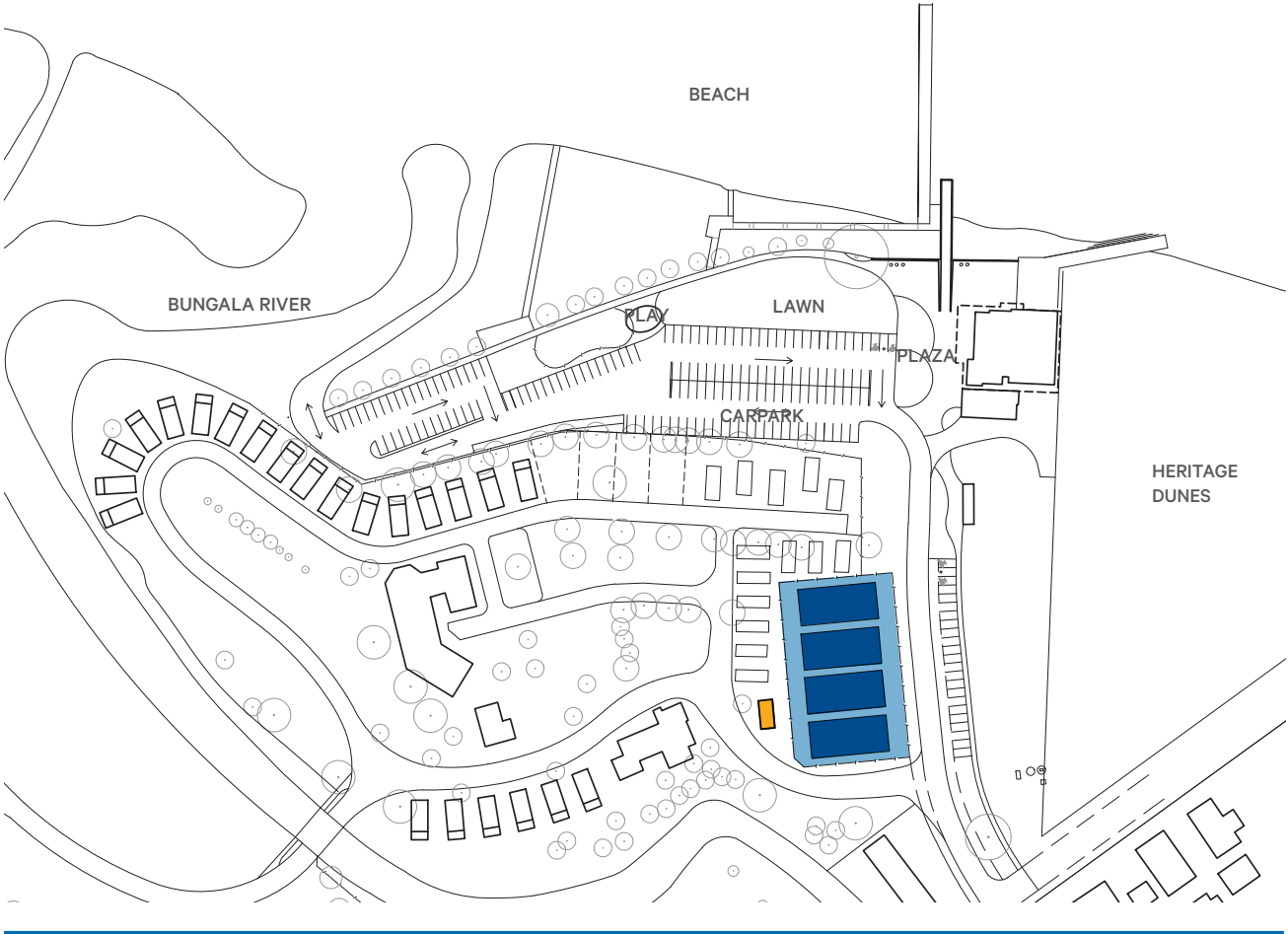
*Note: The existing Tennis Courts and Clubhouse are to remain until alternative options can be explored and any potential works be subject to a full business case and additional consultation*



Examples - Tennis and multipurpose courts



EXISTING



PROPOSED



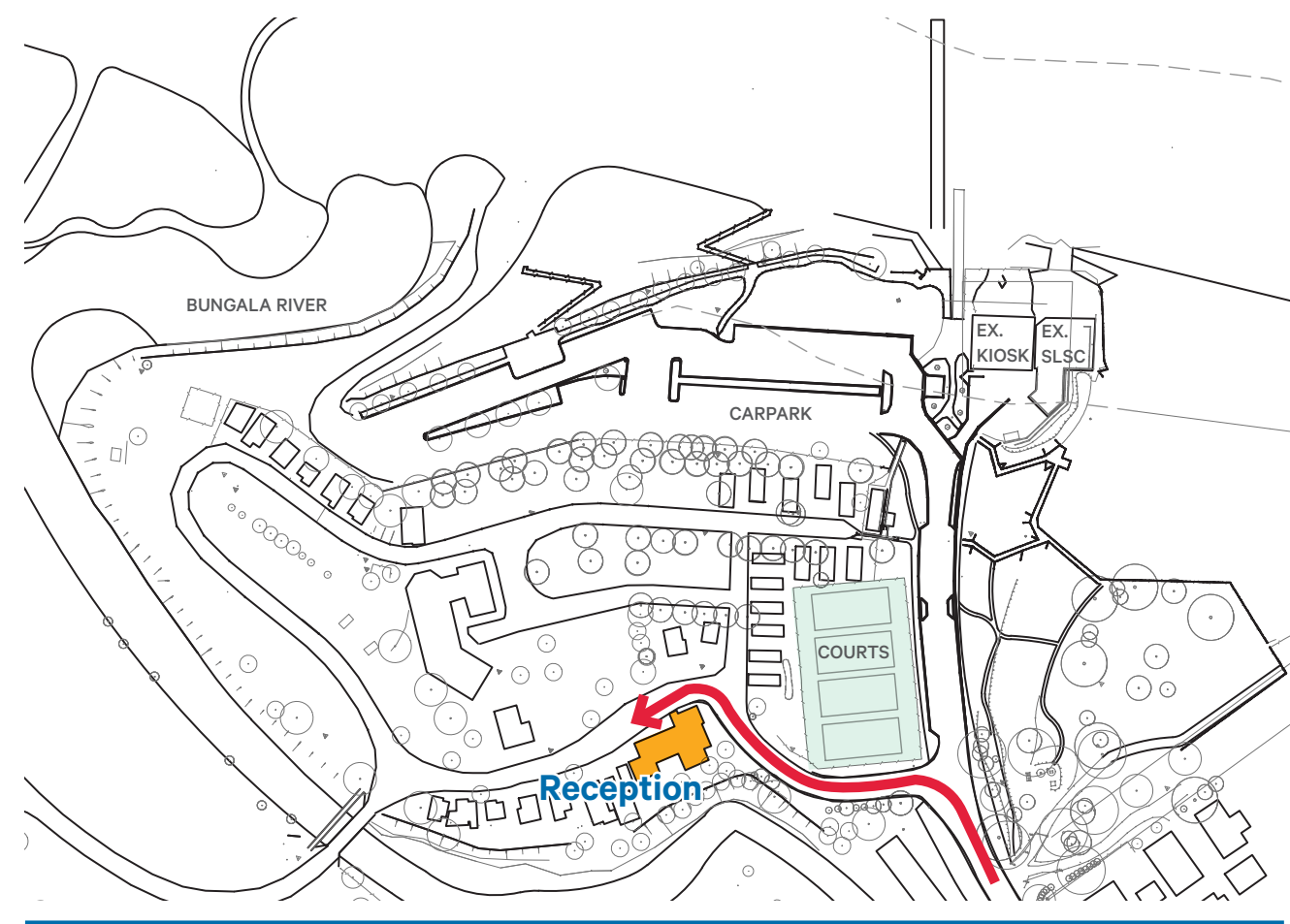
# Caravan Park Access

The existing Caravan Park Access is retained.

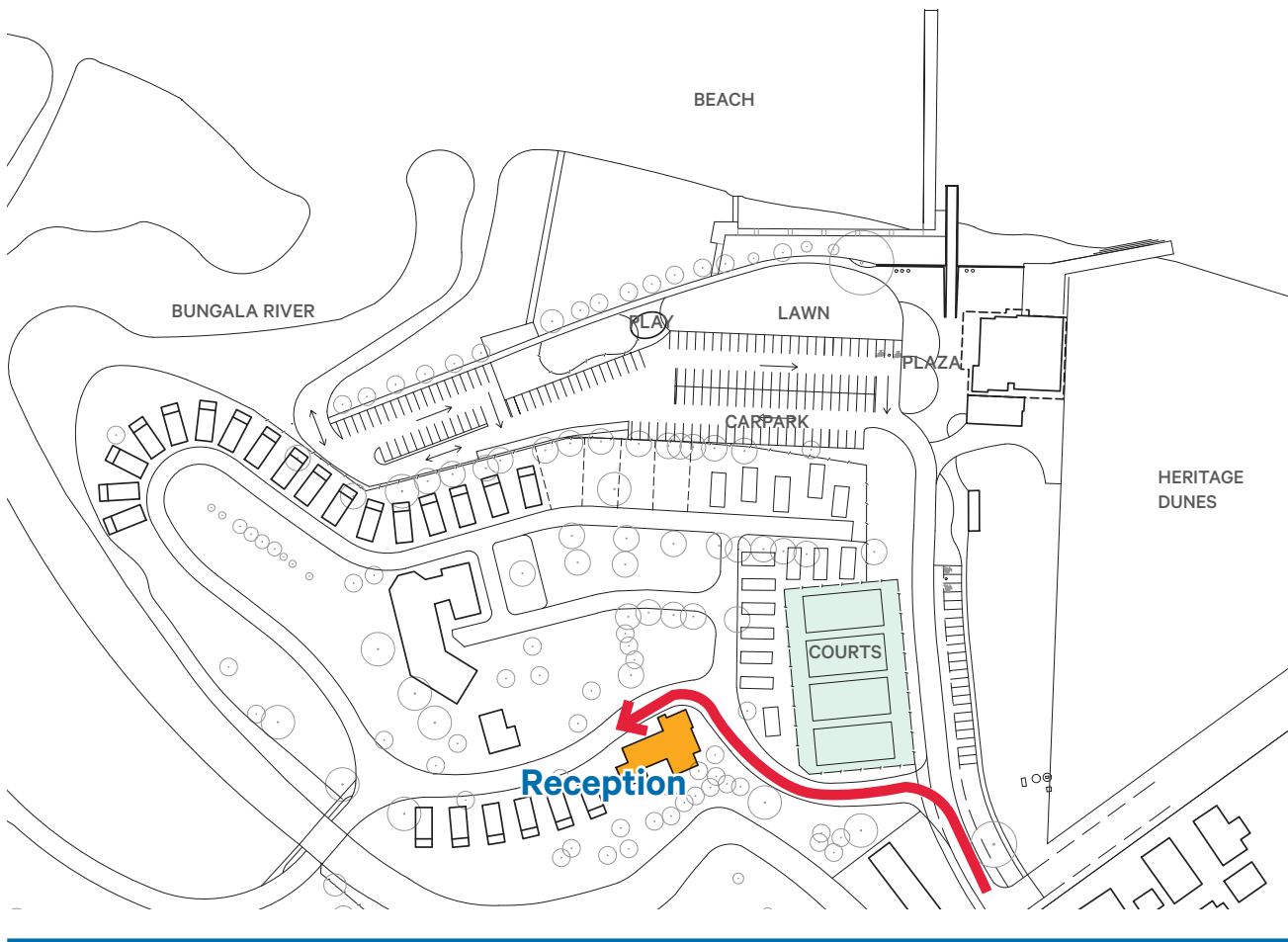
The Masterplan identifies the future construction of Naneegee Street connecting Williss Drive to the Southern Section of the Jetty Caravan Park.



L-R - Existing entry, Native entry planting example, Feature signage example



EXISTING



PROPOSED



# Dunes

The Normanville Sand Dunes are a geological monument listed on the Register of the National Estate (RNE) and South Australian Heritage Register.

The dunes also have indigenous values of national estate significance. For thousands of years the sand dunes and coastal plain around Normanville were home to the Kaurna and Ramindjeri people, the indigenous communities of the area.

The Masterplan proposes no development in the heritage dune area and to rebuild the Surf Life Saving Club outside of the heritage dunes and rehabilitate that section of the dunes. (Part of the current building sits within the heritage area).

The rear access to the combined rebuild of the Surf Club and Kiosk will be constructed outside of the heritage dune area to allow the reconfiguration of the entry road into the Foreshore carpark. Some material from the non-heritage area may need to be relocated.

The future use of the Basin will be subject to a future Elected Member and Community workshop and include discussion on options for revegetation and dune restoration and history, heritage and revegetation signage.

The map image 2 on the right shows the extent of the heritage dunes area in red. Council has surveyed and pegged out the heritage dune area to ensure no encroachment occurs.



L-R - Existing established dunes, extent of heritage dunes area in red, Indicative location of dune restoration opportunity (dashed), existing pines (weed species)



EXISTING

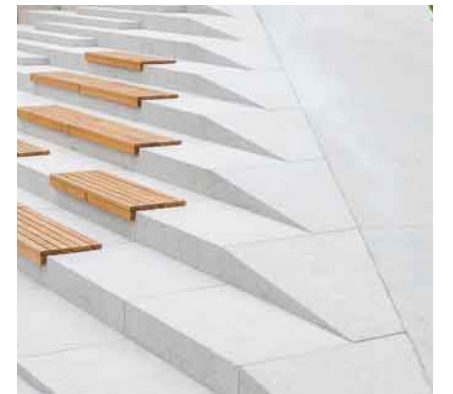
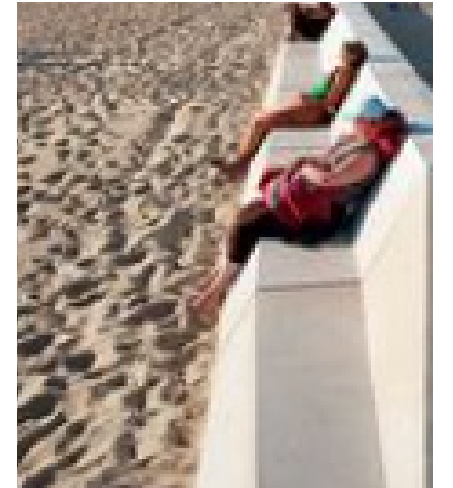
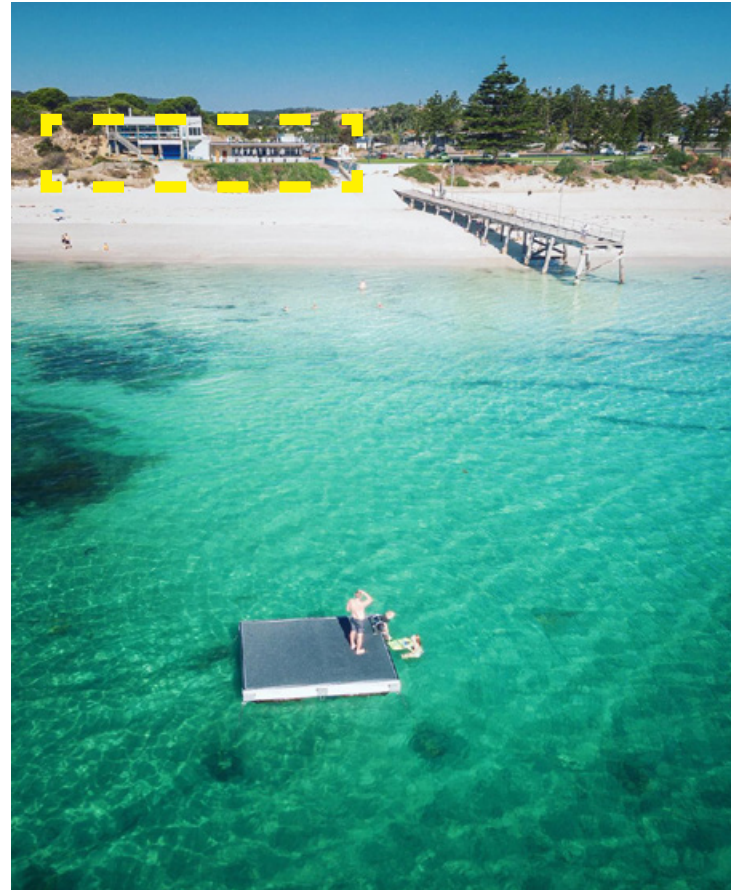


PROPOSED



# Beach Interface

Immediate works associated with the rebuild of the Surf Life Saving Club and Normanville Kiosk & Café include an improved access from the Surf Club to the beach by a terrace and ramp arrangement. The existing retaining wall and planting in front of the café is retained.



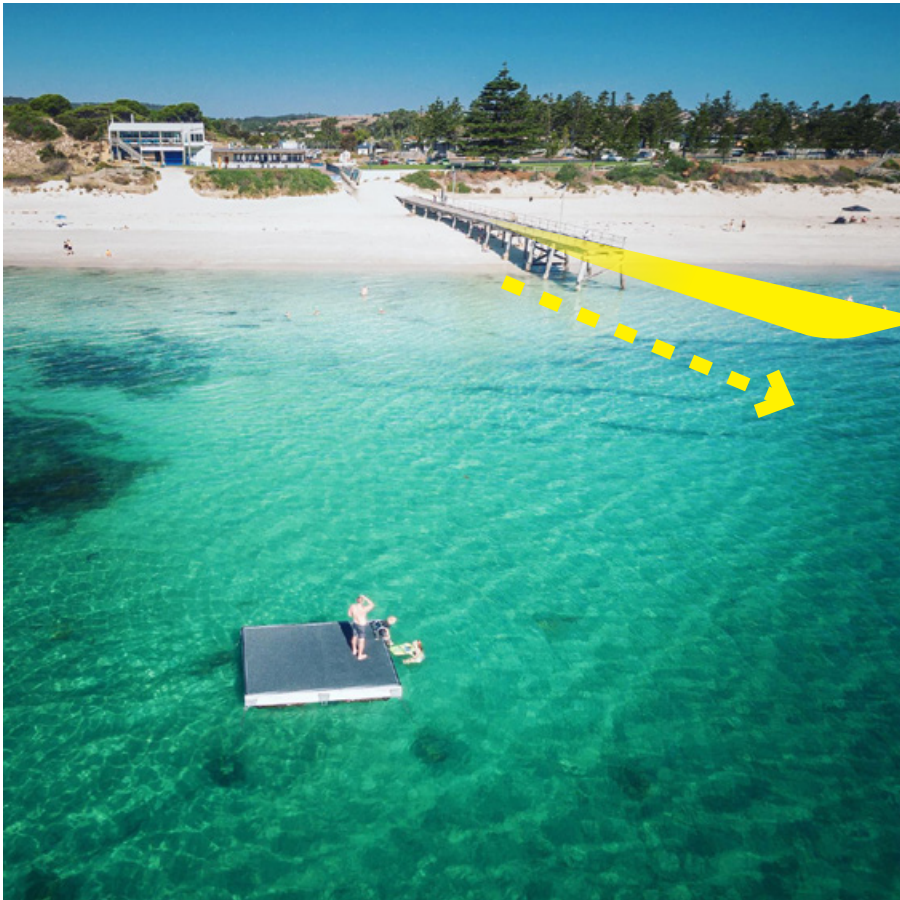
L-R - Existing beach interface and pontoon, Beach interface and access examples



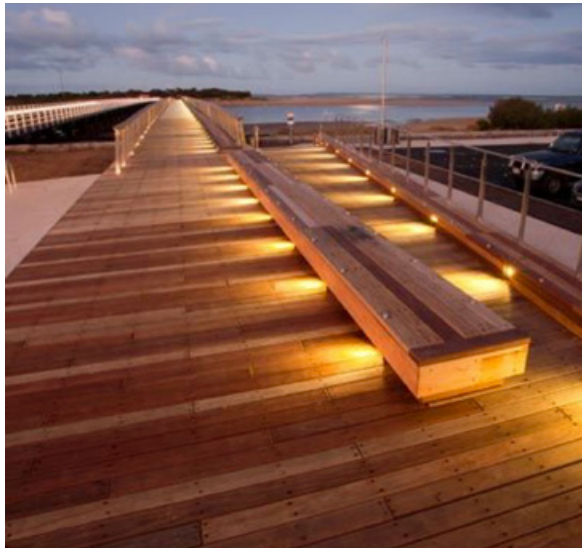
# Jetty

The Normanville Jetty is a State Government owned asset which Council has care and control of. Future works illustrated in the Normanville Foreshore Master Plan include extending the jetty as a major tourist and local community destination. Council will play an advocacy role, it is anticipated that these works would be funded by Commonwealth and SA Government resulting in significant regional economic and social benefit.

Mobility access onto the Jetty will be redesigned to ensure Disability Access & Inclusion Plan goals are achieved.



Existing Jetty



Jetty examples



People, nature and space.

Oxygen Pty Ltd  
98-100 Halifax Street  
Adelaide SA 5000

**oxygen**