



WAX - Naturally beautiful

# PORT RICKABY

## CONCEPT PLAN

OCTOBER 2019

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## 1.0 Introduction

### 1.1 Project Description

The Yorke Peninsula Council engaged WAX Design to develop a strategic and long term planning strategy for Port Rickaby, exploring the existing influences created by community needs; tourism demands, and the resulting pressures on the unique landscapes and environments of the town.

The development of the Port Rickaby Action Plan required an open dialogue with everyone who cares about the town and its future. The Action Plan and associated consultation process helped to establish a conversation where issues and opportunities were heard equally and that no one voice dominated the discussion.

By working with the community, Council, visitors and other stakeholders in Port Rickaby, the project team have developed an innovative Action Plan to help Council and community adopt a proactive approach to tackle the complex issues and secure a sustainable and resilient future for Port Rickaby.

The Action Plan focuses on providing new directions for the town that considers the issues and opportunities associated with the foreshore and wider area.

The project team's approach balances the numerous and varied interests and activities within Port Rickaby, aiming to provide a framework by which existing and future requirements can be considered and evaluated.

### 1.2 Project Vision

A key part of the project and the Action Plan is the development of clear vision for Port Rickaby. This vision should be aligned, realistic and achievable.

- A holiday friendly place for people.
- Places that bring people, visitors and customers into the town
- A place that strengthens the community.
- Brings everything back into the town.

*“A destination that supports its residents and visitors; preserves and enhances its natural coastal beauty whilst creating a safe, community focused environment for all”*

## 2.0 Themes and Key Directions

### 2.1 Objectives

During the community consultation process, the community was given the opportunity to write about their 'big idea' for Port Rickaby on sticky labels which were placed on posters. Analysing these responses, it was clear that the big ideas fell into five distinct categories:

#### Planning Policy & Development

- Maintaining the existing character of Port Rickaby by retaining similar development styles and scale.
- A new community hall building that can better serve the community is required given the demolition of the "old" hall on the foreshore by Council.
- Ensure any new future development has high quality outcomes through simple methods.

#### Attractions, Play & Events

- Transforming the site into a more family friendly destination.
- Port Rickaby attracts tourists including families and there is an opportunity to provide diverse and exciting recreation areas for children and youth to play and socialise.
- The Caravan Park requires an upgrade, transforming the site into a family friendly destination.

#### Marine, Jetty & Coastal Edge

- The jetty is an important destination within the town which can be improved through improved lighting and recreation space on the foreshore.
- Improved ramp facilities.
- The foreshore is an important part of the town, attracting both locals and visitors. There is an opportunity to provide community activities such as kayaking.

#### Culture, Environment & Landscape

- Conserving the natural environment surrounding Port Rickaby, in particular preventing further degradation of the sand dunes.
- Consulting with the Narungga Nation Aboriginal Corporation.
- Increasing the landscape amenity of the town by providing more native plants and trees.

#### Maintenance & Repair

- Port Rickaby is in need of a 'good tidy up' with improvements to existing developments and new developments where this is not possible.
- Improving the pedestrian experience throughout the town, with new footpaths, lighting and recreation areas.
- Upgrade existing public toilet facilities to better serve the community.



## 3.0 Planning Approach

### 3.1 Planning principles

In response to the analysis, consultation and issues evaluation, a set of planning principles have been developed in order to guide the future design, development and investment in Port Rickaby. Together these principles set a framework for change and renewal within the town.

These principles aim to amplify the character and values associated with Port Rickaby as well as guide the approach to future planning decisions. The principles focus on the following:

- **Preserving the best**
- **Achieving balance**
- **Fostering progress**
- **Create a sense of belonging**

#### Preserving the best

**To preserve the best is to recognise the significance of the foreshore**

Recognising the natural qualities and understanding what is required to maintain those qualities. Preserving the best recommends implementing designs that allow for change, that amplify and reflect the existing character and culture of Port Rickaby. By promoting the diversity of people, the environment and what makes a place unique evokes a sense of ownership and pride among local residents.

#### Achieving balance

**To achieve a balance between give and take.**

“With balance there is always compromise”.

Compromise is about recognising that by giving a little, something more can be gained. Achieving a balanced approach requires resolution and understanding through out the planning and design process that meets the needs of locals, visitors and environment verses infrastructure along the foreshore. Collaborative decision making needs to be promoted engaging residents to establish a strong distinctive identity.

#### Fostering progress

**To foster progress requires careful consideration to create new solutions for change along the foreshore.**

“Progress” is often seen as a dirty word but everything progresses.

Change is inevitable and needs to be accepted to begin a new discourse on the potential of change and guide future social, economic and environmental outcomes along the foreshore. It is understanding how changes are delivered and making sure cluttered, plonked and ill considered responses do not appear all through the town. By understanding what facilities, destinations and development is required to support community needs, appropriate responses, infrastructure and facilities can be delivered that provide measured and appropriate progress.

#### Create a sense of belonging

**To create a sense of belonging is to ensure planning and design outcomes retain a sense of place.**

“If it doesn’t look right it shouldn’t be here”.

Create a sense of belonging that explores the idea of endemic infrastructure. Designing infrastructure and facilities and implementing development that appears to belong within the foreshore landscape and feels that it is of the place. This is better described as ‘new’ but it looks like it has been here forever. Create distinctive living environments across the public realm that generate local employment and enable long-term change in economic,



# 4.0 Action Plan

## 4.1 Themes

The following actions have been identified to ensure the delivery of the objectives and key directions.

- **Culture, Environment & Landscape**
- **Maintenance and Repair**
- **Planning Policy & Development**
- **Marine, Jetty & Coastal Edge**
- **Attractions, Play & Events**

## 4.2 Priority

The items identified in the Action Plan will need to be developed progressively over the next 10+ years. These actions are considered in terms of priority: high (1-2 years), medium (3-5 years) and low (beyond 6 years).

- High (1-2 years)
- Medium (3-5 years)
- Low (6 years +)

## 4.3 Project Value (estimated)

The actions will need to be developed progressively over the next 10+ years. These actions are considered in terms of estimated project value to allow for staging of works and budgets to be developed.

- \$ (<\$20,000)
- \$\$ (\$20,000 - \$60,000)
- \$\$\$ (\$60,000 - \$100,000)
- \$\$\$\$ (>\$100,000)



# 4.0 Action Plan

<p><b>1 Existing Trails</b></p> <ul style="list-style-type: none"> <li>• Improve pedestrian accessibility of existing trails and limit vehiclular access to protect sensitive landscape</li> <li>• Enhance 'Big white' as a feature in the</li> </ul>	<p><b>7 Remove Community Hall</b></p> <ul style="list-style-type: none"> <li>• Issues with the condemned hall and safety concerns regarding asbestos</li> <li>• Opportunity to remove hall and open up views of the ocean and create new open space to the foreshore.</li> </ul>	<p><b>13 Foreshore Shelter</b></p> <ul style="list-style-type: none"> <li>• Issues with function and access</li> <li>• Oppotunity to improve amenity</li> </ul>
<p><b>2 Green Waste</b></p> <ul style="list-style-type: none"> <li>• Opportunity for a community run 'green waste' facility to manage town green waste.</li> <li>• Opportunity for CFS training in controlled burn of green waste.</li> </ul>	<p><b>8 Norfolk Island Pines</b></p> <ul style="list-style-type: none"> <li>• Key feature of the town</li> <li>• Issues with pine needles</li> <li>• Opportunity to review maintenance requirements</li> </ul>	<p><b>14 Vehicle access</b></p> <ul style="list-style-type: none"> <li>• Issues with emergency service access</li> <li>• Issues with road surface</li> </ul>
<p><b>3 Road Safety</b></p> <ul style="list-style-type: none"> <li>• Issues with vehicle speeds creates an unsafe environment</li> <li>• Review opportunity for reduced vehicle speed limit and traffic calming to improve pedestrian safety.</li> </ul>	<p><b>9 Public Toilets</b></p> <ul style="list-style-type: none"> <li>• Issues with toilet quality</li> <li>• Opportunity to improve amenity to support foreshore redevelopment and town facilities</li> </ul>	<p><b>15 New Building</b></p> <ul style="list-style-type: none"> <li>• Opportunity to develop new hall in alternate location, opening views to the ocean</li> <li>• Creation of improved connectivity to foreshore and caravan park</li> </ul>
<p><b>4 Manage Flooding</b></p> <ul style="list-style-type: none"> <li>• Flooding issues along streets</li> <li>• Opportunity to mitigate water ponding from road crown through passive stormwater systems.</li> </ul>	<p><b>10 Caravan Park</b></p> <ul style="list-style-type: none"> <li>• Opportunity to upgrade amenities</li> <li>• Opportunity to open access with the foreshore</li> </ul>	<p><b>16 Tennis and Storage</b></p> <ul style="list-style-type: none"> <li>• Opportunity to increase storage capacity</li> <li>• Opportunity for a large water tank</li> </ul>
<p><b>5 Town Entry</b></p> <ul style="list-style-type: none"> <li>• Issues with navigation of intersection</li> <li>• Opportunity to create an attractive entry landscape which directs people towards the town centre and foreshore</li> </ul>	<p><b>11 Public BBQ</b></p> <ul style="list-style-type: none"> <li>• Important aspect of community</li> <li>• Opportunity to improve amenity of facility</li> </ul>	<p><b>17 Beach Access (pedestrian)</b></p> <ul style="list-style-type: none"> <li>• Opportunity to provide designated crossing and setbacks to the road</li> <li>• Opportunity to remove problematic access points and enhance pedestrian safety.</li> </ul>
<p><b>6 Entry Corner</b></p> <ul style="list-style-type: none"> <li>• Issues with vehicles cutting corner and conflicts with pedestrians</li> <li>• Issues with road surface</li> <li>• Opportunity to improve road and pedestrian safety</li> </ul>	<p><b>12 Jetty</b></p> <ul style="list-style-type: none"> <li>• Opportunity to add lighting, improve walkway to boat ramp and improve beach access paths</li> <li>• Opportunity to create a clear emergency access to the Jetty</li> </ul>	<p><b>18 Improve Car Park</b></p> <ul style="list-style-type: none"> <li>• Issues with signage and directions through the area</li> <li>• Opportunities to improve signage</li> <li>• Oppotunities to improve access to car parks and parking provision</li> </ul>

## 5.0 Sketch Concept Plans

### 5.1 Introduction

The development of the Port Rickaby Concept Plan has identified several strategic directions and design initiatives for the town. The realisation of these objectives will need to be delivered through on-ground actions and the implementation of key projects that encapsulate the future vision of the town and the aspirations of the Community.

The following concept plans illustrate possible outcomes for the Town Entrance, Beach Access and three options (A, B and C) for the Foreshore and Caravan Park, including a new community building.

**Option A** explores the potential to create a new community building and increase open space to the foreshore. The community building is designed to support both the community and the caravan park, capitalising on existing services and infrastructure connections. Option A creates an integrated activity hub as a new centrepiece to the foreshore.

**Option B** considers the redevelopment of the foreshore, including a new shelter and playspace, with improved pedestrian connections to the caravan park. The community building is used to activate the edge of the dunes capitalising on the existing car parking.

**Option C** aims to create a new activity hub that builds on the existing tennis courts and community facilities north of the caravan park. The proposed location of the community building and playspace act as a new centre point for the town.





Existing gravel  
off-street car park

**Project Focus**

Lookout viewing platform

Tennis facilities

Public toilets

Caravan park reception

# 5.0 Sketch Concept Plans

## 5.2 Option A: Caravan Park, community building and Foreshore



### LEGEND

-  Playscape
-  Foreshore boardwalk
-  Seating walls
-  New trees
-  Paved paths
-  Lawn
-  Foreshore shelter
-  Planting areas
-  Compacted granular path
-  Buildings



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## KEY

1. New community building to replace demolished community hall including new toilet facilities, undercover outdoor area, opportunity for commercial leasing.
2. Viewing boardwalk to formalise edge and increase legibility of path network including trailhead to the 'Walk the Yorke' trail.
3. Raised seating walls to increase informal seating opportunity and increase activation to foreshore edge.
4. Nature based playspace.
5. Seating node including raised seating wall to provide additional congregation areas to support activation of foreshore and Vacs Swim.
6. Upgraded foreshore shelter including improved seating, BBQ facilities and hardstanding.
7. Landscape improvements to reflect endemic planting to support cultural importance and reinforce sense of place.
8. Paved central foreshore promenade including drop down bollards for emergency access to jetty.
9. Formalised carparking including disabled parking areas adjacent new facilities building.
10. Pedestrian link path to improve pedestrian links to foreshore and wider town links.
11. Formalised pedestrian links to improve access along foreshore and limit on street walking paths.
12. Open lawn area to support new community building and facilitate larger events.
13. New tree planting and garden areas to provide shade and separation from adjacent caravan park.
14. Pedestrian path re-routed to reduce vehicular conflicts to corner.
15. New entry to caravan park (one way) including opportunity for new slip lane to reduce vehicular conflicts to corner and improve legibility of defined caravan park entry.
16. One way exit from Caravan park with circular looped access.
17. New ablutions block to support caravan park.
18. Cabins providing additional tourist facilities in the town. Modification of campsites to increase amenity of the caravan park, improve access along the foreshore and create opportunities for new shade trees.

# 5.0 Sketch Concept Plans

## 5.3 Option B: Caravan Park, community building and Foreshore



### LEGEND

-  Playscape
-  Foreshore boardwalk
-  Seating walls
-  New trees
-  Paved paths
-  Lawn
-  Foreshore shelter
-  Planting areas
-  Compacted granular path
-  Buildings



1:1000 @ A4

0m 25m

## KEY

1. New community building to replace demolished community hall including new toilet facilities, undercover outdoor area, open lawn to foreshore edge, service access driveaway and opportunity for commercial leasing.
2. Viewing boardwalk to formalise edge and increase legibility of path network including trailhead to the 'Walk the Yorke' trail.
3. Raised seating walls to increase informal seating opportunity and increase activation to foreshore edge.
4. Nature based playspace.
5. Seating node including raised seating wall to provide additional congregation areas to support activation of foreshore and Vacswim.
6. Upgraded foreshore shelter including improved seating, BBQ facilities and hardstanding.
7. Landscape improvements to reflect endemic planting to support cultural importance and reinforce sense of place.
8. Paved central foreshore promenade including drop down bollards for emergency access to jetty.
9. Formalised carparking including disabled parking areas adjacent new facilities building.
10. Pedestrian path to provide access to new community building and formalise car park edge.
11. New tree planting and landscape improvements to support dune edge.
12. New shelter with picnic settings and new BBQ facilities.
13. New public ablutions block.
14. Open lawn area to support new community building and facilitate larger events.
15. New tree planting and garden areas to provide shade and separation from adjacent caravan park.
16. One way exit from Caravan park with circular looped access.

# 5.0 Sketch Concept Plans

## 5.4 Option C: Caravan Park, community building and Foreshore



### LEGEND

-  Playscape
-  Foreshore boardwalk
-  Seating walls
-  New trees
-  Paved paths
-  Lawn
-  Foreshore shelter
-  Planting areas
-  Compacted granular path
-  Buildings



1:1000 @ A4

0m 25m

## KEY

1. New community building to replace demolished community hall including new toilet facilities, undercover outdoor area, open lawn to foreshore edge, service access driveaway and opportunity for commercial leasing.
2. Viewing boardwalk to formalise edge and increase legibility of path network including trailhead to the 'Walk the Yorke' trail.
3. Raised seating walls to increase informal seating opportunity and increase activation to foreshore edge.
4. Nature based playspace.
5. Seating node including raised seating wall to provide additional congregation areas to support activation of foreshore and Vacs swim.
6. Upgraded foreshore shelter including improved seating, BBQ facilities and hardstanding.
7. Landscape improvements to reflect endemic planting to support cultural importance and reinforce sense of place.
8. Paved central foreshore promenade including drop down bollards for emergency access to jetty.
9. Formalised carparking including disabled parking areas adjacent new facilities building.
10. Pedestrian path to provide access to new community building and formalise car park edge.
11. New tree planting and landscape improvements to support dune edge.
12. New shelter with picnic settings and new BBQ facilities.
13. New public ablutions block.
14. Open lawn area to facilitate larger events.
15. New tree planting and garden areas to provide shade and separation from adjacent caravan park.
16. One way exit from Caravan park with circular looped access.
17. Footpath connection to existing off-street car park to north.

## 5.0 Sketch Concept Plans

### 5.5 Caravan Park and Foreshore (Option A shown)



#### KEY

1. New community building (showing Option A)
2. Viewing boardwalk
3. Nature based playspace.
4. Upgraded foreshore shelter
5. Paved central foreshore promenade
6. Open lawn area
7. New tree planting and garden areas.



EXISTING

## 5.0 Sketch Concept Plans

### 5.6 Town entry



#### KEY

1. Town entry signage including new landscape areas to improve sense of arrival.
2. Closing of informal cut through between Falie Court and Capella Court.
3. Formalise road alignment with kerbing and landscape planting.



EXISTING

## 5.0 Sketch Concept Plans

### 5.7 Beach access



#### KEY

1. Formalised edge with clear access to property boundary to provide improved pedestrian access and separation from road.
2. Timber bollards to improve pedestrian safety and improve legibility of beach access points.
3. Signage and marker to reinforce character of the town (public art)



EXISTING

## 6.0 Style Guide

### 6.1 Introduction

Port Rickaby's character requires future design and development that needs to respond to the sense of place of the area and its endemic qualities. The analysis and community consultation has highlighted that Port Rickaby need to retain its character and build upon the natural beauty of the area.

While change is inevitable, the development of a style guide is designed to make sure the selection of elements, objects and materials within the town results in quality outcomes that create cohesive public places and open spaces.

There exists opportunities to reinforce the culture, the relaxed social character and natural beauty across all aspects of the town to ensure that the ideas and vision for Port Rickaby are made real.

By applying a consistent and considered approach, materials and furniture reinforce the character of Port Rickaby. The aim is to not only to attract more visitors, but also to provide the opportunity for locals to stay and enjoy the town and open spaces for longer.

In essence, the vision of the Action Plan must be reinforced in the design, aesthetics and materials used to create public spaces along the foreshore and through out the town. Materials should reflect the idea of permanency and quality; lasting elements that reinforce the resilience of nature and the community.

The style guide considers design responses, which belong and that will deliver outcomes that match the future expectation of Port Rickaby.

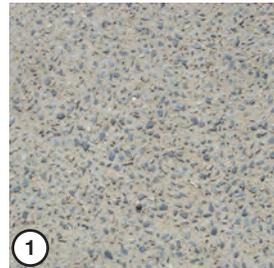
The following pages provide details and imagery of the suggested character within the town.



# 6.0 Style Guide

## 6.2 Surface Treatments

1. Consider the combination of recycled timbers, exposed aggregate concrete, quality stone pavers and compacted cement stabilised sand paths to achieve a range of textures, contributing towards a more diverse and visual experience.
2. Select natural coloured ground surfaces to blend into the natural surroundings of the coastal region using one or two tones in line with the surrounding character with a contrasting colour incorporated in the banding (stone, brick and concrete) to highlight significant locations.
3. Weathered elements such as corten steel, stone and timber can be incorporated as edging and highlight details.
4. Artistic elements such as mosaic tiles, shot blasted patterns or cast in metal details can be incorporate to provide elements that help reinforce a strong cultural identity for Port Rickaby.
5. Timber boardwalks.
6. Surface treatments should not aim to make a statement but blend in with the natural surroundings.



## 6.0 Style Guide

1. Materials should be selected for their robust nature requiring little maintenance such as stone, timber, brick and metal. Materials should be aesthetically pleasing, reinforce permanence, feature weathered textures, comprise natural features and respond to the coastal character of the surrounding landscape.
2. Opportunities to acquire and reuse materials will help maintain an authentic visual aesthetic and should be considered (consider in relation to salvaged and recycled material).
3. Proposed structures should be designed or selected to provide comfort and amenity while maintaining an appropriate scale in relation to the built form and landscape context of the town.
4. Designs should be highly functional.
5. Use colour palette which takes inspiration from the surrounding landscape.
6. All furniture and structures should appear to belong within the foreshore landscape.



# 6.0 Style Guide

## 6.4 Play

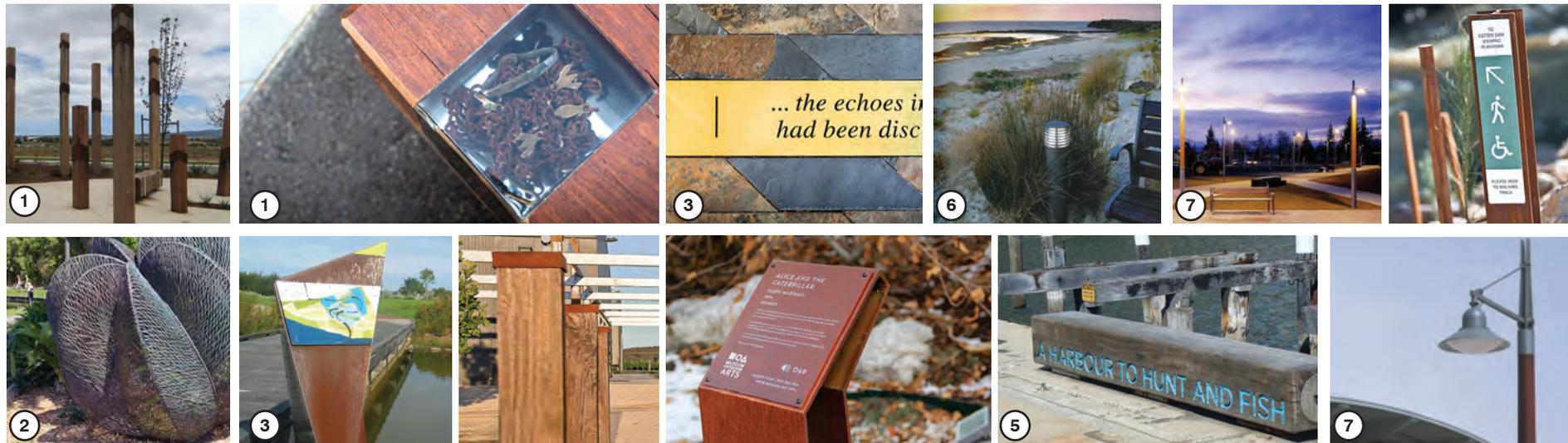
1. Provide play spaces that respond to the surrounding coastal area with a focus on natural play.
2. Natural play to focus on the education of the natural environment through interpretative signage.
3. Playspaces should promote challenges and risk allowing children to test the limits of their physical, intellectual and social development.
4. Incorporate natural shade.
5. Play equipment should consist of natural materials, such as timber, where applicable.
6. Incorporate water play to strengthen coastal connection.



# 6.0 Style Guide

## 6.5 Public Art, Signage and Lighting

1. Look to incorporate iconic, contextual and integrated public art pieces that are designed to 'value add', expand and develop culture and to see and be part of Port Rickaby's expression as a unique place.
2. Develop a range of public art typologies including permanent works as well as temporal installations (such as sculptures).
3. Consider the role of public art and signage in 'storytelling' to create a narrative or journey along key walking or cycling trails, relating to key destinations, features and historical events.
4. Innovative reuse of local natural materials within public art.
5. Signage and branding to be incorporated into street furniture.
6. Lighting should be robust, resistant to vandalism, easy to maintain, efficient (LED) and provide security and facilitate access.
7. Pole lighting along pedestrian boardwalk and foreshore precinct.





## 7.0 CONCLUSION

### 7.1 Conclusion

Port Rickaby is an iconic coastal destinations in South Australia. The town's combination of scenic beauty, history and the quality of life, reinforce the social environmental and economic potential of the town. Only by understanding Port Rickaby's character, its issues and opportunities, both subtle and obvious, can appropriate actions be generated that will enhance and progress the unique qualities of the town.

The community of Port Rickaby has been instrumental in providing the strongest possible foundations for the Action Plan. Their insight, commitment and vision has created a framework that responds directly to the needs and aspirations of the town.

The Action Plan provides robust planning framework with interrelated actions delivering the objectives of the report. In addition, several Concept Plans with options offer potential directions for the town, seeding the town with new ideas that will revitalise the town's entrance, foreshore and caravan park.

The recommendations of the Port Rickaby Action Plan will require the continued commitment of the local community, Council and State Government. The community's enthusiasm for their town is evident. By tapping into this passion and delivering the actions contained within this report, and with the support of the public and private sectors, a new vision for Port Rickaby can be achieved

