

Jetty Road Masterplan Implementation

January 2019

Concept Design Options Packages - Chapel Street + Hindmarsh Lane



JENSEN
PLUS

Planning
Landscape Architecture
Urban Design
Social Planning



T h i s p a g e i s i n t e n d e d t o b e b l a n k

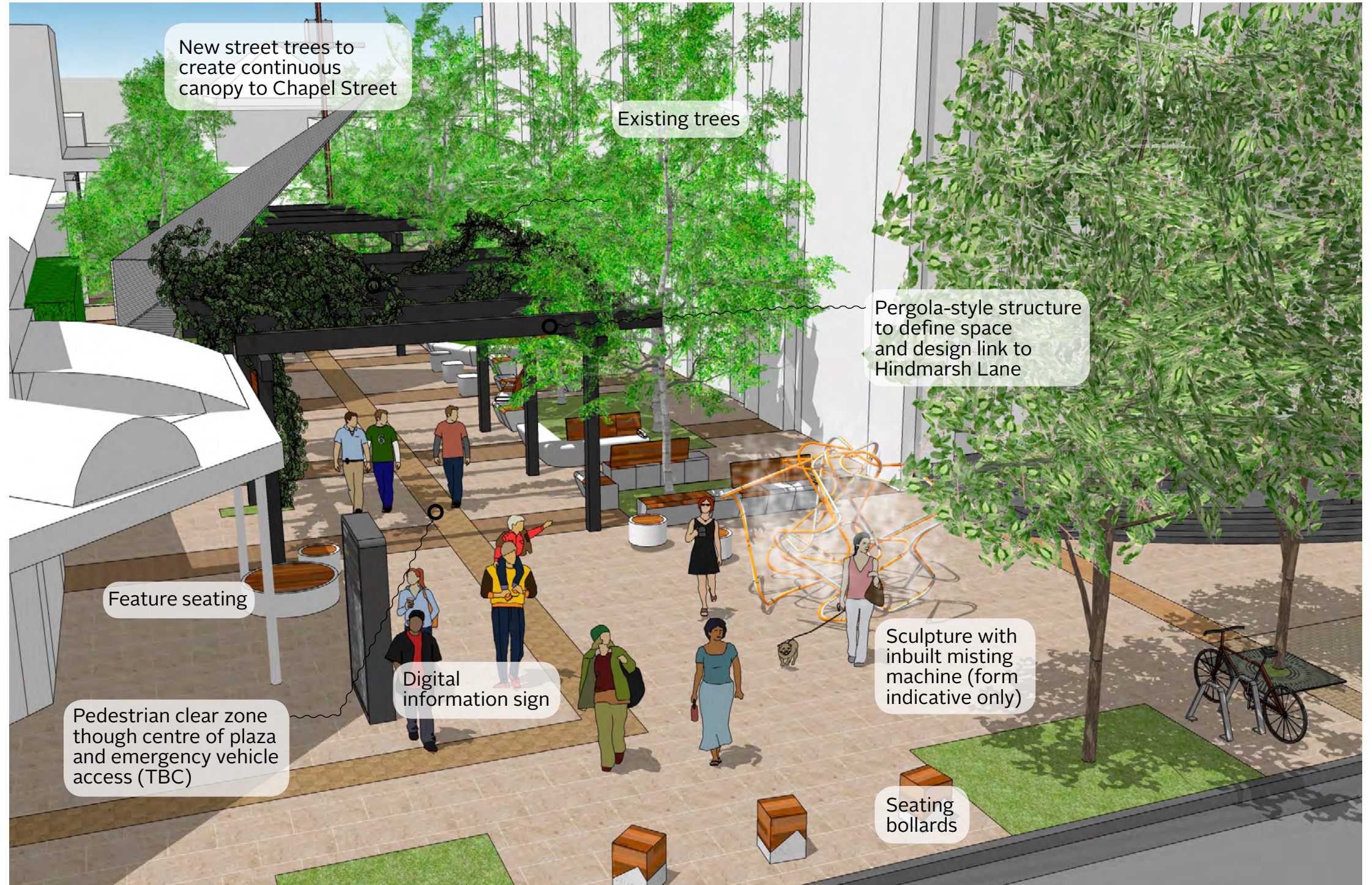
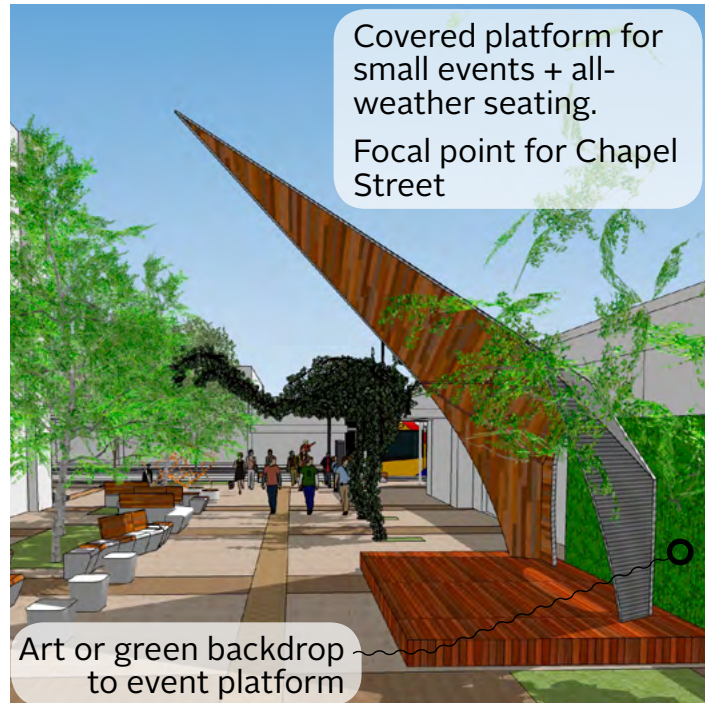


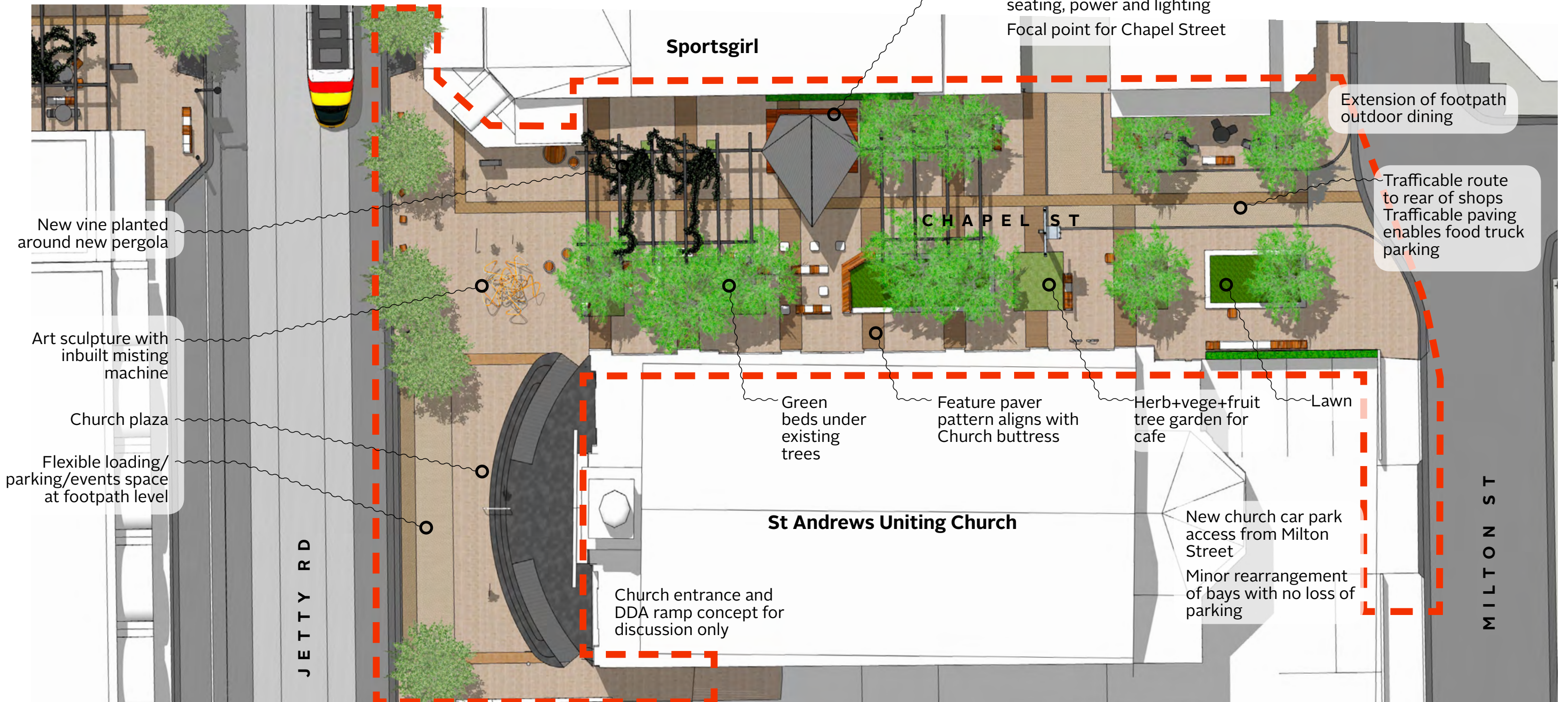
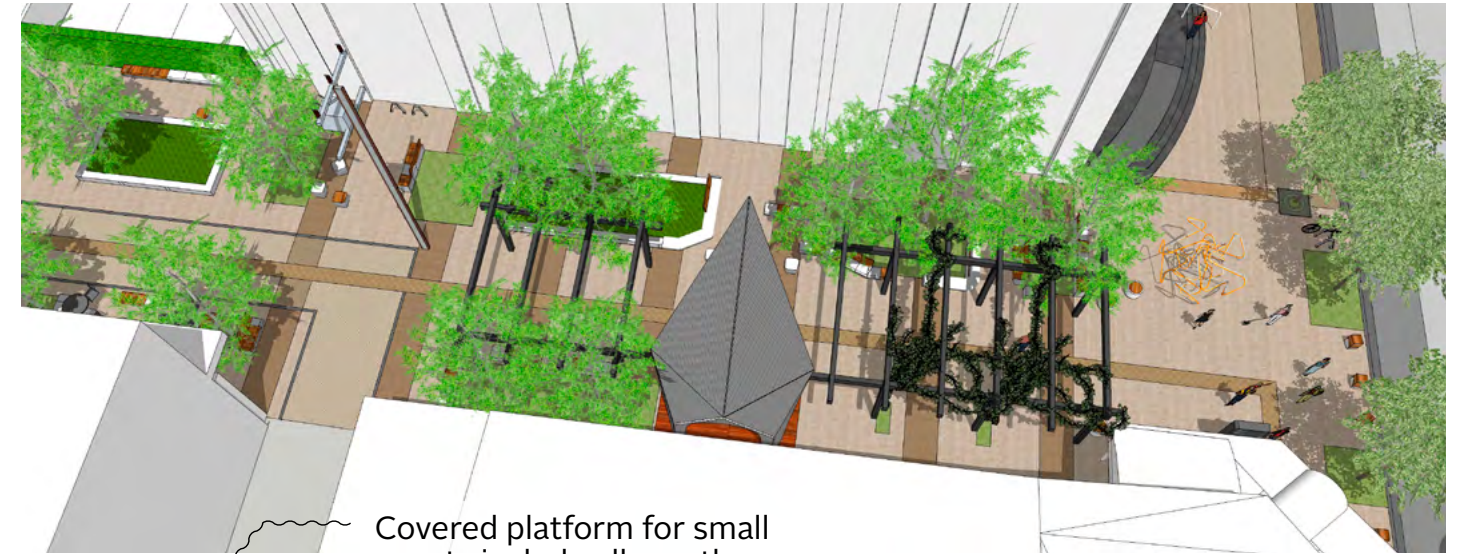
Location Plan



Chapel Street

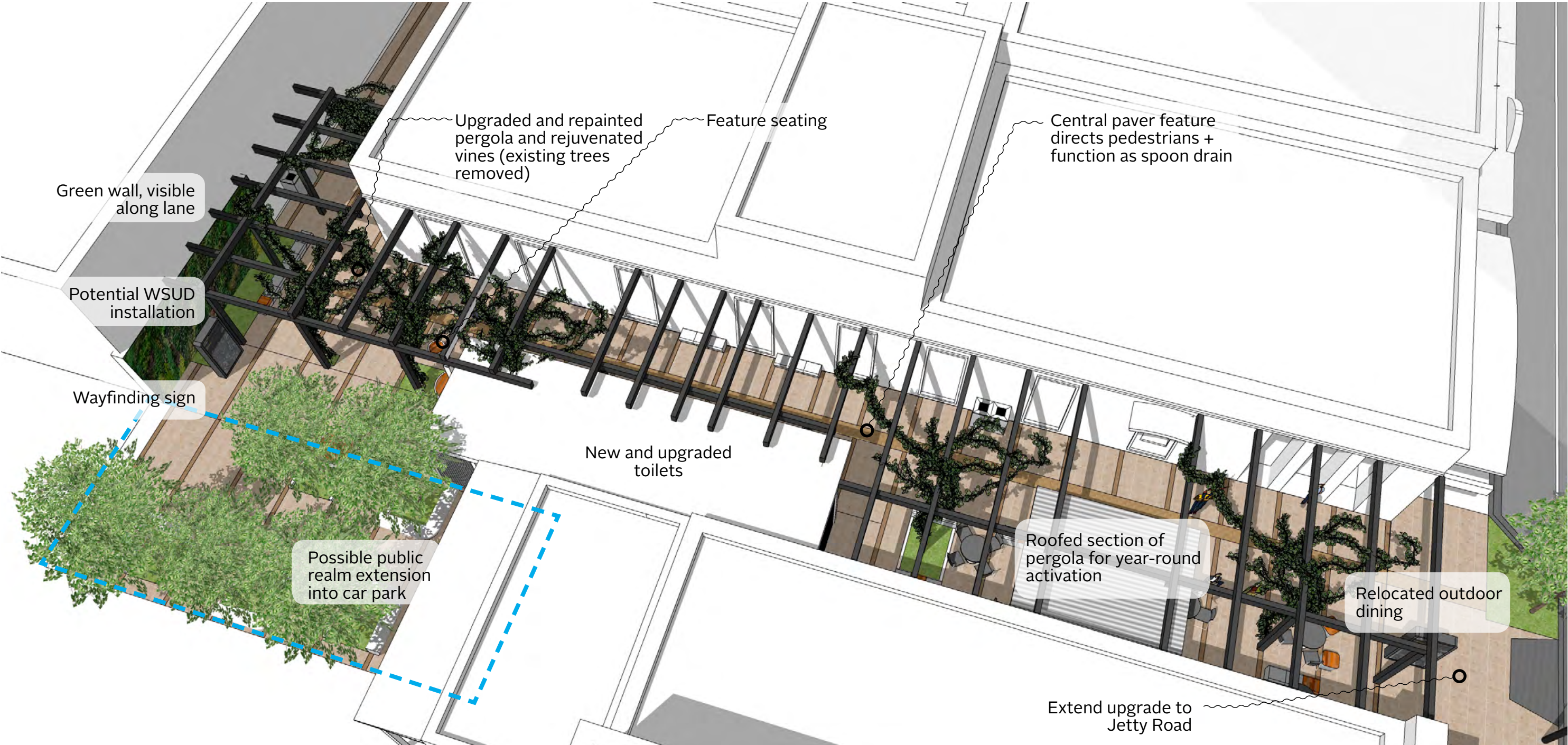
New community space central to Jetty Road

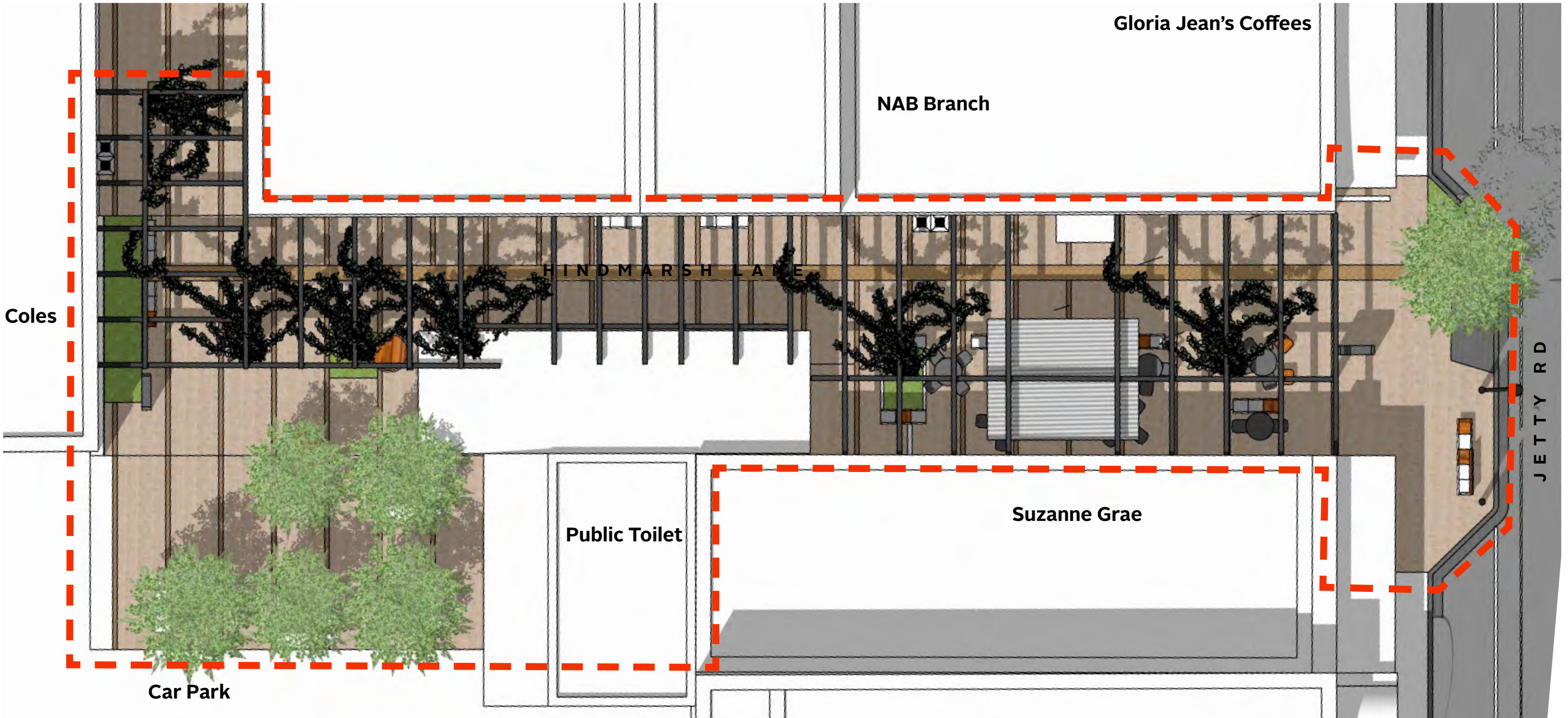




Hindmarsh Lane

Public realm + toilet upgrades





Paving

Master Plan (Oxygen - Feb 18)



Natural Stone - Juperana

- _ Large format
- _ Stretcherbond



Natural Stone - Juperana

- _ Small format
- _ Herringbone + stretcherbond

Natural Stone, Adelaide Black

- _ No Master Plan reference

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ 900x600mm Juperana paving, stretcherbond

_ Juperana Natural Stone

_ Semi-honed

_ Non slip for pedestrian traffic

_ Lift damaged pavers + replace, general cleaning

_ Church plaza

Initial

Maintenance

Life



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ 400x200mm Juperana paving, stretcherbond

_ Juperana Natural Stone

_ Semi-honed

_ Non slip for pedestrian traffic

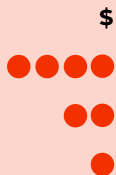
_ Lift damaged pavers + replace, general cleaning

_ General paving

Initial

Maintenance

Life



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ 230x110mm Juperana paving, herringbone

_ Juperana Natural Stone

_ Semi-honed

_ Trafficable + non slip for both vehicles/pedestrians

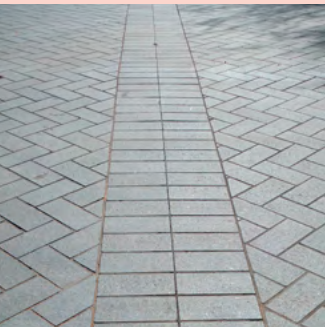
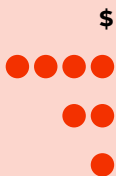
_ Lift damaged pavers + replace, general cleaning

_ Trafficable paving

Initial

Maintenance

Life



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ 230x110mm Adelaide Black paving, stretcherbond

_ Adelaide Black (Slate)

_ Semi-honed

_ Trafficable + non slip for both vehicles/pedestrians

_ Sawcut + replace damaged sections

_ Feature band patterning in paving + trafficable paving

Initial

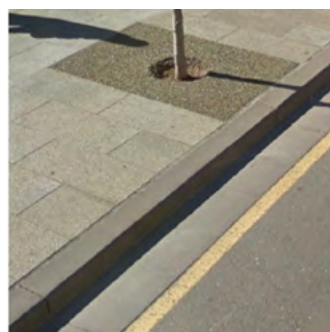
Maintenance

Life



Master Plan (Oxygen - Feb 18)

_ No Master Plan reference



Concrete Kerb

- _ Dark oxide
- _ Smooth trowel finish



Upright Kerb



Semi-mountable Kerb

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Resin bound gravel
- _ Bronze
- _ Smooth + level finish
- _ Trafficable + non slip for both vehicles/pedestrians
- _ Non toxic solution for general cleaning
- _ Edging to tram line concrete corridor / Tree surrounds in side streets

Initial

Maintenance

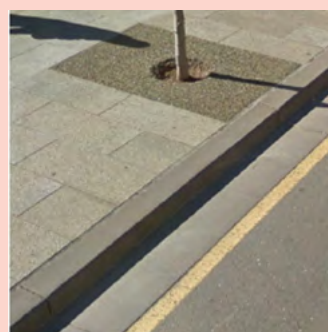
Life

\$

● ● ●

● ●

● ●



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Concrete kerb / bond beam / valley drain
- _ Dark oxide (TBC)
- _ Smooth trowel finish
- _ Non slip for both vehicles/pedestrians
- _ Sawcut + replace damaged sections
- _ Road edge / paver control / drainage

Initial

Maintenance

Life

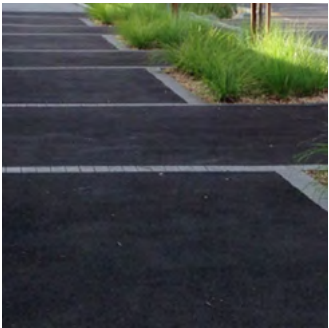
\$

● ●

●

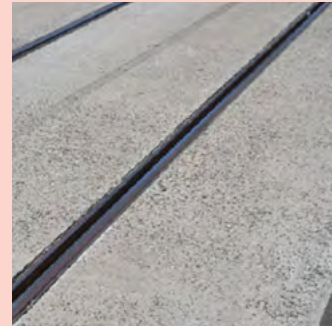
● ●

- _ Shotblast
- _ Light reveal



- Natural stone inlays + headers

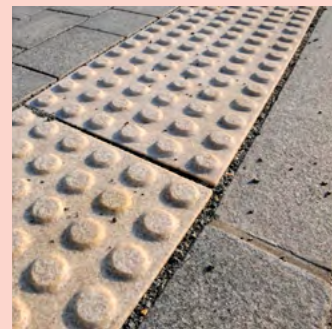
Tactile Pavers



Design Application



Design Application



Design Application

– All areas requiring hazard or direction indication

Life

Life

Life

Street Furniture

Master Plan (Oxygen - Feb 18)



Fixed Wall Seating

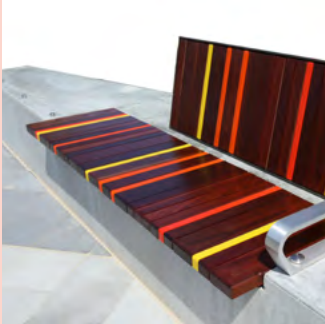
- _ Precast concrete/stone
- _ One off item
- _ Armrests + backrests can be included



Bespoke Seats (Plaza)

- _ One off item
- _ Steel frame (painted/ stainless steel)
- _ Integrated lighting

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

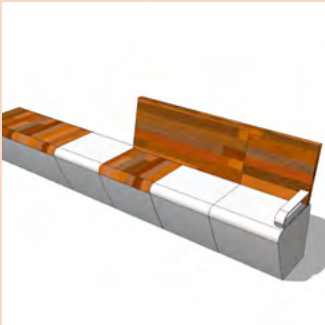
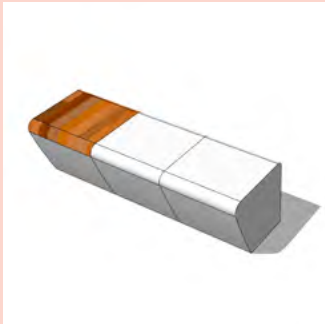
Design Application

- _ Bespoke precast concrete wall seating with optional backrest + armrest (Sizing varies - TBC)
- _ Natural
- _ Smooth concrete + oiled timber battens
- _ Removal of all sharp edges
- _ Fill + grind concrete, lift + replace battens, general cleaning + re-oiling timber battens
- _ Hindmarsh Lane + Chapel St

Initial

Maintenance

Life



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Spark Pod Seats
- _ Natural or Dulux Pearl Effect Metropolis Storm Pearl Satin #84684
- _ Oiled timber + stainless steel or powdercoated
- _ Removal of all sharp edges
- _ Lift + replace battens, general cleaning + re-oiling timber battens
- _ Hindmarsh Lane / Chapel St / Durham Street plaza

Initial

Maintenance

Life



From Council
Public Realm
Style Guide

Master Plan (Oxygen - Feb 18)



Street Bench Seat

- _ Proprietary item
- _ Painted steel/anodised aluminium frame with hardwood battens



Picnic Setting

- _ Proprietary item
- _ Steel frame + hardwood battens
- _ DDA compliant



Drink Fountain

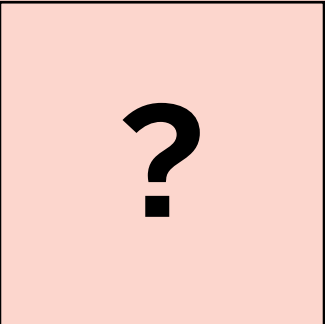
- _ Proprietary item
- _ Brushed 316 stainless steel



Bin Surrounds

- _ Proprietary item
- _ Stainless steel/painted cover
- _ Recycling + rubbish (240ltr)

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ Artist designed bespoke seating

_ TBC

_ TBC

_ TBC

_ TBC

_ TBC

Initial

Maintenance

Life

\$

?

?

?

Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ None Proposed

Initial

Maintenance

Life

\$



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ Street Furniture Arqua Drink Fountain

_ Natural

_ Electropolished 316 stainless steel

_ DDA compliant

_ Remove damaged parts + replace, general cleaning

_ Hindmarsh Lane + Chapel St plazas

Initial

Maintenance

Life

\$

●●

●

●

From Council
Public Realm
Style Guide



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

_ Spark Standard Bin Enclosure

_ Natural or Dulux Pearl Effect Metropolis Storm Pearl Satin #84684

_ Perforated (entire panel) powder coated zinc plated steel; Splash tray and trim: brushed stainless steel (316 grade)

_ UV resistant + anti-graffiti

_ Remove damaged enclosure + replace, general cleaning

_ Hindmarsh Lane + Chapel St plazas

Initial

Maintenance

Life

\$

●●

●

●

From Council
Public Realm
Style Guide

Master Plan (Oxygen - Feb 18)



Feature Bollards

- _ One off item
- _ Polished steel
- _ Fixed position



Standard Bollards

- _ Proprietary item
- Removable option



Tree Grates

- _ Steel surrounds with grated cover
- _ Natural finish

Concept Design (Jan 19)



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

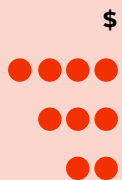
Design Application

- _ Bespoke Designed Bollard
- _ Natural
- _ Honed granite + oiled timber
- _ Anti-graffiti
- _ Remove damaged block + replace, general cleaning
- _ Hindmarsh Lane + Chapel St plaza entrances

Initial

Maintenance

Life



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

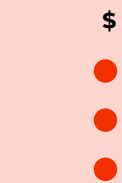
Design Application

- _ Sentry Bollards (flat capped) (from Council Public Realm Style Guide)
- _ Natural
- _ Brushed 316 Stainless Steel
- _ Anti-graffiti
- _ Remove damaged bollard + replace, general cleaning
- _ All areas requiring blocking of vehicles

Initial

Maintenance

Life



From Council
Public Realm
Style Guide



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Resin bound gravel tree grate (Steel base frame)
- _ Bronze
- _ Smooth + level finish
- _ Non slip for pedestrian traffic + permeable surface
- _ Lift damaged grate + replace, general cleaning
- _ Side streets or low visitation area

Initial

Maintenance

Life



From Council
Public Realm
Style Guide



Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application

- _ Bespoke Jetty Road Tree Grate
- _ Natural or Dulux Pearl Effect Metropolis Storm Pearl Satin #84684
- _ Powdercoated or lasercut stainless steel
- _ Non slip for pedestrian traffic + permeable surface
- _ Lift damaged grate + replace, general cleaning
- _ Jetty Rd

Initial

Maintenance

Life



Master Plan (Oxygen - Feb 18)



Cycle Racks + Repair Stations

- _ Painted stainless steel
- _ Natural grey tones colours to match bench seats + bollards

Concept Design (Jan 19)



Design Detail	_ Vroom Cycle Rack	
Colour	_ Natural	
Surface Finish	_ Brushed 316 Stainless Steel	
Performance Rating	_ UV resistant + anti-graffiti	
Maintenance	_ General repairs and maintenance, cleansing	
Design Application	_ Hindmarsh Lane, Chapel St + Colley Tce corners/plazas	

Initial	● ●
Maintenance	●
Life	●

From Council
Public Realm
Style Guide



Design Detail	_ Cyclehoop Deluxe Repair Station	
Colour	_ Varies	
Surface Finish	_ Powdercoated cast aluminum	
Performance Rating	_ ADA compliant + UV resistant	
Maintenance	_ Remove damaged parts + replace, general cleaning	
Design Application	_ Colley Tce in close proximity to bike racks	

Initial	● ● ● ●
Maintenance	● ●
Life	● ●

From Council
Public Realm
Style Guide



Design Detail	_ Bespoke Vertical Misting Unit	
Colour	_ Natural	
Surface Finish	_ Brushed 316 stainless steel or powdercoated	
Performance Rating	_ UV resistant + watertight	
Maintenance	_ Remove damaged parts + replace, general cleaning	
Design Application	_ Cooling unit to sheltered area of Chapel St in ground lighting feature included	

Initial	● ● ● ●
Maintenance	● ● ●
Life	● ● ●



Design Detail	_ Powdercoated Steel Pergola with Roof Structure	
Colour	_ Dulux Pearl Effect Metropolis Storm Pearl Satin #84684	
Surface Finish	_ Structural steel + mild steel sheet	
Performance Rating	_ UV resistant + watertight	
Maintenance	_ Remove damaged parts + replace, general cleaning	
Design Application	_ Shelter structure to Hindmarsh Lane + Chapel St	

Initial	● ● ● ●
Maintenance	● ●
Life	● ●

Pergola

- _ No Master Plan reference

Master Plan (Oxygen - Feb 18)



Green Walls

Shelter Structure

- _ No Master Plan reference

Concept Design (Jan 19)



- Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application
- _ Greenwall Australia Skale Wall or equivalent

_ Black

_ Powdercoated

_ Anti-graffiti

_ Remove damaged parts / plants + replace, general cleaning

_ Coles wall in Hindmarsh Lane

Initial

Maintenance

Life



- Design Detail

Colour

Surface Finish

Performance Rating

Maintenance

Design Application
- _ Bespoke design

_ Dulux Pearl Effect Metropolis Storm Pearl Satin #84684 + Hardwood Timber

_ Powdercoated + Oiled

_ Anti-graffiti

_ Remove damaged parts / general cleaning

_ Focal point over stage in Chapel Street

Initial

Maintenance

Life

Street Infrastructure + Services

Master Plan (Oxygen - Feb 18)



Grates
_ Integrated grate



Integrated Power
_ Powered bollards
_ Plazas + parks for events
_ Catering for pop-ups



Public Toilets



Concept Design (Jan 19)



Design Detail	_ ACO Freestyle Range		\$
Colour	_ TBC	Initial	●●●
Surface Finish	_ TBC	Maintenance	●
Performance Rating	_ Non slip for pedestrian and vehicle traffic	Life	●
Maintenance	_ Remove damaged section + replace, general cleaning		
Design Application	_ Hindmarsh Lane + Chapel St		

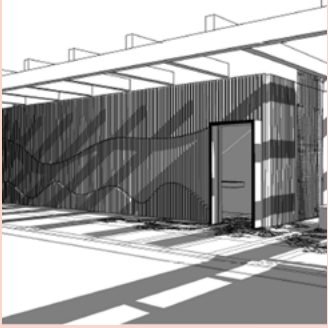


Design Detail	_ 3 phase OPPAD 180 Pedestal Pole		\$
Colour	_ Natural or Dulux Pearl Effect Metropolis Storm Pearl Satin #84684	Initial	●●
Surface Finish	_ Stainless steel or powdercoated	Maintenance	●●
Performance Rating	_ UV resistant + watertight	Life	●
Maintenance	_ Remove damaged parts + replace, general cleaning		
Design Application	_ Chapel St / Durham St plaza		

From Council Public Realm Style Guide



Design Detail	_ Street Furniture PowerMe Table		\$
Colour	_ Sable Bass	Initial	●●●●
Surface Finish	_ Cast aluminium powdercoated	Maintenance	●●
Performance Rating	_ DDA compliant + weatherproofing	Life	?
Maintenance	_ Remove damaged parts + replace, general cleaning		
Design Application	_ Chapel St / Durham St plaza		



Design Detail	_ Adapted DDA Toilet Block		\$
Colour	_ TBC	Initial	●●●●
Surface Finish	_ TBC	Maintenance	●●●
Performance Rating	_ DDA compliant	Life	●●●
Maintenance	_ Remove damaged parts + replace, general cleaning		
Design Application	_ Hindmarsh Lane		

Wayfinding + Signage

Master Plan (Oxygen - Feb 18)



Street Banner + Promotion

- Proprietary existing item to existing light poles
- Banners reflect upcoming events + festive season
- Jetty Road



Digital Interaction

- Online digital platforms inform users of key information such as off street car parking
- Jetty Road + side streets



Pedestrian + Cyclist Wayfinding

- _ Consistent suite that are iconic to Jetty Road catering for tourist + locals
- _ Jetty Road + key side streets



Concept Design (Jan 19)

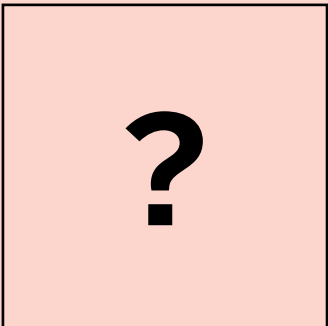
[illegible]

Master Plan (Oxygen - Feb 18)



- Art + Culture Interpretation**
- _ Iconic public artworks create an identity location functioning as a landmark that is referenced by tourists + locals
 - _ Key public spaces

Concept Design (Jan 19)

	Design Detail	_ Artwork designed by local artists			\$
	Colour	_ TBC		Initial	?
	Surface Finish	_ TBC		Maintenance	?
	Performance Rating	_ TBC		Life	?
	Maintenance	_ TBC			
	Design Application	_ Chapel St entrance to plaza			

Lighting

Master Plan (Oxygen - Feb 18)

Street Lighting

- _ Existing lighting
- _ Optional additional back arm for pedestrian lighting



Public Amenity Lighting

- _ Directional spotlight - multi functional
- _ Plazas
- _ Squares
- _ Beachfront



Feature Lighting

- Iconic public artworks create an identity location functioning as a landmark that is referenced by tourists + locals
- Key public spaces



Concept Design (Jan 19)

Design Detail	_ To remain unchanged			\$
Colour		Initial		
Surface Finish		Maintenance		
Performance Rating		Life		
Maintenance				
Design Application				
Design Detail	_ TBC			\$
Colour	_ TBC	Initial		?
Surface Finish	_ TBC	Maintenance		?
Performance Rating	_ TBC	Life		?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Jetty Road, Hindmarsh Lane, Chapel St, ColleyTce + Moseley St			
Design Detail	_ TBC			\$
Colour	_ TBC	Initial	● ● ● ●	
Surface Finish	_ TBC	Maintenance	● ●	
Performance Rating	_	Life	● ●	
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Chapel St			
Design Detail	_ TBC			\$
Colour	_ TBC	Initial		?
Surface Finish	_ TBC	Maintenance		?
Performance Rating	_ TBC	Life		?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Hindmarsh Lane + Chapel St			

Master Plan (Oxigen - Feb 18)



Integrated Lighting

- _ In-ground + furniture



Uplighting

- _ Online digital platforms inform users of key information such as off street car parking
- _ Jetty Road + side streets



Concept Design (Jan 19)

Design Detail	_ TBC			\$
Colour	_ TBC		Initial	?
Surface Finish	_ TBC		Maintenance	?
Performance Rating	_ TBC		Life	?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Hindmarsh Lane + Chapel St plazas			
Design Detail	_ TBC			\$
Colour	_ TBC		Initial	?
Surface Finish	_ TBC		Maintenance	?
Performance Rating	_ TBC		Life	?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Church, Glenelg Jetty Hotel or other feature buildings			
Design Detail	_ TBC			\$
Colour	_ TBC		Initial	?
Surface Finish	_ TBC		Maintenance	?
Performance Rating	_ TBC		Life	?
Maintenance	_ Remove damaged parts + replace, general cleaning			
Design Application	_ Jetty Road, Hindmarsh Lane, Chapel St, ColleyTce + Moseley St			

Street Trees + Amenity Planting

Master Plan (Oxygen - Feb 18)



- Celtis australis**
- _ Deciduous main street tree
 - _ Jetty Road



- Side Street Trees**
- _ A consistent palette of trees that provide an identity to the area

Concept Design (Jan 19)



- | | | |
|---------------------------|---|--|
| Species | _ Celtis australis | |
| Mature Height | _ 15-20m | |
| Mature Spread | _ 10-15m | |
| Water Requirements | _ Moderate | |
| Maintenance | _ Trim + remove damaged limbs, drupe clean up + general pruning | |
| Design Application | _ Jetty Road | |

- | | | |
|--------------------|-------|----|
| Initial | ● ● ● | \$ |
| Maintenance | ● ● | |
| Life | ● | |



- | | | |
|---------------------------|---|--|
| Species | _ Gleditsia tricanthos | |
| Mature Height | _ 10-20m | |
| Mature Spread | _ 5-10m | |
| Water Requirements | _ Low | |
| Maintenance | _ Trim + remove damaged limbs + general pruning | |
| Design Application | _ Chapel St + Hindmarsh Lane | |

- | | | |
|--------------------|-------|----|
| Initial | ● ● ● | \$ |
| Maintenance | ● ● | |
| Life | ● | |

Master Plan (Oxygen - Feb 18)

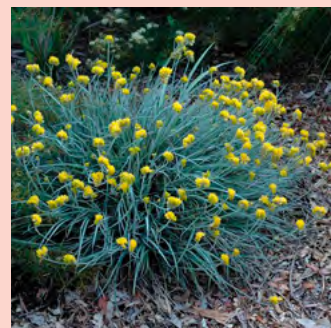
_ No Master Plan reference

Concept Design (Jan 19)



Species	_ Carpobrotus rossii
Mature Height	_ 1-3m
Mature Spread	_ 0.2-0.4m
Water Requirements	_ Low
Maintenance	_ Trim + remove damaged foliage + general pruning
Design Application	_ Ground cover?

	\$
Initial	●
Maintenance	●●
Life	●●●



Species	_ Conostylis candicans
Mature Height	_ 0.4m
Mature Spread	_ 0.5m
Water Requirements	_ Low
Maintenance	_ Trim + remove damaged foliage + general pruning
Design Application	_ Medium amenity planting

	\$
Initial	●
Maintenance	●●
Life	●●●



Species	_ Festuca glauca
Mature Height	_ 0.3m
Mature Spread	_ 0.5m
Water Requirements	_ Medium
Maintenance	_ Trim + remove damaged foliage
Design Application	_ Medium amenity planting

	\$
Initial	●
Maintenance	●●
Life	●●●



Species	_ Leucophyta brownii
Mature Height	_ 0.4-1m
Mature Spread	_ 0.5-1.5m
Water Requirements	_ Medium
Maintenance	_ Trim + remove damaged foliage + general pruning
Design Application	_ Medium amenity planting

	\$
Initial	●
Maintenance	●●
Life	●●●

Master Plan (Oxygen - Feb 18)

_ No Master Plan reference

Concept Design (Jan 19)



Species _ Leucospermum cordifolium 'Yellow Bird'
Mature Height _ 2m
Mature Spread _ 2m
Water Requirements _ Medium
Maintenance _ Trim + remove flowerheads in late Summer to encourage growth
Design Application _ High amenity planting

Initial \$
Maintenance ●●
Life ●●●



Species _ Lomandra longifolia 'Nyalla'
Mature Height _ 0.5-0.7m
Mature Spread _ 0.7-1m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage near crown of plant
Design Application _ Medium amenity planting

Initial \$
Maintenance ●●
Life ●●●



Species _ Pennisetum alopecuroides 'Nafray'
Mature Height _ 0.6m
Mature Spread _ 0.6m
Water Requirements _ Medium
Maintenance _ General pruning to maintain shape + heavier pruning after flowering
Design Application _ Medium amenity planting

Initial \$
Maintenance ●●
Life ●●●



Species _ Myoporum parvifolium
Mature Height _ <0.2m
Mature Spread _ 1.5-2m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Low amenity planting

Initial \$
Maintenance ●●
Life ●●●

Master Plan (Oxygen - Feb 18)

_ No Master Plan reference

Concept Design (Jan 19)



Species _ Scaevola albida

Mature Height _ 0.1-0.2m

Mature Spread _ 0.2-2m

Water Requirements _ Low

Maintenance _ Light general pruning / contain spread as required

Design Application _ Low amenity planting

Initial \$ ●

Maintenance ● ●

Life ● ● ●



Species _ Senecio serpens

Mature Height _ 0.1-0.3m

Mature Spread _ 0.6-1m

Water Requirements _ Low

Maintenance _ Trim + remove damaged foliage

Design Application _ Low amenity planting

Initial \$ ●

Maintenance ● ●

Life ● ● ●



Species _ Vitis vinifera

Mature Height _ 5-8m

Mature Spread _ 4-8m

Water Requirements _ Moderate

Maintenance _ Trim + remove damaged foliage + directional training

Design Application _ Feature climbing amenity planting in Hindmarsh Lane + Chapel St

Initial \$ ●

Maintenance ● ●

Life ● ● ●



Species _ Pennisetum clandestinum (Kikuyu grass)

Mature Height _ N/A

Mature Spread _ N/A

Water Requirements _ Moderate

Maintenance _ General mowing + edge trimming

Design Application _ Designated areas in Chapel St

Initial \$ ●

Maintenance ● ● ●

Life ● ● ●

From Council
Public Realm
Style Guide

Master Plan (Oxygen - Feb 18)

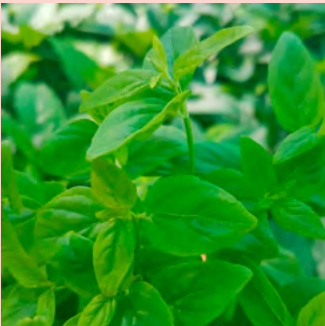
_ No Master Plan reference

Concept Design (Jan 19)



Species _ Ocimum basilicum
Mature Height _ <0.5m
Mature Spread _ <0.5m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Edible amenity planting to Chapel St outdoor dining area

Initial \$
Maintenance ● ●
Life ● ● ●



Species _ Mentha australis
Mature Height _ 0.4-0.7m
Mature Spread _ 0.3-1m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Edible amenity planting to Chapel St outdoor dining area

Initial \$
Maintenance ● ●
Life ● ● ●



Species _ Petroselinum crispum
Mature Height _ 0.6-0.8m
Mature Spread _ <0.5m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Edible amenity planting to Chapel St outdoor dining area

Initial \$
Maintenance ● ●
Life ● ● ●



Species _ Rosmarinus officinalis
Mature Height _ 1-2m
Mature Spread _ 1-1.5m
Water Requirements _ Low
Maintenance _ Trim + remove damaged foliage + general pruning
Design Application _ Edible amenity planting to Chapel St outdoor dining area

Initial \$
Maintenance ● ●
Life ● ● ●

Level 1, 21 Roper Street
Adelaide 5000 South Australia
08 8338 5511
admin1@jensenplus.com.au
www.jensenplus.com.au

