

Jetty Road

City Zone

Landscape Concept Report

Prepared for City of Holdfast Bay

Acknowledgement of Country



We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Our Country, 2022
88 x 119 cm Acrylic on canvas
Original artwork by
Alfred Carter
Gunaikurnai

Quality Assurance

Jetty Road, Glenelg
City Zone
Landscape Concept Report

Prepared for
City of Holdfast Bay

Project Number
322-0567-00-L-04-RP01

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
01	22 March 2024	Draft - For Client Review	SG	GS	HE
02	10 April 2024	Updated - Final	SG/FS	HE	HE
03	10 April 2024	Updated - Footpath Material Options	SG	HE	HE

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1 Design Principles

1.1 City Zone Design Principles

Design Principles have been developed for the whole street concept to steer the design process as it continues to develop. Ensuring we reflect on the principles will make sure we have a solid, strong design.



Prioritise movement in this zone, and create delineation for pedestrians, cyclists, the tram and vehicles. Make cyclist connectivity clearer and safer, and ensure carparking is largely retained with priority in this zone to provide direct access to the large number of community / daily use businesses at this end of Jetty Road.



Improve and upgrade **infrastructure services** will assist in creating a functional and legible streetscape. Creating continuous footpaths, indented parking bays, increasing tree canopy, as well as uplighting trees will be key feature in this zone.



Create a lasting legacy for the zone to enhance its sense of place along Jetty Road. The design will seek to reduce visual clutter and superfluous signage to assist in improving legibility and amenity which will be a welcoming and visually enticing first impression when turning onto Jetty Road from Brighton Road.



Ensuring the landscape offering is **sustainable** and resilient for many future years is paramount to the success of the project. Integrating sustainable design features including WSUD and permeable paving, along with good plant species selection will showcase sustainability.



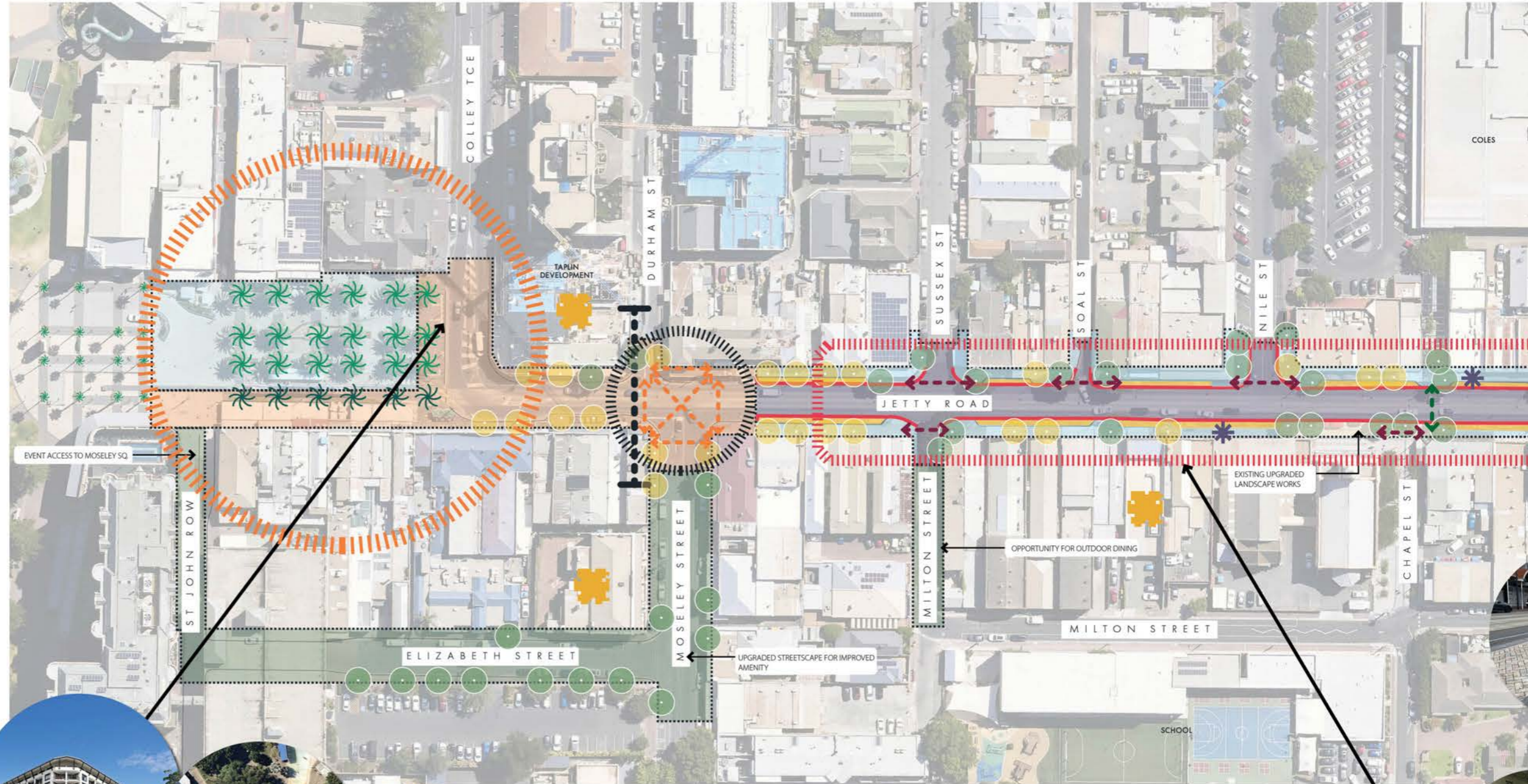
A clear and identifiable **entry statement** will be integrated into the streetscape. It will be designed as a beacon and work seasonally and at night to welcome people to Jetty Road. The entry statement materiality will be engrained within the building fabric of the Exchange Building at the Jetty Road / Brighton Road intersection.

2 Jetty Road High Level Concept Plan

C O A S T

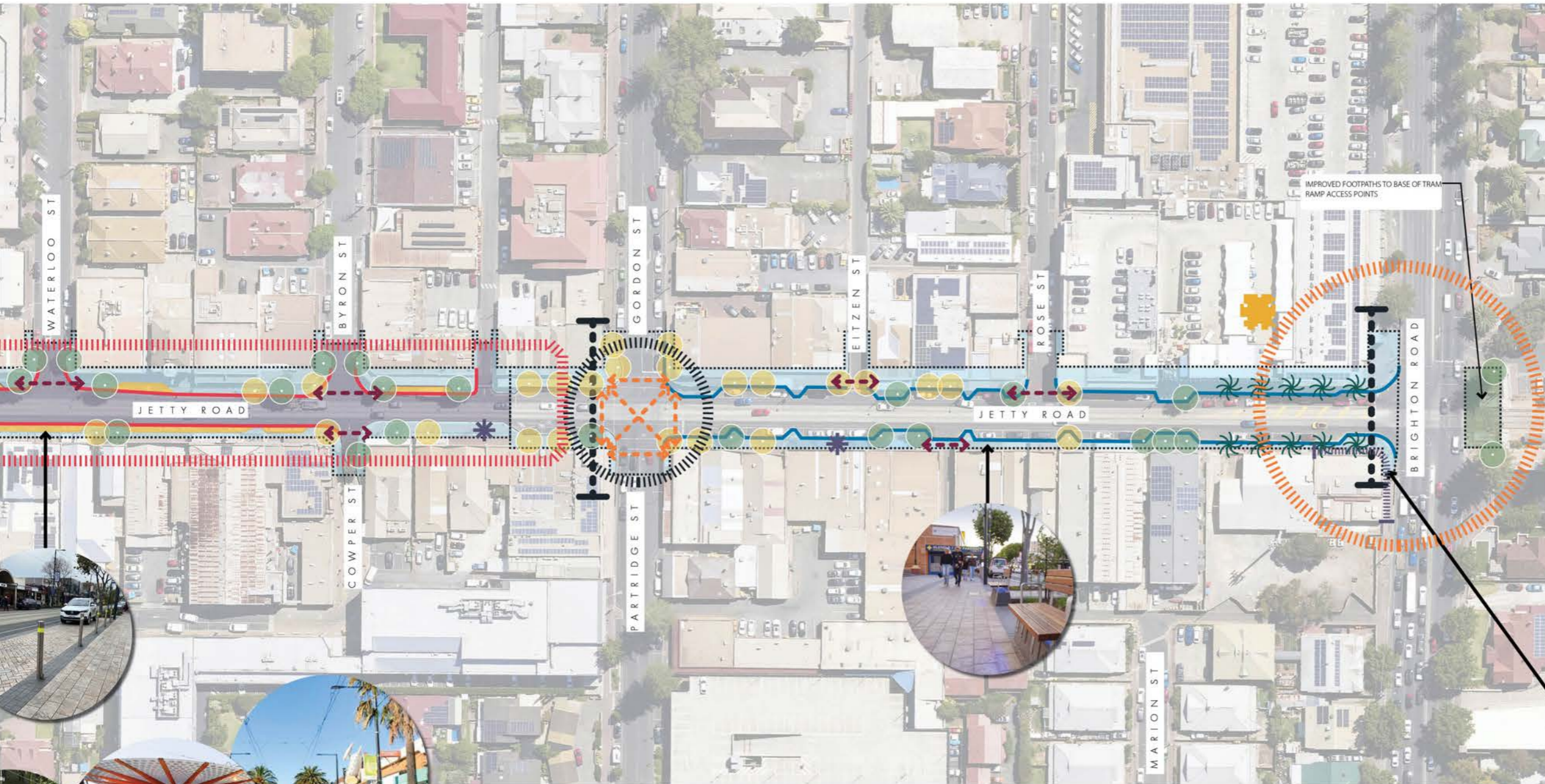
LEGEND

- Flush ped / vehicle treatment
- Plaza
- Asphalt upgrade
- Pavement upgrade
- Optional scope
- Paved multiuse area
- Gateway
- Continuous footpath treatment
- Pedestrian crossing
- Upright kerb
- Semi-mountable kerb
- Scramble crossing
- Future development site
- Major Gateway
- Minor Gateway
- Potential Tram Stop Area
- Seasonal closure opportunities
- Public Art Opportunity
- Existing Street Tree
- Existing Palm Tree
- Proposed Street Tree
- Proposed Palm Tree



TRANSITION

CITY



TRAM STOPS
FINAL TRAM STOP
TO BE DETERMINED














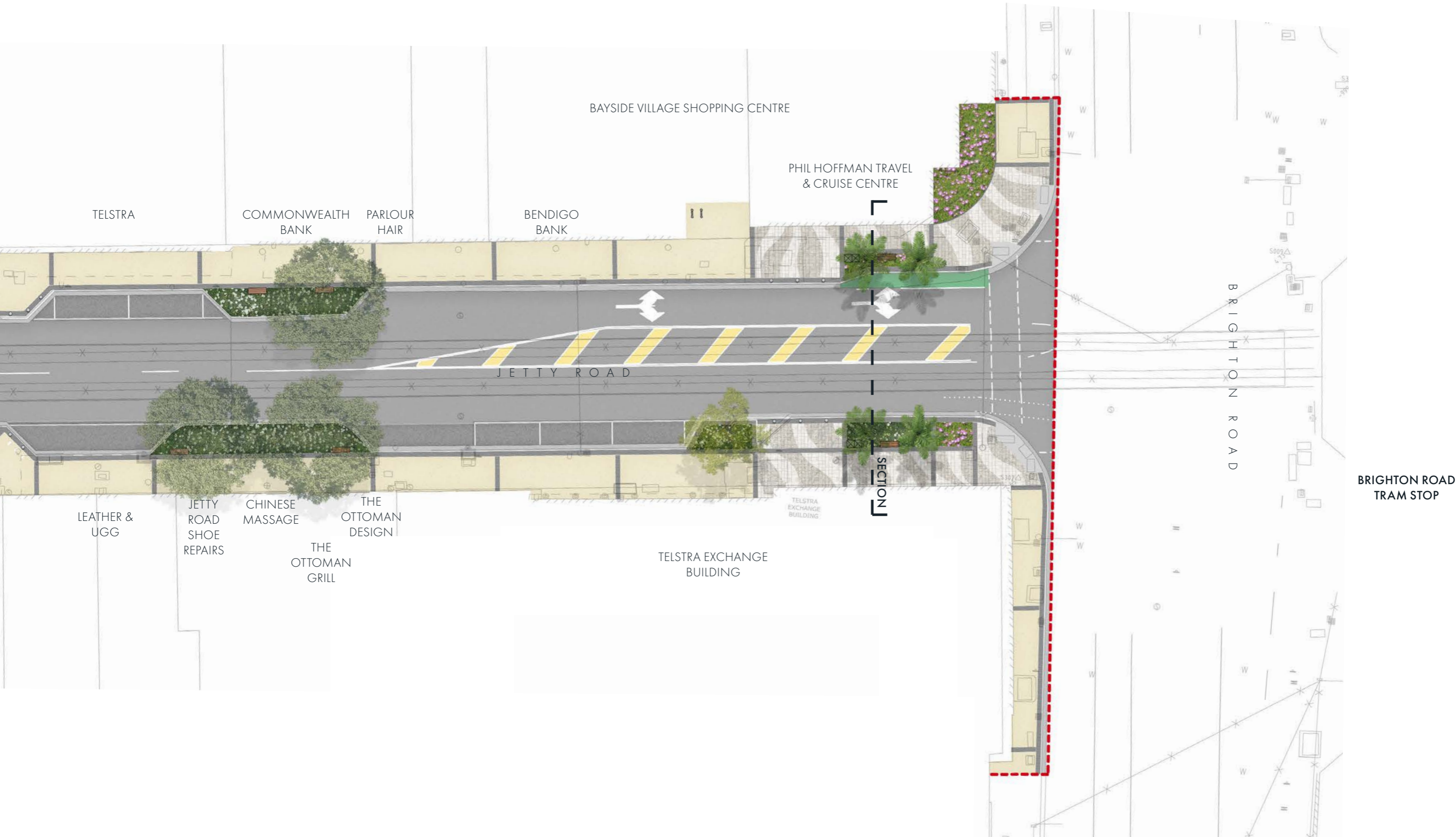
GATEWAY SIGNAGE

3 Landscape Concept Plan - City Zone

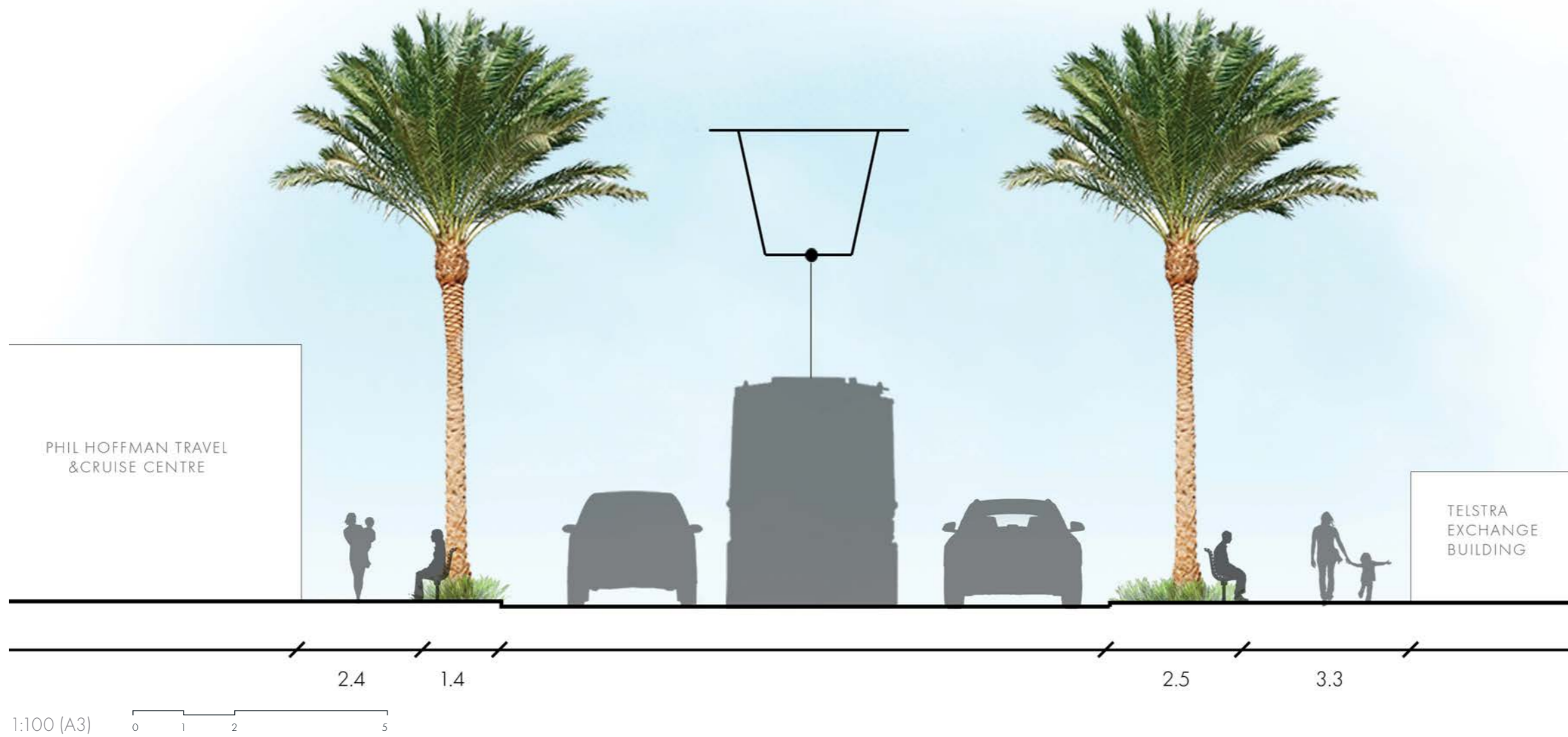


Legend

	Asphalt road pavement		Proposed Bike Racks
	Permeable asphalt pavement (car parking)		Proposed Rubbish Bins
	Proposed Footpath Pavement		Existing Trees to be retained
	Proposed Cobblesets		Proposed Feature Palms
	Proposed Juperana Feature Paving		Proposed Street Tree
	Proposed Seat		



4 Section-East Facing

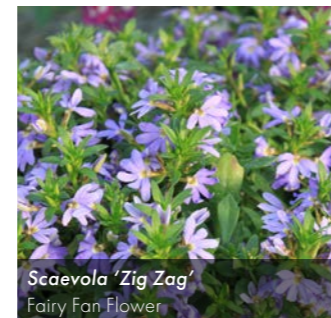


5 Planting Palette

5.1 Tree Selection



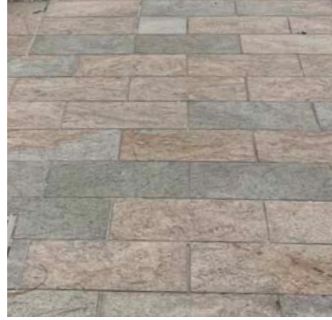
5.2 Plant Selection



6 Materials Palette



Cobblesets
Austral Black Stone-100 mm
x 100 mm x 40 mm (charcoal
oxide mortar)



Feature Paving - Granite
Urbanstone - Juperana Granite
- Stretcherbond with inlay - 400
mm x 200 mm x 40 mm



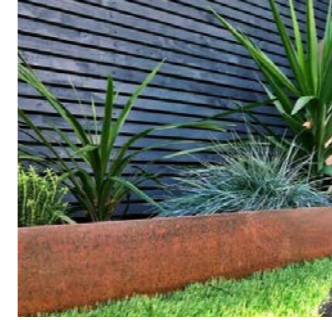
Semi-mountable kerb
Black oxide to match existing
Chapel St Plaza works



Upright kerb
Black oxide to match existing
Chapel St Plaza works



On-street carpark pavement
Permeable asphalt



Corten Edging
to garden beds where required



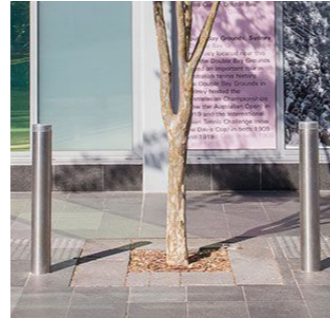
Seat
Groundplay seat to match
Chapel St Plaza with extended
legs



Bin Enclosure
to match Chapel St Plaza



Bike Racks
Street Furniture Australia to match
Chapel St Plaza

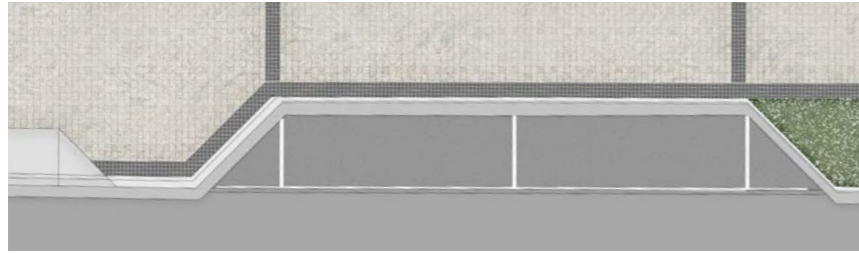


Bollards
Street Furniture Australia to match
Chapel St Plaza



Tree Uplights
to be developed during detailed
design

7 Footpath Material Options



Option 1: Juperana

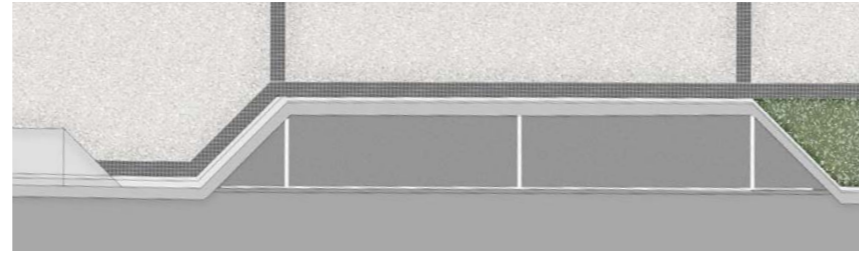
Exfoliated Finish

Price: \$369 per sqm supplied (40mm thick)
 \$454 per sqm supplied (60mm thick)



- Pros:**
- Paver used + supported by Council already
 - Good quality material
 - Easier to lift for service authorities

- Cons:**
- Price
 - Paver cutting required around corners adds to cost and timing
 - Paver cutting for patterning / to go around services add to cost and timing
 - Laying time longer than concrete



Option 2: Urbanstone Fleece

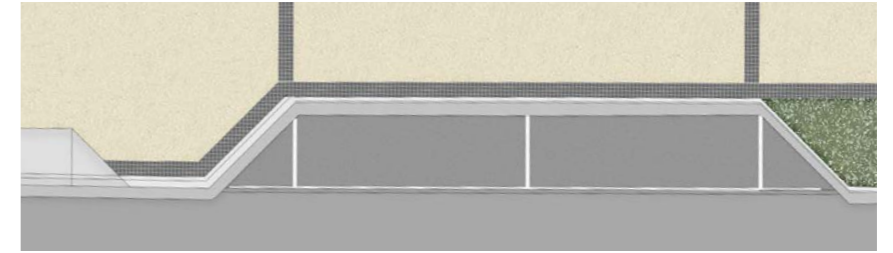
Price: \$142 per sqm supplied (40mm thick)
 \$167 per sqm supplied (60mm thick)



*note based on 600x400mm paver size

- Pros:**
- Cheaper than Juperana
 - Easier to lift for service authorities

- Cons:**
- Not used elsewhere on the project – introducing a new material
 - Paver cutting required around corners adds to cost and timing
 - Paver cutting for patterning / to go around services add to cost and timing
 - Laying time longer than concrete



Option 3: Integrally Coloured Concrete

Price: \$295 per sqm supplied and installed (125mm thick 32 MPa)



*note price includes installation

- Pros:**
- Easier to pour concrete than lay pavers
 - Quicker to install than pavers
 - Ties together with suggested material for Moseley Square to "book end" the project
 - Demonstrated durability at Minda Coast Park + Adelaide Airport

- Cons:**
- Full concrete curing time is 4 weeks (28 days) however after 24 – 48 hours people can walk on the surface and after 7 days (partial curing) traffic from light vehicles and light equipment is ok
 - Timber boards can be used to provide access for people over the path while curing time is underway
 - Service authorities will cut concrete and concrete will be difficult to match (perceived only)

Contact Tract

Adelaide

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