


OTELLO
UNLEY ROAD
LANDSCAPE
CONCEPT

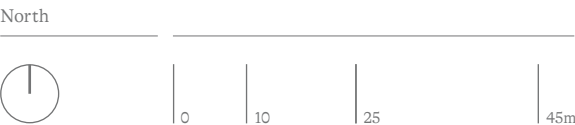
Project	Otello - Unley Road
Ref No.	22.056
Client	Otello
Architecture	Enzo Caroscio Architecture
Date	09.04.2025
Issue	Planning

LANDSCAPE

EXISTING SITE



	Project site
1	Existing tree & Stobie to be removed
2	Significant tree to be retained
3	View along Unley Road footpath facing north



LANDSCAPE CHARACTER

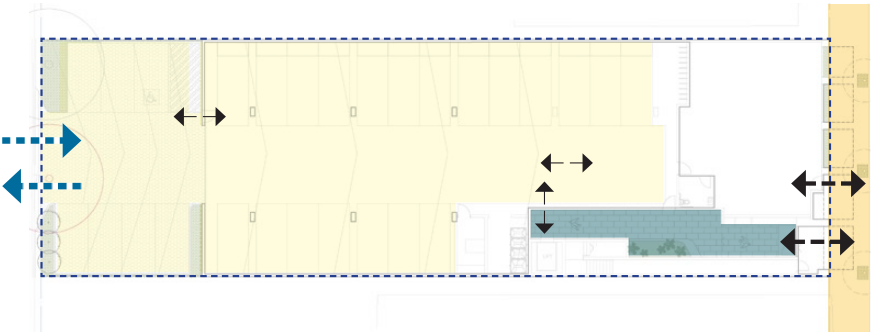


THE PROPOSED LANDSCAPE:

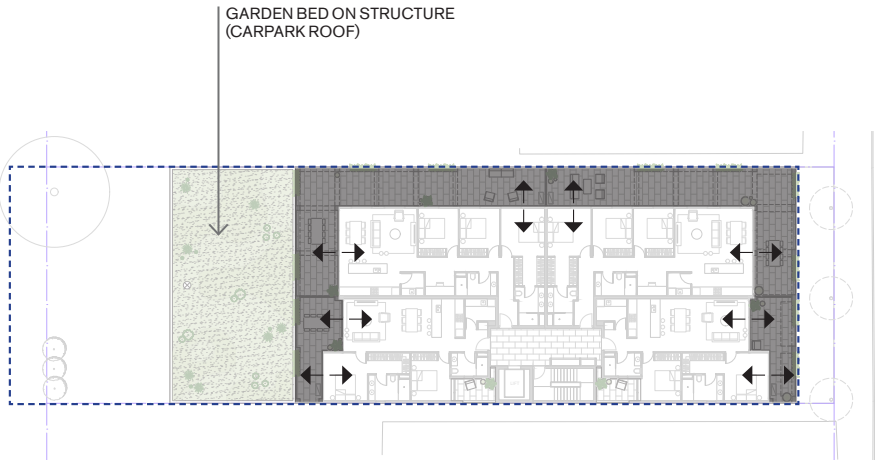
- Provides functional private terraces of varying scale which maximise views to the surrounding areas, including Unley Road, the southern Parklands, and the Adelaide Hills.
- Draws on contextual references of Unley through material and planting selections.
- Creates a welcoming and inviting entrance on Unley Road that compliments the new and old architecture.
- Incorporates sufficient depth and high quality planting soil for all above grade planters and planting on slab to promote healthy plant establishment.
- Provides a planting palette which is hardy and durable, and suited to the solar aspect of the location.
- Considers maintenance requirements, including access, material durability, cleaning and seasonal needs.
- Incorporates planting with automatic irrigation wherever possible to achieve a sense of greening throughout the development.



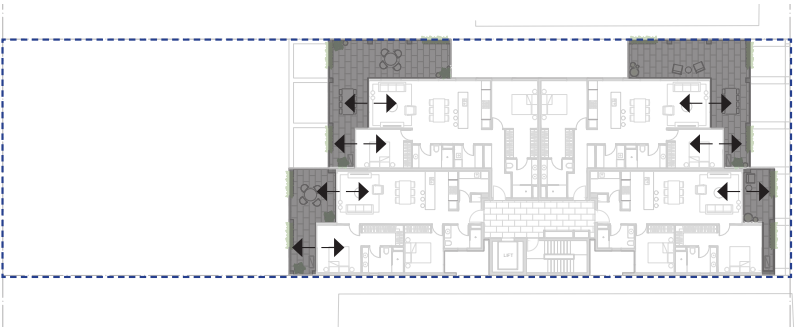
LANDSCAPE ZONES & ACCESS



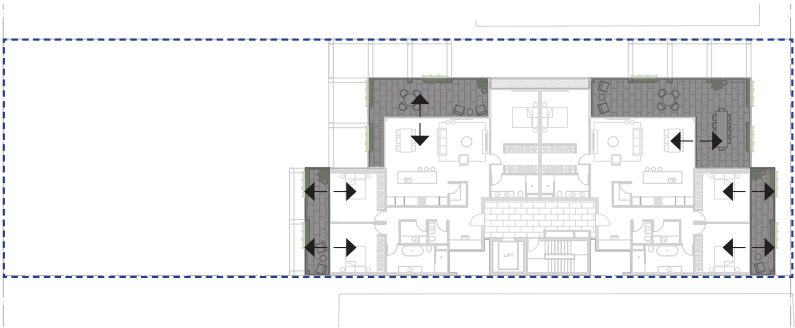
GROUND LEVEL



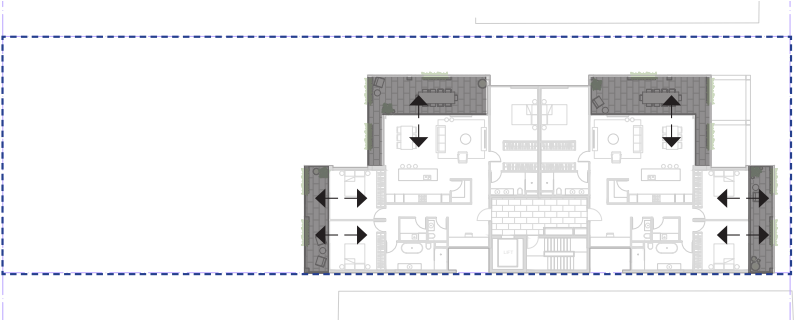
LEVEL 01



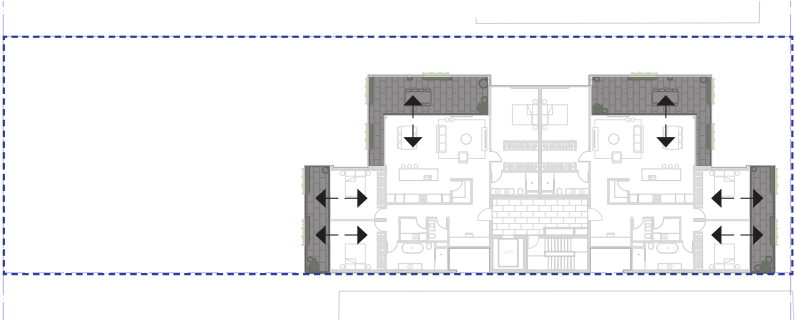
LEVEL 02



LEVEL 03



LEVEL 04



LEVEL 05



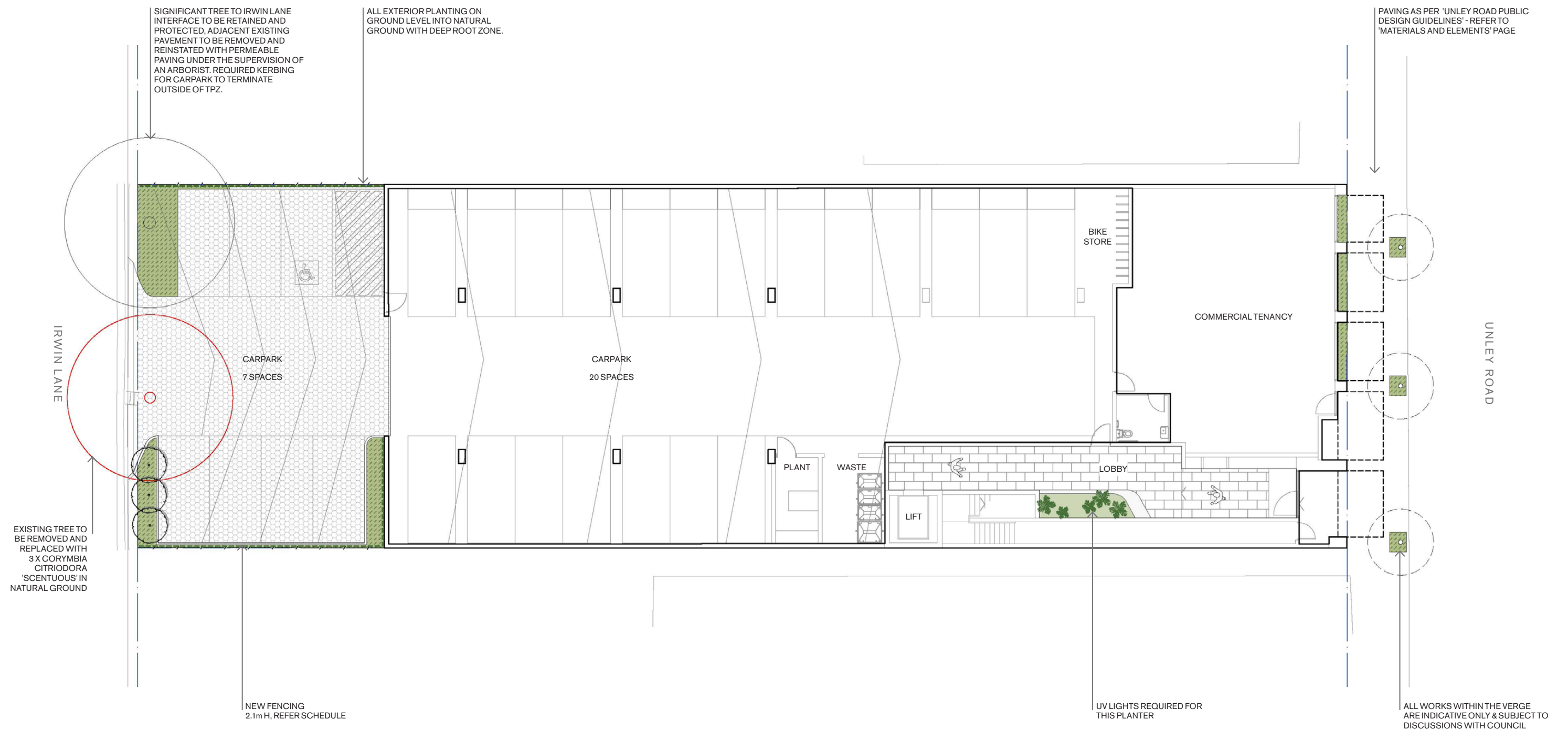
LEVEL 06 - PENTHOUSE

- Property boundary
- Streetscape
- Residential lobby
- Private terrace
- Carpark & vehicular access
- Pedestrian circulation / entrances
- Vehicular circulation






CONCEPT PLAN




GROUND LEVEL



- - - Property boundary
- - - Canopy above
- Existing tree proposed for removal

LANDSKÄP

	Existing tree proposed for retention
	Proposed tree in Council verge TBD
	Proposed new tree

	Unit paving
	Timber paling fence w/ creepers
	Permeable pavement

	Raised Planter - Irrigated
	Garden bed - Irrigated (Deep Root Zone)

North



1:200 / A3



CONCEPT PLAN

LEVEL 01



CONCEPT PLAN
LEVEL 02



Property boundary

Canopy above shown dashed

Existing tree to be retained (Level below)

Unit paving

Integrated balcony planter - Irrigated

Loose pots

North

1:200 / A3



0 1 2.5 5 10

CONCEPT PLAN
LEVEL 03



Property boundary

Canopy above shown dashed

Existing tree to be retained (Level below)

Unit paving

Integrated balcony planter - Irrigated

Loose pots

North

1:200 / A3



0 1 2.5 5 10

CONCEPT PLAN
LEVEL 04



Property boundary

Canopy above shown dashed

Existing tree to be retained (Level below)

Unit paving

Integrated balcony planter - Irrigated

Loose pots

North

1:200 / A3



0 1 2.5 5 10

CONCEPT PLAN
LEVEL 05



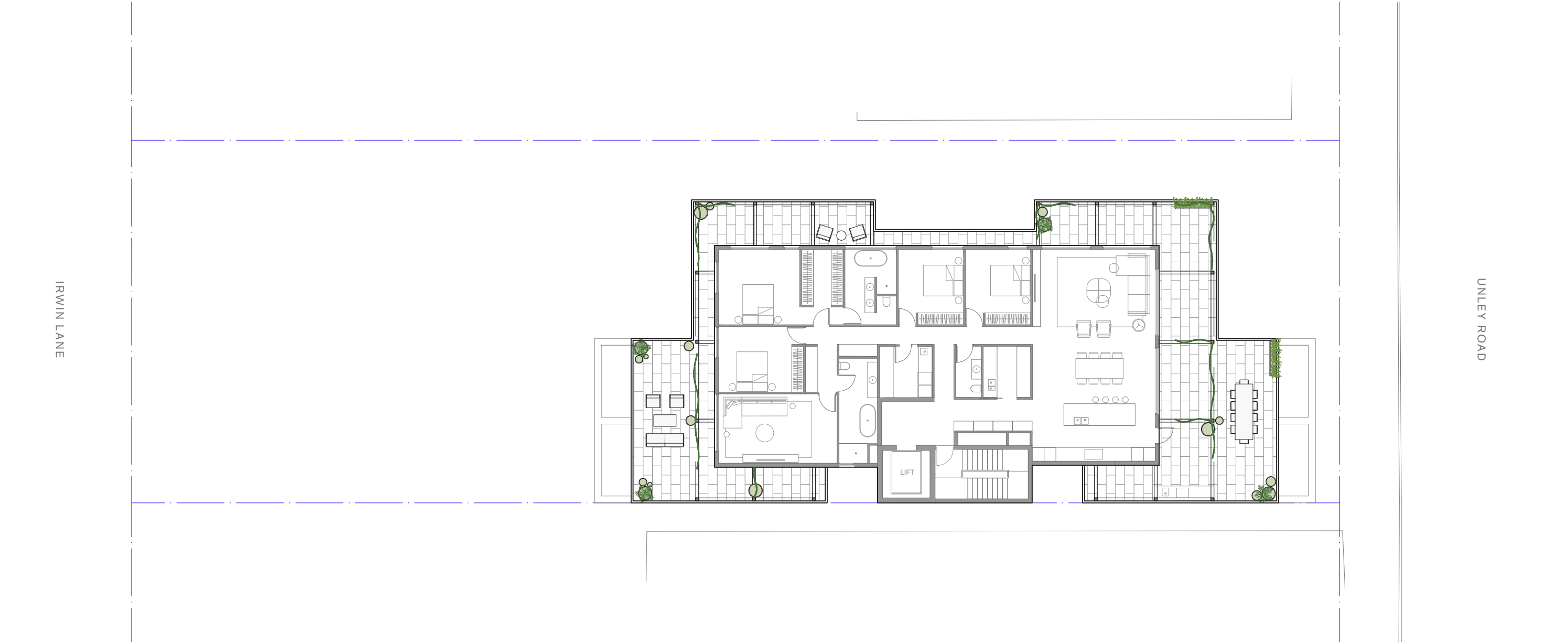
	Property boundary		Existing tree to be retained (Level below)		Integrated balcony planter - Irrigated
	Canopy above shown dashed		Unit paving		Loose pots

North

1:200 / A3

0 | 1 | 2.5 | 5 | 10

CONCEPT PLAN
LEVEL 06



Property boundary

Canopy above shown dashed

Existing tree to be retained (Level below)

Unit paving

Integrated balcony planter - Irrigated

Loose pots

North

1:200 / A3



0 1 2.5 5 10

MATERIALS & ELEMENTS



↑ UNIT PAVING ON PEDESTALS (TERRACES)



↑ INSITU CONCRETE (CARPARK)



↑ INTEGRATED PLANTERS
GRC OR HDG W/ PAINTED FINISH



↑ LOOSE POTS ON TERRACES

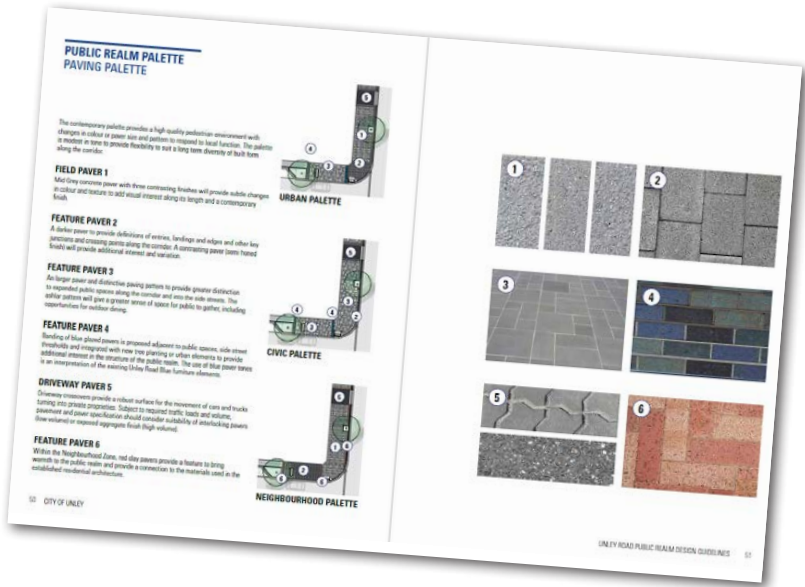


↑ TIMBER PALING FENCE



↑ PROPRIETARY GREEN ROOF SYSTEM

STREETSCAPE MATERIALS AS PER UNLEY ROAD PUBLIC REALM DESIGN GUIDELINES



↑ CONCRETE PAVER (3X FINISHES)
TRAFFICABLE & NON-TRAFFICABLE



↑ CONCRETE PAVER BANDING



↑ INSITU CONCRETE



↑ BIKE RACKS

PROPOSED PLANTING

NOTES



GENERAL PLANTING

1. The proposed planting mix has been designed to provide appropriate scale, greening and visual amenity for the project.
2. Plants have been selected based on specific sun, soil and water requirements.
3. All new garden beds and trees within private and communal areas to have automatic irrigation.
4. Owners will be responsible for the ongoing maintenance their property. The body corporate will be responsible for the maintenance of all common areas.
5. Automatic irrigation will be provided to all private and communal areas.



BALCONY & ROOFTOP PLANTERS

1. The balcony & rooftop landscape provides benefit to individual owners / tenants and community benefit through the softening and additional 'greening' of the building.
2. Individual balconies are provided with integrated balustrade planters, as well as loose pots.
3. Fixed planters are a minimum height of 1100mm above finished floor, providing sufficient soil depth, meeting code compliance and allowing plants to trail over the edge and soften the facade.
4. All planters will be connected to automatic irrigation.
5. The green roof above the carpark is proposed to be a lightweight proprietary Elmic MEP tray system or similar.
6. This system utilises minimal soil depth and requires frequent & ongoing irrigation.
7. Plant species nominated for rooftop planting have been selected based on the shallow soil depths, local climate and low maintenance requirements.
8. Refer species list for planting.

TREE SPECIES

IRWIN LANE GARDEN BED: (DEEP ROOT ZONE / NATURAL GROUND)



↑
Corymbia citriodora 'Scentuous'
Dwarf Lemon Scented Gum
H 7m W 3m

UNLEY RD INTERFACE: (SUBJECT TO COUNCIL DISCUSSIONS)



↑
Jacaranda mimosifolia
Jacaranda
H 10m W 7m

PLANTING SPECIES

IRWIN LANE GARDEN BED: (DEEP ROOT ZONE / NATURAL GROUND)

- Acmena smithii 'Sublime'
- Ficus pumila
- Grevillea rosmarinifolia
- Lomandra 'Shara'
- Myoporum parvifolium (fine leaf)

EAST FACING GARDEN BEDS: (UNLEY RD INTERFACE)

- Euphorbia wulfenii
- Parthenocissus tricuspidata
- Miscanthus transmorrisonensis
- Rosmarinus officinalis 'Prostratus'

INTERNAL LOBBY:

- Cyathea cooperi
- Dichondra repens
- Monstera deliciosa
- Polypodium vulgare
- Philodendron xanadu
- Zamia furfuracea (indoors only)

ROOFTOP GARDEN BED:

- Aloe outback orange
- Aloe sea urchin
- Carpobrotus rossii
- Crassula bluebird
- Creeping thyme
- Euphorbia rigida
- Euphorbia myrsinites
- Lomandra sp.
- Myoporum parvifolium fine leaf
- Senecio serpens

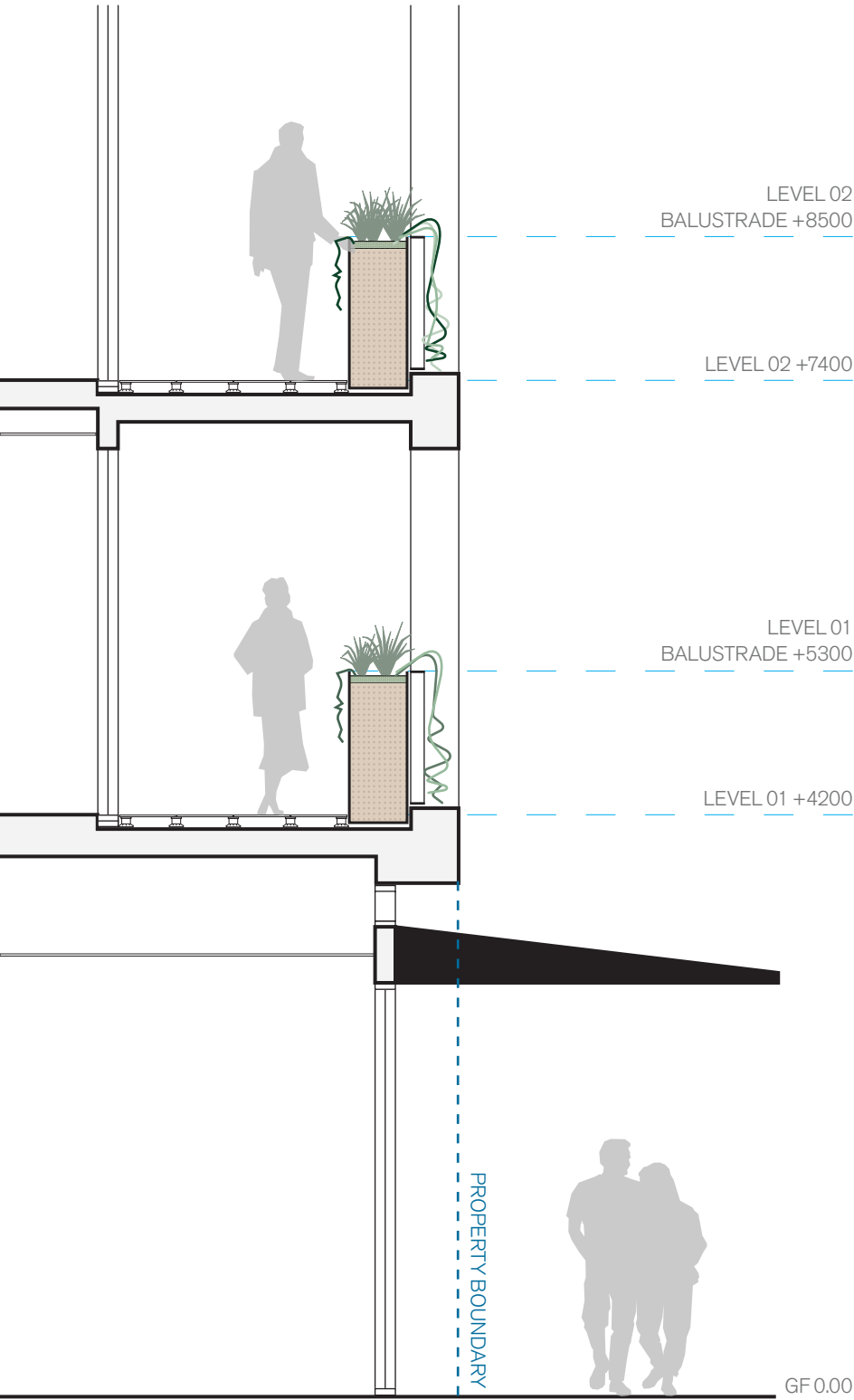
BALCONY PLANTERS & POTS:

- Acacia 'Mini Cog'
- Asparagus densiflorus 'myrsii'
- Dwarf Bougainvillea
- Parthenocissus sikkimensis
- Rosmarinus officinalis 'Prostratus'
- Trachelospermum Flat Mat'
- Wisteria floribunda
- Zamia furfuracea

SECTIONS & DETAILS

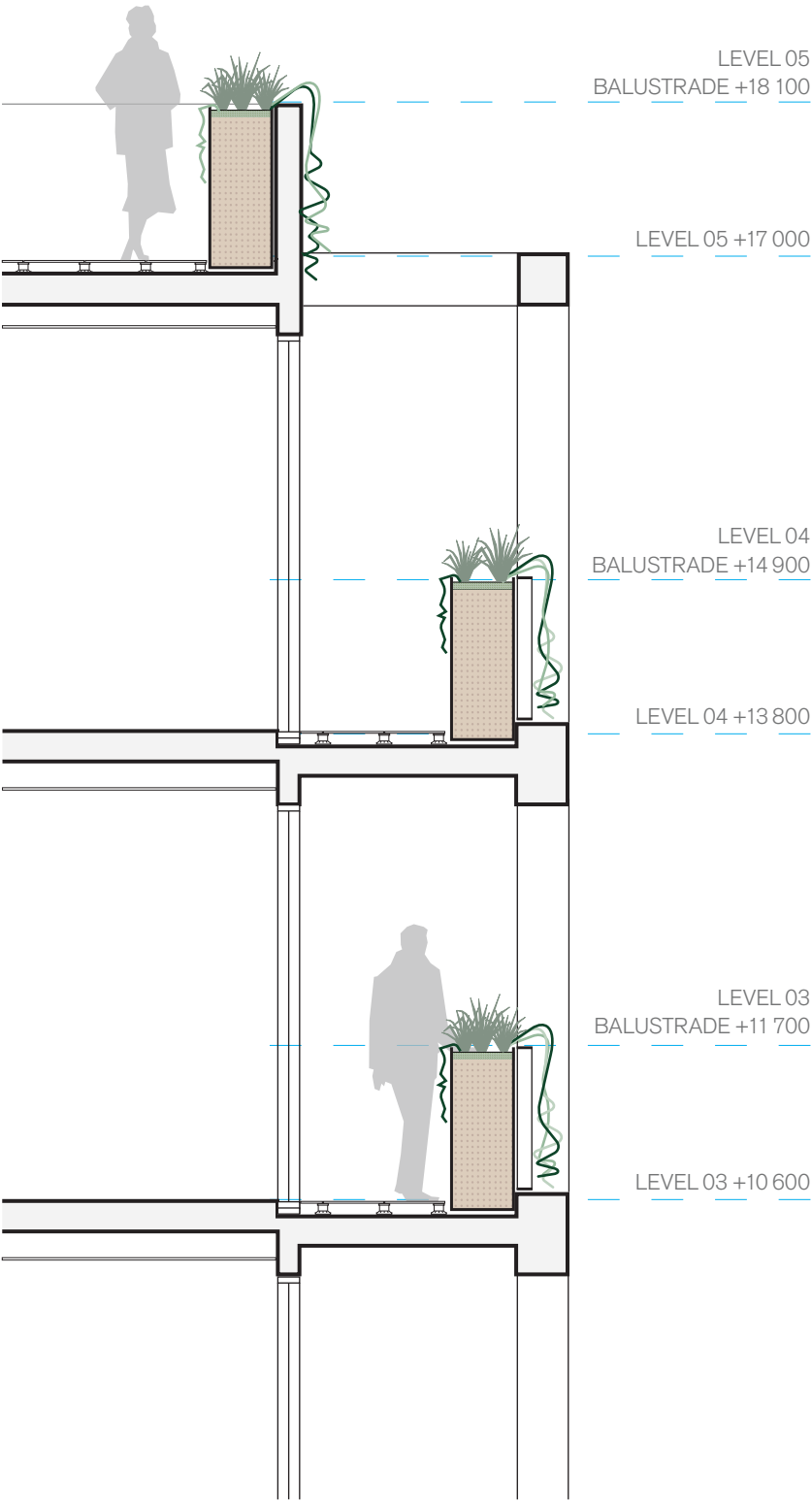
LOWER FACADE SECTION - (UNLEY ROAD INTERFACE)

Facade section - Integrated balcony planters
Refer Detail Section 01
1:200 (A3)



UPPER FACADE SECTION - (UNLEY ROAD INTERFACE)

Facade section - Integrated balcony planters
Refer Detail Section 01
1:200 (A3)



DETAILS

DETAIL SECTION A-A

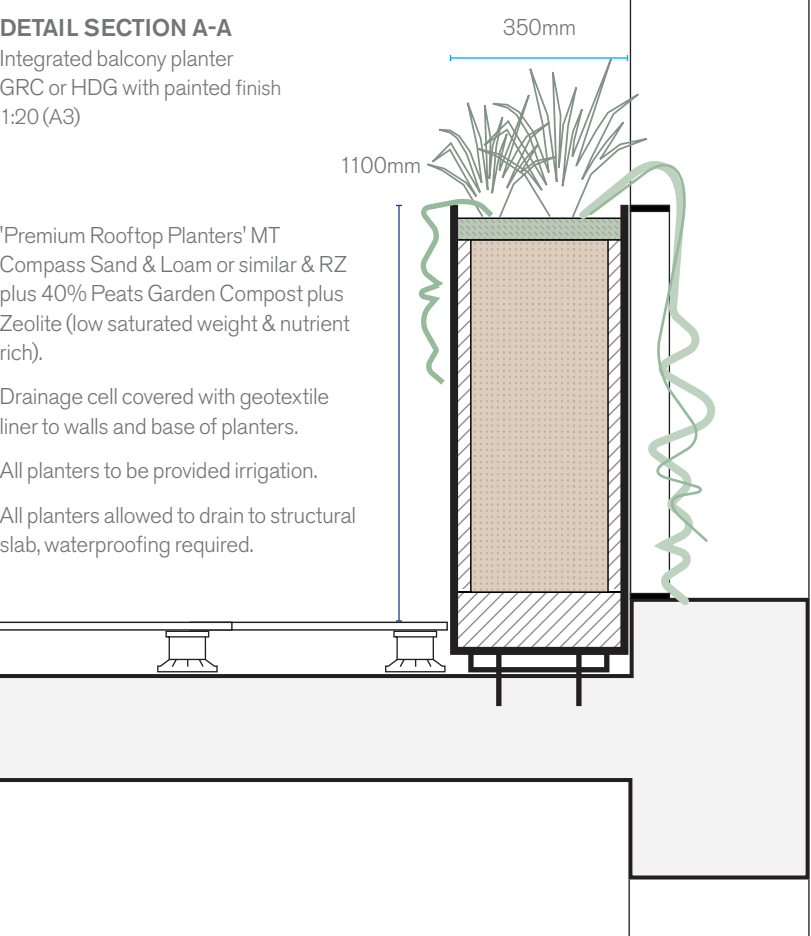
Integrated balcony planter
GRC or HDG with painted finish
1:20 (A3)

'Premium Rooftop Planters' MT
Compass Sand & Loam or similar & RZ
plus 40% Peats Garden Compost plus
Zeolite (low saturated weight & nutrient
rich).

Drainage cell covered with geotextile
liner to walls and base of planters.

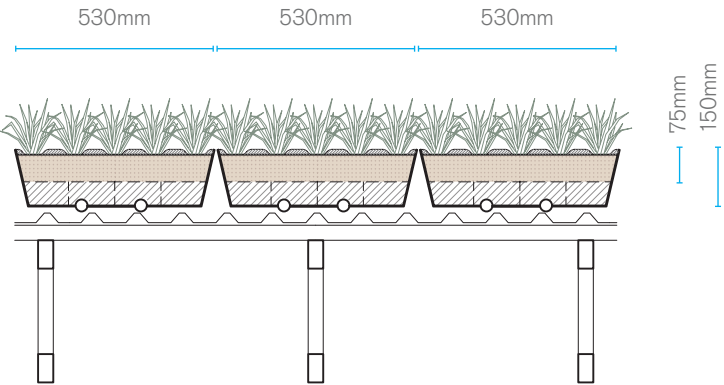
All planters to be provided irrigation.

All planters allowed to drain to structural
slab, waterproofing required.



DETAIL SECTION B-B

Integrated rooftop planter
Elmich MEP Tray system on roof structure
1:20 (A3)



URBAN DESIGN, LANDSCAPE
ARCHITECTURE & GARDENS

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