FABRIC
PLANNING + DEVELOPMENT

May 31, 2026

Ms Joanne Reid
The Department for Housing and Urban Development
Via: The PlanSA Portal

Dear Joanne,

APPLICATION 25040461

I have been instructed by the Applicant, oKiN Capital Pty Ltd, to review, and subsequently respond to, the Government Architect's referral response by letter dated March 4, 2026.

Having reviewed this response, I note that the State Design Review Chair (**the Chair**), Mr Mark Haycox:

- is "pleased to offer (his) support to the proposal" and has encouraged "continuing design development during the upcoming phases of the project to ensure full delivery of the design intent, as presented";
- is supportive of:
  - the "intent to deliver a high quality, premium apartment offering in this location that has the potential to contribute positively to the streetscape and Patawalonga River";
  - the Applicant's "commitment to ESD principles, including passive design";
  - the height of the building, as well as "the sculptural and articulated building form, that, in [his] opinion, successfully breaks down the massing";
  - the "refinements of the building's ground level and its external ground plane that have occurred during the Design Review process";

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- the "geometry of the built form and stacked and vertically expressed design approach with curved, dynamic corners, as an appropriate and sophisticated response to the coastal location";
- the "provision of designated services areas south of the lift core for air conditioning units, screened from view and integrated into the architectural expression";
- the addition of "a glass frit up to 1.5 metres high to the lobby windows to manage overlooking and protect privacy for nearby residences"; and
- the "provision of 'perforated fluted screening' to selected north and south windows, that also has the potential to reduce the reliance on glazing selections to manage solar loads and contribute to the architectural expression"; and

- has acknowledged:
  - the "comprehensive referral documentation, the Applicant's positive engagement with Design Review and the genuine response to the panel recommendations";
  - the "complexity of the site";
  - the "detailed contextual analysis that highlights the existing built form context, opportunities presented by this site and the challenges arising from the existing interface conditions";
  - the "design considerations to mitigate visual and amenity impacts through setbacks and the site organisation that orientates most of the rooms to the east and west, with the intent to minimise interface issues and optimise available views";
  - the "challenges presented by the orientation and depth of the site in achieving light penetration while balancing solar access to habitable spaces"; and
  - the "challenges with the level transitions, narrow width of the site frontage and the distance requirements between services (transformer and fire booster)".

In terms of the final recommendations tabled by the Chair, these have since been responded to directly by the Applicant's Architect, Mr Enzo Caroscio of Enzo Caroscio Architecture. Mr Caroscio's response is attached to this correspondence for your consideration.

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Should the Chair have any queries regarding Mr Caroscio's response, please direct them to me in the first instance. With that said, I trust that you now have everything that is reasonably required to complete your assessment of Application 25040461.

Yours sincerely,

Fabian Barone
Director

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26th May 2026

Mr Fabian Barone
FABRIC Planning + Development
By e-mail: fabian@fabricpd.com.au

3 Patawaloga Frontage, Glenelg North, SA - Response to ODASA Referral Letter
APPLICATION 25040461

The following responses are provided in relation to the matters raised within ODASA's referral letter dated 4 March 2026.

Confirmation of Roof Access
Refer to the updated Roof Plan (Drawing A2.05), which identifies an access hatch from the fire stair to the roof to facilitate maintenance access to the proposed solar panel infrastructure.

Access from the Fire Stair to the Internal Lobby
The internal vertical circulation strategy remains unchanged. The fire stair has been designed to enable compliant egress from the basement and upper levels directly to the exterior in accordance with the National Construction Code requirements. Due to the alignment of the upper-level lobby connections and the ground-floor egress point, direct integration between the fire stair and the ground-floor internal lobby is not achievable. The stair functions primarily as a required fire-isolated egress element and does not necessitate direct access to the ground-floor lobby.

Fenestration to the Lounge/Sitting Area
The proposed design incorporates approximately 6.5 lineal metres of glazing addressing the landscaped forecourt from the lobby and sitting area. This extent of glazing is considered to achieve an appropriate balance between visual openness, passive surveillance and the articulation of a defined residential entry experience.

Visitor Bicycle Parking
Bicycle parking has been provided within the basement level in accordance with the relevant Australian Standards and Planning and Design Code requirements.

Collaboration with Landscape Architect
The landscape design has been prepared by Landskap following a series of collaborative design workshops undertaken with our team. The resulting landscape outcome seeks to balance the objectives of providing an inviting entry sequence, integrating required services infrastructure and achieving DDA-compliant access throughout the forecourt area. The landscape report prepared by Landskap confirms the plant species, sizes, and soil depths for the proposed landscape and planter beds.

Boundary Fencing and Elevation Updates
The existing northern and western boundary fencing is proposed to remain. A new 1.8-metre-high Good Neighbour fence is proposed along the southern boundary in a 'Monument' finish.
The elevation drawings are generated directly from the coordinated 3D Revit model and reflect the updated architectural plans.
The entry ramp has been designed in accordance with the relevant Australian Standards. Detailed documentation relating to handrails, tactile indicators and associated access provisions will be incorporated during the detailed documentation stage to ensure compliance with all building certification requirements.

Windows and Screening
The southern elevation (Drawing A3.00) has been updated to incorporate perforated screening to the living room window in accordance with the screening diagram referenced on Page 30. All apartments have been designed for all habitable rooms including all bedrooms to have operable windows to allow for natural ventilation.

Configuration of Apartments
The proposed apartment layouts have been carefully designed to maximise access to natural daylight, outlook and residential amenity through the arrangement and orientation of living spaces and bedrooms.

Amenity to Fire Stair
The requirement to provide a compliant fire-isolated stair in accordance with the National Construction Code restricts the inclusion of windows within the stair enclosure, noting the stair is located within 3 metres of the neighbouring property boundary.

Confirmation of External Finishes
The proposed development has been comprehensively modelled in 3D and is supported by coloured elevations, material schedules and rendered perspectives that communicate the proposed finishes, colours and textures associated with the architectural design.

Waste Report Discrepancies
The Waste Management Report has been updated to accurately reflect the proposed waste management strategy and ensure consistency with the architectural and planning documentation.

Roof drainage and rainwater detention
The design proposes a concrete roof with falls and drainage to a detention tank located within the basement. A stormwater management plan has been prepared by Innovis Civil Engineers outlining the proposed design.

Lighting strategy for the building and landscape
Aligning with the overall high quality design intent a lighting design will be developed during detailed documentation.

Further to previous correspondence, the following revisions were undertaken following Design Review Session 1 and subsequently presented during Design Review Session 2;

- The northern boundary wall at ground level was revised and realigned with the levels above to reduce the visual impact of the built form adjacent the neighbouring property and increase opportunities for landscaping.

- The siting and coordination of essential services, including the electrical transformer and fire booster, were further investigated. Both elements are required by the relevant authorities to be located adjacent the street frontage. The authority requirements do not permit rotation of the fire booster without adversely impacting the access ramp arrangement. Accordingly, the enclosure has been removed, and the booster pipework is proposed to remain exposed in accordance with the relevant Australian Standards. The transformer remains located within the north-eastern corner of the site, representing the location with the least impact on the overall development while maintaining the required separation distance from the fire booster.

- The entry ramp and stair arrangement were further reviewed, however no changes were adopted. The current configuration, including the integration of landscape planters and service infrastructure, is considered to provide the most effective separation between pedestrian and vehicular access while maintaining an appropriate arrival sequence.

- The pedestrian arrival experience has been further enhanced through revisions to the landscape design, including increased planting density and height to reinforce and identify the building entry.

- Internal planning associated with the lobby and store areas has been refined to create a more attractive and functional arrival space. The extent of glazing addressing the front forecourt remains unchanged, as it is considered to achieve an appropriate balance between openness, entry definition and separation from the vehicle ramp.

- The typical apartment floor plans were further reviewed, with the current arrangement remaining the preferred design outcome. The typical lobby areas are intentionally generous and orientated toward the northern courtyard void. Apartment entries have been individually considered for each apartment typology to provide privacy, separation and a sense of arrival from the common lobby spaces.

Overall, the proposed design for 3 Patawalonga Frontage, Glenelg North has continued to evolve in response to the recommendations and feedback provided by the Design Review Panel. The design team remains committed to delivering a high-quality and refined boutique residential development that responds appropriately to this unique coastal location.

Regards

Enzo Caroscio
Architect / Enzo Caroscio Architecture
SA Register Architect (2915)

PROJECT:

PATAWALONGA APARTMENTS

ADDRESS:

3 Patawalonga Frontage,
Glenelg North SA 5045

PREPARED FOR:

OKIN CAPTIAL

JOB NO:

24011

DATE:

21/05/2026

REVISION:

A2 - PLANNING APPLICATION

ARCHITECT:

ENZO CARO SCIO ARCH ITEC TURE

70 Halifax Street Adelaide SA 5000
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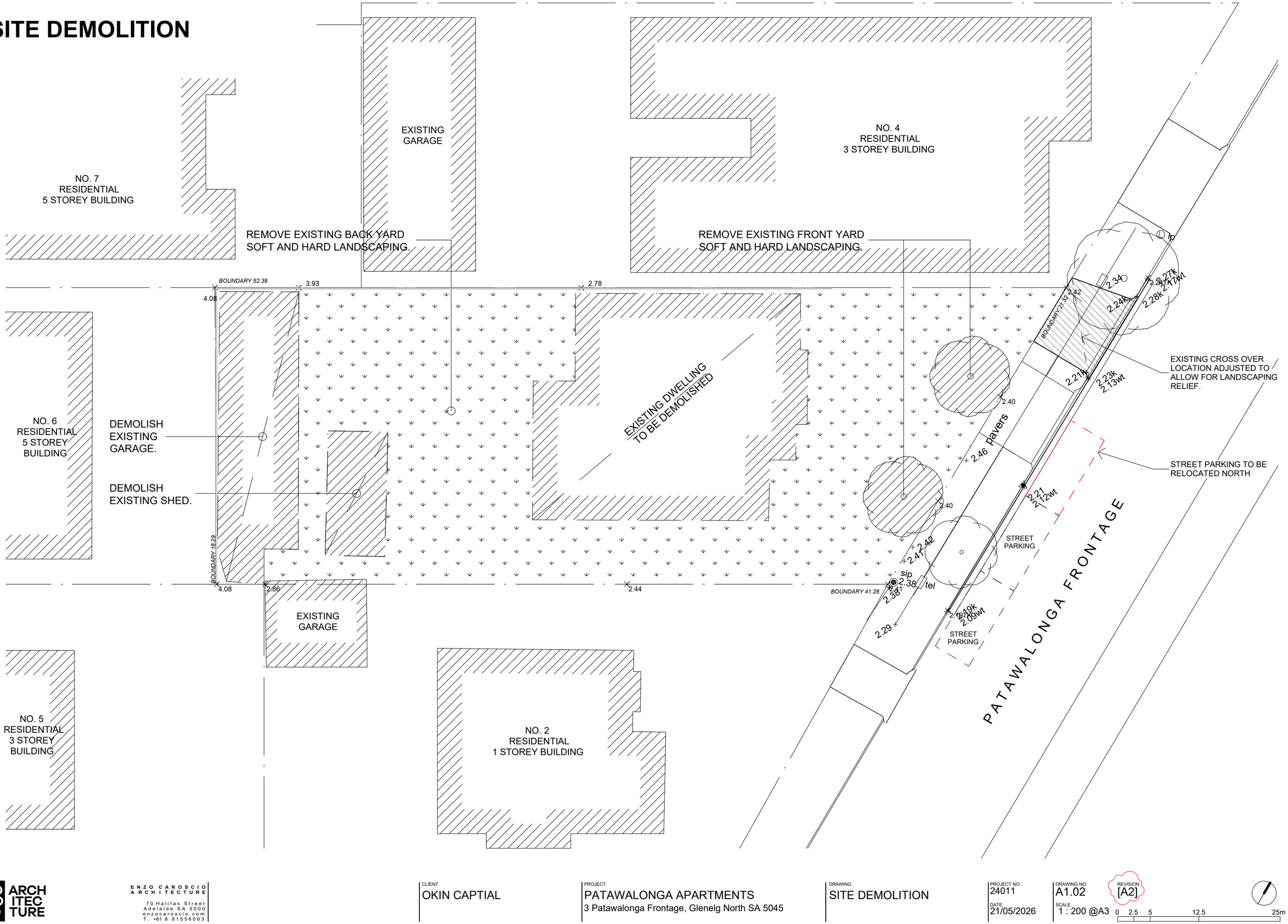
telephone. 08 81556063

SITE DEMOLITION



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CLIENT.
OKIN CAPTIAL

PROJECT.
PATAWALONGA APARTMENTS
3 Patawalonga Frontage, Glenelg North SA 5045

DRAWING.
SITE DEMOLITION

PROJECT NO.
24011

DATE.
21/05/2026

DRAWING NO.
A1.02

REVISION
[A2]

SCALE.
1 : 200 @A3

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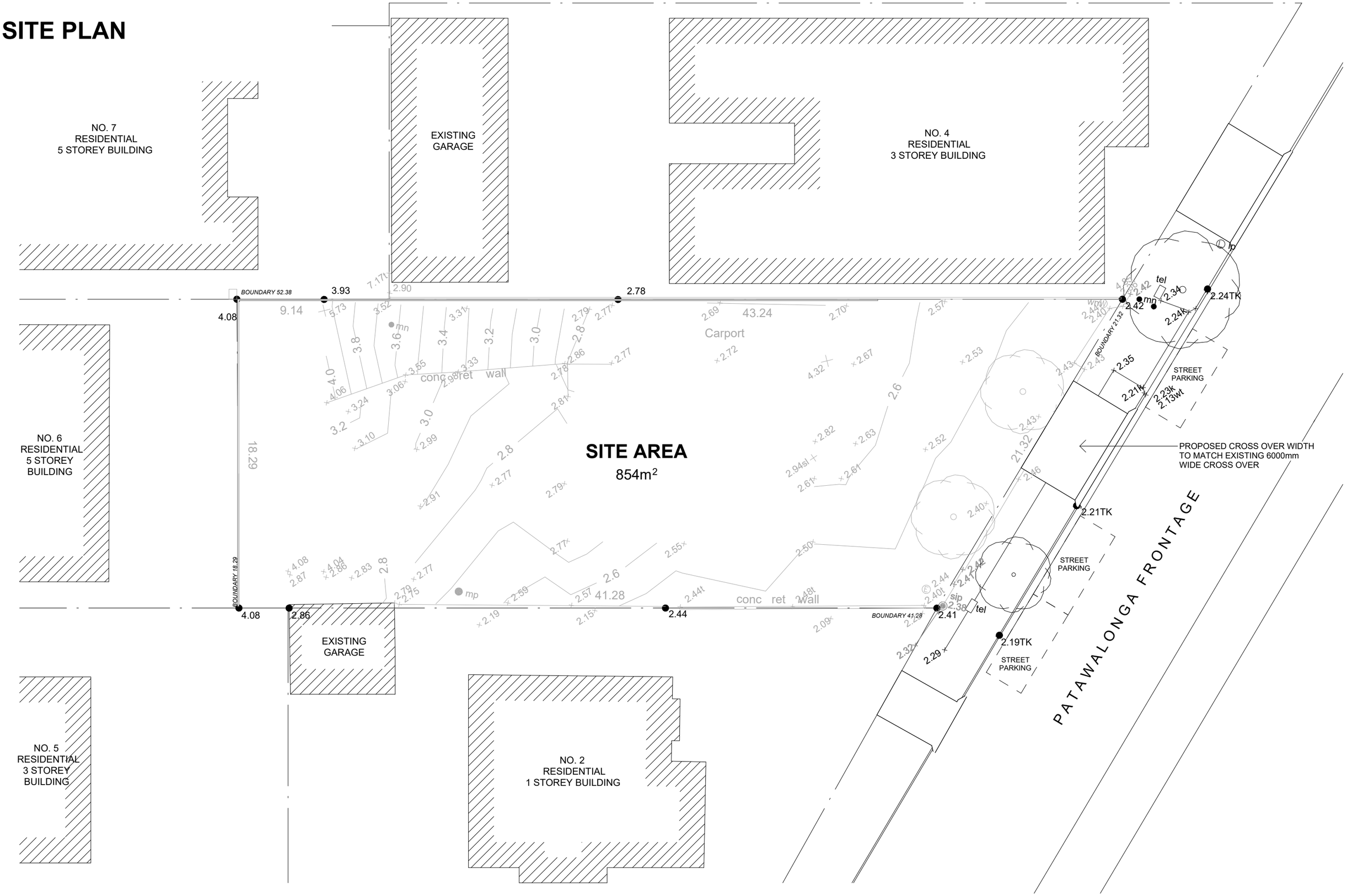
SITE PLAN



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PROJECT.
PATAWALONGA APARTMENTS
3 Patawalonga Frontage, Glenelg North SA 5045

DRAWING.
SITE PLAN

PROJECT NO.
24011

DRAWING NO.
A1.03

REVISION
[A2]

DATE.
21/05/2026

SCALE.
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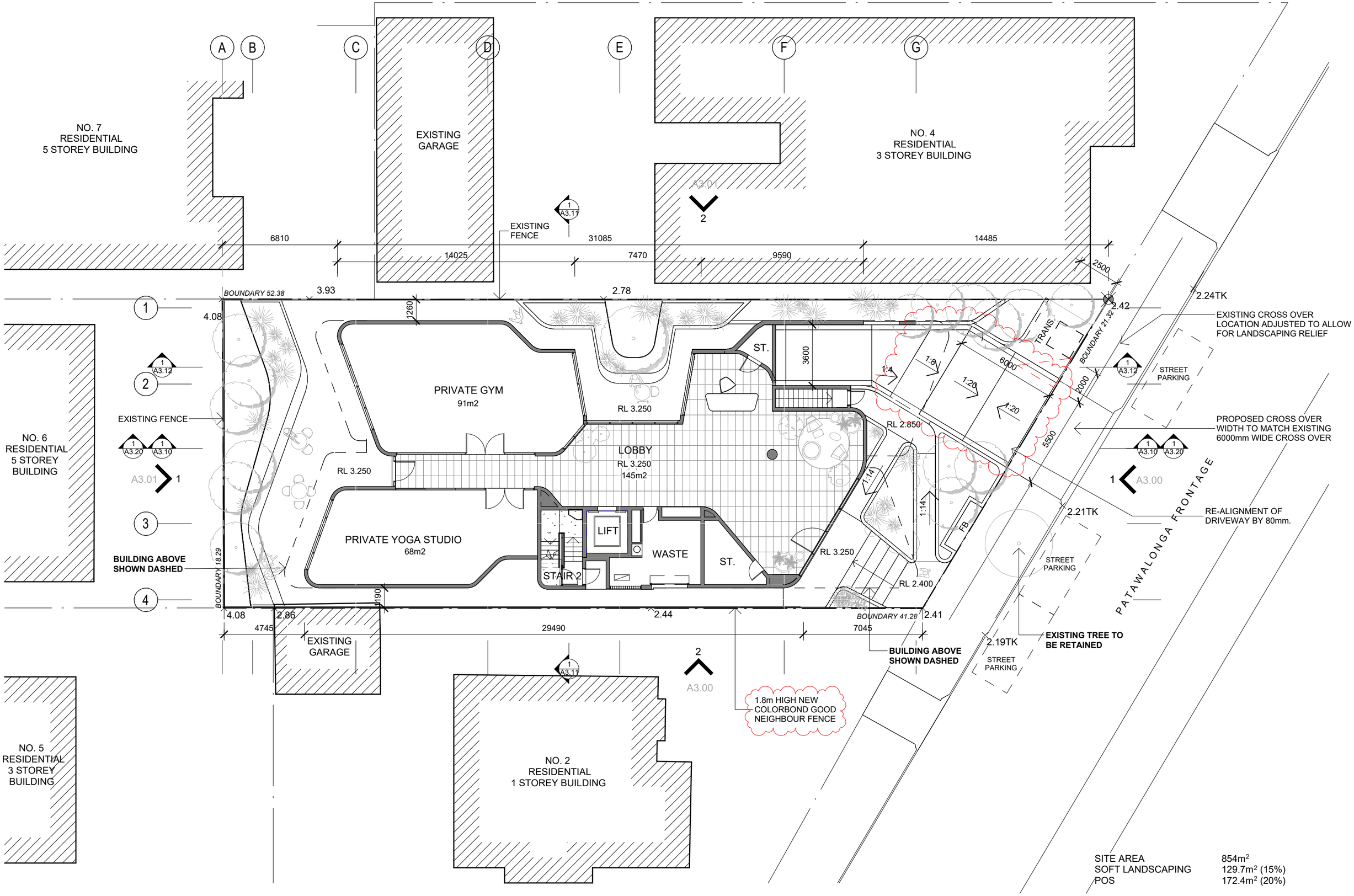

SITE AREA	854m²
SOFT LANDSCAPING	129.7m² (15%)
POS	172.4m² (20%)

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PROJECT.
PATAWALONGA APARTMENTS
3 Patawalonga Frontage, Glenelg North SA 5045

DRAWING.
GROUND FLOOR PLAN

PROJECT NO.
24011

DRAWING NO.
A2.00

REVISION
[A2]

DATE.
21/05/2026

SCALE.
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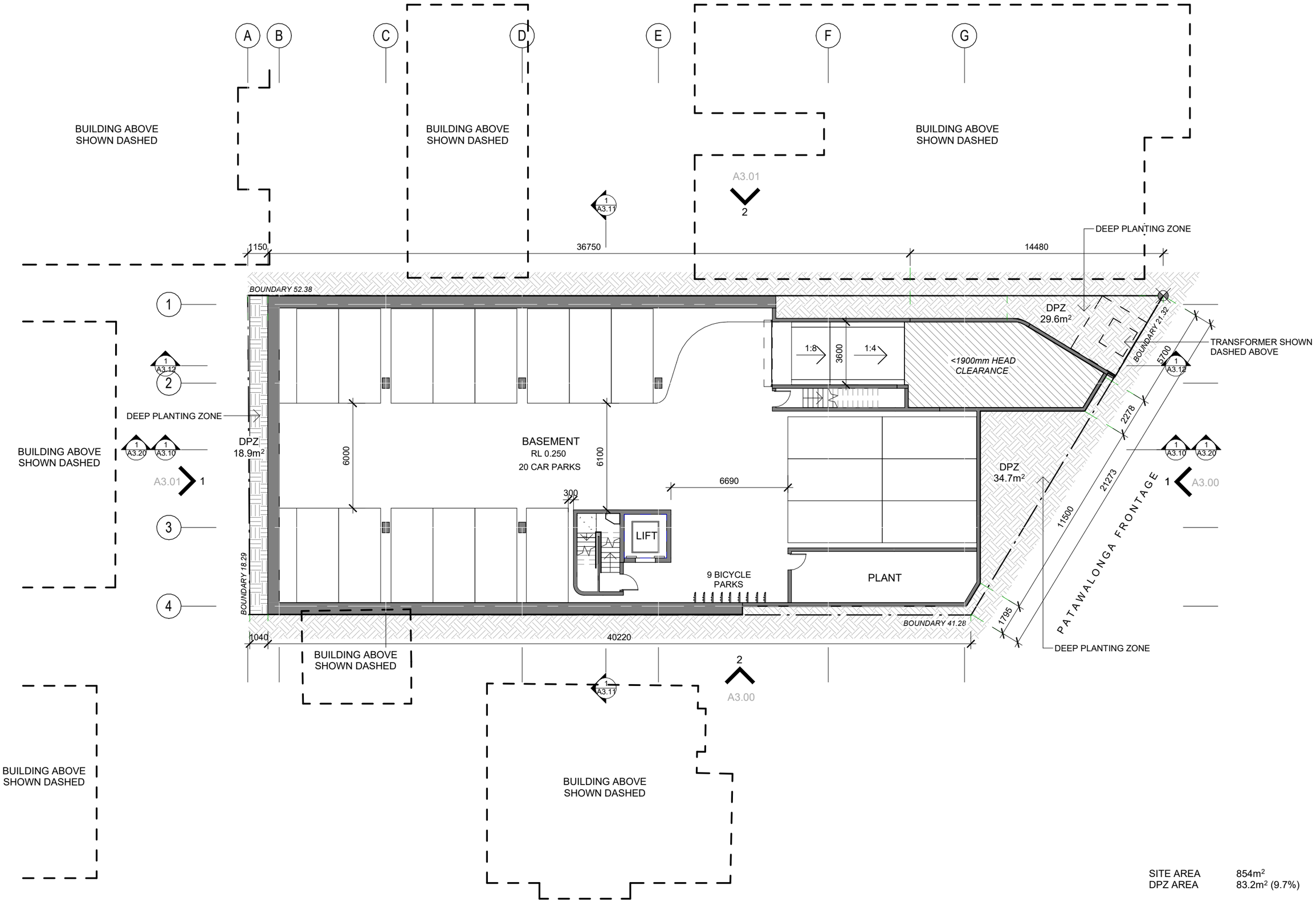

SITE AREA	854m²
DPZ AREA	83.2m² (9.7%)

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PROJECT.
PATAWALONGA APARTMENTS
3 Patawalonga Frontage, Glenelg North SA 5045

DRAWING.
BASEMENT FLOOR PLAN

PROJECT NO.
24011

DATE.
21/05/2026

DRAWING NO.
A2.01

REVISION
[A2]

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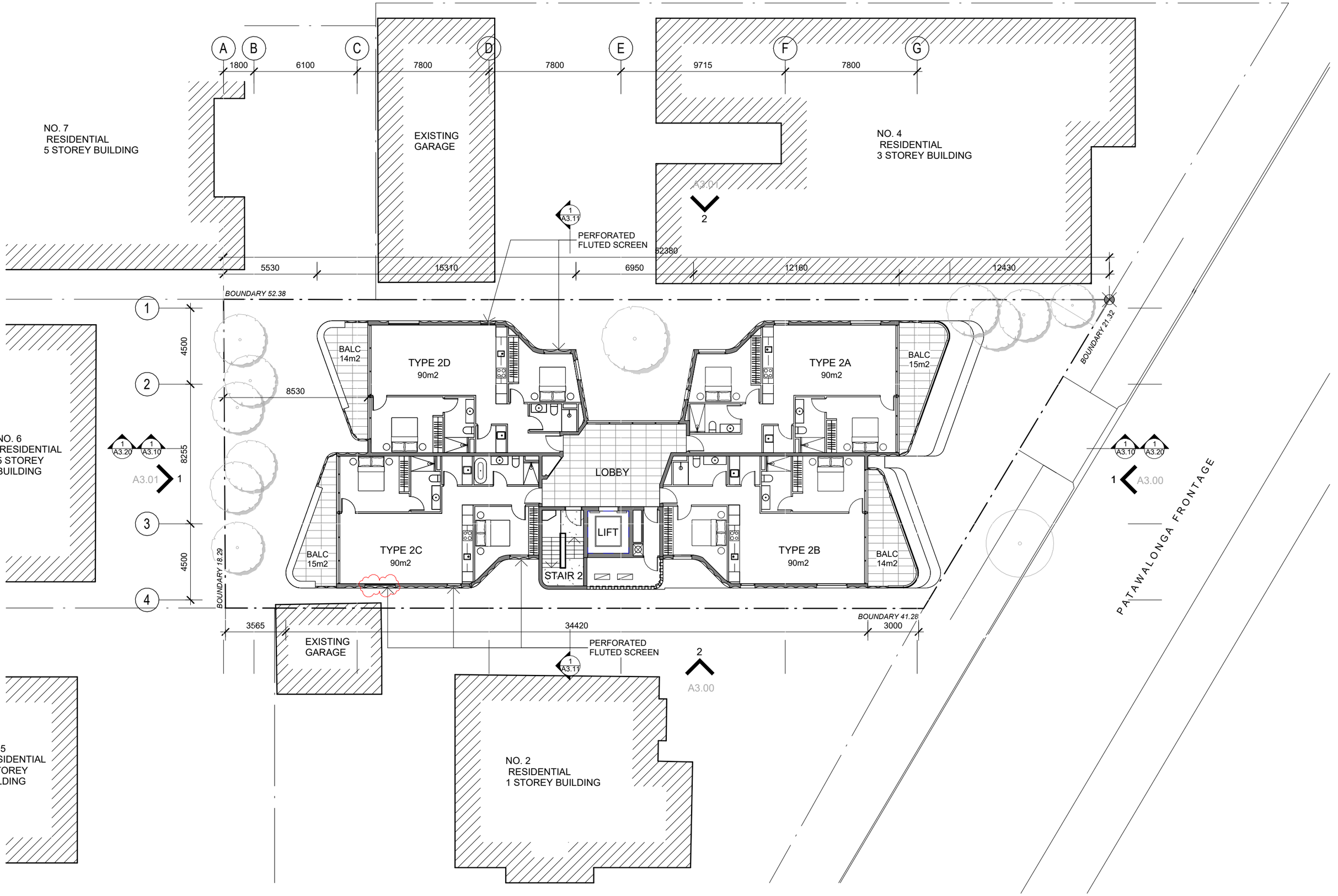

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PROJECT.
PATAWALONGA APARTMENTS
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DRAWING.
LEVEL 1 FLOOR PLAN

PROJECT NO.
24011

DATE.
21/05/2026

DRAWING NO.
A2.02

REVISION
[A2]

SCALE.
1 : 200 @A3

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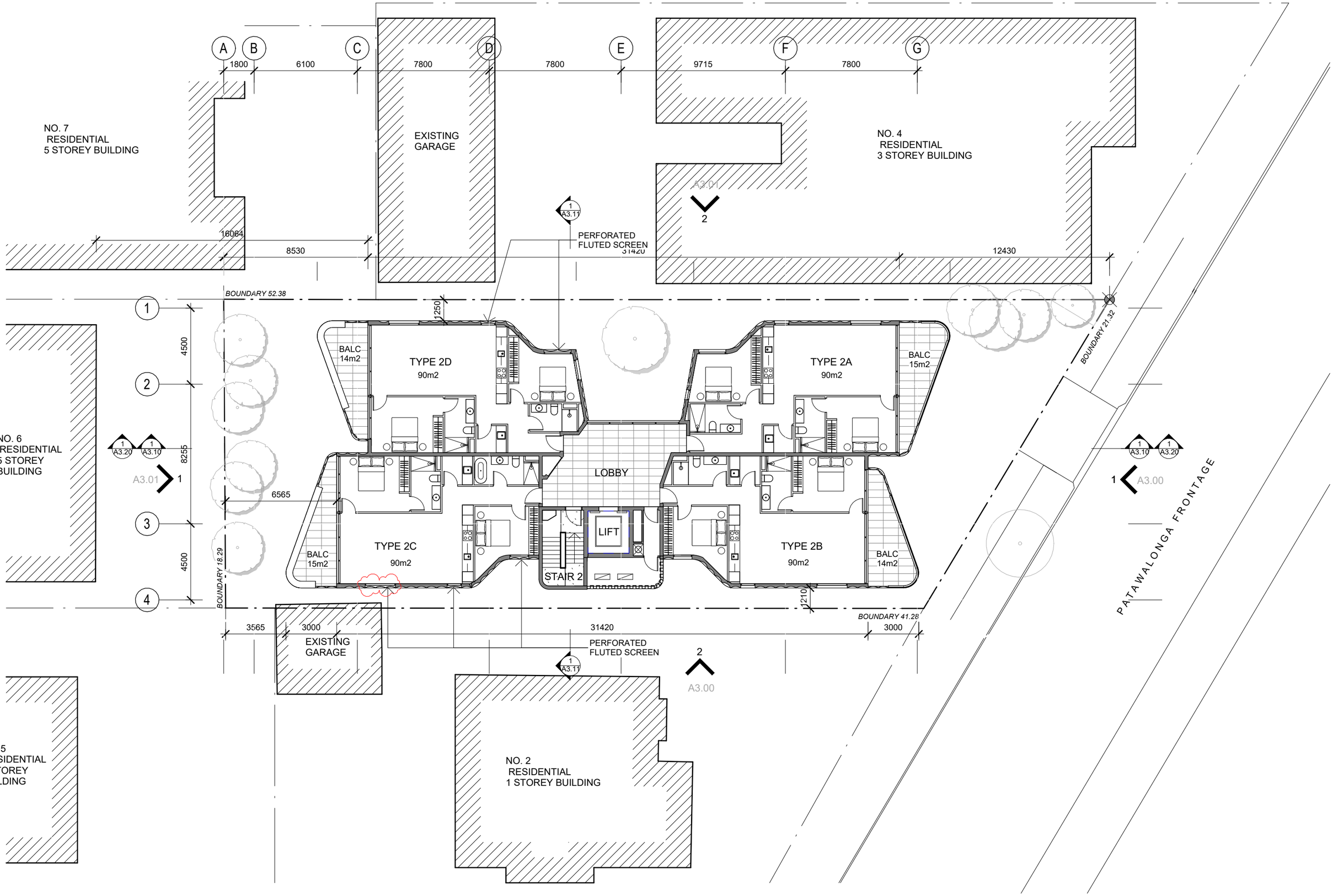

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PROJECT.
PATAWALONGA APARTMENTS
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DRAWING.
LEVEL 2 - 3 FLOOR PLAN

PROJECT NO.
24011

DATE.
21/05/2026

DRAWING NO.
A2.03

REVISION
[A2]

SCALE.
1 : 200 @A3

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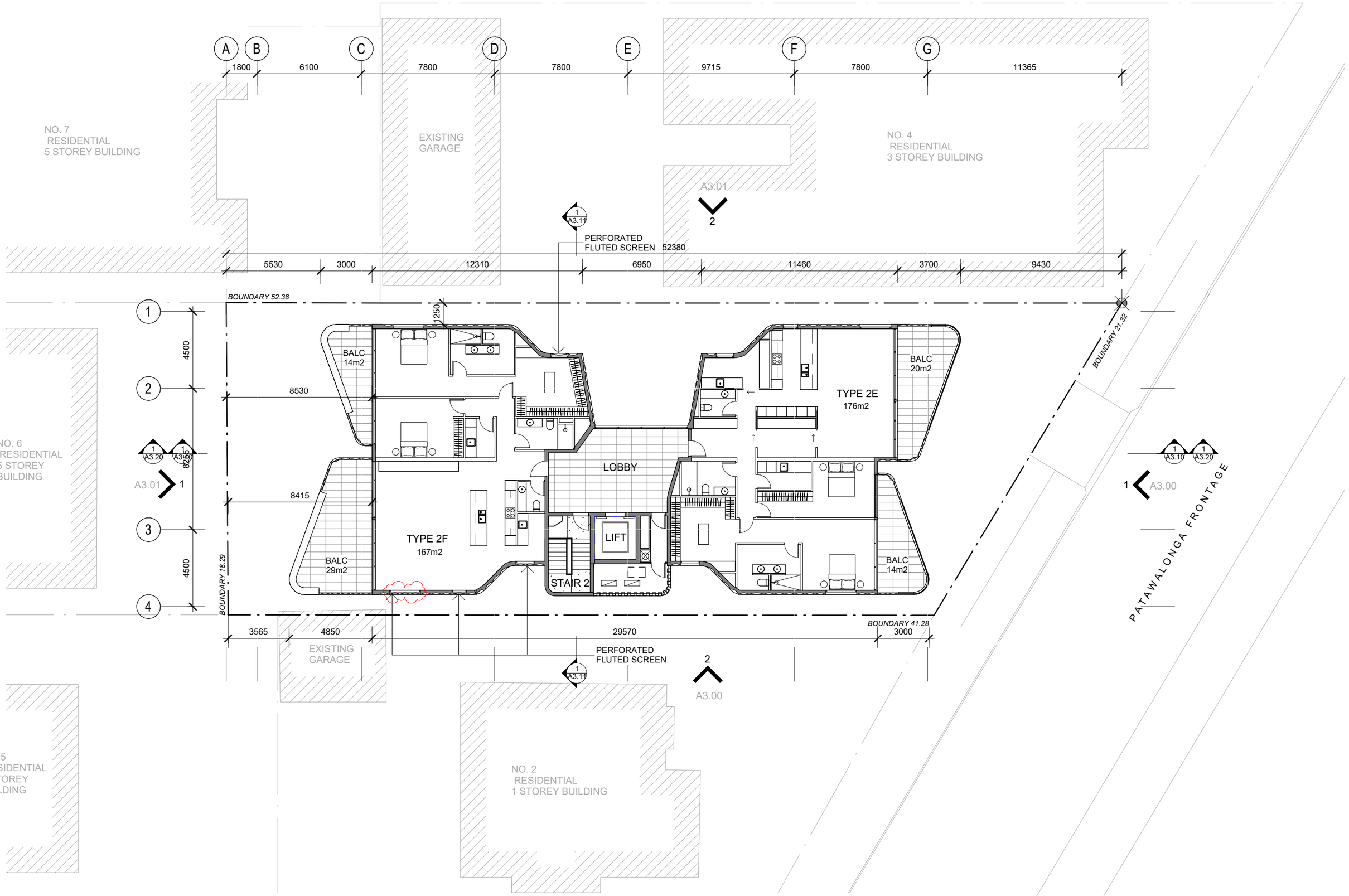

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PROJECT.
PATAWALONGA APARTMENTS
3 Patawalonga Frontage, Glenelg North SA 5045

DRAWING.
LEVEL 04

PROJECT NO.
24011

DATE.
21/05/2026

DRAWING NO.
A2.04

REVISION
[A2]

SCALE.
1 : 200 @A3

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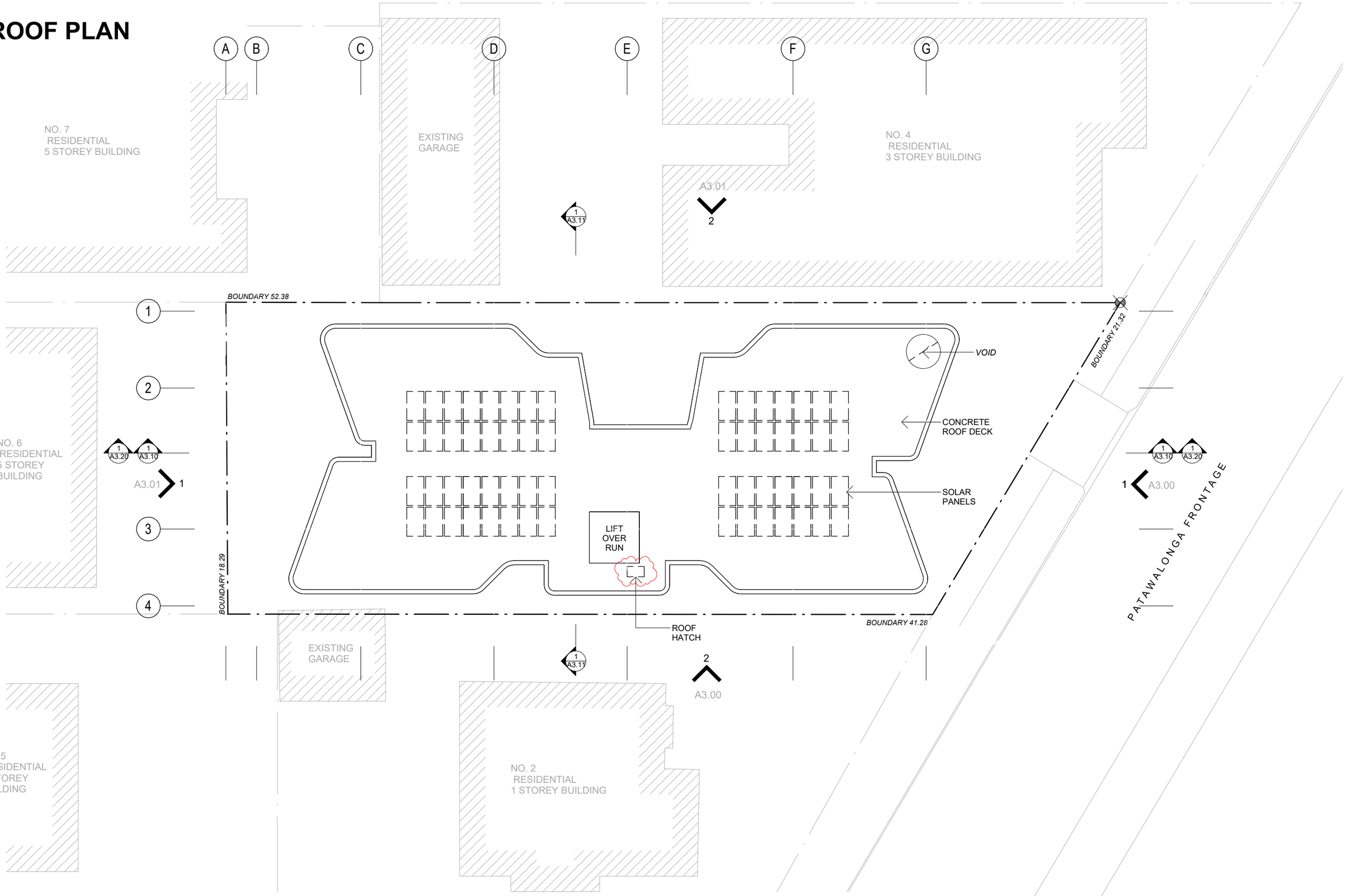
ROOF PLAN



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PROJECT.
PATAWALONGA APARTMENTS
3 Patawalonga Frontage, Glenelg North SA 5045

DRAWING.
ROOF PLAN

PROJECT NO.
24011

DATE.
21/05/2026

DRAWING NO.
A2.05

REVISION
[A2]

SCALE.
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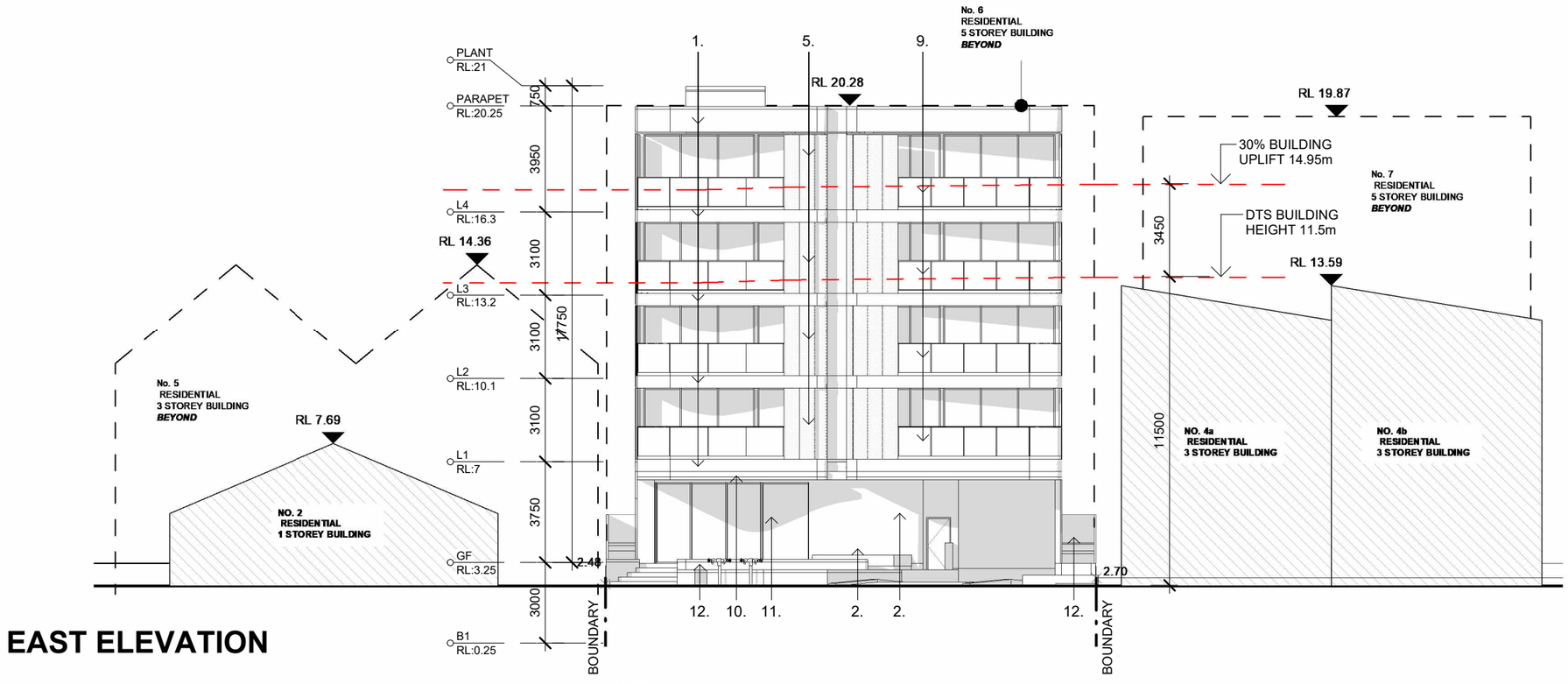
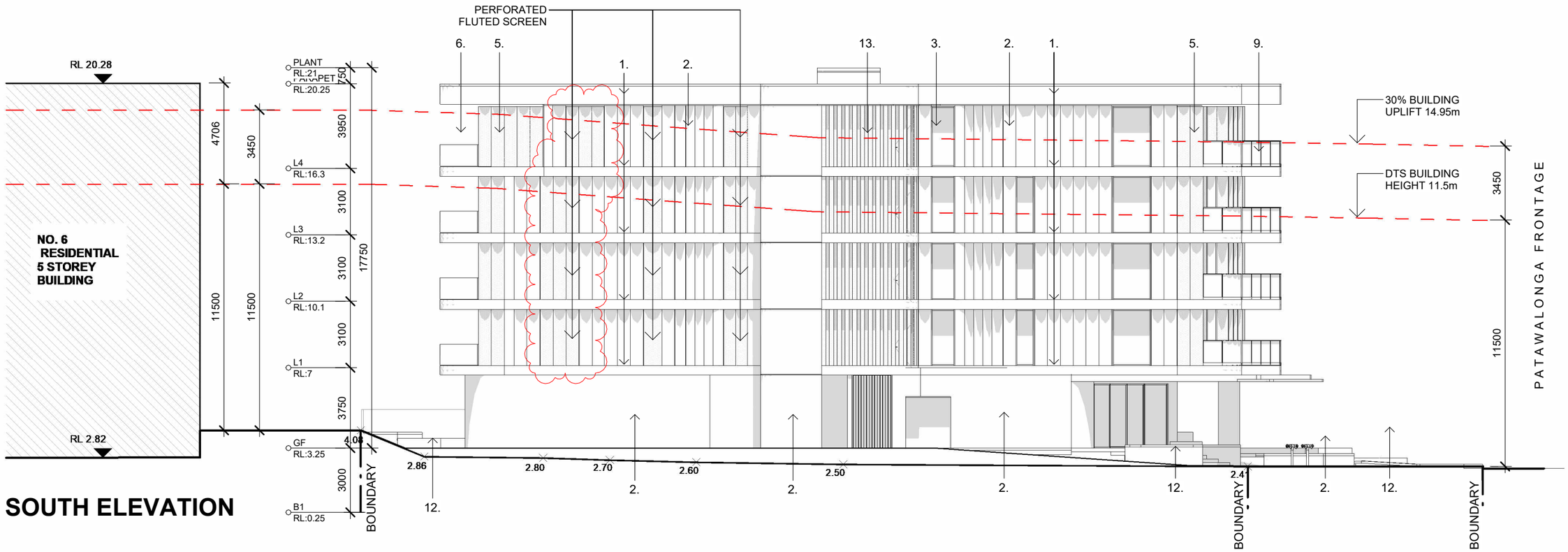


EAST ELEVATION



SOUTH ELEVATION

FINISHES :

1. PRECAST CONCRETE - OFF WHITE
2. PRECAST FLUTED CONCRETE - ETCHED (OR SIMILAR)
3. ALUMINIUM WINDOWS AND DOORS - POWDERCOATED MONUMENT (OR SIMILAR)
4. STONE FORECOURT - LIGHT GRANITE (OR SIMILAR)
5. PERFORATED FLUTED SCREEN - DULUX SURFMIST (OR SIMILAR)
6. BALCONY PLANTER BOXES - TO MATCH FLUTED SCREEN (OR SIMILAR)
7. PERFORATED GARAGE DOOR
8. TIMBER BATTEN BALCONY SOFFIT - LIGHT OAK (OR SIMILAR)
9. GLASS BALUSTRADE - POWDERCOATED HANDRAIL MONUMENT (OR SIMILAR)
10. STEEL ENTRY CANOPY
11. LOBBY FEATURE ENTRY DOOR
12. SOFT LANDSCAPING
13. VERTICAL ALUMINIUM LOUVRE PLANT SCREEN - DULUX SURFMIST (OR SIMILAR)

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PROJECT.
PATAWALONGA APARTMENTS
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DRAWING.
SOUTH + EAST ELEVATION

PROJECT NO.
24011

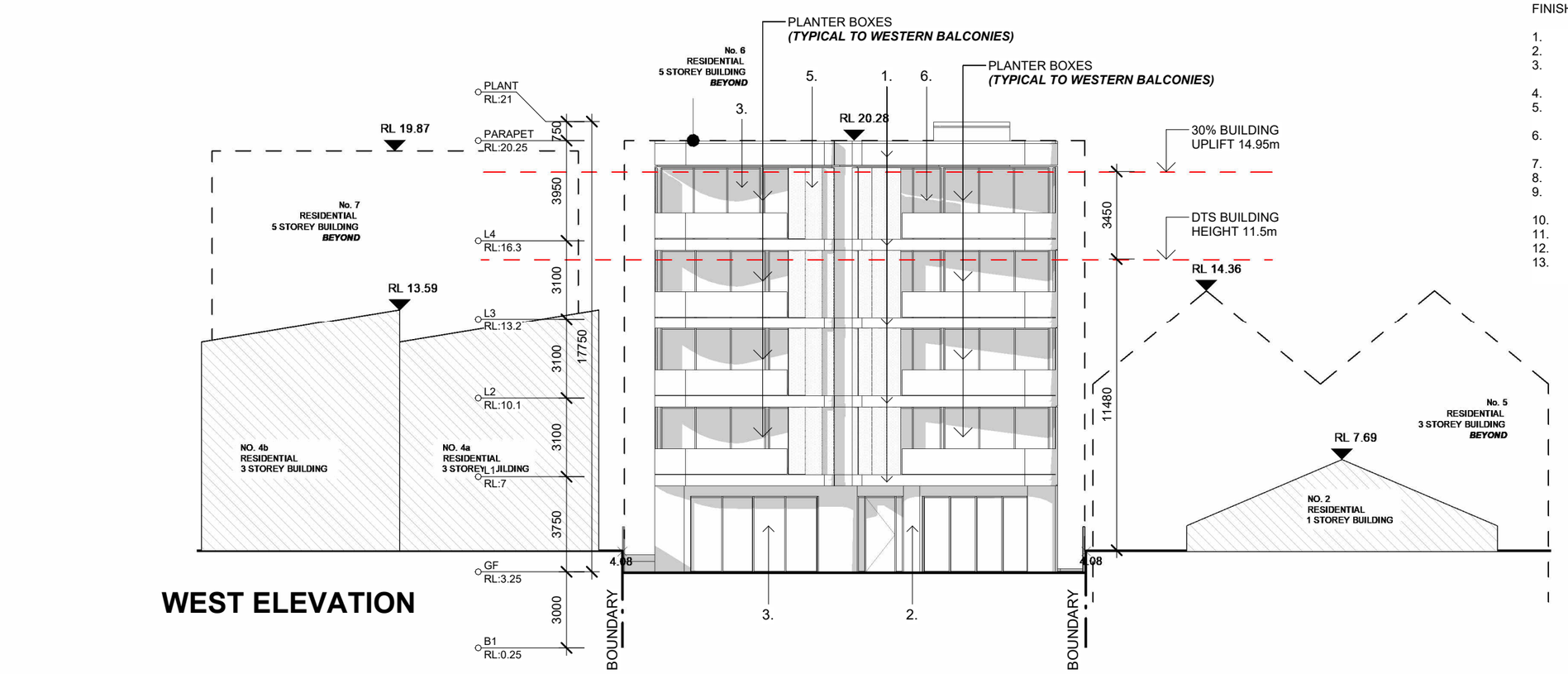
DATE.
21/05/2026

DRAWING NO.
A3.00

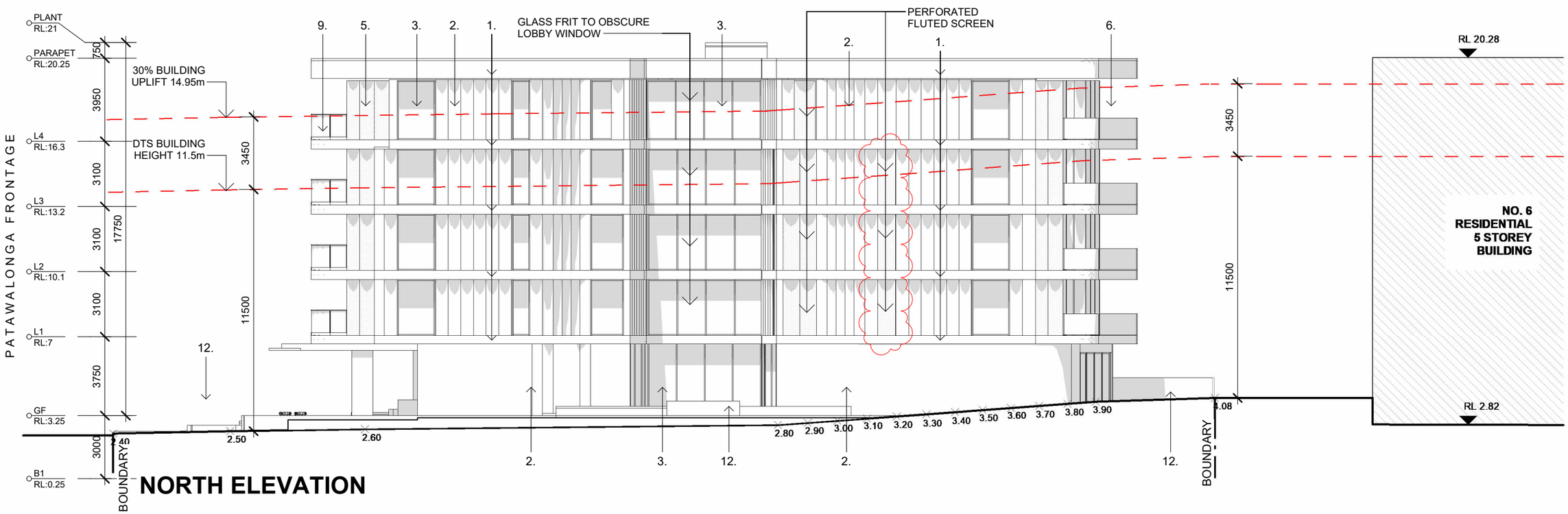
REVISION
[A2]

SCALE.
1 : 200 @A3

0 2.5 5 12.5 25m



WEST ELEVATION



NORTH ELEVATION

FINISHES :

1. PRECAST CONCRETE - OFF WHITE
2. PRECAST FLUTED CONCRETE - ETCHED (OR SIMILAR)
3. ALUMINIUM WINDOWS AND DOORS - POWDERCOATED MONUMENT (OR SIMILAR)
4. STONE FORECOURT - LIGHT GRANITE (OR SIMILAR)
5. PERFORATED FLUTED SCREEN - DULUX SURFMIST (OR SIMILAR)
6. BALCONY PLANTER BOXES - TO MATCH FLUTED SCREEN (OR SIMILAR)
7. PERFORATED GARAGE DOOR
8. TIMBER BATTEN BALCONY SOFFIT - LIGHT OAK (OR SIMILAR)
9. GLASS BALUSTRADE - POWDERCOATED HANDRAIL MONUMENT (OR SIMILAR)
10. STEEL ENTRY CANOPY
11. LOBBY FEATURE ENTRY DOOR
12. SOFT LANDSCAPING
13. VERTICAL ALUMINIUM LOUVRE PLANT SCREEN - DULUX SURFMIST (OR SIMILAR)

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CLIENT.
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PROJECT.
PATAWALONGA APARTMENTS
3 Patawalonga Frontage, Glenelg North SA 5045

DRAWING.
NORTH + WEST ELEVATION

PROJECT NO.
24011

DATE.
21/05/2026

DRAWING NO.
A3.01

REVISION
[A2]

SCALE.
1 : 200 @A3

0 2.5 5 12.5 25m