

# PATAWALONGA APARTMENTS

ADDRESS:

3 PATAWALONGA FRONTAGE,  
GLENELG NORTH, 5045

PREPARED FOR:

**OKIN CAPITAL**

JOB NO:

24011

DATE:

21.05.2026

REVISION:

**PLANNING APPLICATION [A2]**

ARCHITECT:



ENZO CAROSCIO ARCHITECTURE & DESIGN

70 Halifax Street Adelaide SA 5000  
Telephone +61 8 8155 6063  
enzocaroscio.com

PATAWALONGA APARTMENTS  
SITE LOCATION



AERIAL SITE LOCATION



SITE LOCATION

SITE LOCATION  
SITE



PATAWALONGA APARTMENTS  
SITE CONTEXT



SITE LOCATION  
SITE



1B/1C PATAWALONGA



2 PATAWALONGA



SITE: 3 PATAWALONGA (EXISTING)



4 PATAWALONGA  
(UNDER CONSTRUCTION)



5 PATAWALONGA

PATAWALONGA APARTMENTS  
PRECINCT CONTEXT



WEST AERIAL VIEW - NORTH ESPLANADE

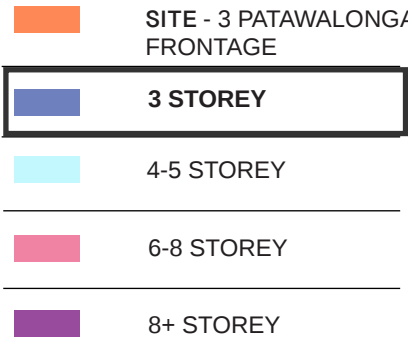


EAST AERIAL VIEW - PATAWALONGA FRONTAGE

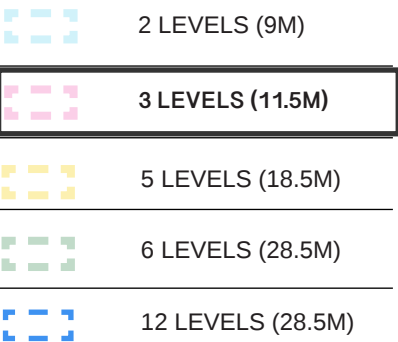
# PATAWALONGA APARTMENTS PRECINCT CONTEXT EXISTING OVERHEIGHT



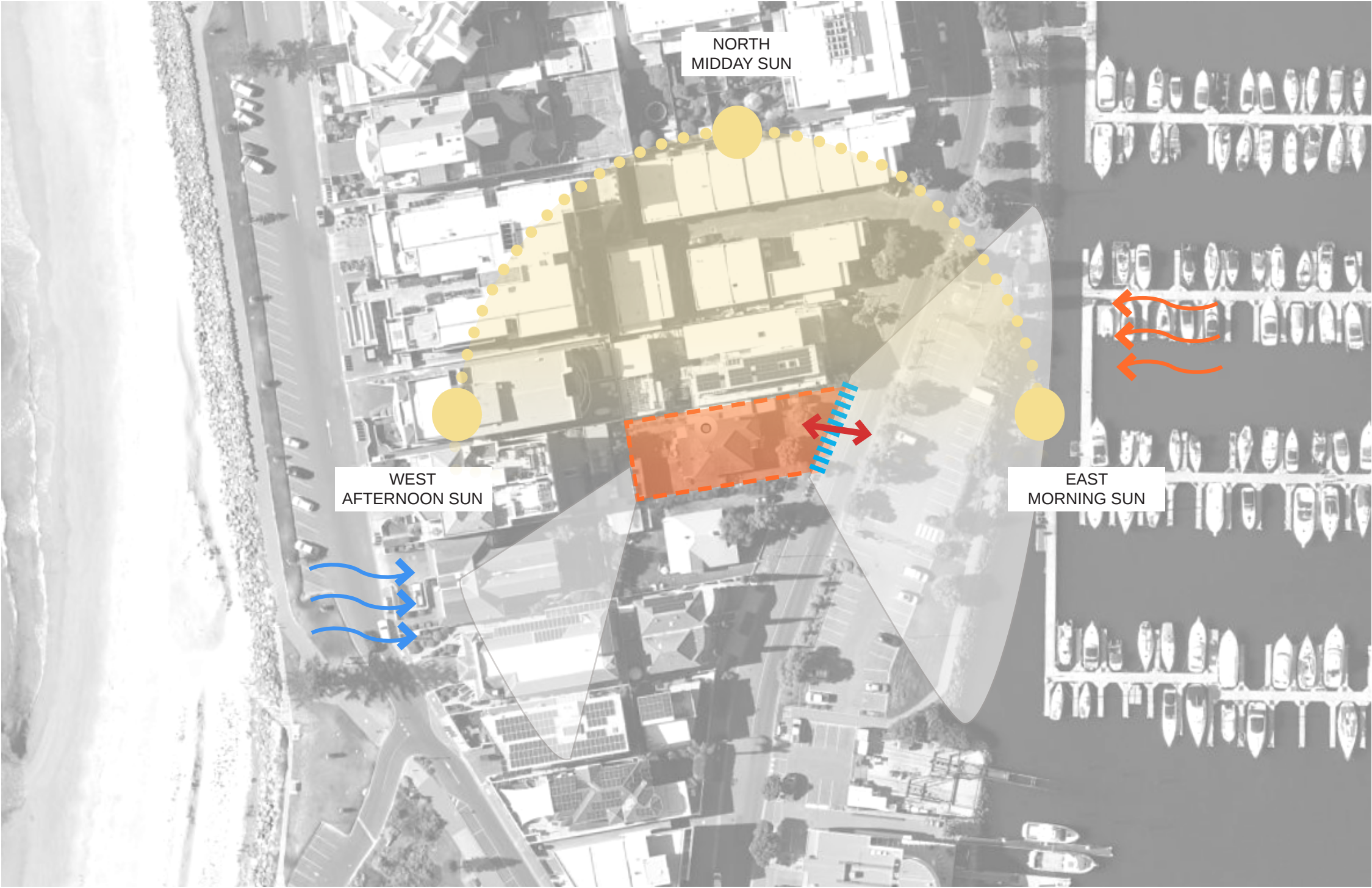
BUILDING HEIGHTS



TNV MAX HEIGHT ZONES



PATAWALONGA APARTMENTS  
SITE ANALYSIS



LEGEND

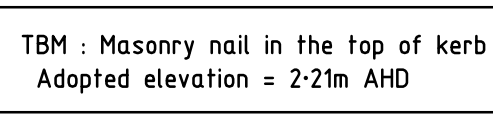
|  |                         |
|--|-------------------------|
|  | SITE - 19 GOLFLANDS TCE |
|  | STREET ACCESS           |
|  | STREET/LANE FRONTAGE    |
|  | PREVAILING WINTER WINDS |
|  | PREVAILING SUMMER WINDS |
|  | SOLAR GAIN              |
|  | KEY VIEWS               |

N  
  
SITE AREA: 845m2  
SITE DIMENSIONS: approx. 42.67m x 19.82m

PATAWALONGA APARTMENTS  
EXISTING SITE CONTEXT



FRONTAGE

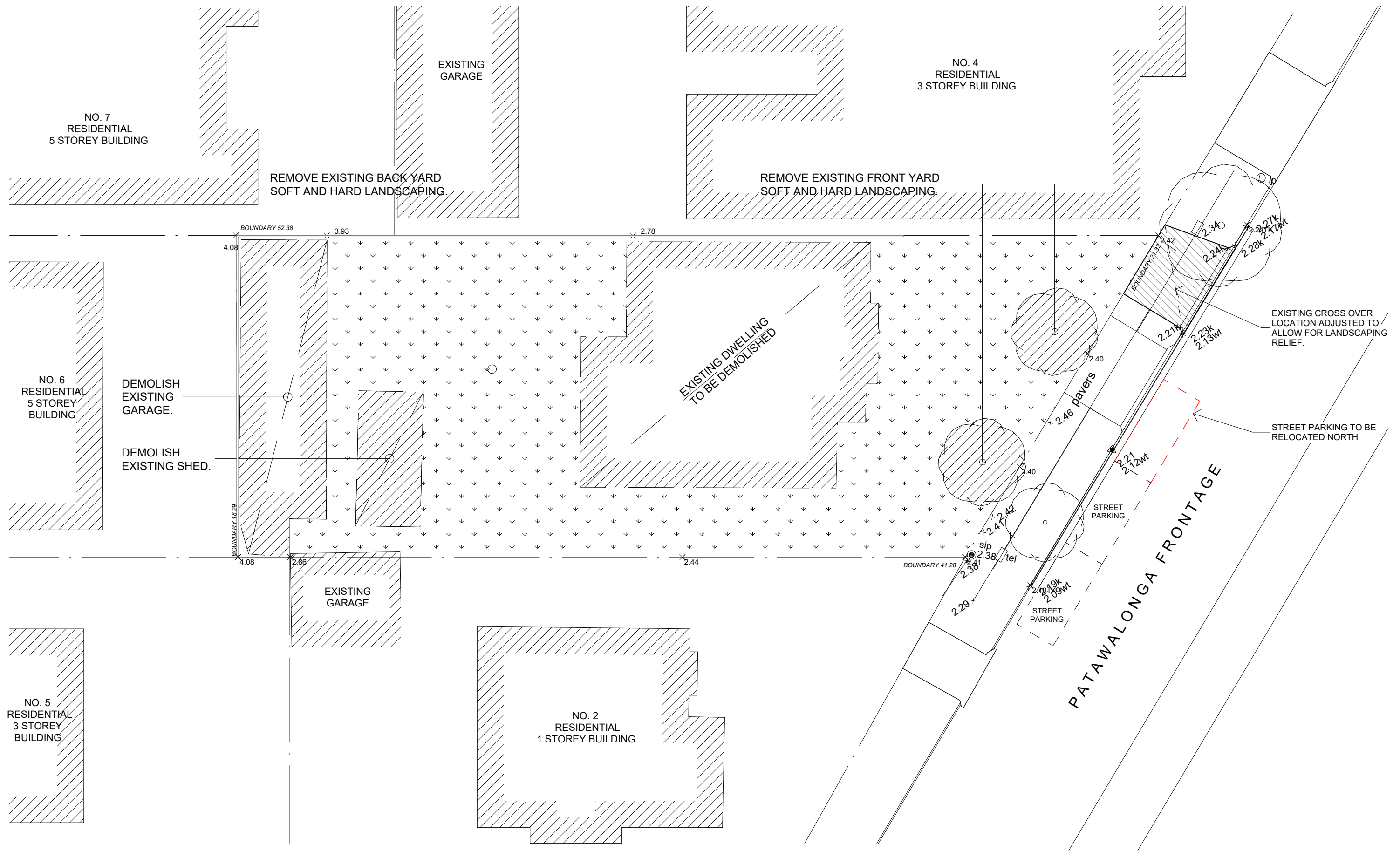


NOTE :

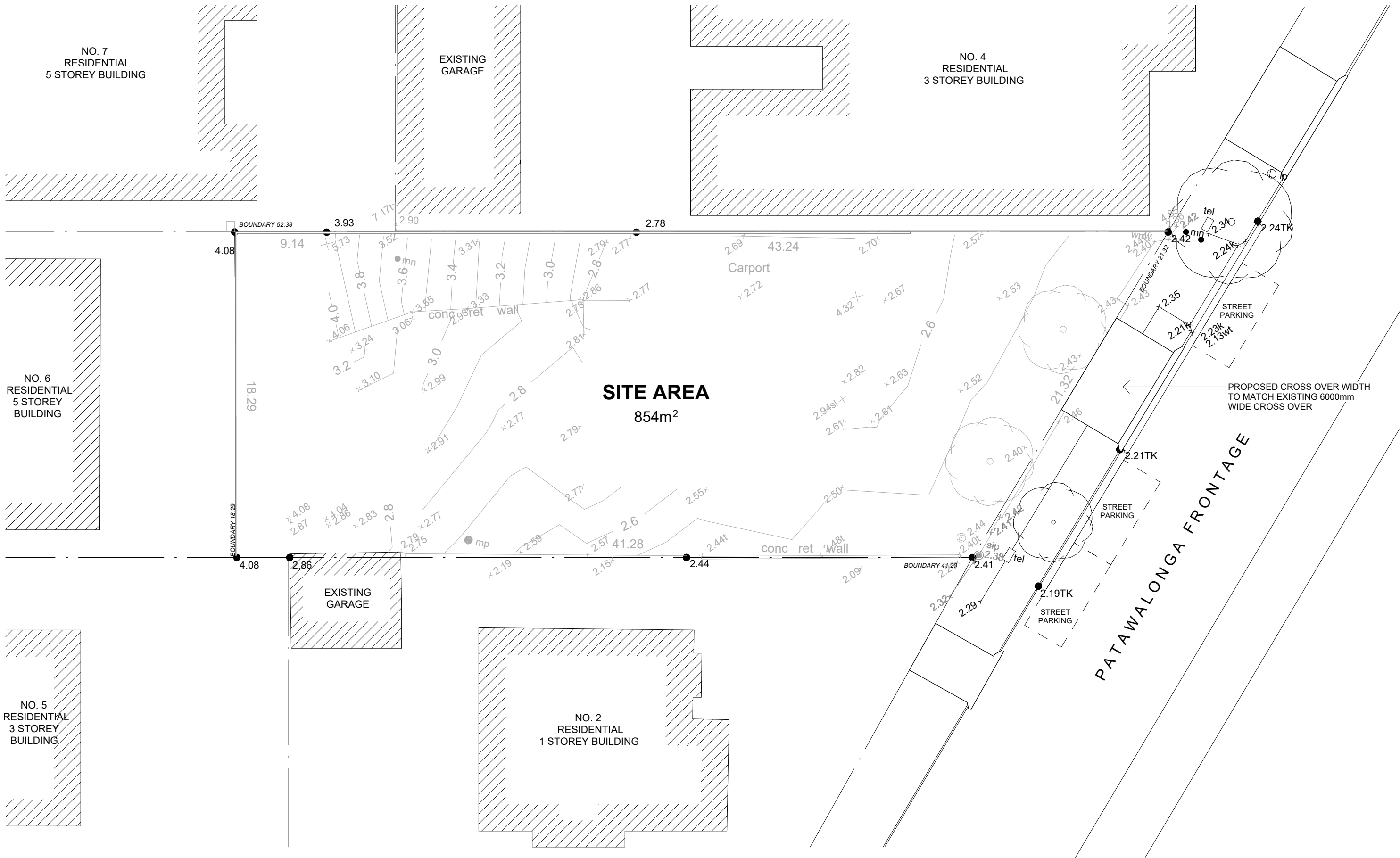
1. TITLE ALLOTMENT BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY AND HAVE NOT BEEN SURVEYED.
2. REFER TO THE CERTIFICATE OF TITLE FOR EASEMENT DETAILS (IF ANY).
3. THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS UNDER THE SURVEY ACT, 1992. THIS PLAN WILL NOT BE EXAMINED FOR BOUNDARY DEFINITION OR OTHERWISE BY THE REGISTRAR-GENERALS OFFICE. FUTURE RESURVEY OF ADJOINING LAND OR SUBSEQUENT REGISTRATION OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR INFORMATION SHOWN HEREON.
4. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF ENZO CAROSCIO ARCHITECTURE FOR THE PURPOSE OF SITE REDEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
5. NO UNDERGROUND SERVICES HAVE BEEN LOCATED. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, PLEASE MAKE USE OF THE "DIAL-BEFORE-YOU-DIG" SERVICE.

|                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>STATE SURVEYS PTY LTD<br/>465b South Road, Keswick<br/>South Australia 5035</p> <p>Phone 08 8293 2939<br/>Facsimile 08 8293 2949<br/>Email <a href="mailto:planning@statesurveys.com.au">planning@statesurveys.com.au</a><br/>Internet <a href="http://www.statesurveys.com.au">www.statesurveys.com.au</a></p> | <p> <input type="checkbox"/> Permanent survey mark    + Spot height<br/> <input type="triangle-up"/> Temporary bench mark    x iL Invert<br/> <input type="square"/> Peg    x fL Floor level<br/> <input type="circle"/> Spike    x sL Step level<br/> <input checked="" type="radio"/> Metal pin    + w† Watertable level<br/> <input type="radio"/> GI nail    + k Back kerb level<br/> <input type="radio"/> Masonry nail     Water meter<br/> <input checked="" type="radio"/> Drill hole     Gas meter<br/> <input checked="" type="radio"/> Scribe    <input type="checkbox"/> Domestic outlet         </p> | <p>ENZO CAROSCIO ARCHITECTURE</p> <p>DETAIL SURVEY<br/>3 PATAWALONGA FRONTAGE<br/>GLENELG NORTH<br/>ALLOTMENT 41 IN F1091<br/>CT5842/93</p> | <p>  Cyclone fence<br/>  Post &amp; wire fence<br/>  Brush fence<br/>  Picket fence<br/>  Tubular fence<br/>  GI fence<br/>  Colorbond fence<br/>  Log fence<br/>  Brick fence         </p> | <p>Coord datum : Arbitrary<br/>Height datum : AHD<br/>DWG file : 25038.dwg<br/>Surveyed : EF 21.02.25<br/>Calculated : EF 24.02.25<br/>Drawn : EF 04.03.25<br/>DRAWING SCALE: 1:200m AT A3</p> <p>Job Number : 25038</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# PATAWALONGA APARTMENTS DEMOLITION PLAN

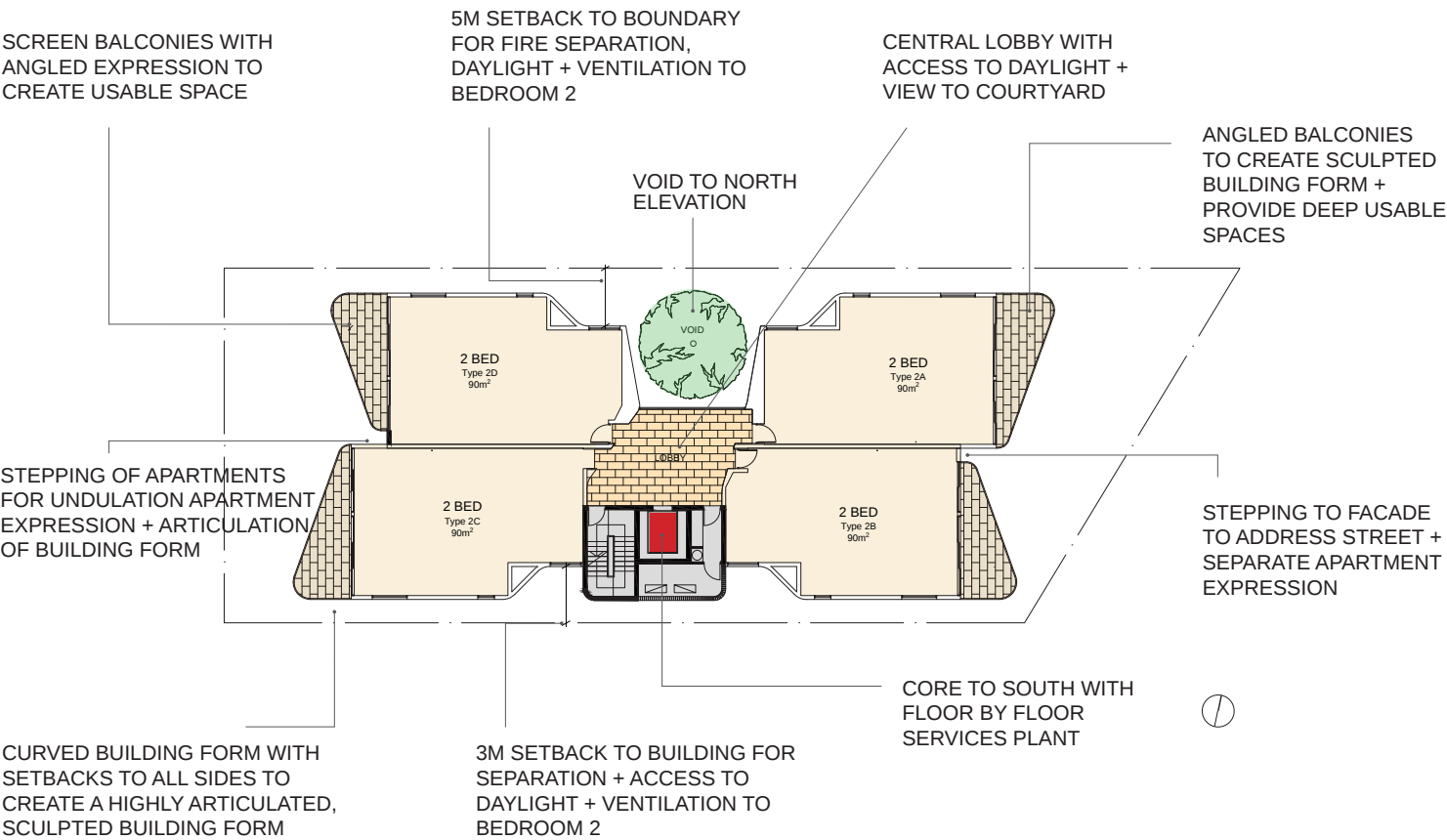


PATAWALONGA APARTMENTS  
SITE PLAN

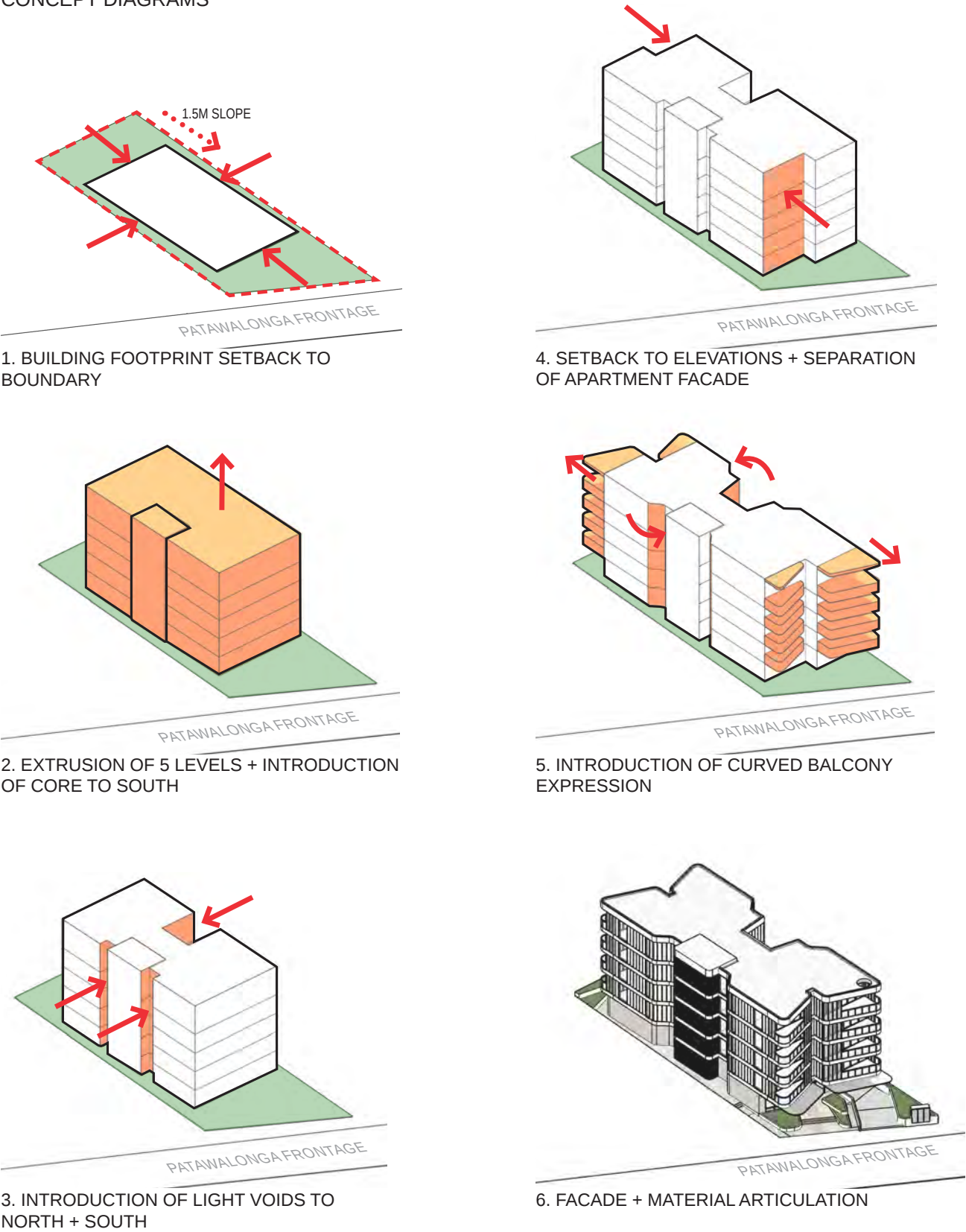


# PATAWALONGA APARTMENTS CONCEPT DIAGRAMS

CONCEPT PLAN



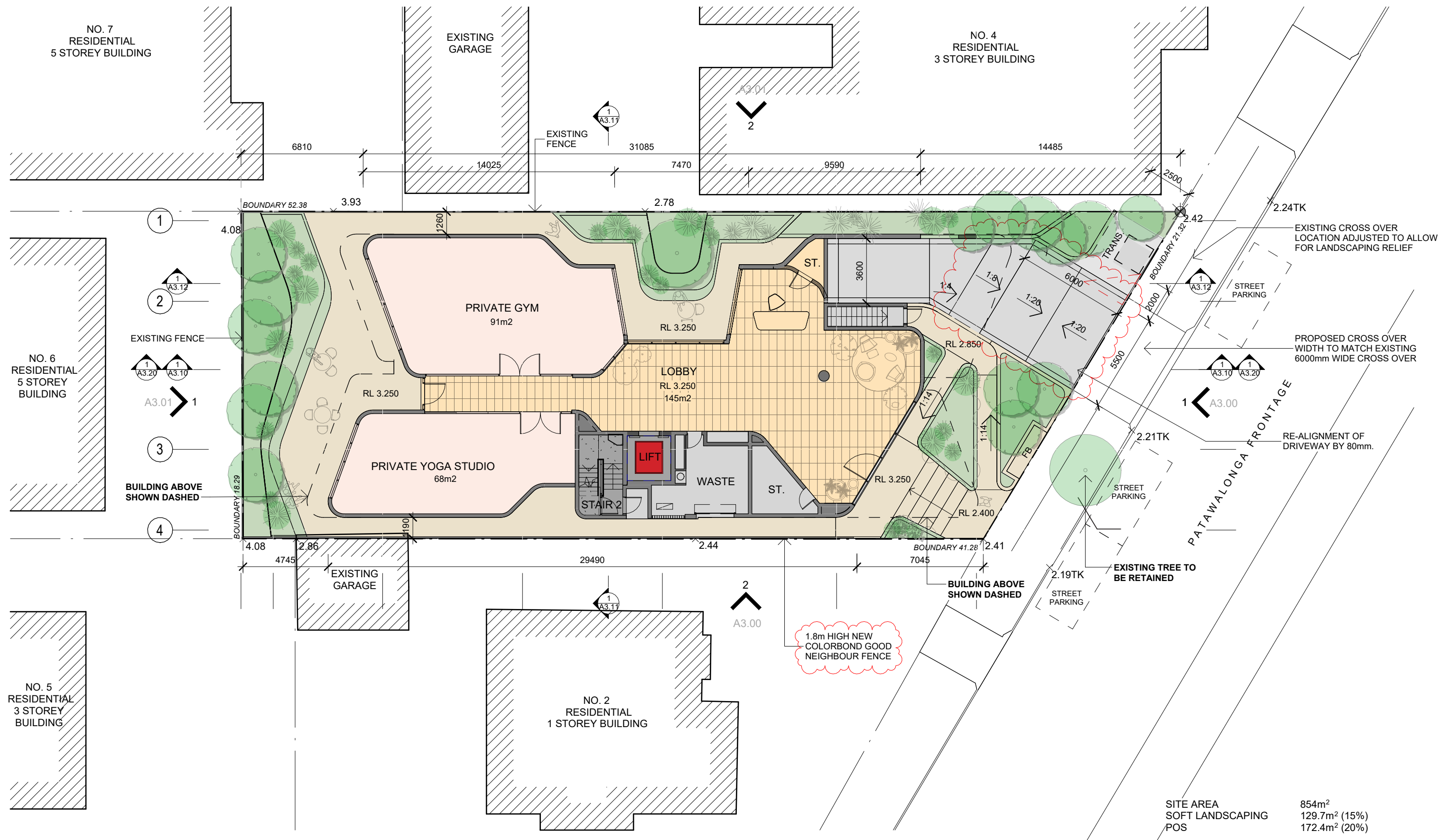
CONCEPT DIAGRAMS



# PATAWALONGA APARTMENTS

## FLOOR PLANS

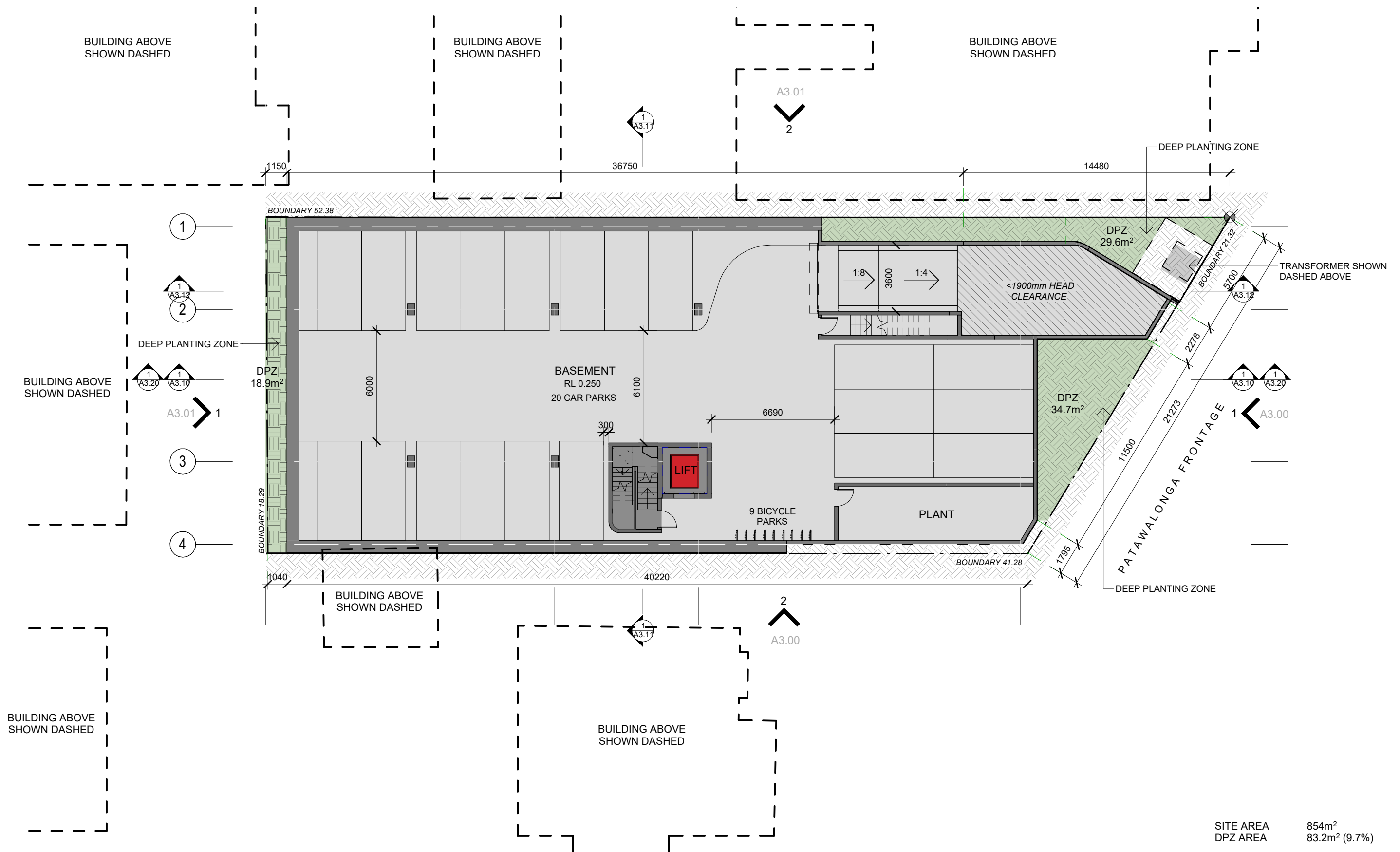
### GROUND FLOOR



# PATAWALONGA APARTMENTS

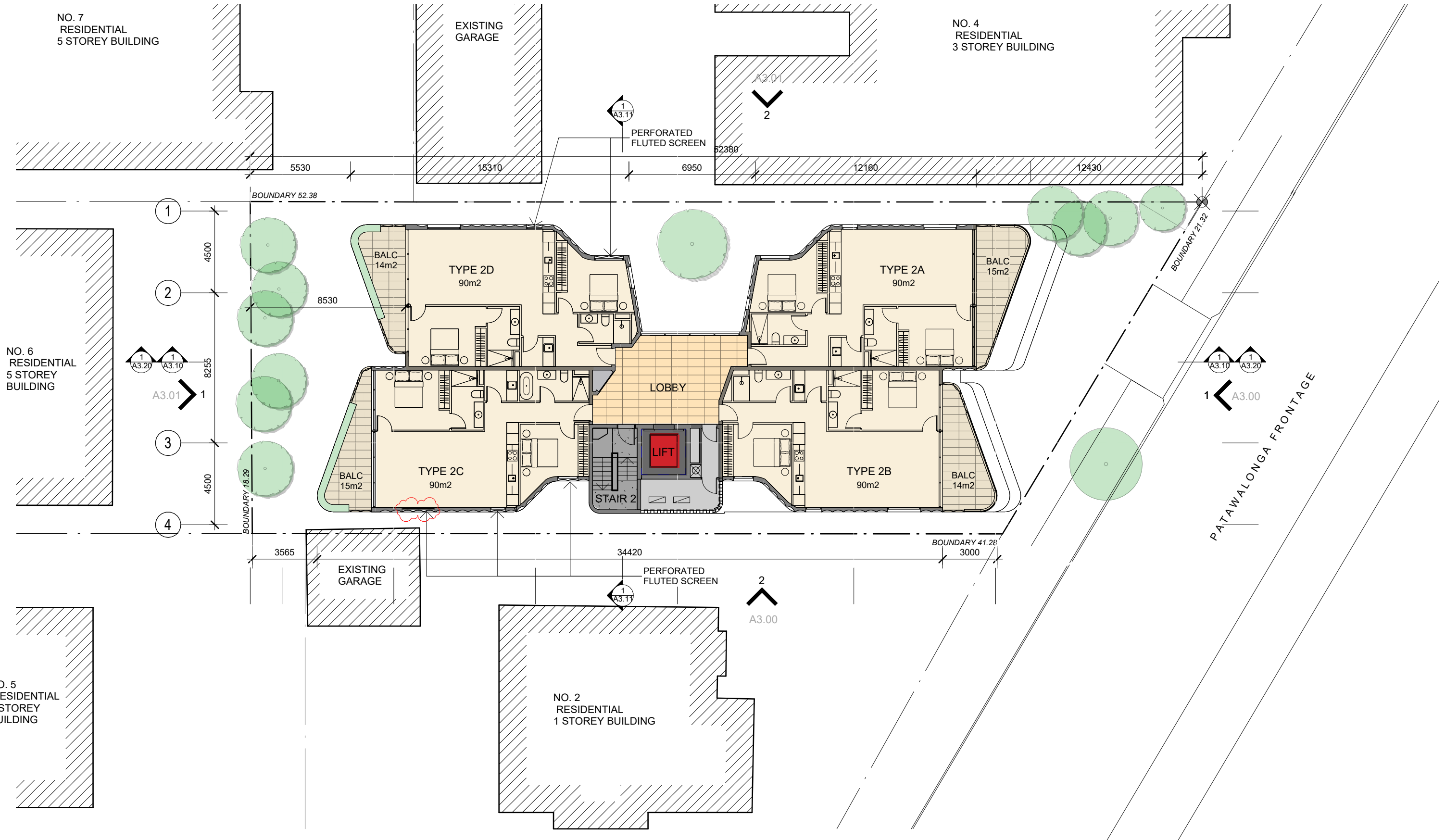
## FLOOR PLANS

### BASEMENT

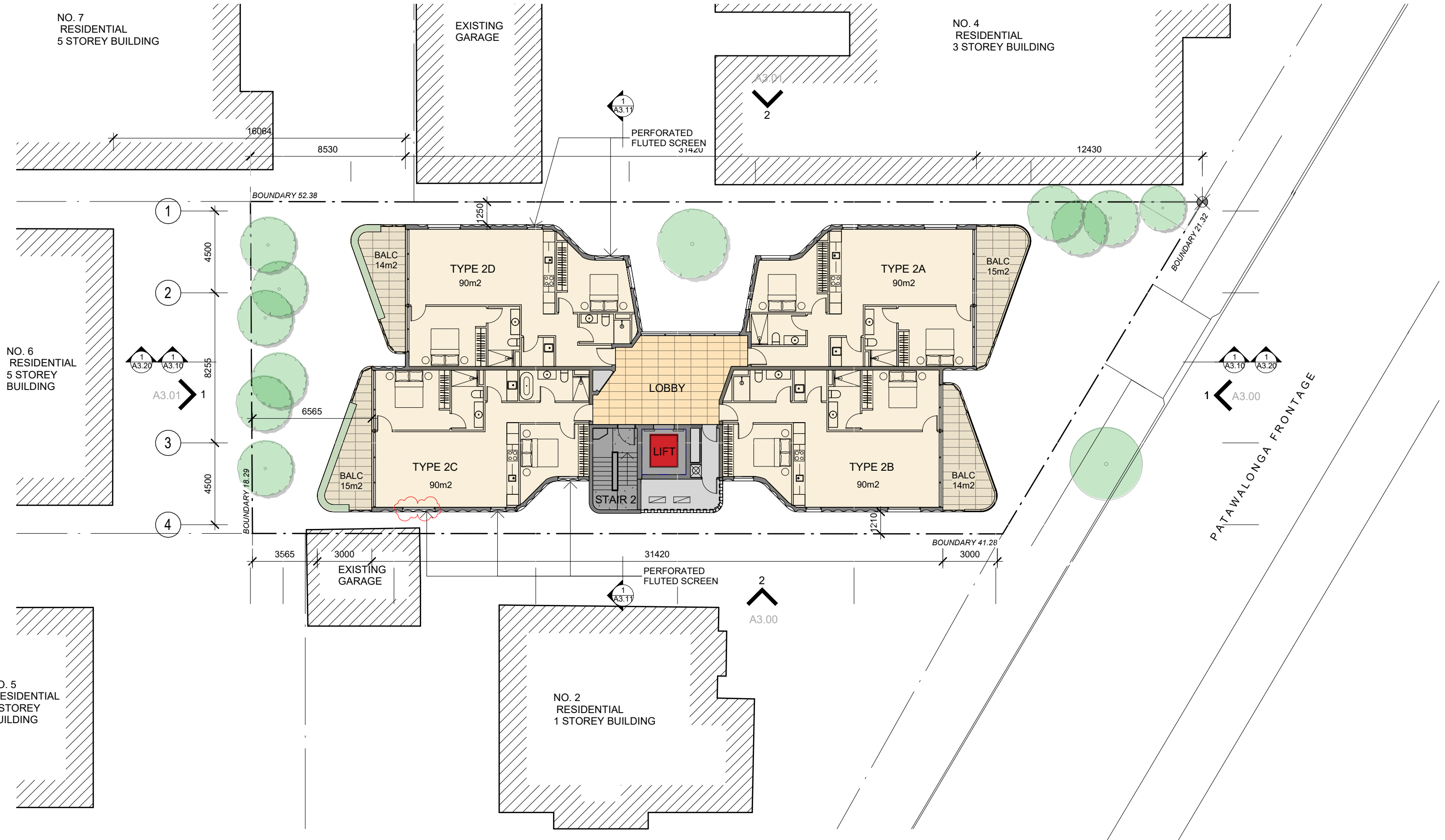


|           |                           |
|-----------|---------------------------|
| SITE AREA | 854m <sup>2</sup>         |
| DPZ AREA  | 83.2m <sup>2</sup> (9.7%) |

PATAWALONGA APARTMENTS  
FLOOR PLANS  
LEVEL 01



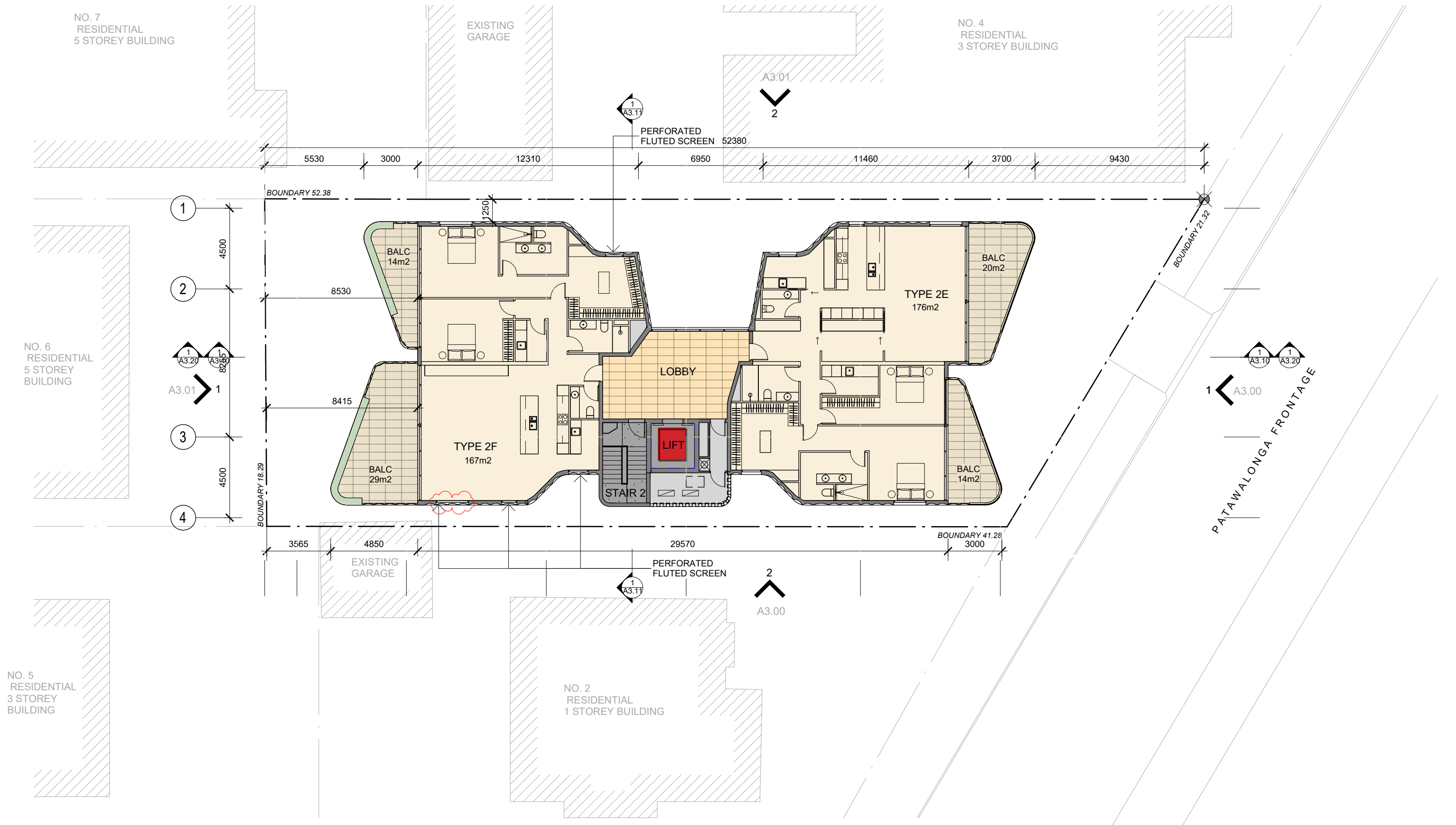
PATAWALONGA APARTMENTS  
FLOOR PLANS  
LEVEL 02 - 03



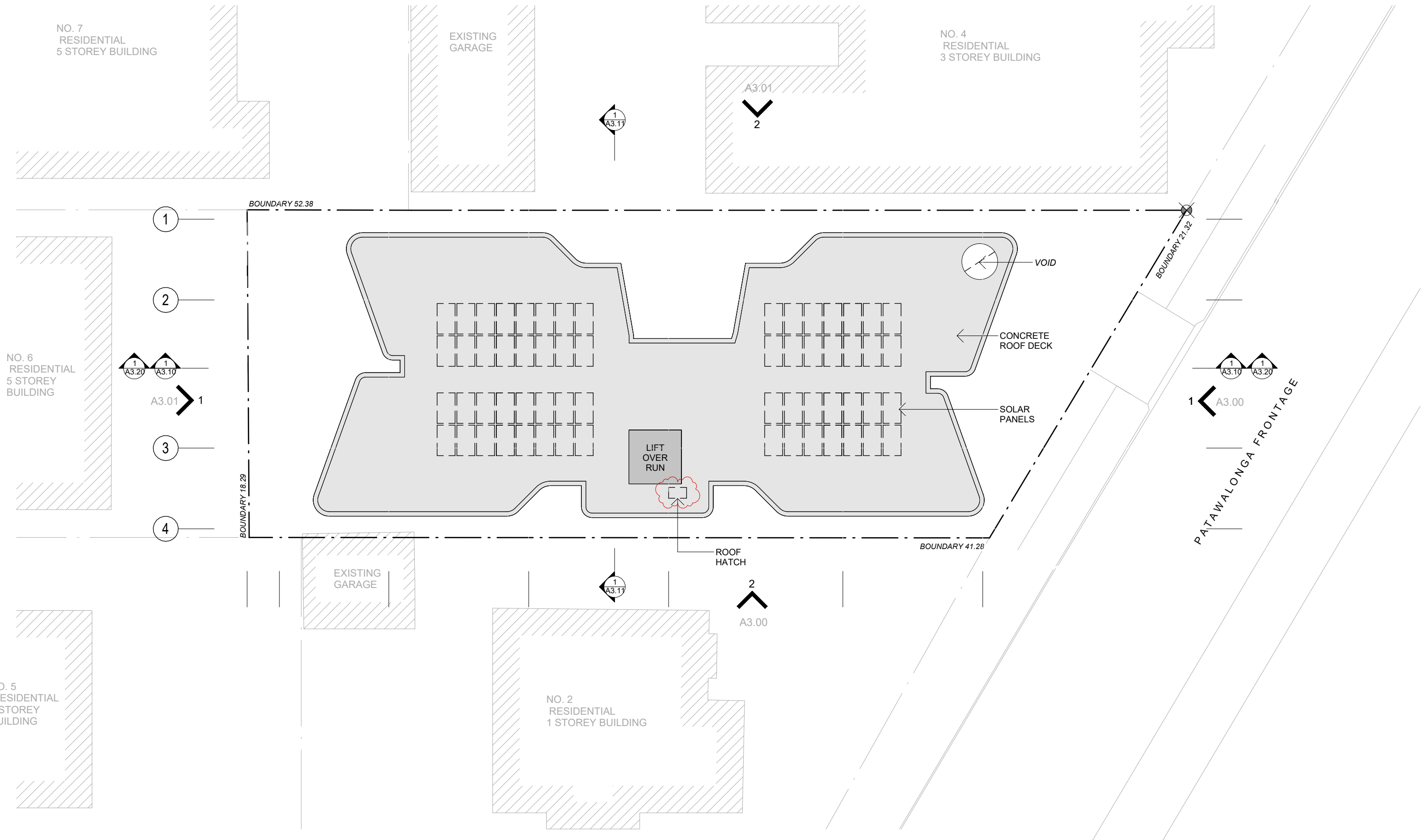
# PATAWALONGA APARTMENTS

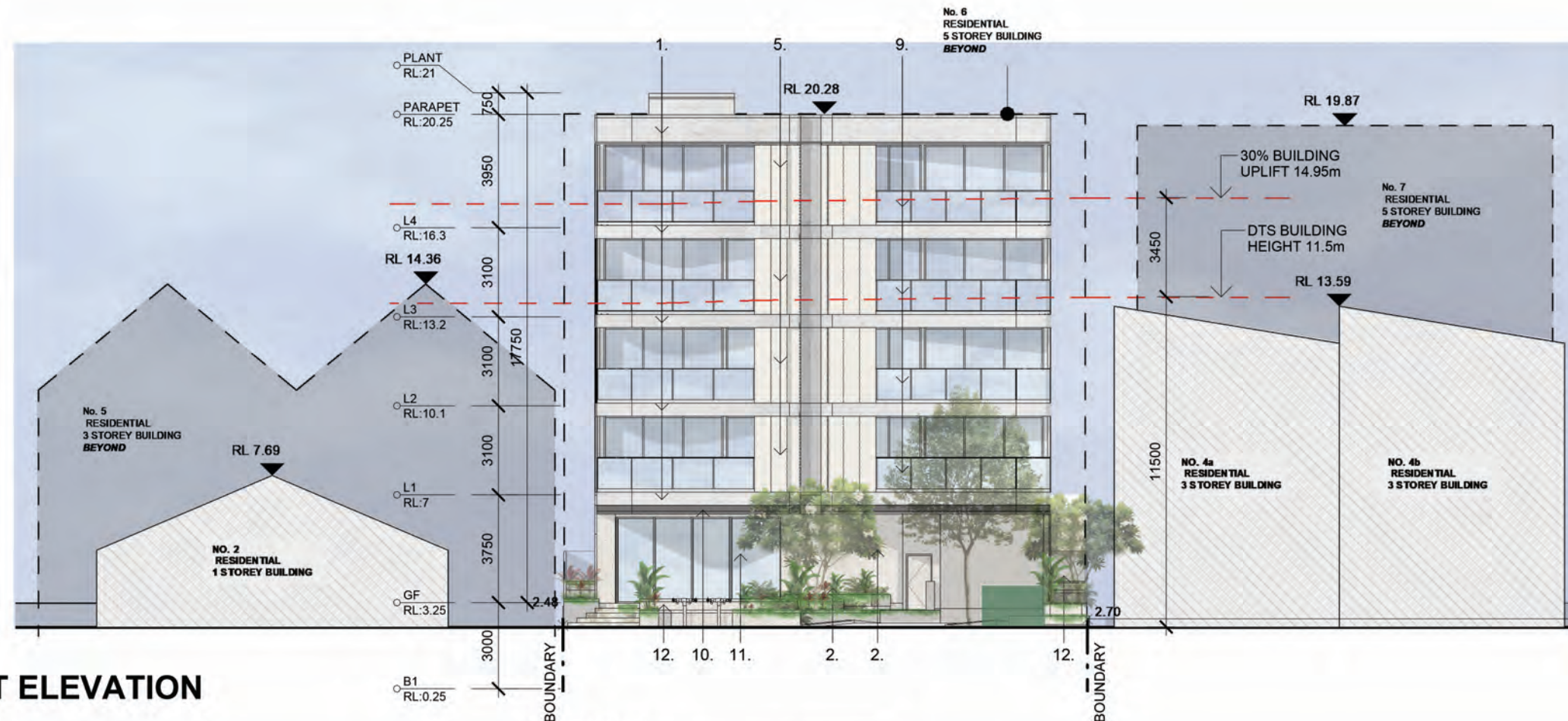
## FLOOR PLANS

### LEVEL 04



PATAWALONGA APARTMENTS  
FLOOR PLANS  
ROOF





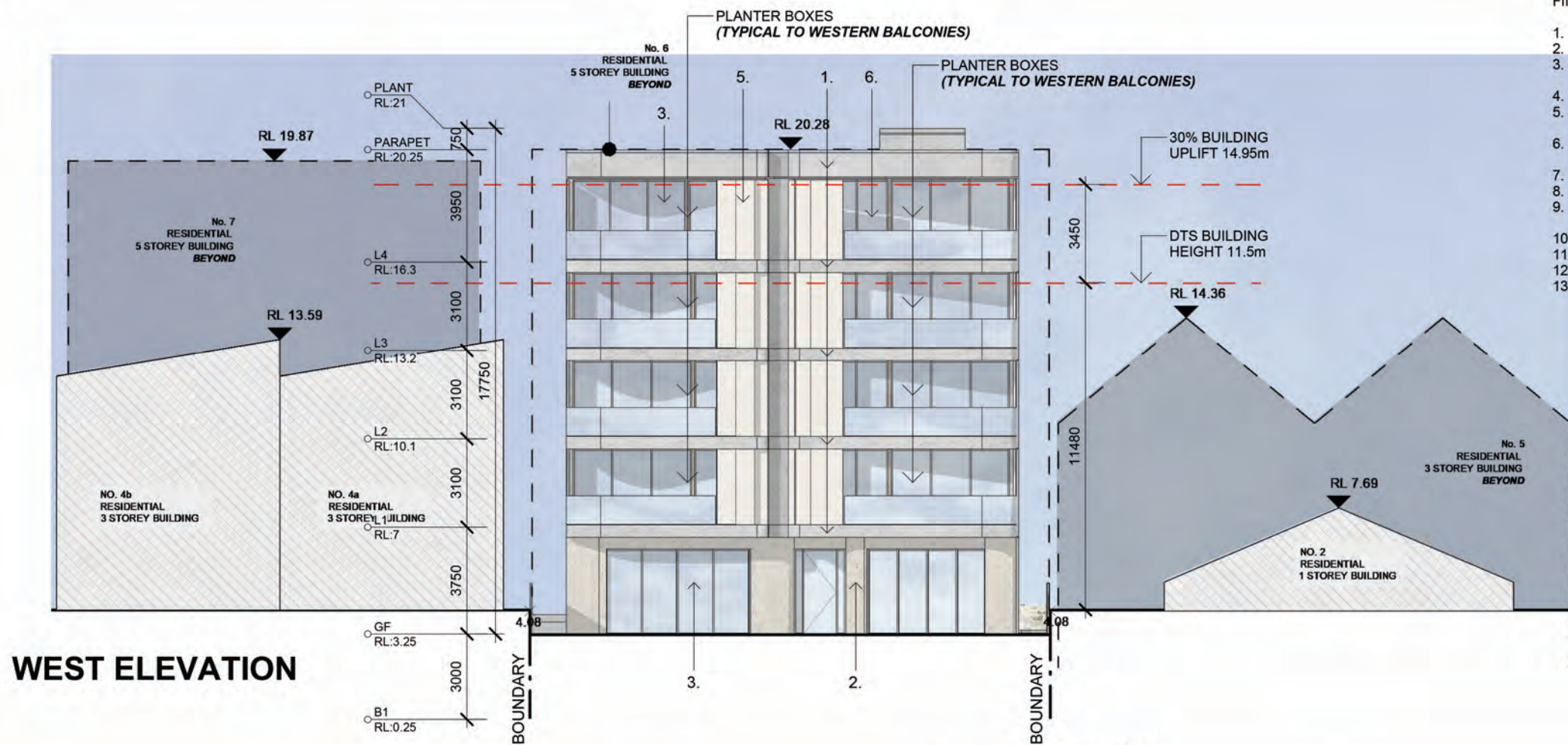
**EAST ELEVATION**



**SOUTH ELEVATION**

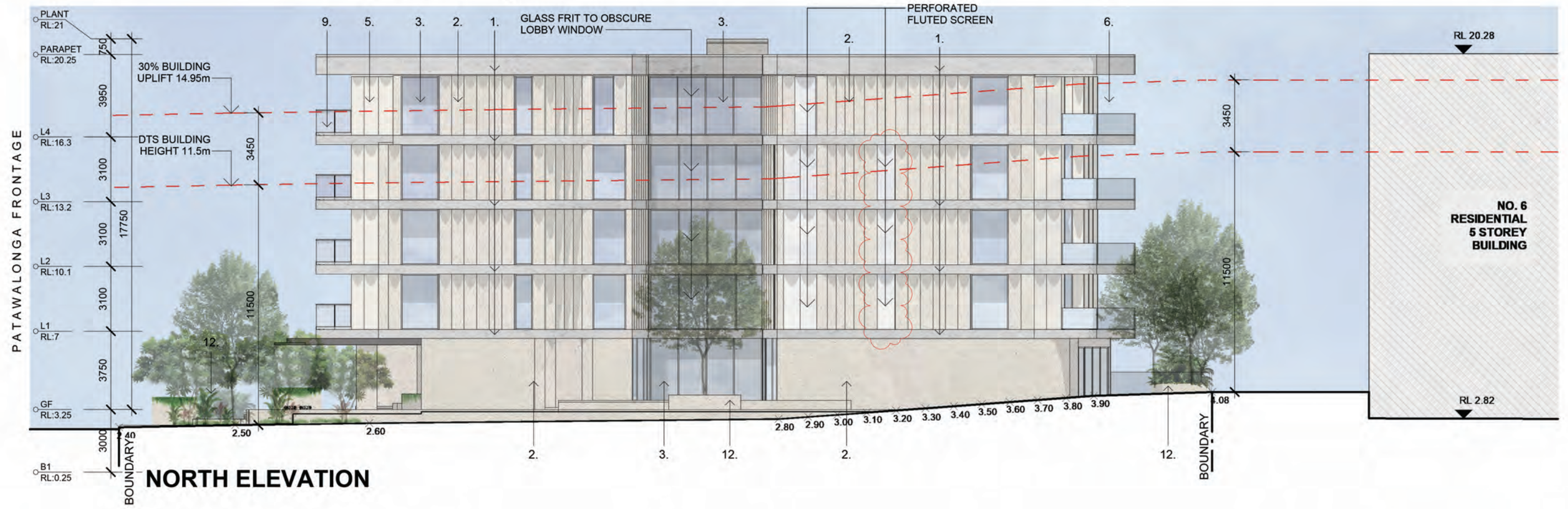
**FINISHES :**

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)



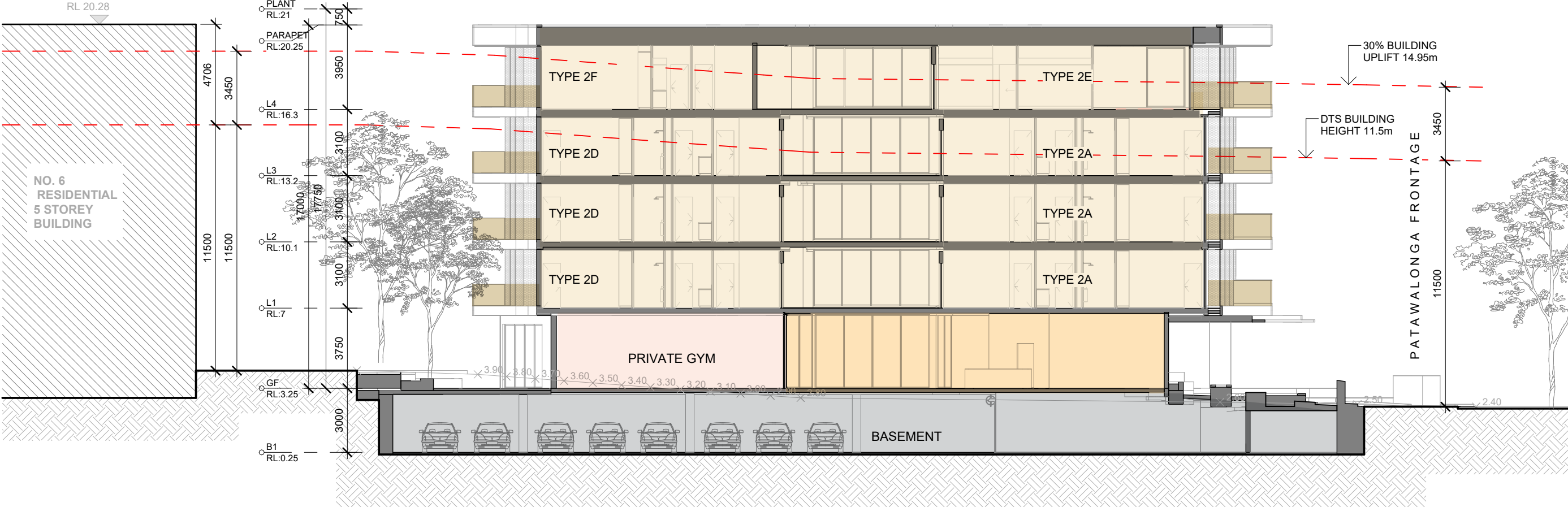
WEST ELEVATION

- 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)

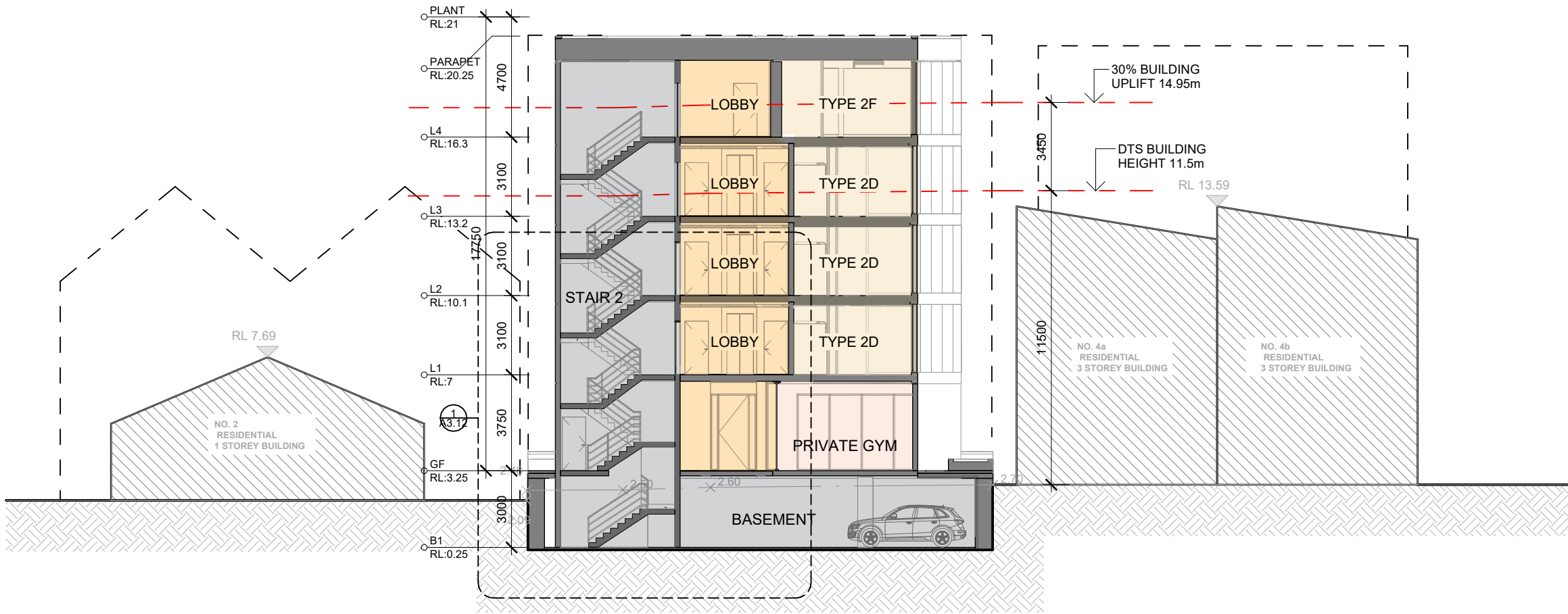


NORTH ELEVATION

PATAWALONGA APARTMENTS  
SECTION  
EAST - WEST



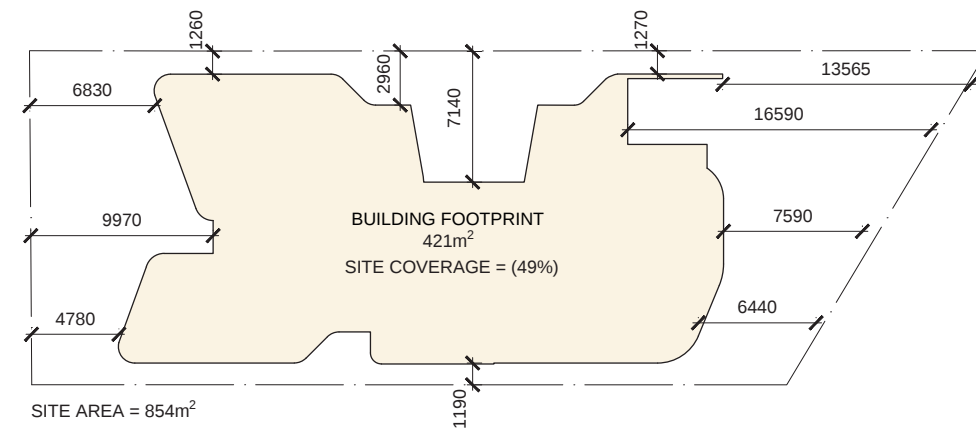
PATAWALONGA APARTMENTS  
SECTION  
NORTH - SOUTH



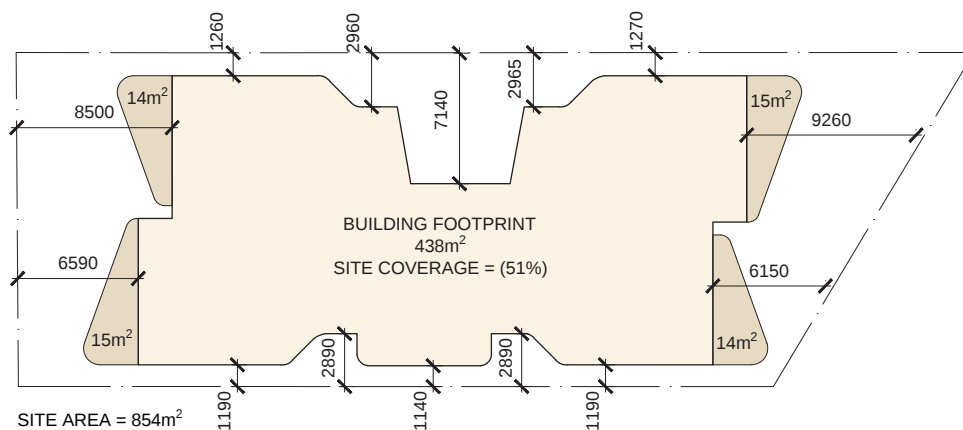
# PATAWALONGA APARTMENTS

## SITE CONTEXT & SETBACK

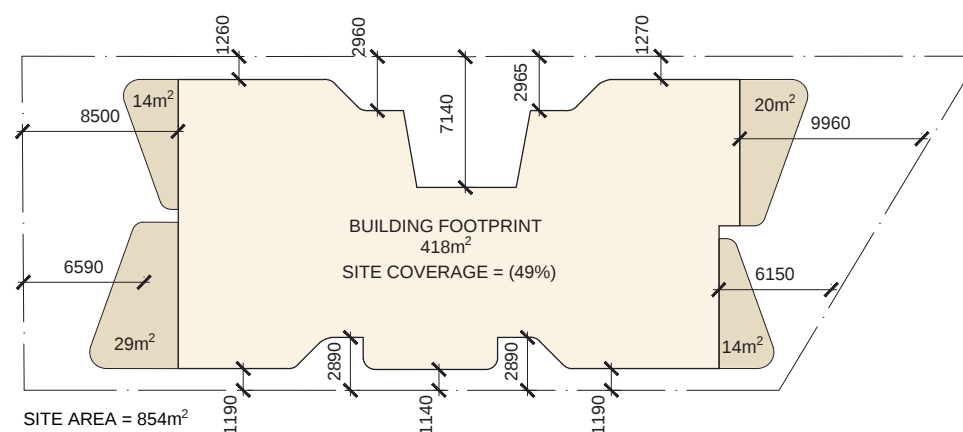
## SITE COVERAGE + SETBACKS



## GROUND FLOOR

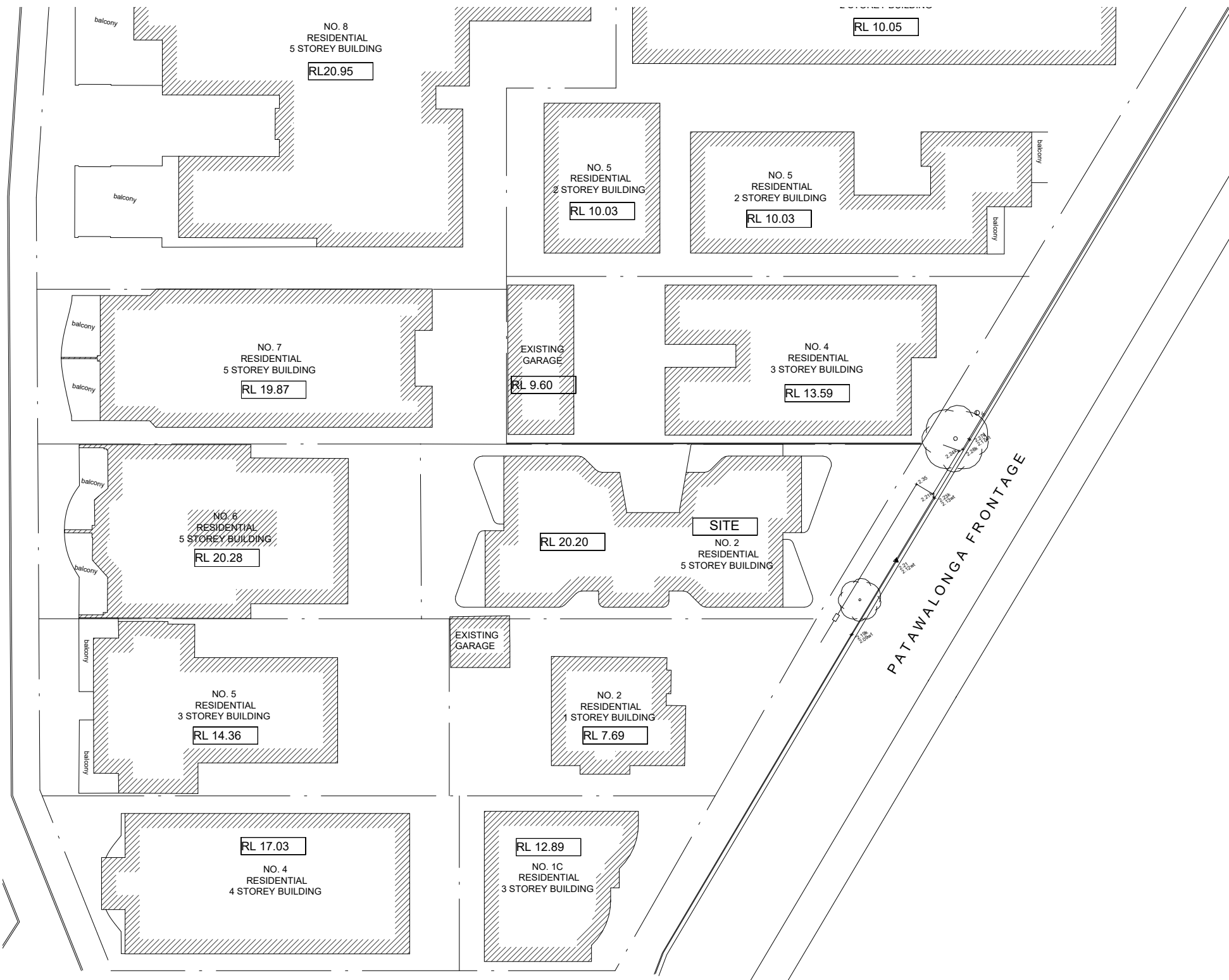


## LEVEL 01 - 03

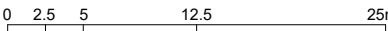


## LEVEL 04

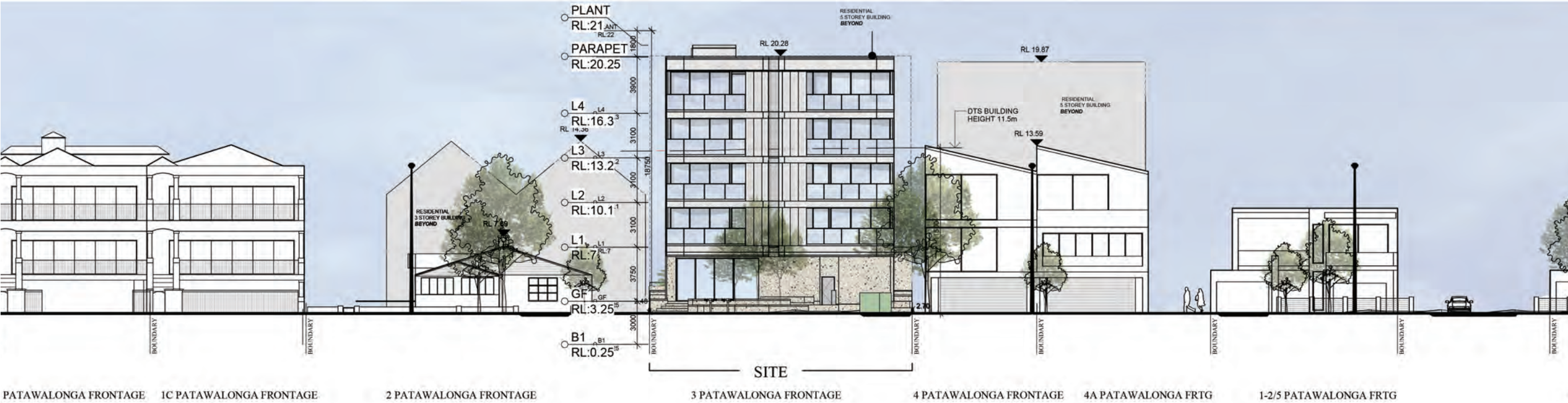
## SITE CONTEXT



SCALE 1:500 @ A3



PATAWALONGA APARTMENTS  
STREETSCAPE



SCALE 1:300 @ A3  
0 2.5 5 12.5 25m

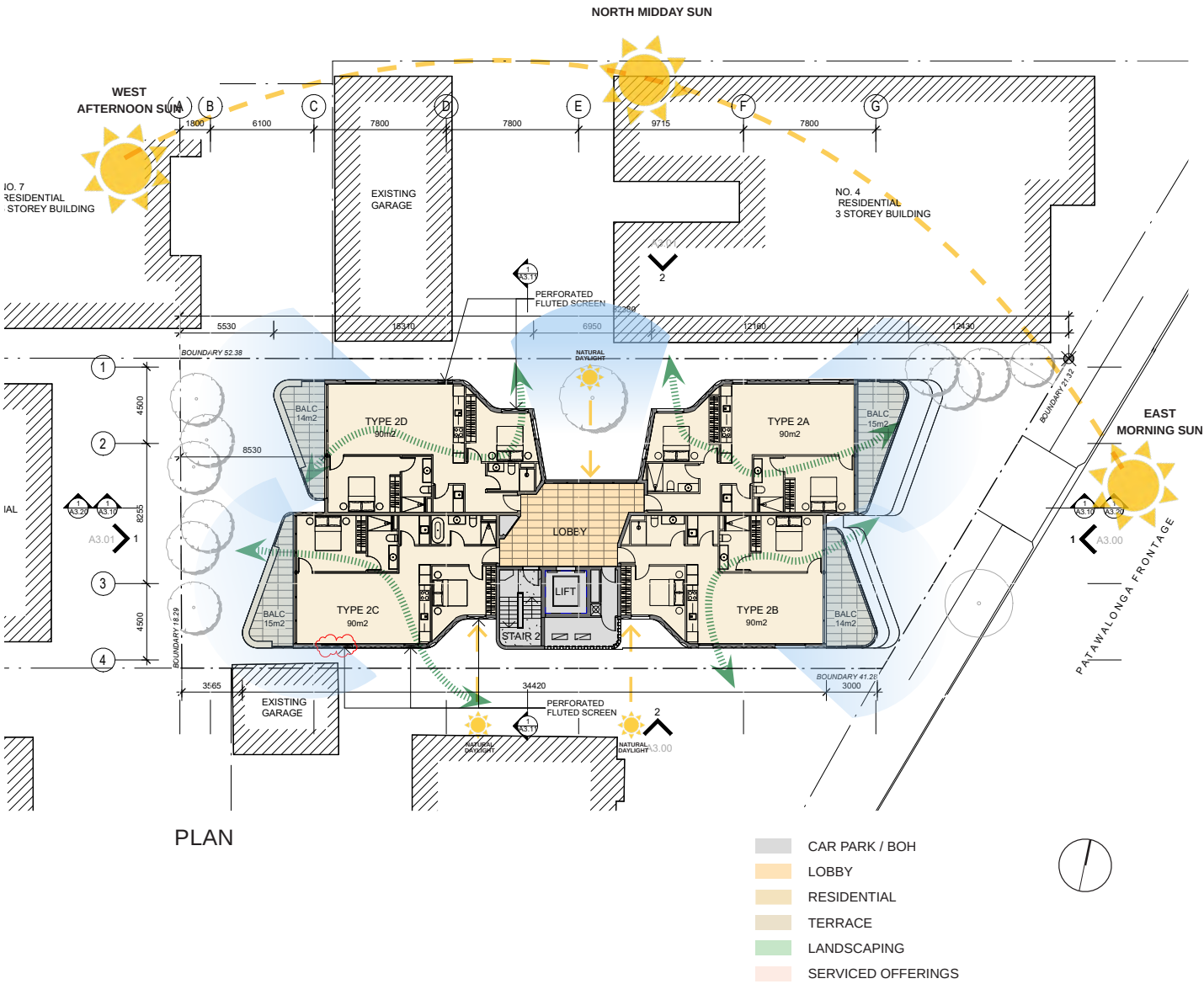
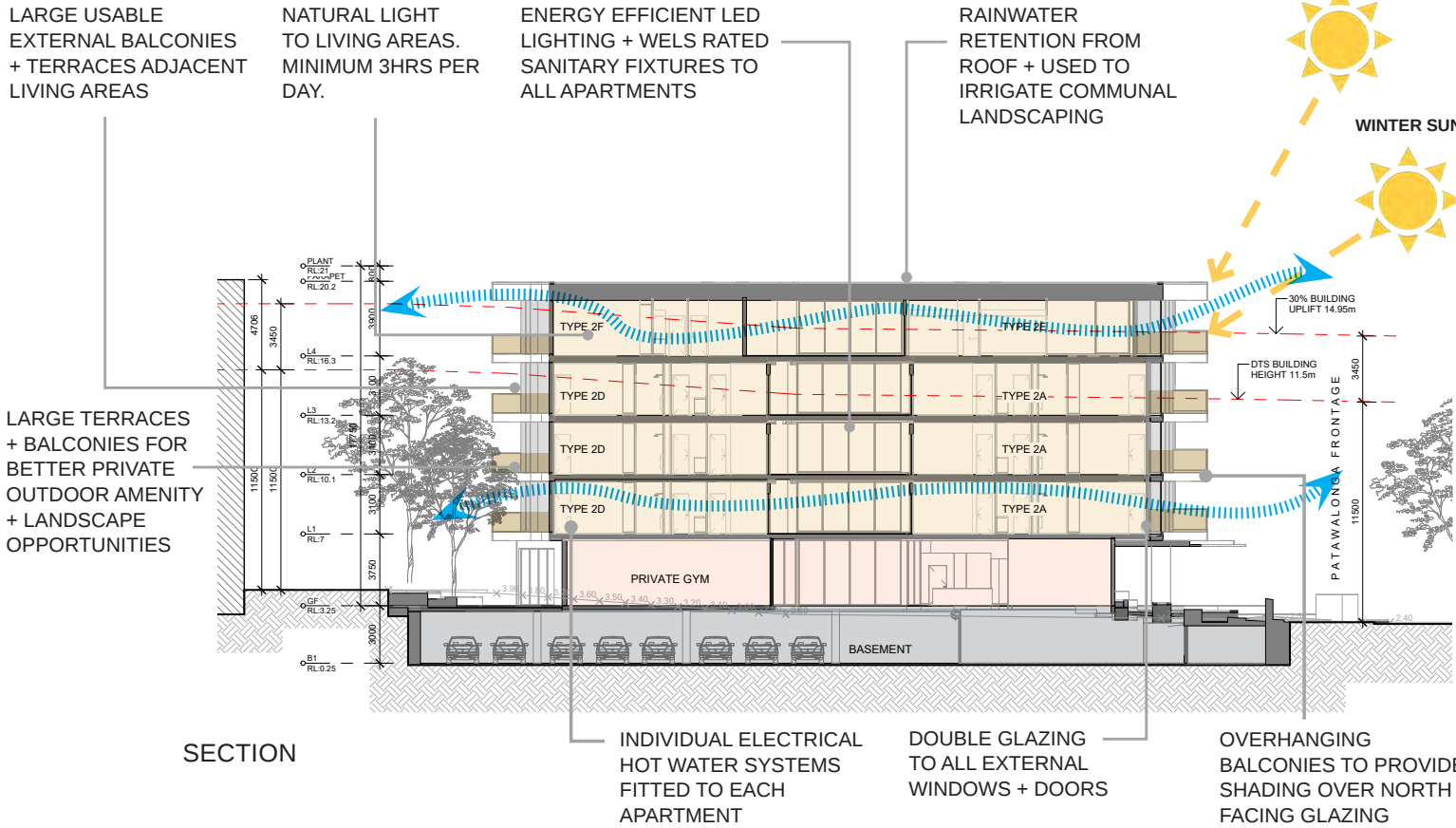
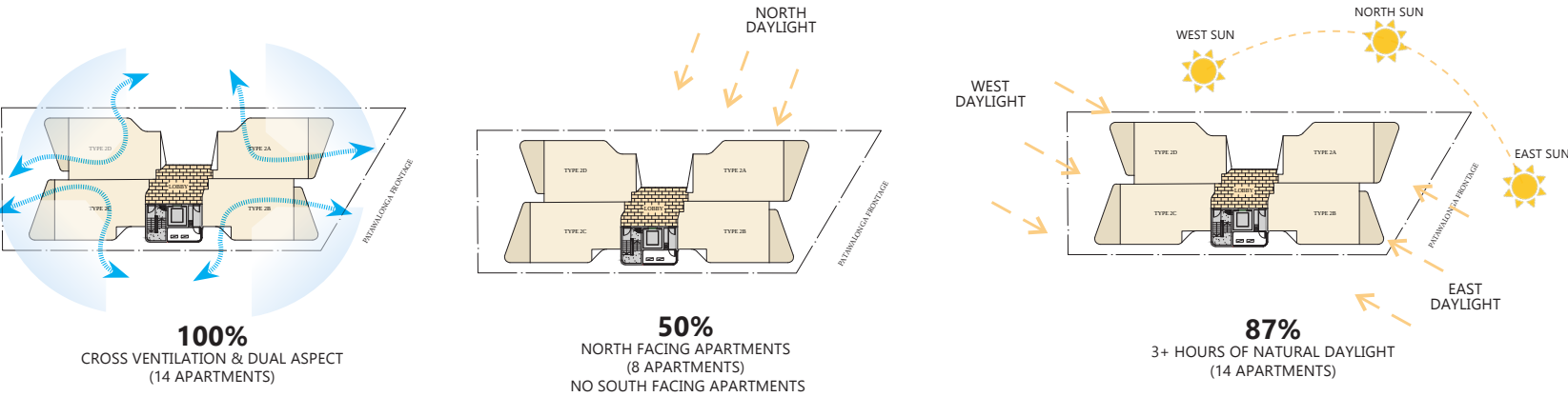


SOUTH EAST PERSPECTIVE

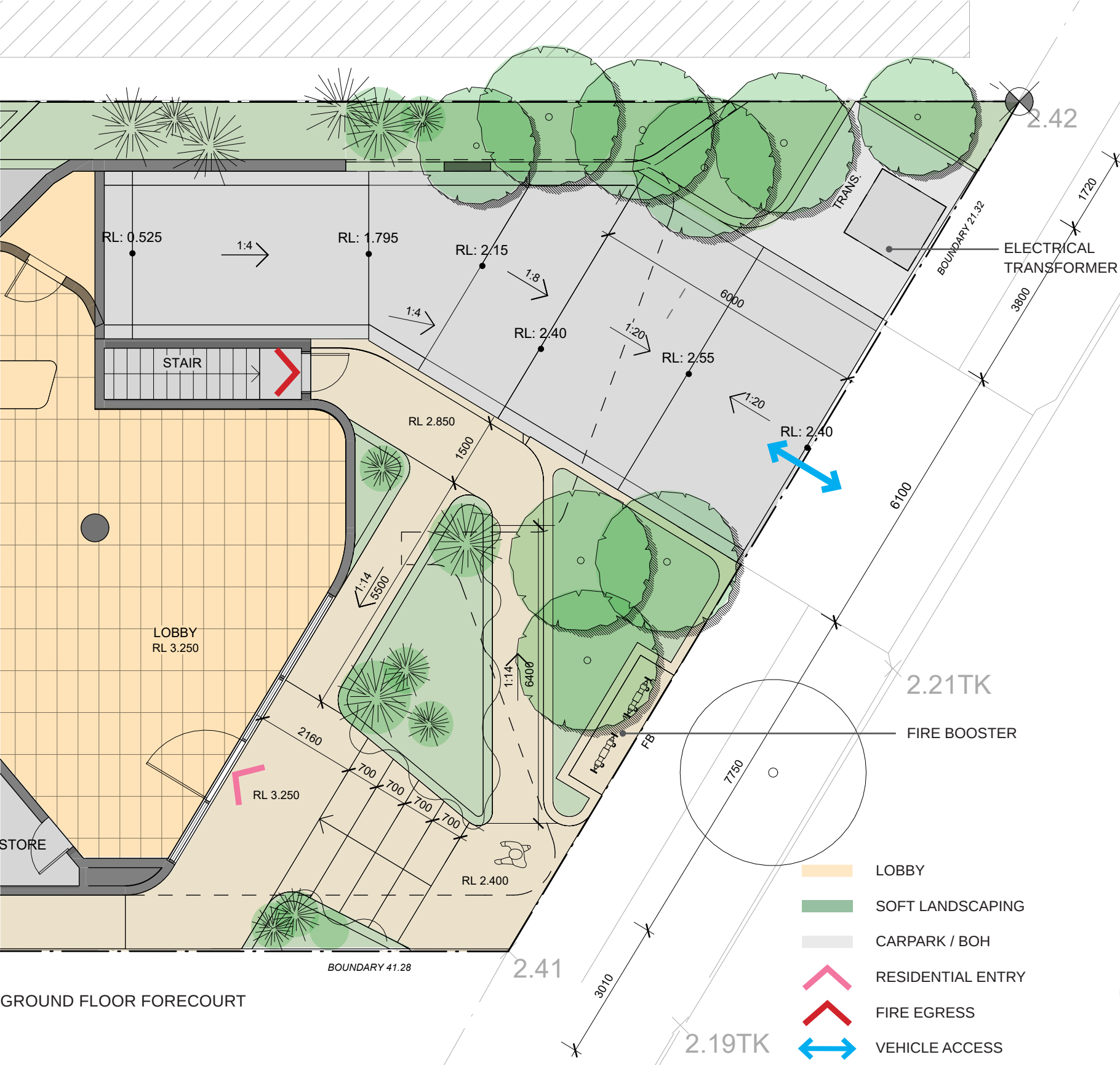


NORTH EAST AXONOMETRIC VIEW

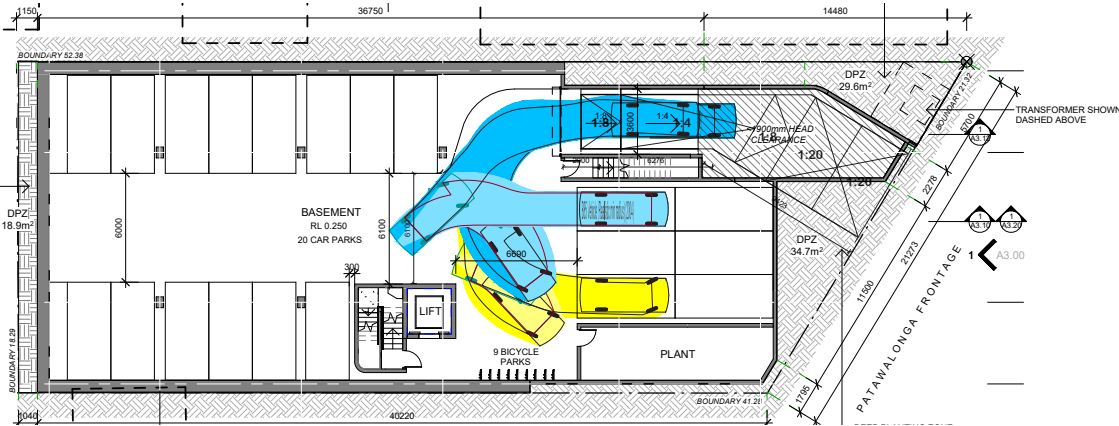
# PATAWALONGA APARTMENTS SUSTAINABILITY & ESD INITIATIVE



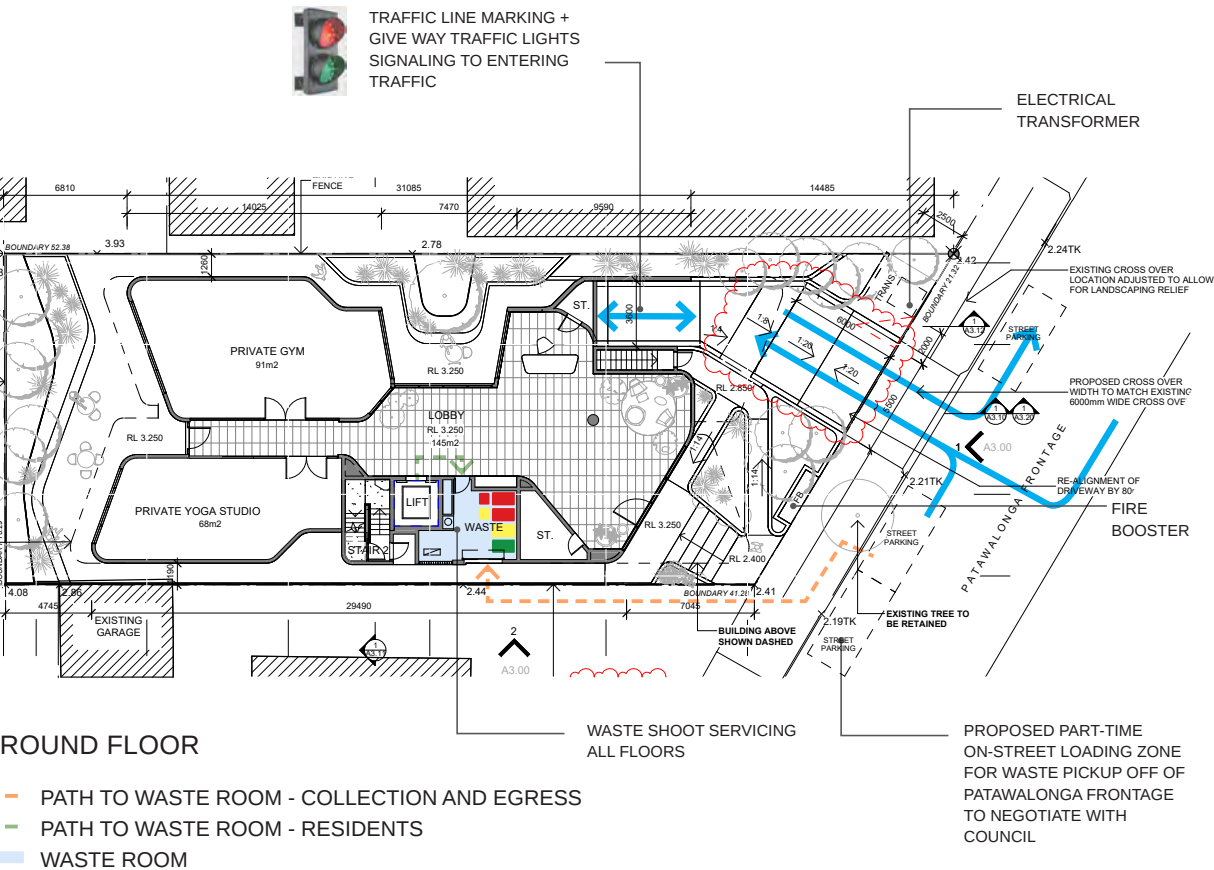
# PATAWALONGA APARTMENTS SERVICES



## SERVICES DIAGRAMS



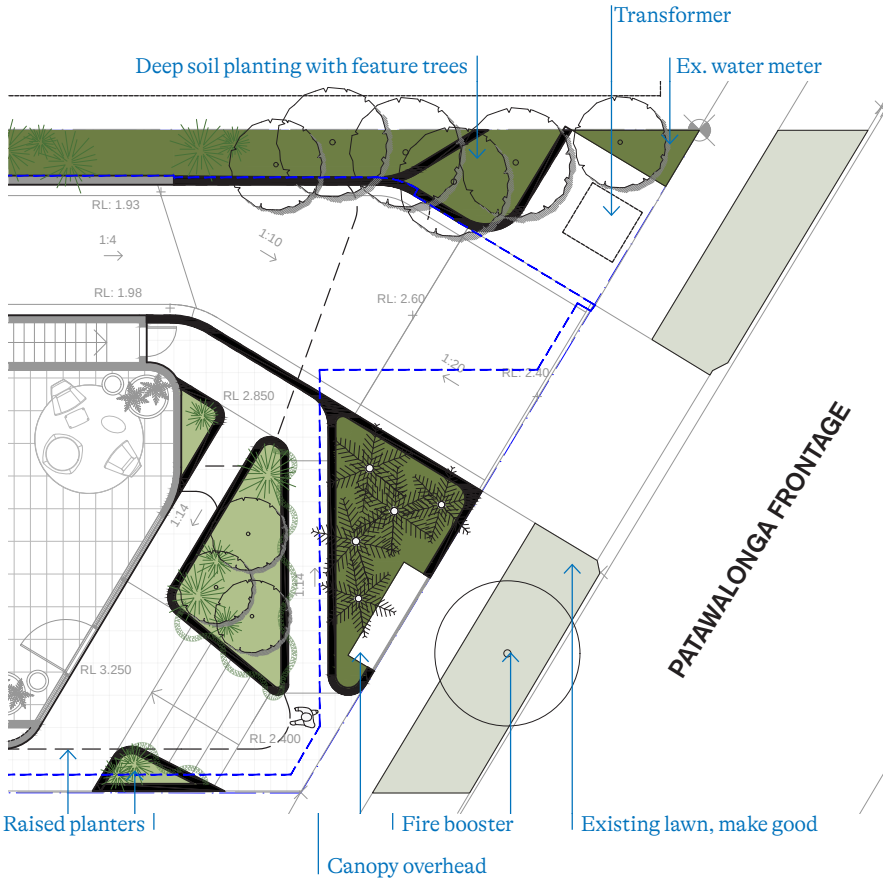
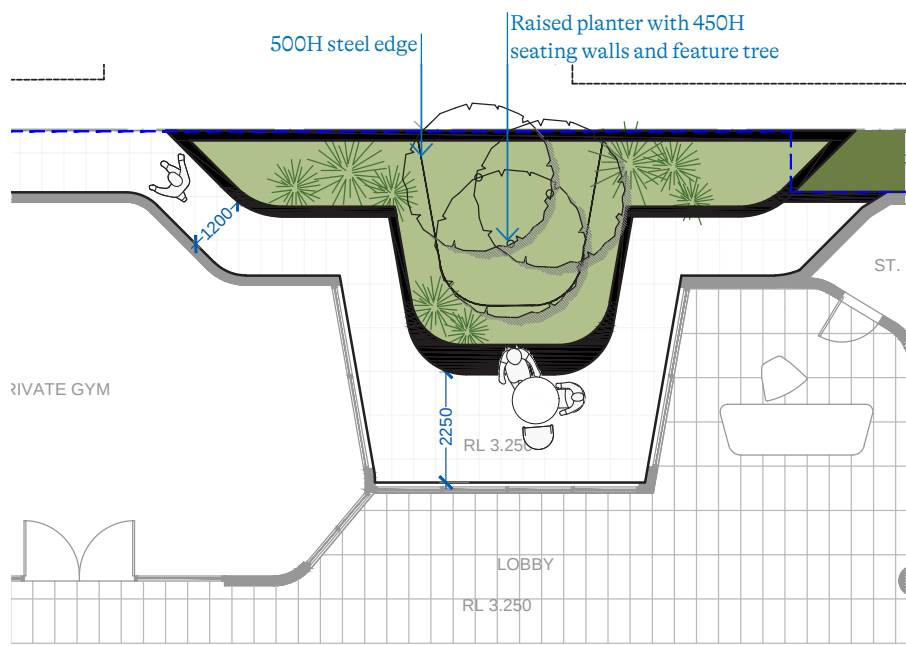
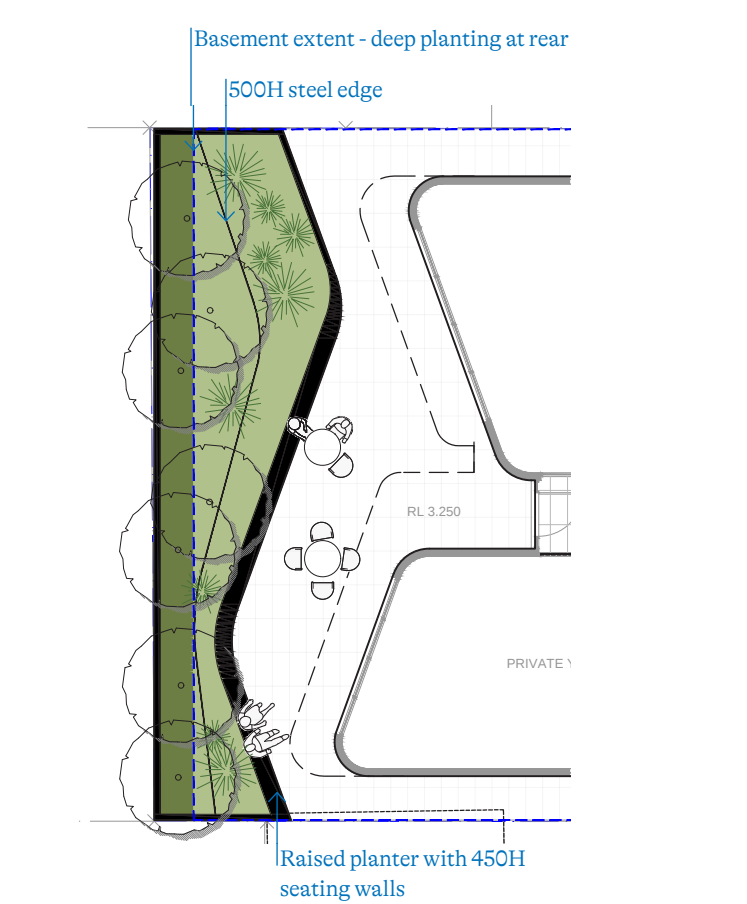
## BASEMENT



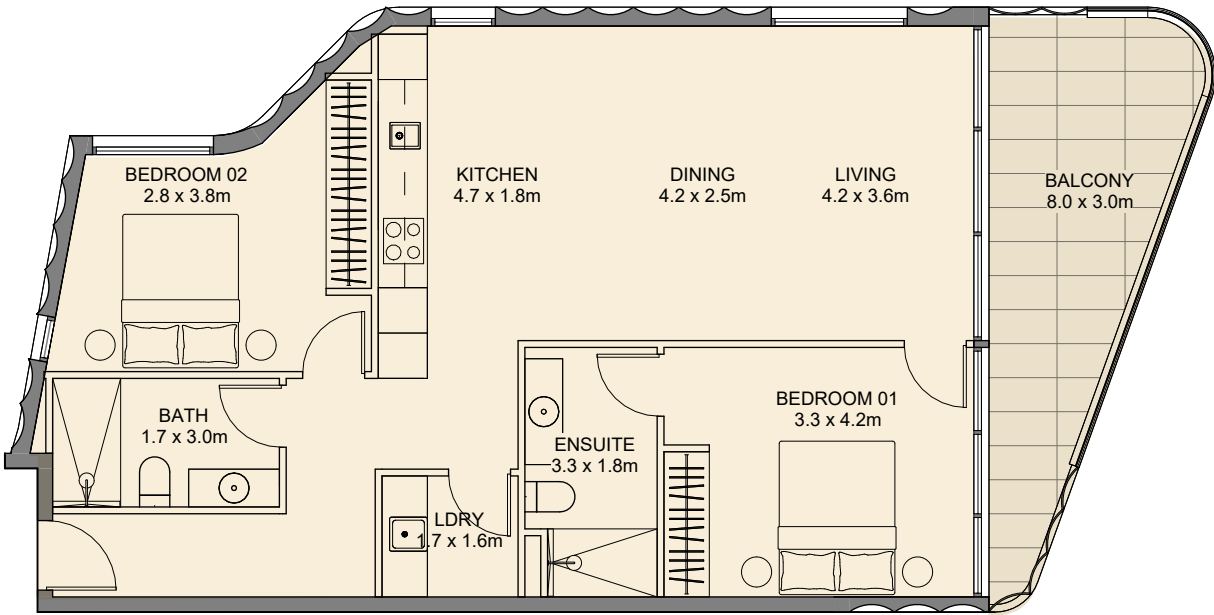
## ROUND FLOOR

- PATH TO WASTE ROOM - COLLECTION AND EGRESS
- PATH TO WASTE ROOM - RESIDENTS
- WASTE ROOM

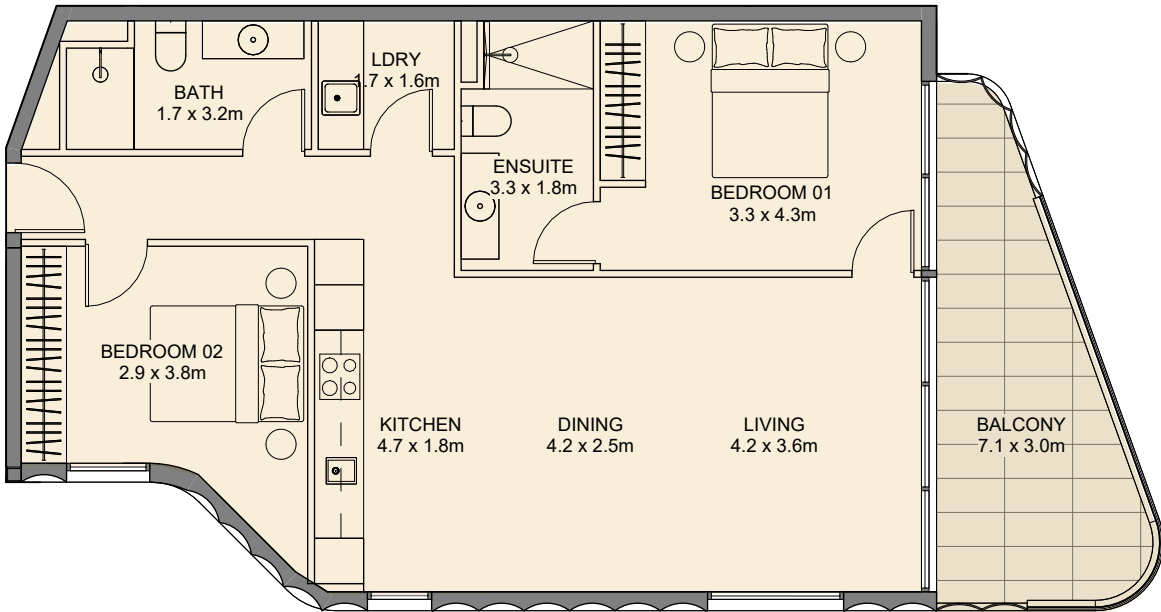
# PATAWALONGA APARTMENTS LANDSCAPE



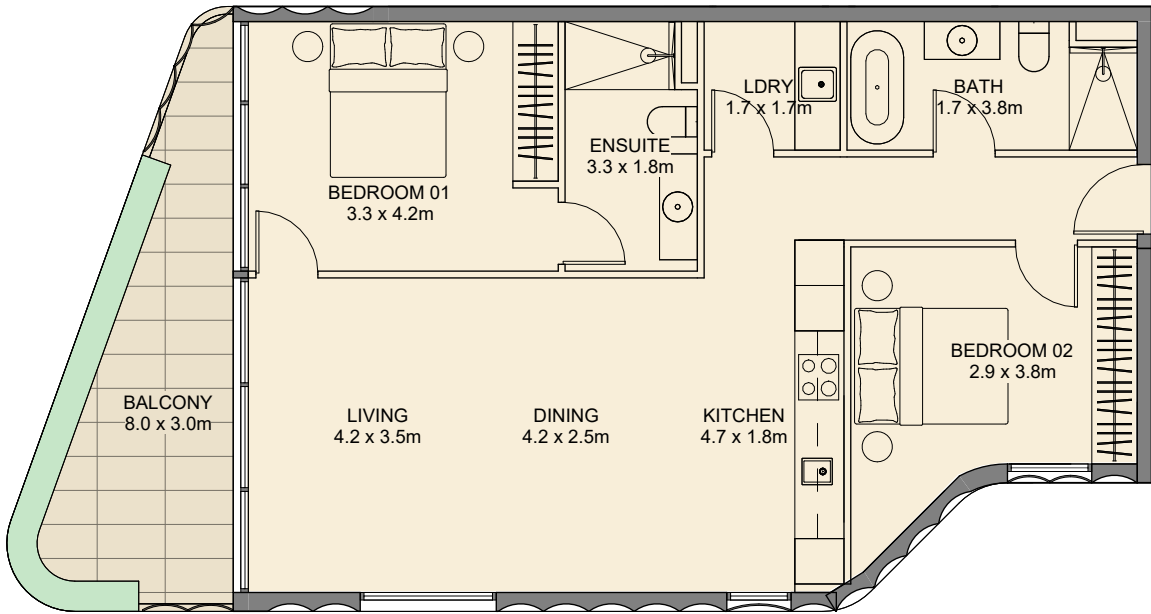
PATAWALONGA APARTMENTS  
APARTMENT PLANS 1



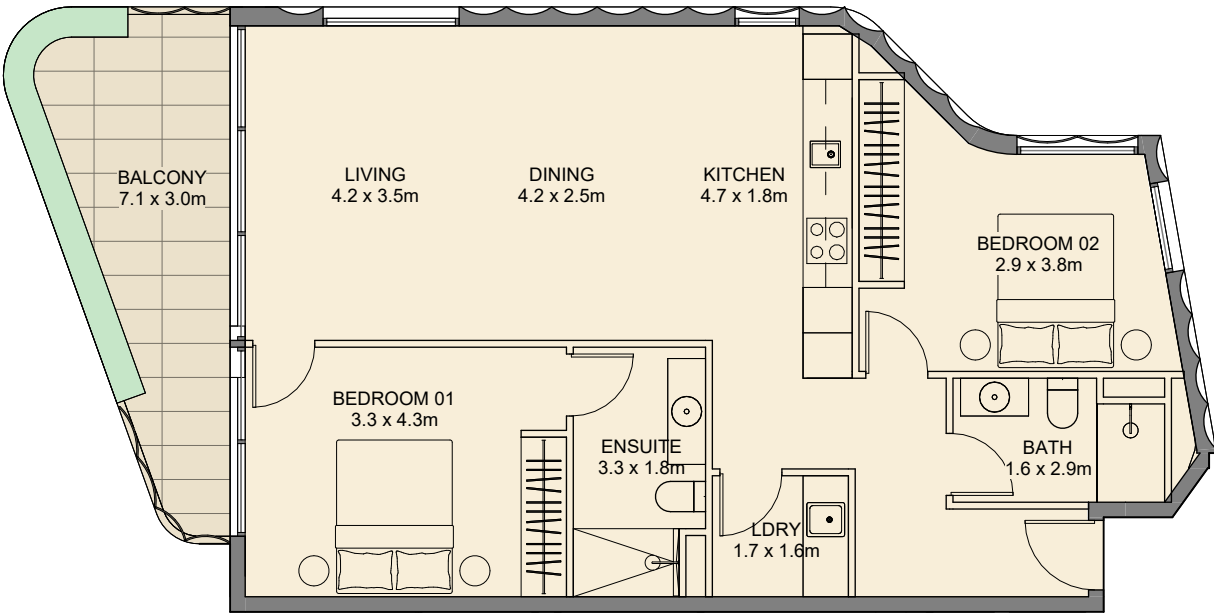
APARTMENT 2A  
NSA  
INT = 90m<sup>2</sup>  
BALC = 15m<sup>2</sup>



APARTMENT 2B  
NSA  
INT = 90m<sup>2</sup>  
BALC = 15m<sup>2</sup>



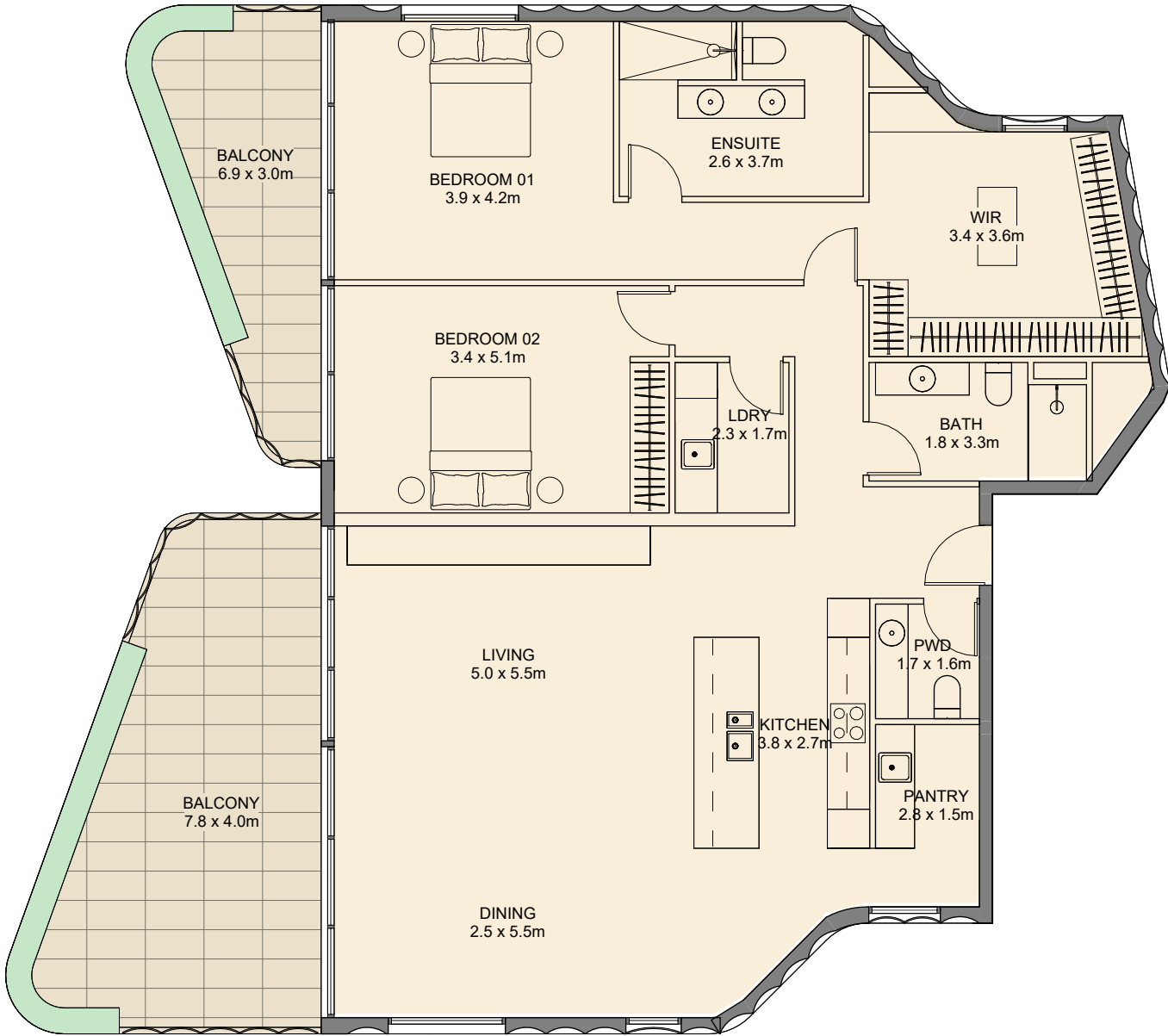
APARTMENT 2C  
NSA  
INT = 90m<sup>2</sup>  
BALC = 15m<sup>2</sup>



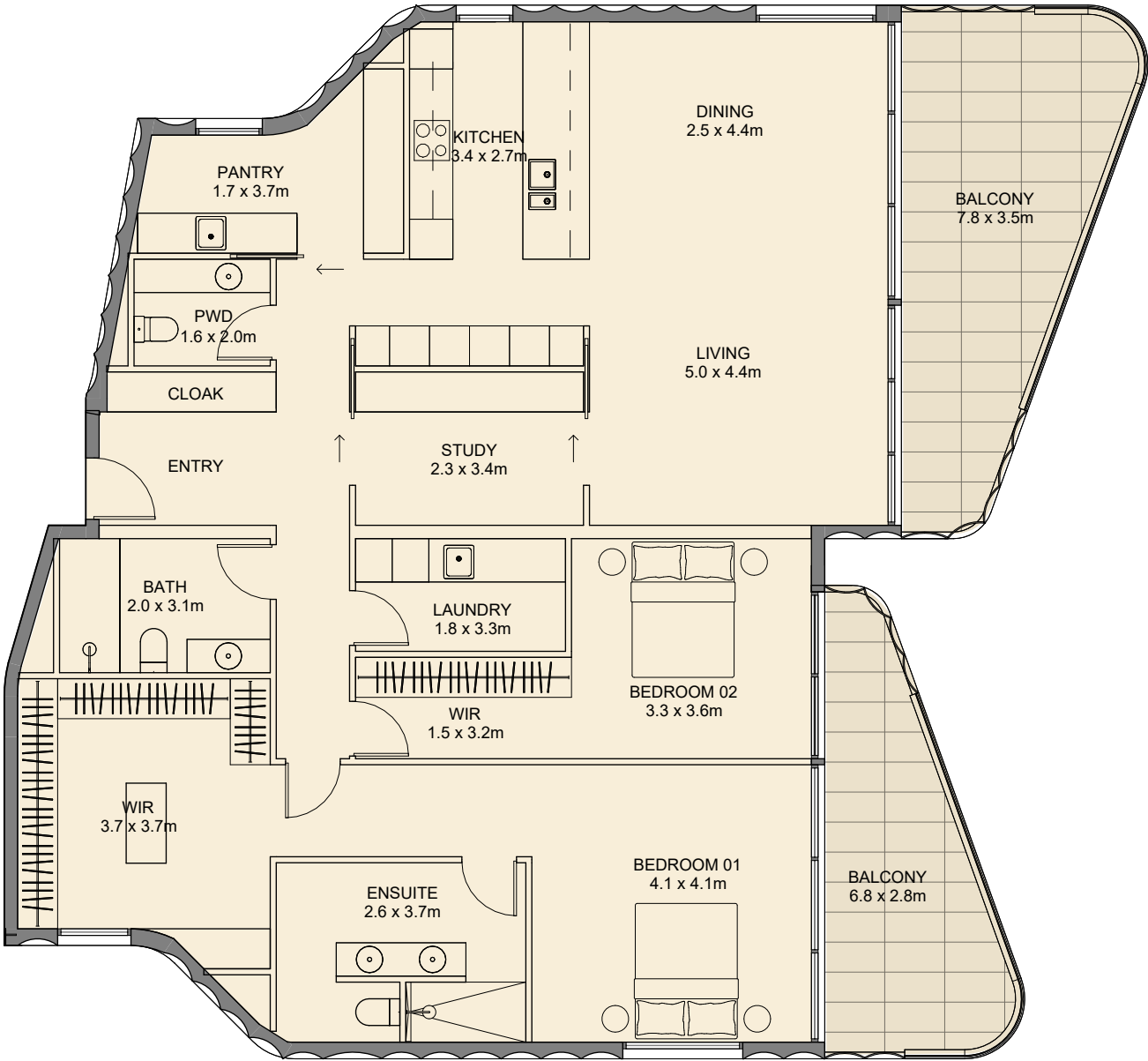
APARTMENT 2D  
NSA  
INT = 90m<sup>2</sup>  
BALC = 14m<sup>2</sup>



PATAWALONGA APARTMENTS  
APARTMENT PLANS 2



APARTMENT 2E  
NSA  
INT = 174m2  
BALC = 31m2



APARTMENT 2E  
NSA  
INT = 162m2  
BALC = 46m2



PATAWALONGA APARTMENTS  
PRECEDENTS &  
MATERIALITY

ARCHITECTURAL PRECEDENTS

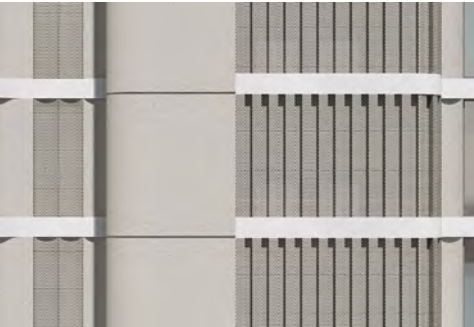


NORTH-EAST AXONOMETRIC

FORECOURT ENTRY



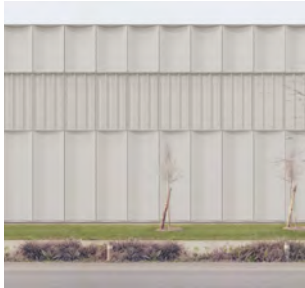
CORE + PLANT



BALCONY



MATERIALITY



PRECAST FLUTED CONCRETE -  
ETCHED (OR SIMILAR)



PRECAST CONCRETE - OFF  
WHITE



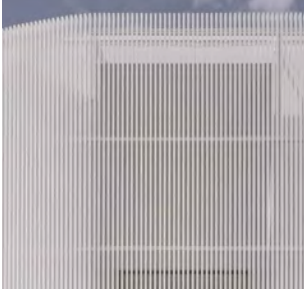
STEEL ENTRY CANOPY



GLASS BALUSTRADE -  
POWDERCOATED MONUMENT  
OR SIMILAR



PERFORATED FLUTED SCREED -  
DULUX SURFMIST (OR SIMILAR)



VERTICAL ALUMINIUM LOUVRE  
PLANT SCREEN - DULUX  
SURFMIST (OR SIMILAR)



ALUMINIUM WINDOWS AND  
DOORS - POWDERCOATED  
MONUMENT (OR SIMILAR)



TIMBER BATTEN BALCONY  
SOFFIT - LIGHT OAK (OR  
SIMILAR)

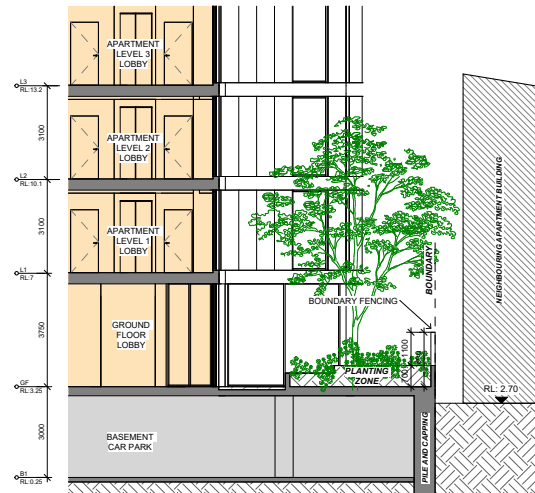
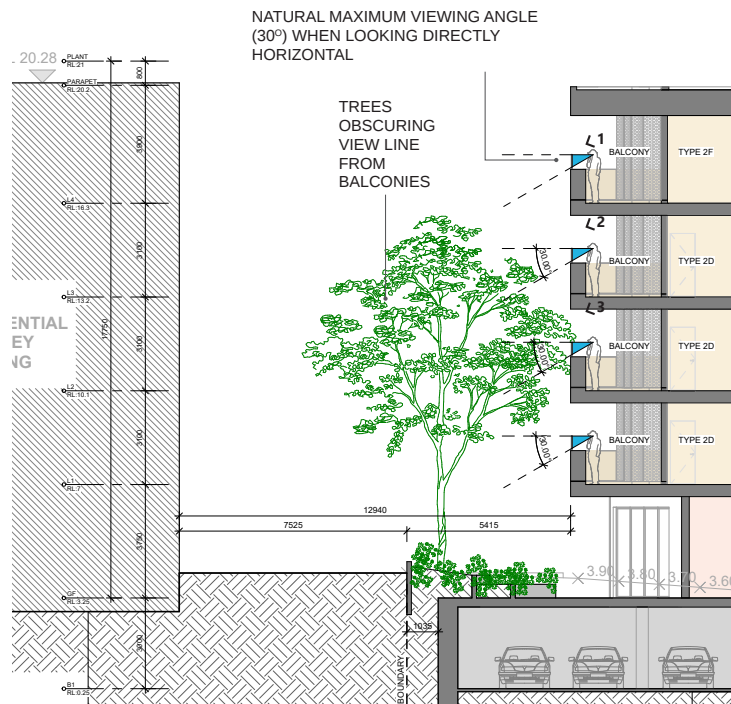
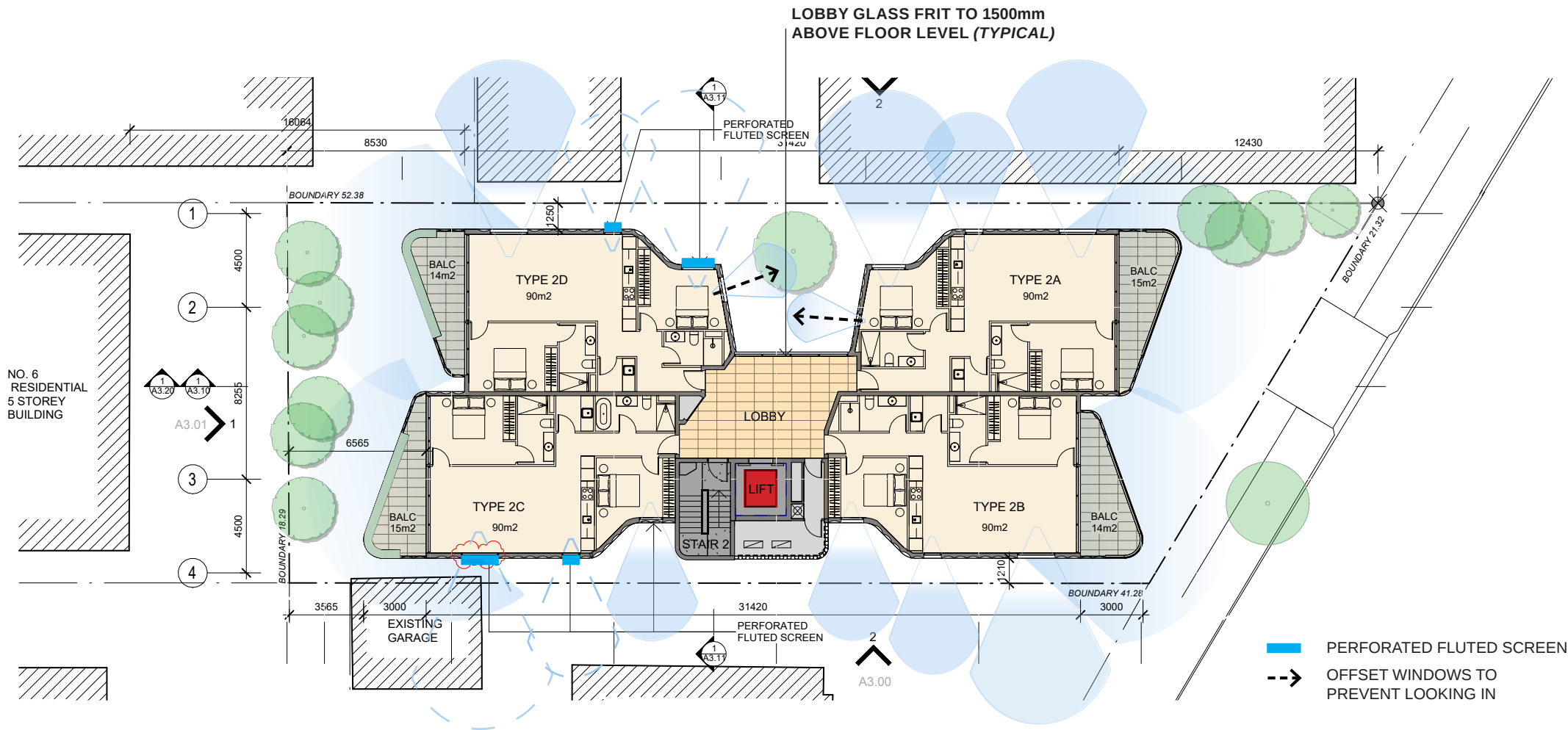


STONE FORECOURT - LIGHT  
GRANITE OR SIMILAR



SOFT LANDSCAPING

# PATAWALONGA APARTMENTS VISUAL & AMENITY IMPACT



3D APARTMENT AMENITY VIEWS



1. LEVEL 4  
PERSPECTIVE VIEW FROM LEVEL 04 WESTERN (REAR) APARTMENT BALCONY WITH PLANTER BOX VEGETATION

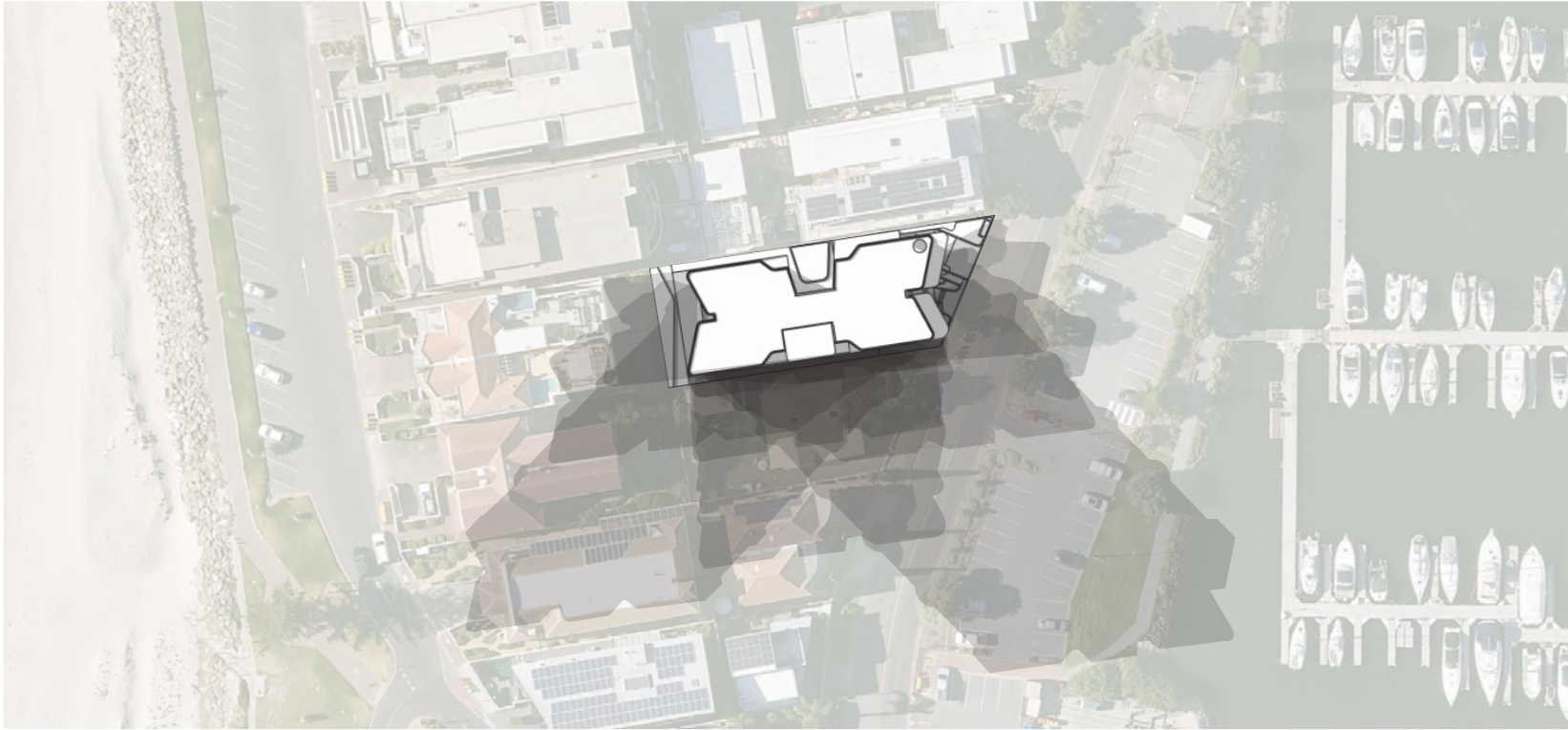


2. LEVEL 3  
PERSPECTIVE VIEW FROM LEVEL 03 WESTERN (REAR) APARTMENT BALCONY WITH PLANTER BOX VEGETATION



3. LEVEL 2  
PERSPECTIVE VIEW FROM LEVEL 02 WESTERN (REAR) APARTMENT BALCONY WITH PLANTER BOX VEGETATION

PATAWALONGA APARTMENTS  
SHADOW STUDIES



COMBINED OVERLAY 9AM / 12PM / 3PM

SUMMER



9 AM 22ND OF DECEMBER

12 PM 22ND OF DECEMBER

3 PM 22ND OF DECEMBER

SPRING

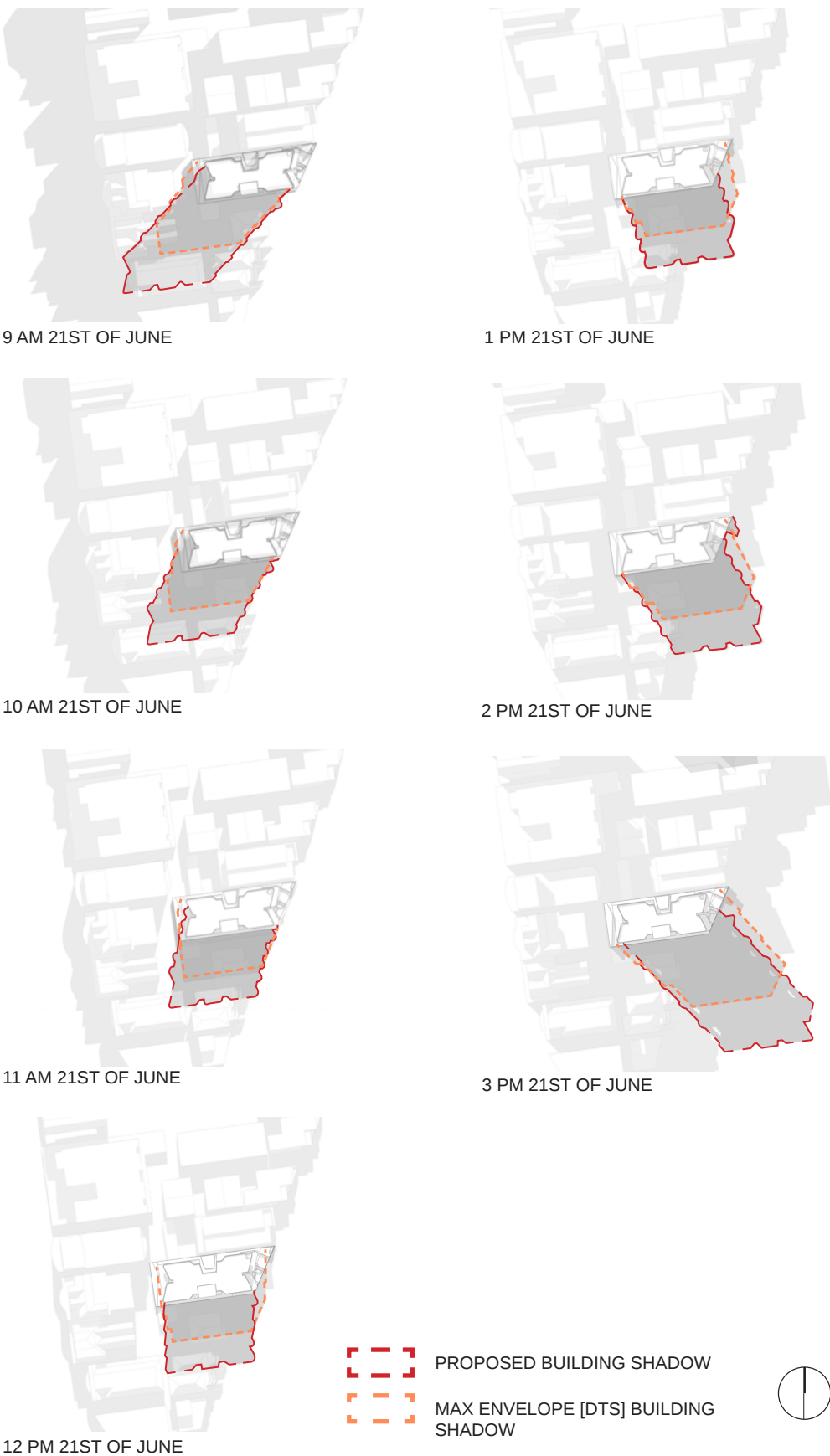


9 AM 23RD OF SEPTEMBER

12 PM 23RD OF SEPTEMBER

3 PM 23RD OF SEPTEMBER

WINTER



9 AM 21ST OF JUNE

1 PM 21ST OF JUNE

10 AM 21ST OF JUNE

2 PM 21ST OF JUNE

11 AM 21ST OF JUNE

3 PM 21ST OF JUNE

12 PM 21ST OF JUNE

PROPOSED BUILDING SHADOW  
MAX ENVELOPE [DTS] BUILDING SHADOW



PATAWALONGA APARTMENTS  
AXONOMETRIC SHADOW  
STUDIES

WINTER



9 AM 21ST OF JUNE



10 AM 21ST OF JUNE



No. 2 FUTURE DEVELOPMENT  
MAX ENVELOPE [DTS] BUILDING  
SHADOW (3 STOREY - 11.5M HEIGHT)



PATAWALONGA APARTMENTS  
AXONOMETRIC SHADOW  
STUDIES

WINTER



11 AM 21ST OF JUNE



12 PM 21ST OF JUNE



No. 2 FUTURE DEVELOPMENT  
MAX ENVELOPE [DTS] BUILDING  
SHADOW (3 STOREY - 11.5M HEIGHT)

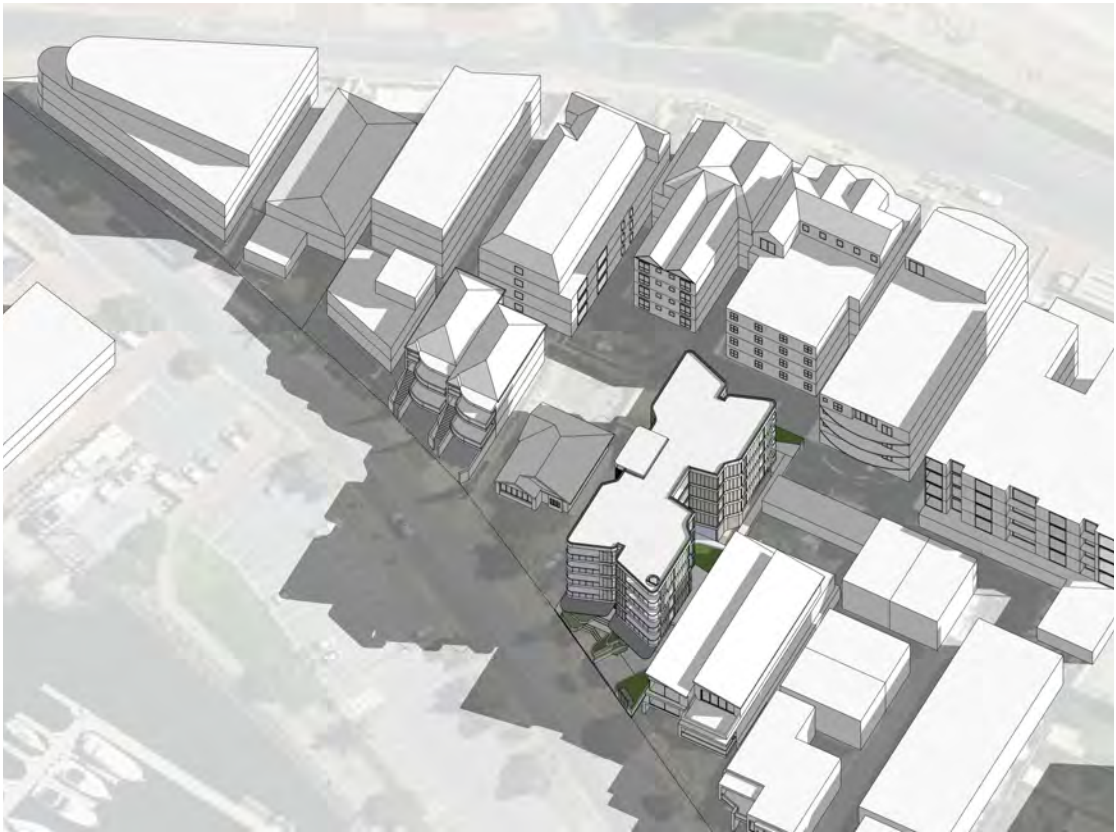


PATAWALONGA APARTMENTS  
AXONOMETRIC SHADOW  
STUDIES

WINTER



1 PM 21ST OF JUNE



2 PM 21ST OF JUNE



No. 2 FUTURE DEVELOPMENT  
MAX ENVELOPE [DTS] BUILDING  
SHADOW (3 STOREY - 11.5M HEIGHT)



PATAWALONGA APARTMENTS  
AXONOMETRIC SHADOW  
STUDIES

WINTER



3 PM 21ST OF JUNE



No. 2 FUTURE DEVELOPMENT  
MAX ENVELOPE [DTS] BUILDING  
SHADOW (3 STOREY - 11.5M HEIGHT)



**PATAWALONGA APARTMENTS**  
**PERSPECTIVE VIEWS**



1. SOUTH-EAST PERSPECTIVE

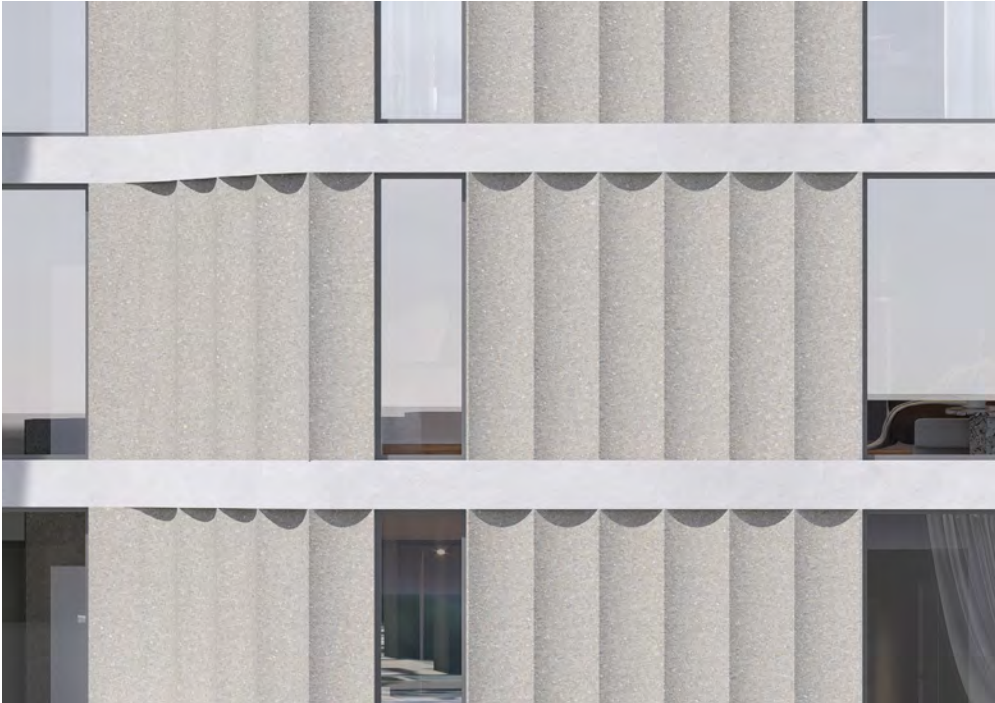
PATAWALONGA APARTMENTS  
PERSPECTIVE VIEWS



2. EAST PERSPECTIVE



3. NORTH-EAST STREET PERSPECTIVE



4. FACADE MATERIAL



5. EAST STREETSCAPE



6. NORTH WEST AXO



7. NORTH EAST AXO

**ENZO  
CARO  
SCIO** **ARCH  
ITEC  
TURE**