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NOMINATED NSW ARCHITECT ROB MIRAMS #7272

DATE 13/02/2025

COMPANY Aditi Coomar  
Infill Affordable Housing  
Department of Planning, Housing and Infrastructure

SUBJECT **Marquet and Mary Street, Rhodes (SSD-71999463)**  
**Confirmation of Compliance with Condition 28 – Approved Development**  
**Application(DA2023/0181) by City of Canada Bay Council**

Dear Aditi,

I am writing to confirm that Condition 28 of the previously approved development application has been addressed in the current application, as required by the City of Canada Bay Council.

In accordance with the condition, the calibration of the vertical sun shading and vision glass panels has been further refined during the SSD design phase.

These refinements have been undertaken to ensure optimal shading performance and visual comfort, aligning with the architectural intent and energy efficiency objectives of the project.

Specifically, the following refinements have been implemented since the approved DA scheme:

Midrise Section of the Tower:

- Unit layouts have been rearranged, reducing the total window length facing west by 40% (from approximately 14.7m to 10.6m), thereby decreasing the heat load entering the three west-facing units.
- Balcony openings facing west have been reduced in the SSD Scheme.
- The approved DA design included three vertical fins, which have now been increased to seven vertical fins in the SSDA.

Highrise Section of the Tower:

- Similar to the midrise section, there are fewer windows and reduced balcony openings.
- The DA design had four vertical fins, which have now increased to seven vertical fins in the SSD scheme.

Should you require any further details or clarification, please do not hesitate to contact me.

Yours sincerely,

Craig Baudin  
NSW Registered Architect #11546  
DBP Design Practitioner number DEP0002220

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