

14 February 2025

NSW Department of Housing, Infrastructure & Housing
Ms Aditi Kumar
Aditi.Coomar@planning.nsw.gov.au

Dear Aditi,

Ref: Mixed-use development with affordable housing – Marquet & Mary Street, Rhodes
SSD-71999463

We refer to your request for comment letter dated 11 February 2025. Please see below and enclosed our response to your letter:

Comments on draft conditions of consent:

Refer to our comments included in **Appendix A**.

We have signed a VPA for Designated Public State Infrastructure contributions with the Department in 31/May/2024 in lieu of the HPC. Refer to **Appendix B**

Updated Clause 4.6 variation:

Refer to updated CI4.6 variation request prepared by GYDE in **Appendix C**

Design Integrity Panel Requests:

Prior to lodging the EIS, the Design Integrity Panel requested the following:

- Methods of ensuring sun protection for the habitable areas within the apartments with windows on the western facade (no balconies)
- Options to explore whether trickle ventilation systems can be installed in these apartments to offset the heat load internally.

Our response:

- Regarding the first bullet point above: the architect further amended layouts in the RTS response on 19/Dec/2024 and maintained vertical fins on the western façade to ensure sun protection of habitable areas is better achieved. Sun protection using vertical fins were demonstrated to the DIP following the meeting and where signed off by Kim Crestani and Peter Hill (refer to email correspondence included in **Appendix D**).
- Regarding trickle ventilation: we have explored the use of trickle ventilation, but we believe these will be inefficient for discharging excess heat during peak summertime. Refer to feedback from our mechanical engineer in **Appendix E**.

Addressing DA condition 28:

Refer to a statement issued by the project architect - FK included in **Appendix F** which clarifies the calibration of the vertical sun shading and the vision glass panels in the design submitted in the SSD application.

SSD description and inclusion of consolidation and stratum subdivision:

We confirm that lot consolidation and stratum subdivision are to be included in the SSD scope.

Yours sincerely



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Development Manager
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