

**RE: 27 Tiral Street SSD-35370706 Mod2 Design Statement**

Dear sir/madam

Mr Gabriel Duque, a Principal of Plus Architecture Sydney Pty Ltd, is registered as an architect in New South Wales, in accordance with the Architects Act 2003, Part 3 Section 17. Registration number 11622.

In my professional opinion, the proposed changes to the design represent an improvement to the project's functional and amenity outcomes and remain consistent with the design intent established in the SSDA approval. The table below describes the Proposed changes to the RACF and Building B;

	<b>Building A</b>	<b>Building B</b>	<b>Building C</b>
<b>Basement</b>		Change in internal layout. Changes to configuration of plant room areas, storage layout and addition of a staff bathroom.	Change in internal layout
<b>Lower Ground</b>	Change in internal layout. Change in RL from RL90,4 to RL90,1. GFA change from 1334.26m2 to 1338.34m2 Change in façade layout and finishes, addition of awning to eastern drop off. Change in awning roof materiality	Change in internal layout. Change in façade layout and finishes. Change in RL from RL90,85 to RL90,65. GFA change from 557.31m2 to 563.86m2	Change in internal layout. Change in RL from 90,85 to RL91,8
<b>Upper Ground</b>	Change in internal layout and extent of terraces. GFA change from 1746.69m2 to 1736.61m2 Change in façade layout and finishes. Change in awning roof materiality	Change in internal layout. Change in façade layout and finishes. GFA change from 574.6m2 to 579.65m2	Change in internal layout. Change in RL from 93,85 to RL94.9
<b>Level 1</b>	Change in façade layout and finishes. Change in internal layout and terrace layout. Change in RL from RL97,6 to RL97,3. GFA change from 1702.98 m2 to 1736.61 m2	Change in internal layout. Change in façade layout and finishes. Change in swimming pool enclosure layout. Change in roof materiality and layout. Change in RL from 97,75 to RL97,65 .Pool Pavillion GFA change from 243.46 m2 to 159.52 m2. GFA change from 715.59 m2 to 1019.36 m2 (except pool pavillion)	Change in internal layout. Change in RL from 98,25 to RL98,3

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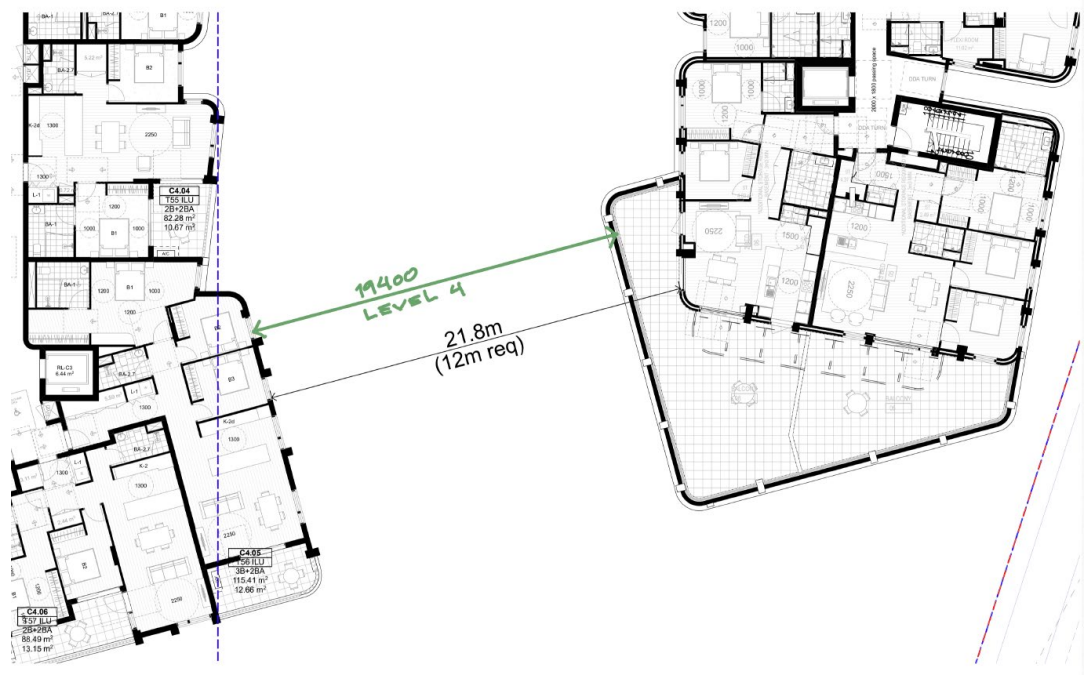
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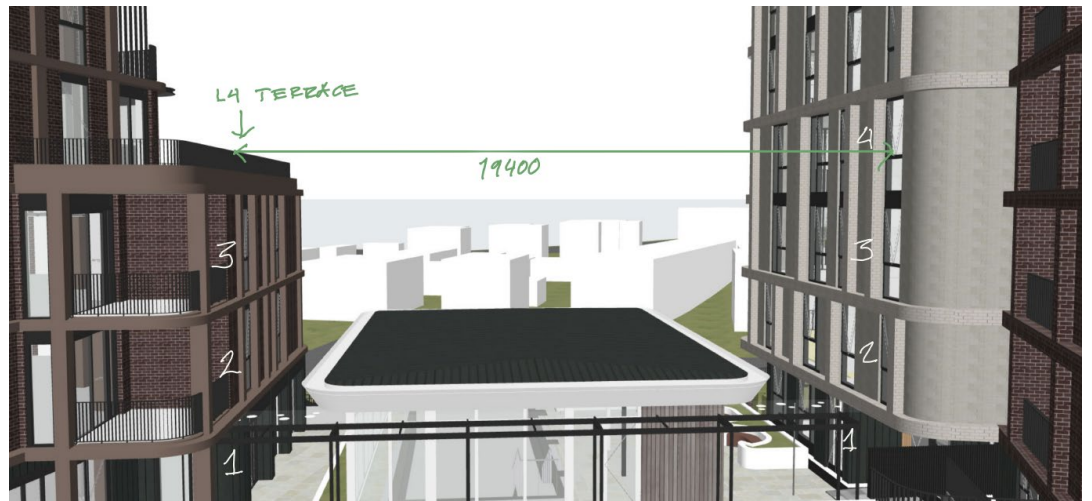
<b>Level 2</b>	Change in façade layout and finishes. Change in internal layout and balcony . Change in RL from RL100,8 to RL100,6. GFA change from 1702.98 m2 to 1736.61 m2	Change in internal layout. Change in façade layout and finishes. Change in RL from RL101 to RL101,25. GFA change from 962.14 m2 to 973.51 m2	
<b>Level 3</b>	Change in façade layout and finishes. Change in internal layout and balcony. Change in RL from RL100,4to RL103,9. GFA change from 1702.98 m2 to 1736.61 m2	Change in internal layout. Change in façade layout and finishes. Change in RL from RL 104,1 to RL104,45. GFA change from 962.14 m2 to 973.48 m2	
<b>Level 4</b>		Change in internal layout. Change in extent of terrace and awning roof materiality. Change in façade layout and finishes Change in RL from RL107,45 to RL107,8. GFA change from 715.6 m2 to 723.82 m2	
<b>Level 5</b>		Change in internal layout. Change in façade layout and finishes. Change in RL from RL 110,800 to RL111. GFA change from 693.12 m2 to 700.4 m2	
<b>Level 6</b>		Change in internal layout. Change in façade layout and finishes. Change in RL from RL113,9 to RL114,2. GFA change from 693.12 m2 to 700.4 m2	
<b>Level 7</b>		Change in internal layout. Change in façade layout and finishes. Change in RL from RL117 to RL117,4. GFA change from 693.12 m2 to 700.4 m2	
<b>Level 8</b>		Change in internal layout. Change in façade layout and finishes. Change in RL from 120,1 to RL120,6. GFA change from 693.12 m2 to 700.4 m2	
<b>Level 9</b>		Change in internal layout. Change in extent of terrace and awning roof materiality. Change in façade layout and finishes Change in RL from RL123,65 to RL123,95. GFA change from 609.81 m2 to 618.07 m2	

Level 10		Change in internal layout. Change in extent of terrace and awning roof materiality. Change in façade layout and finishes Change in RL from RL127,15 to RL127,3. GFA change from 519.6 m2 to 522.43 m2	
Level 11		Change in internal layout. Change in façade layout and finishes. Change in RL from 130,5 to RL130,5. GFA change from 489.21 m2 to 493.86 m2	
Roof		Change in RL from 133,82 to RL133,7	

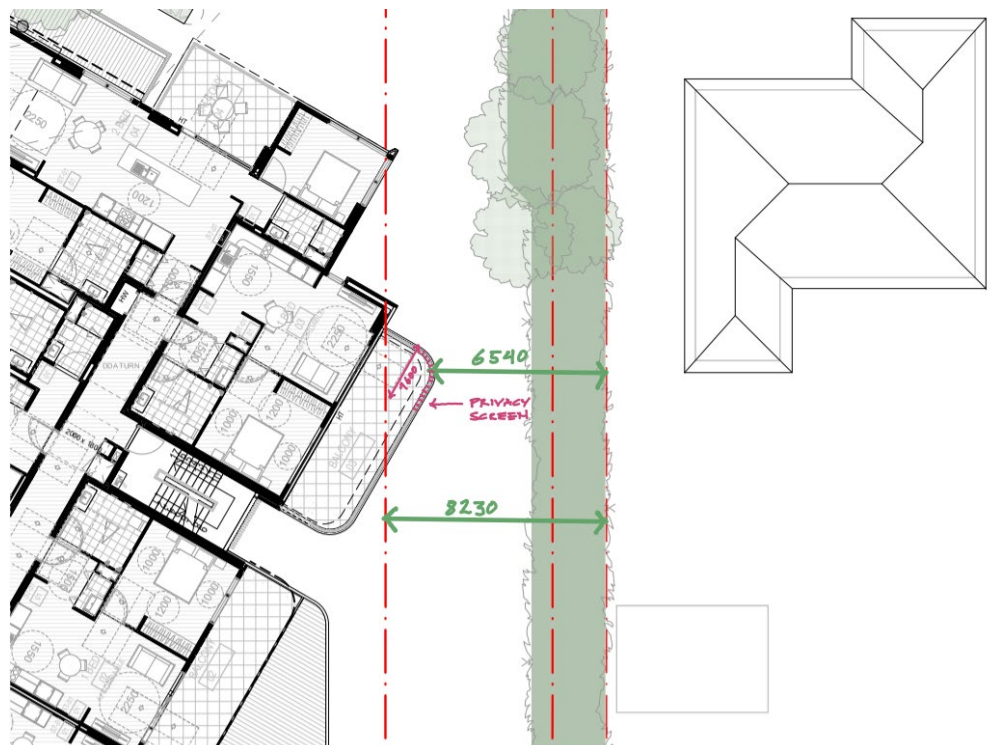
### Amenity considerations.

- The extension of the Level 4 terrace to Building C has been assessed against the amenity and building separation provisions of the Apartment Design Guide (ADG). Consistent with the approved SSD scheme, building separation is measured relative to the perceived height from the podium level. From this datum, Building B presents as a three-storey built form. In this context, the applicable ADG minimum separation distance is 12 metres. A separation of 19 metres is maintained between Buildings B and C, significantly exceeding the ADG requirement. While the terrace extension marginally increases proximity at Level 4, this occurs within a separation envelope that is well above the prescribed minimum. Accordingly, the proposal maintains adequate visual and acoustic privacy and does not result in any material loss of residential amenity for occupants of either Building B or Building C.





- The proposed Level 1 north-eastern balcony to the ILU in Building A has been assessed for potential visual amenity impacts on the adjoining property at 28 Tiral Street. While the balcony projects beyond the nominal 6-metre setback, the site is separated from the neighbouring property by an intervening strip of Council-owned land. This effectively maintains a visual separation consistent with the 6-metre setback recommended by the ADG. To further mitigate any potential overlooking, a privacy screen is proposed to the balcony, as illustrated in the sketch below. Accordingly, the combination of adequate separation and the introduction of a privacy screen ensures that visual privacy and residential amenity are maintained for occupants of both properties.



- The proposed additional window to the south-eastern wall of the communal space in the Residential Aged Care facility significantly enhances internal amenity for residents. Given that residents typically spend most of their time within their household, the quality of internal spaces is critical to wellbeing. The window is located behind the 6-metre setback, and when combined with the separation provided by the intervening Council-owned land, a total separation of over 8 metres is maintained. This ensures that the proposal preserves privacy and does not adversely impact neighbouring properties.

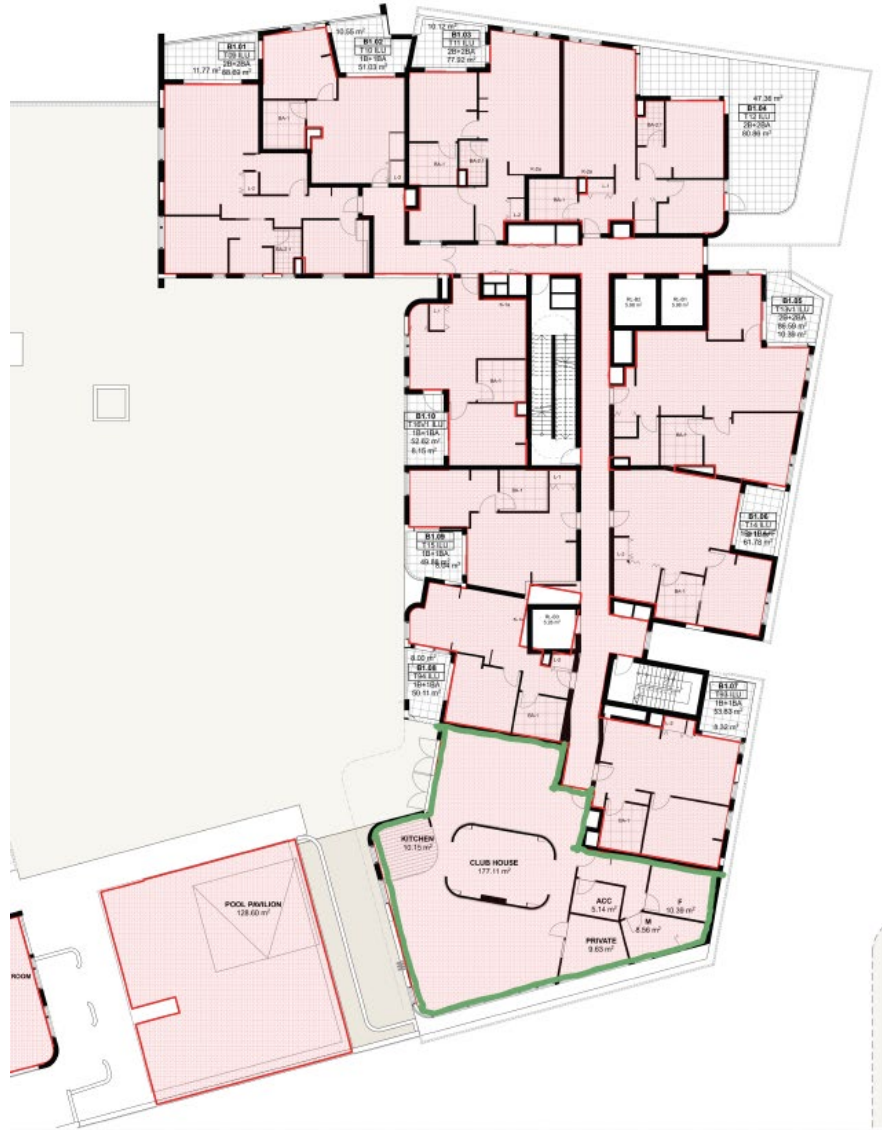


- GFA Calculation Clarification.** The SSD submission contained an error in the Level 1 GFA calculations for Building B, as the ILU club area was inadvertently omitted. The image below provides the corrected GFA totals for this level and highlights the areas that were not included in the initial submission.

POOL PAVILION  
GFA  
A: 136.59 m<sup>2</sup>

BLDG: B  
GFA  
A: 178.37 m<sup>2</sup>  
*CLUB HOUSE*

BLDG: B  
GFA  
A: 765.34 m<sup>2</sup>



Your Sincerely,

**Gabriel Duque**  
**Reg No. 11622 NSW**  
**Director**