



5th of November 2025

Robert Cauchi
Fraser Property Australia
Level 2, 1C Homebush Bay Drive,
Rhodes NSW 2138
Australia

Dear Mr. Cauchi,

RE: S4.55 Application – Midtown C4, Macquarie Park, NSW, 2113.

This design statement is written in support of a S4.55 submission relating to a development application at the address mentioned above. This letter should be read in conjunction with the S4.55 Drawings prepared by COX Architecture.

Below is a schedule of design modifications to the approved Section 4.55 Modification Application **SSD-15822622-MOD-3** granted by the Department of Planning, Housing and Infrastructure on 14 November 2024.

Schedule of Modifications:

1. Amendment to the C4.1 tower layout to accommodate 190 social units and 113 market units, with two separate lift and stair cores servicing each tenure.
2. Amendment to the C4.1 tower façade design to align with the revised internal layouts. The overall façade massing and design intent remain consistent with the previously approved design.
3. Amendment to the façade materials of the C4.2 tower as a result of design development.
4. Amendment to the C4.4 townhouse layouts and façade design. The ground levels of the townhouses have been lowered to bring them closer to street level, reducing the number of stairs required at the unit entry. Additionally, the townhouse façade has been redesigned to align with the architectural language of the two other building podiums, while still preserving its unique, premium character.
5. Amendment to the basement footprint and internal layout following the reduction from three basement levels to two.
6. Amendment to the loading dock arrangement by replacing the three-point turn with a turntable.
7. Removal of ground-level parking beneath the Level 1 courtyard area and conversion of the space into a planted communal courtyard.
8. Amendment to the Level 1 courtyard design.
9. Amendment to the landscape layout on the eastern portion of the site as a result of basement footprint changes.
10. Amendment to the landscape layout along the Residential Mews to align with the updated C4.1 and C4.4 layouts.
11. Amendment to the C4.1 Level 19 garden layout for the market units.



12. Amendment to the floor-to-floor heights of all buildings to comply with NCC 2022 requirements.
13. Minor amendments to the C4.2 unit layouts and façade design as a result of design development.
14. Amendment of the OSD/RWT tanks design as result of the basement changes

Under Environmental Planning and Assessment Regulation 2021 (EPAR 2021), clause 102 mandates that a modification for residential apartment development is accompanied by a design statement by a qualified designer.

The table below serves as the design statement to respond to clause 102 of the EPAR 2021.

Clause 102 Items	Response
Verify that the qualified designer designed, or directed the design of, the modification of the development.	We confirm that Ramin Jahromi NSW ARB 10,000 of COX Architecture directed the design of the modification of the development.
Verify that the qualified designer designed, or directed the design of, the development for which the original development consent was granted (the original development)	We confirm that Ramin Jahromi NSW ARB 10,000 of COX Architecture directed the design of the development for which the original development consent was granted (the original development)
Explain how the development addresses the design quality principles in the ADG.	The proposed modifications have not had any material impact to the response of the design quality principles in the SEPP 65 Verification Statement prepared by Ramin Jahromi dated 24th of August 2023.
Explain how the development addresses the objectives in the ADG.	The proposed modifications have not had any material impact to the response of the design quality principles in the SEPP 65 Verification Statement prepared by Ramin Jahromi dated 24th of August 2023.
Verify that the modification does not diminish or detract from the design quality of the original development or compromise the design intent of the original development	The proposed modifications will enhance the overall design quality by providing additional social housing within the site. The reduction in basement levels will also decrease the extent of excavation required. Furthermore, the introduction of a ground-level courtyard will offer improved amenity spaces for residents.



We confirm that the proposed changes do not result in any major changes to requirements under SEPP 65 or the Apartment Design Guide.

Ramin Jahromi is a registered as an architect in accordance with the NSW Architects Act 2003 ARB 10,000.

Yours Sincerely,
COX Architecture

A handwritten signature in black ink, appearing to read 'Ramin Jahromi'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Ramin Jahromi
Director
NSW ARB 10,000