

# CURZON + PARTNERS

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Sydney NSW, 2000  
Tel: 02 87055475

7<sup>th</sup> July 2025

SUBJECT: Proposed Development

Mixed-Use Development

372-374 Mann St & 35-37 Dwyer St, North Gosford, NSW 2250.

To Whom It May Concern,

This is a statement made under Section 29 of the *Environmental Planning and Assessment Regulation 2021*. I am an architect in accordance with the Architects Act 2003. See NSW registration number below. I am the architect responsible for the drawings and documents of the proposed development at the above address.

I verify that the design of the proposed development is based on a thorough understanding of the Design Criteria set out in the Apartment Design Guide. The design of the proposed development is also based on a thorough understanding of the design principles as set out in the State Environmental Planning Policy (Housing) 2021 Schedule 9 - Design principles for residential apartment development.

The enclosed Architectural Drawings and Architectural Design Report provide a detailed account of how the proposed development addresses the objectives of Parts 3 and 4 of the Apartment Design Guide, as well as the relevant design principles for residential apartment buildings. Through these documents, the design's response to key planning and urban design considerations—such as building articulation, apartment functionality, environmental sustainability, and contextual integration—is clearly demonstrated.

Please reach out if there are any issues.

Kind Regards,



Mark Curzon | Founding Partner

Nominated NSW Architect 11851

Architectural Design Practitioner DBP-007930