

SUBJECT

Architect Statement – S455 Modification

ATTENTION

Link Wentworth c/o Matt James
Level 10/67 Albert Avenue
Chatswood, NSW 2067

DATE

14.11.2025

Dear Matt,

**Re: Architectural Design Verification Statement
618-624 Mowbray Rd and 25-29 Mindarie Street Lane Cove North**Pursuant to Clause 29 of the *Environmental Planning and Assessment Regulation 2021*;

I hereby declare that I am a qualified designer, which means a person registered as an architect in accordance with the *Architects Act 2003*. I directed the design of the residential development stated above and to the best of my information, knowledge and belief, the architectural documentation prepared for this S455 Modification achieves the aims of Housing SEPP 2021 *Chapter 4 Design of residential apartment development* and the objectives in Parts 3 and 4 of the *Apartment Design Guide*. Further detail on how the objectives are addressed is provided in the Design Report accompanying the original Development Application.

In accordance with Clause 29 of the *Environmental Planning and Assessment Regulation 2021*, as the original Development Application was accompanied by a BASIX Certificate for the building, this certificate remains current and does not address the design quality principles to the extent to which they aim—

- (a) to reduce consumption of mains-supplied potable water or greenhouse gas emissions in the use of—
 - (i) the building, or
 - (ii) the land on which the building is located, or
- (b) to improve the thermal performance of the building, or
- (c) to quantify and report on the embodied emissions attributable to the development.

Yours sincerely,

DKO Architecture (NSW) Pty Ltd.

per:

Elizabeth Rix
Registration No NSW ARB #11023
Architect