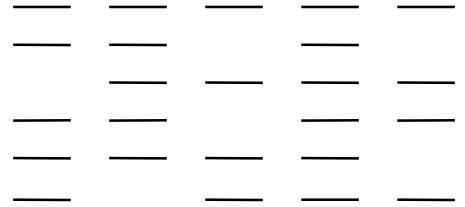


letter



smart design studio

14 stokes avenue
alexandria nsw 2015
tel 02 8332 4333

18 December 2025

Ching Oung
Senior Development Manager
Toohey Miller
Level 5, 19 Harris Street
Pymont NSW 2009

**DESIGN VERIFICATION STATEMENT
PROPOSED MIXED USE DEVELOPMENT WITH INFILL AFFORDABLE HOUSING AT
160 OXFORD STREET PADDINGTON NSW 2021**

Dear Ching

Pursuant to clauses 10 & 11 of the Architects Act 2003 No 89, Smart Design Studio Pty Ltd is an architect corporation under The Act and the nominated architects are William Smart (Registered Architect NSW #6381) and Christina Markham (Registered Architect NSW #5569).

I confirm that I designed, or directed the design of, the residential flat development at the above-mentioned address. This includes the preparation and review of the architectural plans, elevations, sections, accompanying documentation and material lodged with this State Significant Development Application (SSDA).

In my professional opinion, the design is generally in accordance with the design quality principles set out in Chapter 4 'Design of Residential Apartment Development' of the State Environmental Planning Policy (Housing) 2021. We have provided further detail on the design's consistency with Schedule 9 'Design Principles for Residential Apartment Development' contained in Appendix 01 of our Architectural Design Report which accompanies this SSDA.

Please do not hesitate to contact me if you have any queries.

Yours sincerely,

CHRISTINA MARKHAM
STUDIO DIRECTOR
SMART DESIGN STUDIO
REGISTERED ARCHITECT NSW #5569