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ACCESS COMPLIANCE STATEMENT

DATE	06/03/2025
DA CONSENT NO.	DA/685/2024
JOB NO.	24-180
ISSUE NO.	B
REFERENCE NO.	S4.55-01
BUILDING CLASSIFICATION	Class 2, 5, 6, 7a
ADDRESS	160-172 Lord Sheffield Circuit, Penrith NSW

This statement has been undertaken on behalf of UPG Lord Sheffield 162 Pty Ltd pursuant to section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to modify Development Consent SSD-78665709 relating to the approved mixed-use development at 160-172 Lord Sheffield Circuit, Penrith. Where there is insufficient information provided to make a full assessment, the assessment has been provided in regard to the capability of the proposal to achieve compliance.

The proposed modification application seeks consent for a series of minor amendments across the development, including communal rooftop amendments (the removal of a swimming pool and landscape redesign), reallocation of car parking and plant room arrangements, revisions to Ground and Level 1 layouts for commercial and retail tenancies, façade and balcony adjustments and reallocation of certain NDIS apartments.

Based on the assessed plans, compliance is capable of being achieved with the spatial requirements of the Access Code of Disability (Access to Premises-Building) Standards 2010, the Disability Access relevant sections of BCA 2022, Amd. 2, and the essential criteria of Class C AS4299 – Adaptable housing. The total number of adaptable, Livable and SDA NDIS units provided remains the same as the original approval.

A full, detailed review is to be conducted at the CC stage to ensure compliance with the relevant clauses and standards.

a) Drawings Assessed

The following plans have been reviewed and assessed as part of this statement.

Drawings No.	Drawings Title	Issue/Revision	Date
SSDA-0999	Basement 4	10	02/02/2026
SSDA-1000	Basement 3	20	02/02/2026
SSDA-1001	Basement 2	23	02/02/2026
SSDA-1002	Basement 1	22	02/02/2026
SSDA-1003	Ground Level	26	25/02/2026
SSDA-1003M	Ground Mezzanine	11	02/02/2026
SSDA-1004	Level 1	26	05/03/2026
SSDA-1005	Level 2	25	05/03/2026
SSDA-1006	Level 3	24	05/03/2026
SSDA-1007	Level 4-6	2	05/03/2026
SSDA-1009	Level 7, 8	2	05/03/2026
SSDA-1010	Level 9	2	05/03/2026

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SSDA-1011	Level 10-13	2	05/03/2026
SSDA-1013	Communal Rooftop	15	02/02/2026
SSDA-4410	Adaptable & Livable	8	02/02/2025

b) Exclusion from this certification

- This statement does not address matters related to Workplace Health and Safety (WHS), structural design, services design, or aspects of the Disability Discrimination Act (DDA) beyond those directly related to the Access to Premises Standards (APS). Additionally, it does not include elements of the Building Code of Australia (BCA) unrelated to APS requirements.

We are unable to verify the slip resistance of surfaces in wet areas, parking spaces, line markings, and stair nosings, or assess wall reinforcements after construction is complete. For such aspects, we rely on certifications provided by the builder or relevant third-party professionals to confirm compliance with applicable standards and regulations.

Furthermore, this statement excludes responsibility for confirming compliance with any legal, statutory, or regulatory requirements not expressly mentioned herein. The accuracy and completeness of this statement are contingent on the accuracy of information provided by other parties. Any reliance on this statement for purposes beyond its intended scope is at the user's own risk.

c) Qualifications

I am a properly qualified person and have a good working knowledge of the relevant Codes and Standards referenced above.

My qualifications are:

- Bachelor of Architecture Degree
- Master of Project Management
- Accredited Access Consultant – ACA (Association of Consultants in Access, Australia, membership No. 488)
- NDIS Accredited SDA Assessor (Reg No: SDA00030)
- Diploma of Access Consulting
- Livable Housing Design Guidelines Assessor - LHDG (Reg No: LHDG 032)
- Livable Housing Design Standards Assessor – LHDS (Reg No: LHDS 040)
- Changing Places Assessor – (Reg No: CP060)

The information contained in this Statement is true and accurate to the best of my knowledge.

Yours Sincerely,



Rami Shakour
Director

6 March 2026

B. Architecture and
M.P.M in Construction



Accredited Access
Consultant - ACA No. 488



NDIS SDA Assessor
Reg No: SDA00030



5-Star Credentialed
Access Professional



Changing places Assessor
(Reg: CP060)



LHDG Assessor
(Reg: LHDG 032)



LHDS Assessor
(Reg: LHDS 040)

