

SD-Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Keith Ng
Team Leader
Affordable Housing Assessment

Sydney

16 June 2026

File: SSD-78665709-Mod-1

SCHEDULE 1

Development consent:	SSD-78665709 granted by the Director of Affordable Housing Assessments on 5 September 2025.
For the following:	Alterations and additions to an approved mixed-use housing development (approved under DA22/1086) with infill affordable housing.
Applicant:	UPG LORD SHEFFIELD 162 PTY LTD
Consent Authority:	Minister for Planning and Public Spaces
The Land:	160-172 Lord Sheffield Circuit, Penrith (Lots 3001, 3002, and 3011 in DP1184498)
Modification:	SSD-78665709-Mod-1: Modifications include communal rooftop amendments, reallocation of car parking and plant room arrangements, revisions to Ground and Level 1 layouts for commercial / retail tenancies, façade and balcony adjustments and reallocation of accessible units.

SCHEDULE 2

1. Schedule 2 Part A – General Conditions – Condition A1 is amended by the deletion of strikethrough text and inclusion of **bold and underlined** text as follows:

TERMS OF CONSENT

A1. The development must be carried out:

- a) in compliance with the conditions of this consent;
- b) in accordance with the EIS, the Applicant's response to submissions, and the Applicant's response to requests for further information; and
- c) in accordance with the approved plans in the table below, as modified by the conditions of this consent:

Architectural drawings prepared by SJB Architects			
Drawing Number	Rev	Name of Plan	Date
SSDA-0999	9 <u>12</u>	Floor Plan – Basement 4	26/06/2025 <u>19/05/2026</u>
SSDA-1000	19 <u>22</u>	Floor Plan – Basement 3	26/06/2025 <u>19/05/2026</u>
SSDA-1001	22 <u>26</u>	Floor Plan – Basement 2	06/06/2025 <u>27/05/2026</u>
SSDA-1002	24 <u>25</u>	Floor Plan – Basement 1	26/06/2025 <u>27/05/2026</u>
SSDA-1003	24 <u>28</u>	Floor Plan – Ground Level	06/06/2025 <u>27/05/2026</u>
SSDA-1003M	10 <u>11</u>	Floor Plan – Ground Mezzanine	06/06/2025 <u>02/02/2026</u>
SSDA-1004	24 <u>28</u>	Floor Plan – Level 1	06/06/2025 <u>18/05/2026</u>
SSDA-1005	22 <u>25</u>	Floor Plan – Level 2	06/06/2025 <u>18/05/2026</u>
SSDA-1006	22 <u>25</u>	Floor Plan – Level 3	06/06/2025 <u>18/05/2026</u>
SSDA-1007	12 <u>3</u>	Floor Plan – Level 4- 13 <u>4-6</u>	06/06/2025 <u>18/05/2026</u>
<u>SSDA-1009</u>	<u>3</u>	<u>Floor Plan – Level 7-8</u>	<u>18/05/2026</u>
<u>SSDA-1010</u>	<u>3</u>	<u>Floor Plan – Level 9</u>	<u>18/05/2026</u>
<u>SSDA-1011</u>	<u>3</u>	<u>Floor Plan – Level 10-13</u>	<u>18/05/2026</u>
SSDA-1013	12 <u>15</u>	Floor Plan – Communal Rooftop	06/06/2025 <u>2/02/2026</u>
SSDA-1014	44 <u>16</u>	Floor Plan – Roof	18/12/2024 <u>2/02/2026</u>
SSDA-1401	12 <u>14</u>	Elevation – North	06/06/2025 <u>18/05/2026</u>

SSDA-1402	42 14	Elevation – South	06/06/2025 <u>18/05/2026</u>
SSDA-1403	43 14	Elevation – East	06/06/2025 <u>2/02/2026</u>
SSDA-1404	43 14	Elevation – West	06/06/2025 <u>2/02/2026</u>
SSDA-1501	13	Sections – Sheet 1	26/06/2025 <u>2/02/2026</u>
SSDA-1502	42 13	Sections – Sheet 2	06/06/2025 <u>2/02/2026</u>
SSDA-1503	8 9	Sections – Sheet 3	18/12/2024 <u>2/02/2026</u>
SSDA-1601	4 6	Detailed Section – Sheet 1	18/12/2024 <u>2/02/2026</u>
SSDA-1602	6	Detailed Section – Sheet 2	06/06/2025
SSDA-2511	2 3	External Materials and finishes	18/12/2024 <u>2/02/2026</u>
SSDA-4401	45 16	Apartment Type – Sheet 1	06/06/2025 <u>5/03/2026</u>
SSDA-4402	13	Apartment Type – Sheet 2	06/06/2025
SSDA-4403	15	Apartment Type – Sheet 3	06/06/2025
SSDA-4404	9 10	Apartment Type – Sheet 4	06/06/2025 <u>2/02/2026</u>
SSDA-4405	10	Apartment Type – Sheet 5	06/06/2025
SSDA-4410	6 8	Apartment Type – Adaptable & Liveable	18/12/2024 <u>2/02/2026</u>
SSDA-4411	4 6	Apartment Types – NDIS	06/06/2025 <u>18/05/2026</u>
SSDA-4412	2	Apartment Type – NDIS – Sheet 2	<u>18/05/2026</u>
SSDA-4420	2 3	Apartment Type Occupancy Schedule	06/06/2025 <u>2/02/2026</u>
SSDA-4421	2 3	Apartment Type Occupancy Schedule	06/06/2025 <u>2/02/2026</u>
SSDA-6105	2 3	Affordable Housing Area Plan	18/12/2024 <u>18/05/2026</u>
Landscaping plans prepared by Arcadia Landscape Architecture			
L-000	A B	Cover Sheet	04/02/2025 <u>13/02/2026</u>
L-001	A B	Legend	04/02/2025 <u>13/02/2026</u>

L-400 101	A <u>B</u>	Ground Floor Landscape Masterplan	04/02/2025 <u>13/02/2026</u>
L-401 111	A <u>B</u>	Level 01 <u>Mezzanine Level</u> Landscape Masterplan	04/02/2025 <u>13/02/2026</u>
L-402 121	A <u>B</u>	Level 02 Landscape Masterplan	04/02/2025 <u>13/02/2026</u>
L-403 141	A <u>B</u>	Rooftop Landscape Masterplan	04/02/2025 <u>13/02/2026</u>
L-400	A <u>B</u>	Plant Schedule	04/02/2025 <u>13/02/2026</u>
L-401	A <u>B</u>	Ground Floor Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-402	A <u>B</u>	Ground Floor Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-403	A <u>B</u>	Ground Floor Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-404	A <u>B</u>	Ground Floor Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-405 411	A <u>B</u>	Level 01 <u>Mezzanine Level</u> Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-406 412	A <u>B</u>	Level 01 <u>Mezzanine Level</u> Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-407 413	A <u>B</u>	Level 01 <u>Mezzanine Level</u> Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-408	A	Level 01 Softworks Plan	04/02/2025
L-409 421	A <u>B</u>	Level 02 Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-410 422	A <u>B</u>	Level 02 Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-411 423	A <u>B</u>	Level 02 Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-412 441	A <u>B</u>	Rooftop Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-413 442	A <u>B</u>	Rooftop Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-414 443	A <u>B</u>	Rooftop Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-415 444	A <u>B</u>	Rooftop Softworks Plan	04/02/2025 <u>13/02/2026</u>
L-601	A <u>B</u>	Landscape Typical Details	04/02/2025 <u>13/02/2026</u>
L-602	A <u>B</u>	Landscape Typical Details	04/02/2025 <u>13/02/2026</u>

L-700	A B	Landscape Specification Notes	04/02/2025 <u>13/02/2026</u>
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Note: Development which is 'Exempt and Complying Development' as identified in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or another environmental planning instrument may be carried out without development consent.

MODIFICATION OF DEVELOPMENT CONSENT DA22/1086

A7. Prior to the issue of any construction certificate or commencement of any works under this consent, the Applicant must submit for approval by the Planning Secretary a marked-up document with track changes to the conditions in development consent DA22/1086 granted by the Sydney Western City Planning Panel (as modified by Council), which modifies the development consent pursuant to section 4.17(1)(b) and (5) of the Environmental Planning and Assessment Act 1979, as follows:

- (a) modification of the relevant approved plans under DA22/1086 (as modified) by:
- (i) the reconfiguration of the layouts from basement to level 9 of the residential tower, to match the plans listed below:

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<u>SSDA-1009</u>	<u>3</u>	<u>Floor Plan – Level 7, 8</u>	<u>18/05/2026</u>
<u>SSDA-1010</u>	<u>3</u>	<u>Floor Plan – Level 9</u>	<u>18/05/2026</u>
<u>SSDA-1011</u>	<u>3</u>	<u>Floor Plan – Level 10-13</u>	<u>18/05/2026</u>

The modification(s) to DA22/1086 proposed in the marked-up document must not authorise or require anything that is inconsistent with the conditions of this consent. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict.

LANDSCAPING

- B8. Prior to the issue of the first Construction Certificate for above ground works, the Applicant must submit to the Certifier a detailed Landscape Plan which:
- (a) is consistent with the landscape plans prepared by ARCADIA, dated ~~4 February 2025~~ **13 February 2026** as amended by any requirement of these conditions;
 - (b) includes details of tree planting;
 - (c) includes details of the location, species, maturity and height at maturity of plants to be planted on-site;
 - (d) demonstrates adequate drainage and watering systems;
 - (e) includes the landscaping at ground level, community garden and communal rooftop terraces including the porous screens at identified locations recommended in the Pedestrian Wind Assessment prepared by RWDI Australia Pty Ltd, dated 28 February 2025;
 - (f) includes details of plant maintenance and watering for the first 12 months; and
 - (g) includes a commitment to replace plants with the same species if any plant loss occurs within the maintenance period.

CAR PARKING

- B9. Prior to the issue of the first Construction Certificate, the Applicant must submit to the Certifier a Report demonstrating that the development will provide for the following traffic flow and car parking requirements:
- (a) all vehicles must enter and leave the subject site in a forward direction;
 - (b) all vehicles are to be wholly contained on site before being required to stop;
 - (c) parking associated with the development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) must be in accordance with the applicable Australian Standards;
 - (d) appropriate pedestrian advisory signs must be provided at the egress from parking areas;
 - (e) all works/regulatory signposting associated with the development must be at no cost to the relevant roads authority;
 - (f) the swept path of the longest vehicle (including garbage trucks) entering and exiting the site, as well as manoeuvrability through the site, must be in accordance with AUSTROADS; and
 - (g) submit to the Certifier a Report demonstrating compliance with the following:
 - (i) that the layout design and security of car parking and bicycle parking spaces complies with Australian Standards;
 - (ii) provision of ~~432~~ **422** residential car parking spaces, including 48 adaptable car parking spaces within the basement.
 - (iii) provision of ~~447~~ **158** car spaces dedicated for retail and commercial uses, including two **disabled** car parking spaces;
 - (iv) provision of four car wash bay car spaces;
 - (v) provision of eight electric car charging spaces;
 - (vi) provision of 11 service vehicle parking spaces;
 - (vii) provision of electric vehicle charging infrastructure in accordance with the NCC;
 - (viii) provision of 211 residential bicycle parking spaces, including a minimum of 41 visitor spaces; and
 - (ix) provision of nine bicycle parking spaces for dedicated for retail uses, including a minimum of 6 visitor spaces.

PUBLIC ART STRATEGY

- B16. Prior to the issue of the **first** Construction Certificate for ~~above-ground~~ **public domain and landscaping** works, the Applicant must submit to the satisfaction of the Certifier a detailed Public Art Strategy prepared in consultation with Council.

**End of modification
(SSD-78665709-MOD-1)**