

a: Suite 3, Level 1, 117 Harris St, Pyrmont NSW 2009

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ACCESSIBILITY COMPLIANCE LETTER

DATE	13/12/2025
JOB NO.	24-123
ISSUE NO.	A
REFERENCE NO.	TOA-24123
PROJECT DESCRIPTION	Proposal of a mixed-use development over six levels of basement parking
BUILDING CLASSIFICATION	Class 2, 6, 7a
ADDRESS	16-20 Old Castle Hill Rd, Castle Hill NSW

This Accessibility Compliance letter has been prepared by Access Link Consulting Pty Ltd on behalf of UPG Castle Corner Pty Ltd (the applicant) to accompany a concurrent rezoning and State Significant Development Application (SSDA) at no. 16-20 Old Castle Hill Road, Castle Hill.

This report has been prepared in response to the requirements contained in the Secretary Environmental Assessment Requirements (SEARs) dated 13th May 2025, issued for the SSDA (SSD-85238209).

The development comprises 371 residential apartments and one retail tenancy on the Ground Level over six levels of basement parking. The mix of the units is as follows:

- One-bedroom units: 90 units
- Two-bedroom units: 194 units
- Three-bedroom units: 83 units
- Four-bedroom units: 4 units

As per "The Hills Shire Council" DCP, a total of 5% of the proposed residential units shall be adaptable under AS4299 Class "C". This has been provided, and a total of "19" adaptable units is provided.

Furthermore, the proposed plans and layouts are capable of achieving compliance 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 AS4299 – Adaptable housing.

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a) Drawings Assessed

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

11_GA PLANS

11_093	GA PLAN - BASEMENT LEVEL 06	D
11_094	GA PLAN - BASEMENT LEVEL 05	D
11_095	GA PLAN - BASEMENT LEVEL 04	D
11_096	GA PLAN - BASEMENT LEVEL 03	D
11_097	GA PLAN - BASEMENT LEVEL 02	D
11_098	GA PLAN - BASEMENT LEVEL 01	D
11_099	GA PLAN - GROUND LEVEL	D
11_100	GA PLAN - MEZZANINE LEVEL	D
11_101	GA PLAN - LEVEL 01	D
11_102	GA PLAN - LEVEL 02	D
11_103	GA PLAN - LEVEL 03	D
11_104	GA PLAN - LEVEL 04	C
11_105	GA PLAN - LEVEL 05	D
11_106	GA PLAN - LEVELS 06-08	D
11_109	GA PLAN - LEVELS 09-16 & 18-28	C
11_117	GA PLAN - LEVEL 17	D
11_129	GA PLAN - LEVEL 29	D
11_130	GA PLAN - LEVEL 30	D
11_131	GA PLAN - LEVELS 31-37	D
11_138	GA PLAN - LEVEL 38-39	D
11_140	GA PLAN - ROOF LEVEL 40	C

60_APARTMENT PLANS

60_101	ADAPTABLE UNITS - 1B - TYPE 01	B
60_102	ADAPTABLE UNITS - 2B - TYPE 01	B
60_103	ADAPTABLE UNITS - 2B - TYPE 02	A
60_104	ADAPTABLE UNITS - 3B - TYPE 01	B
60_105	ADAPTABLE UNITS - 3B - TYPE 02	A
60_106	ADAPTABLE UNITS - 3B - TYPE 03	A

77_FINISHES SCHEDULES

77_001	EXTERNAL FINISHES AND MATERIALS	A
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80_COMPLIANCE

80_001	SUN EYE VIEWS	B
80_101	SOLAR - SHEET 01	B
80_102	SOLAR - SHEET 02	B
80_201	CROSS VENTILATION	B
80_301	UNIT MIX - SHEET 01	B
80_302	UNIT MIX - SHEET 02	B
80_501	LIVEABLE UNITS - SHEET 1	B
80_502	LIVEABLE UNITS - SHEET 2	B
80_503	LIVEABLE UNITS - SHEET 3	B
80_551	ADAPTABLE UNITS - SHEET 1	B
80_552	ADAPTABLE UNITS - SHEET 2	B
80_553	ADAPTABLE UNITS - SHEET 3	B

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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.

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 letter 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.

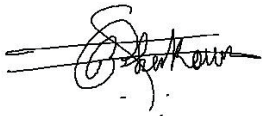
c) Qualifications

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)
- 5-Star Credentialed Access Professional – Access Institute

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

Yours Sincerely,



Rami Shakour
Director

13 December 2025

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)

