

29 September 2019

AVEO GROUP NEWCASTLE
Village Centre
33 Shearwater Drive,
SHORTLAND NSW 22871

Attention: Kegan Lacey

Dear Kegan,

**Proposed Independent Living Units at Aveo Peninsula Gardens
79 Cabbage Tree Road, Bayview
ACCESS FOR PEOPLE WITH DISABILITIES**

As requested, we have reviewed amended architectural documentation prepared by Jackson Teece – as listed within the attached document transmittal – with respect to the Building Code of Australia 2019 (BCA), Disability (Access to Premises) Standards 2010, The Disability Discrimination Act 1992 (DDA) and SEPP Housing for Seniors and People with Disabilities with regard to access for persons with a disability.

Access for people with disabilities to within the proposed development, as documented within the architectural documentation received 25 September 2019, is considered an improved condition based on the following:

- A lift, located between Building 5A and Building 1AA, has been introduced to facilitate an accessible path of travel from dwellings along the upper roadway to the lower roadway and the existing Peninsula Gardens village.
- An accessible ramp has been provided as a link between the proposed independent living units to the existing facilities within Peninsula Gardens;
- Roadways have been designed to facilitate an accessible path of travel between the independent living unit entrances, visitor car parking, lift, and accessible ramp; letterboxes; and garbage storage areas. The maximum nominated gradient of the roadway between these facilities is 1:20.
- Visitor carparking is provided in accessible locations. Kerb side parking is provided along the roadways with additional visitor carparking provided within driveway areas of individual independent living units.



- The layout of independent living units generally reflects the requirements of Schedule 3 offering housing that meets the needs of seniors or people with a disability. The open plan living areas offer ease of access and promotes inclusion for all users.

Lindsay Perry is a qualified Access Advisor, being an accredited within Australia (ACAA No. 136) and at the international level (GAATES No. BE-02-106-18). Lindsay Perry Access Pty Ltd carries public liability insurance, professional indemnity insurance and workers compensation insurance.

Please do not hesitate to contact us if you would like to discuss this matter in further detail.

Yours Sincerely,

LINDSAY PERRY

B.Arch, M.Dis.Stud.

Internationally Certified Access Consultant GAATES ICAC BE-02-106-18
ACAA Accredited Access Consultant No. 136 |
Registered Architect NSW 7021
Livable Housing Assessor 20047 | Changing Places Assessor CP005



Attached – Document Transmittal



Transferred Files

NAME	TYPE	DATE	TIME	SIZE
<u>Transmittal - 00011.pdf</u>	PDF File	19/09/2019	12:57 PM	364 KB
<u>2017032-DA-September package.pdf</u>	PDF File	19/09/2019	12:49 PM	48,162 KB

Transferred Files

NAME	TYPE	DATE	TIME	SIZE
<u>Transmittal - 00010.pdf</u>	PDF File	17/09/2019	8:23 PM	160 KB
<u>2017032-DA-DA-001-COVER SHEET (8).pdf</u>	PDF File	17/09/2019	7:56 PM	1,879 KB
<u>2017032-DA-DA-006-MASTERPLAN (8).pdf</u>	PDF File	17/09/2019	7:44 PM	2,220 KB
<u>2017032-DA-DA-007-ILU NUMBER 22-24 (3).pdf</u>	PDF File	17/09/2019	7:37 PM	399 KB
<u>2017032-DA-DA-008-LOWER GROUND LEVEL (8).pdf</u>	PDF File	17/09/2019	7:37 PM	551 KB
<u>2017032-DA-DA-009-GROUND LEVEL (8).pdf</u>	PDF File	17/09/2019	7:37 PM	445 KB
<u>2017032-DA-DA-010-SCHEME COMPARISON - MAY CURENT (3).pdf</u>	PDF File	17/09/2019	8:19 PM	301 KB
<u>2017032-DA-DA-110-INDEPENDENT LIVING UNIT - TYPE 1A (ATTACHED) - PLANS (7).pdf</u>	PDF File	17/09/2019	6:12 PM	221 KB
<u>2017032-DA-DA-111-INDEPENDENT LIVING UNIT - TYPE 1A (ATTACHED) - ELEVATIONS AND SECTIONS (7).pdf</u>	PDF File	17/09/2019	6:13 PM	1,306 KB
<u>2017032-DA-DA-112-INDEPENDENT LIVING UNIT - TYPE 1AA (ATTACHED) - PLANS (8).pdf</u>	PDF File	17/09/2019	6:04 PM	221 KB
<u>2017032-DA-DA-113-INDEPENDENT LIVING UNIT - TYPE 1AA (ATTACHED) - ELEVATIONS AND SECTIONS (8).pdf</u>	PDF File	17/09/2019	6:05 PM	1,322 KB
<u>2017032-DA-DA-115-INDEPENDENT LIVING UNIT - TYPE 1B (ATTACHED) - PLANS, ELEVATIONS AND SECTIONS (8).pdf</u>	PDF File	17/09/2019	6:17 PM	1,017 KB



<u>2017032-DA-DA-130-INDEPENDENT LIVING UNIT - TYPE 3A - PLANS (7).pdf</u>	PDF File	17/09/2019	6:41 PM	225 KB
<u>2017032-DA-DA-131-INDEPENDENT LIVING UNIT - TYPE 3A - ELEVATIONS AND SECTIONS (3).pdf</u>	PDF File	17/09/2019	6:42 PM	1,424 KB
<u>2017032-DA-DA-133-INDEPENDENT LIVING UNIT - TYPE 3A - PLANS, ELEVATIONS AND SECTIONS (7).pdf</u>	PDF File	17/09/2019	7:10 PM	969 KB
<u>2017032-DA-DA-135-INDEPENDENT LIVING UNIT - TYPE 3B (ATTACHED) - PLANS (3).pdf</u>	PDF File	17/09/2019	7:19 PM	220 KB
<u>2017032-DA-DA-136-INDEPENDENT LIVING UNIT - TYPE 3B (ATTACHED) - ELEVATIONS AND SECTIONS (3).pdf</u>	PDF File	17/09/2019	7:20 PM	1,345 KB
<u>2017032-DA-DA-150-INDEPENDENT LIVING UNIT - TYPE 5A (ATTACHED) - PLANS (8).pdf</u>	PDF File	17/09/2019	7:25 PM	226 KB
<u>2017032-DA-DA-151-INDEPENDENT LIVING UNIT - TYPE 5A (ATTACHED) - ELEVATIONS AND SECTIONS (8).pdf</u>	PDF File	17/09/2019	7:26 PM	1,678 KB
<u>2017032-DA-DA-300-ELEVATIONS (8).pdf</u>	PDF File	17/09/2019	7:38 PM	1,849 KB
<u>2017032-DA-September package.pdf</u>	PDF File	17/09/2019	8:21 PM	47,807 KB