

**Access Report
for
SECTION 75W APPLICATION**

**STAGE 1
“Marrickville Metro Shopping Centre”
34 Victoria Road & 13-55 Edinburgh Road,
MARRICKVILLE**

Prepared by Mark Relf
17th December 2012



Introduction

This report has been prepared on behalf of AMP Capital Investors to accompany an application to modify the existing Concept Plan Approval under Section 75W of the *Environmental Planning & Assessment Act 1979*. This application seeks to modify the existing Major Project Approval No. 09_0191, relating to the Stage I development of the Marrickville Metro Shopping Centre.

Concept Plan Approval was granted on 19 March 2012 for:

“...use of the existing building for retail premises and business premises, and expand the Marrickville Metro Shopping Centre including a first floor addition to the existing building at 34 Victoria Road, a new 2 level retail building at 13-55 Edinburgh Road and two levels of rooftop parking above each building.”

The proposed modifications relate only to Stage I of the project involving the redevelopment of the existing industrial land south of Smidmore Street (13-55 Edinburgh Road) to create a two level free-standing retail addition to the shopping centre with roof top car parking.

The proposed modifications seek to refine the approved design, enhancing its design quality both internally and externally and its relationship with the public domain. There is no proposed increase in floor area arising from the proposed modifications and vehicle egress locations will remain unaltered. While the building design and façade composition will be amended, the overall height of the approved development will be marginally reduced in scale.

I have undertaken a site visit and had regard to the following legislation, standards and planning instruments in forming this report.

1. Building Code of Australia 2012; Parts D3, E3.6, F2.4.
2. Marrickville Council's DCP 2012 – Section 2.5 Equity of Access and Mobility
3. DDA Premises Standards (Access Code)
4. Disability Discrimination Act DDA
5. Australian Standards AS1428.1 (2009), AS1428.4.1(2009), AS2890.6 (2009)
6. Drawings **160496:EA106 to 160496:EA109 (Issue 01)** prepared by FJMT Architects

Dwg No.	Rev	Title
160496 : EA006	01	Ground floor plan
160496 : EA007	01	Level 1 plan
160496 : EA008	01	Car park (level 2)
160496 : EA009	01	Car park (level 2A)

STATEMENT OF DDA CONSISTENCY

Regarding Access and Mobility

Site Address:	34 Victoria Road & 13-55 Edinburgh Road, Marrickville		
Applicant Name:	AMP Capital Investors (AMPCI)		
Address:			
Telephone No:	Mob:	Fax:	

Access Consultant Name: Mark Relf, Accessibility Solutions (NSW) Pty Ltd
Address: 20 Begonia Street, Pagewood, 2035
Telephone No: 9695-1940 **Mobile:** 0417-467-007 **Fax:** 9695-1906

Relevant Access Qualification/Affiliation:

☐ Accredited Member, Association of Consultants in Access Australia

Public Liability Insurer: CGU Insurance Ltd

Policy No. 15T0091965

Amount of Cover: \$20,000,000

Professional Indemnity Insurance Details

Professional Indemnity Insurer: Vero Insurance Ltd

Policy No. LPP 1044007787

Amount of Cover: \$5,000,000

Statement Aim

This statement seeks assurance from an appropriate professional that the best possible access outcomes have been achieved for the broadest range of people with a disability within the scope and scale of the development to achieve them.

The expectation is that the principles of the Disability Discrimination Act (DDA) and the intent of the DCP 2012 Section 2.5 have been understood and designed into the proposal.

This report has been prepared to review the “accessibility” of the design including: the principal entrances, internal access, lift access, unisex accessible toilet(s) and accessible parking in accordance with Council’s DCP 2012, Parts D3, E3.6, F2.4 of the BCA 2012 and the Disability Access to Premises Standards (Access Code).

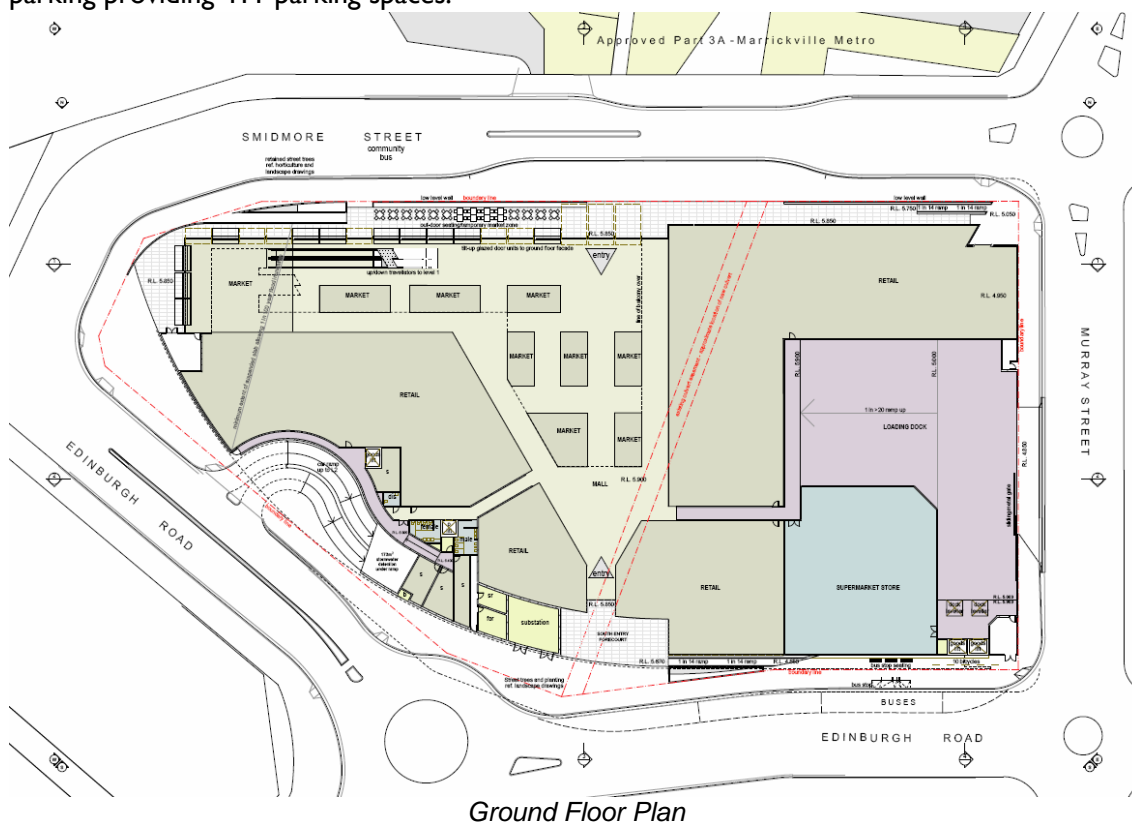
1. Development Context

List any limitations to the site that would obstruct access:

The Section 75 W application relates to the **Stage I areas** of the project and the proposed redevelopment of industrial buildings on the site at 13-55 Edinburgh Road Marrickville. It is apparent from the plans and site inspection that there are no major limitations in achieving appropriate access for people for people with disabilities.

2. Development Description

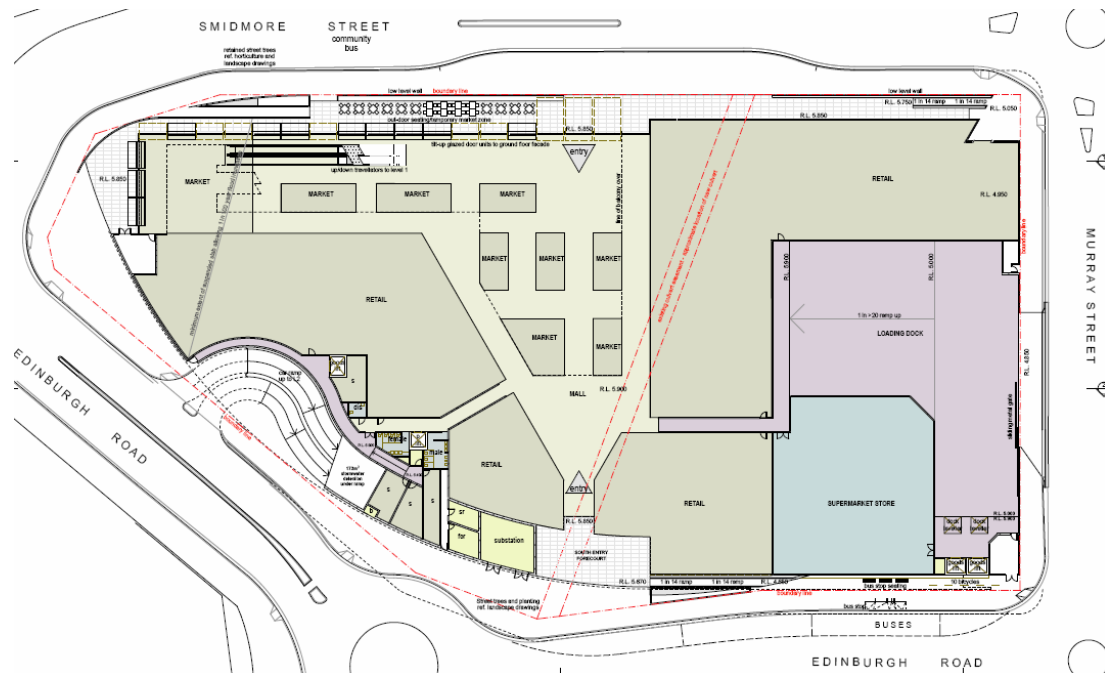
Stage I of the development proposes a two level retail shopping centre with two levels of car parking providing 411 parking spaces.



3. Access Provisions

Description of how the access and mobility provisions meet the DDA requirements:

Access from an adjoining boundary allotment – Parts D3.2 and D3.3 of the BCA

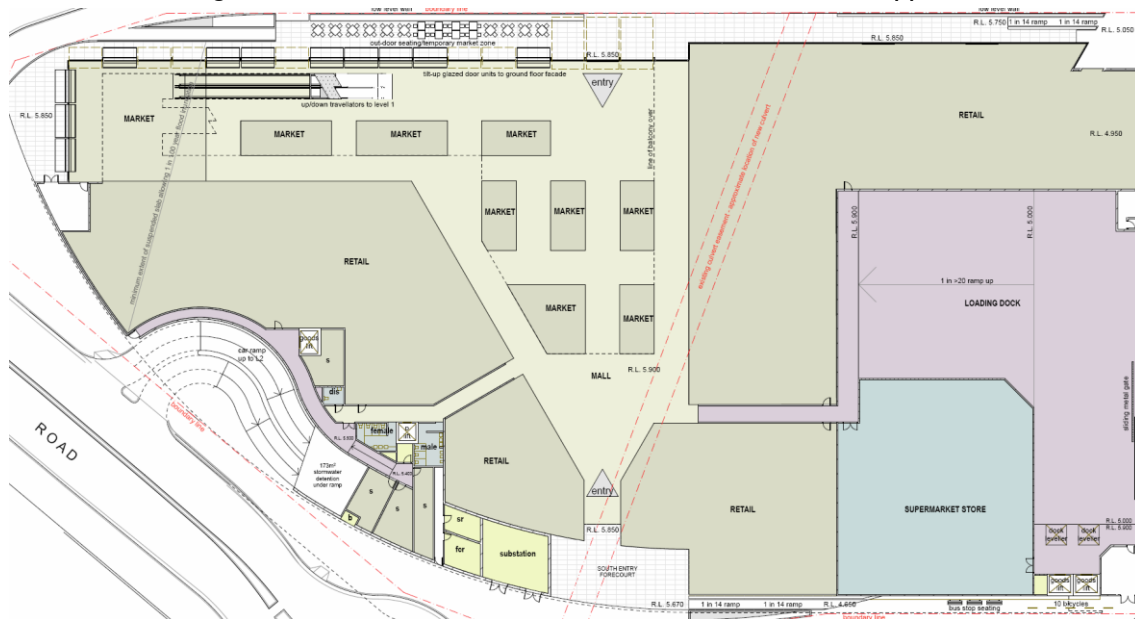


1. The development proposes two principal entrances, one from Smidmore Street and one from Edinburgh Road.
2. The ground floor level of the building proposes a level of RL5.900 which is approximately 1000mm to 1400mm above the adjoining public domain footpaths.
3. **Smidmore Street** proposes ramped accessways and stairways at the eastern and western ends of the development which indicate 1:14 maximum gradients that enable access to the principal entry forecourt @RL5.850 that will be graded gradually to the entry doorways to achieve a level threshold in accordance with AS1428.1 to satisfy Part D3.2 of the BCA and DDA Premises Standards.
4. **Edinburgh Road** proposes a ramped accessway at the eastern end of the development which indicates 1:14 maximum gradient that enables access to the principal entry forecourt @RL5.850 that will be graded gradually to the entry doorways to achieve a level threshold in accordance with AS1428.1 to satisfy Part D3.2 of the BCA and DDA Premises Standards.
5. The subject ramps and stairways at the ground level shall be detailed at a future design stage to be recessed from the property boundary by at least 900mm and incorporate the various features specified by AS1428.1 and AS1428.4.1.

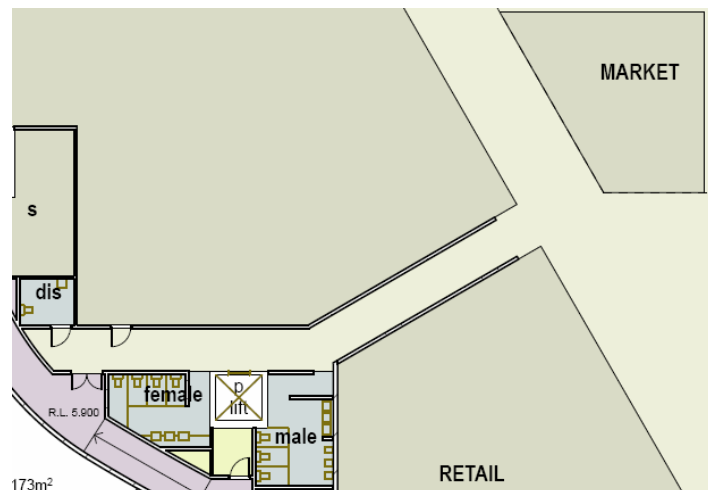
6. All levels will be serviced by lifts and travelators in accordance with the BCA, Council's Access DCP and the DDA Access Code.
7. Details of accessible parking, accessible sanitary facilities, store fitouts and other built elements will be detailed at a future design stage to comply with AS1428.2, Parts D3, E3.6, F2.4 of the BCA, Council's Access DCP 3I and the DDA Access Code.

Internal Accessways – Part D3.3 of the BCA

8. **Ground Floor Areas** – The development proposes a single level throughout the public areas on the ground floor areas with lift and travelator access to the upper levels.



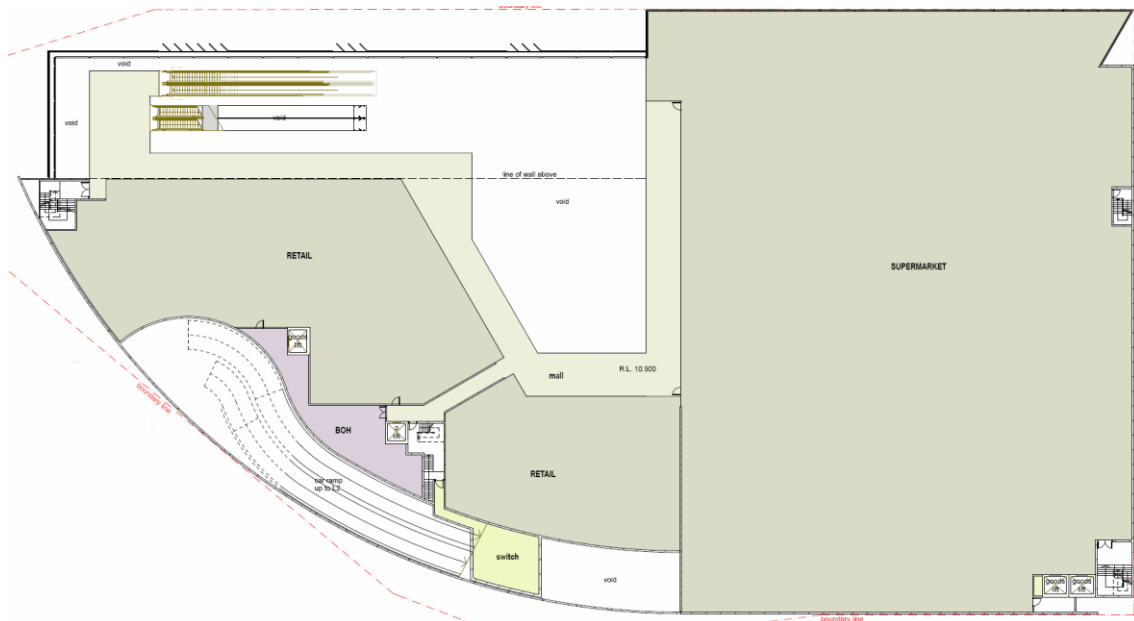
9. The plans indicate 3800mm minimum width accessways around the central mall areas and 2000mm width corridor to the public passenger lift and accessible toilet which complies with Part D3.3 of the BCA and DDA Premises Standards.



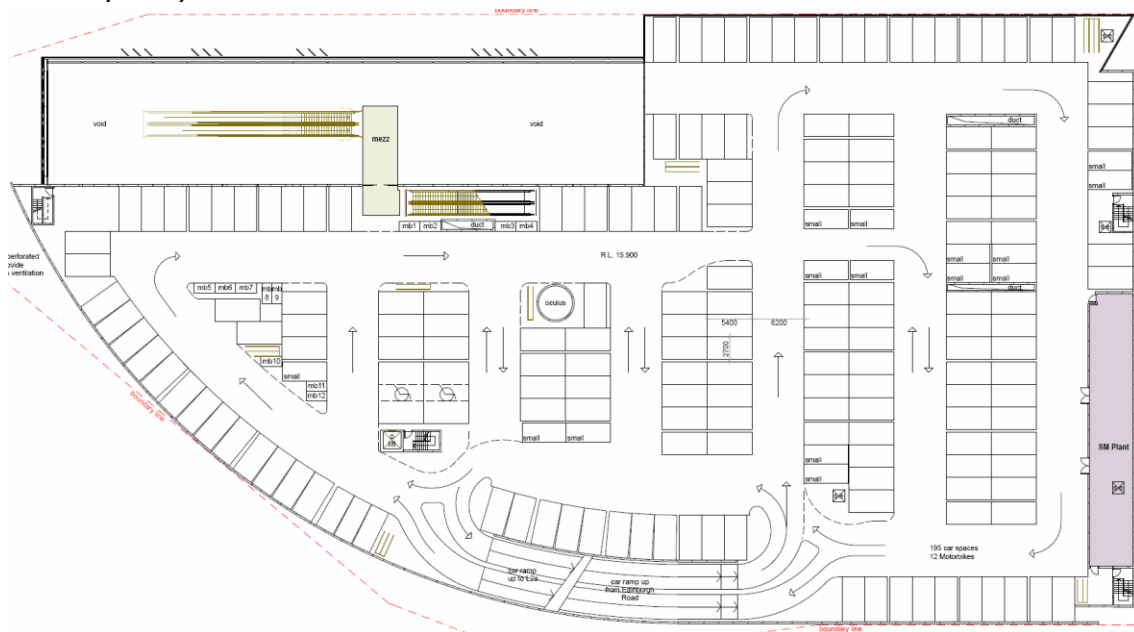
10. Details of store fitouts, accessible toilets and other built elements will be detailed at a future design stage to comply with AS1428.1, Parts D3, E3.6, F2.4 of the BCA and the DDA Premises Standards
11. **Level 1 Retail Areas** - Level 1 will incorporate a passenger lift and travelator access from the ground floor and parking levels above and provide an accessible environment by way of a single floor level and ample 3800mm minimum width primary accessways and 2000mm minimum width corridor to the public passenger lift that will readily satisfy

AS1428.1, Part D3.3 of the BCA and the DDA Premises Standards.

12. Details of store fitouts and other built elements will be detailed at a future design stage to comply with AS1428.1, Parts D3, E3.6, F2.4 of the BCA and the DDA Premises Standards.



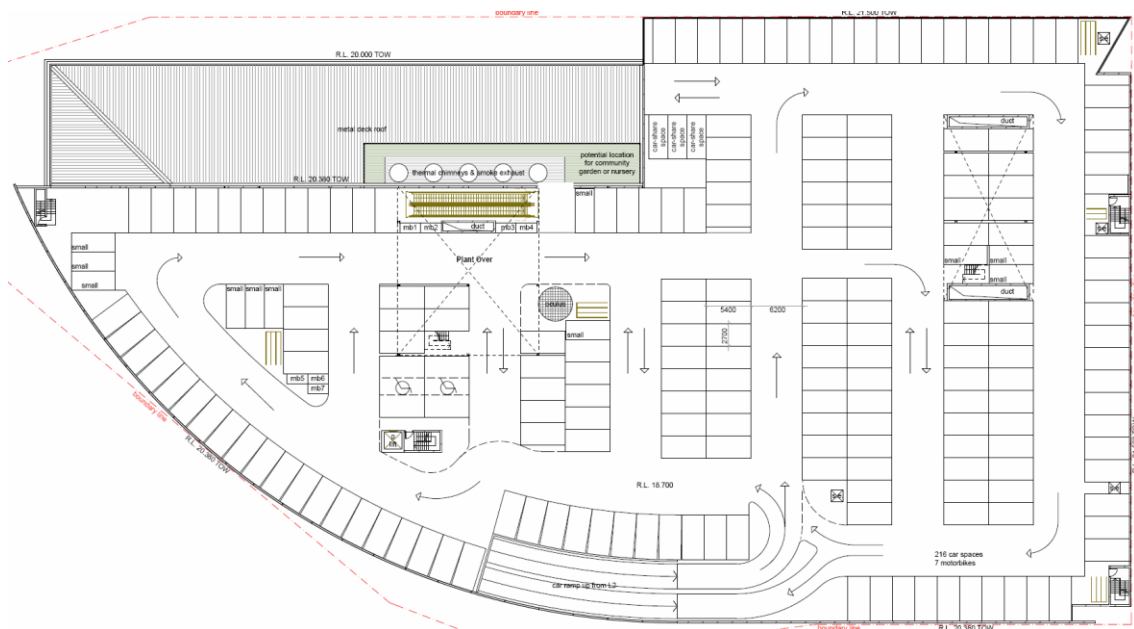
13. **Level 2 Car Park** – The level 2 car park indicates four (4) accessible parking spaces adjacent to the public passenger lift and potentially a fifth space adjacent to the travelator entry lobby.



14. **Level 2A Car Park** – The level 2A car park (plan below) indicates four (4) accessible parking spaces adjacent to the public passenger lift and potentially a fifth space adjacent to the travelator entry lobby.

Parking – Part D3.5 of the BCA

15. Overall the two levels of parking provide 411 spaces which requires approximately eight (8) accessible parking spaces and will be reassessed and detailed during the detailed design phase in accordance with AS2890.6 to satisfy Part D3.5 of the BCA and DDA Premises Standards.



Lifts – Part E3.6 of the BCA

16. In addition to the passenger lift and travelators the developments proposes three (3) goods lifts.
17. Details of the passenger lift will be detailed at a future design stage to comply with AS1735.12 to satisfy Part E3.6 of the BCA, Section 2.5 of Council's DCP 2012 and the DDA Premises Standards.

Tactile Indicators – Part D3.8 of the BCA

18. Details of tactile indicators on ramp, stairway and travelator landings will be detailed at a future design stage to comply with AS1428.4.1 to satisfy Part D3.8 of the BCA, Section 2.5 of Council's DCP 2012 and the DDA Premises Standards.

Sanitary Facilities – Part F2.4 of the BCA

19. Details of accessible sanitary facilities, including unisex wheelchair accessible and ambulant accessible facilities will be detailed at a future design stage to comply with AS1428.1 to satisfy Part F2.4 of the BCA, Section 2.5 of Council's DCP 2012 and the DDA Premises Standards.

STATEMENT OF CONFIRMATION

The above described concept development as shown on the plans is consistent with the principles of the Disability Discrimination Act, 1992, and the best possible access outcomes have been achieved for the broadest range of people with a disability within the scope and scale of the development to achieve them.

Conclusion

It is evident from an appraisal of the plans that the plans will facilitate appropriate access for people with disabilities to all areas consistent with AS1428.1 (2009) and related standards to readily comply with Parts D3, E3.6, F2.4 of the BCA 2012, the DDA Premises Standards and Section 2.5 of Council's DCP 2012 regarding "accessibility" and thereby be consistent with the objectives of the Disability Discrimination Act.



Mark Relf,
Access Consultant (ACAA)

Appendix A – Statement of Expertise – Mark Relf

Mark Relf is the principal consultant of Accessibility Solutions which provides a range of advisory services to clients to audit existing and develop new and modify existing buildings, facilities and services to be accessible to people with disabilities to comply with legislation and regulations relevant to people with disabilities.

Relevant legislation and regulations that underpins advice includes the Disability Discrimination Act (DDA) Building Code of Australia, Australian Standards 1428, DDA Premises Standards, DDA Transport Standard, State Environment Planning Policy Housing for Seniors or People With a Disability (SEPP HS) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government Development Control Plans.

The scope of services provided by Accessibility Solutions includes:

- Plan Appraisals and design advice
- Access Reports for development applications and construction certificates
- Expert Reports for Court evidence
- Access Auditing of existing buildings, facilities, transport conveyances and infrastructure
- Policy and document reviews and development of Disability Action Plans
- Staff training in access auditing

The services consider issues concerning people with all types of disability including; physical; vision; hearing, intellectual and other cognitive impairments that may affect access for people with a disability consistent with the Disability Discrimination Act.

As principle consultant Mark Relf has considerable experience and expertise in a wide range of access related projects and is a recognised Access Adviser approved by the NSW Ageing and Disability Department and has attained accreditation with the Association of Consultants in Access Australia for the purposes of providing advice concerning access to the built environment and services for people with disabilities.

His expertise has been gained over 20 years working in management and advocacy roles within the disability sector and since 1994 providing advice to clients on access issues. Mark also participates on various key committees concerning access for people with disabilities. His qualifications and affiliations are:

- Accredited Member of the Association of Consultants in Access Australia.
- Member, Standards Australia ME/64 Committee responsible for the AS1428 suite and AS4299 – Adaptable Housing.
- Member, NSW Heritage Office's – Fire, Access and Services Advisory Panel.

