

**Access Report
for
SECTION 75W APPLICATION**

**“Marrickville Metro Shopping Centre
Expansion Project”**

**34 Victoria Road & 13-55 Edinburgh Road,
MARRICKVILLE**

Prepared by Mark Relf
6th October 2017



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*.

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 1B 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 will be some areas of marginal increase in the height of the parapet line, however this will remain substantially the same as the original scheme.

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 2016; 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 prepared by Hames Sharley Architects as below.

MARRICKVILLE METRO - DRAWING LIST SEC 75W		
Sheet Number	Sheet Name	Current Revision
EA000	TITLE SHEET	A
EA001	SITE PLAN	A
EA002	SITE ANALYSIS	A
EA003	EXISTING GROUND FLOOR PLAN	A
EA005	ROOF TOP CAR PARK	A
EA006	PROPOSED GROUND FLOOR PLAN	A
EA007	PROPOSED LEVEL 1 PLAN	A
EA008	PROPOSED LEVEL 2 PLAN	A
EA009	PROPOSED LEVEL 2A PLAN	A
EA010	PROPOSED ROOF PLAN	A
EA011 A	OVERALL ELEVATIONS - SHEET 1	A
EA011 B	OVERALL ELEVATIONS - SHEET 2	A
EA011 C	OVERALL ELEVATIONS - SHEET 3	A
EA011 D	OVERALL ELEVATIONS - SHEET 4	A

MARRICKVILLE METRO - DRAWING LIST SEC 75W

Sheet Number	Sheet Name	Current Revision
EA011 E	OVERALL ELEVATIONS - SHEET 5	A
EA011 F	OVERALL ELEVATIONS - SHEET 6	A
EA011 G	OVERALL ELEVATIONS - SHEET 7	A
EA011 H	OVERALL ELEVATIONS - SHEET 8	A
EA012	OVERALL ELEVATION PROPOSED	A
EA013	OVERALL SECTIONS	A
EA013 A	OVERALL SECTIONS - SHEET 1	A
EA013 B	OVERALL SECTIONS - SHEET 2	A
EA014	SHADOW DIAGRAMS - EXISTING	A
EA015	SHADOW DIAGRAMS - PROPOSED	A
EA018	PROPOSED GROUND FLOOR PLAN - STAGE 1B	A
EA019	PROPOSED LEVEL 1 PLAN - STAGE 1B	A
EA020	PROPOSED SAGE 1 LEVEL 2 PLAN (SMIDMORE ST OPEN)	A
EA021	PROPOSED LEVEL 2A PLAN - STAGE 1	A
EA106	GROUND FLOOR PLAN	A
EA107	LEVEL 1 FLOOR PLAN	A
EA108	LEVEL 2 FLOOR PLAN	A
EA109	LEVEL 2A FLOOR PLAN	A
EA110	LEVEL 2B FLOOR PLAN	A
EA111	ELEVATIONS SOUTH AND NORTH ELEVATIONS	A
EA112	ELEVATIONS WEST AND EAST ELEVATIONS	A
EA112A	EXTERNAL FINISHES	A
EA113	SECTIONS - LONG SECTIONS	A
EA114	SECTIONS - SHORT SECTIONS	A
EA115	GENERAL ARRANGMENT SHADOWS	A
EA120	BRIDGE PLAN, SECTION & ELEVATION	A
EA121	BRIDGE PLAN & ELEVATION	A

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 2016 and the Disability Access to Premises Standards (Access Code).

1. Development Context

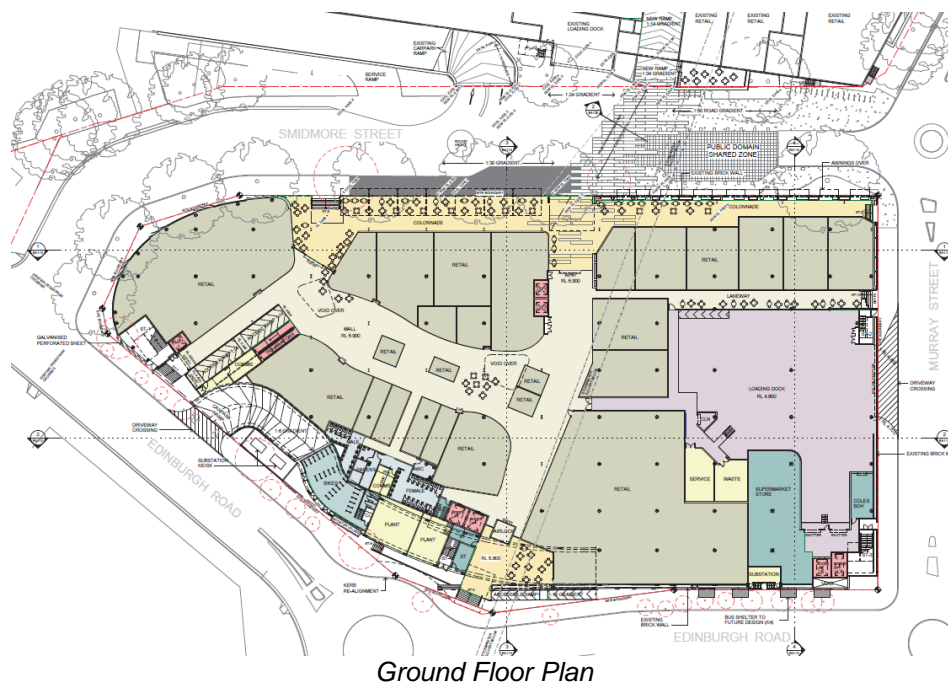
List any limitations to the site that would obstruct access:

The Section 75 W application relates to the **Stage 1B 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 1B of the development proposes a two level retail shopping centre with three levels of car parking providing 493 parking spaces.

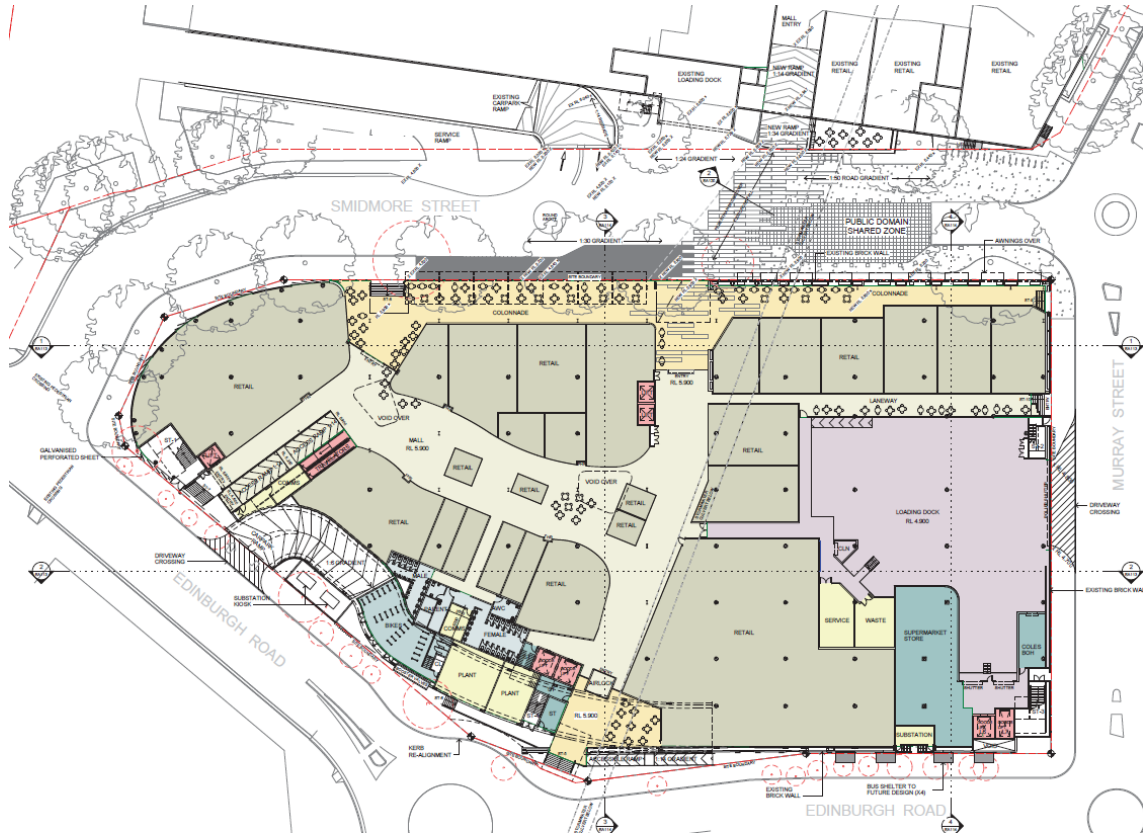
The public domain areas of Smidmore Street propose several enhancements for pedestrian access and limit traffic to oneway southerly direction. An elevated pedestrian bridge at the first floor level for further enhancement of pedestrian access across the site. The façade of the existing centre shall be subject of several refurbishments.



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



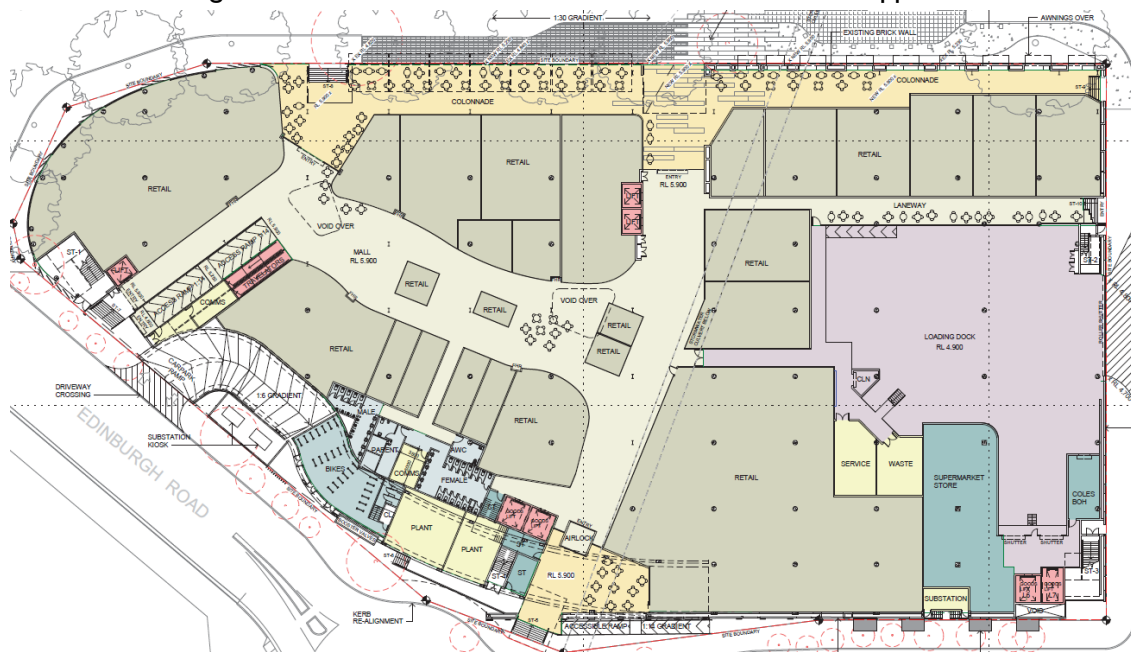
1. The development proposes three principal and two secondary entrances, two from Smidmore Street, one from Murray Street and two from Edinburgh Road.
2. The ground floor level of the building proposes a level of RL5.900 which is approximately 1000mm to 1400mm above the adjoining public domain footpaths.
3. **Smidmore Street** proposes an almost level entry access from a principal entry forecourt @RL5.800 that will be graded gradually to the entry doorways to achieve a level threshold in accordance with ASI428.1 to satisfy Part D3.2 of the BCA and DDA Premises Standards.
4. **Edinburgh Road** proposes two ramped accessways at the eastern and western ends of the development which indicate 1:14 maximum gradient that enables access to the principal entries @RL5.900 to the enter the complex in accordance with ASI428.1 to satisfy Part D3.2 of the BCA and DDA Premises Standards.
5. **Murray Street** proposes two stairway entrances with each stairway setback from the boundary by at least 900mm to accommodate tactile ground surface indicators handrails complying with ASI428.1 and ASI428.4.1
6. The subject ramps and stairways at the ground level are recessed from the property

boundaries by at least 900mm and incorporate the various features specified by AS1428.1 and AS1428.4.1 to comply with Parts D3.3 and D3.8 of the BCA and DDA Premises Standards.

7. Overall the three ramped accessways located in areas as shown on the plans will satisfy Part D3.2 of the BCA and DDA Premises Standards.
8. All levels will be serviced by lifts 2 in accordance with the BCA, Council's Access DCP and the DDA Premises Standards. The travelators will supplement vertical access connecting ground floor, level 1 and 2 of the development.
9. 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, the former Marrickville Council's Access DCP 2012 and the DDA Premises Standards.

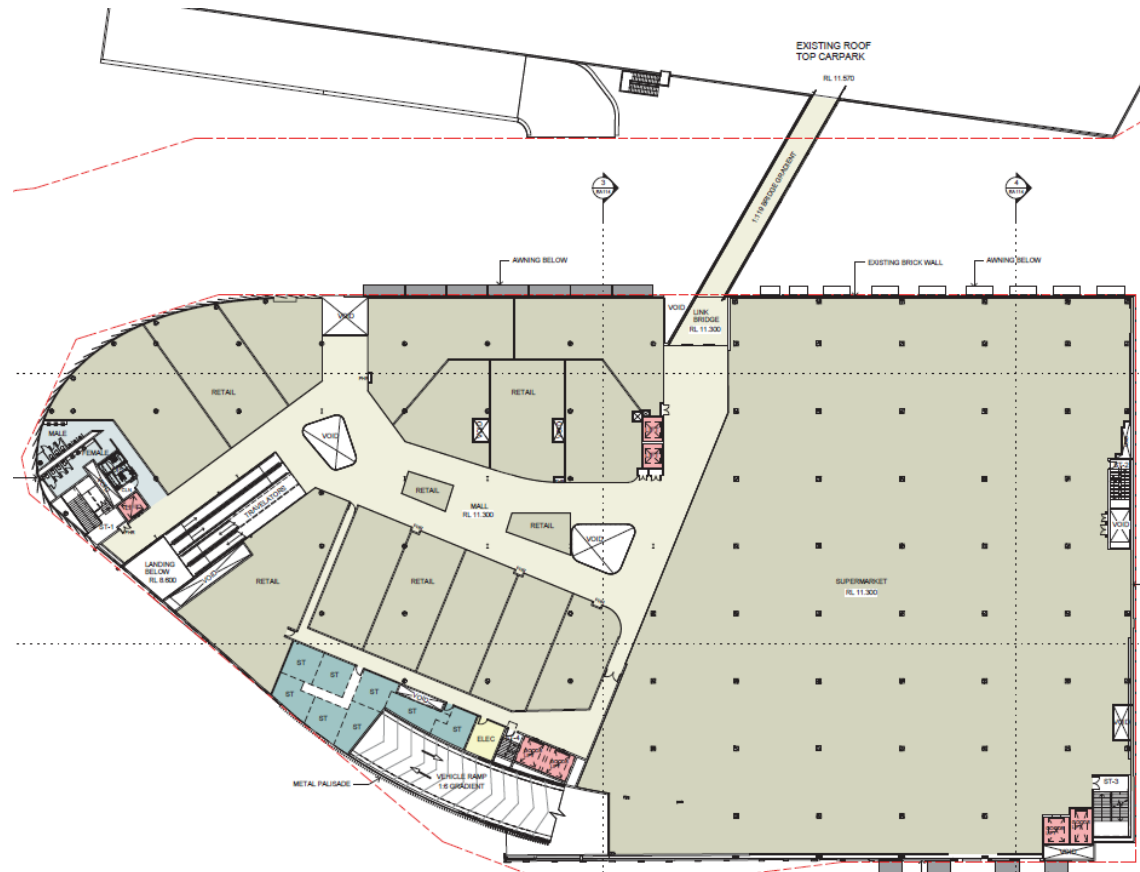
Internal Accessways – Part D3.3 of the BCA

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

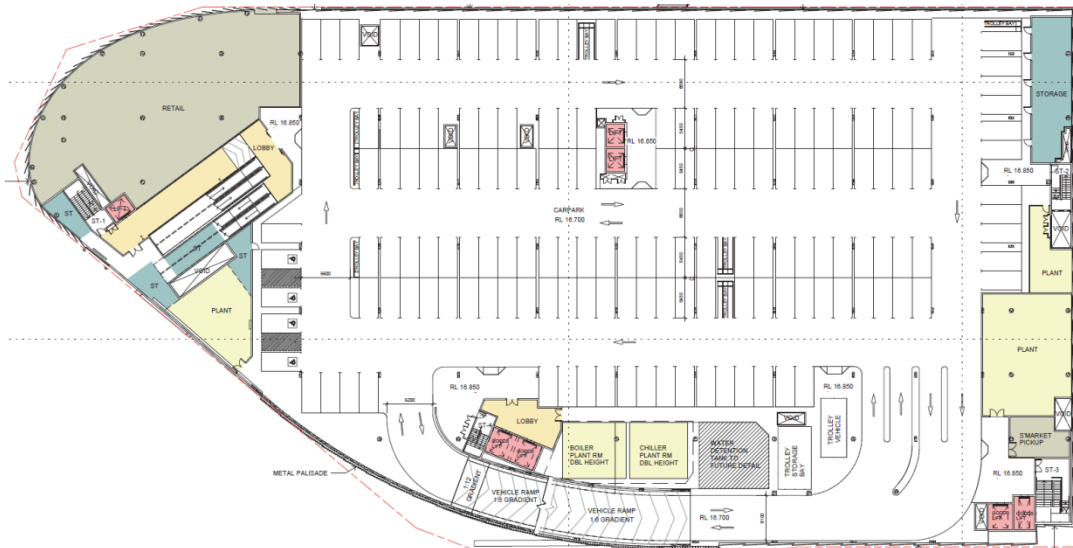


11. The plans indicate 4000mm to 8000mm width accessways around the central mall areas and 2000mm width corridor to the public toilets and a 1200-3000mm width accessway Murray Street stairway entry which complies with Part D3.3 of the BCA and DDA Premises Standards.
12. There are three passenger lifts located in prominent positions to facilitate inclusive access.
13. 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.

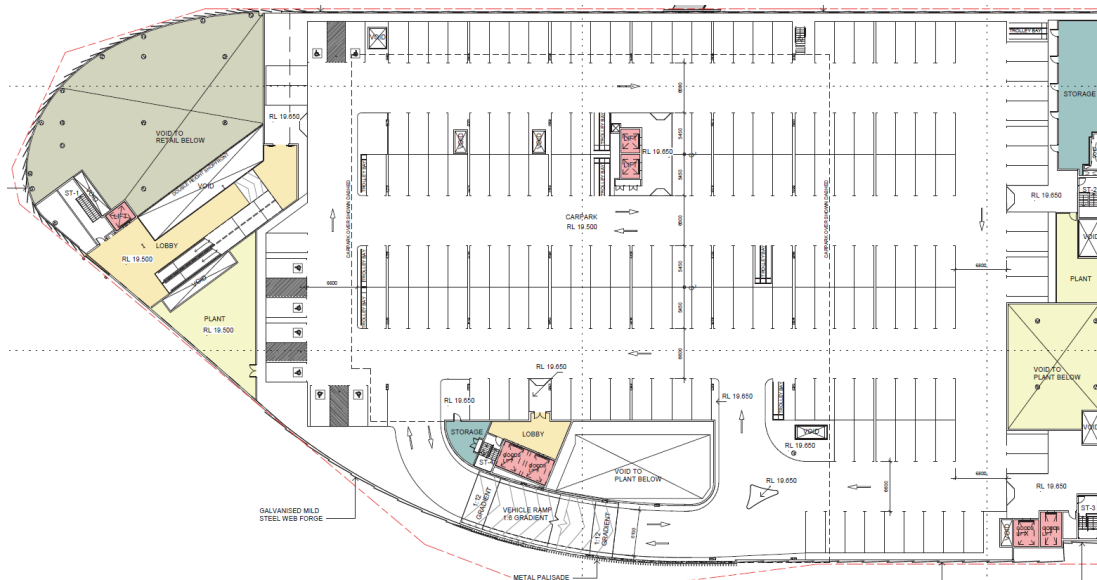
14. **Level 1 Retail Areas** - Level 1 access will incorporate three passenger lifts (and multiple goods lifts) and travelator access from the ground floor and parking levels above and provide an accessible environment by way of a single floor level and ample 4000-8000mm width primary accessways and 2000mm minimum width corridor to the public toilets that will readily satisfy ASI428.1, Part D3.3 of the BCA and the DDA Premises Standards.
15. The plans also illustrate an almost level accessible bridge link to the existing shopping centre to maximise pedestrian access across the site.
16. Details of store fitouts and other built elements will be detailed at a future design stage to comply with ASI428.1, Parts D3, E3.6, F2.4 of the BCA and the DDA Premises Standards.



17. **Level 2 Car Park** – Level 2 is predominately a car parking with one significant retail space, two enclosed lift lobbies, one open undercover lift landing and various plant and equipment.
18. The level 2 car park indicates four (4) accessible parking spaces adjacent to the public passenger lift lobby with an accessible path of travel. The other two lift lobbies also indicate appropriate access that will comply with ASI428.1 and D3 of the BCA and DDA Premises Standards.

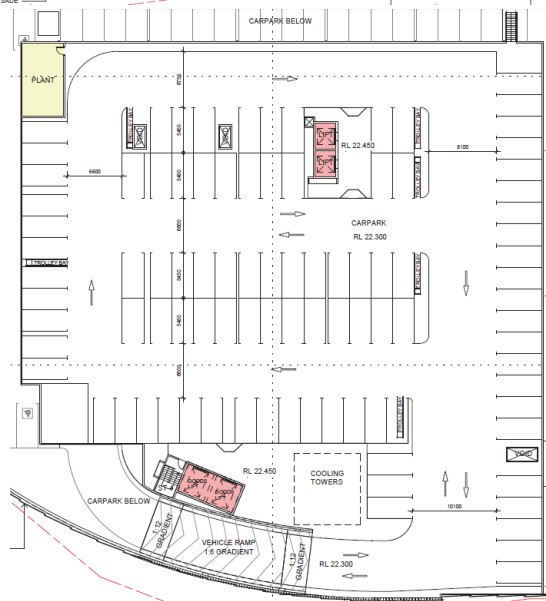


19. **Level 2A Car Park** – The level 2A car park (plan below) indicates eight (8) accessible parking spaces adjacent to the public passenger lift lobby complying with AS2890.6 and D3.5 of the BCA and DDA Premises Standards.



20. **Level 2B Car Park** – The level 2B (roof plan) car park proposes additional parking with two public passenger lifts and two goods lifts.

21. While there is no designated accessible spaces there are a few opportunities for people with mobility impairments to parking close to the passenger lifts in accessible spaces.



Parking – Part D3.5 of the BCA

22. The development proposes 493 spaces including twelve (12) accessible parking spaces designed in accordance with AS2890.6 to satisfy Part D3.5 of the BCA and DDA Premises Standards, including 2500mm height clearance over the spaces.

Lifts – Part E3.6 of the BCA

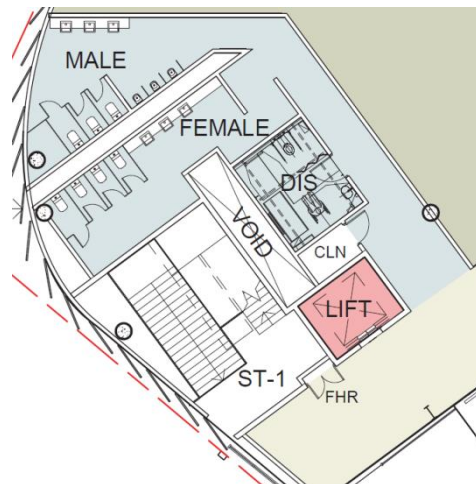
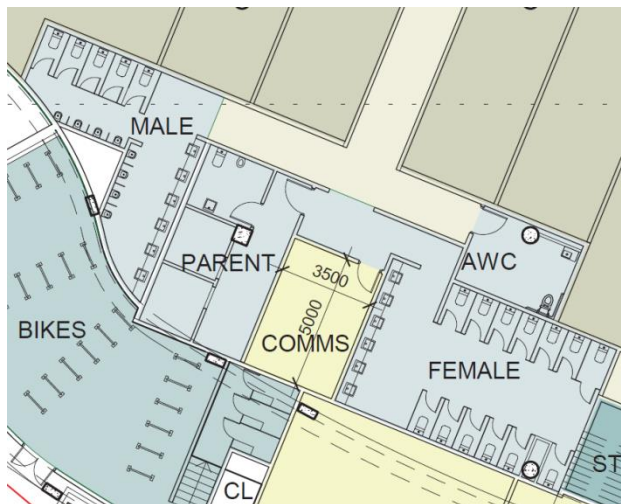
23. In addition to the three (3) passenger lifts and travelators the developments proposes four (4) goods lifts.
24. Details of the passenger lift will be detailed at a future design stage to comply with AS1735.12 to satisfy Part E3.6 of the BCA, Section 2.5 of Council's DCP 2012 and the DDA Premises Standards.

Tactile Indicators – Part D3.8 of the BCA

25. 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

26. The plans confirm toilets on ground and level 1 which incorporate unisex wheelchair accessible toilets to enable inclusive access.
27. Details of accessible sanitary facilities, including unisex wheelchair accessible 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 2016, 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.

