

**Access Report
for
Part 3A Submission**

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

Prepared by Mark Relf
19th May 2010



Introduction

The following statement has been prepared on behalf of the applicant AMP Capital Investors (AMPCI).

The development proposes alterations and additions to the existing shopping centre complex at 34 Victoria Road & 13-55 Edinburgh Road, Marrickville.

I have undertaken a site visit and had regard to the following documents in forming this report.

1. Building Code of Australia; Parts D3, E3,6, F2.4.
2. Marrickville Council's DCP 31 – Equity of Access
3. DDA Access Code (draft 2010)
4. Disability Discrimination Act DDA
5. Australian Standards AS1428.1, AS1428.2 (as applicable), AS1428.4.
6. Drawings EA000 to EA019 (Issue A) prepared by Bovis Lend Lease (drawing list attached)

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:	Mobile:	Fax:	
9695-1940	0417-467-007	9695-1906	

Relevant Access Qualification/Affiliation:

- ☐ Ageing and Disability Department of NSW approved Access Adviser
- ☐ Accredited Member, Access Institute of NSW
- ☐ 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 # 31 have been understood and designed into the proposal.

1. Development Context

List any limitations to the site that would obstruct access:

The development application proposes alterations and additions to existing premises located at No 34 Victoria Road, Marrickville and expansion to incorporate 13-55 Edinburgh Road Marrickville. While the project is the redevelopment of an existing building and expansion into an adjoining site at 13-55 Edinburgh Road 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

AMP Capital Investors (AMPCI) owns Marrickville Metro Shopping Centre and the land to the immediate south at 13-55 Edinburgh Road, Marrickville.

Accessibility Solutions has been engaged by AMPCI to prepare a report to accompany a Concept Plan Application under Part 3A of the *Environmental Planning and Assessment Act 1979* for the proposed redevelopment of the Marrickville Metro Shopping Centre. The development is being considered under Part 3A of the Act as it satisfies the criteria described in Schedule 1 of the Major Projects State Environmental Planning Policy (Major Projects SEPP).

- AMPCI proposes to upgrade and expand Marrickville Metro Shopping Centre to accommodate additional retail floor space, improved facilities and services, as well as enhance convenience and accessibility for the community.
- The proposal has three key elements:
 - An extension of retail floor area at first floor level above the existing shopping centre building with further additional roof top parking above;
 - Redevelopment of the existing industrial land south of Smidmore Street (13-55 Edinburgh Road) to create a two level retail addition to the shopping centre with car parking above.
 - The closure of Smidmore Street between Edinburgh Road and Murray Street in order to create a new pedestrian plaza including a two storey retail link and car parking access.

The additional retail floor area will primarily accommodate a discount department store, supermarket, mini major and specialty retail space. The development will incorporate additional car parking as well as improved vehicle access and loading facilities.

The proposal will create a new urban plaza in Smidmore Street and will be complimentary to an enhanced public space fronting Victoria Road. The proposal will include works to the public domain in order to improve the pedestrian, cycling and public transport connections to and from the site and enhance pedestrian and patron safety.

This report has been prepared to review the “accessibility” of the design including; the principle entrances, internal access, lift access and unisex accessible toilet(s) in accordance with DCP 31 and Parts D3, E3.6, F2.4 of the BCA and have regard to the Disability Discrimination Act.

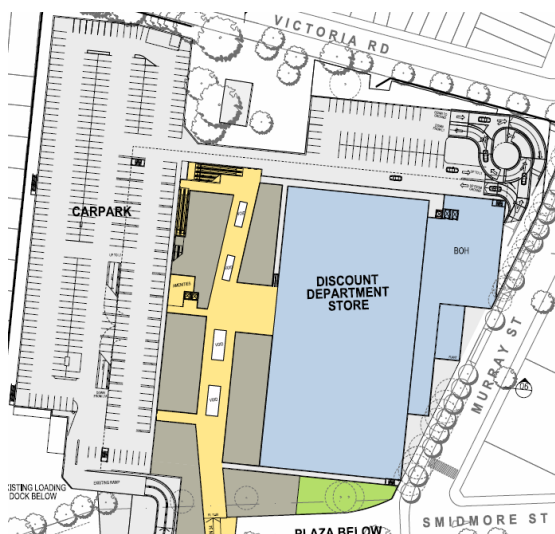
3. Access Provisions

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. **Existing Centre Refurbishment & Additions** – While the existing complex provides an accessible environment the development proposes to refurbish many areas and construction additional retail areas on part of the Level 1 carpark and add a level 2 roof top carpark to the Retail addition.

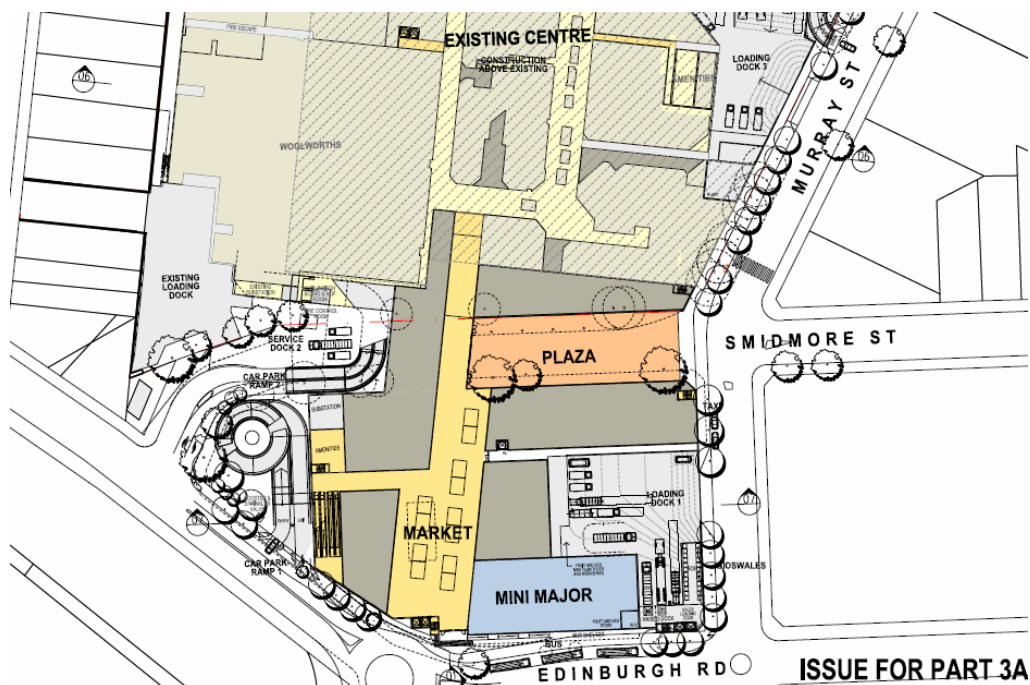


Proposed Level 1 of existing centre

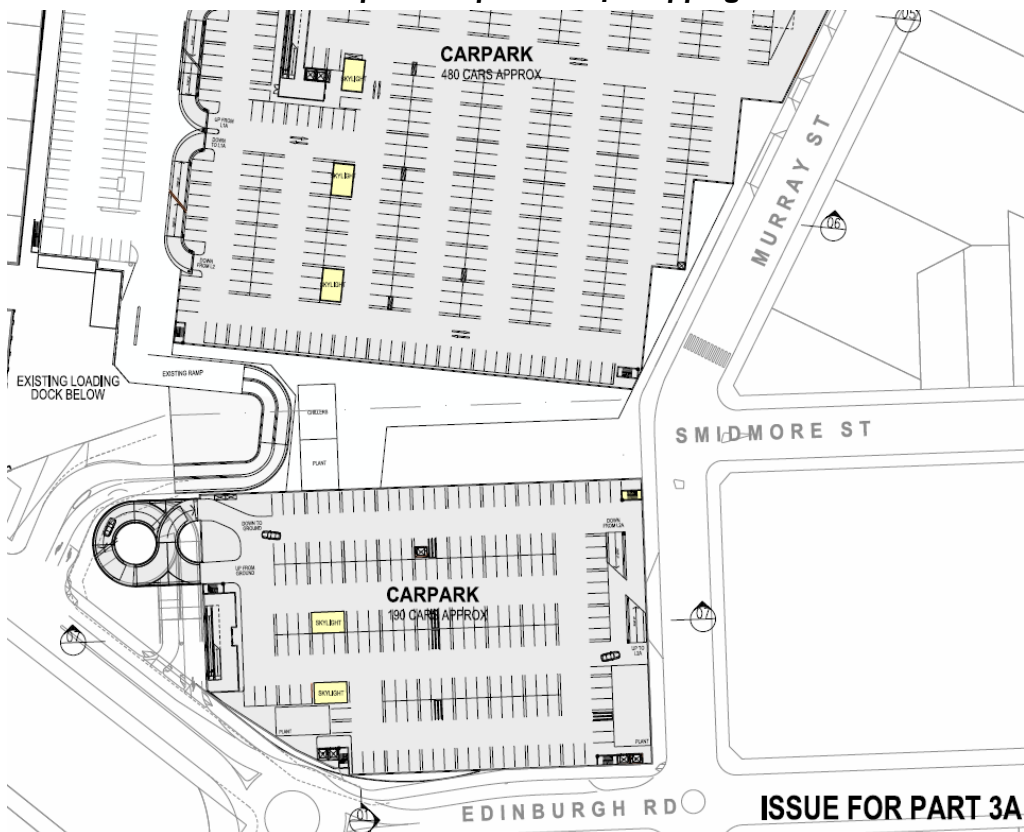
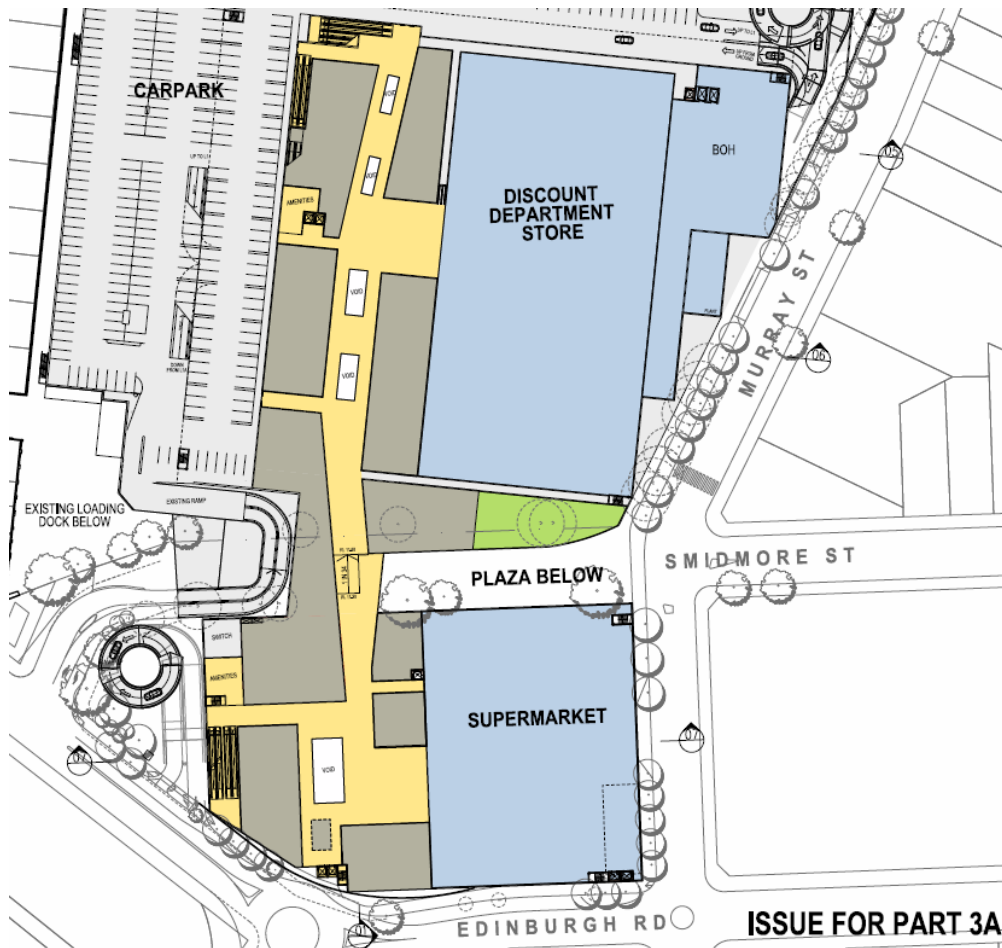


Proposed Level 2 of existing centre

2. All levels will be serviced by lifts and travelators in accordance with the BCA, Council's Access DCP and the DDA Access Code.
3. Details of accessible parking, accessible sanitary facilities 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 31 and the DDA Access Code.
4. **Proposed Centre Addition on 13-55 Edinburgh Rd** – The development proposes to construct additional retail areas on an adjoining site at 13-55 Edinburgh Road with a two storey plus roof top carpark addition.
5. **Smidmore Street** – This work will also incorporate the creation of the pedestrian plaza and retail extension across Smidmore Street linking the two retail buildings and the refurbishment of the existing shopping centre building fronting the northern side of Smidmore Street.
6. The proposed works would provide accessible linkages between the two areas by way of on-grade accessways at ground level and bridge arcade and Level 1 and driveway bridge at level 2 linking the rooftop carparks.
7. All levels will be serviced by lifts and travelators in accordance with the BCA, Council's Access DCP and the DDA Access Code.
8. Details of accessible parking, accessible sanitary facilities 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 31 and the DDA Access Code.



Ground Level - Proposed Expansion of Shopping Centre



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 concept plans and discussion with the applicant that the existing plans will facilitate appropriate access for people with disabilities to all areas consistent with ASI428.1, relevant aspects of ASI428.2 to readily comply with Parts D3, E3.6, F2.4 of the BCA and Council's DCP 31 and the DDA Access Code regarding "accessibility" and consistency 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, HREOC Advisory Notes on Premises, DDA Transport Standard, State Environment Planning Policy No. 5 Housing for Older People or People With a Disability (SEPP 5) / Seniors Living Policy, SEPP 65 – Residential Flat Buildings Design Code and various local government DCP's.

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.



Appendix B – Plans

CONCEPT PLAN ARCHITECTURAL DRAWING LIST

MARRICKVILLE METRO 10-05-2010 revision a

Drwg No.	Name
EA000	Title Sheet (Drawing List + Perspective View)
EA001	Site plan
EA002	Site analysis
EA003	Existing ground plan
EA004	Existing rooftop car park plan (level1)
EA005	Existing roof plan
EA006	Proposed ground floor plan
EA007	Proposed level1 plan
EA008	Proposed rooftop car park (level 2)
EA009	Proposed rooftop car park (level2a)
EA010	Proposed roof plan
EA011	Overall elevations (4 of)
EA012	Overall elevations (3 of)
EA013	Overall sections (3 of)
EA014	Shadow diagrams 0900/1200/1500 for dec 21/june 21/march 21/sep 21
EA015	View 1 (Smidmore Street plaza)
EA016	View 2 (Edinburgh Road)
EA017	Proposed ground floor plan stage 1
EA018	Proposed level 1 plan stage 1
EA019	Alternate plan of ground floor (Smidmore Street open)