

**Access Report
for
PREFERRED PROJECT REPORT**

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

Prepared by Mark Relf
5th November 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 **EA006 to EA009 (Issue 03)** 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:

- ☐ 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.

This report forms part of a Preferred Project Report (PPR) prepared on behalf of AMP Capital Investors (AMPCI) in respect to the Concept Plan Application under Part 3A of the NSW Environmental Planning and Assessment Act 1979 for the proposed redevelopment of the Marrickville Metro Shopping Centre.

This report has been prepared in response to the letter from the Department of Planning (DOP) dated 14 October 2010 requesting that a Preferred Project Report (PPR) be prepared. The letter requests that the proponent respond to the issues raised by the submissions and for the PPR to identify how the issues raised by the submissions including those of the DOP have been addressed and how the PPR minimises the environmental impacts of the proposal.

The Preferred Project includes the following key amendments to the original proposal:

- The adoption of the “alternative proposal” for Smidmore Street as outlined in section 5.6 of the Environmental Assessment Report, meaning that all proposed development within the Smidmore Street road reserve has been deleted from the proposal and the road will remain open to vehicle traffic.
- Removal of the draft VPA from the PPR following Marrickville Council’s decision not to grant owner’s consent for the inclusion of Smidmore Street in the application.
- Accompanying refinements to the design of the buildings fronting Smidmore Street to address the existing street interface, optimise pedestrian access between the two buildings and maximise street front retail activation and pedestrian amenity.
- A reduction in the gross leasable floor space of the new development from 21,470sqm to 16,767sqm (a reduction of 22% in floor area).
- A reduction in the number of new car parking spaces from 715 to 528.
- A significant reduction in the new building footprint above the existing shopping centre within the north-east section of the site, including the removal the spiral ramp near the corner of Victoria Road and Murray Street.
- Retention of the existing vehicle ramp location within Murray Street and the relocation of the access from Murray Street to the new loading dock 3 further to the south.
- A public domain ‘concept vision’ for Smidmore Street which will be subject to the further agreement of Marrickville Council.
- Retention of all existing mature Lemon Scented Gums in Smidmore Street.
- Revised Statement of Commitments.

This report has been prepared to review the “accessibility” of the design including; the principal 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 construct 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



Level I - Proposed Expansion of Shopping Centre

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

ARCHITECTURAL DRAWING LIST

MARRICKVILLE METRO 29-10-2010 revision 03

Drwg No.	Name
EA006	Proposed ground floor plan
EA007	Proposed level1 plan
EA008	Proposed rooftop car park (level 2)
EA009	Proposed rooftop car park (level2a)