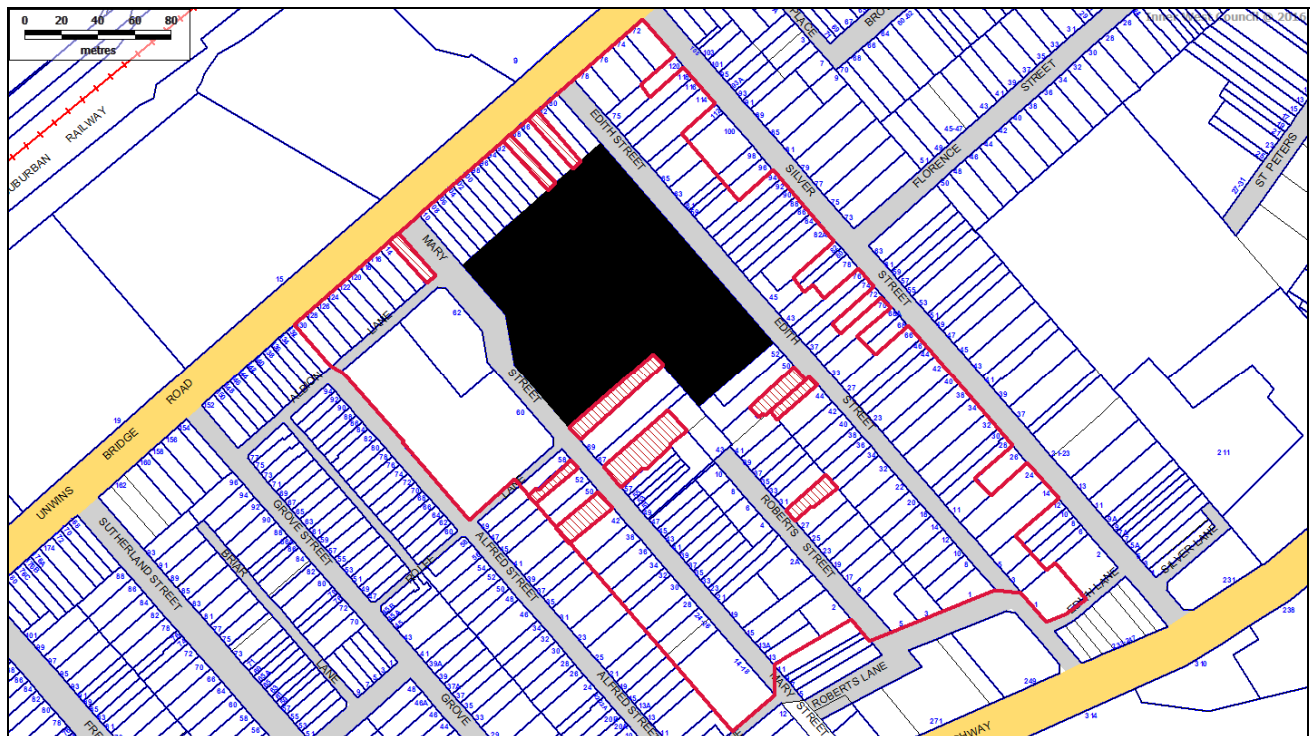







INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA201600217.01
Address	73 Mary Street, St Peters
Proposal	To modify Land and Environment Court Determination Case No. 2016/0030354 dated to 21 February 2017, under Section 4.55 of the Environmental Planning and Assessment Act to amend condition 4 of the determination which limits the period of consent to 12 months
Date of Lodgement	3 January 2018
Applicant	JVMC Pty Ltd
Owner	JVM Holdings Pty Ltd & Chalak Holdings Pty Ltd
Number of Submissions	12 submissions
Value of works	Nil
Reason for determination at Planning Panel	The number of submissions received exceeds staff delegation
Main Issues	Traffic and Parking
Recommendation	Consent subject to conditions
Attachment A	Recommended modified conditions of consent
Attachment B	Land and Environment Court Determination Case No. 2016/0030354 dated to 21 February 2017



Subject Site: 	Objectors: 
Notified Area*: 	*Previous objectors to DA201600217 also notified.

1. Executive Summary

This report concerns an application under Section 4.55 of the Environmental Planning and Assessment Act to modify Land and Environment Court Determination Case No. 2016/0030354 dated to 21 February 2017 to amend condition 4 of the determination which limits the period of consent to 12 months. The application was notified in accordance with Council's notification policy and 12 submissions were received.

Land and Environment Court Determination Case No. 2016/0030354 approved the provision of market events onsite with a capacity of 60 stalls for a trial period of 12 months. Conditions of the consent required traffic and parking surveys to be conducted during the trial period to determine the impact of the development on the surrounding parking network.

The subject application seeks an extension of the trial period and is accompanied by traffic and parking surveys required by the consent. The application was reported to and considered by Council's Local Traffic Committee who recommended that the number of stalls be reduced to 45.

It is considered the proposal generally complies with the aims, objectives and design parameters contained in the relevant State Environmental Planning Policies (SEPPs), Marrickville Local Environmental Plan 2011 (MLEP 2011) and Marrickville Development Control Plan 2011 (MDCP 2011).

The potential impacts to the surrounding environment have been considered as part of the assessment process. Any potential impacts from the development are considered to be acceptable. The application is suitable for approval subject to modifying the consent to include a reduction in the number of stalls from 60 to 45 and an extension of the trial period for a further 2 years.

The application has been referred to the Inner West Planning Panel for determination in light of the number of submissions received.

2. Proposal

Land and Environment Court Determination Case No. 2016/0030354 dated to 21 February 2017 approved an application to hold weekend markets monthly on Saturdays with consecutive Saturday and Sunday markets to be held quarterly during the calendar year. Condition 4 of that Determination restricted the markets to a period of no more than 12 months. Condition 4 is reproduced below:

4. *Period of consent*

- a) *This consent is valid for 12 months of the first market held. The applicant must notify the Council of the date of the first Market.*
- b) *An application to modify this consent must be made prior to the expiration of this consent under section 96 of the Environmental Planning and Assessment Act 1979 (EPA Act) in order to continue holding markets beyond the period specified in condition 4a.*
- c) *Markets may continue to be held in accordance with this consent until such time as any application validly made pursuant to condition 4b is finally determined, including any appeal.*

Reason: *To ensure that the event is reviewed and assessed in light of its performance and to ensure that the use does not interfere with the amenity of the locality.*

Approval is now sought to modify Land and Environment Court Determination Case No. 2016/0030354 to amend condition 4 of the determination which limits the period of consent to 12 months. The application seeks approval to hold the markets indefinitely.

3. Site Description

The site is known as 73 Mary Street and is located on the north-western side of Mary Street near the intersection with Unwins Bridge Road, St Peters. The site has a north eastern frontage to Edith Street. The site is legally described as Lot 1 in Deposited Plan 556914 and is approximately 13,355sqm in area.

The site is located within the complex known as Precinct 75 which contains twelve (12) buildings accommodating light industrial and commercial uses. The site is a former Taubman's paint factory. The site is predominantly surrounded by low density residential development. The application seeks consent to use the outdoor area of the precinct, which is currently used for pedestrian and vehicular access.

4. Background

4(a) Site history

Determination No. 12268, dated 4 May 1989, approved the use of the existing factory complex at 73-83 Mary Street, St Peters, for fifty-seven (57) industrial units. Several approvals have subsequently been granted for change of use applications for tenancies within the complex.

Determination No. 201600217 dated 5 October 2016 refused an application to hold weekend markets on the site monthly on Saturdays with consecutive Saturday and Sunday markets to be held quarterly during the calendar year with a capacity of 60 stalls operating between the hours of 8:00am and 5:00pm.

Land and Environment Court Determination Case No. 2016/0030354 dated to 21 February 2017 subsequently approved an application to hold weekend markets monthly on Saturdays with consecutive Saturday and Sunday markets to be held quarterly during the calendar year.

The site is also currently the subject of a Planning Proposal request incorporating 67 and 73 Mary Street, 50 and 52 Edith Street, and 43 Roberts Street, St Peters.

The planning proposal as exhibited seeks to amend the MLEP 2011 to rezone the land from IN2 Light Industrial and R2 Low Density Residential to B4 Mixed Use (for commercial and residential uses) to facilitate a creative industry precinct with residential uses, community facilities and car parking. The proposal involves the amalgamation of 6 lots and the selective demolition and adaptive reuse of existing warehouse/industrial buildings on the site. In October 2017 the Department of Planning and Environment issued a Gateway Determination for public exhibition.

The site is also the subject of two development applications which were lodged concurrently with a planning proposal and were placed on exhibition from 21 November to 30 January 2018. The applications seek to redevelop the site in accordance with the controls sought in the planning proposal. The applications are yet to be determined.

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Event
3 January 2018	Subject application lodged.
5 June 2018	Application was reported to and considered by Local Traffic Committee

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the Environmental Planning and Assessment Act 1979.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- Food Act 2003;
- State Environmental Planning Policy No. 55 - Remediation of Land; and
- Marrickville Local Environmental Plan 2011.

The following provides further discussion of the relevant issues:

5(a)(i) Food Act 2003

The application was referred to Council's Environmental Health section who advised that a number of the conditions relating to food notification required by the Food Act 2003 are outdated and should be amended to reflect the appropriate notification process.

Accordingly, it is recommended that Conditions 36 and 39 be modified in the following manner to reflect that advice:

36. Food Handling Guidelines for Temporary Events

All temporary food businesses shall operate and be constructed in accordance with the Food Act 2003, Food Regulation 2010, Food Standards Code and NSW Food Authority Guidelines for Businesses at Temporary Events.

Reason: *To ensure that the outlets comply with the relevant Acts and standards so as to promote sound hygiene and public health.*

39. Notification to Inner West Council

All temporary food businesses must be notified with Inner West Council prior to operating at the event. All 'Temporary Food Business Notification' forms are to be submitted to Council by the organiser or representative along with a completed 'Temporary Food Business Event Register' twenty-one (21) days prior to the event.

Note: *Temporary Food Business Notification Form and Temporary Food Business Event Register are available on Councils website.*

Reason: *To ensure that the premises comply with the relevant Acts and standards*

5(a)(ii) State Environmental Planning Policy No. 55 - Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) contains planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated.

Clause 7 (1) (a), (b) and (c) of the SEPP states:

- “7. Contamination and remediation to be considered in determining development application*
- (1) A consent authority must not consent to the carrying out of any development on land unless:*
- (a) it has considered whether the land is contaminated, and*
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

The provisions of SEPP 55 have been considered as part of this application and it is acknowledged that the land may potentially be contaminated. Notwithstanding, the subject application seeks consent for the use of the site for markets and the erection of temporary structures above ground only, with no excavation of ground penetrating works and Council is satisfied that the land is suitable in its current state for the purpose for which the development is proposed to be carried out.

5(a)(iii) Marrickville Local Environment Plan 2011 (MLEP 2011)

The application was assessed against the following relevant clause of MLEP 2011:

- Clause 2.3 – Zone Objectives and Land Use Table

The site is zoned IN2 Light Industrial under the provisions of MLEP 2011. *Markets* are a permissible use with Council's consent under the zoning provisions applying to the land. The development is considered acceptable having regard to the objectives of the IN2 Light Industrial zone.

5(b) Draft Environmental Planning Instruments**5(b)(i) Draft Marrickville Local Environmental Plan 2011 (Amendment 4)**

Draft Marrickville Local Environmental Plan 2011 (Amendment 4) (the Draft LEP Amendment) was placed on public exhibition commencing on 3 April 2018 and accordingly is a matter for consideration in the assessment of the application under Section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979.

The amended provisions contained in the Draft LEP Amendment are not relevant to the assessment of the application. Accordingly, the development is considered acceptable having regard to the provisions of the Draft LEP Amendment.

5(c) Development Control Plans

5(c)(i) Marrickville Development Control Plan 2011 (MDCP 2011)

The provisions contained in MDCP 2011 that are relevant to the assessment of the application are considered below:

(i) Parking (Part 2.10)

An assessment of the original application under the provisions of Part 2.10 of MDCP 2011 was carried out and the number of stalls proposed was considered excessive given the limited capacity to accommodate car parking on site. The original application was subsequently refused on parking and traffic grounds. The application was subsequently approved on appeal to the Land and Environment Court.

The application was referred to Council's Traffic and Parking Services section for consideration. The proposal was reported to Council's Local Traffic Committee (LTC) for consideration at its meeting on 5 June 2018. The report presented to LTC discussed the background of the proposal, the parking provision requirement for the use, parking and traffic surveys submitted with the application to satisfy conditions of the original Determination, results of the Sydenham/St Peters Parking Implementation Review 2016/17, and outstanding concerns regarding loading/unloading for the use, traffic generation and emergency egress.

The report presented to LTC made the following conclusions:

“Concerns remain that with 60 stalls (in addition to ordinary Precinct 75 operations on any market day) insufficient on-site parking is available to contain the market activity (and/or ‘popup stall’ operations) and consequently there is significant over spill of parking into adjoining streets utilising any available on-street parking, thereby impacting directly on the amenity of local residents.

Even with the recent Council installed resident permit parking restrictions in surrounding local streets adjacent to Precinct 75 any over spill will add further pressure on any parking demand generated by the markets in that visitors to the markets / stall holders / tenants / patrons wishing to park in local streets may be pushed further afield to secure parking and/or park unlawfully.

To a degree the new resident permit parking restrictions protect local residents from any inherent over spill parking demand, however, concerns remain also about the impact the market operations have on the adjoining road network. The intersection of Unwins Bridge Road and Edith Street suffers from unacceptable traffic congestion now and the influx of additional traffic into the area may escalate safety in the locality. This intersection already has a poor crash record and intersection performance levels show it's at capacity now, add market activity and traffic congestion escalates. No improvements to this intersection have been suggested or forthcoming.

Thus, the proposal to continue the markets with 60 stalls is not supported because of the following issues:

- *the market operations do not comply with Council's parking requirements;*
- *the markets result in an intensification of the use of the site beyond what could reasonably be supported by the existing on-site car parking arrangements;*
- *the markets result in an excessive parking demand on the adjoining street network and add to localized traffic congestion;*
- *the existing on-site car park had not been, to date, “clearly marked” out;*

- *no stall holders all day parking management plan has been submitted; and*
- *it is uncertain whether a clear unobstructed 4 metre wide path of travel is achievable through the site, when the stalls are in place, for the duration of the market operations.*

Clearly, there is insufficient on-site parking to contain the use and consequently, on any market day, neighbouring streets are parked out at the detriment of local residents. However, in acknowledging that the markets are a temporary use (until the site is redeveloped) and restricted to 16 days in one year it is considered reasonable to say that if stall numbers were reduced to 45 it would sufficiently reduce the parking impact and in combination with the recently introduced residential permit parking restrictions would be considered satisfactory.

The LTC supported the recommendation and conclusion made in the officer's report.

The former Marrickville Council has an adopted Hotel Trading Hours Policy (the Policy), which contains guidelines in relation to the imposition of trial periods generally. The Policy was developed specifically in relation to hotels but is used as a basis for all applications that are deemed appropriate to grant consent on a trial basis. As detailed in the background section of this report the markets were originally approved by the LEC on a trial basis for a period of no more than 12 months. The Policy specifies that after an initial trial period of 1 year, applicants may apply for further extension of 2 years and then 4 years.

Given the assessment carried out by Council's Traffic and Parking Services section and the support of LTC, it is considered appropriate to extend the trial period for the markets use for an additional 2 years in accordance with the Policy, and reduce the total number of stalls to 45 in accordance with the LTC recommendation. The applicant will be required to apply to Council to continue the use when the 2 year trial period is nearing completion.

Accordingly, it is recommended that Conditions 2 and 4 be modified in the following manner:

2. *Maximum stall numbers*

Each event being restricted as a maximum of 45 food/merchant stalls.

Reason: To confirm the details of the application as submitted by the applicant terms of Council's approval.

4. *Period of consent*

- This consent is valid for 2 years from the date of this Determination.*
- An application to modify this consent must be made prior to the expiration of this consent under section 4.55 of the Environmental Planning and Assessment Act 1979 (EPA Act) in order to continue holding markets beyond the period specified in condition 4a.*
- Markets may continue to be held in accordance with this consent until such time as any application validly made pursuant to condition 4b is finally determined, including any appeal.*

Reason: *To ensure that the event is reviewed and assessed in light of its performance and to ensure that the use does not interfere with the amenity of the locality.*

5(e) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact on the locality.

5(f) The suitability of the site for the development

The site is zoned IN2 Light Industrial under the provisions of MLEP 2011. Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(g) Any submissions

The application was advertised, an on-site notice displayed on the property and residents/property owners in the vicinity of the property were notified of the development in accordance with Council's policy. 12 submissions were received raising the following concerns which have already been discussed throughout the main body of this report:

- (i) Parking and Traffic concerns - See discussion throughout Section 5(c)(i).

In addition to the above, the submissions raised the following concerns which are discussed under the respective headings below:

Issue: Concerns regarding contamination

Comment: The matter of contamination of the site was considered as part of the original determination. The provisions of SEPP 55 have been considered as part of this application and it is acknowledged that the land is contaminated and an Environmental Management Plan for the site has been prepared. Notwithstanding, the subject application seeks consent for continued use of the site for markets and the erection of temporary structures above ground only and Council is satisfied that the land is suitable in its current state for the purpose for which the development is proposed to be carried out.

Issue: Lack of car parking

Comment: The matter of car parking was assessed by the Land and Environment Court when considering whether to grant consent to the original proposal and the quantity of car parking was deemed acceptable. Notwithstanding, the matter has been considered by Council's Local Traffic Committee who concluded that the number of stalls should be reduced from 60 to 45, in part because of traffic and parking impacts, resulting in a reduction of stalls by 25%. A condition to this effect is included in the recommendation.

Issue: Concerns regarding compliance with conditions of consent

Comment: A number of submissions raise concern over the applicant not complying with the conditions of consent for past events on matters such as hours of operation and noise. Appropriate conditions were included on the consent regarding hours of operation and noise. Any instances of non-compliance with conditions of consent should be reported to Council's Compliance section to investigate.

Issue: Concerns regarding illegal parking

Comment: A number of submissions raise concern over illegal parking in Mary and Edith Streets as a result of market patrons. Any instances of illegal parking should be reported to Council's Rangers to investigate.

Issue: Concerns regarding car park surface

Comment: A number of submissions raise concern that the car park on site is unsatisfactory and 'unapproved'. The car park on site is approved; however the surface has not been appropriately sealed. A number of development applications seeking to leave the car park unsealed have been refused by Council in the past. A note is included in this Determination that Council's Compliance section be advised of this determination to take appropriate action.

5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

Whilst a number of community submissions have been received, the outcomes of this application are considered suitable for the reasons discussed within this report. The proposal is not contrary to the public interest.

6 Referrals

6(a) Internal

(i) Council's Coordinator Development Engineering

The application was referred to Council's Coordinator Development Engineering who is generally supportive of the proposal; however concern is raised over the surface of the car park in the eastern corner of the site. The car park on site is approved; however the surface has not been appropriately sealed. A number of development applications seeking to leave the car park unsealed have been refused by Council in the past. A note is included in this Determination that Council's Compliance section be advised of this determination and take appropriate action.

(ii) Council's Environmental Health Officer

The application was referred to Council's Environmental Health Officer. This matter is discussed earlier in this report under the provisions of Food Act 2003.

(iii) Local Traffic Committee

The application was referred to Local Traffic Committee. This matter is discussed earlier in this report under the provisions of parking.

7. Section 94 Contributions

No Section 94 Contributions are applicable to this development.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in the relevant SEPPs, MLEP 2011 and MDCP 2011.

Subject to the imposition of appropriate conditions, the development will not result in any significant impacts on the amenity of the surrounding locality.

The application is suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. THAT the Inner West Local Planning Panel exercising the functions of the Council as the consent authority pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, grant consent to the application under Section 4.55 of the Environmental Planning and Assessment Act to modify Land and Environment Court Determination Case No. 2016/0030354 dated to 21 February 2017 to amend condition 4 of the determination which limits the period of consent to 12 months be approved subject to the conditions listed in Attachment A.
- B. THAT Council's Development Compliance Section be advised of this Determination and take appropriate action.
- C. THAT those persons who lodged submissions be advised of the outcome of the determination.

Attachment A – Recommended modified conditions of consent

Attachment A – Recommended modified conditions of consent

THAT the application under Section 4.55 of the Environmental Planning and Assessment Act 1979 to modify Determination No. 201600217 dated 5 October 2016 be **APPROVED** and a modified Determination be issued with the Determination being modified in the following manner:

(i) That Conditions 2, 4, 36 and 39 be amended to read:

2. Maximum stall numbers

Each event being restricted to a maximum of 45 food/merchant stalls.

Reason: To confirm the terms of Council's approval.

4. Period of consent

- a) This consent is valid for 2 years from the date of this modified determination.
- b) An application to modify this consent must be made prior to the expiration of this consent under section 4.55 of the *Environmental Planning and Assessment Act 1979* (EPA Act) in order to continue holding markets beyond the period specified in condition 4a.
- c) Markets may continue to be held in accordance with this consent until such time as any application validly made pursuant to condition 4b is finally determined, including any appeal.

Reason: To ensure that the event is reviewed and assessed in light of its performance and to ensure that the use does not interfere with the amenity of the locality.

36. Food Handling Guidelines for Temporary Events

All temporary food businesses shall operate and be constructed in accordance with the *Food Act 2003*, *Food Regulation 2010*, *Food Standards Code* and *NSW Food Authority Guidelines for Businesses at Temporary Events*.

Reason: To ensure that the outlets comply with the relevant Acts and standards so as to promote sound hygiene and public health.

39. Notification to Inner West Council

All temporary food businesses must be notified with Inner West Council prior to operating at the event. All 'Temporary Food Business Notification' forms are to be submitted to Council by the organiser or representative along with a completed 'Temporary Food Business Event Register' twenty-one (21) days prior to the event.

Note: Temporary Food Business Notification Form and Temporary Food Business Event Register are available on Council's website.

Reason: To ensure that the premises comply with the relevant Acts and standards

Attachment B – Land and Environment Court Determination Case No. 2016/0030354 dated to 21 February 2017



**Land and Environment
Court**
of New South Wales

Level 4 225 Macquarie Street SYDNEY NSW 2000
Level 4 GPO Box 3565 SYDNEY NSW 2001
DX 264, Sydney

Telephone: 02 9113 8200
Facsimile: 02 9113 8222
TTY Phone: 02 91138208

Email: lecourt@justice.nsw.gov.au
Website: <http://www.lec.justice.nsw.gov.au>

ABN: 52 659 114 436

JANE ELIZABETH HEWITT
jane.hewitt@hwlebsworth.com.au

Your Ref:



D0000SSPJ2

21 February 2017

NOTICE OF ORDERS MADE

Case number 2016/00303854
Case title JVMC Pty Ltd v Inner West Council

On 21 February 2017 the following orders (and/or directions) were made:

The final orders to give effect to the parties' agreement under s34(3) of the Land and Environment Court Act 1979 are:

- (1) The applicant is granted leave to rely on the amended plans and documents referred to in condition 1 of Annexure A which are annexed hereto as Annexure B.
- (2) The appeal is upheld.
- (3) Development Application No. 201600217 to hold weekend markets monthly on Saturdays with consecutive Saturday and Sunday markets to be held quarterly during the calendar year at 73 Mary Street, St Peters is approved subject to the conditions in Annexure A.

For the Registrar

Outcome Date: 21 Feb 2017

Appeal No: 2016/303854

Annexure 'A'
Conditions of Consent
JVMC Pty Ltd v Inner West Council
73 Mary Street, St Peters

GENERAL

1. Approved plans

Each event must be carried out in accordance with plans and details listed below:

Plan Name	Date Issued	Prepared by	Date Submitted
75 Mary Street Market Day Plan	10 February 2017	Applicant	10 February 2017
Plan of Management	8 February 2017	JBA	13 February 2017
Traffic Management Plan	6 February 2017	McLaren Traffic Engineering	6 February 2017

and details submitted to Council on 9 May 2016 with the application for development consent and as amended by the following conditions.

Reason: To confirm the details of the application as submitted by the applicant.

2. Maximum stall numbers

Each event being restricted as follows:

- a) A maximum of 60 food/merchant stalls;

Reason: To confirm the details of the application as submitted by the applicant terms of Council's approval.

3. Frequency of markets

This consent grants approval for markets consisting of the following frequency:

- a) Once per month on a Saturday
 b) Quarterly on a Sunday

being a total of 16 days a year

Reason: To confirm the details of the application as submitted by the applicant terms of Council's approval.

Appeal No: 2016/303854

4. Period of consent

- a) This consent is valid for 12 months of the first market held. The applicant must notify the Council of the date of the first Market.
- b) An application to modify this consent must be made prior to the expiration of this consent under section 96 of the *Environmental Planning and Assessment Act 1979* (EPA Act) in order to continue holding markets beyond the period specified in condition 4a.
- c) Markets may continue to be held in accordance with this consent until such time as any application validly made pursuant to condition 4b is finally determined, including any appeal.

Reason: To ensure that the event is reviewed and assessed in light of its performance and to ensure that the use does not interfere with the amenity of the locality.

5. Plan of Management and Traffic Management Plan

The operation of the premises must comply at all times with the *Plan of Management* and Traffic Management Plan annexed hereto as Annexures 'A' and 'B' respectively.

Reason: To ensure that the operation of the premises complies with the endorsed Plan of Management and Traffic Management Plan.

6. Car parking

Eighty six (86) off-street car parking spaces must be provided, clearly marked and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking.

Reason: To ensure practical off-street car parking is available for the use of the premises.

7. Accessible car parking

One (1) of the eighty six (86) car parking spaces required under condition 7 of this consent must be provided and marked as disabled car parking space.

Reason: To ensure that disabled car parking spaces are provided and marked accordingly and that disabled persons are advised and directed to such parking.

8. Bicycle storage

Bicycle storage with the capacity to accommodate a minimum of eight (8) bicycles must be provided, paved and maintained at all times in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 – Parking; as shown on the approved Plan. There must be a clear line of sight to the bicycle parking from the main car parking area and weather protection for the bicycle parking location is to be provided.

Appeal No: 2016/303854

Reason: To ensure sufficient bicycle storage facilities are provided on the site and to provide adequate surveillance of the bicycle storage area

9. Motorcycle parking

A minimum of four (4) motorcycle parking spaces must be provided and maintained at all times as shown on the approved plan in accordance with the standards contained within Part 2.10 of Marrickville Development Control Plan 2011 - Parking.

Reason: To ensure sufficient motorcycle parking is provided on the site.

10. Car park design

All parking spaces and turning areas thereto being provided in accordance with the design requirements set out within Part 2.10 of Marrickville Development Control Plan 2011 - Parking, and must be used exclusively for parking and not for storage or any other purpose.

Reason: To ensure adequate manoeuvrability to all car parking spaces and that the spaces are used exclusively for parking.

11. Weekend Parking and Travel Mode Surveys

12.1 Non Market Day (typical conditions)

For a minimum of four (4) baseline Saturdays (between 7:00am and 6:00pm [5:00pm in winter]) and two (2) baseline Sundays (between 7:00am and 6:00pm [5:00pm in winter]), record hourly the following information:

- i. At start: weather conditions.
- ii. The on-site and on-street (within a 400m walking distance) hourly parking (cars, motorbikes, trucks {6m-small; 9m-medium; 12+m-large}, trailers, boats and bicycles separately recorded). Surveyor to note how many (if any) parked vehicles are related to WESTCONNEX construction vehicles (state advertising on vehicle).
- iii. Number and name of tenancies open & closed hourly.

12.2 Market Day (typical conditions)

For a minimum of four (4) Saturdays (between 7:00am and 6:00pm [5:00pm in winter]) and two (2) Sundays (between 7:00am and 6:00pm [5:00pm in winter]), record hourly the following information:

- i. General:
 - a. At start: weather conditions
 - b. At start: number and location of traffic controller(s) and parking attendant(s) on plan of car park and driveway.

Appeal No: 2016/303854

- c. At start: number of stalls and how many stalls include a car / van in their set-up and ask / record whether stall is associated with an existing tenancy of Precinct 75 (details of tenancy name to be recorded). Ask / record non-stall related tenancy vehicles (cars, motorbikes or bicycles) are parked on-site.
 - d. The on-site and on-street (within a 400m walking distance) hourly parking (cars, motorbikes, trucks {6m-small; 9m-medium; 12+m- large}, trailers, boats and bicycles separately recorded). Surveyor to note how many (if any) parked vehicles are related to WESTCONNEX construction vehicles (state advertising on vehicle).
 - e. Number and name of tenancies open & closed hourly.
- ii. Stall holders:
 - a. At start: record travel mode of stall holders via interview (modes to be listed and shown to interviewee) and include car (driver or passenger), van, truck (small, medium, large), motorbike, bicycle, walk, drop-off / pick-up, public transport & other).
 - b. At start: if stall holders select car (driver), van, truck, motorbike or bicycle response to (ii.a) occurs, interviewee to be asked where vehicle is parked (on-site, on-street, elsewhere (state location)).
 - iii. Market Customers:
 - a. Record pedestrian in & out numbers/ survey at each gate entrance to the market area, recorded at 15 minute intervals.
 - b. Record travel mode of market customers via interview (modes to be listed and shown to interviewee) and include car (driver or passenger), van, truck (small, medium, large), motorbike, bicycle, walk, drop-off / pick-up, public transport & other).
 - c. If market customers select car (driver), van, truck, motorbike or bicycle response to (iii.b) occurs interviewee to be asked where vehicle is parked (on-site, on-street, elsewhere (state location)).

NOTE: All surveys to be spaced evenly throughout the year, for example Saturday surveys must be undertaken in each quarter of the year.

The proponent must notify Council of the market days to be surveyed. Provision of these survey dates are to be provided as commercial in confidence.

Appeal No: 2016/303854

12. Complaints

The person responsible for the day to day management of operations at the site shall ensure that the following are available to all residents of dwellings on Unwins Bridge Road and Mary Street which are within 100 metres of the site:

- (a) a telephone number on which complaints about the use of the site may be registered;
- (b) a postal address to which written complaints may be sent; and
- (c) an email address to which electronic complaints may be transmitted.

Reason: To ensure there is an appropriate means by which residents can register complaints.

13. Complaints register

The person responsible for the day to day management of operations at the site shall record details of all complaints received through the means identified in condition 13 in a complaints register. The complaints register shall record at least the following information:

- (a) the date and time of the complaint;
- (b) the means by which the complaint was made;
- (c) any personal details of the complainant if provided and if none are provided, a note to that effect;
- (d) the nature of the complaint;
- (e) any action(s) taken to remedy the matter the subject of the complaint including any follow-up contact with the complainant;
- (f) if no action was taken in relation to the complaint, a note to that effect and the reasons why no action was taken;
- (g) the same register shall also record all incidents involving emergency repair to equipment on the site including the date and time of such incident and a description of the nature of the emergency.

The complaints register shall be made available to Council upon request.

Reason: To maintain a register of complaints and any action(s) taken to remedy those complaints.

14. Alcohol prohibited

No alcohol is to be sold or supplied to market patrons without the necessary statutory approvals being in obtained..

Reason: To ensure the responsible service of alcohol and compliance with the Liquor Act 2008 and to protect patron safety.

15. Smoking prohibited

The events are to be smoke-free events. The organisers of the events are responsible to ensure that each event is promoted as a smoke-free event and that regular announcements are made during each event advising patrons that smoking is prohibited.

Appeal No: 2016/303854

Reason: To ensure that each event complies with Council's Smoke-Free Outdoor Environments Policy.

16. Operating hours

Each event and event preparation works being restricted to the following hours:

- a) Deliveries and erection of infrastructure and all other works associated with the preparation for each event being carried out between the hours of 7:30am and 9:30am on the day of the event;
- b) The hours of operation of each event being restricted to between the hours of 8:00am and 5:00pm;
- c) All dismantling, removal of infrastructure and cleaning of the area being completed by 6:30pm on the day of the event; and
- d) The organisers are to ensure that the approved hours are adequately advertised and adhered to at all times by all contractors, service providers and patrons of the event.

Reason: To ensure the hours of operation does not interfere with the amenity of surrounding residential areas and general park users.

17. Emergency vehicle access

The entry/exit point at Edith Street must be kept clear for emergency vehicles by parking attendants and crowd control staff during the events. This must be monitored by parking attendants and/or crowd control staff. Internal access roads must at all times be suitably wide to allow an emergency vehicle to travel over them.

Reason: To ensure the entry/exit point along Edith Street is kept clear for emergency vehicles in an emergency.

18. Neighbourhood amenity

No injury being caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.

Reason: To ensure the operation of the premises does not affect the amenity of the neighbourhood.

19. Amplified music

Noise from patrons and amplified music emitted from the premises shall comply with the following criteria:

- (a) The L10 noise level emitted from the site shall not exceed 3dB(A) above the background(L90) noise level in any Octave Band Centre Frequency (31.5Hz to 8 KHz) between the hours of 8.00am and 8.00pm on the day of the event each month when assessed at the nearest affected residential boundary. The background noise level shall be measured in the absence of noise emitted from the site.

Appeal No: 2016/303854

- (b) The LA10 noise level emitted from the site shall not exceed the background (LA90) noise level in any Octave Band Centre Frequency (31.5Hz to 8 KHz) between the hours of 12.00 midnight to 8.00am when assessed at the nearest affected residential boundary. The background noise level shall be measured in the absence of noise emitted from the site.

Reason: To prevent loss of amenity to the area.

20. Entry signage

Signage being erected in appropriate locations advising persons attending the events of the nearby residences and seeking quiet and orderly ingress and egress from the grounds and the organisers of the event being responsible to ensure that crowd control staff give appropriate directions to and take reasonable steps to control noisy or offensive behaviour of persons entering or leaving the event.

Reason: To ensure the quiet and orderly ingress and egress of persons of the event and to protect the amenity of the surrounding residential neighbourhood.

21. Car park signage

Appropriate signage must be erected within the premises encouraging patrons to use the designated on-site car parking area and discouraging patrons to use the on street car parking provided on Mary Street and Edith Street. Further, signage must be erected within the premises encouraging patrons and staff to use public transport whenever possible

Reason: To discourage use of the on street car parking on surrounding streets and encourage the use of public transport.

22. Crowd control

The person acting on this consent must be responsible at all times to ensure the orderly dispersal of patrons from the premises.

Reason: To protect the amenity of the surrounding neighbourhood.

23. Event signage

The person acting on this consent must undertake all notification and information signage required prior to and during each event.

Reason: To ensure normal park access and safety awareness by the public is not interrupted by the event.

24. Electricity supply

The person acting on this consent having a licensed electrician to make all connections to any temporary electricity supply. Installation of all temporary service connections shall be to WorkCover requirements. An electrician

Appeal No: 2016/303854

remaining on site during the events and during erection and removal of power infrastructure.

Reason: To ensure temporary services installations comply with relevant standards and to ensure public health and safety is maintained.

25. Facilities - general

The person acting on this consent is to ensure that at all times during the events adequate toilet facilities are provided, at a rate of 1 toilet per 50 people on site (including patrons and staff). All toilets must be kept operational to acceptable standards during the approved hours of the events.

Reason: To ensure reasonable sanitary facilities are available for each event.

26. Facilities - disabled access

The person acting on this consent is to ensure that at all times during the events adequate disabled access toilet facilities shall be provided for persons with a disability complying with AS 1428.1 - 2001 "Design for Access and Mobility" at a rate of 10% of the total number of toilets required to be provided under condition 25.

Reason: To ensure accessible sanitary facilities are available for the event.

27. Facilities to comply with AS 1428.1 - 1998

Ramped access to all facilities and an accessible toilet complying with AS 1428.1- 1998 "Design for access and mobility" shall be provided on site.

Reason: To ensure that the premises are accessible to all persons.

28. Crowd Control

A minimum of 2 staff being employed by the person acting on this consent to control the behaviour of persons attending each event and the dispersal of patrons from the area. The crowd control staff must be on duty between the hours of 7:30am and 5:30pm on the day of the event.

Reason: To protect the amenity of the surrounding neighbourhood and patrons of the event.

29. Waste management

The person acting on this consent being responsible to ensure that an adequate number of waste and recycling bins are provided for each event and distributed in suitable and accessible locations. All waste and recycled materials being collected, sorted and stored in accordance with the Recycling and Waste Management Plan approved by Council.

Reason: To protect the amenity of the surrounding neighbourhood and ensure that the clean up and waste management services are at no cost to Council.

Appeal No: 2016/303854

30. No cost to Council for waste/clean up services

Any waste management and/or clean up services required to be provided by Marrickville Council resulting from each event shall be undertaken at the expense of the person acting on this consent and at no cost to Council.

Reason: To ensure that clean up and waste management services are at no cost to Council.

31. Liquid waste

All waste water generated by each event being collected and disposed of by an approved waste water disposal method. Waste water is not to be disposed of in the street. All waste oil is to be collected at the end of each event and disposed of in an approved manner.

Reason: To prevent contamination of the street and damage to Council property and infrastructure by substances contained in waste water and to ensure the health and safety of the area after each event.

32. Loading/unloading not to obstruct public thoroughfare

All loading and unloading in connection with the use being carried out on in such a manner as not to cause inconvenience to the public, or patrons of the markets.

Reason: To prevent use and obstruction of the adjacent public thoroughfare.

33. Loading/unloading from public places

Where any loading, unloading or construction is to occur from a public place, Council's Infrastructure Services Directorate shall be contacted to determine if any permits or traffic management plans are required to be obtained from Council before each event commences.

Reason: To protect the amenity of the area.

34. Standards for works, structures and stalls

Any building work, installation of temporary structures and stalls and use of equipment must be carried out in accordance with the provisions of the Building Code of Australia, manufactures specifications and the requirements of WorkCover.

Reason: To ensure the work is carried out to an acceptable standard and the site is managed in a safe manner.

35. Fire hydrants

Any existing fire hydrants which are located on the site or in the surrounding streets and fronts of buildings shall not be obstructed in any manner.

Reason: To ensure the safety of the general public.

36. Food Handling Guidelines for Temporary Events

Appeal No: 2016/303854

All temporary food premises/stalls are to comply with '*Food Handling Guidelines for Temporary Events*' published by the NSW Food Authority and Marrickville Council's '*Food Safety Guidelines for Temporary Events*'.

Reason: To ensure that the outlets comply with the relevant Acts and standards so as to promote sound hygiene and public health.

37. Pre-packaged foods

All pre-packaged food items for sale must comply with Chapter 1, Labelling and other Information Requirements of the Australia New Zealand Food Standards Code.

Reason: To comply with the requirements of the Food Act 2003.

38. Food safety standards

Each food business is to comply with the *Food Act 2003*, Food Regulation there under and Food Standards Code.

Reason: To ensure food safety standards are complied with.

BEFORE THE EVENT

1. Notification to NSW Food Authority

Prior to the commencement of the event, the person acting on this consent is required under the Food Safety Standards to notify the NSW Food Authority of your intention to operate a food premises and submit to Council the notification number issued by the NSW Food Authority.

NOTE: Notification can be made online at www.foodnotify.nsw.gov.au.

Reason: To ensure that the premises comply with the relevant Acts and standards.

Notification to emergency services

Prior to the commencement of the event the person acting on this consent is to notify to the Newtown Local Area Commanders of NSW Police, State Transit Authority, the NSW Fire Brigades and the NSW Ambulance Services of the proposed event.

Reason: To ensure that the relevant services and authorities are given advance notification of the event.

2. Waste contractor

A minimum of 2 weeks prior to the event, the person acting on this consent is to submit to Council evidence that arrangements have been made with a private waste contractor for the provision and pick up of waste and/or recycling bins for the event.

Appeal No: 2016/303854

Reason: To ensure that suitable arrangements are made for the provision of waste management services for the event.

3. Recycling and Waste Management Plan

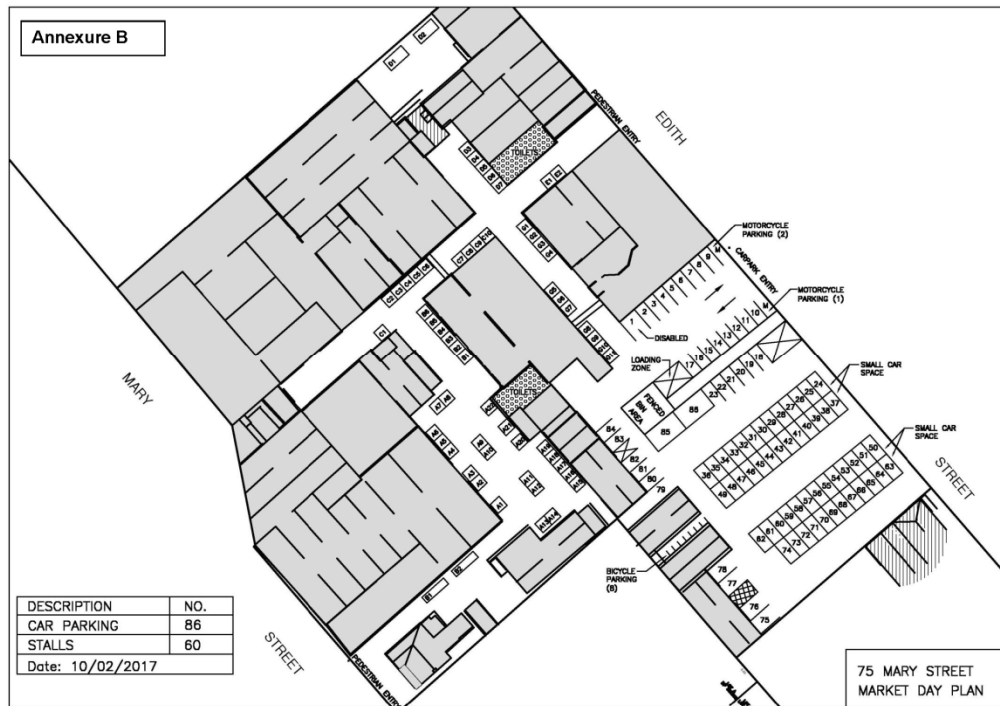
Prior to the commencement of the event the person acting on this consent is to submit to Council's satisfaction a Recycling and Waste Management Plan in accordance with Part 2.18 – Recycling and Waste Management of Marrickville Development Control Plan 2011 detailing the following:

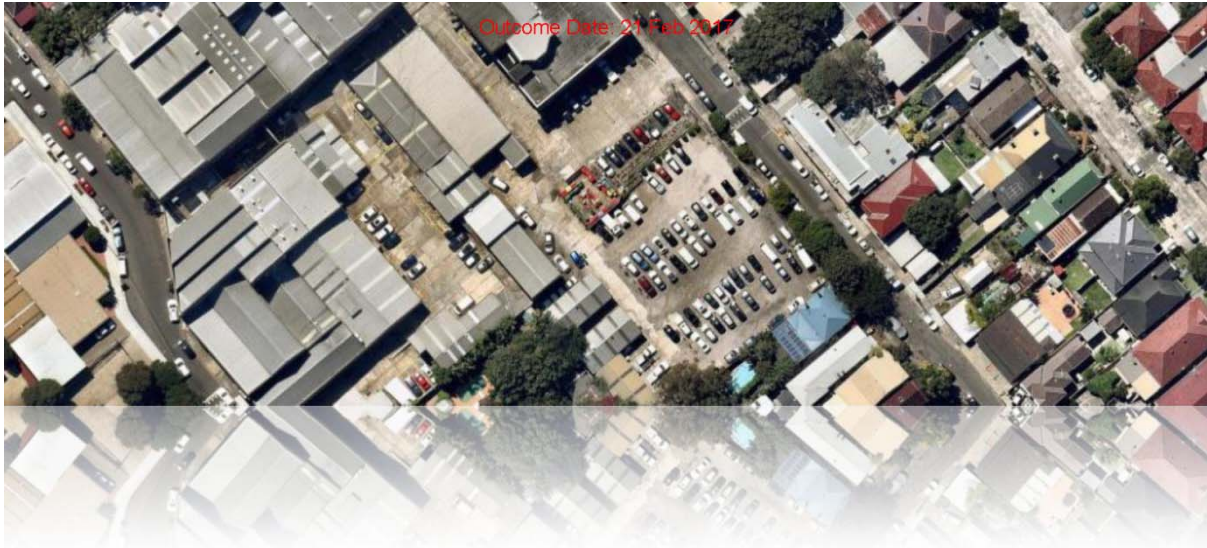
- a) Procedures to inform stall holders to minimise waste such as waste associated with plates and cups.
- b) Details of waste and recycling contractor and a contingency plan for additional waste management needs.
- c) Bin specifications to ensure compliance with AS4123.7.
- d) Waste collection/disposal measures of organic food waste.
- e) Waste disposal measures of contaminated recyclable waste.
- f) Procedures for bins being emptied during the event.
- g) Provision of bin monitors.

Reason: To ensure that suitable arrangements for waste management.

- End of Conditions -

Outcome Date: 21 Feb 2017





**TRAFFIC MANAGEMENT PLAN OF
PRECINCT 75 MARKETS
AT 75 MARY STREET ST PETERS**



**Address: Shop 7, 720 Old Princes Highway Sutherland NSW 2232
Postal: P.O Box 66 Sutherland NSW 1499**

**Telephone: +61 2 8355 2440
Fax: +61 2 9521 7199
Web: www.mclarentraffic.com.au
Email: admin@mclarentraffic.com.au**

Division of RAMTRANS Australia ABN: 45067491678

Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

McLaren Traffic Engineering
Shop 7, 716-720 Old Princes Hwy, Sutherland NSW 2232
Ph 61-2-8355-2440

Traffic Management Plan
Precinct 75 Markets, St Peters



Job No. 16650.02DA
Date: 27th January 2017

TABLE OF CONTENTS

1 PURPOSE & SCOPE3

2 TMP OBJECTIVES3

3 SITE ACCESS & LAYOUT3

4 SURROUNDING ROAD NETWORK6

5 EDITH STREET CAR PARK6

6 MORNING LOADING7

7 AFTERNOON LOADING7

8 EXTERNAL SITE SIGNAGE & ADVERTISEMENT7

9 CAR PARKING MANAGEMENT8

10 MONITORING PERIOD8

 10.1 Weekend Parking & Travel Mode Surveys8

 10.1.1 Non Market Day (Typical Conditions)8

 10.1.2 Market Day (Typical Conditions).....8

11 EMERGENCY VEHICLE PROCEDURE.....9

12 COMPLAINTS HANDLING PROCEDURE.....9

13 PLAN OF MANAGEMENT REVIEW9

McLaren Traffic Engineering
Shop 7, 716-720 Old Princes Hwy, Sutherland NSW 2232
Ph 61-2-8355-2440

1 Purpose & Scope

This Traffic Management Plan (TMP) provides the traffic management procedures to be implemented by the Market Organisers and personnel (traffic controllers) during the market day.

The Precinct 75 market day will occur monthly on Saturdays, with a consecutive Saturday and Sunday market to be held quarterly during the calendar year. The market day consists of market stalls as well as regular operation of existing tenants of Precinct 75.

2 TMP Objectives

The TMP has been prepared in order to:

- Provide a safe environment for all road users including pedestrian and cyclists within the localised area of St Peters
- Minimise the disruption and impact of overflow parking and potential congestion to all road users and the local area of St Peters
- Provide a formalised and convenient parking solution to market day participants
- Encourage alternative transport means and manage vehicle movements in and out of the site.

To achieve the above objectives, the TMP will:

- Ensure that convenient access to the Edith Street car park is provided
- Ensure that sufficient way finding signage is provided within the local St Peters precinct
- Ensure that sufficient loading facilities are provided for market stall owners for the purpose of loading / unloading activities.

The TMP is to be freely available upon request and authorisation from Market Day organisers via the website.

3 Site Access & Layout

The market day is held at Precinct 75 in St Peters, formally known as 75 Mary Street, St Peters.

Referring to **Figure1**, the Site provides on-site parking for 86 vehicles and a 10 minute loading zone to operate under this TMP. This can only be accessed via Edith Street. A formalised car park arrangement has now been established on site through the use of line marking, markers and signage. These works have resulted in a more efficient use of the car park areas.

Furthermore, a number of on-site bicycle and motorcycle parking spaces are provided within the Edith Street car parking area and across the site.

Traffic Management Plan
Precinct 75 Markets, St Peters



Job No. 16650.02DA
Date: 27th January 2017

A maximum number of 60 stalls can be accommodated on any given market day (in accordance with **Figure 1**) with a pedestrian only access permitted into the Site via either Mary Street or Edith Street.

Edith Street is a two-way street whilst Mary Street is a one-way street (east to west) from the Princes Highway to Unwins Bridge Road.

McLaren Traffic Engineering
Shop 7, 716-720 Old Princes Hwy, Sutherland NSW 2232
Ph 61-2-8355-2440

Traffic Management Plan
Precinct 75 Markets, St Peters



Job No. 16650.02DA
Date: 27th January 2017



Figure 1: Site Plan

McLaren Traffic Engineering
Shop 7, 716-720 Old Princes Hwy, Sutherland NSW 2232
Ph 61-2-8355-2440

4 Surrounding Road Network

There are no road closures or detours as a result of the market day. Only the on-site traffic controllers will have the capacity and authority to control vehicular movements within Edith Street, primarily to provide convenient access to the Edith Street car park.

5 Edith Street Car Park

Access to the Edith Street carpark is via the dedicated driveway on Edith Street. Parking within the Edith Street car park is available to all visitors of Precinct 75. During market day events, traffic controllers will direct traffic into the Edith Street car park and within the parking area. A minimum of two (2) traffic controllers will be directing traffic during market day events.

Parking within the Edith Street car park is available to all stall owners who utilise a private vehicle for the purpose of setting up their stall.

The Edith Street car park is a “first come first served” allocation (i.e. car spaces are not designated to any visitor, stall owner or tenant of Precinct 75), with the exception that parking spaces labelled as “Small Car” are to be allocated to stall owners only.

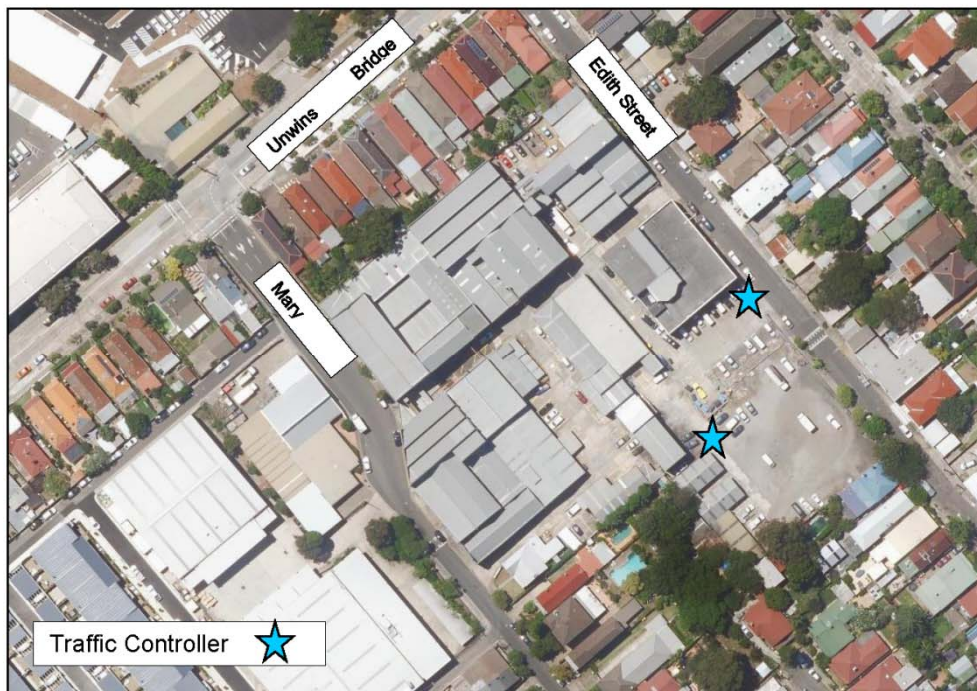


Figure 2: Traffic Controller Locations

McLaren Traffic Engineering
Shop 7, 716-720 Old Princes Hwy, Sutherland NSW 2232
Ph 61-2-8355-2440

6 Morning Loading

Stall owners are to undertake any loading for the purpose of setting up a stall from 7:30-9:30am only on the day of the Market. Vehicular access to the stall area will not be permitted after 9:30am unless under supervision of a traffic controller / parking attendant.

Stall owners are to utilise either the 10 minute loading zone within the Edith Street car park or access the market area via either Mary Street or Edith Street between 7:30-9:30am. The Mary Street access will be closed to vehicular movements from 9:30am to 5:00pm.

Stall owner vehicles are to be restricted to small trucks (equivalent to a 6.4m Small Rigid Vehicle (SRV)). Some stall holders will be permitted to park within the stall holders area either as part of their stall set-up or via a prior agreement with Market Day organisers.

7 Afternoon Loading

Stall owners are to conduct any loading for the purpose of packing down a stall after 5:00pm on a market day

Stall owners are to utilise either the 10 minute loading zone within the Edith Street car park or access the market area via either Mary Street or Edith Street. The Mary Street access will be closed to vehicular movements from 9:30am to 5:00pm.

Stall owner vehicles are to be restricted to small trucks (equivalent to a 6.4m Small Rigid Vehicle (SRV)).

8 External Site Signage & Advertisement

Installation of "Market Day Parking" signs with directional arrow positioned approximately 120m (twice the speed limit for advance signage) on approach to Edith Street, on Unwins Bridge Road northbound and southbound.

Installation of "Market Day Parking" at the junction of Mary Street / Roberts Road and Roberts Road /Edith Street (both approaches from Roberts Road and Edith Street from the highway) with directional signage.

The markets are to be advertised via social media, websites and letter box drops to stall owners and the general public (customers). Advertisement information for customers is to include the following:

- Hours of operation
- Public transport options (bus and rail)
- Alternate transport options (bicycle, motorcycle and walk)
- Car park access and availability of parking, to be accessed from Edith Street

9 Car Parking Management

A minimum of two (2) traffic controllers will be directing traffic during market day events. One (1) controller will be positioned at the Edith Street driveway whilst the other controller will be within the car park area directing vehicles to available areas.

The Edith Street car park will be managed throughout the market day from 7:30am to 5pm. The loading zone within the Edith Street car park is restricted to 10 minutes. Two (2) traffic controllers will be positioned at the Edith Street car park and will control entering vehicles and internal circulation.

Stall owners and customers are to obey instructions given by any traffic controller/parking attendant.

10 Monitoring Period

As per the approval, the Markets are to be monitored for twelve (12) months, starting from the first Market day to operate after approval has been granted. As part of this monitoring period, the following shall be undertaken.

10.1 Weekend Parking & Travel Mode Surveys

10.1.1 Non Market Day (Typical Conditions)

For a minimum of two (2) baseline Saturdays and one (1) baseline Sunday, record hourly the following information for the time period starting from 7:00am and ending at 6:00pm (5:00pm in Winter):

- i. At start: Weather conditions
- ii. The on-site and on-street (within a 400m walking distance) hourly parking (cars, motorbikes, trucks {6m-small; 9m-medium; 12+m- large}, trailers, boats and bicycles separately recorded). Surveyor to note how many (if any) parked vehicles are related to WEST CONNEX construction vehicles (state advertising on vehicle).
- iii. Number and name of tenancies open & closed hourly

10.1.2 Market Day (Typical Conditions)

For a minimum of four (4) Saturdays and two (2) Sundays record hourly the following information for the time period starting from 7:00am and ending at 6:00pm (5:00pm in Winter).

- i. At start: Weather conditions
- ii. At start: Number of stalls and how many stalls include a car / van in their set-up and ask / record whether stall is associated with an existing tenancy of Precinct 75 (details of tenancy name to be recorded). Ask / record non-stall related tenancy vehicles (cars, motorbikes or bicycles) are parked on-site or on-street.
- iii. At start: Record travel mode of stall holders via interview (modes to be listed and shown to interviewee to include car, van, truck (small, medium, large), motorbike, bicycle, walk, drop-off / pick-up, public transport & other).
- iv. At start: if car, van, truck, motorbike or bicycle response to (iii) occurs, interviewee to be asked where vehicle is parked (on-site, on-street, elsewhere (state location)).

McLaren Traffic Engineering
Shop 7, 716-720 Old Princes Hwy, Sutherland NSW 2232
Ph 61-2-8355-2440

- v. The on-site and on-street (within a 400m walking distance) hourly parking (cars, motorbikes, trucks {6m-small; 9m-medium; 12+m- large}, trailers, boats and bicycles separately recorded). Surveyor to note how many (if any) parked vehicles are related to WEST CONNEX construction vehicles (state advertising on vehicle).
- vi. 7:00am and ending at 6:00pm (5:00pm in Winter): Pedestrian in & out surveys at each gate entrance to the Market area, recorded at 15 minute intervals.
- vii. Number and name of tenancies open & closed hourly
- viii. Between 10:00am to 2:00pm; Record travel mode of stall customers via interview (questions / travel modes to be listed and shown to interviewee to include number in group, car, van, motorbike, bicycle, walk, drop-off/pick-up, public transport & other).
- ix. Between 10:00am to 2:00pm; If car, van, truck, motorbike or bicycle response to (viii) occurs interviewee to be asked of CAR DRIVER in group where vehicle is parked (on-site, on-street, elsewhere (state location)).
- x. Number and location of traffic controller(s) and parking attendant(s) on plan of car park and driveway.

11 Emergency Vehicle Procedure

In the event of emergency vehicles requiring access, the on-site traffic controllers are to give priority to their entry and exit requirements. Emergency vehicles will be permitted to use any of the vehicular access points (2 from Edith Street, 1 from Mary Street) under suitable emergency control.

All on-site hydrants and boosters shall be kept free for access via emergency (fire) personnel. Fire brigade appliance vehicles will stand vehicles within the public streets of Edith Street or Mary Street or partially within existing driveways near hydrant / boosters under emergency control by authorised personnel.

12 Complaints Handling Procedure

A formal complaints handling register shall also be developed that identifies the contact details of the person in charge of handling / recording traffic and parking related complaints generated by the market day. The record of complaints and how these are resolved are to be kept with the market day's administration area and be available for inspection by authorised council staff upon request within 7 days of that request.

13 Plan of Management Review

If, in circumstances where better management or improved amenity outcomes can be achieved by amendments to this TMP, such amendments can be made following consultation with Market Stall owners and tenancies of Precinct 75.

The market day organisers are to review the activity of the market day and the TMP twice a year or as the need arises.

Traffic Management Plan
Precinct 75 Markets, St Peters



Job No. 16650.02DA
Date: 27th January 2017

ANNEXURE A: CAR PARKING LAYOUT

