

Jennifer Chang
Development Manager - Infrastructure NSW
jennifer.chang@infrastructure.nsw.gov.au

24 March 2021

Dear Jennifer

New Sydney Fish Market SSDA Modification 3, Basement Redesign

Transport Statement

INTRODUCTION

We (JMT Consulting) provided traffic engineering services to Infrastructure NSW in relation to the proposed modification 3 to the State Significant Development Application (SSDA) for the new Sydney Fish Market Main Works project (SSD 8925).

DESCRIPTION OF WORKS

The proposal involves modifications to the basement car park to provide for improved vehicle circulation, wholesale truck loading/unloading as well as more opportunities for separation between customer parking and truck movements at peak times of the day. Plant rooms have also been reconfigured to optimise services performance.

RELEVANT DOCUMENTS AND PLANS

JMT Consulting reviewed the following plans prepared by 3XN and BVN architects for compliance:

- Ground Floor Plan, Drawing Number AR- S2-B10 L00-01 (Issue J) dated 18 March 2021
- Basement Floor Plan, Drawing Number AR- S2-B10 LB1-01 (Issue J) dated 18 March 2021

The following key documents have been referenced in undertaking the review:

- Standards Australia, AS2890 - Parking Facilities - Part 1: Off-street car parking (AS2890.1)
- Standards Australia, AS2890 - Parking Facilities - Part 3: Bicycle Parking (AS2890.3)
- Standards Australia, AS2890 - Parking Facilities - Part 6: Off-street parking for people with disabilities (AS2890.6)
- New Sydney Fish Market Traffic Impact Assessment report (Arup) dated September 2019
- New Sydney Fish Market Additional Transport Assessment (JMT Consulting) dated February 2020

ASSESSMENT OF PROPOSED MODIFICATION

The proposed modification includes a reconfiguration of the basement car park to improve vehicle circulation and efficiency. These changes to the car parking layout result in a small increase in the overall parking numbers on the site as summarised in Table 1 below. The changes include:

- An increase in the number of accessible car parking bays from 6 to 8 which is a positive outcome from an accessibility perspective.
- An increase in the number of small car parking bays which promotes the use of more sustainable low-emissions vehicles. The number of small car spaces (12) represents 3% of the overall parking provision, well less than the maximum 10% as prescribed in Australian Standards.

Despite the small increase in car parking numbers in the basement level from 398 to 400, this still remains below the maximum of 417 spaces as approved under SSD-8925 and documented in Condition B44 of the project approval. The total number of parking spaces, inclusive of those at the ground level, remain below the maximum of 438 as specified in the project approval. Therefore the proposed modification is compliant with the project approval with respect to on-site car parking numbers.

Table 1 Car parking schedule

Car park level	Vehicle type	Number of parking bays	
		SSDA Approval	Modification 3
Basement level	SRV*	138	145
	Accessible	6	8
	Small car	9	12
	Standard car	383	380
Sub-Total – Basement Level		398	400
Ground Level	AV	5	5
	MRV / SRV	16	16
Total		419	421

SRV – Small Rigid Vehicle MRV – Medium Rigid Vehicle AV – Articulated vehicle

* Combined with standard car bays

The design of the modified basement parking area remains compliant with the relevant Australian Standards including for general car parking, service vehicles and accessible car parking.

SUMMARY

I am an appropriately qualified and competent person in this area being listed in the National Professional Engineers Register (NPER) and as such can confirm that the proposed modification provides for a compliant car parking layout which maintains car parking numbers below the maximum of 417 spaces as approved under SSD-8925 and documented in Condition B44 of the project approval.

Therefore as the revised layout complies with relevant standards and parking numbers remain below the maximum permissible under the SSDA approval the outcomes of the transport assessment undertaken for the SSDA remain unchanged.

Please do not hesitate to contact the undersigned should you have any questions.



Josh Milston

Director | JMT Consulting

MIEAust CPEng (ID Number 3077628)