



PERTH MARKETS

Traffic Management Plan



1. WHY DO WE FOCUS ON RISK MANAGEMENT AND COMPLIANCE?

As the owner of Perth Markets, PMG is responsible for the management, maintenance, site safety, compliance, development and redevelopment of the Perth Markets Site.

The diverse nature of PMG's role brings into play a range of responsibilities and risks which the company must manage, including legal and statutory obligations, common law and insurance.

The effective management of risk by PMG and Tenants promotes a safe, secure working environment for all Site Users. Risk management and safety is of the upmost importance to PMG. It is a requirement under law and an insurance compliance obligation. Tenants are responsible for managing risk within their Tenancy Areas while PMG is ultimately responsible for maintaining a safe working Site.

All Tenants, Site Users, Visitors and Persons who enter the Site must comply with these controls.

Perth Markets is a secure Site with access limited to those legitimate Site Users who have been issued with Access Cards, approved Service Providers and bona fide Visitors to this Site.

The minimal Personal Protection Equipment (PPE) which must be worn as a condition of entering this Site is High Visibility vest and enclosed footwear. Tenants, Visitors and all Site Users as a condition of entry to the Site (with the exception of the General Public during General Public Access Days) are required to wear enclosed footwear and high-visibility apparel or vests in all areas of the Site at all times.

2. RESPONSIBLE PERSONS

PMG nominates the following as Responsible Persons who are authorised to direct and manage Pedestrian and Vehicle traffic at the Perth Markets:

- Chief Executive Officer (CEO)
- Operations Manager
- Operations Supervisor
- Authorised Person (Market Compliance Officer)
- Other Person as nominated by PMG from timeto time.

3. TRAFFIC MANAGEMENT PLAN REVIEW

This TMP is designed to be reviewed on a regular basis in response to Site audits and changes to meet the needs of the Site.

The key objectives of this TMP are to set out PMG's operating procedures and control measures to manage and regulate:

- Site Traffic
- Pedestrians
- Heavy Vehicles
- Forklifts
- Parking
- Public Entry.

This TMP may reference Traffic Management Reviews conducted by qualified traffic engineers.

4. TENANT TRAFFIC MANAGEMENT PLANS

Under future Work Health and Safety (WHS) legislation, there may be a requirement for Tenants to prepare their own internal TMP to manage pedestrian and Vehicle traffic inside their Tenancy and Licensed Areas together with the management of Vehicles accessing the Site for the purpose of loading and unloading goods (Tenant TMP).

Tenant TMPs will need to comply with the requirements of this TMP and the Site Rules and Guides. In the event of any inconsistency between the Tenant TMP and this TMP and the Site Rules and Guides, this TMP and the Site Rules and Guides will prevail.

5. TRAFFIC MANAGEMENT MAPS

Attached to this TMP are the road and parking maps which identify:

- Roads throughout this Site
- Location of the buildings (inc Areas E, S, SE, W)
- Parking areas
- Cross walks
- Other traffic management controls.

In addition, maps for each area of the Perth Markets are attached to this TMP to provide greater detail.

6. SITE ACCESS

All Persons entering Perth Markets must:

- Agree to comply with and be bound by the Site Rules, the Guides and the General Terms and Conditions of Entry which are posted at each vehicle and pedestrian entrance point of the Site.
- Complete PMG's Inductions (Site and/or Forklift) once every 12 months.

Visitors being escorted by PMG or Tenants and members of the General Public accessing the Site on General Public Entry Days are exempt from completing a Site Induction.

The entrances to the Site are segregated into Vehicle Access and Pedestrian Access.

Vehicle Access

There are two Vehicle boom-gated entrances into the Site (Bannister Road and Baile Road) as shown in Figure 1.

Access Card Entry

An Access Card that permits Vehicle entry must be swiped at the proximity reader at each boom gated entrance. Every occupant in a vehicle must swipe their individual access cards. Access cards can also be used at the pedestrian entry points.

Other Vehicle Access

Drivers who are not Site access approved will need to report to either Reception or the main Gatehouse on Bannister Road to sign in as Site visitors. If access is required for the delivery of goods, drivers may need to submit a manifest of those goods if requested to the Authorised Officer as a condition of entry.

Pedestrian Access

There are five main pedestrian access points at Perth Markets shown in the map on the following page (Figure 1). Pedestrian access through the boom-gated entrances is strictly prohibited.

VEHICLES

GATE	VEHICLE TYPE	HOURS OF OPERATION
Bannister Road Main Entrance Gate	All Vehicles	Gatehouse manned 24 hours a day, 7 days a week. Access via Access Card or Visitor sign in.
Baile Road Secondary Entrance Gate	Designed for cars, light	Gatehouse unmanned. Access via Access Card only. No access between 6:00pm to 3:00am.

PEDESTRIANS

GATE	PEDESTRIAN ACCESS	HOURS OF OPERATION
PMG Admin Reception	Push Gate via Access Card	Access via Access Card or prior arrangement with an Authorised Officer or Reception. Access available 24/7.
PMG Admin Rear Entrance	Push Gate via Access Card	Access via Access Card or prior arrangement with an Authorised Officer or Reception. Access available 24/7.
PMG Car Park F	Push Gate via Access Card	Access via Access Card or prior arrangement with an Authorised Officer or Reception. Access available 24/7.
Public Market Access Gate	Push Gate via Access Card	Access via Access Card or prior arrangement with an Authorised Officer or Reception. Access available 24/7. Open for Public Access Days upon payment of entry fee.
Wholesale Retail Center Rear Door Access	Push Gate via Access Card	Access via Access Card or by prior arrangement with an Authorised Officer. Restricted to 6am to 5pm unless authorised.

Map of site including entry points



Figure 1 - Map of site including entry points

7. GENERAL TRAFFIC CONTROLS

Traffic Regulation

All Vehicles on Site are to be operated pursuant to the Road Traffic Act 1974 (WA), associated codes and regulations. To remove doubt, the Western Australian Road rules apply to the extent that they are relevant and appropriate to the Site.

Vehicle Registration

All Vehicles (including forklifts) driven/operated within the Common Areas on Site must be either fully or conditionally registered and insured in accordance with legislative requirements. Unregistered Vehicles are not permitted to operate on any road or Common Area of the site.

Forklift Registration

All forklifts operated on the Common Areas of the Site must be registered with PMG and display appropriate signage as designated by PMG. Forklifts are to be operated in accordance with manufacturers instructions and PMG site rules and Guides.

Traffic Speed on Site

Various areas of the Site are speed limited to 10km/h (CTA and Buyer Bays) whilst the maximum speed of any vehicle is 30km/h. Forklifts maximum speed is 20 km/h.

Parking

The parking areas for Vehicles (including Tenant and Employees Private Vehicles, Buyer Vehicles, Trucks and Heavy Vehicles) are shown in the TMP Parking Map Figure 2.

All Vehicles must park in a designated parking bay.

With the exception of green parking zones, all car parking bays at this Site are unreserved and allocated according to colour and location. Vehicles parking on Site must display a valid parking sticker for the colour zone they are allocated. Unauthorised Parking is not permitted.

Tenants may park their Private Vehicles inside their Tenancy Area but not under the awnings or in areas designated as loading areas.

CCTV Monitoring

CCTV cameras are located throughout the Site. PMG's CCTV network provides ongoing monitoring and recording of activities at this Site in key areas to provide essential information on any incidents, accidents or unlawful events.

Site Resources

The Perth Markets Site operates 24 hours a day, seven days a week.

Bannister Road Gatehouse is staffed 24 hours a day by PMG Customer Service Officers. PMG Authorised Officers (Market Compliance Officers) are on hand between 04:00 and 18:00 most days to manage traffic flow, any congestion issues and parking at the Site. Authorised Officers also provide an emergency response to situations which may arise from time to time.

Contact (08) 9456 9215 to report an accident, incident or emergency.

Road Closures

Road closures at Perth Markets may occur from time to time due to road works or infrastructure works. A localised TMP is prepared for all intended road closures. In addition, signs and /or traffic controllers are on hand to provide direction to traffic if required.

Drug and Alcohol Policies and Procedures

PMG's Site Rules and Guides clearly set out Vehicle operator requirements on operating a Vehicle at this Site which prohibits operation while under the influence of a substance which is illegal or which exceeds legal limits.

Tenants are responsible for implementing their own procedures under a Tenant TMP in respect to their Tenant Employees and the use of drugs and alcohol while undertaking business activities for and/or on behalf of Tenants.

Map of site parking

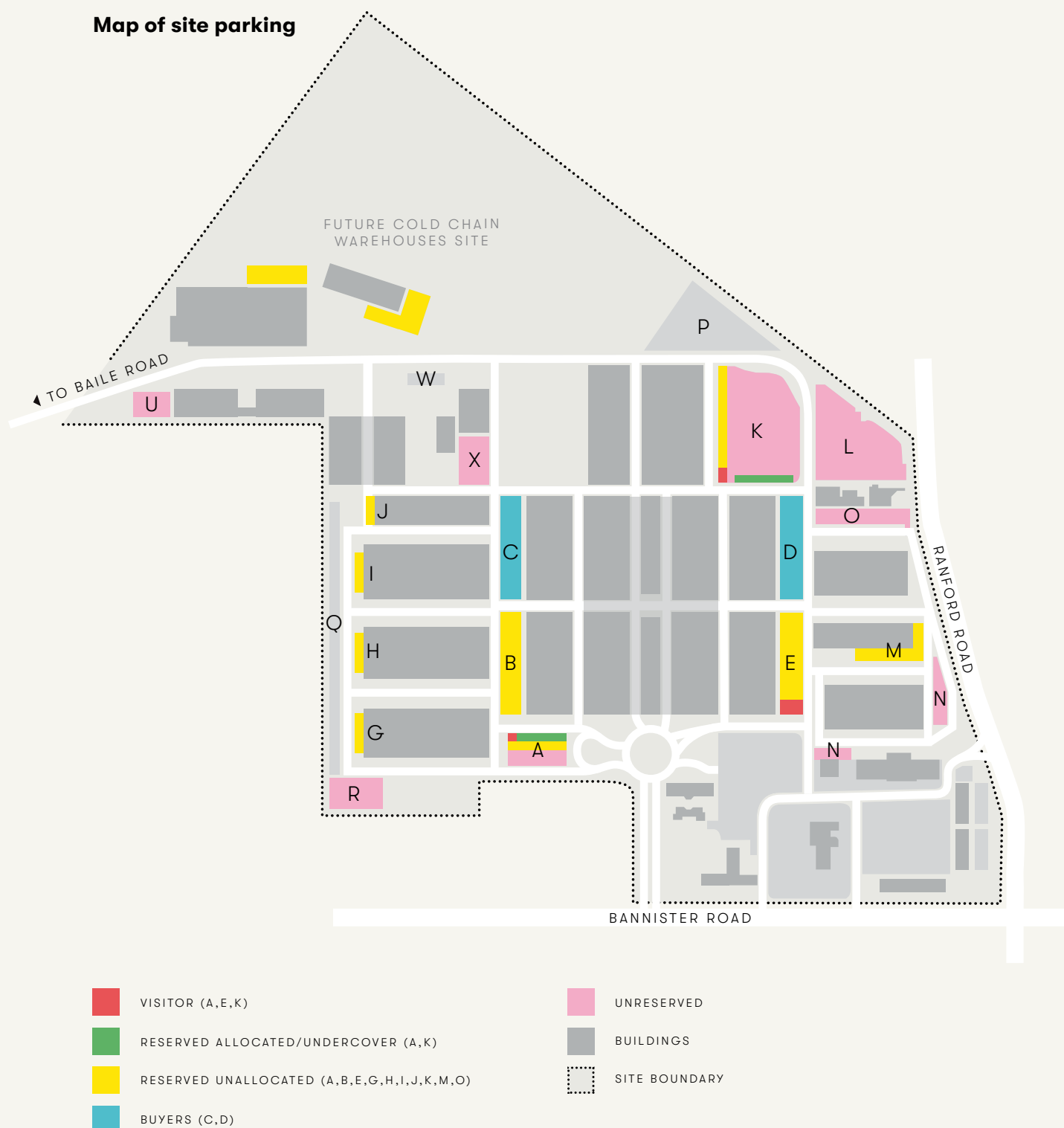


Figure 2 - Map of site parking



Pedestrian Crossings

All Vehicles must give way to Pedestrians using Pedestrian Crossings. Pedestrians must use Crossings where these are available.



Pedestrian Walkways

Pedestrians must use Pedestrian Walkways, where these are available, to walk through this Site.



Forklift Work Areas

Forklift Work Areas in the CTA and in loading zones designate a working area set aside for Forklifts. All other Vehicles are excluded from these areas.



Figure 3 - Line markings

Figure 4 - Central Trading Area

8. TRAFFIC CONTROLS – LINE MARKING

All Vehicle Operators accessing this Site should familiarise themselves with the line-marked Traffic Controls.

9. CENTRAL TRADING AREA (CTA) TRAFFIC CONTROLS

The CTA is a highly complex area which caters for a number of peak traffic periods during each Trading Day including:

- Tenant operations – 1:00am to 6:00am
- Trading/Buying – 6:00am to 12:00am

In addition, PMG allows the General Public to enter the CTA on designated General Public Access Days.

CTA Selling Floor Tenants

During Trading Hours, Selling Floor Tenants in the CTA may:

- Trade out to the trading boundary line adjacent to their Tenancy Area.
- Display and consolidate goods in the area.
- Use Forklifts to manage the movement of stock around the Site.

CTA Tenants must:

- Always keep the CTA pedestrian footpaths clear and clear and clean the Licensed Areas at the end of Trading Hours.

CTA Forklift Operators

Forklift Operators are prohibited from driving on to the pedestrian footpaths unless traveling perpendicular to the footpath to enter the Tenancy.

Forklift Operators are always required to follow all the Site Rules and Guides in relation to forklift operations and safety including approved speed.



CTA Pedestrians

Pedestrians are required to keep to the pedestrian footpaths unless they are crossing from one CTA floor to another or are accessing their Vehicle in a Designated Parking Bay.

Where Pedestrian crossings over roads are available, pedestrians must use the Pedestrian crossings to cross roads. Pedestrians have right of way on pedestrian crossings.

A Shared Zone is an area that is accessed by both Pedestrians and Vehicles. Pedestrians have right of way in a Shared Zone with the onus of responsibility for Pedestrian safety and the avoidance of collisions resting with Vehicle operators.

However, there is a requirement for “due care” on the part of both Pedestrians and Vehicle Operators (including forklift operators) whilst moving around the Site.

CTA Buyers

Buyers to whom PMG has granted access are permitted to enter the CTA from 6:00am.

Buyers who have licenced a Buyer Bay are permitted to use this area to consolidate their purchases from Tenants only.

Buyers who have not purchased a Buyer Bay will not have Vehicle access to site unless prior arrangements are made with PMG. This will be only to facilitate the collection of goods direct from warehouses.

CTA Vehicles

The speed limit for all vehicles including forklifts in the CTA is 10 km/h. Remedial actions under the Site Rules and Guides apply to any breach of these speed limits.

Vehicles other than forklifts are prohibited from entering the CTA during Trading Hours on Trading Days.

The speed for all Vehicles within the East and West Buyers Bay areas is 10m/h.

10. WAREHOUSE TRAFFIC CONTROLS

TMP Maps (Areas E, SE, S, W) Figure 6 identify the extent of the Warehouse Precinct at the Perth Markets.

Warehouse Areas – Speed Limit

All Vehicles, Cars, Trucks and Vans must comply with the 30 km/h speed limit that applies at this Site. Noting that within the CTA and in the Buyer Bays, the speed limit is 10 km/h. PMG's Authorised Officers conduct regular radar checks on Vehicle speeds at this Site. Remedial actions may apply to any breach of the speed limits under the PMG Site Rules and Guides. Forklifts are restricted to a maximum of 20km/h.

Forklift Laneway

The outer warehouses (E2 to E4 & W1 to W3) are provided with forklift laneways adjacent to the 'ring road', connecting both sides of the loading areas. To allow forklifts to safely manoeuvre around the warehouse and reduce interaction with regular traffic, these laneways should be used by forklifts traversing between the warehouses.

Traffic Controls – Deliveries to Warehouses

The warehouse area provides an awning area for each individual tenant to set down goods during the loading and unloading process. All small vehicle parking and obstructions are prohibited in this area at all times.

Trucks involved in the loading and unloading process must park in the side loading lane, as shown in Figure 6. Any vehicle parked within the loading and unloading lane must be in the process of loading or unloading, up to a maximum loading and unloading period of 24 hours only.

All private Vehicles are prohibited in front of any tenancies at all times, unless agreed by PMG. Vehicle operators must not congest roads, loading zones or docks while they are loading or unloading.

Heavy Vehicles, including B-Double Vehicles, must not enter the CTA during Trading Hours.

Vehicles parked in loading zones and on docks adjacent to warehouses must not encroach onto pedestrian walkways or roads.

Tenants are required to manage their loading and unloading activities together with all Vehicle movements associated with these so that deliveries and delivery Vehicles comply with the Site Rules and Guides and this TMP.

Tenants must not direct Vehicles to wait in loading zones which are not directly in front of their Tenancy Area. Where space is not available in Tenants' loading zones, Tenants must direct waiting Vehicles to a Truck Holding Area until space becomes available. Car Park P (as shown in Figure 2) may be utilized as a holding area.

Truck Holding Areas are not long-term parking areas for Heavy Vehicles. Vehicle operators must not park their Vehicles nor their Trailers in the Truck Holding Areas and must not leave them unattended. Truck parking bays are available for trucks and/or trailers.

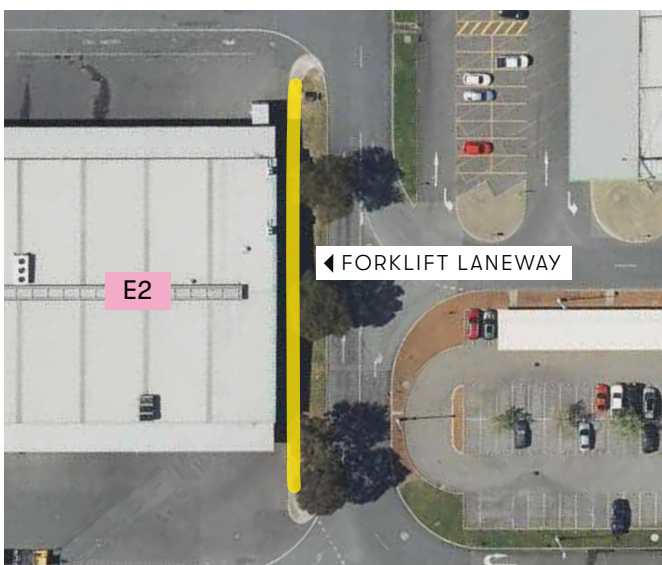


Figure5 - Forklift laneway (E2)

Map of warehouse precincts and loading areas



Figure 6 - Map of warehouse precincts

11. GENERAL PUBLIC ACCESS DAYS

Members of the general public are permitted to buy from the CTA and specific Tenants on designated General Public Access Days only. While the general public are exempt from wearing PPE during General Public Entry Days, they must observe the following traffic controls:

- Public entrance, whether by Vehicle or as a pedestrian, to this Site is subject to a fee as advised by PMG from time to time.
- PMG's employees are trained to control traffic and are on hand to direct Public access.
- Members of the General Public accessing the Perth Market by Vehicle must follow the directions of a PMG Authorised Officer or employee.
- The Pedestrian Access Point for General Public Pedestrians on Sundays is shown in Figure 10.

General Public Access Days in the CTA

While in the CTA, Members of the General Public must comply with all directions of Authorised Officers and must:

- Only park Vehicles within the designated area as directed by PMG employees.

- When accessing the CTA, remain on the pedestrian footpaths unless otherwise directed.
- Take due care when walking around the Site.

General public are not allowed in the CTA during Trading Days including Sunday. The access point for the general public on Saturdays is shown in Figure 9.

General Public Access Days Around Warehouses

On designated General Public Access Days, the public may be granted access to visit some Tenants outside of the CTA.

The same pedestrian controls that apply for the CTA during designated public access days apply to approved warehouse areas.

General Public Access Days Community Market

On designated General Public Access Days, PMG may operate a Community Market. The same controls that apply for public entrance and movement around the site also apply on these days.

Pedestrian access to the community market is shown in Figure 10.



Figure 7 - Sunday Market pedestrian access 1

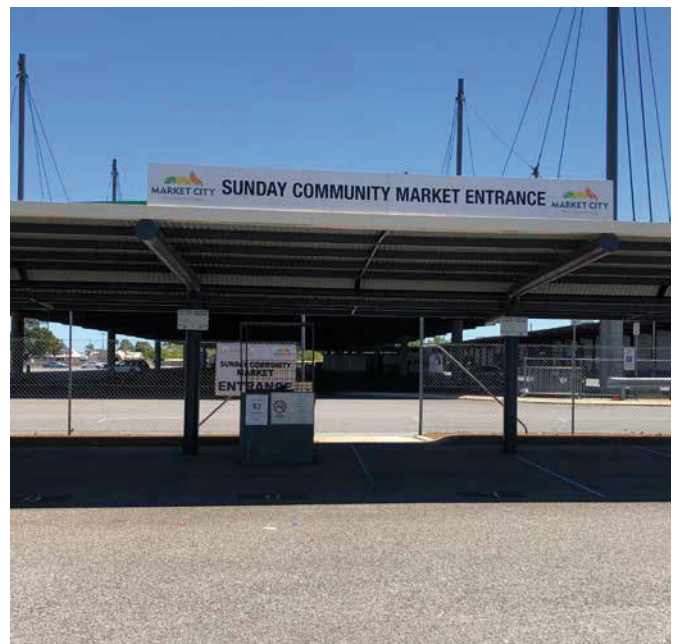


Figure 8 - Sunday Market pedestrian access 1

Map of Saturday Clearance Market access



Figure 9- Map of General Public Access Day access

Map of Sunday Market access



Figure 10 - Map of Sunday Market access

12. TRAFFIC CONTROLS – PROTECTING THE ENVIRONMENT

There are no publicly available Vehicle washing facilities within the Perth Markets. Vehicles must not be washed down at this Site unless:

- There is specific provision within Tenants' Tenancy Areas, including an interceptor trap; or
- An alternative provision has been arranged with PMG.

Vehicles must not be serviced within Perth Markets unless the Vehicle is a forklift and is serviced in PMG's Forklift Service Bays by a licensed Forklift Service Provider.

13. PEDESTRIAN CONTROLS

Pedestrians must use:

- Pedestrian crossings to crossroads where these are available.
- Pedestrian walkways to walk round the Site where these are available.

If neither of these controls are available, Pedestrians must use due care to crossroads and traverse the Site and must:

- Only walk in a direction facing oncoming Traffic (where there is a two-way traffic system).
- Be aware of Loading Zones and warehouse entrances when walking past these areas.
- Not use mobile phones or other electronic equipment while walking around the Site.

14. FORKLIFT RULES

All forklift operators must obey the Forklift Rules described in the Site Rules and Guidelines. Forklifts are restricted to 10kmh within the CTA and Buyers Bays and a speed limit of 20kmh is applied to the remainder of the Site.

15. TRAFFIC CONTROLS – ROADS

One-Way Systems

There are a number of one-way systems on roads in the Warehouse Precinct. Where there are one-way traffic flows, Forklifts are NOT permitted to drive against the one-way flow unless using designated signed or contraflow lanes where these are available.



Figure 11 - Roadway at W1 and W2

16. SITE MAPS

Roadway map

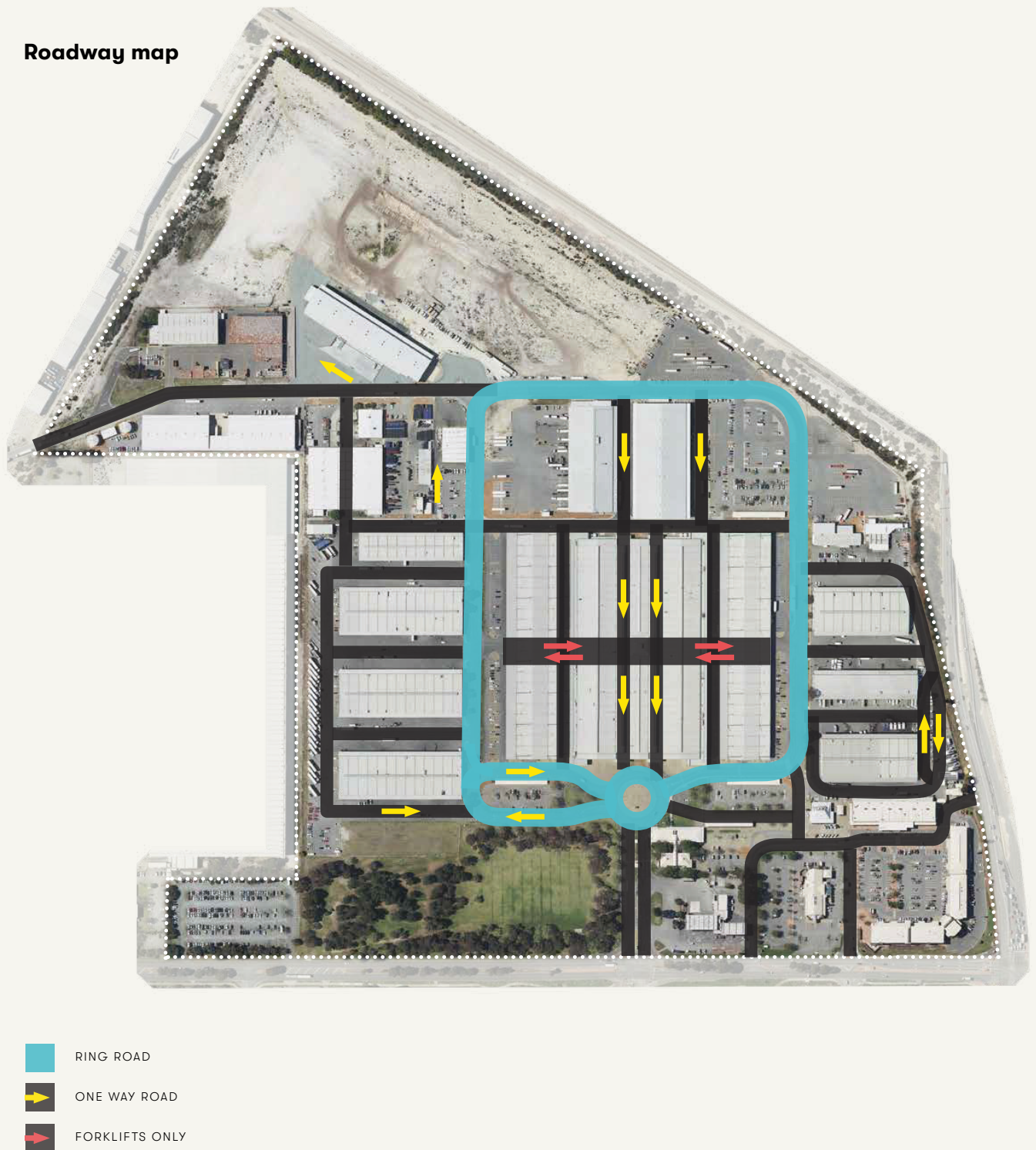


Figure 12 - Roadway map

Map of site crossings, walkways and speed zones

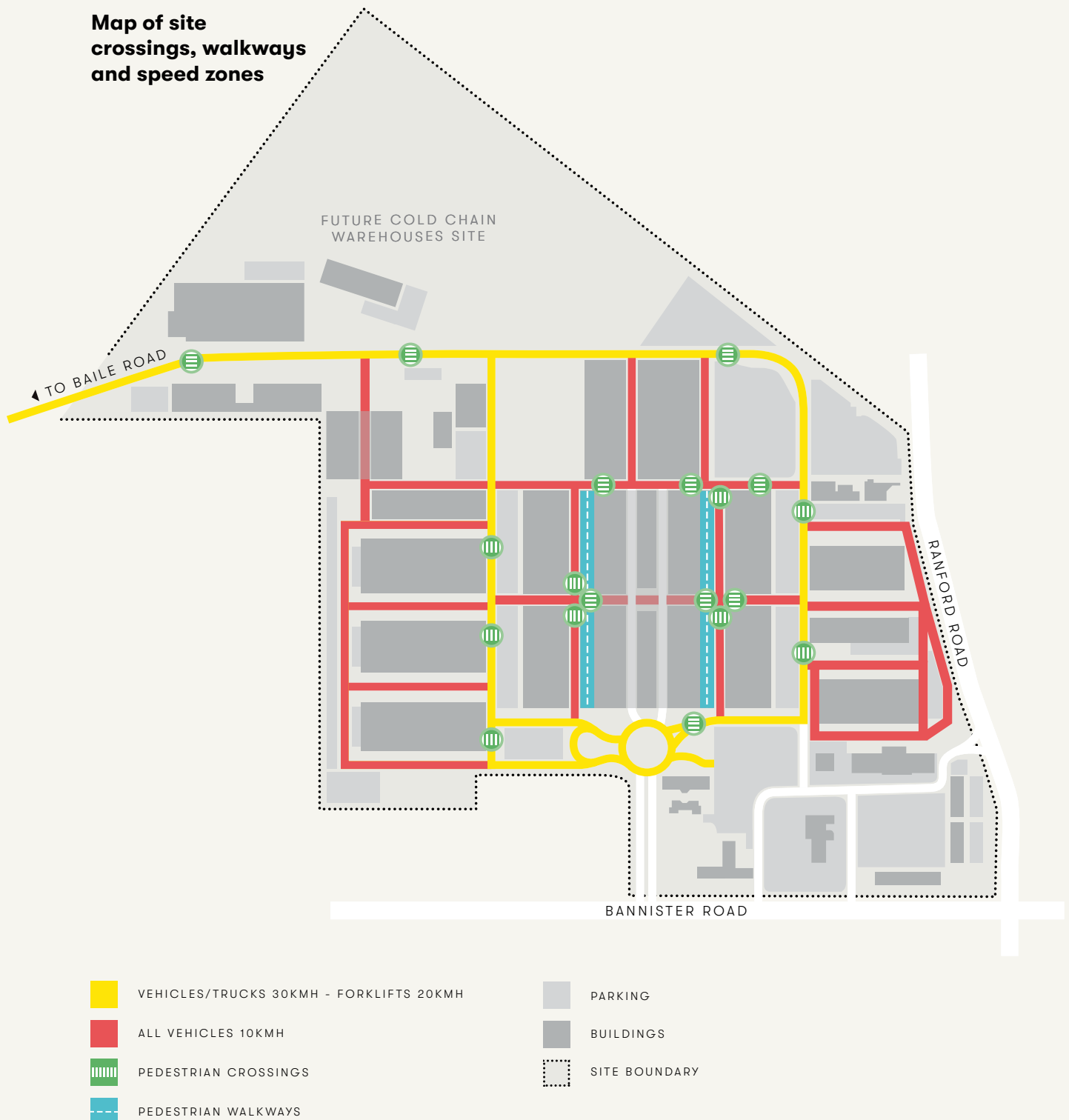


Figure 13 - Map of site crossings, walkways and speed zones



Figure 14 - Aerial view of warehouse precinct W



Figure 15 - Aerial view of warehouse precinct SE



Figure 16 - Aerial view of warehouse precinct E



Figure 17 - Truck waiting area