TRAFFIC AND PARKING IMPACT ASSESSMENT REPORT FOR PROPOSED HEALTHCARE CONSULTING ROOMS AT 119 GOLDSMITH STREET, GOULBURN

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CONTENTS

1.0	INTRODUCTION	. 1
1.1	Background	. 1
1.2	Scope of Report	. 1
1.3	Acronyms used in the Report	. 1
2.0	EXISTING TRAFFIC CONDITIONS	. 2
2.1	Description of Site and Environs	. 2
2.2	Street Inventory	. 2
2.3	On-street Parking Supply and Demand in the Vicinity of the Site	. 2
2.4	Existing Car Parking Provision	. 3
2.5	Public Transport Services	. 3
2.6	Traffic Volumes	. 4
2.0		
3.0	THE PROPOSED HEALTHCARE CONSULTING ROOMS	
		. 5
3.0	THE PROPOSED HEALTHCARE CONSULTING ROOMS	. 5 . 5
3.0 3.1	THE PROPOSED HEALTHCARE CONSULTING ROOMS Description of the Proposal	. 5 . 5 . 5
3.0 3.1 3.2	THE PROPOSED HEALTHCARE CONSULTING ROOMS Description of the Proposal SEPP (Transport and Infrastructure) 2021	. 5 . 5 . 5 . 5
3.0 3.1 3.2 3.3	THE PROPOSED HEALTHCARE CONSULTING ROOMS Description of the Proposal SEPP (Transport and Infrastructure) 2021 Hours of Operation	.5 .5 .5 .5
3.0 3.1 3.2 3.3 3.4	THE PROPOSED HEALTHCARE CONSULTING ROOMS Description of the Proposal SEPP (Transport and Infrastructure) 2021 Hours of Operation Number of Staff Parking Requirements in accordance with Goulburn Mulwaree	.5 .5 .5 .5 .5
3.0 3.1 3.2 3.3 3.4 3.5	THE PROPOSED HEALTHCARE CONSULTING ROOMS. Description of the Proposal. SEPP (Transport and Infrastructure) 2021 Hours of Operation. Number of Staff. Parking Requirements in accordance with Goulburn Mulwaree Council DCP No 9.	.5 .5 .5 .5 .5 .6
3.0 3.1 3.2 3.3 3.4 3.5 3.6	THE PROPOSED HEALTHCARE CONSULTING ROOMS. Description of the Proposal. SEPP (Transport and Infrastructure) 2021 Hours of Operation. Number of Staff. Parking Requirements in accordance with Goulburn Mulwaree Council DCP No 9. Parking Provision	.5 .5 .5 .5 .6 .6

LIST OF FIGURES

- FIGURE 1 Locality Plan
- FIGURE 2 Aerial Nearmap Site and Environs
- FIGURE 3 PBC Goulburn Bus Routes

APPENDICES

APPENDIX A

Architectural Plans prepared by Nordon Jago Architects Pty Ltd

- DA.101A Site Plan
- DA.102A Demolition Plan
- DA.103B Proposed Floor Plan
- DA.210B Proposed Elevations
- DA.211A Proposed Elevations
- DA.310B Proposed Sections

APPENDIX B Intersection Traffic Counts

APPENDIX C PBC Goulburn Bus Timetable Routes 821A and 821B

1.0 INTRODUCTION

1.1 Background

The site is located at 119 Goldsmith Street Goulburn on the corner of Prell Street and is opposite the Goulburn Base Hospital as shown in **Figure 1**, **Locality Plan**. Goldsmith Street is a classified main road No 54 and forms part of the route from the Hume Highway to Crookwell. There is a residential dwelling house on the site with vehicular access to Prell Street and pedestrian access to a concrete path in Goldsmith Street. The site is zoned R1-General Residential in *Goulburn Mulwaree LEP 2009*.

A Development Application is to be lodged with Goulburn Mulwaree Council for part demolition of the existing dwelling internal alterations and car parking for Healthcare Consulting Rooms.

1.2 Scope of Report

This report has been prepared on behalf of the applicant in support of the Development Application for part demolition and alterations to an existing residential dwelling for use as Healthcare Consulting rooms. We have inspected the site and environs for the preparation of this report and carried out the following tasks.

- 1. Preliminary email, assess tasks and prepare fee proposal.
- 2. a. Liaison with Council, design intersection traffic counts and parking surveys.
 - b. Carry out intersection counts and parking accumulation surveys.
 - c. Analysis of survey data.
- 3. Review Council Parking Code Requirements and Parking Provisions.
- 4. Review geometric parking layout. Swept path analysis for entry/exit to spaces 4 and 5 on marked up on site plan.
- 5. Assess traffic generation.
- 6. Traffic Impact Assessment Report and submit draft for review.

1.3 Acronyms used in the Report

PBC = PBC Goulburn Bus Services

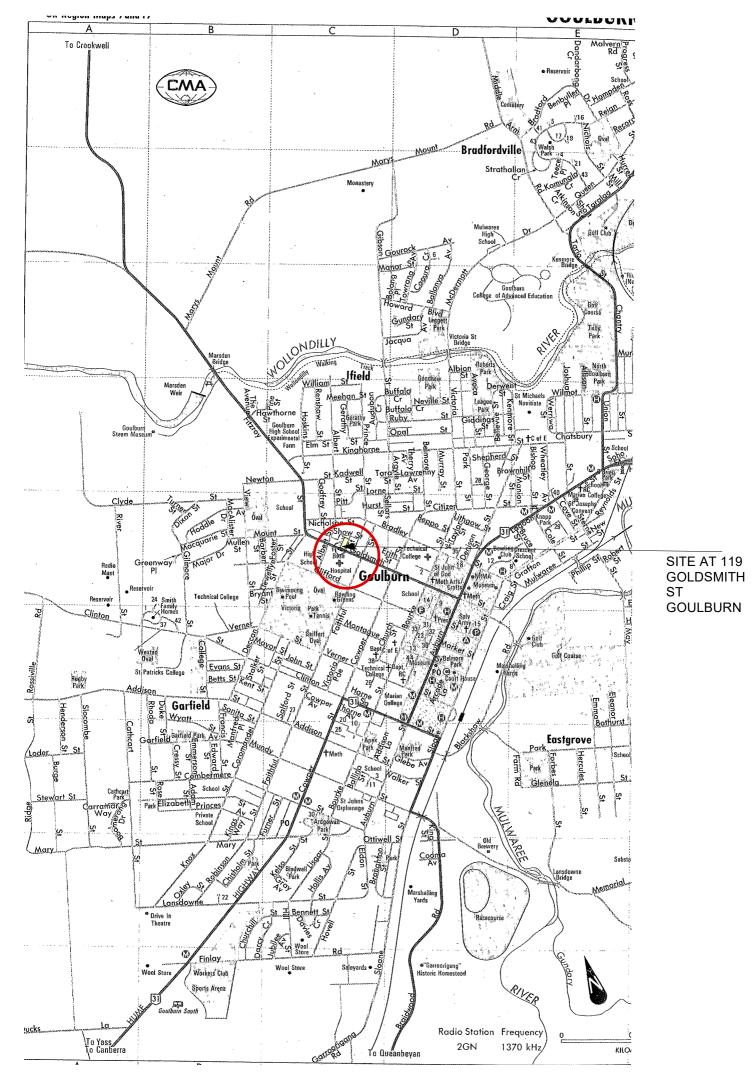


FIGURE 1 LOCALITY MAP

2.0 EXISTING TRAFFIC CONDITIONS

2.1 Description of Site and Environs

The site is identified as Lot C in DP332411 and is located on the corner of Prell Street and Goldsmith Street at No 119 Goldsmith Street, Goulburn.

The site has a frontage of 16.11 metres to Goldsmith Street and 30.5 metres to Prell Street and a site area of 486.73m². The existing single storey bedroom residential dwelling has a gross floor area of about 594.7m². The detached metal garage has a gross floor area of about 57.6m² and concrete driveway strips to a vehicular crossing and layback in Prell Street as shown on the Demolition Plan DA.102A. 4 vehicles were parked in the rear area of the site. The site is relatively flat.

2.2 Street Inventory

Goldsmith Street is a divided carriageway with a raised central median 1.2 metres wide, one traffic lane 3.7 metres wide in each direction, edge lines 8.1 metres from the concrete kerb on both sides with 45 degree angle parking front to kerb, 2P limit 6am – 6pm Monday to Friday, Permit Zone signposted. There is a concrete footpath on both sides of Goldsmith Street.

There is a one way driveway to the surface car park on the hospital site with ingress from and egress to Goldsmith Street.

Prell Street is a local street with a sealed road pavement 10.0 metres wide, kerb and gutter on both sides and concrete footpaths. There are no "Give Way" signs at the intersection with Goldsmith Street and no restrictions on turning movements. There is parallel kerbside parking on both sides of Prell Street with a 2P limit 6am – 6pm Monday to Friday, Permit Zone signposted. The signposted speed limit is 50km/hour. The school zone along the Goulburn High School frontage is 40 km/hr 8.00 – 9.30am and 2.30 – 4.00pm on school days. The area on the northern side of Goldsmith Street is residential with single storey brick and tile dwellings. On street 90 degree angle parking in Faithful Street north of Goldsmith Street is not time restricted. Parallel parking spaces in Albert Street are not time restricted.

There is a PBC Goulburn bus stop on the southern side of Goldsmith Street at Albert Street. The site and environs are shown in **Figure 2**, an aerial Nearmap dated Wednesday July 19, 2023.

2.3 On-street Parking Supply and Demand in the Vicinity of the Site

On-street parking spaces in Goldsmith Street, Prell Street, Faithful Street and Albert Street are heavily utilized due to demand from visitors to Goulburn Base Hospital and staff/visitors to Goulburn High School.

Parking surveys were undertaken within about 100 metres from the subject site on both sides of Prell Street, the northern side of Goldsmith Street from Prell Street to Albert Street on the west and Prell Street to Faithful Street on the east at intervals from 2.15pm to 4.00pm on Thursday 25/7/2024 and at intervals from 8.30am to 1.00pm on Friday 26/7/2024.





LEGEND

PROPOSED SITE

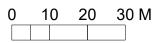


FIGURE 2 AERIAL NEARMAP SITE AND ENVIRONS

(2.3 continued.)

The number of parked vehicles and number of parking spaces in each of the 4 streets are listed in the following **Tables 2.3a**, **2.3b**, **2.3c**, **2.3d and 2.3e**.

At the peak time 2.15pm on Thursday there were 35 parked vehicles and 15 empty spaces. On Friday at 11.15am there were 33 parked vehicles and 18 vacant spaces.

Table 2.3a Parking Accumulation East side of Prell Street

Date	Thursday 25/7/2024					Friday 26/7/2024					
Time 2.15pm 2.45pm 3.00pm 3.30pm 4.00pm 8.30am 9.30				9.30am	10.30am	11.15am	12.00pm	1.00pm			
No of Parked Cars	4	5	5	4	3	1	2	5	7	5	5
No of Vacant Spaces	7	6	6	7	8	10	9	6	4	6	6

Table 2.3b Parking Accumulation West Side of Prell Street

Date		Thursday 25/7/2024				Friday 26/7/2024					
Time	2.15pm 2.45pm 3.00pm 3.30pm 4.00pm			8.30am	9.30am	10.30am	11.15am	12.00pm	1.00pm		
No of Parked Cars	7	7	8	10	9	2	4	6	7	4	4
No of Vacant Spaces	5	5 5 4 2 3				10	8	6	5	8	8

Table 2.3c Parking Accumulation North Side of Goldsmith Street West of Prell

Date		Thursday 25/7/2024					7/2024 Friday 26/7/2024				
Time	2.15pm 2.45pm 3.00pm 3.30pm 4.00pm 8.30am 9.30am 10.30am 11.15am 12.00pm 1.00					1.00pm					
No of Parked Cars	16	11	12	10	12	4	8	12	12	12	9
No of Vacant Spaces	0	0 5 4 6 4					8	4	4	4	7

Table 2.3d Parking Accumulation North Side of Goldsmith Street East of Prell

Date		Thursday 25/7/2024					Friday 26/7/2024					
Time	2.15pm	2.45pm	3.00pm	3.30pm	4.00pm	8.30am	9.30am	10.30am	11.15am	12.00pm	1.00pm	
No of Parked Cars	8	7	7	6	6	1	3	7	7	5	5	
No of Vacant Spaces	3	4	4	5	5	11	9	5	5	7	7	

Table 2.3e Summary

Date	Thursday 25/7/2024 Friday					Friday 2	26/7/2024				
Time	2.15pm	2.45pm	3.00pm	3.30pm	4.00pm	8.30am	9.30am	10.30am	11.15am	12.00pm	1.00pm
No of Parked Cars	35	30	32	30	30	8	17	30	33	26	23
No of Vacant Spaces	15	20	18	20	20	43	34	21	18	25	28

2.4 Existing Car Parking Provision

4 vehicles have been observed parked at the rear of the site. The garage door was closed.

2.5 Public Transport Services

The PBC Goulburn Bus Service has bus stop G in Goldsmith Street on the south side at Goulbourn Base Hospital. There are 3 morning services Monday to Friday on Route 821A Goulburn to Kenmore from Goulburn Town Centre in Auburn Street. The morning services operate in an anti-clockwise loop as shown in **Figure 3**. There are 2 morning services on Route 821A on Saturday. The services do not operate on Sunday and Public Holidays.



FIGURE 3 PBC GOULBURN BUS ROUTES

(2.5 continued.)

There are 5 afternoon services Monday to Friday on Route 821B Goulburn to Kenmore in a clockwise loop as shown in Figure 3. There are 3 afternoon services on Saturday and none on Sunday and Public Holidays. The bus timetable is in Appendix C.

2.6 Traffic Volumes

A traffic count was made of all turning movements at the intersection of Goldsmith Street and Prell Street including vehicles entering the Goulburn Base Hospital car park from 4.15pm to 6.00pm on Thursday 25/7/2024 and from 8.30am to 9.30am on Friday 26/7/2024. The traffic counts are in **Appendix B**. Traffic volumes entering and exiting from Prell Street were very low (11) on Thursday afternoon in the 4.30-5.30pm peak hour. On Friday morning from 8.30 to 9.30am there were 6 movements into Prell Street and 13 movements out. The peak flow rates in Goldsmith Street during the busiest half hour on Thursday from 4.45 to 5.15pm was 808 vphr and on Friday during the busiest half hour 8.30 to 9.00am was 880 vphr.

The turning volumes in and out of Prell Street during the 8.30-9.30am hour on Friday were 19 vphr and the traffic flow on the 2 lane major road was 728 vphr.

Based upon *Table 8.1 Unsignalised intersections* in *Austroads Part 2 Roadway Capacity* it is considered the intersection volumes are below which capacity analysis is unnecessary. The practical absorption capacity in *Table 8.2* for a critical acceptance gap of 5 seconds, a follow up headway of 3 seconds and a mainstream flow of 728 vphr is 470 vphr.

3.0 THE PROPOSED HEALTHCARE CONSULTING ROOMS

3.1 Description of the Proposal

An existing 3 bedroom dwelling is to have 1 bedroom and a covered patio demolished as shown on **Drawing DA102A** and the rest of the building is to be altered to provide 2 consulting rooms, an office, a waiting room and reception and amenities as shown on **Drawing DA.103A**. The detached garage is to be demolished and a concrete pavement constructed to provide 6 parking spaces including 1 space for persons with a disability and a shared area. The existing vehicular crossing and layback in Prell Street is to be retained. The drawings prepared by Nordon Jago, architects are in **Appendix A**.

The proposed healthcare consulting rooms are on the northern side of Goldsmith Street opposite Goulburn Base Hospital.

3.2 SEPP (Transport and Infrastructure) 2021

The proposed facility has a new concrete footpath which connects to the existing concrete footpath in Goldsmith Street at the corner of Prell Street. The driveway crossing in Prell Street is some 26 metres from the road boundary in Goldsmith Street, a classified main road. The estimated annual average daily traffic volume (AADT) is in the order of 7500 to 8000.

The existing vehicular access complies with Clause 2.119 (2) a) in SEPP 2021.

Clause 2.122 Traffic Generating Development (2) relevant size and capacity specifies the size and capacity (200 or more vehicles per hour) in Column 2 of the Table to Schedule 3 for development that has pedestrian access to any road in *Clause 2a)*. The vehicle access in Prell Street is less than 90 metres from Goldsmith Street but the expected traffic generation is much less than 50 vehicles per hour in Column 3 of the Table.

Hence the proposed consulting rooms are too small to require referral to TfNSW.

3.3 Hours of Operation

The architects have advised that the facility is likely to operate from 8.30am to 6.30pm Monday to Friday and 8.30am to 4.30pm Saturday and Sunday.

3.4 Number of Staff

The architects have advised that there will be 2 doctors and 1 receptionist on fulltime duty, and a parttime bookkeeper (20 hours per week) and a parttime nurse (20 hours per week). The bookkeeper and nurse are not expected to be on duty at the same time.

3.5 Parking Requirements in accordance with Goulburn Mulwaree Council DCP No 9

A medical centre/healthcare consulting rooms in Table 3.2 Off-street parking requirements in Section 3.6.2 in DCP 2009 is required to provide 2 spaces per consulting room; plus 1 space for each 2 employees.

3.6 Parking Provision

There are no on-street parking spaces for persons with a disability within 100 to 110 metres of the proposed healthcare facility. The 2 consulting rooms require 6 parking spaces and the equivalent of 2 fulltime staff require 1 space. There are 6 parking spaces inducing 1 space for persons with a disability as shown in **Drawing DA.103A**.

The parking accumulation surveys show that there were a minimum of 15 vacant 2P spaces within 100 metres of the proposed healthcare facility during the survey times on Thursday and Friday as shown in **Table 2.3e**.

The parking space dimensions and aisle width shown on **Drawing DA.103A** comply with User Class 3 In *Table 1.1* in *AS/NZS 2890.1* and *Figure 2.2d*) for 90 degree angle parking spaces. Parallel spaces 5 and 6 comply with *Figure 2.5*. Parking space 1 for persons with a disability complies with *Figure 2.1* in *AS/NZS 2890.6*.

3.7 Parking Impacts

There are 50/2P parking spaces on-street within about 100 metres of the subject site. Permit holders are not restricted to 2P limit. At the busiest time of the surveys on Thursday and Friday there was a minimum of 15 vacant spaces on-street. The proposed healthcare consulting rooms provide 3 spaces per consulting room that include visitor parking. Hence there are ample visitor parking spaces available within a 2 minute walk on-street.

3.8 Traffic Impacts

It is considered that there could be 5 vehicular trips in the 8.00am – 9.00am period on weekdays generated by doctors, receptionist and visitors to the healthcare facility. These trips are very small and will have no impact on the level of service at the Prell Street/Goldsmith Street unsignalised intersection.

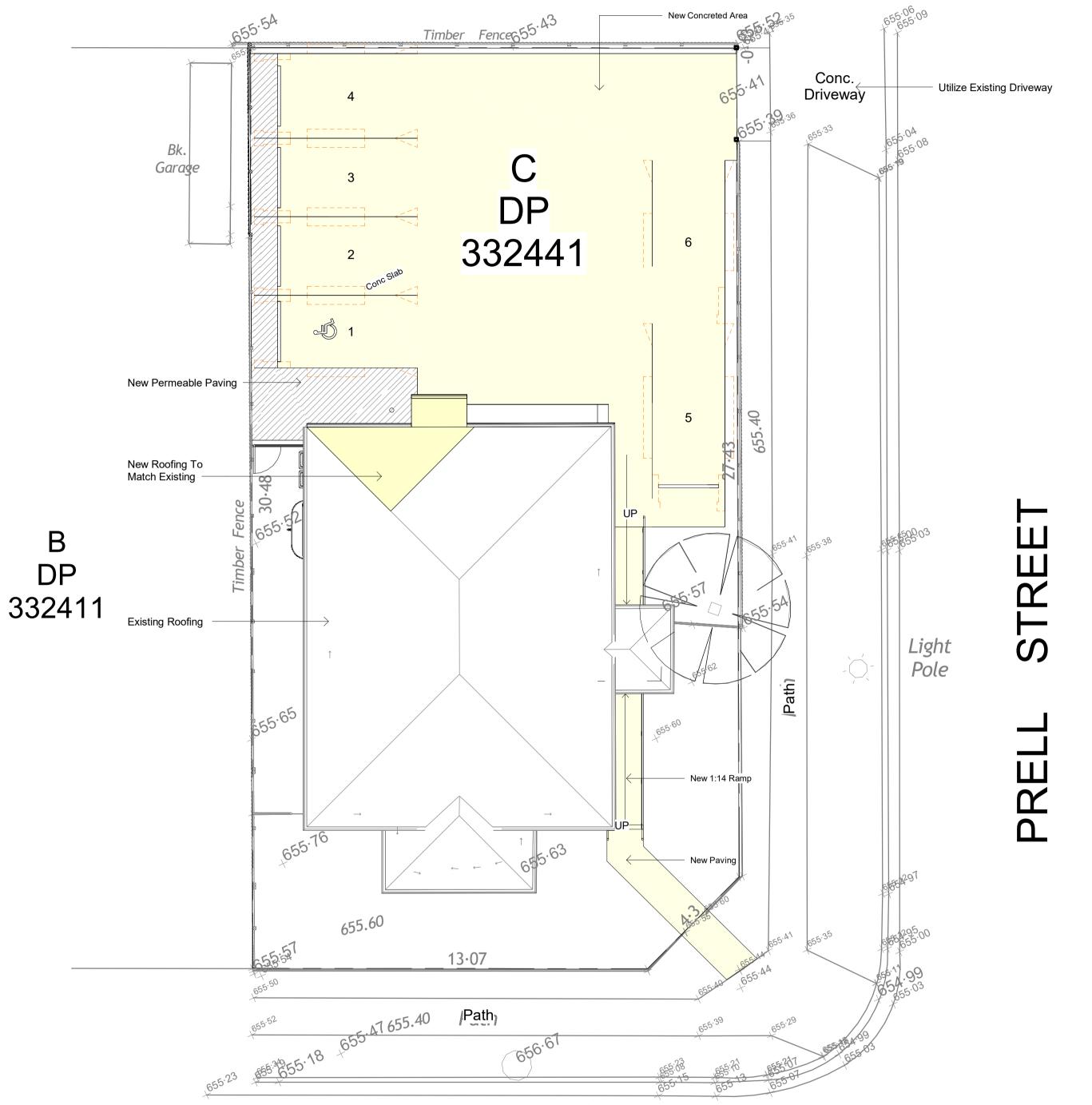
4.0 SUMMARY

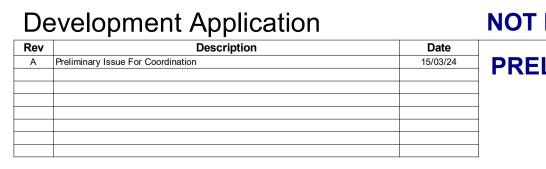
- This site is considered to be a favourable location for health consulting rooms in close proximity to Goulburn Base Hospital. There is a heavy demand for short term on-street parking generated by the Hospital and High School.
- The entire length of Goldsmith Street and a number of local streets have 45 degree angle line marked and signposted parking spaces with a 2P limit, permit holders excepted.
- There are 50 line marked parking spaces on-street with a 2 hour limit, permit holders excepted, within 100 metres of the healthcare facility and a larger number within 100 metres of the Hospital and High School.
- The provision of 6 off-street parking spaces on the healthcare facility site is considered satisfactory. The small traffic generation will have no adverse effect on the amenity and level of service.

APPENDICES

APPENDIX A

53 DP 16176





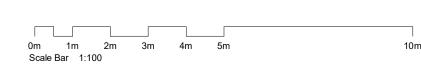


LEVEL 4, 111-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2010 T.02 9318 8400 F.02 9318 8480 STEPHEN J. NORDON Registration No. NSW - 4704 GRAHAM P. JAGO Registration No. NSW - 4926

Power Pole



NOT For Construction PRELIMINARY ISSUE





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General Notes:

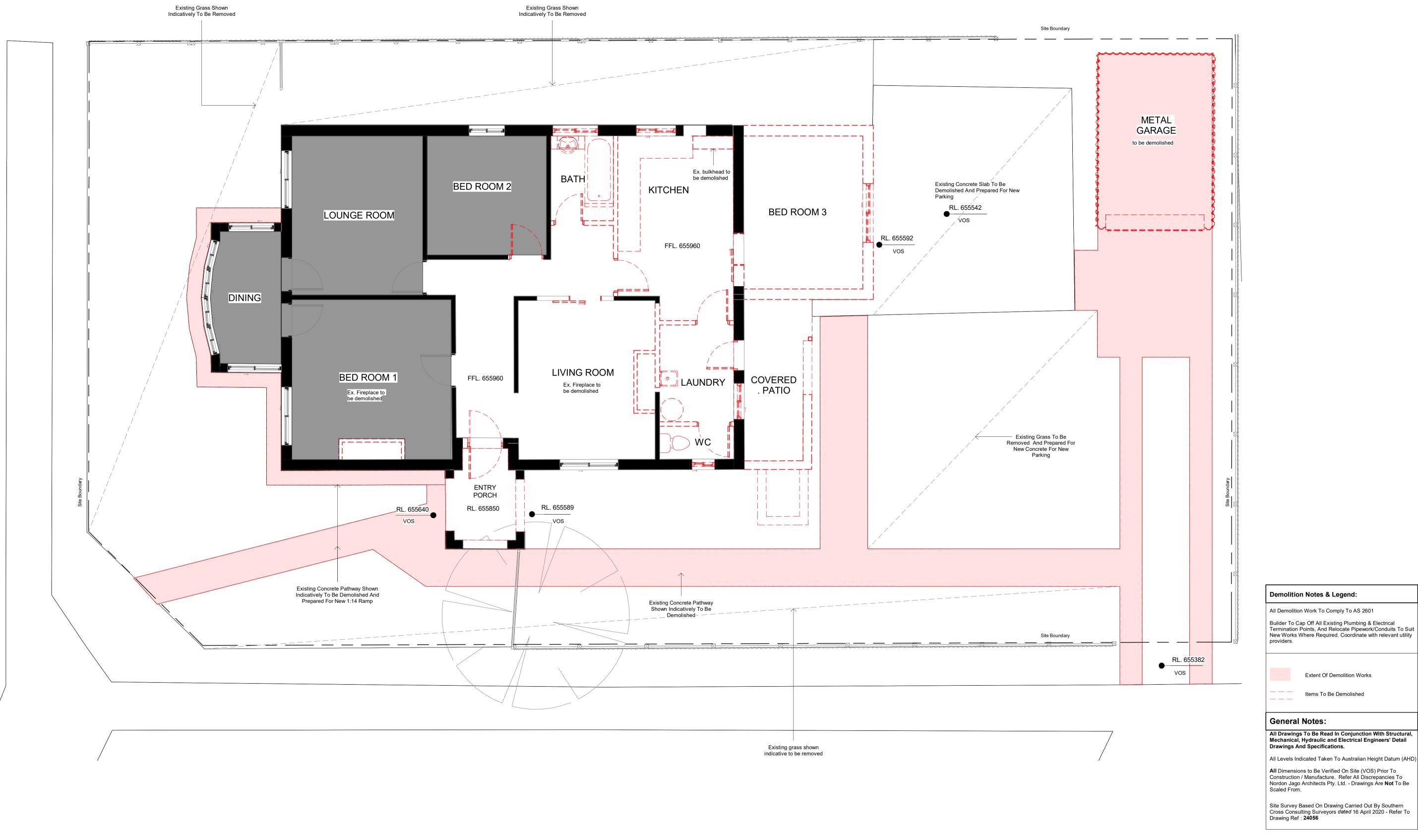
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD) All Dimensions to Be Verified On Site (VOS) Prior To Construction / Manufacture. Refer All Discrepancies To Nordon Jago Architects Pty. Ltd. - Drawings Are **Not** To Be Scaled From.

Site Survey Based On Drawing Carried Out By Southern Cross Consulting Surveyors *dated* 16 April 2020 - Refer To Drawing Ref : **24056**

Alterations and Additions At 119 Goldsmith Street, Goulburn, NSW 2580

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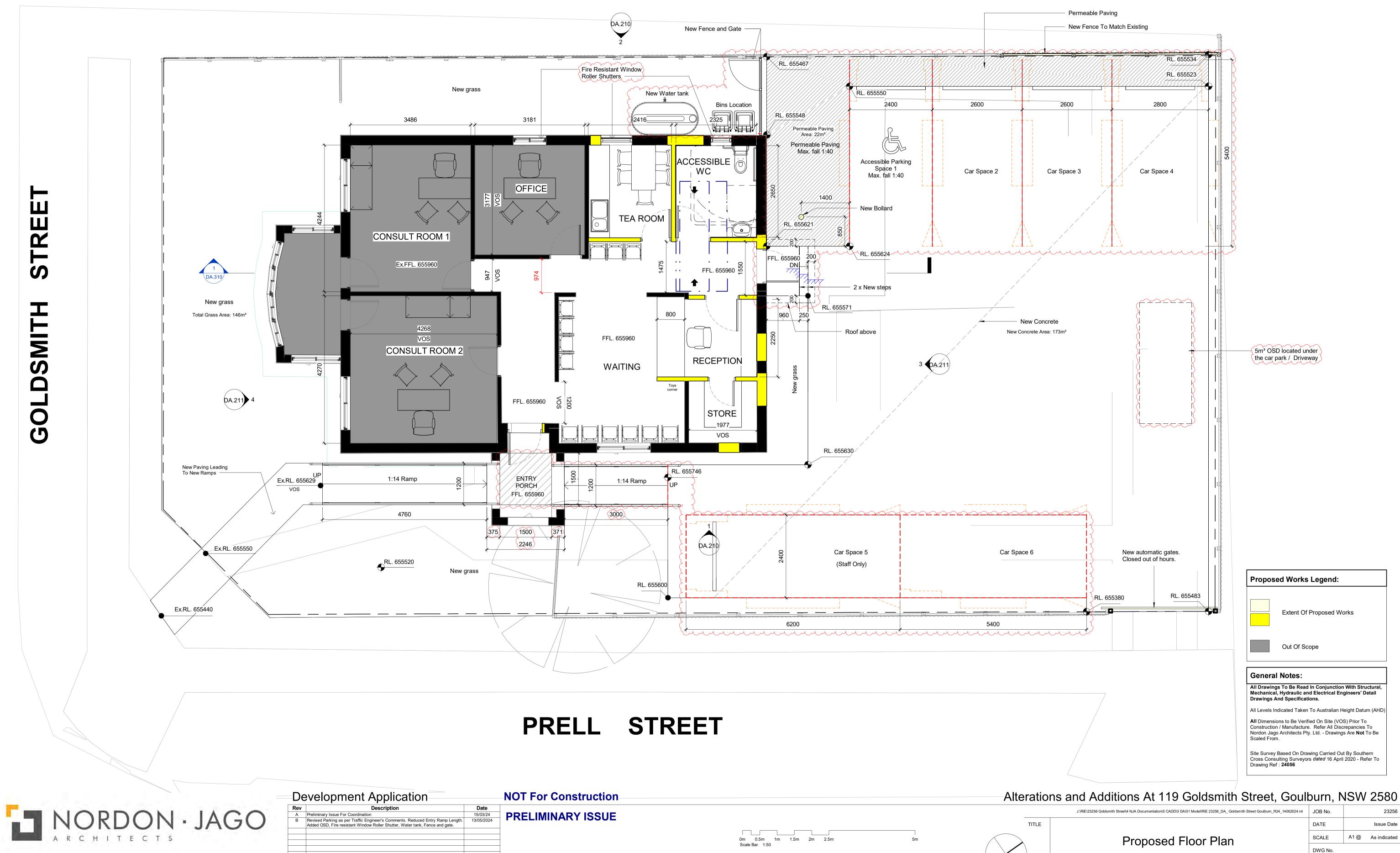


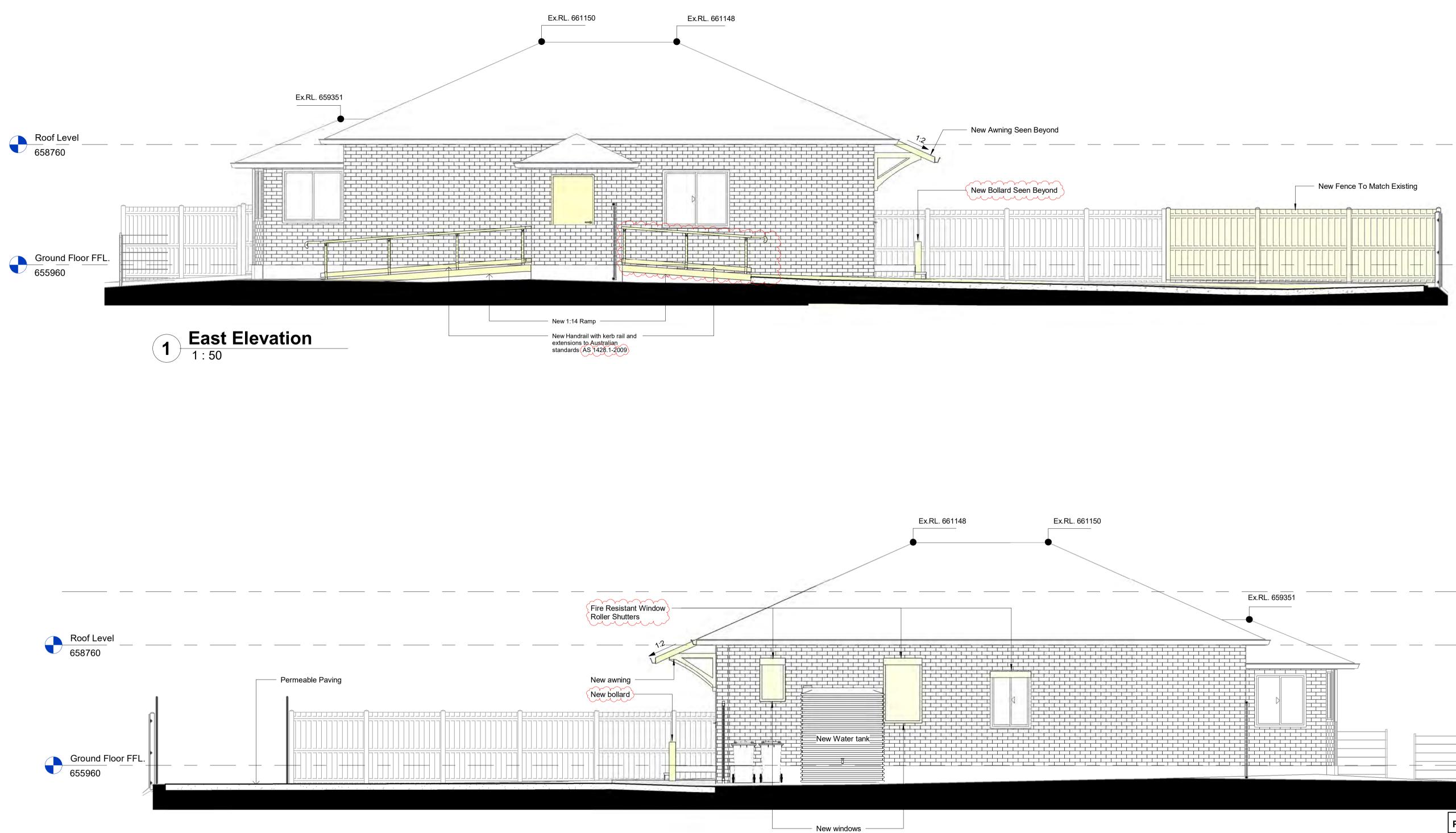
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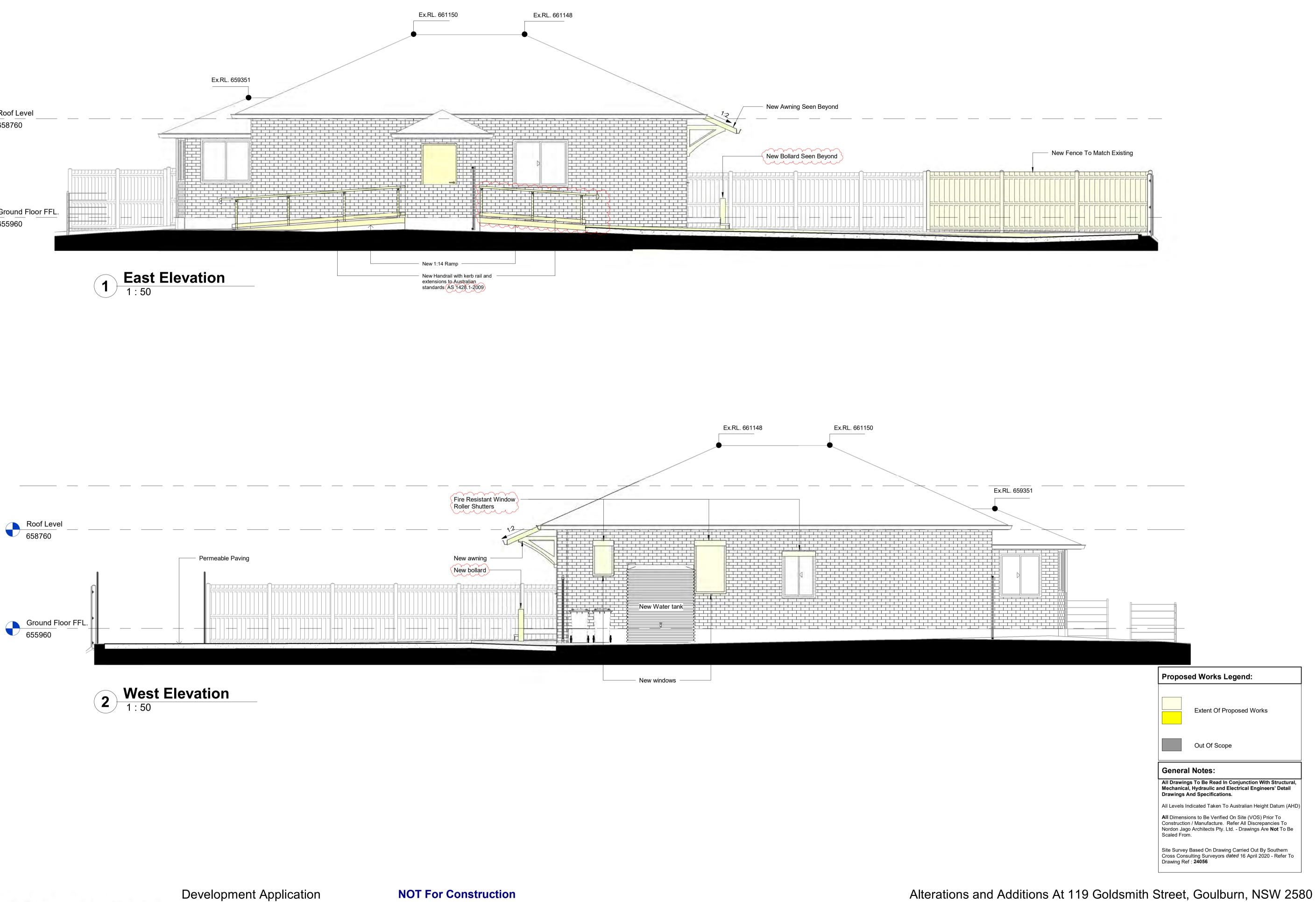
Nordon Jago Architects Pty. Ltd. - Drawings Are Not To Be

Alterations and Additions At 119 Goldsmith Street, Goulburn, NSW 2580

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	DWG No.	
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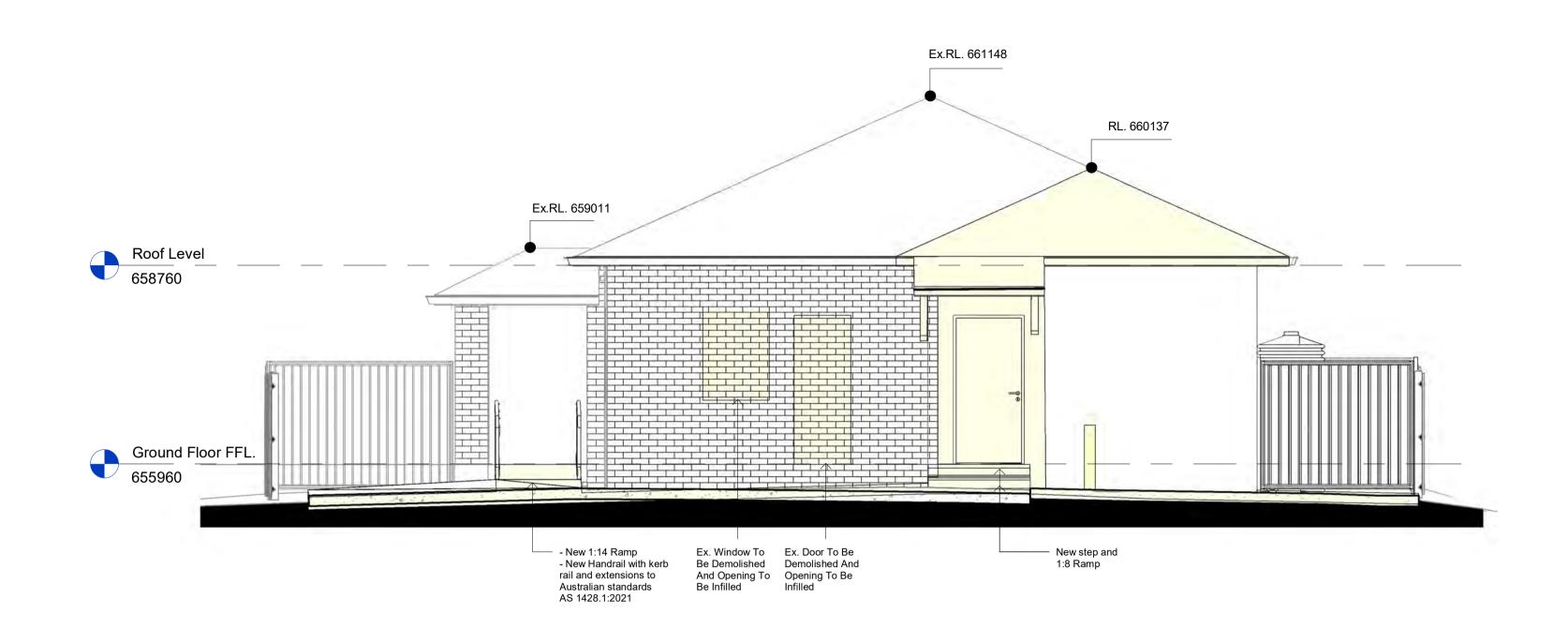


De	Development Application							
Rev	Description	Date						
А	Preliminary Issue For Coordination	15/03/24	PREL					
В	Revised Parking as per Traffic Engineer's Comments. Reduced Entry Ramp Length. Added OSD, Fire resistant Window Roller Shutter, Water tank, Fence and gate.	13/05/2024	FNEL					
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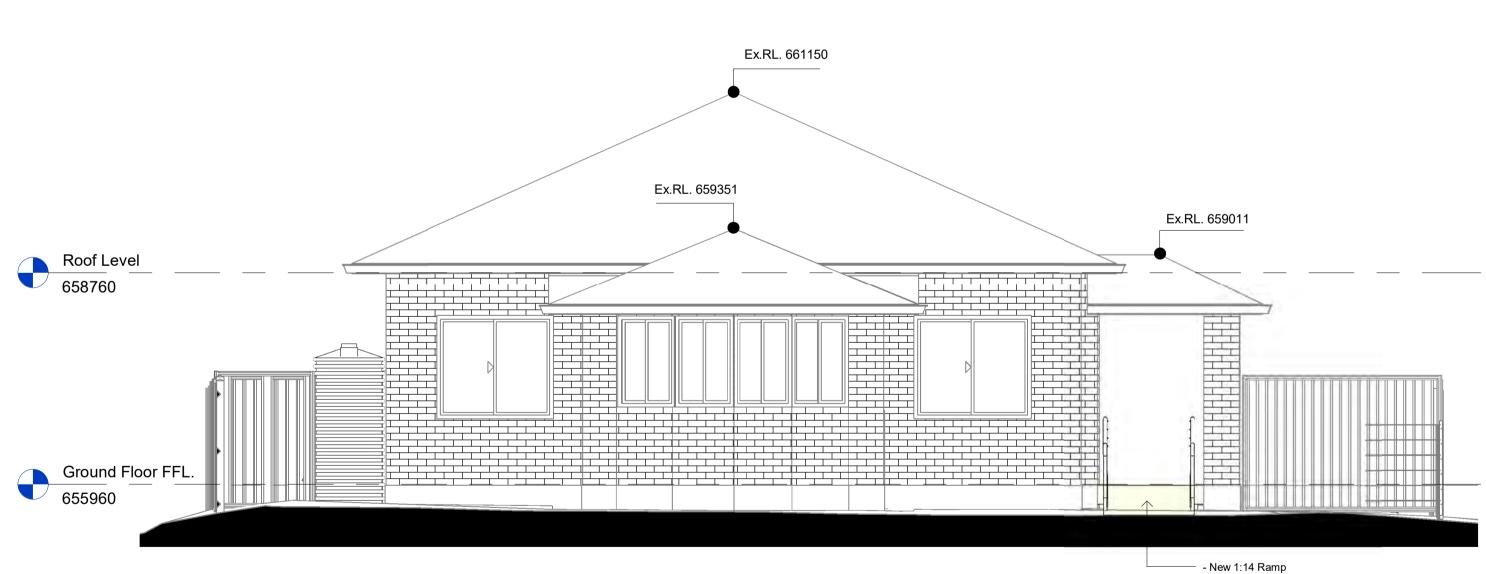
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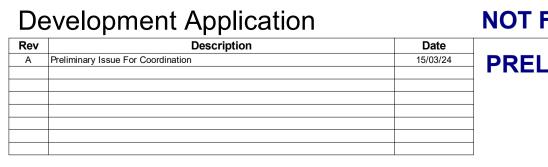
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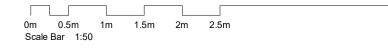






- New Handrail with kerb rail and extensions to Australian standards AS 1428.1:2021

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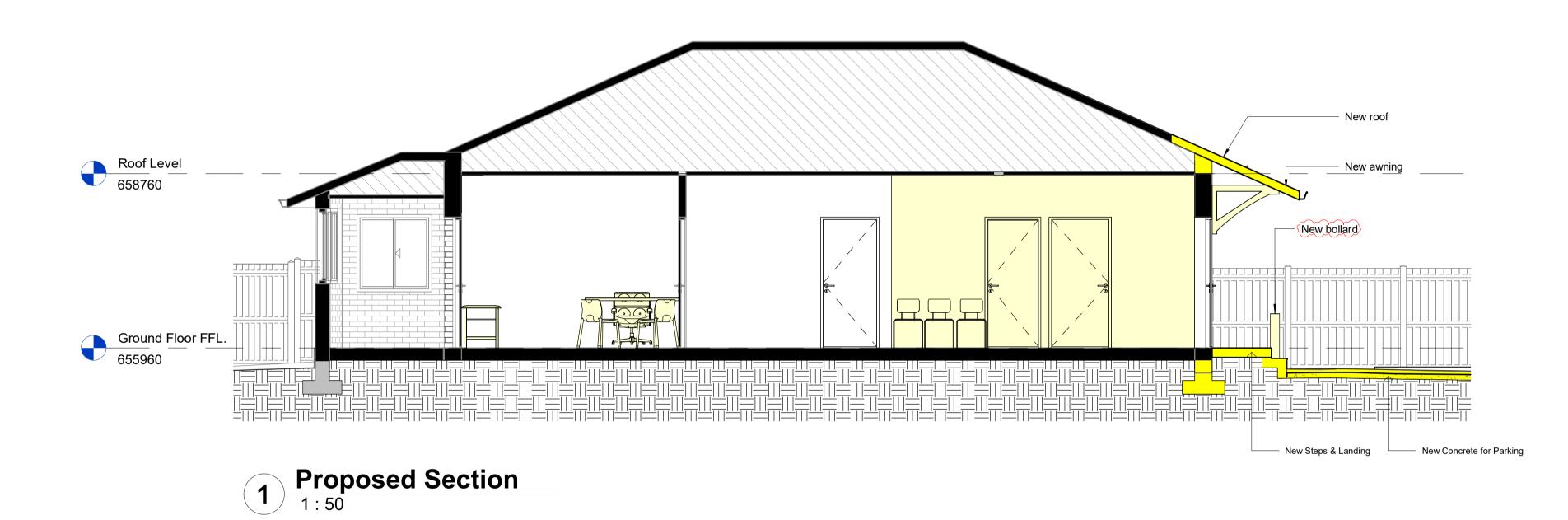
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Proposed Works Legend: Extent Of Proposed Works Out Of Scope General Notes: All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications. All Levels Indicated Taken To Australian Height Datum (AHD) All Dimensions to Be Verified On Site (VOS) Prior To Construction / Manufacture. Refer All Discrepancies To Nordon Jago Architects Pty. Ltd. - Drawings Are **Not** To Be Scaled From. Site Survey Based On Drawing Carried Out By Southern Cross Consulting Surveyors *dated* 16 April 2020 - Refer To Drawing Ref : **24056**

Alterations and Additions At 119 Goldsmith Street, Goulburn, NSW 2580

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В	Revised Parking as per Traffic Engineer's Comments. Reduced Entry Ramp Length. Added OSD, Fire resistant Window Roller Shutter, Water tank, Fence and gate.	13/05/2024	
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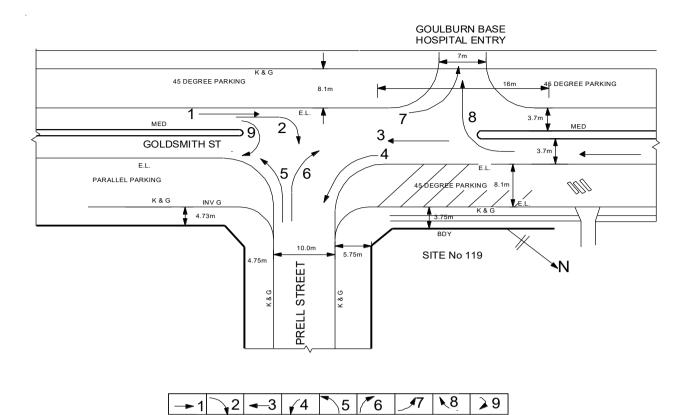
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Proposed Works Legend: Extent Of Proposed Works Out Of Scope General Notes: All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications. All Levels Indicated Taken To Australian Height Datum (AHD) All Dimensions to Be Verified On Site (VOS) Prior To Construction / Manufacture. Refer All Discrepancies To Nordon Jago Architects Pty. Ltd. - Drawings Are **Not** To Be Scaled From. Site Survey Based On Drawing Carried Out By Southern Cross Consulting Surveyors *dated* 16 April 2020 - Refer To Drawing Ref : **24056**

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	DATE	Issue Date
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APPENDIX B



INTERSECTION TRAFFIC VOLUMES										
Time MOVEMENT								DAY		
Interval	1	2	3	4	5	6	7	8	9	DAT
4.15-4.30pm	85	0	88	0	0	0	3	2	2	
4.30-4.45pm	92	0	99	0	1	0	3	3	1	
4.45-5.00pm	109	3	81	0	2	0	2	0	2	
5.00-5.15pm	136	2	78	0	1	0	7	1	2	THURS
5.15-5.30pm	112	1	71	0	1	0	0	1	2	25/7/2024
5.30-5.45pm	93	2	67	1	2	0	0	0	1	25/1/2024
5.45-6.00pm	52	0	60	0	1	0	3	0	2	
Peak Hour										
4.30-5.30pm	449	6	329	0	5	0	12	5	7	
8.30-8.45am	70	0	113	0	1	0	4	1	0	
8.45-9.00am	95	0	162	0	1	0	7	0	1	FRI
9.00-9.15am	67	2	94	0	2	3	3	2	0	26/7/2024
9.15-9.30am	47	3	80	1	3	3	1	0	1	
TOTAL	279	5	449	1	7	6	15	3	2	

APPENDIX C

Goulburn to Kenmore (Morning anti-clockwise loop) ^C via North Goulburn, Bradfordville, Crestwood, Ifield & Goulburn Base Hospital

	Monday to Friday	F	Ŀ	Ŀ	Ŀ
map ref	Route	821A	821A	821A	821A
		am	am	am	am
A	Goulburn Town Centre (Auburn St)		8.50	10.10	11.30
₿	North Goulburn (Union St)		8.54	10.14	11.34
Θ	Kenmore (Rex Rd)	8.05	9.03	10.23	11.43
D	Bradfordville (Reign St)	8.09	9.07	10.27	11.47
θ	Crestwood (Gibson St)	8.16	9.15	10.35	11.55
G	Ifield (Albert St)	8.20	9.19	10.39	11.59
G	Goulburn Base Hospital	8.24	9.24	10.44	12.04
A	Goulburn Town Centre (Auburn St)	8.28	9.28	10.48	12.08

Route

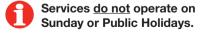


See Route **821B** for afternoon travel in opposite direction.

	Saturday	Ę	Ŀ	Ŀ
map ref	Route	821A	821A	821A
		am	am	am
A	Goulburn Town Centre (Auburn St)		9.45	11.05
₿	North Goulburn (Union St)		9.49	11.09
Θ	Kenmore (Rex Rd)	8.38	9.58	11.18
D	Bradfordville (Reign St)	8.42	10.02	11.22
θ	Crestwood (Gibson St)	8.50	10.10	11.30
G	Ifield (Albert St)	8.54	10.14	11.34
G	Goulburn Base Hospital	8.59	10.19	11.39
	Goulburn Town Centre (Auburn St)	9.03	10.23	11.43

Explanations (Route 821A)

- L This service is usually operated by a wheelchair accessible bus.
- Bus does not operate past this timing point.





Goulburn to Kenmore (Afternoon clockwise loop) via Goulburn Base Hospital, Ifield, Crestwood, Bradfordville & North Goulburn



Monday to Friday	Ŀ	Ŀ	Ŀ	Ŀ	F
ref Route	821B	821B	821B	821B	821B
	pm	pm	pm	pm	pm
Goulburn Town Centre (Auburn St)	1.00	2.20	3.40	4.40	5.37
G Goulburn Base Hospital	1.03	2.23	3.43	4.43	5.40
Ifield (Albert St)	1.08	2.28	3.48	4.48	5.45
Crestwood (Gibson St)	1.12	2.32	3.52	4.52	5.49
Bradfordville (Reign St)	1.20	2.40	4.00	5.00	5.56
G Kenmore (Rex Rd)	1.26	2.46	4.06	5.06	D
Over the second seco	1.33	2.53	4.13	5.13	6.03
Goulburn Town Centre (Auburn St)	1.38	2.58	4.18	5.18	



See Route **821A** for morning travel in opposite direction.

	Saturday	Ŀ	Ŀ	Ŀ
map ref	Route	821B	821B	821B
		pm	pm	pm
A	Goulburn Town Centre (Auburn St)	1.05	2.06	3.06
G	Goulburn Base Hospital	1.08	2.09	3.09
G	Ifield (Albert St)	1.13	2.14	3.14
Θ	Crestwood (Gibson St)	1.17	2.18	3.18
Ο	Bradfordville (Reign St)	1.25	2.26	3.25
Θ	Kenmore (Rex Rd)	1.31	2.32	D
6	North Goulburn (Union St)	1.38	2.39	3.32
A	Goulburn Town Centre (Auburn St)	1.43	2.43	

Explanations (Route 821B)

- From Ross St bus operates via Taralga Rd direct to North Goulburn.
- This service is usually operated by a wheelchair accessible bus.
- Bus does not operate past this timing point.

Services <u>do not</u> operate on Sunday or Public Holidays.