

17 December 2024

241798 TAAA

Cushman Wakefield  
Level 22  
1 O'Connell Street  
Sydney NSW 2000

Attention: Michael Bryant

## State Emergency Services Goulburn Traffic Impact Statement

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Dear Michael,

This Traffic Impact Statement has been prepared to assess the impact of the proposed works to the current State Emergency Services (SES) facility located at 56-58 Knox Street, Goulburn. The proposed works are an additional building storey and alterations to the carpark. The additional building storey serves to provide improved facilities, however there is no resulting increase in staff proposed. Hence the proposed works at the SES facility will not result in any changes to traffic generation or parking.

### Existing Site

The site is located at 56-58 Knox Street, Goulburn and is known as NSW SES – South Eastern Zone Headquarters. It is located within Goulburn Mulwaree LGA approximately 2.2km southwest of Goulburn railway station. The site is identified in Figure 1.



**Figure 1: Site Location**  
*Source: Modified from Nearmap*

The existing site is accessed by a 5m wide driveway connecting to Knox Street, located to the south of the site. It contains 16 off-street car parking spaces including 1 accessible space. 10 of these spaces (including

## Proposed Development

- One storey addition on top of the existing building to provide improved facilities.
- The proposed building footprint of the development is to expand as shown in Figure 2.
- Exterior structural columns are to be added outside of the existing building footprint.
- Modifications will be made to existing 90-degree car ports to the east of the site to maintain parking aisle width.

[illegible]

## Parking Impacts

The Goulburn Mulwaree Council Development Control Plan (DCP) 2009 has been reviewed for traffic and parking requirements. There are no specific number of space requirements for the SES facility type. As there is no traffic generation associated with the proposed works, it is determined that maintaining existing parking numbers for the facility will be sufficient.

The existing car park will be affected by the development due to new structural columns installed to the exterior of the existing building envelope. Parking aisle widths will be affected by the additional columns. In order to maintain compliance with the relevant standards, minor modifications are proposed to the car park. Based on review of these standards, it is determined that for the site the following minimum lengths are required:

- Car park length of 4.8m requiring 600mm end overhang headroom
- Car park width of 2.4m (additional 0.3 m required when adjacent to columns that restrict door opening)
- Accessible space minimum dimension of 2.4m width by 5.4m length
- Accessible shared space minimum dimension of 2.4m width by 5.4m length
- Parking aisle minimum width of 6.1 m for single-sided aisle with vertical obstruction.

The carpark has been assessed on the above minimum requirements and it is considered that the proposed changes do not impact compliance with AS 2890.1 and AS 2890.6.

## Traffic Analysis

### Proposed Trip Generation

There is no planned increase in staffing numbers, the current trip generation to and from site will remain the same.

### Trip Distribution

As there is no increase in trip generation, trip distribution will remain the same.

## Conclusion

This Traffic Impact Statement has been prepared to assess the impact of the proposed works to the current SES facility located at 56-58 Knox Street, Goulburn. The proposed works are an additional building storey with alterations to the car park. As no intensification of use is proposed, there will be no traffic or parking impact. The impacts of the proposed changes have been assessed against the Australian standards and are deemed compliant.

Should you require anything further please contact the undersigned.

Yours faithfully,

**TTW (NSW) PTY LTD**



**GRACE CARPP**  
Associate

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