

24 May 2024

TfNSW reference: STH24/00019/002

Your reference: PP\_2023\_2555 – REZ/0004/2324

By Email: [David.kiernan@goulburn.nsw.gov.au](mailto:David.kiernan@goulburn.nsw.gov.au)

CC: [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au)

Attention: David Kiernan

**PP\_2023\_2555 – REZ/0004/2324 – Planning Proposal for re-zoning – LOT: 2 DP: 1238214  
20-24 Lockyer Street GOULBURN**

Dear David

Transport for NSW (TfNSW) is responding to the Planning Proposal (PP) referred on 7 May 2024.

TfNSW has reviewed the information and has no objections to the planning proposal. Comments on the planning proposal are set out in Attachment 1.

If you have any questions, please contact Liliana Hutchinson, Development Services Case Officer, on 9595 5038 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours faithfully



**Liliana Hutchinson**

Development Services Case Officer, Development Services

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OFFICIAL

**PP\_2023\_2555 – REZ/0004/2324 – Planning Proposal for re-zoning – LOT: 2 DP: 1238214  
20-24 Lockyer Street GOULBURN**

**Context**

TfNSW notes for this planning proposal:

- The key state road is Hume Street.
- Council is seeking advice from TfNSW regarding the updated traffic assessment named Traffic Response. It was written by McLaren Traffic Engineering and Road Safety Consultants in April 2024. This document was prepared to address concerns raised by TfNSW concerns on the PP in February 2024.
- The planning proposal is seeking to amend the Goulburn Mulwaree Local Environment Plan to rezone the subject land from RU2 (Rural Landscape) to E4 (General Industrial) and to remove the 100ha minimum lot size control.
- The planning proposal also indicates the potential industrial development of ten warehouses, associated infrastructure, and an upgrade to the local road network as generally shown in **Attachment 2**.

**Comments**

1. On Lockyer Street to Finlay Street, there is a gap in the [Restricted Access Vehicle Map](#), therefore prohibiting restricted access vehicles (RAV's) from accessing the planning proposal site. Future Development application may require RAV's and this would require an update the map to permit RAV's on Lockyer / Tait Street.

**PP\_2023\_2555 – REZ/0004/2324 – Planning Proposal for re-zoning – LOT: 2 DP: 1238214  
20-24 Lockyer Street GOULBURN**

**Attached: Site plan**

16 February 2024

TfNSW reference: STH24/00019/001

Your reference: PP\_2023\_2555 – REZ/0004/2324

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Attention: David Kiernan

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20-24 Lockyer Street GOULBURN**

Dear David

Transport for NSW (TfNSW) is responding to the planning proposal referred on 16 January 2024.

TfNSW has reviewed the information and is unable to properly assess possible impacts of the proposed development on the State road network and its users. Details of additional required information are set out in Attachment 1.

Transport can facilitate a meeting with the Traffic Consultants or the Applicant via MS Teams if further clarification regarding this position is required.

If you have any questions, please contact Liliana Hutchinson, Development Services Case Officer, on 9595 5038 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours faithfully

A handwritten signature in blue ink, appearing to be "LH", with a horizontal line extending to the right.

**Liliana Hutchinson**

Development Services Case Officer, Development Services

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**PP\_2023\_2555 – REZ/0004/2324 – Planning Proposal for re-zoning – LOT: 2 DP: 1238214  
20-24 Lockyer Street GOULBURN**

**Context**

TfNSW notes for this planning proposal:

- The key state road is Hume Street.
- Council is seeking advice from TfNSW to assist in its assessment under s.2.122 of the *SEPP (Transport and Infrastructure) 2021*.
- The planning proposal is seeking to amend the Goulburn Mulwaree Local Environment Plan to rezone the subject land from RU2 (Rural Landscape) to E4 (General Industrial) and to remove the 100ha minimum lot size control.
- The planning proposal also indicates the potential industrial development of nine warehouses, associated infrastructure, and an upgrade to the local road network as generally shown in **Attachment 2**.
- A Traffic Impact Assessment (TIA), written by McLaren Traffic Engineering and Road Safety Consultants in October 2023, was provided to support this planning proposal.
- A weave analysis was provided within the TIA to demonstrate the impact of vehicles moving northbound on Hume Street from the motorway across a lane of traffic to the channelised right turning lane at Sowerby Street.

**Additional required information**

TfNSW require the following additional information to assess the planning proposal:

1. An updated TIA and supporting evidence to determine:
  - The heavy vehicle trip distribution movements.
  - The trip generation of heavy vehicles that will be frequenting this site.
2. Provision of NSW Road Rules that determine it is legal for a heavy vehicle to move onto a local road that is not designated for heavy vehicles.

**Additional comments**

TfNSW provides the following comments:

- Council can consider the appropriate access route for heavy vehicles in line with this planning proposal that seeks to move heavy vehicles to the site via a section of road that is not deemed for heavy vehicle traffic. This will require updates to the RAV map to indicate all of Lockyer Street as a heavy vehicle route.

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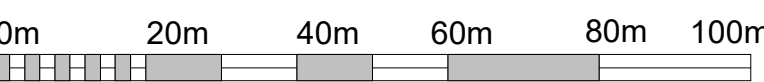


DEVELOPMENT TABLE

TOTAL SITE AREA	123,566 m²
ACCESS ROAD CORRIDOR	6,588 m²
OSD BASIN	6,200 m²
NET DEVELOPABLE AREA	110,778 m²
BUILDING AREAS (GFA)	
WAREHOUSE UNITS 1	1,910 m²
OFFICE UNITS 1	160 m²
WAREHOUSE UNITS 2	1,620 m²
OFFICE UNITS 2	150 m²
WAREHOUSE UNITS 3	3,240 m²
OFFICE UNITS 3	300 m²
WAREHOUSE UNITS 4	6,340 m²
OFFICES UNITS 4	900 m²
WAREHOUSE 1	5,850 m²
OFFICE 1	300 m²
WAREHOUSE 2	6,050 m²
OFFICE 2	300 m²
WAREHOUSE 3 / 4	4,780 m²
OFFICE 3	320 m²
WAREHOUSE 5	14,650 m²
OFFICE 5	600 m²
WAREHOUSE 6	1,210 m²
OFFICE 6	120 m²
TOTAL BUILDING AREAS	48,800 m²
LAND USE PERCENTAGE	
TOTAL PARKING PROV. (PROVISION PARKING INCL.)	536
TOTAL CAR PARKING REQ. (WAREHOUSE @ 1:100 OFFICE @ 1:40)	536

LEGEND

	WAREHOUSE
	OFFICE
	LANDSCAPE
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	PEDESTRIAN PATHWAY
	OSD BASIN
	SITE BOUNDARY
	RETAINING WALL



SCALE BAR 1:1000 @ A1 ; 1: 2000 @ A3

Drawing Title	CONCEPT SKETCH
SHEET NUMBER	1210001_ ASK-02
ISSUE	F

Notes	Issue	Description	Date	By	QA
-This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent.	A	For Information	01.08.2023	CL	MF
-Contractor to verify all dimensions on site before commencing work.	B	For Information	13.08.2023	CL	MF
-Report all discrepancies to project manager prior to construction.	C	For Information	10.08.2023	CL	MF
-Figured dimensions to be taken in preference to scaled drawings.	D	For Information	29.08.2023	CL	MF
-All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.	E	For Information	14.09.2023	CL	AM
	F	For Information	09.10.2023	CL	MF
Michael Morony NSWARB No. 8218					

**REIDCAMPBELL**  
Architecture, Interiors, Project Management  
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North Sydney NSW 2060 Australia  
Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com  
Fax: 61 02 9954 4946 Web: www.reidcampbell.com

## CONCEPT DEVELOPMENT

CLIENT

**FAL | GROUP**

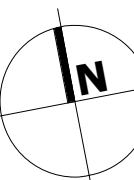
PROJECT MANAGER

**NOVO**  
ADVISORY

PROJECT  
PROPOSED INDUSTRIAL LOT  
20-24 LOCKYER ST, GOULBURN

Drawn Checked PRINT DATE  
CL MF 9/10/2023 3:26:44 PM

NORTH POINT





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