

77 Gurwood Street, Wagga Wagga
Transport Assessment

Prepared for:

Wagga RSL Club

15 December 2021

Wagga RSL Club
C/O – Lachlan Rodgers
The Planning Hub

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Dear Lachlan

77 Gurwood Street, Wagga Wagga – Planning Proposal | Transport Assessment

1. Introduction

1.1 Study Background

JMT Consulting has been engaged by the Wagga RSL Club to prepare a transport assessment to support a Planning Proposal for the site at 77 Gurwood Street, Wagga Wagga (known as the Wagga Commercial Club). The assessment considers the implications of the Planning Proposal on the surrounding transport network.

1.2 Site Description

The site is located at the junction of Simmons Street and Gurwood Street in Wagga Wagga as shown in Figure 1 below. It contains a single storey registered club previously operating as the Wagga Commercial Club with at-grade car parking accessed via either Simmons Street or Gurwood Street.



Figure 1 Site location

1.3 Planning Proposal Description

The intent of the Planning Proposal is to rezone the Wagga Commercial Club to allow for the use of the site for office premises to ensure the site can be utilised as it is no longer financially viable for use as the Wagga Commercial Club.

2. Transport Assessment

2.1 Vehicle Site Access

As illustrated in Figure 2 below vehicle access to the site is currently provided via driveways along both Simmons Street and Gurwood Street which service the at-grade car parking area. No changes to these existing vehicle access arrangements are proposed as part of the Planning Proposal for the site, which have operated effectively to service the operations of the Wagga Commercial Club. A review of crash history in the area (via the NSW Centre for Road Safety website) indicates no instances of recorded crashes at either of the two access points into the subject site. Therefore it is considered suitable and appropriate to retain their use for access to the future office premises on the site.



Figure 2 Existing vehicle site access points

2.2 Car Parking

There are currently 66 car parking spaces on the subject site within an at-grade parking area. These parking spaces comply with the relevant guidelines within Australian Standards AS2890.1 including:

- Minimum 2.5m wide parking spaces
- Minimum 5.4m long parking spaces
- Minimum 5.8m wide parking aisles

No changes to the existing car parking layout or quantum of spaces is sought under this Planning Proposal.

The Wagga DCP (2010) notes that for office premises (outside of the city centre and mixed use areas) car parking should be provided at the rate of 1 space per 33m² GFA. Based on the 66 car parking spaces provided approximately 2,200m² of office GFA could be delivered on the site. This level of floor space is approximately equivalent to that currently provided on the subject site, confirming that (subject to a detailed Development Application) the site has the ability to provide the necessary level of car parking for the proposed office use.

2.3 Road Network Impacts

The Planning Proposal is not expected to result in material changes to the operation of the surrounding road network. The previous operation of the site as the Wagga Commercial Club would have generated significant levels of traffic at all times of the day, with visitors arriving and departing frequently associated with the food and beverage offering. This would particularly have been the case around lunchtime and the evening from 5pm. Each car parking space on site would have been utilised by multiple users throughout the day.

In contrast the proposed office use subject of this Planning Proposal will not generate the frequent turnover of parking spaces. Instead staff will typically arrive in the morning between 8am and 9.30am and leave from 4pm onwards. Each parking space will generally only be utilised by the one individual and not multiple users as was the case for the previous site use.

The Planning Proposal does not seek to increase the number of car parking spaces or density controls on the site to permit additional floor space. Further the existing access points and car parking arrangements will be retained. Therefore the additional permitted office use would not result in any additional impacts to the surrounding road network over and above that associated with the current use of the site.

3. Summary

This document has been prepared by JMT Consulting on behalf the Wagga RSL Club to support a Planning Proposal for the site at 77 Gurwood Street, Wagga Wagga (known as the Wagga Commercial Club). Key findings from the assessment are as follows:

- The two existing vehicle site access points will be retained and are considered suitable to access to the future office premises on the site
- The site has the ability to provide the necessary level of car parking for the proposed office use which will be further detailed at the Development Application stage.
- The additional permitted office use would not result in any additional impacts to the surrounding road network over and above that associated with the current use of the site.

In the above context, the traffic and transport impacts arising from the Planning Proposal are considered acceptable. Further details in relation to traffic and transport movements will be detailed at the Development Application stage of the project.

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

Regards



Josh Milston

Director | JMT Consulting

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