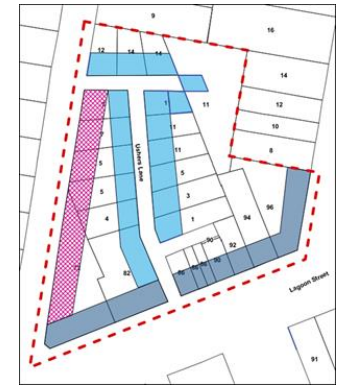
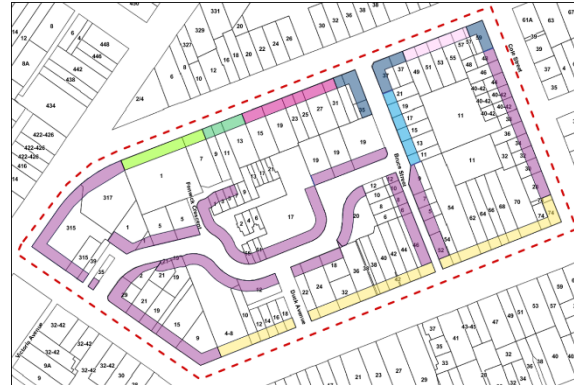




## Tailored Street Setback Maps & Justification

### Northern & Southern Gateway Precinct



June 2024

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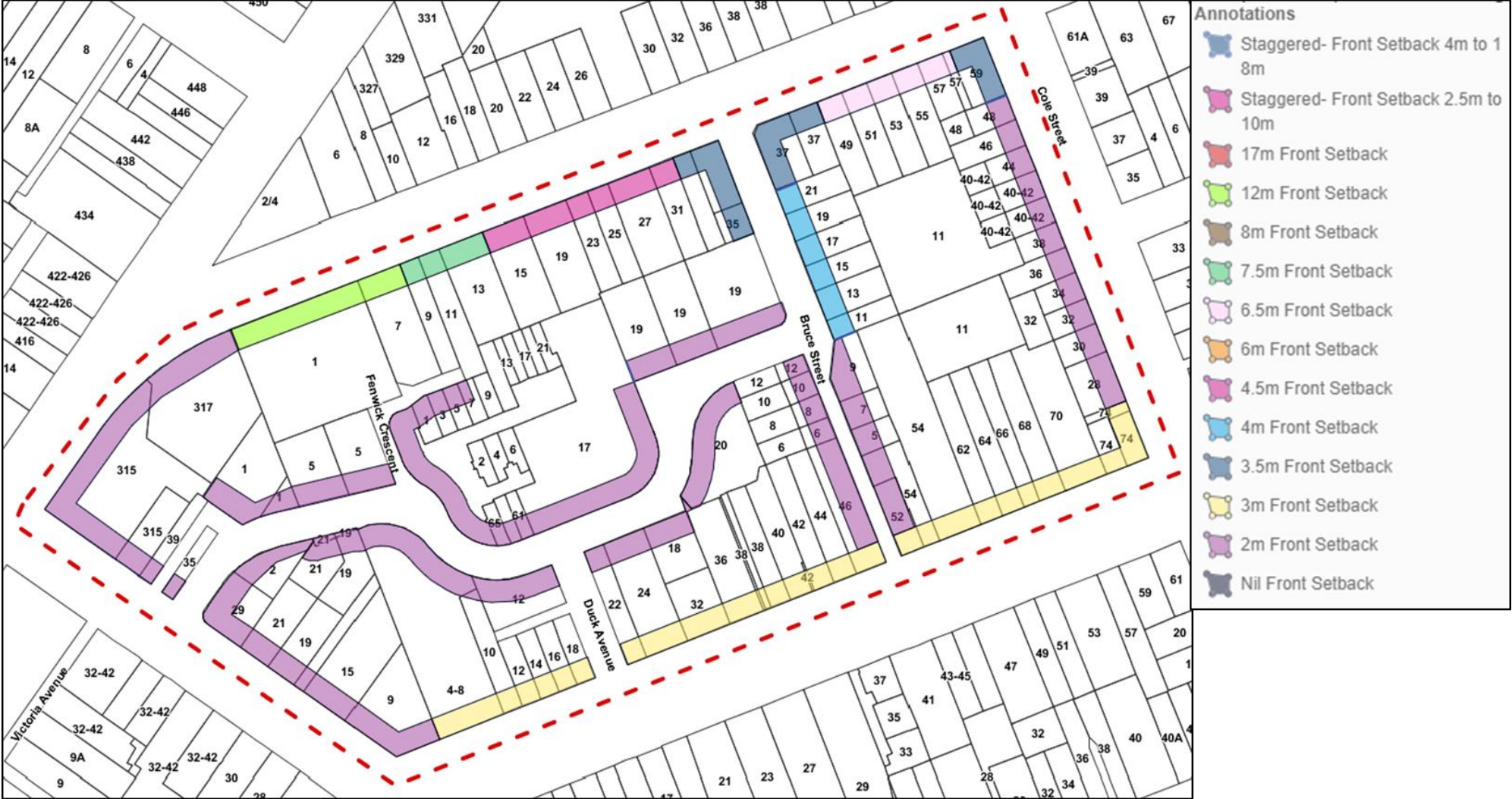
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### Area N1: Proposed Front Building Setback Map





# Area N2: Proposed Front Building Setback Map



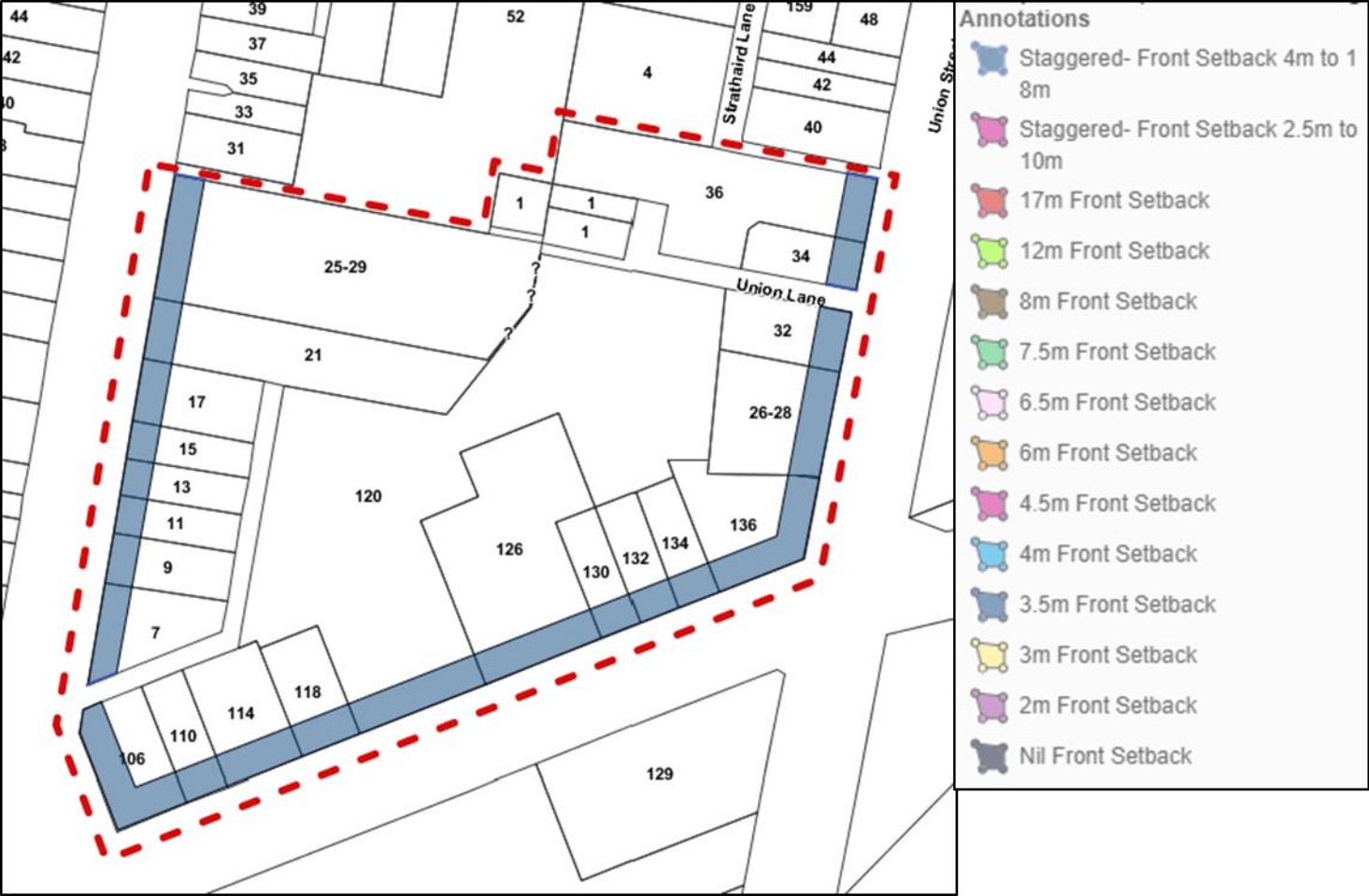
### Area N3: Front Building Setback Map







# Area N5: Front Building Setback Map



### Area N6: Front Building Setback Map





## Northern Gateway Precinct Front Setback Justification Table

| Assessment Area | Streets & Properties included   | Justification   | Front Setback Standard   |
|-----------------|---|---|--|
| <b>N1</b>       | <b>Lagoon Street-Northbound<br/>6 to 50 Lagoon St</b>                                 | <p>Includes the southernmost section of northbound Lagoon Street. The average setback was 2.72m taking account of all residential properties on this part of Lagoon Street. The range of setbacks is 1.5m at the smallest to 4.7m at the largest. The only heritage item on this part of Lagoon Street has a front setback of 2.9m. Two contributory items (6 &amp; 8 Lagoon Street) have an average setback of 4.2m and stand adjacent a small park at the termination of the street frontage.</p> <p>The front setback for this section of Lagoon Street has been established as 3m to reflect the average of all residential properties along this part of the street and that of the heritage item.</p>   | <b>3m</b>  |
| <b>N1</b>       | <b>Cole Street<br/>Citizen Street<br/>60 &amp; 54 Cole St<br/>16 to 28 Citizen St</b> | <p>Includes two properties on Cole Street &amp; 16 to 28 Citizen Street - The average setback was 4.3m taking account of all the residential properties on this part of Cole and Citizen Street. The range of setbacks is 2.9m at the smallest to 7.5m at the largest. The largest setback was not a heritage item or contributory item. Citizen Street includes three consecutive contributory items with an average front setback of 3m. The front setback for this section of Cole and Citizen Street has been established as 3m to reflect the average of all residential properties along this part of the street and that of the heritage item.</p>   | <b>3m</b>  |
| <b>N1</b>       | <b>Auburn Street<br/>327 to 343 Auburn St</b>   | <p>This part of Auburn Street is residential in character and includes 9 residential properties with five those being contributory items. The pattern of development and front setbacks have two distinct variations with properties 333 to 341 demonstrating relatively consistent setbacks varying between 4.1 and 4.7 metres with a collective average of 4.4 metres. This average when considering only the three related contributory items is 4.6 metres. A 4.5 metre front setback has been established for this part of Auburn Street to reflect the existing pattern of development and the average setbacks for the contributory items.</p> <p>The pattern of front setbacks then changes with the angle of the road which creates offset lots and staggered frontages for properties 327 to 331 which range from 18 metres at the greatest and 3.8 metres at the smallest. Each property is setback at least 10metres from the front elevation of the adjacent property.</p> | <p><b>4.5m</b></p> <p><b>Staggered<br/>4m-18m<br/>from front<br/>lot<br/>boundary<br/>10m<br/>setback<br/>from</b></p> |

| Assessment Area | Streets & Properties included       | Justification  | Front Setback Standard |
|-----------------|-------------------------------------|--|------------------------|
|                 |                                     |  | adjacent property      |
| N2              | Bruce Street<br>5 to 21 Bruce St    | <p>Bruce Street is a small internal road connecting Lagoon and Grafton Street with a total of 13 lots but only 12 properties. 11 Bruce Street is a large commercial lot which has no buildings fronting onto Bruce Street. Bruce Street does not include any heritage or contributory items and the front setback must therefore be determined by the existing pattern of residential properties on the street. Bruce Street has two distinct characters with 13 to 21 Bruce Street being residential properties of more modern design located on larger lots than the rest of Bruce Street. These properties are sited on the wider part of the roadway with an average front setback of 4.2m but the majority are setback 4m. The roadway narrows significantly adjacent to 5 to 12 Bruce Street which are predominantly Victorian cottages. The lots are smaller than the upper part of Bruce Street and front setbacks average 1.9m.</p> <p>A front setback of 2m has been established for the lower part of Bruce Street (5 to 12) to reflect the narrow roadway and the intimate relationship these properties have with the street. A front setback of 4m has been established for the upper part of Bruce Street to reflect the prevailing setback on the modern properties with larger lots on a wider roadway.</p> | 2m<br><br>4m           |
| N2              | 315 & 317 Auburn Street- Southbound | <p>315 and 317 Auburn Street are large lots defining the entrance to Goulburn CBD. 315 Lagoon Street is a corner lot with a frontage onto Bradley Street and is currently a vacant disused service station. First Choice Liquor currently stands on the lot at 317 Auburn Street and both sites provide opportunities for landmark buildings which define the entrance to the CBD. The Liquor store has a front setback of 44m to accommodate parking at the front. The desired future character is one led by residential uses and the long front setback of the liquor store does not reflect the prevailing character and setbacks established elsewhere in the precinct. A front setback of 2m has been established for this part of Auburn Street to reflect the setback established along Bradley Street. This also reflects the general prevailing pattern of setbacks which reduce with increased proximity to the CBD.</p>  | 2m                     |

| Assessment Area | Streets & Properties included        | Justification  | Front Setback Standard |
|-----------------|--------------------------------------|--|------------------------|
| N2              | 1 to 13 Lagoon Street- Southbound    | This part of the Lagoon Street is the furthest south in the precinct and connects to Auburn Street and stands on the edge of Goulburn CBD. This part of Lagoon Street has four residential lots, all identified as contributory items and a large lot with a motel. The front setbacks of these properties begin to step back from one another when viewed in the context of the established 4.5m front setbacks for the adjacent section of Lagoon Street (15 to 35). The grouping of residential properties (9 to 13) increase the setback from the adjacent heritage item to 7.5m with a 12m front setback for the final federation property on the street (7 Lagoon Street). This setback is then further increased by the motel at 1 Lagoon Street which has a front setback of 20m to accommodate parking to the front. This increasing front setback distance marks the end of Lagoon Street and the arrival at the entrance to Goulburn CBD and provides the opportunity for increased landscaping. The established front setback for this section of Lagoon Street will follow the existing staggered front setback provided by the contributory items, being 7.5m for 9 to 13 Lagoon Street and 12m for 1 and 7 Lagoon Street. | 7.5m<br>12m            |
| N2              | 15 to 31 Lagoon St- Southbound       | Includes the lower part of southbound Lagoon Street encompassing (15-31 Lagoon Street). The average front setback of these properties is 4.3m. The properties include one two storey heritage item and five contributory items. The largest setback is 6m formed by the heritage item but the property also includes a first floor projecting balcony forming a porch which brings the front massing of the building to 4.2m of the front lot boundary. All but one property (31 Lagoon Street) is of the federation period and collectively their average front setbacks are 4.6m.  | 4.5m                   |
| N5              | 106 to 136 Lagoon Street- Northbound | Includes the upper part of northbound Lagoon Street (106 to 136) which does not include any heritage items but does include 6 contributory items, a multi-dwelling lot, motel and broadcasting centre. The largest setback at 11.5 metres is established by 106 Lagoon Street which is a 1940s bungalow. The smallest front setbacks at 3m are established by 3 consecutive Californian bungalow styled properties. The intimate relationship with the street created by the Californian bungalows is also reflected in two Victorian villas at 114 & 118 Lagoon Street which have a front setback of 3.5m each. The average front set back of the detached dwelling houses is 5m but this is heavily skewed by the 1940s bungalows large front setback which differs significantly from other properties in this part of Lagoon Street. The average front setback of the Victorian and Californian bungalow properties which most strongly resonate with the areas  | 3.5m                   |

| Assessment Area | Streets & Properties included                          | Justification   | Front Setback Standard |
|-----------------|--|---|------------------------|
|                 |  | historical character and development, is 3.2 metres. To ensure the desired future character reflects the intimate relationship between front elevations and the streetscape created by the Victorian villas and Californian bungalows the front set back is established as 3.5m.  |                        |
| <b>N6</b>       | <b>Lagoon Street-northbound<br/>72 to 96 Lagoon St</b> | Includes the mid-section of northbound lagoon street between Wheatley Avenue and Joshua Street and includes 72-96 Lagoon Street. 72 Lagoon Street is a two storey multi-unit development which faces onto Wheatley Avenue and not Lagoon Street, despite its street address, as such this development has not been factored into the front setback assessment. The largest front setback is established by a two storey flat building at 8.5m. The massing and setback of this development appears incongruous with the wider streetscape and repetition of this front setback is not recommended. The remaining properties have relatively small front setbacks ranging from 1.4m to 1.7m but none of these properties are heritage items or contributory items. Front setbacks should reflect the prevailing established building line of heritage items and contributory items but in this case where there are no such items, the closest front setback pockets have been applied. A front setback of 3.5m has been established along this section of Lagoon Street. This seeks to provide a desire future character which reflects the intimate relationship of Federation and Victorian properties with the streetscape along the northbound side of Lagoon Street. | <b>3.5m</b>            |
| <b>N2</b>       | <b>4 to 46 Grafton St-Northbound</b>                   | Includes the southernmost section of Grafton Street northbound up to the junction with Bruce Street including 4 to 46 Grafton Street. The area has a total of 16 properties with the majority designated as heritage or contributory items. Front setbacks range from 2.2m at their smallest to 5.4m at the largest. The average setback was 3.33m taking account of all residential properties on this part of Grafton Street. A small 1970`s apartment block provides the largest 5.4m setback which currently disrupts the rhythm of the streetscape provided by the close relationship properties currently have to the street. The heritage items have a front setback range between 2.2m to a maximum of 4m but the average front setback of heritage items is 3.1m. A front setback requirement of 3m has been established for this section of Grafton Street. This seeks to reflect the prevailing rhythm and character provided by the relatively close relationship properties, particularly heritage items, have with the street.  | <b>3m</b>              |



| Assessment Area | Streets & Properties included          | Justification  | Front Setback Standard |
|-----------------|--|--|------------------------|
| N2              | <b>52 to 74 Grafton St Northbound</b>  | <p>Includes a small section of Grafton Street with 8 properties including 5 heritage items spanning from the junction with Bruce Street to Cole Street. Front setbacks range from 0m at the smallest to 8.75m at the largest. The average setback was 3.26m taking account of all residential properties on this part of Grafton Street. The smallest at 0m is a converted Georgian shop and is designated a heritage item. The close relationship to the street is indicative of the properties commercial origins. The largest front setback at 8.75m results from the side elevation fronting Grafton Street from a multi-dwelling development. The property has a poor relationship with the street and its large front setback disrupts the rhythm of the streetscape. The average front setback of the heritage items is 2m but this average is artificially lowered by the commercial property. The average front setback excluding the Georgian shop is 2.5m.</p> <p>A front setback requirement of 3m has been established for this section of Grafton Street which stands marginally higher than the heritage item average but still maintains a close relationship with the street and provides continuity with the adjacent lower part of Grafton Street.</p>  | 3m                     |
| N3              | <b>78 to 110 Grafton St-Northbound</b> | <p>Includes the northbound span of Grafton Street from the Cole Street junction to Upper Stern Street. This part of Grafton Street includes a total of 16 properties with 9 heritage items and one contributory item. The majority of these heritage items are formed from two terraced developments. Front setbacks range from 0m at the smallest to 6.4m at the largest. Two properties have a 0m setback including a terraced development with a verandah on the pavement edge and an old converted tavern. The largest front setback is provided by 88 Grafton Street which creates a significant recess of built development when viewed against adjacent properties with much smaller front setbacks.</p> <p>The average setback was 3.46m taking account of all residential properties on this part of Grafton Street. The average front setback for heritage items was 3.37m but this doesn't take in to account the difference in front setbacks between the two terraced blocks. To ensure front setback requirements reflect the pattern of development established by heritage items this part of Grafton Street has been separated into different setback areas. 78 to 86 Grafton Street comprises three terraced properties sandwiched between two detached properties which are all heritage items. The average</p> | <p>4m</p> <p>2m</p>    |

| Assessment Area | Streets & Properties included                                      | Justification   | Front Setback Standard |
|-----------------|--|---|------------------------|
|                 |  | front setback for these properties is 4m and this established setback has been extended to the adjacent non-heritage item at 88 Grafton Street which enables future development of this lot to align with the previously mentioned properties. 90 to 96 Grafton Street comprise a terrace of four properties which are all heritage items with a front setback of 2.1 metres. To reflect the existing front setback of this terraced development a front setback of 2m has been established for these properties. This setback has been extended to include adjacent non-heritage properties at 98 and 100 Grafton Street to provide continuity in the streetscape up to Soares Lane. The final three properties stand in-between the junction with Soares Lane and Cove Street and comprise a terrace of three properties and an old tavern, both with a nil front setback and a detached contributory item in between with a front setback of 3m. The detached property's additional setback compared to the adjacent properties creates a recess of built development and is likely to restrict light into the front windows. A nil front setback has been established for this part of Grafton Street to reflect the existing pattern of development and enable future development to align with one another. | nil                    |
| N3              | <b>Marsden Street<br/>1 to 11 Marsden St</b>                       | Includes all 11 properties on Marsden Street which is an internal road with no heritage or contributory items present. Properties on Marsden Street are from a range of periods including Victorian, inter-war, post-war and relatively recent development. Their different construction periods are reflected in the range of front setbacks present on the street with a range from 2.5 at the smallest to 6m at the greatest. 4 to 10 Marsden Street spans along the top of the roadway with an average front setback of 3.6m. A 3.5m front setback has been established for 4 to 10 Marsden Street and a 4m front setback has been established for 1 to 11 Marsden Street to reflect the current average setbacks   | 3.5m<br>4m             |
| N3              | <b>8 to 32 Upper Stern St &amp; 116 Grafton Street- Northbound</b> | Upper Stern Street provides a connection between Lagoon and Grafton Street with a total of 11 residential properties with no heritage or contributory items present. The properties predominantly include Victorian properties with an example of Federation, post war and inter war housing. Front setbacks range from a 0m front setback at the smallest to 3.5m at the greatest. The total average of front setbacks on Upper Stern Street is 1.9m. The relatively small setback is reflective of the very close relationship the majority of properties have with the street. A front setback of 2m has been established to reflect and maintain  | 2m                     |

| Assessment Area | Streets & Properties included                          | Justification   | Front Setback Standard |
|-----------------|--|---|------------------------|
|                 |  | this relationship. This has also been extended to 116 Grafton Street which forms a corner lot to provide continuity in the streetscape of Upper Stern Street  |                        |
| <b>N4</b>       | <b>19 &amp; 31 to 37 Upper Stern Street-Southbound</b> | This part of Upper Stern Street is formed from two lots. Southern Cross Care home (19 Upper Stern St) stands on one lot which is shared with the St Joseph's convent site and Mary of the Cross Seniors Living stands on the other lot at 31 to 37 Upper Stern Street. Both properties are relatively contemporary in their design and have different front setbacks ranging from 2.9m to 5.5m. The average of these two setbacks is 4.2m. A front setback requirement of 4m has been established on this part of Upper Stern Street which provides the staggered setback against the corner lots and enables landscaping.  | <b>4m</b>              |
| <b>N3</b>       | <b>Cove Street<br/>2 to 12 Cove St</b>                 | Cove Street is a secondary road connecting Lagoon and Grafton Street and forms the rear access road to properties on Upper Stern Street with only 6 properties facing onto Cove Street. Cove Street has no Heritage or contributory items with all properties constructed between the 1960's and 1990's. The more contemporary period of the buildings is reflected in the greater front setbacks with front setbacks ranging from 3.75m at the smallest to 8.8m at the greatest. The total average of front setbacks on Cove Street is 6.1m. A front setback of 6m has been established to reflect the more contemporary character of the street. This larger setback is not considered to adversely affect the character of the Conservation Area streetscape as Cove Street is largely hidden from view from the prominent streets (Grafton & Lagoon). | <b>6m</b>              |
| <b>N2</b>       | <b>28 to 48 Cole Street-Northbound</b>                 | Cole Street links Citizen Street to Grafton Street with a total of 11 properties facing onto the street on the northbound section of Cole Street. 40-42 Cole Street is a multi-unit development with a total of five properties but only two which face onto the street. The street presents a range of development periods including one Georgian property, Victorian, interwar, Post war and more contemporary developments. There are two contributory items (48 & 34) and no heritage items along this part of Cole Street. Front setbacks range from a nil setback at the smallest to 6.5m at the greatest. The total average front setback of all residential properties on Cole Street is 2.1m. The average  | <b>2m</b>              |

| Assessment Area | Streets & Properties included                      | Justification  | Front Setback Standard |
|-----------------|--|--|------------------------|
|                 |  | front setbacks for the heritage items is 1.85m. A front setback of 2m has been established for this part of Cole Street to reflect the setbacks of the two heritage items and the overall average of front setbacks along this part of the street. The 2m setback preserves the intimate relationship with the street whilst enabling landscaping in front gardens.  |                        |
| <b>N3</b>       | <b>Cole Street-Southbound<br/>25 to 39 Cole St</b> | Cole Street links Citizen Street to Grafton Street with a total of 7 properties facing onto the street on the southbound section of Cole Street. This section of the street includes two heritage items and three contributory items. Front setbacks have a more limited range than some, ranging from 0.5m at the smallest to 3m at their greatest. The total average front setback of all residential properties on Cole Street is 2m. The average of all heritage and contributory items is 1.93m. The front setback requirement has been established as 2m to reflect both and the overall average front setbacks and the average of the contributory items. This front setback distance also reflects that established on the opposing side of Cole Street providing a consistency along both sides of the street.  | <b>2m</b>              |
| <b>N5</b>       | <b>7 to 29 Joshua St-Southbound</b>                | This section of Joshua Street forms the bottom half of the street with no through-road onto Lagoon Street and includes 8 properties but two of these are multi-unit developments with side elevations facing onto Joshua Street. The setback of the side elevation closest to the street has been considered as the front setback for this purpose. This section of the street has properties from a number of periods including Victorian, federation, interwar, and more contemporary developments. There are 5 contributory items and no heritage items on this part of Joshua Street. Front setbacks range from 1.5m at the smallest to 7.5m at the greatest. The two multi-unit developments (21 & 25 to 29) have the greatest front setbacks because only their side elevations present onto the street. They provide a poor relationship with the public realm and are unsympathetic to the prevailing character of the street. The total average front setback for all residential properties on this part of Joshua Street is 4m however this average is increased by the large undesirable front setbacks provided by the multi-unit developments. The average front setback of the 5 contributory items is 3.58m. A front setback requirement of 3.5m is established to reflect the average setback of contributory items on this part of Joshua Street. This provides space for landscaping whilst maintaining a connection with the street and is also consistent with the established front setback requirements for nearby properties on Lagoon Street (108 to 136) | <b>3.5m</b>            |



| Assessment Area | Streets & Properties included      | Justification  | Front Setback Standard |
|-----------------|------------------------------------|--|------------------------|
| N5              | 26 to 36 Union St-Northbound       | <p>The Gateway precinct includes only a small section of Union Street, directly adjacent the junction with Lagoon Street and stands at the northern most tip of the Northern Gateway Precinct. This part of Union Street includes four lots with one vacant, one with a warehouse structure with a nil setback, a post war cottage and the heritage item, Hope`s Cordial Factory which fronts on from the original St Nicholas Anglican Church. Due to this mix of uses and development periods front setbacks range from nil at their smallest to 17.7m at the greatest for the cordial factory building. The limited number of properties and the extensive front setback of the cordial factory prevents a meaningful average being determined. Front setbacks are usually informed and led by the average of heritage and/or contributory items however a 17.7m front setback requirement for this part of the street would not be appropriate for new residential development. It would not efficiently utilise land or stand in accordance with the character of the rest of Union Street. A front setback requirement of 3.5 metres has been established which follows on from the established setback in the adjacent Lagoon Street and provides a continuity of setbacks.</p> | 3.5m                   |
| N6              | 1 to 14 Ushers Lane                | <p>Ushers Lane is small enclave of 7 properties centrally located within the street block between Wheatley Avenue and Joshua Street. Ushers Lane connects Lagoon Street with Wheatley Avenue but the narrow road width indicates it serves more as a laneway than a primary connection. Properties on Ushers Lane are a mix of interwar, post-war and Victorian era properties but there are no heritage or contributory items present. 11 Ushers Lane spans over four lots which face on to the lane but include no street facing properties. 11 Ushers Lane has not been included in the determination of average front setbacks. Front setbacks have a relatively narrow range between 2.7m at the smallest to 5.1m at the greatest. The total average front setbacks for all residential properties stands at 4.2m. A front setback requirement of 4m has been established for Ushers Lane.</p>  | 4m                     |
| N2              | 15 to 35 Lagoon Street- Southbound | <p>Includes the lower part of southbound Lagoon Street encompassing (15-35 Lagoon Street). The average front setback of these properties is 4.3m. The properties include one two storey heritage item and five contributory items. The largest setback is 6m formed by the heritage item but the property also includes a first floor projecting balcony forming a porch which brings the front massing of the building to 4.2m of the front lot boundary. All but one property (31 Lagoon Street) is of the federation period and collectively their average front setbacks are 4.6m. 33 &amp; 35 Lagoon Street are vacant lots and have no current front setback.</p>  | 4.5                    |

| Assessment Area | Streets & Properties included       | Justification  | Front Setback Standard |
|-----------------|-------------------------------------|--|------------------------|
| N2              | 37 to 59 Lagoon Street- Southbound  | This part of Lagoon Street spans from the junction with Bruce Street to Cole Street and includes 8 lots but only six residential properties as two lots at 37 Lagoon Street are cleared and vacant and not included within average front setback calculations. Five of the properties are from the post war and interwar periods and this later construction period (than further south of Lagoon Street) is reflected in the existing greater front setbacks to these properties. Front setbacks have a limited range with 3.5m front setback being the smallest and 7m being the greatest. The smallest front setback at 3.5m is established by the corner federation contributory item. Adjacent properties have a significantly larger setback than the contributory item with a combined average (excluding 59 Lagoon St) of 6.5m and these lots also have a greater depth than the corner lots. This creates a staggered effect with the contributory corner property serving as a bookend defining the junction with Cole Street. This effect is also observed at the opposing corner property, 61A Lagoon Street which also has a comparable front setback juxtaposed with larger setbacks of adjacent properties. To maintain the current setback of the contributory item and its role in defining the street corner this lot has been assigned a 3.5m setback requirement. The same setback requirement has been established for the vacant lot at 37 Lagoon Street as this also stands on a corner at the junction with Bruce Street and can provide the same role in defining the corner and reinforces the bookend setback established along this side of Lagoon Street. A front setback requirement of 6.5m has been established for the properties sandwiched between these two corner lots which reflects their current average front setbacks. | 3.5m                   |
|                 |                                     |  | 6.5m                   |
| N3              | 61a to 87 Lagoon Street- Southbound | This part of Lagoon Street spans from the junction with Cole Street to Upper Stern Street and includes 6 lots with four residential properties, a motel and chiropractor. All properties are from different construction periods including Victorian, Federation, inter-war, post war and more contemporary periods. Three of the residential properties are contributory items. The range of development periods is reflected in the range of front setbacks from 3m at the smallest to 8.5m at the greatest. 61a Lagoon Street stands on the corner with Cole Street has one of the smallest residential front setbacks on this part of the Lagoon Street. The adjacent contributory items (63, 67 and 71) have a significantly larger setback than the contributory items with an average front setback of  | 3.5m                   |

| Assessment Area | Streets & Properties included       | Justification  | Front Setback Standard |
|-----------------|-------------------------------------|--|------------------------|
|                 |                                     | <p>8m. This creates a staggered effect with the contributory corner property serving as a bookend defining the junction with Cole Street. This effect is also observed at the opposing corner property, 59 Lagoon Street which also has a comparable front setback juxtaposed with larger setbacks of adjacent properties. This approach is somewhat disrupted by the Motel at 75 Lagoon Street which stands close to the front lot boundary with 1.5m front setback which is generally reflective of its current commercial land use but not reflective of the larger front setback pattern along the southbound section of Lagoon Street. To maintain the current setback of 61a Lagoon Street and its role in defining the street corner lot, alongside other corner lots on southbound Lagoon Street, this lot has been assigned a 3.5m front setback requirement. The same setback requirement has been established for the lot at 87 Lagoon Street as this also stands at a junction and can provide the same role in defining the corner and reinforces the bookend setback established along this side of Lagoon Street. A front setback requirement of 8m has been established for the lots sandwiched between these two corner lots which reflects the current residential average front setbacks.</p> | 8m                     |
| N4              | 91 to 129 Lagoon Street- Southbound | <p>This part of Lagoon Street spans from the junction with Upper Stern Street to the convergence of Reynolds Street, Sydney Road and Union Street. A variety of land uses and property types are located within this section of Lagoon Street including three residential properties adjacent the Upper Stern Street junction, a heritage listed church, an early learning centre, primary school and service station located on the top corner of Lagoon Street. The grouping of residential properties all have similar front setbacks, averaging at 4m. The subsequent commercial and educational buildings have a wide range of front setbacks from 6.4m at the smallest to 32m at the greatest for the primary school. The Lady Fatima Church is heritage listed and its front setback is 12.7m.</p>  | 3.5m                   |

| Assessment Area | Streets & Properties included         | Justification  | Front Setback Standard             |
|-----------------|---------------------------------------|--|------------------------------------|
|                 |                                       | <p>Due to the wide range of front setback on this part of Lagoon Street it is not practical to assign a consistent front setback requirement based on front setback averages. Front setbacks for future development of these lots have therefore be derived from the established front setback requirements on the lower section of Lagoon Street. The corner lots of either end of this section of the street (91, 93, 95 and 129) have an established front setback requirement of 3.5m to define the street corners and provide bookends to this part of the street and create a relatively close relationship with the street with opportunities for landscaping. This is particularly important for the current service station lot (129) which stands on the entry into the Goulburn Urban area and serves as a landmark site. Adjacent lots in-between the corner lots have an established front setback requirement of 8m which reflects comparatively larger front setbacks on the upper most part of Lagoon Street. It also creates a staggered effect with the corner lots serving as a bookends defining the junction with Upper Stern Street and the Goulburn gateway junction which mirrors the lower section of Lagoon Street (61a to 87).</p>  | 8m                                 |
| N4              | 118 & 128 Reynolds Street- Northbound | <p>Reynolds Street is relatively short and spans from the junction with Lagoon and Union Street and Sydney Road bending around to connect to Grafton Street at the junction with Upper Stern Street. The area includes only two large lots with the service station on the corner of Lagoon Street also having an entrance from Reynolds Street. The buildings forming the rear of St Joseph`s primary school span into the lot at 128 Reynolds Street with a setback from the Reynolds street frontage of 2.4m. This contrast with the 17m front setback of the St Joseph`s Convent heritage building sited on the adjacent lot. A front setback requirement of 3.5m has been established for the corner service station site at the top of Lagoon Street for this landmark entry site. To ensure this is maintained on both lot frontages the 3.5m front setback requirement has been continued along Reynolds Street for this lot. 128 Reynolds Street also serves as a corner lot and the existing buildings demonstrate a setback (albeit a rear setback) of 2.4m. A front setback requirement of 3.5m has also been established for this corner lot to provide consistency is the setback of the corner landmark lots whilst also enabling landscaping. St Joseph`s Convent building is heritage listed with a significant setback of 17m to accommodate a relatively large front landscape setting with manicured gardens and vehicle turning circle.</p> | <p>3.5m</p> <p>17m<br/>#989aa0</p> |



| Assessment Area | Streets & Properties included      | Justification   | Front Setback Standard |
|-----------------|------------------------------------|---|------------------------|
|                 |                                    | <p>The front setback established by the existing Convent building has been retained in the established front setback requirements. The corner of this lot adjacent the Upper Stern Street and Grafton Street junction is currently a car park and is separated from the St Joseph's Convent building by approximately 15m. This corner section of the lot has the ability serve as a defining landmark corner location and has an established front setback requirement of 3.5m. This aligns with the other corner lot front setbacks in this part of the Reynolds street and Lagoon Street.</p>  |                        |
| N2              | 9 to 39 Bradley Street- Southbound | <p>This part of Bradley Street stands on the edge of Goulburn CBD and connects Auburn and Grafton Street. There are 7 lots (excluding 315 Auburn St) with a mix of residential and commercial properties from different periods. The row of four Victorian terraces at 15 Bradley Street is the only heritage item on this part of the street alongside two contributory items. Front setbacks range from a nil setback at the smallest to 14m at the greatest. The overall average front setback of all existing properties is 4.5m but this is significantly affected by the long 14m front setback provided by the Goulburn electrical wholesalers. Both of the nil setback properties are currently commercial. The desired future character is one led by residential uses and neither the nil setbacks nor the long front setbacks of the commercial properties reflect the prevailing character and setbacks established elsewhere in the precinct. A front setback of 2m has been established for this part of Bradley Street to reflect the setback of the only residential heritage item on the street. This enables landscaping in the front garden but also maintains an intimate relationship with the street.</p> | 2m                     |

## Area S1: Front Building Setback Map

Awaiting Completion

## Area S2: Front Building Setback Map

Awaiting Completion

### **Area S3: Front Building Setback Map**

Awaiting Completion

## Area S4: Front Building Setback Map

Awaiting Completion



## Area S5: Front Building Setback Map

Awaiting Completion

## Southern Gateway Precinct Front Setback Justification Table

| Assessment Area | Streets & Properties included | Justification   | Front Setback Standard  |
|-----------------|-------------------------------|---|---|
| <b>S1</b>       | <b>84 to 94 Sloane St</b>     | There are no identified heritage or contributory items along this part of Sloane St. This part of Sloane Street include 6 residential properties which demonstrate staggered frontages which range from 7.5m at the greatest to 3.1m at the smallest. Each property is setback approximately 4m from the property to its south. A staggered setback requirement at the frontage between 3m and 7.5m is required with a 4m setback from the adjacent southern property.  | <b>Staggered<br/>3m-7.5m<br/>from front<br/>lot<br/>boundary<br/>4m setback<br/>from<br/>adjacent<br/>southern<br/>property</b> |
| <b>S1</b>       | <b>96 to 102 Sloane St</b>    | Includes 96 to 102 Sloane St which demonstrates varied front setbacks ranging from 3.7m at the smallest to 6.9m at the greatest. The greatest setback is established by 102 Sloane St which has two storey frontage which is not active and appears more industrial than residential in its character. This property is also more modern than the interwar housing which predominates along Sloane St and this sized setback is largely an anomaly. The average front setback of the three remaining properties (96-100) is 5.1m and the front setback mid-point for the adjacent staggered properties (84-94) is 5.5m. The front setback for this part of Sloane St has been established as 5.5m to reflect the predominant front setback and residential character along Sloane St. | <b>5.5m</b>   |
| <b>S1</b>       | <b>3 to 27 Auburn St</b>      | This part of Auburn Street serves as the southernmost part of Auburn St and includes 12 residential properties with five those being contributory items. Overall front setbacks range from 6m at their greatest to 0m at their smallest with an average of 3.1m. This part of Auburn Street includes 5 consecutive contributory items with 17-23 Auburn St demonstrating a consistent front setback of 2.5m with 15 Auburn St standing out as an anomaly with a 6m front setback. The 2.5m front setback established by the majority of the contributory items is also reflected by 3 and 5 Auburn Street. The front setback for this part of Auburn Street has been established as 2.5m to reflect the predominant front setbacks established by the contributory items.             | <b>2.5m</b>   |


| Assessment Area | Streets & Properties included | Justification   | Front Setback Standard |
|-----------------|-------------------------------|---|------------------------|
| <b>S1</b>       | <b>25 to 37 Ottiwell St</b>   | This side of Ottiwell Street includes 6 residential properties which front onto the street. A residential flat building at 33 Ottiwell St and a multi-unit development at 25 Ottiwell Street do not front onto the street and have not informed the front setback assessment. This side of Ottiwell St includes one contributory item at No.37 with its side elevation setback from the frontage by 2.1m but the property does not present its front entrance to the street. This setback is distinct from all others which vary from 5.6m at the smallest to 18m at the greatest. The greatest 18m front setback is established by No.35 which stands as an anomaly when compared against adjacent setbacks. 25 to 31 Ottiwell St provides a relatively consistent front setback ranging from 5.6m to 6m with an average of 5.85m. A 6m front setback is established for all properties up to No.37 (inclusive of No.25-35) to reflect the predominant residential character and existing front setbacks. A 2m setback is established for the contributory item (No.37) to maintain its current front setback on the street. | <b>6m</b>              |
|                 |                               |   | <b>2m</b>              |
| <b>S1</b>       | <b>2 to 36 Mundy St</b>       | This part of Mundy St includes 12 residential properties which front onto the street and a neighbourhood shop on the corner lot at No.36. Two multi-unit developments at No.14 & No.20 do not front onto the street and have not informed the front setback assessment. The area includes five contributory items which have front setbacks ranging from 2.5m at the smallest to 5.6m at the greatest. The average front setback of the Contributory items is 3.5m but this is skewed by the 5.6m setback at No.18. The average front setback without No.18 is 3m which more closely aligns with the majority of the existing front setbacks along this part of Mundy St. A 3m front setback is established to reflect the predominant setbacks of contributory items along the majority of this part of Mundy St (No.2 to 34). A Nil setback is established for the corner lot at No.36 to reflect its historic use as a neighbourhood shop.   | <b>3m</b>              |
|                 |                               |   | <b>Nil</b>             |
| <b>S1</b>       | <b>45 &amp; 47 Eldon St</b>   | Only 2 properties on Eldon Street are included within the Southern Gateway Precinct, 45 and 47 Eldon St. 45 Eldon St is a heritage item with a front setback of 15m and 47 Eldon St is a contributory item with a front setback of 8.3m. These properties stand on the corner of the street block on large lots and differ in character from the rest of adjacent streets and properties. A 15m front setback is established for 45 Eldon St and 8m front setback is established for 47 Eldon Street to reflect their existing relationship with the street.  | <b>15m</b>             |
|                 |                               |   | <b>8m</b>              |

| Assessment Area | Streets & Properties included | Justification   | Front Setback Standard |
|-----------------|-------------------------------|---|------------------------|
| S2              | Hovell Street frontage        | Assessment Area S2 comprises two large lots, a vacant lot stands to the south and the large lot to the north is the focus for existing built development. It includes Gill Wandina aged care centre, the old and derelict Salvation Army building, a place of worship and five residential properties associated with the aged care centre. Hovell Street runs along the eastern boundary of the two lots. A row of single dwelling houses (No.24 to 42) runs along the southern part of Hovell Street up to the boundary of the vacant lot which are characterised by relatively long front gardens with front setbacks of approximately 9m. This relatively large setback defines the residential character of the street and creates an open feel with extensive soft landscaping to the front of residential properties. This existing pattern of development is proposed to be replicated through established front setbacks on this boundary of 9m. | 9m                     |
| S2              | Hollis Avenue frontage        | Hollis Avenue runs along the south eastern boundary of the smaller vacant southern lot and the larger northern lot with no development running along this boundary to provide an indication of existing setback patterns. This area also stands outside the Heritage Conservation Area boundary. In order to reflect the existing front setback pattern the nearest 10 residential properties have been reviewed (Nos. 4, 6, 8, 10, 12, 21, 23 and 25 Hollis Avenue and 23 Lisgar Street). Front setbacks of these properties range from 6.5m at the smallest to 12m at the greatest. The average front setback of these properties is 9.5m. To provide consistency with the Hovell Street boundary whilst maintaining the open character and reflecting the existing pattern of development a 9m front setback is established for this part of Hollis Avenue.  | 9m                     |
| S2              | Lisgar Street frontage        |   |                        |
| S2              | Mary Street frontage          |   |                        |
| S2              | Combermere Street frontage    |   |                        |
| S2              | Eldon Street frontage         | Eldon Street runs along the eastern boundary of the larger northern lot and includes the frontage of the older, derelict Salvation Army building which is heritage listed and stands within the boundaries of the Conservation Area. This building has a front setback of 12m which is proposed to be retained through the established setbacks to reflect the historic character.  | 12m                    |

Awaiting Completion

| Assessment Area | Streets & Properties included  | Justification   | Front Setback Standard                   |
|-----------------|--|---|--|
| <b>S3</b>       | <b>1-5a Combermere St<br/>52 Mundy St-<br/>frontage with<br/>Combermere St</b> | This part of Combermere St includes 3 residential properties which front the street (1, 3 & 5) with 3a and 5a standing behind. The rear properties on Combermere Street have not informed the front setback assessment (3a & 5a). None of these properties are heritage listed or contributory but they stand adjacent the side elevation of 2 Auburn Street which is a locally listed Federation property and the now cleared and vacant site of the demolished St John's Orphanage. The Orphanage site's frontage with Combermere street has historically remained open with no buildings fronting the street. Front setbacks range from 17m to 9m with 2 Auburn Street demonstrating a side setback of 6m from Combermere Street. The side elevation of 2 Auburn Street provides a setback which enables landscaping whilst still maintaining a relatively close relationship with the streetscape. A 6m front setback is established for this part of Combermere street to reflect the building line set by the heritage item, enable landscaping and also serve to reflect setbacks on the opposing side of Combermere St. | <b>6m</b>                                |
| <b>S3</b>       | <b>2 to 24 Auburn St</b>   | This part of Auburn Street serves as the southernmost part of Auburn St and includes 12 residential properties with two of those being local listed heritage items and seven those being contributory items. This part of Auburn Street demonstrates varied front setbacks with the heritage items demonstrating the greatest setbacks of 9.5m and 25m. These setbacks provide for extensive landscaped garden areas and these setbacks are proposed to be maintained for 2 & 6 Auburn Street. Front setbacks for the seven contributory items range from 14m at the greatest to 5.3m at the smallest. 12 Auburn Street serves as the anomaly with the greatest 14m setback compared to the other contributory items along this part of the street. The average front setback of contributory items excluding No.12 is 6.5m and this has been established for this part of Auburn Street, excluding the locally listed heritage items at 2 & 6 Auburn Street.   | <b>9.5m</b><br><b>25m</b><br><b>6.5m</b> |
| <b>S3</b>       | <b>44 to 52 Mundy Street<br/>(Mundy St Frontage)</b>                           | This part of Mundy Street includes 3 residential properties and the historical frontage of the now cleared and vacant site of the demolished St John's Orphanage. There are no contributory items along this part of Mundy Street. The Orphanage site is locally listed and includes a brick boundary wall fronting Mundy Street, landscaped front  | <b>42m</b>                               |



| Assessment Area | Streets & Properties included           | Justification  | Front Setback Standard |
|-----------------|---|--|------------------------|
|                 |   | <p>garden area and oval driveway. These features are the last remnants of the now demolished orphanage which should be retained as part of the sites current heritage listing. To ensure these features are retained and the original building line of the orphanage building is reflected, a front setback of 42m is established for this Mundy Street frontage. The four remaining properties on this part of Mundy Street have a close relationship to the street with front setbacks ranging from 1.5m to 2.4m with an average of 1.85m. A front setback of 2m is established for this part of Mundy Street (No.44-50) to maintain the close relationship of residential frontages with street. It is not possible to reflect the established setback for the orphanage site (42m) due to the limited depth of lots on no.44 to 50 Mundy St.</p> | 2m                     |
| S3              | 2 to 6 Glebe Street                     | <p>Glebe Street is a small ancillary road off Mundy Street with 3 residential properties fronting the street with 2 &amp; 4 Glebe Street identified as contributory items. The three properties demonstrate two front setbacks at 0m and 3.4m. No.2 has the 0m setback but serves as anomaly in the area with very few properties demonstrating a nil front setback. The other two properties (No.4 &amp; 6) including a contributory heritage item both demonstrate a 3.4m front setback. This provides a close relationship to the street but also provides opportunities for landscaping to the front. A front setback of 3.5m is established for Glebe Street to reflect the predominate setback established by No.4 &amp; 6 Glebe St.</p>   | 3.5m                   |
| S3              | 52 Mundy St-<br>frontage with Bourke St |    |                        |

| Assessment Area | Streets & Properties included                                       | Justification   | Front Setback Standard |
|-----------------|---|---|------------------------|
| <b>S4</b>       | <b>65 to 69 Mundy Street<br/>(No.'s 75 to 93 also considered)</b>   | The southern gateway precinct only includes 2 properties on this part of Mundy Street however due to the limited number of setback examples reference has also been made to the remaining Mundy Street properties in the street block (No.71 to 93). This stretch of Mundy Street does not include any heritage or contributory items and proposed front setbacks are established based upon the predominate setback along the street. This part of Mundy Street includes 14 residential properties with No.65 representing a multi-unit development. 10 of these properties (no.75 to 93) all have very similar front setbacks, ranging from 4.4m to 4.7m and forms the predominate setback in the street. The average of these front setbacks equates to 4.49m. A front setback of 4.5m is established for 65 and 69 Mundy Street to accord with the predominant streetscape character. | <b>4.5m</b>            |
| <b>S4</b>       | <b>18 to 28 Addison Street<br/>(No.'s 32 to 42 also considered)</b> | The southern gateway precinct only includes 4 properties on this part of Addison St however due to the limited number of setback examples reference has also been made to the remaining Addison Street properties in the street block (no.32 to 42). This part of Addison Street includes 3 contributory items which have a limited front setback range between 3.2m and 3.6m and an average of 3.4m. This compares with the overall setback average of all 10 properties of 3.7m. A front setback of 3.5m is established to reflect the average front setback set by the three contributory items along this part of Addison Street.   | <b>3.5m</b>            |
| <b>S4</b>       | <b>42 to 52 Bourke St</b>   | This part of Bourke St includes six residential properties with a front setback range between 1.6m and 2.4m. This part of Bourke Street does not include any contributory or heritage items to guide a setback standard. The overall average front setback for these properties is 1.54m. A front setback of 1.5m is established for this part of Bourke Street to reflect the lower end of the front setbacks and the overall average.   | <b>1.5m</b>            |

| Assessment Area | Streets & Properties included | Justification   | Front Setback Standard |
|-----------------|-------------------------------|---|------------------------|
| <b>S5</b>       | <b>78 to 108 Clinton St</b>   | This part of Clinton Street includes 4 commercial premises, including bulk retail premises, a service station and motel and one residential property. This part of Clinton Street does not include any heritage or contributory items upon which to guide future front setbacks. The bulk retail units (No.104 & 108) include large parking areas to their frontage and significant front setbacks of 16.7m and 23.7m. Whilst parking along the frontage is not characteristic of the conservation area, it does reflect the current bulky retail use and current and proposed mixed use land zone. The creates a more open and commercial character than the other three properties further south of Clinton Street. A front setback of 16m is established for No.104 & 108 to reflect the mixed-use character and current use of the sites. The remaining three properties comprise the service station, a residential property and the motel which demonstrate a front setback range from 3.5m to 6m. The service station canopy demonstrates a setback of 5m and the adjacent residential frontage demonstrates a setback of 6m. These frontages are closely aligned, provide space for landscaping and enable efficient use of the lot and the average of the two setbacks of 5.5m is established for these two properties (No.86 & 88). The final lot on the corner of Auburn Street and Clinton Street is occupied by a motel (No.78) which demonstrates a front setback of 3.5m along Clinton Street which narrows to 3m along the side elevation with Auburn Street. A setback of 3.5m for corner lots appears relatively common within the precincts, particularly the Northern Gateway Precinct and this pattern of development is proposed to be reinforced through establishing a 3.5m front requirement which applies to both Clinton Street and Auburn Street frontages. | <b>16m</b>             |
|                 |                               |   | <b>5.5m</b>            |
|                 |                               |   | <b>3.5m</b>            |
| <b>S5</b>       | <b>58 to 74 Clinton St</b>    | This part of Clinton Street includes 4 commercial premises including a service station, a shop, 2 commercial office premises and one large vacant site at No.72-74. One contributory item is present at 42-44 Clinton Street which demonstrates a front setback of 2m. This setback provides a close relationship with the street but also facilitates some landscaping to soften the built form. A 2m front setback along this part of Clinton Street would also serve to create a staggered setback along the overall span of Clinton Street with setbacks increasing as the distance from the CBD core increases. A front setback of 2m is established for this part of the Clinton to reflect the setback established by the contributory item, provide for a close relationship with street and enable landscaping whilst also contributing to a staggered building setback along the span of Clinton Street.  | <b>2m</b>              |

| Assessment Area | Streets & Properties included                  | Justification   | Front Setback Standard |
|-----------------|--|---|------------------------|
| <b>S5</b>       | <b>56 to 74 Auburn St</b>                      | This part of Auburn Street includes 8 properties comprising a printers unit, a multi-dwelling development, an historical shop unit, 4 residential properties and an Australian Defence Force barracks and also includes a rear car park area relating to contributory item 42-44 Clinton Street. This part of the street includes 6 contributory heritage items but no heritage items. No's 56 and 58 both demonstrate a nil front setback which is indicative of their commercial use and character, particularly relating to No.58 which is a historical shop and contributory item. This nil front setback is proposed to be retained through the updated standard to maintain this commercial character. The Barracks also demonstrates a nil front setback with the majority of the buildings lining the site frontage with a nil or very close setback from the boundary. The relationship of this contributory item to the street is proposed to be maintained through a nil front setback standard for this lot. The properties in between the Barracks and No.58 demonstrate a range of front setbacks from a nil setback to a 5.7m front setback at the largest. The average of these front setbacks is 3.1m. A front setback standard of 3m is proposed for No.60 to 72 Auburn Street to reflect a greater setback of residential properties from their commercial counterparts. | <b>Nil</b>             |
|                 |  |   | <b>3m</b>              |
| <b>S5</b>       | <b>3 to 15 Addison St</b>                      | This part of Addison Street includes 6 residential properties which face on to the street and also includes the side elevation of 15 Addison St and 56 Auburn Street. This part of Addison Street comprises Georgian workers cottages and their age and rarity is reflected in their heritage item designation (No.5-13). No.3 whilst not listed as a heritage item is identified as a contributory item alongside 15 Addison St. All properties along this part of the street demonstrate a nil front setback including the side elevations of 56 Auburn St and 15 Addison St. A nil front setback is established for this part of Addison Street to reflect that of the heritage items and contributory item and their close relationship with the street.  | <b>Nil</b>             |
| <b>S5</b>       | <b>7 to 21 Addison Ln (Inc. 15 Addison St)</b> | Addison Lane is a secondary dead-end street off Addison Lane and includes 7 residential properties with 15 Addison Street also facing onto Addison Lane and included within this assessment. This assessment area includes 3 contributory items but no heritage items. The contributory items (No.15 Addison St, 7 & 9 Addison Ln) are clustered at the entrance of the lane and form a set of single storey attached cottages with a nil front setback, alongside adjacent 11 Addison Lane. A nil front setback is   | <b>Nil</b>             |
|                 |  |   | <b>4m</b>              |

| Assessment Area | Streets & Properties included | Justification  | Front Setback Standard |
|-----------------|-------------------------------|--|------------------------|
|                 |                               | <p>established for 15 Addison St and 7 to 11 Addison Lane to reflect the current setbacks demonstrated by these contributory items</p> <p>The small cluster of contributory items differs in age and character from the remaining properties along the lane which are characterised by front setbacks inclusive of front gardens. The front setbacks of No.13 to 21 have a limited range between 3.6m at the smallest to 4.5m at the largest with an average front setback of 4m. A front setback of 4m is established for this part of Addison Lane to reflect current setbacks and enable a degree of front landscaping.</p> |                        |