



Tailored Street Setback Maps & Justification

CBD Core

June 2024




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Proposed CBD Front Building Setback Map

Verner St/Clinton St/Sloane St/Auburn St



 Nil (0m) Setback

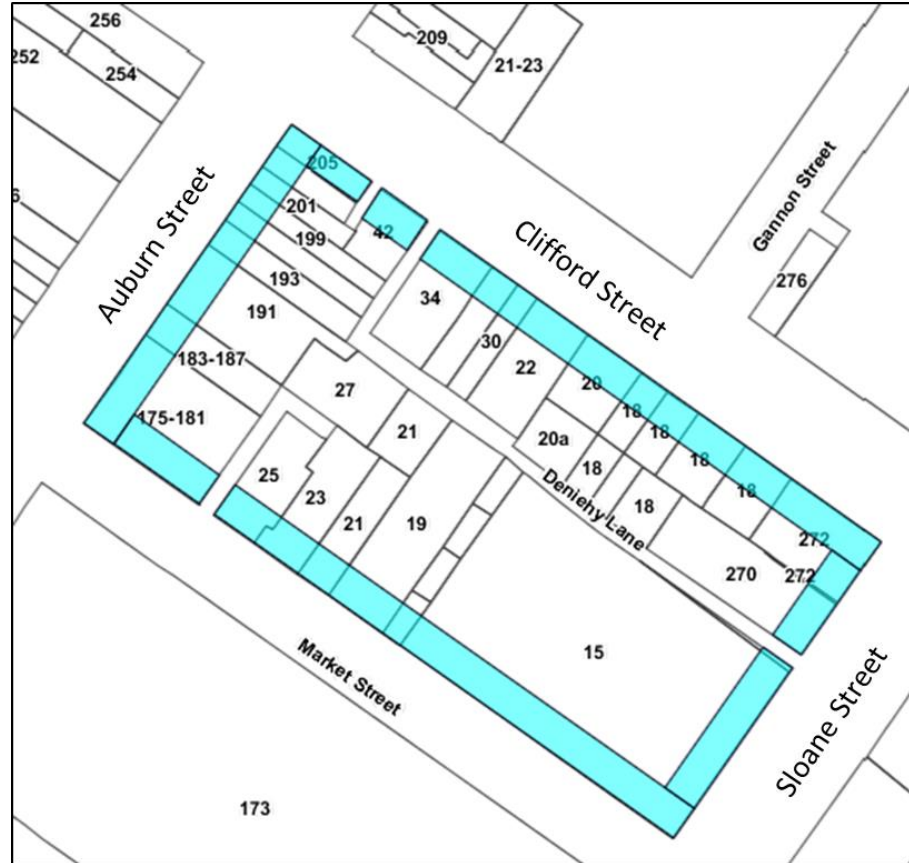
Proposed CBD Front Building Setback Map


Montague St/Verner St/Sloane St/Auburn St



Proposed CBD Front Building Setback Map

Clifford St/Market St/Sloane St/Auburn St



 Nil (0m) Setback

Proposed CBD Front Building Setback Map

Goldsmith St/Clifford St/Sloane St/Auburn St



Proposed CBD Front Building Setback Map

Bradley St/Goldsmith St/Sloane St/Auburn St



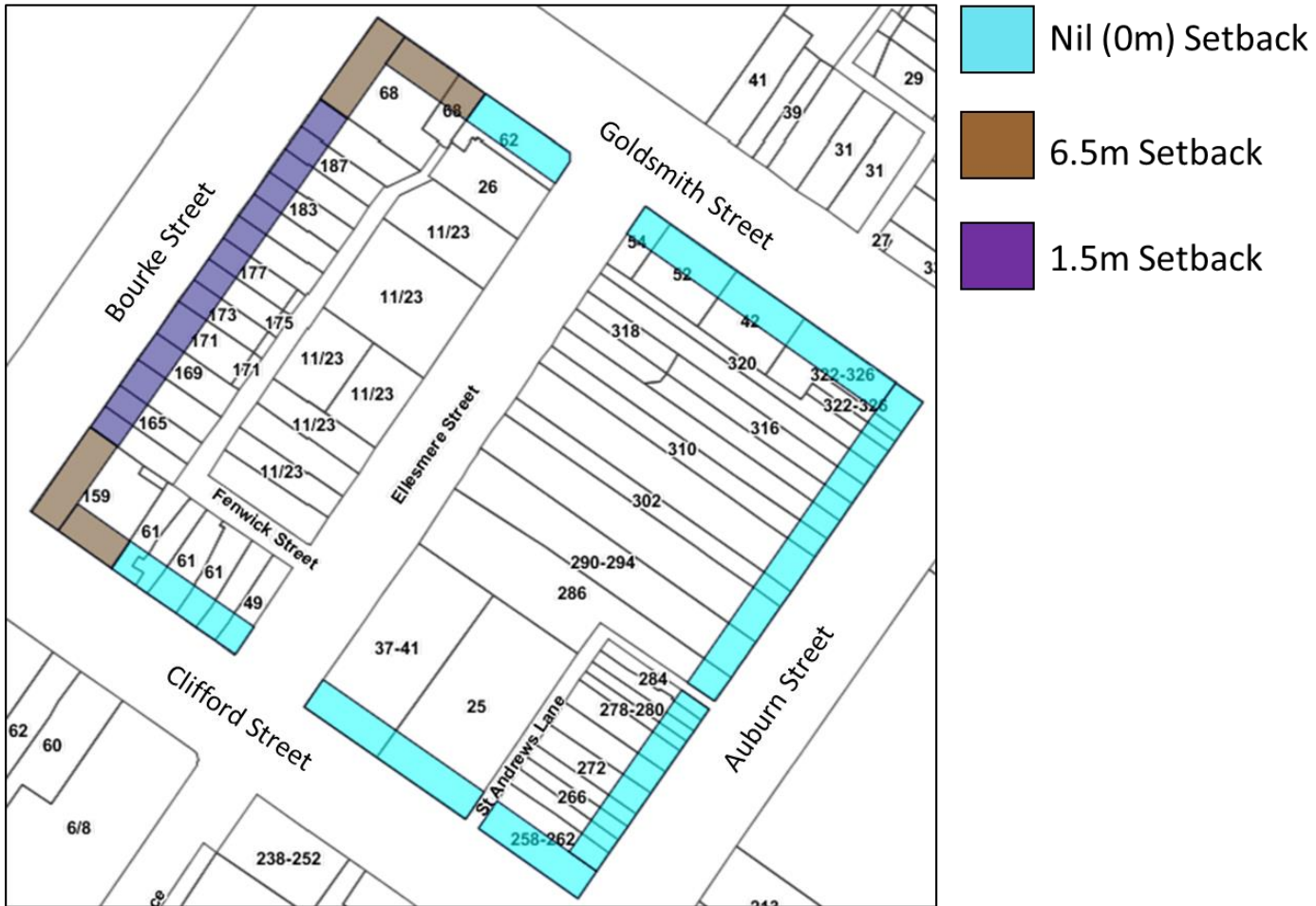
Proposed CBD Front Building Setback Map

Bradley St/Goldsmith St/Auburn St/Bourke St



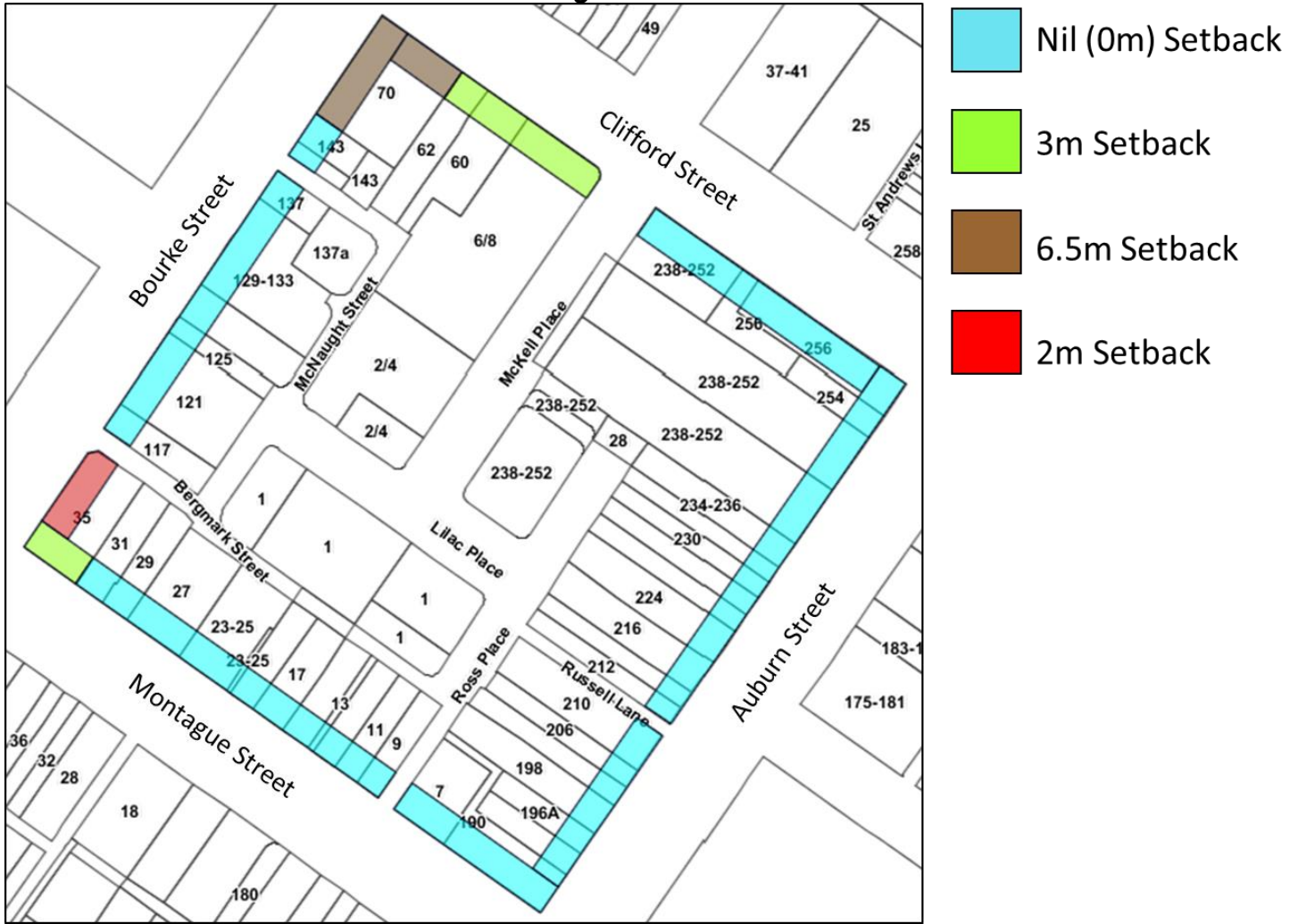
Proposed CBD Front Building Setback Map

Goldsmith St/Clifford St/Auburn St/Bourke St



Proposed CBD Front Building Setback Map

Clifford St/Montague St/Auburn St/Bourke St



Proposed CBD Front Building Setback Map

Montague St/Verner St/Auburn St/Bourke St



Proposed CBD Front Building Setback Map

Verner St/Clinton St/Auburn St/Bourke St



CBD Core Front Setback Justification Table

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
Verner St/Clinton St/Sloane St/Auburn St	Auburn Street (93 to 137)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil
	Clinton Street (3 to 12)	Mandelson's Hotel and Astor Hotel both form the corner lots along this part of Clinton Street. Their frontages along Auburn Street and Sloane Street both demonstrate a nil front setback alongside a nil side setback which is continued onto Clinton Street. Four lots span between these two properties with varied front setbacks. The largest lot is that occupied by Goulburn Market Place with the car park entrance and petrol forecourt fronting Clinton Street. This creates an open character along approximately 60 metres of the street frontage which diverges from the generally more intimate relationship most properties in the CBD have with the street. This is followed by the veterinary practice with a front setback of 2.5m and a tyre repair premises with a nil front setback. A nil setback forms the predominant setbacks of properties along this part of the street and is proposed to be repeated and continued through the front setback standards.	Nil
	Sloane Street (160 to 188)	This part of Sloane Street is anchored on the corner of Clinton Street by Mandelson's Hotel which is a locally listed heritage item which directly abuts the pavement with no front or side setback. This setback pattern is continued along this part of Sloane Street, formed by 10 terraced properties which include a vacant shop, residential properties and The Southern Railway Hotel. All of these properties are locally listed heritage items. The rear elevation of Goulburn Market Place spans along the final section of Sloane Street forming the corner with Verner Street. The furthest projecting part of this rear elevation follows the nil setback pattern established by the adjacent heritage items. The relationship of the properties on this part of Sloane Street provide direct access from the pavement with a clear pattern of nil setbacks which is proposed to be repeated through the street setback standards.	Nil
	Verner Street (32)	This part of Verner Street is comprised of only two lots with Goulburn Market Place occupying the larger of the two lots with a frontage of approximately 150 metres. The majority of this frontage comprises the car park and car park entrance. This creates an open character along approximately 75 metres of the street frontage which diverges from	Nil

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
		the generally more intimate relationship most properties in the CBD have with the street. The furthest projecting part of Goulburn Market Place has a nil setback and this is also reflected in the front setback of the only other property facing onto Verner Street (32 Verner St) and the side elevation of the corner lot on the junction with Auburn Street. A nil setback is proposed to be assigned to this part of Verner Street to reflect the predominant pattern of front setbacks elsewhere in the street block and enable a close relationship of future development with the street.	
Montague St/Verner St/Sloane St/Auburn St	Auburn Street (139 to 167)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil
	Verner Street (11 to 43)	25 to 43 Verner Street along with the corner lot on Auburn Street are all identified as active street frontage with a nil setback. The remainder of this part of the street has four lots with three of these lots comprising properties with a nil setback, including the side elevation of the property on the corner lot at the junction with Sloane Street. A nil setback is proposed to be assigned to this part of Verner Street to accord with the predominant setbacks along the street which also reflects the setbacks established for the opposing side of Verner street in area E2a.	Nil
	Sloane Street (238 to 260)	This part of Sloane Street comprises six lots and four properties facing onto the street including the corner lot at the junction with Verner Street. The corner lot with Verner Street currently has a nil setback which has been continued around onto Sloane Street. Two heritage properties are situated on this part of Sloane Street, Alpine Heritage Hotel and the former courthouse/police station building. These properties are setback further from the road than the lower part of Sloane Street (E2a) at 4.7 metres and 5 metres respectively which provides a slightly more open character. The Carlton Suites (non-heritage) stands in-between these properties with a front setback of 10 metres. A setback of 5 metres is proposed for the majority of this part of Sloane Street (corner lot with Verner Street is excluded) to reflect the historic setbacks established by the heritage items and maintain the slightly more open character currently achieved by these setbacks.	5m

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
	Montague Street (2 & 4)	This part of Montague Street includes only two lots in addition to the corner lot at the junction with Auburn Street. The property on the corner lot at 167 Auburn Street is included within active street frontages with a nil setback for both the front and side lot boundaries. The Goulburn Courthouse stands on a large lot which spans 125m along Montague Street and is a state listed heritage item. The building has a front setback of 43 metres with mature landscaping providing the setting to the approach to the building. This landscape setting is mirrored by Belmore Park which stands directly opposite, adding to the open character of this part of the CBD. Due to the importance of this building and its landscape setting and open character provided by the extensive setback, the existing front setback is proposed to be maintained. The corner lot at the junction with Sloane Street does not have the depth to maintain a consistent front setback to accord with the adjacent courthouse. The property on this lot has an existing front setback of 8.5 metres. This setback is proposed to be maintained to enable landscaping and ensure that this part of Montague street continues to provide an open leafy character.	43m
			8.5m
Clifford St/Market St/Sloane St/Auburn St	Auburn Street (175 to 205)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil
	Market Street (15 to 25)	All of Market Street is identified as active street frontage with a nil setback.	Nil
	Sloane Street (270 & 272 Sloane St & 15 Market St)	This part of Sloane Street includes three lots with two properties but neither face directly onto Sloane Street. Goulburn Soldiers Club occupies the large lot on the corner with Market Street and Craig's Auto Repairs standing on the corner lot with Clifford Street. Both of these properties create a nil setback, which serves as the greatest side projection, onto Sloane Street. Car parks stand in between these two properties. A nil street setback is proposed for this part of Sloane Street to reflect the furthest projections of the corner properties and reflect the nil setbacks on the remainder of the street block.	Nil
	Clifford Street (18 to 42)	This part of Clifford Street contains 10 lots with 6 properties with the addition of the corner lots with Auburn Street and Sloane Street. No heritage items are present. Properties along this part of Clifford Street are all commercial in character with the majority demonstrating a nil front setback. There are exceptions to this setback, particularly where car parking is provided to the front of the premises with the greatest front setback reaching	Nil

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
		14 metres. This type of parking arrangement creates larger blank areas in the streetscape and a poor visual relationship between pedestrians and the property façade and internal activity. This is not a pattern of development which is sought through the desired future character of the CBD. A nil setback is proposed for this part of Clifford Street to reflect the current prevailing setbacks along the street and ensure car parking provision is situated behind the front building line of new development.	
Goldsmith St/Clifford St/Sloane St/Auburn St	Auburn Street (207 to 251)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil
	Clifford Street (21- 23)	This part of Clifford Street comprises five lots including the corner lots at the junction with Auburn Street and Sloane Street which front onto their respective streets. The tobacconist at the junction with Auburn Street is heritage listed and forms part of the active street frontage area with a nil front and side setback which wraps onto Clifford Street. This nil setback is continued by existing development down Clifford Street up until the Police Station which occupies a large corner lot at the junction with Sloane Street. The Police Station is a heritage listed property which includes landscaping wrapping around the front and side of the building. The side setback of the property along Clifford Street is established as 5.5m. The setbacks along this part of Clifford Street are proposed to follow the existing pattern of development with a nil front setback on the upper part of the street (adjacent Auburn Street) and 5.5m along the side boundary with the Police Station.	Nil
			5.5m
	Sloane Street (276)	This part of Sloane Street comprises the Goulburn Police Station heritage item which dominates the corner with Clifford Street and the Goulburn Square Shopping Centre and decked car park which dominates the corner with Goldsmith Street. The Police Station's furthest front projection creates a front setback of 12 metres which includes landscaping wrapping around the front and side of the building. This building is an important local heritage item and the existing setback is proposed to be maintained. The car park has a direct relationship to the street with a nil setback which wraps around the corner of the lot and continues up Goldsmith Street. This nil setback is proposed to be maintained to continue the close relationship with street and provide continuity with development along adjacent Goldsmith Street.	12m
Nil			

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
	Goldsmith Street (Sloane to Auburn)	This part of Goldsmith Street is dominated by the Goulburn Square Shopping Centre which spans nearly the entire length of the street block and demonstrates a nil setback. This is also reflected in the setback of the corner lot with Auburn Street which has a side elevation which also demonstrates a nil setback. The proposed setbacks along this part of Goldsmith Street are proposed to follow the existing pattern of development with a nil street setback.	Nil
Bradley St/Goldsmith St/Sloane St/Auburn St	Auburn Street (253 to 303)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil
	Goldsmith Street (1 to 25)	This part of Goldsmith Street comprises 6 lots with a mix of commercial and residential properties. The front lot boundary on the junction with Auburn Street has an active street frontage and a nil setback which is continued along the side elevation with Goldsmith Street. All but one of the lots demonstrates a nil front setback with only an auto repair shop presenting a front setback, measured as 12m. This setback is an exception to the pattern of development currently on along this part of Goldsmith Street. The proposed setbacks along this part of Goldsmith Street are proposed to follow the existing pattern of development with a nil setback which also reflects the opposing side of the road.	Nil
	Sloane Street (298 to 324)	This part of Sloane Street comprises 10 lots and the corner lot at the junction with Goldsmith Street. The lots contain a mix of commercial uses including a funeral directors, hardware store (Mitre 10) commercial use in a converted residential terrace, an appliance store, a museum, windscreen repairers and two vacant shop units. The funeral directors, converted residential terrace, windscreen repairers and two vacant shop units are all locally listed heritage items and the museum is both state and locally heritage listed. Properties on each corner lot currently have a nil setback which includes the motorcycle shop on the corner of Goldsmith Street and the adjacent heritage listed funeral directors with the heritage listed properties at the junction of Bradley Street also demonstrating a nil setback. The relationship of these heritage properties with the street define the corners of the street block and are proposed to be maintained. Properties in between these corner lots have a varied front setback which ranges from 24m at the greatest to 5.8m at the smallest, but front setbacks should reflect those of heritage items where possible. Two heritage items stand in between the corner lots which is the commercial terrace building	9.5m

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
		which is locally listed with a 5.8m setback and the museum which is state and locally listed with a 9.4m setback. The museum is the more significant of the two properties due to its state listing and its front setback is proposed to be maintained and replicated on the lots in between the corner nil setback areas. This pattern of setbacks both defines the street block but also provides setbacks which provide opportunity for landscaping and softening of the built form in an area which serves as the initial entry/exit to the core of the CBD and transitions into more residential areas to the north/north west.	
	Bradley Street (22 to 42)	This part of Bradley Street comprises 8 lots plus the corner lot at the junction with Sloane Street which forms the corner of the Target building at the junction with Auburn Street. Commercial units occupy these lots with the exception of 30 Bradley Street which is residential. No heritage items line this part of the street. Properties along this part of Bradley Street predominantly have a nil front setback with the exception of the dwelling and lots accommodating the vehicle display area for the car showroom. This section of Bradley Street forms the entry/exit point of the Core of the CBD and a nil street setback reflects the existing commercial character and that of the wider CBD. A nil street setback is proposed to for this part of Bradley Street.	Nil
Bradley St/Goldsmith St/Auburn St/Bourke St	Auburn Street (330 to 404)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil
	Bradley Street (58 to 78)	This part of Bradley Street comprises 11 lots plus the corner lot at the junction with Auburn Street. The corner lot is currently a commercial building which includes shops and a gym. This building has a nil front setback along the frontage which is continued around the corner by the commercial building and the adjacent wholesaler's warehouse at 58 Bradley Street. The remainder of this part of Bradley Street develops a more transitional residential character with a line of dwelling houses, with many utilised for home businesses. These properties have front setbacks which range from 1.5m at the smallest to 3.4 metres at the largest but the average front setback is 2.2m. The corner lot at the junction with Bourke Street differs from the above with a street setback of 8 metres which serves to open up the junction and provide a greater level of landscaping. The proposed setbacks for this part of Bradley Street are assigned to follow the existing pattern of development with a nil setback for the corners lots (404 Auburn St & 58 Bradley Street) a front setback of 2.5 metres for lots 60 to 76 Goldsmith Street and a	Nil 2.5m 8m

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
		street setback of 8m for the corner lot at 78 Goldsmith Street. These differential setbacks reinforce the transition out of the core service area of the CBD into the residential peripheries and enable landscaping in front gardens to soften the built form.	
	Bourke Street (199 to 211)	<p>This part of Bourke Street comprises 6 lots inclusive of the Uniting Church large corner lot at the junction with Goldsmith Street which includes state government offices, ambulance station, two dwellings houses, with one operating as a home business and the home business on the corner lot with Bradley Street.</p> <p>The large corner lot at the junction with Goldsmith Street is dominated by the Uniting Church which fronts onto Goldsmith Street but has a long side elevation with Bourke Street. The Uniting Church is a local listed heritage item and the only such item along this part of Bourke Street. The church has a front setback along Goldsmith Street of 6.5m which matches the setback for the side elevation along Bourke Street. These setbacks alongside the large lot size provides an open and landscaped character which opens up the corner. A street setback of 6.5m is proposed for the large corner lot with Goldsmith Street to reflect the historic setback established by the church and maintain a more open and landscaped character. This provides a balance between the two street corners which is proposed to be maintained through established street setback requirements.</p> <p>The remaining lots in between these corners include the State government offices and ambulance station which have a front setback ranging between 3m to 3.4m which combined span along 96m of the street frontage. This setback then increases with the two dwelling houses (199 & 201) with a front setback of 5.5m and 9m for a span of approx. 30m of the street frontage. A proposed front setback of 3m is proposed for the lots in between the street corners which reflects the dominant established setbacks, provides for landscaping and signals a transition between the commercial core of the CBD and the residential character in the streets beyond.</p>	<p>3m</p> <p>6.5m #59350b</p>

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
	Goldsmith Street (31 to 47)	<p>This part of Goldsmith Street comprises 7 lots inclusive of the Uniting Church large corner lot at the junction with Bourke Street, plus the corner lot with Auburn Street. The corner lot with Auburn Street also has a nil setback continued around the corner from the main street. The majority of properties on the street have nil front setbacks with the exception of a warehouse structure which has a front setback of 10 metres but this is not reflective of the general pattern of development in the area. A nil front setback is proposed for this part of Goldsmith Street (27 to 41) to reflect the existing pattern of development and retain the intimate relationship of development to the street up until the Uniting Church corner lot.</p> <p>The large corner lot at the junction with Bourke Street contains three buildings which all front onto Goldsmith Street with variable front setbacks ranging from 1.3m at the smallest to 10m at the largest. The Uniting Church building is the most prominent of the three buildings and is a local listed heritage item which provides a landmark spire on the Goulburn skyline. The church has a setback of approx. 6.5m which alongside the large lot size provides a more open and landscaped character than lower on Goldsmith Street and opens up the corner. A front setback of 6.5m is proposed for the large corner lot with Bourke Street to reflect the historic setback established by the church and maintain a more open and landscaped character.</p>	<p>Nil</p>
Goldsmith St/Clifford St/Auburn St/Bourke St	Auburn Street (258 to 326)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil
	Goldsmith Street (42 to 68)	This part of Goldsmith Street comprising 6 lots plus the corner lot with Bourke Street with the majority of properties being heritage items. All properties along this part of Goldsmith Street demonstrate a nil front setback with the exception of the service station at the junction with Bourke Street. A nil setback is proposed for this part of Goldsmith Street to reflect the existing pattern of development established by the heritage items and reflect the proposed front setbacks on the opposing side of the road.	Nil

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
	Clifford Street (25 to 61)	<p>The lower portion of this part of Clifford Street is identified as active street frontage with a nil setback (25 & 37-41 Clifford St).</p> <p>The upper portion includes six lots which includes a large commercial building with four leasable units and a health and fitness premises. Both of these buildings demonstrate a nil front setback. A nil front setback is proposed for this this part of Clinton Street to reflect the existing front setbacks, the commercial character and continue the pattern of development from the active street frontages area on the lower part of the street.</p>	
	Bourke Street (159 to 189)	<p>This part of Bourke Street comprises 15 lots inclusive of the large corner lot at the junction with Clifford Street plus the corner lot with Goldsmith Street. A total of 5 local listed heritage items stand on this section of Bourke Street. Properties along this part of Bourke Street are predominantly dwelling houses which have been converted to small business interspersed by a restaurant, employment office and medical practice. The commercial buildings demonstrate a nil front setback which serve to protrude slightly beyond the adjacent converted dwelling houses which generally have a consistent setback of 1.5m including the 5 heritage items. This provides buildings with a close relationship with the street but still enables a small area of landscaping to soften the built form. This pattern is interrupted by 179-181 and 187 Bourke St which have setbacks 4m and 3m respectively. Proposed front setback requirements for this part of Bourke Street are proposed to be 1.5m to reflect the predominant existing pattern of development, particularly reflecting those established by the heritage items.</p> <p>A fire station is situated on the corner lot at the junction with Clifford Street which is oriented at an angle with the closest corner points standing between 2.6 and 2.2 metres from the lot boundaries. A service station is situated on the opposing corner lot and the junction with Goldsmith Street with the service building setback from Bourke Street by 6.8m and the edge of the fuel canopy setback from Goldsmith Street by 3.5m. This generally follows the pattern of corner development demonstrated in the adjacent section of Bourke St in area E2e which includes setbacks which open up the junction corners, albeit without landscaping in this particular instance. However the angled orientation of the current developments doesn't provide a consistent setback either with one another or the adjacent section of Bourke St (E2f). To maintain a setback which opens up the</p>	<p>1.5m</p> <p>6.5m</p>

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
		junction corner, enables future landscaping and mirrors the pattern of development in area E2f a front setback of 6.5m is proposed for the corner lots (68 & 159).	
Clifford St/Montague St/Auburn St/Bourke St	Auburn Street (190 to 254)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil
	Clifford Street (60 to 72 inc. 256 & 238-252 Auburn St and 6/8 Mckell Place)	This part of Clifford Street includes 5 lots plus the corner lot with a service station at the junction with Bourke Street and corner lot at the junction with Auburn Street. This Auburn Street corner lot is a heritage item within the active street frontages area with a prescribed nil setback which extends along this part of Clifford Street up to the Mckell Place roadway. This area includes an open car park area which interrupts the continuous urban form dominant in the CBD and repetition of this feature is not desirable in such a central location within the core of the CBD. The upper part of Clifford Street from the Mckell Place roadway to Bourke Street includes a medical centre with a 2.5m setback, a dentist with an 8m front setback in a converted dwelling house, a vacant property in a two storey terrace with a 3m front setback and the	Nil

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
		service station on the corner with Bourke Street with a proposed front setback of 6.5m. 62 Clifford Street (two storey terrace) is a locally listed heritage item and proposed setbacks should seek to respect existing building lines established by these items. As such a proposed setback of 3m is proposed for the upper part of Clifford Street (6/8 Mckell Place, 60 & 62 Clifford Street). This pattern of development also serves to open up the streetscape upon the approach out of the CBD.	3m
	Montague Street (7 to 35)	This part of Montague Street comprises 12 lots including the corner lot at the junction with Bourke Street plus the corner lot at the junction with Auburn Street which faces onto this Street. There are six heritage items on this part of the street and the uses are dominated by financial and professional services including an accountant, three solicitors and medical centre. The corner lot at the junction with Auburn Street (190) and the adjacent lot on Bourke Street (7) are identified as an active street frontages with a nil setback. This nil setback is largely followed by most existing properties with the exception of 27 and 31 Bourke Street which have setbacks of 2.6m. These properties have a residential character, unlike the rest of the street and are not identified heritage items. The corner lot with the junction of Bourke Street is a heritage item with a setback of 3.1m from Montague Street and 2m from Bourke Street which is a divergence from the nil setbacks of adjacent properties but generally adheres to the pattern of greater setbacks on corner lots identified elsewhere on Bourke Street, particularly areas E2g and E2f, but to a lesser extent. This property is a heritage asset and the existing setbacks and pattern of more extensive setbacks on corner lots than adjacent properties is proposed to be retained with a 3m setback from Montague Street. A nil front setback is proposed for the remaining lots along this part of Montague Street to reflect the existing pattern of development, particularly heritage items and maintain the close relationship to the street and commercial character.	Nil 3m

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
	Bourke Street (117 to 143)	<p>This part of Bourke Street comprises 8 lots plus the corner lots at the junction with Clifford Street and Montague Street which includes three heritage properties. All but one of the properties are commercial in character and include a Masonic centre, accountants, health facility, tax office, dentist and service station. The service station stands on the corner lot at the junction with Clifford Street which includes the service building setback from the Bourke Street frontage by 15.5m and Clifford Street by 17m. The extensive setback and the open construction of the fuel canopy provides a relatively open character but one dominated by hardstand and largely reflects the un-landscaped but open character of the fire station site directly opposite. A front setback of 6.5m is proposed for this corner lot to mirror that established at the opposing fire station corner lot and to maintain a setback which opens up the junction corner and enables future landscaping.</p> <p>A heritage item stands on the corner lot at the junction with Montague Street with a setback of 3.1m from Montague Street and 2m from Bourke Street which is a divergence from the nil setbacks of adjacent properties but generally adheres to the pattern of greater setbacks on corner lots identified elsewhere on Bourke Street, particularly areas E2g and E2f, but to a lesser extent. This property is a heritage asset and the existing setbacks and pattern of more extensive setbacks on corner lots than adjacent properties is proposed to be retained.</p> <p>All but two of the properties in between the corner lots demonstrate a nil front setback with the exception of 125 Bourke Street which is a converted residential terrace and 137 Bourke Street which is dentist with a canopy which projects up to the street frontage. A nil front setback is proposed for the lots in between the corner lots (117 to 143) to reflect the existing commercial character and predominant pattern of development including that of the heritage items.</p>	6.5m #59350b
			2m
			Nil
Montague St/Verner St/Auburn	Auburn Street (124 to 180)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
St/Bourke St	Verner Street (57 & 61) plus side of 124 Auburn Street	This part of Verner Street comprises three lots including the corner lot at 124 Auburn Street which fronts onto to Auburn Street. Four buildings stand on this part of Verner Street with two heritage items located at the junction with Bourke Street. The two heritage buildings (57 & 61) were once part of a school complex with one converted into a café and one standing vacant. These two items have front setbacks of 3m for 61 Verner Street and 3.5m for 57 Verner Street. The adjacent Abbey Motel which also stands on the lot at 57 Verner Street is a relatively new addition to the CBD but largely respects the front setback of adjacent buildings with a front setback of 3m. A front setback of 3m is proposed for this part of Verner Street to reflect the existing pattern of development established by the heritage items. The corner lot at the junction with Auburn Street serves as the Disability Trust building which presents onto Auburn Street with a nil setback which continues for 35m around corner along Verner Street. This then opens up to car parking for the remainder of Verner Street up to the Cartwright Place roadway. A front setback of 3m is proposed for this corner lot for the frontage facing onto Verner Street to reflect and align with nearby heritage items.	Nil
			3m
	Bourke Street (91 to 107)	This part of Bourke Street comprises 10 lots plus the corner lots with Montague Street and Verner Street and three heritage items. Residential properties converted into home businesses predominate on this strip of Bourke Street which demonstrate varied front setbacks which provide a more open landscaped character than most of the CBD. Front setbacks range from nil at the smallest for the contemporary physiotherapy centre to 23m at the largest for a two storey heritage building, which is a converted school building now used as offices and fronted by a manicured lawn. The converted school building is an important heritage item which, alongside its manicured lawn, contributes to the quality and significance of the Conservation Area streetscape and the existing front setback is proposed to be retained. The physiotherapy centre with its nil setback is an anomaly on this part of Bourke Street and introduces a more commercial character than would otherwise be the case. The average front setback of the properties along this part of	23m
			4m

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
		<p>Bourke Street (93, 95, 97, 99, 101 & 107), excluding the corner lots, converted school and nil setback of the physiotherapy centre, demonstrate an average front setback of 4m. This also closely aligns with the 4.2m front setback of the heritage item at 101 Bourke Street. A front setback of 4m is proposed for the central section of this part of Bourke Street including properties 93, 95, 97, 99, 101 & 107. The corner lot at the junction with Montague Street currently has a nil front setback with Montague Street which extends along the side boundary facing on Bourke Street. This creates a long side wall which abuts the pavement and doesn't enable the setbacks and landscaping evident along the majority of this part of Bourke Street. The proposed setback for this lot is established as 4m to provide continuity with the nearby lots.</p> <p>The corner lot at the junction with Verner Street faces onto Verner Street with a front setback of 3.8m and a side setback from Bourke Street of 0.8m. This property is a heritage item and part of the converted school complex and has a close historical relationship with 91 Bourke Street. Like 91 Bourke Street the existing setbacks are proposed to be maintained with a front setback from Bourke Street of 1m.</p>	1m
	Montague Street (18 to 42)	<p>This part of Montague Street comprises 14 lots including the corner lot at the junction with Bourke Street, plus the corner lot at the junction with Auburn Street. The strip includes two heritage items. The corner lot at the junction with Auburn Street is part of the active street frontages with a nil front setback which spans around the corner of the building onto Montague Street. This pattern of nil setbacks is continued along Montague Street up to Bourke Street, including the heritage items, creating a close relationship of buildings with the street and presenting a commercial character. This nil front setback is proposed to be maintained through the updated setback requirements which also reflects that established for the opposing side of Montague Street.</p>	Nil

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
Verner St/Clinton St/Auburn St/Bourke St	Auburn Street (76 to 118)	All of Auburn Street is identified as active street frontage with a nil setback.	Nil
	Clinton Street (25 to 33)	<p>This part of Clinton Street includes five lots with the heritage listed Our Lady of Mercy Convent and chapel sited on the corner lot with the junction with Bourke Street. The Chapel part of the development projects towards Clinton Street with a front setback of 4m which then opens up to formal courtyard providing the setting for the convent part of the building. The Marian is a relatively new shop-top housing development which stands adjacent the convent and also includes a 4m setback to align with chapel frontage which also serves to enclose the adjacent courtyard. This setback is continued along part of the adjacent lot frontage for approximately 26m which then steps forward presenting built development up to the footway. This largely aligns with the final two lots on this part of Clinton Street where a retail unit (Topshot) and a pub (The Tatt's) present a nil street setback indicating an approach into the more commercially focused area on and adjacent to Auburn Street.</p> <p>A street setback of 4m is proposed for the upper part of Clinton Street to reflect the setback established by the corner heritage item and a nil setback is proposed for the lower part to reflect the proximity to Auburn Street and its more commercial character</p>	<p>Nil</p> <p>4m</p>
	Bourke Street (85 & 42) Inc. 33 Clinton St.	This part of Bourke Street includes three lots with Saint Peter and Paul's Old Cathedral forming the large corner lot at the junction with Verner Street (42 Verner St) which also includes the former St Brigid's School building. The Cathedral has a front setback of 2m with some of the structural elements projecting approximately another 0.5-0.75m toward Bourke Street. The Cathedral is a prominent and important landmark and heritage item and the currently established setback for the cathedral part of the lot is proposed to be maintained as 2m. The adjacent old school building is setback from the Cathedral with a	2m

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
		front setback of 4m which provides a subservient character when compared with the cathedral. This relationship is proposed to be maintained with a front setback of 2m for the cathedral and 4m for the old school building part of the lot. A solid brick wall, approximately 2m in height runs along the remainder of this lot frontage for a length of approximately 25m which is set directly adjacent the footway. The opposing corner lot (33 Clinton St) stands on the corner of Bourke and Clinton Street which is the site of Our Lady of Mercy Convent and chapel which is a heritage listed property. The side elevation faces onto Bourke Street with a variable setback which stands at 1m as the minimum. The side elevation is however largely obscured at ground level by another approximately 2m high solid brick wall which runs the length of the boundary, set directly adjacent the footway. The middle lot (85 Bourke St) is currently a construction site with an approved multi-dwelling unit development which includes three dwellings facing directly onto Bourke Street with a front setback of 1m. The setbacks and existing development (particularly the brick boundary wall) establish a relatively close relationship of built development to the street which then opens up slightly at the frontage with the school and contracts slightly to emphasise the prominence of the Cathedral. This pattern of development is proposed to be retained to reflect the heritage items on this part of Bourke Street with a street setback of 1m for the side of the lot at 33 Clinton Street, and spanning up to the edge of the cathedral lot where a front setback of 4m is proposed to reflect the old school building and ensure a setback against the adjacent cathedral building.	4m
			1m
	Verner Street (Includes 118 Auburn St & 42 Bourke St)	This part of Verner Street only includes two corner lots which encompass the motel on the long lot adjacent the Auburn Street junction and the Saint Peter and Paul's Old Cathedral lot on the junction with Bourke Street. The motel has a long 100m frontage onto Verner Street with the significant majority of the motel building setback from the frontage by 11m which provides parking to the frontage. Centrally within the lot the motel includes	3.5m

E2/B3 Commercial Centre Street Setback Justification Table			
Assessment Area	Streets & Properties included	Justification	Front Setback Standard
		<p>a service/reception area which projects out from the front elevation which has a nil setback. Despite this projecting structure the length and setback of the building provides a relatively open character to this part of Verner Street. The Cathedral lot includes a number of buildings relating to the historical use and development of the listed Cathedral. The locally listed Roman Catholic Bishops Residence faces onto Verner Street and stands between the Cathedral and the motel lot. The ornately designed building has a front setback of 17.5m with a manicured lawn and landscaped front garden which provides a formal setting which complements the style and historical function of the building. The adjacent Cathedral dominates the corner of Verner and Bourke Streets and the corner tower and spire provide a central landmark in the skyline of Goulburn which can be viewed from a number of vantage points. The setbacks of the motel and the Bishop's residence both facilitate clearer views of the cathedral and tower particularly from views further south east of Verner Street. The Cathedral has a setback from Verner Street of 3.5m and this is proposed to be maintained through the updated setback requirements. The existing front setback of the adjacent listed Bishop's residence is also proposed to be maintained to ensure the formal garden setting of the building is retained. Ideally the motel lot would follow a similar front setback as the adjacent heritage item to provide the setback to enhance views of the Cathedral tower and maintain a consistent open character. However the lot is only 20m deep and the prescription of a setback of 17.5m would make the lot largely undevelopable. As such the existing 11m setback for this corner lot is proposed to be maintained which balances the demands of the lot dimensions with the ambition of retaining an open character on the approach to the landmark Cathedral.</p>	17.5m
			11m