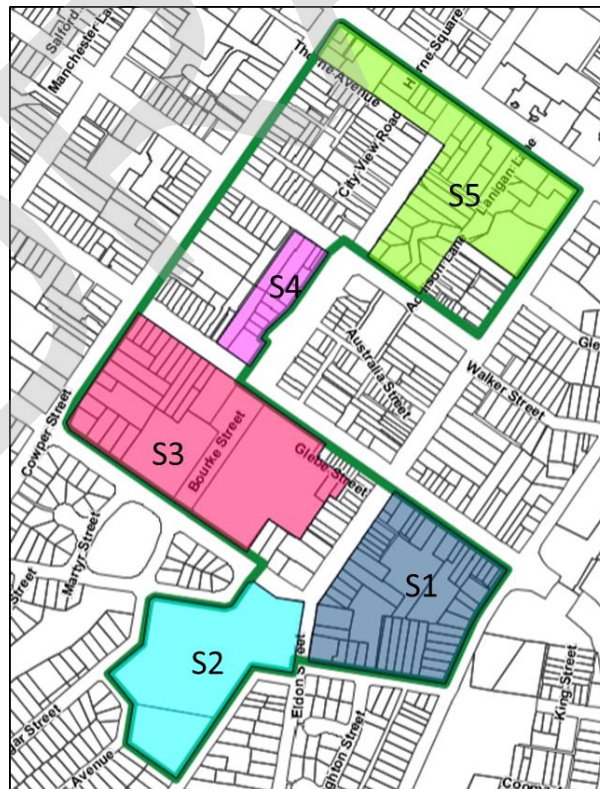
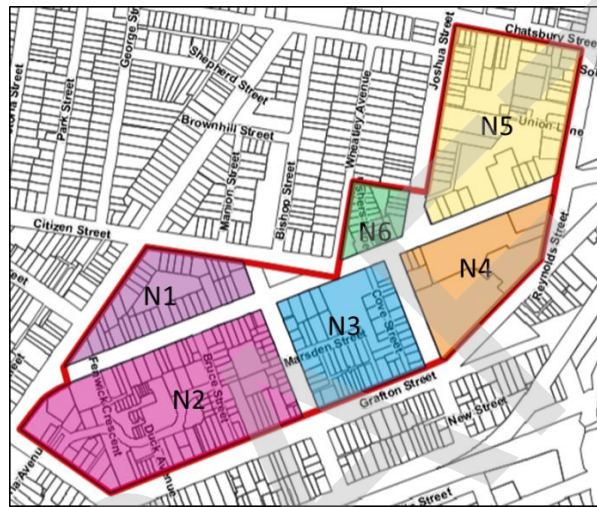




## Analysis of Place

### Northern & Southern Gateway Precincts



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**Area N1: North Lagoon Street & Auburn Street**

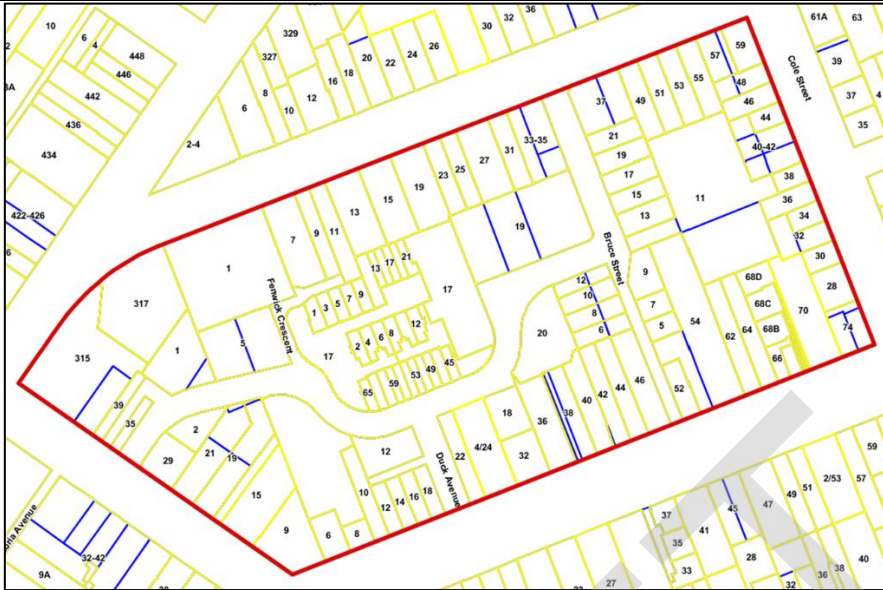


<p><b>Related Streets</b></p>	<ul style="list-style-type: none"> <li>• Lagoon Street</li> <li>• Auburn Street</li> <li>• Citizen Street</li> <li>• Cole Street</li> </ul>
<p><b>Land Uses</b></p>	<p>Low density residential, Motel, Panel Beaters, multi-unit development</p>
<p><b>Current LEP Controls</b></p>	
<p><b>Zoning</b></p>	<p>MU1: Mixed Use</p>
<p><b>Height of Building</b></p>	<p>10m</p>
<p><b>Floor Space Ratio</b></p>	<p>1.5</p>
<p><b>Minimum Lot Size</b></p>	<p>N/a</p>
<p><b>Accessibility</b></p>	
<p><b>Proximity to Open Space/Recreation Facilities</b></p>	<p>A triangular pocket park stands adjacent the south east boundary at the junction of Lagoon and Auburn Street.</p> <p>A triangular pocket park stands across Cole Street adjacent the north west corner of the block at the junction with Lagoon and Citizen Street.</p> <p>All weather tennis facilities (public) stand adjacent to the site on Citizen Street.</p> <p>Access to riverside walking track is approx. 700m southwest from the corner of the Lagoon and Cole Street.</p> <p>The Bowling Club stands approx. 700m from the corner of Lagoon and Auburn Street.</p>
<p><b>Proximity to Shops &amp; Services</b></p>	<p>Tambelin Independent School stands approx. 200m south of the Lagoon Street frontage.</p> <p>Argyle Medical Centre stands approx. 400m south west of the Lagoon Street frontage.</p> <p>The southern tip of the block along Lagoon Street stands approx. 200m from the northern entry to the CBD.</p> <p>A bottleshop stands approx. 90m from the southern tip of the block along lagoon street.</p>

<b>Access to Public Transport</b>	<p>Bus route 821 A &amp; B runs along Lagoon Street and into the CBD.</p> <p>Approx. 1400m along Bradley Street and Sloane Street to access Goulburn train station.</p>
<b>Parking</b>	<p>Parallel parking along either side of Lagoon Street in dedicated parking and manoeuvring lane (23m wide road)</p> <p>Angled parking provision in dedicated parking and manoeuvring lane (23m wide road)</p> <p>No formal on-street parking provisions on Citizen Street (8.5m wide road)</p>
<b>Constraints</b>	
<b>Heritage Items and Contributory Items</b>	<p>Within Conservation Area</p> <p>The following heritage item stands within the area: Item 225- 12 Lagoon Street 11 Contributory Items</p>
<b>Landmarks &amp; Viewing Corridors</b>	<p>Lagoon Street is an identified viewing corridor providing views of the Uniting Church Spire.</p>
<b>Contamination</b>	<p>The following properties stand on the Local Land Contamination Register:</p> <ul style="list-style-type: none"> <li>• 38 Lagoon Street</li> </ul>
<b>Flooding</b>	<p>Not within the 1 in 100 year flood extent</p> <p>Entirely within the Probable Maximum Flood Event area and Flood Constraint Category 4.</p>
<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	<p>638m- Relatively flat with limited change in elevation across area N1.</p>
<b>Key redevelopment opportunity sites</b>	<p>38 Lagoon Street- Panel Beaters (incompatible land-use with medium density residential development)</p> <p>16 Lagoon Street- Vacant Site</p>
<b>Lot Size Range</b>	<p>The corner lots demonstrate larger lot sizes, particularly the motel site at 60 Cole St.</p> <p>The Multi-unit development named Federation Gardens stands at the heart of the block and is the largest lot at 5936m<sup>2</sup>.</p> <p>The Panel Beaters at 38 Lagoon St is sited on three reasonably sized lots.</p> <p><b>Range- 306m<sup>2</sup> to 5936.86m<sup>2</sup></b>  <b>Average (Mean)- 812.44</b>  <b>Median (Mid-point)- 537.5m<sup>2</sup></b></p>



**Area N2: Lagoon Street & Grafton Street**



**Related Streets**

- Lagoon Street
- Grafton Street- Classified State Road
- Cole Street
- Bradley Street
- Fenwick Crescent
- Duck Avenue
- Bruce Street

**Land Uses**

Vacant sites, Pub/Hotel, retail, bottleshop, Motel, Tennis Club/courts, car rental, low density residential, two storey residential, car parks, medical centre, primary school

**Current LEP Controls**

**Zoning**

MU1: Mixed Use

**Height of Building**

10m

**Floor Space Ratio**

1.5

**Minimum Lot Size**

N/a

**Accessibility**

**Proximity to Open Space/ Recreation Facilities**

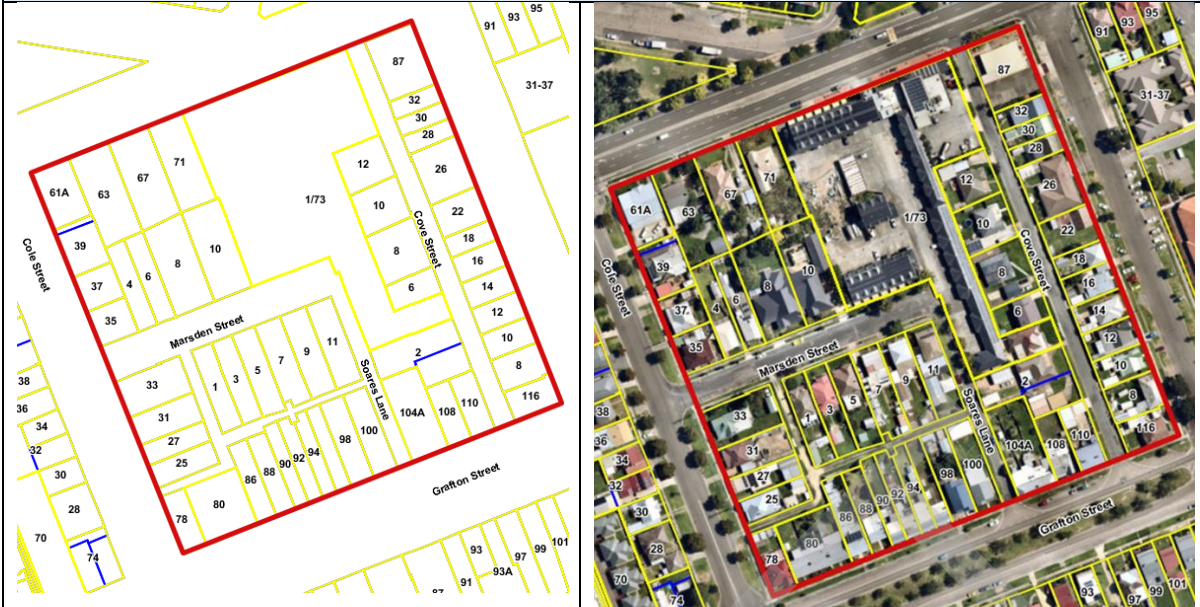
A triangular pocket park on the junction with Lagoon and Auburn Street stands directly opposite the western boundary of the block.

	<p>Access to riverside walking track is approx. 450m north east of the Graton Street frontage.</p> <p>All weather tennis facilities (Public) stand approx. 100m from the corner of Cole and Lagoon Streets.</p> <p>The Bowling Club stands approx. 350m from the corner of Lagoon and Bradley Street.</p>
<b>Proximity to Shops and Services</b>	<p>Tambelin Independent School stands within area N2.</p> <p>Argyle Medical Centre stands within area N2.</p> <p>The southern boundary of the block along Bradley Street stands adjacent the northern entry to the CBD.</p> <p>A pet shop and bottleshop are sited within assessment area N2.</p>
<b>Access to Public Transport</b>	<p>Bus route 821 A &amp; B runs along Lagoon Street and into the CBD.</p> <p>Approx. 950m along Sloane Street to access Goulburn train station.</p>
<b>Parking</b>	<p>Parallel parking along either side of Lagoon Street in a dedicated parking and manoeuvring lane. (23m wide road)</p> <p>Parallel parking along either side of Grafton Street in a dedicated parking and manoeuvring lane. (28m wide road)</p> <p>No dedicated off-street parking on Cole Street (13m wide road)</p> <p>No dedicated off-street parking on Bruce Street (10.5m wide road- narrows to 5m)</p>
<b>Constraints</b>	
<b>Heritage and Contributory Items</b>	<p>Within Conservation Area</p> <p>The following are Heritage Items within the area:</p> <p>Item 097- 15 Bradley Street</p> <p>Item 186- 8 Grafton Street</p> <p>Item 188- 12-18 Grafton Street</p> <p>Item 190- 32 Grafton Street</p> <p>Item 192- 40 Grafton Street</p> <p>Item 193- 44-46 Grafton Street</p> <p>Item 195- 62-68 Grafton Street</p> <p>Item 197- 74 Grafton Street</p> <p>Item 226- 15 Lagoon Street</p> <p>17 Contributory Items</p>
<b>Landmarks &amp; Viewing Corridors</b>	<p>Lagoon Street is an identified viewing corridor providing views of the Uniting Church Spire.</p>
<b>Contamination</b>	<p>The following stand on the Land Contamination Register:</p> <ul style="list-style-type: none"> <li>• 315 Bradley Street</li> <li>• 1, 2 and 5 Fenwick Crescent</li> <li>• 8 Grafton Street</li> <li>• 35 and 37 Lagoon Street</li> <li>• 11 Bruce Street</li> </ul>
<b>Flooding</b>	<p>Not within the 1 in 100 year flood extent</p> <p>Entirely within the Probable Maximum Flood Event area and Flood Constraint Category 4.</p>

<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	638m- Relatively flat with limited change in elevation across area N2.
<b>Key redevelopment opportunity sites</b>	<ul style="list-style-type: none"> <li>• 11 Bruce Street- Car hire lots</li> <li>• 35 &amp; 37 Lagoon Street- Vacant Lots</li> <li>• 19 Fenwick Crescent- Private tennis courts</li> <li>• 315 Auburn Street- Vacant lot</li> <li>• 2 Fenwick Crescent- Vacant Car lot</li> <li>• 12 Fenwick Crescent- Under-utilised car park</li> </ul>
<b>Lot size Range</b>	<p>Significant range of residential allotment sizes</p> <ul style="list-style-type: none"> <li>• Car hire stands on 2 lots equating to approximately 4838 m<sup>2</sup></li> <li>• The vacant lot on the corner of Bradley and Auburn comprises 2 lots equating to approximately 3056m<sup>2</sup></li> <li>• The vacant lot at 35 Lagoon Street comprises 3 lots equating to approximately 988m<sup>2</sup>.</li> <li>• The vacant lot at 37 Lagoon Street comprises 1 lot equating to approximately 577m<sup>2</sup>.</li> <li>• The tennis courts comprise 3 lots equating to approximately 3221m<sup>2</sup></li> </ul> <p>A large central lot stands centrally in the block with an area of approx. 8494m<sup>2</sup> which is currently being redeveloped for two storey multi-unit residential development.</p> <p><b>Range- 148m<sup>2</sup> to 4838m<sup>2</sup></b>  <b>Average-(Mean)- 840.5m<sup>2</sup></b>  <b>Median (Mid-point)- 553m<sup>2</sup></b></p>



### Area N3: Cole and Upper Stern Street

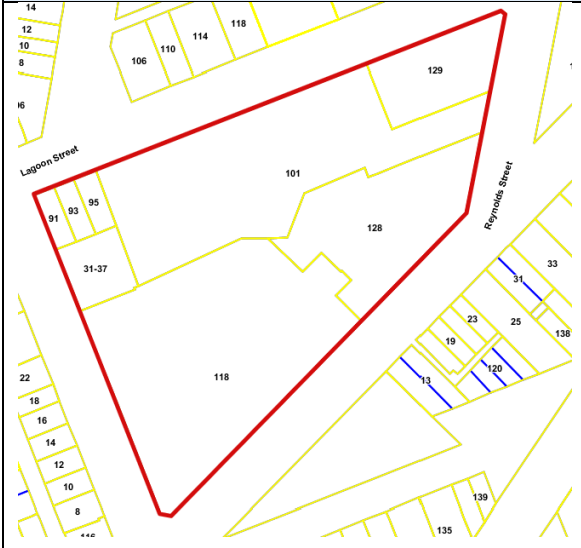


<b>Related Streets</b>	<ul style="list-style-type: none"> <li>• Lagoon Street</li> <li>• Grafton Street- Classified State Road</li> <li>• Cole Street</li> <li>• Upper Stern Street</li> <li>• Marsden Street</li> <li>• Soares Lane</li> <li>• Cove Street</li> </ul>
<b>Land Uses</b>	Pub/Hotel, Motel, car sales, low density residential, two storey residential,
<b>Current LEP Controls</b>	
<b>Zoning</b>	R1: General Residential
<b>Height of Building</b>	8m
<b>Floor Space Ratio</b>	N/a
<b>Minimum Lot Size</b>	700m2
<b>Accessibility</b>	
<b>Proximity to Open/Recreation Space</b>	<p>A triangular pocket park at the junction of Citizen street and Lagoon Street stands directly opposite the western boundary of the block.</p> <p>A triangular pocket park at the junction of Reynolds Street and Lagoon Street stands approx. 80m from the corner of the block.</p> <p>All weather tennis facilities (public) stand approx. 100m from the western boundary of the block.</p> <p>Access to Riverside walking track is approx.300m east of the Grafton Street frontage.</p>
<b>Proximity to Shops and Services</b>	<p>Approx. 250m from St Joseph's Primary School</p> <p>Approx. 300m from Tambelin Independent School</p> <p>Approx. 500m from Argyle Medical Centre</p> <p>Approx. 400m to entry of CBD- a 5 minute walk or 1 min drive</p>
<b>Access to Public Transport</b>	Bus route 821 A & B runs along Lagoon Street and into the CBD.



<b>Parking</b>	<p>Parallel parking along either side of Lagoon Street in a dedicated parking and manoeuvring lane. (23m wide road)</p> <p>General (unmarked) provision for angled parking along Upper Stern Street (13m wide road)</p> <p>Parallel parking along either side of Grafton Street in a dedicated parking and manoeuvring lane. (28m wide road)</p> <p>No dedicated off-street parking on Cole Street (13m wide road)</p> <p>No dedicated off-street parking on Marsden Street (11m wide road)</p> <p>No dedicated off-street parking on Cove Street (6m wide road)</p>
<b>Constraints</b>	
<b>Heritage and Contributory Items</b>	<p>Within Conservation Area</p> <p>The following are Heritage Items within the area</p> <p>Item 260- 39 Cole St</p> <p>Item 259- 33 Cole St</p> <p>Item 379- 78 Grafton St</p> <p>Item 380- 80 Grafton St</p> <p>Item 381- 86 Grafton St</p> <p>Item 383- 90 Grafton St</p> <p>Item 384- 92 Grafton St</p> <p>Item 385- 94 Grafton St</p> <p>Item 386- 96 Grafton St</p> <p>7 Contributory Items</p>
<b>Landmarks &amp; Viewing Corridors</b>	<p>Lagoon Street is an identified viewing corridor providing views of the Uniting Church Spire.</p>
<b>Contamination</b>	<p>N/a</p>
<b>Flooding</b>	<p>Not within the 1 in 100 year flood extent</p> <p>Entirely within the Probable Maximum Flood Event Area and Flood Constraint Category 4.</p>
<b>Other Relevant Site Information</b>	
<b>Topography &amp; Elevation</b>	<p>638m- Relatively flat with no change in elevation across area N3.</p>
<b>Key redevelopment opportunity sites</b>	<p>75 Lagoon Street is the largest lot in the block and provides the most suitably sized lot for redevelopment. This is however unlikely to due site to relatively recently developed site for a motel.</p>
<b>Lot size Range</b>	<p>Significant range of residential allotment sizes</p> <p><b>Range- 227m<sup>2</sup> to 8241m<sup>2</sup></b></p> <p><b>Average (Mean)- 637m<sup>2</sup></b></p> <p><b>Median (mid-point)- 461m<sup>2</sup></b></p>

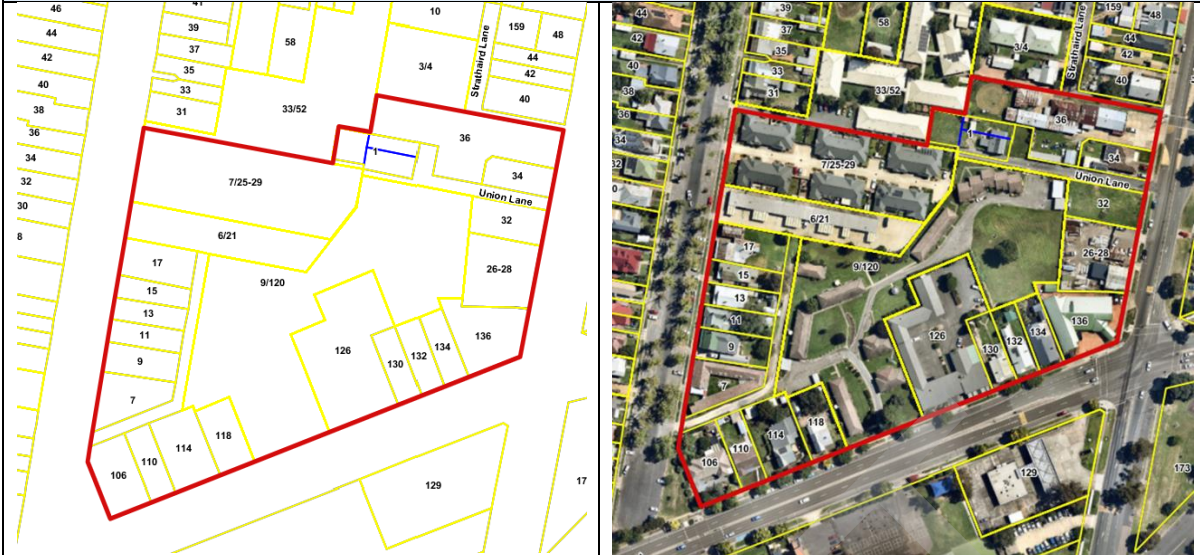
## Area N4: Reynolds Street & Lagoon Street



<b>Related Streets</b>	<ul style="list-style-type: none"> <li>• Lagoon Street</li> <li>• Upper Sterne Street</li> <li>• Reynolds Street- Classified State Road</li> </ul>
<b>Land Uses</b>	Church (place of worship) Aged Care housing, Primary School, Early Learning Centre, Service Station, low density (single storey) residential
<b>Current LEP Controls</b>	
<b>Zoning</b>	R1: General Residential
<b>Height of Building</b>	8m
<b>Floor Space Ratio</b>	N/a
<b>Minimum Lot Size</b>	700m <sup>2</sup>
<b>Accessibility</b>	
<b>Proximity to Open/Recreation Space</b>	<p>A triangular pocket park stands approx. 170m south west from the corner of the block with Upper Stern Street and Lagoon Street.</p> <p>A triangular pocket park at the junction of Reynolds Street and Lagoon Street stands approx. 40m from the eastern boundary of the block.</p> <p>All weather tennis facilities (public) stand approx. 280m from the south west corner of the block.</p> <p>Access to Riverside walking track is approx. 300m south of the Lagoon Street frontage.</p>
<b>Proximity to Shops &amp; Services</b>	<p>St Joseph's Primary School is included within the Assessment area N4.</p> <p>Approx. 850m to entry of CBD- a 10min walk or a 1-2 min drive.</p> <p>300m to Union Street Post Office and butchers</p>
<b>Access to Public Transport</b>	Bus Route 821 A & B runs along Lagoon Street and into the CBD.
<b>Parking</b>	<p>Parallel parking on either side of Lagoon in a dedicated parking lane (23m wide road)</p> <p>Parallel parking on in a dedicated parking lane on one side of Reynolds Street and general unmarked provision for 90 degree parking on the other.</p> <p>General (unmarked) provision for angled parking along Upper Stern Street (13m wide road)</p>

<b>Constraints</b>	
<b>Heritage Items</b>	Within Conservation Area The following Heritage Item stands within the area Item 227- 101 Lagoon Street Item 205- 118 Reynolds Street
<b>Landmarks &amp; Viewing Corridors</b>	Lagoon Street is an identified viewing corridor providing views of the Uniting Church Spire.
<b>Contamination</b>	The following properties stand on Land Contamination Register: 129 Lagoon Street
<b>Flooding</b>	Not within the 1 in 100 year flood extent Entirely within the Probable Maximum Flood Event Area and Flood Constraint Category 4.
<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	636- 638m- Relatively flat with only a marginal increase in elevation over the block.
<b>Key redevelopment opportunity sites</b>	129 Lagoon Street- Service Station sited on the prominent junction with Lagoon, Reynolds, Union Streets and Sydney Road.  The car park on the south eastern corner is underutilised.
<b>Lot size Range</b>	Assessment area N4 is composed of a total of 8 lots including three large lots which dominate the block.  <b>Range- 404m<sup>2</sup> to 14050m<sup>2</sup></b> <b>Average (Mean)- 4743m<sup>2</sup></b> <b>Median (mid-point)- 2188.5m<sup>2</sup></b>

**Area N5: Joshua Street & Lagoon Street**

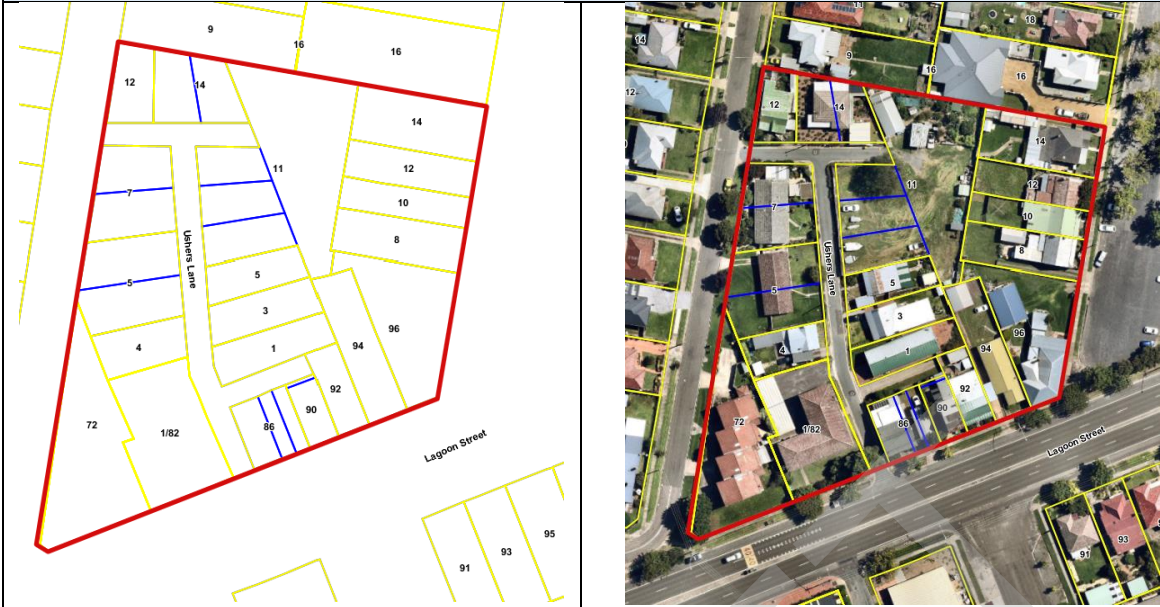


<p><b>Related Streets</b></p>	<ul style="list-style-type: none"> <li>• Lagoon Street</li> <li>• Joshua Street</li> <li>• Union Street- Classified Regional</li> <li>• Union Lane</li> </ul>
<p><b>Land Uses</b></p>	<p>2 Motels, Therapist, Broadcasting Centre, Shed warehouse, Warehouse, vacant land, attached housing, residential flat buildings, Seniors living complex</p>
<p><b>Current LEP Controls</b></p>	
<p><b>Zoning</b></p>	<p>R1: General Residential</p>
<p><b>Height of Buildings</b></p>	<p>8m</p>
<p><b>Floor Space Ratio</b></p>	<p>N/a</p>
<p><b>Minimum Lot Size</b></p>	<p>700m2</p>
<p><b>Accessibility</b></p>	
<p><b>Proximity to Open/Recreation Space</b></p>	<p>A triangular pocket park stands approx. 250m to the west of Ushers Lane at the junction with Citizen and Lagoon Streets.</p> <p>A triangular pocket park at the junction of Reynolds street and Lagoon Street stands approx. 40m from the south east corner of the block at the corner of Union Street and Lagoon Street.</p> <p>All weather tennis facilities (public) stand approx. 280m from the south west corner of the block.</p> <p>Access to Riverside walking track is approx. 550m south of the Lagoon Street frontage.</p>
<p><b>Proximity to Shops &amp; Services</b></p>	<p>Approx. 40m from St Joseph's Primary School. 950m to entry of CBD- a 11min walk or 3 to 4min drive 250m to Union Street Post Office and butchers</p>
<p><b>Access to Public Transport</b></p>	<p>Bus Route 821 A &amp; B runs along Lagoon Street and Union Street and into the CBD.</p>
<p><b>Parking</b></p>	<p>Parallel parking along either side of Lagoon Street in a dedicated parking lane (23m wide road) General (unmarked) provision for angled parking along Joshua Street (23 Joshua Street) Parallel parking along either side of Union Street via informal parking</p>



<b>Constraints</b>	
<b>Heritage and Contributory Items</b>	Within Conservation Area The following Heritage Item stands within the area Item 295- 36 Union Street 11 Contributory items
<b>Landmarks &amp; Viewing Corridors</b>	Lagoon Street is an identified viewing corridor providing views of the Uniting Church Spire.
<b>Contamination</b>	N/a
<b>Flooding</b>	Not within the 1 in 100 year flood extent Entirely within the Probable Maximum Flood Event area and Flood Constraint Category 4.
<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	640m with no change in elevation across area N5
<b>Key redevelopment opportunity sites</b>	32 Union Street- Vacant Land 26-28 Union Street- Farm Suppliers 120 Lagoon Street- Large lot with very low density seniors housing 36 Union Street- Warehouse
<b>Lot size Range</b>	32 Union Street- Vacant Land equates to 532m <sup>2</sup>  A large central lot spans the depth of the block from Lagoon Street to Union Lane to the rear. The lot has an area of approx. 10343m <sup>2</sup> . Stands adjacent another large lot at 126 Lagoon Street.  <b>Range- 490m<sup>2</sup> to 10360m<sup>2</sup></b> <b>Average (Mean)- 1578.64m<sup>2</sup></b> <b>Median (mid-point)- 867m<sup>2</sup></b>

**Area N6: Wheatley Avenue & Lagoon Street**



<p><b>Related Streets</b></p>	<ul style="list-style-type: none"> <li>• Lagoon Street</li> <li>• Joshua Street</li> <li>• Wheatley Avenue</li> <li>• Ushers Lane</li> </ul>
<p><b>Land Uses</b></p>	<p>Antique Shop and vacant land, attached housing, Residential Flat Building</p>
<p><b>Current LEP Controls</b></p>	
<p><b>Zoning</b></p>	<p>R1: General Residential</p>
<p><b>Height of Buildings</b></p>	<p>8m</p>
<p><b>Floor Space Ratio</b></p>	<p>N/a</p>
<p><b>Minimum Lot Size</b></p>	<p>700m<sup>2</sup></p>
<p><b>Accessibility</b></p>	
<p><b>Proximity to Open/Recreation Space</b></p>	<p>A triangular pocket park stands approx. 120m to the west of Ushers Lane at the junction with Citizen and Lagoon Streets.</p> <p>A triangular pocket park at the junction of Reynolds street and Lagoon Street stands approx. 300 from the south east corner of the block.</p> <p>All weather tennis facilities (public) stand approx. 200m west of Wheatley Avenue.</p> <p>Access to the Riverside walking track is approx. 450m south of the Lagoon St site frontage.</p>
<p><b>Proximity to Shops &amp; Services</b></p>	<p>Approx. 200m from St Joseph's Primary School. 700m to entry of CBD- a 8min walk or 3 min drive 450m to Union Street Post Office and Butchers</p>
<p><b>Access to Public Transport</b></p>	<p>Bus Route 821 A &amp; B runs along Lagoon Street and into the CBD.</p>
<p><b>Parking</b></p>	<p>Parallel parking along either side of Lagoon Street in a dedicated parking lane (23m road width) General (unmarked) provision for angled parking along Joshua Street (23m road width) No dedicated on-street parking on Wheatley Avenue (6.5m road width)</p>

	Ushers Lane has no parking provision and a narrow road width at 5.5m.
<b>Constraints</b>	
<b>Heritage and Contributory Items</b>	Within Conservation Area No Listed Heritage Items 3 Contributory Items
<b>Landmarks &amp; Viewing Corridors</b>	Lagoon Street is an identified viewing corridor providing views of the Uniting Church Spire.
<b>Contamination</b>	The following properties stand on the local Land Contamination Register: 72 & 82 Lagoon Street
<b>Flooding</b>	Not within the 1 in 100 year flood extent Entirely within the Probable Maximum Flood Event area and Flood Constraint Category 4.
<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	640m- Relatively flat with no change in elevation in area N6
<b>Key redevelopment opportunity sites</b>	11 Ushers Lane- large (underused) residential lot.
<b>Lot size Range</b>	11 Ushers Lane- large (underused) residential lots combined equates to approx. 1768 m2  <b>Range- 150.5m2 to 1768m2</b> <b>Average (Mean)- 515.52m2</b> <b>Median (mid-point)- 394.1</b>

### Area S1: North Ottiwell Street



<b>Related Streets</b>	<ul style="list-style-type: none"> <li>• Ottiwell Street</li> <li>• Eldon Street</li> <li>• Auburn Street</li> <li>• Mundy Street</li> <li>• Sloane Street</li> </ul>
<b>Land Uses</b>	Low density single and two storey residential, vacant corner shop, residential flat building, three multi-unit developments.
<b>Current LEP Controls</b>	
<b>Zoning</b>	R1: General Residential
<b>Height of Building</b>	8m
<b>Floor Space Ratio</b>	N/a
<b>Minimum Lot Size</b>	700m <sup>2</sup>
<b>Accessibility</b>	
<b>Proximity to Open Space/Recreation Space</b>	A green corridor/linear park (Ardgowan Park) running behind properties on Lisgar Street stands approx. 350m west from the top of Auburn Street.
<b>Proximity to Shops &amp; Services</b>	<p>Goulburn South Public School (Primary School) is sited approx. 250m north west of the corner of the block with Auburn Street and Mundy Street.</p> <p>A vacant neighbourhood shop is sited within assessment area S1 at 36 Mundy Street.</p> <p>A takeaway is sited approx. 60m north west of the corner of the block with Auburn Street and Mundy Street.</p> <p>550m to southern entry of the CBD core at the junction with Clinton and Auburn Street.</p>
<b>Access to public transport</b>	<p>Bus Route 823 runs along Bourke Street which is approx. 250 west of the western boundary of the block.</p> <p>The north east corner of the block is sited approx. 750m from Goulburn Train Station.</p>
<b>Parking</b>	No formal on-street parking provisions on Ottiwell Street (13m wide road)



	<p>No formal on-street parking provisions on Eldon Street (11.5m wide road)</p> <p>No formal on-street parking provisions on Auburn Street (12m wide road)</p> <p>No formal on-street parking provisions on Sloane Street (12m wide road)</p> <p>Parallel parking along either side of Mundy Street in dedicated parking and manoeuvring lane (11m wide road)</p>
<b>Constraints</b>	
<b>Heritage and Contributory Items</b>	<p>Within Conservation Area</p> <p>The following Heritage Item stands within the area: Item 166- 45 Eldon Street</p> <p>13 Contributory Items</p>
<b>Landmarks &amp; Viewing Corridors</b>	<p>Auburn Street serves as a viewing corridor from the CBD core to the Salvation Army Tower (Gill Waminda Nursing Home) on the corner of Auburn and Combermere Street, accentuated by its elevated position in the urban environment.</p>
<b>Contamination</b>	N/a
<b>Flooding</b>	<p>Not within the 1 in 100 year flood extent</p> <p>The eastern lots fronting Sloane Street and the north eastern corner of Mundy Street fall within the Probable Maximum Flood Event and Flood Planning Constraint Category 4.</p>
<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	<p>Assessment Area S1 is sited on the crest and northern slope of a hill with an elevation between 636m and 666m. The land rises from a low point on the north eastern corner to a high point on the south western corner.</p> <p>This stands on an elevated position comparatively to the CBD core.</p>
<b>Key redevelopment opportunity sites</b>	<p>11 Auburn Street is a relatively large lot which is currently underutilised.</p>
<b>Lot size Range</b>	<p>14 Mundy Street comprises a large lot of 4086m<sup>2</sup> with a recently developed multi-unit residential development.</p> <p>The largest lot at 7012m<sup>2</sup> is 20 Mundy Street which was built as a social housing multi-unit development and expands into the centre of the block.</p> <p>11 Auburn Street is a deep lot with an area of 2057m<sup>2</sup> with a singular one storey dwelling sited to the front of the lot.</p> <p><b>Range- 230.4 to 7012m<sup>2</sup></b>  <b>Average (Mean)- 1044m<sup>2</sup></b>  <b>Median (Mid-point)- 578.5m<sup>2</sup></b></p>

### Area S2: Salvation Army Site



<b>Related Streets</b>	<ul style="list-style-type: none"> <li>• Hovell Street</li> <li>• Eldon Street</li> <li>• Hollis Avenue</li> <li>• Lisgar Street</li> <li>• Mary Street</li> <li>• Combermere Street</li> </ul>
<b>Land Uses</b>	Vacant land, Aged Care home, derelict two storey heritage item (Gill Waminda Nursing Home), Salvation Army Offices
<b>Current LEP Controls</b>	
<b>Zoning</b>	R1: General Residential
<b>Height of Building</b>	8m Height of Building limit applicable to the Salvation Army heritage building on the north east corner of the site.
<b>Floor space Ratio</b>	N/a
<b>Minimum Lot Size</b>	700m <sup>2</sup>
<b>Accessibility</b>	
<b>Proximity to Open space/Recreation Facilities</b>	A green corridor/linear park (Ardgowan Park) running behind properties on Lisgar Street stands approx. 20m east of the sites western boundary.
<b>Proximity to Shops &amp; Services</b>	<p>Goulburn South Public School (Primary School) is sited approx. 380m north from the Auburn Street and Mundy Street corner.</p> <p>A vacant neighbourhood shop is sited within assessment area S1, approx. 200m from the sites north eastern corner.</p> <p>A takeaway is sited approx. 60m north sites northern boundary.</p> <p>550m to southern entry of the CBD core at the junction with Clinton and Auburn Street.</p>
<b>Access to public transport</b>	<p>Bus Route 823 runs along Lisgar Street and Bourke Street with the route running past the assessment areas western boundary.</p> <p>The north east corner of the block is sited approx. 1150m from Goulburn Train Station.</p>
<b>Parking</b>	No formal on-street parking provisions on Hovell Street (10m wide road)

	<p>No formal on-street parking provisions on Eldon Street (11m wide road)</p> <p>No formal on-street parking provisions on Hollis Avenue (7.5m wide road)</p> <p>No formal on-street parking provisions on Lisgar Street (9.5m wide road)</p> <p>No formal on-street parking provisions on Mary Street (9m wide road)</p> <p>No formal on-street parking provisions on Combermere Street (18m)</p>
<b>Constraints</b>	
<b>Heritage Items &amp; Contributory Items</b>	<p>Within Conservation Area</p> <p>The following Heritage Item stands within the area</p> <p>Item 261- 10 Combermere Street (Gill Waminda Nursing Home)</p>
<b>Landmarks &amp; Viewing Corridors</b>	<p>Auburn Street serves as a viewing corridor from the CBD core to the Salvation Army Tower (Gill Waminda Nursing Home) stands within assessment area S2, sited on the corner of Auburn and Combermere Street, accentuated by its elevated position in the urban environment.</p>
<b>Contamination</b>	N/a
<b>Flooding</b>	<p>Not within the 1 in 100 year flood extent or the Probable Maximum Flood Event</p> <p>Assessment area S2 is not impacted by overland flow.</p>
<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	<p>The north eastern corner of assessment area S2 is sited on the crest of a hill with the highest elevation at 668m. The elevated location provides a vantage point of the surrounding lower lying areas including the CBD and wider views into countryside. The lowest lying part of assessment area S2 at 656m is located on the western corner at the junction with Hollis Avenue and Lisgar Street.</p>
<b>Key redevelopment opportunity sites</b>	<p>A 0.87 hectare area of undeveloped land at 16-22 Hovell Street</p> <p>10 Combermere Street (Gill Waminda Nursing Home) is a two storey derelict heritage property sited on an elevated position with views out across Goulburn. The three storey tower on the corner of the site is particularly prominent in Goulburn's streetscape. The site and building are important to both Goulburn's heritage and its visual contribution to the urban environment and conservation character. These factors alongside the current derelict state of the building all highlight the important of renovating and reusing this existing heritage building.</p>
<b>Lot size Range</b>	<p>Site only comprises two lots.</p> <p>The largest lot at 3.42ha includes all the buildings within assessment area S2.</p> <p>The second and smaller of the two lots at 8714m<sup>2</sup> is undeveloped.</p> <p><b>Range- 8714m<sup>2</sup> to 3.42ha</b></p>

### Area S3: Bourke & Mundy Street



<b>Related Streets</b>	<ul style="list-style-type: none"> <li>• Bourke Street</li> <li>• Cowper Street</li> <li>• Combermere Street</li> <li>• Mundy Street</li> <li>• Addison Street</li> <li>• Auburn Street</li> </ul>
<b>Land Uses</b>	Derelict St Johns Orphanage site (remaining buildings to be demolished in the near future), manor houses, single and two storey residential, Council depot.
<b>Current LEP Controls</b>	
<b>Zoning</b>	R1: General Residential
<b>Height of Buildings</b>	8m but excludes the south western corner (over depot and residential buildings along Combermere St)
<b>Floor Space Ratio</b>	N/a
<b>Minimum Lot Size</b>	700m <sup>2</sup>
<b>Accessibility</b>	
<b>Proximity to Open/Recreation Space</b>	A green corridor/linear park (Ardgowan Park) stands adjacent the southern boundary of assessment area S3.
<b>Proximity to Shops &amp; Services</b>	<p>Goulburn South Public School (Primary School) is sited approx. 170m north from the northern boundary of assessment area S3.</p> <p>A takeaway is sited approx. 50m north of the corner of the block with Auburn Street and Mundy Street.</p> <p>550m to southern entry of the CBD core at the junction with Clinton and Auburn Street.</p>
<b>Access to public transport</b>	<p>Bus Route 823 runs along Bourke Street which runs between the two street blocks of assessment area S3.</p> <p>The north east corner of the block is sited approx. 950m from Goulburn Train Station.</p>
<b>Parking</b>	<p>No formal on-street parking provisions on Auburn Street (12m wide road)</p> <p>No formal on-street parking provisions on Bourke Street (13.5m wide road)</p>

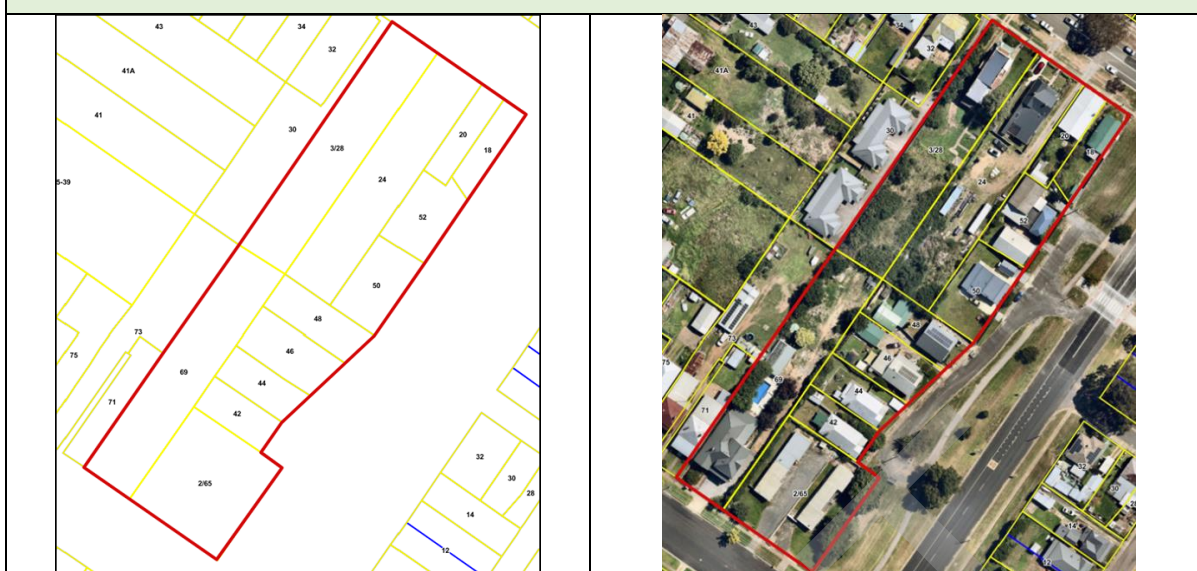


	<p>No formal on-street parking provisions on Combermere Street (18m wide road)</p> <p>Parallel parking along either side of Mundy Street on the western section in a dedicated parking and manoeuvring lane (12m wide road). The eastern section of Mundy Street has no formal on-street parking provisions (18m wide road)</p>
<b>Constraints</b>	
<b>Heritage Items and Contributory Items</b>	<p>Within Conservation Area with the exception of the south western corner (over depot and residential buildings along Combermere Street)</p> <p>The following Heritage Item within the area:  Item 263- 78 Mundy Street  Item 262- 52 Mundy Street (St Johns Orphanage)  Item 47- 2 Auburn Street  Item 48- 6 Auburn Street  19 Contributory Items</p>
<b>Landmarks &amp; Viewing Corridors</b>	<p>Auburn Street serves as a viewing corridor from the CBD core to the Salvation Army Tower on the corner of Auburn and Combermere Street, accentuated by its elevated position in the urban environment.</p>
<b>Contamination</b>	<p>The following properties are listed on the Local Land Contamination Register:  St Johns Orphanage at 52 Mundy Street stands on the land contamination register.</p>
<b>Flooding</b>	<p>No part of assessment area S3 is flood affected.</p>
<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	<p>The south eastern corner is sited near the crest of the hill at an elevation of 664m. This elevation falls away in a north westerly direction toward Bourke Street at an elevation of 648m.</p> <p>The land is relatively flat around the depot at 650m but then rises in westerly direction to a high of 658m adjacent Cowper Street.</p>
<b>Key redevelopment opportunity sites</b>	<p>52 Mundy Street- derelict orphanage which is to be demolished in the near future. It is a large lot with an area of 25,580m<sup>2</sup> (2.55ha) and presents a significant redevelopment opportunity.</p> <p>2 Bourke Street- Council depot is not currently fully utilised by council for operational requirements.</p>
<b>Lot size Range</b>	<p>52 Mundy Street comprising the derelict orphanage area equates to approximately 25763m<sup>2</sup>. (2.5 ha) presents a significant opportunity to subdivided and redevelop this site.</p> <p>2 Bourke Street comprising the Council Depot area equates to approximately 11311m<sup>2</sup> (1.1ha)- the site is currently occupied by a number of community groups but may hold long term redevelopment potential.</p> <p><b>Range- 178m<sup>2</sup> to 25580m<sup>2</sup></b></p>

	Average (Mean)- 1753m <sup>2</sup> Median (Mid-point)- 846.1m <sup>2</sup>
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**Area S4: Eastern side of Bourke Street**



<b>Related Streets</b>	<ul style="list-style-type: none"> <li>• Bourke Street</li> <li>• Mundy Street</li> <li>• Addison Street</li> </ul>
<b>Land Uses</b>	Low density single storey residential dwellings and a multi-dwelling unit.
<b>Current LEP Controls</b>	
<b>Zoning</b>	R1: General Residential
<b>Height of Building</b>	8m
<b>Floor Space Ratio</b>	N/a
<b>Minimum Lot Size</b>	700m <sup>2</sup>
<b>Accessibility</b>	
<b>Proximity to Open Space/Recreation Space</b>	<p>Apex park which includes children’s play equipment stands 60m north east of the assessment areas north east corner.</p> <p>A green corridor/linear park (Ardgowan Park) is sited approx. 260m south of the areas southern boundary.</p>
<b>Proximity to Shops &amp; Services</b>	<p>Goulburn South Public School (Primary School) is sited directly opposite the areas eastern boundary.</p> <p>A takeaway is sited approx. 280m east of the corner of the block with Bourke Street and Mundy Street.</p> <p>550m to southern entry of the CBD core at the junction with Clinton and Auburn Street.</p>
<b>Access to public transport</b>	<p>Bus Route 823 runs along Bourke Street which runs alongside assessment area S4’s eastern boundary.</p> <p>The north east corner of the block is sited approx. 950m from Goulburn Train Station.</p>
<b>Parking</b>	Parallel parking along either side of Bourke Street in dedicated parking and manoeuvring lane (15m wide road)

	<p>No formal on-street parking provisions on Mundy Street (18m wide road)</p> <p>No formal on-street parking provisions on Addison Street (12m wide road)</p>
<b>Constraints</b>	
<b>Heritage and Contributory Items</b>	<p>Within Conservation Area No heritage items are located within assessment area S4.</p> <p>1 contributory item is located within assessment area S4.</p>
<b>Landmarks &amp; Viewing Corridors</b>	N/a
<b>Contamination</b>	N/a
<b>Flooding</b>	No part of assessment area S4 is flood affected but the outer most extent of the Probable Maximum Flood reaches the centre of Bourke Street.
<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	The area gently rises in a westerly direction with Bourke street serving as the low point at 636m rising to a height of 648m. The elevation increases further west outside of the assessment area.
<b>Key redevelopment opportunity sites</b>	<p>Assessment area S4 includes a grouping of four relatively large lots which individually or collectively have the potential to deliver an increase in residential density.</p> <p>69 Mundy Street, 24 Addison Street and 28 Addison Street are relatively large, under-utilised residential lots with a site area of 2024m<sup>2</sup> each.</p>
<b>Lot size Range</b>	<p>Assessment area S4 includes 12 lots with the three largest lots at 69 Mundy Street, 24 Addison Street and 28 Addison street all sharing a lot area of 2024.</p> <p><b>Range- 379.4m<sup>2</sup> to 2024m<sup>2</sup></b>  <b>Average (Mean)- 991m<sup>2</sup></b>  <b>Median (Mid-point)- 615.5m<sup>2</sup></b></p>



**Area S5: Clinton Street & Addison Lane**



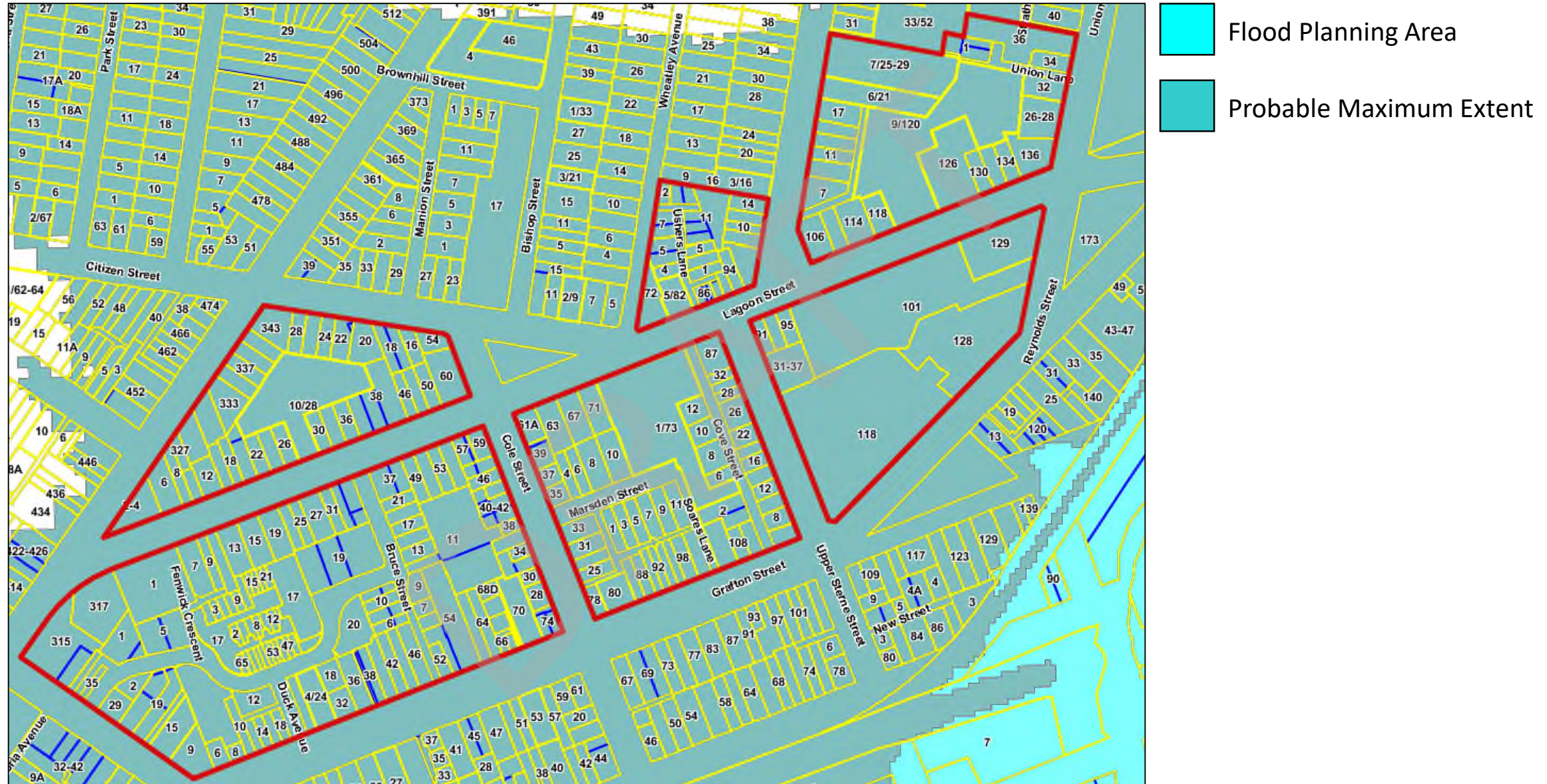
<p><b>Related Streets</b></p>	<ul style="list-style-type: none"> <li>• Clinton Street</li> <li>• Cowper Street</li> <li>• Auburn Street</li> <li>• Addison Street</li> <li>• Bourke Street</li> <li>• Thorne Avenue</li> <li>• Addison Lane</li> <li>• Lanigan Lane</li> </ul>
<p><b>Land Uses</b></p>	<p>Printing &amp; Copying service, saddlery, car repair garage, Australian Air Force Cadets, Car parts shop, Tool/Equipment Hire, Real Estate Agent, Work Space Office, Car/motorbike dealership, petrol station, derelict/cleared site, low density single storey dwellings, motel, petrol Station, pet store and plumbing supply store.</p>
<p><b>Current LEP Controls</b></p>	
<p><b>Zoning</b></p>	<p>B4: Mixed use</p>
<p><b>Height of Buildings</b></p>	<p>10m</p>
<p><b>Floor Space Ratio</b></p>	<p>1.5</p>
<p><b>Minimum Lot Size</b></p>	<p>N/a</p>
<p><b>Accessibility</b></p>	
<p><b>Proximity to Open Space/Recreation Facilities</b></p>	<p>Apex park which includes children’s play equipment is sited directly adjacent assessment area S5, west of Addison Lane.</p> <p>A green corridor/linear park (Ardgowan Park) is sited approx. 650m south west of the areas southern boundary.</p>
<p><b>Proximity to Shops &amp; Services</b></p>	<p>Goulburn South Public School (Primary School) is sited directly opposite the area’s most southern boundary on Addison Street.</p> <p>A takeaway is sited approx. 230m south of the area’s most southern boundary on Addison Street.</p>

	<p>The north eastern corner of assessment area S5 is sited directly opposite the southern entry of the CBD core at the junction with Clinton and Auburn Street. The north western corner at the junction with Clinton and Cowper Streets is the furthest point from the CBD entry at 450m.</p>
<b>Access to public Transport</b>	<p>Bus Route 823 runs along Clinton Street which runs alongside assessment area S5's northern boundary.</p> <p>The north east corner of the block is sited approx. 450m from Goulburn Train Station.</p>
<b>Parking</b>	<p>Parallel parking along Clinton Street which is a state classified road in a dedicated parking and manoeuvring lane (29m wide road)</p> <p>Parallel parking along Auburn Street a dedicated parking and manoeuvring lane (20m wide road). The road also include a demarcated bicycle lane running parallel with the parking lane.</p> <p>Parallel parking along Bourke Street in a dedicated parking and manoeuvring lane (19m wide road)</p> <p>Angled parking provision along Addison Street (21m wide road)</p> <p>Parallel parking along Cowper Street which is a state classified road in a dedicated parking and manoeuvring lane (23m wide road)</p>
<b>Constraints</b>	
<b>Heritage Items &amp; Contributory Items</b>	<p>Within Conservation Area</p> <p>The following Heritage Item stands within the area:</p> <p>Item 36- 5 Addison Street</p> <p>Item 37- 7 Addison Street</p> <p>Item 38- 9 Addison Street</p> <p>Item 39- 11 Addison Street</p> <p>Item 40- 13 Addison Street</p> <p>10 Contributory Items</p>
<b>Landmarks &amp; Viewing Corridors</b>	<p>Clinton Street includes views to St Peter's and Paul's Old Cathedral spire.</p> <p>Auburn Street serves as a viewing corridor from the CBD core to the Salvation Army Tower on the corner of Auburn and Combermere Streets, accentuated by its elevated position in the urban environment.</p>
<b>Contamination</b>	<p>The following stand on the local land contamination register:</p> <ul style="list-style-type: none"> <li>• 56 Auburn Street</li> <li>• 72-74 Clinton Street</li> <li>• 62 Clinton Street</li> <li>• 56 Clinton Street</li> <li>• 75 Bourke Street</li> <li>• 85-87 Cowper Street</li> <li>• 108 Clinton Street</li> <li>• 104 Clinton Street</li> </ul>

<b>Flooding</b>	<p>The majority of the eastern section of assessment area S5 is encompassed by the Probable Maximum Flood Extent and Flood Constraint Category 4.</p> <p>The western section around Thorne Avenue and Cowper Street is not flood affected.</p>
<b>Other Site Information</b>	
<b>Topography &amp; Elevation</b>	<p>The area gently rises in a westerly direction with Auburn Street serving as the low point at 636m rising to a height of 644m at the corner of Clinton and Cowper Streets.</p>
<b>Key redevelopment opportunity sites</b>	<p>72- 74 Clinton Street is a relatively large, vacant and cleared brownfield site in close proximity to the CBD core with a site area of 2529m<sup>2</sup>. This site presents an ideal opportunity for a residential flat building.</p> <p>Smaller redevelopment opportunities for land uses which could create land use conflicts with medium density residential development.</p>
<b>Lot Size Ranges</b>	<p>Assessment area S5 presents a significant range of lot sizes with the large lots focused along Clinton Street. The smallest lots are heritage lots lining Addison street.</p> <p><b>Range- 93.6m<sup>2</sup> to 6466m<sup>2</sup></b>  <b>Average (Mean)- 1170m<sup>2</sup></b>  <b>Median (Mid-point)- 559.6m<sup>2</sup></b></p>



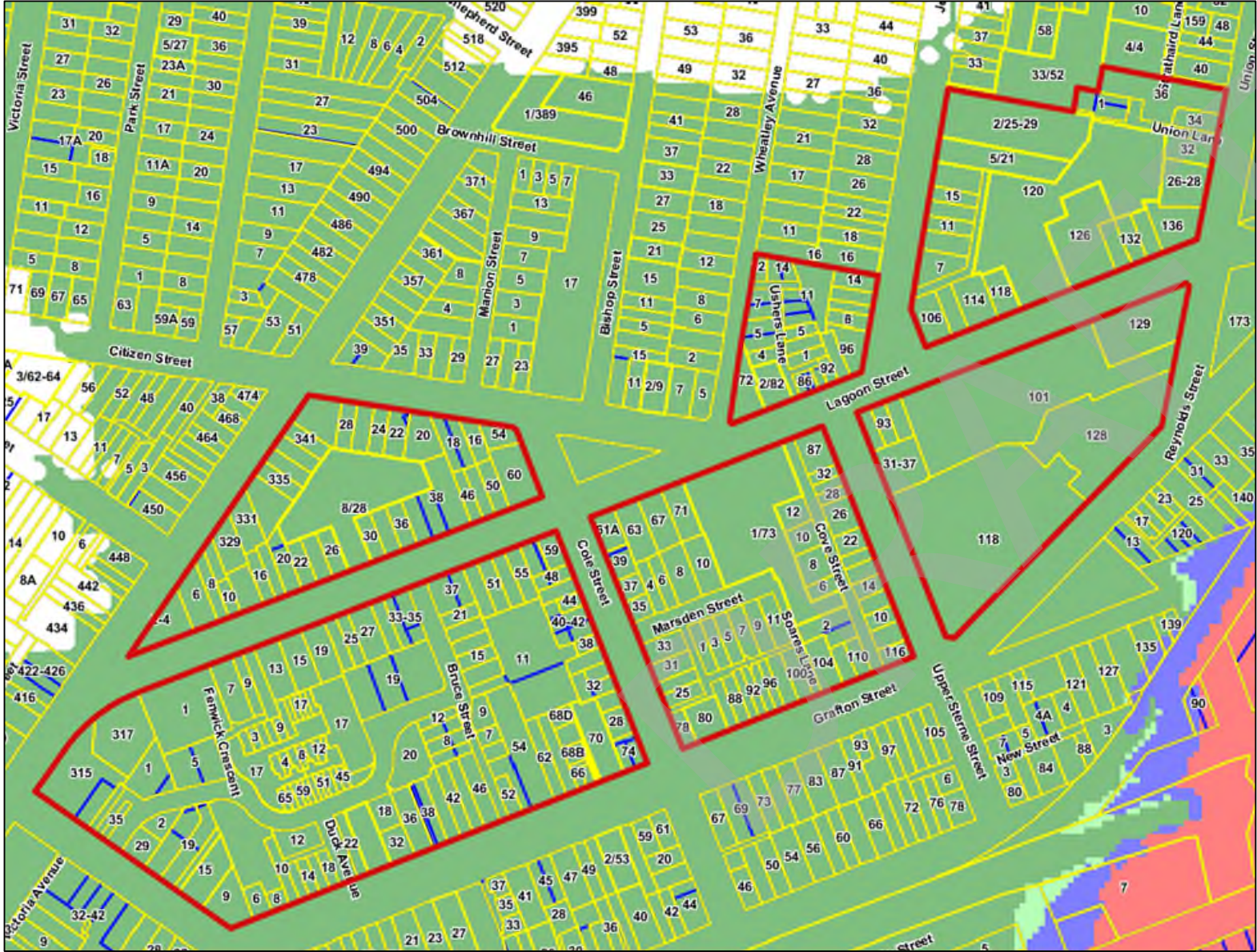
# Northern Gateway Precinct Constraint Mapping- Flood Planning Area



Source: Goulburn Floodplain Risk Management Study and Plan 2022



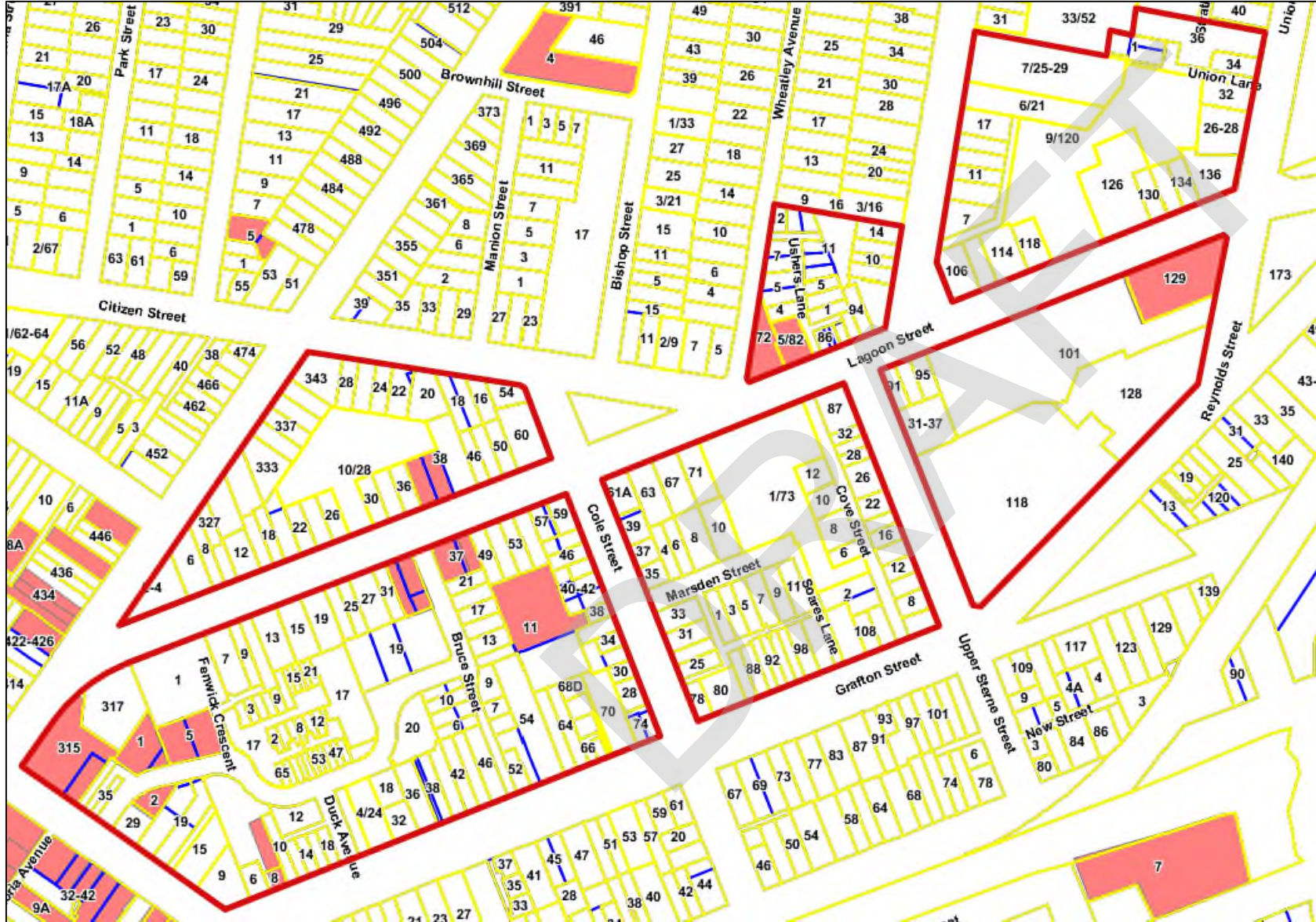
# Northern Gateway Precinct Constraint Mapping- Flood Planning Constraint Categories



Category	Summary
FPCC1	FPCC1 identifies the most significantly constrained areas, with high hazard or significant flood flows present. Intensification of use in FPCC1 is generally very limited except where uses are compatible with flood function and hazard.
FPCC2	FPCC2 areas are the next least suitable for intensification of land use or development because of the effects of flooding on the land, and the consequences to any development and its users.
FPCC3	FPCC3 areas are suitable for most types of development. This is the area of the floodplain where more traditional flood-related development constraints, based on minimum floor and minimum fill levels, will apply.
FPCC4	FPCC4 is the area inundated by the PMF (extent of flood prone land) but outside FPCC1-3. Few flood-related development constraints would be applicable in this area for most development types. Constraints may apply to key community facilities and developments where there are significant consequences to the community if failed evacuations occur.



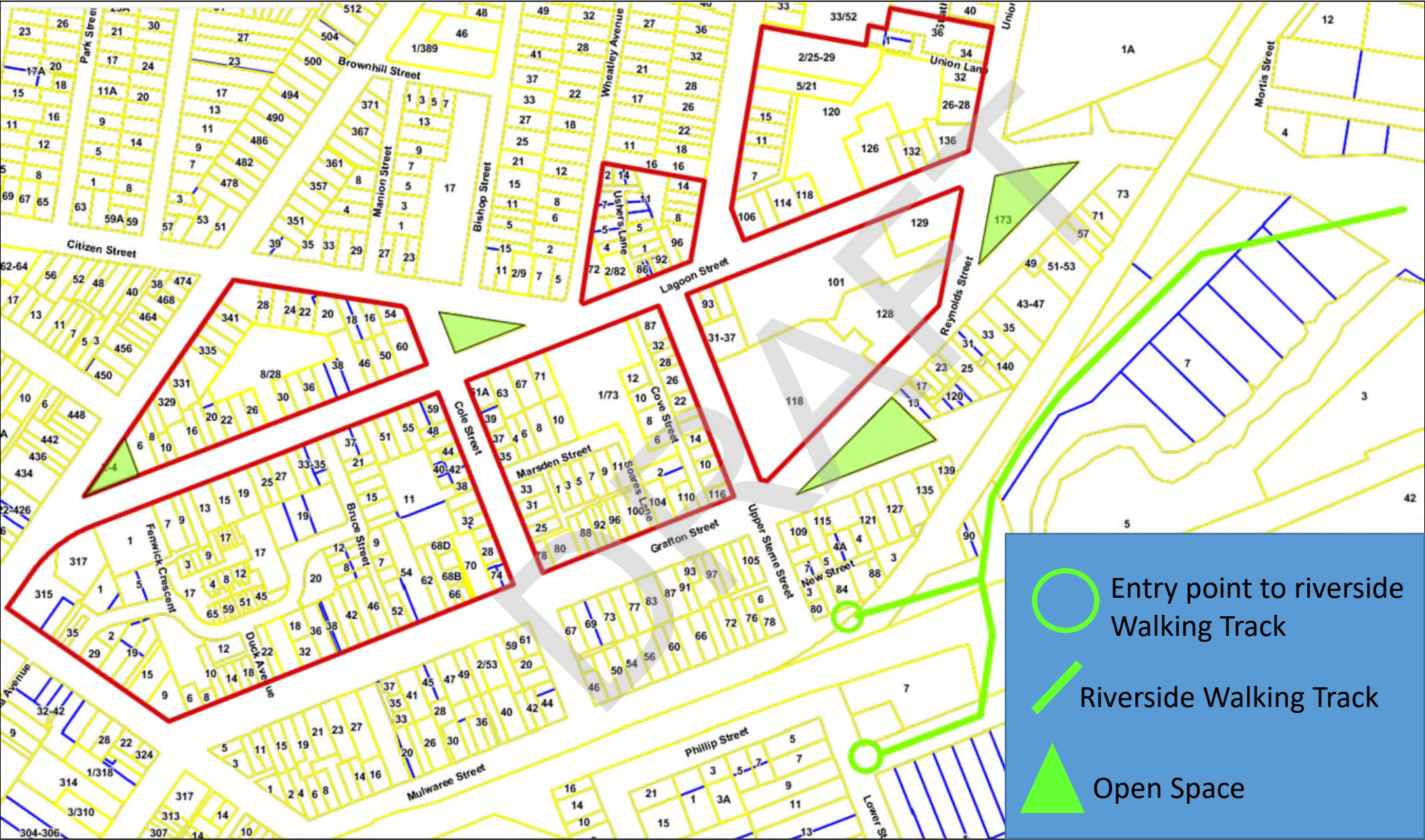
# Northern Gateway Precinct Constraint Mapping- Contamination



 Potentially Contaminated Sites

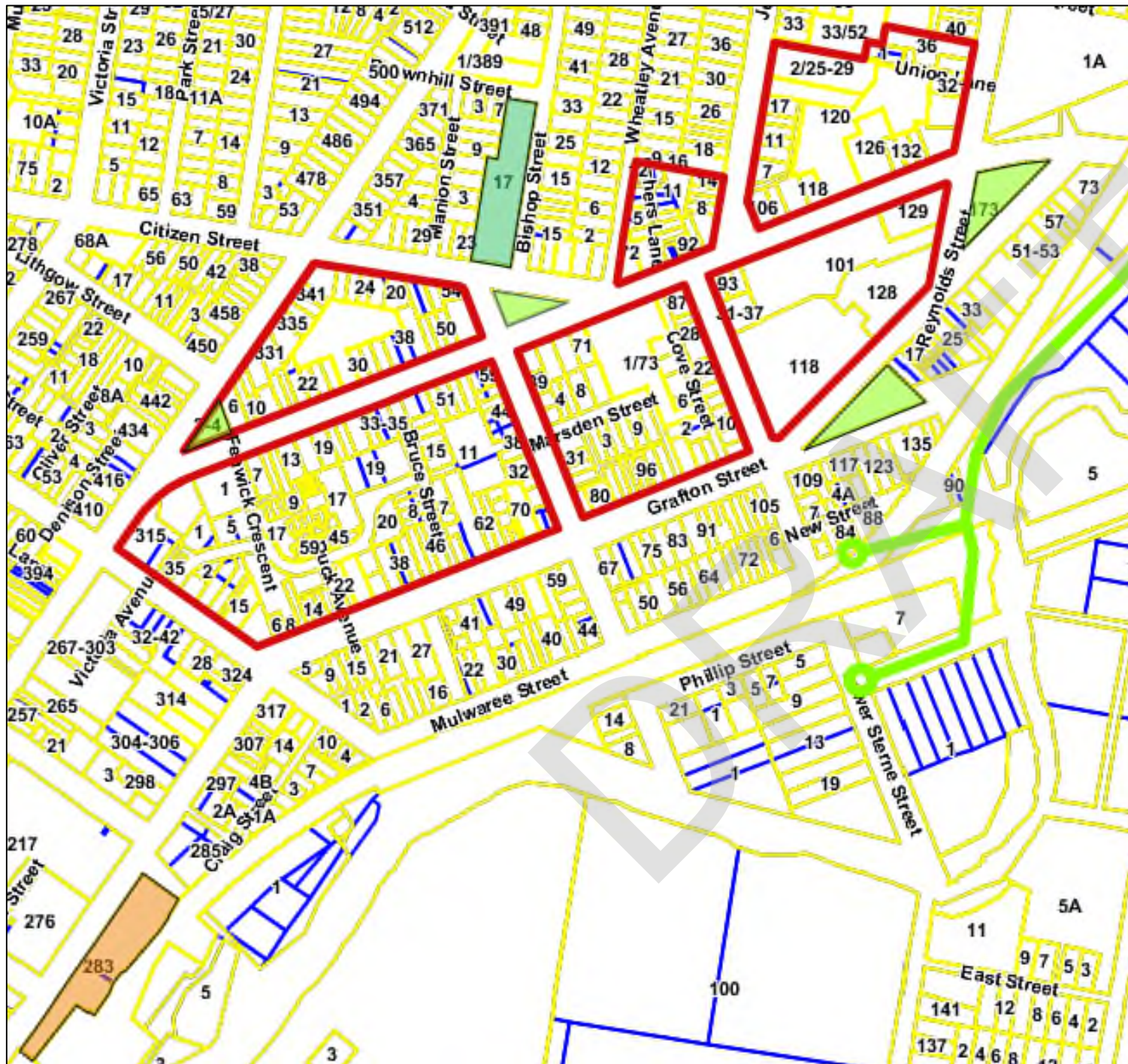


# Northern Gateway Precinct- Open Space Locations



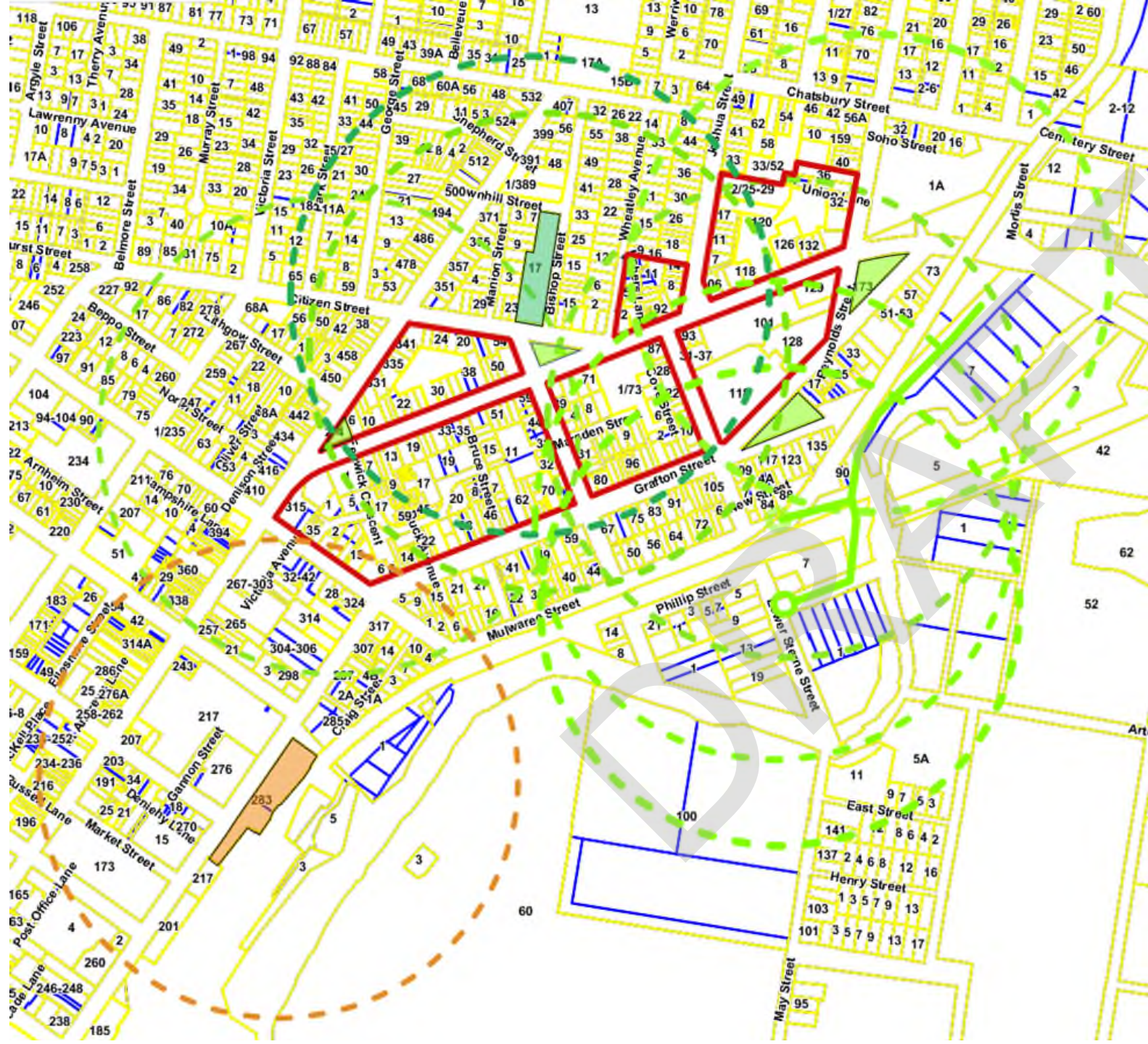


# Northern Gateway Precinct- Open Space Locations





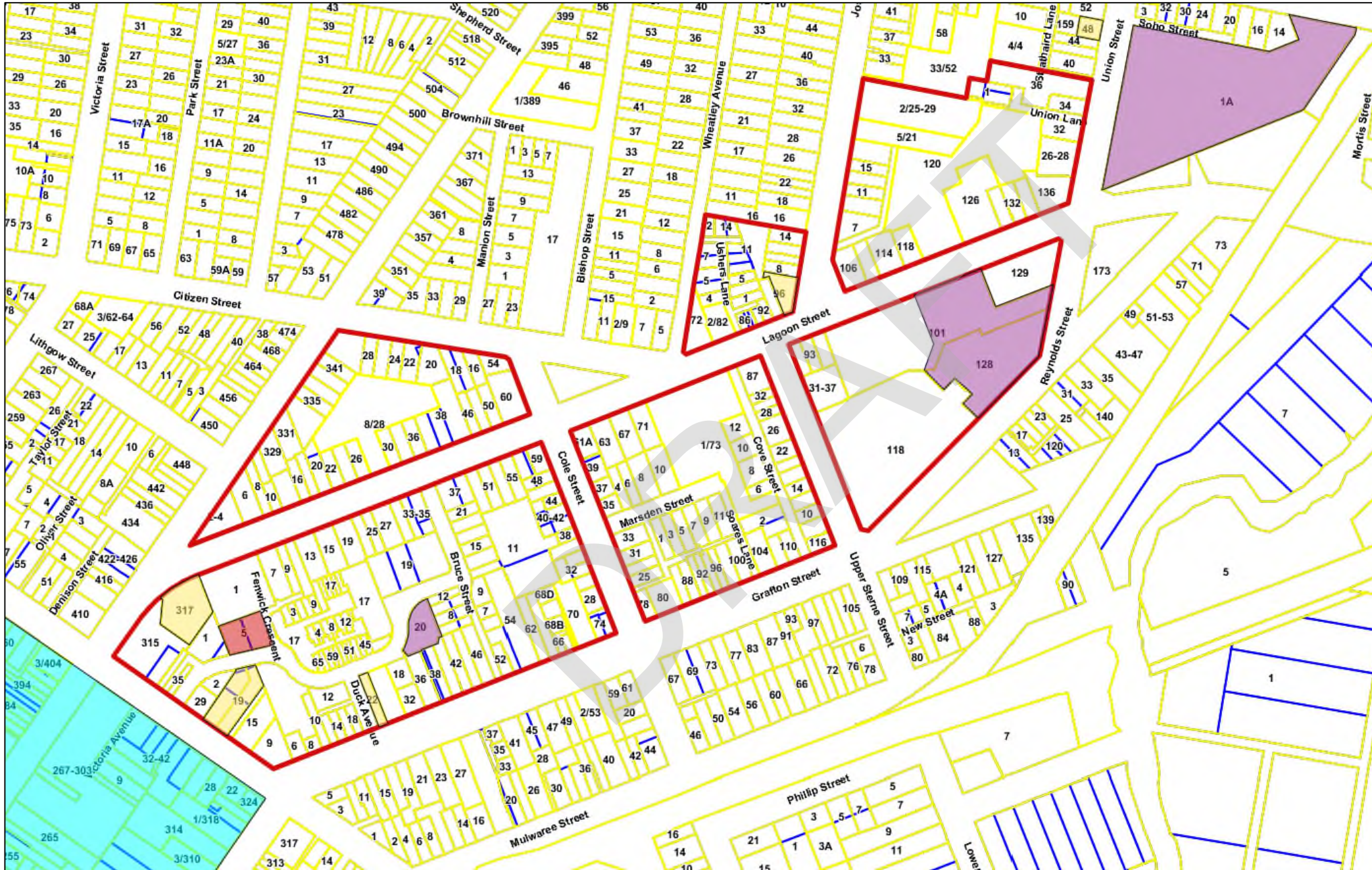
# Northern Gateway Precinct- Open Space Walking Radii


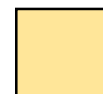




-  Entry point to Riverside Walking Track
-  Riverside Walking Track
-  Open Space
-  Public Recreation Facility
-  Private Recreation Facility
-  Open Space 400m Radius
-  Public Recreation Facility 400m Radius
-  Private Recreation Facility 400m Radius



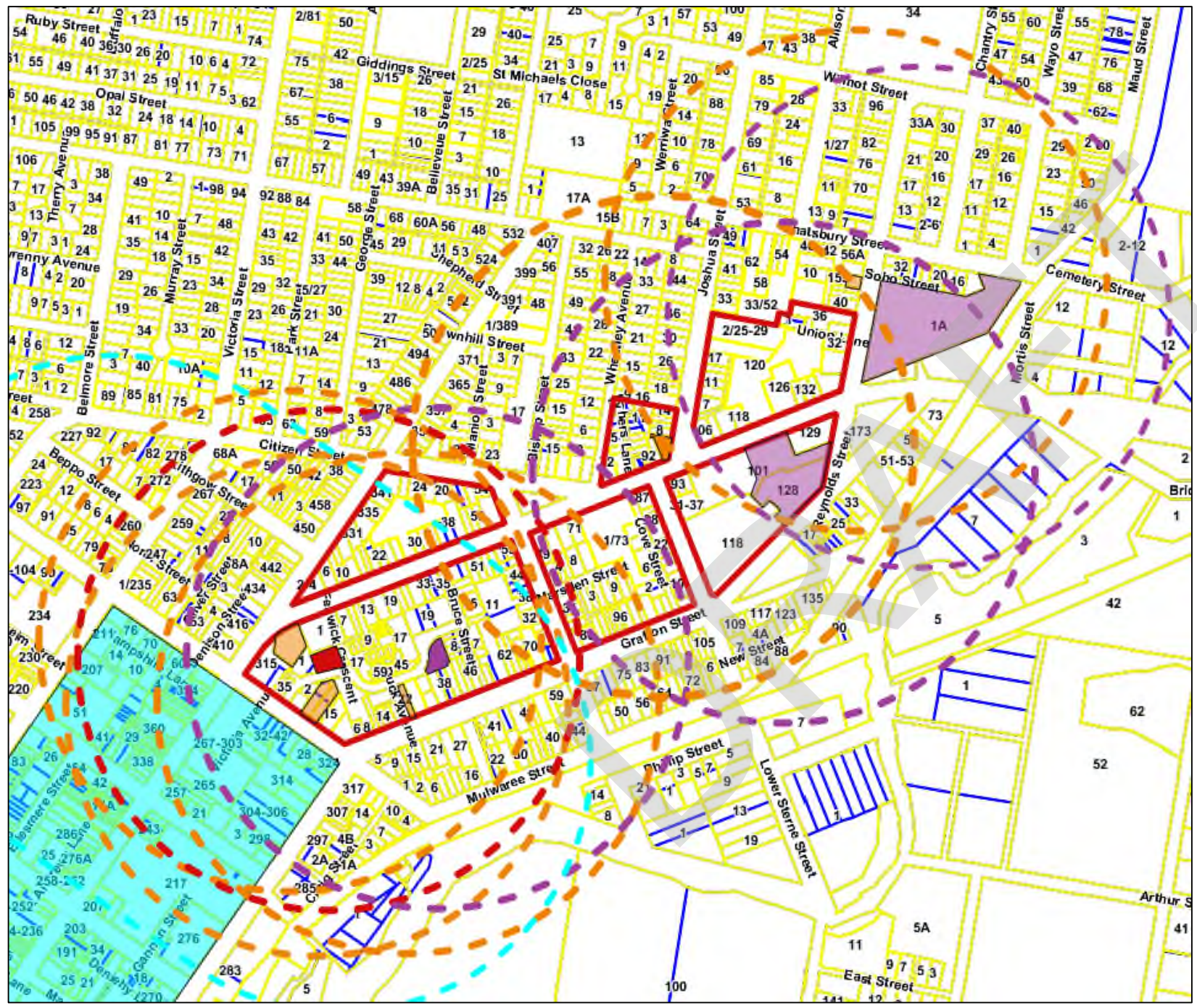
# Northern Gateway Precinct- Shop & Services Location






-  Schools
-  Retail
-  Medical
-  CBD Core



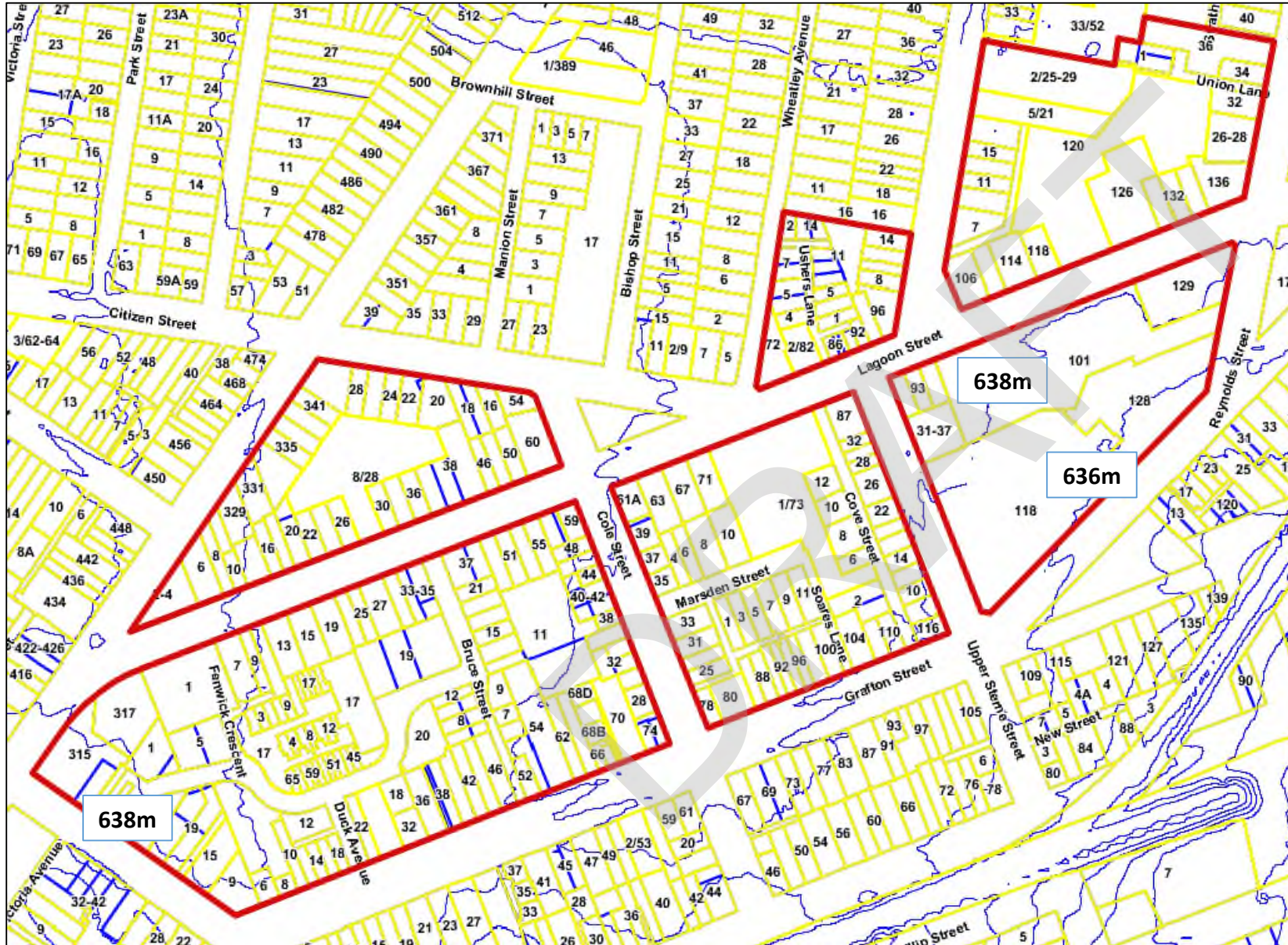
# Northern Gateway Precinct- Shop & Services Walking Radii



-  Schools
-  Retail
-  Medical
-  CBD Core
-  400m School Radius
-  400m Retail Radius
-  400 Medical Facility Radius
-  400 Radius from Northern CBD entry



# Northern Gateway Precinct- 2m Contour Map





# PBC Goulburn

www.pbcgoulburn.com.au



Street Legend  
1. Caoura Cr  
2. Towrang Av  
3. Lambert Dr  
4. St Aubyn Rd



Northern Gateway Precinct Bus Route Map

## Northern Gateway Precinct Bus Timetable- Routes 821A & 821B

Monday to Friday					
map ref	Route	821A	821A	821A	821A
		am	am	am	am
<b>A</b>	<b>Goulburn Town Centre</b> (Auburn St)	....	8.50	10.10	11.30
<b>B</b>	<b>North Goulburn</b> (Union St)	....	8.54	10.14	11.34
<b>C</b>	<b>Kenmore</b> (Rex Rd)	8.05	9.03	10.23	11.43
<b>D</b>	<b>Bradfordville</b> (Reign St)	8.09	9.07	10.27	11.47
<b>E</b>	<b>Crestwood</b> (Gibson St)	8.16	9.15	10.35	11.55
<b>F</b>	<b>Ifield</b> (Albert St)	8.20	9.19	10.39	11.59
<b>G</b>	<b>Goulburn Base Hospital</b>	8.24	9.24	10.44	12.04
<b>A</b>	<b>Goulburn Town Centre</b> (Auburn St)	8.28	9.28	10.48	12.08

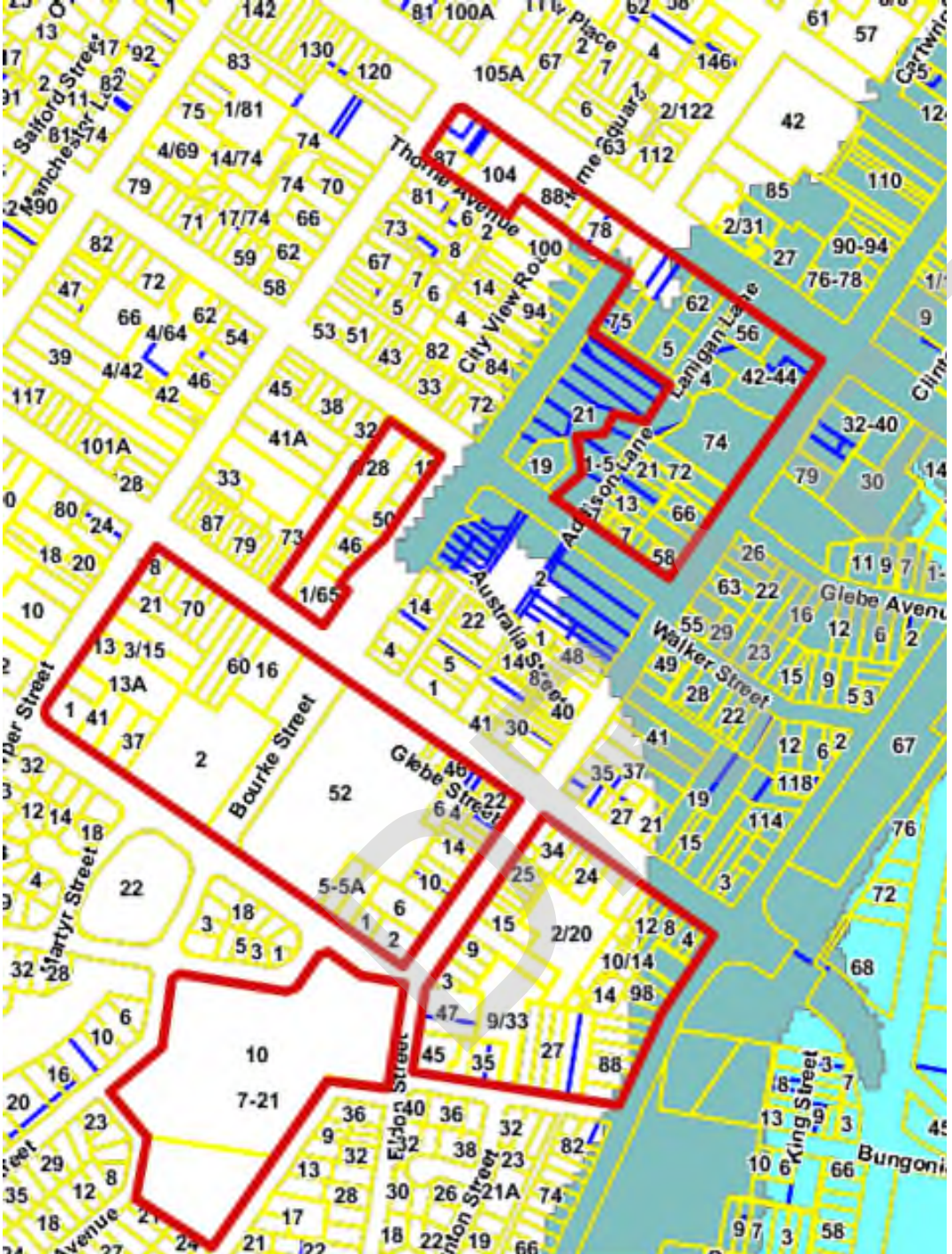
Saturday				
map ref	Route	821A	821A	821A
		am	am	am
<b>A</b>	<b>Goulburn Town Centre</b> (Auburn St)	....	9.45	11.05
<b>B</b>	<b>North Goulburn</b> (Union St)	....	9.49	11.09
<b>C</b>	<b>Kenmore</b> (Rex Rd)	8.38	9.58	11.18
<b>D</b>	<b>Bradfordville</b> (Reign St)	8.42	10.02	11.22
<b>E</b>	<b>Crestwood</b> (Gibson St)	8.50	10.10	11.30
<b>F</b>	<b>Ifield</b> (Albert St)	8.54	10.14	11.34
<b>G</b>	<b>Goulburn Base Hospital</b>	8.59	10.19	11.39
<b>A</b>	<b>Goulburn Town Centre</b> (Auburn St)	9.03	10.23	11.43

Monday to Friday						
map ref	Route	821B	821B	821B	821B	821B
		pm	pm	pm	pm	pm
<b>A</b>	<b>Goulburn Town Centre</b> (Auburn St)	1.00	2.20	3.40	4.40	5.37
<b>G</b>	<b>Goulburn Base Hospital</b>	1.03	2.23	3.43	4.43	5.40
<b>F</b>	<b>Ifield</b> (Albert St)	1.08	2.28	3.48	4.48	5.45
<b>E</b>	<b>Crestwood</b> (Gibson St)	1.12	2.32	3.52	4.52	5.49
<b>D</b>	<b>Bradfordville</b> (Reign St)	1.20	2.40	4.00	5.00	5.56
<b>C</b>	<b>Kenmore</b> (Rex Rd)	1.26	2.46	4.06	5.06	<b>D</b>
<b>B</b>	<b>North Goulburn</b> (Union St)	1.33	2.53	4.13	5.13	6.03
<b>A</b>	<b>Goulburn Town Centre</b> (Auburn St)	1.38	2.58	4.18	5.18	....

Saturday				
map ref	Route	821B	821B	821B
		pm	pm	pm
<b>A</b>	<b>Goulburn Town Centre</b> (Auburn St)	1.05	2.06	3.06
<b>G</b>	<b>Goulburn Base Hospital</b>	1.08	2.09	3.09
<b>F</b>	<b>Ifield</b> (Albert St)	1.13	2.14	3.14
<b>E</b>	<b>Crestwood</b> (Gibson St)	1.17	2.18	3.18
<b>D</b>	<b>Bradfordville</b> (Reign St)	1.25	2.26	3.25
<b>C</b>	<b>Kenmore</b> (Rex Rd)	1.31	2.32	<b>D</b>
<b>B</b>	<b>North Goulburn</b> (Union St)	1.38	2.39	3.32
<b>A</b>	<b>Goulburn Town Centre</b> (Auburn St)	1.43	2.43	....



# Southern Gateway Precinct Constraint Mapping- Flood Planning Area



Flood Planning Area

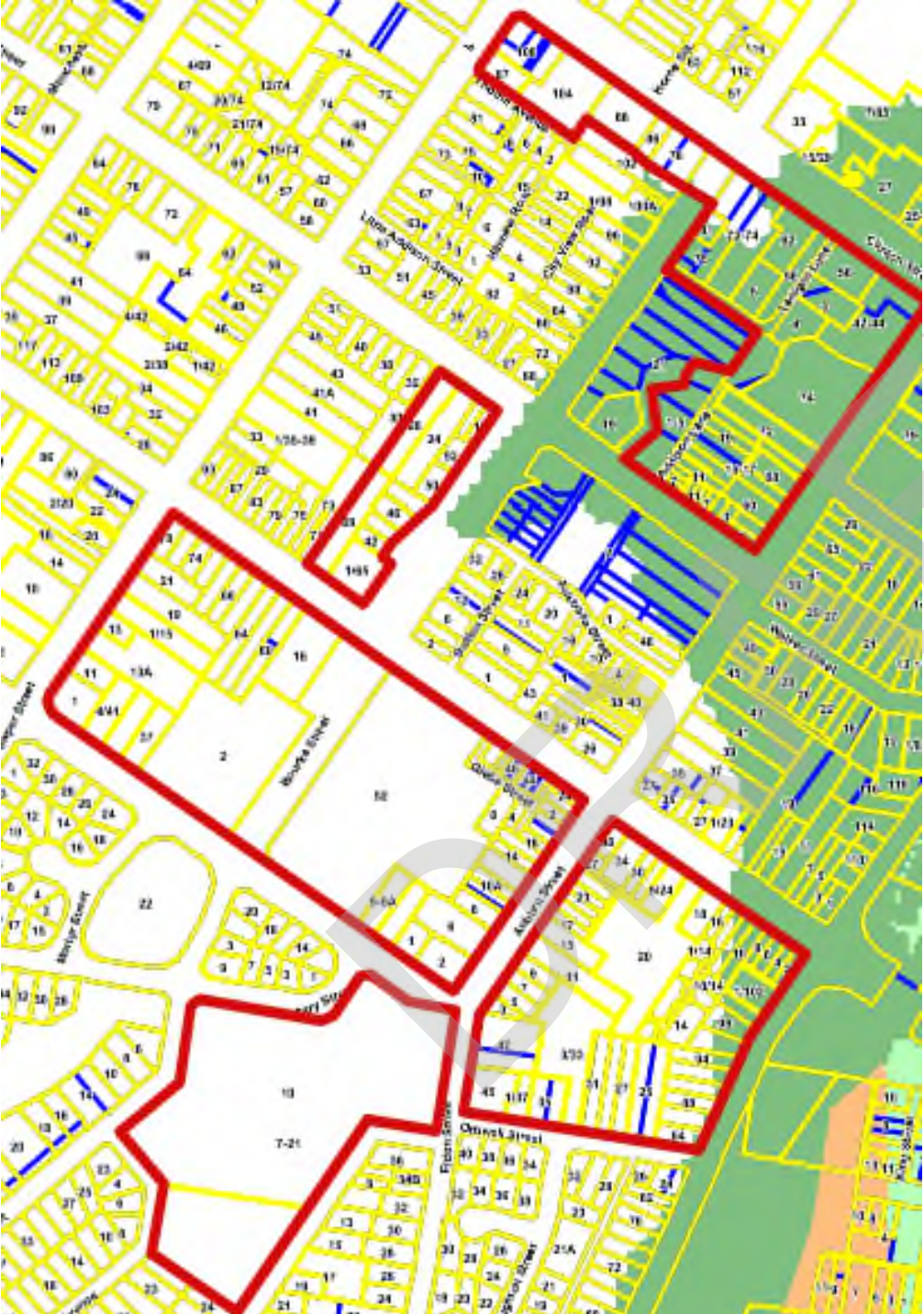


Probable Maximum Extent

Source: Goulburn  
Floodplain Risk  
Management Study and  
Plan 2022



# Southern Gateway Precinct Constraint Mapping- Flood Planning Constraint Categories

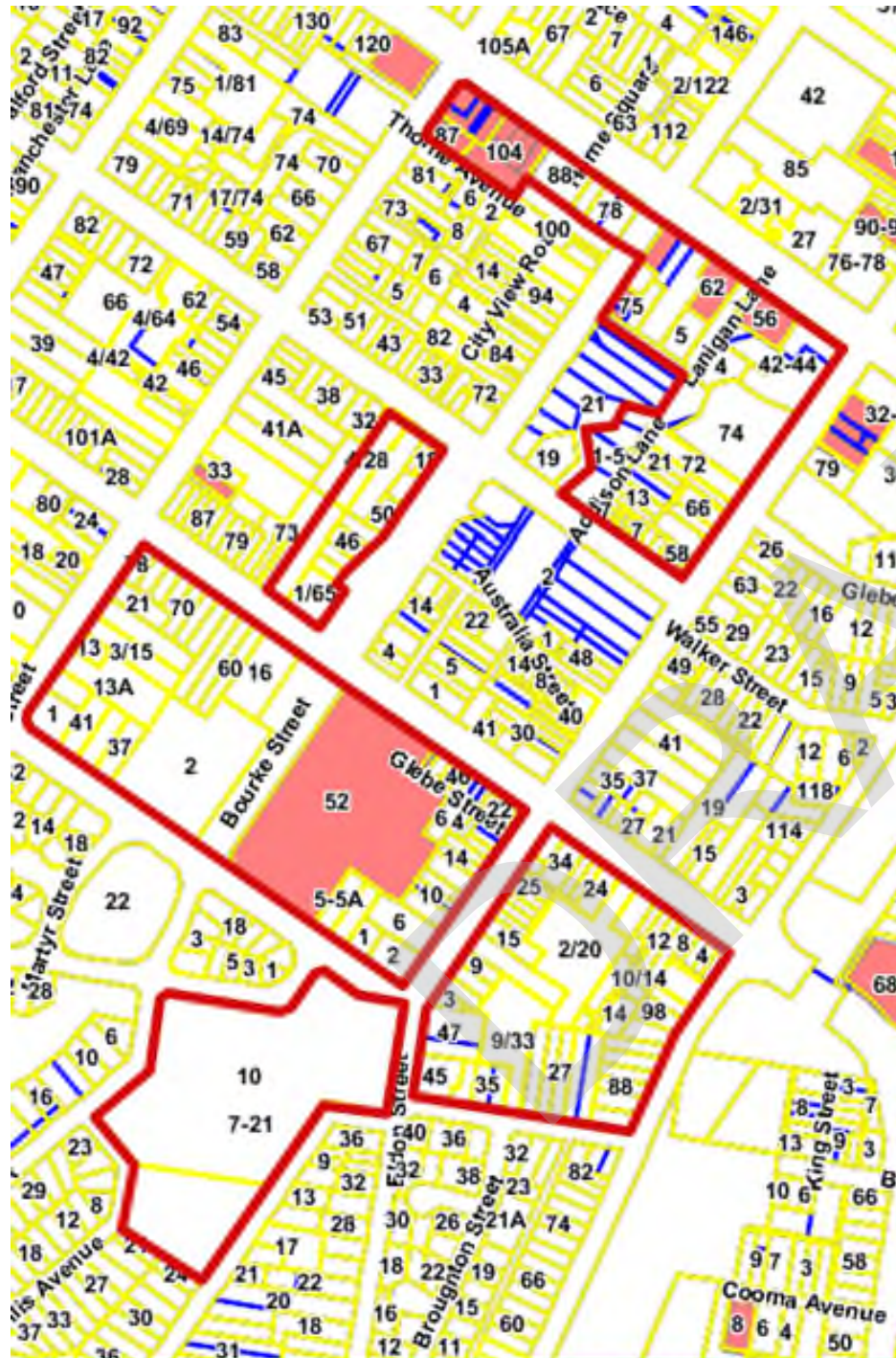


Category	Summary
FPCC1	FPCC1 identifies the most significantly constrained areas, with high hazard or significant flood flows present. Intensification of use in FPCC1 is generally very limited except where uses are compatible with flood function and hazard.
FPCC2	FPCC2 areas are the next least suitable for intensification of land use or development because of the effects of flooding on the land, and the consequences to any development and its users.
FPCC3	FPCC3 areas are suitable for most types of development. This is the area of the floodplain where more traditional flood-related development constraints, based on minimum floor and minimum fill levels, will apply.
FPCC4	FPCC4 is the area inundated by the PMF (extent of flood prone land) but outside FPCC1-3. Few flood-related development constraints would be applicable in this area for most development types. Constraints may apply to key community facilities and developments where there are significant consequences to the community if failed evacuations occur.

Source: Goulburn Floodplain Risk Management Study and Plan 2022



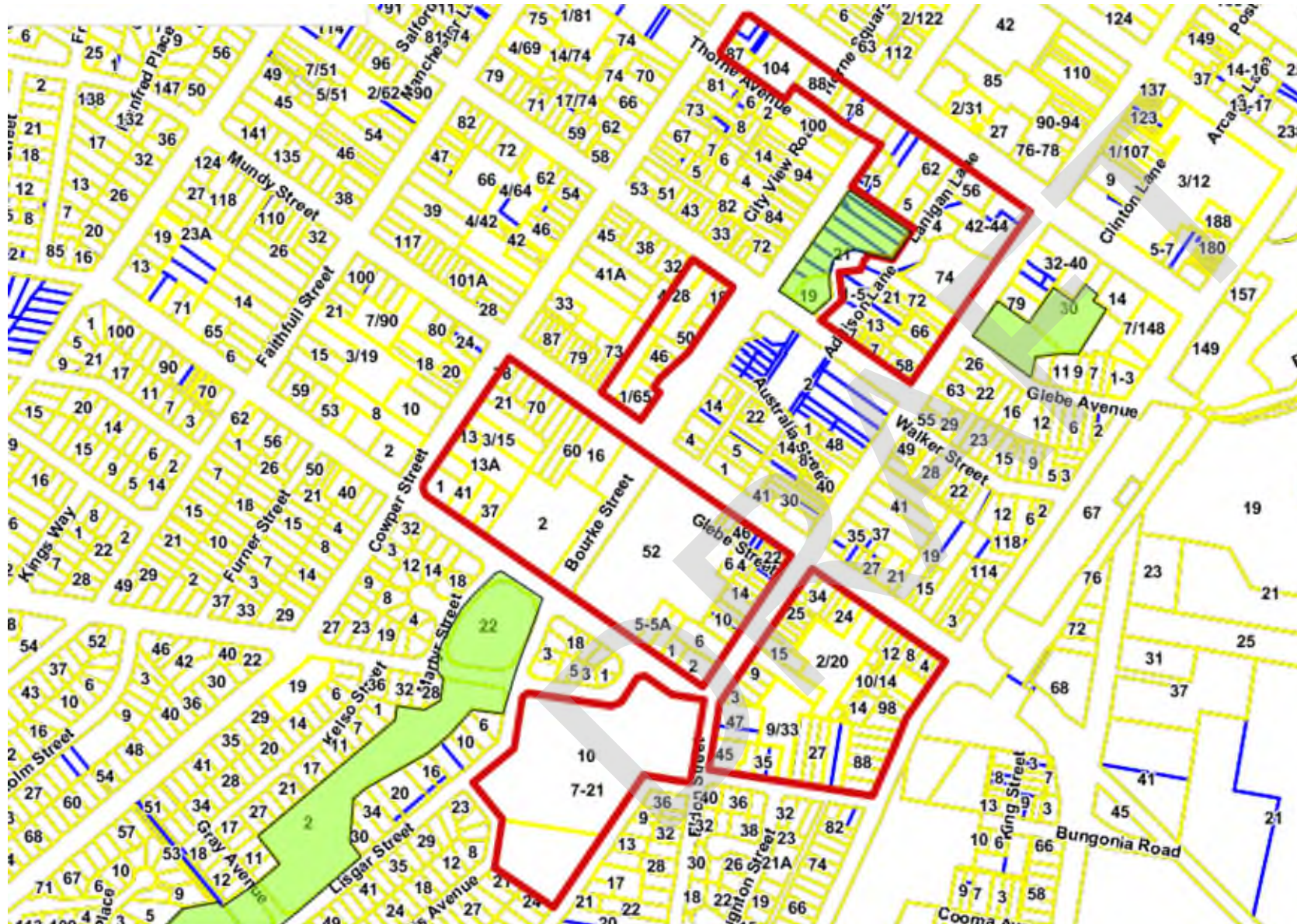
# Southern Gateway Precinct Constraint Mapping- Contamination



Potentially Contaminated Sites



# Southern Gateway Precinct- Open Space Locations







Southern Gateway Precinct Bus Route Map



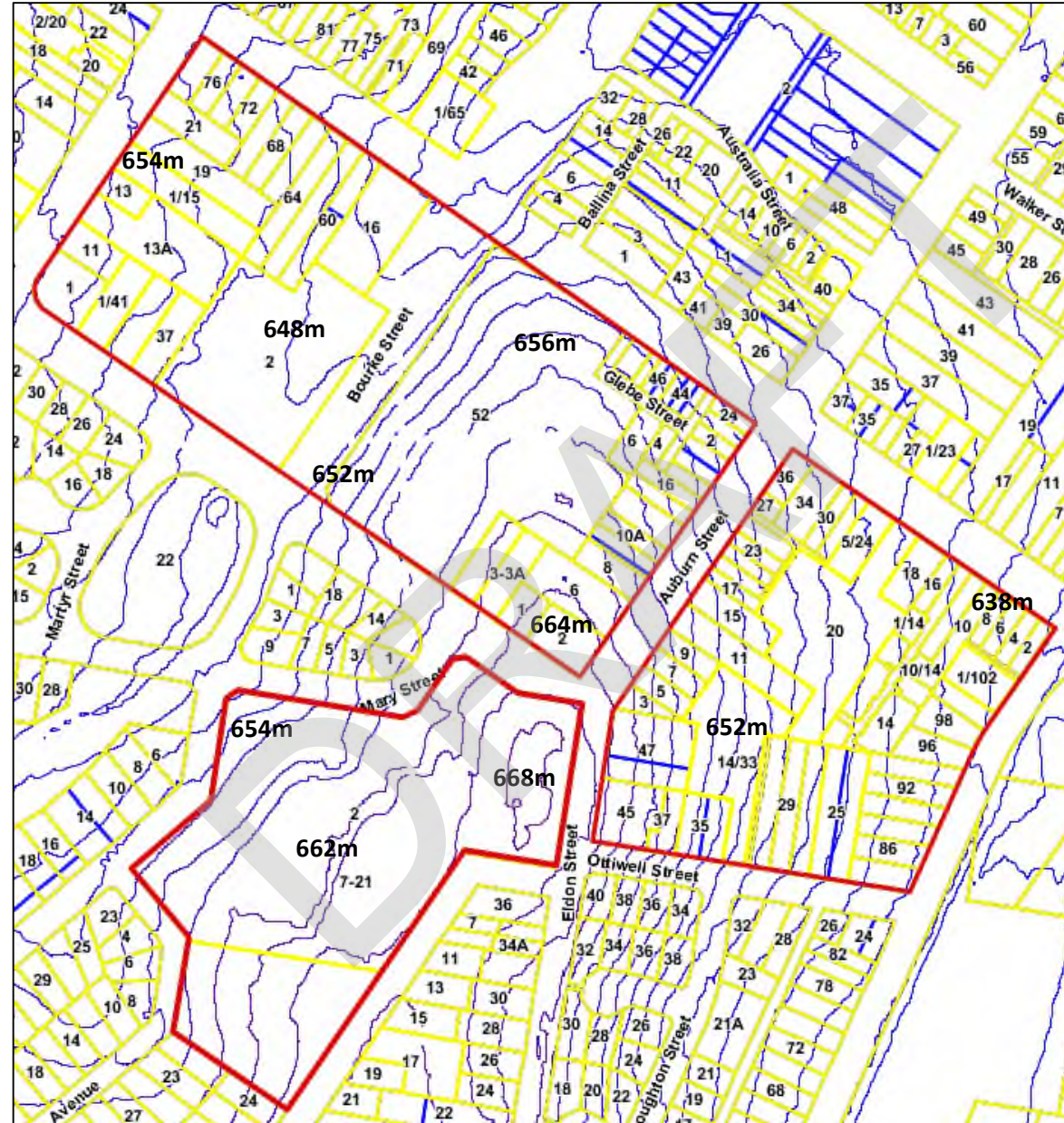


# Northern Gateway Precinct Bus Timetable- Route 823

Monday to Friday									
map ref	Route	823	823	823	823	823	823	823	823
		am	am	am	pm	pm	pm	pm	pm
<b>A</b>	<b>Goulburn Town Centre (Auburn St)</b>	8.28	9.28	10.48	12.08	1.38	2.58	4.18	5.18
<b>H</b>	Clinton Villas	....	9.34	10.54	....	1.44	3.04	....	....
<b>J</b>	Clinton St & Deccan St	8.32	9.36	10.56	12.12	1.46	3.06	4.22	5.22
<b>K</b>	<b>West Goulburn (Combermere St)</b>	<b>E8.35</b>	9.39	10.59	12.15	1.49	3.09	<b>E4.25</b>	5.25
<b>L</b>	<b>South Goulburn (Hill St)</b>	8.45	9.45	11.05	12.21	1.55	3.15	4.35	5.31
<b>A</b>	<b>Goulburn Town Centre (Auburn St)</b>	8.50	9.51	11.11	12.27	2.01	3.21	4.40	5.37

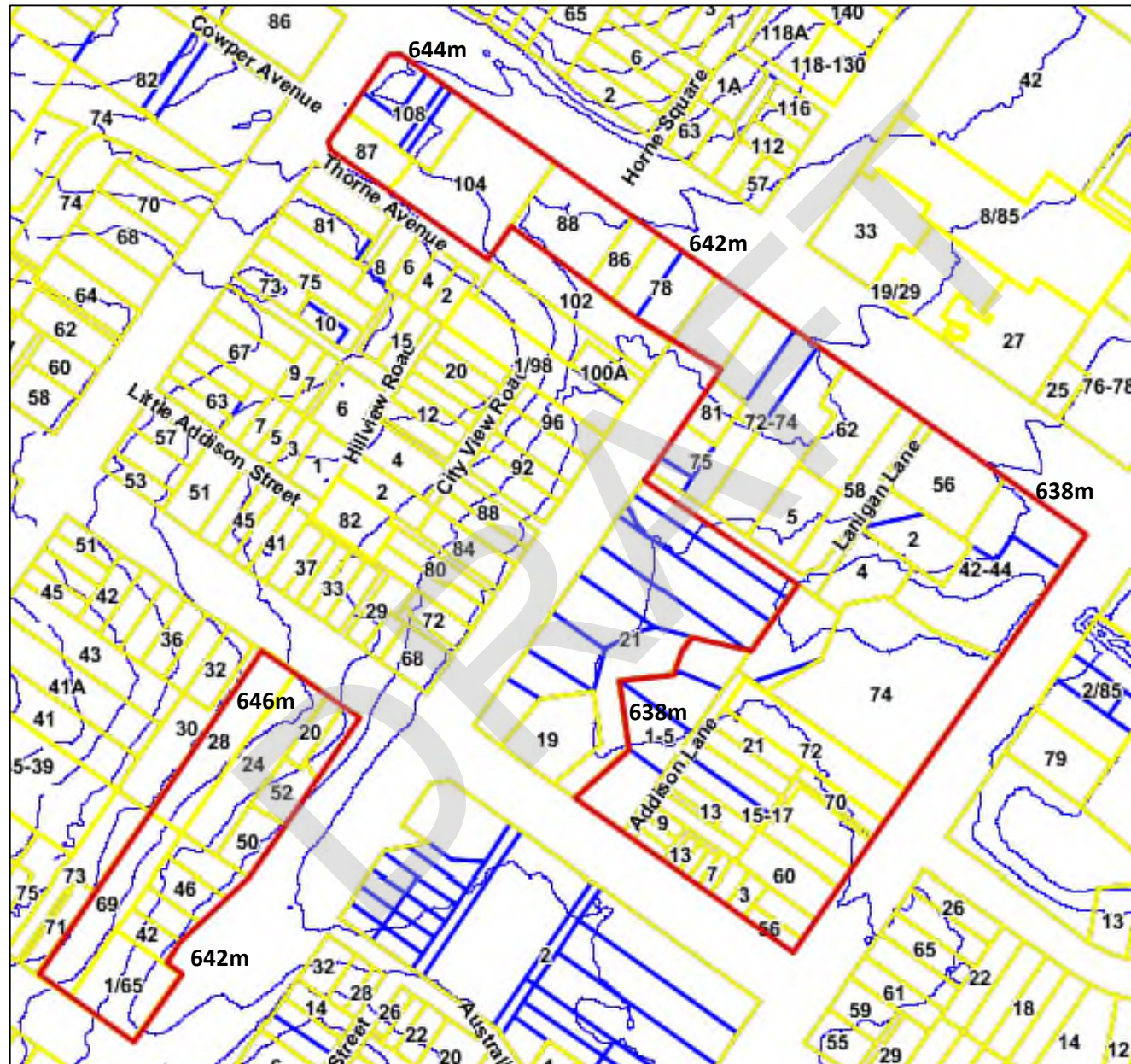
Saturday						
map ref	Route	823	823	823	823	823
		am	am	am	pm	pm
<b>A</b>	<b>Goulburn Town Centre (Auburn St)</b>	9.03	10.23	11.43	1.43	2.43
<b>H</b>	Clinton Villas	9.09	10.29	....	1.49	2.49
<b>J</b>	Clinton St & Deccan St	9.11	10.31	11.47	1.51	2.51
<b>K</b>	<b>West Goulburn (Combermere St)</b>	9.14	10.34	11.50	1.54	2.54
<b>L</b>	<b>South Goulburn (Hill St)</b>	9.20	10.40	11.56	2.00	3.00
<b>A</b>	<b>Goulburn Town Centre (Auburn St)</b>	9.26	10.46	12.02	2.06	3.06

Southern Gateway Precinct (south)- 2m Contour Map



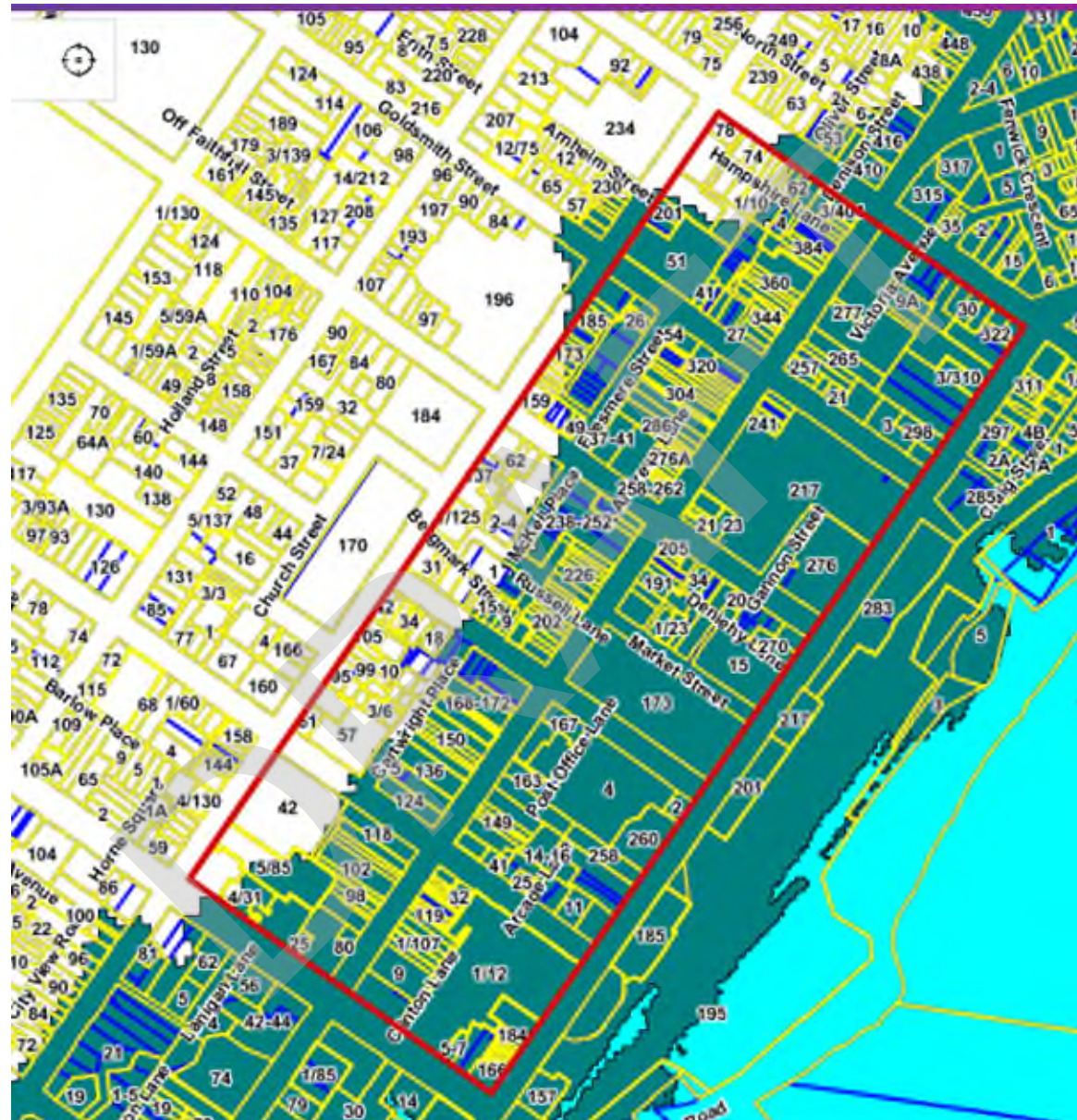




Southern Gateway Precinct (north)- 2m Contour Map





## CBD Core Constraint Mapping- Flood Planning Area



-  Flood Planning Area
-  Probable Maximum Extent

**Source:** Goulburn  
Floodplain Risk  
Management Study and  
Plan 2022



