



# CBD & Surrounds Transformation Survey

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## **SURVEY RESPONSE REPORT**

19 March 2024 - 05 May 2024

### **PROJECT NAME:**

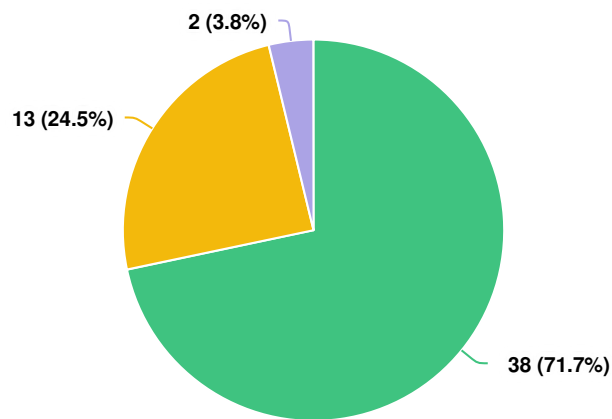
**CBD & Surrounds Transformation Project**

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# SURVEY QUESTIONS

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**Q1** | Do you agree or disagree with the following statement: You or someone you know would benefit from smaller 1 or 2 bedroom acc...

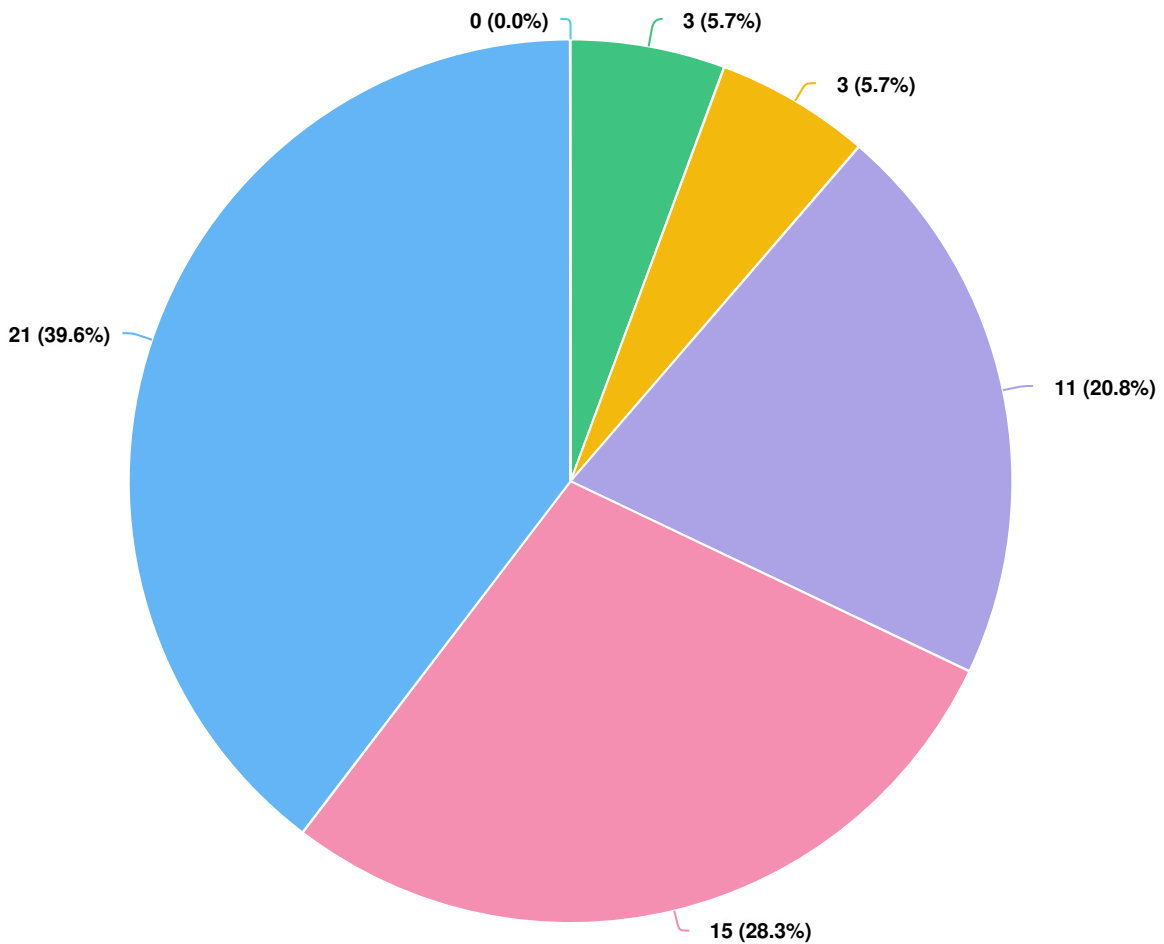


**Question options**

- Agree
- Disagree
- Other (please specify)

Mandatory Question (53 response(s))  
Question type: Radio Button Question

**Q2 On a scale of 1 to 5 how important is providing a mix of housing types in Goulburn?**



**Question options**

- 1- Not Important at all (There is no perceived need to offer different types of housing)
- 2- Slightly Important (A limited mix of housing types might be considered beneficial, but it is not a priority)
- 3- Moderately Important (There is an acknowledgement that a mix of housing types can benefit the community by addressing different needs and preferences)
- 4- Very Important (Providing a mix of housing types is seen as essential to cater to the diverse needs of the community, including different income levels, family sizes and preferences)
- 5- Extremely Important (The diversity of housing types is a top priority and is considered critical for the well-being and sustainability of the community)
- Other (please specify)

Mandatory Question (53 response(s))  
 Question type: Radio Button Question

**Q3 Further comments (optional)**

Screen Name Redacted

3/27/2024 09:42 AM

As long as Goulburn Council review the types of streets these houses goes into. For example my street has beautiful federation, post war homes, but then the street looks a mess with other styles like units that are run down and house people that try to break into cars and homes in our area. You go down many of the old streets and Council over the years have not been sympathetic towards the style of homes already in certain areas.

Screen Name Redacted

3/27/2024 03:18 PM

housing diversity is important in accommodating existing people and their differing housing needs, and also important to attract a range of people with different housing needs from outside the area by offering housing choice.

Screen Name Redacted

3/27/2024 03:18 PM

I will submit a separate written document

Screen Name Redacted

3/27/2024 04:35 PM

Greater diversity of housing provides a larger range of options for people. Given the increasing number of lone person and couple households, more appropriate housing types are welcomed.

Screen Name Redacted

3/29/2024 08:16 PM

People move to goulburn for the bigger houses and yards, and to get away from apartment blocks and houses all crammed together

Screen Name Redacted

4/03/2024 09:30 AM

There is a growing need for townhouse style developments close to essential services. This can benefit young single professionals (such as in the local health sector) and older people, and is supported by census data showing a decline in household sizes (in terms of number of people per household) over recent years.

Screen Name Redacted

4/05/2024 08:48 AM

I think it would be good to see more housing diversification in Goulburn. Not everyone is part of a 'traditional' nuclear family needing a large house. Many young people and professionals are struggling to find affordable accomodation to live an work locally. Rentals have always been very difficult to source.

Screen Name Redacted

4/07/2024 02:06 PM

Very important for retaining and attracting young people to consider Goulburn as a desirable place to work and live.

Screen Name Redacted

4/11/2024 07:59 AM

Boxing people up in small close units is not a solution.

Screen Name Redacted

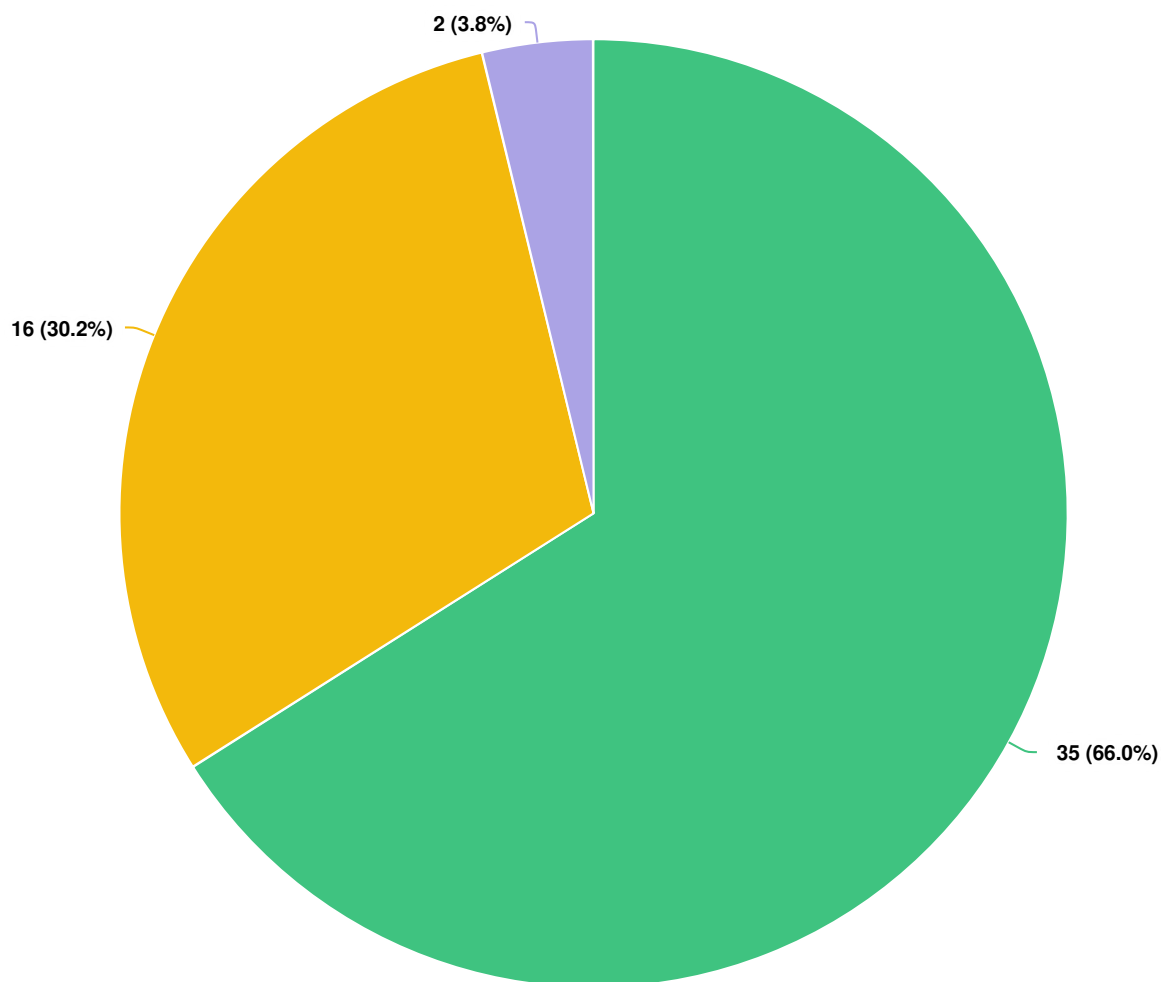
4/21/2024 04:22 PM

This is a country town with limited water supply. I have not seen any plan to increase the water infrastructure to cater for an additional 7,000 people. So irresponsible to focus solely on increasing population without the infrastructure to cater for it, especially after previous droughts.

**Optional question** (10 response(s), 43 skipped)

**Question type:** Essay Question

**Q4 | Do you think that Goulburn CBD could accommodate taller buildings?**

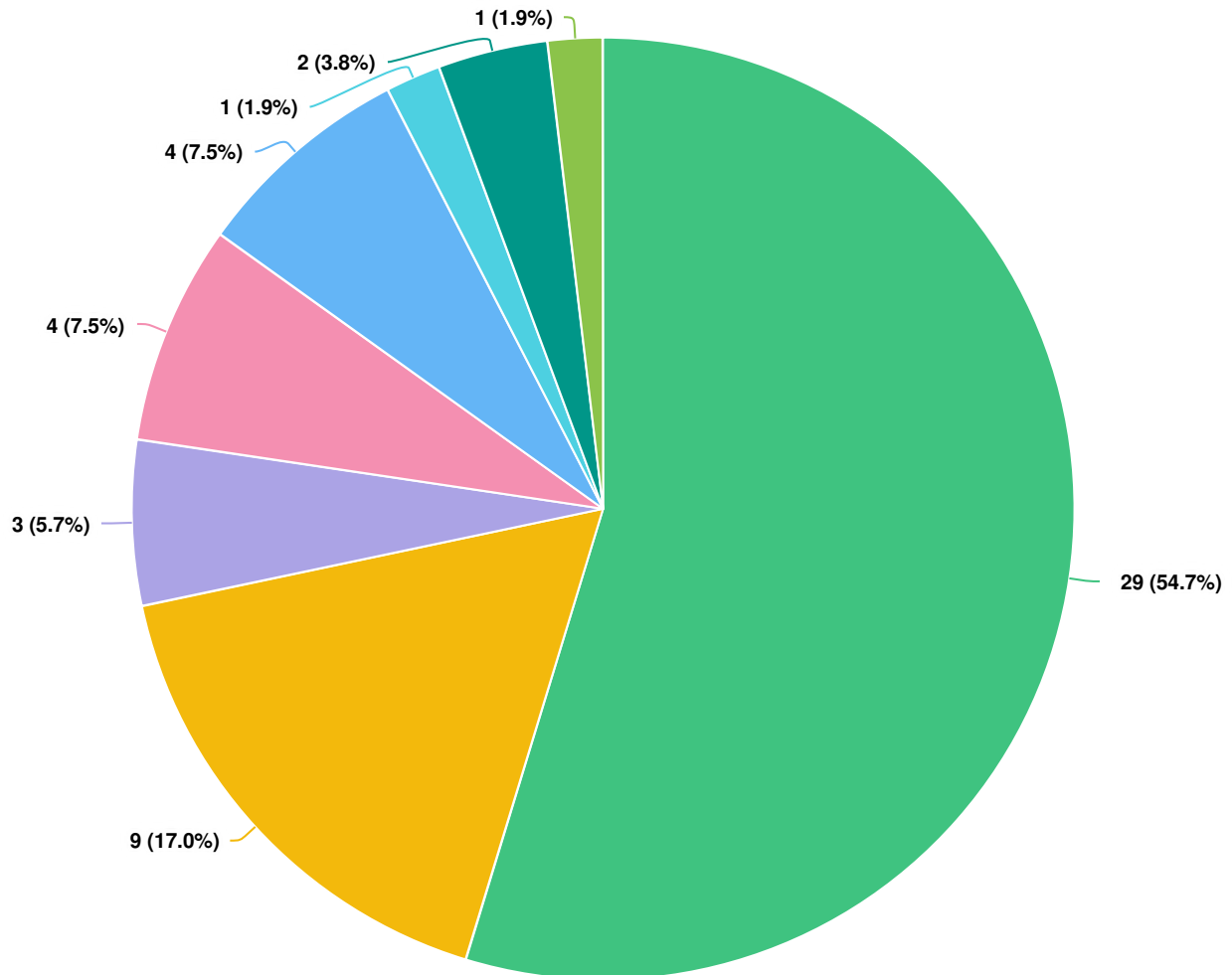


**Question options**

- Yes
- No
- Other (please specify)

Mandatory Question (53 response(s))  
Question type: Radio Button Question

**Q5** What would you consider a suitable height limit for buildings in Goulburn CBD?



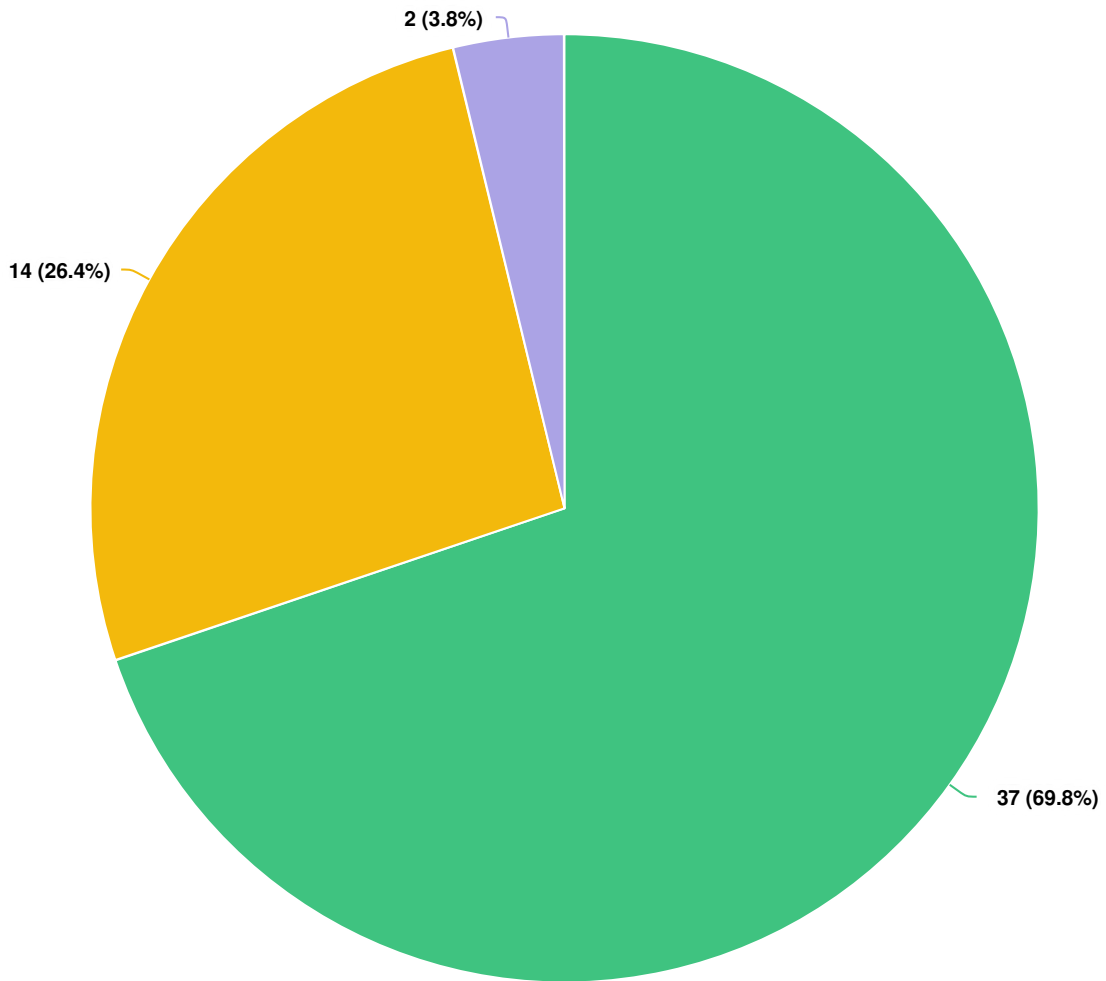
**Question options**

- 3- 4 storeys    
 ● 5-6 storeys    
 ● 7-8 storeys    
 ● 9-10 storeys    
 ● 11-12 storeys    
 ● 13-14 storeys
- 14-15 storeys    
 ● 16+ storeys

Mandatory Question (53 response(s))  
 Question type: Radio Button Question



**Q6 | Do you think areas directly adjacent Goulburn CBD could accommodate taller buildings?**



**Question options**

- Yes
- No
- Other (please specify)

Mandatory Question (53 response(s))  
Question type: Radio Button Question

**Q7 Further comments (optional)**

Screen Name Redacted

3/27/2024 09:42 AM

We are a country city, doesn't mean we have to look like Sydney.  
Taller buildings will over shadow beautiful buildings we already have

Screen Name Redacted

3/27/2024 03:18 PM

Goulburn's CBD historically accommodated dwellings above commercial shop fronts. Why not expand on this and allow higher heights? why not create incentives for developers to invest and attract diversity in housing in the CBD where services already exist.

Screen Name Redacted

3/27/2024 03:18 PM

see previous comment

Screen Name Redacted

3/28/2024 08:51 AM

Retain character of Goulburn. Dont create horrible walls of tall building, blocking light and hiding the lovely old buildings

Screen Name Redacted

3/29/2024 08:16 PM

We will loose our country charm n turn into Sydney or Canberra.  
Those people are moving to goulburn to escape that

Screen Name Redacted

4/01/2024 12:05 PM

If it was decided to do more than 3 to 4 levels we run the risk of blocking out the light the main Street would become dark and gloomy like some major city's. Sydney and the cold coast are completely blocked from the light it's no longer a Nice place to visit.

Screen Name Redacted

4/02/2024 04:53 PM

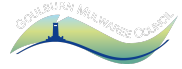
In my opinion the heritage and regional centre character of Goulburn will be destroyed if buildings higher than 4 storeys start to proliferate around the CBD. However, I will strongly support well-considered solutions that encourage sympathetic development of selected areas near the CBD and other commercial areas.

Screen Name Redacted

4/03/2024 09:30 AM

As a small regional city, height limits of 4 storeys seem reasonable and not contradictory to the existing heritage character. Some landmark sites at key cbd intersections may even warrant heights of 5-6 storeys (such as the old petrol station sites at auburn & Bradley Sts and Clinton & Bourke Sts). There is ample land in Goulburn for taller development beyond the cbd, however taller development should be confined to the cbd and (as demand arises) a future second (smaller) commercial centre to service the growing population in Goulburn's north.

<p>Screen Name Redacted 4/04/2024 03:32 PM</p>	<p>The CBD is capable of having some precincts where the height controls are substantially increased, however these areas require careful identification following consideration of other important aspects to CBD character such as heritage, view lines, impacts of overshadowing on public parks etc.</p>
<p>Screen Name Redacted 4/05/2024 08:48 AM</p>	<p>I don't agree 'high-rise' buildings would be suitable for Goulburn. But 3-4 story apartments could work if they are sympathetic to the historical 'tone' of the city.</p>
<p>Screen Name Redacted 4/10/2024 07:29 AM</p>	<p>Up to three storeys in area surrounding the cbd.</p>
<p>Screen Name Redacted 4/11/2024 07:59 AM</p>	<p>The CBD height restrictions should remain, any taller and we will lose our heritage feel.</p>
<p>Screen Name Redacted 4/11/2024 07:37 PM</p>	<p>If a higher limit was introduced for buildings in the CBD careful consideration would need to be given to the shadowing effects. The buildings should also have larger common area around the buildings with major green spaces. The buildings should also have adequate off street parking for the residents. Solar passive constructions with renewable energy and green spaces on the roof tops. Water saving catchment facilities should be an integral part of any construction</p>
<p>Screen Name Redacted 4/14/2024 09:17 PM</p>	<p>Areas adjacent are residential and rural. Keep the taller buildings within the CBD</p>
<p>Screen Name Redacted 4/19/2024 03:21 PM</p>	<p>Not all land would be appropriate for tall buildings and there might only be a couple of suitable sites to accommodate the response to question 5. Additionally, the architectural design would greatly influence where a tall building could be integrated into the CBD.</p>
<p>Screen Name Redacted 4/21/2024 04:22 PM</p>	<p>This is an historical country town, with beautifl buildings and culture. Don't change it being Units and a Mall. Go and look at how ugly most of the CBD in Suburbs in Sydney and no why would you like to live like that. What are all these people in the town going to do? Its not like Sydney with hundreds of activities, restaurants, transport etc.</p>
<p>Screen Name Redacted 4/24/2024 06:37 PM</p>	<p>3-4 storeys is a good height for people: not overwhelming to look at; not 'bird-in-the-sky to live in; accessible by foot or lift.</p>



Screen Name Redacted

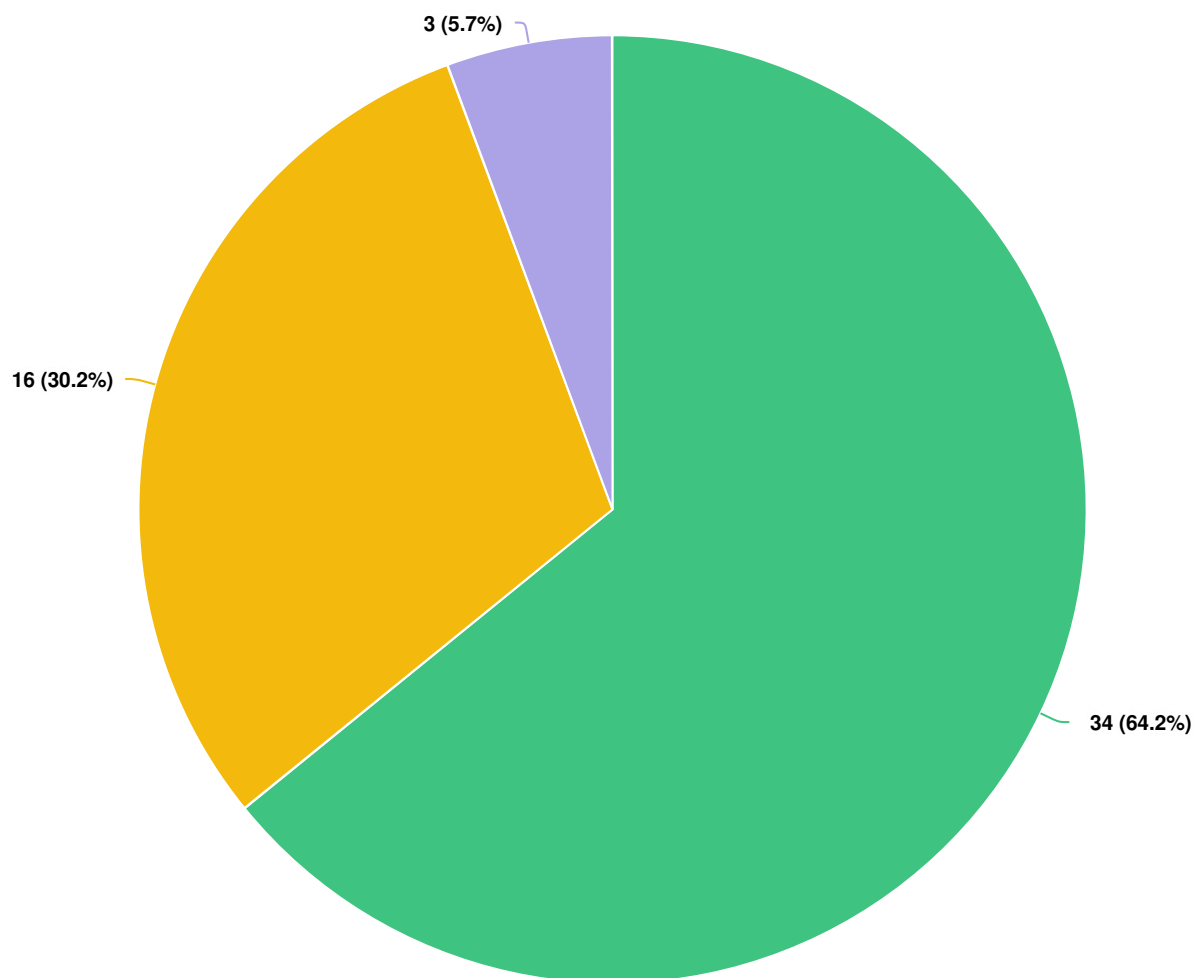
4/29/2024 12:49 PM

Taller buildings only should be allowed outside heritage areas, and then limited to 3-4 storeys. CBD should not have any taller buildings than 2-3 storeys.

**Optional question** (18 response(s), 35 skipped)

**Question type:** Essay Question

**Q8 | Have you or someone you know struggled to buy a property in Goulburn due to rising property prices?**

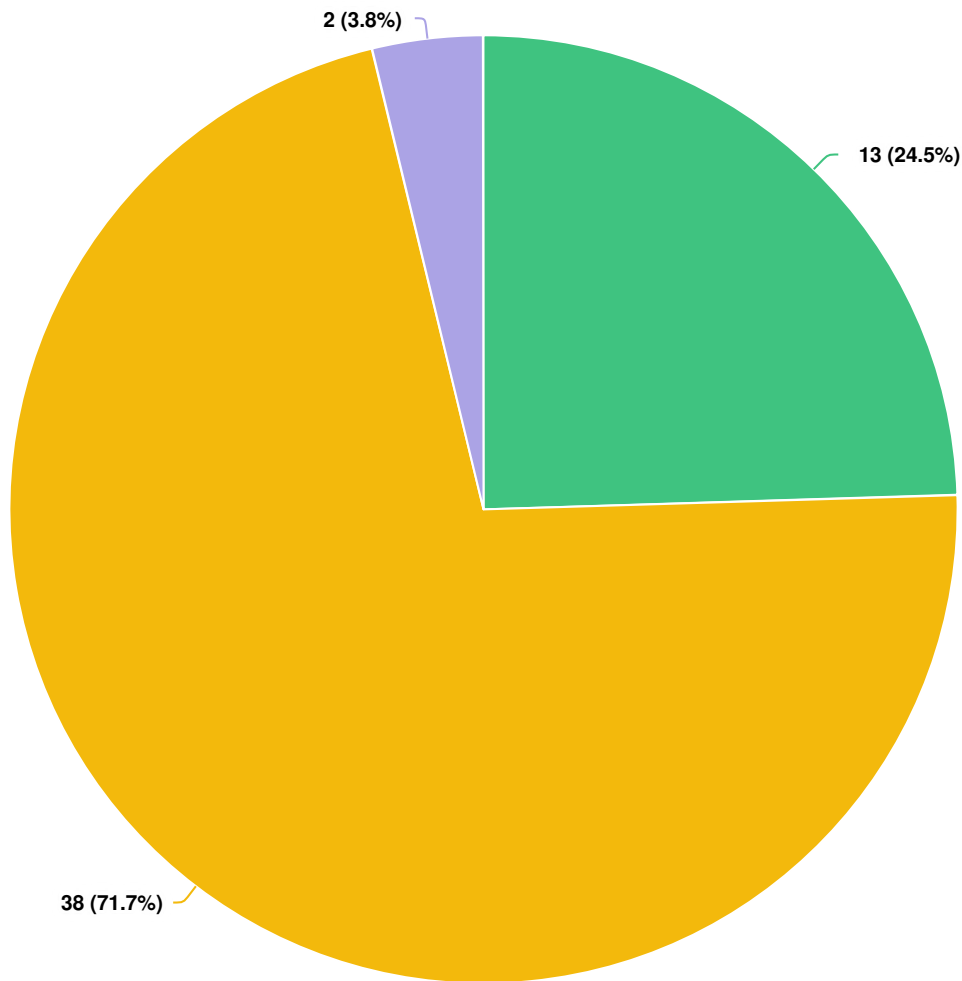


**Question options**

- Yes
- No
- Other (please specify)

Mandatory Question (53 response(s))  
Question type: Radio Button Question

**Q9** | Do you live in a property in Goulburn which has more bedrooms than your current needs?



**Question options**

- Yes
- No
- Other (please specify)

Mandatory Question (53 response(s))  
Question type: Radio Button Question

**Q10 | Further comments (optional)**

Screen Name Redacted  
3/27/2024 09:42 AM

With the prices of houses and rents already in and around Goulburn, this is why there is a fight against the rate increase, as this will just add to this issue!

Screen Name Redacted  
3/27/2024 01:34 PM

Need 5 bedrooms but can't afford.

Screen Name Redacted  
3/27/2024 03:18 PM

More dwellings will increase housing Housing choice and smaller dwellings will create more housing diversity. This will result in less competition for housing and make property more affordable.

Screen Name Redacted  
3/27/2024 04:35 PM

I currently live in a three bedroom property that is only accommodating two residents.

Screen Name Redacted  
3/27/2024 09:58 PM

As mentioned before, these smaller units MUST be affordable. If they are not affordable this is a waste of time.

Screen Name Redacted  
3/29/2024 08:16 PM

5 bedroom n all in use

Screen Name Redacted  
4/03/2024 09:30 AM

Issues such as negative gearing, and allowing superannuation to be used for a home deposit have contributed to an unsustainable housing bubble in Australia. These are some of the leading causes of housing unaffordability and are unfortunately beyond Council's control.

Screen Name Redacted  
4/05/2024 08:48 AM

Rentals have always been hard to find in Goulburn, even before the current housing crisis. Building more affordable housing should be high on local, state and commonwealth government agendas.

Screen Name Redacted  
4/05/2024 10:47 AM

I would love to see the CBD and surrounds developed with increased density - the GPAC is a great example of blending new architecture with heritage to revitalise existing buildings and improve the use of the CBD. There's no reason residential development can't be as effective.

Screen Name Redacted

4/07/2024 02:06 PM

Goulburn remains one of the most affordable precincts within reasonable commuting distance from Canberra.

Screen Name Redacted

4/11/2024 07:59 AM

My home is 170 years old , it has more B/rooms than we need, but why would anyone change this house . It is on the fringe of Goulburn ,but inside of the town boundary.

Screen Name Redacted

4/11/2024 07:37 PM

I live on a small rural holding 15km from the CBD with solar power supplementing our electricity demand and self sufficient with water supply. I believe that with Climate Change it is our responsibility to become more self sufficient. In this regard Council should be introducing planning policies to encourage all new dwellings to be solar passive, retain onsite rainfall and install solar panels.

Screen Name Redacted

4/17/2024 09:52 AM

We don't have enough bedrooms

Screen Name Redacted

4/21/2024 04:22 PM

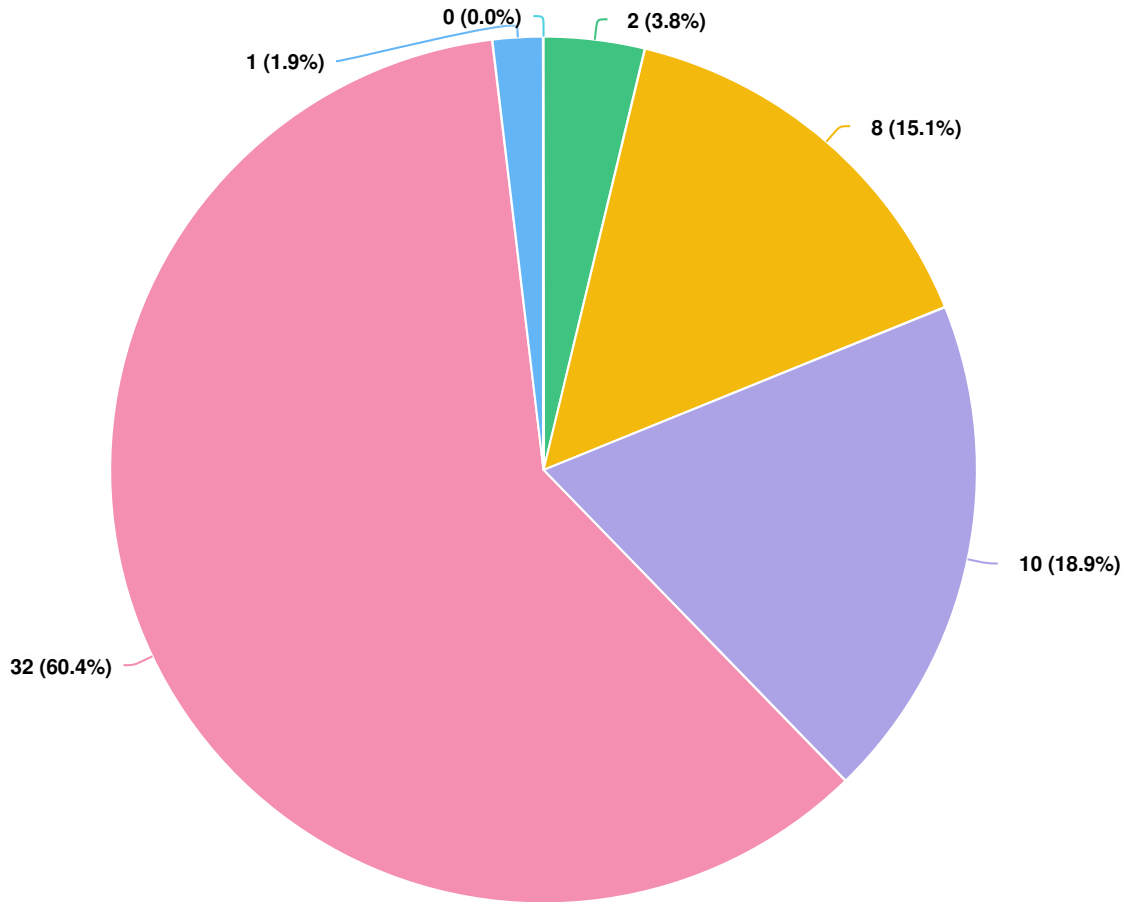
Once you build those units, they will not remain cheap, you will push the prices up. I find Number 9 a very odd and concerning question. Whether people have more bedrooms than live there is their business - not yours or the State/Federal Government. People look after their grandchildren and families/friends visit and need a place to stay. People can rent their rooms out if they choose as a rental income. Stop Immigration and stop Foreign Investors from buying our houses, that would alleviate the Housing issues, but we seem to keep going down the above rabbit hole.As proven by this current State and Federal Government, you can't outbuild Immigration.

**Optional question** (14 response(s), 39 skipped)

**Question type:** Essay Question



**Q11 | On a scale of 1 to 5 how important is maintaining Goulburn`s Heritage?**

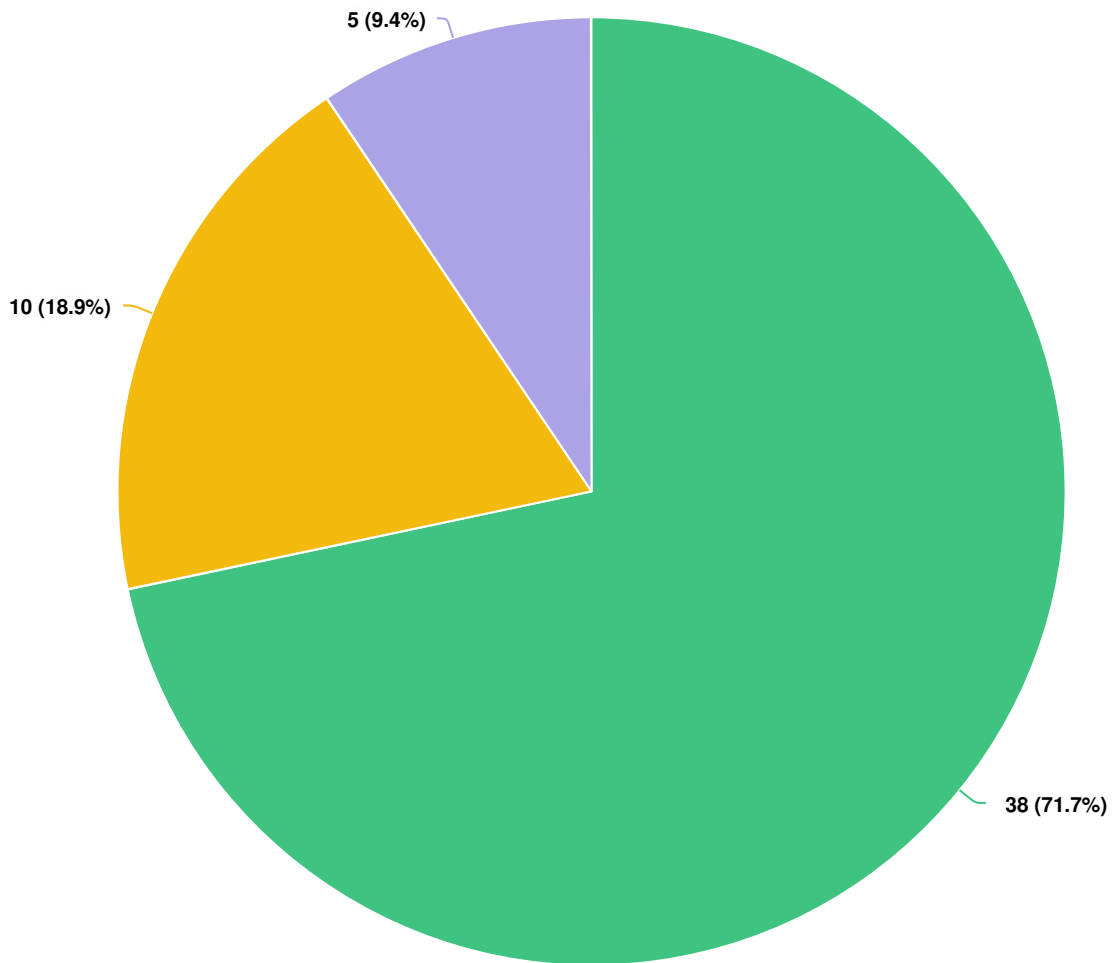


**Question options**

- 2- Slightly Important (Some historical elements may be preserved, but only when it does not significantly impede new development)
- 3- Moderately Important (There is a balance between development and heritage preservation. Some efforts are made to maintain historical buildings but not at the expense of significant progress)
- 4- Very Important (Strong efforts are made to preserve historical buildings. Development is carefully planned to ensure it does not negatively impact upon heritage)
- 5- Extremely Important (Preserving heritage is seen as crucial to the community`s identity. Extensive effort is dedicated to maintaining historical sites. Development is significantly influenced by the need to protect heritage assets)
- Other (please specify)
- 1- Not Important at all (No value is seen in preserving historical buildings. Development is prioritised without regard to historical significance)

*Mandatory Question (53 response(s))  
Question type: Radio Button Question*

**Q12 | Do you think that Auburn Street's commercial shop fronts should be retained for retail and commercial uses?**

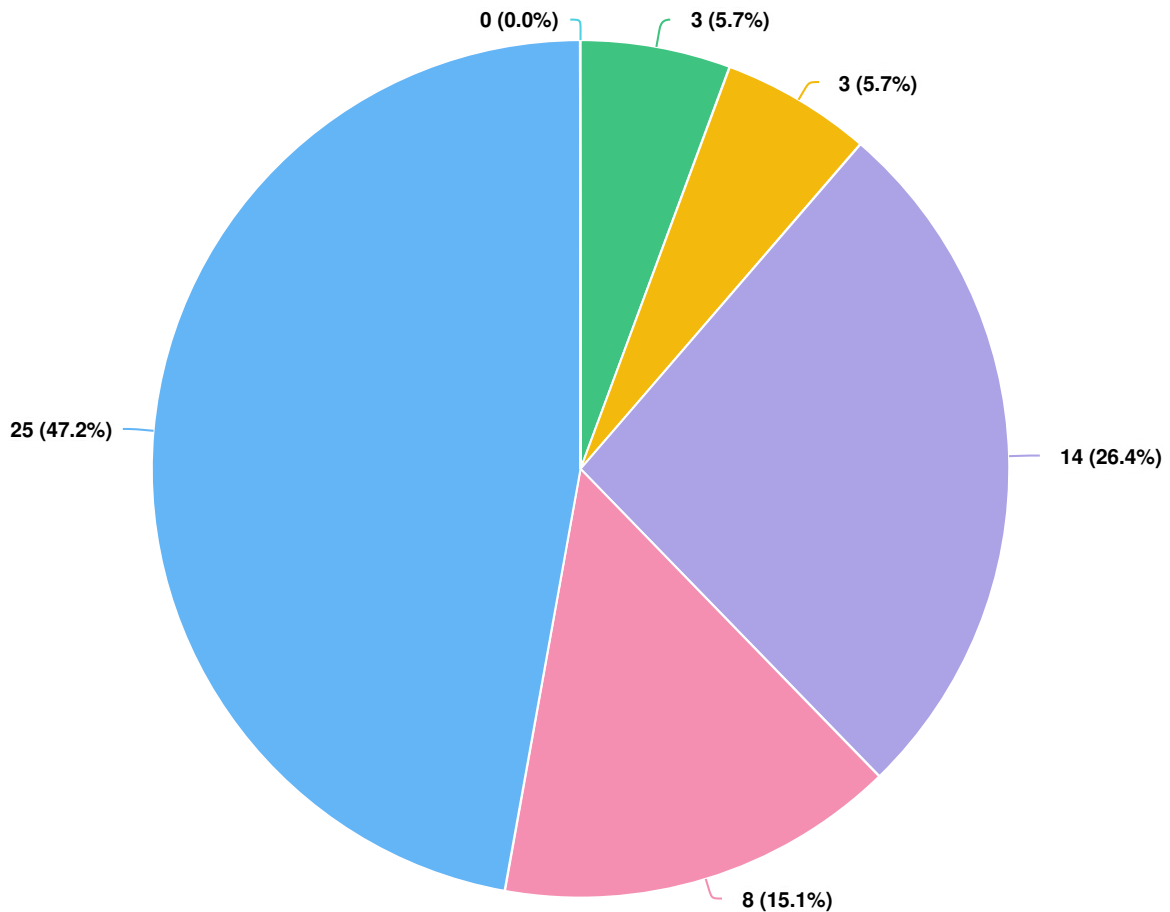


**Question options**

- Yes
- No
- Other (please specify)

*Mandatory Question (53 response(s))  
Question type: Radio Button Question*

**Q13 | On a scale of 1 to 5 how important is maintaining the continuous row of shop fronts along Auburn Street?**



**Question options**

- 1- Not important at all (There is little to no value placed on preserving the continuous row of shop fronts. Changes, redevelopment, or discontinuity of the shop fronts is acceptable)
- 2- Slightly Important (Some historical elements may be persevered, but only when it does not significantly impede new development)
- 3- Moderately Important (Maintaining the continuous row of shop fronts has benefits, including preserving the area's character and supporting local businesses. Efforts are made to maintain continuity, but some exceptions or changes are allowed)
- 4- Very Important (Preserving the continuous row of shop fronts is important for maintaining historical integrity, aesthetic appeal, and the local economy. Strong efforts are made to ensure any developments or renovations respect his continuity).
- 5- Extremely Important (The continuous row of shop fronts is critical to an area's identity, heritage, and economic health. Preservation of this continuity is a top priority, development should contribute positively to maintaining this characteristic)
- Other (please specify)

Mandatory Question (53 response(s))  
 Question type: Radio Button Question



**Q14 Further comments (optional)**

Screen Name Redacted

3/27/2024 09:42 AM

Maybe if council put money and time into helping owners of these buildings restore the facades instead of other pointless projects, our main street could look beautiful again

Screen Name Redacted

3/27/2024 01:34 PM

Not supportive of turning Auburn into some high rise residential slum, but you don't mention being able to remove architecturally significant buildings (that are not of significance internally and just keep the fascades, so new buildings that blend with the old can be built into/around them.

Screen Name Redacted

3/27/2024 02:14 PM

The CBD should be allowed to flow and evolve with the times and needs of commercial interests. Significant heritage items should be identified and maintained but the rest of the street should be allowed to develop and reflect the architectural values of the time and not reflect a period of 100 years ago. There are a whole lot of specialty style shops that do not seem to support the current trends in retail business. Thought should be placed in to encouraging professional services in to the main street to encourage foot traffic for retailers

Screen Name Redacted

3/27/2024 03:18 PM

introducing non commercial uses at street level can change the character of Auburn Street and would inactivate the street frontage. we need to preserve the commercial precinct of Auburn Street

Screen Name Redacted

3/27/2024 03:18 PM

there will be comment in the additional statement.

Screen Name Redacted

3/27/2024 09:58 PM

I think more money should go into encouraging shops at both ends of the street so the whole street can stay alive.

Screen Name Redacted

4/01/2024 12:05 PM

In many instances towns have pulled down or lost their heritage building. In some major city's it was a problem for many years, eventually the city's had to replace and restore many buildings back to there former glory which inturn cost much more than selling of to developers.

Screen Name Redacted

4/02/2024 02:59 PM

The other issue is the heritage street front needs to be adequately maintained/restored. There is no point in having rundown heritage buildings. If 'heritage like' building are allowed it also ruins the

character, the workers club, target and rivers/collective buildings are awful and lower the heritage feel

Screen Name Redacted

4/05/2024 08:48 AM

In saying that maintaining the Auburn St shop fronts is important, many small businesses are short lived and struggle to survive paying high rents in the current climate. Rents for businesses need to be more reasonable to help businesses thrive rather than struggle to survive. Property owners along Auburn St often own multiple properties and anecdotally do not appear interested in charging reasonable rents to small business that would otherwise provide a valuable contribution to activity and provide varied services in the CBD.

Screen Name Redacted

4/07/2024 02:06 PM

Some interspersal of well design moderate high rise accommodation would be desirable where heritage values have been destroyed in some shop fronts.

Screen Name Redacted

4/11/2024 07:59 AM

Changing what we have now will disrupt the heritage feel of this city. One reason people come here is for heritage. Otherwise you may as well live in a place like Campbelltown.

Screen Name Redacted

4/11/2024 07:37 PM

GPAC is a great example of how a modern facility can be built yet still retain the culture, heritage and identity of Goulburn

Screen Name Redacted

4/17/2024 09:52 AM

A reduced number of shops might improve the severe lack of parking in the main street

Screen Name Redacted

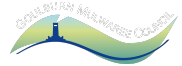
4/19/2024 03:21 PM

Some of the shop fronts are not sympathetic 1960/70 additions to the heritage of the Goulburn these could be removed creating an opportunity to introduce different uses and connectivity back to main car parking areas

Screen Name Redacted

4/21/2024 04:22 PM

I moved to Goulburn years ago and moved away from the Mall Mentality where the shops are replica from one suburb to the next - uninspiring and no individual uniqueness It is so refreshing to walk down the main street Auburn Street and find all of those different and unique shops. I still love it. You rarely get that in Sydney/Canberra anymore. That is something you could use in advertising tourism for Goulburn - it should be such a selling point. A one street town with shops, cafes, unique shops, beautiful park, markets. Don't try and crowd in units and then have a mall. Where are the other 30,000



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suppose to park to do their shopping? Are the roads going to be upgraded to cater for this population as I don't see that in plan.

Screen Name Redacted

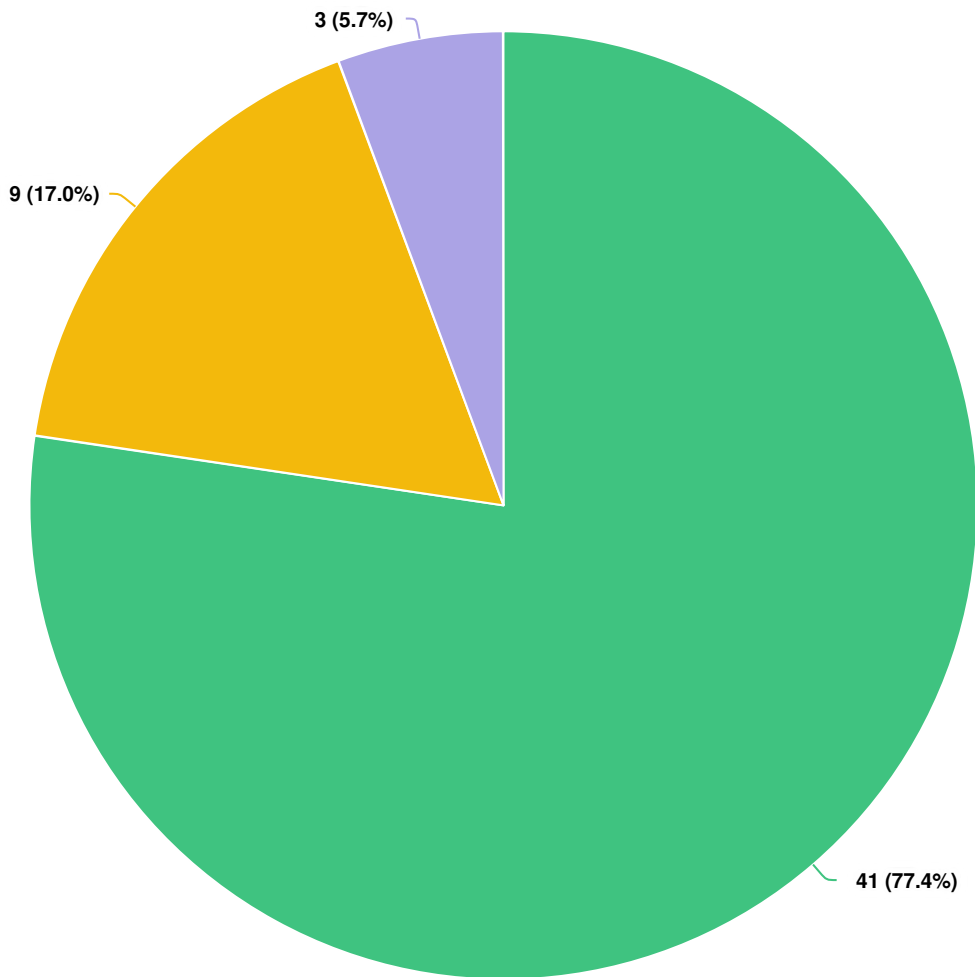
see Q12

4/24/2024 06:37 PM

**Optional question** (16 response(s), 37 skipped)

**Question type:** Essay Question

**Q15 | Would you or someone you know consider moving in or around Goulburn CBD if accommodation of a suitable size and price became available?**



**Question options**

- Yes
- No
- Other (please specify)

Optional question (53 response(s), 0 skipped)

Question type: Radio Button Question

**Q16 Further comments (optional)**

Screen Name Redacted

3/27/2024 09:42 AM

It takes 10 minutes to get from one end of Goulburn to the other (via car). Housing can be provided within the new estates and more public transport offered

Screen Name Redacted

3/27/2024 03:18 PM

There are people I know that would move into the Goulburn CBD if it was more affordable and dwellings on offer were of suitable size. I personally would not move into a CBD as i prefer living out of town in the rural area and value space and privacy.

Screen Name Redacted

3/27/2024 07:53 PM

Why is this focused on pushing people into the CBD, this town has many open and easy to access and use spaces to build units or houses or high rises , whatever your desires are. There is so much undeveloped are on the outskirts of town like Run O Waters, you are being deceitful trying to push hi density housing in the CBD. Who is pushing this ridiculous idea?

Screen Name Redacted

3/27/2024 09:58 PM

I am very happy to see council moving forward to address the housing crisis. Please make these houses affordable. Canberra recently took down a lot of apartments in Civic and put up more expensive ones leaving people to search elsewhere. Homes near the CBD should be prioritised for people with mobility issues (elderly, disability and those unable to drive) and for those who are not earning much money. When living spaces are placed close to town they often become accesible to only the top earners. This cannot continue. Please endeavour to make this fair and not leave your most vulnerable citizens behind.

Screen Name Redacted

3/28/2024 08:51 AM

suitable accomodation for older people particularly important to allow them to maintain indepedence with support close by. Small gardens and no stairs.

Screen Name Redacted

3/28/2024 12:14 PM

I understand this is focussed on the CBD - I would like to see another survey in relation to rural properties in the immediate Goulburn surrounds. Myself, and many people I. know, came to this area for affordable rural property close to a large centre...Goulburn is a perfect location to grow this type of property option for others, there is a real need for small rural properties within 15 minutes of Goulburn as not everyone wants to be half an hour out on larger rural acreage.



Screen Name Redacted

3/29/2024 03:55 PM

Why doesn't council assist landowners in planning to rezone large lots of land as marked in the housing strategy. Time is going so quickly and if Goulburn is ever to accommodate all of this housing by 2036 that is apparently required why aren't greenfield sites being rezoned to get things moving along quicker, enticing developers to town to develop the homes required, releasing more land should make it more affordable to newcomers and keep things competitive in the real estate market, If the government really wants to fast track housing, areas need to be rezoned and the initiative should be taken by council to assist with this. People will now be forced to downsize and live in 1/2 Bedroom places because of the lack of assistance by government, There is such an abundance of land in Goulburn (including within city limits) more needs to be done to get people to live comfortably without having to compromise.

Screen Name Redacted

4/05/2024 10:47 AM

I think all angled parking around Goulburn should be rear to kerb, I avoid angled parking as much as possible as front to kerb has the driver in the worst location for reversing out into traffic. Along Sloane Street and places where there's no shoulder, if there's a van or a large ute in particular parked next to you, you just have to hope nothing is coming when you pull out. I find it extremely stressful and dangerous. Rear to kerb locates the driver in the best position to see on-coming traffic to pull out safely.

Screen Name Redacted

4/10/2024 07:29 AM

Not personally for me, but i know both younger and older people that would like to live close to the CBD.

Screen Name Redacted

4/11/2024 06:26 AM

Does the council need to preserve the existing town centre, encourage development of satellite centres but begin to improve public transport around the town for connectivity between centres and services such as train - rhetorical thought

Screen Name Redacted

4/11/2024 07:59 AM

If we continually approve housing development in the CBD , just for the sake of population increase, we will lose our heritage, and a drawcard to this region. Heritage will suffer with any more major changes and will turn our heritage precinct into a dog's breakfast, of up and down buildings , crowded homes and congestion. A solution is to slightly increase our housing by making it easy to adapt above shop top accommodation, and maybe add a few backyard unit developments ,(single story) on the outer of our CBD. A major way to fix the housing problem and to keep our CBD in tact is to create a new CBD in a place like Mary's Mount/ Crookwell road area. This will eventually happen ( but after we have destroyed our CBD as it is now). Make a "NEW GOULBURN" with a new shopping area

chemists cafes shops petrol stations office buildings (of any height) as it won't matter out there. That is where the city is headed so why not build a new CBD to accommodate this region. The CBD we have now, would survive intact. I would even suggest closing of Auburn street from Montague street to Citizen street. This would create a lively pedestrian feel and slow this end of our city down at the same time bring vitality back to this whole heritage precinct. I am happy to be contacted by email re any of my statements and qualify anything. This is a brazilian idea but will work. Please consider this . Thank you  
Doug Rawlinson

Screen Name Redacted

4/17/2024 09:52 AM

Finding a park is a big problem in the main street. Increased density may reduce the amount of vehicle traffic if people are able to access amenities by foot.

Screen Name Redacted

4/21/2024 04:22 PM

Why would people want to live in the CBD? I understand in Sydney, where there is hundreds of restaurants, hundreds of activities (beaches/zoo) & transport to match, that is not the case in Goulburn. If you have kids, you need a car to take them to sporting and activities, living in the CBD no benefit. Where are they all going to park their cars and you will have traffic issues as the roads won't be able to cater for it.

Screen Name Redacted

4/24/2024 06:37 PM

The key phrase is 'suitable size and price'! I know my sons as young men would have been really grateful for the chance to rent a single or double unit in or near the CBD! As an older woman I'm glad my house is within walking distance of the CBD, library, GPAC, doctor, etc. If I did live further out, I'd be saying yes, yes, yes -- give me a chance to move close to the CBD!

Screen Name Redacted

4/29/2024 12:49 PM

The heritage values of the CBD and surrounding heritage precincts must be maintained. One of the key attractions of Goulburn for people moving to this region are the heritage values that have been maintained (sometimes insufficiently). We moved from Sydney specifically because of the heritage values, as did several of our friends.

**Optional question** (15 response(s), 38 skipped)

**Question type:** Essay Question