



Goulburn CBD Health Check 2023

A review of CBD vacancy, occupancy type, geographical concentration, & recommendations for future CBD assessment

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Executive Summary

The Central Business District (CBD) Health Check is a biennial review of vacancy, usage type and location of business within the CBD core defined by the E2 zone (Figure 1 & Figure 2).

The report collates data from on-site visits and in-house research by Council officers to provide indicators as to the health, vitality, and vibrancy of the commercial heart of Goulburn Mulwaree Local Government Area.

This study provides a valuable data base to act as a source of information which can inform council policy and strategies, ensuring that Council actions are appropriately focused on the most important issues affecting the CBD.

The Health Check is a point in time analysis, focusing on data collected in February 2023, but also draws upon data collected in December 2021 for a comparative analysis to reveal any patterns or trends relating to vacancies or use type within premises around the CBD.

The Health Check outlines the strategic policy context underlying the overarching priorities and actions within the [Local Strategic Planning Statement](#) and [Employment Land Strategy 2016](#).

The Health Check has divided commercial use types into 12 categories with their location identified on an occupancy map (Appendix A) and their frequency recorded within the CBD occupancy table (Appendix D). Vacancy rates have also been determined for the CBD core as whole and by individual street (Appendix E). A comparison between vacant units and heritage items has also been provided (Appendix C).

The headline findings of the Health Check are presented below:

- The CBD core has a total of 443 recorded commercial units;
- The 2023 CBD vacancy rate is 12.2% with a total of 54 vacant units;
- 48% of heritage listed properties in the CBD are vacant;
- Shops & retail are the most represented category within the CBD with 110 units and primarily focused along Auburn Street;
- Financial and professional services are the second most represented category in the CBD with 73 units with significant clusters on Auburn, Montague and Bourke Streets;
- Entertainment and Leisure is the most under-represented category in the CBD with 6 identified units;
- 1 in every 3 premises along Bourke Street (within the CBD core) are categorised within the Health and Well-being category;
- The CBD is well served by Government and Community services with 37 located within the CBD, and
- 12 licensed premises have been identified within the CBD providing evening activity.

The Health Check also makes suggestions for greater data gathering through future reviews to enable a deeper understanding of CBD occupancy trends and patterns.

Policy Context

Local Strategic Planning Statement (LSPS) – Adopted 18 August 2020

[The Local Strategic Planning Statement \(LSPS\)](#) sets out the 20 year vision for land-use in the local area with visions, objectives and planning priorities providing the rationale for how land-use decisions will be made to achieve the community's broader goals.

The LSPS describes the CBD as a major retail and administrative centre. The strategy outlines that improvements to the infrastructure would support additional retail, commercial and residential growth. The following extracts provide details of the land use challenges and planning principles relating to the Goulburn CBD.

Challenges for land use

- *Encouraging urban development and renewal whilst highlighting and enhancing a sense of place.*
- *Currently very little night time activity in the Goulburn CBD.*
- *Traditional retail is under threat from online shopping, it is important to recognise and enhance the values associated with the key public domain.*
- *Maintaining Goulburn's CBD as the main retail precinct in Goulburn, whilst also ensuring that new essential retail services are also provided within walking distance of new residential areas in the outskirts of Goulburn.*

Planning Principles

- *Ensure an appropriate mix of development within Goulburn CBD while maintaining its character and sense of place.*
- *Increase residential occupancy in Goulburn CBD, including activation of shop-top housing, whilst promoting an active main street and commercial centre.*
- *Encourage a vital night time economy in the Goulburn CBD.*

Council Actions

- *Promotion of Goulburn Mulwaree as a destination*
- *Streetscape/urban design improvements in main streets*
- *Retail Occupation audit in Goulburn CBD.*

The above extracts provide context for the need to observe the land uses and vacancy rates within the CBD. This data from the biennial CBD Health Check will allow Council to keep a running record of what is in the CBD and how the area is performing on a regular basis. It provides the foundation to determine progress in meeting the challenges, principles, and actions within the LSPS.

Employment Land Strategy 2016

[The Employment land Strategy 2016](#) informs Council and stakeholders on how to best support existing employment lands and identify new opportunities for encouraging employment business development through land use and infrastructure planning.

The below extract from the Employment Land Strategy details CBD related recommendations;

Recommendations:

- *Develop an Action Plan for the Goulburn Central Business District;*
- *Steering Committee to be set up (collaborative approach);*
- *Review existing Goulburn CBD Master Plan;*
- *Identify opportunities for sustainability of the town centre;*
- *Review of existing planning controls (urban design);*
- *Continued support of heritage conservation;*
- *Quick win projects e.g. shopfront painting, removal of old signage; and*
- *Investigate improved retail mix within the CBD.*

The CBD Health Check will provide baseline data to inform progress on these recommendations.

Why are we doing this review?

The CBD Health Check collects and summarises information about the various land uses within Goulburn's CBD. This includes the occupancy rates of buildings within the CBD, further separating the data to determine the occupancy rates of buildings that are heritage items. Additionally, it demonstrates the type of land use each building is being used for and any changes of use that occur in the 24 months period between checks. This will enable Council and the community understand how healthy the economy within the Goulburn CBD is from year to year and compare the increase and decrease of occupancy, and the types of occupants from year to year. This document can be used as a tool for Council in making strategic changes to the CBD area to improve the health of the economy. It could also be used by existing or prospective occupants to enable them to make sound business decisions on where to begin or expand their businesses. Additionally, it can be used as an evidence base to assess the need for any new business areas within the wider Goulburn region. Finally, it provides transparency to the community on the health of the Goulburn CBD.

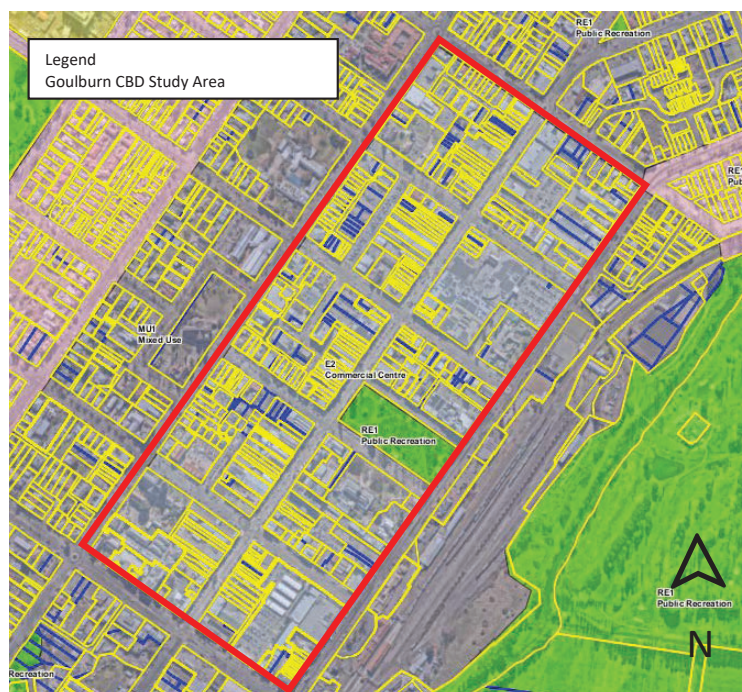
Research and Methodology

The Goulburn Central Business District (CBD) is the main business area of Goulburn and is zoned E2 Commercial Centre illustrated in Figure 1. The CBD is located towards the centre of town and is surrounded by Eastgrove, South Goulburn, West Goulburn, and North Goulburn, and the North-East industrial corridor. As illustrated by Figure 2, the CBD is located to the North-West corner of the wider Goulburn Mulwaree Local Government Area.

In December 2020, a desktop analysis was conducted to create a draft list of occupants on all the streets. This list was then checked on site one by one to determine which occupants were still there. From there, a colour coded map was drafted and tweaked which showed the categories of occupants in each street in the CBD. In December 2021, another on site analysis was completed, which amended the December 2020 list. The results of the 2021 site inspection were required as there was the potential for the 2020 study to be inaccurate due to many businesses being dormant during the Covid-19 pandemic. This made it difficult to see what businesses were closed temporarily during the lockdown period or if the businesses were permanently closed. It is acknowledged that the 2021 observation may have been impacted by ongoing business closures caused by Covid-19 restrictions.

In February 2023, a second site inspection was conducted to observe changes that had taken place since the last observation in December 2021. The data from this study was analysed to determine the current state of the CBD. The 2023 data was then contrasted to the 2021 dataset to draw comparisons and identify trends.

Figure 1: CBD Study Area



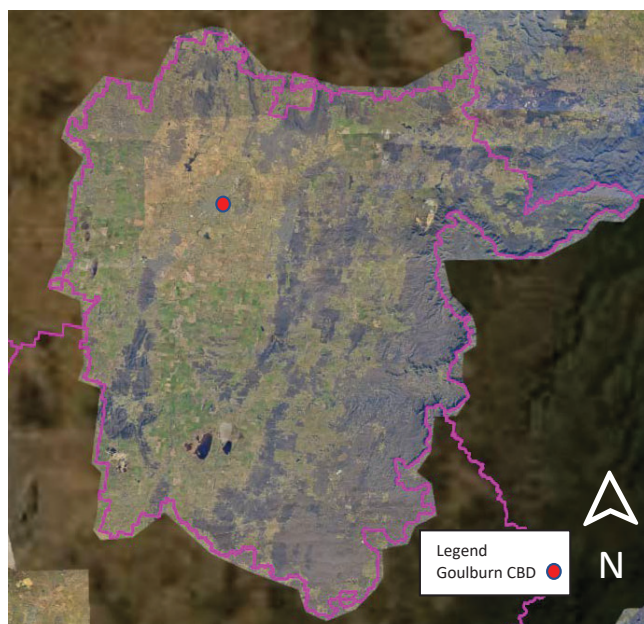


Figure 2: Goulburn CBD location in the LGA

The CBD has been categorised into 12 main land use categories and 2 miscellaneous land use categories. The 12 main land uses have been listed in Table 1 below with 2-3 relevant examples for each category.

Table 1: CBD Occupancy Use

Use Category	Example
Health and Wellbeing	<ul style="list-style-type: none"> - Gyms - Pharmacies - Dentists
Hair & Beauty	<ul style="list-style-type: none"> - Hairdressers - Barbers - Nail Salons
Financial & Professional Services	<ul style="list-style-type: none"> - Banks - Solicitors - Real Estate Agents
Government & Community Services	<ul style="list-style-type: none"> - Employment Agencies - Government Services - Churches
Shops & Retail	<ul style="list-style-type: none"> - Supermarkets - Clothing Shops - Newsagents
Auto Services	<ul style="list-style-type: none"> - Mechanics - Car Dealerships - Car Washes
Hotel & Motel Accommodation	<ul style="list-style-type: none"> - Hotels

	<ul style="list-style-type: none"> - Motels - Serviced Apartments
Restaurants, Takeaways & Cafes	<ul style="list-style-type: none"> - Restaurants - Takeaway Establishments - Cafes
Entertainment and Leisure	<ul style="list-style-type: none"> - Performing Arts Centre - Cinema - Arts Studio
Licenced Premises	<ul style="list-style-type: none"> - Pub - Bottle Shop - Club
Infrastructure	<ul style="list-style-type: none"> - Petrol Stations - Infrastructure lots (Telecommunications infrastructure and electricity substations)
Vacant Premises	<ul style="list-style-type: none"> - Vacant Commercial

The Vacant Commercial category has been broken down into vacant units that are heritage items and vacant units that are not heritage items. Heritage items are buildings of local and/or state heritage significance, which are listed in Schedule 5 of the *Goulburn Mulwaree Local Environmental Plan 2009*. The two miscellaneous categories are Park and Parking. There is one park within the Goulburn CBD, which has been identified on the map using tree symbols. Parking has been identified on the map with a black and white checker pattern as illustrated in Appendix A - CBD Occupancy Map 2023. The parking areas identified on the map includes off street parking for patrons and staff but does not include on-street parking on the main streets.

Residential land has not been included in the health check. The breakdown of 'Vacant Commercial' lots into heritage items and non-heritage items allows for an analysis on whether buildings being listed as heritage items contributes to vacancy.

Goulburn CBD consists of 10 major streets and 8 minor streets.

Table 2: Major and Minor Streets

Major Streets	Minor Streets
Auburn Street	Cartwright Place
Bourke Street	Ellesmere Street
Sloane Street	Hampshire Lane
Bradley Street	Lilac Place
Clifford Street	McKell Place
Clinton Street	Russell Lane
Goldsmith Street	Victoria Avenue
Market Street	Walker Lane
Montague Street	
Verner Street	

Auburn Street

Auburn Street forms Goulburn's main street and serves as the commercial heart of Goulburn Mulwaree LGA. The street is over a kilometre long and forms the central spine that connects the minor streets of the CBD. Auburn Street is characterised by 2-3 storey commercial facades with near continuous shopfronts at ground floor with most accompanied by awnings over the footpath with office or residential space above. The street has many categories of land use but primarily consists of Shops and Retail and Restaurants and Cafés. Auburn Street also has the only park within the CBD, which is bounded by Auburn Street, Sloane Street, Montague Street and Market Street.

Auburn Street has a total of 243 units with 110 listed as Local or State Heritage items.

Bourke Street

Bourke Street runs parallel to Auburn Street, with a mix of development but with a focus on Health & Wellbeing Services and Financial and Professional Services. The street includes two of the three petrol stations within the CBD, two places of worship and Goulburn Mulwaree Council Civic Centre and Library.

Bourke Street has a total of 37 units with 9 listed as Local Heritage Items.

Sloane Street

Sloane Street is a state classified road and includes the Main Southern Railway on the east side of the street with a number of listed railway related buildings, and a mixture of land uses on the west side of the street. The street runs parallel and to the east of Auburn Street and includes three of the eight CBD Hotel and Motel Accommodation premises.

Sloane Street has a total of 17 units with 6 listed as Local Heritage Items.

Bradley Street

Bradley Street forms the northern boundary of the CBD. The street is primarily Auto Services while the west end accommodates some Financial and Professional Services.

Bradley Street has a total of 10 units with 1 listed Local Heritage Item.

Clifford Street

Clifford Street is one of the central internal streets of the CBD and intersects with Auburn Street. The street has a mix of several different land use categories, but mainly focused on Health and Wellbeing and Government and Community Services. Clifford Street also creates a back access into the parking for Goulburn Square, which fronts Auburn Street.

Clifford Street has a total of 25 units with 1 listed as a Local Heritage Item.

Clinton Street

Clinton Street bounds the CBD to the south and intersects with Auburn Street and provides an access into Goulburn Marketplace. It is a central route through Goulburn. It includes a petrol station and has side frontage to accommodation establishments that front Auburn Street. The north-west side of the street has some newly developed buildings, while the north-east side of the street has mostly existing buildings.

Clinton Street has a total of 9 units with 1 listed as a Local Heritage Item.

Goldsmith Street

Goldsmith Street is a central internal road connecting Bourke and Sloane Street, intersecting Auburn Street and includes access to Goulburn Square public parking. Auto Services, Government and community services, and Financial and Professional services are the dominant premises use categories.

Goldsmith Street has a total of 22 units with 3 listed as Local Heritage Items.

Market Street

Market Street is a small street in the centre of the CBD that meets Auburn Street at the west and Sloane Street on the east and borders Belmore Park. The street primarily comprises of clubs and motel accommodation.

Market Street has a total of 7 units with 3 listed as Local Heritage Items.

Montague Street

The western side of Montague Street is almost completely dominated by Financial and Professional Services, the majority of those services being solicitors' offices. The north-east part of Montague Street borders Belmore Park, while the south-east part of the street is dominated by the Goulburn Courthouse which serves as a prominent landmark building.

Montague Street has a total of 23 units with 8 listed as Local Heritage Items.

Verner Street

Verner Street serves as an internal CBD street located between Clinton Street and Montague Street. The part of Verner Street that is within the CBD runs from Bourke Street to Sloane Street. The western part of Verner Street comprises of Government and Community Services and Hotel and Motel Accommodation. The eastern part of Verner Street is a mixture of Shops and Retail, Health and Wellbeing, and one Auto Services. The southeast part of Verner Street provides access to the car parking and shops of the Goulburn Marketplace.

Verner Street has a total of 31 units with 2 listed as Local Heritage Items.

Cartwright Place

Cartwright Place is a laneway that runs parallel to Auburn Street, located between Verner Street and Montague Street. Land uses are predominately parking and energy infrastructure.

Cartwright Place has a total of 1 unit with no listed Local Heritage Items.

Ellesmere Street

Ellesmere Street is a minor street that runs behind the west side of the CBD between Clinton Street and Goldsmith Street. It provides access to CBD parking and provides vehicle access to the bottle shop and a pedestrian link to Auburn Street. It also has a small number of Financial and Professional Services and Shops and Retail.

Ellesmere Street has a total of 4 units with no listed Local Heritage Items.

Hampshire Lane

Hampshire Lane is a small laneway that can be accessed from Bradley Street. It is mostly residential uses, but a frozen food wholesaler is also located on that street, which falls within the Shop and Retail category.

Hampshire Lane has a total of 1 unit with no listed Local Heritage Items.

Lilac Place & McKell Place

Lilac Place and McKell Place are located within the block of Auburn Street, Clifford Street, Bourke Street, and Montague Street. The main attraction in these two laneways is the Lilac Cinema, however there is also a child care centre, two medical centres and an architects office.

Lilac Place & McKell Place have a total of 5 units with 1 listed as Local Heritage Item.

Russell Lane

Russell Lane is a short laneway that joins Auburn Street to Lilac Place. The Auburn Street entry to Russell Lane is located opposite Belmore Park and between Montague Street and Clifford Street. It has a variety of retail occupancies.

Russell Lane has a total of 5 units with all units listed as Local Heritage Items.

Victoria Avenue

Victoria Avenue is a small laneway that provides access to the Target car park. The only commercial business located in Victoria Avenue is an Auto Services, and the entryway to the laneway is via the south-east side of Bradley Street, between Auburn Street and Sloane Street.

Victoria Avenue has a total of 1 unit with no listed Local Heritage Items.

Walker Lane

Walker Lane is a laneway off Auburn Street, between Goldsmith Street and Bradley Street. It contains an accountant's office, and has a vacant premises adjoining the accountant's office.

Walker Lane has a total of 2 units with all units listed as Local Heritage Items.

Health Check Results

Each street in the CBD has experienced unique changes. The results observed showed there were some changes in the dominant use types of some streets, plus changes in vacancy rates. The specific changes to each street are discussed in detail below.

Please note that there may be minor discrepancies in the percentages that are laid out in the graphs compared to the percentages that are mentioned in the text of the report. For the exception of Auburn Street and Clinton Street, all pie charts have been calculated to the nearest whole number.

Analysis of CBD Uses by Street

Auburn Street

2023 Survey Findings

Data from 2023 CBD survey has identified a total of 243 commercial units along the length of Auburn Street. Figure 3 illustrates the breakdown of the category of uses within these premises by percentage, and Figure 4 illustrates the breakdown by total number.

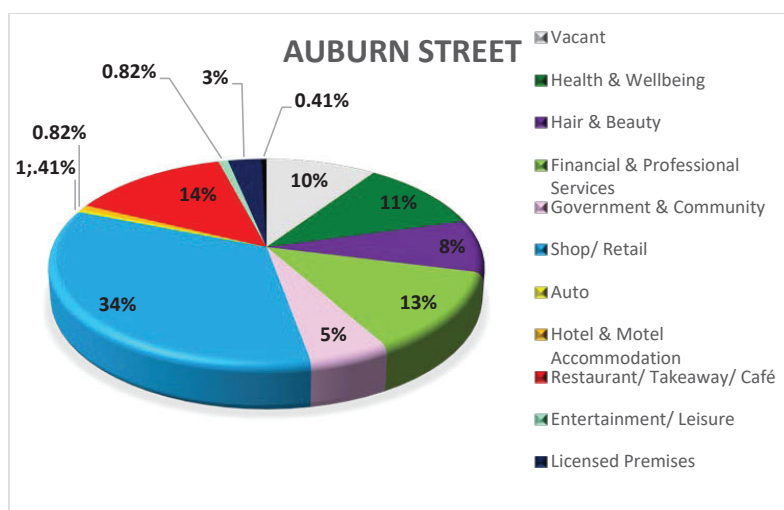


Figure 3: Auburn Street unit occupier type by percentage 2023

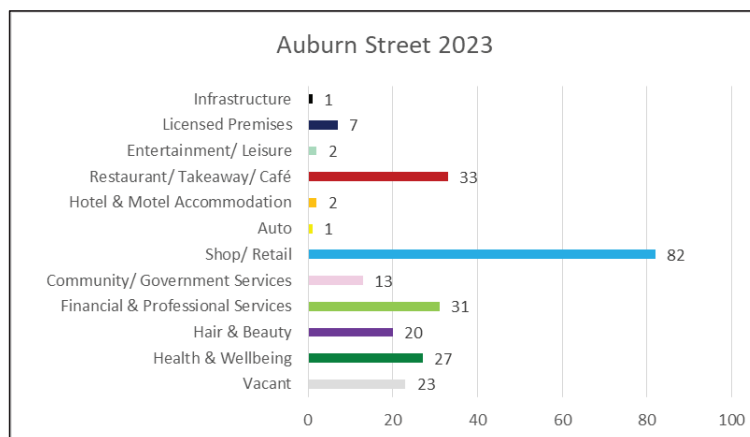


Figure 4: Auburn Street unit occupier type by number of units 2023

The above figures illustrate that the predominant use category is shop/retail uses with over a third falling within this category, accounting for a total of 82 units. Shop/retail uses are interspersed along the length of the street but there is an observable concentration in the section between Clifford Street and Goldsmith Street, as illustrated in Appendix A - CBD Occupancy Map 2023.

Restaurants, takeaways, and cafes form the second largest occupancy category along Auburn Street, accounting for 13.6% of occupied units with a total of 33 units. Appendix A illustrates there is a cluster of takeaway premises on the northern most end of Auburn Street and a concentration of cafes in proximity to Belmore Park as indicated in Appendix B – Cluster Plot of Similar Occupancy Groupings.

This is closely followed by Health and Wellbeing uses at 11.1% and Hair and Beauty at 8.2% with 27 units and 20 units respectively. Auto workshops have the lowest representation along Auburn Street of all categories with less than 1% of all units falling within this category.

Comparison with Historical 2021 Data

Examining the differences from 2021 to 2023 presented in Figure 5 illustrates relatively small changes between occupant numbers in each of the 13 categories. A slight reduction in the number of shops/retail units along Auburn Street has been identified from 2021 with a loss of one retail unit. The most significant change observed along Auburn Street was within the Financial and Professional services category which saw a drop of 3 units from a high of 34 in 2021.

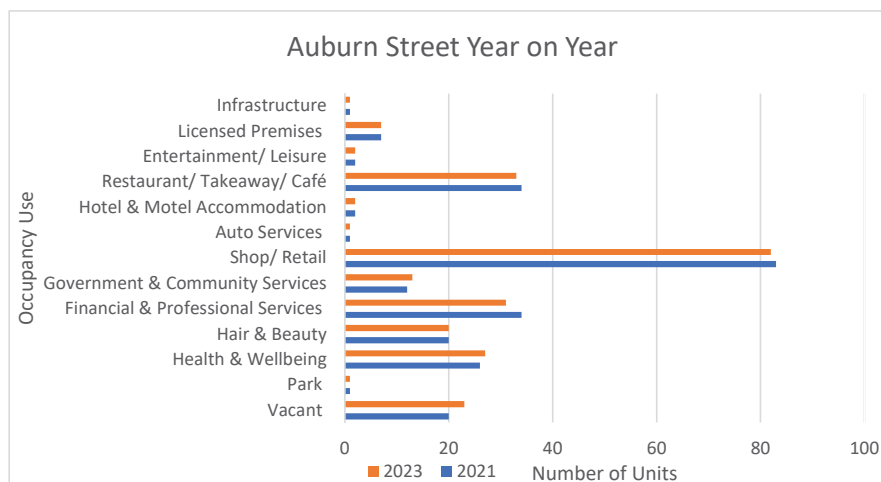


Figure 5: Auburn Street unit occupier type year on year 2021-2023

Vacancies

Figure 6 and Figure 7 illustrate the vacancy rate of the units along Auburn Street for the 2021 survey and the 2023 survey.

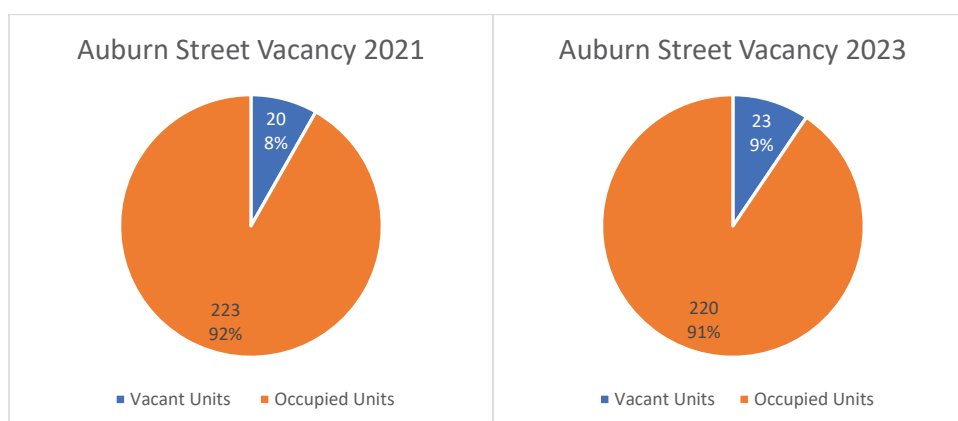


Figure 6: Auburn Street Vacancy 2021

Figure 7: Auburn Street Vacancy 2023

The above figures indicate a slight 1.2% increase in the overall vacancy rates along Auburn Street between 2021 and 2023. This represents a real term increase of 3 vacant units bringing the 2023 vacancy total for Auburn Street to 23 units.

Bourke Street
2023 Survey Findings

Data from the 2023 study identified 37 commercial units along Bourke Street. Figure 8 illustrates the breakdown of the category of uses within these premises by percentage and Figure 9 illustrates the breakdown by total numbers.

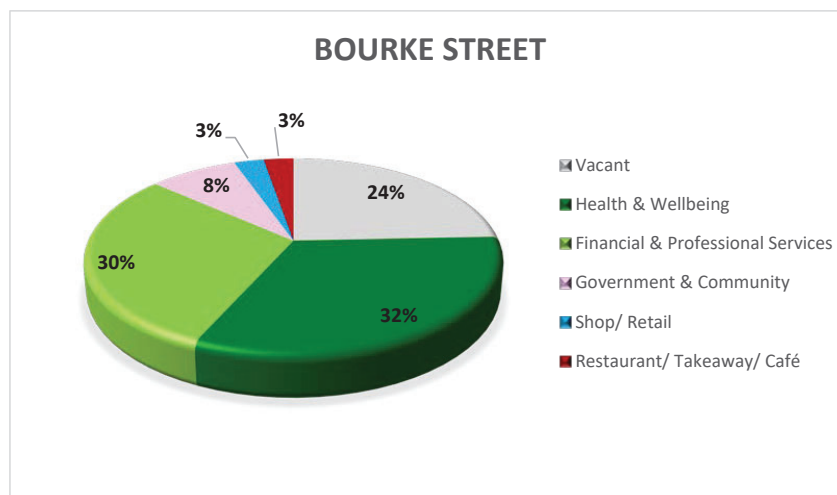


Figure 8: Bourke Street unit occupier by percentage 2023

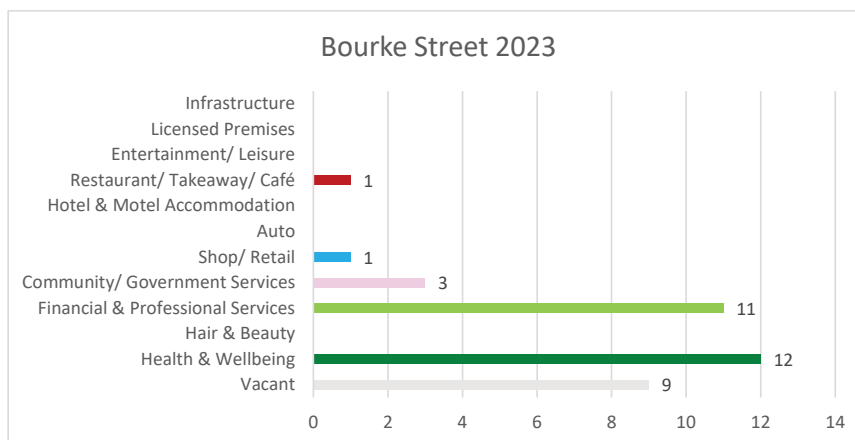


Figure 9: Bourke Street unit occupier by unit number 2023

The above illustrates that the predominant category is Health and Wellbeing at 32.4%, accounting for 12 units. As shown in Appendix A - CBD Occupancy Map 2023, Health & Wellbeing premises are located evenly throughout Bourke Street with no one section having a bulk of sites.

Financial & Professional Services are the next dominant category at 29.7%, with 11 units. Again, with an even geographical sprawl throughout the street. Both Health & Wellbeing and Financial & Professional services are dominant.

Government & Community services form the third largest use, with 8.1%, equivalent to 3 units. These sites are predominantly between Clifford and Bradley Street.

The remainder of Bourke Street is Shop & Retail and Restaurant/ Takeaway/ Café both which make up 3% with one unit respectively.

Comparison with Historical 2021 Data

Examining the differences from 2021 to 2023 presented in Figure 10 illustrates a shift from the predominant use category of Financial & Professional Services to Health & Wellbeing. This was a loss from 14 units to 11 units due to the movement of two businesses, namely Inland Financial Services and Town & Country Business Solutions. As identified in the 2023 study, these businesses have moved to side streets and the main street. Critically, the movement of these business to other CBD locations indicates that they are still operable in the CBD. Further investigation of the reasons for movement could be examined in future studies.

Secondly, Bourke Street has lost a use category of Hair & Beauty and consequently the street now only has six usage categories. The proportion of Government & Community Services, Shop & Retail, and Restaurants, Takeaways and Cafés has remained unchanged.

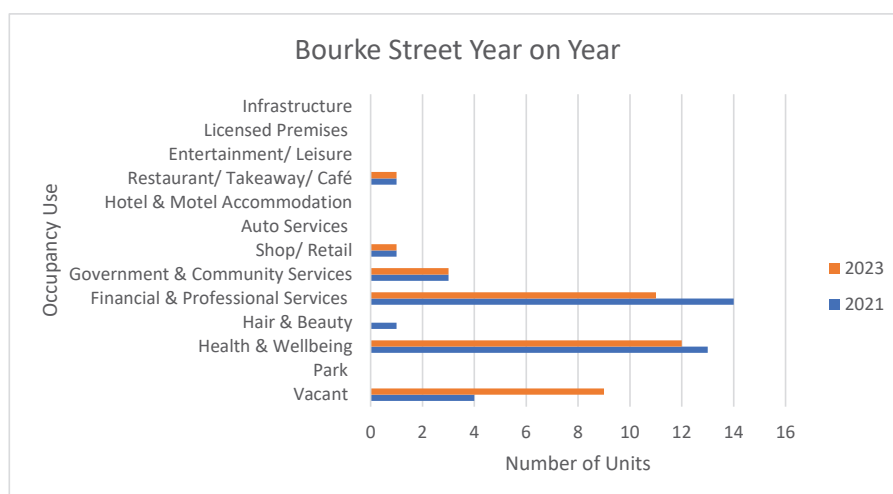


Figure 10: Bourke Street unit occupier type year on year 2021-2023

Vacancies

Figure 11 and Figure 12 illustrate the vacancy rate of the units along Bourke Street from the 2021 survey and 2023 survey. This data shows the substantial increase in vacancies from 10.8% to 24.3%. This is an increase of five vacant units across this time, from 4 units to 9 units.

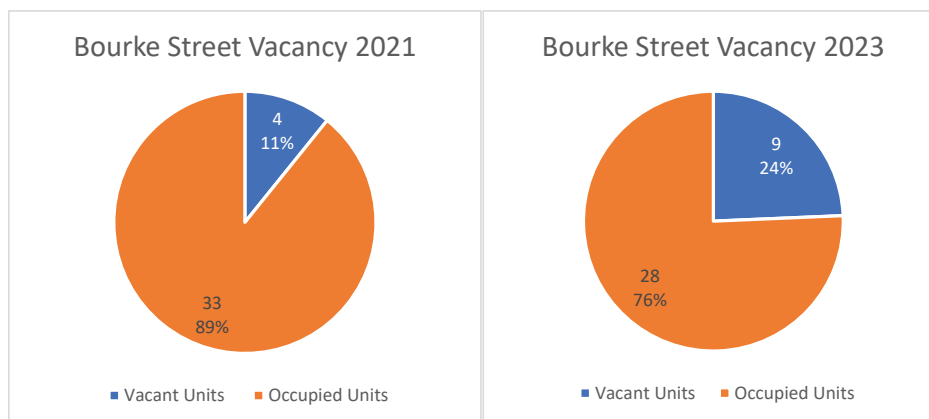


Figure 11: Bourke Street Vacancy 2021

Figure 12: Bourke Street Vacancy 2023

Sloane Street
2023 Survey Findings

Data from the 2023 study identified 17 commercial units along Sloane Street. Figure 13 illustrates the breakdown of the category of uses within these premises by percentage and Figure 14 illustrates the breakdown by total number.

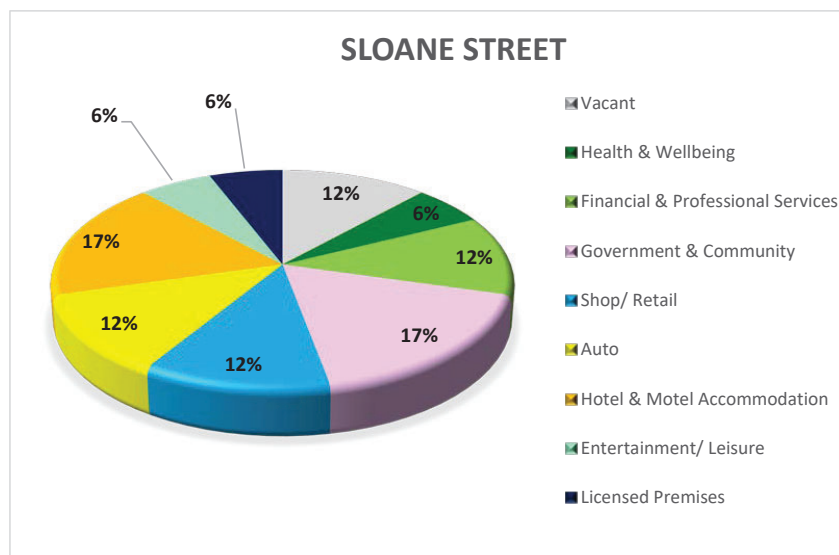


Figure 13: Sloane Street unit occupier type by percentage 2023

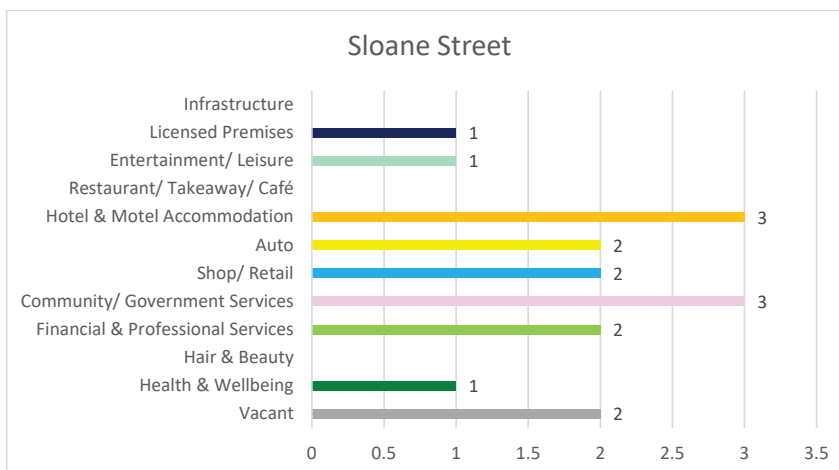


Figure 14: Sloane Street unit occupier type by number of units 2023

The above figures illustrate that the two predominant uses in Sloane Street are Hotel & Motel Accommodation and Community & Government Services, accounting for 3 units respectively. Examining the geographical spread of these two use types reveals a concentration of Hotel & Motel Accommodation between Clinton and Montague Street as illustrated in Appendix A - CBD Occupancy Map 2023.

There is no standout secondary use category in the street as Auto Services, Shop/Retail, and Financial & Professional Services make up 11.8% or 2 units respectively. This is then followed by Licenced Premises, Entertainment/ Leisure, and Health & Wellbeing at 5.9% or 1 unit respectively.

Comparison with Historical 2021 Data

Examining the differences from 2021 to 2023 presented in Figure 15 illustrates little change. The only change identified was the addition of one Financial & Professional Services Business.

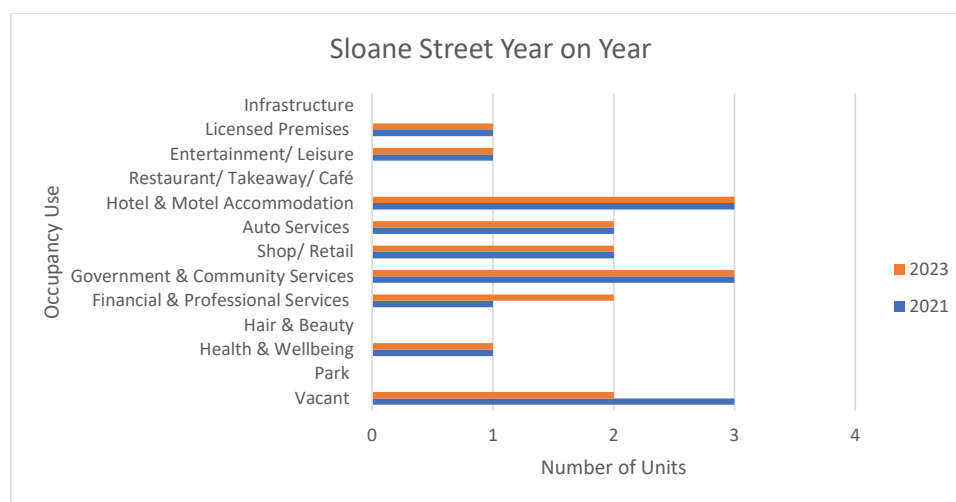


Figure 15: Sloane Street unit occupier year on year 2021-2023

Vacancies

Figure 16 and Figure 17 illustrate the vacancy rate of the units along Sloane Street for the 2021 survey and 2023 survey. Comparing the data from the two highlights the reduction in vacancies from 2021 to 2023 from 3 units to 2 units.

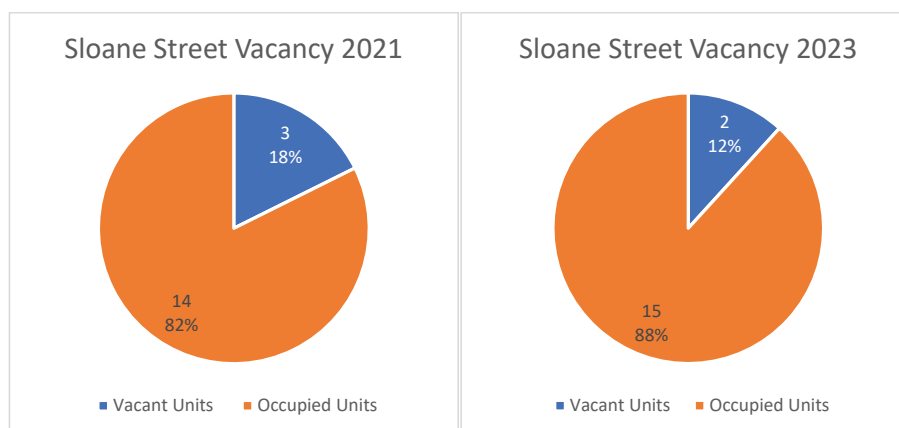


Figure 16: Sloane Street Vacancy 2021

Figure 17: Sloane Street Vacancy 2023

Bradley Street
2023 Survey Findings

Data from the 2023 study identified 10 commercial units along Bradley Street. Figure 18 illustrates the breakdown of the category of uses within these premises by percentage and Figure 19 illustrates the breakdown by total number.

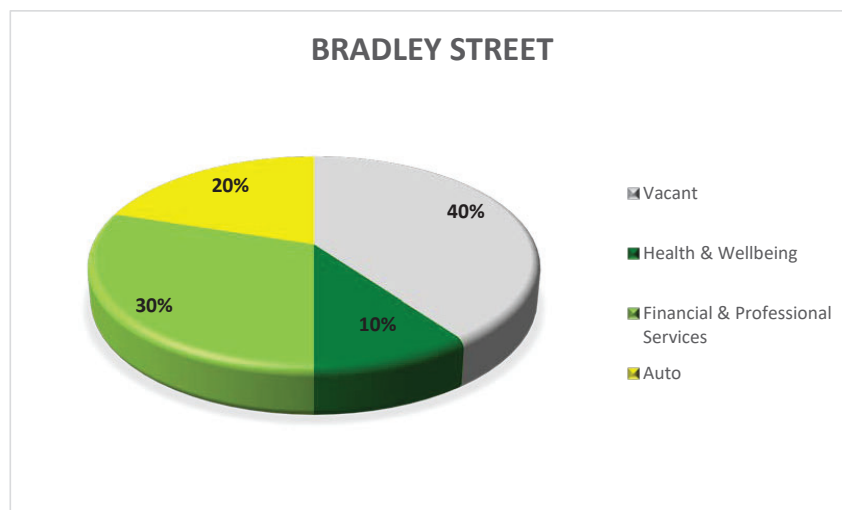


Figure 18: Bradley Street unit occupier by percentage 2023

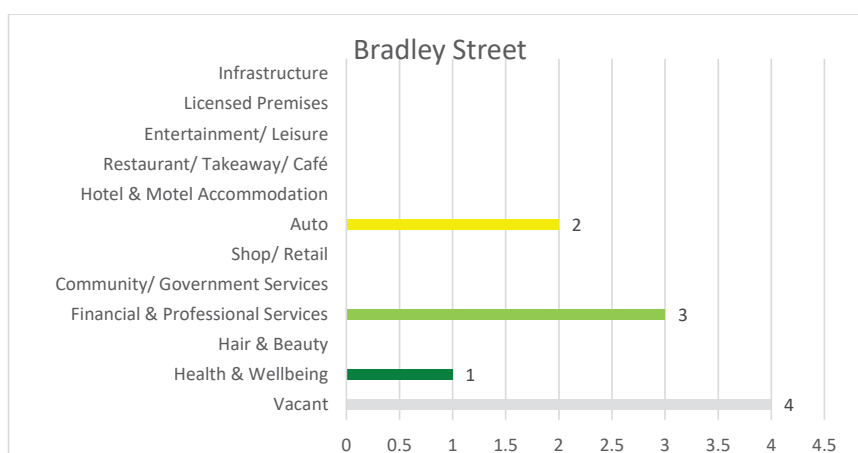


Figure 19: Bradley Street unit occupier by number of units 2023

The data indicates the primary use type in Bradley Street was Financial & Professional Services, contributing 30% of total use, which is 3 units. This was followed by Auto Services at 20%, 2 units, and Health and Wellbeing at 10% with 1 unit. As observed in Appendix A - CBD Occupancy Map 2023, Financial & Professional Services are skewed towards the western end of Bradley Street and Auto Services towards the eastern end. The Health & Wellbeing occupancy is located at the western end near the Financial & Professional Services, indicative of similar grouping.

Comparison with Historical 2021 Data

Examining the differences from 2021 to 2023 presented in Figure 20 reveals some substantial changes. First, a notable reduction of Auto Services from 4 units to 2 units, was due to the closure of an independent mechanic and battery shop. It is not known if this business relocated to another premises. Secondly, there was reduction in Financial & Professional Services from 4 units to three units.

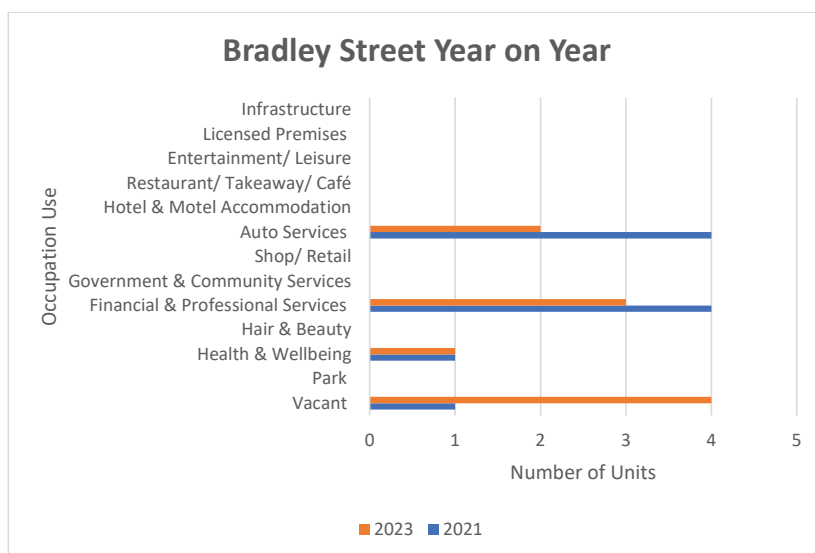


Figure 20: Bradley Street unit occupier year on year 2021-2023

Vacancy

Figure 21 and Figure 22 illustrate the vacancy rate of the units along Bradley Street for the 2021 survey and 2023 survey. These diagrams illustrate a substantial increase in vacancy from 10% to 40%, an increase of 3 units. It is noted that Bradley Street experienced the greatest percentage increase in vacancy.

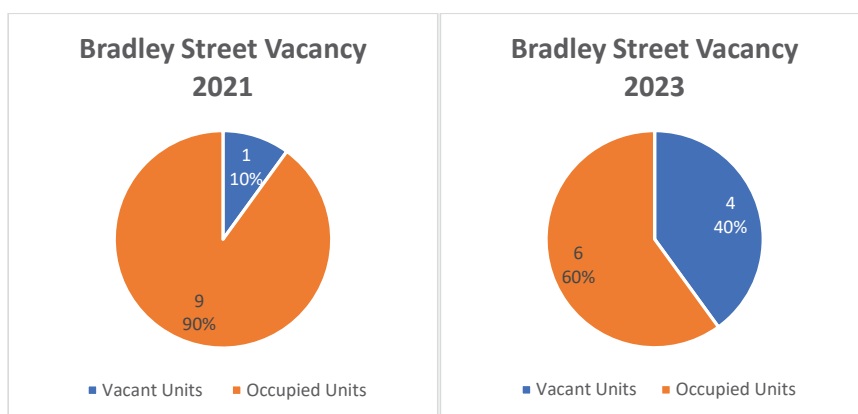


Figure 21: Bradley Street Vacancy 2021

Figure 22: Bradley Street Vacancy 2023

Clifford Street

2023 Survey Findings

Data from the 2023 study identified 25 commercial units along Clifford Street. Figure 23 illustrates the breakdown of the category of uses within these premises by percentage and Figure 24 illustrates the breakdown by total number.

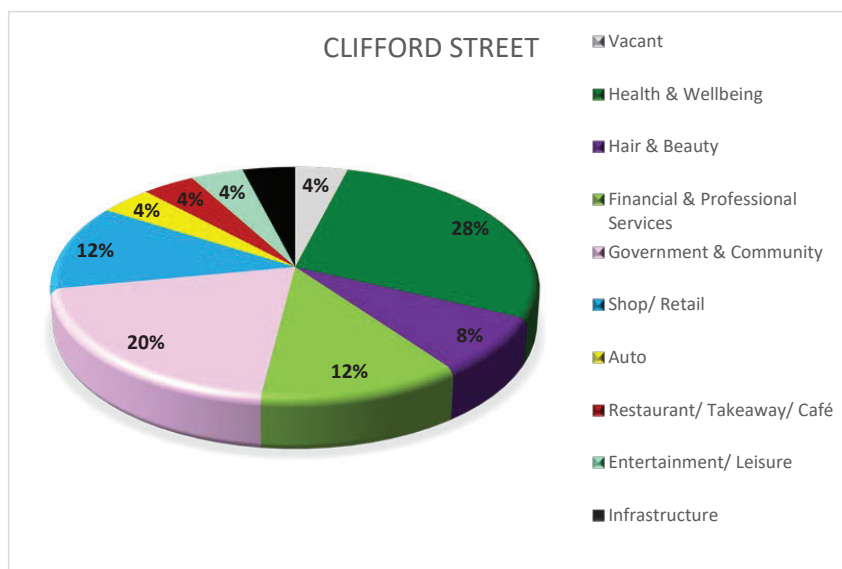


Figure 23: Clifford Street unit occupier by percentage 2023

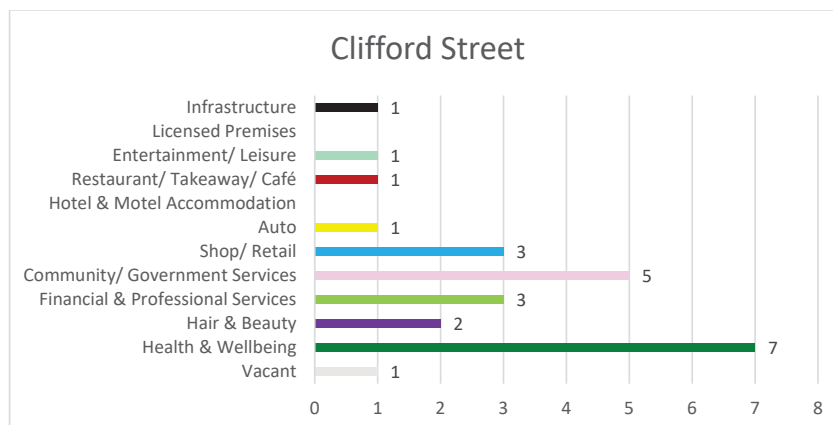


Figure 24: Clifford Street unit occupier by number of units 2023

As illustrated from the above data, Clifford Street can be considered a mixed-use street as it contains nine of the twelve use categories. The presence of Health & Wellbeing uses is significant, contributing 28% and accounting for a total of 7 units. Health & Wellbeing have a core geographical cluster at the western end of the street,

with other similar uses also interspersed along the street (Appendix A - CBD Occupancy Map 2023).

Community & Government Services is the second largest use at 20%, accounting for a total of 5 units. This is followed by Financial & Professional Services and Shop/ Retail both contributing 12% or 3 units each. Entertainment and Leisure, Restaurant/ Takeaway/ Café, and Auto have the lowest representation with 4% or 1 unit each.

Comparison with Historical 2021 Data

Examining the difference from 2021 to 2023 presented in Figure 25 the main changes for Clifford Street have been an increase in Shop/Retail use from 2 units to 3 units, an increase in Health & Wellbeing from 6 units to 7 units, and a decrease in Government & Community Services from 6 units to 5 units. Apart from these movements, Clifford Street remained unchanged in all other use categories.

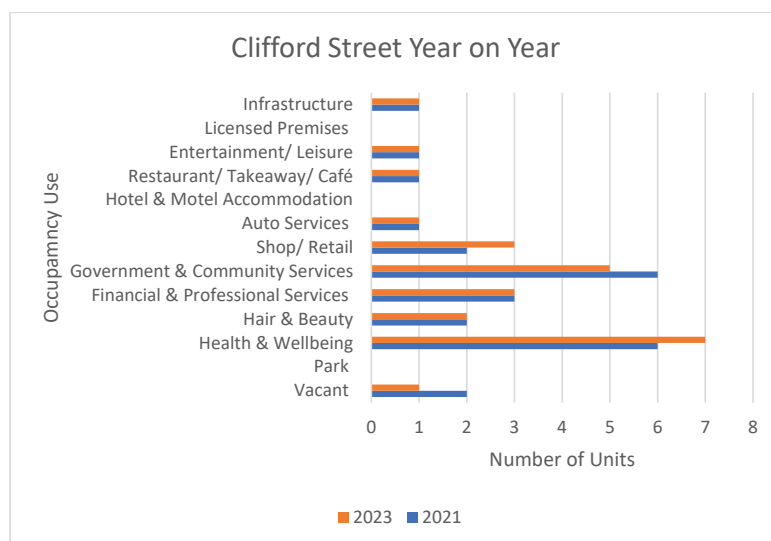


Figure 25: Clifford Street unit occupier type year on year 2021-2023

Vacancy

Figure 26 and Figure 27 illustrate the vacancy rate of the units along Clifford Street for the 2021 survey and the 2023 survey. These diagrams illustrate the number of vacant units dropped from 2 to 1. The decline in vacancy was attributed to an increase of one shop. The relatively little change in use and low vacancy suggest the street has strong business activity. Further investigation into levels of foot traffic along this street may provide further insight into the frequency of use.

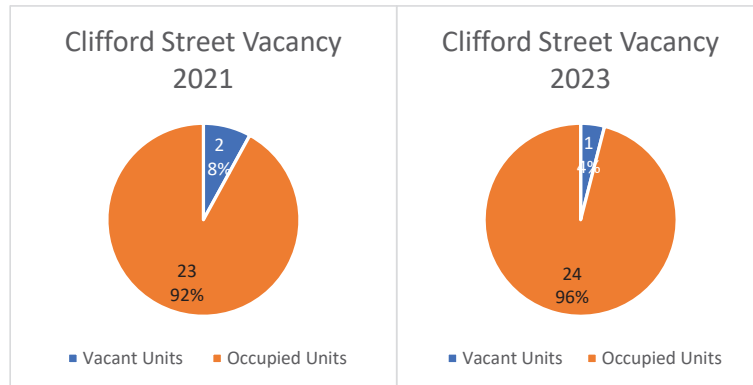


Figure 26: Clifford Street Vacancy 2021

Figure 27: Clifford Street Vacancy 2023

Clinton Street

2023 Survey Findings

Data from the 2023 study identified 9 commercial units along Clinton Street. Figure 28 illustrates the breakdown of the category of uses within these premises by percentage and Figure 29 illustrates the breakdown by total number.

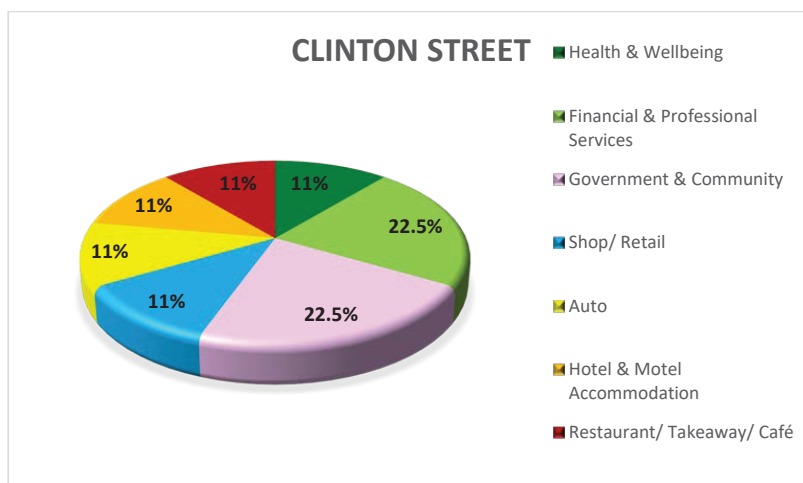


Figure 28: Clinton Street unit occupier by percentage 2023

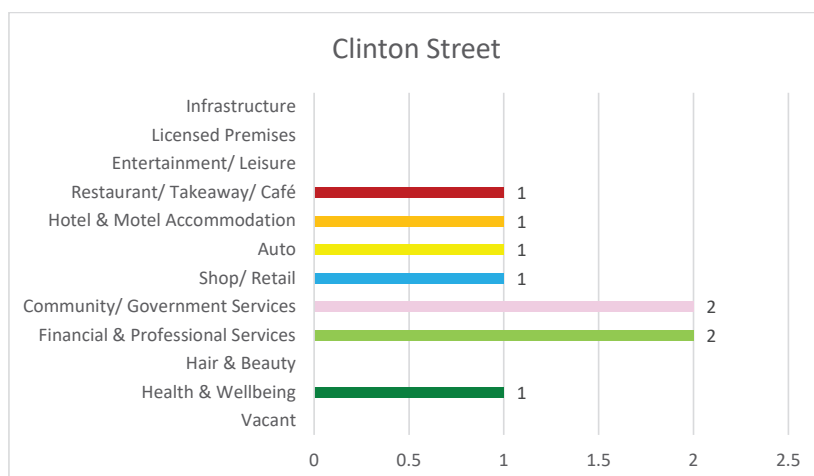


Figure 29: Clinton Street unit occupier by number of units 2023

As illustrated from the above data, Financial & Professional Services and Community/ Government Services are the two main contributors, both at 22.2%, or 2 units each. As seen in Appendix A - CBD Occupancy Map 2023, there is a small cluster of Financial & Professional Services, and Community/ Government Services at the Western end of Clinton Street. This is attributable to the location of lower floor commercial premises integrated into the existing medium density apartment structure.

The remainder of the street consists of a balanced mix of Restaurant/ Takeaway/Café, Hotel & Motel Accommodation, Auto, Shop/ Retail, and Health & Wellbeing all contributing 11.1%, or 1 unit.

Comparison with Historic 2021 Data

Examining the differences from 2021 to 2023 presented in Figure 30 illustrates there has been little change in the street for all use categories apart from the addition of a Restaurant/ Takeaway/ Café. The addition of a shop in the consequently saw the decline in vacant premises from 1 unit to no units.

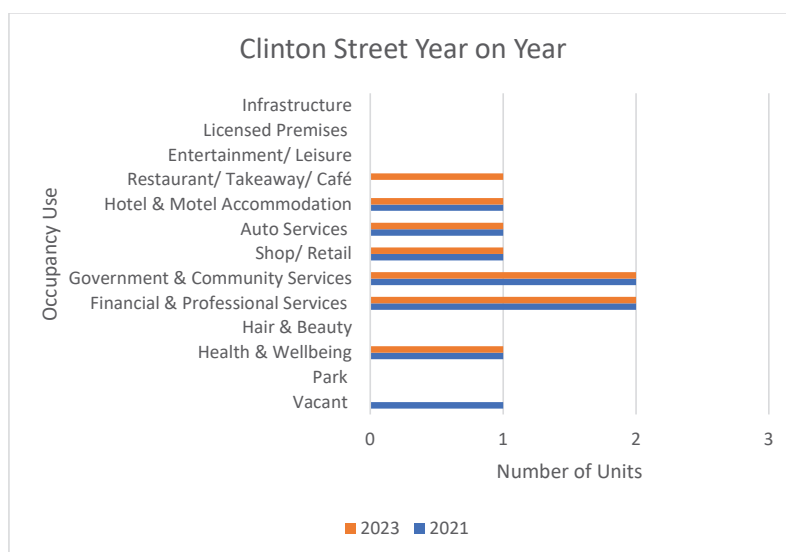


Figure 30: Clinton Street unit occupier type year on year 2021-2023

Vacancy

Figure 31 and Figure 32 illustrate the vacancy rate of the units along Clinton Street for the 2021 survey and the 2023 survey. During this time, vacancy has dropped from 1 unit to 0 units. The decline in vacancy can be attributed to the addition of a café in the western end of the street.

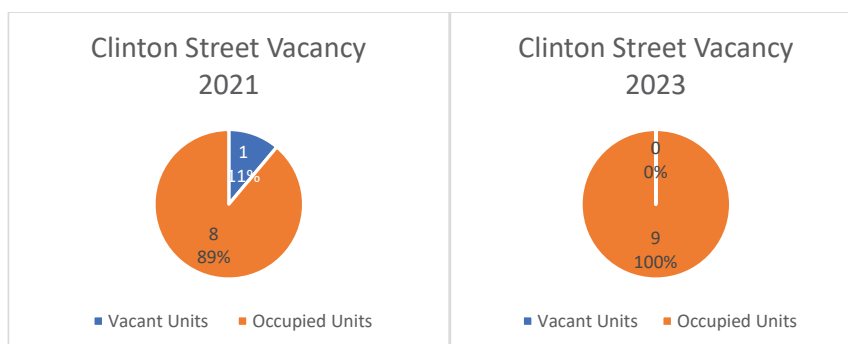


Figure 31: Clinton Street Vacancy 2021

Figure 32: Clinton Street Vacancy 2022

Goldsmith Street
2023 Survey Findings

Data from the 2023 study identified a total of 22 commercial units along Goldsmith Street. Figure 33 illustrates the breakdown of uses by percentage, and Figure 34 illustrates the breakdown by total numbers.

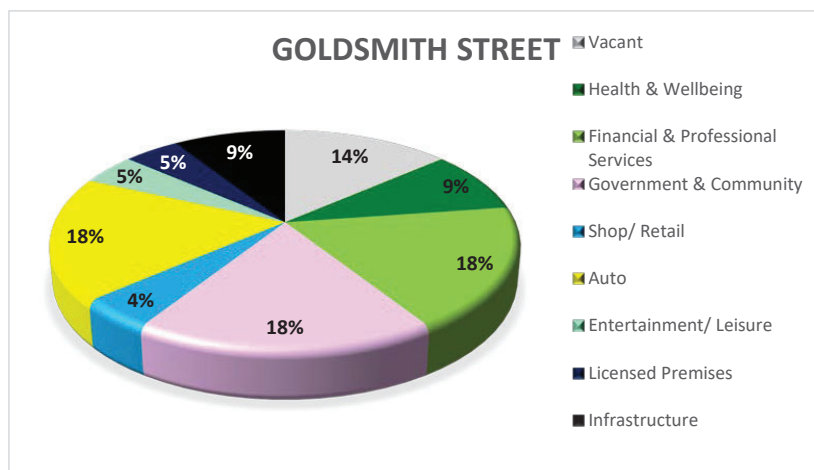


Figure 33: Goldsmith Street unit occupier type by percentage 2023

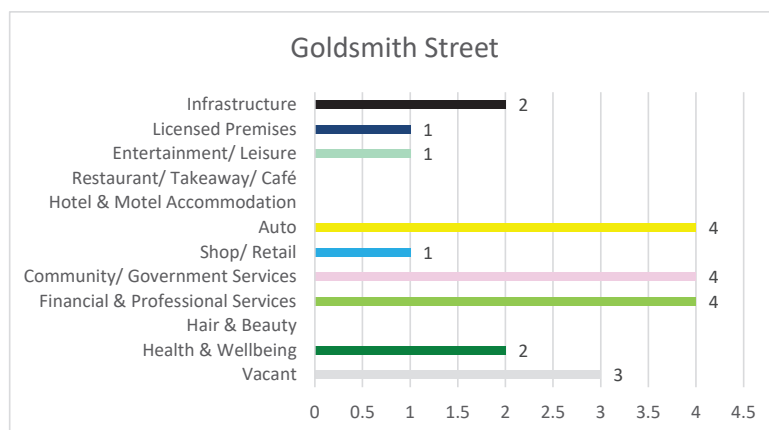


Figure 34: Goldsmith Street unit occupier type by number of units 2023

As illustrated in the above data, Goldsmith Street has an occupant representing 9 of the 12 major categories. The street is equally dominated by Financial & Professional Services, Community & Government Services, and Auto Services contributing to 18.2%, or 4 units each. As evident in Appendix A - CBD Occupancy Map 2023, Financial & Professional Services and Community/ Government Services are predominantly clustered along Goldsmith Street between Auburn Street and Ellesmere Street, whereas Auto Services are dominant in the Eastern section of the street.

Following from this, Health & Wellbeing contributes 9.1%, or 2 units. Licenced premises, Entertainment/ Leisure and Shop/Retail all contribute 4.5%, or 1 unit each.

Comparison with Historical 2021 Data

Examining the differences from 2021 to 2023 presented in Figure 35 illustrates a slight reduction in Shop/ Retail, with a loss of one retail unit. There have been slight increases in both Financial & Professional Services and Health & Wellbeing with an increase of 1 unit each.

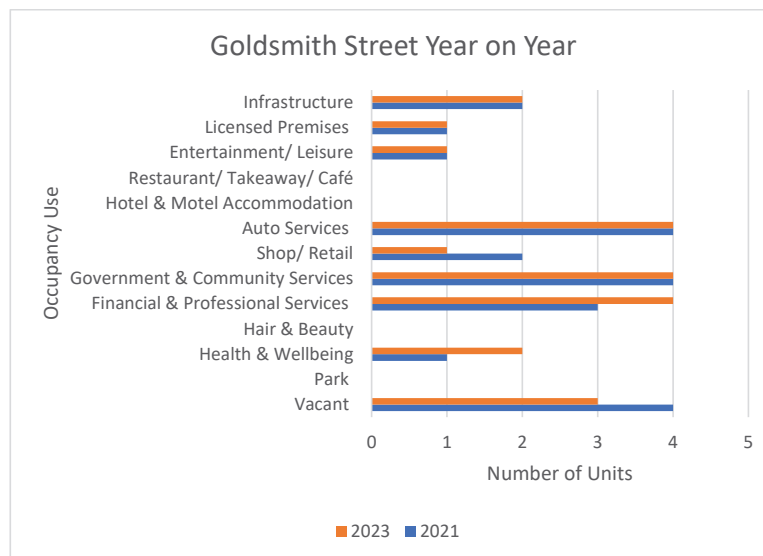


Figure 35: Goldsmith Street unit occupier by category year on year 2021-2023

Vacancy

Figure 36 and Figure 37 illustrate the vacancy rate of the units along Goldsmith Street for the 2021 survey and the 2023 survey. Vacancy in Goldsmith Street is 13.6%. This is a 4.4% decrease from 2021, which can be attributed to an increase in both Financial & Professional Services and Health & Wellbeing uses with an increase in one unit respectively.

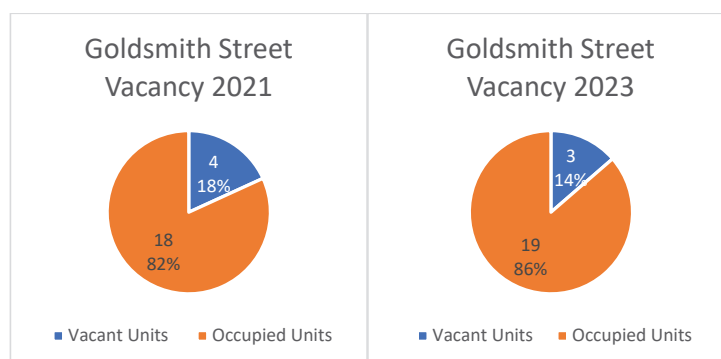


Figure 36: Goldsmith Street Vacancy 2021

Figure 37: Goldsmith Street Vacancy 2023

Market Street

2023 Survey Findings

Data from the 2023 study identified 7 commercial units along Market Street. Figure 38 illustrates the breakdown of the category of uses within these premises by percentage and Figure 39 illustrates the breakdown by total number.

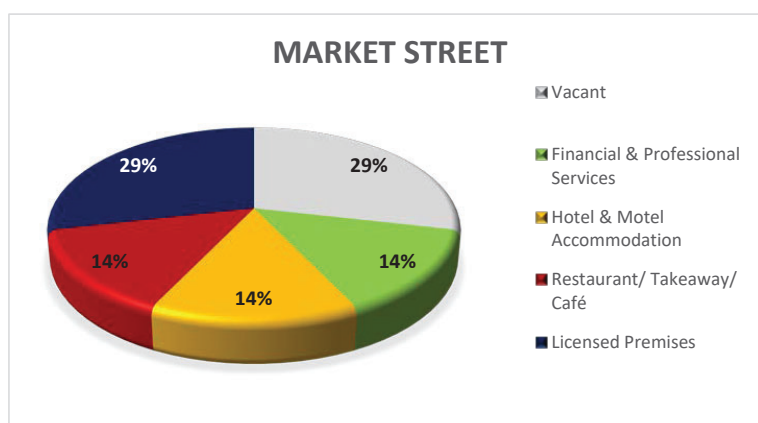


Figure 38: Market Street unit occupier type by percentage 2023

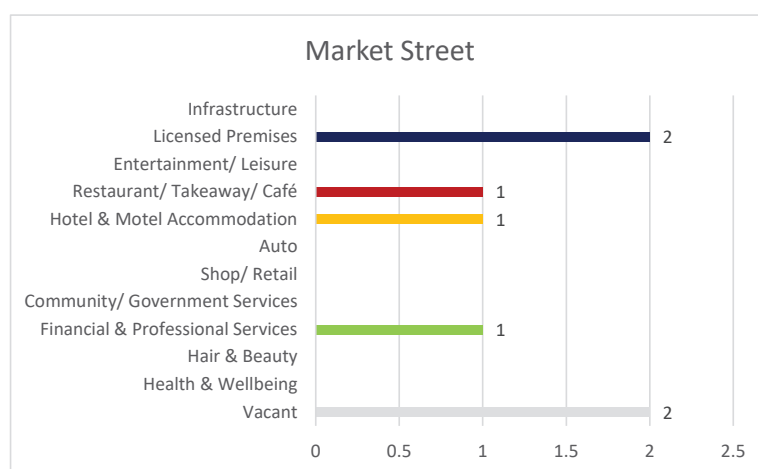


Figure 39: Market Street unit occupier type by number of units 2023

As illustrated in the above figures, Licenced Premises are the dominant use contributing 28.6% or 2 units. This is followed by an evenly split mix between Restaurant/ Takeaway/ Café, Hotel & Motel Accommodation and Financial & Professional Services at 14.3%, or 1 unit each.

Comparison of Historical 2021 Data

Examining the differences from 2021 to 2023 presented in Figure 40 illustrated there has been no change in any category. This suggests the street use type and occupancy have remained stable with no shopfront rotation.



Figure 40: Market Street unit occupier type by category year on year 2021-2023

Vacancy

Figure 41 and Figure 42 illustrates the vacancy rate of the units along Market Street for the 2021 survey and 2023 survey. The number of vacant units between the two periods has remained unchanged at 28.6%, or 2 units. The high vacancy rate could indicate a reason for concern however, only two premises remain unused, one of which does not have street frontage as it is in a small laneway off the street, which may be limiting its appeal to potential occupants.

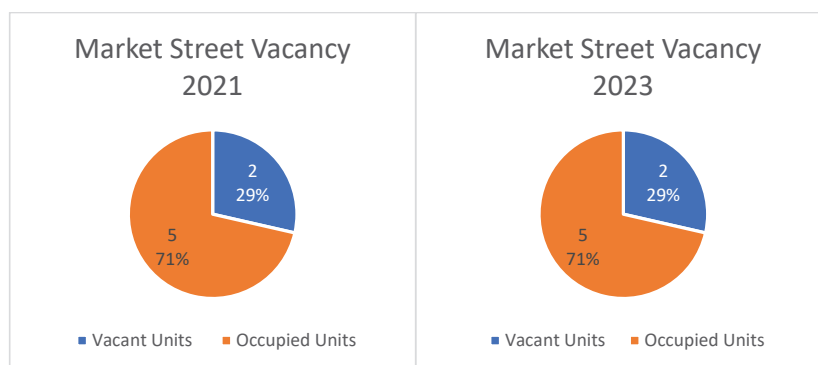


Figure 41: Market Street Vacancy 2021

Figure 42: Market Street Vacancy 2023

Montague Street
2023 Survey Findings

Data from the 2023 identified 23 commercial units along Montague Street. Figure 43 illustrates the breakdown of the category of uses within these premises by percentage and Figure 44 illustrates the breakdown by total number.

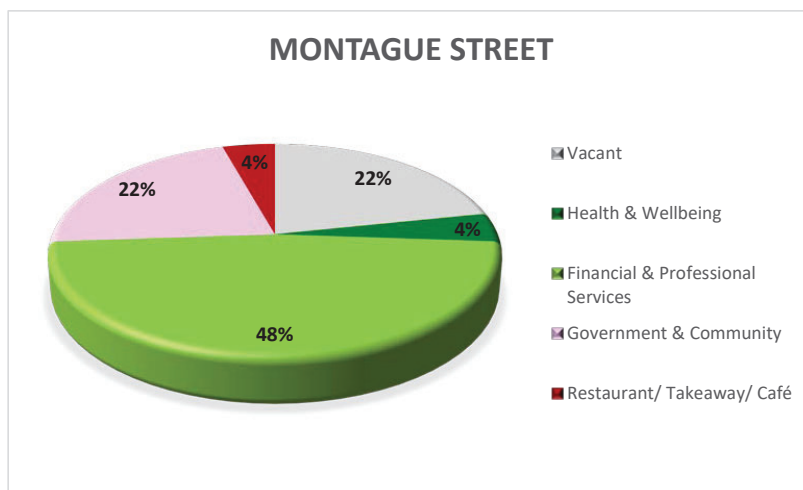


Figure 43: Montague Street unit occupier type by percentage 2023

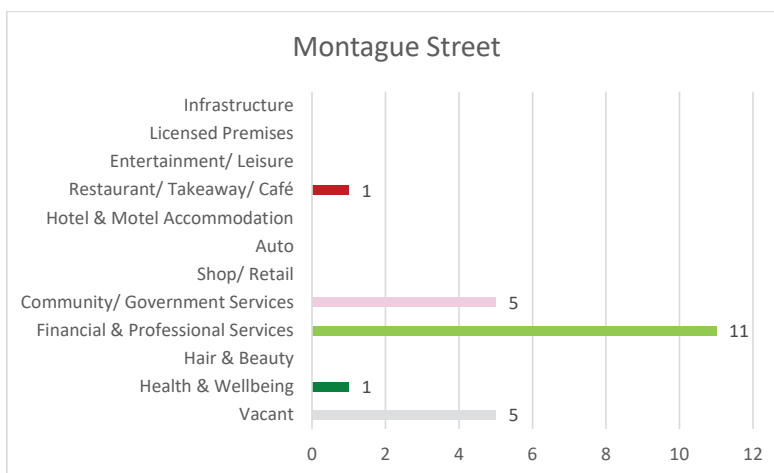


Figure 44: Montague Street unit occupier type by number of units 2023

The above data illustrates that Financial & Professional Services is the dominant use, contributing 47.8%, or 11 units. As seen in Appendix A - CBD Occupancy Map 2023, these units have a strong geographical grouping between Auburn and Bourke Streets.

Community/ Government Services is the second largest use type at 21.7%, or 5 units. The street also has some other uses in the form of Restaurant/Takeaway/ Café and Health & Wellbeing with one unit each.

Comparison with Historical 2021 Data

Examining the differences from 2021 to 2023 presented in Figure 45 illustrated that the only notable change was the movement of a Health & Wellbeing premises, causing a reduction of 1 unit, and a subsequent increase of 1 unit to the vacancy rate. Between the period, the street lost the occupancy of Marima Medical Clinic, which moved from Montague Street to Auburn Street. This warrants future studies to investigate in detail the movement of businesses.

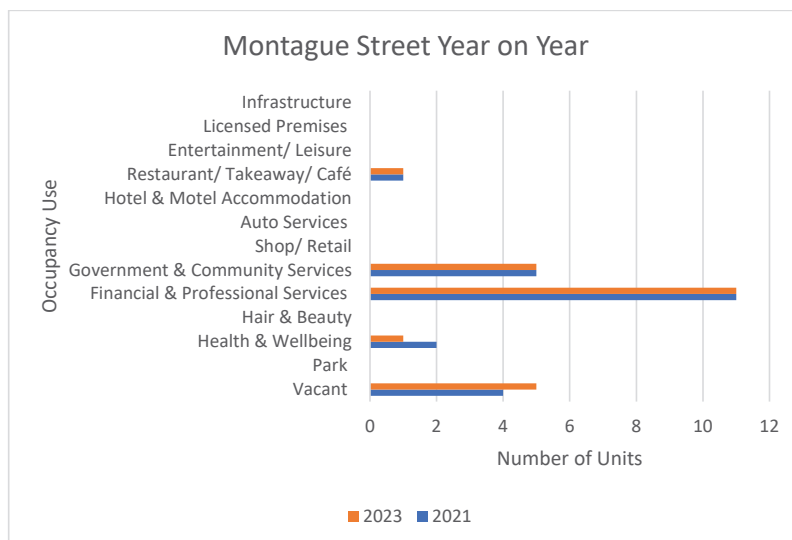


Figure 45: Montague Street unit occupier type by category year on year 2021-2023

Vacancy

Figure 46 and Figure 47 illustrate the vacancy rates of the units along Montague Street for the 2021 survey and the 2023 survey. The 2023 study showed that Montague Street has a relatively high vacancy rate of 21.7%, with a real increase from 4 units to 5 units.

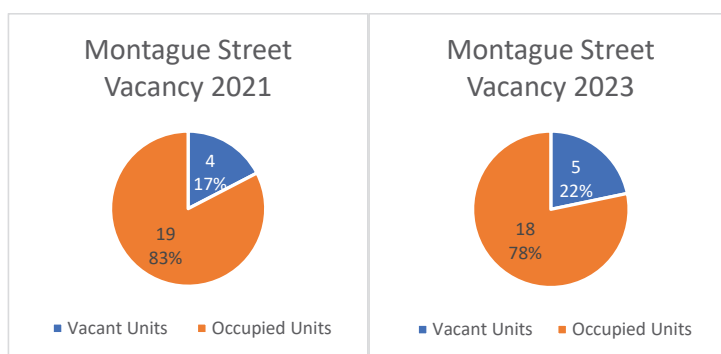


Figure 46: Montague Street Vacancy 2021

Figure 47: Montague Street Vacancy 2023

Verner Street

2023 Survey Findings

Data from the 2023 study identified 31 commercial units along Verner Street, which includes those contained in the Marketplace shopping complex. Figure 48 illustrates the breakdown of the category of uses within these premises by percentage and Figure 49 illustrates the breakdown by total number.

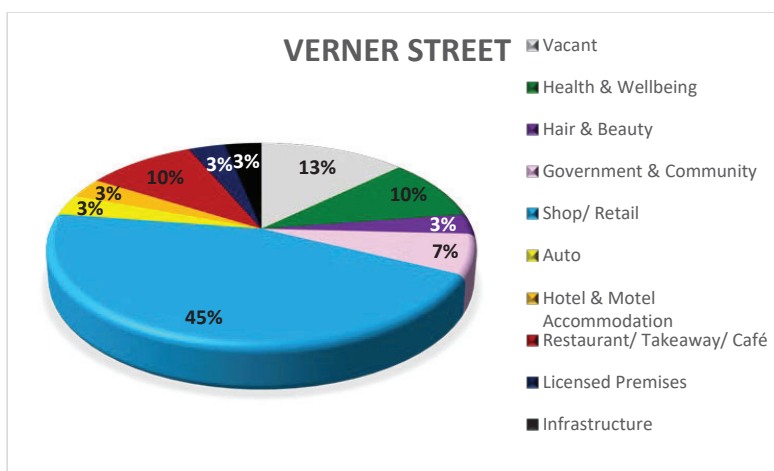


Figure 48: Verner Street unit occupier type by percentage 2023

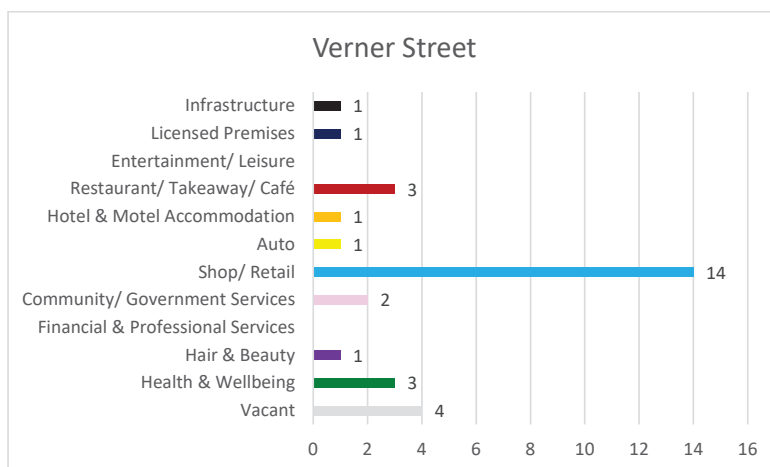


Figure 49: Verner Street unit occupier type by number of units 2023

Verner Street has a good mix of usage types. However, the data for Verner Street is inflated by the inclusion of Goulburn Marketplace commercial units. Therefore, this factor must be considered when interpreting the results.

Shop/ Retail is the predominant use type at 45.2%, or 14 units. As shown in Appendix A, these are geographically dominant between Auburn and Sloane Street, especially in the Marketplace complex.

The second largest use types are Restaurant/ Takeaway/ Café, and Health & Wellbeing both at 9.7%, or 3 units each. Community/ Government Services contribute 6.5%. Licenced Premises, Hotel & Motel Accommodation, Auto, and Hair & Beauty all contribute 3.2%.

Comparison with Historical 2021 Data

Examining the differences from 2021 to 2021 presented in Figure 50 illustrates the most notable change has been the increase of Shop/ Retail premises from 11 units to 14 units. There was an increase in Restaurant/ Takeaway/ Café from 1 unit to 3 units. Finally, there has been an increase in Health & Wellbeing premises from 2 to 3 units.

The increase in occupancy in Verner Street is attributable to the refit of Goulburn Marketplace DA/0169/1718 with the addition of units, which have progressively been tenanted.

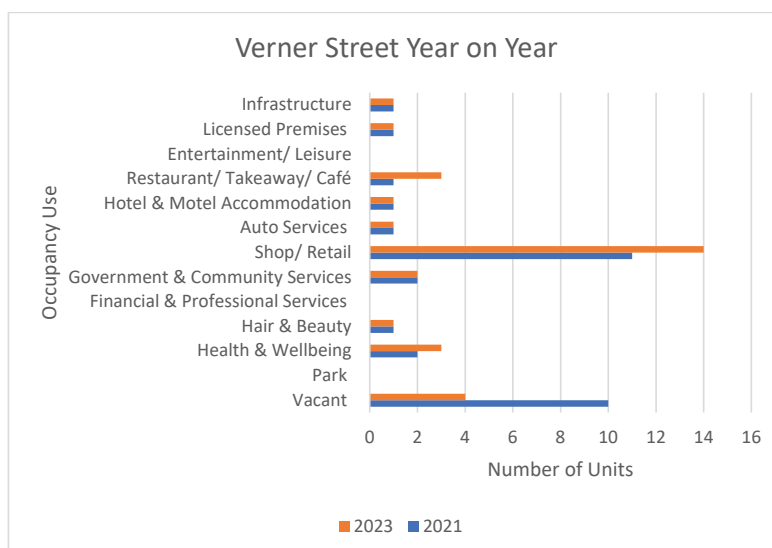


Figure 50: Verner Street unit occupier type by category year on year 2021-2023

Vacancy

Figure 51 and Figure 52 compares the vacancy rate of Verner Street from 2021 to 2023. Vacancy has declined significantly over the period falling from 32% to 13%, which was a drop from 10 to 4 vacant units. The occupancy of some of the new Marketplace retail shopfronts has contributed to this result, however, there are still some new units that remain unoccupied at the time of the study.

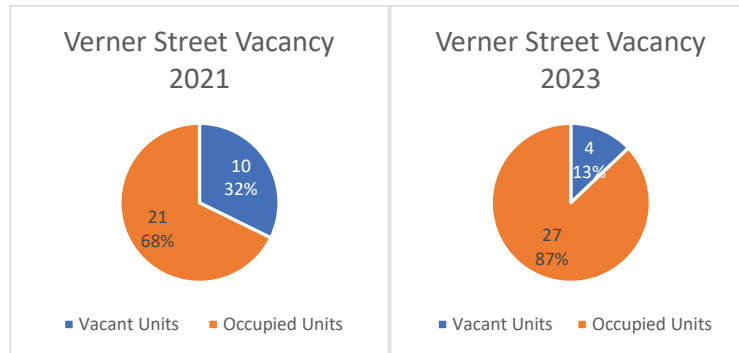


Figure 51: Verner Street Vacancy 2021

Figure 52: Verner Street Vacancy 2023

Laneways

Laneways and side streets are a key component of the CBD that provide access between major streets, and service some speciality commercial needs. The streets that have been categorised as laneways include Cartwright Place, Ellesmere Street, Hampshire Lane, Lilac Place, McKell Place, Russell Lane, Victoria Avenue, and Walker Lane.

2023 Survey Findings

The following figure illustrates the use type by number of units for each laneway.

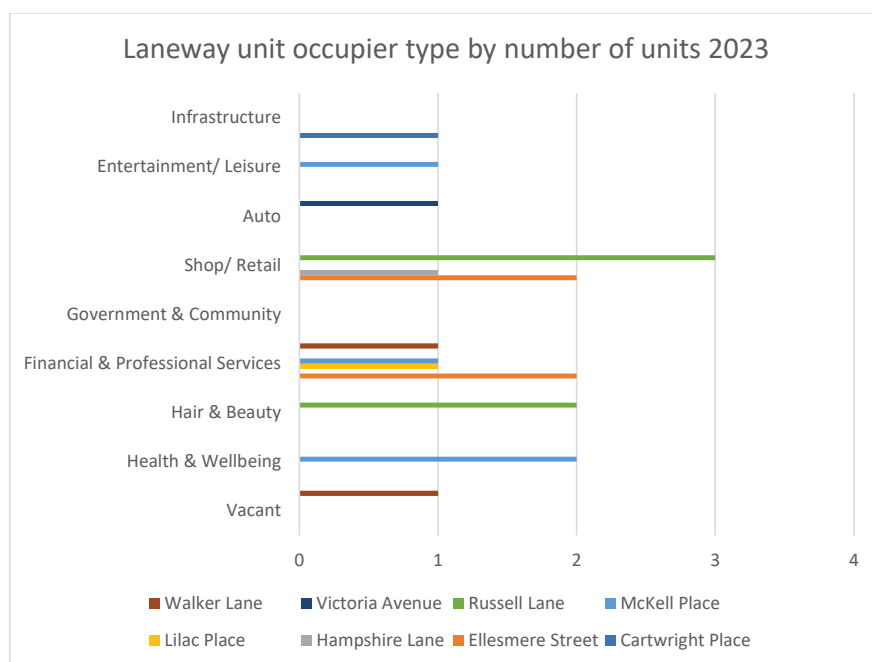


Figure 53: Laneway unit occupier type by number of units 2023

Comparison with Historical 2021 Data

Walker Lane was the only laneway that experienced change of occupancy type from 2021 to 2023. As illustrated in Figure 54, Government & Community Services declined by one unit, which resulted in an increase in vacancy.

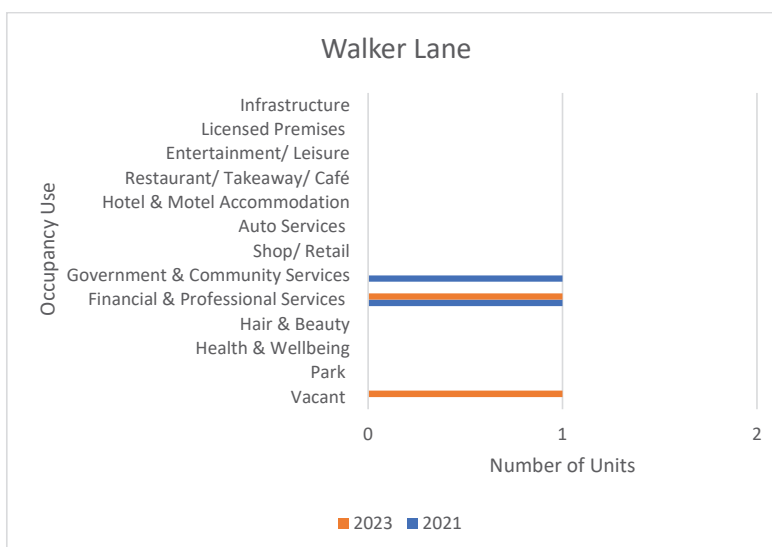


Figure 54 : Walker Lane unit occupier type by category year on year 2021-2023

Vacancy

Figure 55 and Figure 56 compares the combined vacancy of all laneways from 2021 to 2023. Since 2021, vacancy has increased from 0% to 5%, which is a real increase of 1 unit. The small change in vacancy for the laneways indicates stable long term business activity in these streets.

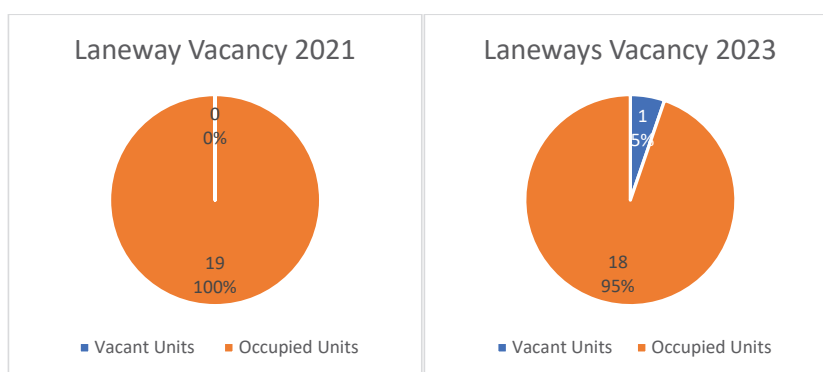


Figure 55: Laneway Vacancy 2021

Figure 56: Laneway Vacancy 2023

CBD Overview

There is a total of 443 commercial units within the CBD core, and 54 vacant units.

Vacancy – General

The CBD study area has a total vacancy rate of 12.2%. This equates to 54 units vacant across different streets and laneways. In contrast, the vacancy rate in 2021 was 11.5% with 51 vacant units.

Examining increases in vacancy, Auburn Street has increased from 20 to 23 units, Bourke Street has increased from 4 to 9 units, Bradley Street has increased from 1 to 4 units, finally laneway vacancy has increased by one unit. Looking at vacancy decreases, Verner Street has experienced the largest drop from 10 to 4 units. Other streets that experienced declining vacancy were Sloane Street, Clifford Street, Clinton Street, Goldsmith Street, and Montague Street.

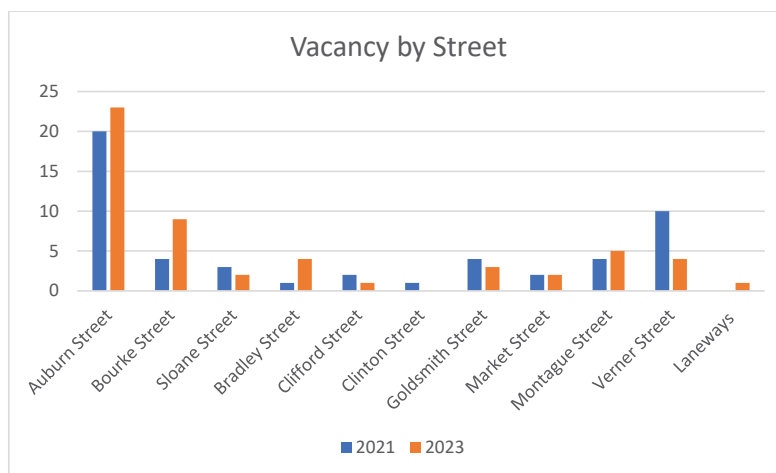


Figure 57: Vacant units in the CBD study area (comparison between 2021 and 2023)

Heritage Item Vacancy

An objective of the study was to examine the vacancy rate of heritage items within the CBD. Figure 58 and Figure 59 illustrate the percentage and number of units of vacant heritage items for 2021 and 2023 respectively.

Since 2021, the proportion of heritage listed buildings that are vacant rose from 35% to 48%. As illustrated in Appendix C – Heritage and CBD Vacancy, most vacant heritage items are in Auburn Street with thirteen vacant premises, plus a dominant small cluster in the north. This is then followed by Bourke Street with five vacant heritage premises.

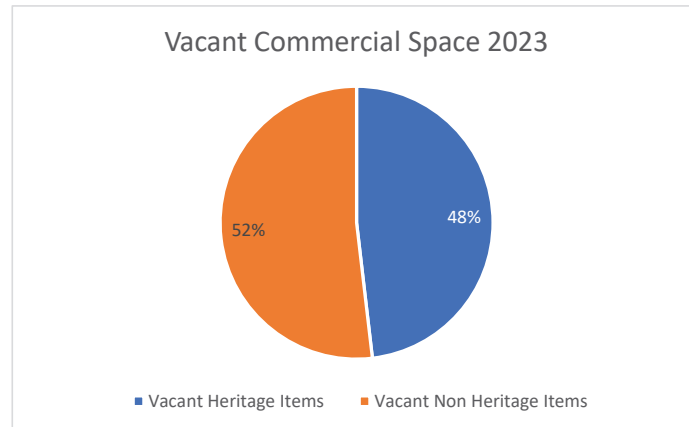


Figure 58: Vacant Commercial Space 2023 - Heritage and Non-Heritage Comparison

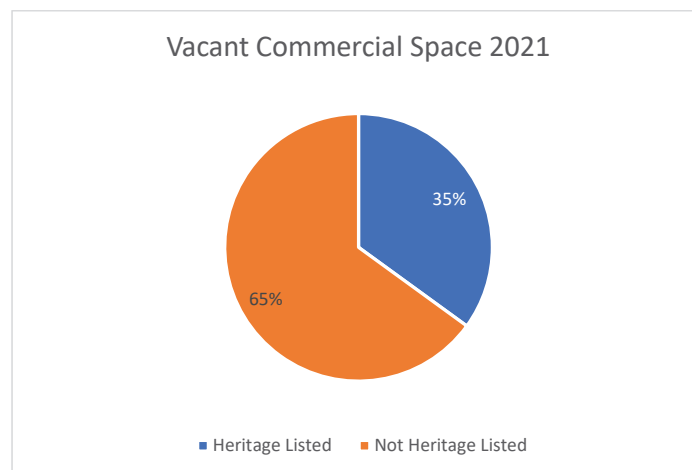


Figure 59: Vacant Commercial Space 2021 - Heritage and Non-Heritage Comparison

The breakdown of vacant heritage items per street is illustrated in Figure 60. Bourke Street had the greatest increase in heritage unit vacancies from one to five. This was caused by the vacating of 91 Bourke Street, which previously accommodated three business occupiers. Following this, Auburn Street increased from 9 units to 11 units.

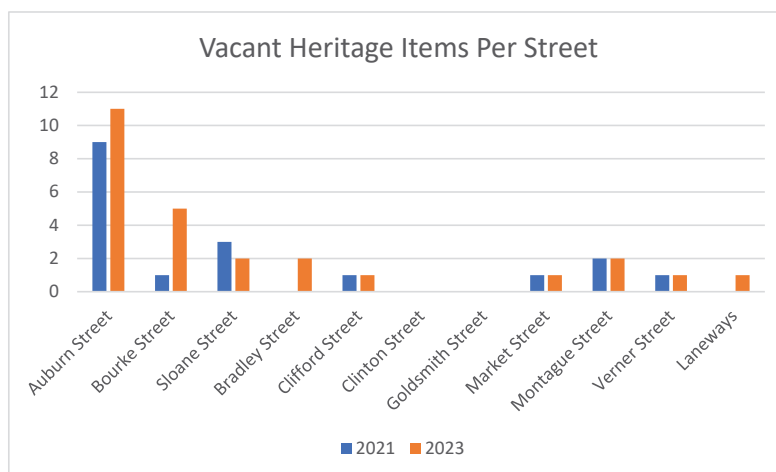


Figure 60: Vacant Heritage Items Per Street

CBD Use Types and Geographical Location

Understanding the geographical location of occupancy types is essential in planning the ancillary services within the CBD to support the needs of businesses. An examination of the use types reveals that particular uses are clustered in certain sections of the CBD. This data provides greater understanding of how each section of the CBD is being used and can provide guidance on tailored future policy provision.

Health and Wellbeing

There is a total of 57 Health & Wellbeing premises in the CBD in 2023.

Health and Wellbeing services are predominantly clustered on Auburn and Bourke Streets. Auburn Street includes 27 Health and Wellbeing premises contributing to 11.1% of total occupant use. Bourke Street has 12 premises contributing to 32.4% of occupancy use. Due to this high percentage, Bourke Street accommodates the greatest proportion of Health and Wellbeing services of any street in the CBD with 1 in every 3 premises along Bourke Street falling within this category.

Examining the CBD on a large scale, Health & Wellbeing uses have three identifiable geographical clusters as illustrated in Appendix B – Cluster Plot of Similar Occupancy Groupings. First, there is a large cluster of approximately 16 units located near the intersections of Auburn and Clifford Street, with some sited within Goulburn's Charter Hall shopping precinct. The second cluster is located at the western end of Clifford Street, close to the junction with Bourke Street. The final cluster is located on Bourke Street between Montague and Verner Street.

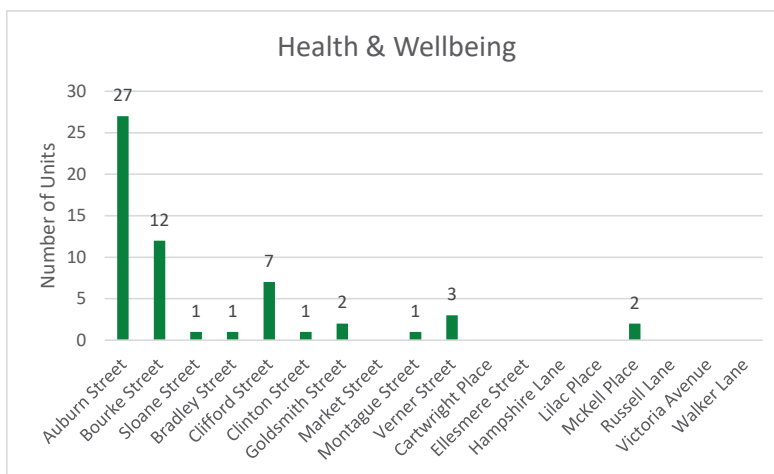


Figure 61: Location of Health and Wellbeing premises

Hair & Beauty

There is a total of 25 Hair & Beauty premises in the CBD in 2023.

Hair and Beauty services are predominantly located on Auburn Street accounting for 20 premises, but only contributes 8.2% of street use. This is followed by Bourke Street, then Clifford Street.

Appendix A - CBD Occupancy Map 2023 illustrates that the only noticeable cluster of this type of use is on the southern end of Auburn Street between Montague Street and Verner Street. All other premises are widely interspersed around the CBD with no discernible pattern.

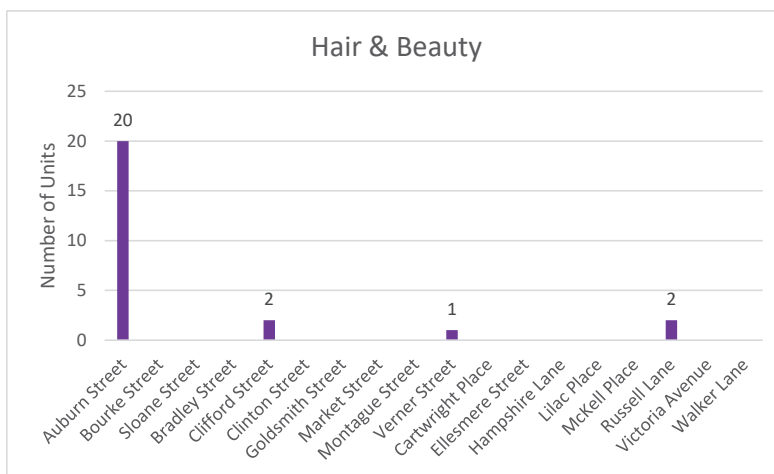


Figure 62: Location of Hair & Beauty premises

Financial & Professional Services

There is a total of 73 Financial & Professional Services in the CBD in 2023.

Financial & Professional Services are prominent on Auburn Street, Montague Street and Bourke Street with services contributing 12.8%, 47.8% and 29.7% respectively. Auburn Street has a greater number of premises in this use category, however, Financial & Professional Services are more dominant on Montague Street as a percentage of unit availability. This is not surprising, as many units in Montague Street include solicitor and accounting offices.

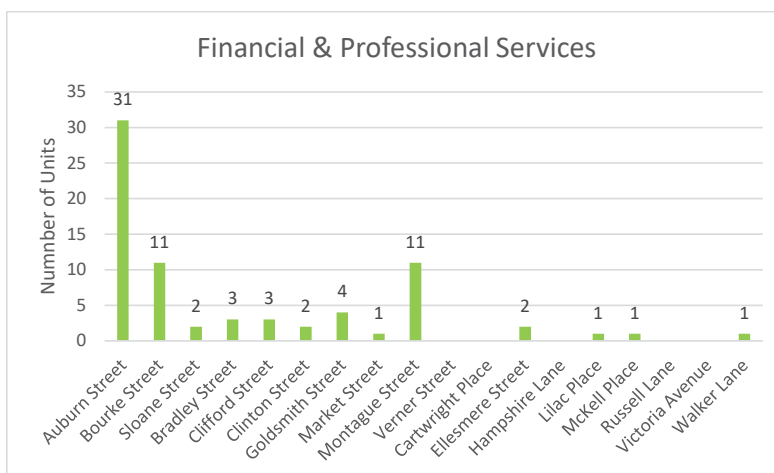


Figure 63: Location of Financial & Professional Services

Government & Community Services

There is a total of 37 Government & Community services premises in the CBD in 2023.

Government & Community Services are scattered across many areas of the CBD. As illustrated in Figure 64, Auburn Street includes the most units in this use type. Despite this, the use is also common in seven other streets.

Appendix A - CBD Occupancy Map 2023 reveals a strong presence of Government & Community Services across the CBD, with no single dominant grouping of location.

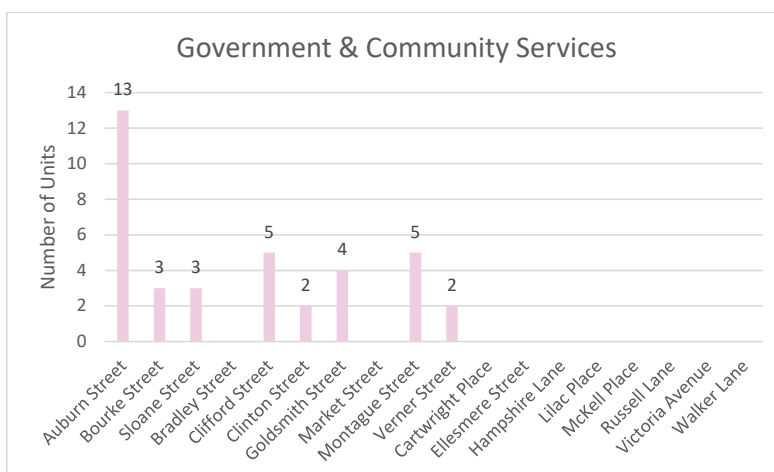


Figure 64: Location of Government & Community Services Premises

Shop & Retail

There is a total of 110 shop and retail premises in the CBD in 2023.

Shop and retail outlets are overwhelmingly located on Auburn Street. This is understandable as Auburn Street is the longest street in the CBD and provides the greatest continuous stretch of active street frontages. Furthermore, the inclusion of Goulburn Square shopping mall located at 217 Auburn Street, increases the proportion of retail and shop outlets included in the data. As a proportion of use type, retail and shops contribute 33.7% of occupant use.

Data illustrated in Appendix A - CBD Occupancy Map 2023 supports the above, and clearly shows that Shop/ Retail premises are primarily clustered in the two main shopping centres, Goulburn Square and Goulburn Marketplace. Outside Auburn Street, Shop/Retail premises have a comparatively lower representation.



Figure 65: Location of Shop & Retail Premises

Auto

There is a total of 13 Auto premises in the CBD in 2023.

Auto Services are predominantly located in Goldsmith Street, followed by Bradley Street and Sloane Street with 18.2%, 20% and 11.8% occupancy along these streets respectively. Therefore, is clear that Goldsmith Street has a high number of auto services, but Bradley Street has a higher proportion of occupants proportionate to the number of commercial premises.

Appendix B – Cluster Plot of Similar Occupancy Groupings illustrates Auto Services have a clear geographical cluster in the CBD with most premises located in the eastern end of Bradley Street and the eastern end of Goldsmith Street. Apart from this large cluster, other Auto Services are prominent on Sloane Street and the eastern end of both Clinton and Verner Streets.

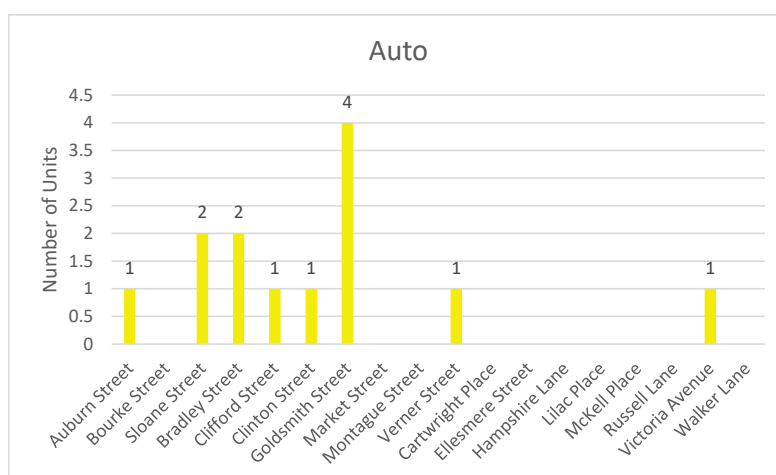


Figure 66: Location of Auto Premises

Hotel & Motel Accommodation

There is a total of 8 Hotel & Motel Accommodation premises in the CBD in 2023.

Hotel & Motel Accommodation is predominantly located on Sloane Street. As illustrated in Appendix A - CBD Occupancy Map 2023, Hotel & Motel Accommodation is clustered to the southern end of the CBD with accommodation premises on Auburn Street, Clinton Street, Sloane Street, and Verner Street.

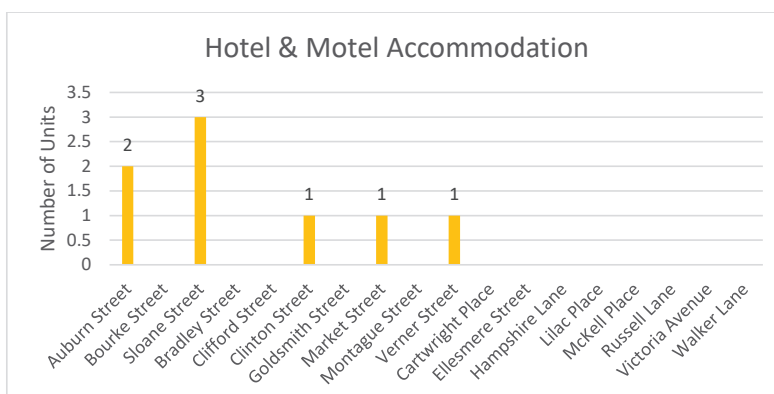


Figure 67: Location of Hotel & Motel Accommodation Premises

Restaurant, Takeaway & Café

There are a total of 41 Restaurant/Takeaway/Cafe premises in the CBD in 2023.

Figure 68 illustrates that the majority of Restaurants/ Takeaway/ Café premises are located on Auburn Street, with the few remaining premises scattered across six other streets. Appendix A - CBD Occupancy Map 2023 reveals that despite an even scattering of these premises throughout the CBD, there is a discernible cluster in the northern end of Auburn Street between Bradley and Goldsmith Street.



Figure 68: Location of Restaurant, Takeaway and Cafe premises

Entertainment & Leisure

There are six entertainment and leisure use types throughout the CBD, these include the Lilac City Cinema and Goulburn Performing Arts Centre. There is no cluster of this type of use, instead, individual centres are located throughout different parts of the CBD.

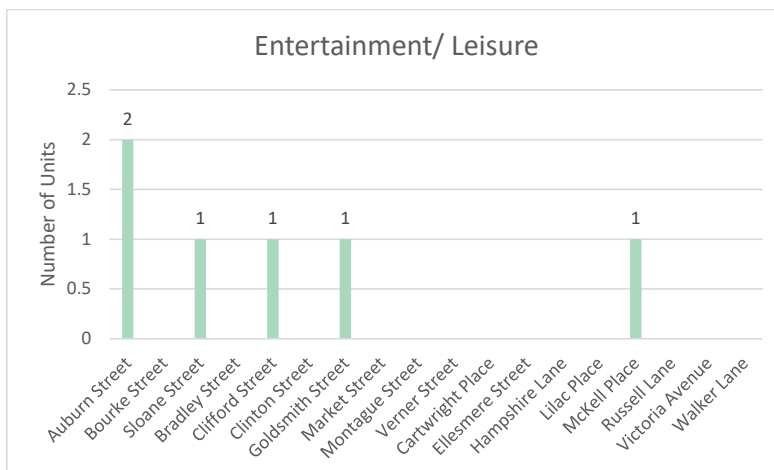


Figure 69: Location of Entertainment & Leisure Premises

Licensed Premises

There is a total of 12 Licenced Premises in the CBD in 2023.

As illustrated in Appendix A - CBD Occupancy Map 2023, most licenced premises are located on Auburn Street, however there are two distinctive clusters. The first is in the centre of the CBD, specifically Goulburn Soldiers Club, and the Goulburn Club located on Market Street, and Goulburn Workers Club located on Auburn Street between Clifford and Montague Street. The second cluster of licenced premises is located in the southern region of Auburn Street. The Hibernian Hotel, the Astor and the Tattersalls all front Auburn Street, then the Southern Railway Hotel is located on Sloane Street between Clinton and Verner Streets.

As a percentage of street use, Market Street has the greatest percentage of licenced premises at 28.6%.

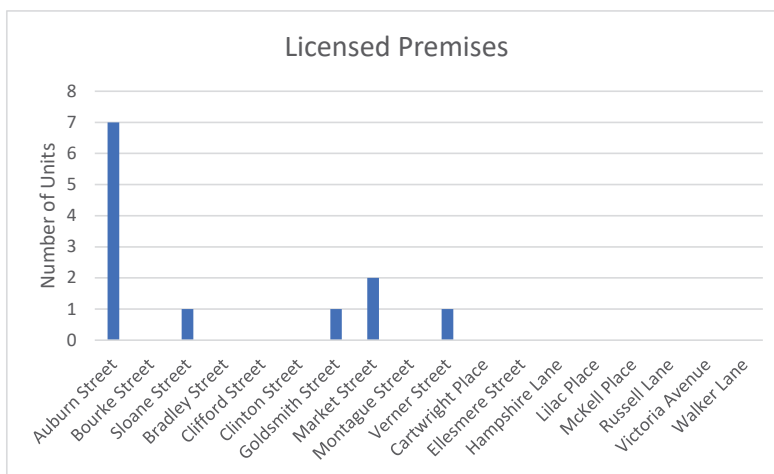


Figure 70: Location of Licenced Premises

CBD Public Realm Improvements

A further element of this health check is to report on the public realm improvements in the CBD. These initiatives can be from the CBD Masterplan or any other associated grant or program that improved the CBD. The objective of this is to record the impact of these changes on footfall and pedestrian activity. The outcomes in this study are not intended to be a measure of the performance indicators set out in the CBD Master Plan or any other associated plan, rather an assessment of how public realm improvements impact pedestrian activity, and to establish a photo register of the improvements that have been made.

As part of the 2021/22 Streets as Shared Spaces Grant, Council received funding to provide various seating improvement in the CBD. These included the creation of parklets and associated seating, creation of a street library, two 'chill out' hubs with bench seating and solar powered electrical charging points, a wombat crossing, 27 seats near existing street trees along Auburn Street, and Russell Lane seating improvements.

These improvements are illustrated below.

Figure 71: Parklet, Street Library and Wombat Crossing



Figure 72: Two Chill Out Hubs with power charging (second hub in background).



Figure 73: Parklet with seating



Figure 74: Russell Lane Seating



Figure 75: Russell Lane Seating



It must be noted that neither the 2021 nor 2023 study measured any pedestrian activity associated with these improvements. It is intended that future observations measure the footfall of these areas to provide metrics on the use of this infrastructure.

Moving Forward

The CBD Health Check examined CBD occupancy use types, CBD vacancy, heritage and non-heritage vacancy and geographical occupancy patterns. Examining the 2023 data with historically collected 2021 data has enabled the identification of potential trends and patterns of CBD occupancy type and vacancy.

Throughout the study, various patterns of shop location and use were identified, including the movement of businesses between streets. Therefore, an increase in vacancy in selected streets might not automatically mean fewer businesses in the CBD as a whole, but instead reflect a movement of businesses from one location to another.

The second identified pattern was the substantial increase in vacancy rates in some streets and laneways. The reasons for the increased vacancy in these streets has not been comprehensively captured in either the 2021 or the 2023 studies. This indicates the need for more data collection points to capture the causes and reasons for these changes.

Vibrancy and vitality is more than the number of units vacant and there is an opportunity in future studies to capture more data to inform a better appreciation of the well-being of the CBD.

These future measures could include:

- Measuring pedestrian activity on the street to understand the levels of footfall.

This seeks to measure the general activity or vibrancy of a street and act as supplementary information to vacancy data to identify any possible relationship between footfall and vacancy.

- Measuring street frontage activation

An important feature impacting pedestrian activity and vitality in urban areas is the influence of street façade and the interaction between the public and private realm. Future observations will record the types of shop frontages that are being used throughout the CBD to assess the degree of activation and subsequent pedestrian movement. This would provide evidence to illustrate if the existing active frontages identified in the CBD correlate with pedestrian activity.

- Maintaining an accurate record of business movement.

This would create a running record of which businesses moved and which businesses remained in the same location comparative to previous studies. This would serve to identify if businesses are moving, where they are moving to, and what areas are subject to a high degree of turnover. Further, the data will be able to capture the movements of businesses and the association between heritage listed items. This will provide data and insight on the strengths and weaknesses of each area of the CBD.

It is also intended to assess if businesses are leaving the CBD or are only relocating elsewhere within the CBD.

- A customer/retail questionnaire

The data collected to date is quantitative in nature, it is based on numbers and locational information upon which inferences can be made as to the performance and health of Goulburn CBD. This is considered to reflect one aspect of CBD performance but fails to investigate more qualitative information around what users and businesses think about the performance and environment of the CBD. There is an opportunity to fill this gap through future studies.

- Develop a record of opening hours

The number of commercial units and their length of opening hours can have a direct effect on the vitality and vibrancy of the CBD by increasing or decreasing the available options for customers on any given day or time of day. The fewer businesses that are open the lower overall footfall on the streets of the CBD. A dataset which catalogues the opening days and hours of premises across the CBD core would in particular reveal the opportunity for evening and night time activities. A consistent record of these could indicate whether policy and strategy are effectively encouraging evening/night time activity.

- Outdoor Dining

Recording the number of businesses engaging in the use of outdoor dining will provide valuable data insights and assist in the measurement of policies and strategies aimed at encouraging such activity.

- Public realm improvements

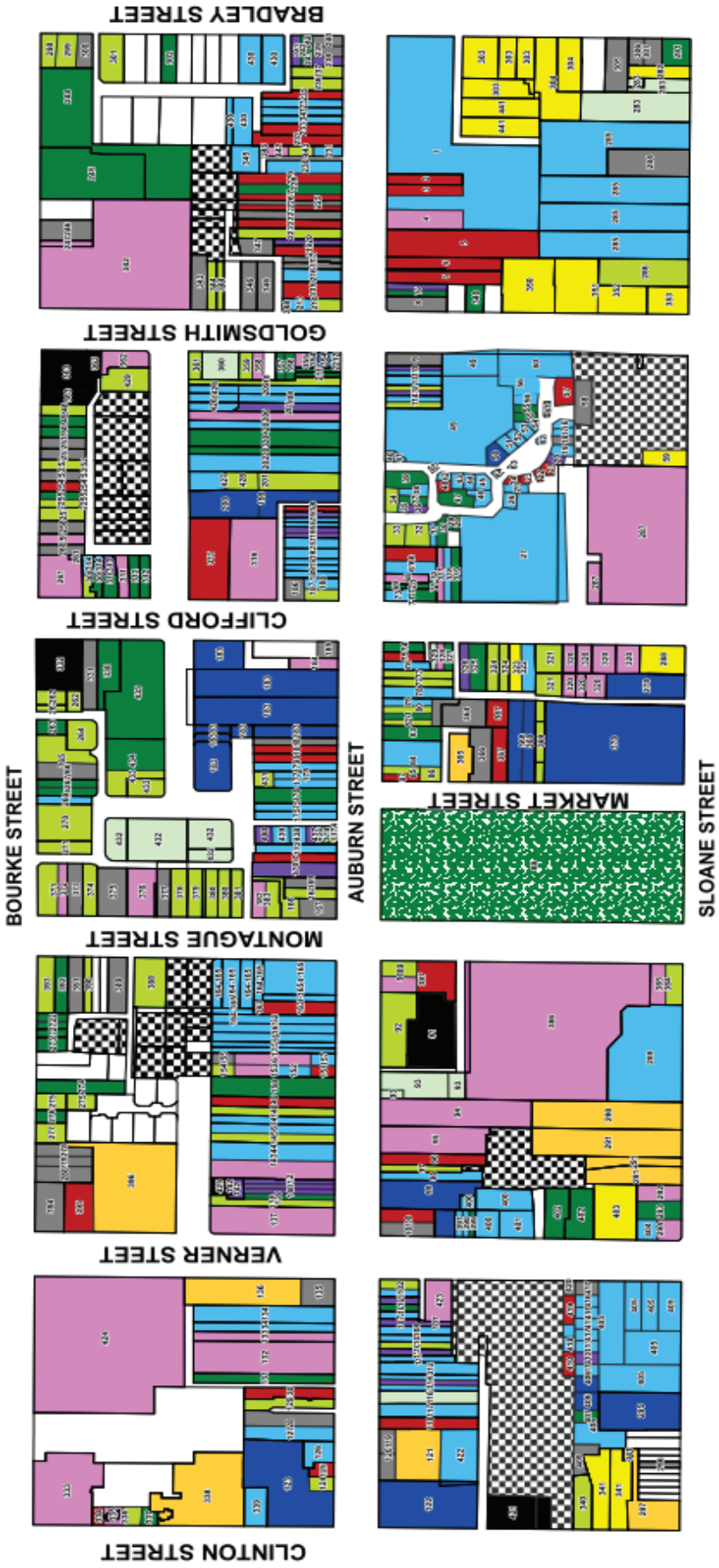
CBD vitality can be significantly impacted by the provision of public realm improvements. The provision of seating, pedestrian focused infrastructure, and visual built form improvements can improve the physical amenity and visual appeal of the CBD. There is potential opportunity to gather data to record the improvements in the CBD against the CBD Masterplan, and to get an indication of how the annual CBD Grant offerings assist in improving the visual appeal of the area.

The public realm is enhanced through the provision of green space. The assessment of the footfall in Belmore Park during the morning, midday, and evening can be recorded to gain insight into the number of people and types of activities being conducted.

It must be acknowledged that this study used specific use categories and groupings based on unit occupancy with an assessment as to which occupancy type would best fit under the 12 categories. As future studies are conducted, and other business uses appear in the CBD, minor changes to the categorisation of some occupancy types may occur. If these changes occur, future data sets will acknowledge any change in the methodology.

Appendix

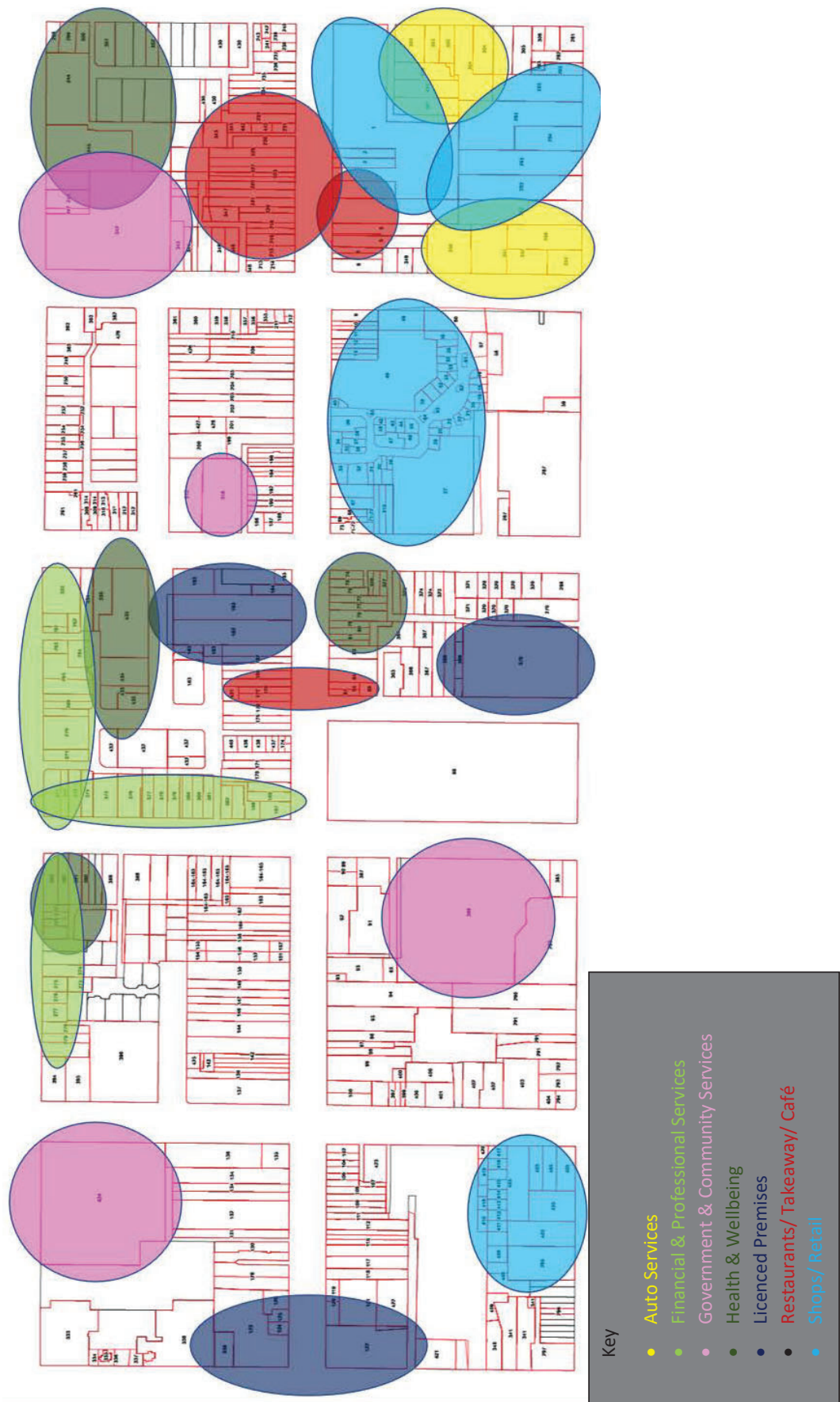
Appendix A - CBD Occupancy Map 2023



Key

- Auto Services
- Entertainment & Leisure
- Financial & Professional Services
- Government & Community Services
- Hair & Beauty
- Health & Wellbeing
- Hotel & Motel Accommodation
- Infrastructure
- Licenced Premises
- Restaurants/ Takeaway/ Café
- Shops/ Retail
- Vacant

Appendix B – Cluster Plot of Similar Occupancy Groupings



Appendix C – Heritage and CBD Vacancy



Appendix D – 2023 CBD occupancy by use type (per unit)

Table 3: 2023 - Number of units in each category (per street)

	Vacant	Park	Health & Wellbeing	Hair & Beauty	Financial & Professional Services	Government & Community Services	Shop/ Retail	Auto	Hotel & Motel Accommodation	Restaurant/ Takeaway/ Café	Entertainment/ Leisure	Licensed Premises	Infrastructure	All Categories
Auburn Street	23	1	27	20	31	13	82	1	2	33	2	7	1	243
Bourke Street	9	0	12	0	11	3	1	0	0	1	0	0	0	37
Sloane Street	2	0	1	0	2	3	2	2	3	0	1	1	0	17
Bradley Street	4	0	1	0	3	0	0	2	0	0	0	0	0	10
Clifford Street	1	0	7	2	3	5	3	1	0	1	1	0	1	25
Clinton Street	0	0	1	0	2	2	1	1	1	1	0	0	0	9
Goldsmith Street	3	0	2	0	4	4	1	4	0	0	1	1	2	22
Market Street	2	0	0	0	1	0	0	0	1	1	0	2	0	7
Montague Street	5	0	1	0	11	5	0	0	0	1	0	0	0	23
Verner Street	4	0	3	1	0	2	14	1	1	3	0	1	1	31
Cartwright Place	0	0	0	0	0	0	0	0	0	0	0	0	1	1

Ellesmere Street	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	4
Hampshire Lane	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Lilac Place	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
McKell Place	0	0	2	0	0	1	0	0	0	0	0	0	1	0	0	0	4
Russell Lane	0	0	0	2	0	0	0	3	0	0	0	0	0	0	0	0	5
Victoria Avenue	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Walker Lane	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
All Streets	54	1	57	25	73	37	110	13	8	41	6	12	6	0	0	0	443

Appendix E – 2023 CBD occupancy by use type (percentage of units)

Table 4: 2023 Percentage of units in each category (per street)

	Vacant	Park	Health & Wellbeing	Hair & Beauty	Financial & Professional Services	Government & Community Services	Shop/ Retail	Auto	Hotel & Motel Accommodation	Restaurant/ Takeaway/ Café	Entertainment/ Leisure	Licensed Premises	Infrastructure	All Categories
Auburn Street	9.5%	0.4%	11.1%	8.2%	12.8%	5.3%	33.7%	0.4%	0.8%	13.6%	0.8%	2.9%	0.4%	243
Bourke Street	24.3%	-	32.4%	-	29.7%	8.1%	2.7%	-	-	2.7%	-	-	-	37
Sloane Street	11.8%	-	5.9%	-	11.8%	17.6%	11.8%	11.8%	17.6%	-	5.9%	5.9%	-	17
Bradley Street	40%	-	10%	-	30%	-	-	20%	-	-	-	-	-	10
Clifford Street	4%	-	28%	8%	12%	20%	12%	4%	-	4%	4%	-	4%	25
Clinton Street	-	-	11.1%	-	22.2%	22.2%	11.1%	11.1%	1	1	-	-	-	9
Goldsmith Street	13.6%	-	9.1%	-	18.2%	18.2%	4.5%	18.2%	-	0	4.5%	4.5%	2	22
Market Street	28.6%	-	-	-	14.3%	-	-	-	14.3%	14.3%	-	28.6%	-	7
Montague Street	21.7%	-	4.3%	-	47.8%	21.7%	-	-	-	4.3%	-	-	-	23
Verner Street	12.9%	0	9.7%	3.2%	-	2	14	3.2%	3.2%	9.7%	-	3.2%	3.2%	31
Cartwright Place	-	-	-	-	-	-	-	-	-	-	-	-	100%	1

Ellesmere Street	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4
Hampshire Lane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Lilac Place	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
McKell Place	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25%	4
Russell Lane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5
Victoria Avenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
Walker Lane	50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2
All Streets	12.2%	0.2%	12.9%	5.6%	16.5%	8.4%	24.8%	2.9%	1.8%	9.3%	1.4%	2.7%	1.4%	-	-	-	443

Appendix F – 2023 CBD Vacancy Data (per unit & percentage)

Table 5: 2023 Number of units in each category for the entire CBD

	Vacant	Vacant Heritage Items	Vacant Non - Heritage Items	Park	Health & Wellbeing	Hair & Beauty	Finance & Professional Services	Government & Community Services	Shop/ Retail	Auto	Hotel & EL Accommodation	Restaurant, Takeaway, Café	Entertainment/ Leisure	Licensed Premises	Infrastructure	All categories
All Streets	54	26	28	1	57	25	73	37	110	13	8	41	6	12	6	443

Table 6: 2023 Percentage of units in each category for the entire CBD

	Vacant	Vacant Heritage Items	Vacant Non - Heritage Items	Park	Health & Wellbeing	Hair & Beauty	Finance & Professional Services	Government & Community Services	Shop/ Retail	Auto	Hotel & EL Accommodation	Restaurant, Takeaway, Café	Entertainment/ Leisure	Licensed Premises	Infrastructure	All categories
All Streets	12.2%	5.9%	6.3%	2.3%	12.9%	5.6%	16.5%	8.4%	24.8%	2.9%	1.8%	9.3%	1.4%	2.7%	1.4%	443

Appendix G – 2021 CBD occupancy by use type (per unit)

Table 7: 2021 Number of units in each category (per street)

	Vacant	Park	Health & Wellbeing	Hair & Beauty	Financial & Professional Services	Government & Community Services	Shop/ Retail	Auto	Hotel & Motel Accommodation	Restaurant/ Takeaway/ Café	Entertainment/ Leisure	Licensed Premises	Infrastructure	All Categories
Auburn Street	20	1	26	20	34	12	83	1	2	34	2	7	1	243
Bourke Street	4	0	13	1	14	3	1	0	0	1	0	0	0	37
Sloane Street	3	0	1	0	1	3	2	2	3	0	1	1	0	17
Bradley Street	1	0	1	0	4	0	0	4	0	0	0	0	0	10
Clifford Street	2	0	6	2	3	6	2	1	0	1	1	0	1	25
Clinton Street	1	0	1	0	2	2	1	1	1	1	0	0	0	9
Goldsmith Street	4	0	1	0	3	4	2	4	0	0	1	1	2	22
Market Street	2	0	0	0	1	0	0	0	1	1	0	2	0	7
Montague Street	4	0	2	0	11	5	0	0	0	1	0	0	0	23
Verner Street	10	0	2	1	0	2	11	1	1	1	0	1	1	31
Cartwright Place	0	0	0	0	0	0	0	0	0	0	0	0	1	1

Ellesmere Street	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	4
Hampshire Lane	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Lilac Place	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
McKell Place	0	0	2	0	0	1	0	0	0	0	0	0	0	1	0	0	0	4
Russell Lane	0	0	0	2	0	0	0	3	0	0	0	0	0	0	0	0	0	5
Victoria Avenue	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Walker Lane	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
All Streets	54	1	57	25	73	37	110	13	8	41	6	12	6	0	0	0	0	443

Appendix H – 2021 CBD occupancy by use type (percentage of units)

Table 8: 2021 Percentage of units in each category per street

	Vacant	Park	Health & Wellbeing	Hair & Beauty	Financial & Professional Services	Government Services/Community	Shop/Retail	Auto Services	Hotel & Motel Accommodation	Restaurant / Takeaway/ Café	Entertainment/Leisure	Licensed Premises	Infrastructure	All Categories
Auburn Street	8.3%	0.4%	10.6%	8.23%	13.9%	4.9%	34.1%	0.4%	0.8%	13.9%	0.8%	2.8%	0.4%	243
Bourke Street	10.8%	-	35.1%	2.7%	37.8%	8.1%	2.7%	-	-	2.7%	-	-	-	37
Sloane Street	17.6%	-	5.8%	-	5.8%	17.6%	11.7%	11.7%	17.6%	-	5.8%	5.8%	-	17
Bradley Street	10%	-	10%	-	40%	-	-	40%	-	-	-	-	-	10
Clifford Street	8%	-	24%	8%	12%	24%	8%	4%	-	4%	4%	-	4%	25
Clinton Street	11.1%	-	11.1%	-	22.2%	22.2%	11.1%	11.1%	11.1%	-	-	-	-	9
Goldsmith Street	18.1%	-	4.5%	-	13.6%	18.1%	9.0%	18.1%	-	-	4.5%	4.5%	9.0%	22
Market Street	28.5%	-	-	-	14.2%	-	-	-	14.2%	14.2%	-	28.5%	-	7
Montague Street	17.3%	-	8.6%	-	47.8%	21.7%	-	-	-	4.3%	-	-	-	23
Verner Street	32.2%	-	6.1%	3.2%	-	6.1%	35.4%	3.2%	3.2%	3.2%	-	3.2%	3.2%	31
Cartwright Street	-	-	-	-	-	-	-	-	-	-	-	-	100%	1
Ellesmere Street	-	-	-	-	50%	-	50%	-	-	-	-	-	-	4
Hampshire Lane	-	-	-	-	-	-	100%	-	-	-	-	-	-	1
Lilac Place	-	-	-	-	100%	-	-	-	-	-	-	-	-	1
McKell Place	-	-	50%	-	25%	-	-	-	-	-	25%	-	-	4

Russell Lane	-	-	-	-	40%	-	-	-	60%	-	-	-	-	-	-	-	5
Victoria Avenue	-	-	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	1
Walker Lane	-	-	-	-	-	50%	50%	50%	-	-	-	-	-	-	-	-	2
	12%		12.42%	5.87%	17.61%	8.58%	24.38%	3.39%	1.18%	8.8%	1.35%	2.71%	1.35%	-	-	-	443

Appendix I – 2021 CBD Vacancy Data (per unit & percentage)

Table 9: 2021 Number of units in each category for the entire CBD

	Vacant	Vacant Heritage Items	Vacant Non- Heritage	Park	Health & Wellbeing	Hair & Beauty	Financial & Professional Services	Government Services/ Community	Shop/ Retail	Auto	Hotel & Motel Accommodation	Restaurant/ Takeaway/ Café	Entertainment/ Leisure	Licensed Premises	Infrastructure	All Categories
All Streets	51	18	33	1	55	26	78	38	108	15	8	39	6	12	6	443

Table 10: 2021 Percentage of units in each category for the entire CBD

	Vacant	Vacant Heritage Items	Vacant Non- Heritage	Park	Health & Wellbeing	Hair & Beauty	Financial & Professional Services	Government Services/ Community	Shop/ Retail	Auto	Hotel & Motel Accommodation	Restaurant/ Takeaway/ Café	Entertainment/ Leisure	Licensed Premises	Infrastructure	All Categories
All Streets	11.5%	4.0%	7.4%	0.2%	12.4%	5.8%	17.6%	8.5%	24.3%	3.3%	1.8%	8.8%	1.3%	2.7%	1.3%	443

Appendix J – CBD Occupancy Observation Table 2021

ID Number	Name of Occupier 7-8/12/2021	Type of Business	Category of Business	Street Address UL (Upper Level)
Auburn Street				
1	Target	Home ware, Clothing, Toys, Home appliances, Beauty products, Food	Shop/Retail	267-303
2	Forked	Restaurant	Restaurant/Takeaway/Café	277
3	Crust Pizza	Takeaway Pizza	Restaurant/Takeaway/Café	267-303
4	Service NSW	Government Service	Community/Government Service	267-303
5	KFC	Takeaway/Restaurant	Restaurant/Takeaway/Café	259-265
6	Mick's on Auburn	Barber	Hair & Beauty	257
7	Goulburn Therapeutic Thai Massage	Massage Parlour	Health & Wellbeing	257
8	Vacant	Vacant	Vacant	253-255
9	MBC Employment	Employment agency	Community/Government Service	251
10	QS Hair	Hairdresser	Hair & Beauty	245
11	The Country Outfitters	Clothes	Shop/Retail	245
12	GIO	Insurance	Financial & Professional Service	243
13	Goulburn Trendsetters	Hairdresser	Hair & Beauty	243
14	Goulburn Soap World	Beauty products, gifts	Shop/Retail	241
15	Goulburn Insurance Brokers	Insurance	Financial & Professional Service	241
16	Prouds	Jewellery	Shop/Retail	217 Auburn St 1
17	Telstra	Phones	Shop/Retail	2
18	Sanity	DVDs, Games, CDs	Shop/Retail	3
19	Jeanswest	Clothes	Shop/Retail	4
20	Big Barber	Barber	Hair & Beauty	FC1
21	Hong Kong Village	Takeaway	Restaurant/Takeaway/Café	FC2
22	Goulburn Kebab	Takeaway	Restaurant/Takeaway/Café	FC3
23	Sushi & More	Takeaway	Restaurant/Takeaway/Café	FC4
24	Fresh Carvery	Takeaway	Restaurant/Takeaway/Café	5
25	Autograph	Clothes	Shop/Retail	6
26	Suzanne Grae	Clothes	Shop/Retail	7
27	Kmart	Homeware, Clothes, Toys	Shop/Retail	M2
28	Amplifon Hearing Professionals	Hearing Specialist	Health & Wellbeing	8B
29	Wellbeing Massage & Acupuncture	Massage & Acupuncture	Health & Wellbeing	8
30	OPSM	Optometrist	Health & Wellbeing	9

31	Yes Optus	Phones	Shop/Retail	10
32	IMB Bank	Bank	Financial & Professional Service	11
33	St George Bank	Bank	Financial & Professional Service	12
34	Commonwealth Bank of Australia	Bank	Financial & Professional Service	13
35	Flight Centre	Travel	Shop/Retail	14
36	Golden Beauty & Nails	Nails	Hair & Beauty	15
37	Bay Audio	Hearing Specialist	Health & Wellbeing	16
38	News Express	Newsagent	Shop/Retail	17
39	Priceline Pharmacy	Pharmacy	Health & Wellbeing	18
40	Bryant's Pies & Hot Bread	Bakery	Shop/Retail	19
41	Free Choice Tobacco	Tobacconist	Shop/Retail	20
42	G & A Quality Chickens	Chicken	Shop/Retail	21
43	Bakers Delight	Bakery	Shop/Retail	22
44	Go Vita	Health food	Shop/Retail	23
45	Nice and Bargain Products	Gifts and Gadgets	Shop/Retail	24
46	Lowe's	Clothes	Shop/Retail	27
47	Goulburn Doctors	Doctors	Health & Wellbeing	28
48	Cafe Cherry Beans	Café	Restaurant/Takeaway/Café	29
49	Coles	Food supplies	Shop/Retail	M1
50	Liquorland	Bottle Shop	Licensed Premises	M1B
51	Price Attack	Hair care products	Shop/Retail	33
52	EB Games	Video games	Shop/Retail	34
53	Mathers	Shoes	Shop/Retail	35
54	Rapid Smart Phone Repairs	Phone products	Shop/Retail	36
55	Pacific Smiles Dental	Dentist	Health & Wellbeing	37 and 38
56	Cotton On	Clothes	Shop/Retail	39 and 40
57	The Coffee Club	Café	Restaurant/Takeaway/Café	41
58	Zap Variety	Gifts, toys	Shop/Retail	43
59	Jet Car Wash	Car Wash	Auto	CP01
60	Best & Less	Clothes	Shop/Retail	49A
61	Boost Juice	Juice	Shop/Retail	K05
62	Michel's	Cakes & Coffee	Shop/Retail	K01
63	Donut King	Donuts & Coffee	Shop/Retail	K02
64	Wendy's	Milkshakes & Cakes	Shop/Retail	K03
65	Mister Mint	Keys repair, shoe repair	Shop/Retail	K04
66	Viet Street Food	Takeaway	Restaurant/Takeaway/Café	213
67	Elite	Vitamin & supplements	Shop/Retail	213
68	AMP Employment Services	Employment agency	Community/Government Service	211
69	Vacant	Vacant	Vacant	209
70	Goulburn Denture Clinic	Dentist	Health & Wellbeing	6/209
71	Fong's Breast Cancer & Pain Relief Clinic	Massage Parlour	Health & Wellbeing	209
72	Atkinson Stalker Dental	Dentist	Health & Wellbeing	209 UL
73	Smokemart & Gifts	Tobacconist	Shop/Retail	207
74	Goulburn Dental Care	Dentist	Health & Wellbeing	205

75	Goulburn Tandoori Oven	Restaurant	Restaurant/Takeaway/Café	203
76	That Streetwear Shop	Clothes	Shop/Retail	201
77	Ray White	Real Estate	Financial & Professional Service	199
78	Sports Power	Clothes, Shoes, Fitness equipment	Shop/Retail	193
79	Vacant	Vacant	Vacant	189-191
80	Jigsaw Tax & Advisory	Accountant	Financial & Professional Service	189-191
81	NSW Pathology	Pathologist	Health & Wellbeing	189-191
82	SC Design Solutions	Building consultant	Financial & Professional Service	189-191
83	Australian Red Cross Blood Donor Centre	Health service	Health & Wellbeing	183-187
84	Vacant	Vacant	Vacant	175-181
85	BDCM Alliance Bank	Bank	Financial & Professional Service	175-181
86	The Collective	Desks for markets/hot desks	Financial & Professional Service	175-181
87	Harvest	Café	Restaurant/Takeaway/Café	175-181
88	Belmore Park	Open space	Park	173
89	NAB Banking	Bank	Financial & Professional Service	167
90	Wendy Tuckerman MP	Politician	Community/Government Service	167
91	Telstra Infrastructure	Telecommunications	Infrastructure	165A
92	Post Office	Mail service, Gifts	Financial & Professional Service	165
93	Performing Arts Centre	Performances	Entertainment/Leisure	163
94	NSW Government	Government Service	Community/Government Service	159
95	Goulburn Community Centre	Community Service	Community/Government Service	155
96	Goulburn Star Chinese	Chinese Restaurant	Restaurant/Takeaway/Café	151
97	Raine and Horne	Real estate	Financial & Professional Service	149
98	Save the Children	Charity shop	Shop/Retail	147
99	Hibernian	Pub	Licensed Premises	145
100	Goulburn Seafood Restaurant	Seafood restaurant	Restaurant/Takeaway/Café	139
101	Green Associates	Financial consultant	Financial & Professional Service	139
102	Antony & Edwards Real Estate	Real estate	Financial & Professional Service	137
103	Peter Cohen Electrical	Appliance repair	Shop/Retail	135
104	Jezzy's Barber Shop	Barber	Hair & Beauty	133
105	Yoga Presence	Yoga studio	Health & Wellbeing	131
106	Steptry's Old Wares Goulburn	Collectables	Shop/Retail	129
107	Hairdressing Academy	Hairdresser	Hair & Beauty	127

108	The Salvation Army	Charity Shop	Shop/Retail	123
109	Goulburn Loan Office	Loan agency	Financial & Professional Service	121
110	Wicked Ink	Tattooing parlour	Hair & Beauty	119
111	Vacant	Vacant	Vacant	117
112	Shelly's Sewing Centre	Sewing equipment and material	Shop/Retail	115
113	Mixology Vape	Tobacconist	Shop/Retail	113
114	Blond by Maura	Hairdresser	Hair & Beauty	111
115	Vacant	Vacant	Vacant	109
116	Pigment 107	Art Classes	Entertainment/Leisure	107
117	Quantum Now	Gifts, Crystals	Shop/Retail	105
118	Curry Cottage Indian	Indian restaurant	Restaurant/Takeaway/Café	103
119	Vacant	Vacant	Vacant	93
120	Vacant	Vacant	Vacant	93
121	Astor Suites	Hotel	Hotel & Morel Accommodation	93
122	Astor Hotel	Pub	Licensed Premises	93-95
123	Tattersalls Hotel	Pub	Licensed Premises	76
124	Aqua Laundry Mat	Laundromat	Financial & Professional Service	76
125	The Lotus Restaurant	Chinese restaurant	Restaurant/Takeaway/Café	80A
126	Goulburn Disposals & Camping	Clothing, Camping gear, Food,	Shop/Retail	84
127	Di's Bargains	Toys, Furniture, Bric a brac, DVDs, Books – Second Hand Store	Shop/Retail	90-94
128	Julie's Garden Emporium	Flowers, gifts	Shop/Retail	90-94
129	The Income Tax Professionals	Tax professional	Financial & Professional Service	96
130	Samaran Thai Restaurant	Thai restaurant	Restaurant/Takeaway/Café	98
131	Tarmtara	Massage parlour	Health & Wellbeing	100
132	Family Community Services	Family assistance service	Community/Government Service	108
133	Capital Region Community Services	Community Services	Community/Government Service	110
134	Goulburn Carpet Court Flooring Centre	Carpets	Shop/Retail	112, 114
135	La Casa	Italian Restaurant	Restaurant/Takeaway/Café	118
136	Goulburn Central Motor Lodge	Motel	Hotel & Morel Accommodation	120
137	The Disability Trust	Disability assistance and employment	Community/Government Service	124
138	Carol James Real Estate	Real estate	Financial & Professional Service	126
139	Highland Chiropractor	Chiropractor	Health & Wellbeing	126
140	The Room (hair)	Hairdresser	Hair & Beauty	126
141	Beauty Secrets	Skin clinic	Hair & Beauty	126
142	Auburn Mane Designs	Hairdresser	Hair & Beauty	126

143	Centerlink	Government Service	Community/Government Service	136
144	Vinnies	Charity Shop	Shop/Retail	136
145	Vacant	Vacant	Vacant	140
146	First Inland City Newsagency	Newspaper, Magazines, Gifts, Lotto tickets	Shop/Retail	140
147	Australian Red Cross	Charity Shop	Shop/Retail	146
148	First National Real Estate	Real estate	Financial & Professional Service	148
149	Emperor Asian Restaurant	Chinese Restaurant	Restaurant/Takeaway/Café	150
150	Vacant	Vacant	Vacant	152
151	Subway	Sandwich Shop	Restaurant/Takeaway/Café	158
152	JPS Support	Computer repairs	Shop/Retail	158
153	Vacant	Vacant	Vacant	158
154	Aware Super	Superannuation	Financial & Professional Service	158
155	Vacant	Vacant	Vacant	158
156	Lambert Karate Dojo & Goulburn Martial Arts Centre	Martial Arts	Health & Wellbeing	158
157	Goulburn Bakery	Bakery	Shop/Retail	158
158	Lyn's Floral Studio	Gifts, Flowers	Shop/Retail	164
159	Adameitis Jewellery	Jewellery	Shop/Retail	166
160	Greater Value	Toys, Homeware, Gifts, Clothes, pet products, jewellery, Stationery	Shop/Retail	168-172
161	Bryant's Bakery	Bakery	Shop/Retail	168-172
162	Splinters Giftware	Gifts, Homeware	Shop/Retail	168-172
163	Paragon Cafe	Café	Restaurant/Takeaway/Café	174
164	Best Buys	Toys, DVDs, Books, Homeware, Gifts, Clothes, pet products, jewellery, Stationery	Shop/Retail	180
165	Harvey Norman	Furniture, Home appliances	Shop/Retail	180
166	Halletts Chartered Accountants	Accountant	Financial & Professional Service	190 UL
167	ANZ Goulburn	Bank	Financial & Professional Service	190
168	Mincove Homes	Planning/Building Consultant	Financial & Professional Service	194
169	Newspower	Gifts, Books, Newspapers, Magazines	Shop/Retail	196A
170	Déjà vu Hair & Beauty	Hairdresser	Hair & Beauty	198
171	Park Cafe	Cafe	Restaurant/Takeaway/Café	202
172	Morton Brothers Toys	Toys, Electronics	Shop/Retail	206
173	H&R Block	Tax professional	Financial & Professional Service	210
174	Specsavers	Optician	Health & Wellbeing	210

175	Bi-Rite Home Appliances	Home appliances	Shop/Retail	212-214
176	Blooms Chemist	Pharmacy	Health & Wellbeing	216
177	Vacant	Vacant	Vacant	224
178	Something Special	Gifts, Homeware	Shop/Retail	224
179	Baxter Boots & Shoes	Shoes	Shop/Retail	226
180	Red Rooster	Restaurant	Restaurant/Takeaway/Café	228
181	The Pizza Kitchen	Pizza Takeaway	Restaurant/Takeaway/Café	230
182	Dress Up Palace	Clothes	Shop/Retail	232
183	Goulburn Workers Club	Club	Licensed Premises	234-252
184	Vacant	Vacant	Vacant	254
185	Vacant	Vacant	Vacant	256
186	Nora Employment	Employment agency	Community/Government Service	258-262 UL
187	Westpac Banking-	Bank	Financial & Professional Service	258-262
188	Hampton Love	Travel agency	Shop/Retail	258-262
189	Helloworld	Gifts, Homeware, Clothes	Shop/Retail	264
190	Your Home Matters	Gifts, Homeware, Clothes	Shop/Retail	266
191	Vintage House	Gifts, Clothes	Shop/Retail	268
192	FSW Shoes	Shoes	Shop/Retail	270
193	Sweet Pea	Clothes	Shop/Retail	272
194	Stay Sharp Barber Shop	Barber	Hair & Beauty	276
195	The Brow Lounge	Beauty Service	Hair & Beauty	276
196	Zantis Jeweller	Jewellery	Shop/Retail	278-280
197	Headlines Hair and Beauty	Beauty service	Hair & Beauty	282
198	Mandy's Restaurant	Chinese restaurant	Restaurant/Takeaway/Café	284
199	Empire Hotel	Pub	Licensed Premises	286
200	Bottle shop at back	Bottle Shop	Licensed Premises	286
201	ANZ Bank	Bank	Financial & Professional Service	290-294
202	The Reject Shop	Gifts, Homeware, Home appliances, Gardening, Clothes, Beauty products, Food and Drink	Shop/Retail	296-300
203	Anna & Laura Chinese Massage	Massage Parlour	Health & Wellbeing	302
204	Blooms Chemist	Medication, gifts, beauty products, Health service	Health & Wellbeing	304-308
205	Worklocker	Shoes, Clothes	Shop/Retail	310
206	Benevolent	Disability service	Community/Government Service	312
207	Kaos Salon	Beauty service	Hair & Beauty	314
208	Luxury Rugs	Rugs	Shop/Retail	316
209	Masala Mill	Groceries	Shop/Retail	318
210	LJ Hooker	Real estate	Financial & Professional Service	320
211	Anytime Fitness	Gym	Health & Wellbeing	322-326

212	Linen House Outlet	Clothes	Shop/Retail	322-326 x2
213	Gidding's Formal Hire	Clothes	Shop/Retail	330
214	NRMA	Insurance	Financial & Professional Service	330
215	Charcoal Chicken	Eat in, takeaway	Restaurant/Takeaway/Café	336
216	Replay	DVDs, Computer Games	Shop/Retail	338
217	Vacant	Vacant	Vacant	342
218	Vacant	Vacant	Vacant	344
219	Goulburn Takeaway	Takeaway	Restaurant/Takeaway/Café	348
220	Jason's Barber Shop & Beardery	Barber	Hair & Beauty	350
221	The Agency	Real estate	Financial & Professional Service	354
222	Empire Takeaway	Fish & Chips Takeaway	Restaurant/Takeaway/Café	356
223	Vacant	Vacant	Vacant	358
224	Zambero	Mexican	Restaurant/Takeaway/Café	360
225	Dream Admin Services	Administration	Financial & Professional Service	360
226	Pink Door Collections	Debt Collecting	Financial & Professional Service	360
227	Domino's	Pizza Takeaway	Restaurant/Takeaway/Café	364
228	Plus Fitness	Gym	Health & Wellbeing	364
229	Street Food	Takeaway	Restaurant/Takeaway/Café	364
230	Vacant	Vacant	Vacant	364
231	Goulburn Western Wear	Clothes	Shop/Retail	378
232	Goulburn Thai	Thai restaurant	Restaurant/Takeaway/Café	380
233	Camellia Chinese Restaurant	Chinese Restaurant	Restaurant/Takeaway/Café	384
234	Silly Solly's	Gifts, Homeware, Home appliances, Gardening, Clothes, Beauty products, Food and Drink	Shop/Retail	388
235	Old Pacific Inn Fish & Chips	Fish & Chips Takeaway	Restaurant/Takeaway/Café	394
236	Angela Storrier Real Estate	Real estate	Financial & Professional Service	396
237	GJ Gardener Homes	Planning/building Consultant	Financial & Professional Service	400-202
238	Australian Hair and Beauty Wholesaler	Hairdresser	Hair & Beauty	404
239	Vacant	Vacant	Vacant	404
240	Runaway Boutique	Clothes	Shop/Retail	404
241	F45	Gym	Health & Wellbeing	404
242	Ageless	Anti-aging treatments	Health & Wellbeing	404
243	Jagged Edge Hair	Hairdresser	Hair & Beauty	404
Bourke Street				

244	NSW Health	Rehabilitation centre	Health & Wellbeing	211
245	NSW Health (Ambulance)	Ambulance	Health & Wellbeing	209
246	SHE the House of Beauty	Beauty salon	Hair & Beauty	199
247	Resolution Psychology	Psychologist	Health & Wellbeing	199
248	Impact Print & Copy	Printing and copying	Financial & Professional Service	187
249	Goulburn X-Ray	X-ray service	Health & Wellbeing	185
250	Nuclear Medicine	x-ray service	Health & Wellbeing	183
251	Vacant	Vacant	Vacant	179-181
252	D One Accounting	Accountant	Financial & Professional Service	177
253	Vacant	Vacant	Vacant	175
254	Ban Thai Restaurant	Thai Restaurant	Restaurant/Takeaway/Café	173
255	KM Lewis Chiropractor	Chiropractor	Health & Wellbeing	171
256	Jones Nicholson Engineering Consultants	Engineering Consultants	Financial & Professional Service	171
257	ProMortgage	Mortgage broker	Financial & Professional Service	169
258	Southern Region Land Engineering	Engineering Consultants	Financial & Professional Service	167
259	Employment Plus	Employment agency	Community/Government Service	165
260	Vacant	Vacant	Vacant	163
261	Fire Station	Fire Station	Community/Government Service	159
262	RSM Audit, Tax, Consulting	Accountant	Financial & Professional Service	143
263	Vivid Smile Dentist	Dentist	Health & Wellbeing	137
264	Electel Services	Electrician	Financial & Professional Service	137a
265	Rabobank	Bank	Financial & Professional Service	129-133
266	Vacant	Vacant	Vacant	129-133
267	Capital Pathology	Pathologist	Health & Wellbeing	127
268	Synchron Psychology	Mental health clinic	Health & Wellbeing	127
269	Amy's Flower Shop	Florist	Shop/Retail	125
270	Ian D Bain Accountants	Accountant	Financial & Professional Service	121 Masonic Centre
271	David B Bourke & Associates	Accountant	Financial & Professional Service	117
272	Tess Personal Trainers Studio	Personal trainer	Health & Wellbeing	107 x2
273	Goulburn Physiotherapy Centre	Physiotherapy	Health & Wellbeing	105
274	Goulburn Family and Cosmetic Dental Practice	Dentist	Health & Wellbeing	99
275	Michael Bligh & Associates	Landscape Architect	Financial & Professional Service	97
276	Goulburn Podiatry Service	Podiatrist	Health & Wellbeing	95

277	Matthew Adam & Associates Solicitors	Solicitors	Financial & Professional Service	93
278	Greenleaf Disability Services	Disability Service Provider	Community/Government Service	91
279	Inland Solutions	Finance Broker	Financial & Professional Service	91
280	Town & Country Business Solutions	Bookkeeper and Tax Accountant	Financial & Professional Service	91
Sloane Street				
281	Vacant	Vacant	Vacant	324
282	Southern Tablelands Windscreens	Windscreen repair	Auto	322
283	St Clair Archive & Museum	Museum	Entertainment/Leisure	318-320
284	Vacant	Vacant	Vacant	310
284	Mitre 10	Garden, Homeware, Building and home materials	Shop/Retail	304-306 and 314
286	R J Sidney Craig Funeral Directors	Funeral Directors	Financial & Professional Service	298
287	Police Station	Police station	Community/Government Service	276
288	Craig's Auto Repairs	Mechanic	Auto	272
289	Argyle Emporium	Books	Shop/Retail	260
290	Carlton Hotel/Motel	Motel	Hotel & Morel Accommodation	258
291	Alpine Heritage Motel	Hotel	Hotel & Morel Accommodation	246
292	Uniting	Disability (NDIS) service	Community/Government Service	238
293	Boutique Fitness Studio	Gym	Health & Wellbeing	238
294	Max Employment	Employment agency	Community/Government Service	238
295	Southern Railway Hotel	Pub	Licensed Premises	188
296	Vacant	Vacant	Vacant	176
297	Mandelson's of Goulburn	Hotel	Hotel & Morel Accommodation	160
Bradley Street				
298	Jacqueline Gore Associates and Solicitors	Solicitor	Financial & Professional Service	78
299	Goulburn Conveyancing	Conveyancer	Financial & Professional Service	78
300	Hume Legal	Solicitor	Financial & Professional Service	78
301	Victoria Arnall Solicitors	Solicitor	Financial & Professional Service	76
302	Goulburn Womens Health	Medical Centre	Health & Wellbeing	70
303	Isuzu Ute	Car shop	Auto	32-42
304	Mazda	Car shop	Auto	32-42
305	Vacant	Vacant	Vacant	28
306	MC Automotive	Mechanic	Auto	22
307	One Stop Battery Shop	Car Battery Shop	Auto	22
Clifford Street				

308	Elwasho	Laundry service	Financial & Professional Service	53-61
309	Hearing Australia	Hearing specialist	Health & Wellbeing	53-61
310	IPAR	Occupation health service	Health & Wellbeing	53-61
311	Office	Government Service	Community/Government Service	53-61 x2
312	Miracle Massage	Pilates	Health & Wellbeing	49-51
313	Cut & Curl Hair Studio	Hairdresser	Hair & Beauty	65
314	El Meato Butchery	Butcher	Shop/Retail	65
315	Greengrocer	Café	Restaurant/Takeaway/Café	37-41
316	St Andrew's Church	Church	Community/Government Service	25
317	Juvenile Justice	Youth justice centre	Community/Government Service	21-23
318	Matchworks	Employment Agency	Community/Government Service	21-23
319	Martial Arts Academy (upstairs)	Martial art centre	Health & Wellbeing	21-23
320	Ambulance Service	Ambulance	Community/Government Service	18
321	Vacant	Vacant	Vacant	20
322	Haberdashery	Haberdashery	Shop/Retail	22
323	Mum and Dad's Laundry and Carwash	Laundry & Car wash &	Auto	22
324	Herries Davidson & Co	Financial Planner	Financial & Professional Service	32
325	Cutting Edge Pools	Swimming Pool Provider	Financial & Professional Service	34
326	Hairtalk on Clifford	Hairdresser	Hair & Beauty	34
327	Bloom Hearing Specialist	Hearing Specialist	Health & Wellbeing	42
328	Personal Group	Employment Agency	Community/Government Service	42
329	Creative Space	Art Classes	Entertainment/Leisure	42
330	Goulburn Smiles	Dentist	Health & Wellbeing	60
331	Vacant	Vacant	Vacant	62
332	BP Petrol	Petrol station	Infrastructure	70
Clinton Street				
333	Chapel Lady of Mary,	Church	Community/Government Service	33
334	Vacant	Vacant	Vacant	Shop 1/31
335	Goulburn Post	Newspaper	Community/Government Service	Shop 2/31
336	Southern Cross Consulting Surveyors	Consulting Surveyors	Financial & Professional Service	Shop 3/31
337	Orthodontics Exclusive	Orthodontist	Health & Wellbeing	Shop 4/31
338	Quest	Serviced Apartments	Hotel & Morel Accommodation	27
339	Top Shop Photographics	Printing and Framing	Shop/Retail	25
340	Clinton Street Vet	Vet	Financial & Professional Service	5-7

341	Beaurepairs	Tyre shop	Auto	3
Goldsmith Street				
342	Uniting Church	Church	Community/Government Service	43-47
343	Vacant	Vacant	Vacant	41
344	Australian Unity	Health Cover Insurance	Financial & Professional service	39
345	Walker Tiles	Tiles	Shop/Retail	35a
346	Vacant	Vacant	Vacant	31
347	Vacant	Vacant	Vacant	29
348	Essential Energy Infrastructure	Infrastructure	Infrastructure	27
349	Vacant	Vacant	Vacant	23
350	Rapid Auto Repair	Mechanic	Auto	13
351	Auto One	Mechanic	Auto	3
352	Harco Motors & Caravan Centre	Second hand car shop	Auto	3
353	Chris Week's Motorcycles	Motorcycle shop	Auto	1
354	Flamingos	Nightclub	Licensed Premises	34 Goldsmith Street x2
355	NDIS Each	Disability service	Community/Government Service	34 Goldsmith Street
356	Goulburn Osteopath	Osteopath	Health & Wellbeing	36 Goldsmith Street
357	Liz dancewear	Dance wear and costumes	Shop/Retail	36 Goldsmith Street
358	Australian Electoral Commission	Government Service	Community/Government Service	42
359	PM-JA O'Rourke	Property Management	Financial & Professional Service	42
360	Leider Theatre	Arts theatre	Entertainment/Leisure	52
361	R. J's Dry Cleaners	Cleaning and clothes repair	Financial & Professional Service	54
362	Interchange Australia	Disability service	Community/Government Service	62
363	Ampol Petrol Station	Petrol Station	Infrastructure	68 & 189 Bourke Street
Market Street				
364	Vacant	Vacant	Vacant	27
365	Market Street Lodge	Motel	Hotel & Morel Accommodation	25
366	Vacant	Vacant	Vacant	23
367	Chinese Restaurant	Chinese Restaurant	Restaurant/Takeaway/Café	21
368	Goulburn Club	Club	Licensed Premises	19

369	JLM Conveyancing	Conveyancer	Financial & Professional Service	2/19
370	Goulburn Soldiers Club	Club	Licensed Premises	15
Montague Street				
371	Laterals Accountants	Accountant	Financial & Professional Service	35
372	Veola Mulwaree Trust	Not for profit manager of funds for organisations	Community/Government Service	33
373	Lady Belmore Club	Not for profit social club	Community/Government Service	31
374	Mark Bradbury Legal	Solicitor	Financial & Professional Service	29
375	Vacant	Vacant	Vacant	27
376	Marima Medical Clinic	Medical Centre	Health & Wellbeing	23-25
377	JC Walsh & Sons	Solicitor	Financial & Professional Service	21
378	Boyce Chartered Accountants	Accountant	Financial & Professional Service	19
379	John Dougall Solicitors	Solicitor	Financial & Professional Service	15
380	Johnson and Sendall Solicitors	Solicitor	Financial & Professional Service	11-13
381	Nina Dillon	Accountant	Financial & Professional Service	9
382	Taylor for MP	Government Service	Community/Government Service	7
383	Vacant	Vacant	Vacant	7
384	Collage of Transformation – Education and Training	Education	Financial & Professional Service	2
385	Country Women's Association	Not for profit social club	Community/Government Service	2
386	Court House	Court house	Community/Government Service	4
387	Café 5911	Café	Restaurant/Takeaway/Café	
388	RMB Galland Elder Lawyers	Solicitor	Financial & Professional Service	18
389	Vacant	Vacant	Vacant	28
390	Land Team Australia	Engineering consultant	Financial & Professional Service	36
391	Vacant	Vacant	Vacant	38
392	Dr Andrew Lin & Associates	Dentist	Health & Wellbeing	40
393	SWL Chartered Accountants	Accountant	Financial & Professional Service	42
Verner Street				
394	Vacant	Vacant	Vacant	61
395	Roses Cafe	Café	Restaurant/Takeaway/Café	57
396	The Abbey Hotel	Hotel	Hotel & Morel Accommodation	57
397	Soul's Desire Traditional & Alternative Therapies	Candles, Essential oils	Shop/Retail	41
398	Through the Looking Glass	Paint. Antiques	Shop/Retail	41

399	The Goulburn Foot Clinic	Podiatrist	Health & Wellbeing	41
400	Tony's Handyman Centre	Second hand furniture	Shop/Retail	33
401	St Vincent de Paul Society	Storage for charity shop	Shop/Retail	25
402	Headspace	Mental health	Health & Wellbeing	13-17
403	Goulburn Tyre Centre	Tyre shop	Auto	11
404	Heritage Country Meats	Butcher	Shop/Retail	2
405	Woolworths	Groceries	Shop/Retail	12-30
406	BWS	Bottle shop	Licenced Premises	12-30
407	Vacant	Vacant	Vacant	12-30
408	Vacant	Vacant	Vacant	12-30
409	Vacant	Vacant	Vacant	12-30
410	Vacant	Vacant	Vacant	12-30
411	Chickenman Marketplace	Chicken	Shop/Retail	12-30
412	Big Barber Deluxe	Barber	Hair & Beauty	X2 12-30
413	Bakers Delight	Bread	Shop/Retail	12-30
414	News Extra	Newsagent	Shop/Retail	12-30
415	King of the Pack	Tobacconist	Shop/Retail	12-30
416	Vacant	Vacant	Vacant	12-30
417	Vacant	Vacant	Vacant	12-30
418	Vacant	Vacant	Vacant	12-30
419	Vacant	Vacant	Vacant	12-30
420	Vacant	Vacant	Vacant	12-30
421	Caltex/Woolworths Petrol Station	Petrol Station	Infrastructure	12-30
422	Aldi	Groceries	Shop/Retail	12-30
423	Marymead Catholic Care	Disability and family service	Community/Government Service	32
424	St Peter & Paul's Former Cathedral	Church	Community/Government Service	42
Cartwright Place				
425	Essential Energy Infrastructure	Energy	Infrastructure	5
Ellesmere Street				
426	Carpet One Goulburn	Carpet	Shop/Retail	19-23
427	Gason Asian Marketplace	Food	Shop/Retail	17
428	MA Tablelands Accounting	Accountant	Financial & Professional Service	17
429	Stacks Law Firm	Solicitor	Financial & Professional Service	26
Hampshire Lane				
430	Southern Highlands Food	Frozen food Wholesaler	Shop/Retail	4
Lilac Place				
431	Tim Lee Architects	Architect	Financial & Professional Service	CNR Lilac PI & Ross PI
McKell Place				
432	Lilac Cinema	Cinema	Entertainment/Leisure	1
433	Lady McKell Child Care	Child Care	Financial & Professional Service	2-4
434	Goulburn Medical Centre	Medical Centre	Health & Wellbeing	2-4
435	Ellesmere Medical Centre	Medical Centre	Health & Wellbeing	6-8

Russell Lane				
436	Business Requisites	Stationery	Shop/Retail	10
437	Ally & Co	Hairdresser	Hair & Beauty	12
438	Goulburn Donuts	Donut and sandwich Shop	Shop/Retail	16
439	Evolution Trophies	Trophies, Gifts	Shop/Retail	18
440	Trim Haircuts	Hairdresser	Hair & Beauty	20
Victoria Avenue				
441	Goulburn Automotive	Mechanic	Auto	9, 9a
Walker Lane				
442	Life Without Barriers	Disability service	Community/Government Service	NA
443	STC Legal	Solicitor	Financial & Professional Service	NA

Appendix K - CBD Occupancy Observation Table 2023

ID Number	Name of Occupier 13-14 February 2023	Type of Business	Category of Business	Street Address UL (Upper Level)
Auburn Street				
1	Target	Home ware, Clothing, Toys, Home appliances, Beauty products, Food	Shop/Retail	267-303
2	Forked	Restaurant	Restaurant/Takeaway/Café	277
3	Crust Pizza	Takeaway Pizza	Restaurant/Takeaway/Café	267-303
4	Service NSW	Government Service	Community/Government Service	267-303
5	KFC	Takeaway/Restaurant	Restaurant/Takeaway/Café	259-265
6	Mick's on Auburn	Barber	Hair & Beauty	257
7	Goulburn Therapeutic Thai Massage	Massage Parlour	Health & Wellbeing	257
8	Vacant	Vacant	Vacant	253-255
9	Vacant	Vacant	Vacant	251
10	QS Hair	Hairdresser	Hair & Beauty	245
11	The Country Outfitters	Clothes	Shop/Retail	245
12	GIO	Insurance	Financial & Professional Service	243
13	Goulburn Trendsetters	Hairdresser	Hair & Beauty	243
14	Goulburn Soup World	Beauty products, gifts	Shop/Retail	241
15	Goulburn Insurance Brokers	Insurance	Financial & Professional Service	241
16	Prouds	Jewellery	Shop/Retail	217 Auburn St 1
17	Telstra	Phones	Shop/Retail	2
18	Vacant	Vacant	Vacant	3
19	Jeanswest	Clothes	Shop/Retail	4
20	Big Barber	Barber	Hair & Beauty	FC1
21	Krazy Bird Chicken and More	Takeaway	Restaurant/Takeaway/Café	FC2
22	Goulburn Kebab	Takeaway	Restaurant/Takeaway/Café	FC3
23	Sushi & More	Takeaway	Restaurant/Takeaway/Café	FC4
24	Fresh Carvery	Takeaway	Restaurant/Takeaway/Café	5
25	Autograph	Clothes	Shop/Retail	6
26	Suzanne Grae	Clothes	Shop/Retail	7
27	Kmart	Homeware, Clothes, Toys	Shop/Retail	M2
28	Amplifon Hearing Professionals	Hearing Specialist	Health & Wellbeing	8B
29	Wellbeing Massage & Acupuncture	Massage & Acupuncture	Health & Wellbeing	8

30	OPSM	Optometrist	Health & Wellbeing	9
31	Yes Optus	Phones	Shop/Retail	10
32	IMB Bank	Bank	Financial & Professional Service	11
33	St George Bank	Bank	Financial & Professional Service	12
34	Commonwealth Bank of Australia	Bank	Financial & Professional Service	13
35	Flight Centre	Travel	Shop/Retail	14
36	Golden Beauty & Nails	Nails	Hair & Beauty	15
37	Bay Audio	Hearing Specialist	Health & Wellbeing	16
38	News Express	Newsagent	Shop/Retail	17
39	Priceline Pharmacy	Pharmacy	Health & Wellbeing	18
40	Bryant's Pies & Hot Bread	Bakery	Shop/Retail	19
41	TSG	Tobacconist	Shop/Retail	20
42	G & A Quality Chickens	Chicken	Shop/Retail	21
43	Bakers Delight	Bakery	Shop/Retail	22
44	Go Vita	Health food	Shop/Retail	23
45	Nice and Bargain Products	Gifts and Gadgets	Shop/Retail	24
46	Lowe's	Clothes	Shop/Retail	27
47	Goulburn Doctors	Doctors	Health & Wellbeing	28
48	Cafe Cherry Beans	Café	Restaurant/Takeaway/Café	29
49	Coles	Food supplies	Shop/Retail	M1
50	Liquorland	Bottle Shop	Licensed Premises	M1B
51	Price Attack	Hair care products	Shop/Retail	33
52	EB Games	Video games	Shop/Retail	34
53	Mathers	Shoes	Shop/Retail	35
54	Rapid Smart Phone Repairs	Phone products	Shop/Retail	36
55	Pacific Smiles Dental	Dentist	Health & Wellbeing	37 and 38
56	Cotton On	Clothes	Shop/Retail	39 and 40
57	The Coffee Club	Café	Restaurant/Takeaway/Café	41
58	Vacant	Vacant	Vacant	43
59	AJESTIC 1 – Car Wash	Car Wash	Auto	CP01
60	Best & Less	Clothes	Shop/Retail	49A
61	Vacant	Vacant	Vacant	K05
62	Michel's	Cakes & Coffee	Shop/Retail	K01
63	Donut King	Donuts & Coffee	Shop/Retail	K02
64	Wendy's	Milkshakes & Cakes	Shop/Retail	K03
65	Mister Mint	Keys repair, shoe repair	Shop/Retail	K04
66	Viet Street Food	Takeaway	Restaurant/Takeaway/Café	213
67	Elite	Vitamin & supplements	Shop/Retail	213
68	AMP Employment Services	Employment agency	Community/Government Service	211
69	Laverty Pathology	Pathology	Health & Wellbeing	209
70	Goulburn Denture Clinic	Dentist	Health & Wellbeing	6/209
71	Fong's Breast Cancer & Pain Relief Clinic	Massage Parlour	Health & Wellbeing	209
72	Atkinson Stalker Dental	Dentist	Health & Wellbeing	209 UL
73	Smokemart & Gifts	Tobacconist	Shop/Retail	207

74	Goulburn Dental Care	Dentist	Health & Wellbeing	205
75	Goulburn Tandoori Oven	Restaurant	Restaurant/Takeaway/Café	203
76	That Streetwear Shop	Clothes	Shop/Retail	201
77	Ray White	Real Estate	Financial & Professional Service	199
78	Sports Power	Clothes, Shoes, Fitness equipment	Shop/Retail	193
79	Lucy in the Sky	Jewellery	Shop/Retail	189-191
80	Jigsaw Tax & Advisory	Accountant	Financial & Professional Service	189-191
81	NSW Pathology	Pathologist	Health & Wellbeing	189-191
82	SC Design Solutions	Building consultant	Financial & Professional Service	189-191
83	Australian Red Cross Blood Donor Centre	Health service	Health & Wellbeing	183-187
84	River's Mega Outlet	Clothes, shoes	Shop/Retail	175-181
85	BDCM Alliance Bank	Bank	Financial & Professional Service	175-181
86	The Collective	Desks for markets/hot desks	Financial & Professional Service	175-181
87	Harvest	Café	Restaurant/Takeaway/Café	175-181
88	Belmore Park	Open space	Park	173
89	NAB Banking	Bank	Financial & Professional Service	167
90	Wendy Tuckerman MP	Politician	Community/Government Service	167
91	Telstra Infrastructure	Telecommunications	Infrastructure	165A
92	Post Office	Mail service, Gifts	Financial & Professional Service	165
93	Performing Arts Centre	Performances	Entertainment/Leisure	163
94	NSW Government	Government Service	Community/Government Service	159
95	Goulburn Community Centre	Community Service	Community/Government Service	155
96	Goulburn Star Chinese	Chinese Restaurant	Restaurant/Takeaway/Café	151
97	Raine and Horne	Real estate	Financial & Professional Service	149
98	Save the Children	Charity shop	Shop/Retail	147
99	Hibernian	Pub	Licensed Premises	145
100	Gin	Restaurant	Restaurant/Takeaway/Café	139
101	Vacant	Vacant	Vacant	139
102	Antony & Edwards Real Estate	Real estate	Financial & Professional Service	137
103	Peter Cohen Electrical	Appliance repair	Shop/Retail	135
104	Jezzy's Barber Shop	Barber	Hair & Beauty	133
105	Yoga Presence	Yoga studio	Health & Wellbeing	131
106	Steptry's Old Wares Goulburn	Collectables	Shop/Retail	129
107	Hairdressing Academy	Hairdresser	Hair & Beauty	127

108	The Salvation Army	Charity Shop	Shop/Retail	123
109	Goulburn Loan Office	Loan agency	Financial & Professional Service	121
110	Wicked Ink	Tattooing parlour	Hair & Beauty	119
111	Hawk's Lollies	Sweets/ Confectionary/ Food	Shop/Retail	117
112	Shelly's Sewing Centre	Sewing equipment and material	Shop/Retail	115
113	Mixology Vape	Tobacconist	Shop/Retail	113
114	Blond by Maura	Hairdresser	Hair & Beauty	111
115	Sage and Dot	Boutique Women's Clothing	Shop/Retail	109
116	Pigment 10	Art Classes	Entertainment/Leisure	107
117	Quantum Now	Gifts, Crystals	Shop/Retail	105
118	Curry Cottage Indian	Indian restaurant	Restaurant/Takeaway/Café	103
119	Vacant	Vacant	Vacant	93
120	Vacant	Vacant	Vacant	93
121	Astor Suites	Hotel	Hotel & Morel Accommodation	93
122	Astor Hotel	Pub	Licensed Premises	93-95
123	Tattersalls Hotel	Pub	Licensed Premises	76
124	OCTEC Ltd	Employment Service	Financial & Professional Service	76
125	The Lotus Restaurant	Chinese restaurant	Restaurant/Takeaway/Café	80A
126	Goulburn Disposals & Camping	Clothing, Camping gear, Food,	Shop/Retail	84
127	Di's Bargains	Toys, Furniture, Bric a brac, DVDs, Books – Second Hand Store	Shop/Retail	90-94
128	Vacant	Vacant	Vacant	90-94
129	The Income Tax Professionals	Tax professional	Financial & Professional Service	96
130	Home 98 Thai Restaurant	Thai restaurant	Restaurant/Takeaway/Café	98
131	Tarmtara	Massage parlour	Health & Wellbeing	100
132	Family Community Services	Family assistance service	Community/Government Service	108
133	Capital Region Community Services	Community Services	Community/Government Service	110
134	Goulburn Carpet Court Flooring Centre	Carpets	Shop/Retail	112, 114
135	Vacant	Vacant	Vacant	118
136	Goulburn Central Motor Lodge	Motel	Hotel & Morel Accommodation	120
137	The Disability Trust	Disability assistance and employment	Community/Government Service	124
138	Carol James Real Estate	Real estate	Financial & Professional Service	126
139	Highland Chiropractor	Chiropractor	Health & Wellbeing	126
140	The Room (hair)	Hairdresser	Hair & Beauty	126
141	Beauty Secrets	Skin clinic	Hair & Beauty	126
142	Auburn Mane Designs	Hairdresser	Hair & Beauty	126
143	Services Australia (Centrelink)	Government Service	Community/Government Service	136

144	Vinnies	Charity Shop	Shop/Retail	136
145	Aqua	Laundromat	Financial & Professional Service	140
146	First Inland City Newsagency	Newspaper, Magazines, Gifts, Lotto tickets	Shop/Retail	140
147	Australian Red Cross	Charity Shop	Shop/Retail	146
148	First National Real Estate	Real estate	Financial & Professional Service	148
149	Emperor Asian Restaurant	Chinese Restaurant	Restaurant/Takeaway/Café	150
150	Marama	Medical Clinic	Health & Wellbeing	152
151	Subway	Sandwich Shop	Restaurant/Takeaway/Café	158
152	JPS Support	Computer repairs	Shop/Retail	158
153	Signature	Training College	Community/ Government Service	158
154	Town and Country Business Solutions	Accountant	Financial & Professional Service	158
155	Vacant	Vacant	Vacant	158
156	Signature	Training College Facilities	Community/ Government Service	158
157	Goulburn Bakery	Bakery	Shop/Retail	158
158	Lyn's Floral Studio	Gifts, Flowers	Shop/Retail	164
159	Adameitis Jewellery	Jewellery	Shop/Retail	166
160	Greater Value	Toys, Homeware, Gifts, Clothes, pet products, jewellery, Stationery	Shop/Retail	168-172
161	Bryant's Bakery	Bakery	Shop/Retail	168-172
162	Splinters Giftware	Gifts, Homeware	Shop/Retail	168-172
163	Paragon Cafe	Café	Restaurant/Takeaway/Café	174
164	Best Buys	Toys, DVDs, Books, Homeware, Gifts, Clothes, pet products, jewellery, Stationery	Shop/Retail	180
165	Harvey Norman	Furniture, Home appliances	Shop/Retail	180
166	Halletts Chartered Accountants	Accountant	Financial & Professional Service	190 UL
167	Vacant	Vacant	Vacant	190
168	Mincove Homes	Planning/Building Consultant	Financial & Professional Service	194
169	Vacant	Vacant	Vacant	196
170	Déjà vu Hair & Beauty	Hairdresser	Hair & Beauty	198
171	Park Cafe	Cafe	Restaurant/Takeaway/Café	202
172	Morton's Toys	Toys, Electronics	Shop/Retail	206
173	H&R Block	Tax professional	Financial & Professional Service	210
174	Specsavers	Optician	Health & Wellbeing	210
175	Bi-Rite Home Appliances	Home appliances	Shop/Retail	212-214
176	Blooms Chemist	Pharmacy	Health & Wellbeing	216
177	Goulburn Tobacconist	Smokes/ giftware	Shop/Retail	224

178	Something Special	Gifts, Homeware	Shop/Retail	224
179	Baxter Boots & Shoes	Shoes	Shop/Retail	226
180	Red Rooster	Restaurant	Restaurant/Takeaway/Café	228
181	The Pizza Kitchen	Pizza Takeaway	Restaurant/Takeaway/Café	230
182	Vacant	Vacant	Vacant	232
183	Goulburn Workers Club	Club	Licensed Premises	234-252
184	Marymead & Catholic Care	Family Connect/ Support	Community and Government Service	254
185	Vacant	Vacant	Vacant	256
186	Vacant	Vacant	Vacant	258-262 UL
187	Westpac Banking-	Bank	Financial & Professional Service	258-262
188	Rumours & Runways	Clothes	Shop/Retail	258-262
189	Helloworld	Travel Agency	Shop/Retail	264
190	Your Home Matters	Gifts, Homeware, Clothes	Shop/Retail	266
191	Vintage House	Gifts, Clothes	Shop/Retail	268
192	FSW Shoes	Shoes	Shop/Retail	270
193	Sweet Pea	Clothes	Shop/Retail	272
194	Stay Sharp Barber Shop	Barber	Hair & Beauty	276
195	The Brow Lounge	Beauty Service	Hair & Beauty	276
196	Zantis Jeweller	Jewellery	Shop/Retail	278-280
197	Headlines Hair and Beauty	Beauty service	Hair & Beauty	282
198	Mandy's Restaurant	Chinese restaurant	Restaurant/Takeaway/Café	284
199	Empire Hotel	Pub	Licensed Premises	286
200	Bottle shop at back	Bottle Shop	Licensed Premises	286
201	ANZ Bank	Bank	Financial & Professional Service	290-294
202	The Reject Shop	Gifts, Homeware, Home appliances, Gardening, Clothes, Beauty products, Food and Drink	Shop/Retail	296-300
203	Anna & Laura Chinese Massage	Massage Parlour	Health & Wellbeing	302
204	Blooms Chemist	Medication, gifts, beauty products, Health service	Health & Wellbeing	304-308
205	Worklocker	Shoes, Clothes	Shop/Retail	310
206	Benevolent	Disability service	Community/Government Service	312
207	Kaos Salon	Beauty service	Hair & Beauty	314
208	Luxury Rugs	Rugs	Shop/Retail	316
209	Masala Mill	Groceries	Shop/Retail	318
210	One Agency	Real estate	Financial & Professional Service	320
211	Anytime Fitness	Gym	Health & Wellbeing	322-326
212	Linen House Outlet	Clothes	Shop/Retail	322-326
213	Gidding's Formal Hire	Clothes	Shop/Retail	330
214	NRMA	Insurance	Financial & Professional Service	330

215	Charcoal Chicken	Eat in, takeaway	Restaurant/Takeaway/Café	336
216	Replay	DVDs, Computer Games	Shop/Retail	338
217	Vacant	Vacant	Vacant	342
218	Vacant	Vacant	Vacant	344
219	Goulburn Takeaway	Takeaway	Restaurant/Takeaway/Café	348
220	Jason's Barber Shop & Beardery	Barber	Hair & Beauty	350
221	The Agency	Real estate	Financial & Professional Service	354
222	Empire Takeaway	Fish & Chips Takeaway	Restaurant/Takeaway/Café	356
223	Vacant	Vacant	Vacant	358
224	Zamero	Mexican	Restaurant/Takeaway/Café	360
225	Vacant	Vacant	Vacant	360 UL
226	Vacant	Vacant	Vacant	360 UL
227	Domino's	Pizza Takeaway	Restaurant/Takeaway/Café	364
228	Plus Fitness	Gym	Health & Wellbeing	364
229	Street Food	Takeaway	Restaurant/Takeaway/Café	364
230	2 Forte Golf Studio	Golf equipment/ Clothes	Shop/ Retail	364
231	Goulburn Western Wear	Clothes	Shop/Retail	378
232	Goulburn Thai	Thai restaurant	Restaurant/Takeaway/Café	380
233	Camellia Chinese Restaurant	Chinese Restaurant	Restaurant/Takeaway/Café	384
234	Silly Solly's	Gifts, Homeware, Home appliances, Gardening, Clothes, Beauty products, Food and Drink	Shop/Retail	388
235	Old Pacific Inn Fish & Chips	Fish & Chips Takeaway	Restaurant/Takeaway/Café	394
236	Angela Storrer Real Estate	Real estate	Financial & Professional Service	396
237	GJ Gardener Homes	Planning/building Consultant	Financial & Professional Service	400-202
238	Australian Hair and Beauty Wholesaler	Hairdresser	Hair & Beauty	404
239	Vacant	Vacant	Vacant	404
240	Vacant	Vacant	Vacant	404
241	F45	Gym	Health & Wellbeing	404
242	Ageless	Anti-aging treatments	Health & Wellbeing	404
243	Jagged Edge Hair	Hairdresser	Hair & Beauty	404
Bourke Street				
244	NSW Health	Rehabilitation centre	Health & Wellbeing	211
245	NSW Health (Ambulance)	Ambulance	Health & Wellbeing	209
246	Vacant	Vacant	Vacant	199
247	Right to Work	Employment Agency	Community/ Government Service	199

248	Impact Print & Copy	Printing and copying	Financial & Professional Service	187
249	Goulburn X-Ray	X-ray service	Health & Wellbeing	185
250	Goulburn MRI	x-ray service	Health & Wellbeing	183
251	Vacant	Vacant	Vacant	179-181
252	D One Accounting	Accountant	Financial & Professional Service	177
253	Vacant	Vacant	Vacant	175
254	Ban Thai Restaurant	Thai Restaurant	Restaurant/Takeaway/Café	173
255	KM Lewis Chiropractor	Chiropractor	Health & Wellbeing	171
256	Jones Nicholson Engineering Consultants	Engineering Consultants	Financial & Professional Service	171
257	STC Legal & JC Welsh & Sons	Solicitors	Financial & Professional Service	169
258	Vacant	Vacant	Vacant	167
259	Employment Plus	Employment agency	Community/Government Service	165
260	Vacant	Vacant	Vacant	163
261	Fire Station	Fire Station	Community/Government Service	159
262	RSM Audit, Tax, Consulting	Accountant	Financial & Professional Service	143
263	Vivid Smile Dentist	Dentist	Health & Wellbeing	137
264	Electel Services	Electrician	Financial & Professional Service	137a
265	Rabobank	Bank	Financial & Professional Service	129-133
266	Vacant	Vacant	Vacant	129-133
267	Capital Pathology	Pathologist	Health & Wellbeing	127
268	Synchron Psychology	Mental health clinic	Health & Wellbeing	127
269	Amy's Flower Shop	Florist	Shop/Retail	125
270	Ian D Bain Accountants	Accountant	Financial & Professional Service	121 Masonic Centre
271	David B Bourke & Associates	Accountant	Financial & Professional Service	117
272	Tess Personal Trainers Studio	Personal trainer	Health & Wellbeing	107 x2
273	Goulburn Physiotherapy Centre	Physiotherapy	Health & Wellbeing	105
274	Goulburn Family and Cosmetic Dental Practice	Dentist	Health & Wellbeing	99
275	Michael Bligh & Associates	Landscape Architect	Financial & Professional Service	97
276	Goulburn Podiatry Service	Podiatrist	Health & Wellbeing	95
277	Matthew Adam & Associates Solicitors	Solicitors	Financial & Professional Service	93
278	Vacant	Vacant	Vacant	91
279	Vacant	Vacant	Vacant	91
280	Vacant	Vacant	Vacant	91
Sloane Street				

281	Goulburn Historical Society	Temp Site – History and Advice	Financial & Professional Services	324
282	Southern Tablelands Windscreens	Windscreen repair	Auto	322
283	St Clair Archive & Museum	Museum	Entertainment/Leisure	318-320
284	Vacant	Vacant	Vacant	310
284	Mitre 10	Garden, Homeware, Building and home materials	Shop/Retail	304-306 and 314
286	R J Sidney Craig Funeral Directors	Funeral Directors	Financial & Professional Service	298
287	Police Station	Police station	Community/Government Service	276
288	Craig's Auto Repairs	Mechanic	Auto	272
289	Argyle Emporium	Books	Shop/Retail	260
290	Carlton Hotel/Motel	Motel	Hotel & Morel Accommodation	258
291	Alpine Heritage Motel	Hotel	Hotel & Morel Accommodation	246
292	Uniting	Disability (NDIS) service	Community/Government Service	238
293	BM Fitness	Gym	Health & Wellbeing	238
294	Sureway	Employment agency	Community/Government Service	238
295	Southern Railway Hotel	Pub	Licensed Premises	188
296	Vacant	Vacant	Vacant	176
297	Mandelson's of Goulburn	Hotel	Hotel & Morel Accommodation	160
Bradley Street				
298	Jacqueline Gore Associates and Solicitors	Solicitor	Financial & Professional Service	78
299	Goulburn Conveyancing	Conveyancer	Financial & Professional Service	78
300	Vacant	Vacant	Vacant	78
301	Victoria Arnall Solicitors	Solicitor	Financial & Professional Service	76
302	Goulburn Womens Health	Medical Centre	Health & Wellbeing	70
303	Isuzu Ute	Car shop	Auto	32-42
304	Mazda	Car shop	Auto	32-42
305	Vacant	Vacant	Vacant	28
306	Vacant	Vacant	Vacant	22
307	Vacant	Vacant	Vacant	22
Clifford Street				
308	Elwasho	Laundry service	Financial & Professional Service	53-61
309	Hearing Australia	Hearing specialist	Health & Wellbeing	53-61
310	IPAR	Occupation health service	Health & Wellbeing	53-61
311	Office	Government Service	Community/Government Service	53-61 x2
312	Miracle Massage	Pilates	Health & Wellbeing	49-51
313	Cut & Curl Hair Studio	Hairdresser	Hair & Beauty	65
314	AJ'S Quality Meats	Butcher	Shop/Retail	65

315	Greengrocer	Café	Restaurant/Takeaway/Café	37-41
316	St Andrew's Church	Church	Community/Government Service	25
317	Juvenile Justice	Youth justice centre	Community/Government Service	21-23
318	Telstra Temporary Store	Telecommunications	Shop/ Retail	21-23
319	Martial Arts Academy (upstairs)	Martial art centre	Health & Wellbeing	21-23
320	Ambulance Service	Ambulance	Community/Government Service	18
321	Everwarm	Hydronic Solutions	Financial & Professional Services	20
322	Mum and Dad's Laundry	Laundry	Shop/Retail	22
323	Mum and Dad's Laundry and Carwash	Laundry & Car wash &	Auto	22
324	Herries Davidson & Co	Financial Planner	Financial & Professional Service	32
325	Results	Float and Wellness Centre	Health and Wellbeing	34
326	Hairtalk on Clifford	Hairdresser	Hair & Beauty	34
327	Bloom Hearing Specialist	Hearing Specialist	Health & Wellbeing	42
328	Personal Group	Employment Agency	Community/Government Service	42
329	Creative Space	Art Classes	Entertainment/Leisure	42
330	Goulburn Smiles	Dentist	Health & Wellbeing	60
331	Vacant	Vacant	Vacant	62
332	BP Petrol	Petrol station	Infrastructure	70
Clinton Street				
333	Chapel Lady of Mary,	Church	Community/Government Service	33
334	Brewin Beanz	Café	Restaurant/ Takeaway/Café	Shop 1/31
335	Goulburn Post	Newspaper	Community/Government Service	Shop 2/31
336	Premise	Civil Engineer	Financial & Professional Service	Shop 3/31
337	Orthodontics Exclusive	Orthodontist	Health & Wellbeing	Shop 4/31
338	Quest	Serviced Apartments	Hotel & Morel Accommodation	27
339	Top Shop Photographics	Printing and Framing	Shop/Retail	25
340	Clinton Street Vet	Vet	Financial & Professional Service	5-7
341	Beaurepairs	Tyre shop	Auto	3
Goldsmith Street				
342	Uniting Church	Church	Community/Government Service	43-47
343	Vacant	Vacant	Vacant	41
344	Australian Unity + Step 1 Physiotherapy	Home Care Services & Physiotherapist	Financial & Professional service	39
345	Walker Tiles	Tiles	Shop/Retail	35a

346	Vacant	Vacant	Vacant	31
347	Vacant	Vacant	Vacant	29
348	Essential Energy Infrastructure	Infrastructure	Infrastructure	27
349	Inland Financial Solutions	Mortgage Broker & Accountant	Financial & Professional Services	23
350	Rapid Auto Repair	Mechanic	Auto	13
351	Auto One	Mechanic	Auto	3
352	Harco Motors & Caravan Centre	Second hand car shop	Auto	3
353	Chris Week's Motorcycles	Motorcycle shop	Auto	1
354	Flamingos	Nightclub	Licensed Premises	34 Goldsmith Street x2
355	NDIS Each	Disability service	Community/Government Service	34 Goldsmith Street
356	Goulburn Osteopath	Osteopath	Health & Wellbeing	36 Goldsmith Street
357	The Nurturing Lotus	Meditation	Health & Wellbeing	36 Goldsmith Street
358	Australian Electoral Commission	Government Service	Community/Government Service	42
359	PM-JA O'Rourke	Property Management	Financial & Professional Service	42
360	Leider Theatre	Arts theatre	Entertainment/Leisure	52
361	R.J's Dry Cleaners	Cleaning and clothes repair	Financial & Professional Service	54
362	Interchange Australia	Disability service	Community/Government Service	62
363	Ampol Petrol Station	Petrol Station	Infrastructure	68 & 189 Bourke Street
Market Street				
364	Vacant	Vacant	Vacant	27
365	Market Street Lodge	Motel	Hotel & Morel Accommodation	25
366	Vacant	Vacant	Vacant	23
367	Chinese Restaurant	Chinese Restaurant	Restaurant/Takeaway/Café	21
368	Goulburn Club	Club	Licensed Premises	19
369	JLM Conveyancing	Conveyancer	Financial & Professional Service	2/19
370	Goulburn Soldiers Club	Club	Licensed Premises	15
Montague Street				
371	Laterals Accountants	Accountant	Financial & Professional Service	35
372	Veola Mulwaree Trust	Not for profit manager of funds for organisations	Community/Government Service	33

373	Vacant	Vacant	Vacant	31
374	Mark Bradbury Legal	Solicitor	Financial & Professional Service	29
375	Vacant	Vacant	Vacant	27
376	Pathways Goulburn Region	Rehabilitation and Health Support	Community/ Government Service	23-25
377	Vacant	Vacant	Vacant	21
378	Boyce Chartered Accountants	Accountant	Financial & Professional Service	19
379	John Dougall Solicitors	Solicitor	Financial & Professional Service	15
380	Johnson and Sendall Solicitors	Solicitor	Financial & Professional Service	11-13
381	Nina Dillon	Accountant	Financial & Professional Service	9
382	Taylor for MP	Government Service	Community/Government Service	7
383	John Connell Real Estate	Real Estate	Financial & Professional Service	7
384	Collage of Transformation – Education and Training	Education	Financial & Professional Service	2
385	Country Women's Association	Not for profit social club	Community/Government Service	2
386	Court House	Court house	Community/Government Service	4
387	Café 5911	Café	Restaurant/Takeaway/Café	
388	RMB Galland Elder Lawyers	Solicitor	Financial & Professional Service	18
389	Vacant	Vacant	Vacant	28
390	Land Team Australia	Engineering consultant	Financial & Professional Service	36
391	Vacant	Vacant	Vacant	38
392	Dr Andrew Lin & Associates	Dentist	Health & Wellbeing	40
393	SWL Chartered Accountants	Accountant	Financial & Professional Service	42
Verner Street				
394	Vacant	Vacant	Vacant	61
395	Roses Cafe	Café	Restaurant/Takeaway/Café	57
396	The Abbey Hotel	Hotel	Hotel & Morel Accommodation	57
397	Soul's Desire Traditional & Alternative Therapies	Candles, Essential oils	Shop/Retail	41
398	Through the Looking Glass	Paint. Antiques	Shop/Retail	41
399	The Goulburn Foot Clinic	Podiatrist	Health & Wellbeing	41
400	Frostman Antiques	Second hand furniture	Shop/Retail	33
401	St Vincent de Paul Society	Storage for charity shop	Shop/Retail	25
402	Headspace + Grand Pacific Health	Mental health	Health & Wellbeing	13-17
403	Goulburn Tyre Centre	Tyre shop	Auto	11
404	Heritage Country Meats	Butcher	Shop/Retail	2
405	Woolworths	Groceries	Shop/Retail	12-30

406	BWS	Bottle shop	Licenced Premises	12-30
407	Blooms the Chemists	Chemists	Health & Wellbeing	12-30
408	Zap Variety	Clothing/ Giftware	Shop/Retail	12-30
409	Vacant	Vacant	Vacant	12-30
410	Sushia	Sushi Shop	Restaurant/ Takeaway/Café	12-30
411	Chickenman Marketplace	Chicken	Shop/Retail	12-30
412	Big Barber Delux	Barber	Hair & Beauty	X2 12-30
413	Bakers Delight	Bread	Shop/Retail	12-30
414	News Extra	Newsagent	Shop/Retail	12-30
415	King of the Pack	Tobacconist	Shop/Retail	12-30
416	Case N Tech	Electronic Goods	Shop/Retail	12-30
417	Vacant	Vacant	Vacant	12-30
418	Millers	Clothing	Shop/Retail	12-30
419	PaddySmiths	Burger Shop	Restaurant/Takeaway/Café	12-30
420	Vacant	Vacant	Vacant	12-30
421	Caltex/Woolworths Petrol Station	Petrol Station	Infrastructure	12-30
422	Aldi	Groceries	Shop/Retail	12-30
423	Marymead Catholic Care	Disability and family service	Community/Government Service	32
424	St Peter & Paul's Former Cathedral	Church	Community/Government Service	42
Cartwright Place				
425	Essential Energy Infrastructure	Energy	Infrastructure	5
Ellesmere Street				
426	Carpet One Goulburn	Carpet	Shop/Retail	19-23
427	Gason Asian Marketplace	Food	Shop/Retail	17
428	MA Tablelands Accounting	Accountant	Financial & Professional Service	17
429	Dream Admin Services & Pink Door Collections	Administration and Debt Collectors	Financial & Professional Service	26
Hampshire Lane				
430	Southern Highlands Food	Frozen food Wholesaler	Shop/Retail	4
Lilac Place				
431	Tim Lee Architects	Architect	Financial & Professional Service	CNR Lilac PI & Ross PI
McKell Place				
432	Lilac Cinema	Cinema	Entertainment/Leisure	1
433	Lady McKell Child Care	Child Care	Financial & Professional Service	2-4
434	Goulburn Medical Centre	Medical Centre	Health & Wellbeing	2-4
435	Ellesmere Medical Centre	Medical Centre	Health & Wellbeing	6-8
Russell Lane				
436	Business Requisites	Stationery	Shop/Retail	10
437	Ally & Co	Hairdresser	Hair & Beauty	12
438	Goulburn Donuts	Donut and sandwich Shop	Shop/Retail	16
439	Evolution Trophies	Trophies, Gifts	Shop/Retail	18

440	Trim Haircuts	Hairdresser	Hair & Beauty	20
Victoria Avenue				
441	Goulburn Automotive	Mechanic	Auto	9, 9a
Walker Lane				
442	Life Without Barriers	Disability service	Community/Government Service	NA
443	Vacant			NA