

2.0 Site Analysis

2.1 Site Location and Context

The site is located approximately 6.5km west of the Liverpool CBD on Cowpasture Road within the suburb of Elizabeth Hills (Formerly known as the Hoxton Park Aerodrome). The site is bounded by the M7 Motorway to the west, Len Waters Industrial Estate and Cowpasture Road to the south, Hinchinbrook Creek to the east and the proposed residential suburb of Elizabeth Hills to the north (Figure 1). The site is located within the Liverpool LGA.



Figure 1 – The Site

2.2 Site Description

The site to the south has been cleared of all former airport structures and construction has commenced on the two Woolworths warehouse buildings which were approved under Concept Plan Approval MP10_0007 and Project Applications MP10_0009 (Big W) and MP10_0010 (Dick Smith). A photo of the subject site in the foreground with the warehouse buildings located to the south can be seen in Figure 2.



Figure 2 – Elizabeth Hills in the foreground and warehouse buildings being constructed as viewed looking towards the south

Source: Mirvac Homes Pty Limited



Figure 3 – Subject site Elizabeth Hills as viewed looking east

Source: Mirvac Homes Pty Limited

3.0 Planning Controls

3.1 Liverpool Local Environmental Plan 2008

3.1.1 Existing and Proposed Zoning

The *Liverpool Local Environmental Plan 2008* (Liverpool LEP) currently provides the planning framework for future development within the Liverpool Local Government Area and the site. It identifies land use zones within which certain land uses are permissible or prohibited. It also includes a number of clauses containing provisions that must be considered in determining development applications.

On 29 August 2008, the *Liverpool Local Environmental Plan 2008* (Liverpool LEP) came into force. Under the Liverpool LEP, the subject site was zoned a mix of IN 1 General Industrial, IN2 Light Industrial, RE1 Public Recreation, SP2 Infrastructure and E3 Environmental Management. However, the current zoning was delayed until such time that airport operations had ceased on the land.

The airport ceased operating in December 2008 and a Voluntary Planning Agreement relating to the dedication and regeneration of the riparian lands, installation of stormwater infrastructure and construction of a new road / bridge crossing was signed between the landowner and Liverpool City Council.

The relevant zones that currently apply to the site are shown in Figure 3 and are set out in Table 1 below.

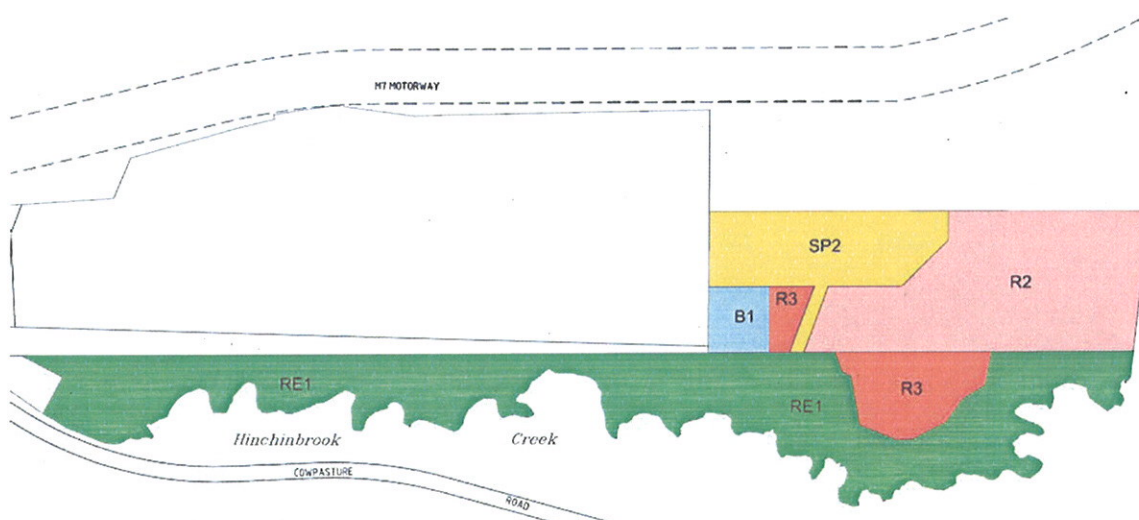


Figure 4 - Current Zoning Liverpool LEP 2008

Table 1 – Relevant Zones under Liverpool LEP2008

Issue	Standard
Zone	■ B1 – Neighbourhood Centre; ■ R2 – Low Density Residential; ■ R3 – Medium Density Residential ; ■ RE1 – Public Recreation; and ■ SP2 – Infrastructure.

3.1.3 Land Acquisition Map

As the amount of land required for drainage / infrastructure purposes has reduced, it is proposed to amend the land acquisition map such that it reflects the revised basin design. The proposed change will result in the amount of land to be acquired being reduced from 46,770m² down to 25,992m². As shown in **Figures 13** and **14**.

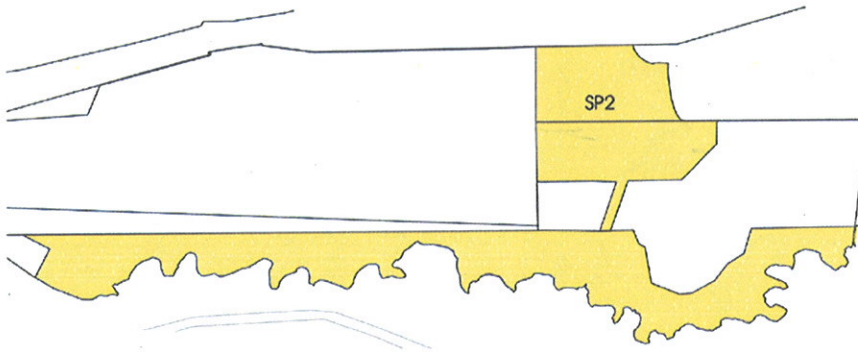


Figure 13 – Existing Land Acquisition Map

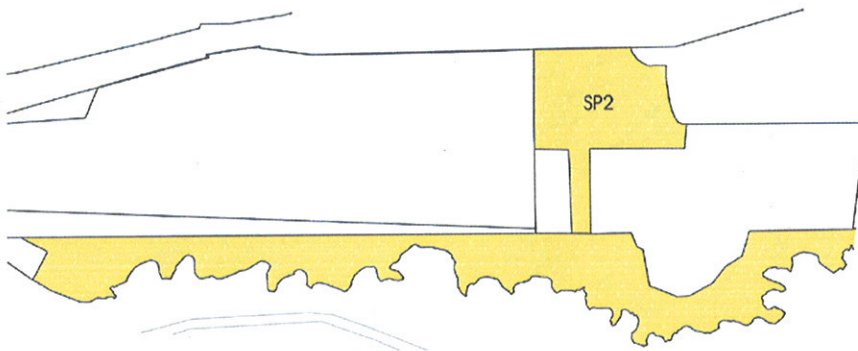


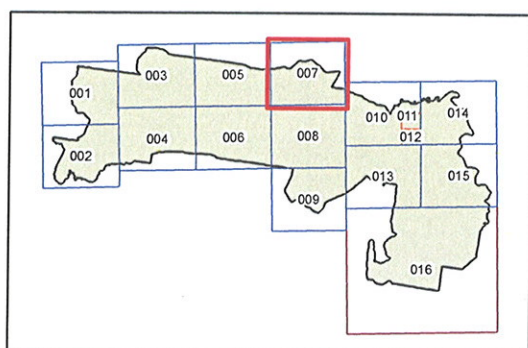
Figure 14 – Proposed Land Acquisition Map

Land reservation acquisition map - sheet LRA-007

-  Classified road (SP2)
- Community facilities (B2)
- Community facilities (SP2)
- Drainage (SP2)
- Educational establishment (SP2)
- Local open space (RE1)
- Local road (SP2)
- National parks & nature reserves (E1)
- Railway (SP2)
- Regional open space (RE1)

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-  Cadastre 21/5/2010 © Dept of Lands



Projection GDA 1994
MGA Zone 56

0 200 400 600 800
Metres

Scale: 1:20,000 @ A3

Map identification number:
4900_COM_LRA_007_020_20100521





Liverpool Local Environmental Plan 2008

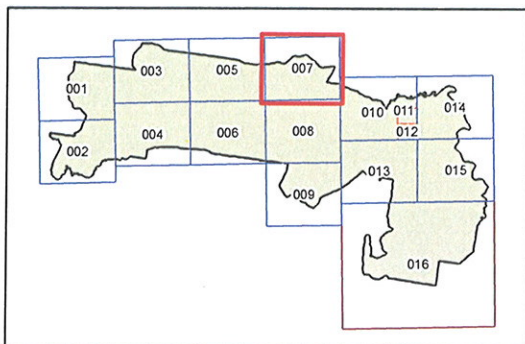
Land zoning map - sheet LZN-007

Zone

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E3 Environmental Management
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RE2 Private Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Rural Small Holdings
- SP1 Special Activities
- SP2 Infrastructure
- W1 Natural Waterways
- WSP SEPP Western Sydney Parklands

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Projection GDA 1994
MGA Zone 56

0 200 400 600 800
Metres

Scale: 1:20,000 @ A3

Map identification number:
4900_COM_LZN_007_020_20100224

