

Site identification

The legal description of the subject land is Lot 71, DP 1004792, otherwise known as 311 Hume Highway, Liverpool, here-in referred to as 'the site'.

The site is within the Liverpool City Local Government Area (LGA) and located towards the south western edge of the Liverpool City Centre as designated in Liverpool Local Environmental Plan 2008 (LLEP). The site includes three street frontages: the Hume Highway to the east, Hoxton Park Road to the north and Gillespie Street to the west. The site has the shape of two joined rectangles as shown below in Figure 3 & Figure 4. The site is adjoined to the south by a local heritage item, being the Collingwood Hotel. The site covers an area of 4,631.2m² and has a street frontage of approximately 57 metres to the Hume Highway, 57 metres to Hoxton Park Road and 30 metres to Gillespie Street.

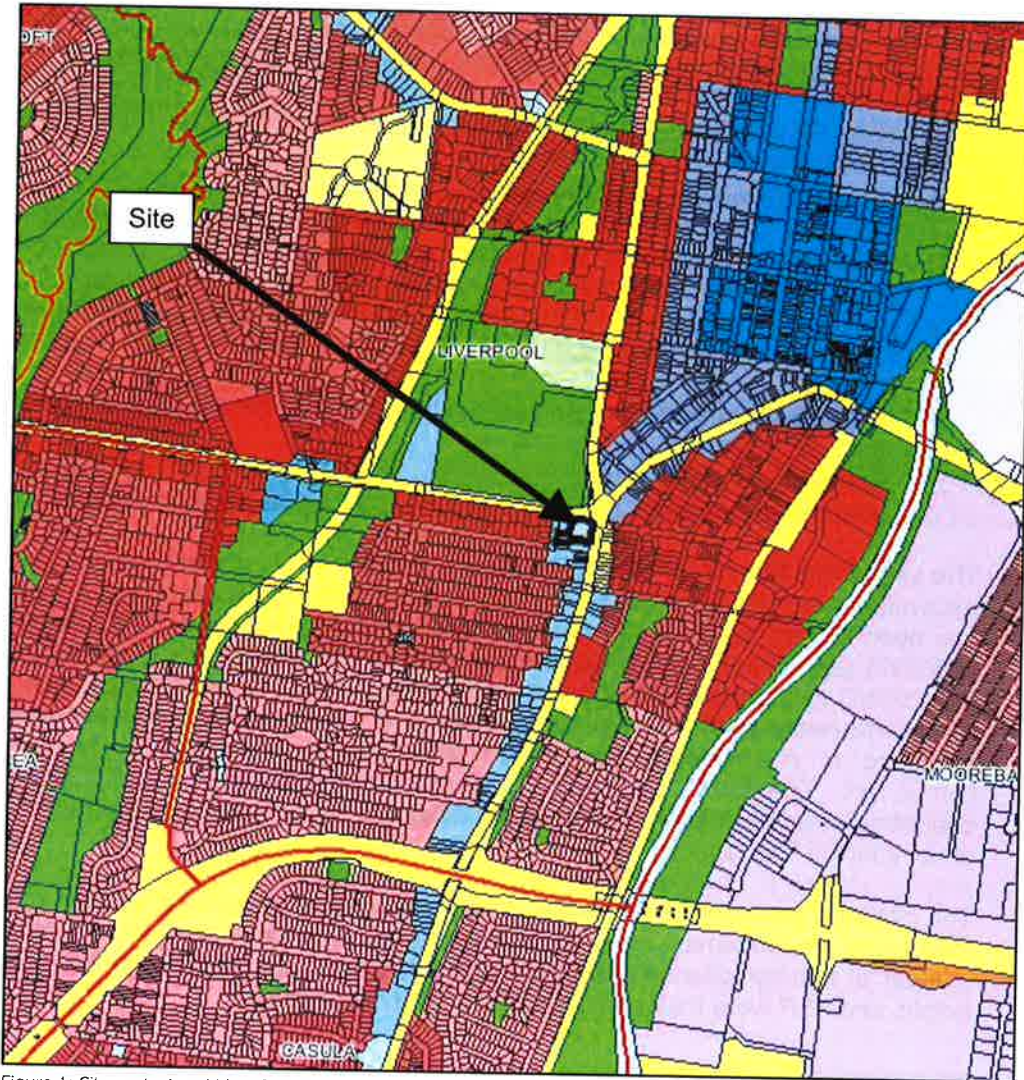


Figure 1: Site context and identification map

Existing Site and Context

Site Description

The site is bounded by the Hume Highway, Hoxton Park Road and Gillespie Street and includes 1 land parcel: Lot DP 1004792, known as No. 311 Hume Highway, Liverpool.

The site is an irregular shape and has an area of 4632m² with major frontages to the Hume Highway and Hoxton Park Road and a rear length along Gillespie Street. The site slopes slightly towards the rear of the site with frontages to the Hume Highway of approximately 59m, approximately 60m to Hoxton Park Road and approximately 30m to Gillespie Street. The site is currently vacant and has been previously excavated for a 4 level basement.

Surrounding Development

The site marks a prominent gateway to the Liverpool City Centre at the intersection of the Hume Highway, Macquarie Street and Hoxton Park Road. Macquarie Street is a major road which leads into the Liverpool City Centre as well as connecting Liverpool to the Sydney CBD.

Adjacent to the subject site is an approved mixed use development at the corner of Macquarie Street and Mill Road comprising of up to 29 storeys. The site is surrounded by a range of land zones including B6 Enterprise Corridor, B1 Neighbourhood Centre, R4 High Density Residential Area, R3 Medium Density Residential Area, R2 Low Density Residential Area and RE1 Public Recreation with varying heights.



SITE LOCATION AND SURROUNDING CONTEXT PLAN
SOURCE: GOOGLE MAPS