

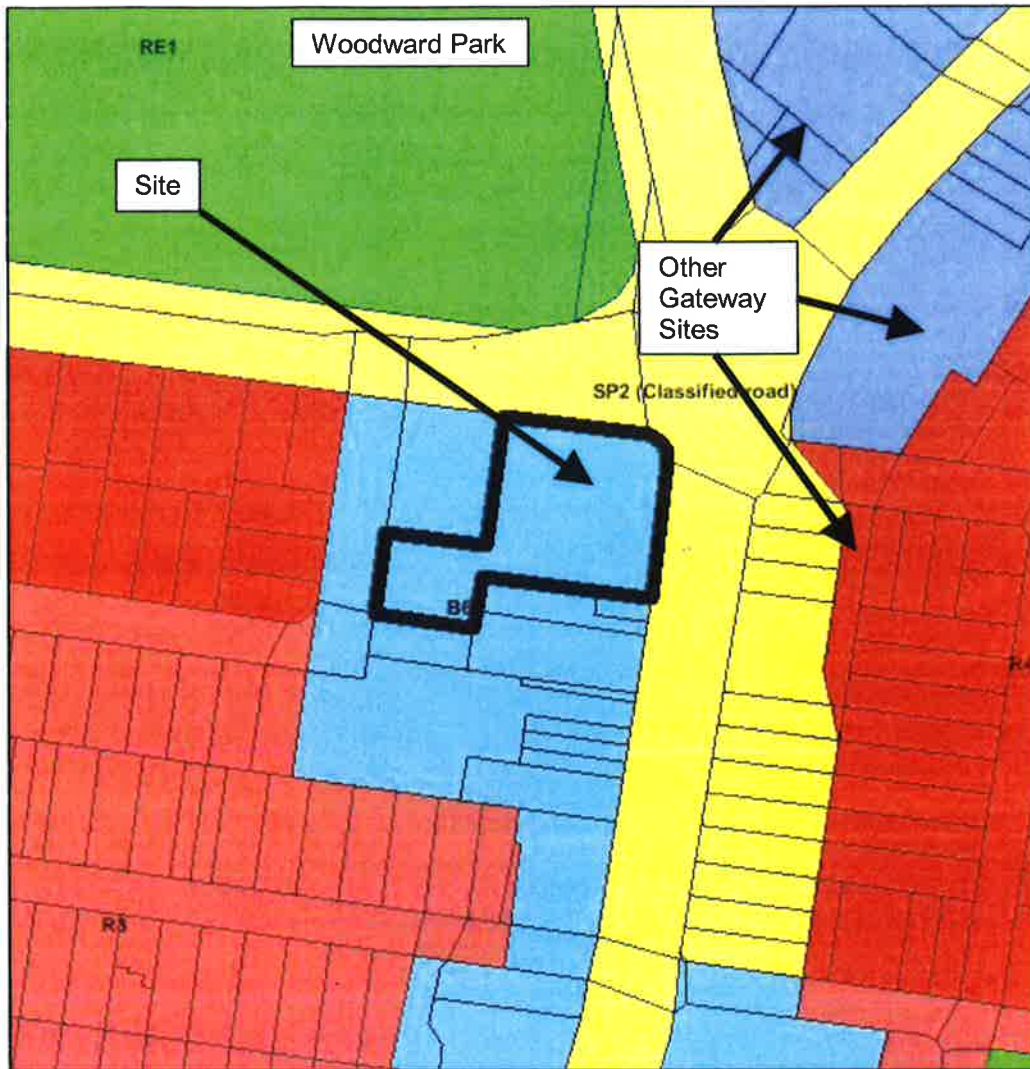


Figure 2: Subject site

Location and Surrounding Context

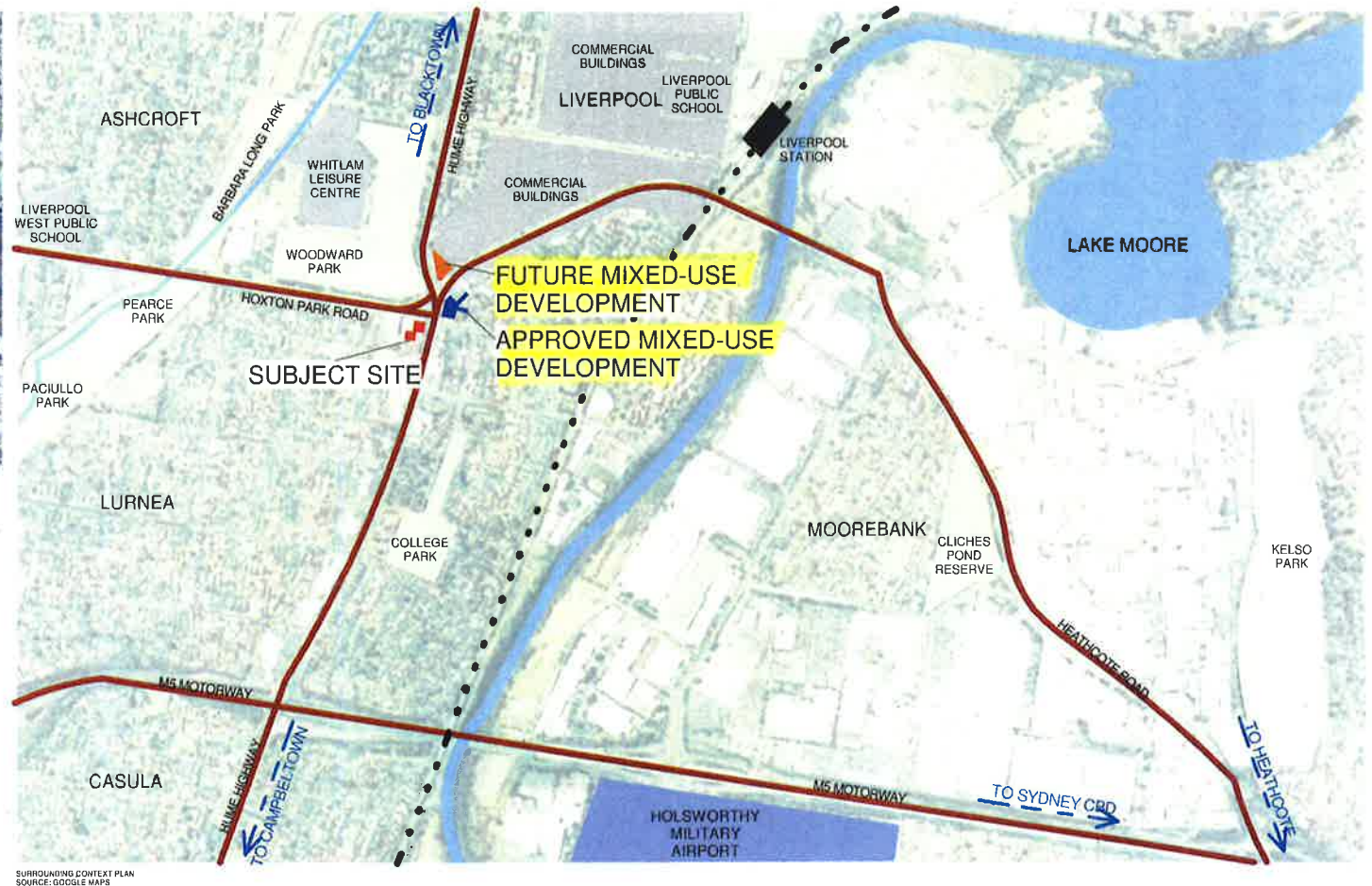


BOUNDARIES OF LIVERPOOL CITY CENTRE
SOURCE: LIVERPOOL CITY CENTRE VISION 2008, LIVERPOOL CITY COUNCIL AND
NEW DEPARTMENT OF PLANNING

Liverpool City Centre

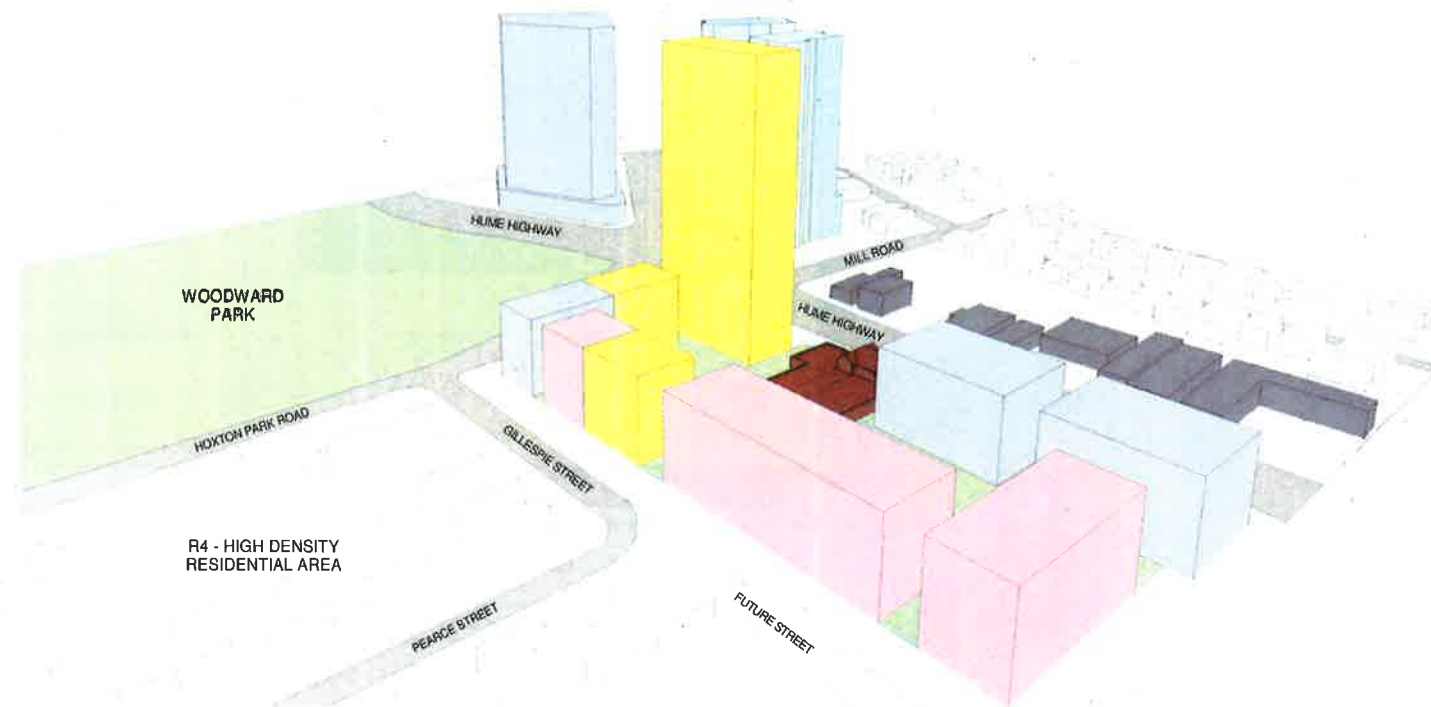
The site is in a prominent location at the intersection of Hume Highway, Hoxton Park Road and Macquarie Street, Liverpool and is a key entry to the south western side of the Liverpool City Centre. The Liverpool City Centre is endowed with a number of highly desirable attributes, which if appropriately harnessed could be the catalyst for meeting a high quality environment and vastly improved and strengthened economy. These attributes include established transport connections (rail and highways), the Georges River, heritage elements and public open spaces within the City Centre.

The Liverpool City Centre possesses favourable economic elements including established retail and commercial cores. The dominant health and educational precincts also contribute to the City Centre. The subject site is principally located to the south-west of the City Centre with commercial buildings, mixed use buildings and residential flat buildings surround the subject site. The future development of large mixed use buildings will establish and characterise the area.



SURROUNDING CONTEXT PLAN
SOURCE: GOOGLE MAPS

Proposed/Future Context - 3D



	PROPOSED DEVELOPMENT
	EXISTING/FUTURE OPEN SPACE
	EXISTING HERITAGE BUILDINGS
	EXISTING COMMERCIAL BUILDINGS
	MIXED USE DEVELOPMENT (approved)
	FUTURE MIXED USE DEVELOPMENT
	FUTURE RESIDENTIAL DEVELOPMENT