



1.3 Site Location

The area subject to the Planning Proposal is 20 - 33 Shepherd Street, Liverpool (the site). Figure 3 below provides an aerial image of the site and its immediate context.



Figure 3. Site Image

Source: Six maps, modified by Mecone

The figures below show images of the local precinct.



Figure 4. Looking south along Shepherd Street

Source: Mecone



Figure 8. Local Liverpool Context
Source: Coronation

1.5 Surrounding Development

To the north of the site is a precinct of three storey residential flat buildings, on the opposite side of Atkinson Street.

To the east of the site is a strip of land owned by Council and beyond this is Georges River. On the eastern bank of the Georges River is a large industrial precinct.

To the south is Mill Park and Powerhouse Road, and the Georges River Trail extending further south to the Casula Train Station and Casula Powerhouse Arts Centre. To the west of the site are industrial buildings, and the railway line.

There are a number of major development proposals of a similar scale to the proposal, which have recently been approved by Council. Below is a summary of two major development proposals, which are within the context of the site.

420-446 Macquarie Street Liverpool

Macquarie Street is located approximately 800m to the northwest of the site. A staged development was granted consent in January 2015 by the Sydney West Joint Regional Planning Panel for a mixed use development comprising:

- 424 residential apartments, commercial tenancies and communal facilities within 2x29-storey towers and 1x6-storey building;
- Above-ground car parking for 487 cars;
- Landscaping and open space works; and

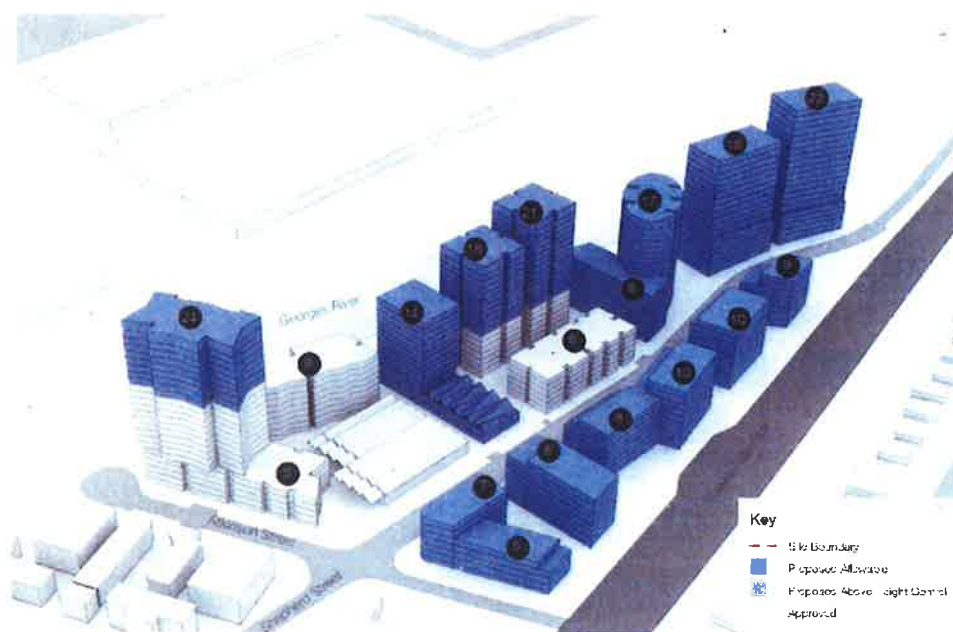


Figure 15. Preferred Concept Massing
Source: SJB

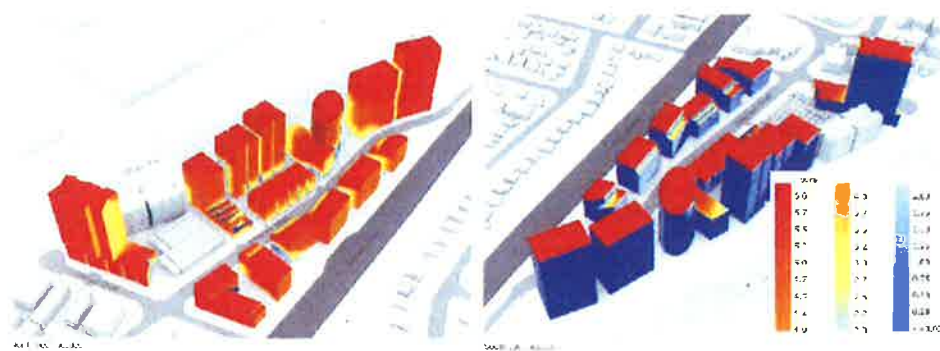


Figure 16. Solar Access
Source: SJB