

1. INTRODUCING THE SUBJECT LAND

1.1 Site Location

The subject land is located on the south-eastern corner of Bernera Road and Yato Road some 250 metres to the north of Kurrajong Road and 600 metres south of the M7. The land is located within the "Yarrunga" section of the Prestons Industrial Area and being within the Local Government Area of Liverpool City Council. The location of the land is shown in **Plate 1** below.

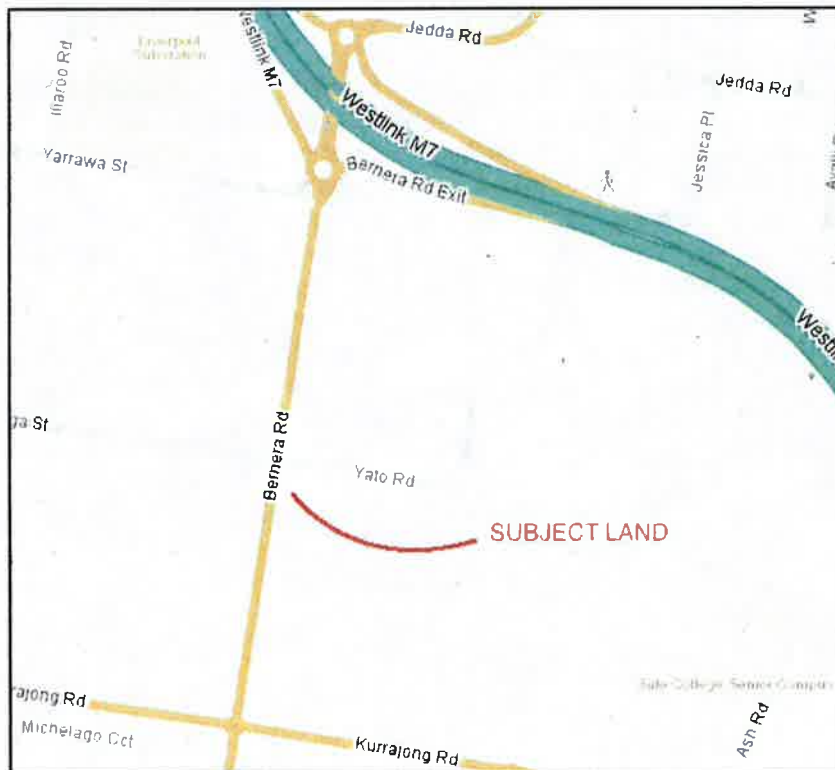


PLATE 1 – LOCATION OF LAND

The following **Plates 2 and 3** provide aerial views of the surrounding area and the site itself.



PLATE 2 – AERIAL VIEW OF THE SITE AND SURROUNDING DEVELOPMENT.

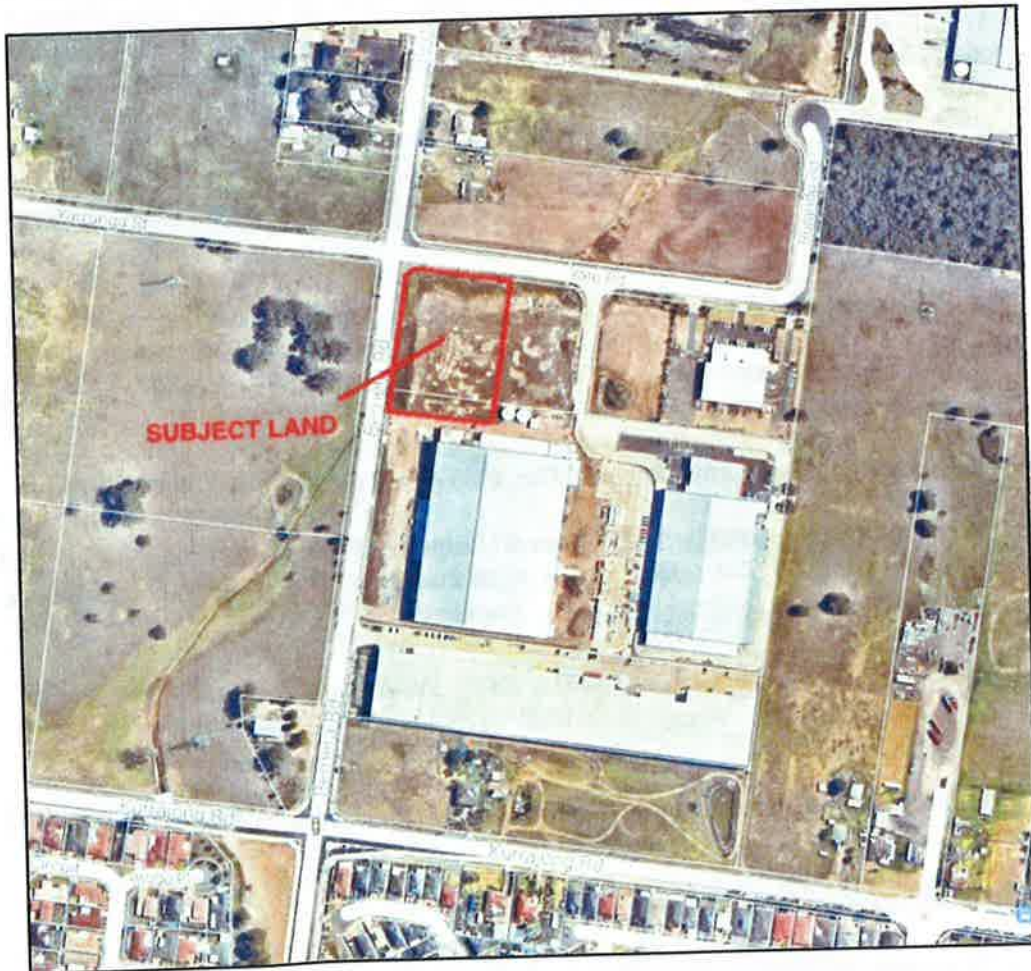


PLATE 3 – AERIAL VIEW OF SUBJECT LAND

1.2 Site Description

The subject land is described as Lot 1 DP 1168422 Nos. 1 to 5 Yato Road Prestons. The subject land is a regular shaped parcel, having a frontage to Bernera Road of 95.18m with a splay of 16.97m (chord) and a frontage to Yato Road is 67.875m. The area of the land is 8541sqm.

1.3 Existing Use

The land is now unused, it having previously been used for market gardening purposes.

1.4 Surrounding Uses

The Prestons Industrial Area contains a mix of factory units through to large stand-alone industrial/warehouse uses. It can be expected that the development form of the existing