

## Flood planning area map - sheet FLD-010

-  Flood planning area
-  Flood prone land
-  MegaCenta Site

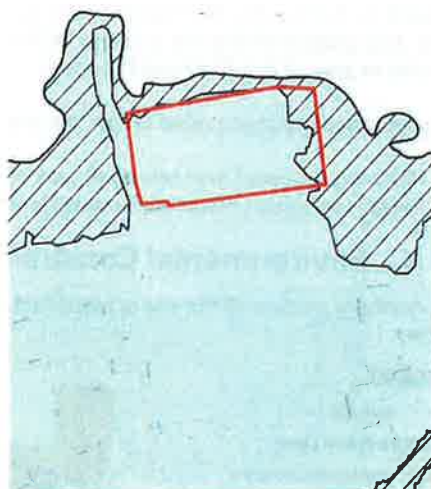


Figure 4 – Flood Planning Area Map Extract

Source: Liverpool LEP 2008

## 3.2 The Grove Liverpool

The Site forms part of a larger centre referred to as The Grove Liverpool, which includes the Weekend Markets site on the southern side of Viscount Place and which is zoned and approved to accommodate an outlet retailing centre. A Dan Murphy's store is also located within The Grove Centre on the southern side of Viscount Place and fronting Orange Grove Road. A stand-alone McDonalds store is located opposite the Dan Murphy's store on the northern side of Viscount Place and on a separate allotment to the homemaker centre. See Figures 1 and 4 above for details.

As detailed in Section 2.1 above, The Grove Liverpool has evolved to accommodate a range of existing and approved retail premises and services, and has been recognised as a stand-alone centre in Council's Retail Centres Hierarchy Review.

## 3.3 Surrounding Land Uses

The area immediately surrounding The Grove Liverpool is made up of a mix of retail, industrial, residential, open space and school uses.

### 3.3.1 Officeworks

Immediately to the south of the Dan Murphy's store is a 1,200m<sup>2</sup> Officeworks store fronting Orange Grove Road.

### 3.3.2 Orange Grove Industrial Area

To the south of the Grove Centre and bounded by Orange Grove Road to the west, the Hume Highway to the south and Homepride Avenue to the east (see Figure 4 above), is an industrial area that is predominantly occupied by manufacturing and warehouses. This area is zoned IN1 General Industrial under Liverpool LEP 2008. The potential transformation of this area has been taken into consideration as part of this Planning Proposal and is discussed in Section 5.3 below with a broad strategic land use direction provided at Appendix D.

### 3.3.3 Service Station

A service station is located directly across the road from the site on the western side of Orange Grove Road. It is understood that the potential rezoning and/or redevelopment of this site to accommodate some residential accommodation is currently being explored.