

## 2. Existing Conditions

The development site consists of two adjacent lots located at 193 Macquarie Street and 77-83 Moore Street, Liverpool. The site of approximately 1,900sq.m has frontages to Macquarie Street Mall to the east and Moore Street to the south, with vehicular access via Davis Serviceway to the north.

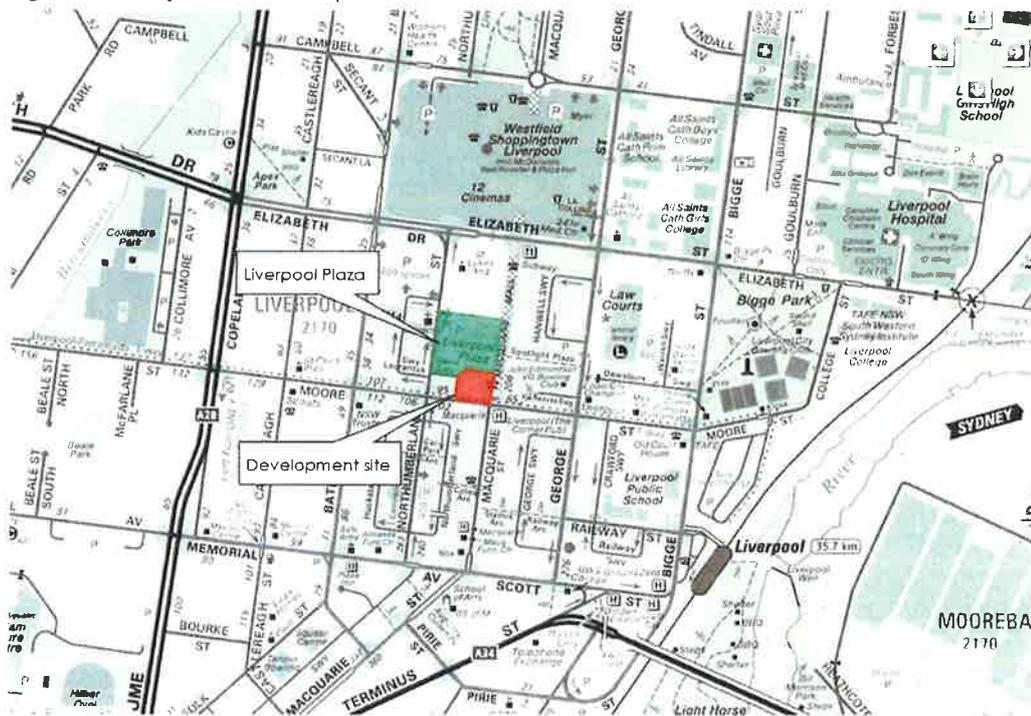
The Liverpool Plaza site covers an area of approximately 8,850sq.m and is located immediately north of the development site.

The two sites are located on land within the Liverpool City Centre that is currently subject to a B3 Commercial Core land use classification under Liverpool City Council Local Environmental Plan (LEP) 2008. The development site is currently occupied by a two storey building occupied by a vacant discount store and various commercial premises with an adjacent at-grade car park. The Liverpool Plaza site includes a single storey shopping centre with a rooftop car park provided direct access via Northumberland Street in the north-east corner.

The surrounding properties predominantly include commercial and retail uses. Westfield Liverpool is located further north with other businesses and retail facilities dominating the commercial/ retail core.

The location of the sites and its surrounding environs is shown in Figure 2.1.

Figure 2.1: Subject Sites and City Centre Environs



Basemap Source: Sydney Publishing Pty Ltd