

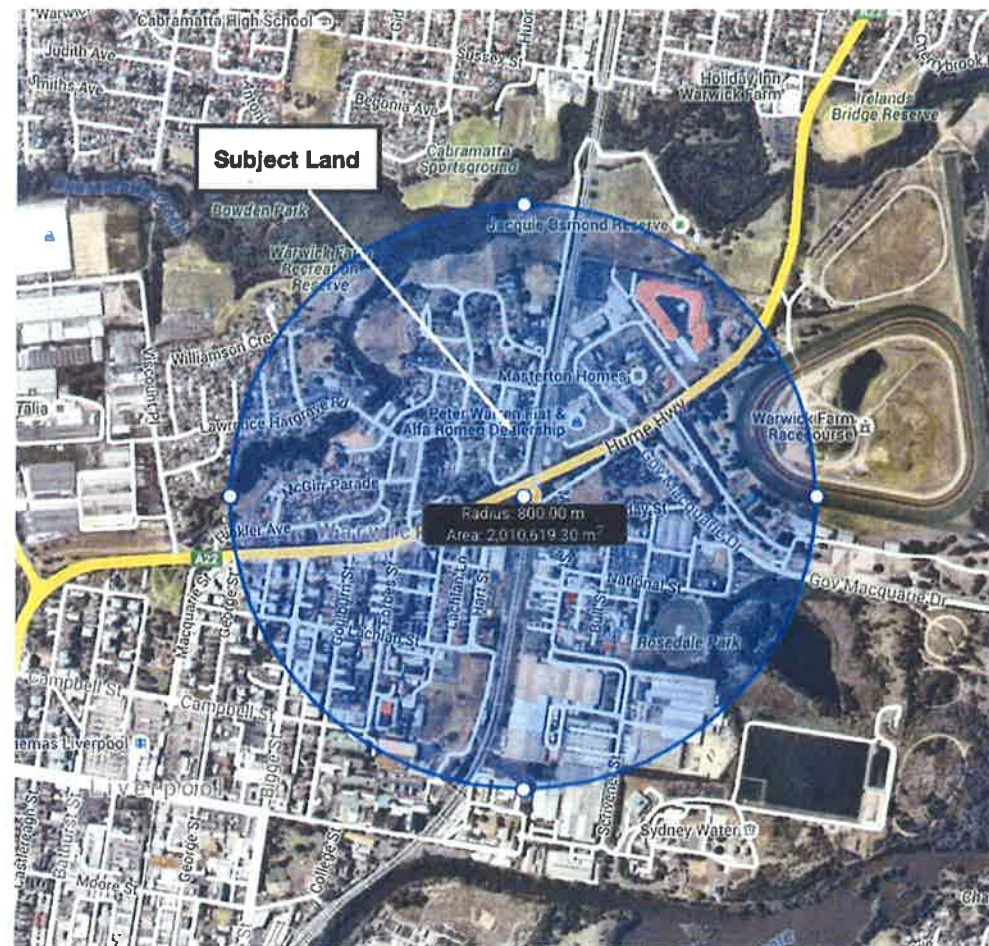


Imagery ©2018 Google, Map data ©2018 Google 100 m



The Census data for Warwick Farm indicates 53.5% of the suburb's housing is high-density. However this includes a large number of recently developed residential flat buildings on the southern side of Hume Highway within the Liverpool CBD precinct. North of the Hume Highway, and south of Brickmakers Creek, the residential area of Warwick Farm is 32.8ha in area. All of this land is within an 800m radius of Warwick Farm Railway Station (see Figure 12).

**Figure 12: 800m Radius from Warwick Farm Railway Station**



Despite this clear locational advantage to support high-density housing, the present extent of the R4 – High Density Residential zone is only 5.1ha (15.5% of the total area south east of Brickmakers Creek).

The proportion of R3 – Medium Density Residential to R4 – High Density Residential land within this highly accessible precinct is therefore over 6:1 in favour of medium density development.

In a locality of such high accessibility as this part of Warwick Farm, this ratio is significantly out of kilter with the focus of the Metropolitan Strategy of Housing Choice in terms of maximising densities in accessible locations.




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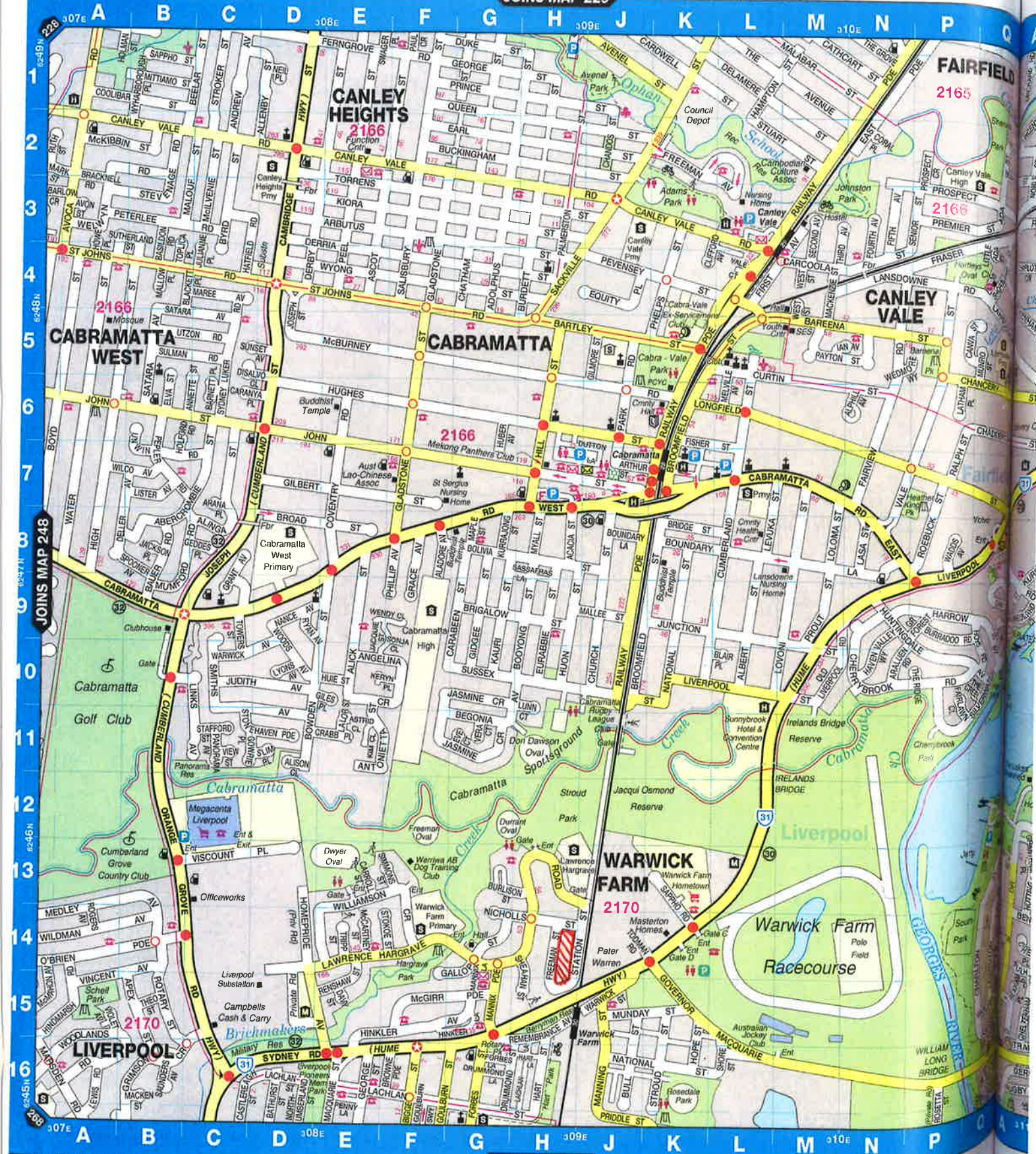
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JOINS MAP 229



JOINS MAP 269

 SCALE 1:19 000  
 Metres 500 1000

FREEWAY		PARK, RESERVE, OVAL		AMBULANCE STATION	*
PROPOSED FREEWAY		SCHOOL, HOSPITAL		BARBECUE	✕
HIGHWAY OR MAIN ROUTE		MISCELLANEOUS AREA		BOAT RAMP	⚓
ALTERNATE ROUTE		MALL, PLAZA		BOWLING CLUB/GREEN	⛳
TRAFFICABLE ROAD		SWAMP		CAMPING AREA	⛺
PROPOSED ROAD				CARAVAN PARK	🚐
				CAR PARK	🚗
				COLLEGE - PRIVATE	🎓
				COLLEGE - PUBLIC	🎓
				CYCLEWAY	🚲
				DISTANCE FROM GPO	📏
				EMERGENCY TELEPHONE	☎