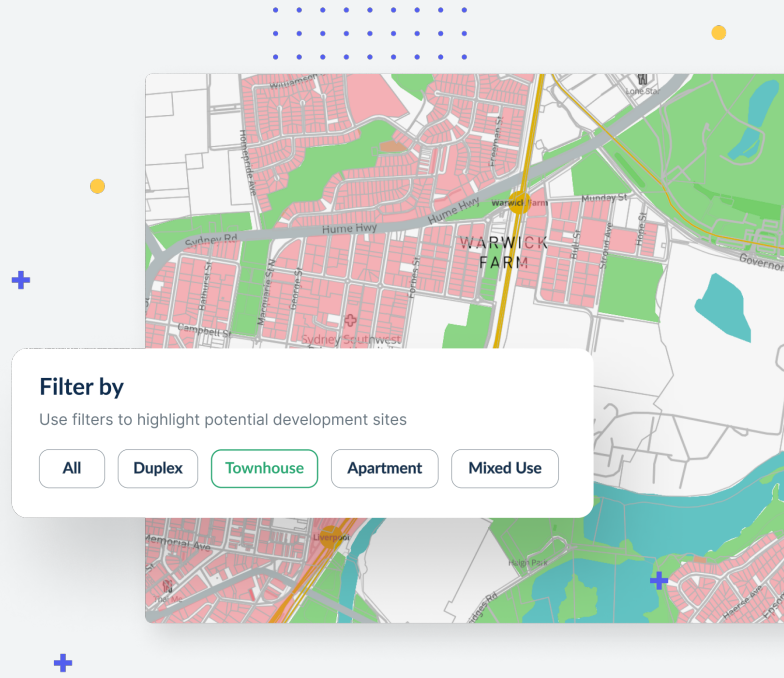


## Liverpool Townhouses

# Development Snapshot

Liverpool is part of the Greater Western Sydney region and ranked 3rd in development activity for NSW.



### Summary

**200,000** population

Major suburbs of the area include Ashcroft, Bringelly, Casula, Chipping Norton, Green Valley, Hoxton Park, Moorebank, Prestons Warwick Farm and parts of Holsworthy.

**3rd Most Active LGA**

Ranks 3rd in NSW for development activity as of Feb 2022.

**Transport Corridor**

Liverpool has dissecting transport infrastructure including the Hume Highway, the M7 and major train lines feeding from the central CBD through to Campbelltown.

### Development Projects

Powered by **Cordell**

Housing Mix	Projects	Estimated value
Townhouse	44	\$1,878,570,000
Apartment	22	\$411,699,000
Mixed Use	17	\$846,201,000
Office	28	\$1,108,637,000
Subdivision	85	\$378,385,000
Warehouse	6	\$101,466,000
Duplex/Other	78	\$9,567,253,000
<b>Total</b>	<b>280</b>	<b>\$12,601,498,000</b>

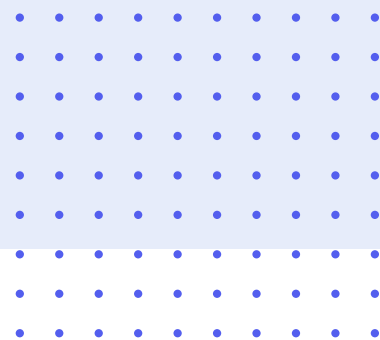
## Duplex Rules\*

Rule	Description	Alternative
Front Setback	Other Road 4.5m ground floor 5.5m for the first floor	Classified road, 7m
Side Setback	0.9 metres	1.2m first floor
Rear Setback	4m ground floor	7m first floor
Height of building	8.m	-
FSR	0.5:1	-
Landscaped area/ Private open space	20% of total	-
Minimum lot size	See LEP maps	-
Minimum street frontage	-	-

## Multi dwelling Rules\*

Rule	Description	Alternative
Front Setback	Classified road, 7m	Other Road 4.5m ground floor 5.5m for the first floor
Side Setback	Ground floor without windows to habitable rooms: 0.9m Ground floor with windows to habitable rooms: 4m	First floor without windows to habitable rooms: 1.2m First floor with windows to habitable rooms and neighbouring private open space: 4m
Rear Setback	4m ground floor	4.5m without windows to habitable rooms 6m first floor with windows to habitable rooms and neighbouring private open space
Height of building	8.m	-
FSR	0.5:1	-
Landscaped area/ Private open space	20% of total	-
Minimum lot size	1000m <sup>2</sup>	-
Minimum street frontage	2m	18m for section 4 use**

\*\*At least two dwellings must have a maximum floor space of 80sqm. These dwelling must have a maximum of two bedrooms. These dwellings must have a carport, rather than a garage. This control applies over Section 7 – Car Parking and Access. Dwellings at the rear of the property must not be more than 1 storey high. An attic is permitted. The rear of the property for Section 4 means all land 15m from the rear.



1

## Find development sites

Discover profitable, underdeveloped sites in minutes

### High definition data visualisation

Visualise Australia's largest planning and zoning database on a single fast, high-fidelity map. Toggle on satellite imagery, flood zones, bushfire areas, heritage listings, contours and more.

### Pinpoint profitable opportunities

Use our advanced filters to instantly highlight sites that you are comfortable working on. Filter by development potential, zoning, building type, floor space ratio, maximum building height and more.



2

## Instantly assess sites

Rapid due diligence and feasibility calculation

### 1-Click due diligence reports

Everything you need to know about a site in one report, including zoning, planning controls, overlays, sales history, valuation estimate and references to government documents. Automatically estimate the development potential of any site.

### Understand context & surrounds

Deep dive into local market and development activity with data from Domain, Commercial Real Estate, CoreLogic RP Data, Cordell Projects, BCI Australia and Nearnmap - all on one platform.



3

## Create building designs

Visualise concept designs in 3D and test scenarios

### Instant 3D building designs

Generate concept designs for your project, including subdivisions, townhouses, duplex, terrace houses, manor houses, apartments, commercial buildings, mixed use, hotels, car parks and master plans.

### Advanced analysis made easy

Automatically assess each building design for sunlight, cross-ventilation, building separation, ground shadows and more. Test scenarios and get a robust feasibility on your concept building designs.

