

Property Report

PREPARED FOR
ALI HAMMOUD

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MECONEMOSAIC.AU

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Property Report

Location

80 NINTH AVENUE AUSTRAL NSW 2179 (908/DP2475)

Map



Lot Information

Item	Value
Total Lot Area (approx)	1.21 ha

Lot 1

Item	Value
Address	80 NINTH AVENUE AUSTRAL NSW 2179
Title	908/DP2475
Property ID	2510499
Lot Area (approx)	1.21 ha

Administrative Information

Item	Value
Suburb	Austral
Local Government Area	Liverpool
Federal Electorate District	Werriwa
State Electorate District	Camden
Statistical Area 2	Austral - Greendale (127011505)
First Nation Countries	Gandangara /Gundungurra / Dharug



Applicable Controls

SEPP (Precincts—Western Parkland City) 2021

Item	Value
Land Zoning (Current)	R2 Low Density Residential
Land Zoning (Pre-reform)	R2 Low Density Residential
Height of Building	9 m
Dwelling Density	20 dwellings/ha
SEPP (Sydney Region Growth Centres) 2006 South West Growth Centre Map	Growth Centres
SEPP (Sydney Region Growth Centres) 2006 South West Growth Centre Land Application Map	Liverpool Appendix 8, Clause 1.3

SEPP (Biodiversity and Conservation) 2021

Item	Value
SEPP (Biodiversity and Conservation) 2021 Strategic Conservation Planning Land Application Map	Strategic Conservation Planning Area
SEPP No 19—Bushland in Urban Areas Land Application Map	Land Application
SEPP (Vegetation in Non-Rural Areas) 2017 Allowable Clearing Map	Excluded
SEPP (Vegetation in Non-Rural Areas) 2017 Land Application Map	Subject Land
SEPP (Biodiversity and Conservation) 2021 Hawkesbury-Nepean Catchment Map	Hawkesbury-Nepean Sub-Catchments
SEPP (Biodiversity and Conservation) 2021 Hawkesbury-Nepean Catchment Map	Hawkesbury Nepean Catchment



Housing and Demography

Liverpool LGA (14900)

Item	Value
Population (2021)	233,446
Existing Dwellings (2021)	69,314
Population Projection (2041)	312,653
Population Projection Growth (2041)	34%
Implied Dwelling Demand (2041)	109,959
SEIFA IRSAD Index (2021)	4

Austral - Greendale SA2 (2016) (127011505)

Item	Value
Population (2021)	12,533
Existing Dwellings (2021)	3,573
Population Projection (2041)	42,384
Population Projection Growth (2041)	238%
Place of Work (2021)	3,846
Journey to Work Origin (Active and Public Transport) (2021)	269 (10%)
Journey to Work Origin (Private Vehicles) (2021)	2,340 (90%)
Journey to Work Destination (Active and Public Transport) (2021)	176 (8%)
Journey to Work Destination (Private Vehicles) (2021)	2,119 (92%)
SEIFA IRSAD Index (2021)	3

