

ROSSMORE GRANGE SITE ANALYSIS



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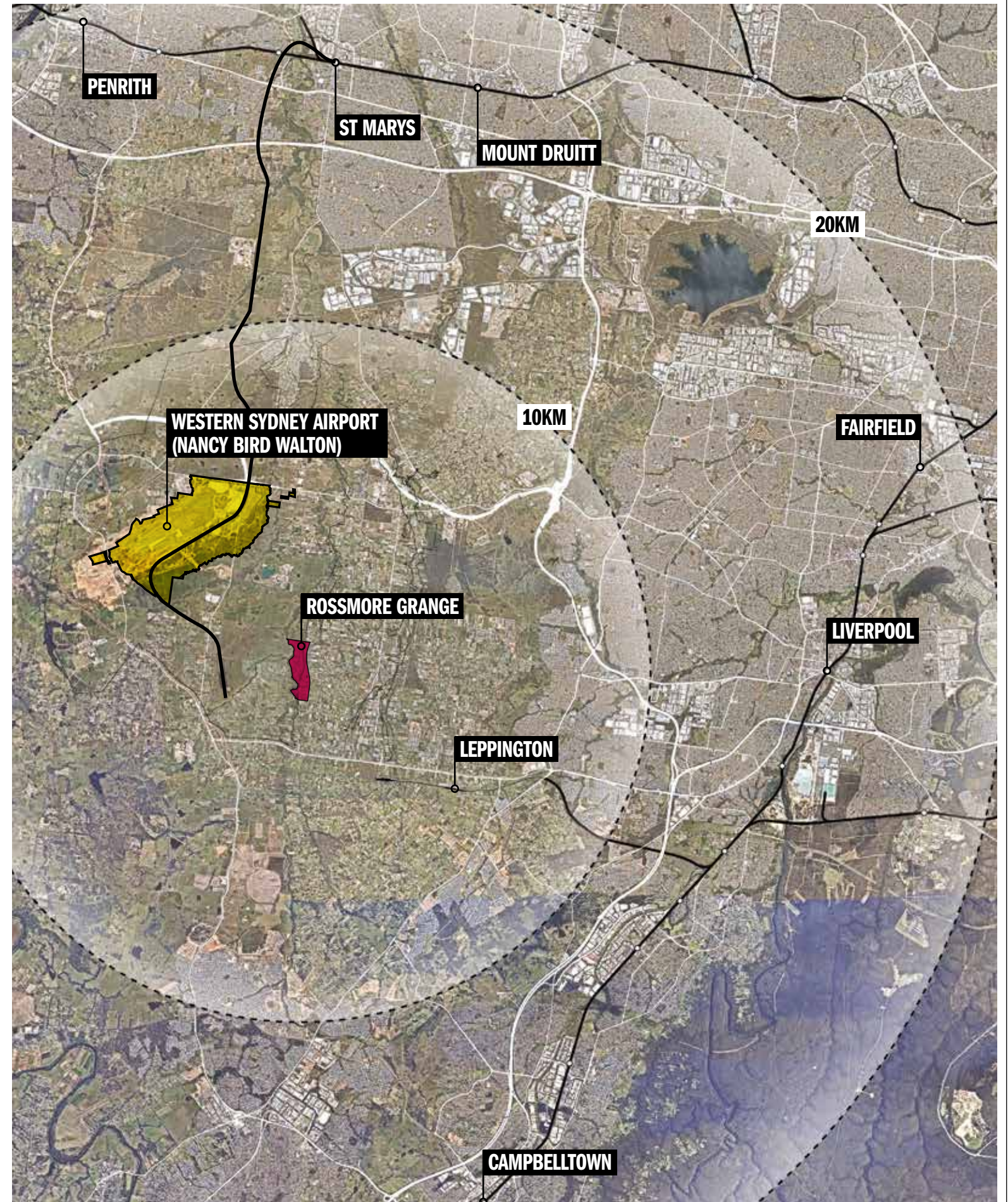
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1.	Site Location	3
2.	SEPP (Western Sydney Aerotropolis) 2020	8
3.	Liverpool LEP 2008	17
4.	Combined Constraints	24
5.	Potential facilities review	30

SITE LOCATION

SITE DETAILS

Current context



AEROTROPOLIS CONTEXT





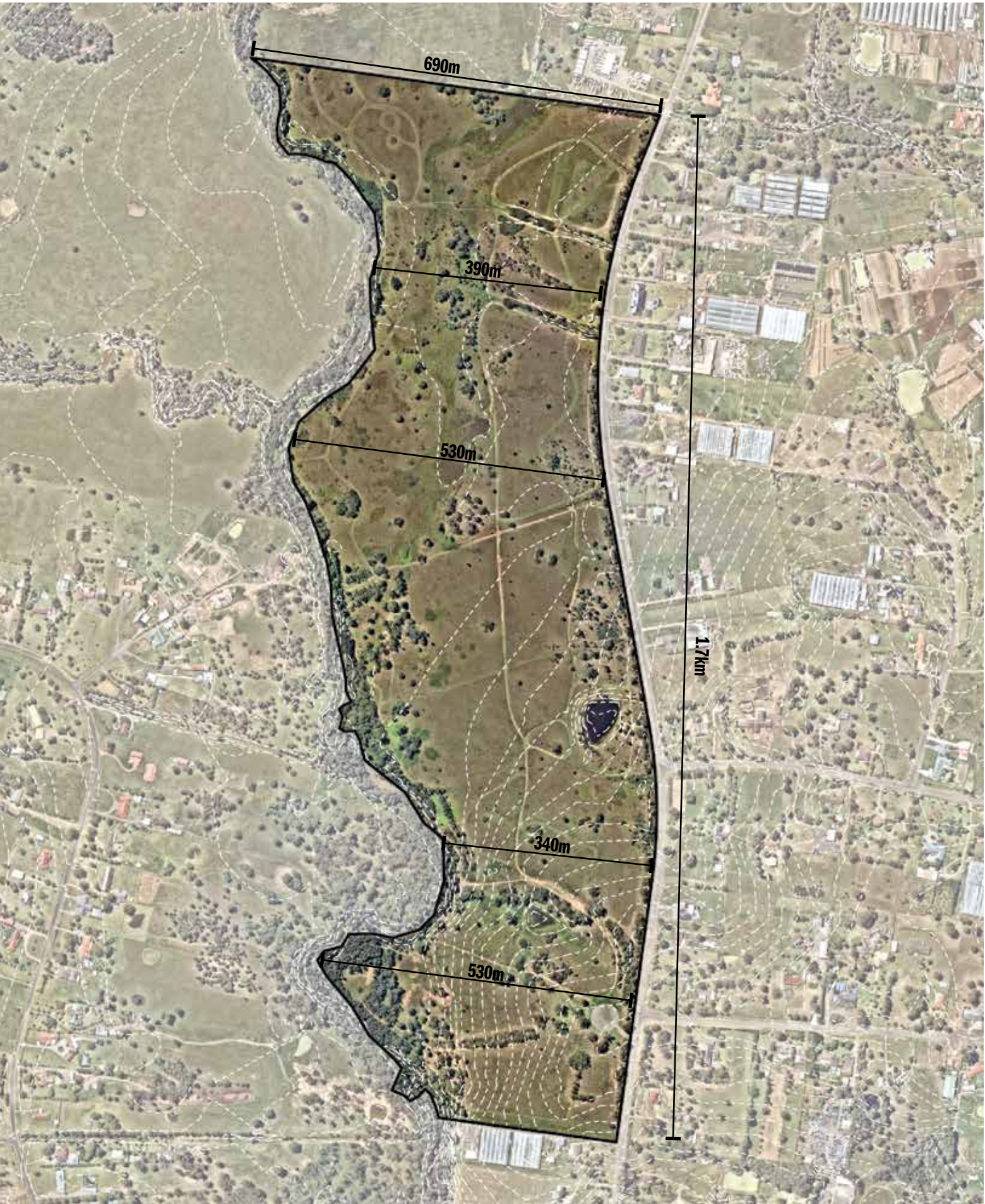
AEROTROPOLIS CONTEXT

SITE OVERVIEW

Existing

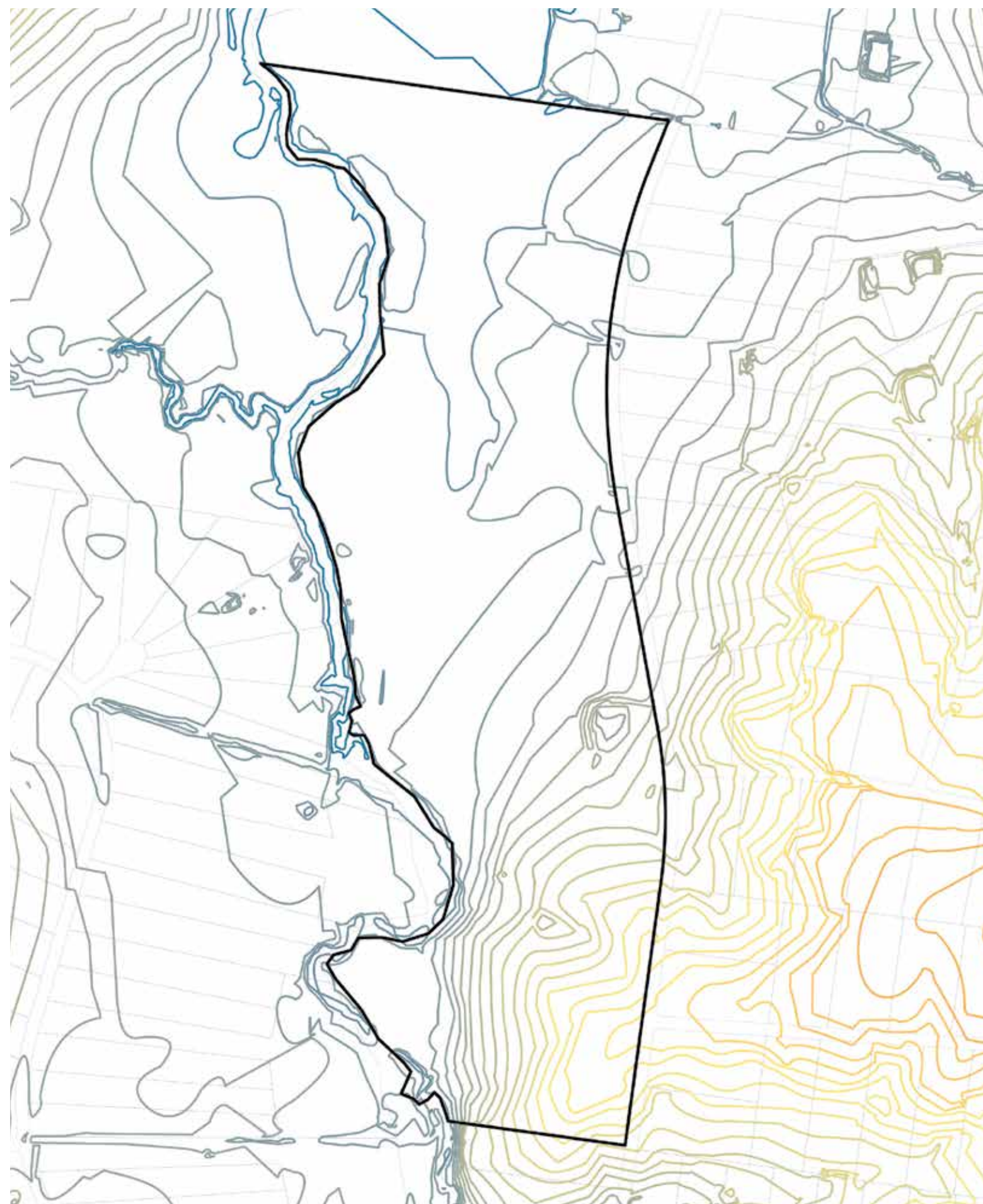
Site particulars and considerations

Address	40 Ramsay Road, Rossmore
Lot ID DP/SP	1016/DP258344
Owner	Liverpool City Council
Site Area	795,751 m ²
Max Building Height	4.8 - 10 m
Min Lot Size	100000 m2
Zone	ENZ: Environment and Recreation, RE1: Public Recreation, RU4: Primary Production Small Lots
Heritage	None
Contamination Land	Medium
Flood	1 in 100 AEP Flood Extent
Key structuring elements	<div><div></div><div><div>SEPP (Western Sydney Aerotropolis) 2020</div><div>Liverpool Local Environmental Plan 2008</div><div>Liverpool City Council Growth Centre Precincts Development Control Plan - Sections 1-6</div><div>Liverpool Growth Centre Precincts DCP 2013 - Appendices</div><div>Part 1 General controls for all development</div><div>Part 4 - Development in Liverpool City Centre</div><div>The Draft Western Sydney Airport Land Use and Infrastructure Implementation Plan, Stage 1: Initial Precincts</div></div></div>
Other considerations	<div><div></div><div><div>Environmentally Sensitive Land</div><div>Future Residential Growth Area: Key Sites - SWGC area</div></div></div>



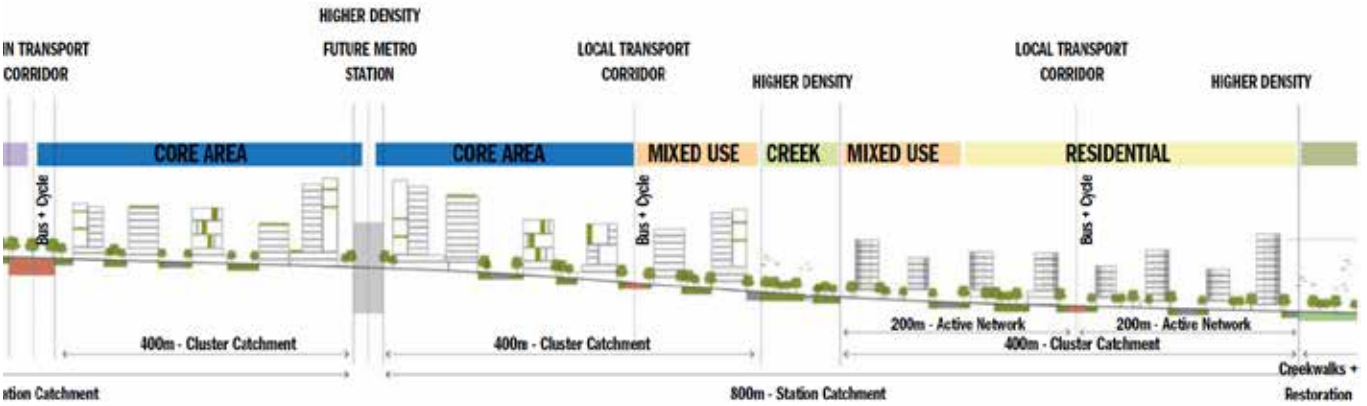
TOPOGRAPHY

1m Contours

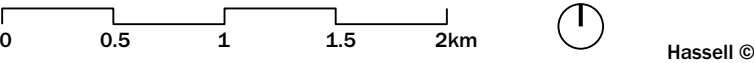
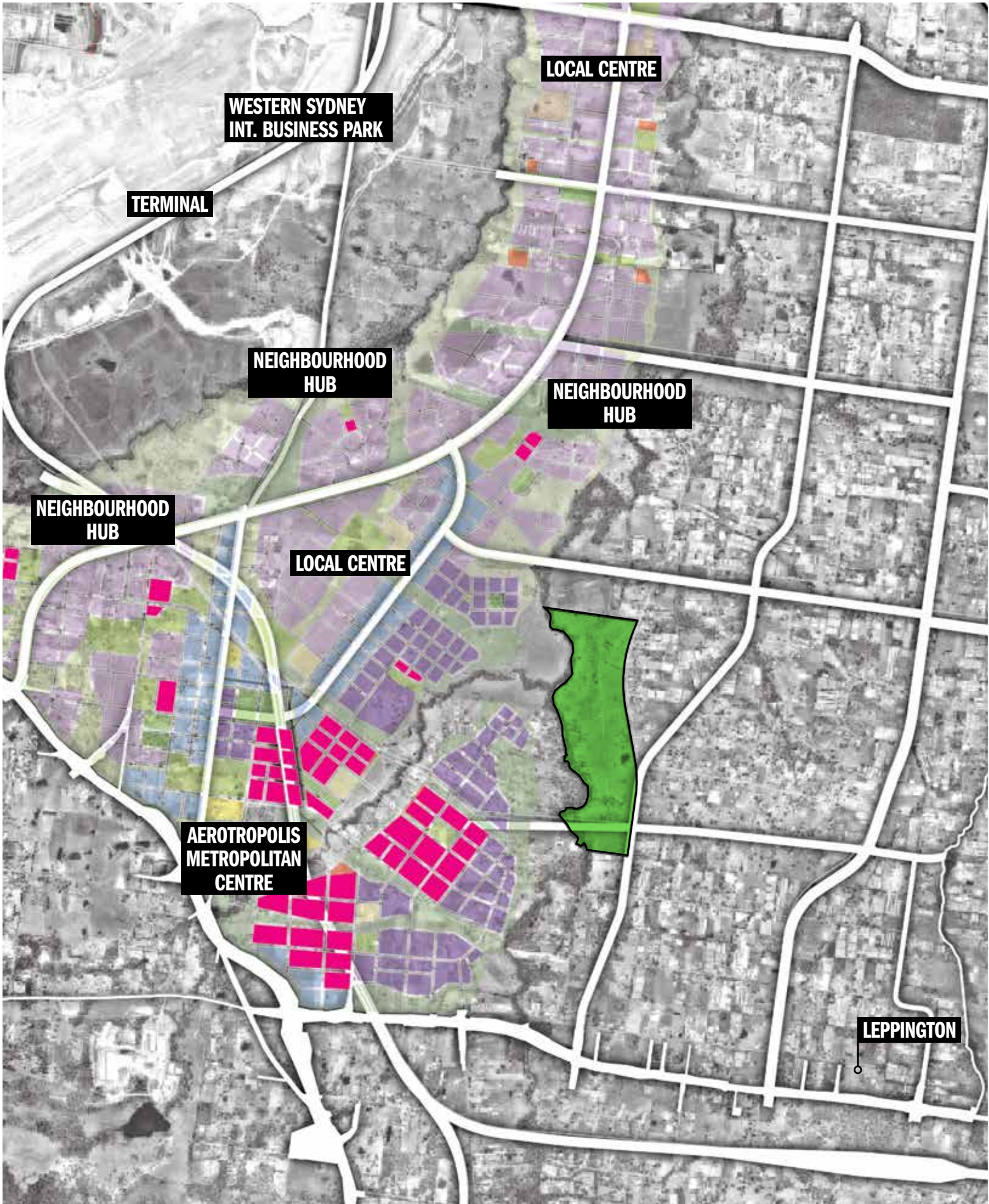


CENTRES HIERARCHY

Future context



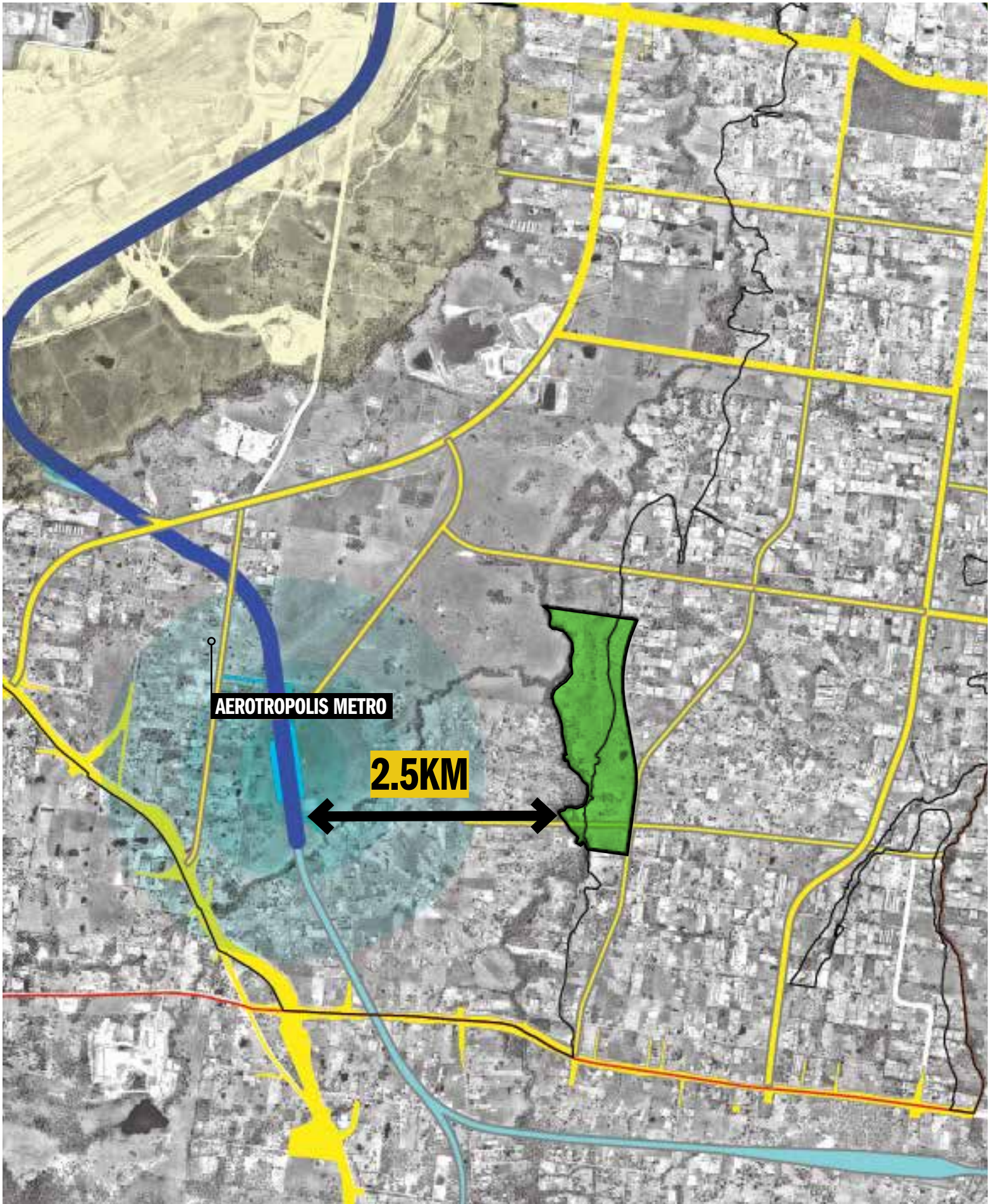
- Subject Site
- Centre / Hub
- Mixed Use
- Enterprise
- Special Use / Education
- Light Industrial



MOVEMENT NETWORK

Future context

- Proposed road corridors
- Proposed Metro Corridors
- Future Metro Corridors



**SEPP
(WESTERN SYDNEY
AEROTROPOLIS) 2020**

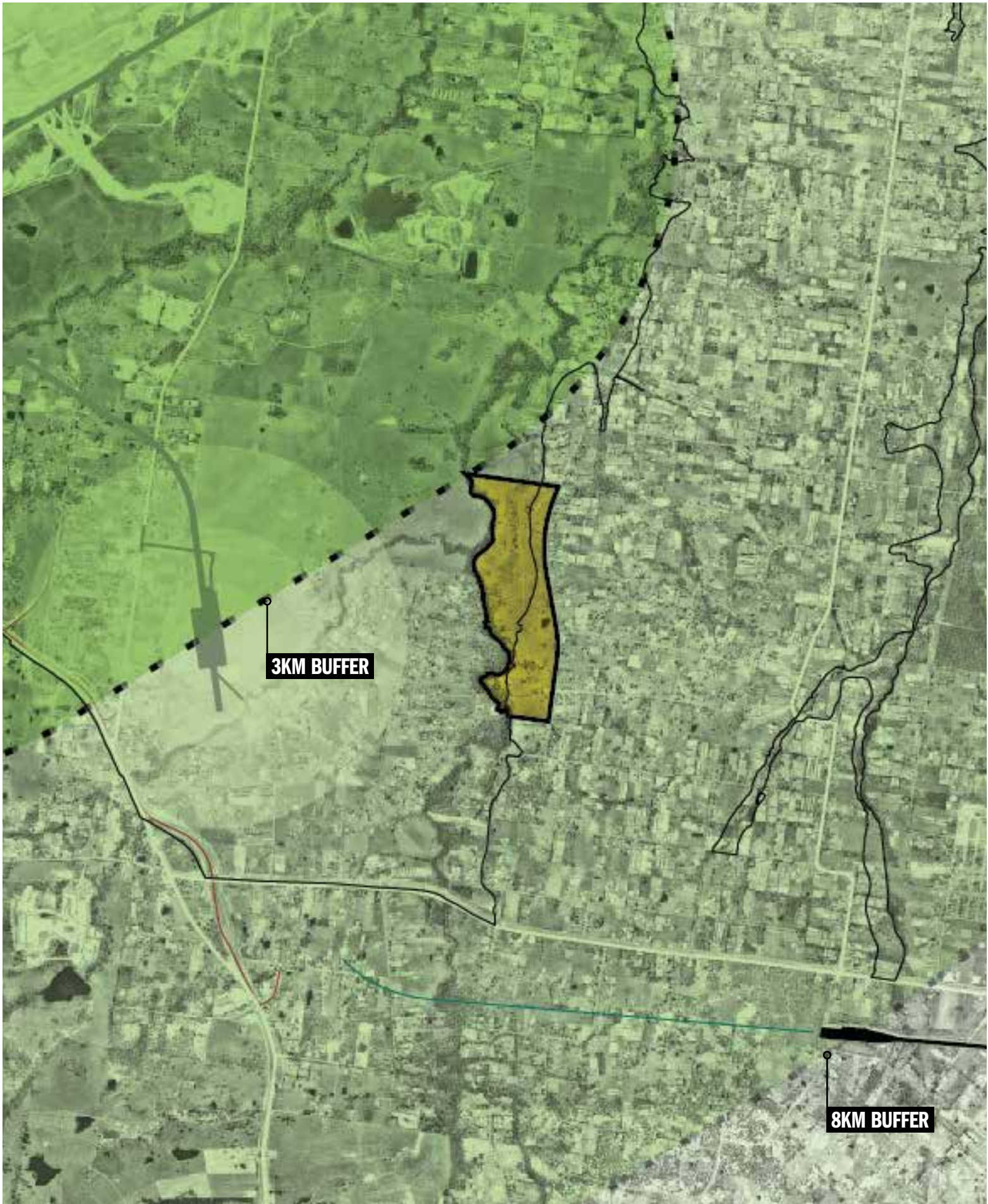
WILDLIFE HAZARDS

Clause 21, SEPP (Western Sydney Aerotropolis) 2020

The site is within the 8km Wildlife Hazard Buffer Zone.
Landscape approach should mitigate risk of wildlife to the operation of the Airport

- 21 Wildlife hazards
- (1) The objective of this clause is to regulate development on land surrounding the Airport where wildlife may present a risk to the operation of the Airport.
- (2) Development consent must not be granted to relevant development on land in the 13 km wildlife buffer zone unless the consent authority—
- (a) has consulted the relevant Commonwealth body, and
 - (b) has considered a written assessment of the wildlife that is likely to be present on the land and the risk of the wildlife to the operation of the Airport provided by the applicant, which includes—
 - (i) species, size, quantity, flock behaviour and the particular times of day or year when the wildlife is likely to be present, and
 - (ii) whether any of the wildlife is a threatened species, and
 - (iii) a description of how the assessment was carried out, and
 - (c) is satisfied that the development will mitigate the risk of wildlife to the operation of the Airport, including, for example, measures relating to—
 - (i) waste management, landscaping, grass, fencing, stormwater or water areas, or
 - (ii) the dispersal of wildlife from the land by the removal of food or the use of spikes, wire or nets.

- 3km Wildlife Hazard buffer
- 8km Wildlife Hazard buffer
- 13km Wildlife Hazard buffer



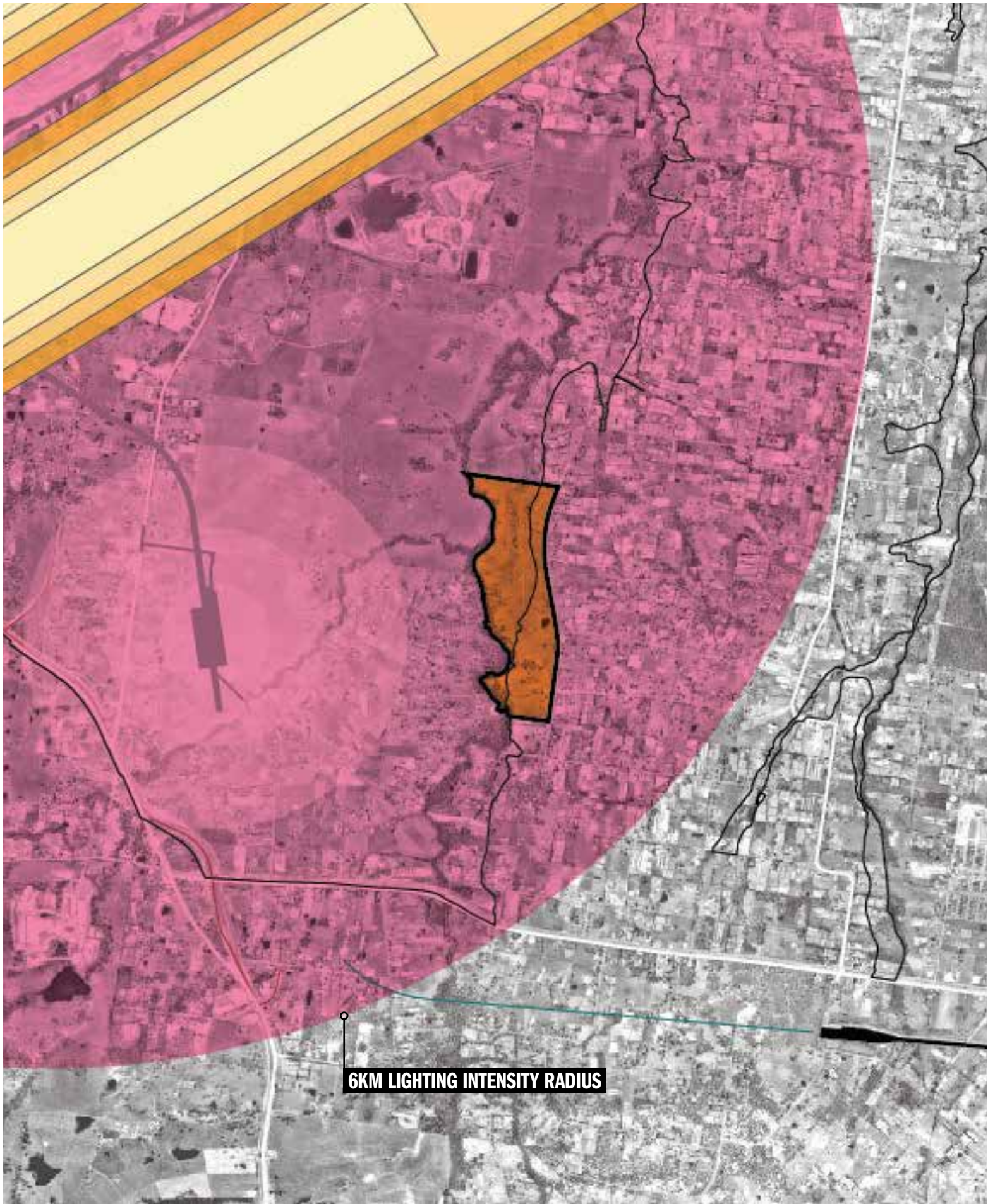
AIRPORT OPERATIONS (LIGHTING)

Clause 23, SEPP (Western Sydney Aerotropolis) 2020

The site is within the 6km Lighting Intensity Radius. Lighting design should mitigate risk of lighting and reflectivity distractions for pilots.

- 23 Lighting
- (1) The objective of this clause is to safeguard Airport operations from the risk of lighting and reflectivity distractions for pilots.
- (2) Development consent must not be granted to development for the following purposes on land shown on the Lighting Intensity and Wind Shear Map unless the consent authority has consulted the relevant Commonwealth body—
- (a) installation and operation of external lighting (whether coloured or white lighting) in connection with development for the following purposes—
- (i) classified roads,
 - (ii) freight transport facilities,
 - (iii) heavy industrial storage establishments,
 - (iv) recreation facilities (major),
 - (v) recreation facilities (outdoor),
- (b) installation and operation of external lighting in connection with construction works that is likely to be obtrusive or create light spill outside the land on which the construction works are carried out.

- Zone A
- Zone B
- Zone C
- Zone D
- 6km Lighting Intensity Radius



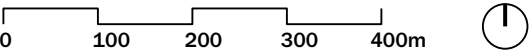
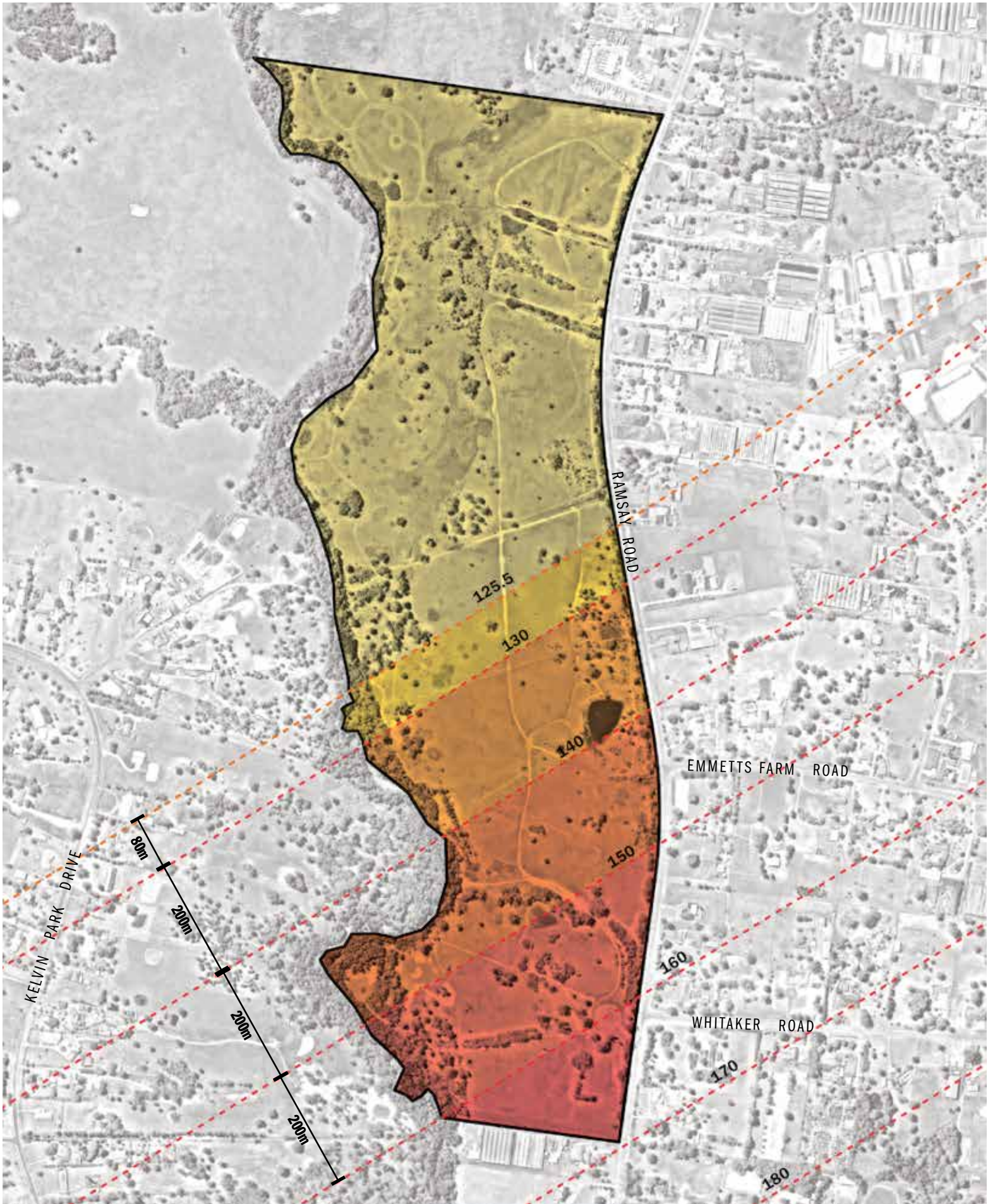
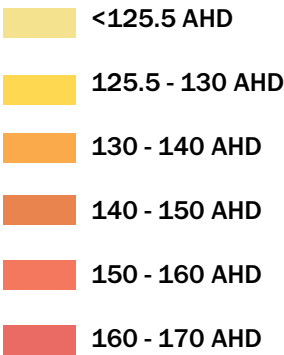
AIRPORT OPERATIONS (OLS)

Clause 24, SEPP (Western Sydney Aerotropolis) 2020

The site is within the Obstacle Limitation Surface extents.
Building heights should not penetrate the prescribed airspace for the Airport.

24 Airspace operations

- (1) The objectives of this clause are—
- (a) to provide for the effective and ongoing operation of the Airport by ensuring that its operation is not compromised by development that penetrates the prescribed airspace for the Airport, and
 - (b) to protect the community from undue risk from the operation of the Airport.
- (2) This clause applies to development on land shown on the Obstacle Limitation Surface Map that is a controlled activity within the meaning of Part 12, Division 4 of the Airports Act 1996 of the Commonwealth.
- Note—
- Controlled activities include the construction or alteration of buildings or other structures that penetrate the prescribed airspace. Controlled activities cannot be carried out without an approval under Part 12, Division 4 of the Airports Act 1996 of the Commonwealth.
- (3) Development consent must not be granted to development to which this clause applies unless—
- (a) the consent authority has consulted the relevant Commonwealth body, and
 - (b) the relevant Commonwealth body advises the consent authority that—
 - (i) the development will penetrate the prescribed airspace but it does not object to the development, or
 - (ii) the development will not penetrate the prescribed airspace.
- (4) Development consent must not be granted to development to which this clause applies if the relevant Commonwealth body advises that the development will penetrate the prescribed airspace and should not be carried out.



FLOOD PLANNING

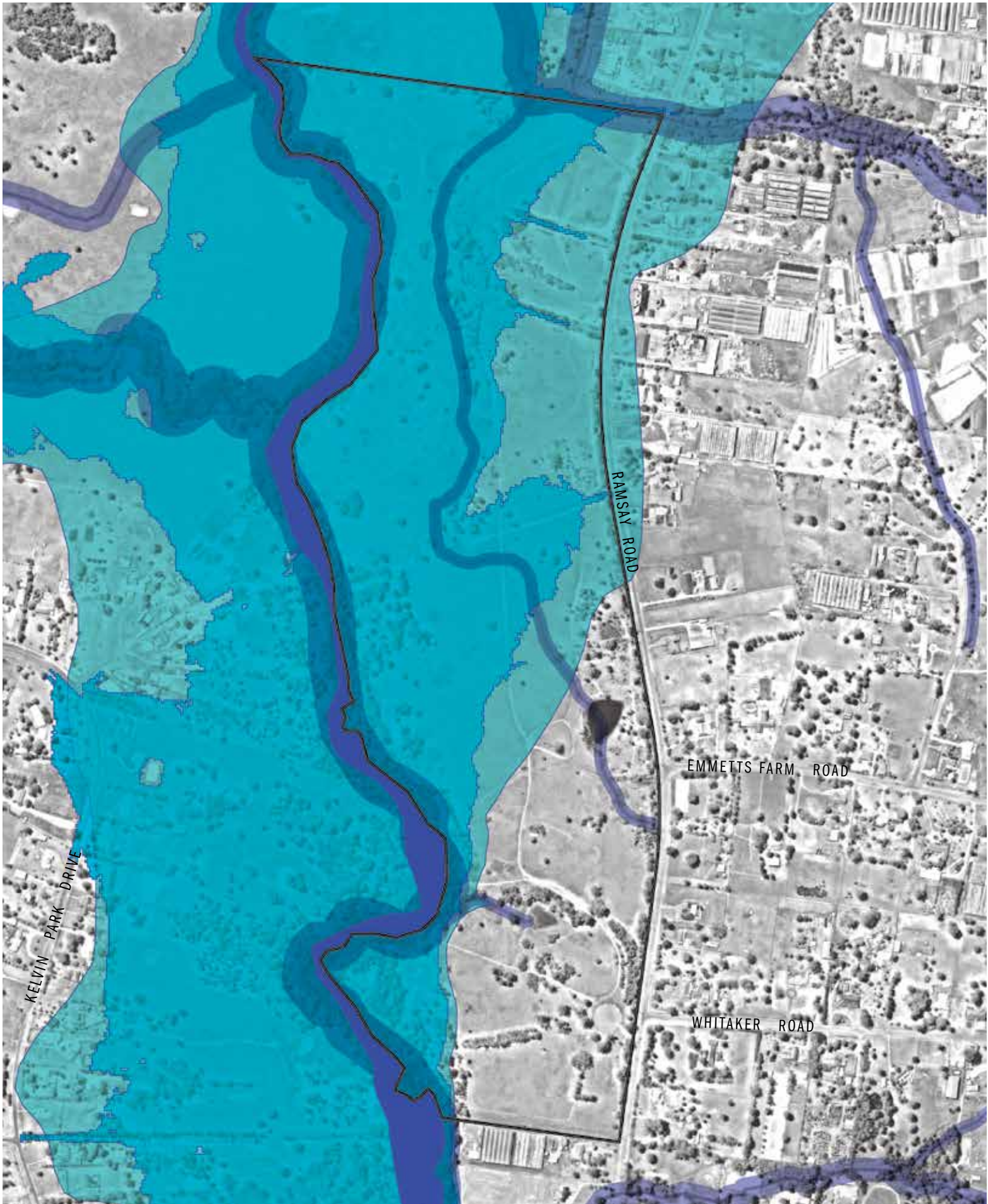
Clause 26, SEPP (Western Sydney Aerotropolis) 2020

The site is impacted by 1% AEP Flood and PMF Flood extents. Development should minimise flood risks and propose compatible uses within flood zones.

- 26 Flood planning
- (1) The objectives of this clause are—
- (a) to minimise the flood risk to life and property associated with the use of land, and
 - (b) to allow development on land that is compatible with the land’s flood hazard, taking into account projected changes as a result of climate change, and
 - (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to—
- (a) land shown as the “flood planning area” on the Flood Planning Map, and
 - (b) other land that is at or below the flood planning level.
- (3) Development consent must not be granted to development on land to which this clause applies unless the development—
- (a) is compatible with the flood hazard of the land, taking into account projected changes as a result of climate change, and
 - (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
 - (c) incorporates appropriate measures to manage risk to life from flood, and
 - (d) will enable safe occupation of and evacuation from flood prone land, and
 - (e) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
 - (f) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding, and
 - (g) is consistent with any relevant floodplain risk management plan adopted by the council for the land in accordance with the Floodplain Development Manual.
- (4) Development consent may be granted to development on land below the flood planning level only if the development—
- (a) does not involve earthworks that will affect flood storage capacity or flood behaviour, and
 - (b) is not located on a floodway area or flood storage area.
- (5) Words and expressions used in this clause have the same meaning as in the Floodplain Development Manual.
- (6) In this clause—
- flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.
- Floodplain Development Manual means the NSW Government’s Floodplain Development Manual published in 2005.

Unconstrained Area 209500m²

- Creek Corridor
- Creek Corridor Offset
- 1% AEP Flood Extent
- PMF Flood Extent



PRESERVATION OF TREES AND VEGETATION IN ENVIRONMENT AND RECREATION ZONES

Clause 27, SEPP (Western Sydney Aerotropolis) 2020

The site contains land with high biodiversity value. Development should promote the conservation of, and minimise the impact of development on, native vegetation.

27 Preservation of trees and vegetation in Environment and Recreation Zone and Cumberland Plain

(1) The objectives of this clause are—

- (a) to preserve the amenity of the Western Sydney Aerotropolis through the preservation of trees and vegetation, and
- (b) to promote the conservation of, and minimise the impact of development on, native vegetation.

(2) This clause applies to—

- (a) land in the Environment and Recreation Zone, and
- (b) land shown as “high biodiversity value” on the High Biodiversity Value Areas Map.

 High Biodiversity Area

 Vegetated Area

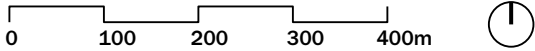
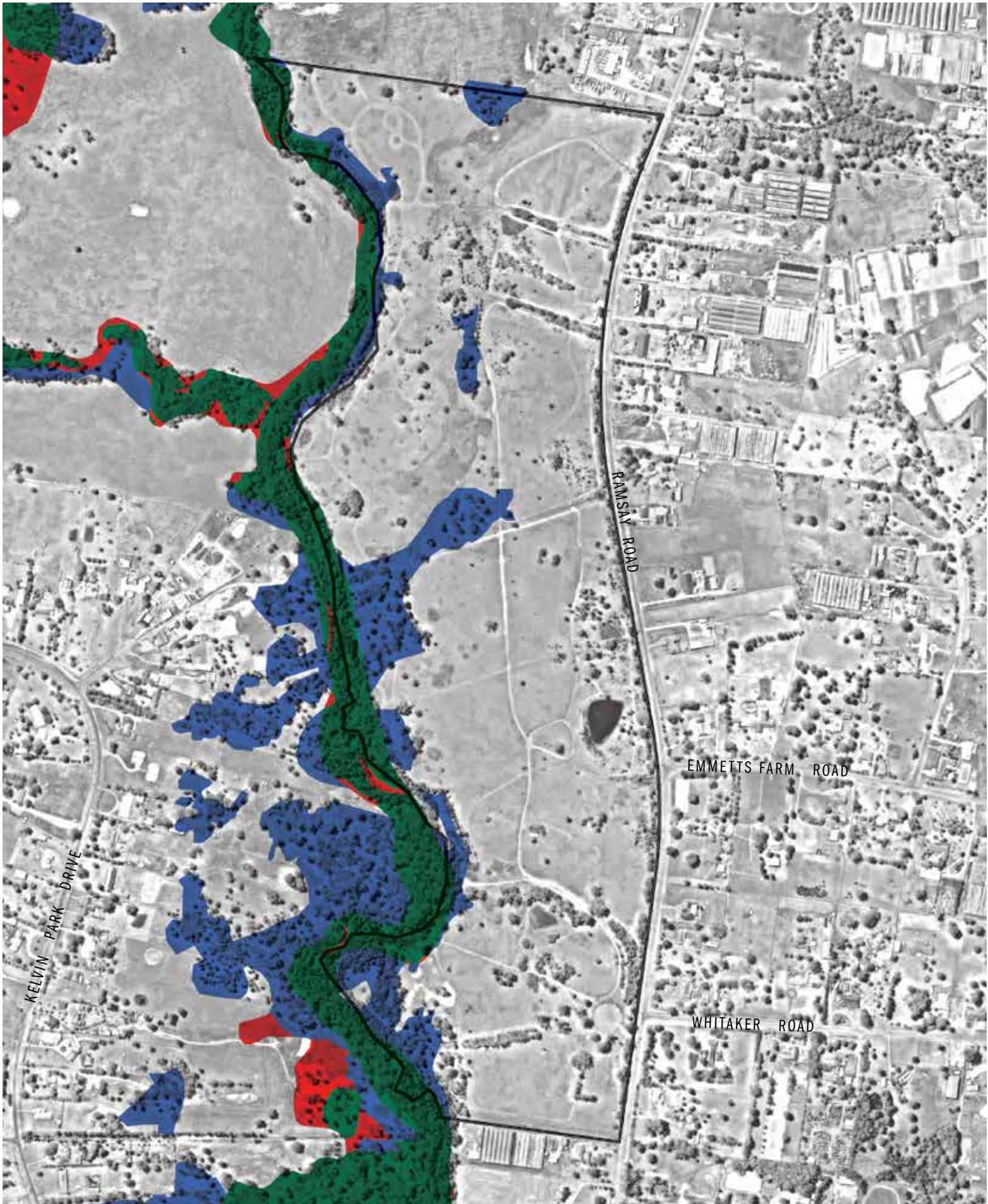
Unconstrained Area - 672,800m²



VALIDATED EXISTING NATIVE VEGETATION

- Existing Native Vegetation validated
- Additional High Conservation Value validated
- Existing Native Vegetation removed

Unconstrained Area
632,700m²



TRANSPORT CORRIDORS

Clause 29, SEPP (Western Sydney Aerotropolis) 2020

The site contains and is adjacent to an Arterial Road (40m) corridor. Significant development should not occur within 25 metres of the Arterial Road corridor

29 Transport corridors

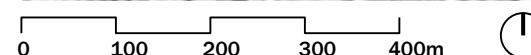
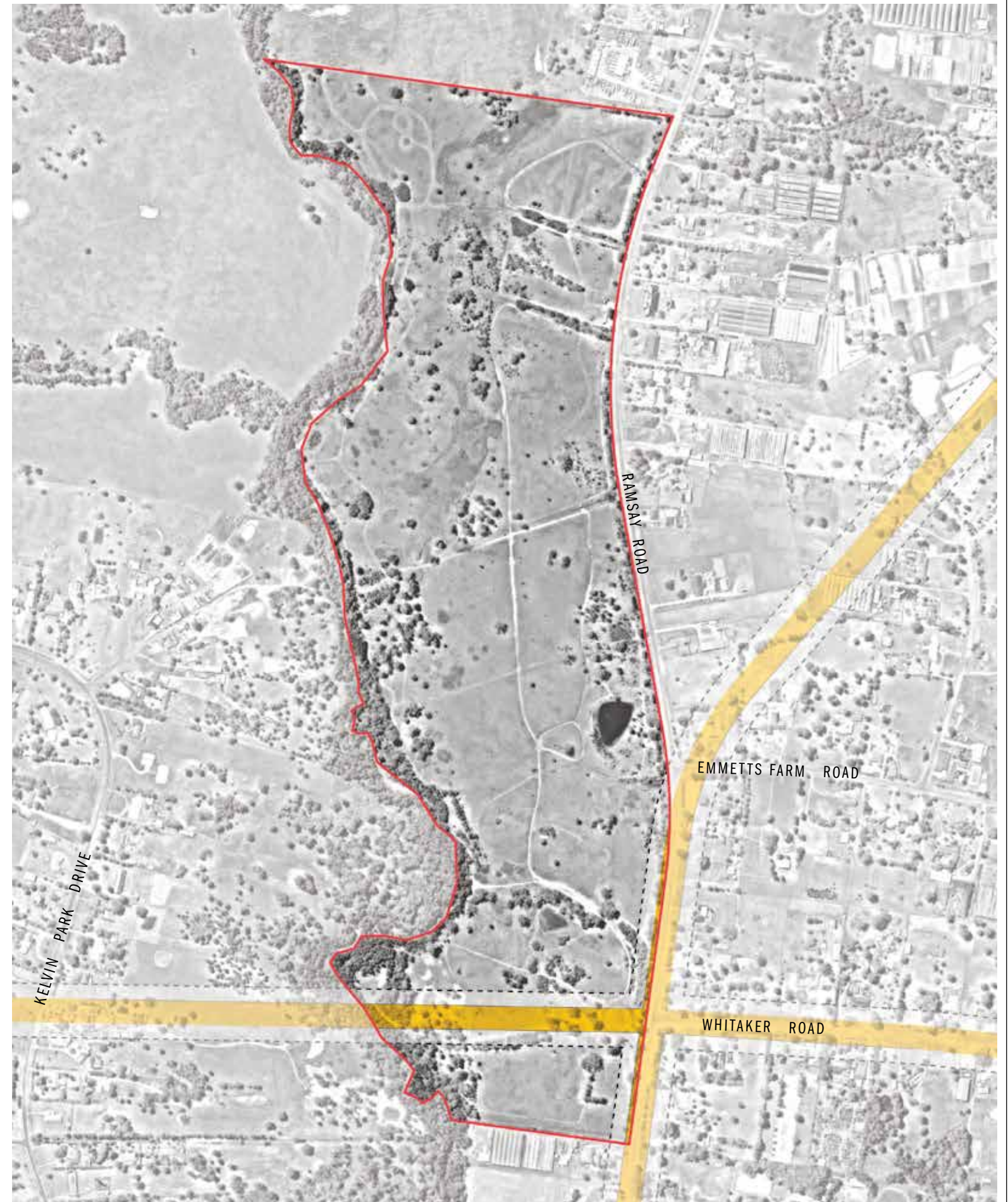
- (1) Development consent must not be granted to the following development unless the consent authority has obtained the concurrence of Transport for NSW—
 - (a) development on transport corridor land with a capital investment value of more than \$200,000,
 - (b) development that involves the penetration of ground to a depth of at least 2 metres below ground level (existing) on land within 25 metres (measured horizontally) of transport corridor land.
- (2) In deciding whether to grant concurrence, Transport for NSW must take into account the following—
 - (a) the appropriateness of the development in relation to planned infrastructure on transport corridor land, including the service capability of planned infrastructure and the provision of sustainable transport options,
 - (b) the timing of the carrying out of the proposed development and the timing for constructing infrastructure on transport corridor land,
 - (c) the effect of the development on planned infrastructure, including the additional costs of constructing infrastructure on transport corridor land if the development is carried out.
- (3) Development consent must not be granted to development with a capital investment value of more than \$200,000 on land in the 400 metre zone unless the consent authority has consulted Sydney Metro about the following—
 - (a) the appropriateness of the development in relation to planned train stations, including the service capability of planned train stations and the provision of sustainable transport options,
 - (b) the timing of the carrying out of the proposed development and the timing for constructing train stations,
 - (c) the effect of the development on planned train stations.
- (4) In this clause—

400 metre zone means the land within 400 metres of a train station as shown on the Transport Corridors Map.

transport corridor land means land shown as “transport corridor land” on the Transport Corridors Map.

Unconstrained Area 738,162m²

 Proposed road corridors



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LIVERPOOL LOCAL ENVIRONMENT PLAN 2008

LAND ZONING

Liverpool LEP 2008

The site is divided into two landuse zones. The eastern area is within the Liverpool LEP 2008 and zoned RE1 Public Recreation. The western area is within the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 and zoned Environment and Recreation.

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To provide sufficient and equitable distribution of public open space to meet the needs of residents.
- To ensure the suitable preservation and maintenance of environmentally significant or environmentally sensitive land.

2 Permitted without consent

Environmental protection works; Home occupations


3 Permitted with consent

Aquaculture; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Information and education facilities; Kiosks; Marinas; Mooring pens; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Water recreation structures

Environment and Recreation Zone

1 Objectives of zone

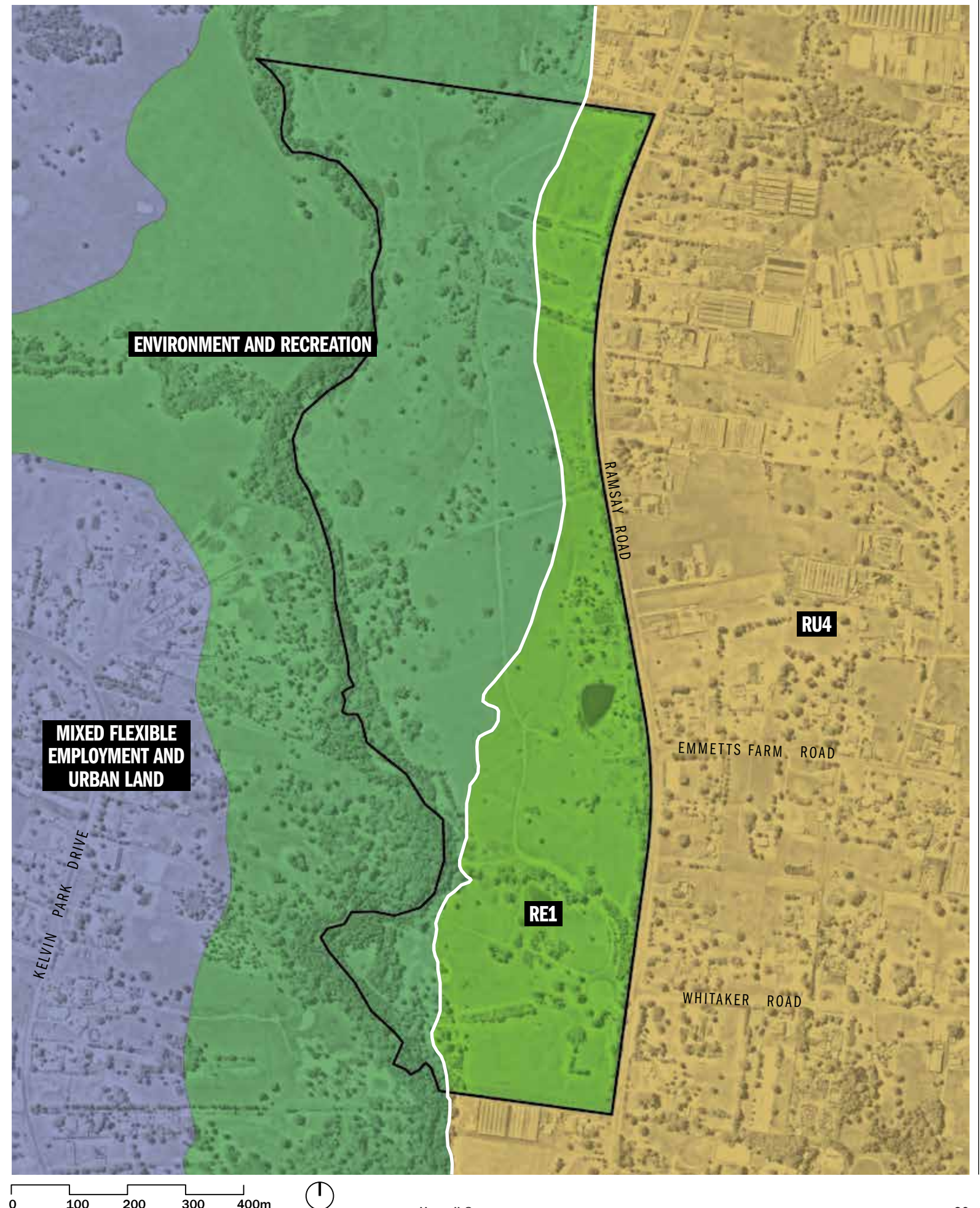
- To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values.
- To protect the ecological, scenic and recreation values of waterways, including Wianamatta-South Creek and its tributaries.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and conserve the environment, including threatened and other species of native fauna and flora and their habitats, areas of high biodiversity significance and ecological communities.

 Mixed Flexible Employment Land (SEPP Western Sydney Aerotropolis 2020)

 Environment and recreation (SEPP Western Sydney Aerotropolis 2020)

 RE1 Public Recreation

 RU4 Rural Small Holidngs



MINIMUM LOT SIZE

Liverpool LEP 2008

Minimum Lot Size controls do not apply to the subject site.

4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows—
- (a) to ensure that lot sizes are consistent with the desired residential density for different locations,
 - (b) to ensure that lot sizes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,
 - (c) to prevent fragmentation of land which would prevent the achievement of the extent of development and nature of uses envisioned for particular locations,
 - (d) to minimise traffic impacts resulting from any increase in the number of lots on classified roads,
 - (e) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,
 - (f) to ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,
 - (g) to ensure that lot sizes allow buildings to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of any land—
- (a) by the registration of a strata plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or
 - (b) by any kind of subdivision under the Community Land Development Act 1989.
- (4A) Despite subclause (3), the size of any lot resulting from the subdivision of land shown on the Lot Size Map to be within Area 1, Area 2 or Area 3 for the purposes of—
- (a) a dual occupancy that was approved before the making of this Plan and that satisfies any conditions of that approval, or
 - (b) multi dwelling housing, or
 - (c) attached dwellings, or
 - (d) semi-detached dwellings,
- must not be less than the area shown in Column 2 of the Table to this subclause opposite the relevant Area, or if the lot adjoins a rear or side lane that provides vehicular access to the lot, not less than the area shown in Column 3 of the Table opposite the relevant Area.



HERITAGE

Liverpool LEP 2008

No heritage items are identified within the Liverpool LEP 2008.

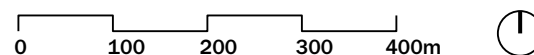
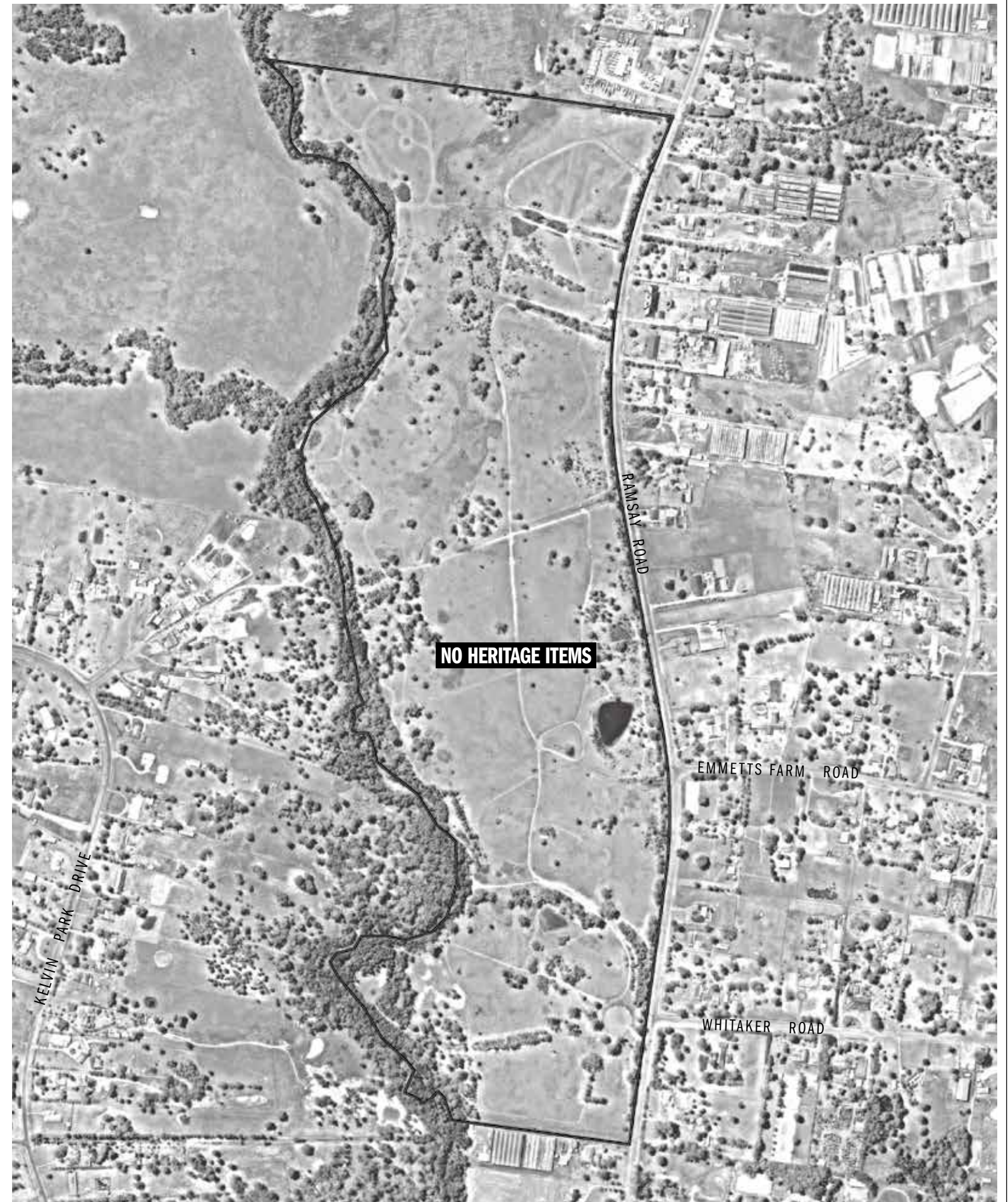
5.10 Heritage conservation

(1) Objectives The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Liverpool,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land—
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.



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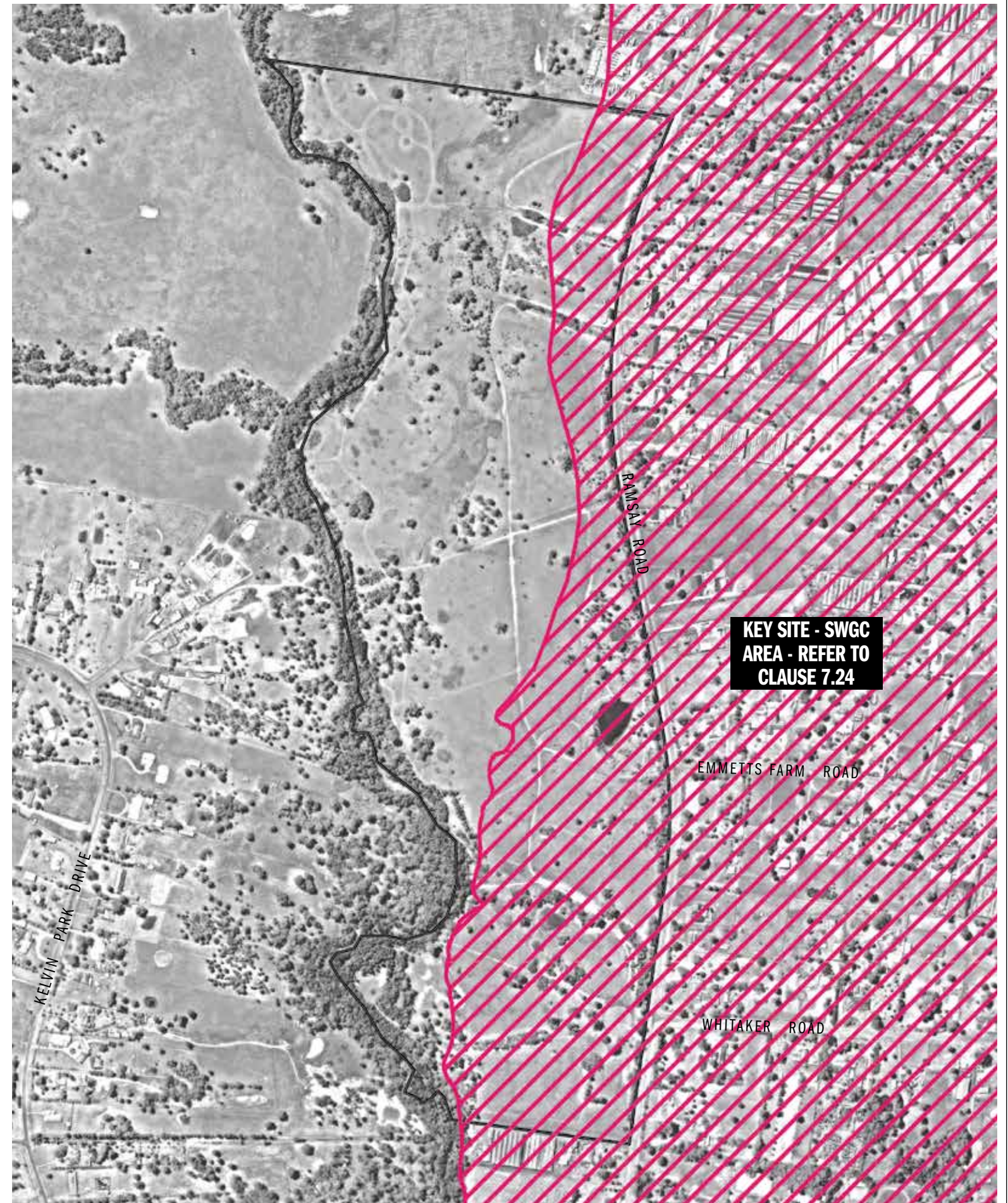
KEY SITE (SWGC AREA)

Liverpool LEP 2008

The subject site is partially within the Key site - SWGC area, which outlines controls from dual residential occupancies.

7.24 Dual occupancies in Zones RU1, RU2 and RU4

- (1) Development consent must not be granted to development for the purposes of a dual occupancy on land in Zone RU4 Primary Production Small Lots unless the gross floor area of at least one of the dwellings is not more than 350 square metres.
- (2) Development consent must not be granted to development for the purposes of a dual occupancy (attached) on land in Zone RU2 Rural Landscape unless the gross floor area of at least one of the dwellings is not more than 200 square metres.
- (3) Development consent may be granted to development for the purposes of a dual occupancy—
 - (a) on land in Zone RU1 Primary Production within the area identified as SWGC area on the Key Sites Map, but only if at least one of the dwellings has a gross floor area of not more than 350 square metres, and
 - (b) on land within the area identified as SWGC released precinct on the Key Sites Map, but only if at least one of the dwellings has a gross floor area of not more than 150 square metres, and
 - (c) on land in Zone RU1 Primary Production within the area not identified as SWGC area or SWGC released precinct on the Key Sites Map.



**KEY SITE - SWGC
AREA - REFER TO
CLAUSE 7.24**

ENVIRONMENTALLY SIGNIFICANT LAND

Liverpool LEP 2008

Environmentally significant land has been identified within the subject site. Development should ensure the conservation of ecological assets and protect rare and threatened native flora and fauna.

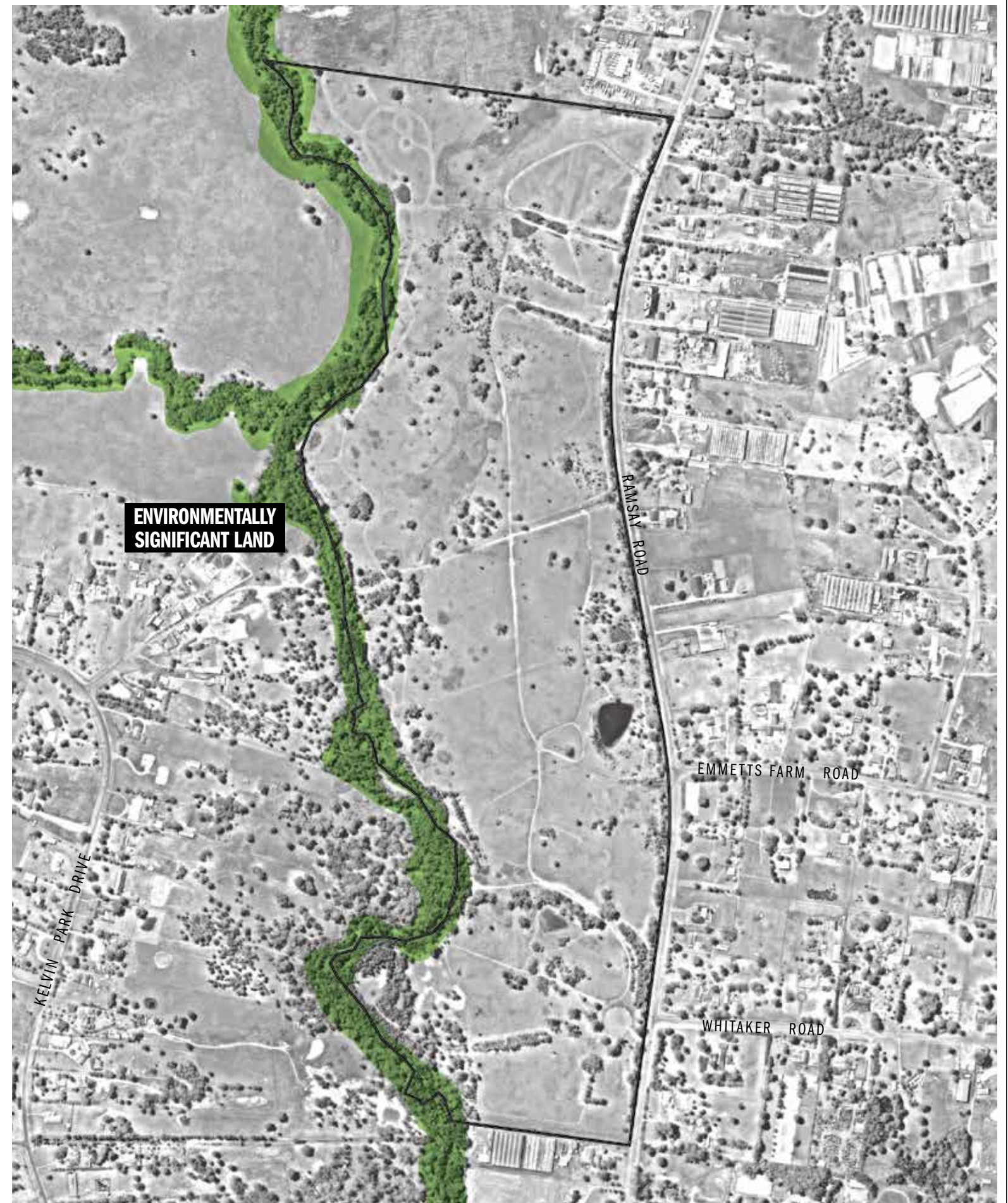
7.6 Environmentally significant land

(1) The objectives of this clause are as follows—

- (a) to maintain bushland, wetlands and wildlife corridors of high conservation value,
- (b) to identify areas of significance for revegetation to connect to or buffer bushland, wetlands and wildlife corridors,
- (c) to protect rare and threatened native flora and native fauna,
- (d) to ensure consideration of the significance of vegetation, the sensitivity of the land and the impact of development on the environment prior to the giving of any development consent.

(2) Before determining an application to carry out development on environmentally significant land, the consent authority must consider such of the following as are relevant—

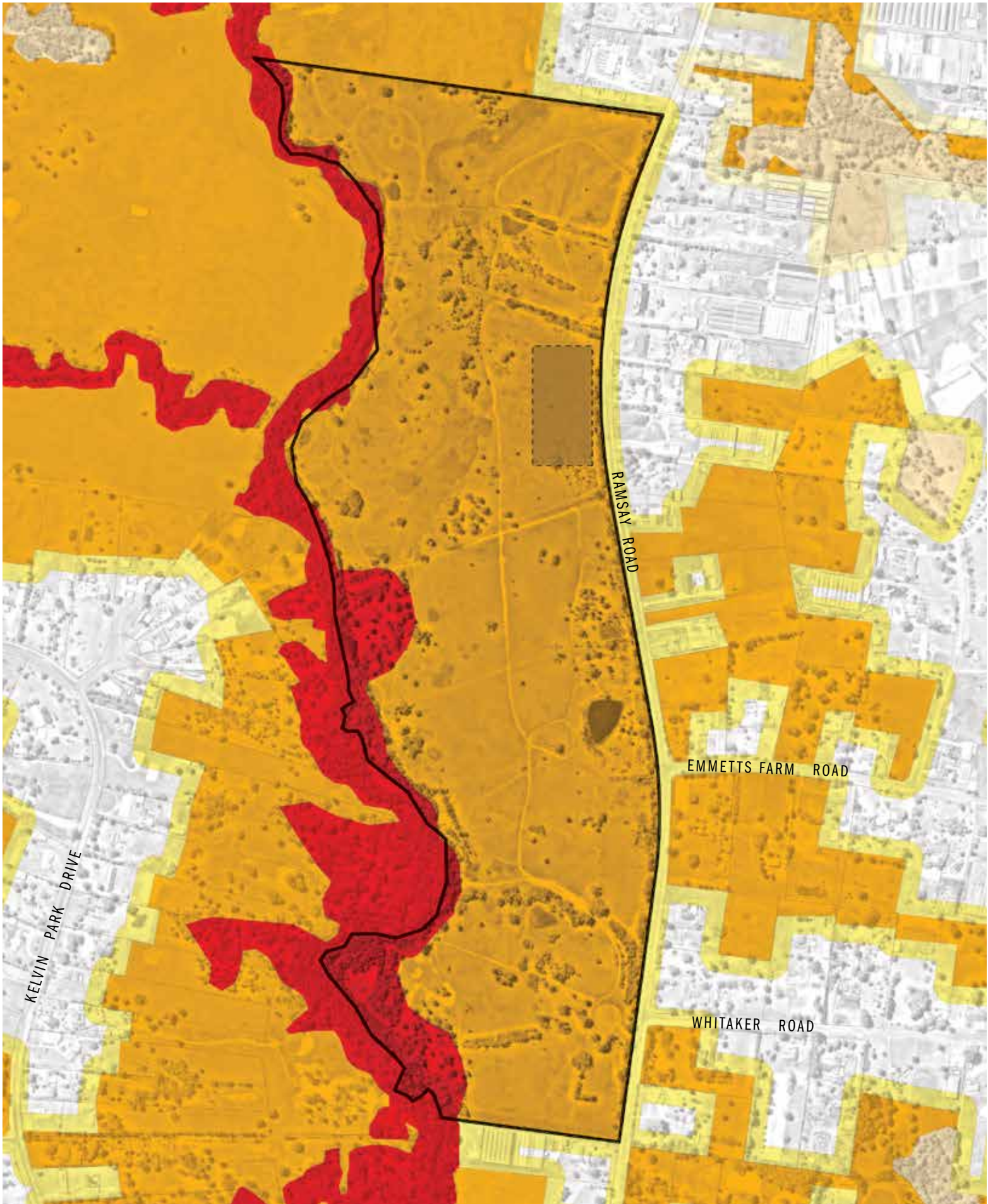
- (a) the condition and significance of the vegetation on the land and whether it should be substantially retained in that location,
- (b) the importance of the vegetation in that particular location to native fauna,
- (c) the sensitivity of the land and the effect of clearing vegetation,
- (d) the relative stability of the bed and banks of any waterbody that may be affected by the development, whether on the site, upstream or downstream,
- (e) the effect of the development on water quality, stream flow and the functions of aquatic ecosystems (such as habitat and connectivity),
- (f) the effect of the development on public access to, and use of, any waterbody and its foreshores.



BUSHFIRE PRONE LAND

Liverpool LEP 2008

- High Bushfire Risk
- Medium Bushfire Risk
- Low Bushfire Risk
- Vegetation Buffer

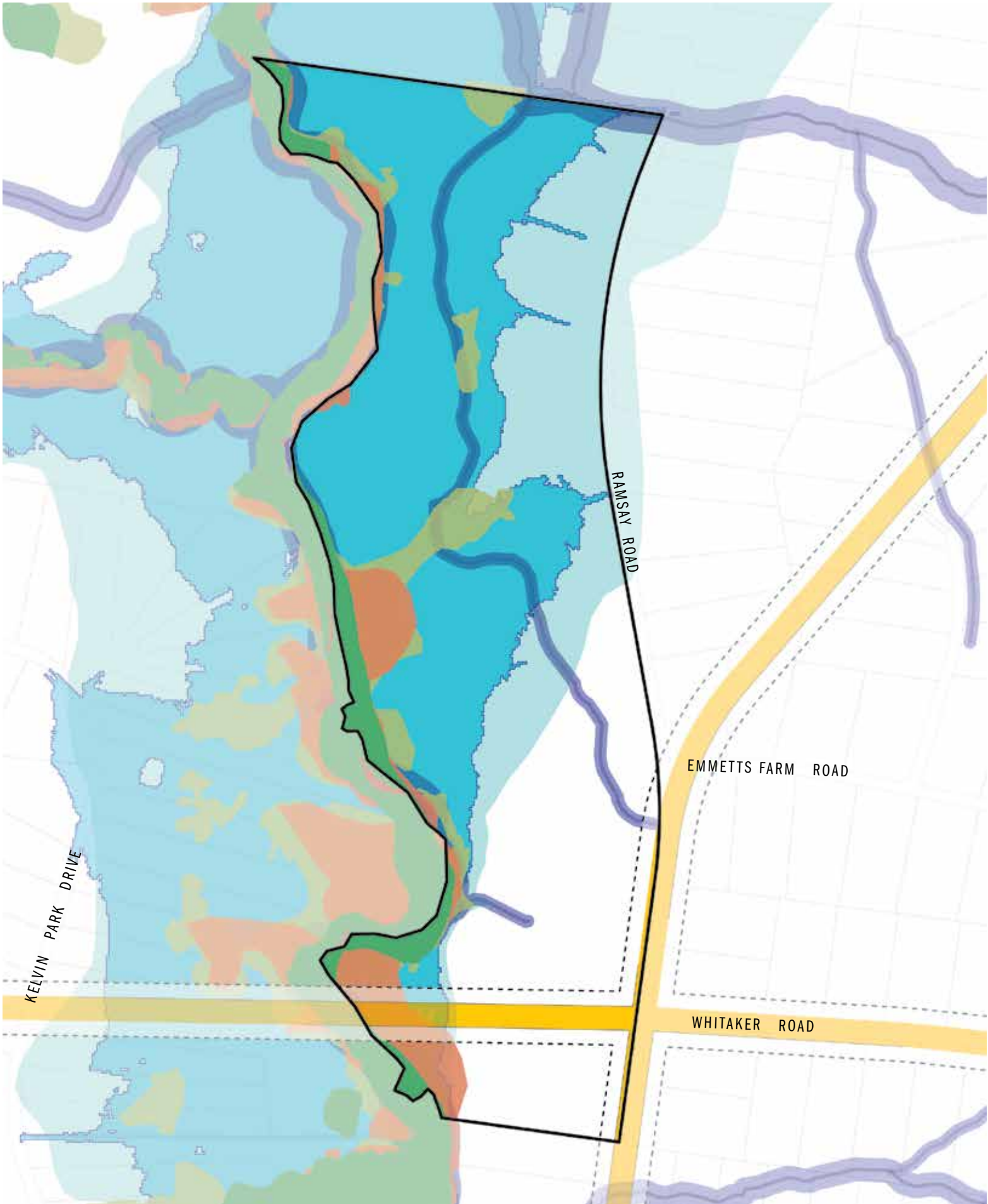


COMBINED CONSTRAINTS

COMBINED CONSTRAINTS

- LEGEND
- 1% AEP Flood Extent
 - PMF Flood Extent
 - Riparian Offset
 - Bushfire Prone Land
 - High Environmental Value
 - Environmentally Significant Land
 - Arterial Road Corridor

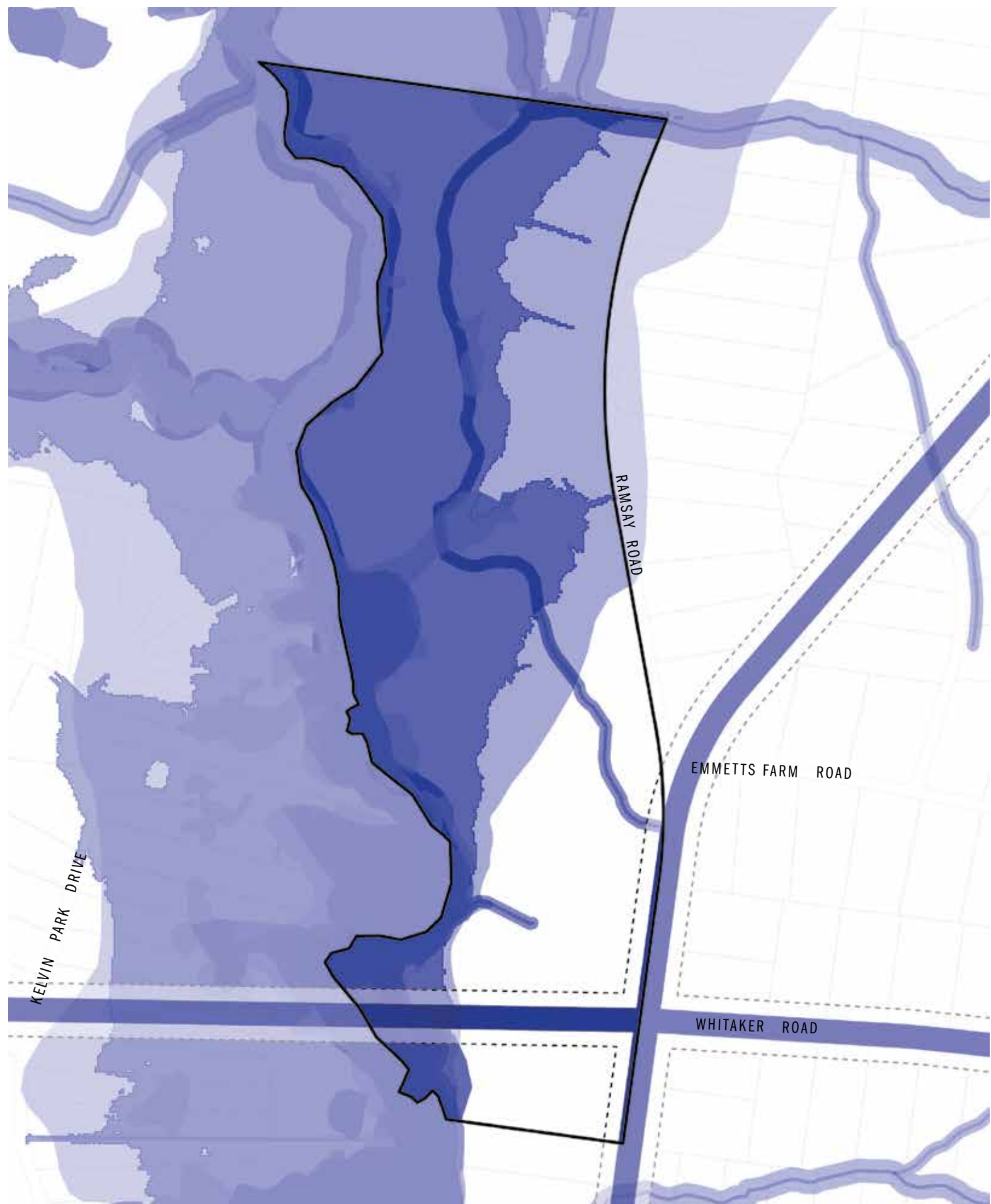
Unconstrained Area
11,847m²



COMBINED CONSTRAINTS CATEGORISED

- LEGEND
- 1 Constraint
 - 2 Constraints
 - 3 Constraints
 - 4 Constraints
 - 5 Constraints
 - Road Corridor

Unconstrained Area
11,847m²



POTENTIAL FACILITIES REVIEW

POTENTIAL FACILITY LOCATION

Animal Shelter

Desired Site Area: 2ha
Indicative dimensions: 100m x 200m

NOTE: Reference layout provided by
Liverpool City Council.

- Functional areas
- A. Reception
 - B. Adoptions, Administration Office
 - C. Multi-function area
 - D. Vet clinic
 - E. Cattery
 - F. Kitchen
 - G. Animal drop-off office
 - H. Delivery/Van
 - I. Euthanasia
 - J. Kennels
 - K. Poultry/Livestock
 - L. Storage
 - M. Rubbish Collection
 - N. Animal quarantine
 - O. Fenced open lawn for dog
 - P. Fenced open space for cat
 - Q. Fenced open space for adoption



Scale 1:2,000 @ A3

