

PO Box 7608, St Kilda Road, Victoria 8004, Australia

22 July 2024

The Planning Secretary
NSW Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Dear Sir/Madam,

25-27 Leeds Street Rhodes: SSD-67419241 Issue 23

This aviation letter has been prepared by Thompson GCS to accompany a State Significant Development Application (SSDA) for a mixed use, residential development at 25-27 Leeds Street, Rhodes. The legal description of the site is outlined in Table 1 below.

Table 1 – Legal Description of the Site

Property Address	Title Description
25 Leeds Street	Lot A in DP329241 and Lot C in DP367132
27 Leeds Street	Lot 2 in DP1192949
Site Area	11,692sqm

The letter has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD- 67419241). In particular, the letter answers Section 23 Aviation in the 9 February 2024 memorandum from the Planning Secretary. Following the analysis contained in this letter we conclude that the proposed development is suitable and warrants no aviation mitigation measures.

This letter presents the heights of prescribed airspace above 25-27 Leeds Street and implications for buildings and cranes at the site. It also provides an assessment of the impact of the buildings and cranes on emergency helicopter operations at Concord Hospital.

1.0 Heights of Building Towers

The 25-27 Leeds Street development involves six building towers. Table 2 below details the height of each of the towers.

Table 2: Heights of Building Towers

	Maximum Height (AHD)
Building A	47.3m
Building B	40.05m
Building C	39.8m
Building D	43.85m
Building E	46.0m
Building F	60.45m

Attachments 1-4 present elevation diagrams that depict the maximum height of each building tower.

2.0 Location of Development Site Relative to Sydney and Bankstown Airports, and Concord Hospital Helipad.

The 25-27 Leeds Street development site in relation to Sydney and Bankstown airports, and the Concord Hospital Helipad is:

- 25-27 Leeds Street is approximately 15.5km north-northwest of the Sydney Airport Aerodrome Reference Point (ARP);
- 25-27 Leeds Street is approximately 14.5km northeast of the Bankstown Airport ARP;
- 25-27 Leeds Street is approximately 1.7km north of the Concord Hospital Helipad.

3.0 Impact of Buildings on Sydney and Bankstown Prescribed Airspace

This section details the heights and horizontal dimensions of the three categories of prescribed airspace above 25-27 Leeds Street, namely the Sydney and Bankstown obstacle limitation surfaces (OLS), Sydney and Bankstown PANS-OPS surface and Sydney radar terrain contour chart (RTCC) surface. Detail about prescribed airspace were obtained from the Civil Aviation Safety Authority (CASA) Manual of Standards (MOS) Section 7.1.3, planning information held by Bankstown Airport Ltd and Sydney Airport Corporation Ltd, as well as information held by this consultant.

3.1 Obstacle Limitation Surface (OLS)

The horizontal dimensions of the OLS extend to 15km from the ARP of Sydney and Bankstown Airports.

At a distance of approximately 14.5km from the Bankstown ARP, 25-27 Leeds Street is within the horizontal dimensions of the Bankstown OLS. The height of the OLS at 25-27 Leeds Street is 156m AHD. However, with a maximum height of 60.45m AHD the tallest tower (Building F) is 95.6m below the vertical dimensions of the OLS. Freeboard of 95.6m from the top of the tallest building to the bottom of the OLS means that cranes are unlikely to penetrate this surface of prescribed airspace.

3.2 PANS-OPS Surface

The height of the PANS-OPS surface overhead 25-27 Leeds Street is governed by the surfaces defined for both Bankstown and Sydney airports. Overhead 25-27 Leeds Street, the Sydney PANS-OPS height is 340.0m AHD. The height of the Bankstown PANS-OPS surface is 350m AHD. Since the lower height applies, the PANS-OPS height is 340.0m AHD.

This means that the tallest building (Building F) is 279.6m below the PANS-OPS surface. Crane operations will not penetrate the PANS-OPS surface.

3.3 Radar Terrain Contour Chart (RTCC) Surface

The height of the Sydney RTCC surface is 213.4m AHD. This means that building F is 152.9m below the RTCC. Crane operations will not penetrate the RTCC.

3.4 Summary

The tallest building (Building F) at 25-27 Leeds Street is below the vertical dimensions of the Bankstown OLS. This building is also below the PANS-OPS and RTCC surfaces.

The available freeboard between the top of the tallest building and bottom of the OLS, PANS-OPS and RTCC means that crane operations will almost certainly not penetrate these surfaces.

4.0 Impact of Buildings on Helicopter Operations at Concord Hospital Helipad

The 25-27 Leeds Street development site is located approximately 1.7km north of the Concord Hospital Helipad.

Flight paths for the helipad extend to the northeast, over Yaralla Bay, and to the south over parkland. These flight paths take helicopters away from the 25-27 Leeds Street development site. The building is at least 1.6km beyond the area of helicopter flight path obstruction detailed in the National Airports Safeguarding Framework (NASF) Guideline H.

On 11 July 2024 this aviation consultant received confirmation from Sydney Local Health District (SLHD) that a building at 9-13 Blaxland Road, Rhodes will not impact helicopter flight paths at the Concord Hospital Helipad. BBG Mgt Pty Ltd is also the proponent of the Blaxland Road building. The Blaxland Road building is located 1.1km north-northeast of the Concord Hospital Helipad and will reach a maximum height of 174m AHD. This Leeds Street site is a further 0.6km north of the Concord Hospital Helipad than the Blaxland Road building. The tallest Leeds Street building tower is 113.6m shorter than 9-13 Blaxland Road.

Taking account of the advice from SLHD, along with the position and height of the 9-13 Blaxland Road relative to 25-27 Leeds Street, we conclude that Leeds Street development will not impact helicopter operations at Concord Hospital.

The 25-27 Leeds Street development does not include a helicopter helipad.

In conclusion, this letter addresses Section 23 Aviation of the 9 February 2024 Memorandum from the Planning Secretary detailing Key Issues and Documentation regarding the development at 25-27 Leeds Street. It concludes that the Leeds Street development will not impact helicopter operations at the Concord Hospital. It will also not penetrate Sydney or Bankstown prescribed airspace.

Please contact me if you have any questions.

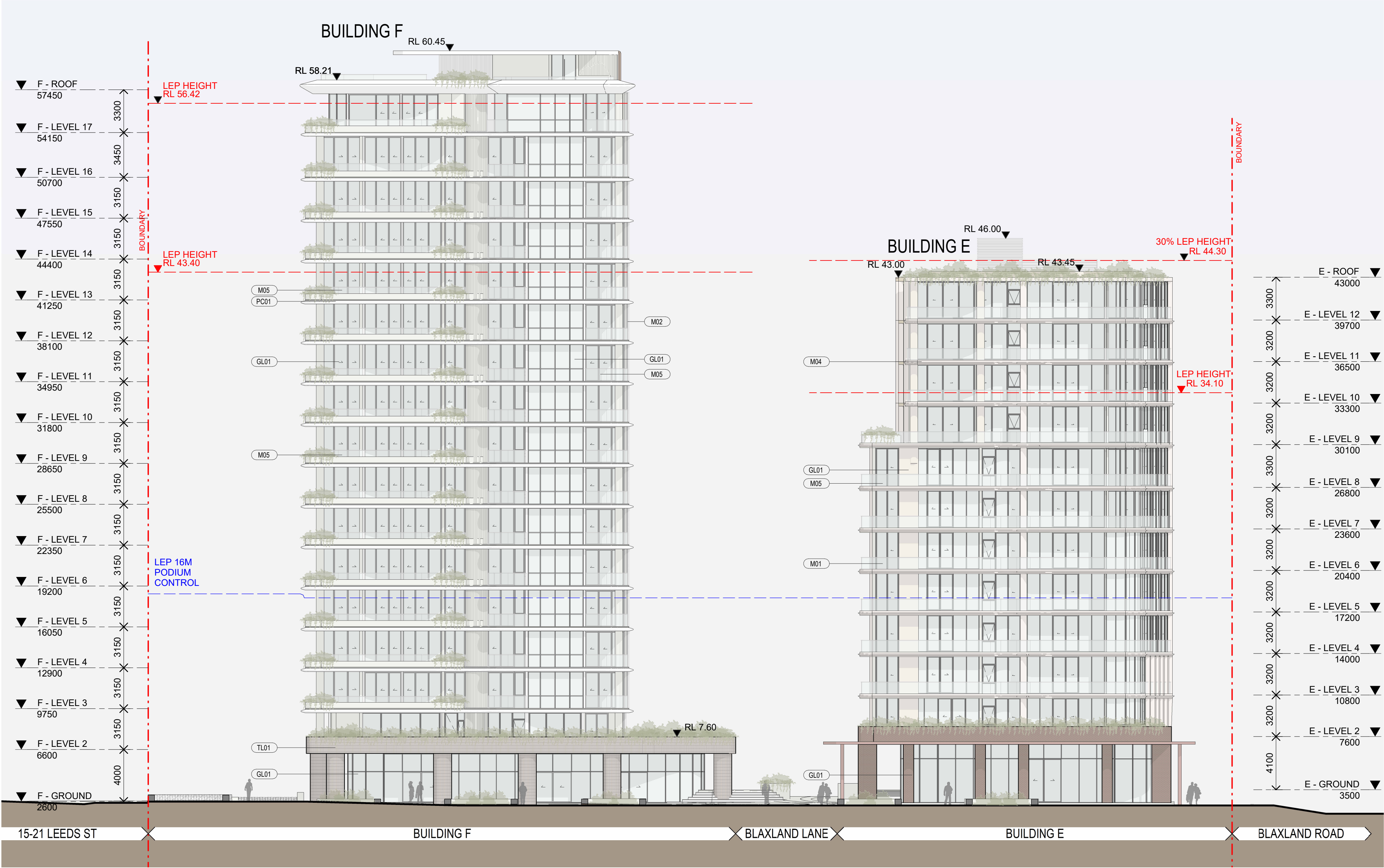
Yours sincerely,

A handwritten signature in dark ink, appearing to read 'J.W. Thompson' with a stylized flourish at the end.

Dr Ian Thompson

Director

Mobile: 0418 304 493



ELEVATION
NORTH ELEVATION

SCALE 1:200

MATERIAL LEGEND:

CONCRETE

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CONCRETE-
WARM FINISH



C02
COLOURED CONCRETE



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PRECAST CONCRETE

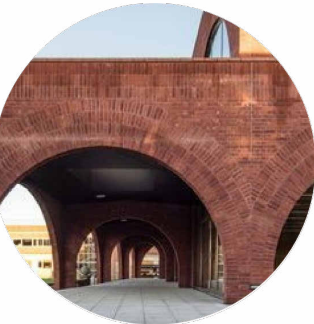


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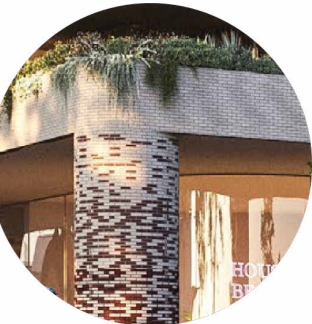
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BR01
LONG FORMAT BRICK-
MIXED EARTH TONE



TILING

TL01
TILES



METALWORK

M01
METAL PALISADE BALUSTRADE-
WHITE



M02
FIXED ALUMINIUM SCREEN



M03
OPERABLE ALUMINIUM SCREEN



M04
METAL SLAB COVER -
CHAMPAGNE



M05
GLASS BALUSTRADE



GLAZING

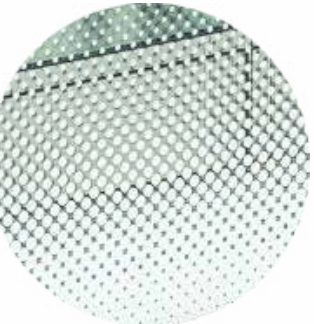
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GL02
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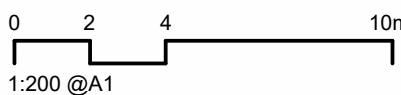
GL03
FRITTED GLAZING



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
1	17.05.2024	FOR INFORMATION	JR	NH
2	28.05.2024	FOR INFORMATION	JR	NH
3	07.06.2024	FOR INFORMATION	LL	NH
4	14.06.2024	FOR INFORMATION	LL	NH
7	28.06.2024	FOR INFORMATION	LL	NH
8	12.07.2024	FOR INFORMATION	JR	NH
9	19.07.2024	SSDA ISSUE	JR	NH

Client



Project

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25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
NORTH ELEVATION

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19.07.2024

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Sheet Size

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Drawn

JR

Chk.

NH

Job No.

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Drawing No.

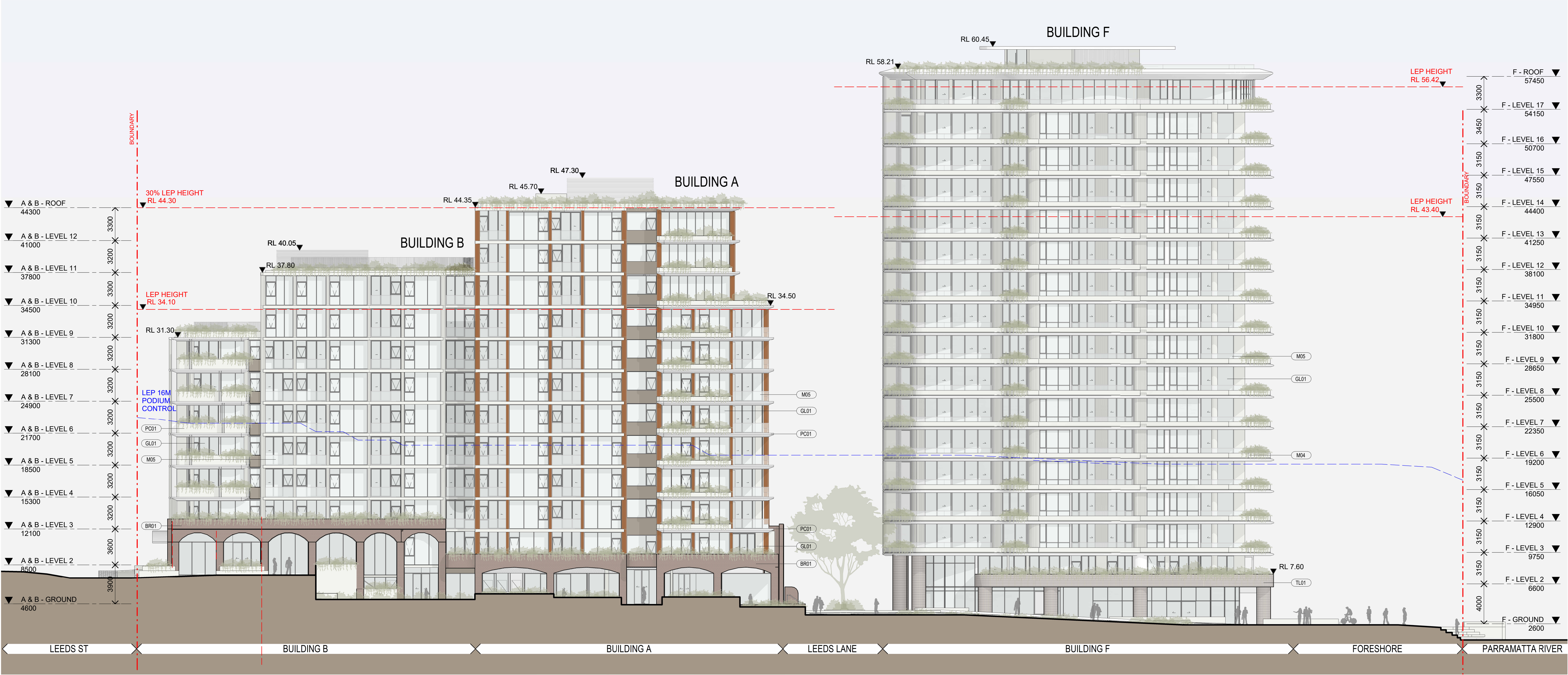
DA-1401

Revision

/ 9

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ELEVATION
EAST ELEVATION

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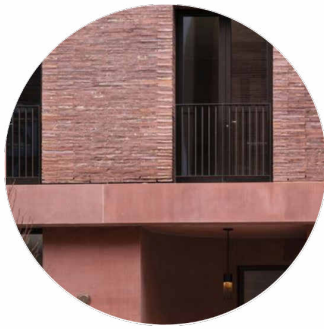
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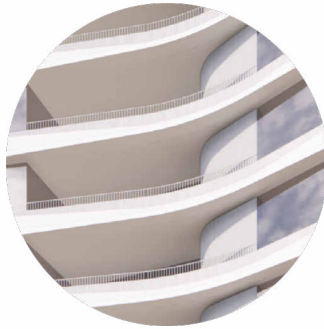
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C02
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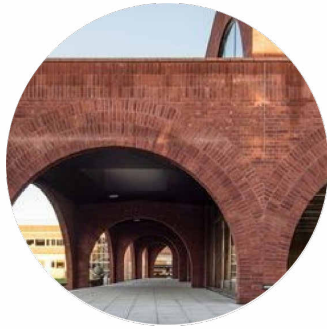


PC02
PROFIED PRECAST
CONCRETE



BRICK

BR01
LONG FORMAT BRICK-
MIXED EARTH TONE



TILING

TL01
TILES



METALWORK

M01
METAL PALISADE BALUSTRADE-
WHITE



M02
FIXED ALUMINIUM SCREEN



M03
OPERABLE ALUMINIUM SCREEN



M04
METAL SLAB COVER -
CHAMPAGNE



M05
GLASS BALUSTRADE



GLAZING

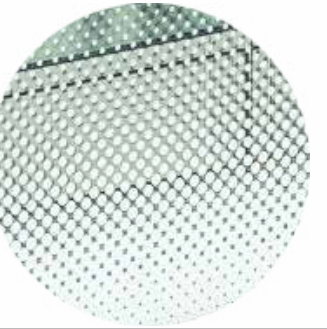
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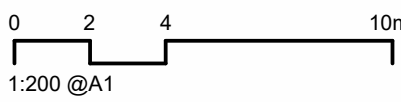


GL03
FRITTED GLAZING



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8	12.07.2024	FOR INFORMATION	JR	NH
9	19.07.2024	SSDA ISSUE	JR	NH

Client



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25-27 LEEDS STREET, RHODES
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19.07.2024

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Sheet Size

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Drawn

JR

Chk.

NH

Job No.

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Drawing No.

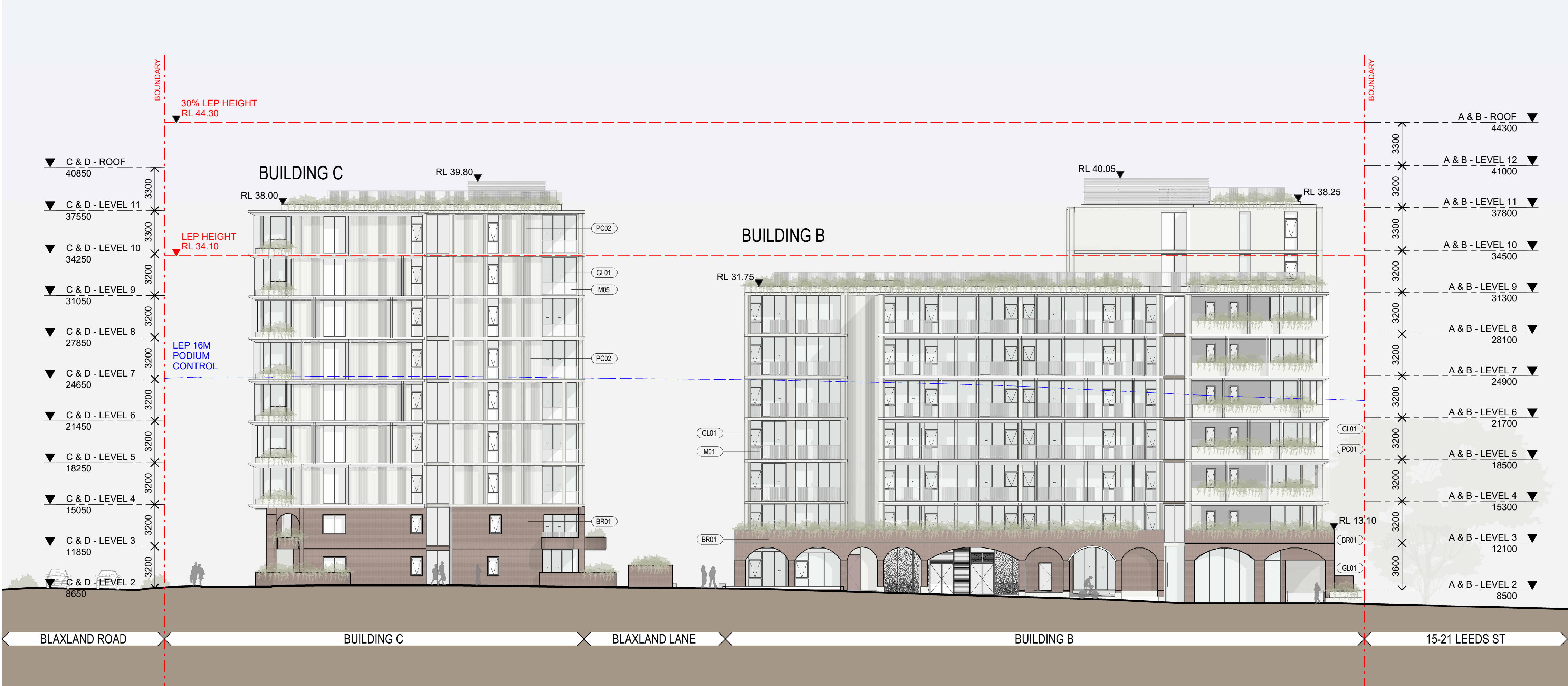
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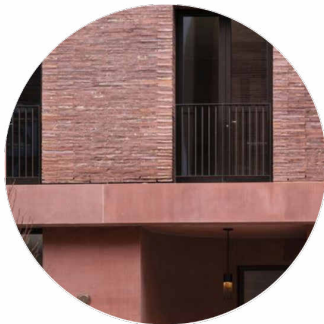
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C02
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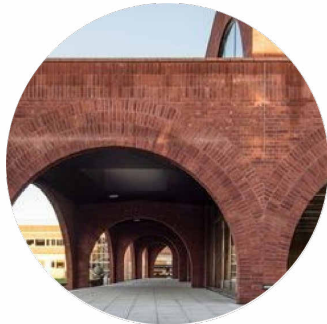


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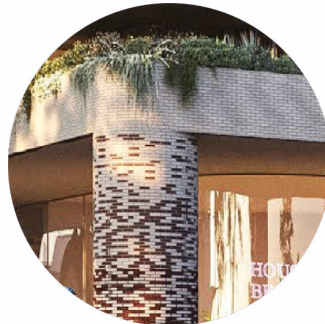
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TILING

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TILES



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METAL PALISADE BALUSTRADE-
WHITE



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FIXED ALUMINIUM SCREEN



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METAL SLAB COVER -
CHAMPAGNE



M05
GLASS BALUSTRADE



GLAZING

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VISION GLAZING



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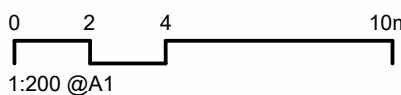


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FRITTED GLAZING



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7	28.06.2024	FOR INFORMATION	LL	NH
8	12.07.2024	FOR INFORMATION	JR	NH
9	19.07.2024	SSDA ISSUE	JR	NH

Client



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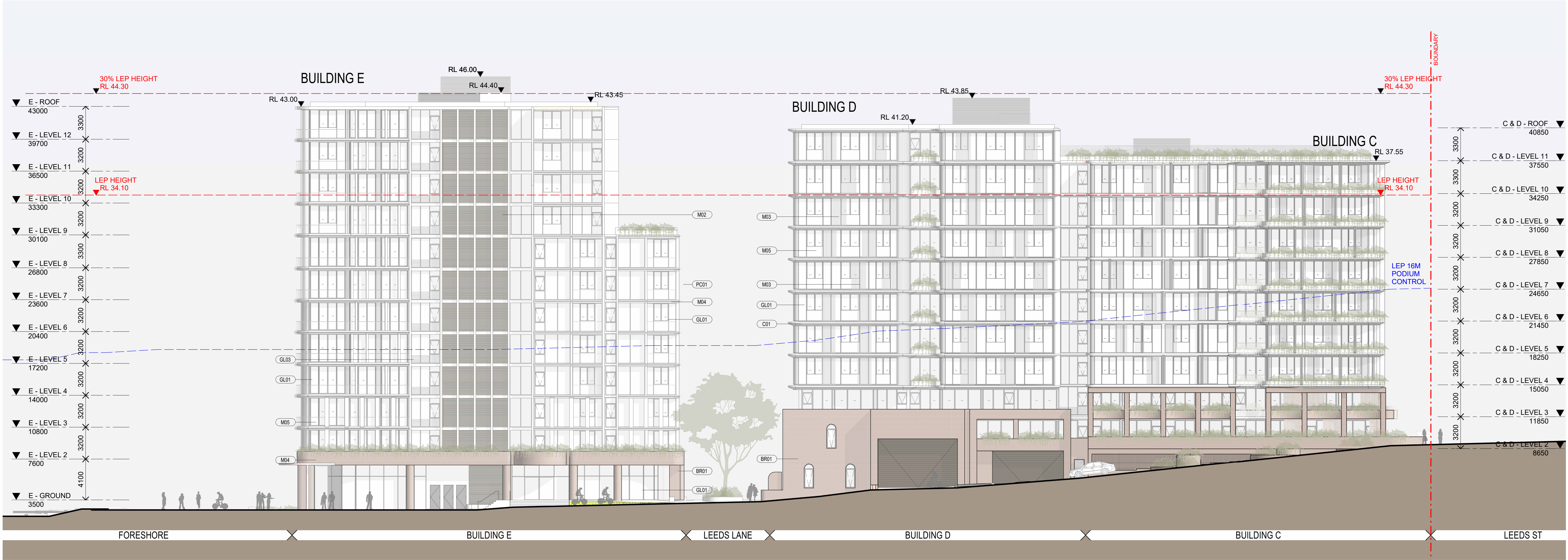
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JR NH 6924

Drawing No. Revision
DA-1402 / 9

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ELEVATION
WEST ELEVATION

SCALE 1 : 200

MATERIAL LEGEND:

CONCRETE

C01
CONCRETE-
WARM FINISH

C02
COLOURED CONCRETE

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MIXED EARTH TONE

TILING

TL01
TILES

METALWORK

M01
METAL PALISADE BALUSTRADE-
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M04
METAL SLAB COVER -
CHAMPAGNE

M05
GLASS BALUSTRADE

GLAZING

GL01
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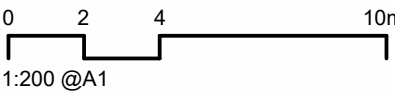
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SHADOWBOX GLAZING

GL03
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8	12.07.2024	FOR INFORMATION	JR	NH
9	19.07.2024	SSDA ISSUE	JR	NH

Client



Project

25-27 LEEDS STREET
25-27 LEEDS STREET, RHODES
Country: WANGAL
Drawing Name
WEST ELEVATION

Date

19.07.2024
Drawn
JR

Scale

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Chk.
NH

Sheet Size

@ A1
Job No.
6924

Drawing No.
DA-1404

Revision
/ 9

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