Proposed Redevelopment of the Bethany College, Kogarah

Obstacle Limitation Surface Assessment

Prepared by: Aviation Professional Services Pty. Ltd. (AviPro) in association with Greengate

Prepared for: Greengate Care

March 2013

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1. Background and Purpose

Greengate Care are seeking confirmation from key aviation stakeholders that the building heights proposed as part of a new aged care and retirement village at Kogarah NSW will not cause any unacceptable impacts on aviation safety.

Greengate Care have engaged AviPro to assist with aviation matters including helicopter VFR Approach and Departure Path assessments (refer separate report).

The new aged care village is proposed on the former Bethany College site adjacent to the St George Hospital in Chapel Street, Kogarah. The village is planned to contain all levels of care and accommodation for the local elderly ranging from high care to independent living.

Sydney Airport Corporation Limited (SACL) have confirmed via email (13th February) that the Bethany College site (the Site) is within the Sydney Airport Obstacle Limitation Surface- Inner Horizontal Surface of 51m AHD

The adjacent St George Hospital currently supports buildings exceeding the OLS height limit of 51.0m. At its highest point the Hospital's clinical service building is over 70.0m AHD.

Health Infrastructure NSW recently released the St George Hospital Development Control Plan (DCP). The DCP proposes several new buildings with heights exceeding the OLS height limit up to 64.0m AHD. Details of the DCP are contained in the following report.

In January 2013, Health Infrastructure NSW received planning approval from the NSW Department of Planning for the first stage of its DCP including a new Emergency Department on Gray Street. Consistent with the DCP, the DA was approved with future expansion areas and buildings with heights in excess of 64.0m AHD.

Several other buildings within the town centre and in the area to the north of Kogarah within the OLS zone also support existing structures that exceed 51.0m AHD.

Due to the nature of the proposed use for aged care and retirement and the prevailing site conditions, in order to create an appropriate care and accommodation environment for the elderly, Greengate propose a mix of buildings between four and 12 stories (up to a maximum height of 63.8m AHD).The building height proposed as part of the village will be lower than the adjoining St George Hospital and will therefore not pose any unacceptable impacts on aviation safety. Detailed plans and sections of the proposals have been prepared and are shown in Attachment A.

This report has been prepared to assist Sydney Airport Corporation Limited (SACL), Civil Aviation Safety Authority (CASA), Airservices Australia and the Commonwealth Department of Infrastructure and Transport to assess the proposal before a DA is lodged with Council.

Timing is of the essence for this assessment given the imminent allocation of aged care places from the Commonwealth Government (expected in June 2013) and the overwhelming community need to deliver this important social infrastructure.

2. Location

The Site is located within the Kogarah Town Centre and is adjacent to the main entry to the St George Hospital. Also within the locality is the St Patrick's Catholic Primary School, St Patrick's Catholic Church, the St George Private Hospital (operated by Ramsay Healthcare) and an assortment of residential flat buildings.

Fig 1: Location plan. Site (red); Hospital (black)

The Site covers an area of 5,500sqm. It has a frontage of 80m to Chapel Street and also backs onto the Princes Highway. It is bounded by the primary school to the north and residential buildings to the south. The site has a cross fall of almost six meters with the highpoint located on Chapel Street at 23.0 AHD and the low point in the south east corner at approximately 17.0m AHD. A detailed plan of the Hospital is provided below.

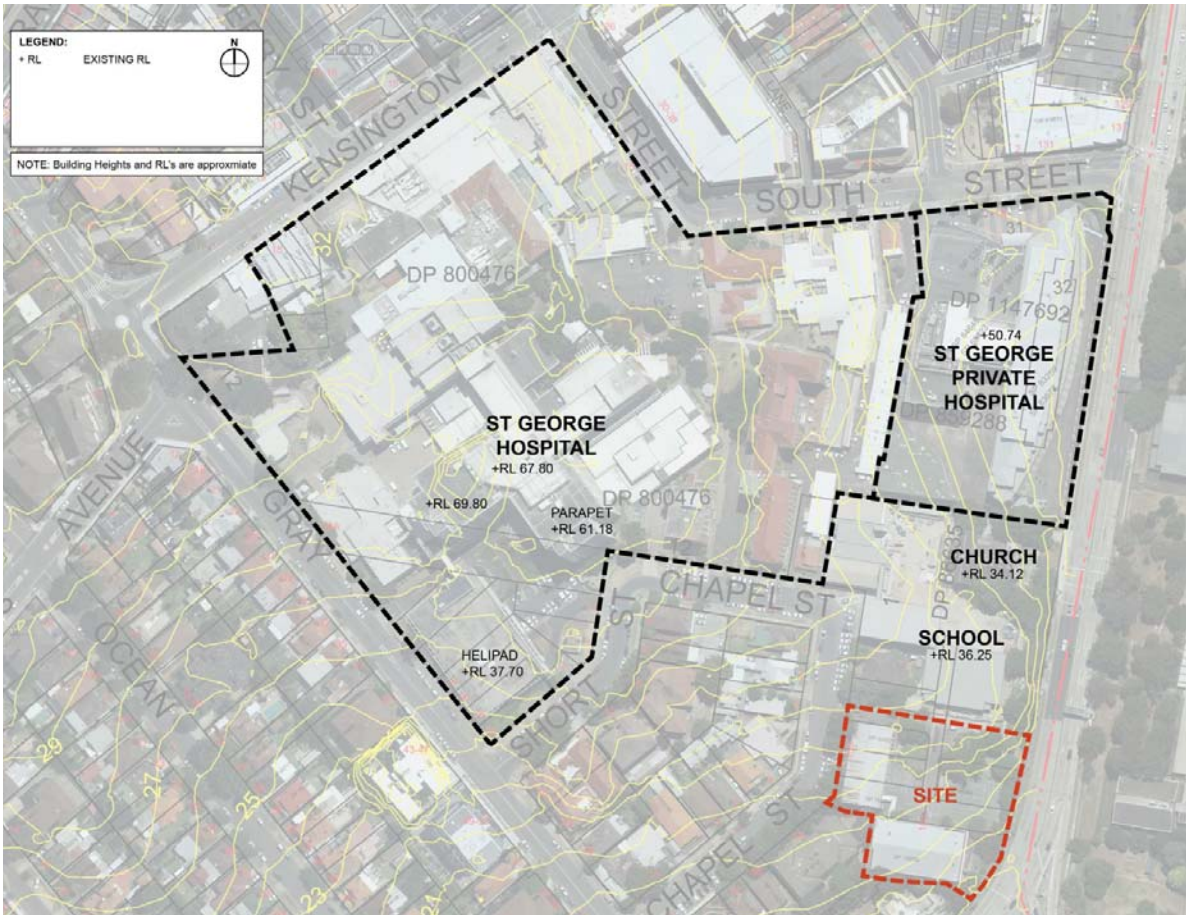


Fig. 2- Aerial showing the building height levels and relationship of the site to the St George Hospital

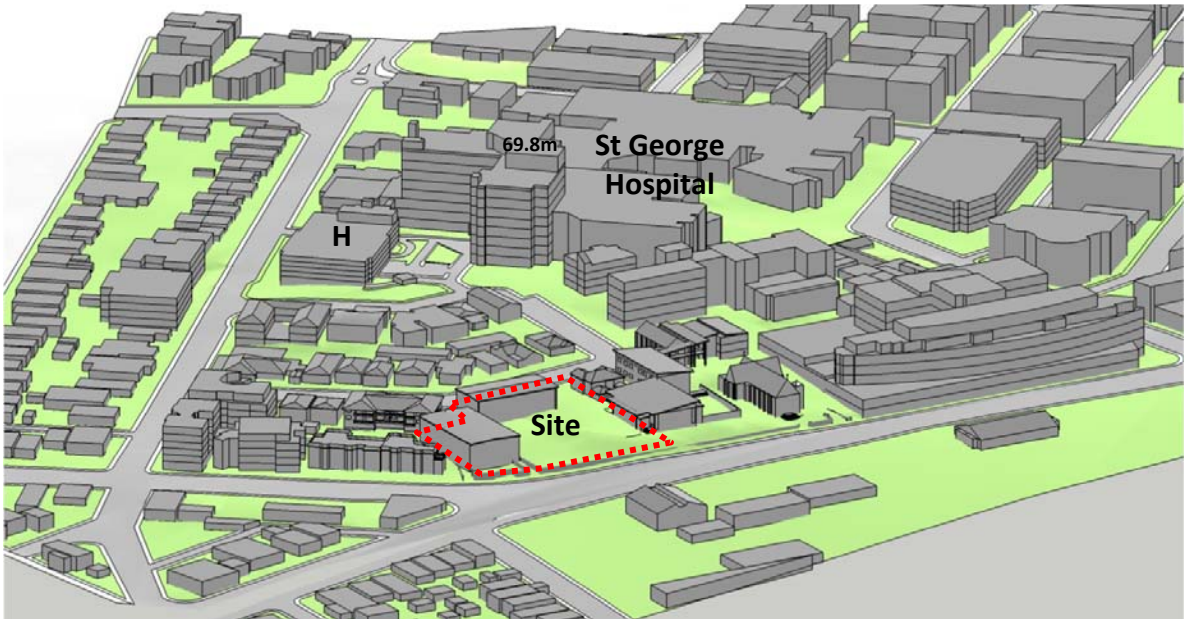


Fig 3- Three dimensional model of the Existing Site and St George Hospital

3. Airport Controls

The diagram below is taken from the Sydney Airport Masterplan 2009. It shows the current and future Obstacle Limitation Surface (OLS) and the location of the site.

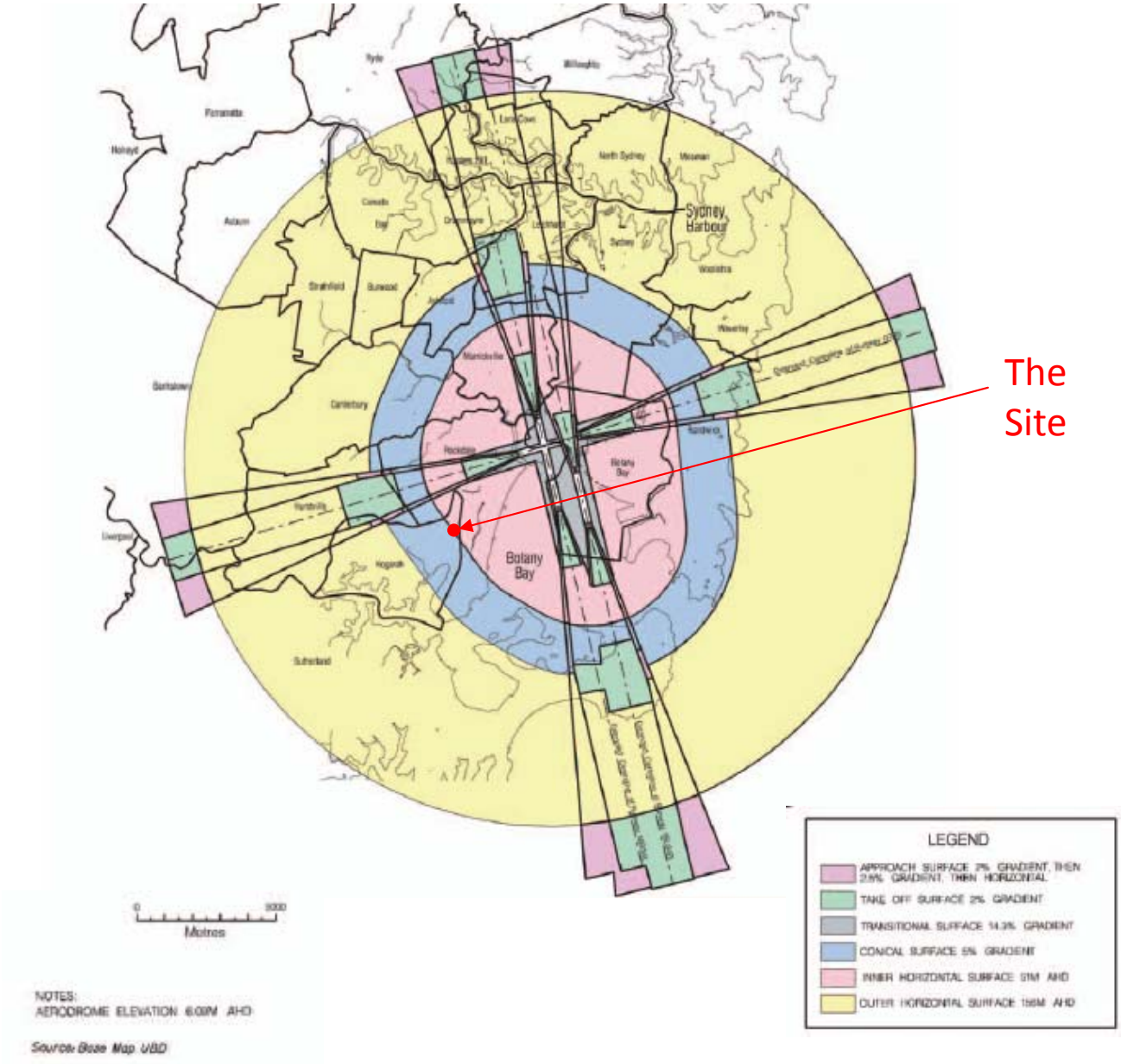


Fig 4- Sydney Airport Current and Future Obstacle Limitation Surface (source Sydney Airport Masterplan 2009)

4. Proposed Hospital Redevelopment

The St George Hospital has existing buildings that exceed the inner horizontal OLS of 51.0m AHD including the clinical services building below:

Fig 5- St George Hospital Clinical Services Building (max height 68.0 AHD) viewed from the Helicopter Landing Site

In January 2012, the St George Hospital released its Development Control Plan (DCP) outlining the short, medium and long term development proposals for the Hospital Campus. The first stage of the plan involves the relocation of the Emergency Department from Kensington Street to Gray Street. The DA for this Emergency Department was approved by the NSW Planning in January 2013 and it is now under construction.

Relevant features of the DCP are;

- A doubling of the total gross floor area of the Hospital;
- Building heights in excess of 64m RL;
- Developing tower blocks above podiums on Gray Street and Kensington Street;
- A new Mental Health Building;
- Redeveloping the eastern zone adjacent to the Site; and
- Long term redevelopment of the land between Short and Chapel Street, which is only partially owned by the Hospital.

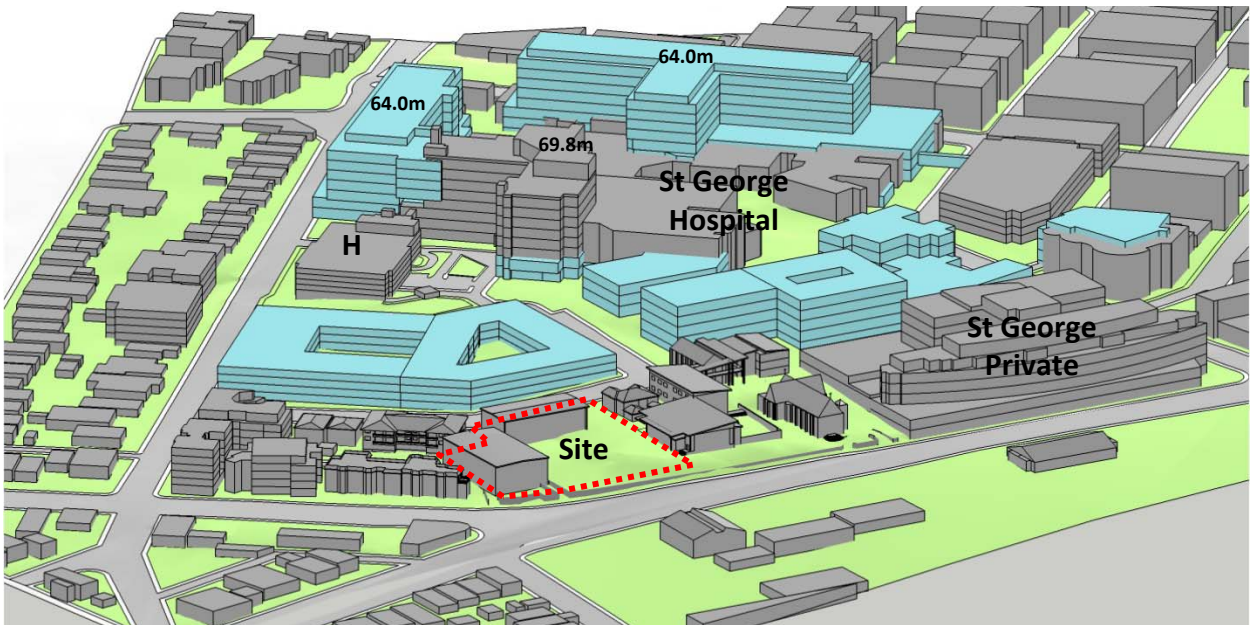


Fig 6- Three dimensional view of the Hospital DCP at full development. New building shown in blue and approximate heights shown in AHD (Bethany College excluded)

The new Hospital Emergency Department is planned to commence in 2013. The drawings below show the planned new facility. It is noteworthy that the airspace above the new Emergency department (shown in light pink) is planned to be built out in the future to the same height as the existing Clinical Services Building i.e 64.0-69.8m AHD

Fig 7- Montage showing the proposed new Emergency Facility. Future expansion to 64.0m AHD shown shaded in pink.

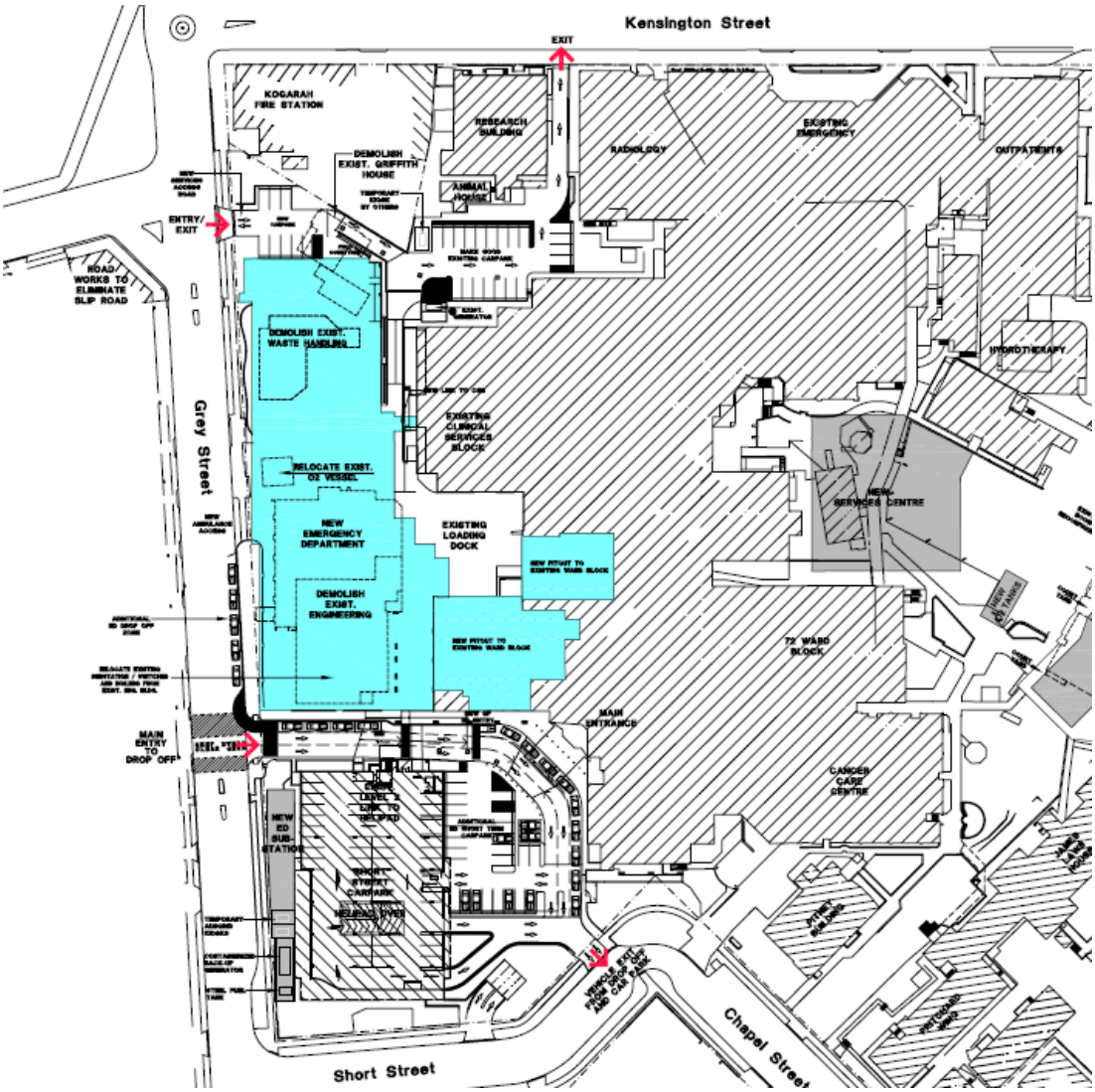
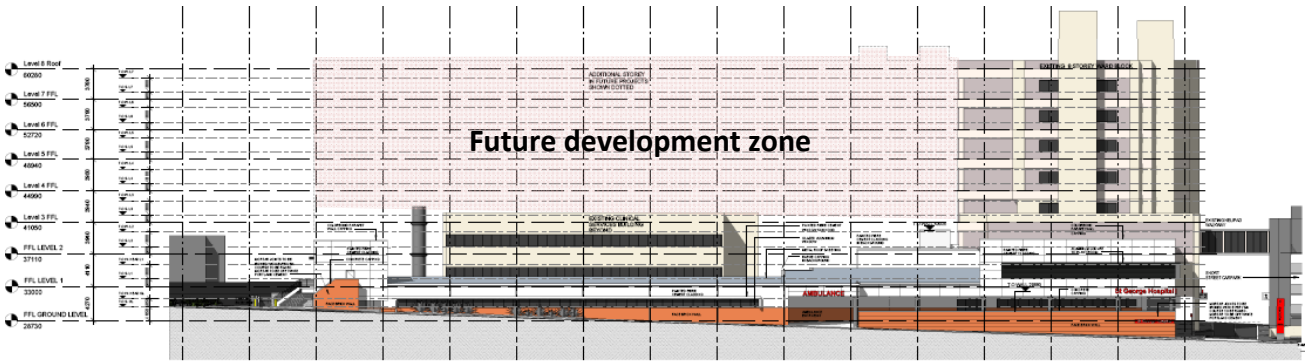
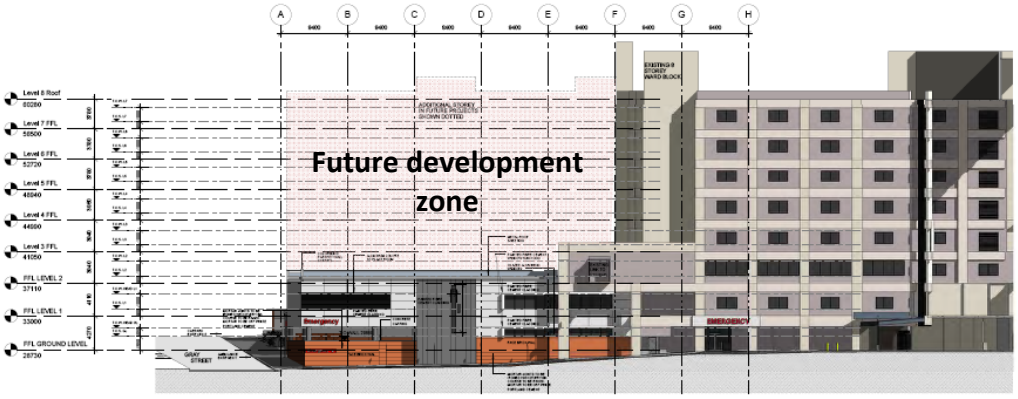


Fig 8- New Emergency Department shown in blue (drawings prepared by HPI for DA)



WEST ELEVATION FROM GRAY STREET



SOUTH ELEVATION FROM DRIVEWAY BELOW HELIPAD WALKWAY

Fig 9 New Emergency Department Elevations. Shaded in pink is future development zone (drawings prepared by HPI for DA)

5. The Project Proposal

The proposal for the Bethany College site is for a new aged care and retirement facility comprising approximately 60 beds and 120 independent living units. A detailed set of drawings are included in Attachment A.

A draft masterplan for the Site has been prepared by Olsson and Associates. The relevant principles of the masterplan are:

- A maximum building height plane of six stories along the Princes Highway frontage. This height plane reflects the built form of other existing buildings such as the Private Hospital. See diagram below;

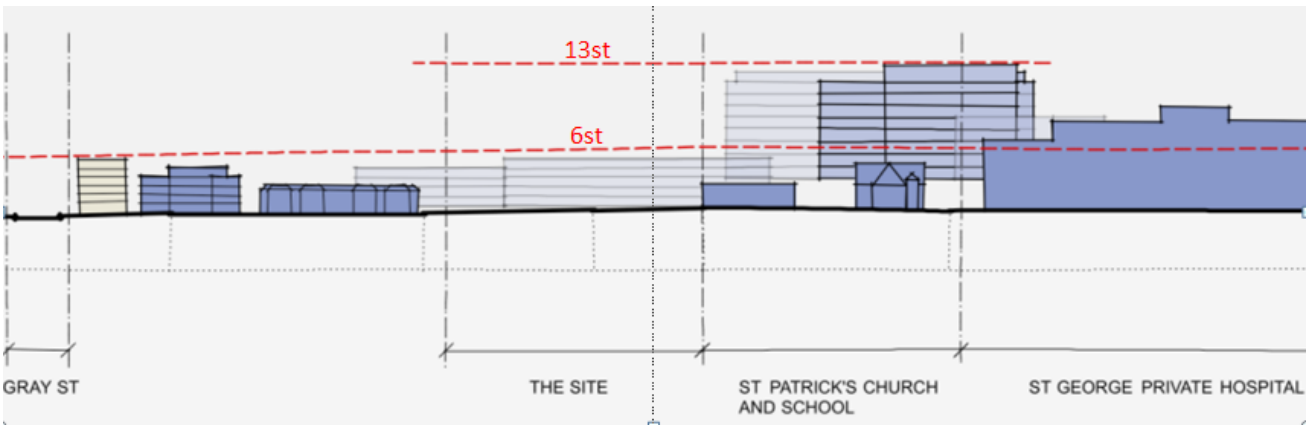


Fig 10- Princes Highway Height Plane

- A maximum building height plane of four stories addressing Chapel Street. A setback building height plane of 13 stories on the site reflects the height of the hospital buildings as well as established town centre development control that no buildings are to be higher than the St George Hospital.

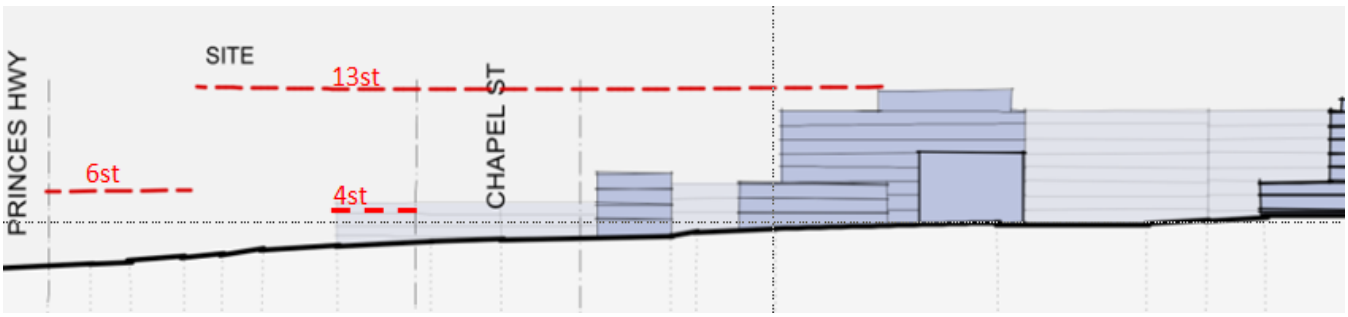


Fig 11- Chapel Street Height Plane

The MGA 94 Map co-ordinates for the four corners of level 12 (63.8m AHD) are as follows:

- 327731.85,6239795.24
- 327764.04, 6239790.42

- 327758.28, 6239751.99
- 327726.10, 6239756.81

A three dimensional model showing the proposed village and the Hospital redevelopment together is shown in the diagram below.

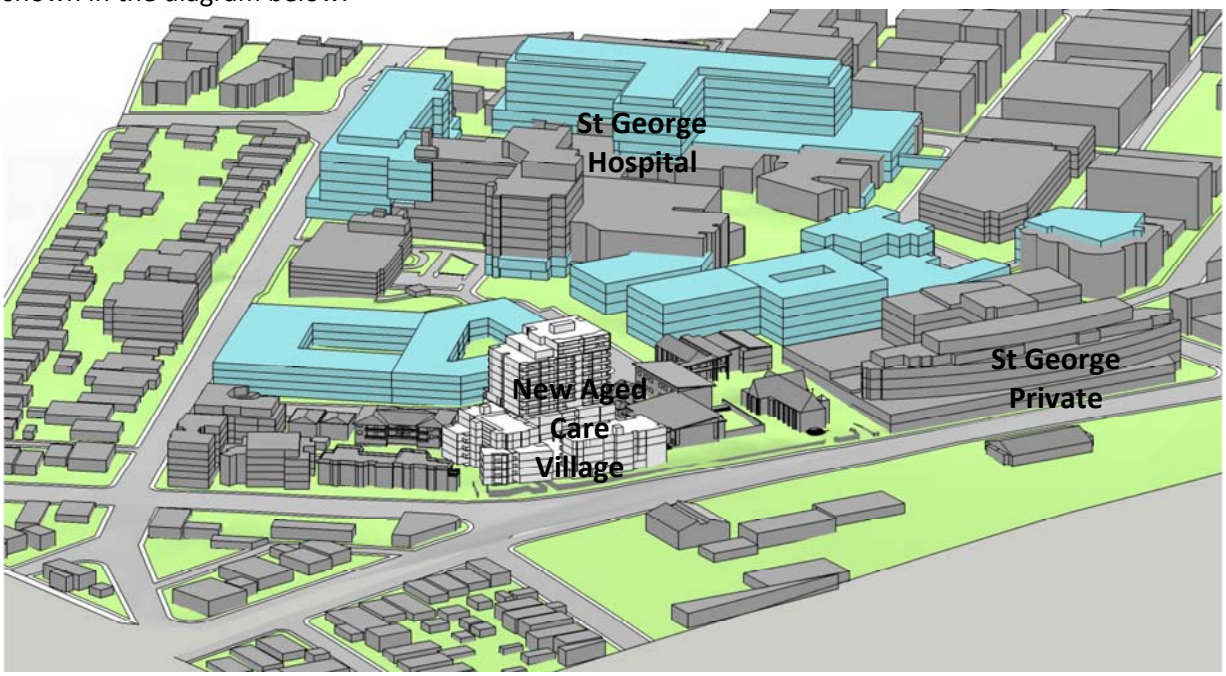


Fig 12- Three dimensional view of the proposed Bethany College Masterplan and Hospital DCP at full development

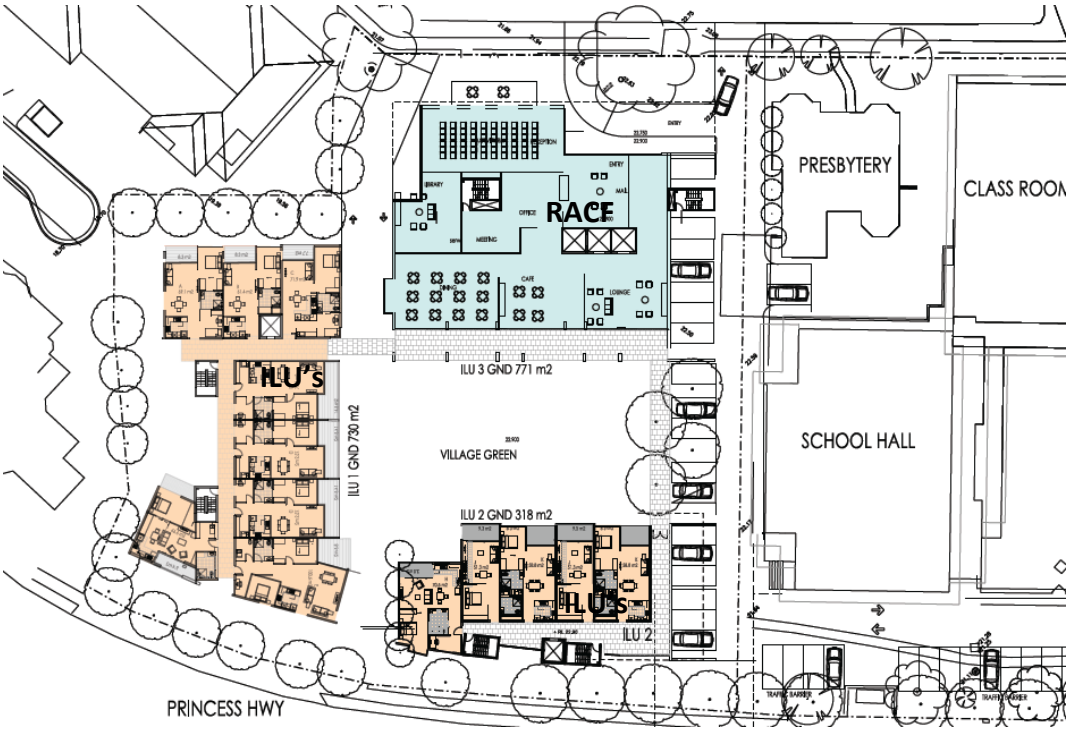


Fig 13- Bethany College-Concept Masterplan

6. Additional Considerations

An assessment of other building heights in the Kogarah Town Centre and the Rockdale Council area immediately north of the site has also been undertaken by registered surveyors Whelan Insites. These areas are also within the Inner Horizontal OLS zone of 51.0m AHD. The assessment and photos provided by Whelans show the following buildings exceed 51.0m AHD:

Fig 14- St George Hospital (70.68m AHD)

Fig 15- St George Bank Building Kogarah (66.7m AHD)

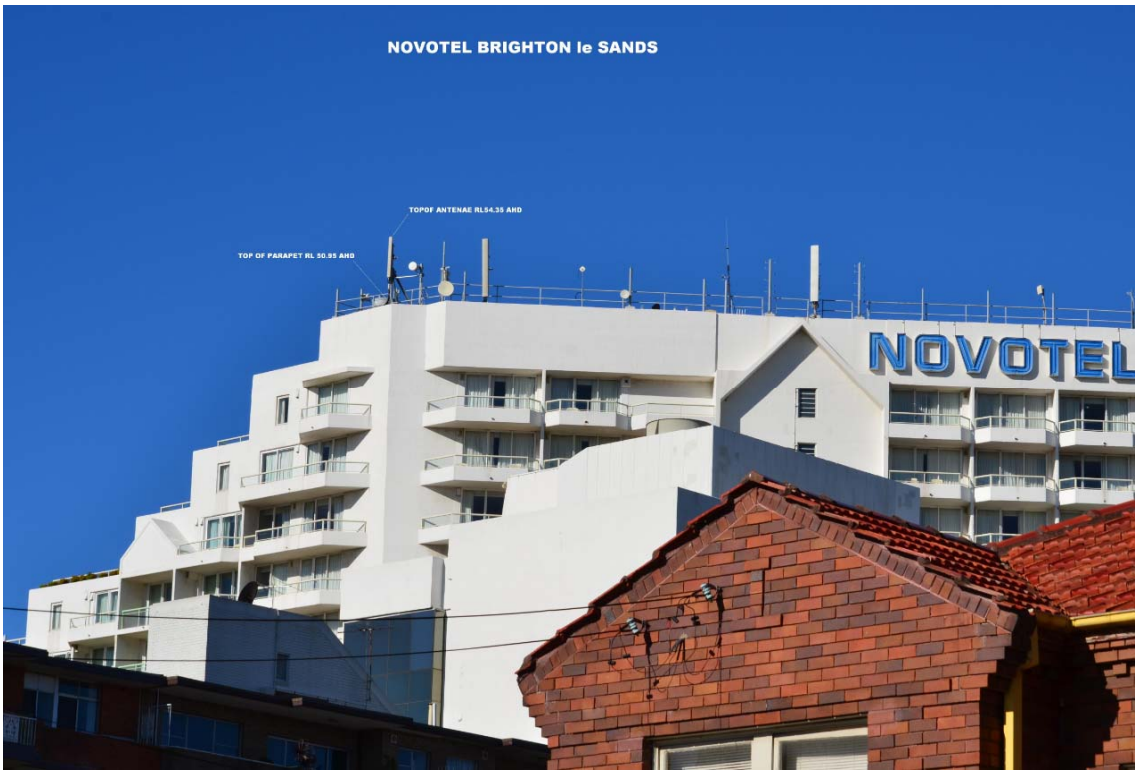


Fig 16- Novotel Brighton Le Sands (54.35m AHD)

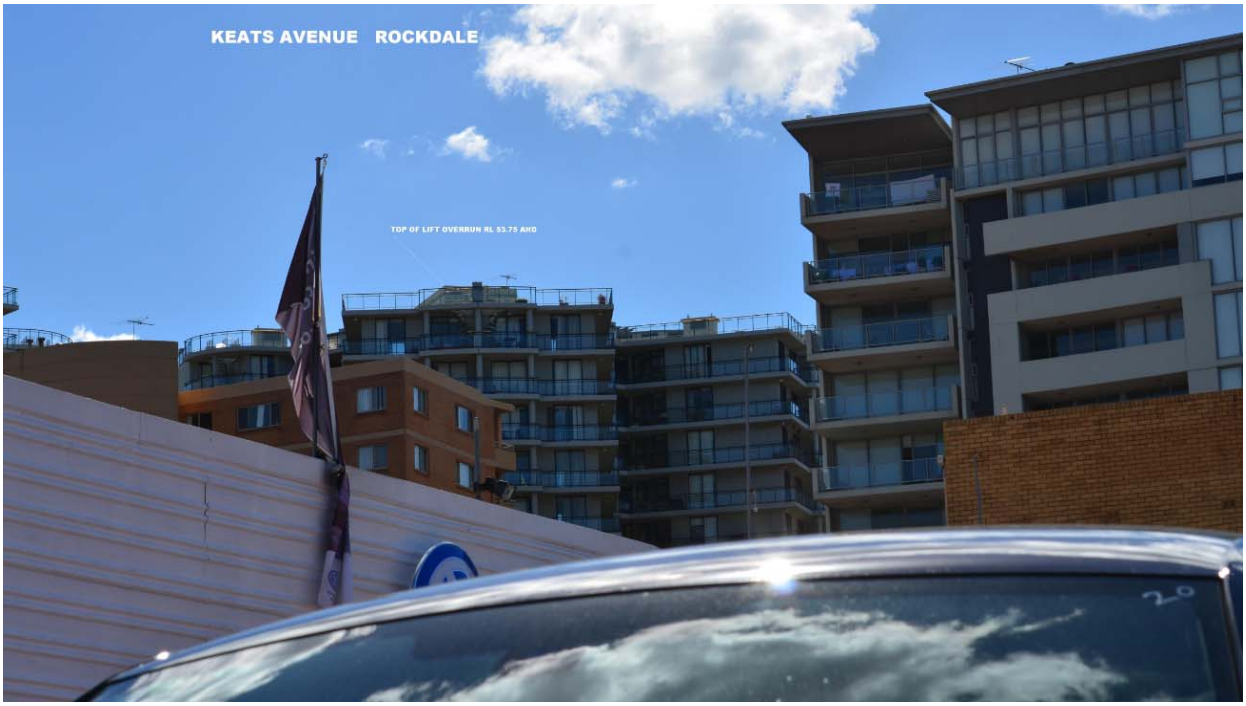


Fig 17- Keats Avenue Rockdale (55.0m AHD)

Fig 18- Magdalene Terrace Wolli Creek (65.62m AHD)

7. Conclusion

The Bethany College site is within 100m of the St George Hospital.

Existing and proposed buildings at the St George Hospital exceed the inner horizontal surface OLS height limits of 51.0m AHD by up to 19.0m.

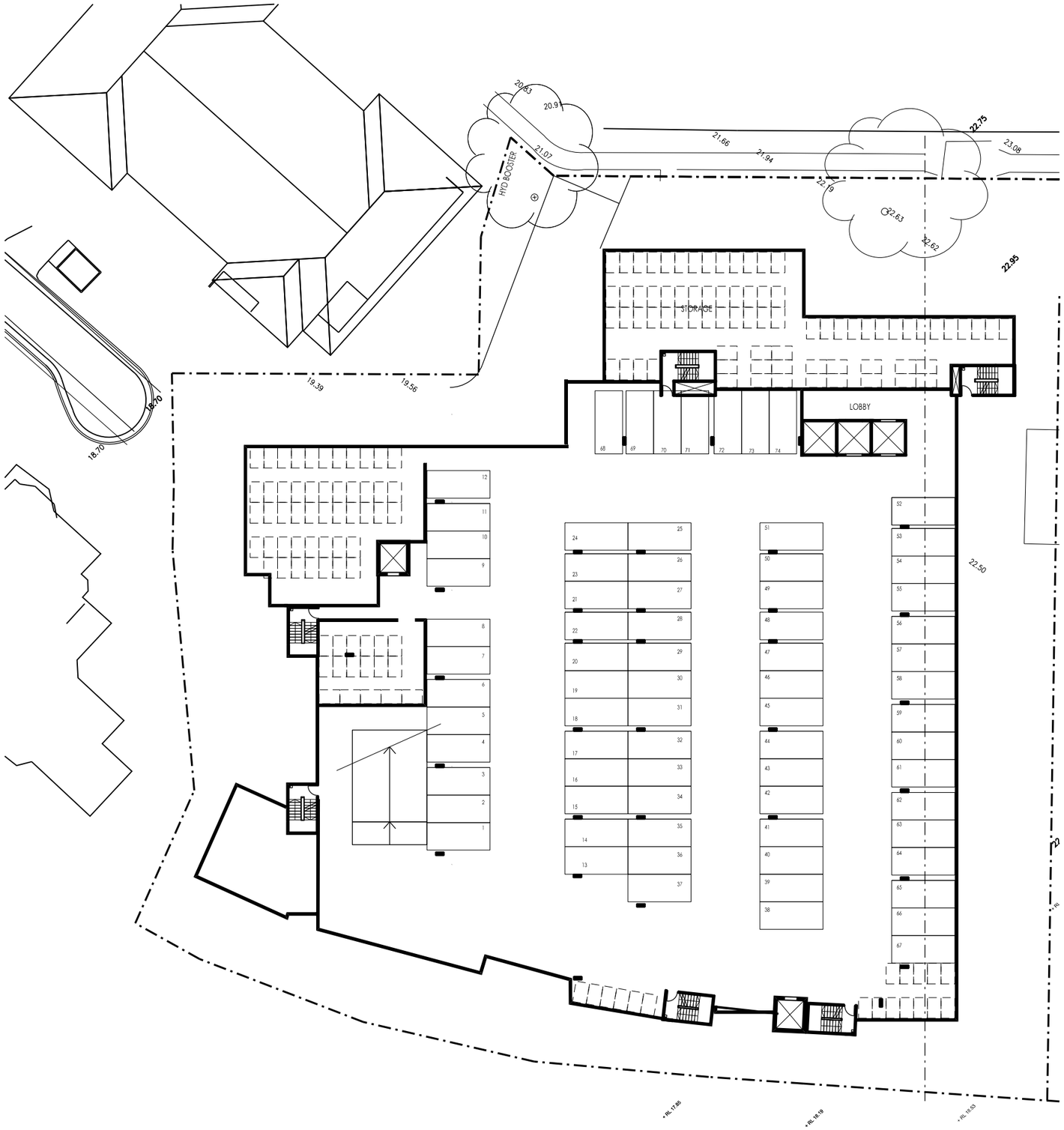
Several other structures including residential and hotel buildings within the local area also exceed the OLS height limits by up to 15.0m.

Whilst the building heights proposed by Greengate Care also exceed the OLS limits, the proposed buildings are lower than the existing and proposed development at the St George Hospital immediately adjacent to the site.

Given the proximity of the site to the St George Hospital and provided appropriate red obstacle lights are installed on each of the four corners of the tallest structure, it is suggested that the proposed building heights as part of the Bethany College aged care project will not cause any additional or unacceptable impacts on aviation safety in the area.

We request that SACL, CASA, Airservices Australia and the Commonwealth Department of Infrastructure and Transport consider the information provided herein and confirm the heights proposed on the Bethany College site of 63.8m AHD are acceptable to allow the project to proceed in a timely manner.

Attachment A- Proposed Plan and Sections



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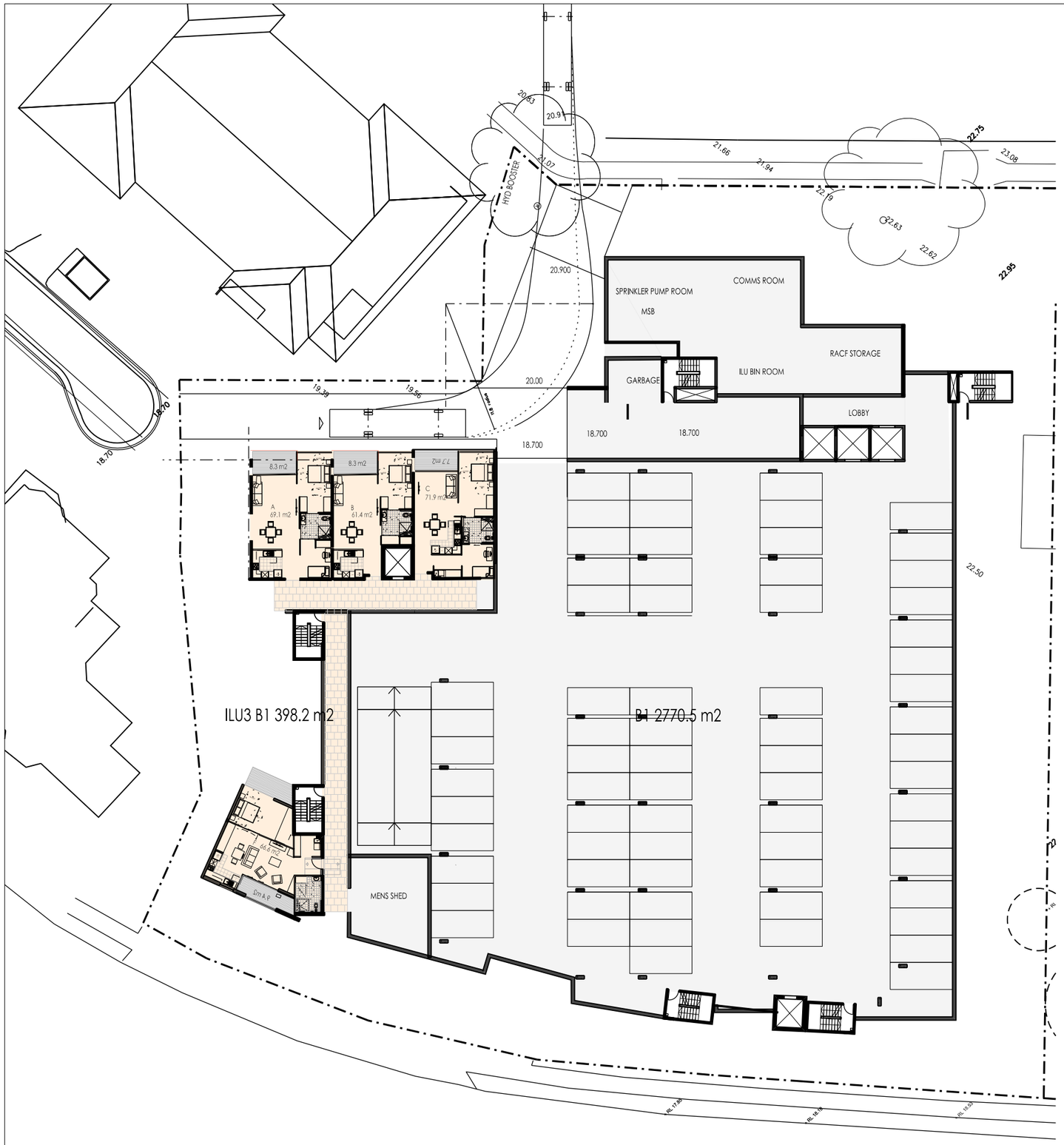

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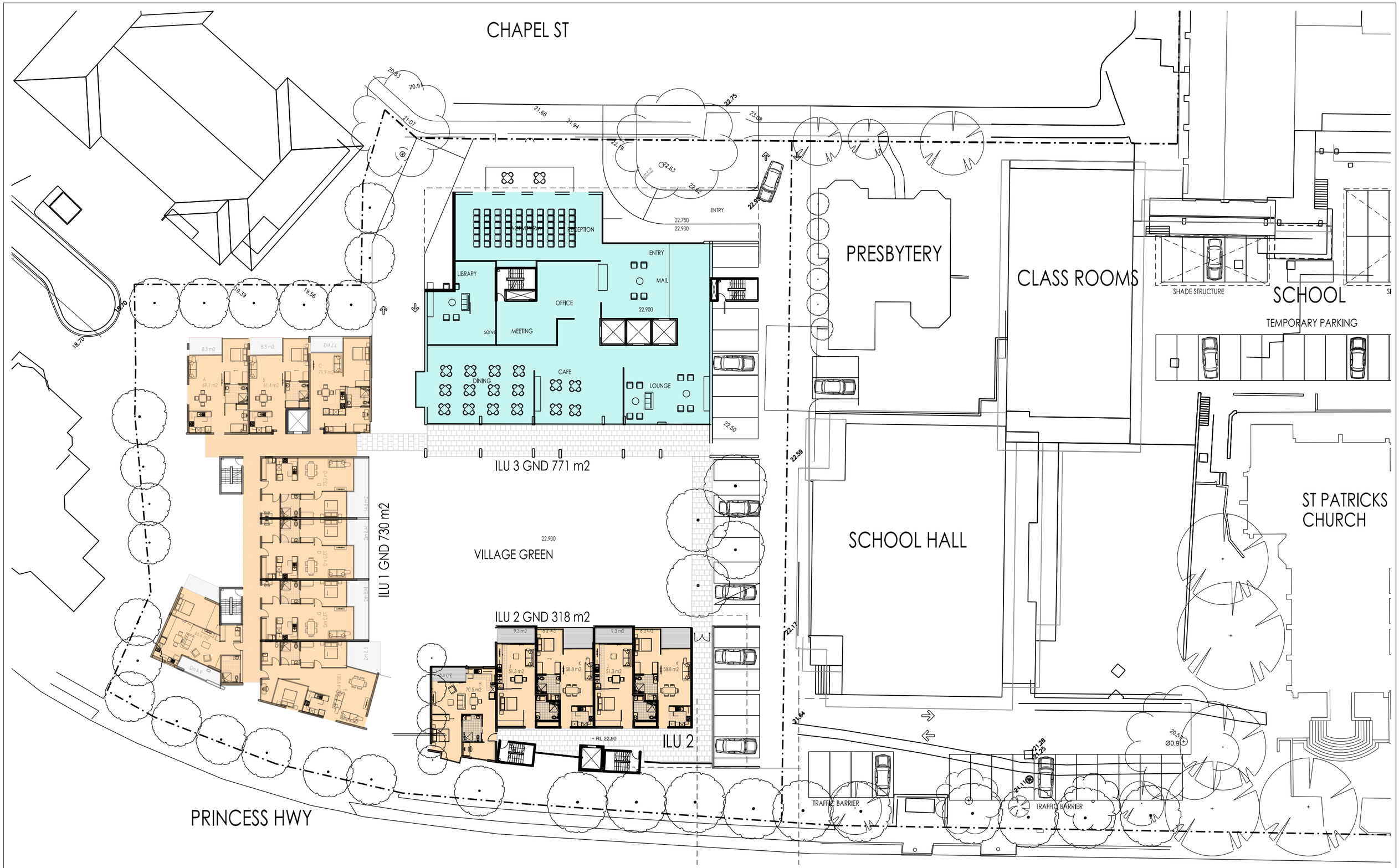

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GROUND FLOOR PLAN
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LEVEL 1 PLAN
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LEVEL 3 PLAN
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LEVEL 4 PLAN
MEASURED AREA

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authorised by:

.....
date:

legends

rev	revision description	by	dd-mm-yy
A	SUBMISSION 2	DN	02/11/12
B	SUBMISSION 3	DN	08/11/12
C	SUBMISSION 4	DN	05/12/12
D	SUBMISSION 6	DN	13/12/12
E	OPTION 6	DN	13/02/13

consultant

file print details
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scale
0 2m 4m 6m 8m 10m
1:200 @ A1, NFS @ A3

plot date
13/02/2013

architect
GREENGATE DESIGN PTY LTD
Level 1/156 Gloucester Street, Sydney, NSW 2000 Australia
Nominated Architect: Andrew Sweeney 6972 (NSW)
t: 61 2 9256 5615

project name
ST PATRICK'S GREEN
Kogarah
42-48 Chappel St
Kogarah, NSW

client
GREENGATE DEVELOPMENT PTY LTD
Level 1, 156 Gloucester Street
Sydney NSW 2000
t: 61 2 9256 5600

drawing title
LEVEL 5-10 PLAN
MEASURED AREA

00-00XX	MA08	D
project number: RAIA work stage:	drawing no.	rev

notes

All dimensions and setouts to be verified prior to commencement, omissions or discrepancies to be immediately notified to the architect.

DO NOT SCALE. If in doubt check.

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D	SUBMISSION 6	DN	13/12/12
E	OPTION 6	DN	13/02/13

consultant

file print details

C:\Clients\20 - St Patricks, Kogarah\04 Consultants\024 - GG Design\Consultant Documents\Sheet\Kogarah_MA13_Level 10 Plan.dwg

scale

0 2m 4m 6m 8m 10m

1:200 @ A1, NFS @ A3

plot date

13/02/2013

architect

GREENGATE DESIGN PTY LTD

Level 1/156 Gloucester Street, Sydney, NSW 2000 Australia
Nominated Architect: Andrew Sweeney 6972 (NSW)

t: 61 2 9256 5615

project name

ST PATRICK'S GREEN

Kogarah

42-48 Chappel St
Kogarah, NSW

client

GREENGATE DEVELOPMENT PTY LTD

Level 1, 156 Gloucester Street
Sydney NSW 2000

t: 61 2 9256 5600

drawing title

LEVEL 10 PLAN

MEASURED AREA

00-00XX	MA13	B
project number: RAIA work stage:	drawing no.	rev

notes

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rev	revision description	by	dd-mm-yy
A	SUBMISSION 2	DN	02/11/12
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C	SUBMISSION 4	DN	05/12/12
D	SUBMISSION 6	DN	13/12/12
E	OPTION 6	DN	13/02/13

consultant

file print details
D:\Clients\20 - St Patricks, Kogarah\04 Consultants\024 - GG Design\Consultant Documents\Sheet\Kogarah_MA1_Level 11 Plan.dwg

scale
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1:200 @ A1, NFS @ A3

plot date
13/02/2013

architect
GREENGATE DESIGN PTY LTD
Level 1/156 Gloucester Street, Sydney, NSW 2000 Australia
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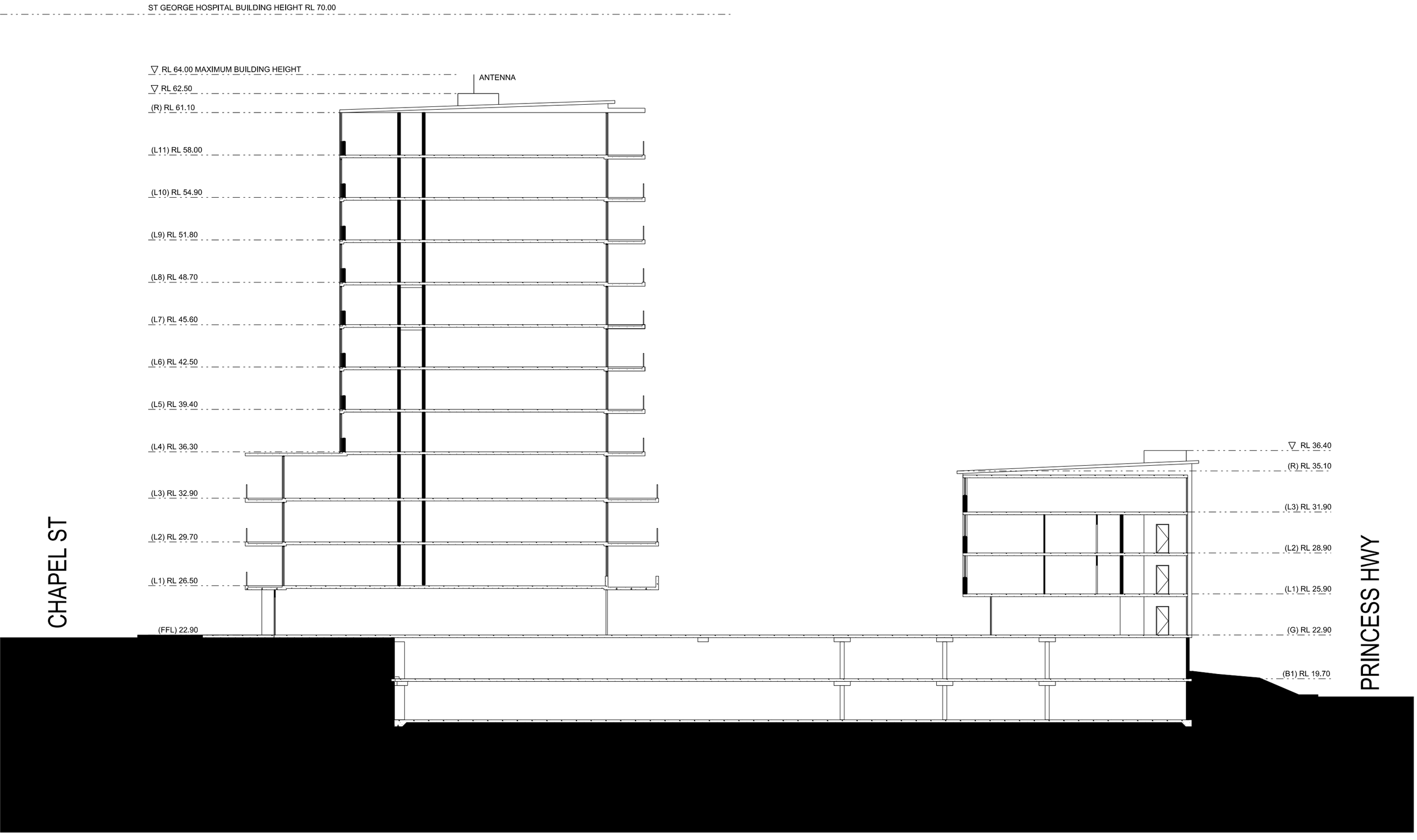
project name
ST PATRICK'S GREEN
Kogarah
42-48 Chappel St
Kogarah, NSW

client
GREENGATE DEVELOPMENT PTY LTD
Level 1, 156 Gloucester Street
Sydney NSW 2000
t: 61 2 9256 5600

drawing title
LEVEL 11 PLAN
MEASURED AREA

00-00XX	MA14	B
project number: RAIA work stage:	drawing no.	rev


ST GEORGE HOSPITAL BUILDING HEIGHT RL 70.00
RL 64.00 MAXIMUM BUILDING HEIGHT
ANTENNA
RL 62.50
(R) RL 61.10
(L11) RL 58.00
(L10) RL 54.90
(L9) RL 51.80
(L8) RL 48.70
(L7) RL 45.60
(L6) RL 42.50
(L5) RL 39.40
(L4) RL 36.30
(L3) RL 32.90
(L2) RL 29.70
(L1) RL 26.50
(FFL) 22.90
CHAPEL ST
RL 36.40
(R) RL 35.10
(L3) RL 31.90
(L2) RL 28.90
(L1) RL 25.90
(G) RL 22.90
(B1) RL 19.70
PRINCESS HWY