



Reg No.: 23/0216

Monday, 3 April 2023

To: The Secretary

Dear Sir / Madam,

Application for approval of a controlled activity pursuant to:

*s.183 Airports Act - Referral to the Secretary under Reg 11(2) of the Airports (Protection of Airspace) Regulations 1996*

Proposed Activity:	PROPERTY DEVELOPMENT
Location:	4 BLIGH STREET SYDNEY
Proponent:	CITY OF SYDNEY COUNCIL & NSW PLANNING PORTAL

Sydney Airport has received the attached application for approval by the Secretary.

The controlled activity is as set out in **Schedule 1**.

Sydney Airport is required to invite submissions from CASA & Airservices within 7 days of receiving the application. Sydney Airport therefore sought submissions regarding the proposed activity from those entities. Their submissions (if received) are set out in **Schedule 2**.

Where submissions have not been received from any one of the prescribed entities, this has been stated in **Schedule 2**. You may of course wish to contact such entities, the Proponent or Sydney Airport for further information under Regulation 15(1). In that case the time for giving notice of your decision is extended to 28 days from when you receive such information. Sydney Airport requests that you advise it of any such requests for information.

Sydney Airport's comments on the application are set out in **Schedule 3**.

We look forward to your notice of determination of the application and reasons for your decision

**Sydney Airport**

Sydney Airport Corporation Limited ACN 082 578 809 — The Nigel Love Building, 10 Arrivals Court, Locked Bag 5000  
Sydney International Airport NSW 2020 Australia — Telephone +61 2 9667 9111 — [sydneyairport.com.au](http://sydneyairport.com.au)

**SYD Classification: Confidential**

having regard to the matters set out in Regulation 13 and the effect that the controlled activity, if carried out, would have on the efficiency or regularity of existing or future air transport operations into or out of Sydney Airport.

Sincerely,

A handwritten signature in dark ink, appearing to read 'PBleasdale', written in a cursive style.

**Peter Bleasdale**

Manager, Airfield Infrastructure Technical Planning

**Sydney Airport**

## Schedule 1

### Details of Application for Approval Of Controlled Activity By Secretary

#### Controlled Activity Details

Registration No:	23/0216
Date:	13/03/2023
Description:	PROPERTY DEVELOPMENT
Location:	4 BLIGH STREET SYDNEY
MGA94 Co-ord E:	334471
MGA 94 Co-ord N:	6251268
Start Date:	
Finish Date:	
BCR (m):	0
Ground Height (m) (AHD):	22
OLSType:	OUTER HORIZONTAL
OLS (m)(AHD):	156
Dev/Equipt Height (m) (AEGH):	203.9
Dev/Equipt Height (m) (AHD):	225.9
Penetration (m):	69.9

#### Applicant Details

Applicants Ref No.:	D/2023/113	File No:	
Applicant	CITY OF SYDNEY COUNCIL & NSW PLANNING PORTAL	Proponent:	4TO6 Bligh Street Tst Co Pty Ltd
Contact	Ms Marie Burge	Contact:	Sarkis Nassif
Address	GPO BOX 1591	Address:	
Suburb	SYDNEY, NSW	Suburb:	
Postcode	2000	Postcode:	0
Phone	02 9288 5850	Phone:	02 9889 5540
Email	mburge@cityofsydney.nsw.gov.au	Email:	marvin@holdmark.com.au

## **Schedule 2**

### **Regulatory Bodies' Submissions on The Proposed Activity**

#### **1. CASA:**

CASA has assessed the proposed building development at 4 Bligh Street, Sydney.

The height of the proposed building at this site is 225.9 m AHD or approximately 203.9 m Above Ground Level (AGL). At this height the proposed building will infringe the outer horizontal surface for Sydney Airport by 69.9 m.

CASA has determined that the building will not be a hazardous object under the regulation 139.370(1) of the Civil Aviation Safety Regulations 1998 due to the presence of other obstacle) in the immediate vicinity of the proposed development.

As there are other obstacles in the immediate vicinity of the proposed development, CASA is not recommending obstacle marking or lighting in this instance.

Any construction equipment that may exceed 225.9 m AHD will require separate CASA assessment.

#### **2. Airservices:**

Airservices are yet to provide an assessment.

## **Schedule 3**

### **Sydney Airport's Comment of The Proposed Activity**

At a maximum height of 225.9m AHD, the proposed development will penetrate the OLS by approx. 69.9 metres.

If the Department decides to approve the proposed development, we recommend that the following minimum conditions be imposed on that approval, which the Department is entitled to do under r14 (3) of the Regulations.

We believe that these conditions are in the interests of the safety, efficiency and regularity of air transport operations at Sydney Airport:

- At the completion of the construction of the building, a certified surveyor is to notify (in writing) the Sydney Airport Manager, Airfield Spatial & Technical Planning of the finished height of the building.
- With reference to CASA's requirements for obstacle lighting, Sydney Airport notes that the owner of the controlled activity is required to - ensure that the obstacle lighting is monitored and Bankstown Airport is advised of any outage.

Separate approval must be sought under the Airports (Protection of Airspace) Regulations 1996 for any cranes required to construct the buildings. Construction cranes may be required to operate at a height significantly higher than that of the proposed controlled activity and consequently, may not be approved under the Airports (Protection of Airspace) Regulations, therefore Sydney Airport advises that approval to operate construction equipment (ie cranes) should be obtained prior to any commitment to construct.