



Australian Government
Civil Aviation Safety Authority

AIR NAVIGATION, AIRSPACE AND AERODROMES BRANCH

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Submitted through Major Projects portal.

DEVELOPMENT, WATERLOO METRO QUARTER; CENTRAL PRECINCT, NORTHERN PRECINCT AND SECOND AMENDING CONCEPT: CASA COMMENTS

CASA has reviewed the following EIS:

Central Precinct 6 November 2025 by Urbis RL 99.65 m Ground plus 25 storeys
Northern Precinct 7 November 2025 by Urbis Building 1A: 29 storeys (top of plant approx. RL116.9)
Second Amending Concept 6 November 2025 by Urbis From RL90.4 to RL116.9

The EIS Central Precinct advises: 'An airspace height approval for the building development as a Controlled Activity under the Airports (Protection of Airspace) Regulations 1996 (APAR) has been granted for the overall WMQ Site. The approval was granted on 20 February 2019 ... for maximum approved height of 116.9m AHD.' Prior to the Approval, CASA assessed the tallest building at height RL116.9 (and recommended an obstacle light on the tallest building).

It is noted that the tallest building in Green Square (OVO ... closer to Sydney Airport) is ~RL 121m. Also, CASA recently did not object to the development at Young Street / Bourke Street at a height of RL 152m.

Eventually, the cranes will need to be assessed under the Airports (Protection of Airspace) Regulations 1996 at the appropriate stage when heights are finalised. Cranes that infringe PANS-OPS surfaces (Airservices can advise PANS-OPS heights) for more than 3 months will not be approved.

Notwithstanding that CASA is not an Approval Authority, CASA has no objections to the proposal at a maximum building height of 116.9 metres above AHD.

Yours sincerely

David Alder

David Alder
Aerodrome Engineer

1 December 2025