



AIR NAVIGATION, AIRSPACE AND AERODROMES BRANCH

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SHOP TOP HOUSING DEVELOPMENT - 20-22 ATCHISON STREET ST LEONARDS NORTH SYDNEY (SSD-87486461) CASA COMMENTS

CASA has reviewed the Aviation Impact Assessment (AIA) Report by AviPro (experts on Helicopter Landing Sites) for the proposed Shop Top Housing Development at 20-22 Atchison Street, St Leonards.

The AIA advises a building height of RL 230.2m (40 storeys) (~138m above ground level). The helipad at the Royal North Shore Hospital is about 480m to the ENE.

The proposed building will be within the horizontal boundary of the Sydney (Kingsford-Smith) Aerodrome OLS (RL 156m). The building and cranes will need to be approved by the Department of Infrastructure, Transport, Regional Development, Communications and the Arts under the Airports (Protection of Airspace) Regulations 1996. CASA will be invited to comment. CASA has assessed taller buildings proposed for St Leonards. The only CASA recommended mitigation for the building might be a red obstruction light.

The crane(s) 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 (or less than 3 months without suitable mitigation) will not be approved. (CASA has assessed cranes up to RL 281m in St Leonards).

The AIA advises:

“Regulation 139.165 (Notifying CASA of certain proposed objects or structures) of Civil Aviation Safety Regulations Part 139 states: This regulation applies if a person proposes to construct or erect an object or structure that...will have a height of 100 metres or more above ground level ...”

CASA advises that the notification described above for the building can be considered complete, provided the building height is not increased. Notification will be required for the cranes, when the heights are finalised. (To be sure, the CASR 139.165 notifications are separate to the assessment under the Airports (Protection of Airspace) Regulations 1996).

CASA has no issues with the AIA. Observance of the processes and implementation of the recommendations described in the AIA will effectively control risks to Aviation Safety.

Notwithstanding that CASA is not an Approval Authority, CASA has no objections to the proposal at a maximum building height of RL 230.2 metres.

Yours sincerely

David Alder

David Alder
Aerodrome Engineer

8 December 2025