



AIR NAVIGATION, AIRSPACE AND AERODROMES BRANCH

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**MAJOR PROJECTS 99-101 PYRMONT BRIDGE ROAD, ANNANDALE
CASA COMMENTS ON SEARS**

The Department sent CASA a request for advice in relation to the proposed development at 99-101 Pyrmont Bridge Road, Annandale. CASA has reviewed the March 2026 Scoping Report for the Shop top housing Development at 99-101 Pyrmont Bridge Road and 190-196 Parramatta Road, Annandale by Dickson Rothschild. Extracts from the Scoping Report follow:

“Amend the height of buildings control from nil to 73m RL”

“The EIS will identify any impacts of the proposal on the prescribed airspace for Sydney Airport and seek consultation and any necessary approvals required. However, the proposal is under the OLS height limit of RL80 to 90. The EIS will take into consideration impacts on crane requirements during construction, as well as the telecommunications mast.”

CASA agrees ... the above is a good basis for satisfactory coverage of Aviation Safety (even if the 73m is meant to be above ground level as indicated on the drawings). As the building will not infringe the Obstacle Limitation Surface by much and there will be buildings of similar height in the vicinity, a detailed Aviation Impact Assessment is not required. As the site is relatively close to the helipad at Prince Alfred Hospital, a comment on risk to helicopters (mainly from the crane(s)), if any, would be worthwhile.

Incidentally, CASA recently assessed a building at 122-130 Pyrmont Bridge Road and 206 Parramatta Road under the Airports (Protection of Airspace) Regulations at a height of RL93.8 m. And a crane at RL106.3m. The conical surface was RL 81.2m.

Yours sincerely

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Aerodrome Engineer

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