



AIR NAVIGATION, AIRSPACE AND AERODROMES BRANCH

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Nathan Stringer [Nathan.Stringer@planning.nsw.gov.au](mailto:Nathan.Stringer@planning.nsw.gov.au)  
Department of Planning, Housing and Infrastructure DPHI NSW  
Submitted through NSW Major Projects portal.

### **MIXED USE DEVELOPMENT INCLUDING INFILL AFFORDABLE HOUSING: 25 - 27 LEEDS STREET, RHODES - CASA COMMENTS**

CASA received a request for advice from DPHI on the mixed-use development proposal at 25-27 Leeds Street, Rhodes. CASA has reviewed the Aviation Assessment by Thompson CGS. The Aviation Assessment advises that the maximum building height is 88.6m and the maximum crane height is 153.3m (2.7m below OLS). CASA has no issues with the Aviation Assessment.

The proposed building (and cranes) will be under the OLS (156m Above AHD) and will not need to be approved by the Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts under the Airports (Protection of Airspace) Regulations 2026.

The tower cranes are over 100m high above ground level and therefore did need to be advised to CASA under Civil Aviation Safety Regulation 139.165. This requirement can be considered complete. CASA has already made determinations for TC1 and TC2 and responded with recommended mitigations (obstacle lighting and marking) to Thompson CGS. For TC3, CASA recommends that the crane is lit with a medium intensity steady red obstacle light at night at the tip of the boom; and the crane boom is obstacle marked in alternating red and white bands of colour in accordance with section 8.110 of the CASA Part 139 (Aerodromes) Manual of Standards 2019 (MOS), or is lit with a medium intensity flashing white obstacle light during daylight at night at the tip of the boom.

Notwithstanding that CASA is not an Approval Authority, CASA has no objections to the building(s) proposal. No mitigations or aviation safety related conditions are required for the buildings.

Yours sincerely

*David Alder*

David Alder  
Aerodrome Engineer

8 April 2026