

Friday, 5 May 2017

Reg No.: 17/0272

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: 201-217 ELIZABETH STREET, SYDNEY
Proponent: CITY OF SYDNEY COUNCIL

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/Airlines 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 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.

Yours Sincerely



Peter Bleasdale
Airfield Design Manager

SCHEDULE 1

DETAILS OF APPLICATION FOR APPROVAL OF CONTROLLED ACTIVITY BY SECRETARY

CONTROLLED ACTIVITY DETAILS			
REGISTRATION NO	17/0272	DATE	28/03/17
DESCRIPTION	PROPERTY DEVELOPMENT		
LOCATION	201-217 ELIZABETH STREET, SYDNEY		
MGA94 CO-ORD E	334394	MGA94 CO-ORD N	6250400
START DATE		FINISH DATE	
BCR (m)	0	GROUND HGT (m) (AHD)	24
OLS (m)(AHD)	156	OUTER HORIZONTAL	
DEV/EQUIPT HGT (m) (AEGH)	174.2		
DEV/EQUIPT HGT (m) (AHD))	198.2		
PENETRATION (m)	42.22		

APPLICANT DETAILS			
APPLICANTS REF NO	D/2017/349	FILE NO	
APPLICANT	CITY OF SYDNEY COUNCIL	PROPONENT	JBA URBAN PANNING CONSULTANTS
CONTACT	Ms Bridget McNamara	CONTACT	
ADDRESS		ADDRESS	
SUBURB		SUBURB	
POSTCODE	0	POSTCODE	0
PHONE		PHONE	
EMAIL	dasubmissions@cityofsydney.nsw.gov.au	EMAIL	

SCHEDULE 2

REGULATORY BODIES' SUBMISSIONS ON THE PROPOSED ACTIVITY

1. CASA

As yet, CASA have not provided a response

2. Airservices

I have received your proposal and commenced the Airservices assessment which will take approximately 6 weeks for completion.

If you have any questions, please contact the Airport Developments team and quote assessment code: SY-CA-458

Please note that all completed Airservices assessments are also forwarded to CASA.

3. Airlines

VIRGIN - The proposed property development at 201-217 Elizabeth Street, Sydney at a maximum height of 198.22 m AHD will not affect any of our special engine out procedures.

Virgin Australia Airlines has no objection pursuant to Air Services Australia indicating the proposed development will not adversely affect the existing airspace procedures, the performance of any navigational aids, sector or circling altitudes or any Communication/ Navigation/ Surveillance (CNS) facilities. Where any of these facilities or procedures are impacted, Sydney Airport Corporation Limited (SACL) shall expect a revised assessment from Virgin for this proposed development.

QANTAS – The proposed development will not impact Qantas departures.

JETSTAR – The proposed development will not effect Jetstar operations.

SCHEDULE 3

SYDNEY AIRPORT'S COMMENT OF THE PROPOSED ACTIVITY

In accordance with the Airports Act and the Airports (Protection of Airspace) Regulations, the application was forwarded to CASA and Airservices; their comments are attached.

At a height of 198.2m AHD, the proposed development would penetrate the OLS by 42.22 metres.

Sydney Airport believes that at 332m AHD, Obstacle #5058 (centrepont tower) would shield the proposed development.

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:

- The maximum height of the proposed development may not exceed 198.2m AHD, inclusive of all lift over-runs, vents, chimneys, aerials, TV antennae, construction cranes etc.
- At the completion of the construction of the building, a certified surveyor is to notify (in writing) the airfield design manager of the finished height of the building.

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.