



Reg No.: 24/0814

Thursday, 14 November 2024

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:	477-495 PACIFIC HWY CROWS NEST (SITE B - OVERSTATION DEVELOPMENT)
Proponent:	THIRDI GROUP

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 as well as the 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

Sydney Airport Corporation Limited ACN 082 578 809 — The Nigel Love Building, 10 Arrivals Court, Locked Bag 5000
Sydney International Airport NSW 2020 Australia — Telephone +61 2 9667 9111 — sydneyairport.com.au

SYD Classification: Confidential

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.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. King'.

Robert King
Senior Airspace Protection Officer

Sydney Airport

Schedule 1

Details of Application for Approval Of Controlled Activity By Secretary

Controlled Activity Details

Registration No:	24/0814
Date:	14/10/2024
Description:	PROPERTY DEVELOPMENT
Location:	477-495 PACIFIC HWY CROWS NEST (SITE B - OVERSTATION DEVELOPMENT)
MGA94 Co-ord E:	333400
MGA 94 Co-ord N:	6255651
Start Date:	
Finish Date:	
BCR (m):	0
Ground Height (m) (AHD):	94
OLSType:	OUTER HORIZONTAL
OLS (m)(AHD):	156
Dev/Equipt Height (m) (AEGH):	64
Dev/Equipt Height (m) (AHD):	158
Penetration (m):	2

Applicant Details

Applicants Ref No.:	SSD-61400212	File No:	
Applicant	THIRDI GROUP	Proponent:	THIRDI GROUP
Contact	Anna Limnios	Contact:	Anna Limnios
Address	53 Hume St	Address:	53 Hume St
Suburb	CROWS NEST, NSW	Suburb:	CROWS NEST, NSW
Postcode	2065	Postcode:	2065
Phone	0473743172	Phone:	0473743172
Email	a.limnios@thirdigroup.com.au	Email:	a.limnios@thirdigroup.com.au

Schedule 2

Regulatory Bodies' Submissions on The Proposed Activity

1. CASA: F24/25214-23

CASA has assessed the proposed building at 477-495 Pacific Highway Crows Nest, NSW which is Site B of the Over Station Development.

The height of the proposed building is 158m above AHD or approximately 64 m Above Ground Level (22 levels total). The proposed building will infringe the outer horizontal surface by 2 m.

The building will be shielded by (not limited to): 617-621 Pacific Highway St Leonards (~267m), 504 Pacific Highway St Leonards (~262.8m) and 524-542 Pacific Highway, St Leonards (~297.1m).

CASA has determined that the proposed building will not constitute a significant hazard to aircraft operations under the regulation 139.180(1) of the Civil Aviation Safety Regulations 1998. Accordingly, CASA is not recommending obstacle lighting or marking in this

2. Airservices: YSSY-CA-972

We have commenced our assessment, which can take up to 6 weeks for us to complete. Times can vary during periods of high demand.

For any enquiries about your development application, please contact us quoting: YSSY-CA-972.

3. Airlines:

NIL

Schedule 3

Sydney Airport's Comment of The Proposed Activity

At a maximum height of 158m AHD, the proposed development will penetrate the OLS by approx. 2 metres.

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:

- At the completion of the construction of the building, a certified surveyor is to notify (in writing) the Sydney Airport Manager, Airfield Spatial & Technical Planning 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.