



AIR NAVIGATION, AIRSPACE AND AERODROMES BRANCH

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Maddy Gunethilake
Project Officer, Housing Delivery Assessments
Chris Eldred
Department of Planning, Housing and Infrastructure
DPHI NSW
maddy.gunethilake@dpie.nsw.gov.au Christopher.Eldred@dpie.nsw.gov.au

Submitted through portal.

DEVELOPMENT, 881-885 BOURKE STREET WATERLOO - CASA COMMENTS

CASA has reviewed the Aviation Assessment of 4 September 2025 by Thompson GCS for a development at 881-885 Bourke Street Waterloo. CASA has no issues with the Aviation Assessment.

As described in the Aviation Assessment, the cranes and 3 buildings will need to be assessed under the Airports (Protection of Airspace) Regulations 1996 at the appropriate stage when heights are finalised.

Notwithstanding that CASA is not an Approval Authority and has not seen comments from helicopter operators (Emergency Services), CASA has no objections to the proposal at a maximum building height of 152 metres above AHD.

It is noted that the tallest building at 152m, AHD will be prominent in terms of height.

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It is also very approximately in between the hospital helipads at Randwick and Camperdown. If not already, it is recommended that the following stakeholders be consulted for comment:

- Air Ambulance and/or NSW Health Infrastructure (as owner of the helipads)
- Sydney Airport
- Airservices Australia to confirm the PANS-OPS heights (this will happen at the Airports (Protection of Airspace) Regulations assessment stage).

The tallest building is over 100m high above ground level and therefore must be advised to CASA under Civil Aviation Safety Regulation 139.165. (in Plain English structure proposals 100m+ above ground level must be advised to CASA). This requirement can be considered complete; if there is no further height increase.

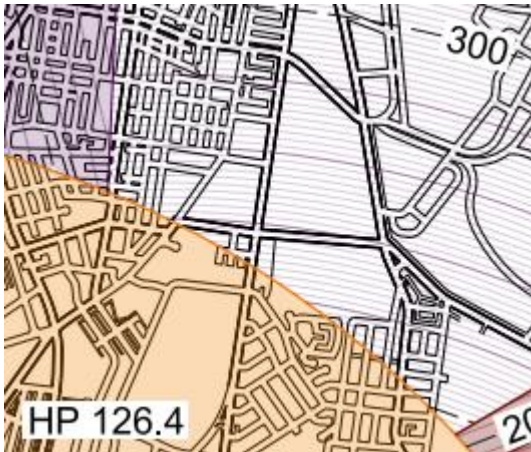
Note that CASA does not comment on noise issues (not strictly Aviation Safety and a matter for the Planning Authority).

Yours sincerely

David Alder

David Alder
Aerodrome Engineer

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PANS-OPS diagram from Sydney Airport web site that appears to back up Aviation Assessment.