



Australian Government

Department of Infrastructure and Regional Development

File reference: 16/4131

TO: Ms Rebecka Groth Lane Cove Council lccouncil@lanecove.nsw.gov.au On behalf of: New Hope VIMG Pty Ltd	Cc: Sydney Airport airspaceprotection@syd.com.au Airport Developments Airservices Australia airport.developments@airservicesaustralia.com pds.obs@airservicesaustralia.com Airspace Protection Civil Aviation Safety Authority airspace.protection@casa.gov.au Lane Cove Council lccouncil@lanecove.nsw.gov.au	FROM: Flysafe Airspace Protection flysafe@infrastructure.gov.au
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DECISION UNDER THE AIRPORTS (PROTECTION OF AIRSPACE) REGULATIONS 1996:

Proposed Activity:	Building Construction: Multi-storey building
Location:	496 - 520 Pacific Highway, St Leonards NSW
MGA 94 Coordinates:	E333090; N6255920
Proponent:	Lane Cove Council on behalf of New Hope VIMG Pty Ltd

I refer to the application from Lane Cove Council on behalf of New Hope VIMG Pty Ltd (the proponent), received by the Department on 3 May 2016 from Sydney Airport Corporation Ltd (SACL). This application sought an approval under the Airports (Protection of Airspace) Regulations 1996 (the Regulations) for the intrusion of a multi-storey building at 496 - 520 Pacific Highway, St Leonards NSW into airspace which, under the Regulations, is prescribed airspace for Sydney Airport.

‘Prescribed airspace’ includes ‘the airspace above any part of either an Obstacle Limitation Surface (OLS) or Procedures for Air Navigation Services - Aircraft Operations (PANS-OPS) surface for the airport’ (see subregulation 6(1)).

The Outer Horizontal Surface of the OLS above this site is at a height of 156 metres Australian Height Datum (AHD) and hence prescribed airspace above the site commences at 156 metres. At a maximum height of 232.8 metres AHD, the building will penetrate the OLS by 76.8 metres.

Accordingly, the proposed construction of the building would constitute a “controlled activity” under Section 182 of the *Airports Act 1996* (the Act). Section 183 of the Act requires that controlled activities cannot be carried out without approval. Details of the penetrations of prescribed airspace are provided in **Table 1**.

Table 1: Height and location of the proposed building at the site that will intrude into prescribed airspace for Sydney Airport

Activity	MGA 94 coordinates	Maximum height (AHD)	Penetration of prescribed airspace
Building	E333090; N6255920	232.8 metres	76.8 metres

Regulation 14 provides that a proposal to carry out a controlled activity must be approved unless carrying out the controlled activity would interfere with the safety, efficiency or regularity of existing or future air transport operations into or out of the airport concerned. Paragraph 14(1)(b) provides that an approval may be granted subject to conditions.

Under the Regulations, the Secretary is empowered to make decisions in relation to the approval of controlled activities, and the imposition of conditions on approvals. I have been delegated the Secretary’s powers under the Regulations.

Decision

In making my decision, I have taken into consideration the opinions of the proponent, the Civil Aviation Safety Authority, Airservices Australia advice number SY-CA-307, and SACL.

In accordance with Regulation 14, **I approve** the controlled activity of the intrusion of the multi-storey building at 496 - 520 Pacific Highway, St Leonards NSW into prescribed airspace for Sydney Airport to a **maximum height of 232.8 metres AHD**.

In accordance with this Regulation 14(1)(b), **I impose the following conditions on my approval:**

1. The building **must not exceed** a maximum height of **232.8 metres AHD**, inclusive of all lift over-runs, vents, chimneys, aerials, antennas, lightning rods, any roof top garden plantings, exhaust flues etc.
2. The building **must be obstacle lit** with medium intensity steady red obstacle lighting during the hours of darkness at the highest point of the building. The obstacle lights are to be arranged so that the building can be observed in a 360° radius as per subsection 9.4.3 of the Manual of Standards Part 139 – Aerodromes (MOS Part 139).
3. The proponent **must** ensure obstacle lighting arrangements have a remote monitoring capability, in lieu of observation every 24 hours, to alert SACL reporting staff of any outage. For detailed requirements for obstacle monitoring within the OLS of an aerodrome, refer to subsection 9.4.10 of the MOS Part 139.
4. The obstacle lighting must be maintained in serviceable condition.
5. The proponent **must** advise Airservices at least 3 business days prior to the controlled activity commencing by emailing <pds.obs@airservicesaustralia.com> and quoting “SY-CA-307”.

6. Separate approval **must be sought** under the Regulations for any cranes required to construct the building. 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 Regulations. Therefore, it is advisable that approval to operate construction equipment (i.e. cranes) should be obtained prior to any commitment to construct.
7. 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.

Breaches of approval conditions are subject to significant penalties under sections 185 and 187 of the Act.

I apologise for the delay in finalising this approval.

Yours sincerely



Craig Downsborough
Acting General Manager
Aviation Environment
Aviation and Airports Division

5 July 2016