



# Australian Government

## Civil Aviation Safety Authority

Air Navigation, Airspace and Aerodromes

File Ref: F17/5149-51

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13/04/2023

NSW Planning DPIE  
Through Portal

### **PP-2023-134 PLANNING PROPOSAL - BALLINA HEIGHTS ESTATE, COMMERCIAL CENTRE, CUMBALUM**

CASA has reviewed the Planning Proposal 21/002 of March 2023 for the proposal to relocate the neighbourhood commercial centre within the Ballina Heights Estate, in Cumbalum, NSW.

The document titled Planning Proposal 21/002 Ballina Heights Neighbourhood Commercial Centre of March 2023 (V3. Agency consultation) Includes the following:

*'Amend the Height of Buildings Map (HOB) to align with the above zone changes, such that the 8.5m building height standard is to be applied to the land to be zoned R3 Medium Density and the 9m building height standard is to be applied to the land to be zoned B2 Neighbourhood Centre.'*

The Direction Checklist Focus Area 5.3 advised the following:

*'The subject land is located within the vicinity of a regulated airport, including land (the existing commercial site) that breaches the Obstacle Limitation Surface (OLS) of the Ballina-Byron Gateway Airport.'*

A building with a maximum height of 9m above ground level (2 – 3 storeys), despite any OLS infringement, will not be a significant obstacle. Therefore, CASA does not object to the Planning Proposal.

Yours sincerely,

*David Alder*

David Alder  
Aerodrome Engineer