



AIR NAVIGATION, AIRSPACE AND AERODROMES BRANCH

CASA Ref: F25/2777-63

Hannah Niland-Rowe  
Airport Planning  
Brisbane Airport Corporation Pty Ltd  
11 The Circuit,  
Brisbane Airport QLD 4008

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2025/1710

Date: 20-May-2026



Dear Ms. Niland-Rowe,

**PROPERTY DEVELOPMENT: 825-831 STANLEY STREET, WOOLLOONGABBA**

CASA has assessed the proposed property development at 825-831 Stanley Street, Woolloongabba

The proposed development (at its maximum elevation) will have an overall maximum height of 190.8 m AHD and will infringe the outer horizontal surface of the Brisbane Airport OLS which reaches to 153.5 m, by 37.3 m.

Under the regulation 139.180(1) of the Civil Aviation Safety Regulations 1998 CASA advises that Tower C has been determined as a hazard to aircraft operations and will therefore require the following mitigations:

- I. It must be obstacle lit by medium intensity flashing red lighting during the hours of darkness at the highest point of the building. Obstacle lights are to be arranged as per section 9.31 of the Part 139 (Aerodromes) Manual of Standards (MOS). Characteristics for medium intensity lights are stated in subsection 9.33 of MOS.
- II. The proponent must ensure that the obstacle lighting is monitored and alert Brisbane Airport reporting staff of any outage.

Any future addition to the height of the buildings (including the installation of additional antennas) will require a separate assessment.

This assessment does not include any crane activity required during construction. Any such crane activity that exceeds a height of 153.5 m AHD will require a separate assessment.

CASA assessment is conducted independent of airspace procedure and Airservices advice. Any additional requirements imposed by a procedure designer or by Airservices following their assessment must be complied with.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M. Windebank', with a stylized flourish at the end.

Matthew Windebank  
Aerodrome Engineer  
Airspace Protection

16 December 2025