

23 February 2026

State Planning Assessment  
Planning & Land Use Services  
Department for Housing & Urban Development

**DEVELOPMENT NUMBER:** 26000407

**APPLICANT:** Beausight Investment Pty Ltd  
**DEVELOPMENT:** Thirteen (13) level mixed use building with ground level retail, ten (10) levels of residential dwellings including affordable housing and associated ground and above-ground car parking, communal areas and landscaping.  
**ADDRESS:** 143-151 Gray St, Adelaide SA 5000.

The application has been assessed and the development with a building height of approximately RL 87.6 metres Australian Height Datum (AHD) the application **will** penetrate the Adelaide Airport Obstacle Limitation Surfaces (OLS) which is protected airspace for aircraft operations.

The application will require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996 with final approval by the Department of Infrastructure, Transport, Regional Development, Communication and the Arts.

For Adelaide Airport to commence the approval the overall building height including all structures is required to be provided in AHD.

The development will infringe the OLS by approximately 27.6 metres.

Crane operations associated with construction require approval in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulations 1996.

Should you require any additional information or wish to discuss this matter further please contact the undersigned on 8308 9245.

Yours sincerely,



Brett Eaton  
**Head of Airside Operations**  
**Adelaide Airport Limited**

OFFICIAL



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