

BANKSTOWN AIRPORT

COMMUNITY AVIATIONS CONSULTATION GROUP

Community Information- Update May 2022



SYDNEY **METRO** AIRPORTS

BANKSTOWN & CAMDEN

9 Feb 2022 : www.skyviewaerial.com.au

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Our mission is to create a thriving and diverse destination connecting aviation, commerce and community.

Our journey to Create the Ultimate Gateway

Challenging 6 months

- COVID impact on the aviation sector and operations
- COVID rent relief comprehensively applied
- Recent flood impacts on property, operations, maintenance

Committed to our transformation agenda

- New Vision, Values and Brand implementation
- Placemaking, amenity, infrastructure upgrades
- Aviation ground lighting, pavements, terminal upgrades
- Hangar upgrades planning
- Commercial development planning and construction
- ESG strategy
- Community Investment Strategy under development
- Consultation a focus area for improvement



Placemaking, amenity, infrastructure upgrades

Recently Completed

- Terminal refurbishment
- Entertainment Park precinct upgrades (services, car parks, internal roads, landscaping)
- Security CCTV northern stage

Delivering

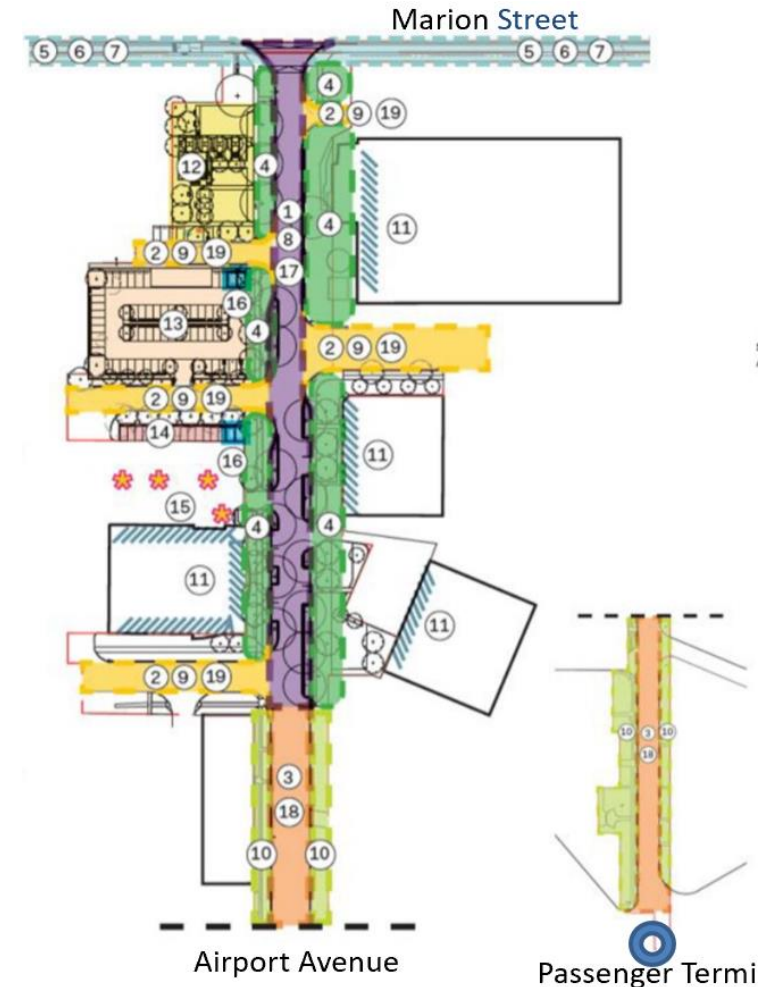
- North precinct placemaking and Café *
- Note: Closure of Desoutter Road to Airport Avenue
- New Airport Management Office
- Wayfinding and signage improvements (ongoing project)

Planning

- Tower Road upgrade *
- Intersection upgrades Murray Jones Dr / Tower Rd (2022/23)
- North precinct repositioning & demo (2022/23)
- Security CCTV southern stage and airside (2022/23)

Highlight Achievements

- New Murray Jones Dr connection road 4 lane
- 361 Milperra Rd Precinct updates (Entertainment Park)



North Precinct – Repositioning, Placemaking and Cafe

- Wayfinding and Landscaping Guidelines complete
- Construction commenced:
 - New placemaking, amenity
 - New entry statement
 - New signage
 - Parking and EV Charging stations
 - Lighting upgrades
 - Stormwater improvements
- New Cafe in 2022 (STA)
- New SMA Management Office in June 2022
- Demolition of dilapidated premises 2022 / 2023 (STA)
- Ex-RAAF Headquarters heritage assessment underway

Stage 1A
Marion Street Frontage



Stage 1A
Airport Avenue



Stage 1A
Cafe area



Scope of Works

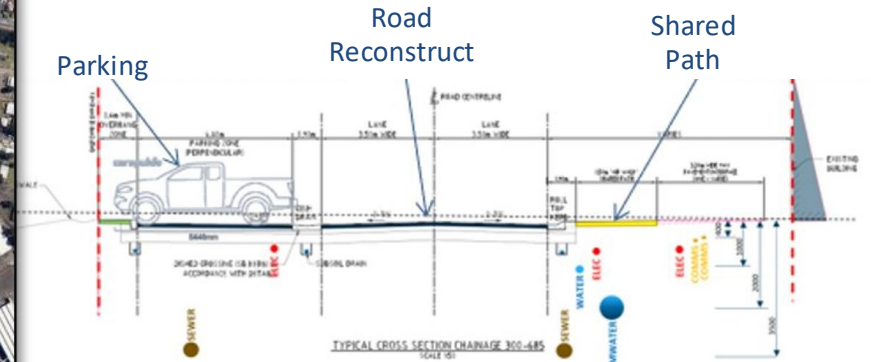
1. Replace kerbing to airport avenue (between Marion and Avro St)
2. Replace kerbing to side streets
3. Replace kerbing below Avro St to end of Airport Ave
4. Mass planting on Marion Street
5. Footpath on Marion Street
6. Bollards on Marion Street
7. 3-line wire between Marion St bollards
8. Light poles on Airport Ave
9. Light poles on side streets
10. Refresh of Southern end of Airport Ave (below Avro)
11. Repaint existing buildings at Site 132, 053, 133 & 605
12. Café area feature lighting (BL1, HR1, F1)
13. New northern car park (including lighting)
14. New southern car park extension
15. Replace southern car park lights
16. Electric Vehicle Charging points (4No.) including wiring to new DB-L2 Conduit installation is incl. in base case
17. Re-sheet Airport Avenue from Marion Street to Avro Street
18. Re-sheet Avro to end of Airport Av
19. Re-sheet side streets (to extent of 1A scope)

Tower Road Upgrade

- Tower Road North/South 2.2km
 - Marion St to Henry Lawson Drive
 - Link Road / Drover Rd roundabout
 - Road reconstruction (STA)
 - New kerb and guttering
 - Shared footpaths
 - Parallel Parking
 - Stormwater / flood upgrades
 - Commencing 2022 over 6 stages (STA)
 - Intersection upgrades (STA)*
 - Tower Rd and Henry Lawson Dr
 - Murray Jones Dr and Milp. Rd
- * Subject to agreement with Department and TfNSW



- █ • Reconstruction of Tower Road and Link Road
- █ • Pipe Link Road Stormwater Channel
- █ • Concrete line Rabaul Road Stormwater Channel
- █ • Upgrade carparking
- █ • Reconstruct Drover Road Roundabout
- █ • Mill and Re-sheet existing roads



Proposed Staging

- █ STAGE 1
- █ STAGE 2
- █ STAGE 3
- █ STAGE 4
- █ STAGE 5
- █ STAGE 6

The Evolution of our General Aviation Gateway

Highlight Achievements

- Toll Aeromedical Training new facility (NSW Ambulance Helicopter)
- PolAir new facility
- National Parks and Wildlife Services hangar upgrade
- Coulson Aviation facility refurbishment

Recently Completed

- Terminal refurbishment *
- Aviation pavements repairs and maintenance *

Delivering

- Hangar 542 (14 Miles Street) repositioning *

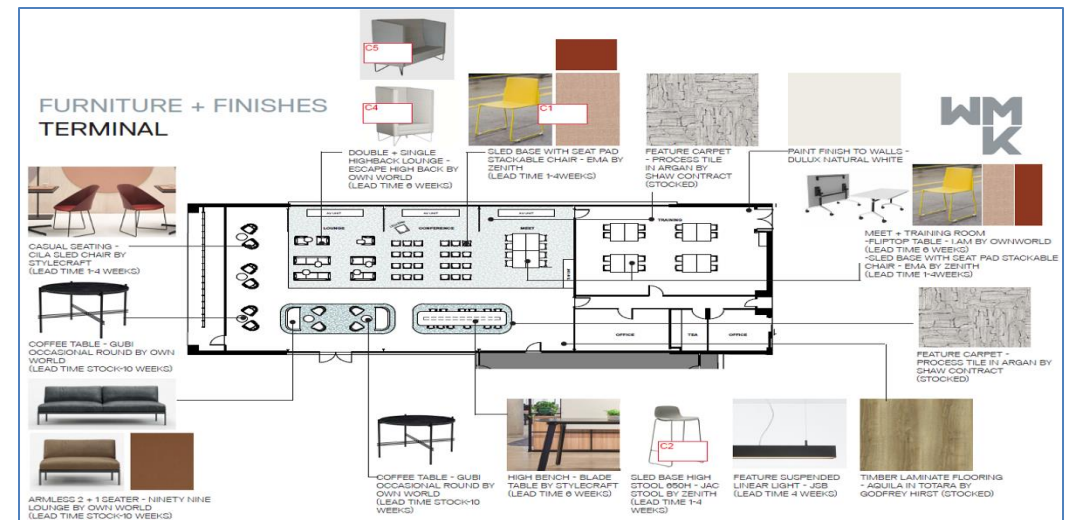
Planning

- Runways, taxiways and pavements upgrades *
- Chevron repositioning incl. new hangars and fuel delivery *



Bankstown Airport Passenger Terminal Refurbishment

- Passenger Terminal refurbishment complete
 - New Carpet, kitchen, amenity
 - New AV
 - New signage
- Official opening coming soon
 - New furniture on order
 - Free WiFi and CCTV to be installed
 - CCTV
- Advanced booking required while closed
- Available for events and catering (special conditions)
- Conditions of Use to be updated
 - Charges for large passenger numbers
 - Cleaning / services etc



Hangar 542 (14 Miles Street) – Major Repositioning

- First significant hangar repositioning for GA

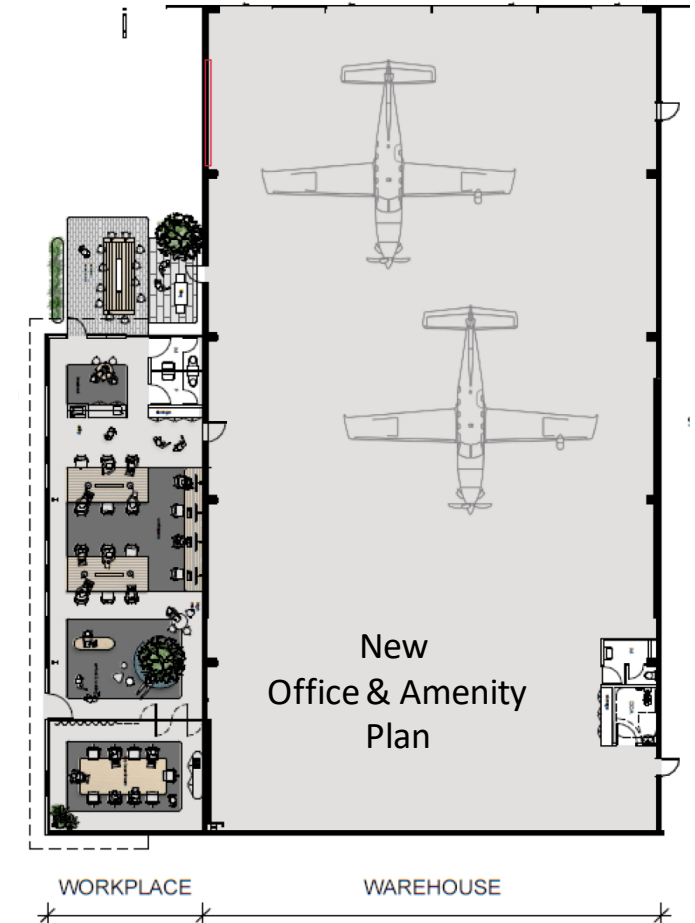
- Aged Hanger
- Dilapidated office and amenity
- Stormwater issues

- Scope of Works for complete 2022

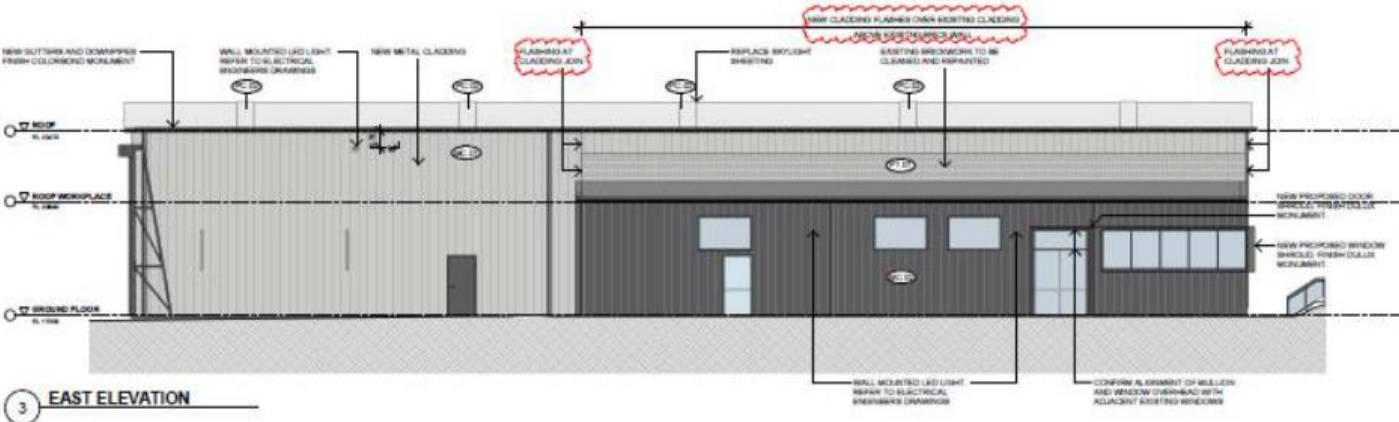
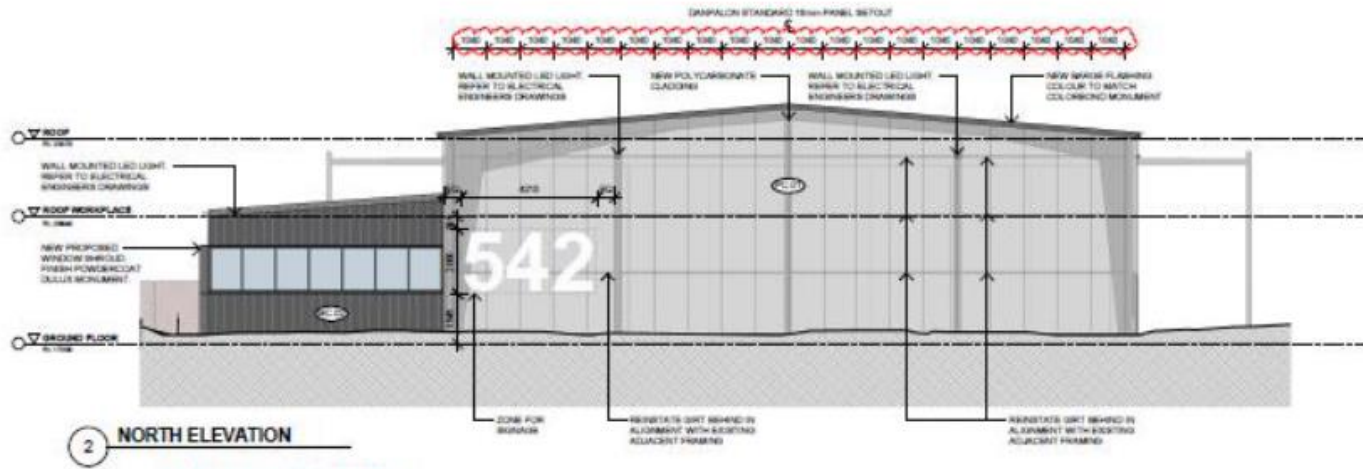
- Hangar reskin / new roof
- New office / amenity / kitchen
- Services upgrade

- Placemaking upgrades

- New landscaping
- Car parking upgrades and EV charge
- Miles street footpath
- Stormwater upgrades



Hangar 542 (14 Miles Street) – Cont...



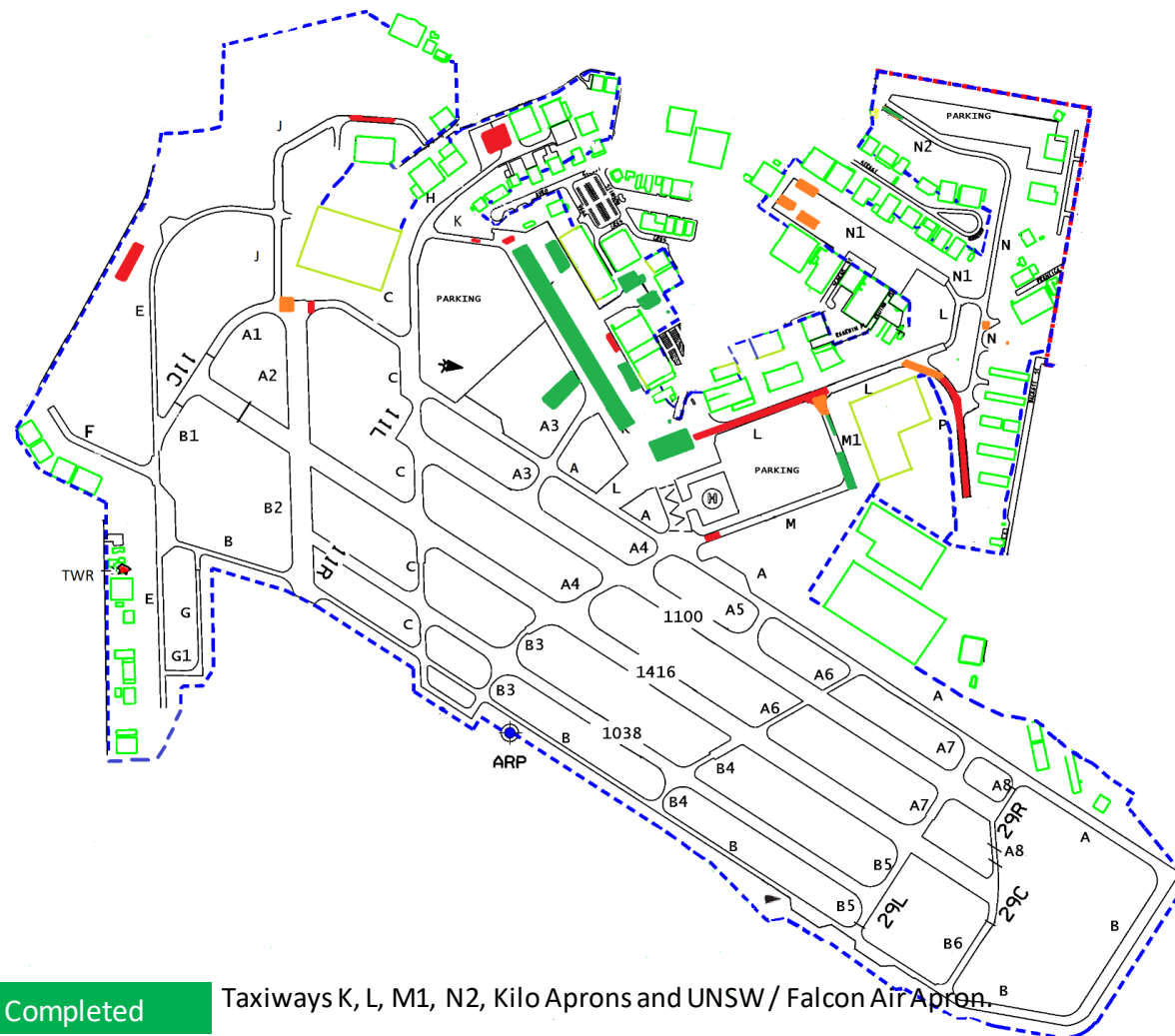
For Lease

- Hangar/Office 1,006sqm
- Site Area 1,600sqm
- Exclusive aircraft apron 400sqm
- Exclusive car parking 13 spaces

Available 2022

Aviation pavement upgrades – runways, taxiways and pavements

- R&M delayed due to prolonged rain events
 - Many failures
 - Recent catch-up R&M completed (green)
 - Stage 2 to commence shortly (orange)
- Pavement condition assessments complete shortly
- Next steps:
 - Aviation pavement strategy
 - Ongoing maintenance and inspection plan
- Key considerations:
 - Aircraft weights / types < > 20t / tire pressures
 - Operational manoeuvring management
 - Aviation Chevron concept planning *
 - Stormwater mitigation measures
 - Condition; Overlay, resheet or reconstruct

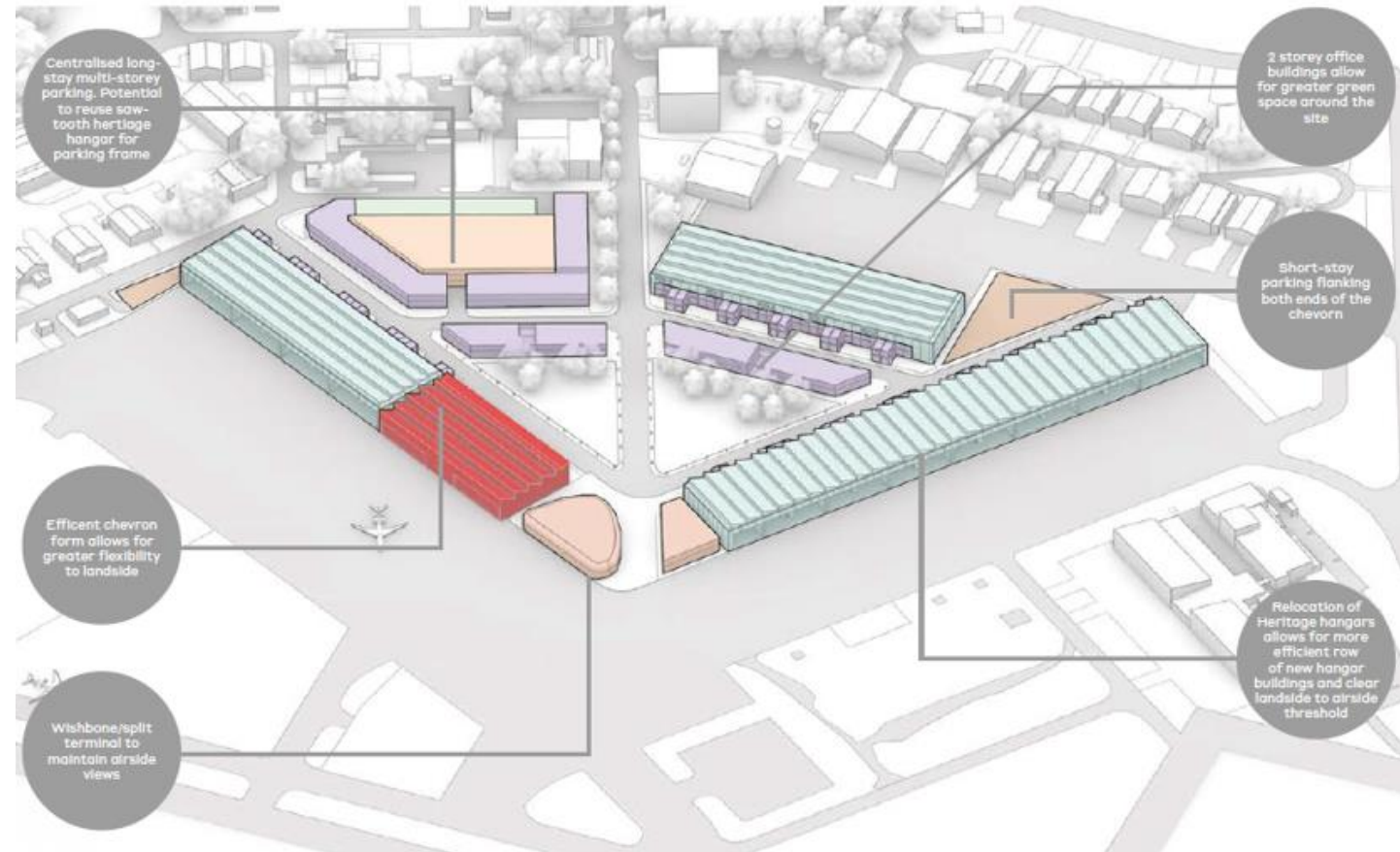


Completed	Taxiways K, L, M1, N2, Kilo Aprons and UNSW / Falcon Air Apron.
In progress	Taxiways N, N1, P, M, M1 and A1
Future stage	Taxiways J, L, P, H Apron and Perimeter Road.

Aviation Chevron – A long term vision for General Aviation 20 years

- Concept Plan complete
 - A vision for long term to guide stages
- Due diligence underway
 - Heritage assessments
 - New hangar sites (4)
 - Aviation pavement upgrades assess
- Aviation Fuel Strategy progressing
 - Discussions with fuel operators
 - Aviation operator input
- Planning Pathways incl. consultation
 - ALC Consent / ABC Consent(s)
 - Major Development Plan(s)
 - Variation to Master Plan and/or
 - New Master Plan

CONCEPT PLAN ONLY



General Aviation Future Proofing:
Charter FBO | Pilot Training | Maintenance MRO | Emergency

Continuing Investment in our Commercial Gateway

Highlight Achievements

- Altitude industrial warehouse 1 and 2
- Entertainment Park

Recently Completed

- 361 Milperra Rd Unit F3 refurb (GNS Stationary)
- Acquired Super IGA Centre Georges Hall

Delivering

- Altitude warehouses 3 and 4A *
- 430 Marion Street Industrial Unit Estate *
- Pickles Lot 402 site extension 6,233sqm
- 361 Milperra Rd Unit F1 repositioning (Pro 1 Badminton)

Note: Merit Application for change of use has been approved following public consultation.

Planning

- Altitude warehouses 4B and 4C *
- 343 Milperra Rd new warehouse near McDonalds *
- Retail/Mixed Use Precinct in South West *



Altitude Premium Logistics Hub

Completed 65,000 sqm

- (1) Beijer Ref and Hellman Logistics
- (2) Sydney Freezers and eStore

Delivering

- (3) For Lease 41,000sqm
(Terms agreed for 2 of 3 tenancies)
- (4A) Allied Express 20,000sqm

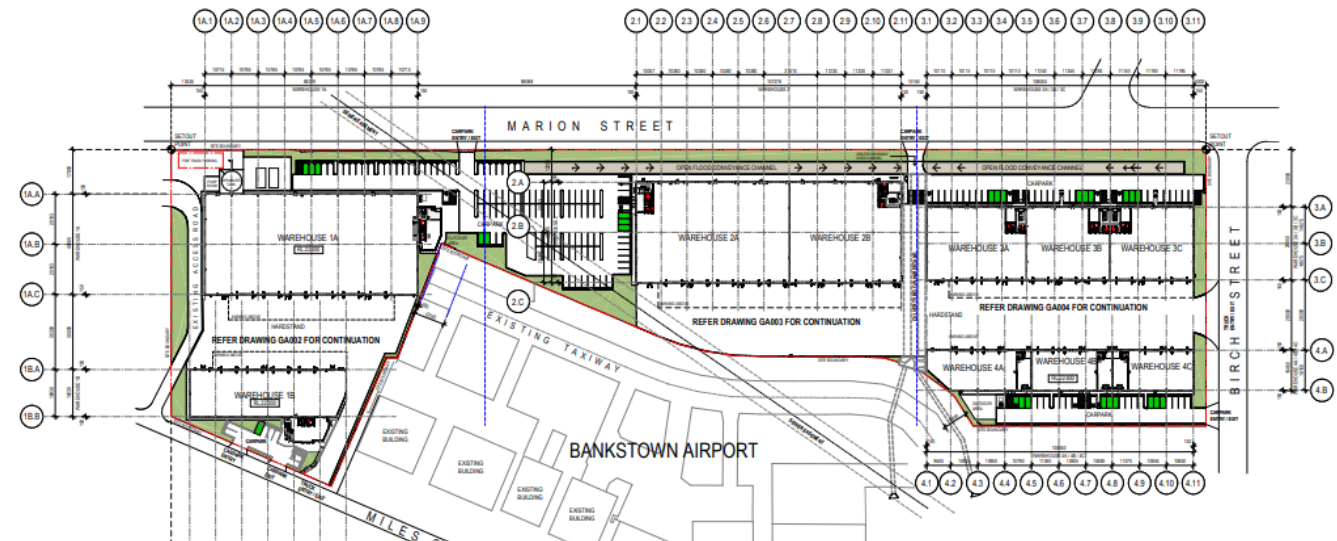
Planning

- (4B) For Lease 14,000sqm
- (4C) For Lease 20,000sqm
- Commencement 2022 (STA)



430 Marion Street Industrial Unit Estate

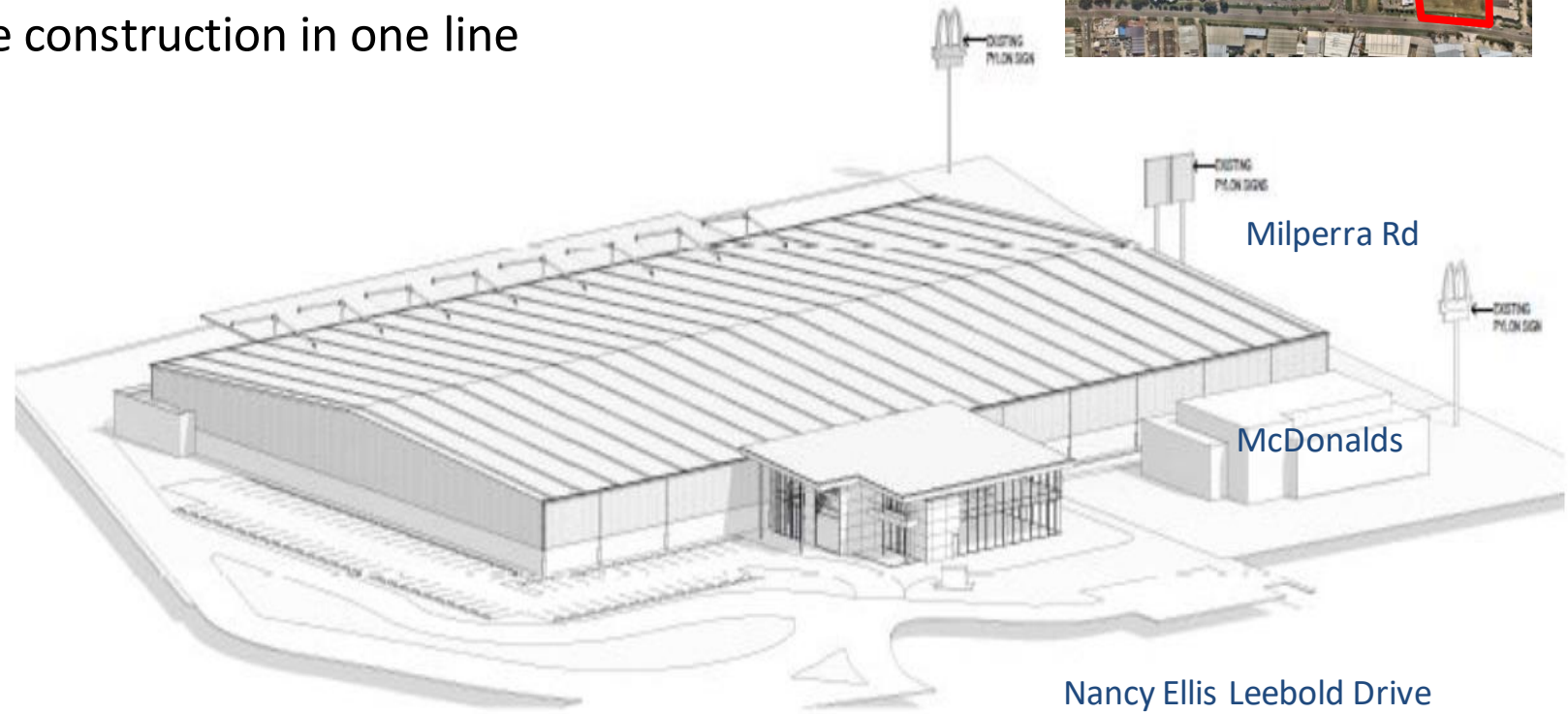
- Construction underway for complete 2022
- 5 warehouses 535 sqm to 3,800 sqm
 - Currently leasing (strong demand)
- Significant precinct improvements
 - Landscaping
 - Stormwater and flooding mitigation
 - 200 new car spaces
 - EV charging stations
 - Wayfinding and street lighting upgrades
- 134 trees removed, 131 trees planted
 67 shrubs removed, 4030 shrubs planted
 Additional 5,143 ground covers
 3 climbing plants
- Marion street shared / active path upgrade *



* (STA) – Subject to Approvals

343 Milperra Rd New Industrial Warehouse / Showroom

- Redesign underway for speculative development
 - Aviation safety assessments
 - Traffic impacts
- Bulk earthworks and warehouse construction in one line
- On site water detention area to be relocated immediately north 9ha (STA)
- Development Application in progress
- Construction commence CY2022 (STA)



Retail/Mixed Use Precinct in South West – concept stage “The Landing”

- “The Landing”
 - A new retail destination (STA)
 - Vibrant gateway
 - Community, culture and connection
- Concept Planning complete
 - Reimagine existing retail
 - Potential new Aldi
- For Lease
 - Supermarket
 - Food and beverage
 - Health and Wellness
- Subject to Demand and approvals



Western Sydney Airport Impacts – Update

2017	PHASE 1 (Complete)	Planning <ul style="list-style-type: none"> Establish community and stakeholder reference group (FOWSA) and Expert Steering Group. Confirm Sydney basin airspace requirements and constraints and undertake preliminary environmental assessment of standard arrival and departure routes.
2021	PHASE 2 (Underway)	Preliminary design and environmental assessment <ul style="list-style-type: none"> Evaluate flight path options – considering requirements set out in Airport Plan, existing air traffic constraints (other airports, defence and meteorological), and forecast air traffic loads. Design validation and refinement of preliminary flight path options.
2022		<ul style="list-style-type: none"> Refer preliminary airspace design to the Environment Minister for assessment under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>. Develop and complete analysis on environmental, social and economic impacts of flight paths for public exhibition.
2023	Mid 2023 (approx.)	<ul style="list-style-type: none"> Undertake public exhibition and community consultation on preliminary airspace design, including detailed analysis of impacts. Policy on property acquisition and noise insulation announced.
2024	PHASE 3	Detailed design <ul style="list-style-type: none"> Listen to feedback from the community to refine the design. Final airspace design and noise abatement procedures ready for implementation.
2026	PHASE 4	Implementation <ul style="list-style-type: none"> Civil Aviation Safety Authority approves airspace change proposal and validates the flight paths. Notify airspace and air route changes. Commence operations in accordance with specific noise abatement and management procedures identified in the airspace design.

- Australian Government’s Fact Sheet updated in Dec 2021
- Government’s Flight Path Design ongoing
 - Phase 2 Preliminary Design and Enviro. Assessment
- Further info at Australian Government website:
<https://www.westernsydneyairport.gov.au/about/flight-paths>
- SMA continues to represent GA community at the Forum for Western Sydney Airport (**FOWSA**)
- SMA facilitating direct consultation with the Department and representatives from GA community
 - Meetings in Jun 2021 and Sep 2021
- Key focus areas include flight training areas, air traffic pinchpoints and instrument flight rules
- Environmental Impact Statement (EIS) to be released by the Government for community consultation in 2023

Joint Airspace Procedures Advisory Team (now BACM Working Group)

Background

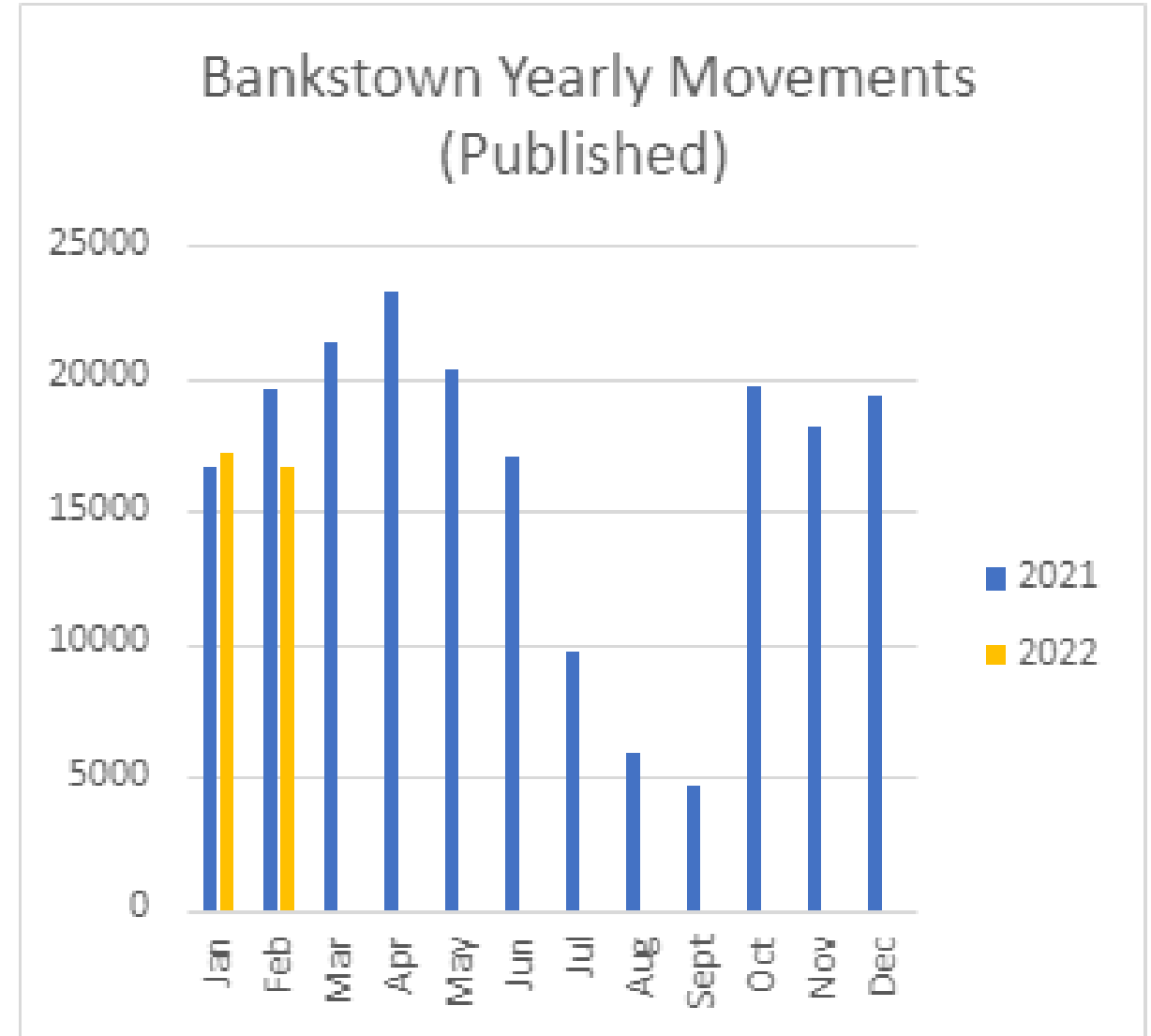
- Airservices and CASA conducted a joint airspace review in 2017, and JAPAT formed to review the Bankstown Airport airspace and risks to aircraft safety
- Recommendations included expanding the Bankstown Control Zone to the west (4.2NM), segregated VFR and IFR routes and Class E airspace to the west of Bankstown
- JAPAT reconvened in June 2021

Update

- CASA/ASA consolidated JAPAT with a holistic Sydney basin airspace assessment including WSA
- Group renamed to **Bankstown Airspace Conflict Management (BACM) Working Group**
 - Includes a GA industry reference group with monthly meetings, 3 meetings held
 - A refreshed risk assessment completed with report anticipated in May 2022
 - SMA continues to facilitate BACM Working Group and industry participation

Aircraft movements

- Covid-19 and other environmental events (bushfires, high rainfall) has led to lower aircraft movements over 2020/21
- As we resume normal operations we expect aircraft movements to increase
- Presuming no further disruptions, we anticipate to return to movements as projected in the Master Plan



Aircraft Noise

- SMA strives to respond to aircraft noise complaints in a timely manner
- Our goal is to keep aircraft noise at or below levels outlined in the approved Master Plan 2019

Key theme over the past two years | COVID19

Whilst Aircraft movements are lower, the way the community has had to adapt has led to an increase in noise complaints



More people WFH



More emergency
services movements



New local home
buyers during COVID



More residences
ventilated

Communication and engagement

- Customer-centric approach to bring tenants and operators on the journey
 - Project communication and engagement
 - Reinvigorated CACG content
 - Two separate newsletters in the pipeline for community and tenants
 - Social Media ramping up
- Next Steps
 - Community Engagement Guidelines
 - Launch of new brand

WORKS NOTICE



Where: Bankstown Airport – North Precinct
What: Placemaking, landscaping, wayfinding and infrastructure upgrades at Airport Avenue and adjacent airport-maintained streets (Avro Street, Miles Street, Desoutter Street), along with streetscape improvements to sections of Marion Street.
When: Commencing March 2022, with a target completion date in June 2022.
Impacted: Airport Avenue, Avro Street, Miles Street, Desoutter Street

Sydney Metro Airports (SMA) is investing to deliver a significant upgrade to Bankstown Airport.

The proposed works (subject to approvals) will deliver placemaking, landscaping, wayfinding and infrastructure upgrades at Airport Avenue and adjacent airport-maintained streets (Avro Street, Miles Street, Desoutter Street), along with streetscape improvements to sections of Marion Street.

The Bankstown Airport Placemaking Works is in line with our vision to create the ultimate gateway to south west Sydney. It cements SMA's commitment to our tenants, and the wider community, of the investment in the ongoing growth and development of Bankstown Airport.

The upgrade will provide improved amenity for tenants, staff and customers, it will deliver:

- Significant landscaping upgrades along the corner of Marion Street and Airport Avenue;
- Construction of a café and outdoor seating areas;
- Landscaping and footpath upgrades along Airport Avenue to the Airport Terminal;
- Wayfinding and street lighting upgrades along Airport Avenue;
- Partial closure of Desoutter Street with new car park (and EV charging stations) between Desoutter Street and Miles Street;
- Road re-sheeting of Airport Avenue.

Who is doing it?
We are pleased to have selected a construction group to deliver these works. They have successfully completed similar works at Bankstown Airport and have demonstrated a capability in best practice project delivery.

How will this be done?
The proposed works will be staged to minimise disruption to Bankstown Airport access to their premises.

Who can I contact?
For further information on this project, please contact:
community@smairports.com.au
 0426 390 009

Bankstown Airport Projects



As a neighbour to Bankstown Airport, we would like to inform you there are several projects commencing adjacent to Marion Street. These projects will improve the experience, surroundings, and amenity within the Airport Precinct.

Airport Avenue Placemaking
The works will deliver placemaking, landscaping, wayfinding and infrastructure upgrades at Airport Avenue and adjacent airport-maintained streets (Avro Street, Miles Street, Desoutter Street), along with streetscape improvements to sections of Marion Street.
Commencing March 2022 with a target completion date in June 2022.

Tower Road Upgrade: to be completed
The proposed works (subject to approvals) will upgrade Tower Road, the only north-south link within the Airport. The project will involve a complete reconstruction of Tower Road, an upgrade of key utility services and new dedicated parking areas.
Commencing April 2022 and to be completed in multiple stages over an 18-month timeframe.

New 430 Marion Street Industrial Precinct
The works (subject to approvals) will establish 430 Marion Street as a new industrial precinct on the corner of Marion Street and Birch Street. The precinct will comprise of four warehouses, and associated hardstand areas, car parking and landscaping.
Earthworks commencing March 2022 with target completion by end of 2022.

For more information visit www.sydneymetroairports.com.au under 'Projects and Planning'.



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community@smairports.com.au

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Engagement Activities: Placemaking

https://www.sydneymetroairports.com.au/airport-avenue-placemaking/



Airport Avenue Placemaking

Bankstown Airport will soon see the Marion Street entry undergo a major makeover as part of the Airport Avenue Placemaking works.

The works will deliver placemaking, landscaping, wayfinding and infrastructure upgrades at Airport Avenue and adjacent airport-maintained streets (Avro Street, Miles Street, Desoutter Street), along with streetscape improvements to sections of Marion Street.

Renowned landscape architects Oculus have prepared the landscape master plan to guide these placemaking initiatives. Award winning construction group Taylor Australia will deliver the works.

The Airport Avenue Placemaking works are in line with our vision to create the ultimate gateway to Southwest Sydney.

Project Details

The Airport Avenue Placemaking works will improve the experience, surroundings, and amenity within the Airport Precinct. The first stage of the works will occur in the northern section of the airport precinct, and will deliver:

- One on one meetings with impacted tenants
- Works notice to all tenants
- Doorknock of residents on Marion Street
- Website project page (as shown)
- VMS on Desoutter Street advising closure
- Video board on Airport Avenue
- Bannermesh on site fencing
- Social media – Placemaking video
- Media Release in AFR, local media and General Aviation publications
- Social media – media release promotion
- Stakeholder engagement report uploaded to website (in progress)
- Information provided to Council on key topics

Community Investment Strategy

- Community Investment Strategy being prepared
- Spark Strategy engaged
- To deliver an SMA Community Investment and Impact Measurement Framework.
- Objectives:
 - Strategic approach to community investment and giving
 - Measure and communicate the impact of our investment in the community
 - Achieve desired business goals and shareholder value



Airport Highlights

SFC scholarships:

- 1 Indigenous scholarship
- 2 Women in Aviation scholarships



Basair
Aviation
College
Open
Day

Vision, Values and Brand

Our vision is to ***connect aviation, commerce and community.***

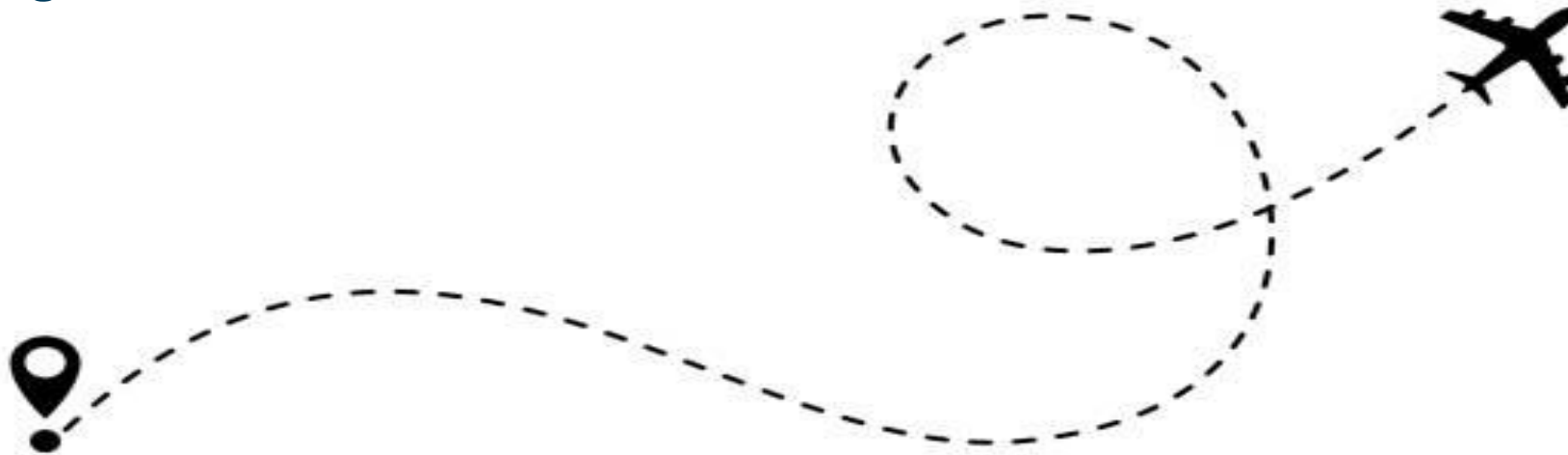
Our CARE values will be instrumental in achieving our vision for the future.

Part of our journey continues to be a rebrand for Sydney Metro Airports.

We are committed to the launch of our new brand by end of 2022.



We are moving...



16A Airport Avenue
Bankstown Aerodrome

Our new address will be in the heart of the Airport at
16A Airport Avenue

- At the front and centre of our community,
- Inviting our community in to use our new facilities,
- Providing landscaped public spaces for all to enjoy.

Corporate Services

Covid

- Rent Relief Scheme for the 2021 Delta lockdown expired March 2022
- SMA supported all eligible impacted tenants (50:50 waiver and deferral of eligible rent)
- Financial measures indicate Covid impacts are generally moderating, but cost pressures remain

Ex Gratia Land Tax (EGLT)

- FY23: change in basis of assessment
 - Single threshold whole of airport
- FY23 Valuation has commenced; outcomes to be communicated
- SMA continues to work with the Department to mitigate any adverse impacts on tenants
- Transitional relief is the focus fo discussions with Department



Our ESG Vision and Strategy

Our vision is to be an ESG leader in general aviation airports, commercial precincts and in our community.

We will achieve this by:

- committing to net zero (Scope 1 & 2) by 2030,
- being aware of our impacts, and
- engaging in an ethical and responsible way.



ESG Cont...

Priority ESG Areas

- Aviation safety performance
- Health, safety and wellbeing
- Environmental incidents
- Customer and community engagement
- Incident and crisis management
- Climate risk
- Energy consumption and efficiency
- Environmental compliance
- Diversity and inclusion

2022/23 focus

- Prepare ESG Implementation Program
- Develop reporting and governance structure
- Develop process for baseline information



Our Environment

- Surface Water Monitoring was carried out in April 2022 with results anticipated shortly
- Bankstown Airport participating in the Department's PFAS Pilot Investigation Program underway
- PFAS Human Health and Environmental Risk Assessment (HHERA) annual review completed
 - Detections continue at low levels
 - No change in low risk assessment
- Continued detections in the Georges River (upstream and downstream of Airport) indicate Airport site is unlikely to be contributing to contamination in the Georges River
- There have been no ground based noise complaints
- Bush regeneration continues for *Hibbertia fumana* and *Hibbertia puberula* subsp. *glabrescens*
 - Both populations have suffered die-back due to flooding
 - OEH informed and monitoring ongoing





SMA

UTILITIES

- Embedded (Electricity) Network
 - New offer rolled out to tenants in 2021
 - 60% of all Tenants have “opted in”
 - Competitive pricing from SMA continues
- Smart Meter rollout nearing completion
- Infrastructure uplift program WIP 2022/23
- Solar Strategy developed with ongoing rollout of solar panels on new buildings

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