



BANKSTOWN AIRPORT Community Aviation Consultation Group

28 September 2022



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Member Updates:	
Airservices Australia (separate paper)	
Department* (separate paper)	

* Department of Infrastructure, Transport, Regional Development, Communications and the Arts



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

Our journey to Create the Ultimate Gateway

Key Updates

- Advancing General Aviation facilities; Hangar 542
- North Precinct transformation well underway
- New SMA Management Office
- New Pro1 Badminton sports facility 361 Milperra Rd
- Airport activity improving to be on track
- Noise complaints reducing

Transformation journey

- Placemaking, amenity, infrastructure upgrades
- Hangar upgrades planning and construction
- Commercial development planning and construction
- ESG and Community Investment Strategy in progress
- Continued focus to improve consultation
- Upcoming launch of new Precinct name and Brand identities



Achievements:

- Solar rollout
- North Precinct repositioning
- Placemaking / amenity upgrades
- Terminal upgrade
- Aviation lighting upgrade
- Security upgrades
- Smart electricity meter installs
- Altitude premium logistics estate
- Entertainment Park and sports
- New vision and values
- New management office
- Consolidation of precinct ownership

Placemaking, amenity, infrastructure upgrades

Recently Completed

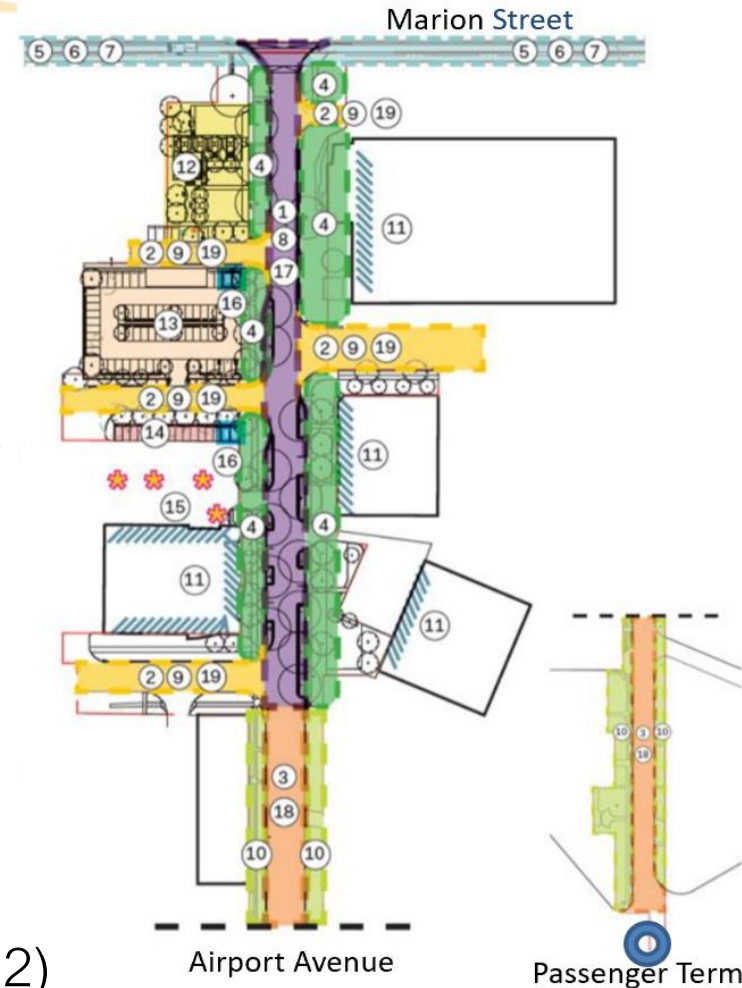
- New SMA Management Office
- Northern precinct repositioning;
Demo of old buildings on Avro St / Klemm St

Delivering

- Northern precinct placemaking and Café *
- Wayfinding and signage improvements (ongoing)

In Planning

- Tower Road upgrade *
- Intersection upgrades (1H 2023)
 - a) Milperra Rd / Murray Jones Drive
 - b) Henry Lawson Drive / Tower Rd
- Terminal external landscaping
- Security CCTV southern stage and airside (2022)



Achievements:

- Terminal upgrade (internal)
- Entertainment Park precinct (services, car parks, internal roads, landscaping)
- Security CCTV northern stage
- New Murray Jones Drive connection road 4 lane (Milperra Rd to Tower Rd)

North Precinct – Placemaking and Cafe

- Northern precinct repositioning;
Demo of old buildings on Avro St / Klemm St complete
- Placemaking construction well underway (2022):
 - Placemaking & amenity
 - Entry statement
 - New signage
 - Parking and EV Charging stations
 - Lighting upgrades
 - Stormwater improvements
- New Cafe construction underway (2022)
- Ex-RAAF Headquarters heritage assessment in progress



Stage 1A
Marion Street Frontage



Stage 1A
Airport Avenue



Stage 1A
Cafe area



Achievements:

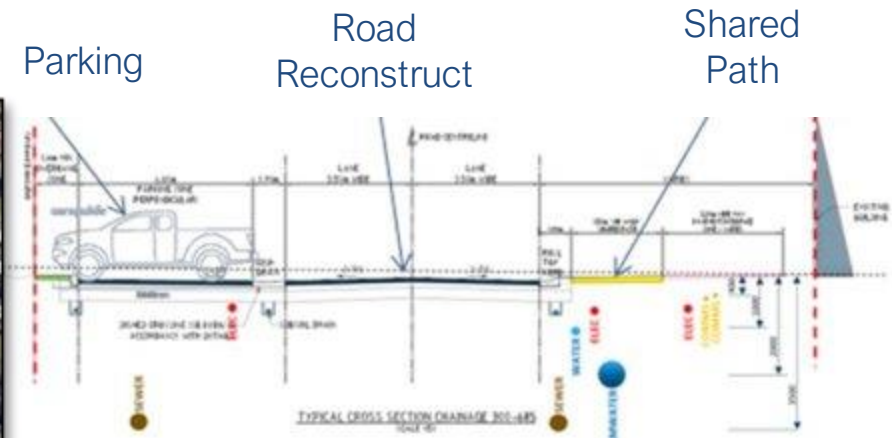
- North Precinct repositioning
- Landscaping Guidelines
- New SMA Management Office

Scope of Works

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

Tower Road Upgrade

- Tower Road 2.2km north / south
- Road upgrade scope (STA)
 - New kerb and guttering
 - Shared footpaths
 - Parallel Parking
 - Stormwater / flood upgrades
- Planned to commence 2023 (STA) over 6 stages
- Consultation ongoing with adjoining land owner
- Intersection upgrades (STA)
 - (a) Henry Lawson Dr / Tower Rd
 - (b) Milperra Rd / Murray Jones Dr
 Documentation in progress



Proposed Staging

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

Evolving General Aviation Gateway

Highlight Achievements / Recently Completed

- Terminal refurbishment (internal) *

In Delivery

- Hangar 542 (14 Miles Street) repositioning *
- Terminal refurbishment (external landscaping / amenity) *

In Planning

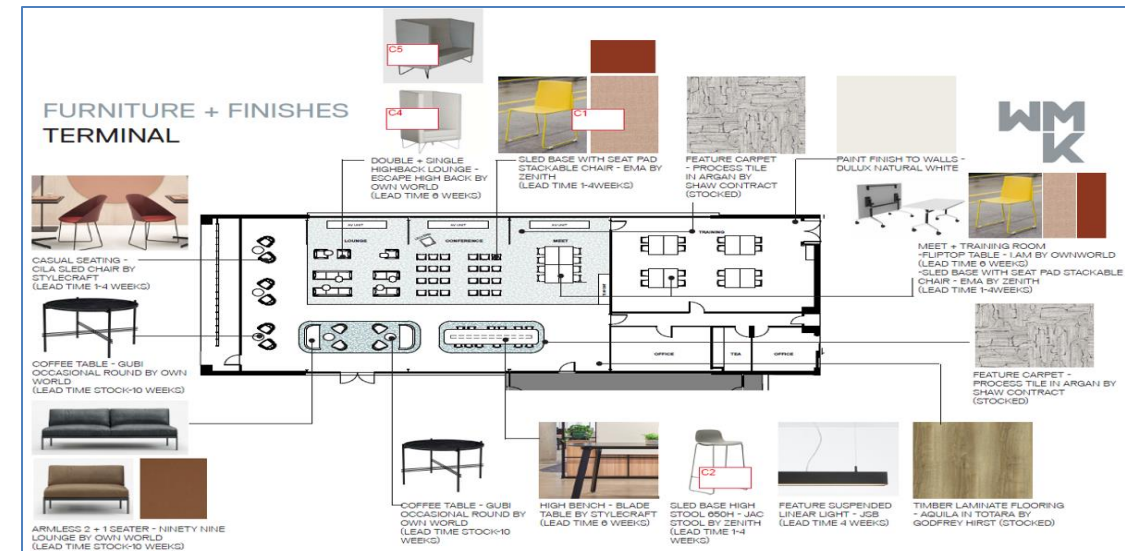
- Runways, taxiways and pavements upgrades *
- Chevron repositioning incl. new hangars and fuel delivery *
- New operational Aerodrome Beacon on Control Tower

Achievements:

- Terminal Refurbishment (internal) *
- Airfield lighting upgrade
- Upgraded Coulson Aviation facility
- New Toll NSW Ambulance ACE Facility
- New PoAir Facility
- Upgraded National Parks and Wildlife Services hangar

Bankstown Airport Passenger Terminal Refurbishment

- Passenger Terminal internal refurbishment complete including furniture and AV
- In progress:
 - Free WiFi (2022)
 - Security CCTV (2022)
 - External landscaping and amenity (Q1 2023)
- CCTV to facilitate general access to terminal
- New Conditions of Use
 - Special conditions for significant use
 - To be available on SMA website
- Terminal available for hire events and catering



Hanger 542 (14 Miles Street) – Major Refurbishment

Significant hangar refurbishment

- Full hangar reskin / new roof
- New office / amenity / kitchen
- Services upgrade

Placemaking upgrades

- Car parking & EV charging
- Outdoor and Indoor amenities
- Landscaping & Wayfinding

Construction Program

- Commenced Aug 2022
- Complete by Jan 2023



Works in progress:



Aviation Chevron – A long term vision for General Aviation

— Concept Plan complete
(as previously reported)

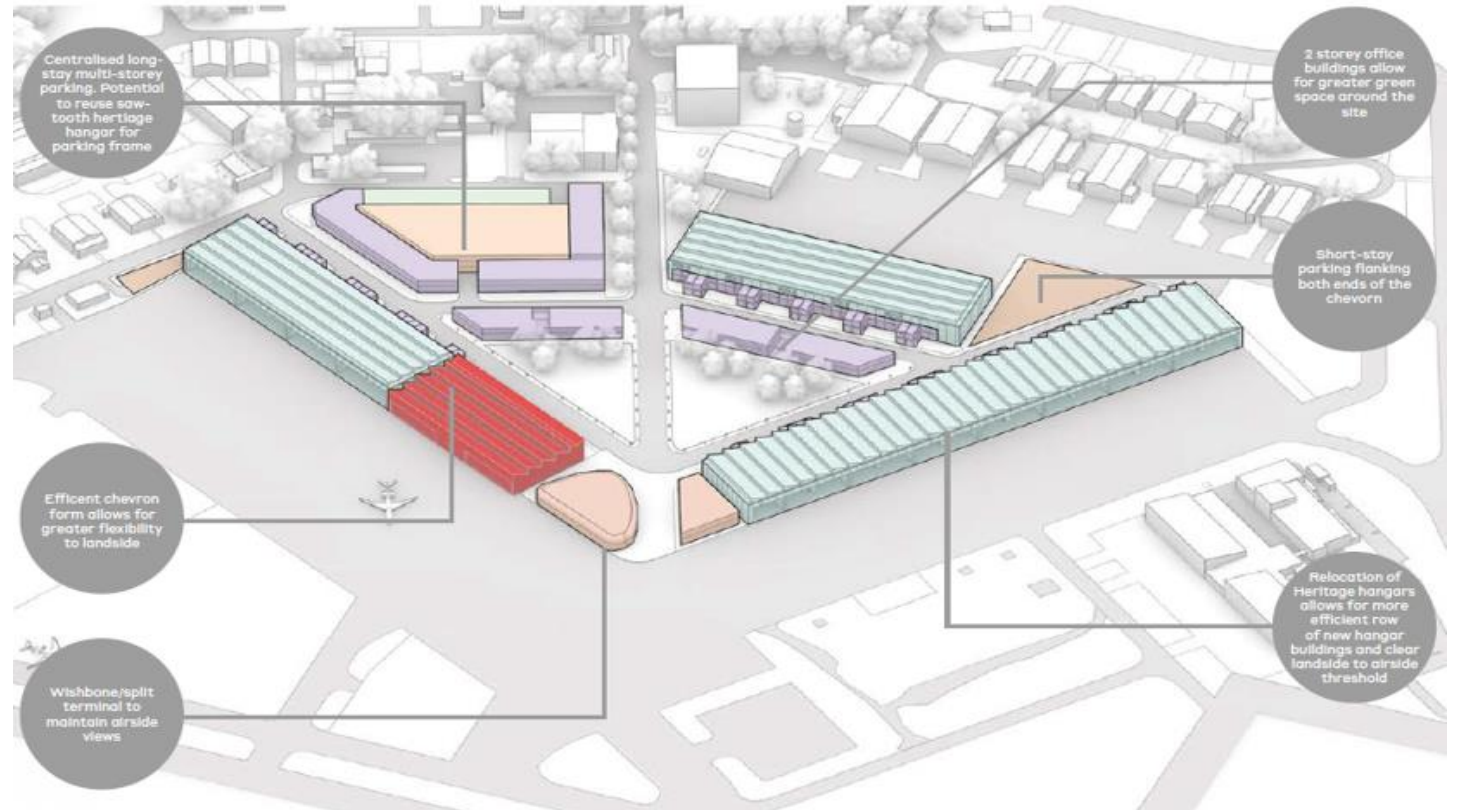
- Long term visioning
- A guide for staging only (STA)

— Due diligence progressing:

- Heritage assessments for infill sites
- Potential vacant sites for new hangars
- Aviation pavement strategy

— Aviation Fuel Strategy review ongoing with fuel operators and customers

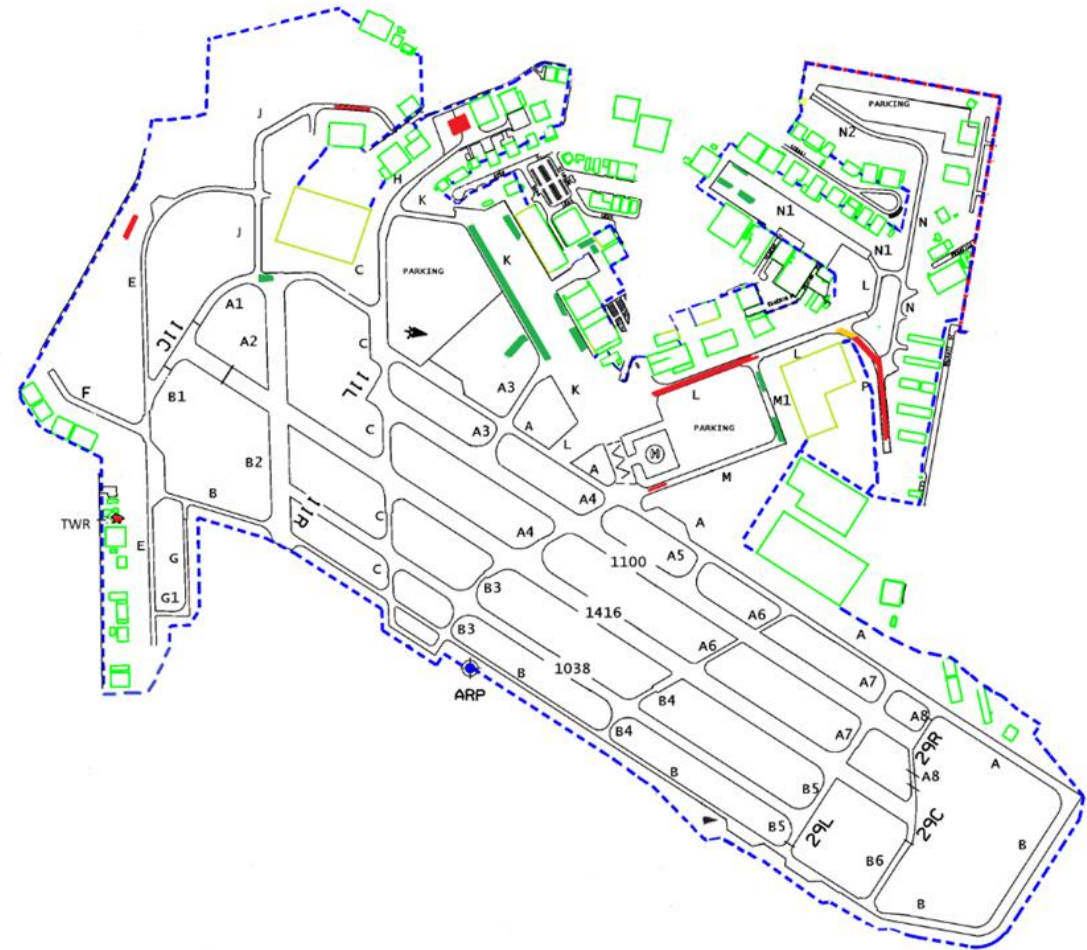
CONCEPT PLAN ONLY



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

Aviation pavements

- Repairs & Maintenance program:
 - ‘Stage 2’ complete (Taxiways N, N1, M1 and A1)
 - ‘Stage 3’ next phase 2022/23 (Future Stages - red”)
- Pavement condition assessment substantially complete
 - PCI (Pavement Condition Index) by Oct 2022
- Next Steps (1H 2023):
 - Aviation pavement strategy (short and long term)
 - Pavement maintenance and inspection plan
- Pavement management under consideration:
 - Tolerance for Aircraft weights, types and tyre pressures
 - Aircraft manouvering controls
 - Aviation Chevron development planning *



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

Aviation Operations

Aerodrome Beacon

- Aerodrome Beacon on Control Tower not operational for some time due to lack of spare parts
- AsA conducted a Decommissioning Consultation Review (including at SMA Safety Management System Committee), which concluded the Beacon is to remain
- MOS139 now requires Aerodrome Beacons to be the responsibility of the airport operator.
- New Beacon to be operational Q1 CY2023

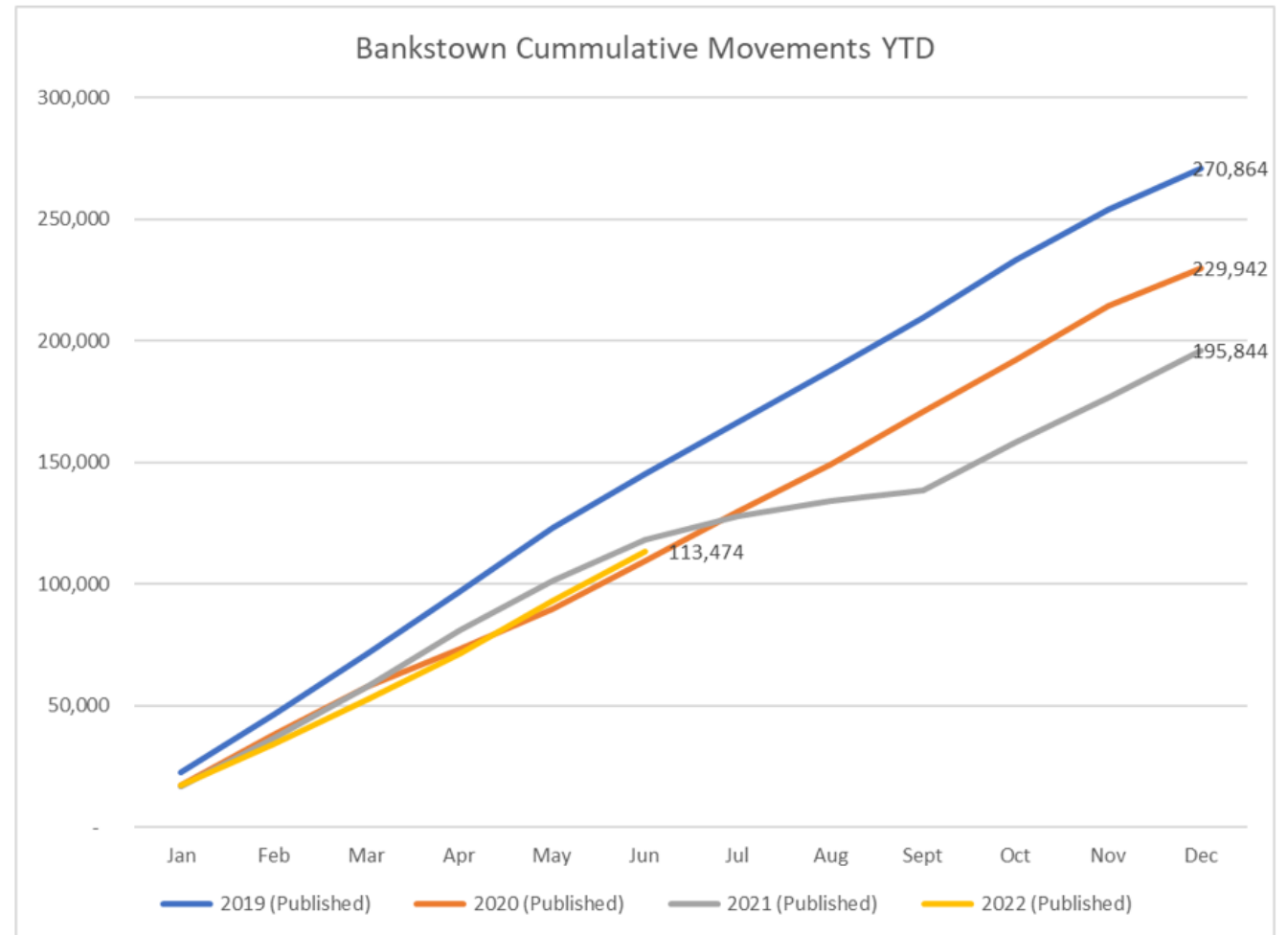
Airfield Presentation

- HARS Convair being removed from TWY N1
- Abandoned aircraft (2) being relocated to TWY N
- Reminder:
 - Aviation equipment in approved leased areas only
 - Non-aviation equipment on airfield not permitted



Aircraft Movements

- Significant rainfall in CY22 impacted aircraft movements:
 - 6 months to June 2022:
113,474 movements (-4.1% on pcp)
 - Anticipate aircraft movements to continue to recover to pre-COVID levels:
 - Master Plan 2019 projected CY2022:
272,294 movements
 - CY2022 reforecast:
240,000 movements
- (subject to weather and continued recovery in demand including international students)



* Data per Airservices website

Aircraft Noise

- SMA continues to proactively respond to aircraft noise complaints on a timely basis
- Our goal for aircraft noise complaints to be at or below levels outlined in the Master Plan 2019
- Noise complaints received by SMA from the community have continue to decrease from levels reported in May 2022 (which were elevated due to COIVD impacts) – refer attached update from AsA on noise complaints

Key theme over the past two years | Covid

Whilst Aircraft movements are lower since 2019, community concern regarding aircraft noise was related to:



More people WFH



More emergency services movements



New local home buyers during Covid



More residences ventilated

Bankstown Airspace Conflict Management

Background (as previously reported)

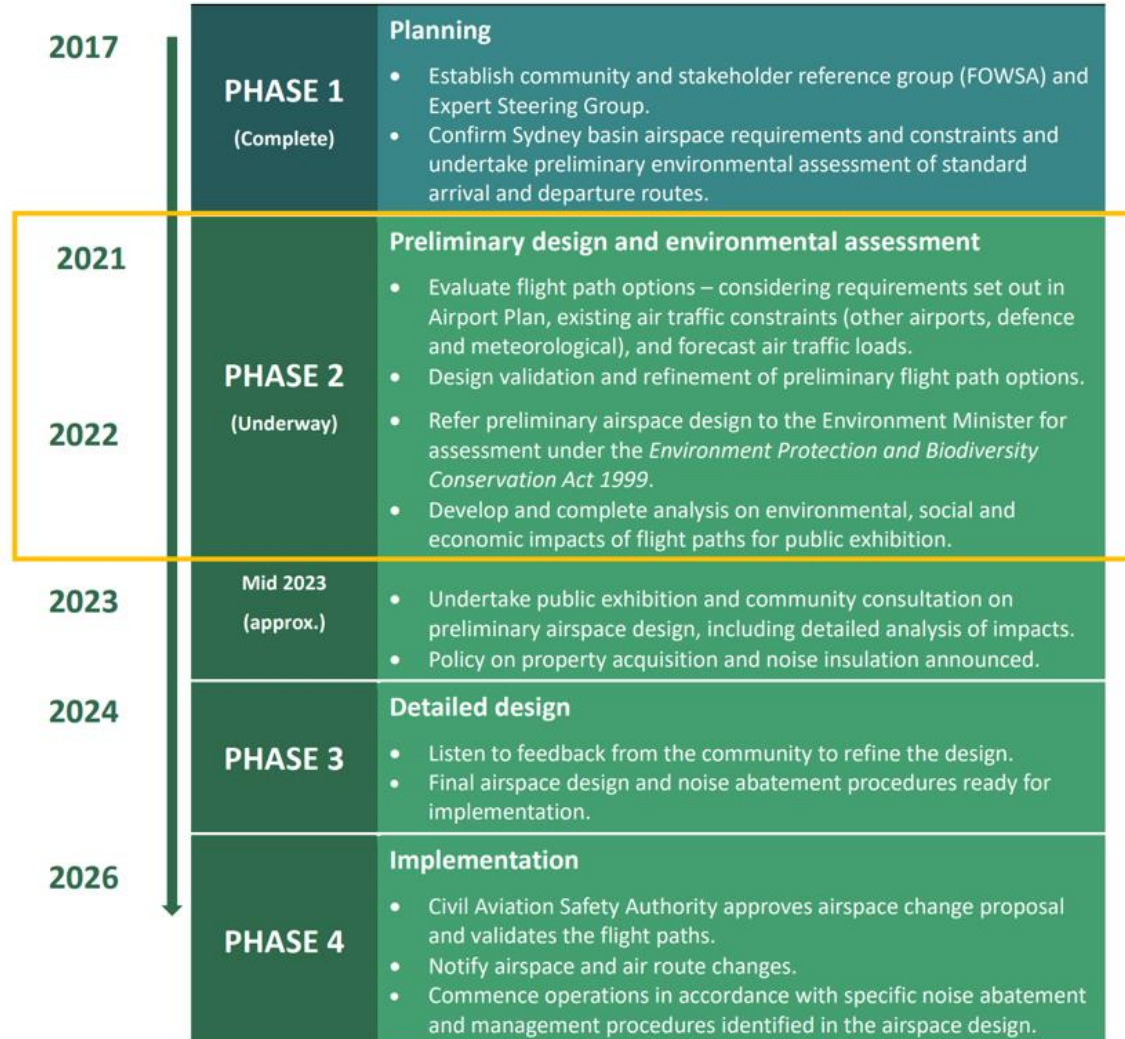
- AsA and CASA conducted a joint airspace review in 2016
 - Joint Airspace and Procedures Analysis Team (JAPAT) formed to review Bankstown Airport airspace and risks to aircraft safety
 - Recommendations included expanding the Bankstown Control Zone to the west (4.2NM), segregated VFR and IFR routes and Class E airspace to the west of Bankstown Airport
- In Jun 2021, JAPAT reconvened as Bankstown Airspace Conflict Management (BACM) Working Group including General Aviation industry consultation
- In Sept 2021, AsA and CASA consolidated BACM into a holistic Sydney basin airspace assessment including Western Sydney Airport (WSA)

Update

- Risk assessment refresh completed in Aug 2022 concluding the identified risks remain
- CASA finalising recommendations including amended aircraft tracking and improved pilot education
- SMA to continue to facilitate BACM Working Group and General Aviation industry participation

Western Sydney Airports Impacts

Flight path design pathway



— As previously reported in May 2022:

- Australian Government’s Fact Sheet Dec 2021
<https://www.westernsydneyairport.gov.au/sites/default/files/documents/factsheet-flight-path-for-western-sydney-international-december-2021.pdf>
- Government’s Flight Path Design ongoing – Phase 2 Preliminary Design and Environmental 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)
<https://www.westernsydneyairport.gov.au/sites/default/files/documents/2022-factsheet-fowsa.pdf>
- SMA facilitated direct consultation with the Department and representatives from GA community – Jun 2021 and Sep 2021
 - Key focus areas include flight training areas, air traffic pinch points and instrument flight rules
- Government anticipated to release Environmental Impact Statement in 2023 for community consultation

— Next FOWSA meeting 14 Oct 2022

Commercial Gateway Transformation

Recently Completed

- Pro1 Badminton opened (Unit F1 361 Milperra Rd)

Delivering

- Altitude warehouse 3 *
- Altitude warehouse 4A *
- 430 Marion Street Industrial Unit Estate *

Planning

- 343 Milperra Rd new warehouse and showroom *
- Altitude warehouse 4B and 4C *
- Retail/Mixed Use Precinct in South West *
- Pickles site extension 6,233sqm on NELD



Achievements:

- Super IGA Centre Georges Hall acquisition by SMA
- Altitude industrial warehouses 1 and 2 (Beijer Ref, Hellman Logistics, Sydney Freezers, eStore)
- 361 Milperra Rd Unit F1 upgrade (GNS Stationary)
- 361 Milperra Rd Building F refurb
- Entertainment Park

Altitude Premium Logistics Hub

In Delivery

- Warehouse 3 (41,000sqm):
 - Unit 3A Yatsul
 - Unit 3B/C - HOA signed
- Warehouse 4A (20,000sqm)
 - Allied Express
- Warehouse 4B (14,000sqm)
 - For Lease
- Warehouse 4C (21,000sqm)
 - Logistics tenant - confidential

Achievements:

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



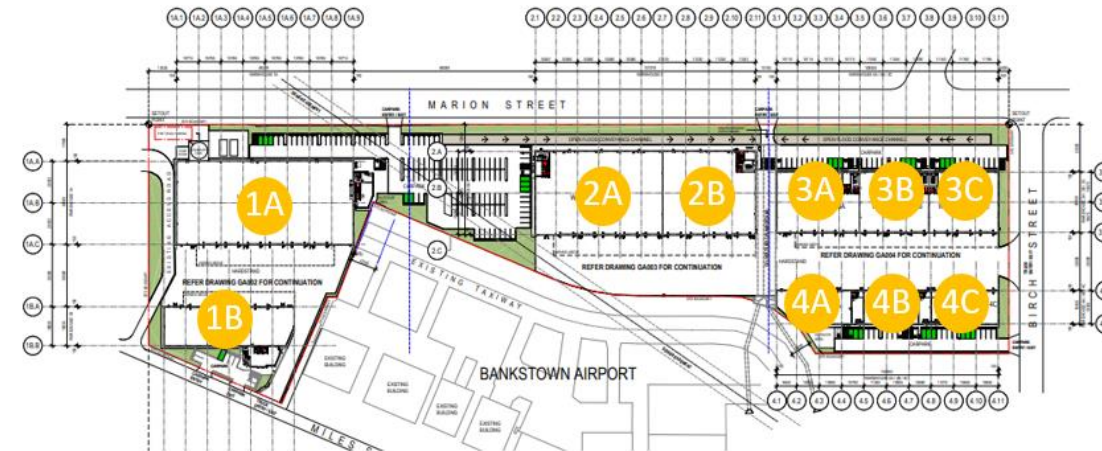
430 Marion Street Industrial Unit Estate

Project Scope

- 5 industrial units / warehouses (535sqm to 3,800sqm)
- Significant precinct improvements
 - Landscaping / wayfinding / street lighting
 - Stormwater and flood mitigation
 - EV charging stations
- Marion street shared / active path upgrade (STA)

Project Update

- Strong leasing demand continues
- Construction on track to complete CY2022
- Taxiway N2 drainage works 13 Sep to 31 Oct 2022



Landscaping Scope:

- 131 trees to be planted (134 trees remove)
- 4030 shrubs planted (67 shrubs remove)
- +5,143 ground covers
- 3 climbing plants

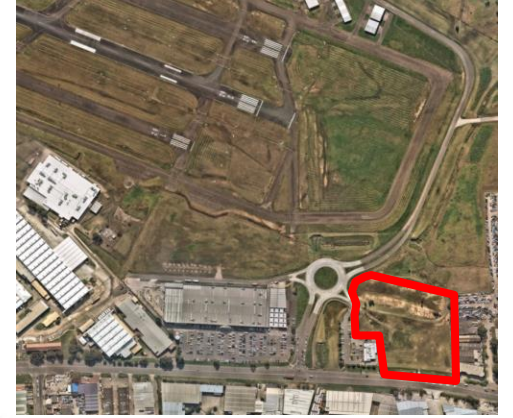
Leasing Update:

- 1A HoA signed
- 1B HoA signed
- 2A HoA signed
- 2B HoA signed
- 3A HoA signed
- 3B HoA signed
- 3C HoA signed
- 4A Leased
- 4B HoA signed
- 4C HoA signed

New Industrial Warehouse/Showroom – 343 Milperra Road

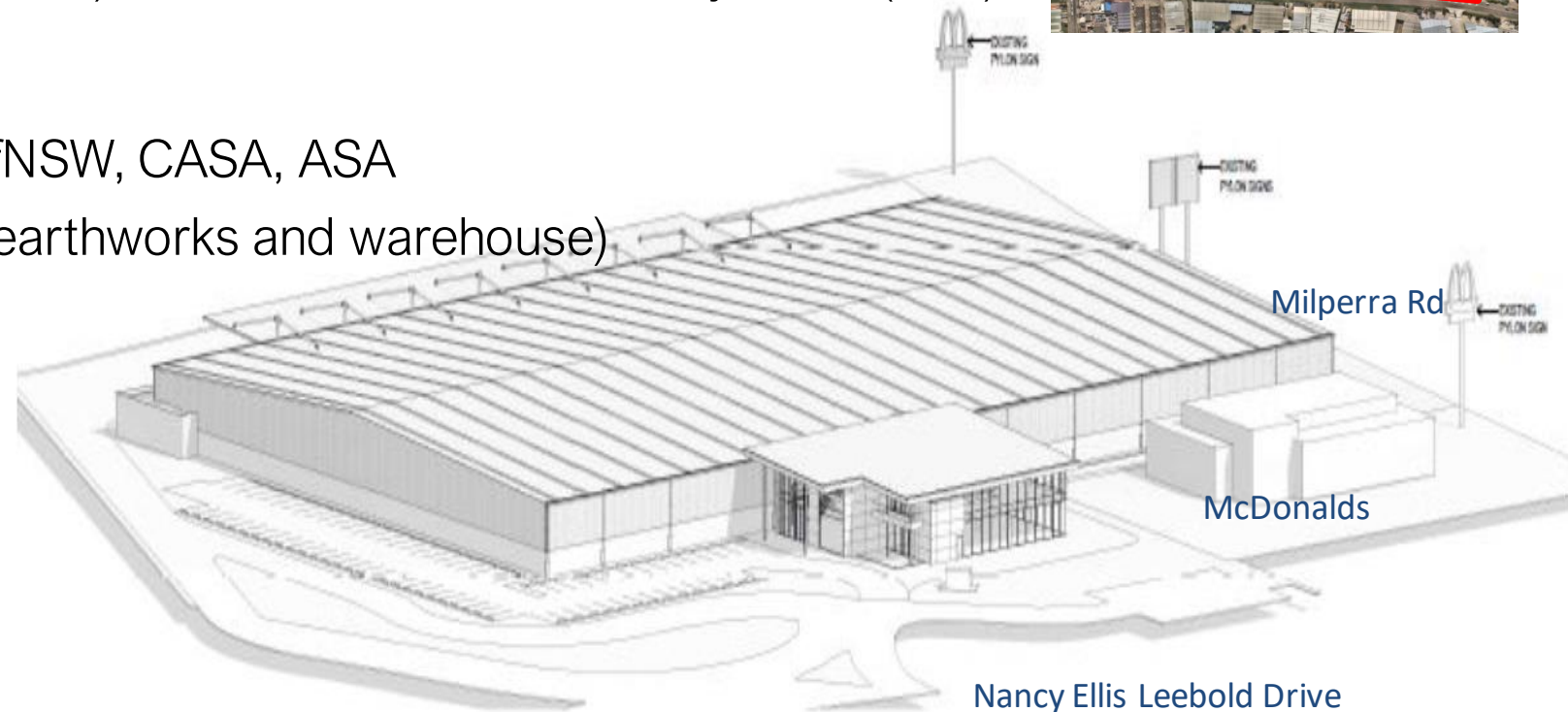
Project Scope

- Redesigned Warehouse / Showroom / Office circa 12,500sqm
- Access off roundabout on Nancy Ellis Leebold Drive
- Car parking 79 spaces
- On site water detention area (c0.9ha) to be relocated immediately north (STA)



Project Update

- Consultation completed CCB, TfNSW, CASA, ASA
- Construction in one stage (bulk earthworks and warehouse)
- Planned delivery (STA):
 - Commence 2022
 - Complete Q2 2023 (STA)



Retail / Mixed Use – South West Precinct

- Development and Use subject to demand / leasing
- Bulk earthworks and services to site complete
- Retail use concept planning complete:
 - Option 1 stand alone development
 - Option 2 consolidate with existing retail site
- Potential retail uses (STA):
 - Supermarket
 - Trade retail
 - Large format retail
 - Services
 - Food and beverage
 - Health and wellbeing
- Leasing discussions ongoing



Our ESG Vision and Strategy

To be an ESG leader in general aviation airports, commercial precincts and in our community.

We are aware of our impacts and engage in an ethical and responsible way.

We commit to Net Zero by 2030 and Scope 3 by 2050.

Completed

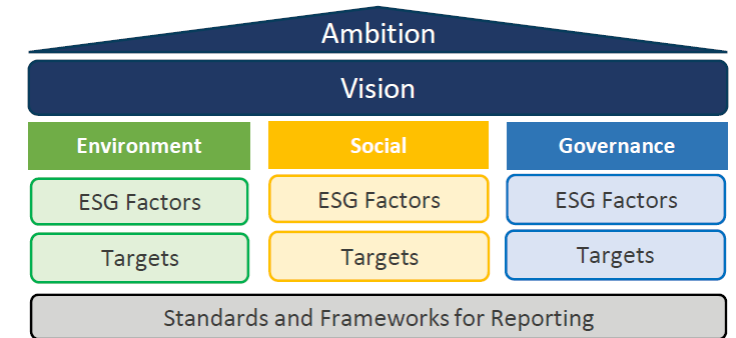
- ESG Vision
- Areas of focus confirmed
- Implementation Program

In Delivery

- Gathering baseline data for targets and performance measurement
- Prepare framework to report and monitor performance
- Reporting and governance structure
- Release inaugural ESG Report in October 2022 (annual thereafter)



ESG Framework



Initial Areas of Focus (updated)

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

Environment and Sustainability

Environment

- Bi-annual Surface water sampling (Apr 2022): No significant changes
- Annual Groundwater sampling: By Sep 2022
- PFAS Pilot Investigation Program: Progressing with draft report from Department by Sep 2022
- Ground based noise complaints: Nil
- Bush regeneration (*Hibbertia fumana* and *Hibbertia puberula* subsp. *glabrescens*):
 - Fortnightly maintenance program ongoing
 - Die-back occurred due to flooding with recent evidence of regrowth
- CBC Floodplain Management Committee inaugural meeting with SMA participation
- Contaminated soil management (ongoing)

Sustainability Initiatives

- 5 star greenstar:
 - Minimum target for all new builds
 - SMA Management office (target)
- Solar panel installation program
- EV Charging stations rollout
- Planning for electricity battery storage



SMA Utilities

Operations

- Smart meter rollout completed
- Infrastructure uplift program
- Solar panel rollout ongoing

Customer Update

- Updated retail pricing effective from 1 October 2022



Community Investment

As previously reported:

- Community Investment Strategy being prepared
- To deliver a Community Investment and Impact Measurement Framework
- Strategic approach to community investment and giving for focus and investment multiplier

Update:

- Community investment assessment framework prepared and Community Investment Plan by Dec 2022
- Recent highlights; SMA Sponsorship
 - RU OK? Day at Airport Passenger Terminal with tenants
 - Little Wings' Mammoth Projects charity car race.



New Precinct Name and Brand Identities

We are changing our name.

AERIA is our new name that covers our entire precinct (313 hectares), and will continue to be the home of Bankstown Airport.

AERIA

We have a new brand identities for Bankstown Airport and Camden Airport:



Our vision is to create a thriving, diverse destination that connects aviation, business and community. We will bring our CARE values to life to deliver this vision. In line with this purpose, the name of Sydney Metro Airports will change to **Aeria Management Group**.

- Launch plan:
- Soft launch Nov / Dec 2022
 - Official launch event Mar / Apr 2023
 - New signage and wayfinding 2022/23+ (precinct by precinct)



Ex Gratia Land Tax (EGLT)

As previously reported:

- Change in basis of assessment of EGLT for FY23 to a single tax-free threshold for the whole of airport
- SMA continues to work with the Department to manage any adverse impacts on tenants
- Transitional relief is a focus of SMA's discussions with the Department

Update:


- Department has confirmed the new EGLT assessment dates:
 - FY23: Feb 2023, FY24: Dec 2023, FY25: Sep 2024
- SMA's new Independent Valuation provided to Department for review
- Next Steps / Timing:
 - Finalise arrangements for valuations and agree any airport specific arrangements (by Oct 2022)
 - Documentation of EGLT Deeds (by Dec 2022)

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