

BANKSTOWN AIRPORT Community Update

22 March 2023

Our vision for the AERIA Precinct

To create a thriving and diverse destination connecting aviation, business and community.

Contents

1.0	Community	3
2.0	Development Activity	13
3.0	Property and Facilities Management	17
4.0	Aviation Operations	19

Section 1.0

Community

AERIA Precinct Update

- New AERIA precinct name – official launch event May 2023
- New precinct wayfinding beginning to show up:
 - Airport Avenue (north) signage complete
 - Terminal signage (airside) completed
 - Next stage – Entry Statements at intersections on Milperra Road and Henry Lawson Drive
- Encourage the use of the AERIA precinct name in your business address
- **Tenant Portal** – Coming Soon on websites:
 - aeria.co
 - bankstownairport.co
 - camdenairport.co
 - Tenant Guidelines
 - Environment Guidelines
 - Signage Guidelines
 - Landscaping Guidelines
 - Contractor Guidelines







AERIA Precinct Update

- **Terminal** – Refurbished and now operational
- **Café Piccolo Me (Airport Ave)** – opening April
- **Road Upgrades**
 - Airport Avenue resheeting – commencing April
 - Tower Road – Targeting commencement Q2 CY23 (staging TBC)
 - Intersection upgrades – forecast to commence Q2 CY23
 - Milperra Road and Murray Jones Drive
 - Henry Lawson Drive from Auld Avenue to Tower Rd will include some night works (TfNSW)
- **Electricity network**
 - Smart meters now installed to tenancies
 - HV infrastructure upgrades – commencing May
 - EV charging stations – Initial rollout targeting June



Map - Precinct upgrades



-  Cafe
-  EV Chargers
-  Airport Ave Resheeting
-  HV Infrastructure Upgrades
-  Intersection Upgrades
-  Tower Road Upgrades

Community Update

- Community Activity (examples):
 - Motor Culture Events - Entertainment Park
 - RU OK Day
 - Little Wings IWD
 - Women in Aviation – SFC 25 for 25
- Upcoming events:
 - Flying school open days
 - Contact SMA to amplify through socials
- Promotions – Electronic Billboard Henry Lawson Dr
 - Entertainment Park
 - Pro1 Badminton opening



BOOK TODAY!

PRO1 BADMINTON CENTRE

Unit 1/361 Milperra Road
pro1badminton.com.au

- ✓ Coaching for children and adults
- ✓ Court hire available
- ✓ Learn from world class players
- ✓ International standard Yonex court

Sustainability and Environment

• **ESG Implementation**

- ESG Focus Areas identified
- Collating data for baselining and reporting
- First ESG Report to be published in 2023
- Highlights:
 - Existing 250kW solar 412 t co²-e reduction
 - Greenstar rated buildings (Four x 4 Star, Seven x 5 Star)
 - Nil environmental incidents, fines or prosecutions

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

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

Sustainability and Environment

• Carbon Emissions Targets

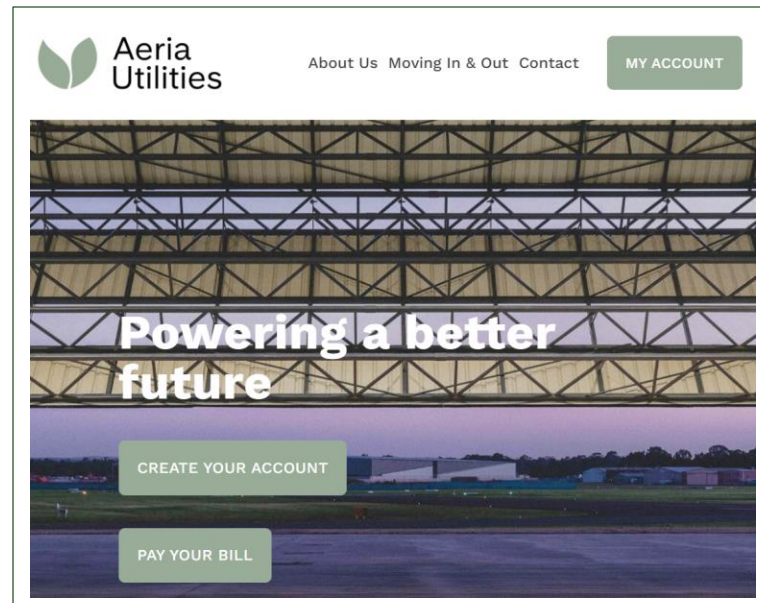
- Commonwealth legislation – carbon neutral by 2050
- Aware Super (shareholder) target net zero for financed emissions by 2050, and 45% reduction to 2030
- In line with AMG ESG vision and targets
- Scope 1 and 2 Inventory available in CY2023
- Scope 3 emissions sources to be defined
- Partnering approach with tenants

We will achieve our ESG Vision by committing to net zero by 2030 (Scope 1 and Scope2), being aware of our impacts, and engaging in an ethical and responsible way.



Aeria Utilities

- New brand and website
- Continue to deliver electricity savings to customers
 - Savings of 17% for small customers vs best in market (tendered)
 - DMO likely to increase by +14.7% from 1 July; maintain best in market pricing (small customers)
- Solar array installations:
 - Planned 6MW installations in 2023/24
- Battery storage
 - Land use planning and feasibility analysis underway



Default market offer

What is the DMO price?

The Default Market Offer or DMO price is the maximum price that electricity retailers can charge residential and small business customers on a standing offer contract. Customers might be on a

Find out more about the DMO

You can find out more about the DMO on our website at:

[Retail electricity prices review - Determination of default market offer prices | Australian Energy Regulator \(aer.gov.au\)](https://www.aer.gov.au/retail-electricity-prices-review-determination-of-default-market-offer-prices)

You can also contact your retailer.


Sustainability and Environment

- **Bush regeneration**

- *Hibbertia fumana* and *Hibbertia puberula* subsp. *glabrescens*
– Maintenance program ongoing. Regrowth identified post flood damage

- **Per and polyfluoroalkyl substances (PFAS)**

- Participated in Commonwealth Government’s PFAS Investigation Pilot Program
 - Preliminary Site Investigation (PSI) completed and results to be provided by April
 - Detailed Site Investigation (DSI) anticipated to commence this CY2023
 - More info on Department website:
[PFAS— Airports Investigation Program | Department of Infrastructure, Transport, Regional Development, Communications and the Arts](#)




Australian Government
Department of Infrastructure, Transport,
Regional Development, Communications and the Arts

PFAS Investigation Program—Frequently asked questions

Which airports are involved in the program?

A total of eight airports across Australia are included in the pilot program.



● Pilot Airport Sites

Sustainability and Environment

- **Heritage**

- Rich aviation and World War II military base history
- Heritage management plan in place
 - Includes war memorial and other historical assets
- Building 62 (ex RAAF HQ) (Airport Ave)
 - Significant disrepair and unsafe for occupancy
 - Site maintenance complete
 - Safety and security improvements required – secure hoarding to be erected in April to restrict access
 - Statement of Heritage Impacts (SOHI) completed
 - Photographic Archival Report (PAR) underway
 - Heritage Interpretation Strategy (HIS) underway



Section 2.0

Development Activity

Development – Delivery

- New hangar 14 Miles St – Complete and For Lease
- New Pro1 Badminton facility opened September 2022
- Estate and Airside CCTV – Stage 1
- Earthworks activity:
 - Western paddock (soil relocation) completed in March
 - Pickles (crushed rock) extension 6,500sqm targeting commencement in April



FOR LEASE Premium new hangar
14 Miles St, Bankstown Airport

ENQUIRE TODAY Tom Smith 0417 065 434

A graphic advertisement for the hangar. It features a photograph of the hangar's exterior, showing its large, open bay doors and a red and white aircraft parked inside. The text is overlaid on the image. The top part says "FOR LEASE" in large red letters, followed by "Premium new hangar" in green. Below that, it says "14 Miles St, Bankstown Airport" in green. At the bottom, a green banner contains the text "ENQUIRE TODAY Tom Smith 0417 065 434" in white.

Development – Delivery

- **Industrial Warehouses (southern precinct)**
 - Building 3 (Samsung & Yatsal) – Completed in March
 - Building 4C (DHL) – Targeting completion July
 - 343 Milperra Rd (Industrie) - Targeting completion July
 - Building 4B 14,600sqm targeting completion July and currently For Lease
 - Landcross warehouses (third party) under construction (behind Bunnings)
- **Industrial Units**
 - 430 Marion St
 - First warehouses complete by April (6 tenants including Ezystrut & Precision Glass)

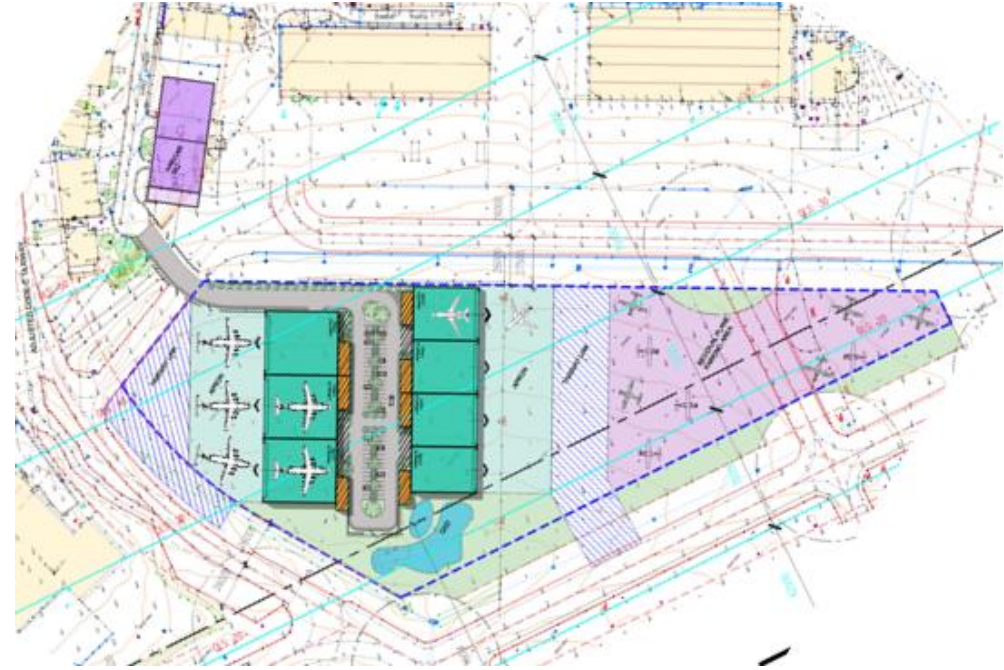


Development – Planning

- **Aviation Supersite ***
 - Initial aviation safety assessment positive
 - Further site investigation and design underway
 - Planning timeframe circa 12 months

- **Aviation Microsites ***
 - Site investigation and safety assessment underway
 - Design commencing
 - Planning timeframe circa 12 months

* Subject to Demand and Approvals



Development – Planning

- **Birdwood Road Precinct**

- Potential Mixed-Use development *
 - Retail shops (Birdwood Rd)
 - Industrial units and office (Tower Rd)
- Planning timeframe circa 12 months
- Including community consultation

- **Southwest Precinct (Starkie Drive)**

- Concept design including amenity and industrial units*
- Feasibility studies ongoing
- Planning timeframe circa 6 to 12 months

* Subject to Demand and Approvals



Section 2.0

Property & Facilities Management

Property & Facilities Management Update

- Invoicing
 - Further investment in people, process and systems ongoing to resolve invoicing challenges
 - Anticipate moving to monthly outgoings charges based on annual budget from 1 July (including statutory charges – land tax and council rates)
 - Aviation & Electricity invoicing particular focus for improvement
 - Thank you for your patience

- EGLT
 - Most recent land valuation by Valuer General in 2019
 - Values not reassessed while new methodology is being agreed with the Department
 - Recently confirmed that there will again be no change in the EGLT liability for 2022/23 year
 - Anticipate significant increase in land values for 2023/24 year in line with market

Section 3.0

Aviation Operations

Aviation Activity

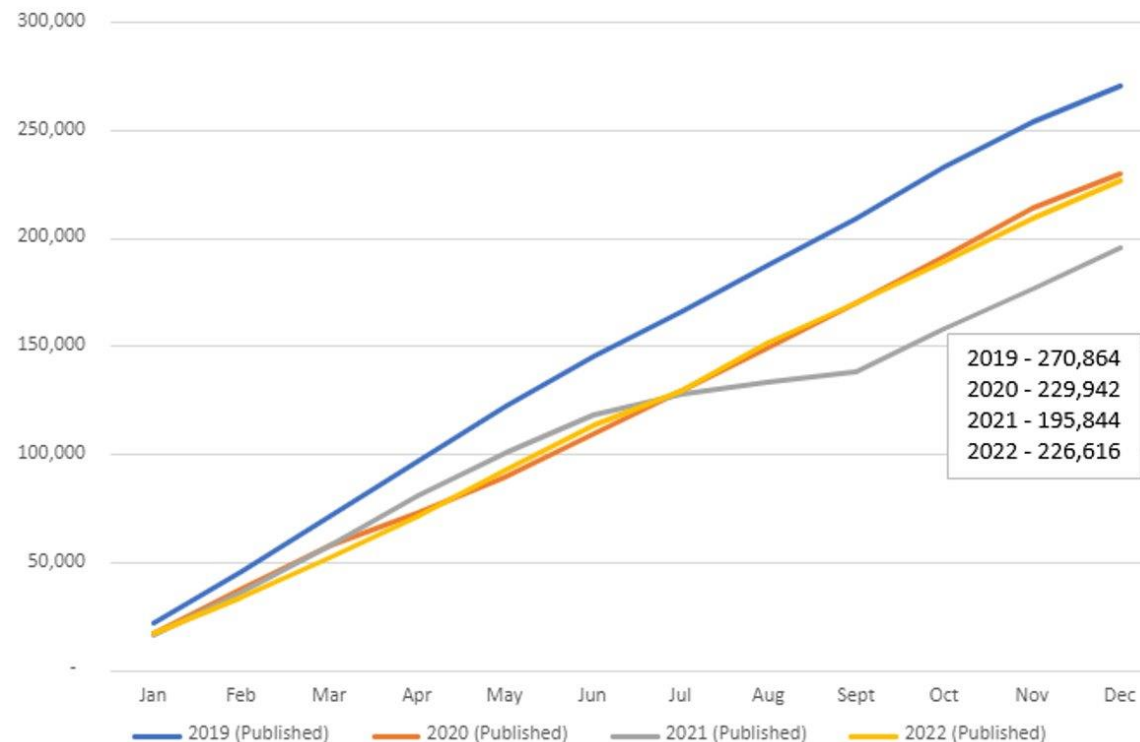
• Aircraft Movements

- 226,616 movements for year to Dec 2022:
 - 16% below 2019 levels (pre-COVID)
 - 13% below Master Plan forecast of 240,000 movements
 - CY2022 impacted by COVID and inclement weather (La Nina)
- Anticipate pre COVID levels over medium-term

• Noise Complaints to AMG

- Total 19 complaints (i.e. 3 complainants) since September 2022
 - Emergency services helicopters (minimize winching)
 - Flying training (remind operators of Fly Neighbourly)
 - Larger freight jets in early hours (anticipate abating from March)
- Refer also Airservices data on noise complaints

Bankstown Cummulative Movements YTD

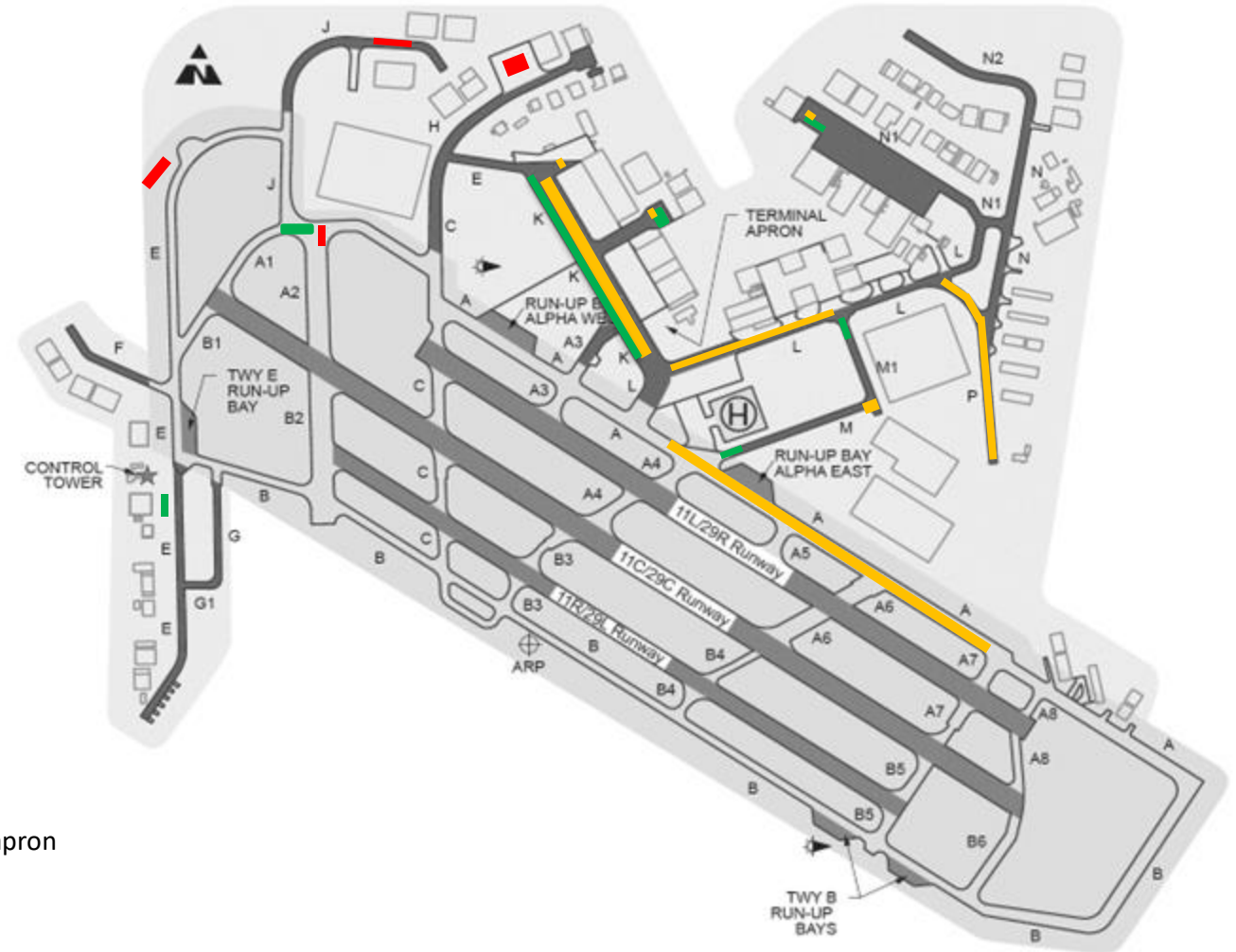


Aviation Facilities

- New **Aerodrome Beacon** commissioning delayed to Q3 this CY23 due to supply chain
- Refurbished **Bankstown Airport Passenger Terminal** now open
 - External landscaping, amenities and accessibility now complete
 - Public access from 9am to 5pm (non-exclusive)
 - Terminal and Meeting Rooms available for private bookings (exclusive) *
 - Passengers of over 5 requires advance notice *
- **Airfield presentation and safety focus** – Reminder:
 - Aviation equipment to be within leased/licensed areas only
 - Non-aviation equipment not permitted on airfield
- **Aviation Guidelines**
 - Annual review of Aerodrome Conditions of Use effective 1 July (separate communication)
 - Aviation Guidelines to be released in CY23 for all aviation operators including itinerant operators and airside operations (e.g. fuel trucks)

Aviation Pavements – Repairs & Maintenance

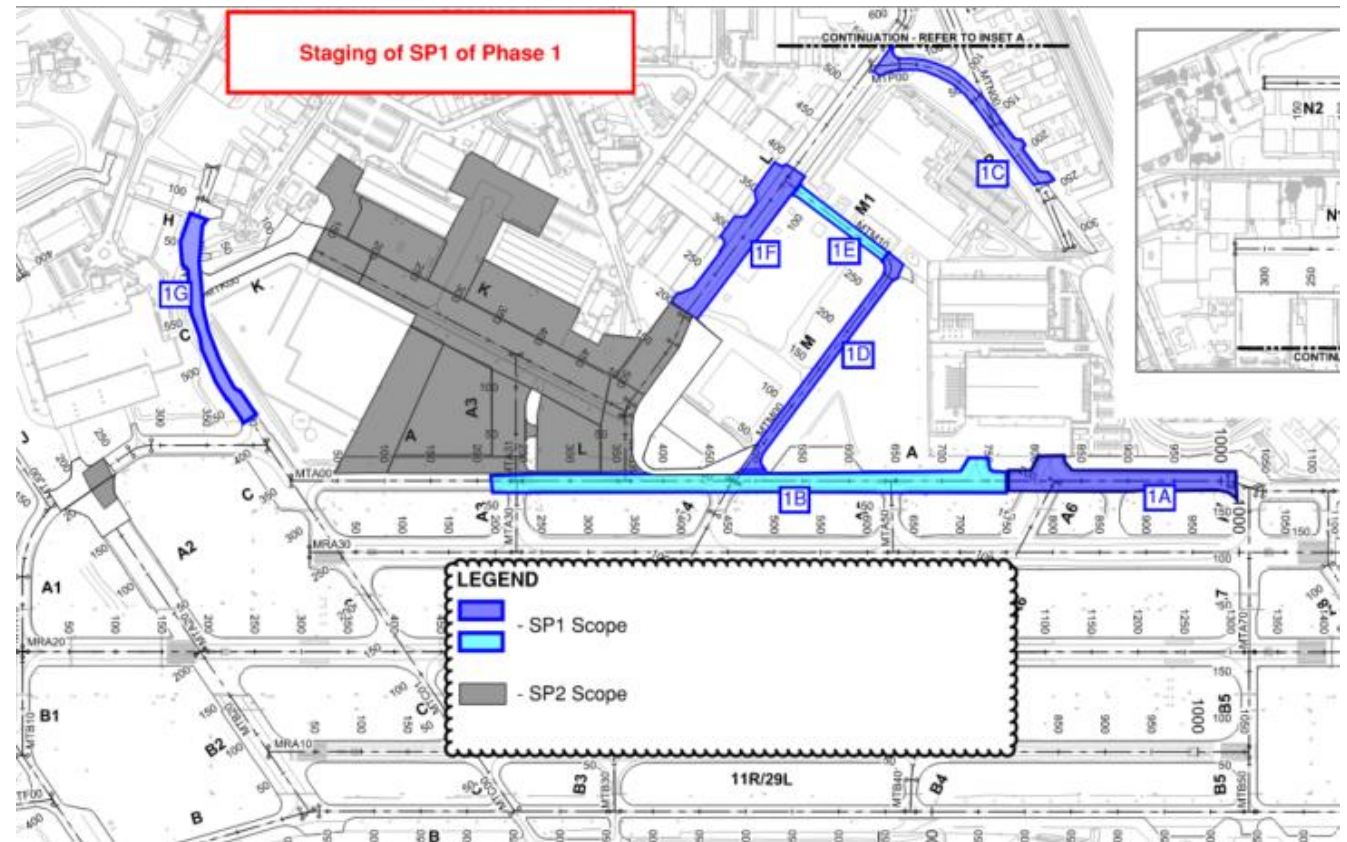
- Runway line marking refresh completed in March
- Aviation pavement failures recurring due to traffic volume and condition
- Repair program:
 - Stage 2 complete (green)
 - Stage 3 (orange) in 2023
 - Future Stages (red) – refer “Upgrades”



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

Aviation Pavements – Upgrade Project

- Condition assessments now complete
- Resheeting and reconstruction program planned over 2 years *
- Phase 1 (SP1) *
 - Includes high priority traffic areas (Taxiway A1 and above)
 - Commence June 2023 * (subject to contractor availability)
 - Significant program of works (SP1 circa \$17m)
 - Project management to minimise disruption
 - Works to be communicated in advance
- Phase 2 (SP2) in CY2024 *
- Hangar 650 (Airmed) apron area in the final stages of DD prior to commencement



* Subject to Approvals and Funding

Airspace – Bankstown Airspace Conflicts Management (BACM) Working Group

- No further official meetings of BACM since September 2022 – CASA and Airservices continue to investigate identified risk mitigants
- CASA / Airservices conducting final reviews on potential amended corridor(s)
- All risks to be considered in context of new WSI
- AMG to continue to facilitate BACM Working Group and General Aviation industry participation

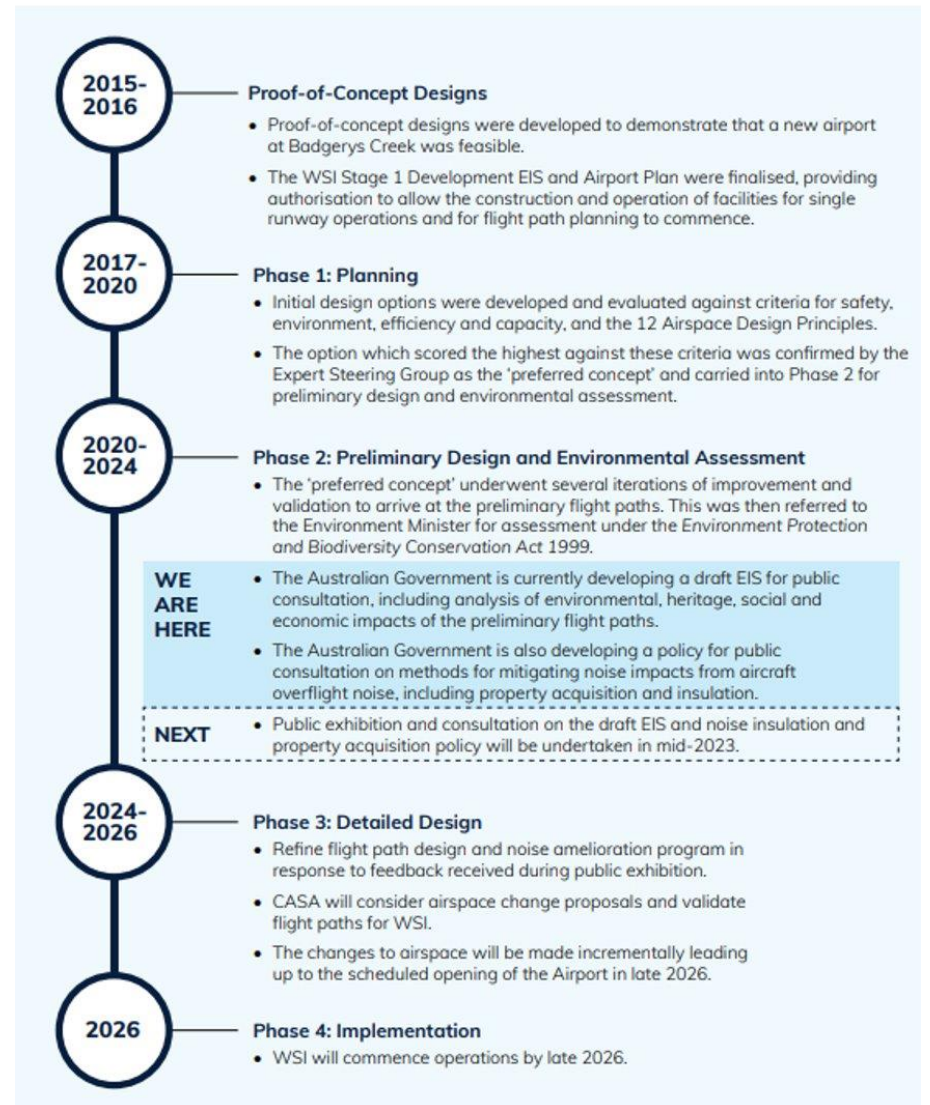
Background

- AsA and CASA conducted a joint airspace review in 2016
- Joint Airspace and Procedures Analysis Team (JAPAT) subsequently 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
- JAPAT reconvened in 2021 and Bankstown Airspace Conflict Management (BACM) Working Group established
- BACM Working Group includes General Aviation industry consultation and also considers the potential impacts from the new operations planned for Western Sydney International Airport
- In 2022, BACM initially conducted a review of the previous Risk Assessments concluding that some of the previously identified risks still remain.
- CASA subsequently finalised recommendations from the 2022 review which included amending aircraft tracking and improved pilot education.

Western Sydney International Airport – Impacts

- Continuing focus on flight training areas, air traffic pinch points and instrument flight rules
- EIS public exhibition anticipated mid-2023
- Consultation:
 - Direct consultation with GA community in Jun 2021 and Sep 2021
 - Early consultation by Department with GA community in December 2022 on the Financial Impacts
 - AMG submission Jan 2023 on potential financial / other impacts
- Forum on Western Sydney Airport:
 - Further FOWSA meetings Oct 2022 and Dec 2022
 - Public open FOWSA meeting on 18 March 2023
- Further information from Department:
 - “Flight Paths”
<https://www.westernsydneyairport.gov.au/about/flight-paths>
 - “Flight path design for single runway operations”
<https://www.westernsydneyairport.gov.au/sites/default/files/documents/flightpath-wsi-brochure-cd3521.pdf>

Summary flight path design process



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