



Bankstown Airport Birdwood Road Mixed-Use Project Major Development Plan

Supplementary Report

Bankstown Airport

Birdwood Road Mixed-Use Project

Major Development Plan

Supplementary Report

26-Jun-2025

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Executive Summary

This Major Development Plan (MDP) is for the development of a new community-based mixed-use project at Bankstown Airport that will include a childcare centre, shops, offices and warehouses.

The project will provide services to the local community and general aviation (GA) operators, along with employment and economic benefits to South West Sydney.

The MDP presents the site layout, building design and visual impressions of the proposed development.

Bankstown Airport (Airport) is a uniquely positioned metropolitan general aviation airport that is a significant employer within the region and home to most of the State's Emergency Services aviation operations.

The Airport is operated by Bankstown Airport Pty Limited (BAPL), which trades under the name of Aeria Management Group (AMG). AMG has made substantial investments in new and enhanced facilities and infrastructure across the Airport in support of multiple sectors – such as GA, manufacturing and distribution – and broader economic and employment generation for the people and businesses of South West Sydney.

The Bankstown Airport Birdwood Road Mixed-Use Project (Project) will provide opportunities for community- and retail-based uses and services on the northern portion of the site fronting Birdwood Road and medium-scale light industrial warehousing to support local businesses and trades on the southern portion of the site, which is separately accessed from Link Road (within the Airport precinct).

The Project triggers an MDP assessment pursuant to Section 89 of the *Airports Act 1996* (Airports Act) because the development cost exceeds \$25 million.

The Project aligns with the Bankstown Airport Master Plan 2019 (Master Plan 2019) Development Program, by delivering a significant community-based commercial precinct that will provide opportunities for new shops, cafes, offices, a childcare centre and light industry/warehouse customers.

As part of the Exposure Draft MDP and Preliminary Draft MDP processes, AMG delivered a consultation approach that engaged key stakeholders, met all statutory obligations and developed key initiatives to allow for stakeholder and community dialogue about the proposal.

The public exhibition of the Preliminary Draft MDP commenced on 10 March 2025 and concluded on 6 June 2025. In response to the consultation, 14 submissions were received, most of which supported the MDP and the investment in GA facilities and infrastructure.

A response to all written submissions and comments has been prepared and is contained in Section 3 of this Supplementary Report (Report).

Appendix B of the Report also details comments that were received from key stakeholders from the circulation of the Exposure Draft MDP, prior to the Preliminary Draft MDP being finalised for public consultation.

The Department of Climate Change, Energy, the Environment and Water (DCCEEW) reviewed the Exposure Draft MDP and confirmed that no referral under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) was required.

AMG has prepared the Draft MDP and, in accordance with the requirements of the Airports Act, is now seeking formal approval from the Commonwealth Minister for Infrastructure, Transport, Regional Development and Local Government for the Final MDP.

1.0 Introduction

1.1 Overview

The Bankstown Airport (Airport) site is owned by the Commonwealth of Australia and an Airport Lease has been granted to Bankstown Airport Pty Limited (BAPL) as an airport lessee company. BAPL trades under the name Aeria Management Group (AMG).

AMG is seeking approval from the Minister for Infrastructure, Transport, Regional Development and Local Government (Minister) for the Bankstown Airport Birdwood Road Mixed-Use Project Major Development Plan (MDP).

In accordance with the Airports Act, AMG prepared a Preliminary Draft MDP that was placed on public exhibition for more than 60 business days, commencing on 10 March 2025 and concluding on 6 June 2025.

This Supplementary Report (Report) provides a comprehensive summary of the consultation program and engagement activities undertaken by AMG prior to and during the public consultation period. The Report also outlines and addresses the issues and comments raised through stakeholder submissions.

1.2 Purpose of this Supplementary Report

The purpose of the Report is to:

- Summarise AMG's consultation and engagement approach and outcomes prior to and as part of the Exposure Draft MDP process, including during the public consultation period.
- Document all written submissions and identify, review and summarise the key issues raised, provide a response where required and ensure that due regard has been given to matters raised in submissions.
- Provide copies of all submissions received and copies of relevant information relating to the preparation of the Draft MDP.
- Identify any changes made to the Exposure Draft MDP and Preliminary Draft MDP to produce the Draft MDP, which has been submitted alongside the Report, following detailed review of all submissions received.

The Report has been prepared to assist the Minister in the further consideration of the Draft MDP and in accordance with Section 93 of the Airports Act.

1.3 Structure of Report

The Report is structured as follows:

Section 1: Introduction

This section introduces the Draft MDP and outlines the overall purpose and scope of the Report. It also includes a summary of the relevant statutory requirements under which the Draft MDP has been prepared.

Section 2: Consultation Strategy and Approach

This section outlines the consultation and engagement approach and objectives employed in the lead up to and for the Preliminary Draft MDP. This section also outlines the consultation program delivered by AMG during the formal public consultation period for the Preliminary Draft MDP.

Section 2 also includes the MDP Certificates and Statements required pursuant to Sections 92(1B) and 92(2) of the Airports Act.

Section 3: Submissions

This section provides a list of written submissions received in response to the consultation undertaken by AMG on the Preliminary Draft MDP.

This section also provides a summary of the amendments made to the Preliminary Draft MDP in acknowledgement of feedback received by AMG.

Section 4: Conclusion

This section provides a summary of the Report and outlines the next steps in finalising the MDP.

1.4 Major Development Plan approvals process

The MDP process involved preparing a Preliminary Draft MDP and releasing it for public comment – in this case in excess of the statutory requirement of 60 business days – and inviting feedback from GA operators, the community, industry and all levels of government.

At the completion of the 60-plus business-day public consultation phase, AMG considered all submissions received. The Report details AMG's due regard to those submissions. Where appropriate, the Draft MDP has been amended to reflect those submissions. The Draft MDP and Report are now presented to the Minister for consideration and approval.

Once AMG submits the Draft MDP to the Minister, the Minister has 50 business days to decide whether to approve or refuse the MDP. The Minister may approve the Draft MDP subject to conditions. In deciding whether to approve or refuse the Draft MDP, the Minister must consider:

- The extent to which the document achieves the purpose of an MDP.
- The extent to which the Draft MDP meets the needs of airport users.
- The effect of the Draft MDP on the future capacity of the airport.
- The impact of the proposed development on the environment.
- The consultation undertaken.
- The views of the Civil Aviation Safety Authority (CASA) and Airservices Australia (Airservices) in respect to safety and operational aspects.
- Any other matters considered relevant.

Table 1 provides a summary of the MDP approval process.

Table 1 Major Development Plan approval process

Date	Approval process
October/November 2024	AMG prepared the Exposure Draft MDP for early consultation with key stakeholders, including Commonwealth, State and Local Governments, Airservices, CASA, the Airport Building Controller (ABC), Airport operators, community members, industry groups and the broader GA sector, including the Regional Aviation Association of Australia (RAAA) and General Aviation Advisory Network (GAAN). The Exposure Draft MDP stage is not a legislated requirement under the Airports Act. However, it has been a long-standing practice in the preparation of MDPs and provides an opportunity for key stakeholders to comment and inform the progressive design of the project, prior to the formal public exhibition of the MDP. The Exposure Draft MDP was submitted on 26 November 2024.

Date	Approval process
December 2024 – March 2025	AMG prepared the Preliminary Draft MDP, incorporating comments and feedback received regarding the Exposure Draft MDP (see Appendix B).
10 March 2025	AMG released the Preliminary Draft MDP for a 60-plus business-day public consultation period, including multiple engagement and consultation activities and initiatives with key stakeholders, including GA operators and the broader community (Detailed in Section 2 of the Report).
June 2025	AMG prepared the Draft MDP incorporating a response to the submissions received during the public consultation period and prepared the Report responding to and having due regard to the submissions received. AMG submitted the Draft MDP and Report to the Minister for approval.

2.0 Consultation Strategy

2.1 Approach

AMG delivered an authentic, extensive and open engagement and consultation strategy and related initiatives and activities throughout the MDP process, including during the early development of the proposal.

AMG's engagement and consultation approach met and exceeded all statutory obligations under the Airports Act and any other relevant requirements or expectations, including relevant considerations in the Aviation White Paper, such as consultation with First Nations people.

AMG undertook additional stakeholder engagement activities to ensure authentic and open engagement and facilitate discussion, information sharing and consultation with diverse stakeholders. This approach to engagement and consultation aligns with AMG's airport-wide proactive community engagement framework.

2.2 Objectives

AMG achieved the following engagement and consultation objectives during the public exhibition of the Preliminary Draft MDP:

- Provided stakeholders and the community with accurate, consistent and up-to-date information about the proposal.
- Ensured stakeholders and the community had a clear understanding of the proposal and its impacts.
- Ensured stakeholders and the community were easily able to access information about the proposal.
- Ensured stakeholders and the community were easily able to provide feedback to the proposal.
- Sought early stakeholder feedback in the preparation of the proposal to identify and resolve, where possible, any issues and concerns.
- Provided the community with opportunities to learn detailed information about the proposal and to provide feedback on the proposal.
- Ensured stakeholder and community views were considered and responded to as best as possible throughout the MDP process.
- Met and exceeded all legal and statutory obligations.
- Maintained and enhanced positive relationships with stakeholders and the community.

2.3 Consultation and Engagement Preceding Exposure Draft MDP

Prior to the finalisation and submission of the Exposure Draft MDP, in November 2024, AMG engaged with key stakeholders over several months to share information and invite feedback to the proposal, including:

- Discussions, briefings and opportunities to provide feedback at several meetings of the Bankstown Airport Community Aviation Consultation Group (CACG), across 2023 and 2024. Members of the Bankstown Airport CACG include Airport operators, the GA sector, community members, industry groups, aviation regulators and representatives of Federal, State and Local governments.
- Detailed in-person briefings, in October 2024, to the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA), CASA, Airservices, the RAAA and GAAN.
- Detailed in-person briefings to City of Canterbury Bankstown Directors and Managers and Mayor, across 2023 and 2024.

2.3.1 Stakeholder meetings

AMG met with key stakeholders to provide direct, in-person information regarding the proposed development, specifically to:

- Provide an overview of the proposal, including planned community and industry engagement and consultation.
- Obtain feedback on key areas of interest, concern or opportunity relating to the proposal.

The stakeholder meetings, including attendees and dates, are listed in the table below.

Table 2 Key Stakeholder Meetings

Meeting details	Attendees	Date/s
Meetings of the Bankstown Airport CACG	Attendees: Representatives of AMG, DITRDCA, Airservices, City of Canterbury Bankstown, Airport operators, community groups, business and industry groups, residents Number of attendees: Approximately 30 people attended each meeting	22 March 2023 24 August 2023 5 December 2023 27 March 2024 6 November 2024
Meeting with City of Canterbury Bankstown	AMG representatives: Daniel Jarosch – Chief Executive Officer Tom Smith – Chief Operating Officer Peter Munro – Senior Communications & Stakeholder Engagement Manager City of Canterbury Bankstown representatives: James Carey – Director City Future	27 November 2023
Meeting with City of Canterbury Bankstown Mayor and Directors	AMG representatives: Daniel Jarosch – Chief Executive Officer Tom Smith – Chief Operating Officer Peter Munro – Senior Communications & Stakeholder Engagement Manager City of Canterbury Bankstown representatives:	3 April 2024

Meeting details	Attendees	Date/s
	Bilal El-Hayek – Mayor James Carey – Director City Future Graeme Beattie – Director Community Services	
Meeting with Airservices	AMG representatives: Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer Peter Munro – Senior Communications & Stakeholder Engagement Manager Joseph Akaja – Project Director from Project Partner Barings Airservices representatives: Richard Tomlinson, Airport Development & Engagement Advisor	30 October 2024
Meeting with DITRDCA and CASA	AMG representatives: Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer Peter Munro – Senior Communications & Stakeholder Engagement Manager Joseph Akaja – Project Director from Project Partner Barings DITRDCA representatives: Neermala Cash, Acting Director South, West, ACT and NSW Airports and Noise Section Scott Corr, Deputy Director South, West, ACT and NSW Airports and Noise Section Rafae Jafri, Regulatory Officer CASA representatives: Dilip Mathew, Manager Aerodromes	30 October 2024
Meeting with RAAA and GAAN	AMG representatives: Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer Peter Munro – Senior Communications & Stakeholder Engagement Manager RAAA/GAAN representatives: Rob Walker – Chief Executive Officer	30 October 2024

2.4 Consultation and Engagement on Exposure Draft MDP

The Exposure Draft MDP was submitted on 26 November 2024 to DITRDCA, CASA and Airservices for consideration and feedback, in line with longstanding departmental practice and policy. While DITRDCA changed its policy in mid-2024 such that it stopped providing formal feedback to Exposure Draft MDPs, DITRDCA representatives provided informal feedback to the proposal.

DITRDCA separately circulated the Exposure Draft MDP to the Department of Climate Change, Energy, the Environment and Water (DCCEEW).

AMG also submitted the Exposure Draft MDP to the City of Canterbury Bankstown for further comment.

AMG also hand delivered a community newsletter in December 2024 to 2500 homes in the streets and suburbs around the Airport and MDP site, providing information on the proposal and references to upcoming consultation and engagement opportunities.

AMG continued to engage with and provide briefings on the Exposure Draft MDP to Airport customers and operators, including through the forum of the Bankstown Airport CACG.

Appendix B provides a summary and response to comments received from those parties to the Exposure Draft MDP and details the related changes incorporated into the Preliminary Draft MDP, prior to public exhibition of the proposal.

2.4.1 Stakeholder meetings

AMG met with key stakeholders to provide direct, in-person information regarding the proposed development, specifically to:

- Provide an overview of the proposal, including planned community and industry engagement and consultation.
- Obtain feedback on key areas of interest, concern or opportunity relating to the proposal.

The stakeholder meetings, including attendees and dates, are listed in the table below.

Table 3 Key Stakeholder Meetings

Meeting details	Attendees	Date/s
Meeting with City of Canterbury Bankstown	AMG representatives: Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer Peter Munro – Senior Communications & Stakeholder Engagement Manager Joseph Akaja – Project Director from Project Partner Barings David Lousick – Project Manager from Project Partner Barings City of Canterbury Bankstown representatives: Andy Sharp, Director Planning James Carey, Director City Future Patrick Lebon, Coordinator Strategic Assessments Samantha Turner, Graduate Strategic Planner Mauricio Tapia, Town Planner	27 November 2024
Meeting with Kylie Wilkinson MP, Member for East Hills	AMG representatives: Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer Peter Munro – Senior Communications & Stakeholder Engagement Manager	5 December 2024

Meeting details	Attendees	Date/s
Meeting with Jihad Dib MP, Member for Bankstown and Minister for Emergency Services	AMG representatives: Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer Peter Munro – Senior Communications & Stakeholder Engagement Manager	6 December 2024

2.5 Consultation on Preliminary Draft MDP

Sections 92(1B), 92(2) and 93(2) of the Airports Act require that certain certificates and statements must accompany a Draft MDP when lodged with the Minister for approval.

2.5.1 Section 92 (1A) Advice to State

As per the consultation requirements under *Advice to State*, Section 92 of the Airports Act, AMG provided advice to:

- The Minister, of the State in which the airport is situated, with responsibility for town planning or use of land (NSW Minister for Planning and Public Spaces).
- The authority of the State with responsibility for town planning or use of land (NSW Department of Planning, Housing and Infrastructure).
- Each local government body responsible for the area surrounding the airport (City of Canterbury Bankstown).

CERTIFICATE UNDER SECTION 92(1B) OF THE AIRPORTS ACT 1996 (Cth)

For the purposes of Section 92(1B) of the *Airports Act 1996 (Cth)*, Bankstown Airport Pty Limited certifies that it gave the following persons/bodies written advice of the Airport's intention to give the Minister the Draft *Bankstown Airport Birdwood Road Mixed Use Project Major Development Plan* (Draft MDP) after completion of a series of Agency referrals and a Public Consultation period:

- (a) The Minister for the State with the responsibility for town planning or use of land – the Honourable Paul Scully, New South Wales Minister for Planning and Public Spaces.
- (b) The authority of the State with responsibility for town planning or use of land – Kiersten Fishburn, Secretary, NSW Department of Planning, Housing and Infrastructure.
- (c) Each local government body responsible for the area surrounding the airport: Mr Matthew Stewart, CEO of the City of Canterbury Bankstown.

Pursuant to Section 92(1B) of the *Airports Act 1996 (Cth)*, Bankstown Airport Pty Limited has attached in Appendix C to this Report, copies of the written advice given under section 92(1A).

Signed on behalf of Bankstown Airport Pty Limited:

Signature:.....

Name: **Tom Smith**

Position: Chief Executive Officer

2.5.2 Section 92 (1) Public Comment

As per the consultation requirements under *Public Comment*, Section 92 of the Airports Act, AMG:

- Published notices in regard to the commencement of the public exhibition period for the Preliminary Draft of the MDP.
- Provided details of the Preliminary Draft of the MDP – AMG Website.
- Set up public displays of the Preliminary Draft of the MDP in various locations in and surrounding Bankstown Airport (locations are detailed in Section 2.5.5).

CERTIFICATE UNDER SECTION 92(2) OF THE AIRPORTS ACT 1996 (Cth)

For the purposes of Section 92(2C)(2)(b) of the *Airports Act 1996 (Cth)*, Bankstown Airport Pty Limited:

- (a) Certifies that this Supplementary Report to the Draft *Bankstown Airport Birdwood Road Mixed Use Project Major Development Plan* (Draft MDP)
- (i) Lists the names of those members of the public who gave written comments about the Draft Major Development Plan during the 60 business day public comment period; and
 - (ii) Summarises those comments;
- (b) Certifies that it has had due regard to those comments in preparing the Draft MDP.

Pursuant to Section 92(2) of the *Airports Act 1996 (Cth)*, Bankstown Airport Pty Limited attaches, in Appendix A of this report, copies of the comments given to Bankstown Airport Pty Limited during the 60 business day public consultation period for the Draft MDP.

Signed on behalf of Bankstown Airport Pty Limited:

Signature:.....

Name: **Tom Smith**
Position: Chief Executive Officer

2.5.3 Published Notices

Notice of the commencement of the public consultation period of the Preliminary Draft MDP was published in a major State newspaper, *The Sydney Morning Herald*, on 10 March 2025.

In addition to the requirements of the Airports Act, notices were also published in local Arabic-language and Vietnamese-language newspapers on 13 March 2025 and 8 March 2025, respectively.

Newspaper notices (see Appendix D) provided details of the Preliminary Draft MDP and consultation period, locations where copies could be viewed and/or purchased, a link to the dedicated MDP page on the AMG website (see Section 2.5.4), the project-dedicated phone number and email address and community engagement and consultation activities.

2.5.4 Aeria Management Group (Bankstown Airport) Website

A dedicated MDP webpage ([Major new mixed-use project to benefit community and local businesses](#)) was created in November 2023 and maintained and updated throughout the MDP process, including for the duration of the public consultation period.

The web page included:

- Public consultation period dates, submission details and the requirements of the Preliminary Draft MDP.
- Locations where the Preliminary Draft MDP could be viewed or purchased.
- The ability to download an electronic copy of the Preliminary Draft MDP.
- Details of engagement and consultation events and opportunities to learn more about the proposal and provide feedback.
- Project contact details, including a project-dedicated phone number and email address.

2.5.5 Public Display of the Preliminary Draft MDP

Hard copies of the Preliminary Draft MDP were made available for review and/or purchase at multiple key community locations. The locations included:

- Bankstown Library and Knowledge Centre (80 Rickard Rd, Bankstown), open 9.30am-8pm Monday to Friday, 10am-4pm Saturdays and 1-4pm Sundays.
- Panania Library and Knowledge Centre (Corner Tower Street and Anderson Avenue, Panania), open 9.30am-8pm Monday, Tuesday and Thursday, 9:30am-5pm Wednesdays and Fridays and 10am-1pm Saturdays.
- Moorebank Library (Corner Nuwarra Road and Maddecks Avenue, Moorebank), open 9.30am-5pm Monday, Wednesday and Friday, 9:30am-8pm Tuesday and Thursday and 9.30-12pm Saturdays.
- Bankstown Airport Passenger Terminal (Airport Avenue, Bankstown Airport), open 9am-5pm weekdays.

2.5.6 Stakeholder letters and other communications

Letters were distributed to key stakeholders with a copy of the Preliminary Draft MDP. The letters detailed the proposal, engagement and consultation process and offered those stakeholders an opportunity for a briefing with AMG, to provide more information about the proposal, ask questions and provide feedback.

Stakeholder letters were provided to the following parties:

- DITRDCA
- DCCEEW
- Airservices
- CASA
- Hon. Jason Clare MP, Federal Member for Blaxland and Minister for Education
- Hon. Natalie Ward MLC, NSW Shadow Minister for Transport and Roads and Shadow Minister for Infrastructure
- Hon. Jihad Dib MP, NSW Member for Bankstown and Minister for Emergency Services, Minister for Customer Service and Digital Government, Minister for Youth Justice
- Hon. Prue Car MP, NSW Deputy Premier and Minister for Western Sydney, Minister for Education and Early Learning
- Kylie Wilkinson MP, NSW Member for East Hills
- Hon. Tony Burke MP, Federal Member for Watson and Minister for Home Affairs, the Arts, Cyber Security and Immigration
- NSW Department of Planning, Housing and Infrastructure
- NSW Minister for Planning and Public Spaces
- NSW Minister for Transport
- Transport for NSW
- City of Canterbury Bankstown
- Mayor Bilal El-Hayek, City of Canterbury Bankstown
- Fairfield City Council
- Liverpool City Council
- City of Canterbury Bankstown Councillor Chris Cahil
- City of Canterbury Bankstown Councillor Rachelle Harika
- City of Canterbury Bankstown Councillor Saud Abu-Samen.

As part of its engagement and consultation with key community, First Nations and industry and business groups, AMG also provided stakeholder letters to the following parties:

- City of Canterbury Bankstown First Peoples Advisory Committee
- Gandangara Local Aboriginal Land Council
- Canterbury Bankstown Chamber of Commerce
- Business Western Sydney
- Western Sydney Leadership Dialogue.

AMG also provided stakeholder letters to local preschools, primary schools, secondary schools and childcare centres in areas around the proposed development site, specifically:

- Bankstown Montessori Preschool
- Bankstown South Infants School
- Busy Bees at Georges Hall
- Georges Hall Public School
- Georges River Grammar School
- HopePoint Christian School
- Kindy Patch Condell Park
- KU Georges Hall
- Learning Corner Academy at Georges Hall
- Little Pilots Long Day Care
- Milieu Early Education and Care
- St Marys Catholic Primary School
- YMCA Georges Hall.

AMG also hand delivered a community newsletter in March 2025 to 6800 homes in the streets and suburbs around the Airport and MDP site, providing information on the proposal, the MDP process, the project-dedicated phone number and email address, link to the project webpage and details of engagement and consultation activities and opportunities.

AMG distributed a newsletter to all Airport customers and operators with an invitation to an in-person briefing for Airport operators about the proposal, including details of office and warehouse opportunities for general aviation operators.

2.5.7 Stakeholder meetings

AMG met with key stakeholders to provide direct, in-person information regarding the Preliminary Draft MDP, specifically to:

- Provide an overview of the Preliminary Draft MDP.
- Discuss the public consultation process and communication and engagement activities.
- Obtain feedback on key areas of interest, concern or opportunity relating to the proposal.

The stakeholder meetings, including attendees and dates, are listed in the table below.

Table 4 Key Stakeholder Meetings

Meeting details	Attendees	Date	Notes
Meeting of the Bankstown Airport Community Aviation Consultation Group	Attendees: Representatives of AMG, DITRDCA, Airservices, City of Canterbury Bankstown, Airport operators, community groups, University of Sydney and Western Sydney University	17 March 2025	Minutes of the meeting are included in <i>Appendix F</i> .

Meeting details	Attendees	Date	Notes
	Number of attendees: 34 people attended the session		
Community pop-up Outside SUPA IGA Georges Hall Supermarket (part of Airport precinct)	AMG representatives: Peter Munro – Senior Communications & Stakeholder Engagement Manager Deborah Palmer and Brendan Blakeley – Community Engagement Consultants engaged by AMG Community attendees: Approximately 68 community members and residents.	20 March 2025 from 2:30pm – 5:00pm	A memorandum of the community pop up session is included in <i>Appendix F</i> .
Bankstown Airport Customer Briefing Bankstown Airport Passenger Terminal	AMG representatives: Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer Justin Marr – General Manager Aviation James Caputo – Development Manager Peter Munro – Senior Communications & Stakeholder Engagement Manager David Lousick – Barings Project Manager Customer attendees: Approximately 6 Airport customers and operators attended the briefing session.	24 March 2025	The briefing session was attended by Airport aviation and non-aviation related customers. A memorandum of the meeting is included in <i>Appendix F</i> .

Meeting details	Attendees	Date	Notes
Community Information and Feedback Session Georges Hall Community Centre	AMG representatives: Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer James Caputo – Development Manager Peter Munro – Senior Communications & Stakeholder Engagement Manager David Lousick – Barings Project Manager Community attendees: 10 people attended the session	3 April 2025 from 4:00pm – 6:30pm	A memorandum of the meeting is included in <i>Appendix F</i> .
Georges River Public School P&C Briefing, Georges River Public School	AMG representatives: Peter Munro – Senior Communications & Stakeholder Engagement Manager Deborah Palmer – Community Engagement Consultants engaged by AMG Attendees: Approximately 10 P&C members attended including the P&C President, Vice President, Treasurer and School Principal.	20 May 2025	A memorandum of the meeting is included in <i>Appendix F</i> .

2.6 Summary of Consultation Interactions

The below table summarises the volume of interactions recorded during the public consultation period.

Table 5 Summary of consultation interactions

Interaction Type	Number of Interactions
Newspaper advertisements placed	3
Letters sent to stakeholders informing of the public consultation process and offering to provide detailed briefings	36
Community newsletter distributed by hand to local suburbs, including Georges Hall and Condell Park	6800 homes
Phone calls received by the consultation team	2
Relevant emails received by project email	6
Letters received via post	Nil
Public information sessions	One session was held at the Georges Hall Community Centre with 10 people in attendance, plus a community pop-up information session at the SUPA IGA Georges Hall that engaged approximately 68 people
Consultation webpage visits	1650 views

3.0 Submissions

3.1 Submissions received

The Preliminary Draft MDP was subject to a public consultation period of 63 business days, which was undertaken from 10 March 2025 to 6 June 2025. The public consultation period exceeded the 60-business day period required by the Airport Act, as discussed in Section 1.4 of the Report.

A total of 14 submissions were received during the public consultation period.

12 of the submissions received were supportive of the MDP, with no significant issues being raised. The remaining submissions expressed concern with various elements of the proposal. Concerns have been addressed and are summarised in the table contained within 3.2.

A copy of all written submissions is included in Appendix A.

3.2 Response to matters raised during the consultation period

AMG has given due regard to the written comments made in relation to the Preliminary Draft MDP from submitters and stakeholders.

Considering the issues raised, the following table provides AMG's responses to the submissions received.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
SUBMISSION 1 – Transport for NSW (TfNSW)				
1.1	Traffic and Parking	- Project will generate less traffic as compared with a retail and neighbourhood shopping centre under the Bankstown Airport Master Plan 2019 - Proposed development will generate less traffic as compared with the original planned uses of the site under the Master Plan. Based on this assessment, Transport for NSW has no objections to the proposed development	The response is noted and welcomed.	No amendment to the MDP is required.
1.2	Traffic and Parking	Traffic Impact Assessment (TIA) and MDP have referenced a total GLA of 19,035 sq m for the proposed uses. While the architectural drawings have identified a total GLA of 22,183 sq m	The definitions of GLA calculations are different for the TIA. The total GLA in the architectural drawings includes common areas that are not lettable (amenities, garbage area office entry foyer & service corridor) or used in the calculations of TIA.	Table 2 in the MDP has been updated to confirm the gross lettable areas following the minor changes to the architectural drawings.
1.3	Traffic and Parking	Further traffic assessments should reference the updated Transport for NSW Guide to Transport Impact Assessment, commenced in November 2024	Noted.	No amendment to the MDP is required
SUBMISSION 2 – CASA				
2.1	Aviation	CASA does not provide comments on preliminary draft MDPs	The response is noted and welcomed.	No amendment to the MDP is required.
SUBMISSION 3 – The Hon Natalie Ward MLC, NSW Shadow Minister for Transport				
3.1	Economic and Community	- Confirms support for the project - Project will provide new childcare, retail, office and medium-scale warehousing to deliver long-term benefits for Greater Sydney - Benefits will include an annual contribution of \$110 million to the NSW economy, an additional 500 full-time jobs, essential and high-quality services for families and support for local business opportunities through the construction of flexible offices and warehousing spaces	The response is noted and welcomed.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		- Project will have a great impact on the Canterbury Bankstown community and has the potential to encourage further development and economic growth across South West Sydney - Supports AMG's continuous hard work and dedication towards this project		
SUBMISSION 4 – City of Canterbury Bankstown				
4.1	Economic and Community	- Generally, supports the proposed development plan - Believes it will benefit residents, provide local jobs and the broader community by providing essential services, such as childcare facilities and employment generating uses	The response is noted and welcomed.	No amendment to the MDP is required.
4.2	General	Notwithstanding, Council makes several recommended amendments to the design in Attachments A and B	See detailed response below.	See detailed response below.
4.3	Urban Design – Parking	- Set back car parking behind retail shop fronts “so that shops address the streets and encourage walkability between the proposed retail and the core of Georges Hall” “The current design reinforces poor and now outdated car-dominated design that has occurred historically in Georges Hall”	Proposed layout is most appropriate response to existing setback of IGA and neighbouring homes Layout is also in line with other premises in Georges Hall village centre, which have car parking in front of shops Further, underground car parking is not feasible for this development	No amendment to the MDP is required.
4.4	Urban Design – Pedestrian Connectivity	- Recommends providing a “clear and attractive pedestrian link between Link Road and Birdwood Road” - Current proposal provides a “convoluted connection that should be improved to provide broader permeability and connectivity, and reduce the attractiveness of car reliance to move between Georges Hall and Bankstown Airport”	Council request for improved pedestrian connectivity between Link Rd and Birdwood Rd is acknowledged. A north-south pedestrian path has been included within the Birdwood Rd car park, along with a pedestrian corridor linking to the industrial units.	Architectural plans and Section 7.4 of the MDP (Active Transport) have been updated.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
4.5	Urban Design – Bulk, Massing and Form	- Development presents 76m-long retail façade with minimal roof articulation, resulting in a monotonous streetscape - Enhance visual interest and reduce bulk by exploring: - Parapet variations or a stepped roofline to create dynamic roof articulation - Height variations, pergolas, awnings or light screens to break the uniformity - Partial third-storey elements (eg: clerestory windows, louvres, rooftop terraces) to add depth	The proposed façade design includes a mix of building materials and finishes, significant glazing to promote visual transparency to shops, awnings for articulation and weather protection, and protruding window hoods. The combination of these features provides sufficient building articulation while maintaining the appearance of being a contiguous development.	No amendment to the MDP is required.
4.6	Urban Design – Bulk, Massing and Form	- Eastern warehouse is too close to existing 1-2 storey houses, resulting in overshadowing and visual dominance - Council recommends increasing setback to 6-8m to allow medium-to-large tree planting for screening	This matter was previously considered in the response to Council's comments on the Exposure Draft. Proposed building setbacks have been designed to provide optimal separation between the project site and nearby homes and to allow for substation tree planting to further mitigate any visual or noise impacts. Landscaping in this part of the project site will be designed to ensure access for appropriate services and maintenance. The height of the proposed warehouses in this part of the project site will be comparable to a two-storey home. The project design documents include details and diagrams relating to shadowing, which demonstrate that there will be minimal shadowing impacts on adjoining properties.	No amendment to the MDP is required.
4.7	Urban Design – Bulk, Massing and Form	5m high sound wall creates an oppressive environment for childcare users	This matter was previously considered in the response to Council's comments on the Exposure Draft.	Architectural plans have been updated.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		- Council recommends: - Relocating wall along the fire brigade access (westward) and allow planter boxes for climbing plants - Add similar planter boxes within the childcare outdoor space to soften the wall	We note Council's question regarding treatment of the sound wall – addressed through minor design amendments to the architectural plans	
4.8	Urban Design – Architectural Expression and Materiality	- Proposal lacks sufficient details to assess compliance with NSW Childcare Planning Guideline - Consideration should be given to: - Detailed indoor and outdoor layout plans - Cross-section drawings for further assessment - Materials are only referenced numerically and not clearly shown on elevations - Proponent should clarify façade materials and provide an annotated elevation plan	Final detailed floor plans for the Childcare Centre will be prepared in consultation with the future operator.	No amendment to the MDP is required.
4.9	Urban Design – Siting and Circulation	- Extensive surface parking presents safety issues, poor urban quality and insufficient landscaping - Car park layout should be revised by: - Enhancing existing streetscape with street trees along western side of Birdwood Rd - Providing trees at ratio of 1 per 5 parking spaces to improve canopy cover (CBDP Chapter 3.2) - Incorporating raised landscaped islands (minimum 2m x 4m) to break up parking rows and enhance pedestrian safety - Introducing pedestrian crossings linking car parks with retail and childcare facilities	Council's comments are noted. Additional tree bays have been included within the car park fronting Birdwood Rd to improve amenity and provide further tree canopy cover. A north-south pedestrian path has been included within the Birdwood Rd car park, along with a pedestrian corridor linking to the industrial units.	Architectural plans have been updated.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
4.10	Urban Design – Designing with Country and Heritage	- Proposal does not incorporate Design with Country principles despite the site's high usage - Council notes that opportunities to establish a positive sense of Connection with Country could be investigated, through: - Incorporation of water-sensitive urban design (eg: rainwater collection, irrigation) - Selection of native plant species to strengthen habitat and ecological connections - Engagement with local traditional knowledge holders for further design refinement	AMG has consulted with the Gandangara Local Aboriginal Land Council as part of the engagement and consultation process for the MDP. No changes have been requested by the Local Aboriginal Land Council to the application plans as part of such consultation. AMG will continue to take further steps to incorporate Connecting with Country design elements following further consultation with the Gandangara Local Aboriginal Land Council.	No amendment to the MDP is required.
4.11	Urban Design – Sustainability	- Proposal does not outline any rainwater harvesting strategies - Given large roof impervious footprint, following suggestions are made: - Utilise sloping warehouse and childcare facility roofs for rainwater collection - Propose water reuse opportunities for irrigation and maintenance	The civil strategy for the site includes on-site detention of stormwater to control impacts to downstream properties. The development is targeting a 5-star Green Star Buildings rating, which will consider a wide range of sustainability measures including rainwater reuse, energy and water efficient measures, reduced use of cement in construction methods, amongst others.	No amendment to the MDP is required.
4.12	Urban Design – Green Infrastructure	- Proposal lacks tree species and size details - Consideration should be given to comprehensive landscape plans with tree specifications - Recommend the final landscape design incorporates the following: - Allow planter boxes along sound wall and within childcare outdoor space - Provide information on suggested plant species, preferably climbing plants	A detailed landscaping plan will be prepared in accordance with the Bankstown Airport Landscaping Strategy.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		- Provide details on planter boxes, size, materials, etc - Complete and integrate existing Birdwood Road street trees - Development should add street trees along Link Road's landscaped area, east side, and provide necessary information on tree species and size - 6-8m setback to the R2 zone would allow for large trees that mitigate warehouse visual impacts on neighbours		
4.13	Traffic – Traffic Generation and Impact	• Applicant has used the following traffic generation rates as per <i>TfNSW Guide to Traffic Generating Developments 2002</i> and <i>Technical Direction: Updated Traffic Surveys (TDT 2013/04a)</i>: - Childcare centre: Morning peak 0.8 trips per child; evening peak 0.7 trips per child - Warehouse: Peak hour vehicle trips = 0/5 per 100sqm gross floor area - Office: Morning peak hour vehicle trips = 1/6 per 100sqm gross floor area; evening peak hour vehicle trips = 1.2 per 100sqm gross floor area - Retail shop: Evening peak hour = 4.6 vehicle trips per 100sqm gross leasable floor area - Restaurant/café: Morning peak hour vehicle trips = 5 per 100sqm gross floor area • Council provides different traffic generation rates to the ones provided in development plan, estimating greater traffic generation than estimate in MDP –	TfNSW has noted the following in its submission that the project: <i>Project will generate less traffic as compared with a retail and neighbourhood shopping centre under the Bankstown Airport Master Plan 2019.</i> <i>Proposed development will generate less traffic as compared with the original planned uses of the site under the Master Plan. Based on this assessment, Transport for NSW has no objections to the proposed development.</i> Notwithstanding that Council has different traffic generation rates for the land uses proposed, the traffic generation from the site is considered acceptable.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		including 172 vehicle trips during AM peak hour and 75 during PM peak hour Consideration should be given to providing traffic modelling to show that the generated traffic will not negatively affect existing road networks		
4.14	Traffic – Off-street Parking Provision	Applicant has calculated required amount of pick-up/drop-off spaces (30 spaces) for childcare centre. However, applicant has also stated that three spaces would be provided for childcare drop-off. This should be clarified	The three car parking spaces to the north of the childcare centre are for the exclusive use of the childcare centre, with the remaining required spaces to be distributed among the main car parking area.	No amendment to the MDP is required.
4.15	Traffic – Vehicular Access	- Dimensions of driveways along Birdwood Road have not been provided - Dimensions of swept paths of largest vehicle anticipated to access the site via Birdwood Road have not been provided - Need to provide swept paths of the largest vehicle anticipated to access the site, along with the largest vehicle's classification	Site access, driveways and turning paths have been designed in accordance with Australian Standards.	No amendment to the MDP is required.
4.16	Traffic – Driveway Arrangement	- Proposed access driveway at 185 Birdwood Rd must comply with Council's standard requirements, as per "S-004 Standard Location for VFCs & Property Drainage" – provide 2000mm minimum clearance for multi-dwellings, commercial and industrial properties - From the architectural plans, this does not seem to be the case	Site access and driveway from Birdwood Rd have been designed in accordance with Australian Standards.	No amendment to the MDP is required.
4.17	Traffic – Sight Distance to Pedestrian Safety	Splay extending 2m from driveway edge along the front boundary and 2.5m from the boundary along the driveway (in accordance with Figure 3.3 – Minimum sight lines for pedestrian safety of AS2890 1:2004) should be provided to give clear sight lines of pedestrians from vehicles exiting the site. And should be kept clear of any permanent obstacles	Site access and driveway from Birdwood Rd has been designed in accordance with Australian Standards.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		The sight triangles should be shown on the path with dimensions		
4.18	Traffic – Redundant Driveway	Redundant driveways, if any, along Birdwood Rd fronting the development site should be removed and reinstated, with kerb and gutter and verge to match with the existing	Noted. Any redundant driveways along Birdwood Rd will be reinstated.	No amendment to the MDP is required.
4.19	Traffic – Footpath	Should development be approved, a footpath should be reconstructed along the Birdwood Rd frontage of the site, at the cost of the applicant	Noted. AMG commits to constructing a new footpath on the southern side of Birdwood Rd (in front of the development) at its costs.	No amendment to the MDP is required.
4.20	Traffic – Construction Traffic Management Plan	Consider providing a Construction Traffic Management Plan for both the demolition and construction phases of the development	Noted. A Construction Traffic Management Plan (CTMP) will form part of the CEMP to be prepared and submitted to the ABC prior to works commencing on-site.	No amendment to the MDP is required.
4.21	Traffic – Works Zone	- If required and in order to facilitate construction works, a Works Zone should be considered to be installed across the site frontage in Birdwood Rd, subject to the approval of Canterbury Bankstown Council Traffic Committee - Applicant should confirm with Council whether a Works Zone is required, three months prior to the commencement of works	Noted.	No amendment to the MDP is required.
4.22	Asset Planning – Stormwater	- There are no stormwater management reports or drawings available to Council - Stormwater Management Report and drawings should be submitted to Council for review once the proposed design is finalised	Noted. Civil plans will be provided to ABC for approval.	No amendment to the MDP is required.
4.23	Asset Planning – Existing Infrastructure	Council records indicate an existing in-ground drainage pit and pipe system traverses the site (see image provided by Council)	There have been further design works carried out on the sewers since the MDP was completed. Both sewers will be realigned, however only the 600mm pressure sewer will be positioned within the internal road alignment. A new concrete	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		- An existing DN375 and DN750 are listed under Council's ownership – Council believes the pipe sizes are not correct - Applicant should carry out a detailed survey to determine the exact location of the existing drainage pipeline, including confirmation of pipe sizes, invert levels and any other levels needed, through non-destructive methods (i.e. subsurface utility investigation, CCTV)	encased 150mm gravity sewer will be constructed across the site.	
4.24	Asset Planning – Proposed Development	- Preliminary architectural drawings show the proposed development conflicts with the location of existing drainage infrastructure - We refer the applicant to the development controls that apply in accordance with Council's DCP Section 8 (Development adjacent to stormwater drainage systems), which stipulate the relocation of the existing drainage pipeline conflicting with the development proposals as a requirement of development consent, subject to full engineering assessment prior to the issue of the development consent - Council is aware of recent drainage modification at southern boundary of the site along Link Rd – installation of in-ground drainage conduits in lieu of the pre-existing open drain. Any proposed drainage works and downstream property connection shall be aligned with the new drainage system along Link Rd - For Council-owned drainage infrastructure, an easement to drain water – located centrally about the pipe and drainage system – must be created in favour of Council. Drainage line easement shall meet the requirements stipulated in Section 3.3 of the Council's DCP	Refer to response to 4.23.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
4.25	Stormwater – Flooding and Existing Infrastructure	- Council notes that the site is affected by 100 year ARI Flooding based on Council's flood maps. It is recommended that a Council Stormwater Systems Report is obtained by the applicant. A flood study would determine the affectations to the existing overland flowpath traversing through the site in the post-developed state - Further, a flood risk management report would demonstrate that the new structure shall not alter flood behaviours and will not affect neighbouring properties, as well as ensuring that the proposed structures will not be negatively affected by flooding - There is an existing 375mm and 750mm Council stormwater pipe running through the site. The proposed two-storey commercial building, medium-scale warehouses and light industrial tenancies will clash with these existing pipes. No structures can be constructed over the stormwater pipe and the proposed development will not be feasible in the current layout, due to conflict with the existing stormwater pipes - Applicant should verify the location of the existing council drainage pipes and is recommended to provide a service protection report for these pipes. Should the applicant wish to relocate existing Council infrastructure, all such proposed works shall meet the requirements in Section 8.1 – Development Engineering Standards Guide	As stated in Section 8.3 of the MDP, Civil engineering concept plans have been developed to verify the current architectural concept proposed by this MDP. Detailed engineering plans and reports will be developed through the detailed design stage and submitted for approval to the ABC. Further investigations will be undertaken in relation to the 375mm and 750mm stormwater pipes that Council has identified. This will be addressed through the detailed design process. The piped stormwater drainage (minor) system concept design for the Project has been designed to accommodate the 20-year ARI storm event (Q20). The finished floor levels of the Project's proposed buildings, as shown on the concept plan, will achieve a 300mm freeboard above the 1% AEP to provide appropriate flood immunity.	No amendment to the MDP is required.
4.26	Traffic – Vehicular Footway Crossing	Proposed two-way vehicular footway crossing on Birdwood Rd interferes with the existing Council kerb inlet pit. Applicant will need approval from Council's Asset Planning Team to relocate and/or modify this inlet pit prior to Council approving the proposed vehicle footpath crossing location	Noted. AMG to prepare detailed engineering plans, which may impact on Council infrastructure, in consultation with City of Canterbury Bankstown.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		Vehicle footpath crossing design for both crossings accessing the site from Birdwood Rd shall be designed to be suitable to facilitate access to the development for all vehicles up to 12.5m HRV, as outlined in the project Transport Impact Assessment		
4.27	Traffic and Car Parking – Internal Driveway and Parking Arrangement	- Applicant shall ensure design of the parking layout of the car park fronting Birdwood Rd shall be in accordance with the following user classes, as per AS2890.1: - Class 1A for office unit parking - Class 3 for commercial shop parking - Class 3A for childcare parking spots - Applicant shall ensure the circulation roadways within the site are adequately sized in accordance with AS2890.1 Section 2.5 - Council notes there is no permanent vehicular site through link within the site	The proposed car park has been designed in accordance with relevant Australian Standards. This will be confirmed in the detailed design phase of the project.	No amendment to the MDP is required.
4.28	Environmental Health	- Recommend these matters are reviewed and addressed by the applicant prior to any works: - Preliminary acid sulfate soil assessment will be needed - Preliminary Site Investigation will be needed. Should this indicate that contamination is potentially present, further stages in the contaminated site assessment and management process may be triggered - Revised acoustic report that considers construction and operational noise (including traffic) and vibration impacts in accordance with relevant noise and vibration guidelines	As stated in Section 8.7 of the MDP, soil contamination and geotechnical investigations of the Project site have been undertaken. Subject to the removal of the general rubbish and stockpiles, the Project site is suitable for the proposed development. A project specific CEMP will be prepared and submitted to the ABC prior to works commencing on-site. The CEMP will cover construction noise and vibration impacts. A management plan for the operational management of the childcare centre will be prepared by the childcare centre operator.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		should be obtained, once design details have been finalised - A management plan that details the daily operational management of the childcare centre should be considered		
4.29	Resource Recovery (Waste)	• Council recommends the applicant prepare a detailed Waste Management Plan prior to commencing works that addresses considerations such as: - Waste generation rates - Number, size and types of bins to be provided for the childcare - Procedures for how bins will be collected and returned to the bin room and where on-site collections will occur - Compliance with AS2890.2 ensuring waste vehicles can enter and exit the site in a forward direction – this must be shown with swept paths • Council also recommends applicant prepare a Demolition/Construction Waste Management Plan	Refer to Response to 4.28. A project specific CEMP will be prepared and submitted to the ABC prior to works commencing on-site. Detailed Waste Management Plans for each of the components of the project will be prepared prior to the occupation of the tenancies.	No amendment to the MDP is required.
4.30	Tree Planting and Canopy Coverage	• Consideration should be made to the planting of native trees, to provide shade and cool down areas where there is concrete and rendered structures • Continuous canopy along landscape areas should be provided, along with mix of ground covers and shrubs. Detailed landscape plan should be submitted with the proposal • Provided tree planning is sparse and should be improved. Council is implementing LSPS canopy coverage controls across the LGA with a minimum of 15% in commercial centres up to a minimum of 40%	Refer to Response to 4.12. A detailed landscaping plan will be prepared in accordance with the Bankstown Airport Landscaping Strategy.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		in suburban areas. Calculations of proposed tree canopy should be provided, along with the tree species proposed to be planted. At least 15% canopy cover should be provided in the proposed new car park, which can be accommodated without the need to lose parking bays		
4.31	Interface with Adjoining Properties	- Proposed sound wall that wraps around the adjacent childcare centre site appears to sit on the edge of the curb - Design of the wall should be reconsidered to ensure it is not visually overbearing when viewed from the childcare centre	The proposed 5m wall adjoining residents to the north-east of the site will be set back 6 metres from the boundary, representing a significant reduction to bulk and scale compared to a residential dwelling.	No amendment to the MDP is required.
4.32	Amenities and Public Toilets	- Proposal should include provisions for publicly accessible toilets in the retail complex to support the proposed retail tenancies, as public toilet facilities are lacking in the Georges Hall Town Centre - Council acknowledges recent correspondence between AMG and Kylie Wilkinson MP that there will be public toilets made available as part of development - Appears to be minimal areas for future staff to eat lunch and rest during lunch breaks. Location of the amenities appears unclear, whether it is accessible for the works in the proposed warehousing buildings - Location of amenities does not address Crime Prevention Through Environmental Design principles. Consideration of the design against these principles is recommended, in terms of the location, access, visibility and passive surveillance	This matter was previously considered in the response to Council's comments on the Exposure Draft. Toilet facilities have been provided within the development for use by the public/patrons. The proposed development has been designed having consideration for CPTED principles to provide safe access, visibility and allow for passive surveillance of the site and surrounding public areas.	No amendment to the MDP is required.
4.33	Ecological Impacts	Ecological survey makes no reference to potential presence of Hibbertia sp. Bankstown on the development site, which will require further assessment	An ecological survey of the Project site has been undertaken to confirm there is no presence of Hibbertia sp. Bankstown on the Project site.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
4.34	Site Layout, Access and Servicing	- Council is supportive of the pedestrian crossing as proposed in Section 4.4 of the TIA. This needs to be indicatively shown on the architectural plans - Council has strategic land holdings at 179A Birdwood Rd. Proposed sound wall needs to be extended for the area where the pump room has been sited – should be extended up to the noise wall associated with the outdoor play area for the proposed childcare centre, to protect the amenity of future dwellings that may be located on Council-owned land - Applicant should provide a drainage easement (connecting to the stormwater management systems of the proposal) to allow for the gravity stormwater drainage of future dwellings that may be located on Council-owned lots - Proposed driveway crossing splays on to the existing driveway layback for Council-owned properties. This should be widened to include the driveway of the Council-owned lot, to create a holistic driveway crossing - Applicant should consider providing a sewer connection point to Lot 231/810948 as part of the proposed sewer realignment, to allow connection for a possible new dwelling	The matters raised are acknowledged. Any proposed pedestrian crossing beyond the boundaries of the Bankstown Airport site is outside of the scope of the MDP. AMG will continue to discuss such an initiative with the City of Canterbury Bankstown. The sound wall does extend to the pump room and continues across the fire brigade access to form a contiguous barrier to the residences. Drainage and sewer requirements of the neighbouring residential lots are not contemplated as part of this development and should be separately managed accordingly. The proposed driveway crossing splays have been designed to appropriate engineering standards.	No amendment to the MDP is required.
SUBMISSION 5 – Western Sydney Leadership Dialogue				
5.1	Economic and Community	- Confirmed support for the project - Commended AMG's efforts to consult widely across the community - Proposed development adds to the already \$500m investment that has been made in the Bankstown Airport precinct by AMG	The response is noted and welcomed.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		- Development will add further differentiation in the facilities and offerings in the precinct 250 jobs are forecast to be generated during the construction period - Dialogue is pleased there has been significant consideration given to sustainability considerations for future buildings, as well as local traffic conditions by including 200 car spaces as part of the development - Dialogue will continue to advocate for enhanced public transport services, better connecting the airport to Bankstown and Liverpool		
SUBMISSION 6 – Business Western Sydney				
6.1	General	- Confirms strong support for the project - Notes the established mission and social responsibility of AMG to serve communities, workers and families across Sydney's west - Project presents a timely opportunity to deliver services, drive economic growth and create jobs - Welcomes AMG's commitment to 5 Star Green Star buildings, on-site solar power, water recycling, rainwater harvesting and energy-efficient lighting - Extensive landscaping and active transport corridors, such as cycleways, will deliver aesthetic and environmental benefits. These are best practices Western and South West Sydney need for a sustainable future - AMG has a proven track record of delivering enhanced services and infrastructure at Bankstown Airport	The response is noted and welcomed.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		- Project addresses a critical need in NSW, unlocking new commercial and industrial land amid escalating land values, rising rents and (in some areas) near-zero vacancy rates - Project will meet the demand for offices, warehouses and community facilities, helping to ensure Western and South West Sydney remain competitive and future-ready - Project promises outstanding outcomes for Western Sydney and beyond		
SUBMISSION 7 – Canterbury Bankstown Chamber of Commerce				
7.1	Economic and Community	- Confirms strong and unequivocal support for project - Project represents a transformative opportunity for the City of Canterbury Bankstown and broader South West Sydney region - By delivering a modern, integrated hub comprising childcare, retail, health, professional services and flexible commercial spaces, the development directly responds to the critical needs of a growing population and dynamic business environment - Economic and employment benefits are compelling, including \$45m injection during construction and an outgoing annual economic benefit of \$110m - Project stands to be a cornerstone of local economic resilience and prosperity. Creation of 250 jobs during construction and 500 long-term roles will significantly strengthen local employment pathways, particularly across vital sectors such as childcare, healthcare, logistics and professional services - Equally important are the project's environmental credentials. AMG's commitment to 5 Star Green Star buildings, solar energy, water recycling and energy-	The response is noted and welcomed.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		efficient systems signals responsible development aligned with national decarbonisation goals • Development reflects a broader, long-term vision to create a thriving, inclusive and future-ready precinct that will support families, enable business growth and enhance community amenity • Project builds on AMG's proven track record of investment in infrastructure, essential services and partnerships that make a real difference • This is not just a good project – it is a necessary one. Project will deliver lasting value to the community		
SUBMISSION 8 – Bankstown Montessori Pre-School				
8.1	General	• Expresses strong support for project • Thanks AMG for its long-standing relationship and support, including ongoing provision of free car parking and emergency vehicle access of part of proposed development	The response is noted and welcomed.	No amendment to the MDP is required.
SUBMISSION 9 – Hadi Melhem, SUPA IGA Georges Hall				
9.1	General	• Expresses strong support for project • The proposed new childcare centre, retail shops, offices and warehouses will support the growing needs of families and businesses across the region. • The project will increase amenity, services and patronage to our business and the area. • The project will have minimal impacts on local roads and traffic and will provide much needed additional car parking spaces	The response is noted and welcomed.	No amendment to the MDP is required.
SUBMISSION 10 – Nathan Nicolas, Rehab Lab, Georges Hall				

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
10.1	General	- Expresses strong support for the inclusion of a dedicated medical precinct within the development of a minimum of 350-500 square metres – to allow sufficient space for a comprehensive allied health hub - Centralising healthcare services in a single location creates a convenient and efficient environment for practitioners and the community	The response is noted and welcomed. The development allows for the potential for ground floor shops and upper floor offices to be amalgamated to create larger tenancies. AMG's consultation and engagement has highlighted the potential for the development to feature medical and healthcare facilities.	No amendment to the MDP is required.
SUBMISSION 11 – Connie Griebe				
11.1	General	- Expressed various concerns with the project. - Increased cost of living pressures resulting from the project	The matter raised is acknowledged. The development will increase choice and options for local families, including greater accessibility to childcare. Greater retail competition typically reduces prices and costs for consumers.	No amendment to the MDP is required.
11.2	Traffic	Raises concern about increased traffic congestion	The Traffic Impact Assessment found that traffic generation will be within approved levels in the Master Plan 2019. The development minimises congestion by integrating a new school drop-off and pick-up area on Link Rd. The traffic generation from the site is considered acceptable.	No amendment to the MDP is required.
11.3	Air Pollution	Raises concern about increased air pollution	The response is noted and welcomed. Refer to Response to 4.28. A project specific CEMP will be prepared and submitted to the ABC prior to works commencing on-site. Tenancy's must comply with Air quality air quality standards and legislation.	No amendment to the MDP is required.
11.4	Environment	Raises concern that the development will worsen the environment	The Department of Climate Change, Energy, the Environment and Water is satisfied that the proposed development does not have, will not have or is not likely to have a significant impact on the environment.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
			There are no unacceptable contamination risks associated with the site. There are no threatened ecological communities or species recorded for the site. PA project-specific environmental management plan will be prepared prior to construction, which will be subject to approval by the ABC.	
11.5	Environment	Raises concern about development's carbon footprint	Project design aligns with AMG's Sustainability Framework and net zero emissions targets. The development is targeting a 5-star Green Star Buildings rating, which will consider a wide range of sustainability measures including rainwater reuse, energy and water efficient measures, solar power, reduced use of cement for construction methods, amongst others.	No amendment to the MDP is required.
11.6	Resource Recovery (Waste)	Raises concern about management of waste	Refer to response 4.2.9. Detailed Waste Management Plans for each of the components of the project will be prepared prior to the occupation of the tenancies.	No amendment to the MDP is required.
11.7	Noise Impacts	Raises concern about noise impacts	Refer to response 4.2.8. A project specific CEMP will be prepared and submitted to the ABC prior to works commencing on-site addressing noise impacts. The CEMP will cover construction noise impacts. The Project design includes sound walls to minimise noise impacts.	No amendment to the MDP is required.
11.8	Water use	Raises concern about water use	Sufficient water supply will be provided via Sydney Water mains infrastructure.	No amendment to the MDP is required.
11.9	Community	Raises concern about reduced sense of community in the area	Project will support local jobs Project will deliver great community services and amenity. Project will support local businesses and operations AMG is proud to support the local	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
		- Lack of provision of free community spaces in the proposed development – eg: free office space for local non-profit organisations providing services, such as arts and culture, free learning programs, social groups or counselling facilities. Or free health, wellbeing and fitness resources (eg: basketball court) - AMG should contribute a proportion of its profits to the local school	community, including our partnerships/sponsorships with Little Wings and Padstow Rotary AMG already provides free use of part of Bankstown Airport for community netball games and car parking AMG provides Bankstown Montessori Preschool with free space on airport land for car parking and emergency access – and will continue to do so as part of the project design	
11.10	Community Consultation	Raises concern about accessibility of consultation and communications	AMG has undergone significant community engagement and consultation. Details of consultation are summarised in Section 2.2, 2.4, 2.5 and Appendix C - F. Including newspaper ads in multiple languages, briefings and information sessions, consultation with the Bankstown Airport CACG AMG and local groups. AMG wrote to all local schools and childcare centres, offering to provide detailed briefings.	
SUBMISSION 12 – Maria Kissouri				
12.1	General	- Expressed concern with the project - Issues raised were similarly worded to those received in submission 11. Refer to Submission 11.	The response is noted and welcomed.	No amendment to the MDP is required.
SUBMISSION 13 – Noel Freeman				
13.1	General	Expresses strong support for project	The response is noted and welcomed.	No amendment to the MDP is required.
SUBMISSION 13 – Hilal ElJamal				
14.1	General	Enquired about purchasing future warehousing	The response is noted and welcomed.	No amendment to the MDP is required.

4.0 Conclusion

Following the exhibition of the Preliminary Draft MDP and consideration of all feedback received from airport operators, airport regulators, community members, industry and business groups and Local, State and Federal Government representatives, AMG has prepared the Draft MDP.

Consistent feedback from key stakeholders is that the Bankstown Airport Birdwood Road Mixed Use Project MDP will provide services to the local community and businesses, create employment opportunities and make a significant contribution to the local economy.

In accordance with the requirements of the Airports Act, AMG is now seeking approval from the Minister for the Bankstown Airport Birdwood Road Mixed Use Project Final MDP.

Appendix A

Submissions on the
Preliminary Draft MDP

2 April 2025

TfNSW Reference: SYD25-00294/01

Mr Scott Small
Director – South West ACT NSW Airports and Noise – Domestic
Aviation and Reform
Department of Infrastructure, Transport, Regional Development and Communications
GPO Box 594
Canberra ACT 2601

**RE: BANKSTOWN AIRPORT– BIRDWOOD ROAD MIXED-USE PROJECT
(PRELIMINARY DRAFT MAJOR DEVELOPMENT PLAN)**

Dear Mr Small,

Transport for NSW (**TfNSW**) refers to correspondence from Aeria Management Group (**AMG**) dated 10 March 2025 concerning the preliminary draft Major Development Plan (**MDP**) for mixed-use development including childcare, retail, office, and warehouse at Birdwood Road (Lot 5012/DP1176822) at Bankstown Airport, which is currently on public exhibition till 06 June 2025. TfNSW appreciates the opportunity to comment on the proposed development.

TfNSW has reviewed the submitted documentation, including the following:

- Transport Impact Assessment (**TIA**) prepared by Stantec dated 07 November 2024.
- Preliminary Draft Major Development Plan prepared by AMG dated 05 March 2025.
- Architecture drawings prepared by SBA Architects dated 05 November 2024.

TfNSW understands that the subject site has an area of 3.1 hectares and is located within the ‘NA-2’ development zone (approximately 6.71 hectares) under the approved Bankstown Airport Master Plan 2019 (**BAMP 2019**). The ‘NA-2’ development zone identifies a cap of 5,000 m² Gross Lettable Area (**GLA**) in the initial 5-year Development Plan, which has a total yield of 20,000m² GLA for a 20-year vision (BAMP 2019) comprising of a neighbourhood shopping centre and retail in the airport business zone.

TfNSW notes that the proposed mixed-use development of 19,035m² GLA in total, inclusive of warehouse of 16,301 m² GLA, office of 999 m² GLA, childcare of 743 m² GLA, and retail of 992 m² GLA is approaching the 20-year yield cap of 20,000m² GLA identified for the ‘NA-2’ development zone under BAMP 2019.

However, it is noted that the warehouse use under the proposed MDP with a traffic generation rate of 0.26/100m² GLA in Site AM peak hour and 0.23/100m² GLA in Site PM peak hour will generate less traffic as compared to a retail and neighbourhood shopping centre use under the BAMP 2019 with a traffic generation rate of 4.86/100m² GLA in site peak hour under the *TfNSW Guide to Transport Impact Assessment* (2024).

As such, it is considered the ‘NA-2’ area, under the proposed development with the above mixed-uses will generate less traffic as compared to the originally planned uses (retail and neighbourhood shopping centre) BAMP 2019. Based on the assessment undertaken, TfNSW has no objection to the proposed development.

OFFICIAL

27-31 Argyle Street
PO Box 973
2124

Parramatta NSW 2150
Parramatta CBD NSW

P 131782
W transport.nsw.gov.au

The following advisory comments are provided for your consideration:

- TfNSW notes TIA and MDP have referenced a total GLA of 19,035 m² for the proposed uses. Whilst the Architectural drawings prepared by SBA Architects have identified a total GLA of 22,183m².
- Further traffic assessments to be undertaken should make reference to the updated *TfNSW Guide to Transport Impact Assessment*, commenced on November 2024.

Further, TfNSW advises that the Bankstown Airport Master Plan is to be reviewed every 5 years in accordance with Airports Act 1996. The agency looks forward to reviewing the second 5-year Development Plan.

Should you have any questions or further enquiries in relation to this matter, Xin Zhao - Land Use Planner would be pleased to take your call on 0466 599 538 or email: development.sydney@transport.nsw.gov.au

Sincerely,

I Karaman

Ilyas Karaman
A/Senior Manager Strategic Land Use (Central & Western)
Land Use, Network & Place Planning
Transport Planning | Planning, Integration and Passenger

cc Peter Munro, Aeria Management Group on behalf of BAL



AIR NAVIGATION, AIRSPACE AND AERODROMES BRANCH

CASA Ref: F17/8907-10

Bankstown Airport Ref: 10 March 2025

Tom Smith
Chief Executive Officer
Aeria Management Group
16A Airport Ave,
Bankstown Aerodrome
NSW 2200

Dear Mr Smith

Bankstown Airport – Birdwood Road / Link Road Mixed Use Precinct, preliminary draft Major Development Plan

Thank you for providing the preliminary draft (pd MDP) and advising that public exhibition has commenced.

In terms of process, CASA generally does not provide comments on preliminary draft MDPs.

However, CASA will welcome the opportunity to review and provide comment on the draft MDP when this document is submitted to the Minister pursuant to the Airports Act 1996.

Yours sincerely

David Alder

David Alder
Aerodrome Engineer
13 March 2025



The Hon Natalie Ward MLC



Deputy Leader of the Liberal Party
Shadow Minister for Transport and Roads, Shadow Minister for Infrastructure
Shadow Minister for the Illawarra and South Coast
Member of the Legislative Council

Mr Tom Smith
Chief Executive Officer
Aeria Management Group
16A Airport Avenue
Bankstown Airport NSW 2200

By email: info@aeria.co

Dear Mr Smith,

BIRDWOOD ROAD MIXED-USE PROJECT MAJOR DEVELOPMENT PLAN

I write to confirm my support for the Birdwood Road Mixed-Use Project Major Development Plan (MDP) at Bankstown Airport.

Bankstown Airport is a major economic centre for South West Sydney contributing to more than \$1.7 billion to the NSW economy and supporting over 8,000 jobs. With the growing needs of residents and businesses in Canterbury-Bankstown, the MDP will provide new childcare, retail, office and medium-scale warehousing to deliver long-term benefits for Greater Sydney.

These benefits include an annual contribution of \$110 million to the NSW economy, an additional 500 full-time jobs, essential and high-quality services for families, and support for local business opportunities through the construction of flexible office and warehousing spaces.

This project will have a great impact on the Canterbury-Bankstown community and has the potential to encourage further development and economic growth across South West Sydney. I support this proposal and the Aeria Management Group's continuous hard work and dedication toward this project.

Yours sincerely,

The Hon. Natalie Ward MLC

26 / 5 / 2025

6 June 2025

Peter Munro
Senior Communications & Engagement Manager
Aeria Management Group
16A Airport Avenue
BANKSTOWN AERODROME NSW 2200

Via Email: mdpfeedback@aeria.co

Dear Peter

Public Exhibition of the Birdwood Road Mixed Use Project Major Development Plan

Thank you for the opportunity to provide comment in response to the Birdwood Road Mixed Use Project Major Development Plan. Council acknowledges that this proposal is on Commonwealth land and that Council is a stakeholder during this exhibition period and is not the determining authority. Based on our review of the supporting documentation, we generally support the proposed development plan and believe it will benefit local residents, provide local jobs and the broader community by providing essential services such as childcare facilities and employment generating uses.

Notwithstanding, this submission provides detailed comments on a range of matters including but not limited to urban design, traffic, parking and stormwater. Council's key issues that we request are addressed before the plan is finalised is summarised in **Attachment A**, with a more detailed table provided (**Attachment B**). Overall, it is considered that the proposal has the opportunity to provide improved pedestrian permeability between Link Road and Birdwood Road and improve the design and activity outcomes, particularly in this developments role in expanding the Georges Hall centre.

Given the breadth of detailed comments provided we would be happy to meet with you and review a revised proposed set of plans before the application was determined.

If you require any clarification or have any enquiries regarding the feedback provided, please feel free to contact Michaela Newman, Senior Strategic Planner on 9707 5754, or via email michaela.newman@cbc.city.nsw.gov.au.

Yours sincerely



Patrick Lebon
**Coordinator Strategic Assessments
Canterbury Bankstown Council**

Attachments:

- A – Summary of recommended amendments requested by Council
- B – Detailed comments from Council



Attachment A - Canterbury Bankstown Council Submission to Birdwood Road Mixed Use Project Major Development Plan

Summary of recommended amendments requested by Council

General comments:

- As outlined in preliminary feedback, it is considered there is opportunity for the development to more positively contribute to permeability and provide a contemporary urban design response, including:
 - Setting back car parking behind the retail shop fronts so that shops address the streets and encourage walkability between the proposed retail and the core of Georges Hall. The current design reinforces poor and now outdated car-dominated design that has occurred historically in Georges Hall which should not be exacerbated,
 - There is opportunity through this development to provide a clear and attractive pedestrian link between Link Road and Birdwood Road. The proposal provides a convoluted connection that should be improved to provide broader permeability and connectivity, and reduce the attractive of car reliance to move between Georges Hall and Bankstown Airport. This site presents a unique opportunity to improve this permeability.

Urban Design:

- Enhancing visual interest and reducing bulk by exploring variations to parapets, pergolas, awnings.
- Variations to height and the addition of partial third storey elements.
- Revision of the carpark layout to allow for better quality design and more safety measures.
- Opportunities to establish positive sense of Connection to Country by considering native plants/trees, water sensitive urban design, and engagement with local traditional knowledge holders.
- Providing planter boxes and other forms of green infrastructure.

Traffic:

- Sharing of traffic modelling to demonstrate how traffic will not negatively impact the existing road network.
- Providing dimensions of the driveways and swept paths on Birdwood Road.
- Showing an indicative location of pedestrian crossing on architectural plans.
- Widening the proposed driveway to include the Council owned lot.

Stormwater:

- Verify the location of the existing Council drainage pipes.
- Provision of a drainage easement to allow for the gravity stormwater drainage of future dwellings on Council owned lots (Lots 231 and 232 DP 810948).
- Provision of a sewer connection point to Lot 231 DP 810948.

General Planning:

- Provision of publicly accessible toilets and a parent room at the front of the retail complex, to support the proposed retail tenancies.



Attachment B – Detailed Comments from Council

Category	Council Feedback
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Urban Design	Parking and pedestrian connectivity
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There is opportunity for the proposed development to contribute to permeability and provide a contemporary urban design response. Consideration should be given to:

- Setting back the car parking behind the retail shop fronts to allow for the shop fronts to address the street, and encourage walkability between the retail and the core of Georges Hall. The current design reinforces poor and now outdated car-dominated design that has occurred historically in Georges Hall.
- Providing a clear and attractive pedestrian link between Link Road and Birdwood Road. The proposal provides a convoluted connection that should be improved to provide broader permeability and connectivity, and reduce car reliance to move between Georges Hall and Bankstown Airport.

Bulk, massing and form:

The development presents a 76m-long retail façade with minimal roof articulation, resulting in a monotonous streetscape. To enhance visual interest and reduce bulk, the proponent should explore:

- Parapet variations or a stepped roofline to create dynamic roof articulation.
- Height variations, pergolas, awnings, or light screens to break the uniformity.
- Partial third-storey elements (e.g., clerestory windows, louvres, rooftop terraces) to add depth.

The eastern warehouse is too close to existing 1-2 storey houses, resulting in overshadowing and visual dominance:

- North Façade: 10.5m high blank wall, 5m from boundary; 7m high sound wall, 2.7m from boundary.
- East Façade: 10.5m high, 91m long, 5m from boundary.
- Council recommends increasing the setback to 6-8m to allow medium-to-large tree planting for screening.

The 5m high sound wall creates an oppressive environment for childcare users. Council recommends:

- Relocating the wall along the fire brigade access (westward) and allow planter boxes for climbing plants.
- Adding similar planter boxes within the childcare outdoor space to soften the wall.

Architectural expression and materiality:

The proposal lacks sufficient details to assess compliance with the NSW Childcare Planning Guideline. Consideration should be given to:

- Detailed indoor and outdoor layout plans.
- Cross-section drawings for further assessment.

Materials are only referenced numerically and not clearly shown on elevations. The proponent should clarify facade materials and provide an annotated elevation plan.

Sitting and circulation:



Category	Council Feedback
	The extensive surface parking presents safety issues, poor urban quality, and insufficient landscaping. The carpark layout should be revised by: • Enhancing the existing streetscape with street trees along the western side of Birdwood Rd. • Providing trees at a ratio of 1 per 5 parking spaces to improve canopy cover (CBDCA Chapter 3.2). • Incorporating raised landscaped islands (minimum 2m x 4m) to break up parking rows and enhance pedestrian safety. • Introducing pedestrian crossings linking car parks with retail and childcare facilities. Designing with Country and Heritage The proposal does not incorporate Design with Country principles despite the site's high usage (car park, retail and childcare). Council notes that opportunities to establish a positive sense of Connection with Country could be investigated through: • Incorporation of water-sensitive urban design (e.g., rainwater collection, irrigation). • Selection of native plant species to strengthen habitat and ecological connections. • Engagement with local traditional knowledge holders for further design refinement. Sustainability The proposal does not outline any rainwater harvesting strategies. Given the large roof impervious footprint, the following suggestions are made: • Utilise sloping warehouse and childcare facility roofs for rainwater collection. • Propose water reuse opportunities for irrigation and maintenance. Green Infrastructure The proposal lacks tree species and size details. Consideration should be given to comprehensive landscape plans with tree specifications. We recommend the final landscape design incorporates the following: • Allow planter boxes along the sound wall and within the childcare outdoor space. • Provide information on suggested plant species, preferably climbing plants. • Provide details on the planter boxes, size, materials, etc. • Complete and integrate the existing Birdwood Street street trees. • The development should add street trees along the Link Road's landscaped area, east side, and provide all the necessary information on tree species and size. • A 6-8m setback to the R2 zone would allow for large trees that mitigate warehouse visual impacts on the neighbours.
Traffic	Traffic Generation and Impact The applicant has used the following traffic generation rates, as per <i>TfNSW Guide to Traffic Generating Developments 2002 (the Guide)</i> and <i>Technical Direction: Updated Traffic Surveys (TDT 2013/ 04a)</i>: • Childcare Centre: ○ Morning Peak – 0.8 trips per child ○ Evening Peak – 0.7 trips per child • Warehouse: ○ Peak hour vehicle trips = 0.5 per 100 m² gross floor area • Office: ○ Morning peak hour vehicle trips = 1.6 per 100 m² gross floor area ○ Evening peak hour vehicle trips = 1.2 per 100 m² gross floor area



Category	Council Feedback
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- *Retail Shop:*
 - *Evening peak hour = 4.6 vehicle trips per 100 m² gross leaseable floor area*
- *Restaurant / Café:*
 - *Morning peak hour vehicle trips = 5 per 100 m² gross floor area*

Based on the above rates and the given gross floor area, the applicant has supplied the following table:

Land Use	Gross Floor Area	AM Peak Hour	PM Peak Hour
Childcare	120 children	96	84
Warehouse (including office)	16,301 m ²	82	82
Office	999 m ²	16	12
Retail Shop	694 m ²	16	32
Café	298 m ²	15	7
Total		225	217

TfNSW (RMS) Guide to Traffic Impact Assessment Technical guidance for transport practitioners (TS 00085 | Version 1.1) specified the following traffic generation rates for the mixed use development:

- *Childcare Centre:*
 - *Site AM peak hour – 0.81 trips per child = 97 vehicle trips per hour*
 - *Site PM peak hour – 0.8 trips per child = 96 vehicle trips per hour*
- *Warehouse including office (10,000 m² – 100,000 m²):*
 - *Site AM peak hour – 0.26 trips per 100 m² GFA = 42 vehicle trips per hour*
 - *Site PM peak hour – 0.23 trips per 100 m² GFA = 37 vehicle trips per hour*
- *Office:*
 - *AM peak hour – 1.69 trips per 100 m² GFA = 17 vehicle trips per hour*
 - *PM peak hour – 1.20 trips per 100 m² GFA = 12 vehicle trips per hour*
- *Retail Shop:*
 - *Network AM peak hour (Thursday rates) – 1.78 trips per 100 m² GFA = 12 vehicle trips per hour*
 - *Network PM peak hour (Thursday rates) – 3.71 trips per 100 m² GFA = 26 vehicle trips per hour*
 - *Site peak hour (Saturday rates) – 4.86 trips per 100 m² GFA = 34 vehicle trips per hour*
- *Restaurant / Café:*
 - *AM peak hour – 5 per 100 m² GFA = 15 vehicle trips per hour (it should be noted that the Guide provides this rate for evenings however this is to be applied to the AM peak as this is a café)*

From the calculated above the expected traffic generation from the proposed development is 173 vehicle trips during the AM peak hour and 75 vehicle trips during the PM peak hour. The applicant has used more conservative traffic generation rates.

The proposed development is within close proximities, 150 metres, to Georges Hall's town centre, therefore consideration should be given to providing traffic modelling to show that the generated traffic will not negatively affect the existing road networks.

Off-street Parking Provision

The TIA has used Canterbury-Bankstown's 2023 DCP car parking rates and have provided a total of 227 parking spaces will be provided. The following is stated:



Category	Council Feedback
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- “The proposed development will provide a total of 227 car parking spaces, the breakdown of car parking spaces is as follows:
- At-grade carpark and childcare drop-off accessed via Birdwood Road access: 102 spaces (including 3 spaces childcare drop off)
- Warehouse Staff carparking via Link Road access: 125 spaces”

Table 5.1: DCP 2023 Car Parking Requirements – Birdwood Road Access

Land Use	Gross Floor Area ¹ (m ²)	DCP Car Parking Rate	DCP Car Parking Requirements
Office	999 m ²	1 car space per 40 m ² gross floor area of the premises	25
Childcare	120 children	1 car space per 4 children	30
Cafe ²	298m ²	0.15 car space per square metre in excess of 100m ²	30
Retail Shop ³	694 m ²	1 car space per 40 m ² of gross floor area	17
Total			102 spaces

[1] The assumed Gross Lettable Area (GLA) equals to Gross Floor Area

[2] Assumed 30% of the total shop area (999m²)

[3] Assumed 70% of the total shop area (992m²)

Table 5.2: DCP 2023 Car Parking Requirements – Link Road Access

Land Use	Gross Floor Area ⁴ (m ²)	DCP Car Parking Rate	DCP Car Parking Requirements
Warehouse (including ancillary office)	16,301 m ² 140 estimated staff	1 car space per 300 m ² gross floor area or 1 space for 2 staff	54 (based on GFA) or 70 (based on staff)
Total			54 spaces (based on GFA), or 70 spaces (based on staff)

[4] The assumed Gross Lettable Area (GLA) equals to Gross Floor Area

The applicant has calculated the required amount of pick-up / drop-off spaces, 30 spaces, for the childcare. However they also stated that 3 spaces would be provided for childcare drop off. This should be clarified.

Vehicular Access

Dimensions of the driveways along Birdwood Road have not been provided nor swept paths of the largest vehicle anticipated to access site via Birdwood Road have been provided. Swept paths of the largest vehicle anticipated to access site are to be provided along with the largest vehicle's classification.

Driveway Arrangement

The proposed access driveway at 185 Birdwood Road must comply with Council's Standard requirements as per "S-004 Standard location for VFCs & Property Drainage":

- Provide 2000mm minimum clearance for multi-dwellings, commercial and industrial properties

From the architectural plans this does not seem to be the case.



Category	Council Feedback
	Sight Distance to Pedestrian Safety A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 – Minimum sight lines for pedestrian safety of AS2890.1:2004 should be provided to give clear sight lines of pedestrians from vehicles exiting the site and should be kept clear of any permanent obstacles. The sight triangles to be shown on the plan with dimensions. Redundant Driveway Redundant driveways, if any, along Birdwood Road fronting the development site should be removed and reinstated with kerb and gutter and verge to match with the existing. Footpath Should this development be approved, a footpath should be reconstructed along the Birdwood Road frontage of the site at the cost of the applicant. Construction Traffic Management Plan (CTMP) Consider providing a Construction Traffic Management Plan (CTMP) for both demolition and construction phases of the development / project. Works Zone If required and in order to facilitate construction works, a Works Zone may be considered to be installed across the site frontage in Birdwood Road, subject to the approval of the Canterbury Bankstown Council Traffic Committee. The Applicant should confirm with Council whether a Works Zone in accordance with Council's requirements, three months prior to the commencement of the works on the site, is required.
Asset Planning	Stormwater Report and Drawings There are no stormwater management report or drawings available to Council. Stormwater Management Report and Drawings should be submitted to Council for review once the proposed design is finalised. The comments provided further are from a high-level review based on information currently available to Council. Existing Infrastructure Council records indicate that an existing in-ground drainage pit and pipe system traverses the site as shown in the image below. An existing DN375 and DN750 are listed under Council's ownership – Council believes the pipe sizes are not correct.



Category	Council Feedback
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The applicant shall carry out detailed survey to determine the exact location of the existing drainage pipeline including the confirmation of pipe sizes, invert levels, and any other levels needed, through non-destructive methods, i.e. subsurface utility investigation, CCTV, etc.

Proposed Development

Preliminary Architectural drawings indicatively show that the proposed development conflicts with the location of the existing drainage infrastructure. For guidance, we refer the applicant to the development controls that apply in accordance with Council's DCP Section 8 (Development adjacent to stormwater drainage systems) which stipulates the relocation of the existing drainage pipeline conflicting with development proposals as a requirement of the development consent, subject to full engineering assessment prior to the issue of the development consent.

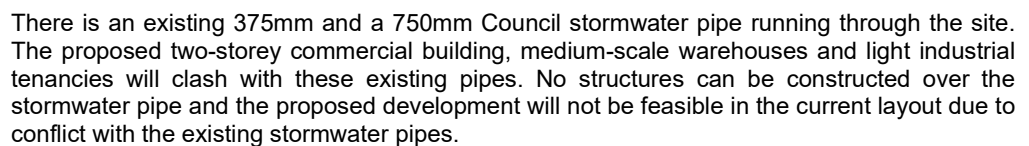
Council is aware of recent drainage modification works at the southern boundary of site along Link Road – installation of in-ground drainage conduits in-lieu of the pre-existing open drain. Any proposed drainage works and downstream property connection shall be aligned with the new drainage system along Link Road.

For Council-owned drainage infrastructure – an easement to drain water, located centrally about the pipe and drainage system, must be created in favour of Council. The drainage line easement shall meet the requirements stipulated Section 3.3 of Council's DCP.

Stormwater	Flooding & Existing Infrastructure
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Council notes that this site is affected by 100 yr ARI Flooding based on Council's flood maps and it is recommended that a Council Stormwater Systems Report is obtained by the applicant. A flood study would determine the affections to the existing overland flowpath traversing through the site in the post-developed state.

In addition, a flood risk management report would demonstrate that the new structures shall not alter flood behaviours and that it will not affect neighbouring properties as well as ensuring that the proposed structures will not be negatively affected by flooding.



Proposed Stormwater Management System

On Site Detention (OSD) must be designed and constructed to control stormwater runoff from the development site such that, for 5 to 100- year ARI events, peak stormwater discharges from the site to Council drainage infrastructure and Council Road Reserve do not exceed pre-development stormwater discharges.

The proposed two-way vehicular footway crossing on Birdwood Road interferes with the existing Council kerb inlet pit. The applicant will need approval from Council's Asset Planning Team to relocate and/or modify this lintel pit prior to Council approving the proposed vehicle footpath crossing (VFC) location.

9



Category	Council Feedback
	Internal Driveway and Parking arrangement The applicant shall ensure that the design of the parking layout of the carpark fronting Birdwood Road shall be in accordance with the following user classes as per AS2890.1: - Class 1A for office unit parking, - Class 3 for Commercial shop parking, - Class 3A for childcare parking spots. The applicant shall ensure that the circulation roadways within the site are adequately sized in accordance with AS2890.1 Section 2.5. Council notes that there is no permanent vehicular site through link within the site.
Environmental Health	For developments of this nature Council as consent authority would require the following points to be addressed prior to construction commencing. We recommend that these matters are reviewed and addressed by the applicant prior to any works on site commencing: 1. A preliminary acid sulfate soil assessment will be needed as the site is within 500 metres of a Class 3 Acid Sulfate Soil Classification and the proposed development has the potential of removing greater than one (1) tonne of soil from the site or lowering the water table below one (1) metre. This is to be carried out by a suitably qualified environmental consultant in accordance with the 'Acid Sulfate Soils Assessment Guidelines' (NSW Acid Sulfate Soils Management Advisory Committee, 1998). 2. A Preliminary Site Investigation (PSI) will be needed and must be carried out by a duly qualified contaminated land consultant in accordance with: a) Relevant EPA Contaminated Land Management Guidelines, and b) <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i>, amended in 2013 (ASC NEPM, 2013). Should the PSI indicate that contamination is potentially present, further stages in the contaminated site assessment and management process may be triggered in accordance with the <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i>, amended in 2013 (ASC NEPM, 2013) 3. A revised acoustic report prepared by a suitably qualified acoustic consultant that considers construction and operational noise (including traffic) and vibration impacts in accordance with relevant noise and vibration guidelines should be obtained, once design details have been finalised. 4. A plan of management that details the daily operational management of the child care centre should be considered.
Resource Recovery (Waste)	For any development being assessed by Council, a Waste Management Plan (WMP) is a mandatory requirement. Given the scale of the proposed development on this site, Council recommends the applicant prepares a detailed WMP prior to works commencing on site that addresses a number of key considerations, including, but not limited to: • Waste generation rates, in accordance with the NSW EPA waste generation rates for childcare centres and warehouses. • The number, size, and types of bins to be provided for the childcare. • Procedures for how bins will be collected and returned to the bin room during servicing or how and where on-site collections will occur via a designated loading dock for the childcare.



Category	Council Feedback
	Compliance with AS2890.2, ensuring the waste vehicle can enter and exit the site in a forward direction - This must be shown with swept paths. Further, a Demolition/Construction Waste Management Plan is routinely required, outlining the management of waste during the construction and demolition phases. Council recommends this is also prepared by the applicant.
General Comments	Tree planting and canopy coverage - Consideration should be made to the planting of native trees, to provide shade as well as cooling down the areas where there is concrete and rendered structures. - Continuous canopy along the landscaped areas should be provided along with a mix of ground covers and shrubs. A detailed landscape plan should be submitted with the proposal. - The provided tree planting is sparse and should be improved. Council is implementing our LSPS canopy coverage controls across our LGA with a minimum of 15% in commercial centres up to a minimum 40% in suburban areas. Calculations of the proposed tree canopy should be provided along with the tree species proposed to be planted. At least 15% canopy cover should be provided in the car proposed new park which can be accommodated without the need to lose parking bays. Interface with adjoining properties - The proposed sound wall that wraps around the adjacent child care centre site appears to sit on the edge of the curb. The design of the wall should be reconsidered to ensure it is not visually overbearing when viewed from the child care centre. Provision of amenities, public toilets and parent change room - The proposal should include provisions for publicly accessible toilets in the retail complex to support the proposed retail tenancies, as public toilet facilities are lacking in the Georges Hall Town Centre. - Council's Community Infrastructure Strategic Plan includes the following direction: <i>'Investigate provision of new toilet facilities in Georges Hall and Birrong Town Centres through development opportunities, delivery options include use of planning mechanisms e.g. planning agreements.'</i> - Council acknowledges that there has been recent correspondence between Aeria and Kylie Wilkinson MP, advising that there will be public toilets made available as part of the development. - There appears to be minimal areas for future staff to eat lunch and rest during lunch breaks. The location of the amenities appears unclear whether it is accessible for the works in the proposed warehousing buildings. - The location of the amenities appears to not address the Crime Prevention Through Environmental Design (CPTED) principles. Consideration of the design against the CPTED principles is recommend in terms of the location, including access, visibility and passive surveillance. Ecological impacts - The ecological field survey makes no reference to the potential presence of Hibbertia sp. Bankstown on the development site which will need further assessment. The proposal site is located on land adjacent to where Hibbertia sp. Bankstown is located.

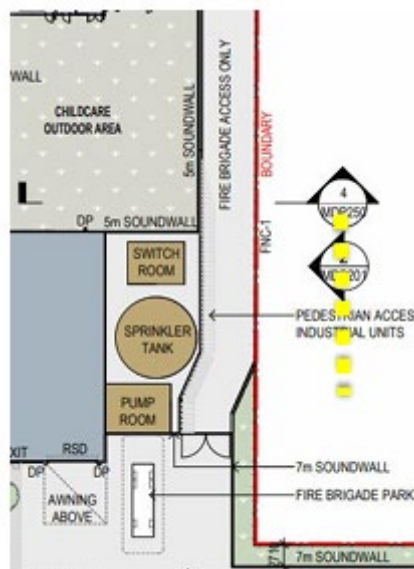


Category	Council Feedback
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This species is endemic to New South Wales and is currently known to occur in only one population at Bankstown Airport.

Site layout, access and servicing

- Council is supportive of the pedestrian crossing as proposed in section 4.4 Pedestrian Access and Facilities of the Transport Impact Assessment. This needs to be indicatively shown on the architectural plans.
- Council has strategic land holdings located at 179A (being lots 231/810948 and 232/810948). We raise no objection to the proposal but would seek the following provisions as part of the development.
- The proposed soundwall needs to be extended for the area where the pump room has been sited, this should be extended up to the noise wall (yellow dotted line) associated with the outdoor play area for the proposed childcare centre, in order to protect the amenity of future dwellings that may be located on Council owned land.



- Provision of a drainage easement (connecting to the stormwater management system of the proposal to allow for the gravity stormwater drainage of future dwellings that may be located on Council owned lots 231/810948 and 232/810948).
- The proposed driveway crossing splays onto the existing driveway layback for Council owned properties. This should be widened to include driveway of Council owned lot, to create a holistic driveway crossing.

**Category****Council Feedback**

- Provision of a sewer connection point to lot 231/810948 as part of the proposed sewer realignment, to allow connection for possible new dwelling.



Tom Smith
Chief Executive Officer
Aeria Management Group
16A Airport Avenue
BANKSTOWN AIRPORT NSW 2200

16 April 2025

Dear Tom

The Dialogue is very pleased to indicate its support for the Bankstown Airport Birdwood Road Mixed-Use Project Major Development Plan.

I understand from your website that the proposal is currently on public exhibition and has been made available online as well as at the airport site in addition to local libraries in Bankstown, Panania and Moorebank and pop-up sessions in Georges Hall. I commend Aeria's efforts to consult widely across the community.

Proposal

This proposed development adds to the already \$500m investment that has been made in the precinct by Aeria in new and upgraded facilities over the past decade. This development will add further differentiation in the facilities and offerings in the precinct.

This proposed mixed-use development on land that is zoned for commercial use, with existing utility infrastructure meaning that there should be a shorter timeframe than in other locations to complete construction, with 250 jobs forecast to be generated during that construction period.

The Dialogue is also pleased that there has been significant consideration given to sustainability considerations (including in relation to water and energy use) for future buildings as well as local traffic conditions by including 200 car spaces as part of this development.

In the longer term, especially recognizing the increasing employment activity within the Airport precinct that this and previous development have delivered, the Dialogue will be continuing to advocate for enhanced public transportation services, better connecting the airport to the two regional hubs it sits between – Bankstown and Liverpool.

Western Sydney
Leadership Dialogue
(02) 8318 8028
info@westernsydney.org.au
westernsydney.org.au
@WSLDialogue

Outcomes

The proposed outcomes for the development as outlined in your proposal and listed below will enhance the facilities within the precinct and in doing so support the employment and economic growth of the region with:

- 22,000 square metres of mixed-use development incorporating a child-care centre, retail, office and medium scale warehouses
- 500 full-time jobs once fully operational
- \$110m in economic activity
- The inclusion of a child-care facility within an existing educational hub will be valuable for both the local community as well as employees working across the growing Bankstown Airport precinct.
- Flexible office design to support a mix of health and professional services in addition to retail outlets.

The Bankstown Airport precinct is already an important driver of economic activity for Western Sydney, in addition to its key role in the delivery of critical services to the whole NSW community with it being home to NSW's core air emergency services including the NSW Rural Fire Service, NSW Police Air Command and Toll NSW Ambulance Helicopters as well as essential aeromedical services.

This Mixed-Use Major Development Plan will add community and commercial facilities to Georges Hall, including additional warehousing capacity that add to the range of offerings already available in the precinct in its pivotal location for storage and logistics services. The Plan is well considered and responsive to community needs, including though the generation of high value local jobs.

Yours sincerely



ADAM LETO

CEO, Western Sydney Leadership Dialogue

Western Sydney
Leadership Dialogue
(02) 8318 8028
info@westernsydney.org.au
westernsydney.org.au
@WSLDialogue

29 April 2025

Tom Smith
Chief Executive Officer
Aeria Management Group
16A Airport Avenue
Bankstown Airport NSW 2200

Re: Support for Birdwood Road Mixed-Use Project

Dear Tom,

On behalf of Business Western Sydney, I am pleased to express strong support for the Birdwood Road Mixed-Use Project Major Development Plan (MDP) at Bankstown Airport.

Bankstown Airport is NSW's leading general aviation hub and a key economic engine, contributing over \$1.7 billion annually to the state economy and supporting more than 8,000 jobs – half of which are located at the airport itself. Managed and operated by Aeria Management Group (AMG), which is itself a wholly owned entity of Aware Super, I note the established mission and social responsibility of your organisation to serve communities, workers and families right across Sydney's west.

The proposed 22,000 square-metre mixed-use precinct, situated in a designated commercial zone at the airport, presents a timely opportunity to deliver services, drive economic growth and create jobs.

As part of the MDP, new services will include a childcare centre (with approximately 120 spaces), food and retail outlets, and critical health facilities of benefit to the surrounding population such as radiology, pathology and physiotherapy. Flexible office spaces and warehouses will accommodate professional services, trade and aviation support functions, integrated with nearby facilities such as the Altitude Logistics Estate.

Economically, the project is expected to generate \$45 million and 250 full-time jobs during construction, and \$110 million annually along with 500 full-time jobs once operational.

In line with national efforts towards decarbonisation, we welcome your commitment to 5-Star Green Star buildings, on-site solar power, water recycling, rainwater harvesting and energy-efficient lighting. Extensive landscaping and active transport corridors, such as cycleways, will deliver both aesthetic and environmental benefits. These are the best practices Western and South West Sydney need for a sustainable future.

AMG has a proven record of delivering enhanced services and infrastructure at Bankstown Airport, having invested over \$500 million in upgrades over the past decade, including new aviation and training facilities for NSW Air Ambulance and the NSW Police Air Command.

More broadly, this development addresses a critical need in NSW: unlocking new commercial and industrial land amid escalating land values, rising rents and – in some areas – near-zero vacancy rates. This precinct is ready to develop. It will meet the demand for offices, warehouses and community facilities, helping ensure that Western and South West Sydney remain competitive and future-ready.

Once the public submission period closes, AMG will submit the Final Draft MDP for approval. Business Western Sydney strongly urges the Commonwealth Government to support this proposal, which promises outstanding outcomes for Western Sydney and beyond.

Yours Sincerely,

A handwritten signature in black ink that reads "David Borger". The signature is fluid and cursive, with the first name "David" and last name "Borger" clearly legible.

David Borger
Executive Director
Business Western Sydney

Mr. Tom Smith
Chief Executive Officer
Aeria Management Group
16A Airport Avenue, Bankstown Aerodrome NSW 2200

Thursday 1st of May 2025

Re: Birdwood Road Mixed-Use Project Major Development Plan

Dear Mr Smith,

I am writing to express my strong and unequivocal support for the Birdwood Road Mixed-Use Project Major Development Plan at Bankstown Airport.

This project represents a transformative opportunity for the City of Canterbury Bankstown and the broader South-West Sydney region. By delivering a modern, integrated hub comprising childcare, retail, health, professional services and flexible commercial spaces, the development directly responds to the critical needs of a growing population and dynamic business environment.

The economic and employment impacts alone are compelling: with a \$45 million injection during construction and an ongoing annual economic benefit of \$110 million—90% of which will remain within the local government area—this project stands to be a cornerstone of local economic resilience and prosperity. The creation of 250 jobs during construction and 500 long-term roles will significantly strengthen local employment pathways, particularly across vital sectors such as childcare, healthcare, logistics and professional services.

Equally important are the project's environmental credentials. In an era where sustainability is not just expected but essential, AMG's commitment to 5 Star Green Star buildings, solar energy, water recycling and energy-efficient systems signals responsible development aligned with national decarbonisation goals.

Beyond the numbers, this development reflects a broader, long-term vision: to create a thriving, inclusive, and future-ready precinct at Bankstown Airport that will support families, enable business growth, and enhance community amenity. It builds on AMG's proven track record of investment in infrastructure, essential services, and partnerships that make a real difference—such as the life-changing work supported through Little Wings and other emergency services based at the airport.

This is not just a good project—it is a necessary one. The Birdwood Road Mixed-Use Project will deliver lasting value to the community, and I wholeheartedly support its approval and timely delivery.

Kind regards,



Wally Mehanna | CEO
Canterbury Bankstown Chamber of Commerce
Mobile: 0416 012 747
Email: ceo@cbchamber.org.au
Website: www.cbchamber.org.au



BANKSTOWN MONTESSORI PRE-SCHOOL

BANKSTOWN MONTESSORI ASSOCIATION, INC.
A NON-PROFIT EDUCATIONAL ORGANISATION

Postal Address:

P.O. Box 224, Georges Hall 2198

School Address:

179B Birdwood Rd., Georges Hall 2198

Phone 9728 3379

(preferably between 8:15am-8:45am
or after 2:30pm)

Email montessoribankstown@bigpond.com

2 June 2025

BY EMAIL

tom.smith@aeria.co

Mr Tom Smith
Chief Executive Officer
Aeria Management Group

COPY TO

peter.munro@aeria.co

Mr Peter Munro
Senior Communications Manager
Aeria Management Group

Dear Tom

Proposed development by Aeria Management Group (AMG) at Birdwood Rd, Georges Hall

We write to you concerning AMG's proposed development at Birdwood Rd, Georges Hall.

As you know, Bankstown Montessori Preschool (**BMP**) has had a long-standing relationship with AMG. AMG has supported us for a significant period, allowing us to use part of its land adjacent to our school as a car park.

Given that the proposed development would utilise the land currently used as a car park, it would have had tragic consequences for our school, our staff, and our community, especially our children. Without dedicated parking, CB City Council would not allow us to continue to operate our school, and we would be forced to close.

However, thanks to your very generous offer that you will make available parking for our school within the proposed development, as well as during the construction period, we have the peace of mind that our school can continue to provide the quality, authentic Montessori education that it has provided children in the local community for over 40 years.





BANKSTOWN MONTESSORI PRE-SCHOOL

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Phone 9728 3379

(preferably between 8:15am-8:45am
or after 2:30pm)

Email montessoribankstown@bigpond.com

We value the way you have accommodated and supported us in all our dealings with you since we were first made aware of the proposed development. We appreciate that you have given us your support and accommodated all of CB City Council's requests, despite the commercial cost to you of doing so.

Our entire school community is grateful to you and your team for your ongoing support of our school. Because of you, our long-standing and dedicated staff get to keep their jobs, and children in our local community will continue to benefit from an early education that exceeds the National Quality Standards.

We look forward to working with you as the proposed development comes to life, and to the enhancements to the life of the community that it will bring.

Yours faithfully

Sarah Khoury
President

Denise Elliott
Directress



Tom Smith

CEO Aeria Management Group
16A Airport Avenue
Bankstown Airport NSW 2200

Dear Tom,

Re. Bankstown Airport Birdwood Road Mixed-Use Project Major Development Plan

On behalf SUPA IGA Georges Hall, I am writing to express our strong support for the Bankstown Airport Birdwood Road Mixed-Use Project Major Development Plan.

As a proud local business serving the Georges Hall community, we believe this project will bring significant benefits to our area and contribute to the overall growth and development of Southwest Sydney.

The proposed new childcare centre, retail shops, offices and warehouses will support the growing needs of families and businesses across the region.

We are particularly encouraged by the long-term benefits this project will bring to Southwest Sydney, including economic growth, employment opportunities, essential services, business opportunities and sustainability initiatives.

The SUPA IGA Georges Hall is located on Birdwood Road and adjoins the proposed development site and we are excited by the increased amenity, services and patronage the project will bring to our business and the area.

We are confident that the project will have minimal impacts on local roads and traffic and will provide much needed additional car parking spaces for residents and community members.

We are proud to support this essential community project and look forward to the positive impact it will have on our community. Thank you for your continued efforts to improve the quality of life in Southwest Sydney.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hadi Melhem', written in a cursive style.

Hadi Melhem

Owner

From: [Nathan Nicolas](#)
Sent on: Friday, 9 May 2025 10:26:37 PM
To: [AMG MDP Feedback](#); [James Caputo](#)
Subject: Support for a Medical Precinct in the Birdwood Road Mixed-Use Project

You don't often get email from nathan@rehablabphysio.com.au. [Learn why this is important](#)

Dear James and the Aeria team,

Thank you for the opportunity to engage with the Birdwood Road Mixed-Use Project. I appreciate the chance to provide input and would like to express my strong support for the inclusion of a dedicated **Medical Precinct** within the development.

I propose that this precinct be allocated a **minimum of 350–500 sqm**, to allow sufficient space for a comprehensive Allied Health hub. A facility of this scale would support a **multidisciplinary model**, bringing together general practitioners, physiotherapists, psychologists, podiatrists, dietitians, and other health professionals under one roof.

The future of healthcare is evolving towards collaborative, tech-integrated care, where various disciplines work closely together to deliver better patient outcomes. Centralising these services in a single location creates a convenient and efficient environment for both practitioners and the community.

A well-designed Medical Precinct would:

- Encourage repeat visitation and longer stays, as patients complete multiple appointments in one trip.
- Fulfil a vital community need, improving access to healthcare in a growing area.
- Add long-term value to the precinct by anchoring a **high-utility, necessity-based service**.

I would also appreciate being kept in the loop regarding the project's progress, particularly once the Medical Precinct is approved and expressions of interest or tenancy applications open. I am very interested in being part of this exciting development.

Thank you for considering this suggestion as part of the MDP process. I believe this initiative would make a significant and lasting contribution to the Georges Hall and greater Bankstown community.

Rehab Lab
PHYSIOTHERAPY

Nathan Nicolas | Physiotherapist

8/204 Birdwood Rd Ph: (02) 9145 0204
Georges Hall, NSW 2198 Fax: (02) 8357 9632

From: [Connie Griebe](#)

Sent on: Thursday, 27 March 2025 1:37:20 PM

To: [AMG MDP Feedback](#)

CC: bankstown@parliament.nsw.gov.au; Mayor@cbc.city.nsw.gov.au; easthills@parliament.nsw.gov.au

Subject: MDP for Georges Hall

You don't often get email from fridayamcg@yahoo.com.au. [Learn why this is important](#)

To Aeria,

Thank you for providing the opportunity to provide feedback on Aeria's Major Development Plan for Georges Hall. I have cc'd local MPs and the Mayor for their information and consideration.

Whilst the draft plan has potential for delivering positive outcomes to community, it also has potential to deliver poorer outcomes to our community. The MDP does not provide detail and clarity required to give me confidence that the development is in the interests of our local Georges Hall community. More information is required in more accessible formats than a development plan. The MDP is not designed for transparent authentic community engagement.

Things I am worried about, that I would like more details on, include:

- Growing the commercial footprint could exacerbate rising cost of living pressures for local families.
- Increased traffic congestion and air pollution which is already impacted by road changes on Henry Lawson Drive.
- Reduced sense of community which is currently very strong. The local public school and local shopping district currently provide community events which are small in scale and very accessible to local young families.
- Worsening environmental decline as a result of the development.

Feedback on the environment:

The information about Environmental Impact does not provide sufficient detail to provide the community with confidence about waste management, reduction of greenhouse gas emissions, water usage or energy generation, other than a brief mention of solar renewable production. Aeria should provide subsequent plans that detail the proportion of energy consumption that is renewable across the site. It should provide details about water use and waste and give the community confidence that the local river will not be impacted by the significant development. It should be made clear why the Plan includes the use of gas, and not more reliant on renewable sources of energy in replacement of gas.

In addition to mapping the carbon footprint of this project, the community should be able to access sustainability reports reviewed by independent bodies so we can be sure greenwashing is not occurring in environmental reporting.

The impact of the Noise Management plan is unclear. Can Aeria invest in diverse multimedia resources to make this information more accessible to residents who are already faced with very loud noise due to the Aerodrome (mostly on the weekend)?

Feedback on community consultation and opportunities for community strengthening:

The community consultation process should include targeted and diverse opportunities for local residents to understand and comment on the plans. The benefits to the aviation community are clear, however the benefits to the local Georges Hall community are not clear. The commercial benefit to local businesses and Aeria is made clear, however the infrastructure that is needed in our Georges Hall community is not being considered. For example, what if any communication has occurred directly with Georges Hall Public School staff and families, given the school is located on the same street?

Could future communication with the community consider the points below:

- The MDP focusses on commercial benefits and defines them as "community-based activities". What are the free community based inclusions in the plan? For example, will free office space be provided to local not-for-profit organisations to host vital community services such as arts and culture, free learning programs, social groups, counselling facilities etc... Given the disproportionate space that warehousing takes up in the plan, could a small proportion of that be repurposed for a free community facility to host local community activities?
- Opportunities for Aeria to contribute a proportion of its profits to the local school to strengthen the community in ways that commercial opportunities cannot.
- Opportunities to include infrastructure for free health, wellbeing and fitness resources. For example, Georges Hall has no free basketball court for local young people. Will the development consider building such infrastructure for local young people? Will it include a play area? Will it include safe, well-lit places for the community to gather, without having to spend money?
- Opportunities to include a local resident group to provide real-time feedback on the development planning and design.
- How will the cultural diversity of our local community be reflected in the design? Further, how will Aeria proactively improve the accessibility of its communications, such as providing translated materials, multimedia resources in community languages, and in plain English language?

Will Aeria employ experts to oversee the company's community impact and environmental and social outcomes of the development?

I would welcome the opportunity to receive more information regarding my questions above, and the opportunity to join a resident group, if you take up this suggestion.

Many thanks

Connie Griebe

From: [Maria Kissouri](#)
Sent on: Tuesday, 25 March 2025 6:26:28 PM
To: [AMG MDP Feedback](#)
CC: bankstown@parliament.nsw.gov.au; Mayor@cbc.city.nsw.gov.au
Subject: MDP for Georges Hall

You don't often get email from mariakissouri@gmail.com. [Learn why this is important](#)

To Aeria,

Thank you for providing the opportunity to provide feedback on Aeria's Major Development Plan for Georges Hall. I have cc'd local MPs and the Mayor for their information and consideration.

Whilst the draft plan has potential for delivering positive outcomes to community, it also has potential to deliver poorer outcomes to our community. The MDP does not provide detail and clarity required to give me confidence that the development is in the interests of our local Georges Hall community. More information is required in more accessible formats than a development plan. The MDP is not designed for transparent authentic community engagement.

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Will Aeria employ experts to oversee the company's community impact and environmental and social outcomes of the development?

I would welcome the opportunity to receive more information regarding my questions above, and the opportunity to join a resident group, if you take up this suggestion.

Many thanks

Maria

0405 102664

9 Birdwood Road
GEORGES HALL. NSW 2198

Tele: 0457 476496
Email: nofreinvest@gmail.com

02 April, 2025

Mr. P. Munro
Senior Communications & Stakeholder Engagement Manager
Aeria Management Group
16a Airport Avenue
BANKSTOWN AERODROME. NSW. 2200.

Dear Mr. Munro,

RE: BANKSTOWN AIRPORT Birdwood Road Mixed-Use Project

Thank you for your prompt response to my enquiry regarding the AMG Community Information and Feedback Session planned for Thursday 3 April and I do apologise that I was not available to take your return call.

By way of feedback, all that I have spoken to in the community have been highly impressed by the efforts that AMG have gone to to inform the community of what is planned for the site previously known as Birdwood Reserve that for a number of years was used as a Baseball field by Bankstown Sports Club. When the Baseball Club relocated, the area fell into disrepair and the AMG proposal for the site is indeed an exciting and beneficial improvement for the whole Community.

I have to say that the high quality redevelopment of the Marion Street site and the Tower Road improvements have given the Community a great deal of confidence that the Birdwood Road development will be a real asset for the Community as a whole and for my part, it can't happen quickly enough.

I have to congratulate AMG for its willingness to communicate so freely with the Community and the efforts it has taken to keep us all up-to-date on the progress.

We all very much look forward to further AMG developments that it is planning in the future for the Airport precinct.

Yours sincerely,

NOEL. A. FREEMAN.

From: [AMG MDP Feedback](#)
Sent on: Monday, 17 March 2025 4:33:36 PM
To: [Hilal ElJamil](#); [AMG MDP Feedback](#)
Subject: RE: Birdwood road mixed use project

Hello,
Thanks for your query, which I have checked with our property and development teams.
At present, and assuming the development is approved, we intend to lease rather than sell the proposed warehouses.
We would be happy to discuss leasing with you further, if this is of interest.
Please let me know.
Best wishes,
Peter Munro
Senior Communications & Stakeholder Engagement Manager
(peter.munro@aeria.co)

From: Hilal ElJamil <hilal.eljamal@gmail.com>
Sent: Thursday, 13 March 2025 10:51 AM
To: AMG MDP Feedback <mdpfeedback@Aeria.co>
Subject: Birdwood road mixed use project

 You don't often get email from hilal.eljamal@gmail.com. [Learn why this is important](#)
Can we buy a few warehouses off the plan?

Appendix B

Stakeholder Responses
to Exposure Draft MDP

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
SUBMISSION 1 – Airservices Australia				
1.1	Aviation	Airservices has not identified any significant safety or operational issues as relevant to its services, including airspace procedures, air traffic management, aviation rescue firefighting, communication, navigation, surveillance and enabling facilities in support of air navigation, environment and community engagement	The response is noted and welcomed.	No amendment to the MDP is required.
1.2	Aviation	All existing instrument flight procedures, CNS facilities and ATC operations must be protected against future infrastructure developments and airport obstructions	The response is noted. The MDP includes an Aviation Safeguarding Assessment (Appendix D). No issues have been raised.	No amendment to the MDP is required.
1.3	Aviation	Airservices must be notified of any building developments within the proposed project, including the use of construction equipment required to carry out these developments, to ensure they will not pose a hazard to aircraft operations and that all IFP and CNS facilities maintained by Airservices are safe for aircraft operations	The response is noted. AMG will consult with Airservices during the construction phase of the project.	No amendment to the MDP is required.
1.4	Aviation	Airservices must be notified in advance of any changes that may affect published IFP, CNS or ATCV operations, such as changes to the runway, runway strip, approach lighting, wind direction indicators and navigation aids	The response is noted. AMG will notify Airservices of any changes that may affect published IFP, CNS or ATCV operations.	No amendment to the MDP is required.
SUBMISSION 2 – CASA				
2.1	Aviation	CASA is satisfied that this proposal does not generate an unacceptable risk to aviation safety	The response is noted and welcomed.	No amendment to the MDP is required.
SUBMISSION 3 – Department of Climate Change, Energy, the Environment and Water				

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
3.1	Environment	- Department is satisfied that the proposed development does not have, will not have or is not likely to have a significant impact on the environment - Minister's advice is not required	The response is noted and welcomed.	No amendment to the MDP is required.
SUBMISSION 4 – City of Canterbury Bankstown				
4.1	Design	Shopfronts should be at the front of the site on the Birdwood Rd property boundary, to integrate the development with the Georges Hall village centre	Proposed layout is most appropriate response to existing setback of IGA and neighbouring homes. Layout is also in line with other premises in Georges Hall village centre, which have car parking in front of shops.	No amendment to the MDP is required.
4.2	Design – Child Care Centre	Childcare outdoor play area should include trees and other natural landscaping	Landscaping will be considered further as part of detailed design process, including the incorporation of natural landscaping features and shading, in consultation with future operator.	No amendment to the MDP is required.
4.3	Design - Warehouses	Colours and reflectivity of warehouses should be designed to consider impacts on nearby properties	Proposed materials and colours for the warehouses are considered suitable for the surrounding area, including nearby non-airport land, and are generally of a higher standard than typically seen for such developments. Exterior walls of proposed warehouses will be DADO construction with non-reflective finishes on sheet metal components and feature a neutral colour palette to minimise any impacts. Project also features decorative wall inclusions, such as timber and landscaping features. Project will not include materials that are likely to cause any reflectivity issues for airport or non-airport users.	No amendment to the MDP is required.
4.4	Design – Design Review	AMG should submit project to Council's independent design review panel for feedback	We thank the Council for its invitation but note the project is already subject to a rigorous assessment and review process, as well as community and stakeholder consultation.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
4.5	Landscaping	Continuous tree canopy along landscaped areas should be provided, along with ground covers and shrubs. Detailed landscape plan should be submitted with the proposal	Landscaping will be considered further as part of the detailed design process in accordance with the Bankstown Airport Master Plan, including the preparation of a detailed landscaping plan to be submitted to the Airport Building Controller for review and approval.	No amendment to the MDP is required.
4.6	Design - Walls	Sound wall that wraps around adjacent childcare site should have landscaping and planting or design to soften the visual impacts	We note Council's question regarding treatment of the sound wall and will provide further details shortly.	To be considered further during consultation on the Preliminary Draft MDP.
4.7	Landscaping	Calculations of proposed tree canopy should be provided along with proposed tree species to be planted	We thank Council for its suggestion and will review the project design to assess and determine opportunities to incorporate additional canopy cover. Canopy cover will be subject to species selection, which forms part of the detailed landscape plan to be submitted to ABC.	To be considered further during consultation on the Preliminary Draft MDP.
4.8	Landscaping	More tree canopy cover should be provided in the car park on Birdwood Rd	Landscaping will be considered further as part of the detailed design process, including the preparation of a detailed landscaping plan to be submitted to the Airport Building Controller for review and approval.	To be considered further during consultation on the Preliminary Draft MDP.
4.9	Pedestrian Linkage	Pedestrian through link between Link and Birdwood roads is narrow, not inviting and has poor visibility. Project design raises concerns regarding the principle of Crime Prevention Through Environmental Design. A direct, clear and legible shared pedestrian/slow streets between Link and Birdwood roads would benefit airport users in accessing retail and amenity services in the Georges Hall village centre	We thank Council for its feedback and will consider updating the site plan to include a more accessible through-site link from the retail/office tenancies to the industrial units.	To be considered further during consultation on the Preliminary Draft MDP.
4.10	Pedestrian Linkage	There is no pedestrian connectivity link from Birdwood Rd for the shops and childcare centre. Creation of demarcated pedestrian access and crossings/paths within the site will assist	We thank Council for its feedback and will consider updating the site plan to include a pedestrian connectivity link from Birdwood Rd for the shops and childcare centre.	To be considered further during consultation on the Preliminary Draft MDP.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
4.11	Emergency Access Linkage	Need details of the treatment of the emergency vehicle accessway. "Grasscrete" permeable paving could be used to reduce the heat island effect and provide rainwater infiltration	We thank Council for its feedback and will take into consideration with discussions with the Fire and Rescue NSW.	To be considered further during consultation on the Preliminary Draft MDP.
4.12	Water Sensitive Urban Design	Explore implementing Water Sensitive Urban Design treatments for the entire site	Such considerations have been included in the civil strategy for the site, including stormwater management measures to avoid flooding impacts across the Airport and adjoining sites and will be included in the construction design brief, such as fixtures selections, etc.	No amendment to the MDP is required.
4.13	Car Park Design	Wheel stops should be provided for car parking spaces along the forecourt, to respect the space for pedestrians	We confirm that wheel stops are referenced and shown in parking bays in the project design documents.	No amendment to the MDP is required.
4.14	Amenity Issues	- Concerns that proposed warehouse buildings will have adverse impacts on homes adjoining the eastern boundary – such as noise, overshadowing and visual impacts - Proposed 5m setback on eastern boundary may become a "dead space" or "no man's land". Should consider incorporating this space into the warehouse units	Proposed building setbacks have been designed to provide optimal separation between the project site and nearby homes and to allow for substation tree planting to further mitigate any visual or noise impacts. Landscaping in this part of the project site will be designed to ensure access for appropriate services and maintenance. The height of the proposed warehouses in this part of the project site will be comparable to a two-storey home. The project design documents include details and diagrams relating to shadowing, which demonstrate that there will be minimal shadowing impacts on adjoining properties.	No amendment to the MDP is required.
4.15	Traffic	Plans show Link Rd connecting to Marion St – we understand this is not part of the proposal and should be removed from future plans	Any connection of Link Road to Marion Street is outside of the scope of this MDP	MDP has been updated to confirm that any connection of Link Road to Marion Street is outside of the scope of this MDP

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
4.16	Amenities – Public Toilets	Plans do not show sufficient detail of publicly accessible toilet facilities – unclear whether amenities will be publicly accessible. Amenities should be publicly accessible during business hours – not only for tenants – to align with Council's Community Infrastructure Strategic Plan 2050	Amenities have been provided with capacity for retail/office staff and patrons. Separate facilities will be provided within each industrial unit.	No amendment to the MDP is required.
SUBMISSION 5 – The Hon. Jihad Dib, Bankstown MP				
5.1	General	- Confirms his support for the project, including the potential of the proposed development to support advanced manufacturing - Says the project will help to “modernise” the airport and “lift it up to another level” - Says the community is proud of Bankstown Airport and that the community feels proud whenever something new comes to the area	The response is noted and welcomed.	No amendment to the MDP is required.
SUBMISSION 6 – The Hon. Kylie Wilkinson, East Hills MP				
6.1	Economic and Community	- Confirms her support for the project - Asks how many places at the proposed childcare centre will be used by workers/operators at Bankstown Airport	The response is noted and welcomed. AMG responded by noting that in the case of a current childcare centre at the airport, about 80% of places were used by airport workers/operators and about 20% by people off-airport. Further, AMG noted that many airport workers/operators are older and no longer require childcare.	No amendment to the MDP is required.

Submission/ Issue No.	Theme	Issue Raised	AMG Response	Action / Amendment to MDP
SUBMISSION 7 – Rebecca Donatiello, Resident				
7.1	General	- There is insufficient car parking in the area, particularly for customers of the IGA supermarket adjoining the project site - We need a big car parking area, specifically for parents of Georges River Grammar School, or to install a boom gate at the entrance to the IGA car park or to start clamping wheels on cars that should not be parked there - Georges River Grammar School parents will park in the proposed project car park as well	AMG is aware of concerns about school parents and car parking in the area and has discussed this issue with Georges River Grammar School on several occasions. The school also regularly asks its parents to not park in the IGA car park if they are not shopping there. We continue to work with the school and the IGA on this issue. We believe our project will help to reduce car parking issues for residents. The proposed car park on Birdwood Rd and additional car parking on Link Rd will more than cater for local shoppers, even allowing that some school parents may use the car space for school pick-ups or drop-offs only. A new school drop-off and pick-up area for Georges River Grammar School is currently under construction on Link Rd, which will help to ease car parking concerns on Birdwood Rd. Georges River Grammar School also intends to create additional car parking on its site in the future. We have discussed with IGA operators the potential installation of boom gates to their car park but this may deter shoppers. Clamping car wheels is not a workable solution, as it is difficult to determine which cars are parked at the IGA for shopping and which are not. AMG is not responsible for car parking issues relating to other nearby schools or childcare centres that are not on airport land.	No amendment to the MDP is required.

Appendix C

Advice to State and
Local Government

10 March 2025

Kiersten Fishburn
Secretary NSW Department of Planning, Housing and Infrastructure
4 Parramatta Square
Parramatta NSW 2150

Sent by email: osec.corro@dpie.nsw.gov.au
CC: information@planning.nsw.gov.au

Dear Ms Fishburn,

Re: Bankstown Airport Birdwood Road Mixed-Use Project Preliminary Draft MDP

On behalf of Aeria Management Group (AMG), operator of Bankstown Airport, I am pleased to provide you with the Bankstown Airport Birdwood Road Mixed-Use Project Preliminary Draft Major Development Plan (MDP).

The MDP and appendices are available to download via a link in the accompanying email and via our website: <https://aeria.co/news/major-development-plan-mixed-use-precinct/>.

The Birdwood Road Mixed-Use Project will deliver new retail premises, offices, warehouses and a large childcare centre, to support general aviation operators and meet the growing needs of the community and businesses across South West Sydney.

The proposed development, on vacant commercial land at the northern periphery of the airport precinct, will deliver long-term benefits, including:

- Economic growth: Project will contribute \$45 million to the NSW economy during construction and \$110 million a year once operational (90% within the City of Canterbury Bankstown)
- Employment growth: Project will support 250 full-time jobs during construction and 500 full-time jobs once operational (90% within the City of Canterbury Bankstown)
- Essential services: A high-quality childcare centre, retail shops and services, such as health facilities (eg: radiology, pathology and physiotherapy), food and drink outlets and professional services (eg: aviation-support businesses, accountants, lawyers, financial planners and real estate offices)
- Business opportunities: Flexible offices and warehouses to support local businesses, trades and aviation-related operations
- Sustainability initiatives: Including 5 Star Green Star buildings, on-site solar energy, water recycling, energy-efficient lighting and hot water and new and enhanced footpaths and cycleways.

The MDP is consistent with the Bankstown Airport Master Plan and Commonwealth, State and Local Government Planning Instruments and will increase amenity, services and sustainability for residents and families across South West Sydney.

Public exhibition of the MDP commenced today and will continue to the 6th of June 2025. During this period, we will build on our engagement to date by holding multiple information sessions and events to ensure the community, airport operators and other stakeholders are able to learn more about the project and share their feedback.

Further details of our engagement and consultation opportunities are on our website, along with a designated MDP email address (MDPfeedback@aeria.co) and phone number (02 8709 9466).

Submissions to the MDP may be emailed to MDPfeedback@aeria.co or sent to:

Birdwood Road Mixed-Use Project MDP
Aeria Management Group
16A Airport Avenue
Bankstown Aerodrome NSW 2200

Please contact AMG Senior Communications & Stakeholder Engagement Manager Peter Munro (peter.munro@aeria.co) if you would like a briefing or more information.

Yours faithfully,



Tom Smith
Chief Executive Officer
Aeria Management Group

10 March 2025

Matthew Stewart
Chief Executive Officer
City of Canterbury Bankstown

Sent by email: matthew.stewart@cbc.city.nsw.gov.au

CC: CEO@cbc.city.nsw.gov.au; Camille.lattouf@cbc.city.nsw.gov.au; patrick.lebon@cbc.city.nsw.gov.au

Dear Matthew,

Re: Bankstown Airport Birdwood Road Mixed-Use Project Preliminary Draft MDP

Thank you to the City of Canterbury Bankstown for its feedback dated 12 December 2024 to the Bankstown Airport Birdwood Road Mixed-Use Project Exposure Draft Major Development Plan (MDP). We note our response to the City of Canterbury Bankstown on 21 February 2025.

We are pleased to provide the City of Canterbury Bankstown with the Birdwood Road Mixed-Use Project Preliminary Draft MDP, which commenced public exhibition today.

The MDP and appendices are available to download via a link in the accompanying email and via our website: <https://aeria.co/news/major-development-plan-mixed-use-precinct/>.

The Birdwood Road Mixed-Use Project will deliver new retail premises, offices, warehouses and a large childcare centre, to support general aviation operators and meet the growing needs of the community and businesses across the City of Canterbury Bankstown and South West Sydney.

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Please contact AMG Senior Communications & Stakeholder Engagement Manager Peter Munro (peter.munro@aeria.co) if you would like a further briefing or more information.

Yours faithfully,



Tom Smith
Chief Executive Officer
Aeria Management Group

10 March 2025

The Hon. Paul Scully MP
Minister for Planning and Public Spaces
NSW Parliament Legislative Assembly

Sent by email: office@scully.minister.nsw.gov.au
CC: wollongong@parliament.nsw.gov.au; kylee.vanderheyden@minister.nsw.gov.au

Dear Minister,

Re: Bankstown Airport Birdwood Road Mixed-Use Project Preliminary Draft MDP

On behalf of Aeria Management Group (AMG), operator of Bankstown Airport, I am pleased to provide you with the Bankstown Airport Birdwood Road Mixed-Use Project Preliminary Draft Major Development Plan (MDP).

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Submissions to the MDP may be emailed to MDPfeedback@aeria.co or sent to:

Birdwood Road Mixed-Use Project MDP
Aeria Management Group
16A Airport Avenue
Bankstown Aerodrome NSW 2200

We would welcome the opportunity to meet with you to discuss the MDP and other developments and upgrades at Bankstown Airport and Camden Airport.

Please contact AMG Senior Communications & Stakeholder Engagement Manager Peter Munro (peter.munro@aeria.co) if you would like a briefing or more information.

Yours faithfully,



Tom Smith
Chief Executive Officer
Aeria Management Group

Appendix D

Newspaper Notices

Bankstown Airport Birdwood Road Mixed-Use Project Major Development Plan

Public Consultation

The Preliminary Draft Major Development Plan (MDP) for the Birdwood Road Mixed-Use Project at Bankstown Airport is on public exhibition. The proposed development includes a new childcare centre, retail shops, offices and warehouses.

CONSULTATION AND FEEDBACK PERIOD

The Preliminary Draft MDP is on public exhibition for 60 business days.

Aeria Management Group (AMG), operator of Bankstown Airport, welcomes feedback to the Preliminary Draft MDP by 5pm Friday 6 June 2025.

HOW TO VIEW THE PRELIMINARY DRAFT MDP

- » Download here: aeria.co/news/major-development-plan-mixed-use-precinct
- » Viewed as a hard copy at:
 - Bankstown Airport Passenger Terminal, Airport Avenue, Bankstown Aerodrome
 - Bankstown Library and Knowledge Centre, 80 Rickard Road, Bankstown
 - Panania Library and Knowledge Centre, Corner Tower Street and Anderson Avenue, Panania
 - Moorebank Library, Corner Nuwarra Road and Maddecks Avenue, Moorebank
- » Purchased as a hard copy from AMG, 16A Airport Avenue, Bankstown Airport.

OPPORTUNITIES TO MEET THE PROJECT TEAM AND LEARN MORE

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- » Outside SUPA IGA, 195 Birdwood Rd, Georges Hall NSW 2198

Community Drop-in Information and Feedback Session

- » Thursday 3 April 2025
- » Drop in any time between 4:00pm and 6:30pm
- » Georges Hall Community Centre, 188 Birdwood Road, Georges Hall

GET IN TOUCH AND MAKE A SUBMISSION

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Birdwood Road Mixed-Use Project MDP
Aeria Management Group
16A Airport Avenue
Bankstown Aerodrome NSW 2200



Please call 02 8709 9466 or email MDPfeedback@aeria.co with any queries.

All submissions will be considered by AMG in the Final Draft MDP submitted to the Commonwealth Government for approval.

MARK BUTLER MP MINISTER FOR HEALTH AND AGED CARE

ANNE STANLEY MP
MEMBER FOR WERRIWA



LABOR WILL OPEN A MEDICARE URGENT CARE CLINIC IN GREEN VALLEY AND SURROUNDS

Australians in Green Valley and surrounds will get the free urgent care they need, fully bulk billed, without waiting hours in a busy hospital emergency department, if the Albanese Labor Government is re-elected.

Labor will open a Medicare Urgent Care Clinic in Green Valley and surrounds as part of a \$644 million commitment to open another 50 Urgent Care Clinics, with more clinics in every state and territory. Once all of Labor's clinics are open, 4 in 5 Australians will live within a 20-minute drive of a Medicare Urgent Care Clinic.

If Labor is re-elected, the Medicare Urgent Care Clinic in Green Valley and surrounds will begin operating in the 2025-26 financial year, providing bulk billed care for urgent

but non-life-threatening conditions, seven days a week, for extended hours, and with no appointment needed.

The Urgent Care Clinic will take pressure off the Fairfield Hospital, and Liverpool Hospital, which collectively saw 39,798 non-urgent and semi-urgent presentations in 2023-24.

Parents and families swear by them: one third of patients are under the age of 15.

All you will need is your Medicare card, not your credit card.

The Liberals say the Albanese Labor Government's Urgent Care Clinics are "wasteful spending". Peter Dutton will close every Medicare Urgent Care Clinic, forcing over a million Australians a year back into the waiting rooms of busy hospital emergency departments.

Labor went to the last election promising to open 50 Medicare Urgent Care Clinics, and we have delivered 87 clinics. More than 1.2 million Australians have already been treated at one of Labor's existing 87 Urgent Care Clinics.

Doctors have embraced the clinics, with a survey finding 7 in 10 GPs support Medicare Urgent Care Clinics, and 8 in 10 GPs say they have a positive impact on hospital emergency departments.

Around 2 million Australians are expected to make use of an Urgent Care Clinic each year, getting the free urgent care they need, fully bulk billed, without waiting hours in a busy hospital emergency department.

This extends Labor's election commitment to strengthening Medicare, with the single largest

investment in Medicare since its creation over 40 years ago.

Video – Patient case studies | Sarah Hunstead's visit | Bhavana's visit

Video – Health professionals explain | Inside the Rockhampton Urgent Care Clinic

Animated explainer – When should you visit | What do Urgent Care Clinics offer

Advertisement – That's a case for a Medicare Urgent Care Clinic

Quotes attributable to Health Minister Mark Butler:

"Australia's doctors voted Peter Dutton the worst Health Minister in Medicare history for a reason.

"The Liberals had nine years to open Medicare Urgent Care Clinics, and they never opened a single one. Now they call Labor's clinics 'wasteful spending' and want to close every single one of them.

"Medicare Urgent Care Clinics are an Albanese Government initiative because we believe in Medicare and in free urgent care, fully bulk billed.

"You can't trust the Liberals with Medicare: you can't trust them to open Urgent Care Clinics and you can't trust them to keep them open."

Quotes attributable to Member for Werriwa, Anne Stanley MP:

"At this election Australia faces a choice: a stronger Medicare with more bulk billing for all Australians under Labor, or more cuts to Medicare under Peter Dutton's Liberals.

"Only Labor will deliver a Medicare Urgent Care Clinic in Green Valley and surrounds so you can get the free urgent care you need, fully bulk billed, without waiting hours in a busy hospital emergency department.

"The Medicare Urgent Care Clinic will be open seven days, for extended hours, and take pressure off the Fairfield Hospital, and Liverpool Hospital.

SUNDAY, 2 MARCH 2025
MEDIA CONTACTS
Minister Butler's Office: Lucy Caruso 0408 803 428
Anne Stanley's Office: Stella Karnib 02 8783 0977

Steve Kamper

Minister for Small Business
Minister for Lands and Property
Minister for Multiculturalism
Minister for Sport

We understand NSW Police are currently investigating a heinous threat on a mosque in Sydney's South West.

This threat on our Muslim brothers and sisters is incredibly concerning. The NSW Government and the NSW Police Force are taking this matter incredibly seriously.

Acts designed to intimidate and divide have no place in our society. Importantly, places of worship should always be a safe haven for our community.

No matter your ethnicity, religion, or country of birth, we are all bound - first and foremost - by our common commitment to Australia.

We unequivocally condemn Islamophobia in all its forms. We will continue to support our community to ensure they are protected and safe.

Steve Kamper

Minister for Multiculturalism Joseph La Posta

CEO, Multicultural NSW

Nick Kaldas

Chair, Multicultural NSW Advisory Board



Mayor Mannoun condemns Mosque threat

Only a few days ago our local community gathered to celebrate in joy the opening of the Australian Islamic House, a mosque building project 25 years in the making.

Today, that joy has been replaced by fear with the threat of a mass murder attack copying the chilling events of Christchurch in 2019 when over 50 innocent worshippers were murdered whilst praying.

An attack on one Faith is an attack on all Faiths.

Council is in contact with the government, police, and the mosque and is ready and willing to assist in any way possible. I ask everyone to please be calm and vigilant.

If you see any suspicious behaviour, please report it immediately to Crime Stoppers on 1800 333 000

It's important that we all stand together and not allow hate to grow.

Whether it be online comments or the violent attacks we have seen happen on Australian Muslims recently, we all have a responsibility to call these actions out.

Media Contact:

Alan Gale communications@liverpool.nsw.gov.au

0492 087 403

ONLINE THREAT TOWARDS THE AUSTRALIAN ISLAMIC HOUSE – MASJID AL-BAYT AL-ISLAMI

The recent news of a concerning online threat towards the Australian Islamic House is deeply troubling and unacceptable.

The Australian Islamic House recently opened its doors to the public after decades in the making. It was particularly special as it opened on the first night of the holy month of Ramadan. There is no place for hatred or Islamophobia in Australia. The fact that this took place during this special month is completely disrespectful.

The community deserves to feel protected in a place that should be a safe space for Muslims to join in unity and pray. I ask the community to remain vigilant during this time and continue to live in peace and harmony with ourselves and those around us.

The Police are taking this matter very seriously and I look forward to the outcome of the investigations.

Media Contact:

Anne Stanley MP – Stella Karnib 02 8783 0977

A Aeria
Management Group

خطة التطوير الرئيسية لمشروع شارع Birdwood Road متعدد الاستخدامات في مطار بانكستاون

استشارة عامة

تُعرض حالياً للجمهور المسودة الأولى لخطة التطوير الرئيسية (MDP) الخاصة بمشروع شارع Birdwood Road متعدد الاستخدامات في مطار بانكستاون. يشمل التطوير المقترح إنشاء مركز جديد لرعاية الأطفال ومكاتب بيع التجزئة ومكاتب ومستودعات.

مدة الاستشارة وتقديم التعليقات

سوف تبقى مسودة MDP الأولى قيد العرض لمدة 1٠ يوم عمل.

ترحب Aeria Management Group (AMG)، التي تدير عمليات تشغيل مطار بانكستاون، بآية تعليقات على مسودة MDP الأولى في موعد أقصاه الساعة الخامسة من مساء الجمعة في ٦ حزيران/يونيو ٢٠٢٥.

وسائل مشاهدة مسودة MDP الأولى

« نزل هنا: aeria.co/news/major-development-plan-mixed-use-precinct

« مشاهدة المسودة بشكل نسخة ورقية في:

– مبنى الركاب في مطار بانكستاون، Airport Avenue, Bankstown Aerodrome

– مكتبة ومركز معارف بانكستاون، Rickard Road, Bankstown

– مكتبة ومركز معارف بانانيا، زاوية Anderson Avenue, Panania و Tower Street

– مكتبة موربانك، زاوية Maddecks Avenue و Nuwarra Road في موربانك

« شراء نسخة ورقية من AMG, 16A Airport Avenue, Bankstown Airport

فرص لقاء فريق المشروع ومعرفة المزيد

جلسة مفتوحة للمجتمع للمعلومات وتقديم التعليقات

كنك معلومات مؤتم للمجتمع

« الخميس ٣ نيسان/أبريل ٢٠٢٥

« الخميس ١٣ آذار/مارس ٢٠٢٥

« يمكن الحضور في أي وقت بين ٤:٠٠ بعد الظهر و٦:٣٠ مساءً

« يمكن الحضور في أي وقت بين ٢:٣٠ بعد الظهر و٥:٠٠ مساءً

« مركز جورج هول المجتمعي، 188 Birdwood Road, Georges Hall

« خارج Supa IGA، 195 Birdwood Rd, Georges Hall NSW 2198

اتصل وقدم تعليقاتك

يمكن تقديم التعليقات عبر البريد الإلكتروني التالي MDPfeedback@aeria.co

أو إرسالها بالبريد العادي إلى:

Birdwood Road Mixed-Use Project MDP

Aeria Management Group

16A Airport Avenue

Bankstown Aerodrome NSW 2200

يرجى الاتصال على الرقم 02 8709 9466 أو بالبريد الإلكتروني على العنوان MDPfeedback@aeria.co لأية استفسارات.

وسوف تأخذ AMG بالاعتبار جميع التعليقات في مسودة MDP النهائية التي ستقدمها إلى حكومة الكمنولث للحصول على الموافقة.



NEWS

Black Hawk choppers not fit to help

Matt O'Sullivan

Transport and infrastructure editor

Nearly seven years after plans to gift two army helicopters to the NSW Rural Fire Service were unveiled, the Black Hawks still can't be used for their original task of flying firefighters to floods, bushfires and other disasters.

The RFS said it decided to go ahead with spending millions on refurbishing the two Black Hawks after a "verbal agreement" from the nation's air safety regulator to work together to obtain necessary certifications.

Because the decades-old helicopters were designed for the military, there are restrictions under federal law on their being used to fly civilian passengers.

Even if they were now operational, the RFS would be unable to use them to fly personnel to northern NSW to help in the response to ex-Cyclone Alfred.

The Defence Force handed the two Black Hawks to the RFS in October 2023, four years later than planned due to operational requirements. The Turnbull government unveiled plans to gift the helicopters in mid-2018.

The RFS is now spending about \$6.5 million refurbishing and certifying the helicopters, and it expects them to become operational in the coming months.

However, restrictions on using the Black Hawks to fly emergency



One of the Black Hawks has recently been painted in Rural Fire Service colours. Photo: NSW Rural Fire Service

service personnel to bushfires, floods and other disasters mean they will mainly be used as water bombers until a breakthrough can be reached in the long-running saga to have the limits removed.

The RFS said a key factor in the decision to proceed with the Black Hawk project was the verbal agreement from the Civil Aviation Safety Authority.

"This assurance provided confidence that the aircraft could be integrated into operations in a way

that meets all regulatory requirements," it said.

"The RFS remains committed to working closely with CASA to achieve full certification for all mission profiles currently undertaken by our existing aircraft, including firefighter transportation and rescue operations."

Emails have previously revealed that RFS commissioner Rob Rogers asked CASA as far back as late 2018 to confirm there were no "showstoppers" with the Black Hawks from a

"regulation point of view". Months later, Rogers told CASA in an email that he needed to "understand we can work through the issues" before accepting a helicopter and committing NSW government funds. A key aim of the helicopters for the RFS was to use them to fly firefighters to remote areas to be on standby for lightning strikes.

CASA said it had consistently advised that the Black Hawks did not meet civil aviation safety standards for passenger transport.

"This is consistent with the approach taken in the United States, where the Black Hawk is manufactured and certified," it said.

"We are currently working with the NSW Rural Fire Service on their application to use the Black Hawk for specialist firefighting operations not involving transport of firefighters."

"Anything beyond that would require significant work and regulatory change to ensure safety standards are appropriate."



Bankstown Airport Birdwood Road Mixed-Use Project Major Development Plan Public Consultation

The Preliminary Draft Major Development Plan (MDP) for the Birdwood Road Mixed-Use Project at Bankstown Airport is on public exhibition. The proposed development includes a new childcare centre, retail shops, offices and warehouses.

CONSULTATION AND FEEDBACK PERIOD

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Please call 02 8709 9466 or email MDPfeedback@aeria.co with any queries.

All submissions will be considered by AMG in the Final Draft MDP submitted to the Commonwealth Government for approval.



NOTICE TO GROUP MEMBERS

MLC MySuper Class Action

(Proceeding S ECI 2020 00306)

Published by order of the Supreme Court of Victoria

The Supreme Court of Victoria has ordered that this notice be published to notify persons who have claims affected by a class action (MLC MySuper Class Action) brought against MLC Nominees Pty Limited and NMLS Nominees (Australia) Limited (the Defendants).

Further information in relation to the proposed settlement is set out in a court approved Settlement Notice which is available on Maurice Blackburn's website at <https://mlcblackburn.com.au/MLC>

The claim

The MLC MySuper Class Action (previously referred to as the NAB MySuper Class Action) relates to the time taken by the Defendants to transition certain superannuation contributions invested in the MLC Masterkey Business (incorporating Masterkey Personal Super) default investment options to a simple low cost MySuper option within the MLC Super Fund. The Defendants are the current and former trustees of the relevant funds.

The superannuation contributions in question are those invested in the MLC Masterkey Business (incorporating Masterkey Personal Super) product prior to 1 January 2014 and in respect of which the relevant member did not make an investment direction. These contributions are known as 'Accrued Default Amounts' (or ADAs).

The claim has been filed by Mr Shimmion and Mr Crougan (the Plaintiffs) on their own behalf and on behalf of other persons who had ADAs in the Masterkey products (Group Members). The Plaintiffs are represented by Maurice Blackburn Lawyers.

It is alleged that the Defendants breached their statutory and general law obligations by taking too long to transfer the ADAs to a MySuper option, and that Group Members have suffered loss as a result of this delay. The Defendants deny the claim.

Group members

Group Members include current and former members of the MLC Super Fund whose ADAs were transferred to the MLC MySuper Product in late 2016 and early 2017. You may also be a Group Member if you received a payment or inheritance from a Group Member described above.

The proposed settlement

The parties in the MLC MySuper Class Action have agreed to a proposed settlement of the proceeding under which the Defendants will pay (without admission of liability) a total settlement sum of

\$64.25 million (inclusive of costs and interest) in full and final settlement of the claims brought by the Plaintiffs on behalf of approximately 330,000 Group Members (Settlement Sum). The proposed settlement must first be approved by the Supreme Court of Victoria as fair and reasonable before it is binding on the parties and Group Members.

What group members need to do

OPTION A – DO NOTHING: If you are a Group Member in the MLC MySuper Class Action (and have not previously opted out of the proceeding) there is nothing you need to do in order to receive a settlement payment.

OPTION B – OBJECT TO THE PROPOSED SETTLEMENT: If you are a Group Member you have the right to make submissions as to why the Court should not approve the proposed settlement (or any particular aspect of it) in order to lodge an objection, by 4:00pm (AEDT) on Friday, 4 April 2025 you must either:

- complete and submit the Online Objection Notice through the Supreme Court of Victoria website at <https://www.supremecourt.vic.gov.au/objects/group-proceedings/mlc-mysuper-objection> or
- return a Notice of Objection Form (available on Maurice Blackburn's website) to the Supreme Court of Victoria.

If you wish to object to the proposed settlement you, or your legal representative must also attend the settlement approval hearing (unless the Court orders otherwise) which will take place on 16 April 2025 at 10:30am at the Supreme Court of Victoria.

Further information

In addition to the Settlement Notice and Notice of Objection Form, you can also access a copy of the Proposed Settlement Distribution Scheme from Maurice Blackburn's website.

For more detail about the proposed settlement of the MLC MySuper Class Action, please visit either:

- The Supreme Court's Website: <https://www.supremecourt.vic.gov.au/objects/group-proceedings/mlc-mysuper> or
- Maurice Blackburn's Website: <https://mlcblackburn.com.au/MLC>

or contact Maurice Blackburn on 1800 586 760 or MLCMySuper@mauriceblackburn.com.au



CÔNG TY DỊCH VỤ BẢO HIỂM
Eternity Connect Insurance Services

Chúng tôi chuyên về vấn đề và Giải pháp các loại Bảo Hiểm

GIÚP DUY KHÁCH BẢO VỆ:

- Nhà hàng, Tiệc thực phẩm, Bar, cà phê, Thợ cắt tóc (Restaurants, Grocery shops, Hair bread shops, Coffee shops, Butchery shops, Fresh Seafood shops...)
- Tạp hóa, Cửa hàng, Siêu thị đồ ăn, Tiệc cưới, Tiệc đám cưới (Hot salons, Hairdressers, Beauty salons, Fruit shops, Flower shops...)
- Các hãng xe tải, Văn phòng, Cơ sở thương mại... (Factories, Offices, Commercial, Retail Buildings...)
- Trách nhiệm công cộng và Chuyển đổi cho mọi ngành nghề (Finance Brokers, Lawyers, Accountants Public Liability, Professional Indemnity...)
- Nhà cửa, Đồ đạc, Xe cộ... (Home, Building and Contents, Vehicles...)

Chúng tôi làm việc với các công ty bảo hiểm hàng đầu và luôn đặt lợi ích của khách hàng lên đầu.

Mọi chi tiết vui lòng liên lạc:
Ken (Cuồng) 0431 255 990
Shop 7, 29 John Street, Cabramatta NSW 2160

CÔNG TY TÀI CHÍNH
Vision Loan Quest
Credit Representative No. 524301

Nếu tiền là nỗi lo của quý khách:
- Thiếu tiền cho mọi lý do
- Cần tiền cho mọi vấn đề

Kinh Nghiệm - Trình Độ Chuyên Nghiệp - Tận Tâm - Kim Dao

Chúng tôi chuyên đảm trách:

- Home loans (nhà ở hay đầu tư)
- Investment loans (đầu tư mọi lĩnh vực)
- Construction loans (xây nhà)
- Commercial loans (shop, hàng quán)
- Refinance (chuyển lãi suất)
- Business loans (vốn kinh doanh)
- Car / Asset loans (xe / thiết bị)
- Personal loans (cá nhân)

Dịch Vụ Cho Nhiều Ngân Hàng Và Tổ Chức Tài Chính Lớn

Chúng tôi có thể giúp bạn vay tiền nhanh chóng, dễ dàng và với lãi suất thấp nhất.

Phu Nguyen (Accredited Loan Rep)
Mob: 0416 373 675
Email: visionloansquest@gmail.com

Southwest Link
Khai trương ngày 1/12/2025

Các ga giữa Sydenham và Bankstown đã đóng cửa

Xe buýt miễn phí Southwest Link sẽ chở khách thay thế xe lửa trong thời gian nâng cấp những nhà ga này lên tiêu chuẩn xe lửa điện nội thành (metro).

Xe buýt sẽ chạy thường xuyên, mỗi 2 đến 4 phút sẽ có một chuyến vào giờ cao điểm.

Dịch vụ xe buýt Southwest Link

Những chủ xe Sydney Motorway
Hãy lắp đặt thiết bị thu phí để tiếp tục được ưu đãi.

CÔNG TY TÀI CHÍNH
Bayview Mortgage Solutions P/L
Licence No. 391752

Công ty chúng tôi đại diện các nhà băng lớn và quỹ hưu trí

DỊCH VỤ CHO VAY VÉ:

- Mua nhà để ở hoặc đầu tư
- Mua đất xây nhà
- Chuyển đổi nhà băng từ phần lãi cao qua phần lãi thấp và mượn thêm tiền ra để trả credit card hoặc mua xe.
- Lấy tiền từ quỹ hưu trí để mua nhà đầu tư

Người nước ngoài mua nhà đầu tư trong thời gian ngắn hạn từ 3 - 12 tháng, mua shop, hàng quán.

\$0 - chi phí dịch vụ
- "cả phí dịch vụ"
- "cả phí dịch vụ"
- "cả phí dịch vụ"

TẶNG \$3000
KHI VAY \$50000

Crabbe Pl, Cabramatta NSW 2160
Fax: (02) 9601 0625
Email: info@bayviewmortgage.com.au

DE LA SALLE COLLEGE
RENEWED LEADERS

Ngày mở cửa
Wednesday 12 tháng Ba
4.00-7.00pm

Aeris Management Group

Kế hoạch Phát triển Chủ yếu Dự án Birdwood Road Đa dụng tại Phi trường Bankstown
Tham khảo Ý kiến Cộng chúng

Bản dự thảo kế hoạch phát triển chủ yếu dự án Birdwood Road đa dụng tại Phi trường Bankstown đang được trưng bày công khai. Dự án phát triển sẽ nâng cấp và mở rộng các công trình hiện tại, bao gồm các nhà kho.

THỜI GIAN THAM KHẢO VÀ ĐÓNG GÓP Ý KIẾN

Bản dự thảo kế hoạch phát triển chủ yếu dự án Birdwood Road đa dụng tại Phi trường Bankstown đang được trưng bày công khai. Dự án phát triển sẽ nâng cấp và mở rộng các công trình hiện tại, bao gồm các nhà kho.

CÁCH XEM BẢN DỰ THẢO SƠ BỘ MDP

- Trên mạng tại đây: aeris.com.au/major-developments/plans-and-proposals
- Xem bản in tại:
- Nhà ga Hàng không Phi trường Bankstown, Airport Avenue, Bankstown Aerodrome
- Thư viện và Trung tâm Khen thưởng Bankstown, 80 Rickard Road, Bankstown
- Thư viện và Trung tâm Khen thưởng Parramatta, 600 Đường Tower Street và Anderson Avenue, Parramatta
- Thư viện Moorebank, 600 Đường Parramatta Road và Middlebrook Avenue, Moorebank
- Mua bản in tại: AMS, 15A Airport Avenue, Bankstown Airport

CƠ HỘI GẶP GỠ ĐỘI NGŨ DỰ ÁN VÀ TÌM HIỂU THÊM

Quý Thính giả Cộng đồng Tận tâm

- Thứ Năm ngày 20 tháng 3 năm 2025
- Ghế tham dự có hạn, cần đăng ký trước ngày 12/3
- Giờ 30 chiều từ 15 giờ chiều
- Bên ngoài Super IGA, 195 Birdwood Rd, Georges Hall NSW 2168

Phiên họp Thông tin và Đóng góp Ý kiến của Cộng đồng, tự do ghé vào

- Thứ Năm ngày 3 tháng 4 năm 2025
- Ghế vào hội có hạn, cần đăng ký trước ngày 12/3
- Trung tâm Cộng đồng Georges Hall, 188 Birdwood Road, Georges Hall

LIÊN LẠC VÀ NỘP ĐỀ TRÌNH

Có thể gửi các bản đề trình từ MDPFeedback@aeris.com.au hoặc gửi đến:

Dự án Birdwood Road Đa dụng MDP

Aeris Management Group
15A Airport Avenue
Bankstown Aerodrome NSW 2200

Khi gửi vui lòng ghi rõ họ tên và địa chỉ để chúng tôi có thể liên lạc nếu cần thiết.

AMS và các tổ chức khác có thể tiếp nhận các đề trình từ cộng đồng và gửi lên Chính phủ liên bang để xin chấp thuận.

Appendix E

Stakeholder letter
example

10 March 2025

Richard Tomlinson
Airport Developments & Engagement Advisor
Airservices Australia

Sent by email: airport.developments@airservicesaustralia.com;
CC: Richard.tomlinson@airservicesaustralia.com; stakeholder@AirservicesAustralia.com

Dear Richard,

Re: Bankstown Airport Birdwood Road Mixed-Use Project Preliminary Draft MDP

Thank you for your feedback dated 13 January 2025 to the Bankstown Airport Birdwood Road Mixed-Use Project Exposure Draft Major Development Plan (MDP).

We note your advice that Airservices Australia, following its assessment of the MDP, has not identified any significant safety or operational issues as relevant to your services. We also note that matters that require the notification of Airservices Australia, as specified in your letter.

For your reference, we are pleased to provide Airservices Australia with the Preliminary Draft MDP, which commenced public exhibition today.

The MDP and appendices are available to download via a link in the accompanying email and via our website: <https://aeria.co/news/major-development-plan-mixed-use-precinct/>.

The Birdwood Road Mixed-Use Project will deliver new retail premises, offices, warehouses and a large childcare centre, to support general aviation operators and meet the growing needs of the community and businesses across the City of Canterbury Bankstown and South West Sydney.

The proposed development, on vacant commercial land at the northern periphery of the airport precinct, will also generate significant economic and employment growth, contributing an estimated \$110 million a year to the NSW economy and supporting almost 500 full-time jobs, once operational.

The MDP is consistent with the Bankstown Airport Master Plan and Commonwealth, State and Local Government Planning Instruments and will increase amenity, services and sustainability for residents and families across South West Sydney.

Public exhibition of the MDP commenced today and will continue to the 6th of June 2025. During this period, we will build on our engagement to date by holding multiple information sessions and events to ensure the community, airport operators and other stakeholders are able to learn more about the project and share their feedback.

Details of our engagement and consultation opportunities are on our website, along with a designated MDP email address (MDPfeedback@aeria.co) and phone number (02 8709 9466).

Please contact AMG Senior Communications & Stakeholder Engagement Manager Peter Munro (peter.munro@aeria.co) if you would like a further briefing or more information.

Appendix F

Stakeholder Meeting Minutes

Location and Time	Attendance	AMG Representatives
Community pop-up		
Outside SUPA IGA Georges Hall Supermarket (part of Airport precinct) 20 March 2025 from 2:30pm – 5:00pm	8 people attended this session	Peter Munro – Senior Communications & Stakeholder Engagement Manager Deborah Palmer and Brendan Blakeley – Community Engagement Consultants engaged by AMG Community
Issues Raised: - Overall positive response to project, with some community members noting the need for further retail services in the area - Respondents included two residents whose properties adjoin the eastern boundary of the project site – expressed interest in new fencing and proposed sound wall and landscaping treatment - Expressed interest in pedestrian access between Birdwood and Link roads, including for aged care residents - Support for proposed increase in car parking and pedestrian pathways - Concerns over current school-related traffic in the area, including but not limited to Georges River Grammar School		
AMG Response - AMG committed to further consultation with adjoining residents during the detailed design phase – to consult on landscaping and fencing - AMG confirmed that pedestrian access would be provided between Birdwood and Link roads as part of the project design - AMG advised that it had raised such concerns with Georges River Grammar School on multiple locations. AMG is in ongoing discussions with the school to address such concerns - Project's proposed new 100-space car park on Birdwood Road will more than cater for local needs - Proposed new Georges River Grammar School drop-off and pick-up area on Link Rd, as part of the project, would also ease such traffic concerns		
Community Information and Feedback Session		
Georges Hall Community Centre 3 April 2025 from 4:00pm – 6:30pm	10 people attended the session	Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer Justin Marr – General Manager Aviaiton James Caputo – Development Manager Peter Munro – Senior Communications & Stakeholder Engagement Manager David Lousick – Barings Project Manager
Issues Raised: Expressed broad support for the project – including its visual design and provision of additional retail shops and services		

Location and Time	Attendance	AMG Representatives
- Resident whose property adjoins the eastern boundary of the project site expressed concern over the visual impacts of the proposed development. Also raised concerns about the potential impacts on air circulation - Resident queried whether new retail shops and services would compete with and detract from existing offerings in the area A few attendees noted concerns about potential traffic impacts and the need to mitigate any such issues		
AMG Response - Project features significant sustainability and environmental features - Project aligns with AMG's Sustainability Framework and commitment to good environmental management - Department of Climate Change has confirmed the project will not have or is not likely to have a significant impact on the environment - Any environmental impacts will be managed and minimised through a project-specific Construction Environmental Management Plan - AMG committed to further consultation with adjoining residents during the detailed design phase - AMG will seek tenants whose operations complement current local businesses - Project is designed to ensure trucks and heavy vehicles will have to access the site via Link Rd, to minimise traffic on residential roads - Project design includes about 200 car parking spaces, which will more than cater for community needs - Project design also includes new school drop-off and pick-up area on Link Rd, which will reduce traffic on residential roads		
Bankstown Airport customer briefing		
Bankstown Airport Passenger Terminal	6 people attended this session	Tom Smith – Chief Executive Officer Amanda Majarres – Chief Operating Officer Justin Marr – General Manager Aviation James Caputo – Development Manager Peter Munro – Senior Communications & Stakeholder Engagement Manager David Lousick – Barings Project Manager
Issues Raised - Expressed support for flexibility for internal layout of proposed facilities in the project and increase in retail shops, offices and warehouse spaces - One operator asked whether proposed warehouses could include smaller spaces of about 400-500 square metres, with associated office space		
AMG Response - Project is at concept planning stage - AMG is open to such discussions with airport customers, particularly those whose leases are nearing expiry - AMG will provide updates to operator		

Location and Time	Attendance	AMG Representatives
Georges River Public School P&C Briefing		
Georges River Public School 20 May 2025	Approximately 10 P&C members attended including the P&C President, Vice President, Treasurer and School Principal.	Peter Munro – Senior Communications & Stakeholder Engagement Manager Deborah Palmer – Community Engagement Consultants engaged by AMG
Issues Raised • Supportive of potential offering of allied health services • Supportive of recent airport road upgrades – including landscaping and footpaths and cycleways • Expressed interest in potentially leasing space within the proposed development • Concern about traffic volumes and congestion, particularly around school drop-off and pick-up times – focusing on Georges River Grammar School • Concern about further development in the local area • Perception that the site is too consumer/shop focussed and lacks the inclusion of broader community features, such as a playground or town square or free basketball court • Request for outdoor seating as part of the proposed development • Concern about potential impacts in terms of noise, vibration, dust and air quality		
AMG Response • Traffic Impact Assessment has found that any additional traffic will be within approved levels in the Master Plan 2019 • Car parking provision will either meet or exceed local council requirements • The proposed development has been designed to ensure that heavier vehicles and trucks will have to use Link Rd to access warehouses, which will minimise such traffic on residential roads • Construction traffic will not have a significant impact on surrounding roads • Detailed operational traffic management plan will be developed during the detailed design stage • Project design also includes new school drop-off and pick-up area on Link Rd, which will reduce parking and traffic issues • Project also supports active transport, such as new or extended footpaths and cycleways • Project will increase choice and options for local families, including greater accessibility to childcare • Greater retail competition typically reduces prices and costs for consumers • Project may also increase local property prices, to the benefit of local families • Project will support local jobs • Project will deliver great community services and amenity • Project will support local businesses and operations • AMG is proud to support the local community, including our partnerships/sponsorships with Little Wings and Padstow Rotary • AMG already provides free use of part of Bankstown Airport for community netball games and car parking		

Location and Time	Attendance	AMG Representatives
• AMG provides Bankstown Montessori Preschool with free space on airport land for car parking and emergency access – and will continue to do so as part of the project design • Confirmed that the project design includes outdoor seating for patrons • Project features significant sustainability and environmental features • Project aligns with AMG's Sustainability Framework and commitment to good environmental management • Department of Climate Change has confirmed the project will not have or is not likely to have a significant impact on the environment • Any environmental impacts will be managed and minimised through a project-specific Construction Environmental Management Plan • Construction and Operational Noise and Vibration Impact Assessment has found operational noise will comply with project noise trigger levels • Project design includes sound walls to minimise impacts and building setbacks that far exceed government requirements		
Gandangara Local Aboriginal Land Council		
Gandangara Local Aboriginal Land Council Offices 13 May 2025	2 people attended this session	Peter Munro – Senior Communications & Stakeholder Engagement Manager Amanda Alegata – Sustainability Advisor
Issues Raised		
• Expressed support for the proposed development and raised no objections or concerns.		
AMG Response		
• AMG provided further details to Land Council on Bankstown Airport heritage documents and management.		
Kylie Wilkinson MP		
Discussion December 2024 May – June 2025	n/a	Peter Munro – Senior Communications & Stakeholder Engagement Manager
Issues Raised		
• Expressed general support of the MDP project • Sought clarification on the provision of public toilets within the project		
AMG Response		
• Toilet facilities have been provided within the development for use by the public/patrons • Amenities have been provided with capacity for retail/office staff and patrons. Separate facilities will be provided within each industrial unit		

Location and Time	Attendance	AMG Representatives
Jihad Dib MP		
Discussion December 2024	n/a	Peter Munro – Senior Communications & Stakeholder Engagement Manager
Issues Raised - Expressed general support of the MDP project - Supported the potential for the development to support innovative development and continue to modernise the airport - Mr Dib encouraged the prospects of Bankstown Airport becoming an “emergency services precinct”		
AMG Response AMG acknowledged Mr Dib’s support and expressed support of discussions to develop Bankstown Airport to become an emergency services precinct.		