

Bankstown Airport CACG AMG presentation

27 March 2024

Contents

1.0	General matters	3
2.0	Community and Sustainability	5
3.0	Aviation activity and upgrades	10
4.0	Infrastructure upgrades and developments	13
5.0	Major Development Plans	19
6.0	Industry news and updates	32

Section 1.0

General matters

AMG advocacy

- Jan 2024 – AMG submissions to Western Sydney International Airport Draft EIS and AvSEF “Proposed changes to general aviation operations in the Sydney Basin” (Section 6.0)
- Jan 2024 – AMG submission to Department on AEO charging and cost recovery arrangements
- Mar 2024 – Meetings with Department, CASA and Airservices Australia in Canberra, including discussion on Engadine Corridor (Section 6.0)
- Mar 2024 – Meeting with NSW Industry & Trade and Innovation Minister Anoulack Chanthivong to propose government investment in Advanced Air Mobility
- Mar 2024 – AMG attendance at RPAS in Australian Skies conference and RAAA Conference

AMG leadership changes

- New General Manager Aviation Justin Marr, started 25 March 2024. Joins AMG from RFDS
- Resignation of CEO Daniel Jarosch. Daniel to remain in role until c. August 2024. Recruitment process has commenced



CASA, Airservices Australia and Department representatives at the RPAS in Australian Skies conference

Section 2.0

Community and Sustainability

Community

- March 2024: AMG sponsors Padstow Rotary Awards night celebrating emergency services personnel, including Bankstown Airport award winners:
 - NETS: Siema Xavier and Darren Ware
 - NPWS ParkAir: Richelle Louise McGrath and Tony Wood
 - PolAir: Tim Brookes
- February 2024: AMG hosts General Aviation Advisory Network's SouthPAN (Southern Positioning Augmentation Network) seminar at Bankstown Airport Terminal
 - Improving safety and efficiency of air navigation



Sustainability and environment

- Australian excellence in environmentally sustainable building practices (5 Star Green Star certified rating by Green Building Council Australia):
 - Altitude Industrial Estate Warehouse Lot 1 (Beijer Ref)
 - 430 Marion Street Industrial Precinct
- Renewable energy expansion:
 - Solar PV array installations 90% complete and commenced commissioning
 - Over 8000 solar panels installed across Aeria (4.3MW dc)
- Inaugural AMG Sustainability Report due for release in Q2 – path to net zero Scope 1 & 2 by 2030 and Scope 3 by 2050
- AMG Reconciliation Action Plan – opportunity for customer involvement in training and workshops
- Small amount of bonded asbestos identified in mulch on a single site at Aeria (off Nancy Ellis Leebold Drive)
 - Low risk to human health and the environment
 - AMG working with NSW EPA on removal and remediation



Safety and resilience

- Sept 2023: AMG commences Whispir text service
 - Customer notification system for significant scheduled and unscheduled operational disruptions and/or safety matters
- Feb 2024: AMG finalises Business Continuity Plan to prepare for disruptions to critical business activities
- March 2024: ATSB releases report on Cirrus SR22 landing accident at Bankstown Airport on 17 March 2023. Findings include:
 - In the early stages of a go-around from an unstable landing, the pilot was unable to counter substantial torque effect associated with high engine power, low airspeed and high pitch angle, resulting in loss of control and collision
 - ATSB advised pilots to consider the increased challenge of making a go-around to recover from an unstable landing, rather than an earlier go-around made on approach
 - ATSB also found that aircraft fitted with rocket-propelled parachutes present a serious post-accident hazard when not deployed and the aircraft is damaged
 - ATSB noted that Cirrus has responded by enhancing safety information installed on the aircraft type



Customer news

- Feb 2024 – AMSL Aero:
 - Orders received for 20 Vertii VTOL aircraft from Aviation Logistics (Air Link, AirMed, Chartair) – also based at Bankstown Airport.
 - Secures \$3m Government grant to develop Vertii for bushfire response
- Feb 2024 – Downunder Pilot Shop:
 - Opens at 6 Stinson Crescent, Aeria
 - Aviation merchandise and training simulator
 - Conversion of warehouse to aviation use
- On socials:
 - Refurbishment of Jet Aviation’s hangar and office
 - Entertainment Park hosts Motor Culture event
 - PolAir officers put to the test @ Toll Aeromedical (ACE Training Centre)
 - FalconAir’s aircraft maintenance team at work
 - Little Wings flies four-year-old Declan from Mudgee for spinal muscular atrophy treatment
 - Cirrus Australia brings G2+ Vision Jet to Bankstown



Section 3.0

Aviation Activity and Upgrades

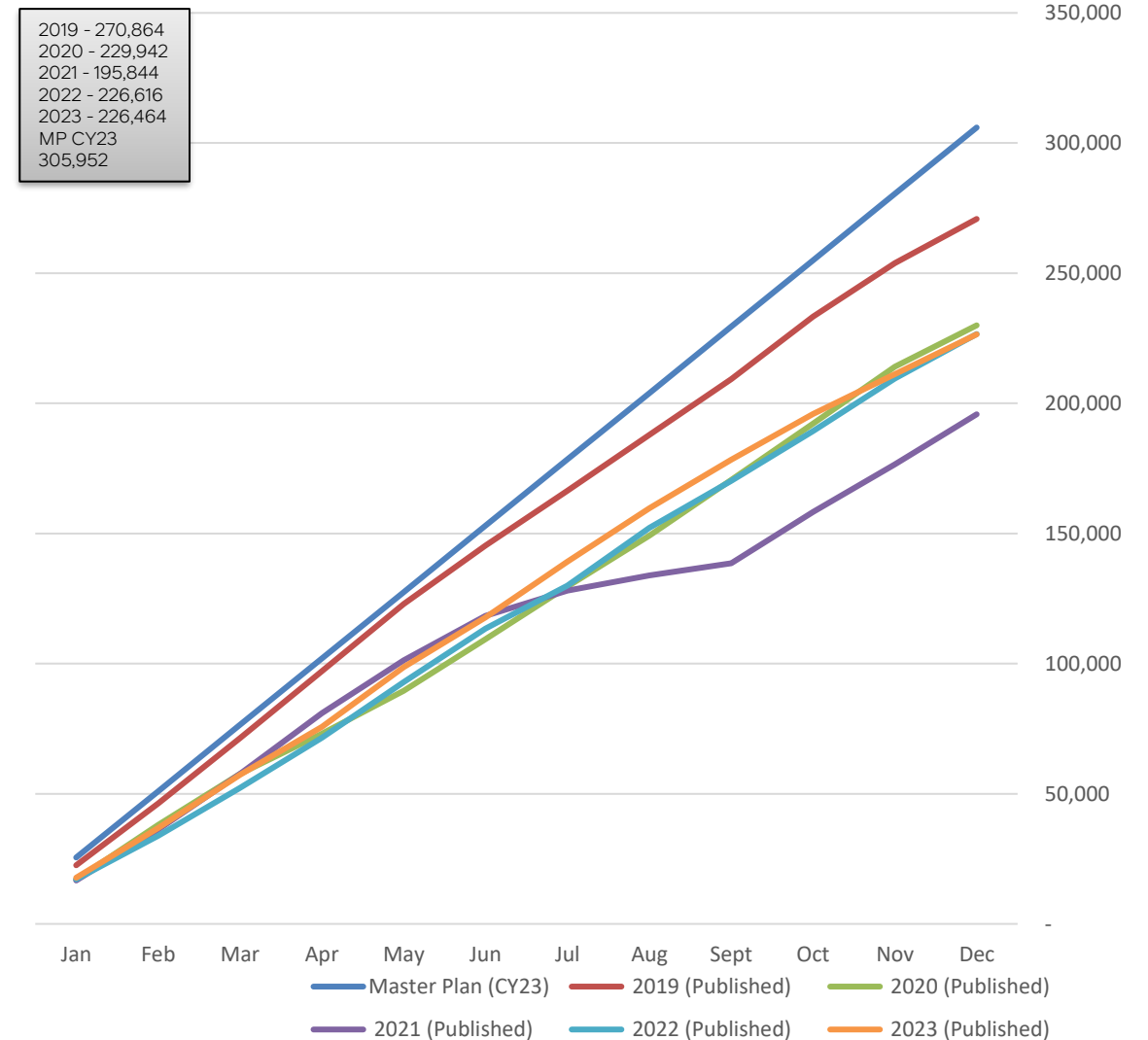
Aircraft movements

- 2023 calendar year:
 - 226,464 movements – down slightly from 2022 (226,616)
 - Post-Covid recovery continues:
 - 84% of pre-Covid figure in 2019 (270,864)
 - 74% of Master Plan forecast for 2023 (305,952)

- Overall state of Australian aviation industry* (Feb 2024):
 - 2% increase in flights, compared with Jan 2024
 - Tourism and air travel demand has remained resilient, despite cost-of-living pressures and higher interest rates
 - Intensification of aircraft noise complaints nationally
 - Increase in requests to operate drones in controlled airspace – remote pilot licences now exceed crewed pilot licences
 - Air Traffic Management outcomes improving

* Data source: Airservices Australia

Bankstown Cumulative Movements YTD*



Aviation upgrades

- Stage 1 of major airside pavements upgrade nearing completion:
 - Completed stages: A, B, D and E
 - Stage C works ongoing. Alternative aircraft access routes available to minimise disruptions
 - Stages F and G commenced in March 2024
 - Working ahead of schedule to open c. early April
- Milestones:
 - c. 34,000 tonnes of in-situ material removed and replaced for the reconstruction of taxiways – equivalent to 6 Olympic-sized swimming pools)
 - New asphalt across 33,000sqm of taxiways
 - Total working hours for the project to date is 8668 hours (as at 20 March 2024)
 - Zero workplace injuries
 - Updates: aeria.co/news/airside-pavements-upgrade/

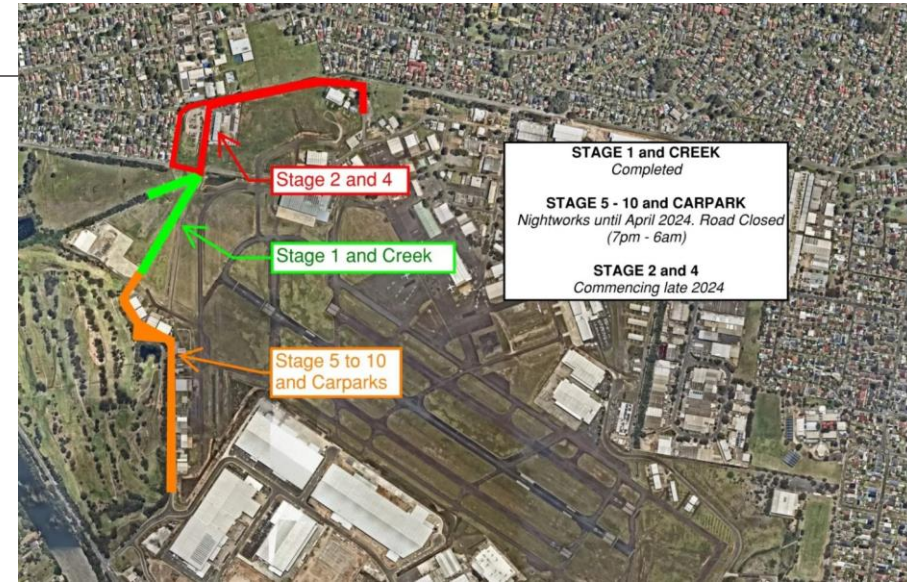


Section 4.0

Infrastructure Upgrades and Development Overview

Tower / Link Rd upgrade

- Major upgrade to airport thoroughfare to enhance safety, accessibility and amenity. Completed works include:
 - Stages 1 and 5-10: electrical conduits, stormwater infrastructure, kerbs, gutters and road pavement works
- Stages 5-10 works overall completion by mid-2024
- Stages 2-4 scheduled to start second half of 2024
- Recent road closures necessary to complete significant stormwater works safely and efficiently – AMG thanks customers for their cooperation and understanding
- Works progressing well, despite impacts of poor weather. Milestones include:
 - Stormwater system c. 90% complete, with more than 800 metres of new pipework installed
 - Ongoing installation of footpath and conduits
 - Near completion of new kerbs, gutters, driveways and asphaltting (Murray Jones Drive to pallet factory)
 - Updates: aeria.co/news/exciting-upgrades-to-tower-road/



Other Aeria upgrades

Aeria Utilities embedded network system (ENS) upgrades

- Substantial upgrades project across Aeria to build capacity, efficiency, reliability, resilience, sustainability and compliance
- Completed works include providing 2x 1000 kVA substations to Precinct developments and replacement of airport substation 2
- Ongoing project works include:
 - HV network upgrades – Upgrade works on 11kV distribution assets in the West and North precincts (Project phase: procurement)
 - South ENS upgrades – Upgrade works to 11kV distribution assets at 361 Milperra (Project phase: design)

Major intersection upgrades

- Henry Lawson Drive / Newbridge Rd works ongoing
- Tower Rd intersection tied into
- Milperra Rd/Murray Jones Drive upgrade to start in 2024

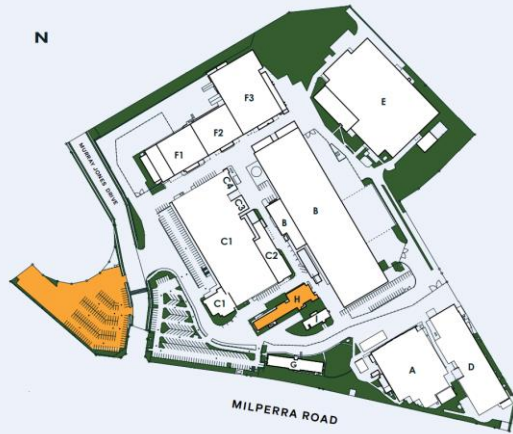



Developments

- **Building H (361 Milperra Rd)** demolition works nearing completion. Main construction works underway:
 - Ground floor lift pit poured
 - Completion of fire stair and podium roof waterproofing
 - Sprinkler pipes installed
 - Roof replacement c. 75% complete
 - Leasing process underway
- **Lots 5A and 5B (South West Precinct)** design development underway (completion c. end March):
 - Draft commercial building / childcare elevations and perspectives received
 - Solar design underway
 - Tender package nearing completion
 - Construction commencement target c. June 2024

LEASING DETAILS

Building H / 361 Milperra Rd, Bankstown Aerodrome @ Aeria





Fully refurbished building with **flexible uses**
37 on-site car park spaces with access to additional car parks as required
 Approx. **1,960sqm** lettable area in total
 Linked to major arterial roads including M5, Milperra Road & Henry Lawson Drive

Car park ratio	1:52+
Asking Net Rent	\$350/sqm
Outgoings Estimate	\$30/sqm
Availability	from June 2024

Building H



Lots 5A and 5B

Aviation Microsites

- Opportunities over short to long term for investment and growth in GA facilities and infrastructure, via “Aviation Microsites”, including:
 - Opportunity A: New Aviation Precinct MDP
 - Opportunity B: New building on Avro Street consisting of two fire-separated east/west class 8 aircraft hangars and ancillary offices
 - Opportunity C: Repositioning and revitalising side-by-side hangars on Avro Street
 - Opportunity D: New facility accommodating Code A and B aircraft with adjacent, three-storey office building
 - Opportunity E: Redevelopment of three separate sites on Avro Street
 - Opportunity F: New facility accommodating Code A and B aircraft, with adjacent two-storey office building



Merit assessment – Urbis development application

- Urbis Pty Ltd has lodged a development application with AMG to change the use of 125 Nancy Ellis Leebold Drive from an air freight facility to a warehouse and distribution centre
- Proposed development includes:
 - Alterations of carpark layout
 - Removal airside access and new airside fencing
 - Demolition of existing dock office
 - Construction of free-standing canopy over van loading area
 - Reconfiguration of office areas and installation of equipment for parcel distribution within warehouse
- AMG is seeking feedback from customers/community on application, prior to making a decision:
 - Application on public exhibition from 3 April for 10 days
 - Application details to be published in local/metro media and application on AMG website
 - Nearby customers to be informed in writing
- Written submissions to AMG via development@aeria.co
- AMG will consider all submissions before making a decision



Section 5.0

Major Development Plan – Aviation Precinct

Meeting current and future aviation needs

- Proposed new Aviation Precinct* to support growth in GA operations and meet increased demand at Bankstown Airport, such as:
 - Emergency services
 - Aircraft charters
 - Aircraft maintenance and flight training
 - Advanced Air Mobility technology
- Aviation Precinct will support and grow GA sector:
 - Flexible/adaptable hangars to meet current and future needs
 - Support for emerging aviation technologies and fuels to support transition to net zero
 - Opportunities for current customers to relocate to new facilities, supporting business growth and upgrading/repurposing of existing hangars
 - Integrating new facilities with emergency services, such as PolAir and NSW Air Ambulance
- Minimal disruptions to current operations and customers
- Delivering economic and employment benefits to NSW



The Site

- Development proposed within the Aviation Zone as detailed in the Bankstown Airport Master Plan
- Site is currently used for aircraft parking and is bound to the east and north by Taxiway K, to the west by Taxiway C and to the south by Taxiway A
- PolAir facility is northwest of the site
- Current aviation uses on site to be relocated on Aeria Precinct



The Precinct

- New Aviation Precinct* to involve:
 - Construction of two hangars comprising up to 10 tenancies incorporating flexible offices
 - New landside road access and car parking area
 - Hangar aprons and open aircraft parking area
- Hangars designed to accommodate a variety of aircraft types and sizes up to Code C
- Efficient and flexible facilities to accommodate a variety of customers and support the development of Advanced Air Mobility



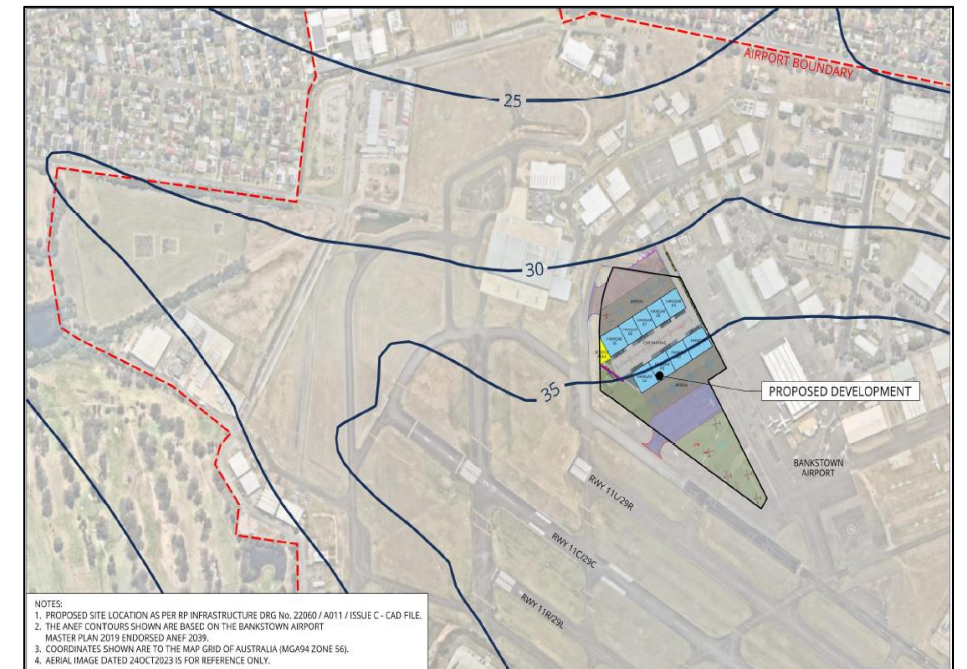
Element	Northern Building (GFA)	Southern Building (GFA)	Total (GFA)
Hangar	5,200 m ²	4,900 m ²	10,100 m ²
Office	1,400 m ²	2,100 m ²	3,500 m ²
TOTAL	6,600 m²	7,000 m²	13,600 m²

* MDP details subject to design and approvals process

* Digital illustrations

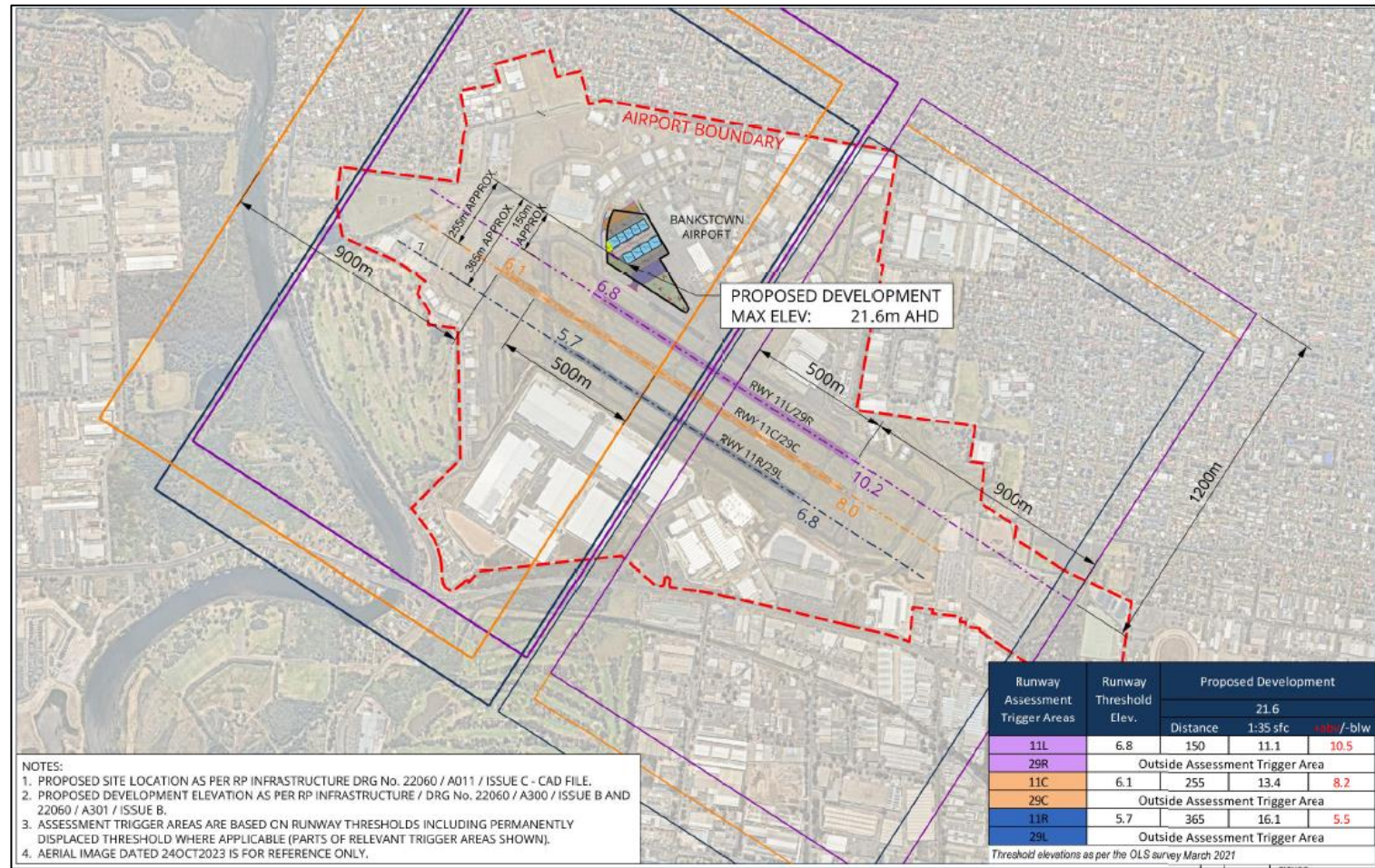
Design and noise impacts

- Proposed new Aviation Precinct will accommodate fixed-wing (up to Code C) and rotary aircraft
- Minor taxiway alterations (image top right) will be required to accommodate new hangars and allow for movement of aircraft up to Code C.
- Degree of alteration yet to be determined. May potentially include:
 - Closing of northern taxiway connection between Taxiway K and Taxiway C
 - Change to northern section of Taxiway K to a taxi-lane
 - Minor realignment of Taxiway C between proposed northern hangar and PoAir facility
- Anticipated aircraft mix for new Aviation Precinct is consistent with current aircraft mix under the existing endorsed ANEF (image below right)



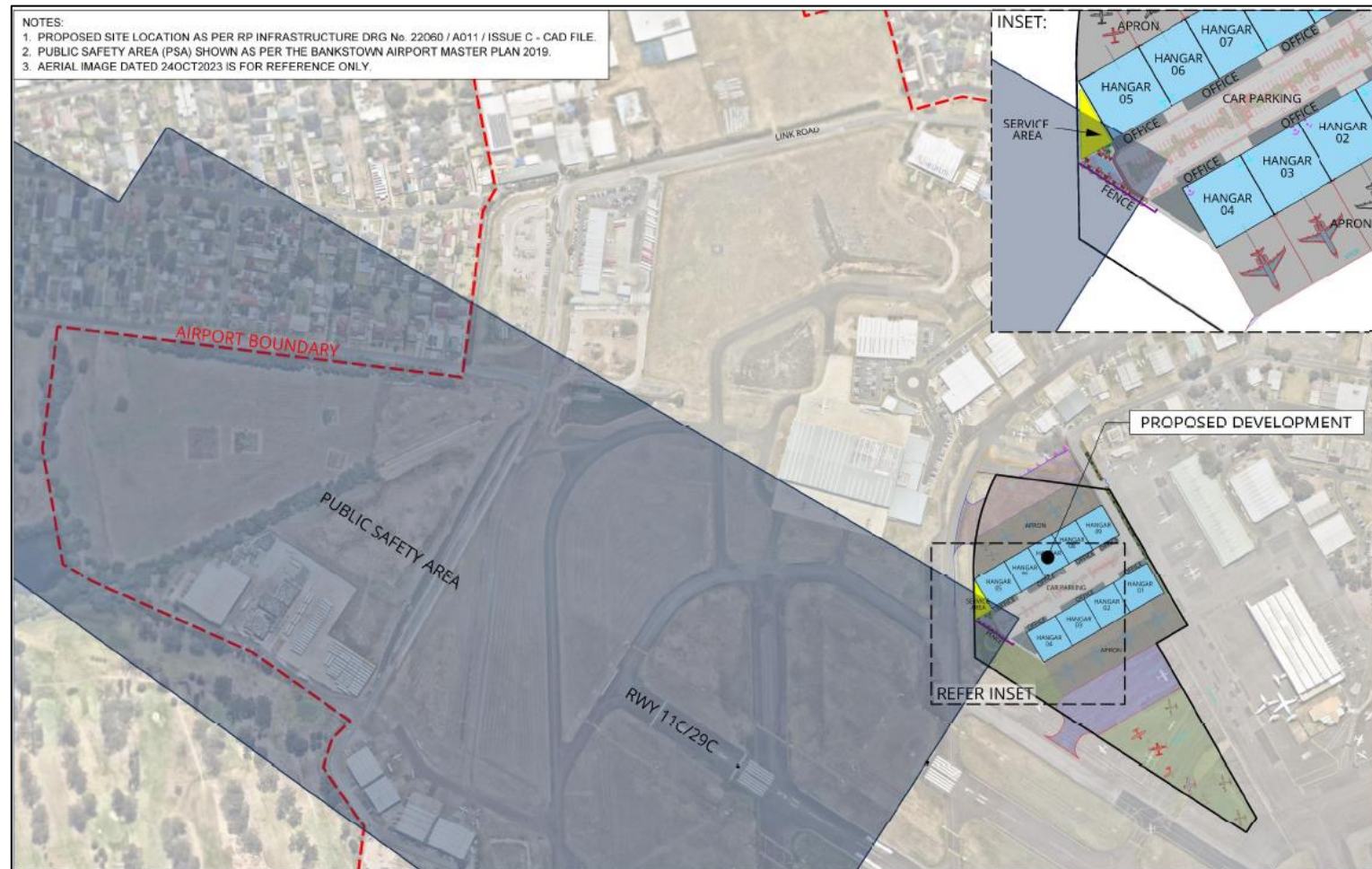
Windshear and turbulence

- Proposed development will have minor windshear and turbulence impacts that may require further assessment
- Site is within the assessment trigger areas for Runways 11L, 11L and 11R under NASF Guideline B – i.e. distance from runway centreline to the closest point of the building should be more than 35 times the height of the building
- Potential operational strategies to mitigate turbulence are being considered by AMG, in partnership with CASA and Airservices Australia
- Very low instances of wind speeds exceeding such levels at Bankstown Airport
 - Potential increase in such cases of c. 7%, from 19 hours to 21.6 hours a year



Public Safety Areas

- Bankstown Airport Master Plan 2019 identifies Public Safety Areas (PSAs) at the end of each runway, based on the Queensland State Planning Policy PSA Model
- Small section of proposed development is within the northeast PSA – including southern end of car park and part of office space associated with a hangar facility
- Maximum estimated individual risk of 0.6 in 100,000 a year
- AMG to consider design alterations as required



Extensive engagement and consultation

- **Pre-MDP preparation engagement (2023 / 2024):**
 - Bankstown Airport CACG meetings
 - Department of Infrastructure and Transport
 - CASA and Airservices Australia
 - City of Canterbury Bankstown
 - State and Federal MPs
- **Exposure Draft MDP submitted for review (c. April 2024*) by:**
 - All of the above, plus;
 - Department of Climate Change, Energy, the Environ. and Water
 - State and federal MPs
 - Bankstown Airport customers
- **Preliminary Draft MDP (c. Mid-2024*) on exhibition for further consultation and feedback:**
 - Notifications to Department, regulators and federal, state and local government bodies
 - Public exhibition of MDP – notification in local and metro media and key community locations
 - Customer and community information sessions



Major Development Plan – Mixed Use Precinct

Serving businesses, families and community

- Proposed retail, community and commercial precinct at Aeria to support South-West Sydney's growing population and business needs – including new childcare centre
- Proposed development may also include:
 - **New retail and community facilities**, such as indoor recreation centre
 - **New office suites**, such as health facilities (eg: radiology, pathology, physiotherapy) and professional services (eg: accountants, lawyers, financial planners, real estate agents)
 - **New small warehouse units**, potentially hosting trade workshops or aviation businesses
- Proposal consistent with Bankstown Airport Masterplan 2019 (including objectives of the Airport Business Zone)
- Proposal subject to extensive engagement and consultation, including public exhibition and community submissions in c. mid-2024*



Community, retail and commercial facilities



* Digital illustrations. MDP details subject to design and approvals process

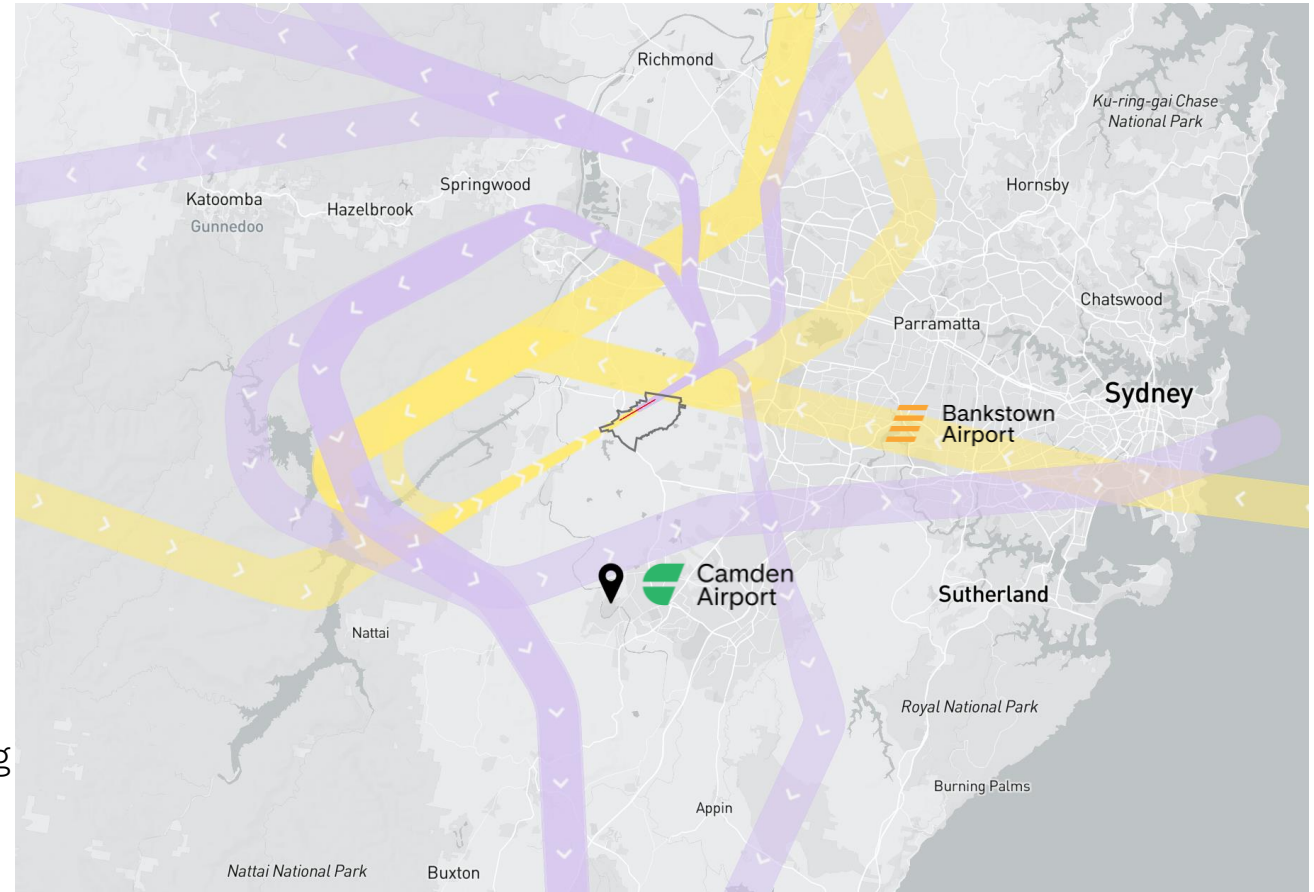
Section 6.0

Industry news and updates

Impacts of Western Sydney International Airport

AMG submission to Draft EIS:

- Significant economic and operational impacts due to airspace changes related to WSI (from mid-2026)
- Flight training schools at Bankstown Airport impacted
 - Assessed as a potential 20% fall in student numbers
- Additional impacts on supporting businesses and all other GA operators in Sydney Basin – including increased safety risks, airspace congestion, delays and compliance costs
- Increase in noise impacts – risk of additional operational restrictions or constraints on growth of precinct
- AMG estimates economic costs will total c. \$76m in 2026 alone – more than 5 times the figure in the Draft EIS
 - Estimated costs will grow to \$102m a year by 2055 and total \$2.65bn over next 3 decades
 - Estimate does not include cost of operators relocating from Bankstown Airport or closing altogether
- AMG submission: <https://aeria.co/news/amg-reveals-sky-high-costs-and-safety-risks-related-to-western-sydney-airport/>



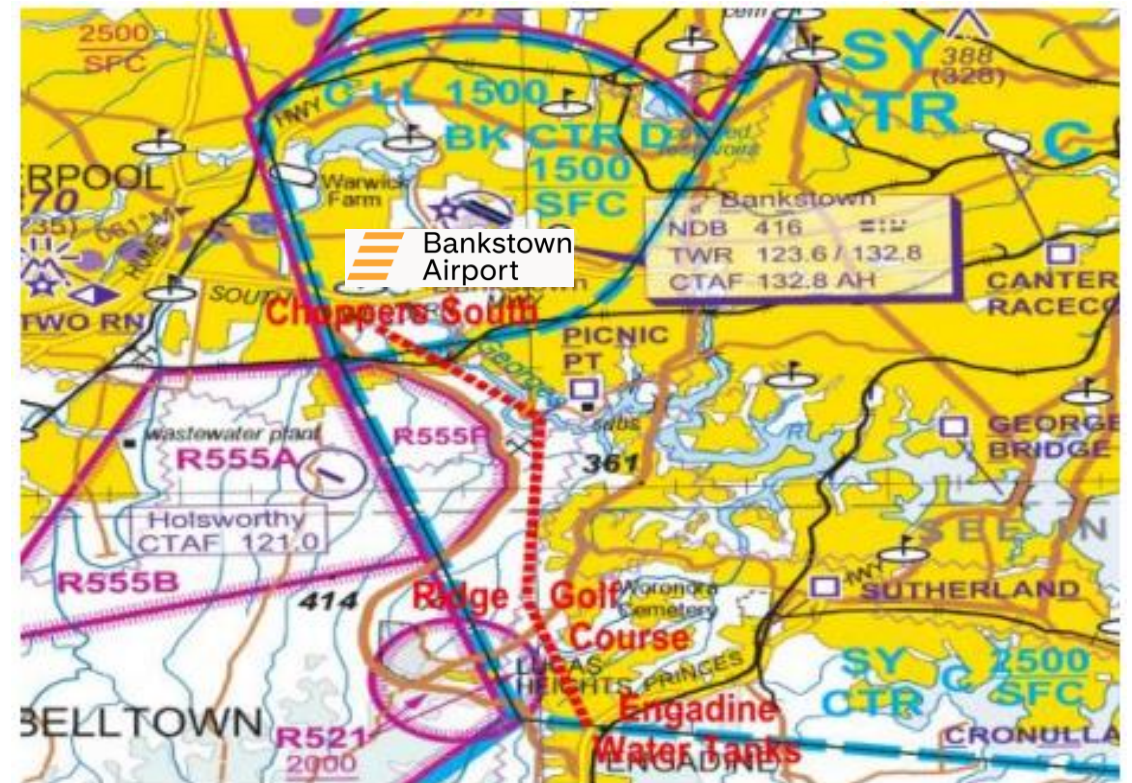
Mitigation measures – AMG recommendations

- Government should conduct further analysis/investigation of scope and scale of economic impacts
- Payment of fair, adequate and flexible compensation to impacted GA businesses
- Delivery of the Engadine Corridor VFR transit route (more details on next slide)
- Government funding or investment incentives to expand GA operations at Camden Airport
- Provision of efficient and fit-for-purpose ATC services and control tower operational hours
- Provision of appropriate resources to educate residents about aircraft noise and to respond to noise complaints
- Delivery of whole-of-airspace review of the Sydney Basin
- Acknowledgment of further significant impacts due to opening of second runway at WSI (from 2055) – including:
 - Substantial increases in flight path and airspace restrictions
 - Increases in aircraft congestion, operational requirements and safety risks
 - Such impacts would threaten the long-term viability of essential GA services and operations in the Sydney Basin

Delivery of recommended mitigation measures would reduce total economic impacts on GA operations in Sydney by c. 40% - from \$2.65 billion to \$1.44 billion by 2055

Engadine Corridor: economic and safety imperative

- Delivery of Engadine Corridor will:
 - Reduce hazards and risks in Sydney Basin
 - Mitigate economic impacts of WSI-related airspace changes, particularly for flight training schools
 - Maintain G Class access to Bankstown Airport
- Need for urgent delivery of Engadine Corridor prior to commencement of WSI
- 2023: AMG-facilitated discussions between flight school customers and CASA on design of Engadine Corridor and proposed new southern flight training area
- Jan 2024: AMG letter to Department, CASA and Airservices Australia requesting timeline for delivery of Engadine Corridor before 2026
- March 2024: AMG meetings with Department, CASA and Airservices Australia – obtained verbal commitment to:
 - A formal timeline and process for delivery of Engadine Corridor by mid-2025
 - CASA to be lead proponent of proposal
 - Airservices to lead community consultation



Proposed VFR transit route south from Bankstown Airport (red dotted line)



Proposed southern training area expanded to Engadine Corridor

Disclaimer

This presentation has been prepared by Aeria Management Group.

The information in the presentation is general information only and is not intended as investment or financial advice and must not be relied upon as such. Any investment decision you make should be made solely on the basis of your own enquiries. This presentation is not an offer or invitation for subscription or purchase of a financial product.

This presentation and its contents are strictly confidential. Each recipient of the presentation agrees, as a condition of the presentation being made, to keep the facts of the presentation and its contents confidential and not to disclose or use this information for any purpose without the prior written consent of Aeria Management Group.

Investment products are subject to investment risk, including possible delays in repayment and loss of income and capital investment. Past performance is no indication of future performance. Furthermore, no representation or warranty, express or implied, is made as to the fairness, accuracy, completeness or correctness of the information, opinions and conclusions contained in this presentation and, in particular, as to the likelihood of achievement or reasonableness of any forecasts, prospects or returns – such material is, by its nature, subject to significant uncertainties and contingencies. All values are expressed in Australian currency unless otherwise stated.

To the maximum extent permitted by law none of Aeria Management Group and their related bodies corporate, directors, employees or agents, accepts any liability, including, any liability arising from fault or negligence, for any loss arising from the use of this presentation or its contents or otherwise arising in connection with it.


aeria.co

Aeria Management Group

AERIA

 Bankstown
Airport

 Camden
Airport

 02 9709 9400

 info@aeria.co

 aeria.co

Follow us
on socials

