



Bankstown Airport CACG

AMG presentation

6 November 2024

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Section 1.0

General matters

AMG news

- Appointment of AMG CEO Tom Smith
- Appointment of AMG COO Amanda Majarres
- Acquisition of 125 Nancy Ellis Leebold Drive
- July 2024: AMG partners with AMSL Aero to introduce hydrogen as an aviation fuel at Bankstown Airport
 - Hydrogen fuel to extend the range of AMSL's Vertiia Vertical Take-Off and Landing (VTOL) aircraft from 300km to 1000km
 - Breakthrough will make Vertiia the longest-range passenger-capable VTOL aircraft in the world
- October 2024: Updated Conditions of Use for Bankstown Airport to govern use of airport facilities and services, including operational requirements and aviation charges



AMSL Aero's Vertiia aircraft. Photo: AMSL Aero

Community and sustainability

- November 2024: AMG sponsor of Canterbury Bankstown Chamber of Commerce Annual Gala Dinner
- Aviation Safety Week (October 2024): AMG's support for Aviation Safety Week included an exclusive session for customers with Professor Sidney Dekker, a globally influential voice in modern safety science
- RUOK? Day (September 2024): AMG hosted Wiradjuri/Wolgalu First Nations man, former NRL player and professional boxer Joe Williams, to speak about the power of resilience, connection and mental health awareness and support
- AMG participation in Aviation Careers Forum for Women in Western Sydney
- AMG Sustainability Report 2024: Due for release in November 2024, including updates on sustainability targets, initiatives and achievements



Safety expert Professor Sidney Dekker (top) and AMG staff with Joe Williams at RUOK? Day (bottom)

Leasing opportunity

- Site 611 At Bankstown Airport available to lease from March 2025
- 1208sqm hangar at 65 Tower Road
- Direct access to key airport infrastructure along Taxiway F
- Open span hangar facility, offices, two on-grade roller doors, onsite parking and toilets
- Expressions of Interest open to 31 November 2024
- Submit interest via development@aeria.co



Section 2.0

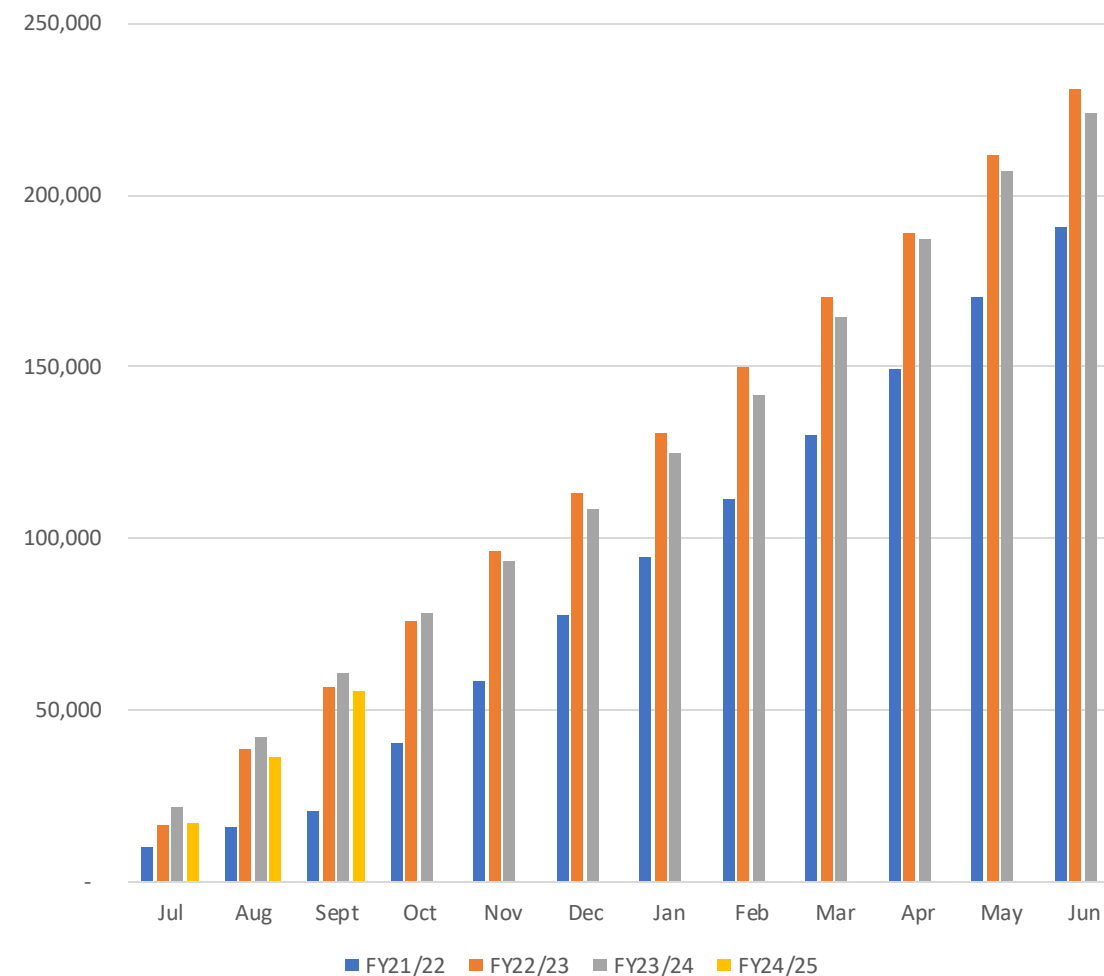
Aviation activity and safety

Aircraft movements

- Bankstown Airport – 2024 Financial Year (FY) Totals*
 - 224,450 aircraft movements
 - 4th busiest airport in Australia – behind Sydney, Moorabbin and Melbourne
 - 6.77% of total national network aircraft movements
- FY 2025 cumulative totals (as at September 2024):
 - c. 1400 individual aircraft and 700 operators
 - 150,000 circuits conducted by training schools
 - 85% aircraft have Maximum Take Off Weight (MTOW) of less than 7 tonnes
 - Highest frequency aircraft conduct almost 2000 full-stop landings (averaging more than 5 times a day)

* Data: Airservices Australia

YSBK culmmulative aircraft movements (FY)



Aviation safety

- 19 November 2024: AMG “Double Descent” emergency exercise to test airport readiness for an aircraft incident
 - Exercise to involve Fire and Rescue NSW, NSW Police, NSW Ambulance and other support agencies
 - Opportunity to test and evaluate coordinated response, procedures and communications
- October 2024: ATSB Investigation Report on forced landing of Cessna T210M at Bankstown Airport in May 2024
 - https://www.atsb.gov.au/publications/investigation_reports/2024/report/ao-2024-033



Section 3.0

Infrastructure upgrades

Tower/Link Road upgrade

- Major upgrade to airport thoroughfare to enhance safety, accessibility and amenity
- Stage 4 nightworks (Rabaul Rd to Drover Rd) completed late October 2024
- Road pavement works completed and final kerb link up works underway
- Shared footpath/cycleway nearing completion
- Landscaping works completed for Stages 5-10 (Murray Jones Drive to Rabaul Rd)
- Landscaping for Stages 2-4 commencing early November
- Customer fencing works 95% complete
- Final asphalt layer expected late November, followed by line marking
- EV chargers to be installed mid-November
- Light pole commissioning mid-November



Section 4.0

Developments

Aviation Hangar Project MDP

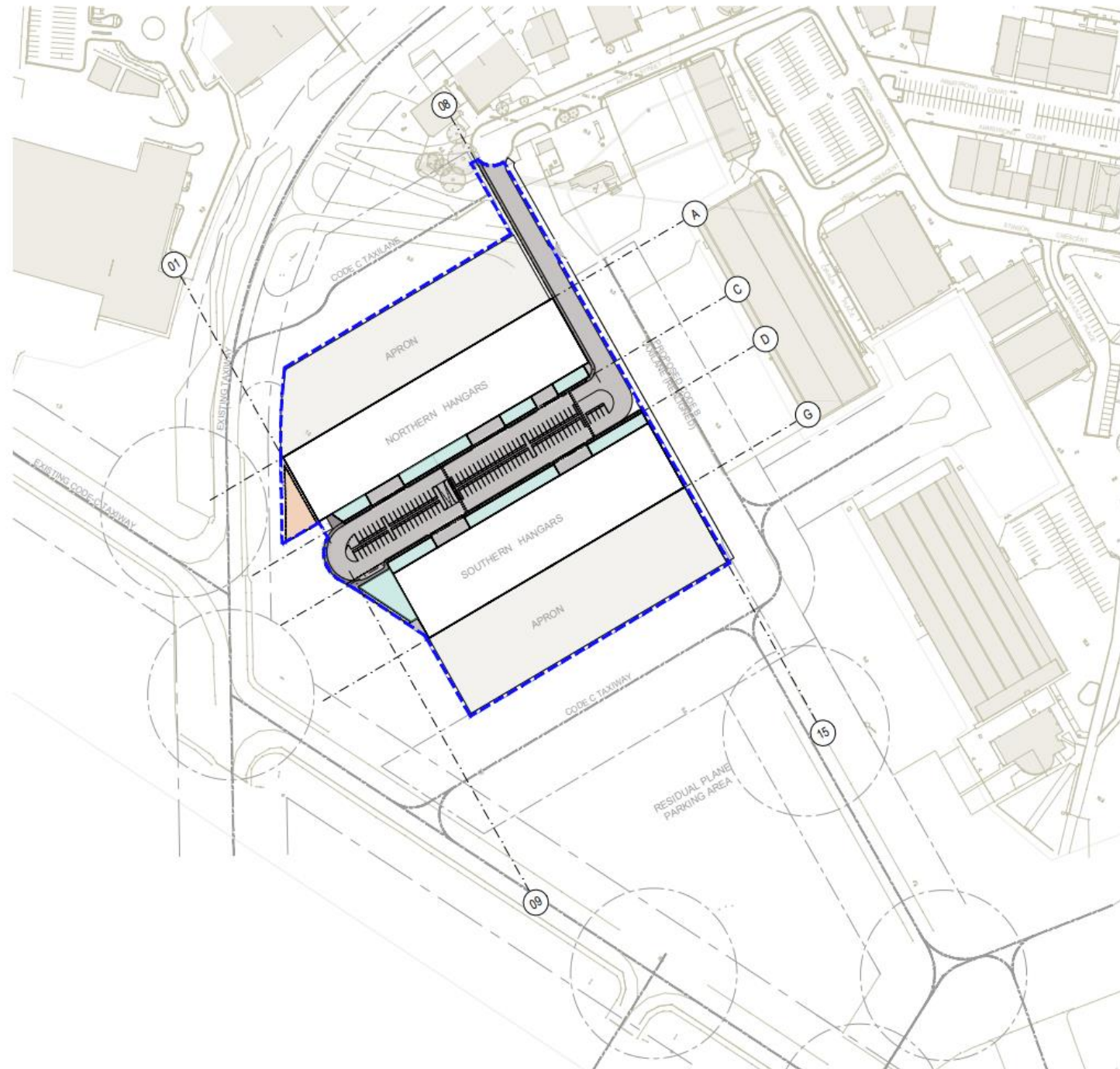
- Proposed construction of two aircraft hangar buildings at Bankstown Airport for up to 10 separate general aviation operations – with associated offices, car parking, hangar aprons and open aircraft parking
- Project site in the heart of the airport aviation zone
- Flexible design will cater for diverse operations, such as emergency services, flight training and emerging electric- and hydrogen-powered aircraft
- Project consistent with Bankstown Airport Master Plan 2019 and AMG Sustainability Framework
- **Preliminary Draft MDP on public exhibition to 3 Feb 2025**
- AMG welcomes questions and feedback:
 - MDPfeedback@aeria.co
 - 02 8709 9466
- Submissions may be made by email or post to:

Aviation Hangar Project MDP
Aeria Management Group
16A Airport Avenue
Bankstown Airport NSW 2200



Digital illustrations

Project site and plan



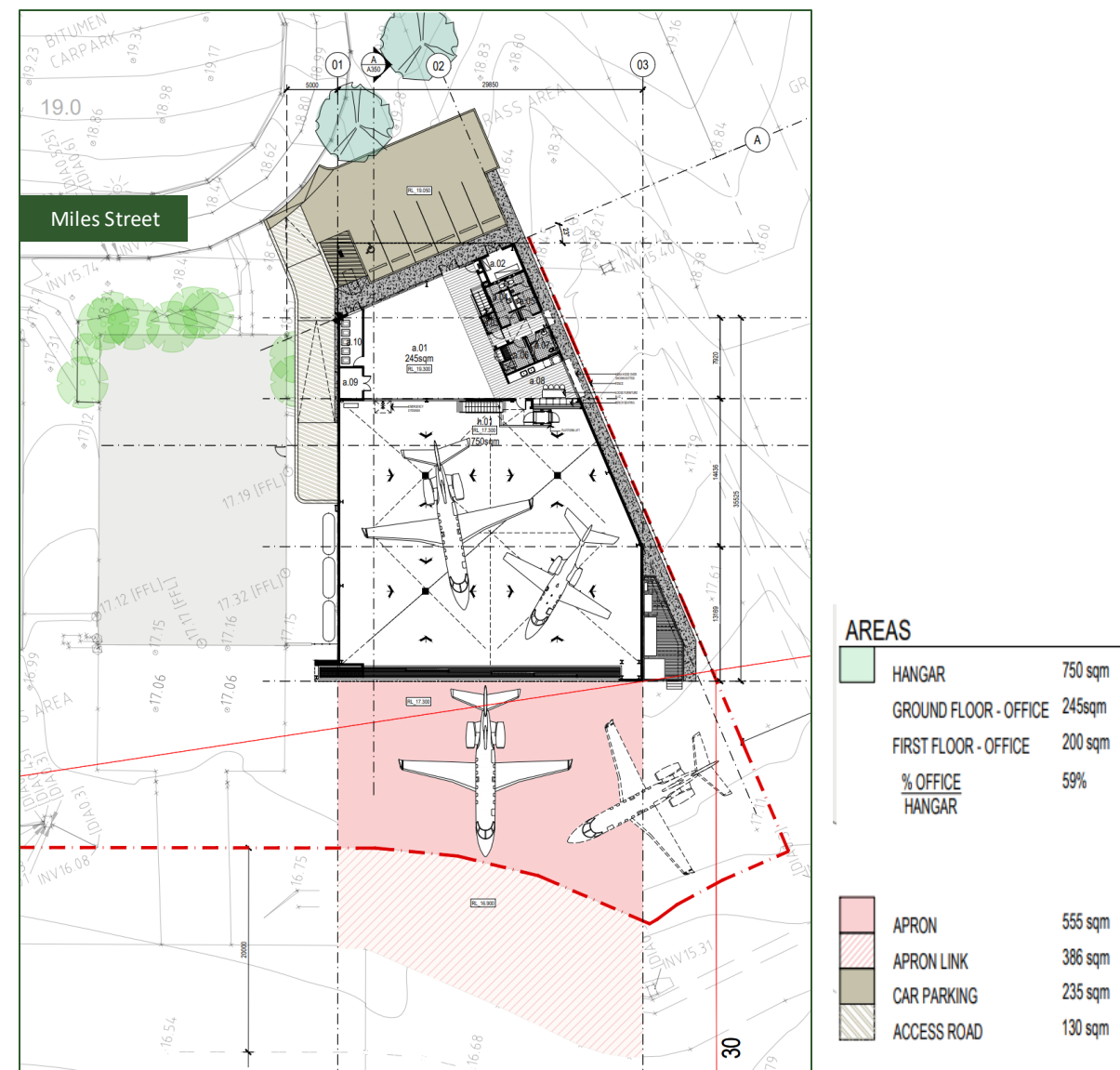
Altitude Gateway

- Mixed-use development within Altitude Industrial Estate, between Kirby Place and Starkie Drive:
 - c. 60-place childcare centre
 - Retail shops
 - Offices
 - Warehouses / light industrial units
- Project site within Bankstown Airport Commercial Zone – designed for commercial and retail uses
- Aligns with AMG Sustainability Framework, including target of 5 Star Green Star certification for all buildings
- Traffic generation substantially less than approved caps under Bankstown Airport Master Plan 2019
- Project includes realignment of Starkie Dr turning circle
- August 2024: Commencement of earthmoving works
- Mid-2025: Expected Project completion
- Questions: Gateway@aeria.co or 02 8709 9400



Site 606 Miles Street

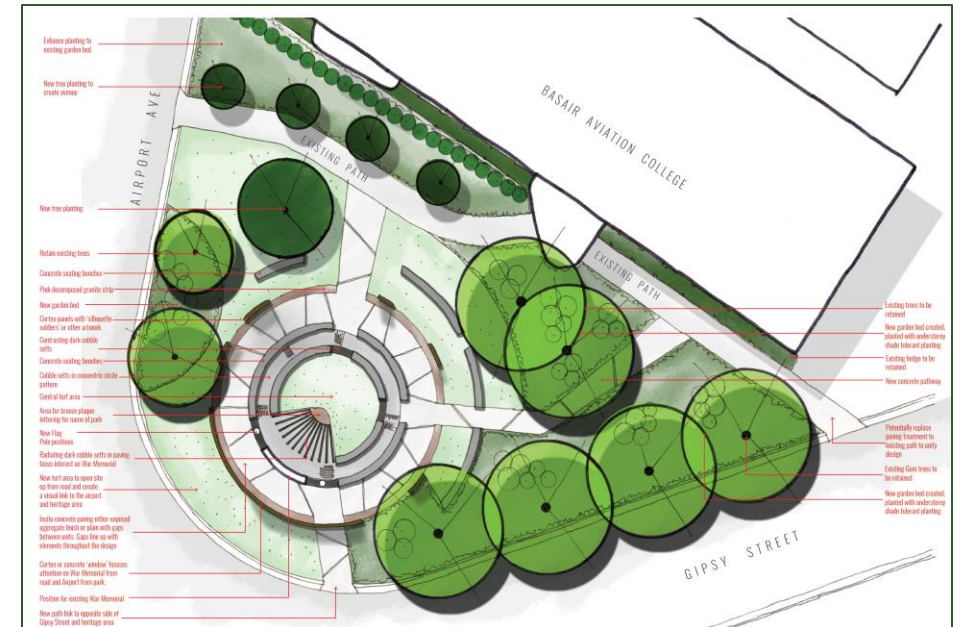
- Part of Aviation Microsites Development Program delivering new/upgraded hangars and aviation facilities across Bankstown Airport
- Site 606: c. 1900sqm site on Miles Street (northeast precinct), including:
 - 750sqm of prime aviation hangar space
 - Conventional stacker hangar doors – c. 8.5m high and 21.5m wide
 - Suitable for up to Code B aircraft
 - c. 450sqm of office and lounge space across two levels
- Direct access to Taxiway Lima and runways
- Works scheduled for completion in October 2025
- Builder to operate within the bounds of a temporary fence during the construction phase. Minimal impact to Site 604 and taxiways during this period.



Preliminary site plan

Building 62 (Airport Ave)

- RAAF headquarters during WWII – historical significance recognised in Bankstown Airport Heritage Management Plan (HMP)
- Building Condition Report (October 2024): Building is derelict and not suitable for refurbishment nor relocation, due to:
 - Vast majority of building fabric and services beyond end of life
 - High content of hazardous materials, such as asbestos
- AMG proposing demolition of building to enable return of site to active aviation operations, including new hangar and facilities
- Demolition permitted under HMP where all other options have been exhausted and building is negatively impacting airport operations
- Heritage Impact Report (October 2024):
 - Retention, reuse or relocation not appropriate due to dilapidated state of building
 - Demolition would enhance continued aviation use of site and is in line with current and future safety needs of Bankstown Airport
- RAAF consultation: No objections to demolition
- Separate opportunity for new airport memorial to RAAF and emergency services personnel
- AMG proposal subject to Merit Assessment process, including consultation and engagement



Preliminary draft illustration of new airport memorial

Section 5.0

Industry news

Aviation White Paper

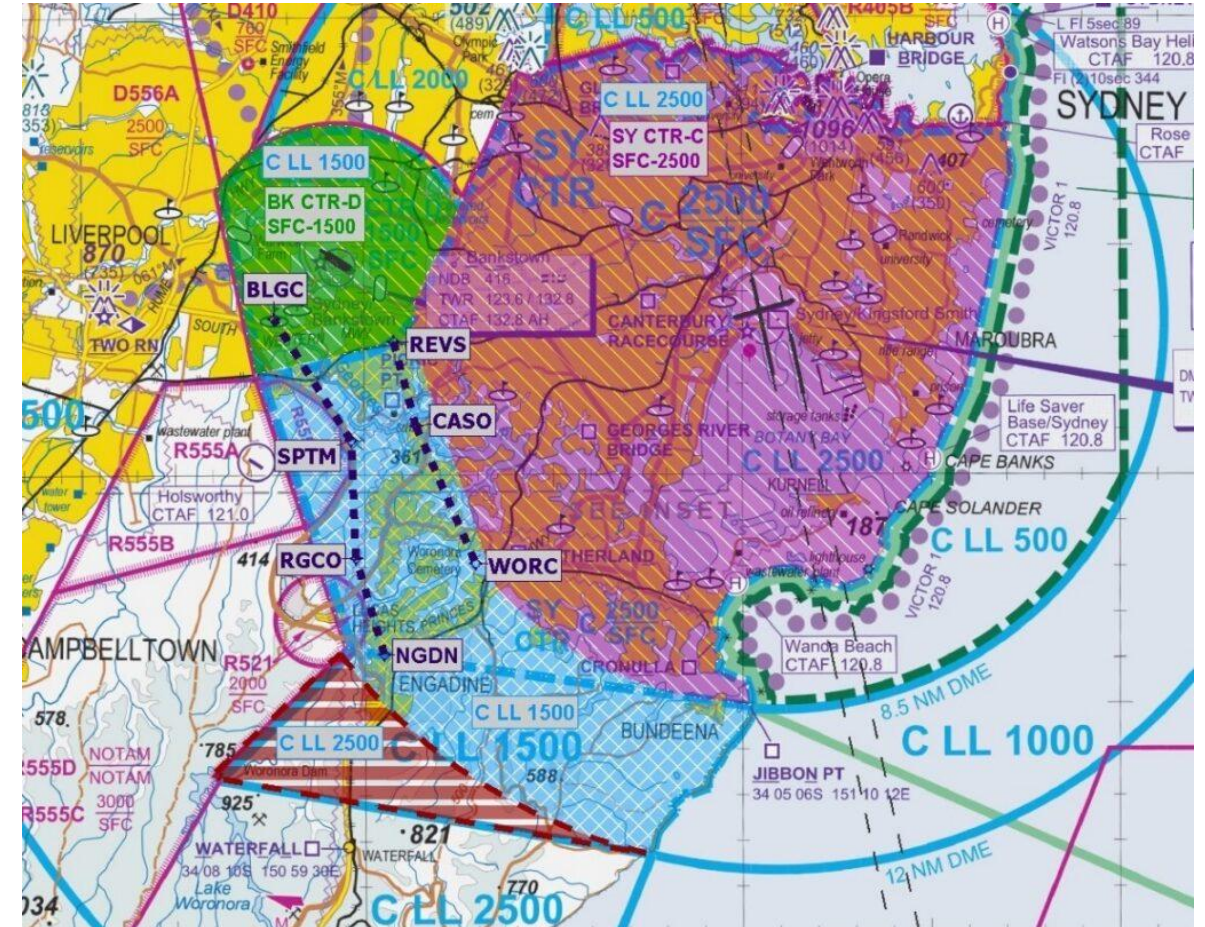
- Commonwealth Government Aviation White Paper (released August 2024) designed to guide policy and initiatives for Australian aviation sector to 2050
- Highlights include:
 - Government affirms commitment to “strong and diverse” general aviation (GA) sector
 - Government affirms essential role of GA as “ideal testing ground” for “next generation aircraft”
 - Extended subsidies for ADS-B equipment
 - R&D funding for emerging net zero aircraft
 - Reforms to training pathways for licensed aircraft maintenance engineers
 - Review of CACG guidelines
 - Additional infrastructure funding for regional airports
 - Airport Master Plans and Major Development Plans to address: appropriate community consultation; access/space for GA use; disability access; climate resilience; and decarbonisation



Photo: Department of Infrastructure & Transport

Bankstown Airport Southeast VFR Corridor

- Proposal by CASA/Airservices Australia to reclassify a portion of airspace southeast of Bankstown Airport to uncontrolled airspace and create a southeast corridor for all aircraft flying under Visual Flight Rules (VFR), up to 1500ft
- Proposal follows advocacy by AMG for new flight corridor
- Bankstown Airport Southeast VFR Corridor is intended to:
 - Reduce airspace risks associated with the constrained nature of the Bankstown control zone and sustained growth in air traffic in the region;
 - Provide better access to Sydney flight training areas; and
 - Provide equitable and efficient access for airspace users, including general aviation
- October 2024: Submissions closed
- Early 2025: Additional community consultation on corridor design



Proposed corridor highlighted in blue – inbound lane (L); outbound bound lane (R)

Section 6.0

Birdwood/Link Rd Mixed-Use Project

Major Development Plan

Serving current and future aviation needs

- AMG is committed to the long-term sustainability of general aviation (GA), including recent investments in high-quality facilities and infrastructure:
 - Stage 1 of the Taxiway, Runway and Pavement Upgrade project (\$17.6m), to maintain safety and operational standards
 - Airfield lighting and beacons upgrade (\$3.5m)
 - Major upgrade of the 14 Miles St Hangar (c. \$5m) at Bankstown Airport and refurbishment of historic hangars at Camden Airport (\$2.3m)
 - Stormwater upgrades at Camden Airport to improve airfield performance during rainfall events (\$1.5m)
 - Installation of new perimeter fencing (\$0.8m) at Camden Airport to improve security and wildlife management
 - Substantial road upgrades (\$27m) and intersection upgrades (\$20m) at Bankstown Airport
- We are also proud to support the general aviation community:
 - Multiyear partnership with kids' charity Little Wings, to enable air transport for seriously ill children in regional and remote NSW, Queensland and ACT to medical care
 - Support for Royal Aero Club of NSW, Scouts Australia, Australian Air Force Cadets, Australian Army Cadets and Moorebank Air League



Generating economic growth and jobs for all

- AMG has invested \$530m in our airport precincts since 2015 across diverse sectors, including GA, manufacturing, distribution and logistics
- Aviation Paper (August 2024) affirms the critical role of non-aviation developments in supporting Australian aviation:
 - “[N]on-aviation developments have become an important revenue stream to help fund maintenance and improvement of airports”
 - “These developments diversify revenue sources for airport operators, ensuring they are able to remain viable”
- AMG is committed to complementary aviation and non-aviation investments, to support GA and broader economic/employment growth
- We have a further \$120m in the forward investment pipeline, including:
 - Birdwood/Link Rd Mixed Use MDP
 - Aviation Hangar Project MDP (currently on public exhibition) for two new hangar buildings to support up to 10 GA operations
 - Aviation Microsites Program to deliver multiple new hangars, including Site 606 prime hangar space with offices (c. \$7.0m)
 - Stages 2 and 3 of Taxiway, Runway, Pavement Upgrade project
 - Altitude Gateway development to deliver new childcare centre, retail shops and industrial/business facilities
 - Automatic Weather Information Broadcast system (AWIB)



* Digital illustrations of Aviation Hangar Project MDP at Bankstown Airport

Key elements

Project site

- Project is on vacant land within a designated commercial non-aviation Neighbourhood Precinct of Bankstown Airport
- 3.1-hectare site on the periphery of airport precinct identified in Bankstown Airport Master Plan 2019 (Master Plan) for the development of a “community-based retail (neighbourhood shopping centre)” of about 20,000sqm
- Site adjoins Georges Hall Supa IGA (located on airport precinct) and is in proximity to Georges Hall shops and services
- Project design and delivery will complement land uses and buildings in the area and respond to the needs of residents and the broader community of Southwest and Western Sydney



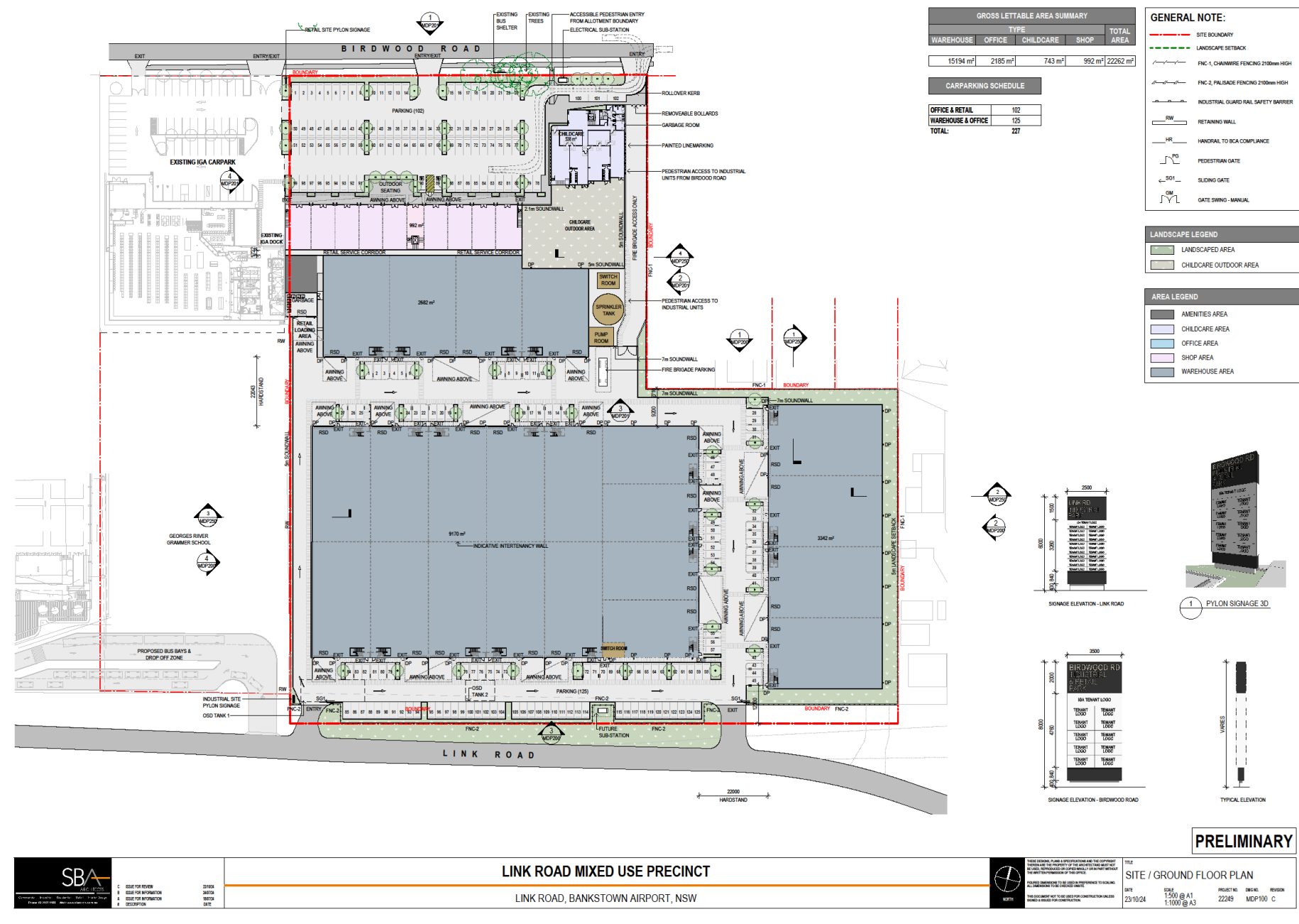
Project features

- Approximately 22,000sqm of high-quality mixed-use development, including:
 - 750sqm childcare centre with c. 120 spaces
 - 1000sqm of retail shops and premises
 - 1000sqm of office space above retail shops/premises
 - 16,000sqm of warehousing and ancillary office
- Small-scale, community-based activities (childcare centre, shops, food and drink premises, offices) on the northern side of the Project site, facing Birdwood Rd
- Medium-scale warehouse units on the southern side, accessed separately via Link Road (within airport precinct)
- Large car park facing Birdwood Rd with 100+ spaces to facilitate childcare, shops, offices and adjoining supermarket
- Additional 84 car spaces adjacent to warehouses – exceeding local council requirements
- Design features significant flexibility in internal layout of buildings to meet the commercial and services needs of airport and non-airport users



* Digital illustrations

Project drawing



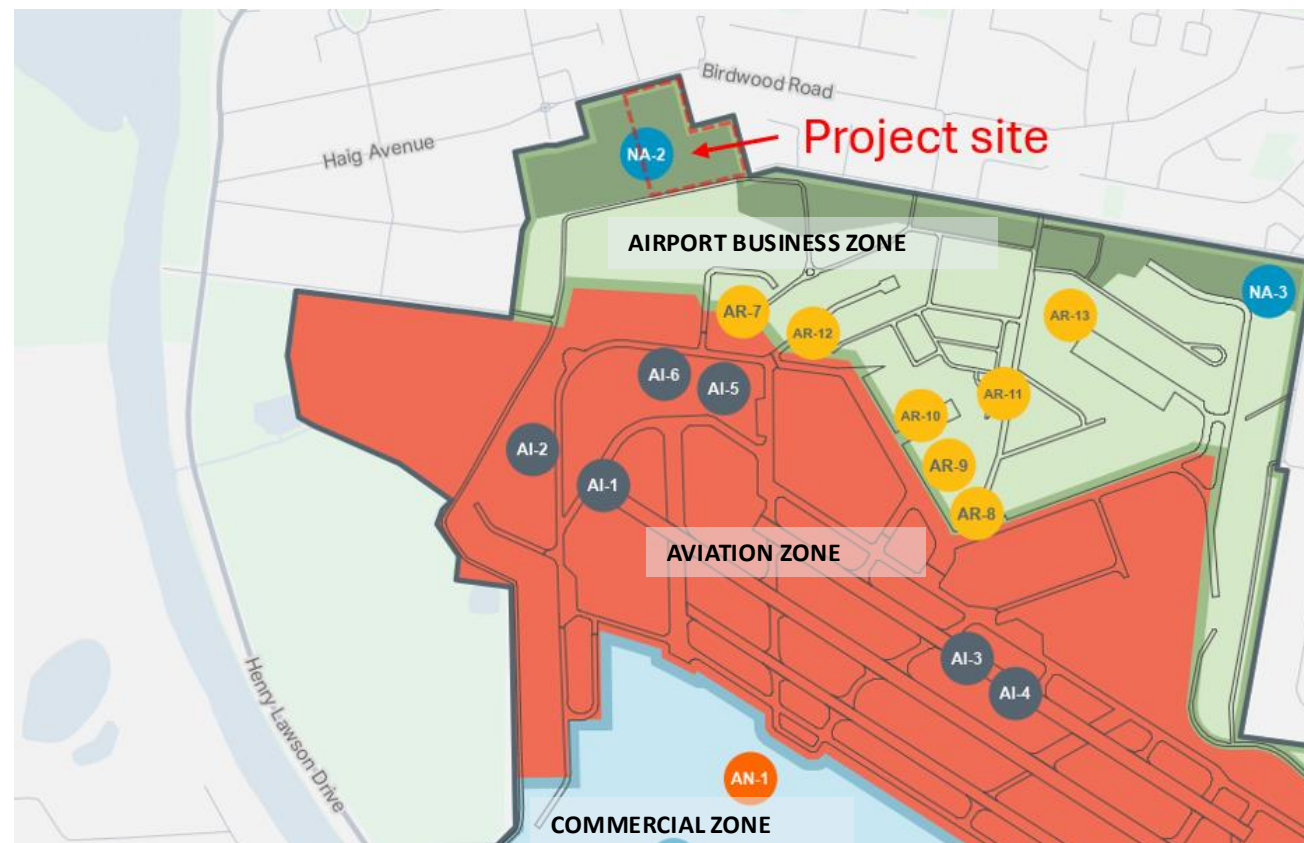
Project benefits

- Generating significant economic and employment growth for Canterbury Bankstown and Western Sydney
 - Construction will support 250+ full-time jobs and contribute c. \$45m to the NSW economy
 - Once operational, Project will support almost 500 full-time jobs and contribute c. \$110m a year for NSW
- Enabling ongoing investment in GA facilities and infrastructure and airport maintenance
- Meeting the needs of families and communities in the rapidly growing Western Sydney region
- Providing opportunities for GA operators, including warehouses and office spaces for aviation-related services, such as aviation insurance
- No compromise to GA safety or operations
- Alignment with AMG's Sustainability Framework



Consistency with planning documents

- Project consistent with approved Master Plan, which identifies the site for the development of a “community-based retail (neighbourhood shopping centre)”
- Project consistent with NSW State and Local Government Planning instruments, including:
 - Greater Sydney Region Plan
 - South District Plan
 - Canterbury Bankstown Local Environmental Plan 2023
 - Canterbury Bankstown Local Strategic Planning Statement
- Project consistent with Australian Government’s Aviation White Paper (2024), including need to address:
 - Appropriate access to the airport for GA
 - Community consultation
 - Climate resilience, sustainability and decarbonisation
 - Noise mitigation
 - Disability access and compliance with discrimination laws and standards



Bankstown Airport Master Plan (2019) Development Program Sites

Sustainability, climate and environment

- Project aligns with AMG's Sustainability Framework and commitments to decarbonisation, climate resilience and environmental management
- Key sustainability features include:
 - On-site solar renewable energy
 - 5 Star Green Star ratings for buildings
 - EV charging infrastructure and charging bays
 - Energy efficient lighting and heat-pump hot water
 - Water use metering/monitoring and rainwater harvesting
 - Stormwater detention tanks to minimise risk of flooding
 - Support for active transport, including new and extended footpaths and cycleways
- Project will have minimal environmental or heritage impacts, including:
 - No sites of Aboriginal and Torres Strait Islander significance recorded on or near Project site
 - No impact to heritage-listed items with the airport precinct
 - No significant soil contamination
 - No threatened flora or fauna species recorded at the Project site



Construction and traffic management

- Project aligns with detailed traffic modelling in Master Plan
- Childcare centre, shops and offices will be accessed via two new crossovers from Birdwood Rd (including a childcare drop-off/pick-up area) and existing Supa IGA car park
- Warehouse units will be accessed separately via Link Road, to minimise traffic around community-based areas of the site
- Vehicle access between the northern and southern sections of the site will be limited to emergency vehicles
- Construction traffic will have minimal impacts on surrounding road network
- Construction vehicles will typically access Project site via Link Road, away from community-based areas
- Construction vehicle movements will be minimised or avoided during peak times
- Second half 2025: Expected start of construction works, pending approvals
- Late 2026: Expected project completion



Key considerations

Committed to aviation operations and safety

- Project has undergone detailed aviation assessments to ensure compliance with National Airports Safeguarding Framework (NASF)
- Project will not compromise aviation safety or operations:
 - Site c. 600m from runways
 - Aligns with endorsed Australian Noise Exposure Forecast (ANEF) and no impacts on aircraft noise
 - Buildings will not exceed wind shear and turbulence criteria for the airport
 - Project complies with Wildlife Hazard Management Plan, including appropriate waste management and landscaping to deter birds
 - Lighting will comply with standards for maximum intensity of light sources around airports
 - Construction and operations will not infringe Obstacle Limitation Surfaces or PANS-OPS
 - Project is not within the airport's Public Safety Areas
 - Construction will comply with airport security guidelines and with work, health and safety regulations



Committed to our neighbours

- AMG is working proactively to mitigate the effects of noise, construction works and visual impacts on the community
- Noise mitigation measures for residents include;
 - 7m-high sound wall on eastern boundary of Project site
 - 5m-high sound wall on western boundary
 - Additional mitigation will be considered during detailed design stage
 - Construction Environmental Management Plan will include further measures to mitigate construction noise and vibration
 - Operational noise is expected to comply with airport's Noise and Vibration Management Plan
- Project buildings have been designed to complement the height, form and position of nearby buildings
- Project design to soften visual impacts of buildings, including:
 - Landscaped areas (2.7m-5m) between site and adjoining properties
 - Minimum 5m setback of eastern end warehouse and c. 7m setback of western end warehouse – exceeding 1.5m recommended setback under airport guidelines
 - 'Timber look' screens and 'green walls'
 - Finished floor level of eastern warehouse will be set c. 1m lower to reduce overall height



Commitment to consultation

- Project consultation and engagement program will include:
 - Briefings to Bankstown Airport Community Aviation Consultation Group (CACG) and airport customers
 - Briefings to City of Canterbury Bankstown, Department of Infrastructure & Transport, CASA, Airservices Australia
 - Q&A session with airport precinct customers
 - Community pop-ups
 - Community information session
 - E-newsletters to customers and community
 - Door knock and letter box drop for residents
 - Briefings to City of Canterbury Bankstown First Peoples Advisory Committee, and Gandangara Local Aboriginal Land Council
 - Consultation with First Nations' designers Yerrabingin
- AMG continues to assist Bankstown Montessori Preschool to remain on its adjoining Council-owned site, including offers to continue providing free emergency vehicle access and car parking
- AMG welcomes questions and feedback:
 - Email MDPfeedback@aeria.co or phone 02 8709 9466
- Early 2025: Expected commencement of MDP public exhibition period



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