



Australian Government

Western Sydney Airport

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WESTERN SYDNEY AIRPORT INDUSTRY INFORMATION SESSION



PENRITH PANTHERS
MONDAY 26 JUNE 2017

This presentation is subject to change based on Government considerations



Introduction

Brendan McRandle

Department of Infrastructure and Regional
Development

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Session Purpose

- This Industry Information Session covers:
 - The Australian Government's vision for Western Sydney and Western Sydney Airport (WSA)
 - An update on the WSA Project's current status and plans for the development of WSA through a government-owned company, WSA Co
 - Information to allow the market to prioritise its preparation for tendering for the various opportunities for this project



Probity and Process Considerations

- Information being provided today is indicative, subject to finalisation and general in nature only
- In particular, procurements to be conducted by WSA Co are subject to decisions by WSA Co
- This session is not part of a procurement process
- Attendance at this session is not a relevant consideration for participation in a future procurement process
- Further details of particular procurements will be set out in approach to market documentation
- You are welcome to take notes, but no audio or video recording is permitted
- This presentation will be made available on the WSA website. A video recording is being made of the session
- The names of organisations present at the session will be shared with all attendees
- Questions will be invited at the end of the session. A summary of the questions and answers will be available on the WSA website



Australian Government's Commitment to Western Sydney and WSA

The Hon Paul Fletcher MP

Minister for Urban Infrastructure

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The Government's Vision for Western Sydney

- Western Sydney is currently Australia's third-largest economy—if it was a city in its own right, it would be the fourth-largest in Australia
- Resident population projected to increase from 2 million to 3 million in 20 years*
- Aviation and other transport infrastructure is critical to supporting this growing population
 - By the mid 2030s, Sydney basin passenger movements are projected to exceed 80 million per annum, exceeding Sydney Airport's maximum capacity
- Current initiatives:
 - Development of WSA
 - The \$3.6 billion Western Sydney Infrastructure Plan for road connectivity
 - The Western Sydney City Deal
 - Joint Scoping Study on Rail Needs for Western Sydney
- WSA is an important part of the Australian Government's vision for Western Sydney

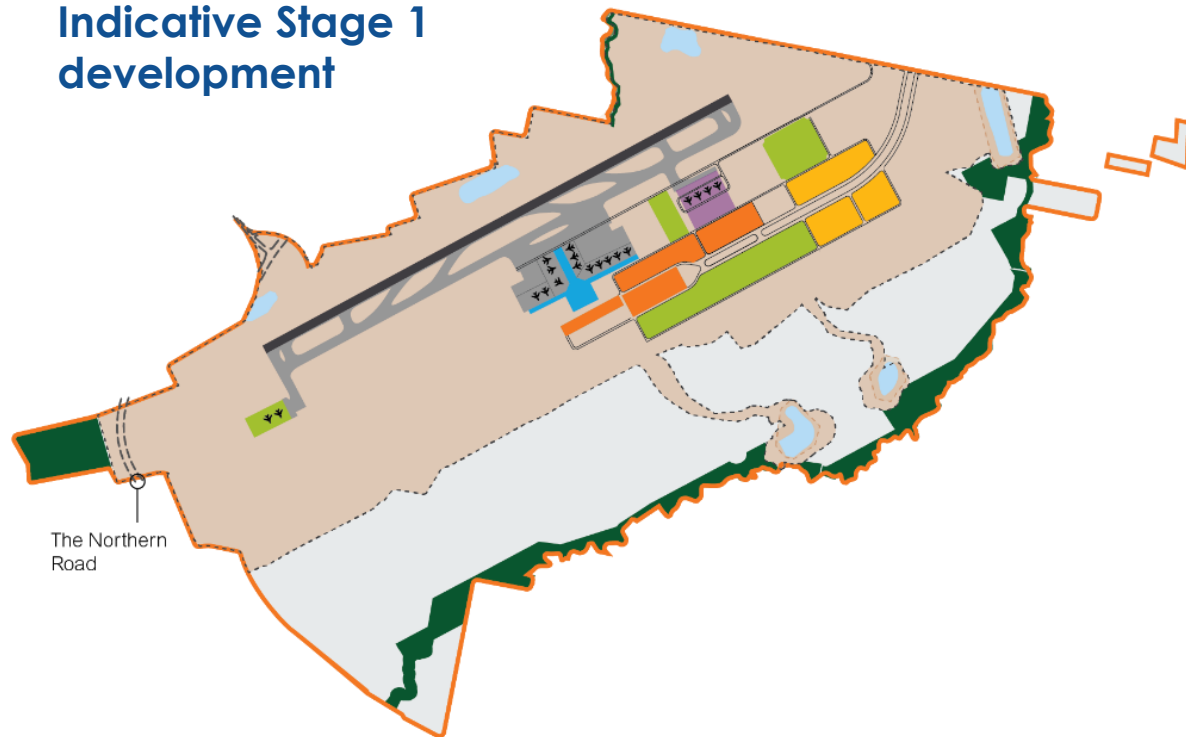
* Source: SGS.



The Need for WSA

- The development of WSA will meet the future aviation needs of Western Sydney and the wider Sydney basin
- Stage 1 will provide for 10 million annual passengers (MAP)—future expansion to 80 MAP
- WSA will create jobs and stimulate the economy
- Construction is expected to generate:
 - \$1.9 billion in value add for the Western Sydney economy
 - A further \$400 million across the rest of Sydney

Indicative Stage 1 development



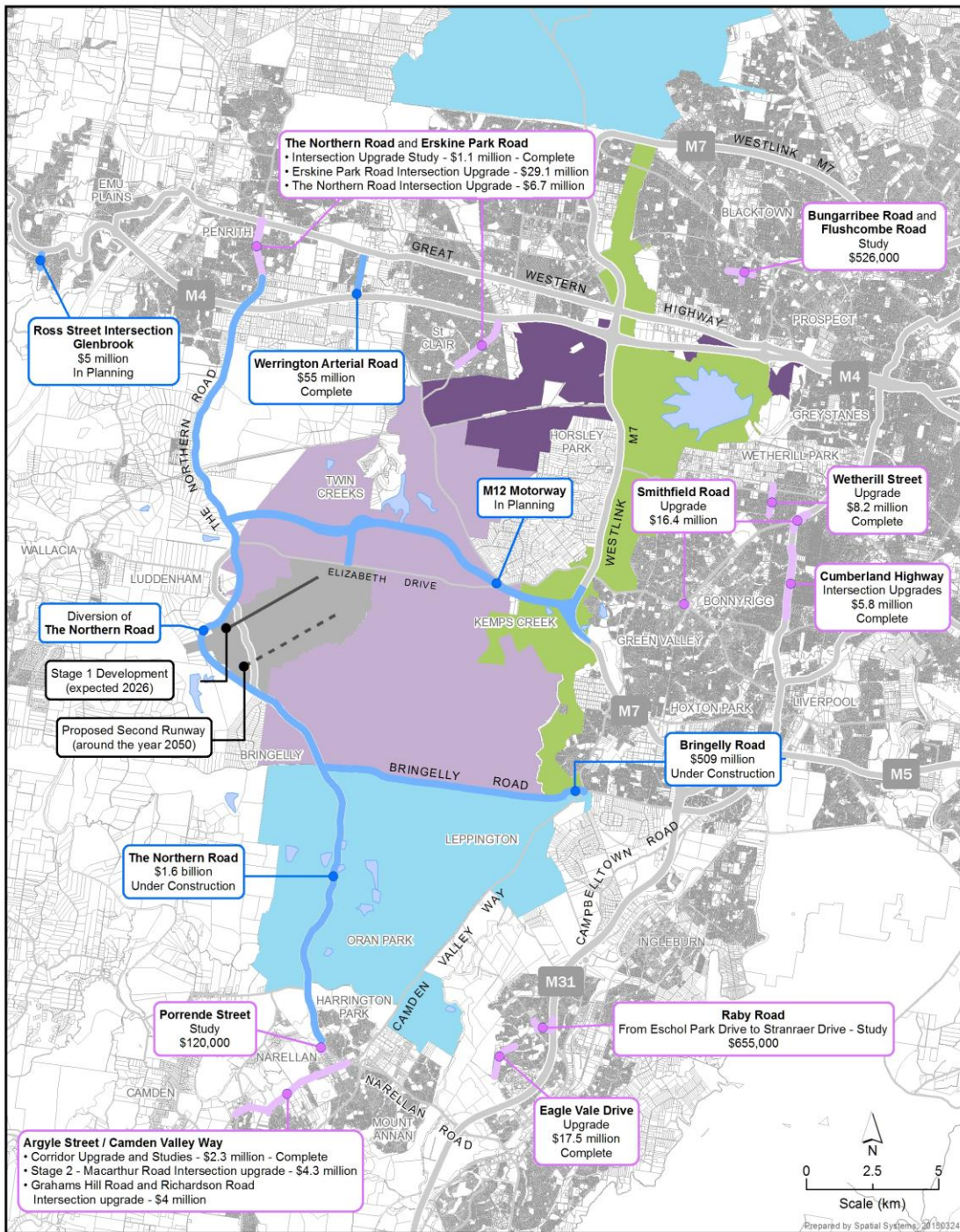
KEY		
Site boundary	Terminal	Surface car parking lot
Runway	Cargo	Detention pond
Amended landform	Ancillary support	Environmental conservation
Taxi area	Business development	Construction impact Zone





Western Sydney Airport Project Objectives

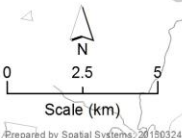
- The Australian Government is investing in Western Sydney, and in Western Sydney Airport, to meet its growing needs and to shape the development of Western Sydney's future
- This includes:
 - Improving access to aviation services for Western Sydney
 - Resolving the long-term aviation capacity constraints in the Sydney basin
 - Maximising the economic benefit for Australia by maximising the value of the Airport as a national asset
 - Optimising the benefit of the Airport for employment and investment in Western Sydney
 - Delivering sound financial, environmental and social outcomes for the Australian community



Legend

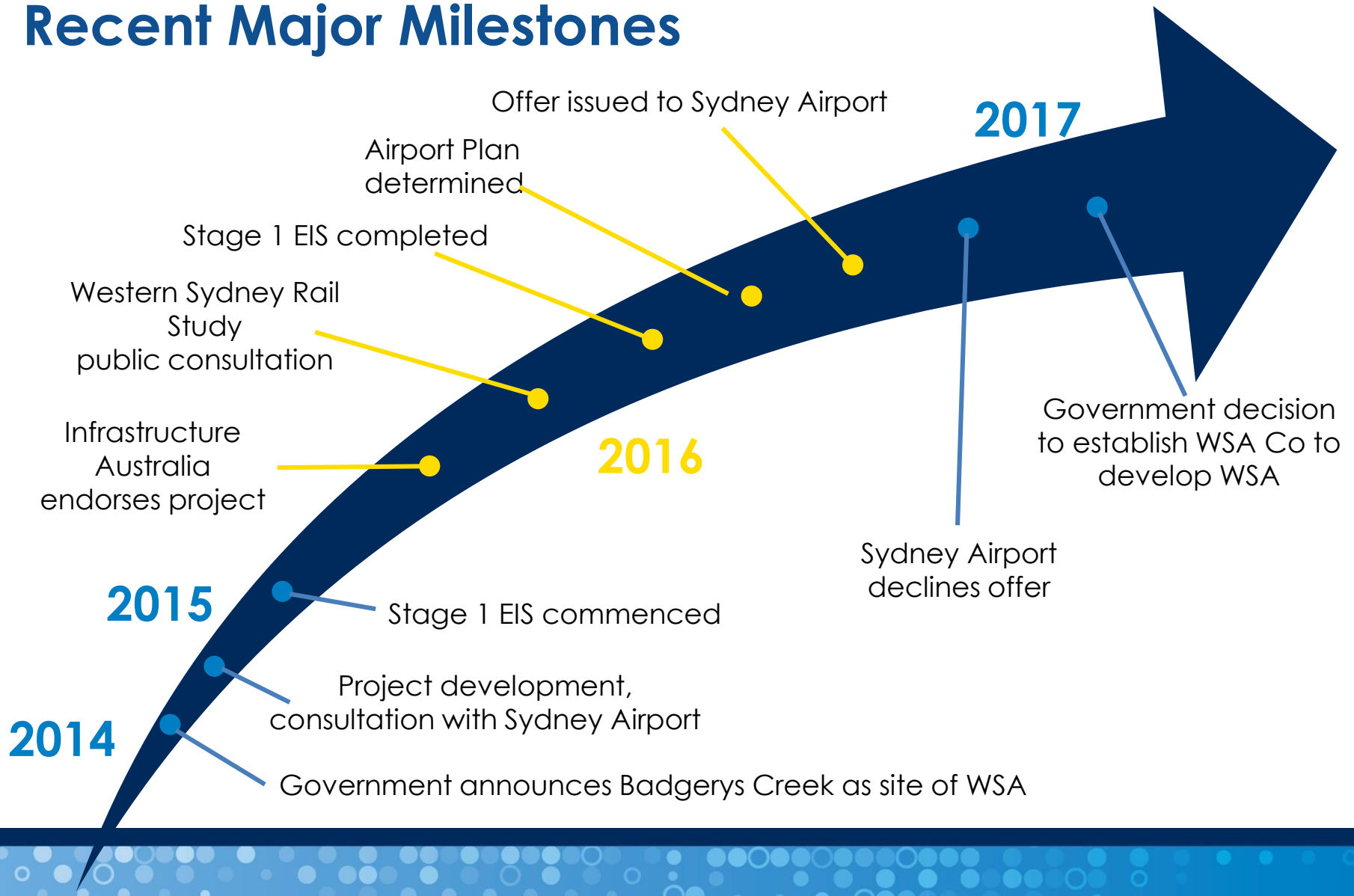
- Western Sydney Infrastructure Plan Projects
- Local Roads Package Rounds 1 and 2
- Western Sydney Parklands
- Western Sydney Employment Area
- Western Sydney Priority Growth Area
- North West & South West Priority Land Release Areas
- Western Sydney Airport

* Source: Spatial Systems, Department of Infrastructure and Regional Development





Recent Major Milestones





Government's Commitment to WSA

- The Government is committed to the development of WSA
 - Construction will be underway by late 2018
 - Operational in 2026
- Current activities
 - WSA Co currently being established
 - Board and Executive staff recruitment
 - Preparations for commencing works on the WSA site
- The Government is committed to working closely with the construction industry to make the best use of their skills and capabilities
- As part of the 2017-18 Budget, the Australian Government announced that up to \$5.3 billion will be invested into WSA Co



WSA Project Overview

Brendan McRandle

Department of Infrastructure and Regional
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WSA Key Features

- From opening, WSA will be a major aviation gateway to Western Sydney and the wider Sydney basin:
 - Single runway, 3.7km by 60m, to the north of the site with an 05/23 orientation
 - Capable of handling Code F aircraft, such as the Airbus A380
 - Full-service infrastructure with capacity for 10 million annual domestic and international passengers
 - Integrated international and domestic terminal of up to 90,000m²
- Various conditions apply to the Stage 1 development and are set out in the Airport Plan—these include mitigations required under the EIS
- The Airport Plan also sets out indicative air traffic forecasts and noise contours for Stage 1, as well as information about subsequent development to meet future aviation demand



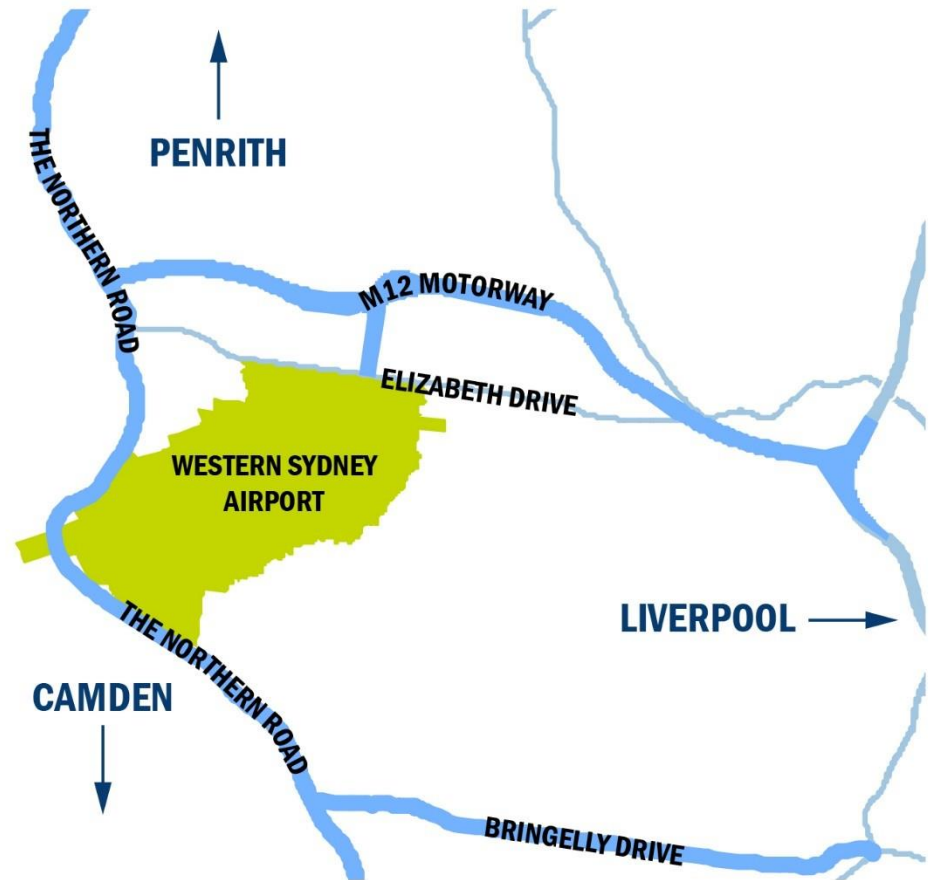
Key Functional Specifications

- The Government has set out its requirements for the development of WSA in the Key Functional Specifications which will be made available on the WSA project website
- In addition to safety and security standards, WSA will be required to:
 - Meet international standards and industry best practice to deliver a passenger-focused experience
 - Accommodate domestic and international operations by full-service and low-cost airlines
 - Accommodate the full range of aircraft types, including the Airbus A380
 - Support future growth with expansions with minimal impact on existing operations, including through the eventual construction of a second runway, expected to be required around 2050
- The Key Functional Specifications specify performance outputs and targets, and the expectation is that tenderers will provide innovative solutions meeting these standards



Location and access

- Approximately 50 kilometres from Sydney CBD
- Greenfield site
- Total site area of approximately 1,780 hectares
- Bounded by:
 - Elizabeth Drive to the north
 - Willowdene Avenue and The Northern Road (A9) to the south
 - Badgerys Creek to the east
- The Northern Road will be relocated, other local roads will be upgraded, and new roads, including the M12, are being built





Approvals in place



- Environmental Impact Statement—finalised September 2016
 - Prepared under the Environment Protection and Biodiversity Conservation Act
 - A comprehensive study of the environmental, social and economic impact a Western Sydney Airport would have on the airport site and the surrounding area
 - Identifies a number of mitigation measures to be implemented to minimise the impacts of the airport.
- Airport Plan—determined December 2016
 - Authorises the construction and development of Stage 1
 - Contains environmental conditions which implement the mitigation measures identified in the EIS and other measures notified by the Environment Minister
 - Conditions require the development of environmental management plans for both construction and operation



Key Responsibilities

Department of Infrastructure and Regional Development

Airspace development

Site Preparatory Activities

- Boundary survey
- Procurement of biodiversity offsets
- Site management
 - Demolitions
 - Internal road closures
 - Site security fencing
 - Water quality monitoring
 - Bushfire management
 - Cemeteries relocation

WSA Co

Potential Enabling Activities

- Geotechnical investigations
- Site surveys
- Air and noise monitoring
- Site decontamination
- Relocation of TransGrid HV line
- Initial bulk earthworks
- Stockpiling of FCR and tunnel spoil

Main Airport Works

- Bulk earthworks
- Runways, taxiways, and aprons
- Terminal building
- Car parks and onsite roads
- Drainage, utilities, lighting

Other parties

Onsite works

- Air traffic control and nav aids
- Aircraft rescue and firefighting

Connecting roads

- Re-alignment of The Northern Road
- Construction of M12 motorway

Rail infrastructure (on- and off-site)

- WSA Co is not expected to deliver rail.
- Timing of rail subject to Australian and NSW Government decisions.



Site Preparatory Activities

Activity	Comments
1. Boundary survey	<ul style="list-style-type: none">Survey to define the site boundary
2. Biodiversity offsets	<ul style="list-style-type: none">Development and approval of Biodiversity Offset Delivery Plan (as per Airport Plan Conditions) through to acquiring suitable offsets
3. Demolitions	<ul style="list-style-type: none">As the properties on the site are vacated they are secured and then scheduled for demolition
4. Internal road closures	<ul style="list-style-type: none">Road works on the airport site to facilitate the stage 1 works and development as required
5. Site security fencing	<ul style="list-style-type: none">Constructing an approx. 22km site security fence around the airport site
6. Water monitoring	<ul style="list-style-type: none">Water monitoring of both surface water and ground water (as per Airport Plan Conditions)
7. Bushfire management	<ul style="list-style-type: none">Bushfire Risk Management Assessment undertakenArrangements such as hay baling and cattle grazing undertaken to mitigate the bushfire risk
8. Cemeteries relocation	<ul style="list-style-type: none">Relocation of the burial sites on the airport sitesAs per the requirements of the EIS and Airport Plan Conditions



WSA Co Development Packages

Greg Whalen

Department of Infrastructure and Regional
Development

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Enabling Activities (EA)

- The scope of the Enabling Activities that would be contracted outside of the Main Airport Works will be finalised by WSA Co once it is established.
Potential packages include:

EA package	Comments
1. Geotechnical investigations	<ul style="list-style-type: none">• Complement previous investigations to provide sufficient detail for main works procurement• Over 100 boreholes, mainly concentrated on intended runway area
2. Engineering site survey	<ul style="list-style-type: none">• Cadastral survey• Topographic survey• Utilities survey, including underground and overhead services and utilities• Orthorectified aerial photography
3. Air and noise monitoring	<ul style="list-style-type: none">• Baseline monitoring of air quality and noise• 12-month program



Enabling Activities (EA)

EA package	Comments
4. Site decontamination	<ul style="list-style-type: none">• Identification of contaminated land, treatment and disposal of material which includes asbestos and chemical. Priority areas to be cleared to allow other EA to proceed
5. Relocation of TransGrid HV Line	<ul style="list-style-type: none">• Construction of an underground cable route and transition points along the western boundary of the site• Removal of the overhead 330kV transmission line• Contract between WSA Co and TransGrid
6. Initial bulk earthworks and stockpiling	<ul style="list-style-type: none">• Approximately 1 million cubic metres of bulk earthworks• Stockpiling of onsite fill material• Potential scope for stockpiling of offsite material



Main Airport Works

- Principal package of works required to develop WSA through to the commencement of operations in 2026
- All procurement considerations are subject to decision by WSA Co
- Anticipated single-package design and construction contract awarded by WSA Co for most of the works
- Two-stage EOI/RFT tender process:
 - High degree of interaction to foster innovation and alignment to Project Objectives
- Important considerations will include:
 - The functional and aesthetic quality of the terminal building as the “face” of WSA to the travelling public
 - Design required to meet IATA’s Optimum Level of Service and will incorporate environmentally sustainable features
 - Flexibility will be required for some elements, such as terminal fit-out, to allow WSA Co to take advantage of updated technology and aviation market developments
- Minimise interfaces between Site Preparatory Activities, Enabling Activities and Airport Works



EA and Main Airport Works Timelines

Enabling activities—multiple procurements

2H 2017
Procurements underway

1H 2018
CEMP and mobilisation

Mid 2018
Works commence

2H 2019
Works complete

Early 2018
EOI issued

Mid 2018
RFT issued

1H 2019
Contract award

2H 2019
Works commence

2026
Operations commence

Main Airport Works—anticipated single-package D&C



Tendering Opportunities

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Upcoming Works Opportunities

- The Department is expected to undertake the following procurements over the remainder of 2017:
 - Site security fencing
- WSA Co is expected to undertake the following procurements over the remainder of 2017 and into 2018:
 - Enabling Activities packages:
 - Geotechnical investigations
 - Surveys
 - Decontamination
 - Bulk earthworks and stockpiling
 - Main Airport Works



Upcoming Advisory/Assurance Opportunities

- The Department expects to commence procurement for Project Management and Technical Review Consultancy (PMTRC) during 2017
- The scope of the PMTRC role will comprise:
 - Establishing and maintaining a Project Management Office to assist the Department in managing the Government's responsibilities for the Project
 - Managing the Department's project schedule for WSA and ensuring that deliverable timeframes are met
 - Undertaking technical and compliance reviews of WSA Co's project deliverables
- The approach to market will be undertaken as a two-stage open procurement process.



Upcoming Advisory/Assurance Opportunities

- WSA Co is expected to undertake the following procurements during 2017:
 - Project Management and Main Works Scope
 - Transaction process advisory
 - Technical advisors
- These WSA Co procurements may be through a mix of requests for proposals and existing panel arrangements
- The Department anticipates that there are likely to be one or more independent certifiers in relation to the airport development



Exclusivity and Preclusions

- Specific requirements will be set out in relevant procurement documents.
- Current expectations are that:
 - Advisor roles for the Department and WSA Co will generally only advise the Department or WSA Co
 - Subject to usual conflict of interest considerations:
 - No specific exclusions will generally be imposed between provision of elements of Site Preparatory Activities, EA and Main Airport Works
 - No specific exclusions will generally be imposed in relation to contractors or advisors that have previously had roles in relation to WSA
 - Each Independent Certifier role will be independent of all other roles on the Project
- Further details of the approach to exclusivity will be released with details of individual procurements

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Q&A

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Thank you for your participation

Further information on WSA can be found at

www.westernsydneyairport.gov.au

Specific information on contracting opportunities will be released on the WSA Project website.

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