



**SmartWest.Sydney**

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19<sup>th</sup> October 2017

Mr Jock Sowter  
Parliamentary Liaison Officer  
Office of the Hon Melinda Pavey MP

Dear Mr Sowter,

**RE: SMARTWEST.SYDNEY**

Thank you for taking your time to meet briefly yesterday.

As I advised, SmartWest.Sydney, is an innovative proposal within the Aerotropolis Precinct of Western Sydney.

The SmartWest site is land which has been held by my father and our family for just over 50 years - as part of his long-term vision for the future of Western Sydney.

The land is strategically positioned on the western boundary of the Western Sydney Airport and with 233 hectares, is one of the largest holdings in close proximity to the airport. As you are no doubt aware, land holdings of such large scale are unusual and create the opportunity to be a catalyst to significant investment.

The SmartWest vision is consistent with The Vision and the Aerotropolis blueprint for Western Sydney airport and surrounds.

The SmartWest proposition is to develop a cutting-edge technology park and high tech business and services centre, plus 5 star tourism destination - employing 5,600 smart workers and hospitality professionals and injecting \$1.7billion to the Western Sydney economy.

The SmartWest concept is to be a sustainable, self-contained and self-funded enterprise which with not create an undue burden on utilities nor infrastructure nor compete with investment for the greater area north, east or south of the airport.

To do so, however, requires future-proofing of the infrastructure – some of which is currently in the final stages of planning - including connection for the western precinct from the airport with the Northern Road.

The current planning maps for the Northern Road positions the access intersection the western side of the airport as a 3-way intersection - in a location which does not connect to SmartWest.Sydney nor the neighbouring western precinct.

Given the advanced planning which has been done on the SmartWest site, we are very concerned that this airport western intersection on the Northern Road is not only not future-proofed but is not in the wrong location which could lead to an expensive revision being required once in the process of being built.

Therefore support from the Ministry is needed to ensure the site is connected to transport infrastructure to the east and towards the airport.

What SmartWest.Sydney seeks is twofold:

- Recognition in infrastructure planning that the SmartWest site, with its strategic location, will sooner or later be zoned for urban development; and
- Road planning to recognise the Western Airport precinct and accommodate access from The Northern Road realignment.

The site location figure below indicates the positioning of the site and the current planned re-alignment of The Northern Road intersection and our alternative proposed location.

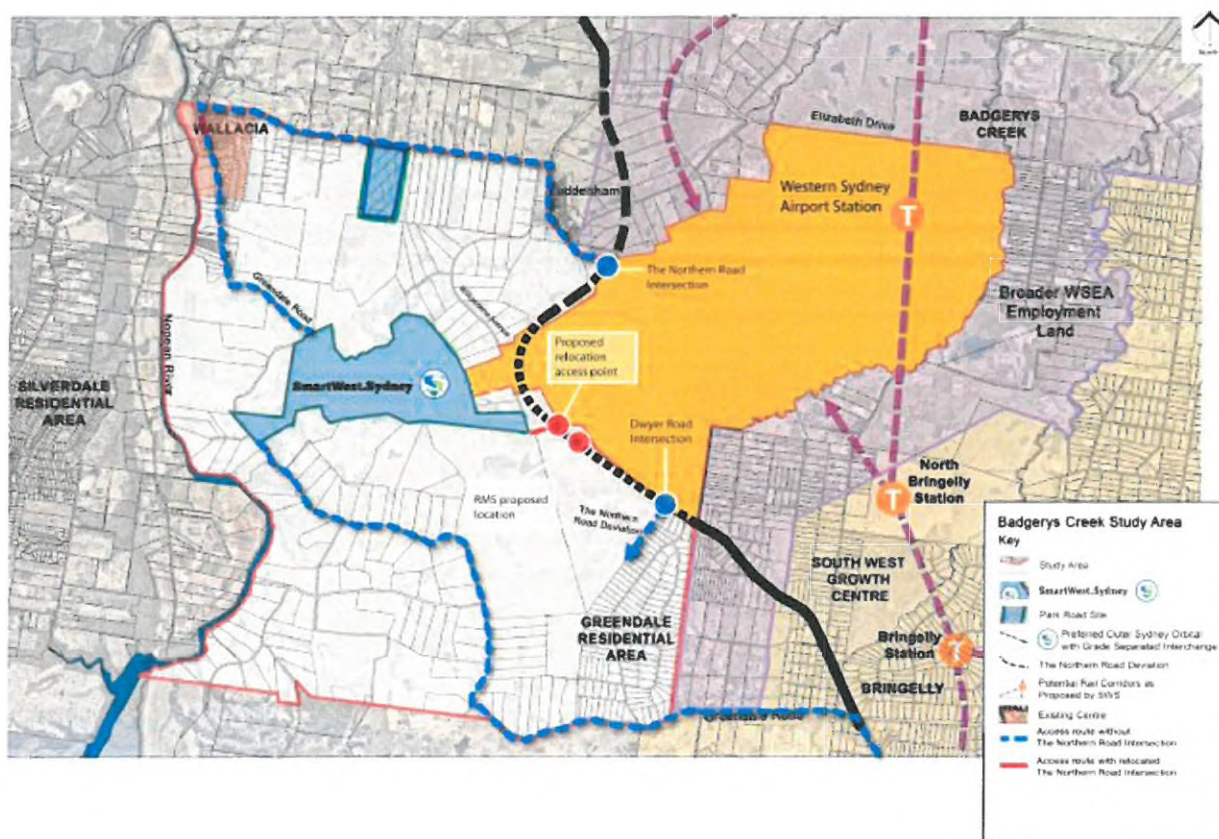


Figure 1 – Future access to the SmartWest.Sydney site with the current RMS proposed intersection location



In our representations with the NSW Roads and Maritime Services to date, SmartWest has advocated for a minor but important repositioning of the intersection that will acknowledge future potential and so allow for the future development of this western Aerotropolis precinct.

The viability of this preferred access point has been confirmed through:

- Consultation with the Department of Infrastructure and Regional Development, who gave co-ordinates for their preferred location, along with a request for the intersection to be midway between the two runways.
- DIRD advising they have no objection to the SmartWest access location proposal and which actually better complies with their desired outcome that the access road be evenly between the two runways.
- RMS's advice that their engineer, Jacobs has confirmed that the new location is feasible with little adjustment and without any engineering problems.
- Advice from APP
- Technical Advice from Cardno – leading road design engineers
- Master planning by Design IQ who have created the grid for a future road layout through the SmartWest site which connects at one end to the Northern Road and the other to park Road to the north.

SmartWest is prepared to help fund the extra land required to deliver the western access point.

The SmartWest proposal offers an equitable access proposition for all land holdings within the western Aerotropolis precinct.

As enclosures to this letter, we attach the advice from Cardno engineers which positions the alternate access point on The Northern Road. A map is also provided which demonstrates that without the revised access point, approximately 300 metres to the north of the current RMS design, access to the Western precinct is highly restrictive. It demonstrates a future road network that is limiting and unsustainable in modern day urban design.

In summary, we need a minor amendment in an intersection point that will not have greater cost to government, future proof the intersection and provide much greater benefit to future development in the area - without any adverse impact on land owners or Government investment.

We seek your support in this minor design change and look forward to working with you.

Regards



Louise Waterhouse  
Director  
Waterhouse Group



Our Ref: 802170\_001\_04

Contact: Mehul Patel

16<sup>th</sup> May 2017

Peter Alevizos  
APP  
Level 7, 116 Miller Street  
North Sydney NSW 2060

By Email: Peter.Alevizos@app.com.au

Dear Peter,

**RE: WESTERN SYDNEY AIRPORT – COMMERCIAL ENTRY**

As part of the Western Sydney Airport (WSA) - Revised Draft Airport Plan, a commercial entry (location A) is proposed from The Northern Road (TNR) to access the cargo, aircraft maintenance and business areas.

Cardno have reviewed the location of the entry point and investigated an alternative option that will continue to adequately service the needs of the airport and also improve accessibility and connections with the proposed SmartWest.Sydney and Wallacia precinct development.

The criteria considered in determining a new entry point being:

- An access point that is mid-way between the two proposed runways to ensure safety and functionality requirements of the airport;
- The four way signalised intersection that will provide direct access to the future industrial/ commercial areas of Wallacia precinct west of TNR, which are proposed specifically for servicing the airport precinct.; and
- The location that will provide improved exit of the vehicles from aircraft maintenance area to TNR in place of acute turnings as currently proposed with Location A.

In applying the above criteria, Cardno have reviewed a new intersection (Location B) approximately 350m to the north from location A from TNR. The proposed geometry will provide controlled traffic movements to aircraft maintenance and cargo areas. The proposed location B provides direct access to SmartWest.Sydney and Wallacia precinct development. It is located mid-way between two runways, approx. 900m from Stage 1 WSA – runway/ flight path and 1100m from Stage 2 WSA – runway/ flight path.

Proposed alignment of TNR traverses in the north-east direction along the airport. The new intersection B is proposed approx. 600m from the horizontal arc of TNR. This will provide sufficient sight distance for the south bound traffic travelling to a signalised intersection at B.

The proposed new intersection option (location B) is shown on plan CDO-SK-001 and CDO-SK-002.

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Should you have any questions or require clarification regarding this proposal, please contact me on 9024 7126.

Yours Sincerely

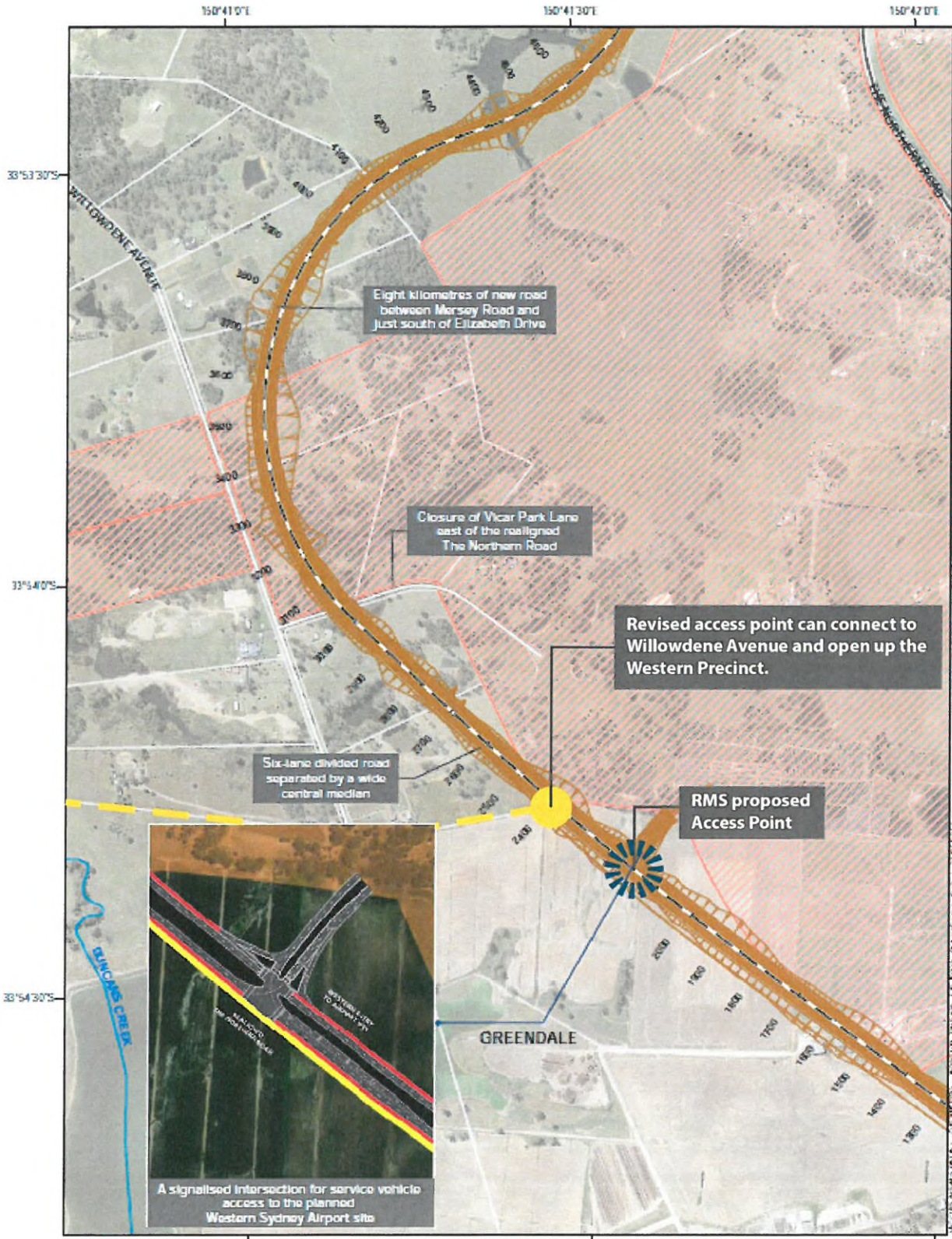
A handwritten signature in blue ink, appearing to read "Mehul Patel".

Mehul Patel  
Senior Engineer  
Urban Infrastructure  
for **Cardno**  
Phone: 9439 5170  
Email: [mehul.patel@cardno.com.au](mailto:mehul.patel@cardno.com.au)

Att: 80217032-SK-00, 80217032-SK-002



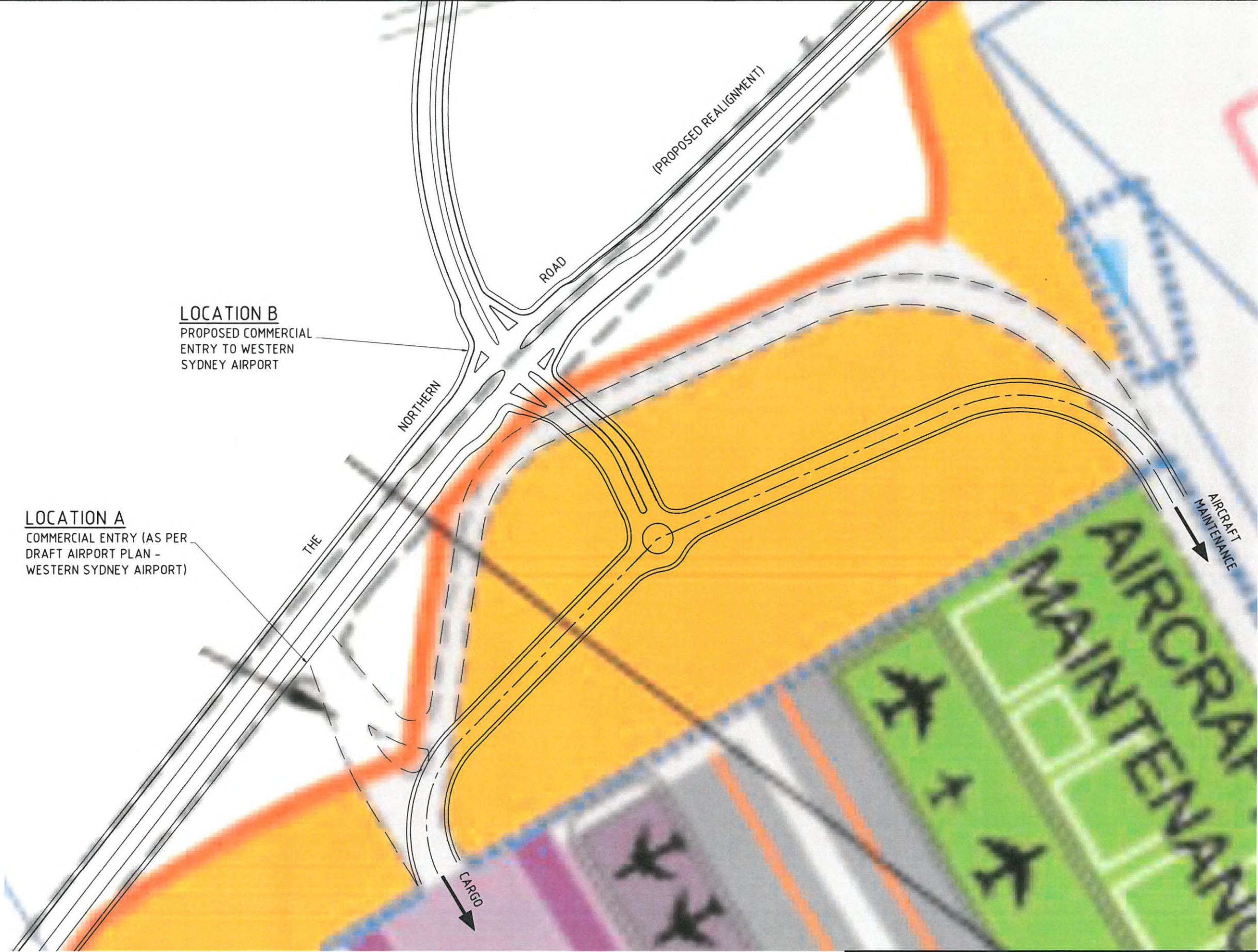
The SmartWest.Sydney proposed access point approximately 300m to the north of the current RMS proposed access location





DATE PLOTTED: 10 November 2016 3:01 PM BY: ALEXANDER ESTEPHEN

XREF: C:\Users\alexander\Documents\Projects\80217032-SK-001.dwg



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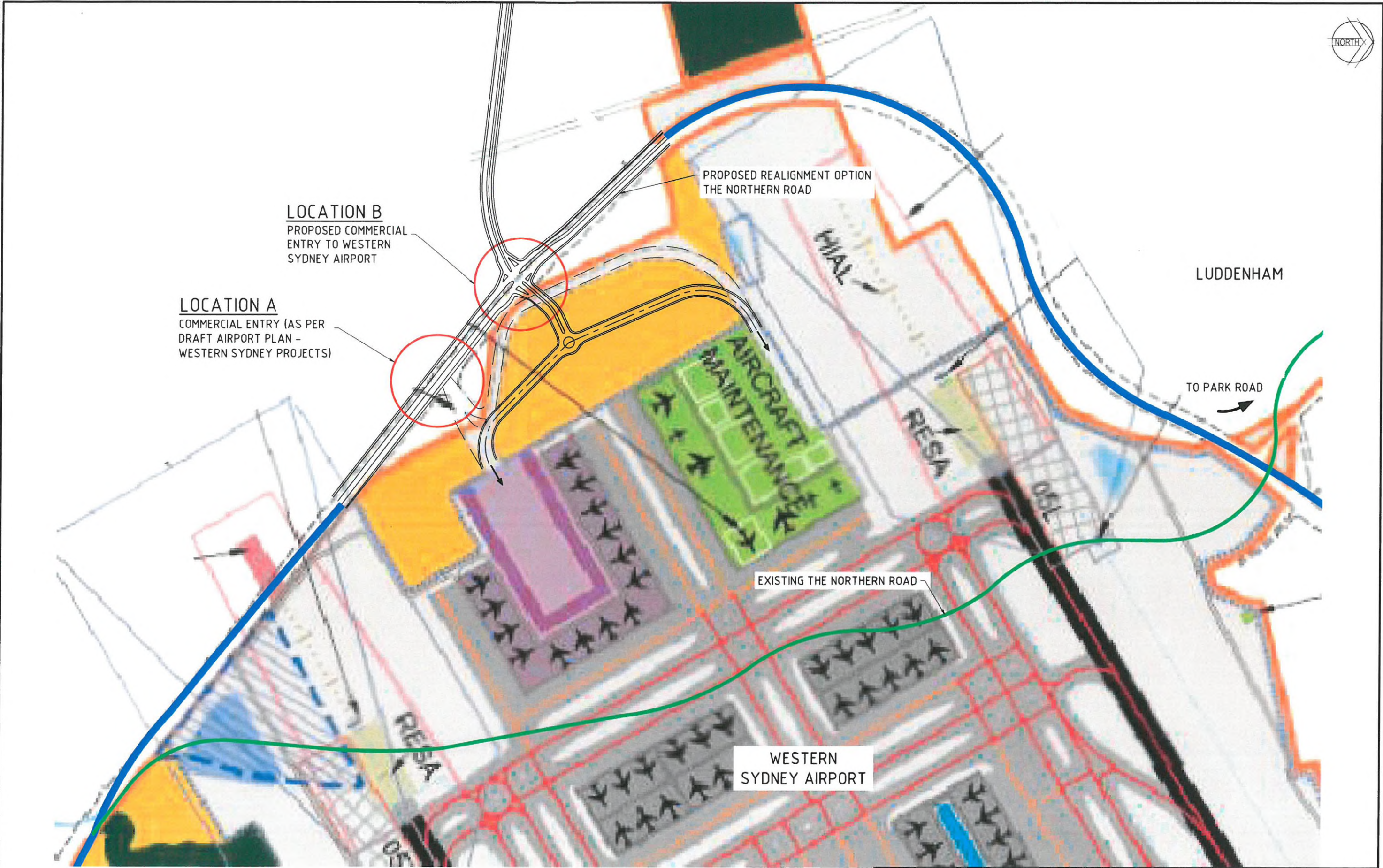
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PROPOSED COMMERCIAL ENTRY OPTION WESTERN SYDNEY AIRPORT SITE SHEET 1 OF 2				
DATUM	Date	Scale	Size	Revision
AHD	NOV16	1:2000	A1	
Drawing Number				
80217032-SK-001				2



DATE PLOTTED: 10 November 2016 3:01 PM BY: ALEXANDER ESTEPHEN

XREF: CAD File: N:\Projects\80217032\_Multimedia\Concept\Intersections\Drawings\A1\80217032-SK-002.dwg



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DATUM	Date	Scale	Size	Revision
AHD	NOV'16	1:5000	A1	
Drawing Number				
80217032-SK-002			2	