

## NSW ICAC EXHIBIT

## Access to Northern Rd from west of Western Sydney Airport

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**From:** Louise Waterhouse <[REDACTED]>  
**To:** Daryl Maguire <daryl.maguire@parliament.nsw.gov.au>  
**Date:** Tue, 14 Nov 2017 18:52:34 +1100

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Dear Daryl,

As I have raised with you, we are very concerned about the lack of future proofing the Northern Rd – for the area west of the new airport.

It seems everyone is blaming everyone else...

I have drafted the attached letter which I intend to send to the Premier.

Kind regards

Louise

Louise S.R. Waterhouse



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**SmartWest.Sydney**Level 6, 73 Walker St,  
North Sydney 206013<sup>th</sup> November 2017

The Hon Gladys Berejiklian

Premier NSW

By Email: [REDACTED]

Dear Premier,

**RE: Future Proofing New Infrastructure for Sydney's West**

Firstly, may I say how much I enjoyed your eloquent and informative presentation at the Sydney Institute last Thursday evening. I was glad to be taken back to the concept of liberalism – which I guess can sometimes be lost in the day-to-day of modern politics...

You may recall that I expressed my appreciation for the NSW Government's extraordinary investment in infrastructure for Sydney's West. I also expressed concern that with the pressure of deadlines there is risk of not future-proofing this 'once in a generation' investment. I realise that you certainly want to see that this infrastructure is fit for the next 10-50 years and you warmly reassured us in the audience that future-proofing of the infrastructure now being built is an important priority – despite deadlines etc.

However, as I did not wish to cause any embarrassment (especially as it was being telecasted), I did not draw your attention to a concerning lack of forward planning with a strategic section of the Northern Rd upgrade - right on the western boundary of the Western Sydney Airport.

The Northern Rd Airport South intersection is currently designed in a location with no future flexibility to open opportunities in the area adjacent to the new airport on its western boundary. Whether it be in the short or long-term future.

We are concerned as we have a significant, innovative and game changing proposal for a large 273h land holding that adjoins the western boundary the Western Sydney Airport: SmartWest.Sydney. Our economic reports show our proposal for high-tech employment will create 5,600 jobs but our site and the area around us needs access to the redirected Northern Rd.

This is achieved with a relatively minor 300m location adjustment to Northern Rd airport south intersection - along the road to the north. The new location would still fit within the location parameters required by DIRD and would ensure the Northern Rd is future-proofed to be able provide access to the western precinct in the near or the distant future. We have been advised by

RMS that their engineers, Jacobs confirmed this adjustment to the location - as designed by our engineers (Cardno) - is feasible and safe.

However, whilst we have been raising these concerns for well over 12 months, we were initially advised by RMS that because 'government planners' had not yet done a framework for this western area, they were not taking this area into account... More recently we are told of RMS concerns about possible delays at this late stage to the Northern Road project. We don't believe any delays would be significant and certainly justifiable in the scheme of things.

Also, to address any concerns on costs, we also have offered to assist RMS in contributing to extra costs for engineering etc. and even land acquisition.

By way of background, our SmartWest site is on land which has been held by my father and our family for over 50 years - as part of our long-term vision for the future of Western Sydney. The land is strategically positioned right on the western boundary of the Western Sydney Airport and at about 680 acres, is one of the largest holdings in close proximity to the airport. Land holdings of such large scale are unusual and have the opportunity to be a catalyst to significant investment (and comes without the potential problems caused by fragmentation - which is the feature of most of the landholdings around the airport to the south and east).

The SmartWest vision is for high-tech employment and is totally consistent with the Vision and the Aerotropolis blueprint or Western Sydney airport and surrounds. Our planning is advanced 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. It is a development proposition that ties in with our adjacent land holders, whom together make for over 600 hectares of land fit for the 3<sup>rd</sup> CBD of Sydney and indeed the Aerotropolis vision.

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

To do so, however, does require future-proofing of the roadway infrastructure – in particular connection for the western precinct from the airport with the Northern Road.

As you can see from the current planning maps for the Northern Road realignment, the southern intersection on the western side of the airport – is a 3 way intersection in a location which does not connect to the neighbouring western precinct and in particular not SmartWest.Sydney. (The current location creates a risk of being land-locked to the west as that land owner has no publicly known plans for the area and already has another access at Dwyer Rd which will be fully functional).

With such a significant investment by the NSW and Federal government to realign the Northern Rd, it would be a clear lack of future-proofing if the realigned road was not designed to service the area west of the airport. It would most likely result in very expensive revision works at a later stage – in the not too distant future.

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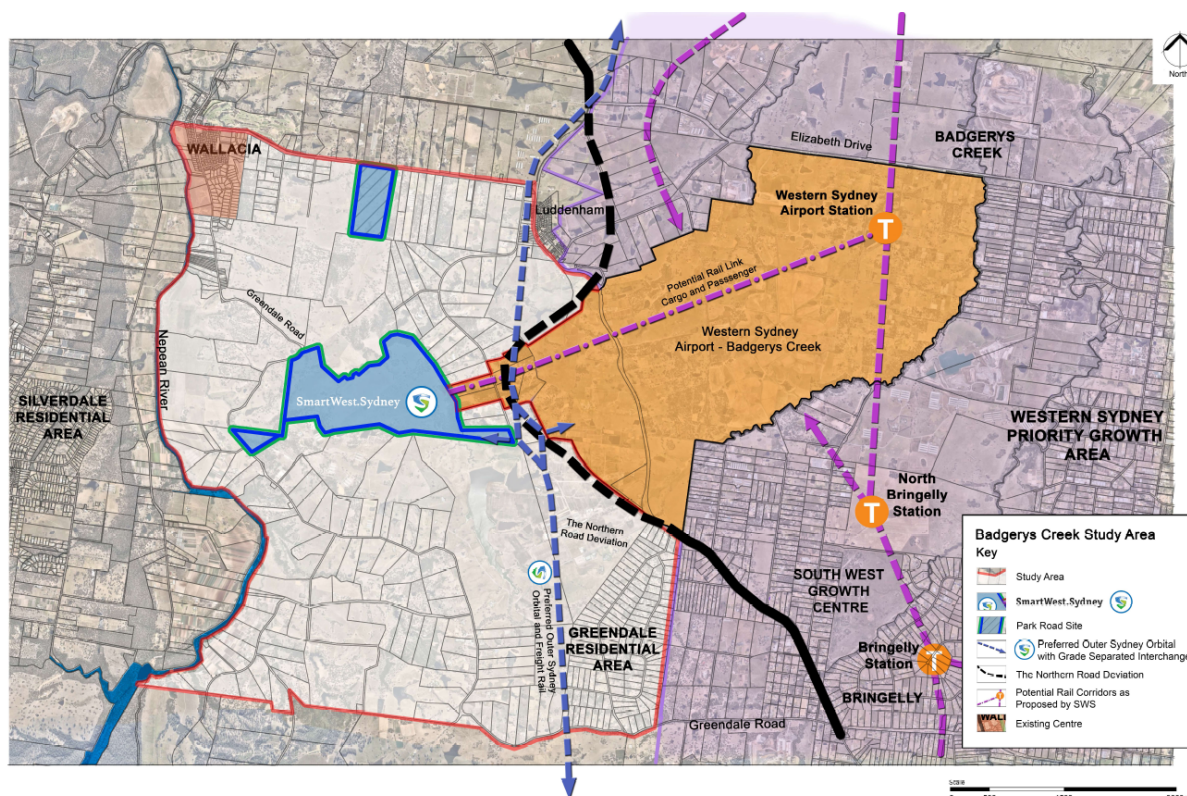
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The SmartWest proposal offers an equitable access proposition for all land holdings within the western Aerotropolis precinct and the electorate of Hume. Whilst I note the draft District Plan does not designate this Precinct as urban land, it is only draft, pending engagement with land owners, and in the views of ourselves, our neighbours and our urban planning consultant team, will need to be released for urban. It is, as a reminder, a shared boundary neighbour with the airport.

What we ultimately seek is twofold:

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

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



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.
- RMS and DIRD advising DIRD have no objection to the SmartWest access location proposal and
- RMS's advice that their engineer, Jacobs has advised that the new location is feasible with little adjustment and without any engineering problems.
- Advice from APP

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- Technical Advice from Cardno – leading road design engineers
- Master planning by Design IQ who have created a 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.

In summary, we need an amendment to the Northern Rd airport south intersection point that will:

- will future proof the intersection
- not cause significant delay,
- have no greater cost to government and
- provide much greater benefit to future development in the area - without any adverse impact on land owners and helps further justify the significant Government investment.

Premier, we seek your support in this relatively minor design change and ask you raise our concerns with the relevant parties as a matter of urgency.

Thank you for your assistance

Yours sincerely

Louise Waterhouse  
Director  
Waterhouse Group  
SmartWest.Sydney