

**Australian Government****Department of Infrastructure and Regional Development**

File Reference: F17/5978

Ms Louise Waterhouse
Director - Waterhouse Group
Level 6, 73 Walker Street
NORTH SYDNEY NSW 2059

Louise .

Dear ~~Ms Waterhouse~~

SmartWest Proposal for The Northern Road

Thank you for meeting with myself and other representatives from the Department of Infrastructure and Regional Development on 25 October 2017 to discuss your family's SmartWest proposal, and options for an alternative location of the intersection with the Western Sydney Airport (WSA) from The Northern Road (TNR) that would also provide future access to the SmartWest land. I apologise for taking so long to respond.

As you are aware, TNR is being upgraded to provide a main arterial transport corridor for the South West Priority Growth Area and the Western Sydney Priority Growth Area, and an efficient connection to the WSA. The Department has been working with NSW Roads and Maritime Services (RMS), as the delivery authority, on the upgrade of TNR since its announcement in April 2014. The proposal was subsequently exhibited in an Environmental Impact Statement in June and July this year.

A portion of TNR currently crosses the airport site and needs to be relocated as a priority to enable the vast amount of earthworks that need to occur in this portion of the site to create a platform for the airport development. As such, the Department has been working with RMS towards a completion date for TNR Stage 4 (from Mersey Road to Eaton Road) of early 2020. Completion of TNR Stage 4 in early 2020 is necessary to ensure that the airport is operational by the end of 2026.

Further to my commitment at our meeting on 25 October, my team has discussed your proposal with RMS and the company that has been established to develop and operate the airport (WSA Co).

- RMS has advised that the corridor has been settled and key activities, such as land acquisitions for the corridor, are well advanced. As such, any change to the design (including intersections which would involve further discussions with landholders) at this stage of the project would delay the completion date for TNR Stage 4 by at least six months.

NSW ICAC EXHIBIT

- WSA Co has advised that while your alternative proposal does present some opportunities, its main consideration is timing of the completion of TNR Stage 4. Added to the timing implication noted in the previous point, all work to date on the airport layout for WSA has been based on the currently proposed alignment and intersection location. As such, any change in the location of the intersection would impact on this planning, which is well progressed, and affect the overall delivery schedule. Furthermore, WSA Co's long-term preference is for a grade-separated intersection. Advice from WSA Co is that the current location of the interchange would require less airport land to accommodate such an intersection in the future.

As has been previously advised, the Department is comfortable with the location of the intersection as planned by RMS. Based on the advice provided by RMS and WSA Co, the Department has determined that the proposed change would have an unacceptable schedule impact on the completion date of TNR Stage 4, with equally unacceptable flow-on impacts to the completion date of the airport.

Thank you for your interest in the airport and surrounding development, and for the opportunity to consider your proposal. As you are aware, the intersection in its current location can be modified in the future to a four-way intersection format, to support future development west of The Northern Road and the growth of WSA. This will be a matter for you to discuss with RMS directly, as the authority responsible for the delivery and operation of TNR.

This letter has been prepared in consultation with RMS and WSA Co. A copy of the letter has been provided to Mr Kevin Doherty, General Manager – Western Sydney Program Office, RMS, and Mr Graham Millett, Executive General Manager – Aviation Infrastructure, WSA Co.

Yours sincerely



Greg Whalen
General Manager - Financial, Commercial and Operations
Wester Sydney Unit

22 / 12 / 2017