

**Jock Sowter**

**From:** Leslie Wells  
**Sent:** Wednesday, 8 November 2017 10:57 AM  
**To:** Jock Sowter  
**Subject:** RE: SmartWest.Sydney Request

*The location of the intersection within the Western Sydney Airport was specified by the federal Department of Infrastructure and Regional Development. The location of the intersection was then reviewed by Roads and Maritime to assess its suitability for the project. The proposed design provides scope for modification to a four-way intersection format, to support future development west of The Northern Road and Western Sydney Airport.*

*Roads and Maritime and Transport for NSW's Freight, Strategy and Planning Division reviewed the submission provided by SmartWest.Sydney in detail and the project team have carried out further consultation with the organisation since exhibition of the EIS. Following this review and consultation Roads and Maritime and Transport for NSW have found no compelling reason to modify the location proposed for the intersection.*

Kind Regards,

**Les Wells**  
 Policy Advisor – Major Projects & Regional NSW  
 Office of the Minister for Roads, Maritime & Freight

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**From:** Jock Sowter  
**Sent:** Wednesday, 8 November 2017 10:34 AM  
**To:** Leslie Wells <Leslie.Wells@minister.nsw.gov.au>  
**Subject:** RE: SmartWest.Sydney Request

How'd you go with this?

**From:** Leslie Wells  
**Sent:** Friday, 3 November 2017 4:56 PM  
**To:** Jock Sowter <Jock.Sowter@minister.nsw.gov.au>  
**Subject:** RE: SmartWest.Sydney Request

Did you respond with the advice?

Kind Regards,

**Les Wells**

Policy Advisor – Major Projects & Regional NSW  
Office of the Minister for Roads, Maritime & Freight

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**From:** Jock Sowter

**Sent:** Friday, 3 November 2017 4:08 PM

**To:** Leslie Wells <[Leslie.Wells@minister.nsw.gov.au](mailto:Leslie.Wells@minister.nsw.gov.au)>

**Subject:** FW: SmartWest.Sydney Request

Hey mate

This is something Daryl McGuire has brought to me.

Thanks

**Jock Sowter**

Parliamentary Liaison Officer  
Office of the Hon. Melinda Pavey MP  
Minister for Roads, Maritime and Freight  
Level 17, 52 Martin Place  
SYDNEY NSW 2000

Phone: (02) 8574-7327 Mobile: [REDACTED] 2 928 Fax: (02) 8574 5510

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**From:** DE RIDDER Karen [mailto:karen.deridder@rms.nsw.gov.au] **On Behalf Of** HEAD Steven  
**Sent:** Friday, 3 November 2017 3:56 PM  
**To:** Jock Sowter <Jock.Sowter@minister.nsw.gov.au>  
**Subject:** RE: SmartWest.Sydney Request

Hi Jock

Apologies for the delay in responding to this. Our Project team has provided the following information:

Summary of issues:

- RMS is deviating The Northern Road off Commonwealth land to enable Airport construction to commence in April 2020. The proposal was exhibited in an EIS in June and July 2017. Compulsory acquisition has commenced to enable accelerated delivery of this WSIP project (TNR4).
- SmartWest is requesting an intersection proposed to connect with the Western Sydney Airport to be moved to enable future access (across third party freehold) to their holdings that have not been zoned for development.
- The proposed intersection can be modified in the future to a four-way intersection format, to support future development west of The Northern Road and Western Sydney Airport.
- The Greater Sydney Commission's recently released draft Western City District Plan provides a 20-year plan to manage growth and identifies the land to the west of the intersection as Metropolitan Rural Area (see attached).

SmartWest's desire for the location of proposed The Northern Road T intersection with the future Western Sydney Airport has been subject to numerous representations including correspondence and approaches to the office of the Minister for Roads, Commonwealth elected representatives, the Deputy Secretary TfNSW, the RMS project team, DoIRD representatives, the Greater Sydney Commission and other agencies.

Please find attached the most recent response coordinated by TfNSW to correspondence to our Minister's office before the email to Jock Sowter on 23 October.

SmartWest made a submission to the EIS and the submission has been carefully assessed. The response to be provided to the Department of Planning and Environment in the submissions report is:

*Response*

*The location of the intersection within the Western Sydney Airport was specified by the federal Department of Infrastructure and Regional Development. The location of the intersection was then reviewed by Roads and Maritime to assess its suitability for the project. The proposed design provides scope for modification to a four-way intersection format, to support future development west of The Northern Road and Western Sydney Airport.*

*Roads and Maritime and Transport for NSW's Freight, Strategy and Planning Division reviewed the submission provided by SmartWest.Sydney in detail and the project team have carried out further consultation with the organisation since exhibition of the EIS. Following this review and consultation Roads and Maritime and Transport for NSW have found no compelling reason to modify the location proposed for the intersection.*

Regards

Karen de Ridder  
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Roads and Maritime Services  
27 Argyle Street Parramatta NSW 2150

**From:** Jock Sowter [mailto:Jock.Sowter@minister.nsw.gov.au]  
**Sent:** Friday, 27 October 2017 9:33 AM  
**To:** HEAD Steven  
**Cc:** Dora Moga  
**Subject:** FW: SmartWest.Sydney Request

Hi Steven

Can you look into the below please?

Thanks

**Jock Sowter**  
Parliamentary Liaison Officer  
Office of the Hon. Melinda Pavey MP  
Minister for Roads, Maritime and Freight  
Level 17, 52 Martin Place  
SYDNEY NSW 2000

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**From:** Louise Waterhouse [mailto:louise@waterhouse.to]  
**Sent:** Monday, 23 October 2017 2:41 PM  
**To:** Jock Sowter <Jock.Sowter@minister.nsw.gov.au>; 'Daryl Maguire' <Daryl.Maguire@parliament.nsw.gov.au>  
**Cc:** louise@waterhouse.to  
**Subject:** RE: SmartWest.Sydney Request

Dear Jock,

Hope all is well with you in your busy world.

I was just wondering how things were progressing with addressing our urgent concerns for the Northern Rd intersection location – which is just 300m metres too south along the Northern Rd - away from the ideal location.

And whether there was anything else we can/should do?

Jock, as you would, know the Greater Sydney Commission has released their plans and, as expected, our western area is not addressed as urban land at this stage – unless we and our neighbours take the initiative to plan earlier with a self-funded approach.

This is indeed our and our neighbour's plan – with about 700h of amalgamated land - which we believe will be one of the earlier ways employment land will be created – as most of the areas to the north, east and west are composed of heavily fragmented holdings – with a complicated development pathway...

Regardless, the location of SmartWest.Sydney means it will ultimately be urban land with significant employment capacity (nearly 6,000 jobs just on our lands) and so it is vital that the planning be future-proofed – so as to avoid very expensive (and embarrassing) changes later on.

I look forward to your feedback.

Thank you again for your help.

Kind regards

*Louise*

Louise S.R. Waterhouse  
Hon Consul



Consulate General of the Kingdom of Tonga  
Level 6, 73 Walker St, (P.O. Box 238)  
North Sydney, NSW 2059, Australia  
Ph: + 61 2 9936 2028 Fax: +61 2 9936 2099

**From:** Louise Waterhouse [mailto:[louise@waterhouse.to](mailto:louise@waterhouse.to)]

**Sent:** Wednesday, 18 October 2017 11:01 AM

**To:** 'jock.sowter@minister.nsw.gov.au' <[jock.sowter@minister.nsw.gov.au](mailto:jock.sowter@minister.nsw.gov.au)>; 'Daryl Maguire' <[Daryl.Maguire@parliament.nsw.gov.au](mailto:Daryl.Maguire@parliament.nsw.gov.au)>

**Cc:** 'louise Waterhouse ([louise@waterhouse.to](mailto:louise@waterhouse.to))' <[louise@waterhouse.to](mailto:louise@waterhouse.to)>

**Subject:** SmartWest.Sydney Request

Dear Jock,

Thank you for taking the time to assist us with our concerns regarding the final planning for the Northern Road Airport intersection location.

As I mentioned, we met with Mr Ed Scully and Ms Kate Lunney earlier this week and repeated our concerns about the current location of the Northern Road Airport intersection not being future-proofed and not addressing our future needs – as one of the largest land owners in the area – with well advanced planning for the exciting SmartWest concept.

They were polite and receptive but said that in the absence of official planning notification regarding this area they had not allowed for future access to the area of SmartWest.

The current intersection adjoins land owned by another land owner, Leppington Pastoral Company – which already has access to their land at Dwyer Rd and also has been public about their lack of plans for this area – understandable given their priorities in other areas they own to the south of the airport.

Thank you again for taking up our concerns within the Ministry and the RMS.

Kind regards

*Louise*

Louise S.R. Waterhouse  
Hon Consul



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