

Construction fact sheet

What is M6 Stage 1?

The M6 Stage 1 will connect President Avenue at Kogarah to the M8 at Arncliffe via a four kilometre tunnel, linking southern Sydney to the wider motorway network.

This fact sheet is designed to inform you about construction of the motorway which involves tunnelling below the surface, how we can reduce impacts and to provide contact details should you have questions.

How will M6 Stage 1 benefit the community and business?

M6 Stage 1 will give communities and businesses new access to the road network; enabling motorists to avoid busier roads and easing traffic congestion on surface roads. It will allow motorists to bypass up to 23 sets of traffic lights on the Princes Highway between St Peters and Kogarah – meaning less time in traffic and faster trips to the CBD and across Greater Sydney.

The tunnel is designed to create a smoother journey and fewer vehicle emissions – including greenhouse gases.

Tunnelling has been chosen as it significantly reduces the impact on local communities while still enabling major infrastructure to be delivered in built-up residential areas. Tunnelling is unlikely to cause damage to property.

Strict safety requirements will be adhered to in the design, construction and operation of the tunnels and every effort will be made to minimise impact to residents within local areas.



Subject to final design. Artist impression of tunnel entrance and exit at President Avenue, Kogarah

What to expect as we build our tunnels

What should the community expect as M6 Stage 1 builds the tunnels?

Tunnelling is a safe construction technique using different methods to get through solid ground and rock beneath the surface. M6 Stage 1 has been given planning approval to tunnel 24-hours a day, seven days a week. The impact on properties above the tunnel, such as noise and vibration, is expected to be minimal and temporary.

Noise and vibration levels will also depend on ground conditions, building types, existing background noise levels, proximity to the work activities and the quality of the existing buildings.

How will M6 Stage 1 build the tunnel infrastructure?

Following excavation and finishing works, the tunnels will be fitted-out with operational infrastructure. This includes power; lighting; and other systems to support ventilation, fire safety, tolling and traffic controls. The tunnel will go through an extensive testing process before it opens, to ensure it is fully operational and integrated into the rest of the road network.

How will M6 Stage 1 excavate during tunnelling?

M6 Stage 1 will excavate the tunnels in 4 steps using a heading-and-bench technique. Excavation of the heading (top section of the tunnel) will be carried out using roadheader tunnelling machines – specially-designed

excavation machines with rotary cutters positioned on bulldozer-style tracks. Around 20-25 metres of tunnel is excavated per week by each machine, depending on ground conditions.

Why will work need to take place at night and how will noise be managed?

In order for the project to minimise construction impacts to the road network, night work will be required. During tunnelling residents may notice some noise impacts at night for a short period - usually only for a few days - where activities are directly below or nearby their property. In most cases, noise will be less than that of a refrigerator.

Once M6 Stage 1 is operational, residents above the tunnels are unlikely to be able to hear or feel any noise or vibration from vehicles using the motorway tunnels.

How will vibration be managed and monitored in accordance with environmental regulations?

Vibration will be monitored during construction to make sure it meets the project's guidelines and is consistent with predictions presented in the [M6 Stage 1 Environmental Impact Statement: Chapter 11](#) which can be viewed on the [M6 Stage 1 digital interactive Portal](#)

The project will be using a range of measures to reduce construction impacts on the community. These will vary depending on the work site and type of construction work carried out and will be compliant with planning approval conditions.

Property condition surveys

How will we help protect your property before and after construction?

Transport for NSW is committed to protecting property and giving further peace of mind to local property owners/ residents and businesses.

A pre-construction property condition survey will be offered to property owners above the tunnel or within 50 metres from the outer edge of the underground tunnels, before construction starts.

These surveys will be carried out, at no cost to property owners and will be undertaken by a qualified building specialist.

What is involved in the pre-construction property condition survey?

The pre-construction property condition survey is an inspection of buildings and structures on a property to visually document the general condition. This property condition survey confirms the condition of the property before M6 Stage 1 starts construction or tunnelling work in the project area.

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Will property owners received a copy of the property condition survey?

After the pre-construction property condition survey is completed, a survey report will be produced at no cost to the property owner, and an electronic and printed copy of the report will be provided free of charge.

What happens if you believe your property is damaged?

For those property owners that took up the offer of a pre-construction property condition survey and who believe damage has been sustained as a result of construction, we will inspect your property to assess the damage against your report.

If the report determines the damage is caused by our construction, we will repair the damage.

Subsurface property acquisition

What is subsurface property acquisition and why does it need to occur?

Before construction starts, Transport for NSW will need to acquire land under the properties that are located on the tunnel alignment. This land is called subsurface land.

Subsurface land has been similarly acquired for every infrastructure project that has required tunnelling in New South Wales. This will enable the project to undertake construction of the motorway tunnels.

The tunnel will be well below the surface of the land and we want to reassure property owners and residents that this will not affect your enjoyment of your property.

You will still be able to carry out property improvements such as installing a swimming pool, adding a storey to your property or excavating for a basement (as long as you have the usual relevant approvals). We want to assure you there is no need to acquire any above ground land or structures as part of this process.

Subsurface acquisition process next steps

The below flowchart outlines the subsurface acquisition process.

Transport for NSW provides an introductory letter advising property owners of the need to acquire subsurface land for M6 Stage 1 and the offer of a pre-construction property condition survey

Transport for NSW provides a legal letter which explains the legislation and steps that are taken when underground land is required for a road tunnel. Plans for subsurface acquisition are then registered with the NSW Land Registry Service and a notation is placed on the property title

Transport for NSW issues a Property Acquisition Notice (PAN) to notify the property owner that the subsurface land will be acquired in 90 days

Once the Acquisition Notice is published in the NSW Government Gazette, the ownership of the subsurface land will be transferred to M6 Stage 1. The property owner will be provided with written notice

Will property owners be compensated for the acquisition?

The Land Acquisition (Just Terms Compensation) Act 1991 (NSW) explains that property owners are not eligible for compensation for subsurface land unless specific circumstances apply. This means you will not receive any payment for this subsurface land.

How will M6 Stage 1 manage the process of Subsurface Acquisition of Land for properties above the tunnel alignment?

Owners of affected properties will receive an initial letter that will explain the need to acquire subsurface land, provide details about the tunnel tool and connect property owners with the Transport for NSW community engagement team who can respond to questions and concerns.

A follow-up legal letter will be sent by the Transport for NSW Property team providing a map and details of the land to be acquired, which explains the relevant legislation.

At the completion of the acquisition process, property owners will receive a Property Acquisition Notice formalising the land to be acquired by the relevant acquiring authority and the timeframe for this compulsory acquisition.



Roadheader tunnelling machine

Check out our tunnel tool

You can check where your house is in relation to the tunnel by viewing our digital interactive Portal at nswroads.work/M6portal and explore the alignment using our embedded interactive map.

To check where the tunnel is along the alignment in relation to a property, click on our map and select an address.

After you have clicked on the property address, you will see a window appear showing the depth of how far the tunnel is underneath.

You can also use our side bar to learn more about how to use our tunnel tool, find information about tunnel depths and fast facts about our project including definitions.



Contact us

M6 Stage 1 is committed to keeping the community informed and will provide regular updates through direct mail, email and our digital interactive Portal.



1800 789 297



M6Stage1@transport.nsw.gov.au



nswroads.work/M6portal



PO Box 7261, Alexandria NSW 2015



Translating and Interpreting Service

If you need an interpreter, please call the Translating and Interpreting Service (TIS National) on **131 450** and ask them to telephone Transport for NSW on 1800 789 297.

Arabic

إذا احتجت إلى مترجم شفهي، يرجى الاتصال بخدمة الترجمة الخطية والشفوية (TIS National) على الرقم **131 450** واطلب منها الاتصال بـ Transport for NSW على الرقم 1800 789 297.

Cantonese

若您需要傳譯員，請撥打 **131 450** 致電翻譯與口譯服務處 (TIS National)，並要求他們轉撥 1800 789 297 致電 Transport for NSW。

Greek

Αν χρειάζεστε διερμηνέα, παρακαλούμε καλέστε την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS National) στο **131 450** και ζητήστε τους να τηλεφωνήσουν στις Transport for NSW στο 1800 789 297.

Macedonian

Ако ви треба преведувач, ве молиме јавете се во Службата за писмено и усмено преведување (TIS National) на **131 450** и замовете ги да се јават во Transport for NSW на 1800 789 297.

Mandarin

若您需要口译员，请拨打 **131 450** 致电翻译与口译服务处 (TIS National)，并要求他们转拨 1800 789 297 致电 Transport for NSW。

Spanish

Si necesita un intérprete, llame al Servicio de Traducción e Interpretación (TIS National) al **131 450** y pida que llamen a Transport for NSW al 1800 789 297.