



Sonja Shand
Senior Project Manager – NorthConnex Delivery
Roads and Maritime Services
Locked Bag 928
North Sydney NSW 2059

Contact: Anna Timbrell
Phone: 9274 6435
Email: anna.timbrell@planning.nsw.gov.au

Our ref: SSI-6136, CoA B33
Your ref: A15601397 and A16900173

Dear Sonja

NorthConnex M1-M2 Link (SSI-6136) – Approval of the *Urban Design and Landscape Plan – Stage 1, Revision 6 – Condition B33*

I refer to your correspondence dated 22 December 2016 requesting the Secretary's approval of Stage 1 of the *Urban Design and Landscape Plan* (UDLP) in accordance with condition B33 of SSI-6136. I also refer to subsequent correspondence dated 10 April 2017 submitting a revised Stage 1 UDLP (Rev 6), and additional information provided on 2 May 2017 and 4 May 2017.

I understand the document is being submitted in two stages with Stage 1 including the urban landscaping and design principles, interchange interfaces, noise barriers, bridges, pedestrian routes, retaining walls and road signs. Stage 2 will include urban design features relating to the buildings including ventilation outlets, the motorway operations complex and service buildings.

I have reviewed the documentation received and consider that it has adequately addressed the requirements of condition B33 for Stage 1 of the UDLP, subject to all figures and diagrams (excluding artist's impressions) being noted as "final for implementation".

Therefore, in accordance with condition B33, I approve the *Urban Design and Landscaping Plan – Stage 1, Rev 06* (dated March 2017). Please ensure that an updated version of the document is uploaded to the project's website and provided to the Department for information as soon as possible.

Notwithstanding the approval of Stage 1 of the UDLP, the Department's review has identified several matters that must be addressed in further detail as part of the Stage 2 revision of this document. These matters are set out in Attachment A.

I also remind you of the need to carefully consult with relevant councils and the community as part of Stage 2 of the UDLP, and ensure that where possible these matters inform the design process.

If you have any queries regarding this matter, please contact Anna Timbrell on 9274 6345 or anna.timbrell@planning.nsw.gov.au.

Yours sincerely

Stacy Warren
Director Infrastructure Management
as Delegate of the Secretary

ATTACHMENT A

Please ensure the following requirements are addressed in Stage 2 of the UDLP:

1. Condition B33(b) requires landscaping and building design to mitigate the visual impacts of the operational fixed facilities, including meeting the minimum direct sunlight in habitable rooms and at least 50% of private open space. Please ensure Stage 2 of the UDLP demonstrates adherence with these principles for all elements of the projects.
2. Condition B33(f) requires the identification of receivers that are likely to experience high visual impacts and opportunities for providing at-receiver landscaping in consultation with receivers. Stage 2 of the UDLP must clearly identify affected receivers for all elements of the project, and opportunities for treatment, including outcomes of consultation. It must also provide a process for implementing these measures, including timeframes and responsibilities.
3. Condition B33(h) requires details of the monitoring and maintenance procedures for the relevant project elements. Please ensure Stage 2 of the UDLP includes a detailed Landscape Maintenance Plan clearly addressing this condition, including responsibilities, timing and duration of the plan, and incorporating the matters detailed in Section 8.16 of the Stage 1 UDLP.