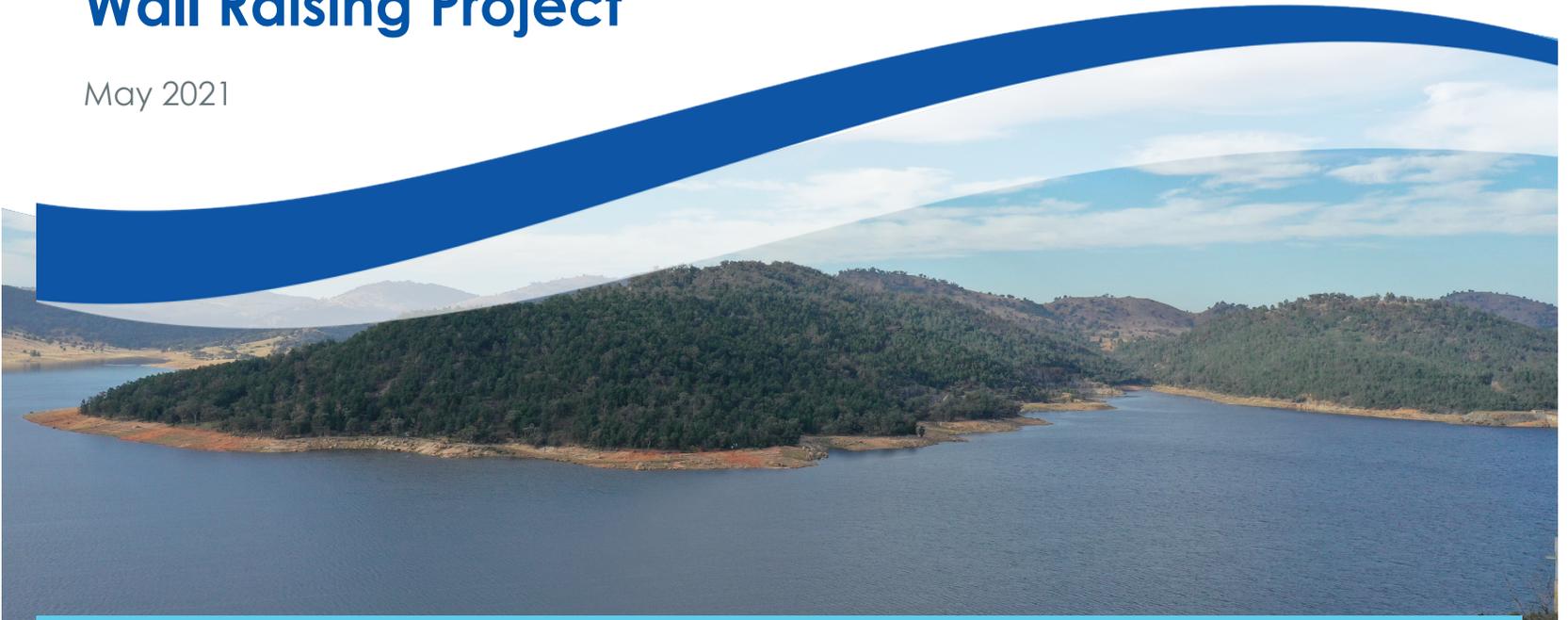


Wyangala Dam Wall Raising Project

May 2021



Information for landholders upstream of the dam

Background

In October 2019, the Prime Minister and NSW Premier announced the planning and delivery of three new or augmented dams in NSW. Included in this package was the raising of the Wyangala Dam wall to improve water security, drought resilience and flood attenuation in the Lachlan Valley.

Wyangala Dam Wall Raising project is expected to create capacity for an additional 650 gigalitres which is 53 percent more storage. The project will involve raising the dam wall to increase the Full Supply Level by 10 metres. The proposed Wyangala Dam wall raising is in the early development stages. The final business case is scheduled for completion later this year.

Landholder engagement

Throughout 2020 and early 2021, WaterNSW has met with landholders and residents across Wyangala, Woodstock, Cowra, Reids Flat and Bigga to provide an update on the project.

In addition to updated project information, small community information sessions and meetings provided community members, residents and landholders with the opportunity to meet with technical experts, ask questions, raise concerns and discuss the approval processes and next steps. Insights from these meetings have been provided to the project team to inform the design and development of the Wyangala Dam Wall Raising.

Introductory letters and one-on-one meetings have been held with with all the landholders potentially impacted by inundation for the new water level at the dam.

Frequently asked questions.

Will my property be inundated from the increased storage level? Is my land going to be flooded?

WaterNSW has spoken with all landholders we believe are likely to be impacted by inundation at their property (based on early data and mapping). The hydrology and flood modelling and inundation mapping is complex work, and it is critical that we get it right.

In line with the NSW Government's previous announcement, WaterNSW is continuing with the design, Environmental Impact Statement and Final Business Case for a 10m increase in Full Supply Level for Wyangala Dam.

We are continuing our modelling and mapping work, including further investigations of potential impacts and inundation zones including land surveying on private and public property.

The hydrology and flood models use historical data and predictive forecasts including the effects of climate change. We will also do several iterations of the models to check they accurately reflect the movement and storage of water in, upstream and downstream of the dam.

We have started discussions with impacted landholders and expect to have the final inundation mapping available in mid-2021.

If my property is impacted, when will it be inundated?

Careful and complex hydrology and flood modelling has identified landholders that may be impacted.

We have started inundation discussions with impacted landholders and expect to have the final inundation mapping available in mid-2021.

Inundation of this land is not expected to happen until after the wall is built which will take about four years for construction and there has been sufficient rain to fill the dam.

How is the modelling and mapping done?

The hydrology and flood modelling and inundation mapping is complex work, and it is critical that we get it right. The hydrology and flood models use historical data and predictive forecasts including the effects of climate change. Several iterations of the models are done to check they accurately reflect the movement and storage of water in, upstream and downstream of the dam.

For this project we are carrying out significant land surveying work including both by air and on the ground at many locations around the current reservoir to provide this detail into modelling as well as planning and design work. Additionally, we have gathered information from local residents, emergency services, councils and other government agencies including feedback about significant historical rain events.

We are continuing our modelling and mapping work and will use this information to guide design, environmental assessment, and the Final Business Case.

We will continue to work with key stakeholder groups and local community members to build our understanding of the current and future movement and storage of water for the reservoir and along the Lachlan River system.

What does the acquisition process look like, for example, how will WaterNSW determine price?

The land acquisition process considers the level of inundation and use of the property, including if it is a business, and will generally include site inspections and consultation, as part of the valuation. This information will then be used to inform one-on-one negotiations with each of the impacted landholder. WaterNSW will work to the requirements of the Land Acquisition (Just Terms Compensation) Act 1991.

This process is used by the NSW Government for land acquisition. For more information about this process, visit the NSW Government Centre for Property Acquisition www.propertyacquisition.nsw.gov.au/.

This process will involve independent market appraisals and includes support to property owners to undertake their own valuations to inform the negotiation process. Landholders will also be provided upfront agreed support for legal services and have a personal manager appointed to guide them through the process.

For partial acquisitions, different options may be able to be considered. This may involve where appropriate and agreed, a lease back to the original owner if land may only be inundated periodically. The 'free from inundation' period would need to be of sufficient duration to make a lease a suitable option (for example, an inundation occurrence of once every 10 years).

WaterNSW will need to acquire all newly inundated land before construction of the raised dam wall is completed. Main construction is expected to take about four years and will not start until the project has all government approvals.

Am I going to be paid out to the equivalent of starting my enterprise in the same capacity somewhere else?

This will be considered as part of the valuation and negotiation process depending on the level of impact. If relocation is being considered, you may be asked to provide information about your existing enterprise to support the negotiation process.

This process is used by the NSW Government for land acquisition. For more information about this process, visit the NSW Government Centre for Property Acquisition www.propertyacquisition.nsw.gov.au/.

How can early construction begin in 2021? Shouldn't our land be acquired before any construction starts?

The first stage of the project will be the building of a new water treatment plant to provide clean drinking water to the Wyangala Village and to the Wyangala Waters Holiday Park. The water treatment plant work is taking a different planning pathway to the main construction of the Wyangala Dam wall raising. It is considered a 'no regrets' project because it delivers a local benefit of clean drinking water for residents, van owners and holidaymakers.

WaterNSW recently appointed Enviropacific Services to build and commission the new plant. The new water treatment plant will be able to deliver an additional 800,000 litres of clean drinking water each day. Design work is underway, and construction is expected to start in 2021. This work is going through a different planning approval pathway (a development application and a Department of Planning, Industry and Environment Section 60) than the main construction of the dam wall.

We will have confirmed inundation levels and can provide this to van owners in mid-2021.

WaterNSW is preparing a Final Business Case and an Environmental Impact Statement (EIS) which will be submitted for approval. Main construction for the raising of the Wyangala Dam wall will not start until all government approvals are received. If approved, the dam wall is expected to take about four years to build and, for the most part, van owners will not need to relocate for some time.

Can the acquisition process be fast tracked to settle within six months?

This is likely to be different impacted landholders as it will depend on their needs, the valuation and negotiation process.

The project team is progressing hydrology and flood modelling to be sufficiently detailed to inform inundation mapping at individual properties. We have started discussions with impacted landholders and expect to have the final inundation mapping available in mid-2021.

Property acquisition with impacted landholders is not expected to start until at least 2022 and must be finalised before the dam wall construction is complete. Construction of the main dam wall will only start after all government approvals are obtained.

WaterNSW will talk with individual landholders about the timing of acquisition and settlement – we'll try to work closely with landholders throughout this project.

What if I don't want to sell?

WaterNSW understands that if your property is identified as being impacted from the raised water levels that this can create concern and anxiety for landholders, their families and about their enterprise. We are working closely with impacted landholders throughout this process and are working in accordance with statutory requirements.

This process will involve independent market appraisals and include support to property owners to undertake their own valuations to inform the negotiation process. Landholders will also be provided upfront agreed support for legal services and have a personal manager appointed to guide them through the process.

This process is used by the NSW Government for land acquisition. For more information about this process, visit the NSW Government Centre for Property Acquisition www.propertyacquisition.nsw.gov.au/.

How will WaterNSW conduct site visits during COVID-19 restrictions?

WaterNSW is committed to the health and safety of our people, customers, and the communities we work in. We are also committed to providing the services essential to the people of NSW and to the continuation of the Wyangala Dam Wall Raising project. Our field-based employees are continuing to operate across the state with careful adherence to all and any COVID-19 protocols.

From time-to-time a field-based employee may need to meet community members or visit privately owned properties to carry out essential services, including for the planning of new dams. WaterNSW has developed clear guidelines to ensure the continued safety of our employees and the broader community.

For more information visit:

www.watarnsw.com.au/projects/new-dams-for-nsw/wyangala-dam

Keep in touch:

@ Email us at wyangaladamproject@watarnsw.com.au

🖱 Visit us online watarnsw.com.au

🐦 Follow us on Twitter @WaterNSW

f To join the Community Facebook Group visit [WaterNSW – Wyangala Dam Wall Raising](#)

☎ Call 1800 735 822