

# Holiday Van Owners

FACT SHEET | JANUARY 2022



## Keeping van owners up to date

**We understand Wyangala Dam is a retreat where people come to enjoy good company, great views and beautiful surrounds. Whether you're a holidaymaker on your first visit or a van owner at Reflections Holiday Parks, we want to keep you informed about the Wyangala Dam Wall Raising project.**

### Background

In October 2019, the Prime Minister and NSW Premier announced the planning and delivery of three new or augmented dams in NSW. The NSW and Commonwealth governments are jointly investing in these major dam projects to secure water supplies for regional NSW.

Included in this package was the raising of Wyangala Dam wall to provide thousands of Lachlan Valley residents, businesses and communities with improved water security and increased drought resilience.

The Wyangala Dam Wall Raising project is in the planning stage with work continuing on the Final Business Case and Environmental Impact Statement.

As part of the Wyangala Dam Wall Raising project's final business case, the team is assessing infrastructure and non-infrastructure options to improve water security and reliability in the Lachlan Valley. The proposed project will involve raising the Full Supply Level (FSL) by 10 metres, which will increase storage by 53 percent – an additional 650 gigalitres.

A new water treatment plant at Wyangala is being delivered as part of the early work, with construction starting in 2022 (Public health orders permitting). In April 2021, the NSW Government announced the successful contractor for this work was Enviropacific Services.

Construction work on the main dam wall will only take place if all government approvals are obtained.

### Impact on van owners

Raising the Wyangala Dam wall to increase storage will impact some van owners at Reflections Holiday Parks, Wyangala Waters and Grabine Lakeside. Either your current sites will be inundated when the dam is full or your site may need to be relocated to allow for work such as road realignments.

The Project team is working on the investigations and studies to inform the final design and plans for raising the dam wall, including work required at the two holiday parks. Water Infrastructure NSW is continuing to work with Reflections Holiday Parks management team on the redesign of the parks and on impacts to van owners at both parks.

## Frequently asked questions.

### Will my van site be inundated from the increased storage level? Is my site going to be flooded?

We are continuing to do hydrology and flood modelling which will inform the inundation levels at the parks. The hydrology and flood modelling and inundation mapping is complex work, and it is critical that we get it right. This includes land surveying at the holiday parks and on other private properties to provide more detail on topography which will help inform our modelling. We have confirmed inundation levels at both holiday parks and provided maps based on a 10m Full supply Level (FSL) to van owners in June 2021.

### What will happen if my site is in the flood zone? Can I move to a new location?

We are continuing to work with Reflections Holiday Parks management team including how many sites will be in each of the new precincts. This work includes designing areas for van sites, amenity buildings and other support infrastructure. Once design of the precincts is finalised, we will work with the Reflections management team to understand how they will allocate new sites.

### When will you do the new park designs? Will there be enough new van sites for current owners?

Currently the Project team has identified that about 70 van sites at Wyangala Waters and 170 van sites at Grabine Lakeside, amenity buildings and other park infrastructure will need to be relocated because of the new inundation level at both holiday parks. While redesign of the parks is not due to be completed for some time, the Project team is confident there will be enough new van sites for all current van owners plus the amenities.

As redesign nears completion, the Project team will work directly with Reflections Holiday Parks to set up a process for the reallocation of sites. Once the allocation of sites is complete then the Project team will be able to start conversations with each van owner about the structural condition assessments, logistics and compensation.

The Project team will work with van owners to accommodate relocation timing as much as possible, but some van sites may need to move sooner than others because of construction work at the parks. Relocations of holiday van owner sites will only take place after all government approvals are obtained. All van sites need to be relocated before the project construction is finished.

### Can I move with friends?

We understand this is a key concern for some van owners. It is expected to be one of many factors considered as part of relocation planning. Moving with friends will depend on several factors including how many sites are in each precinct and the layout of these sites. We will work with Reflections Holiday Parks to accommodate van owner requests as best we can.

### Can I have the same set up in the new location?

Each van owner has a very individual set up at their current site so there is no one answer to this. It will depend on the size and make up of your current dwelling and the size of the new site you are allocated. Additionally, all new sites will need to be fully compliant with current regulations. This could mean, in some instances, that part of your current set up may not be able to be relocated. We will work directly with individual van owners on this matter.

### Will everything be like for like in the new location?

Park amenities will be like for like, or better. All new sites will be able to connect to water, electricity, and sewerage. Additionally, all new sites will need to be fully compliant with current regulations. We will work directly with individual van owners to understand which parts of your dwelling can be relocated.

## What arrangements will be made for relocation?

Some van owners have asked if their installations will be moved for them, or will they need to do it themselves. We don't want to presume that one option suits everyone, so this will be part of our discussion with each van owner. Some people may wish to move their van and set up while others may not. Some aspects to be considered will be van owners' preference and the feasibility of relocating your van.

## How will the compensation process work for relocated van owners?

Compensation for holiday van owners who need to be relocated will be done using the Land Acquisition (Just Terms Compensation) Act 1991. This process is used by the NSW Government. For more information about this process, visit the NSW Government Centre for Property Acquisition at [www.propertyacquisition.nsw.gov.au](http://www.propertyacquisition.nsw.gov.au).

This process starts with a formal notice to the van owner and will involve independent market appraisals and include support to van owners to undertake their own valuations to inform the negotiation process. Van owners will also be provided upfront agreed support for legal services and have a personal case manager appointed to guide them through the process.

The process used for compensation is similar to property acquisition but will also involve structural condition reports of each of the vans. A copy of the report will be provided to individual van owners.

Water Infrastructure NSW will need to finalise compensation and relocations of all newly inundated van sites before construction of the raised dam wall is complete.

Construction work on the main dam wall would only take place if all government approvals are obtained.

## Will the water slide at Wyangala Waters be removed as part of this project?

At Wyangala Waters there is a water slide which has been closed since at least 2013. The water slide is structurally unsafe, and the facilities are considered beyond repair.

The water slide is not impacted by inundation so at this stage, there is no requirement for the Project team to remove this condemned infrastructure as it falls outside of the scope of the project.

## Will Wyangala Waters and Grabine Holiday Parks close during construction?

Both holidays parks will remain open throughout the project's construction work. Van owners and recreational users will have access to the dam and holiday park. There may at times, be some changes to amenities and access, but the Project team will work closely with Reflections Holiday Parks management team to minimise impacts for holidaymakers and keep van owners and casual recreational users updated as the project progresses.

### For more information visit:

[dpie.nsw.gov.au/wyangala-dam](http://dpie.nsw.gov.au/wyangala-dam)

### Keep in touch:

@ Email us at [wyangaladamproject@dpie.nsw.gov.au](mailto:wyangaladamproject@dpie.nsw.gov.au)

➔ Visit us online [dpie.nsw.gov.au/wyangala-dam](http://dpie.nsw.gov.au/wyangala-dam)

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