



Australian Government

BUILDING OUR FUTURE



Transport for NSW

Great Western Highway Upgrade Program

Little Hartley to Lithgow (West Section)

Review of Environmental Factors – Property fact sheet

November 2021



Transport aims to minimise property impacts wherever possible

Together, the Australian and NSW Governments have committed more than \$2.5 billion towards the East and West sections of the Great Western Highway Upgrade, between Katoomba and Blackheath, and between Little Hartley and Lithgow, respectively. The Great Western Highway Upgrade will reduce congestion, deliver safer, more efficient and reliable journeys for those travelling in, around and through the Blue Mountains, and better connect communities in the Central West.

Since 2013, Transport for NSW (Transport) has purchased over a quarter of the land needed for the Little Hartley to Lithgow upgrade.

The proposal will use Transport owned land and as much of the existing road corridor as possible, however some full and partial property acquisitions and temporary leases will be required.

Transport is presenting a Review of Environmental Factors (REF) and concept design for the Little Hartley to Lithgow upgrade for community consultation from **22 November** to **21 December 2021**.

We invite the community and other interested stakeholders to submit feedback to help inform next steps for the proposal.



Acquisition, adjustments and leases

To widen and realign the highway and provide for local road changes and new access roads, the Little Hartley to Lithgow upgrade requires the full acquisition of 11 property lots and the partial acquisition of 50 lots.

Of the 11 full acquisitions, six lots are privately owned, four lots are owned by National Parks and Wildlife Services (NPWS), and one lot is Crown land.

Around 64 per cent of the land to be acquired between Little Hartley and Lithgow is rural and bushland, about 34 per cent is rural residential, and two per cent is zoned as residential, commercial use or community use.

The NPWS land is a portion of the Hartley Historic Site, which Transport proposes to revoke to keep the alignment away from the village to avoid impacts to heritage buildings. A compensation package will be negotiated with NPWS.

Most properties would be partially acquired with compensation, as the upgrade won't substantially affect the current or future use of the rest of the property.

While we have tried to minimise property impacts as much as possible, some private properties will require negotiation of property adjustments due to partial acquisition, for example to accesses, fences or dams.

Parts of nine lots will be leased during construction for site facilities and temporary sediment basins, which are designed to capture sediment from water run-off during construction. Construction leases will be negotiated with the property owners.

Any land leased for construction purposes will be reinstated to at least its original standard in consultation with the land owner as part of the handback process.



Hartley Historic Village

Reducing the impact of our work

We have been talking to directly affected owners about impacts to their property and the acquisition process. If the project team has not been in contact with you, your property does not have a direct boundary impact.

We will continue to consult with affected property owners throughout the design phase. We respect all property owners' rights to privacy when holding these discussions.

Although Transport has been delegated the power for compulsory acquisition of land, our aim is to achieve a negotiated settlement for all land required for the proposal.

All property acquisition will be carried out in accordance with the provisions of the *Land Acquisition (Just Terms Compensation) Act 1991* to ensure fair compensation.

The NSW Government has introduced additional support programs to help residents affected by a property acquisition to navigate through the process. This includes a designated Personal Manager Acquisitions, in addition to Transport's Acquisitions Officer.

Personal Managers Acquisitions are community engagement professionals specially trained to assist residents affected by property acquisition. The Personal Manager Acquisitions is available to provide confidential help and support to make the acquisition process as easy as possible.

The Acquisitions Officer is responsible for carrying out the necessary steps to purchase property being acquired. Acquisition Officers are property experts and can answer complex questions you may have about the acquisition and valuation process.

Please contact the project team if you'd like to talk to our Personal Manager Acquisitions or Acquisitions Officer.

When we are building

During construction, there may be some temporary disruption to property accesses. We will use a Traffic Management Plan to minimise these impacts.

Access to properties and businesses will be maintained during construction, with alternative access and signage provided if required. We will consult with property owners before the work is carried out, if we have to make any temporary changes to access during any part of construction.



Great Western Highway looking west at Coxs River Road

What is an REF?

Transport has legal obligations to assess and mitigate impacts that may result from a proposed activity. An REF details these legal obligations, and the environmental impacts and proposed mitigation measures of a project.

What is a concept design?

The concept design is developed in sufficient detail to allow an assessment of likely environmental, social and economic impacts so stakeholders can provide feedback. It may change based on feedback received.

View the REF and concept design

You can view the Little Hartley to Lithgow REF and concept design at:

- our virtual consultation room at nswroads.work/gwhwestconsult
- Lithgow City Council Administration Centre
- Lithgow Library Learning Centre

Have your say

We are planning to hold a mixture of online and COVIDSafe face-to-face consultation sessions.

We recommend that you view the REF and concept design before you speak with the team or make a submission.

Speak to the project team

General online sessions

Tuesday 30 November 6.30pm–8.00pm

Saturday 11 December 12.30pm–2.00pm

Targeted online sessions

Coxs River Road/Baaners Lane

Thursday 2 December 6.30pm–8.00pm

Jenolan Caves Road/River Lett Hill

Thursday 9 December 6.30pm–8.00pm

Face-to-face sessions

Saturday 4 December 1.00pm–3.15pm*

Lithgow Civic Ballroom – Tony Luchetti Showgrounds, George Coates Avenue, Lithgow

Tuesday 7 December 5.30pm–7.45pm*

Hartley Community Hall, Corner Great Western Highway and Mid Hartley Road, Hartley

*Book a 45 minute time slot

Register for a consultation session at

nswroads.work/gwhwestconsult

Bookings are essential for face-to-face sessions, which will be held pending COVID restrictions or the occurrence of local cases at the time of the events. QR code sign in and proof of double vaccination status will be required.

Contact us on **1800 953 777** or

gwhd@transport.nsw.gov.au to book a personal phone consultation if you prefer.

How to make a formal submission

We welcome all feedback on the Little Hartley to Lithgow REF and concept design.

To have your input formally considered, and receive a response in the consultation report, use our online submission form at nswroads.work/gwhwestconsult, email us at gwhd@transport.nsw.gov.au, or mail a printed submission to the address below.

Consultation is open from 22 November to 21 December 2021. All formal submissions must be received or postmarked by midnight, 21 December.

Contact us

Sign up for our eNewsletter online at nswroads.work/gwhd and you'll never miss a project update.



nswroads.work/gwhd



gwhd@transport.nsw.gov.au



1800 953 777



Great Western Highway
Upgrade Program

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