

# Land acquisition and property services







## Land acquisition and property services

NSW Public Works (NSWPW) specialises in an end-to-end land and easement acquisition service on behalf of local and state government clients, through both the negotiated and compulsory acquisition processes. This service includes:

- facilitating early access agreements with landowners
- providing a qualified Acquisition Manager to facilitate acquisition negotiations
- providing a qualified Personal Manager for residential acquisition and relocation projects
- consulting with external stakeholders including landowners, solicitors, valuers, and various government authorities.

The NSWPW Land Acquisition and Property Services team can also provide advice to agencies on the time and cost implications of acquisition processes on their infrastructure projects.

NSWPW is highly experienced in providing advice on land tenure, Native title and Aboriginal land claim processes that may impact an infrastructure project. This information can assist government agencies in selecting the most appropriate location for an infrastructure project in the initial planning stages, to avoid unforeseen delays that can occur when the appropriate due diligence processes have not been undertaken.

Our property officers, spatial experts and registered surveyors deliver integrated advice on title and cadastral issues. This high-quality service is supported with the ability to provide visual reporting via a purpose-built geographic information system (GIS) web mapping application.

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Above: Bumbalong flood plain

## Our expertise

NSW Public Works provides clients with a full-service solution for the efficient delivery of infrastructure projects.

- Acquisition of land and easements via the negotiated (agreement) and compulsory acquisition process.
- Crown Land dealings.
- Extinguishment of easements.
- Native title and Aboriginal land claim advice.
- Road closures.
- Land/property options papers.
- Site access negotiations.
- General property advice.
- Engagement of professional consultancies, both private and government.
- Title investigation and rectification processes.
- Site selection review and reports.
- Due diligence investigations and reports.



Front cover: Wentworth Shire Council land acquisition



# Coonamble flood levee easement acquisitions

**Client:** Coonamble Shire Council

**Location:** Coonamble

**Services provided:** Acquisition of easements, negotiating early access agreements.

This project is an example of NSWPW’s capability as a full service infrastructure delivery organisation. NSWPW’s project managers collaborated closely with the Land Acquisition and Property Services team to successfully execute the Coonamble flood levee project.

Managing the entire project on behalf of the client, NSWPW facilitated the upgrade of the flood levee, impacting approximately 30 landowners, including both Crown and private owners. The project included design and construction, managed by NSWPW office, as well as the surveys and easement acquisition, managed by NSWPW Land Acquisition and Property Services team.



# Fowlers Road extension project

**Client:** Wollongong City Council

**Location:** Dapto

**Services provided:** Land acquisition, negotiating early access agreements.

NSWPW’s project management and land acquisition and property services team collaborated with Wollongong City Council to deliver the largest infrastructure project undertaken by Council. The Fowlers Road to Fairwater Drive project provides flood free access to West Dapto and future residential development areas.

Council engaged NSWPW to provide property acquisition services on 13 critical sites that were required to enhance the Princes Highway intersection to enable an optimised traffic flow solution that caters for future growth.



# Wentworth Shire Council infrastructure acquisitions

**Client:** Wentworth Shire Council

**Location:** Wentworth Local Government Area

**Services provided:** Land and easement acquisition services, retrospective infrastructure acquisitions.

NSWPW worked with Wentworth Shire Council for a number of years to assist in completing acquisitions of various parcels of Crown Land privately owned land retrospective of infrastructure construction.

NSWPW provided Council with a holistic service, which included the necessary acquisition surveys and plans required to complete the process.



# Wyangala Sewerage Scheme

**Client:** Cowra Shire Council and DPE Water

**Location:** Wyangala

**Services provided:** Land and easement acquisition services over Crown and government owned land in accordance with the Land Acquisition (Just Terms Compensation) Act 1991.

NSWPW was engaged to complete the surveying of infrastructure and preparation of deposited plans for easement and land acquisitions from both private and government land owners.

As part of the engagement, NSWPW also prepared an options paper outlining appropriate acquisition methods affecting each landowner. Upon adoption of the options paper, NSWPW enacted on each acquisition, in total affecting more than 40 land parcels.





# Harden Racecourse Rural Fire Service

**Client:** NSW Rural Fire Service (RFS)

**Location:** Harden

**Services provided:** Negotiating licence agreement and customer and stakeholder deeds, and electricity easement acquisition.

NSWPW assisted in securing early access to the Harden Racecourse, a Crown Land site, to construct an upgraded electricity line to connect to the new Harden RFS Shed. This project involved numerous stakeholders including electricity design engineers, Essential Energy, and Crown Lands.



# Parkes Special Activation Precinct

**Client:** Regional Growth NSW Development Corporation

**Location:** Parkes

**Services provided:** Land and easement acquisition services

Regional Growth NSW Development Corporation (RGDC), a newly formed NSW Government agency within Department of Regional NSW, engaged NSWPW to facilitate the acquisition of private and government owned land to deliver 4 special activation precincts (SAP) around NSW.

Parkes SAP was the first to be introduced. NSWPW worked closely with RGDC to arrange early access to multiple land holdings to facilitate the design investigations, assisted in creating a land acquisition spatial layer within the internal GIS system as well as completing the administrative acquisition process from start to finish.



# Wagga Wagga Special Activation Precinct

**Client:** Regional Growth NSW Development Corporation (RGDC)

**Location:** Wagga Wagga

**Services provided:** Land acquisition services by agreement and compulsory, personal manager services for landowners who were required to relocate.

Wagga Wagga is one of 4 special activation precincts (SAP) across NSW that have been identified to become thriving business hubs. The SAP capitalises on the town's proximity to the inland rail and aims to foster manufacturing, agribusiness, and freight and logistics. A master plan for the precinct took effect on 21 May 2021.

NSWPW worked closely with RGDC to arrange early access to multiple land holdings to facilitate the design investigations, assisted RGDC in creating a land acquisition spatial layer within the internal GIS system as well as completing the administrative acquisition process from start to finish.



# Regatta Park project

**Client:** Penrith City Council

**Location:** Emu Plains

**Services provided:** Land acquisition services and title rectification.

NSWPW facilitated the acquisition of a commercial property on the Great Western Highway at Emu Plains on behalf of Penrith City Council. The acquisition also included a commercial tenancy.

In addition to the acquisition component, the project also included a component to rectify the title of land, which was erroneously held on title by an adjoining council and had not been rectified since the proclamation of the Local Government boundary changes that occurred in the 1960s. This process was complicated by map references noted in the Proclamation having been destroyed by the Office of Local Government and therefore the title rectification required an agreement between the two councils, and agreement from NSW Land Registry Services to the transfer process sought.





# Yass to Murrumbateman Pipeline

**Client:** Yass Valley Council

**Location:** Yass

**Services provided:** Easement Acquisition Services.

NSWPW completed the acquisition process of 18 compulsory acquisitions with consent for a water supply pipeline easement from Yass to Murrumbateman. Council had engaged a consultant to assist with the initial stages of the project and later sought NSWPW’ assistance to complete the process.



# Dunheved Road Land Matters report

**Client:** Penrith City Council

**Location:** Emu Plains

**Services provided:** Due diligence investigations and Land Matters report.

NSWPW completed due diligence on the impacted parcels of land for the Dunheved Road upgrade project. The land parcels had some interesting notations on title, which were investigated, an easy-to-understand report was then prepared for Penrith City Council, to inform on how to progress the project from a land matters perspective.



# Eurobodalla Emergency Services Precinct

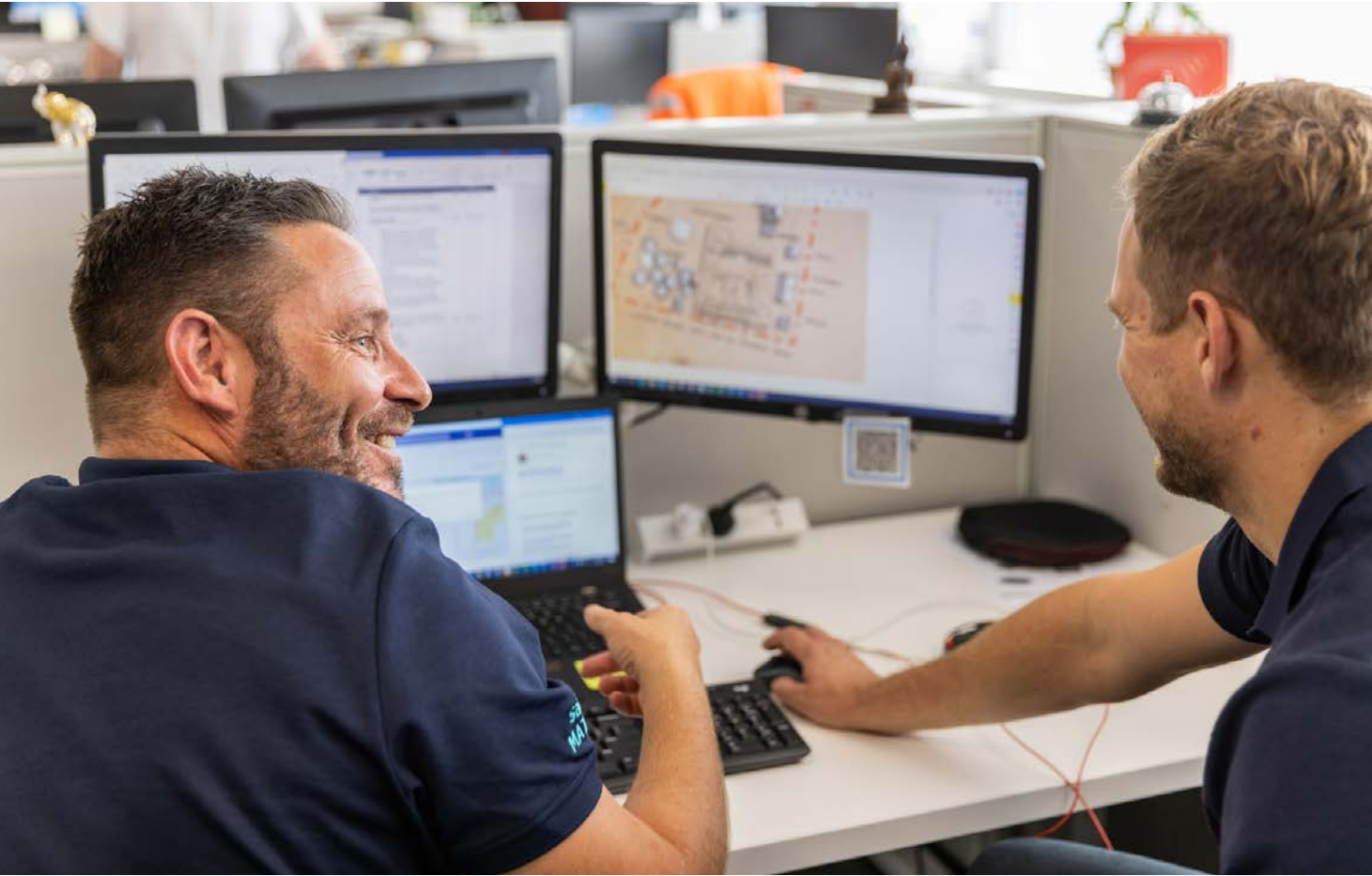
**Client:** Eurobodalla Shire Council

**Location:** Moruya

**Services provided:** Land and property options investigations.

NSWPW received details of site requirements from Eurobodalla Shire Council which outlined specific criteria for a suitable site in Moruya to house the Eurobodalla Emergency Services Precinct.

Using this criteria, NSWPW worked with our Spatial team and Environment and Planning team to short-list a number of prospective sites within the area and complete a review of each site. The report provided a matrix which detailed the suitability of each site for the proposed project.





# Why choose NSW Public Works?



**Accredited  
for planning  
and delivery of  
capital works**

NSWPW is accredited under the NSW Government Agency Accreditation Scheme for Construction to manage the planning and delivery phases of construction and capital works procurement. NSW State and Local Government entities can directly engage the services of NSWPW under the provision of NSW Government Procurement Board Direction PBD 2020-04 and Section 55 of the Local Government Act 1993, providing efficiencies and cost savings.



**Strong focus  
on quality,  
environmental  
and safety  
management**

NSWPW operates under triple certification for quality, occupational health and safety (WHS) and environmental (QSE) management systems. These systems and processes provide the foundation for delivering quality projects and a continuous improvement culture, that embraces QSE leadership at all levels and integrates QSE into all activities. NSWPW Project Management Framework is the backbone of our quality system and is used to manage our projects and ensure we deliver to agreed requirements.



**State-wide  
resources**

Regional clients benefit from our state-wide network of offices enabling them to source expert project management personnel familiar with the conditions and construction industry issues in their area. This proximity reduces servicing costs, facilitates improved stakeholder communications and enables us to respond quickly to your needs, providing a single point of contact for all services.



**Government  
relationships  
and knowledge**

Successful delivery of complex infrastructure projects relies on effective interaction with stakeholders and regulatory government agencies. NSWPW unique position within NSW Government enables us to bridge the gap between our clients and Government stakeholders to ensure necessary consultations and approvals are undertaken efficiently and effectively.



**Managed risks**

We place considerable emphasis on advising clients of their risks on projects, including the options and costs to manage these risks. Wherever possible, risks are identified early and inform our planning and procurement strategy development processes. Risks are continuously monitored and updated as projects progress and discussed and managed with clients and contractors.

# Working across NSW

## HUNTER NEW ENGLAND

**Newcastle**  
117 Bull Street  
Newcastle West NSW 2302

**Tamworth**  
155-157 Marius Street  
Tamworth NSW 2340

**Armidale**  
85 Faulkner St  
Armidale NSW 2350

**Inverell**  
7023 Gwydir Highway  
Inverell NSW 2360

## NORTH COAST REGION

**Lismore**  
120 Dally Street  
Lismore NSW 2480

**Coffs Harbour**  
359 Harbour Drive  
Coffs Harbour NSW 2450

**Port Macquarie**  
Level 2, 41-47 Horton Street  
Port Macquarie NSW 2444

## SYDNEY METRO

**Parramatta**  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

**The Rocks**  
66 Harington Street  
Sydney NSW 2000

## SOUTH COAST REGION

**Wollongong**  
Level 3, Block E  
84 Crown Street  
Wollongong NSW 2500

**Goulburn**  
Suite 5, 167 Auburn Street  
Goulburn NSW 2580

**Moruya**  
66 Campbell Street  
Moruya NSW 2537

**Queanbeyan**  
Ground Floor East  
11 Farrer Place  
Queanbeyan 2620

## RIVERINA/WESTERN REGION

**Bathurst**  
Level 1, 346 Panorama Avenue  
Bathurst NSW 2795

**Dubbo**  
34 White Street  
Dubbo NSW 2830

**Broken Hill**  
Level 1, 32 Sulphide Street  
Broken Hill NSW 2880

**Griffith**  
104 - 110 Banna Avenue  
Griffith NSW 2680

**Wagga Wagga**  
2-6 Coleman Street  
Wagga Wagga NSW 2650

**Dareton**  
1998 Silver City Highway  
Dareton NSW 2717



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