



RHODES KILDEA

LAWYERS

ABN 95 119 933 274

DIRECTORS:

PETER H. GALL
SARAH S. OSBORN

OUR REF: PHG:KJA:220339

YOUR REF:

7 November, 2022

The Director
Freight Assessments Management
NSW Planning, Department of Planning & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

EtBail & post

Dear Sir/Madam

Re:

Compensation for Proximity to Inland Rail Corridor Near Moree

We act for [REDACTED] of "[REDACTED]" Moree who have asked us to forward to you their submission in respect of a claim for compensation for loss of property value arising from the construction of the Inland Rail corridor adjacent to their property.

We **enclose** the following:

- (a) Submission from [REDACTED].
- (b) Letter from Moree Real Estate providing an estimate of the reduction in value of the property arising from the proximity of the Inland Rail.

In view of the substantial effect on the value of our client's property, we ask that you give our clients' submission your serious consideration with a view to making a compensation payment to our clients to compensate for the significant loss of value which our clients' property will suffer when the Inland Rail is fully operational.

Should you require any additional information or documentation please contact the writer.

Yours faithfully
RHODES KILDEA

Peter Gall
Enc.

MOREE:
33 HEBER STREET
MOREE NSW 2400
PO BOX 413, MOREE
TELEPHONE: (02) 6752 3344
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Please address all correspondence to our Moree Office!

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Website: www.rhodskildea.com.au

WARRIALDA:
Cm HOPE & STEPHENS STREETS
WARRIALDA NSW 2402
WEDNESDAY BY APPOINTMENT



SUBMISSION TO INLAND RAIL

Our main concern regarding the proposed Inland Rail line and its proximity to our home, is the adverse effect it will have on the value of our property.

1. PROPERTY VALUE.

We expect the 16ha property to be considerably devalued, and as pensioners, we have no way of compensating for such loss, especially if we are obliged to relocate.

It is highly unlikely that we would be able to purchase an equivalent property around Moree, as [REDACTED] is unique with its:

* Acreage of 16ha; fully fenced; sealed road access; close proximity to the town with its facilities & hospital etc.

*Town Water & Garbage Service; functioning bore; solar panels; school bus service.

*Large homestead; flood free; established garden; lock up garage and workshop; several other sheds and much more.

2. FLOODING

*The site for [REDACTED] Homestead was chosen more than 110 years ago when local aboriginal families living on the adjacent river bank, advised the owner that it was the highest point on the property.

*In more than 110 years, the house has never been flooded although it becomes isolated by flood waters for several days.

*As [REDACTED] will be effectively hemmed in by the Moree Bypass and the Inland Rail, our concern is that the Inland Rail could change the flood pattern, and flood water would no longer flow the way it has done for the past 110 years.

3. NOISE

We purchased [REDACTED] in 1975 as a retreat from a busy business life. It provided a quiet, peaceful and safe environment for our young family. We all enjoyed the tranquil rural setting, the bird life, wild life, farm life, horses, kangaroos and the many 'lame ducks' which always seemed to find us. However.....

The Inland Rail may be considered to be 'progress' but, together with the Moree Bypass, it comes at considerable cost to us through the loss of our peace and tranquillity, conditions that are vital to good mental health, and which we have valued highly for many years.

We are informed that the current rail use is classed as 'OPERATIONAL' with only a few trains running seasonally (sometimes as few as 1 daily) to clear stored grain prior to harvest. We were able to live with this.

However, this can in no way be compared with the noise and disruption, day and night, of the ARTC's estimated twenty (20) long, double-stacked, heavy trains travelling daily throughout the year! This will be intolerable.

WE SEEK NOTH./IN :=_BUT NOTHING LESS THAN WHAT IS CURRENTLY OURS.

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[REDACTED]



MOREE REAL ESTATE

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1st November 2022

[REDACTED]
 Moree NSW 2400

RE [REDACTED], Moree

[REDACTED]

This is a letter of advice regarding the affect the increased traffic will have on your property once the rail project is completed.

We have inspected the property and have good knowledge of the area. The property is a 16.5 hectare allotment just to the east of Moree with a large timber homestead, supporting shedding and improvements.

It is our understanding with the rail line that in its peak there is potential for 14 trains to be using the line on a daily basis. The rail line is approximately 175m to the east of your dwelling. Given the close proximity this would have a detrimental affect on the salability of the property as some buyers will be deterred by the noise.

As the property stands today we believe the current fair market value is \$ [REDACTED]

With the rail line fully operational we think the value will be affected considerably and have revised the fair market value to [REDACTED].

Thank you for the opportunity to provide this advice to you.

Yours faithfully,

Sandy Bailey



MOREE REAL ESTATE