

35 KURRARA STREET,

WERRIS CREEK

2341 January 26th 2001

NSW PLANNING DEPT.

Dear Mr Phillips.

Thank you for sending us the c.d on the Werris Creek coal mine,I strongly oppose it running 24/7 ,as for them saying it wont upset our lives or anything else is a load of garbage.i rang Andrew on 21st of December to complain about a very loud blast,it went to message bank and I didn't hear from him until 18th January, he said he had returned all my calls and I wasn't home,well that is a load of garbage,as I pointed out to him if we are both going to be out I forward my calls to my mobile,or on the odd occasion I haven't we have caller I D and an answering service.My husbands health is suffering very badly as all the dust we get has made his asthma a lot worse than it has ever been ,he is on more medication.After a blast we have to go and clean the clothes line off before we can put any washing out,we have to clean our windows and fly screens every 2nd week,and we don't need this extra work at our age,they have made our home unsaleable with all the damage they have caused.We had a building inspection done before we bought this house August 2002,and the only things they could find were a small chip in the bath,a cracked tile on the laundry step and the fences had at some stage had white ants,which we replaced. I will enclose a copy of that for you to read.

I rang the E.P.A.and they told me everything they have got from them comes within the guide lines,I very much doubt that,otherwise we would not have this being done to our home.As they have said on the c.d. we would only be held up at the level crossings for 3/5 minutes,well I wasn't the first car there today but I timed the train going through and it took 8 minutes and cars were already stopped before I got there.(and that train was only 79 carriages sometimes they have been 90 odd carriages plus the locos).

This home was always known as the best house in Werris Creek well at the rate they are destroying it ,it will be the worst.When I was talking to E/P/A. They rang Andrew about not returning my calls and he said he had but when I was talking to him 18th he admitted he had been a bit slack.

I was in the back yard one day when they blasted and saw one of the concrete pillars on the top of the pool fence crack,it started after the blast ,and as I stood there watching it just went further around it,this mine was not mentioned when we had the search done for this house.

We had a valuation done on our home 18 months ago and it was done by an independent valuator and it came back at \$389,000 that was when the market was very bad,since then we had one done for insurance purposes and it came back well into the \$400,000, and I can send you a copy of the insurance if you want.they sent an engineer out to look at some of the damage a few months back, and he told me one thing and then another,but I suppose they were paying.Also some of the monitoring they do in this

street is done 4 houses up the road from us, and it seems a little strange that person doesn't feel the blasts, but there again he is employed by the mine, so maybe he doesn't want to because they pay his weekly wage. Our home is built a lot further back than any other house on this side of the street, the 1 beside us has finished including their back porch, before ours even starts. All I want is for the mine to buy our home so we can move away, while I am writing this letter I have had to close the window as the noise drives me mad, no one can sleep in this back bedroom anymore as the noise coming through the window is so bad especially in the night when most people are in bed.

I was in the ensuite right at the front on the 6/1/2011 and the blast was so loud the toilet itself shook, if as the mine says it is all bad workmanship in this home can you please tell me why it stood for 25 or more years before any of it showed up, and the building inspector could not see any of it, both my husband and myself are taking a lot of medication and our health is failing very fast and we are on medication for anxiety, something we have never had before. Andrew said he hears the mine working out at his place, but there again he is being paid well to hear it, and he and his partner are out all day. Being old age pensioners we can't afford to be out all day, and before the mine started we didn't want to, because we used to spend time in the garden and pool etc. In this hot weather we can't even have our back windows open because of the noise you can't hear the T.V. or hear anyone on the phone. By the way the mine says we get our breeze from the s/e well I can tell you our house faces north and the back is south and we get the wind from the south which blows all the dust onto us.

When Andrew is on holidays surely the phone should be given to someone that is at the site, but no it also goes on holidays with him. (lucky phone)

I want the mine to buy us out as we haven't got the money at this stage of our life, to do the repairs that need doing, the damage the mine has done. I think \$500,000 and they pay all legal fees, the real estate agent has told us we wouldn't be able to sell as word of mouth in this area would kill any buyer.

On that c.d. you sent me it doesn't mention the shunting that goes all night, and you can ask anyone in the town we didn't hear it before the mine started, so can you imagine it when the mine is going 24/7. When it is going all the time everyone in the town will be on medication because none of us will get any sleep, I had never taken sleeping tablets until this mine started. The E/P/A told Andrew they should buy us out and he just laughed, well this is not a house they would bulldoze, they would put one of their top nobs in it, and they would be very happy as long as they were being paid a wage to put up with it. Even if they bought us out we would never be able to buy something as good as this as it is a beautiful home. Is the Werris Creek coal mine a 1 man show as Andrew seems to want to control everything, and have the last say. I only hope you can rid us of some of the pressure from this mine, I think they are killing us, and then they would have a very large court case on their hands.

Please help us

Wendy and John Campbell

(0267687323 or mobile 0427017771)

Please refer back to previous letter for information on building inspection report, and valuation and copy of insurance etc.



Classic Home and Contents Insurance

Renewal - Insurance Account

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MR J.L. CAMPBELL
35 KURRARA STREET
WERRIS CREEK NSW 2341

018

Amount Payable: \$947.02

Due Date: 16 Nov 2010

Your Policy Number: 10890879PC

Insurance type	Description	Amount
Classic Home and Contents Insurance	35 KURRARA ST, WERRIS CREEK 2341	\$658.19
	Home Sum Insured	\$439,000
	Contents Sum Insured	\$146,000
	Plus GST	\$79.00
	Plus Stamp Duty	\$78.19
	Plus Fire Service Levy	\$131.64
	Total annual amount payable	\$947.02
	This amount includes your reward discounts. Please refer to your Certificate of Insurance for details.	

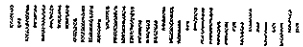
15/11/10 13:44 XXX1764 01 CBT628 67805
CRQ \$947.02



Classic Home and Contents Insurance

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16/11/10 12:44 ILI1764 01 CSTE29 57805
CHQ \$947.02

JIM COX HOMES

BUILDING CONTRACTOR &
BUILDING CONSULTANCY SERVICE

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Industry Associate
Building Consultant
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Licence No: 20610

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PRE-PURCHASE INSPECTION REPORT

On Behalf of:

Mr Jock & Mrs Wendy Campbell

Property Address:

35 Kurrara Street, Werris Creek

Date of Inspection:

4th July 2002

DESCRIPTION

The house is of brick veneer construction and has a concrete tile roof. It consists of 4 bedrooms, lounge room, kitchen, family room, dining room, formal dining room, bathroom, toilet, ensuite, laundry, covered front patio and lock-up garage.

- A galvanised rainwater tank is installed at the back of the house.
- A Kent wood heater is installed in the family room.
- Fibreglass insulation is installed to the ceiling area.
- Sisalation is installed under the roofing tiles.

Swimming Pool: An in-ground fibreglass swimming pool is installed at the back of the house. It appears to be sound. However, in order to thoroughly inspect any swimming pool it is necessary for it to be empty. All fencing and gates are to regulations.

The house is in satisfactory condition. It appears structurally sound and all PC items appear in a satisfactory condition.

ITEMS THE CLIENT SHOULD NOTE

- Regular maintenance will help your property retain its value, especially when the property is eventually re-sold. Neglect of routine maintenance can become expensive.
- No testing of any electrical appliances was carried out.
- No smoke alarm is installed. *See 4.5.1.3.4.4.4.4*
- This is not a Termite Inspection Report. Termites are a known problem to timber in service. Therefore it is recommended that a timber pest inspection and report be carried out in accordance with Australian Standards.

REPAIR WORK AND MAINTENANCE

1. Garage

- a. The ceiling sheet beside the manhole is damaged.
- b. The ceiling has not been painted.

2. Doors

- a. The bedroom 2 and 3 robe doors are binding on the door jamb. Planing is required. *DONE*
- b. The external laundry door is weathered at the bottom. Sanding and painting is required. *DONE*

3. Bathroom

- a. There is a chip in the bottom of the bath tub.
- b. The Laminex top is damaged on the vanity beside the basin. *New one installed*
- c. The mirror reflection is damaged at the bottom of the mirror. *New mirror*

4. Tread Tiles

There are 4 broken tread tiles in the laundry step.

EXTERNAL REPORT OF BUILDING

ROOF:	The concrete tile roof is in a reasonable condition.
ATTIC / ROOF TIMBERS:	The roof is constructed of radiata trusses installed at 600 centres. All appear in a sound condition and are to regulation standards. The roof is sarked. The ceiling area is covered with fibreglass insulation.
VALLEYS:	The metal valley iron appears to be in a sound condition.
PAINTWORK:	The paintwork is in satisfactory condition.
GUTTERS / DOWNPIPES:	The metal gutters and downpipes are in a satisfactory condition. All roof water is piped from the house to a stormwater drainage easement at the back of the block.
EAVES / FASCIA:	The fibre lined eaves and timber fascia are in a satisfactory condition.
LINTELS:	The metal lintels are in a sound condition.
WALLS:	The external walls are of brick. All are in a satisfactory condition.
WINDOWS:	The external areas of the aluminium sliding windows are in a satisfactory condition.
FOUNDATIONS:	The foundations are of concrete column structure. They appear sound.
FLOOR STRUCTURE:	The floor structure is of concrete. No inspection could be made as all areas are covered with carpet or tiles. However, there is no visible sign of movement.
DAMPCOURSE:	Dampcourse material is visible and it appears to be continuous around the house.

CONCRETE
PATHS AND
DRIVEWAYS:

All outside concrete is in a reasonable condition. Some cracking has occurred.

DRAINAGE:

Drainage appears satisfactory.

INTERNAL REPORT OF BUILDING

PAINTWORK:	The paintwork is in a satisfactory condition.
CEILINGS:	The ceilings are lined with gypsum plasterboard and are in a satisfactory condition.
WALLS:	The walls are lined with gypsum plasterboard and are in a satisfactory condition.
WINDOWS:	The aluminium sliding windows are in a satisfactory condition.
DOORS:	All doors are in a reasonable condition. Refer to Clause 2 of Repair Work and Maintenance.
KITCHEN:	The kitchen cupboards are of laminated finish. There is a Chef wall oven and hot plates, Torin exhaust fan, dishwasher and a 1.5 bowl stainless steel sink installed. Hot and cold water is provided and all is in a satisfactory condition.
BATHROOM:	The bathroom walls and floor are tiled. There is a bath, ceiling exhaust fan and vanity installed. The shower recess is enclosed with a glass swinging door. There was no visible sign of water penetration at the time of the inspection and all is in a reasonable condition. Refer to Clause 3 of Repair Work and Maintenance.
ENSUITE:	The ensuite walls and floor are tiled. There is a vanity, ceiling exhaust fan and toilet installed. The shower is enclosed with glass sliding doors. There was no visible sign of water penetration at the time of inspection and all is in a satisfactory condition.
LAUNDRY:	There is a 70 litre stainless steel laundry tub installed and all normal plumbing points are provided. All is in a reasonable condition.
TOILETS:	The toilets are in working order.

HOT WATER:

The hot water system is a 400 litre Rheem mains pressure system and appears to be in a satisfactory condition.

SERVICES:

Water pressure to tested plumbing points was normal at the time of inspection.

07/02/2011

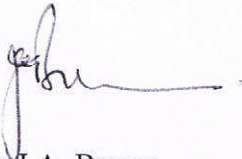
To whom it may concern.

**Re Mrs Wendy Campbell
35 Kurrara St
Werris Creek. 2341**

This patient has had the following problems regarding the proximity of the Werris Creek Coal Mine

Insomnia due to noise from mine (machinery). Lights shine in back rooms of house at night.
Needs to keep windows closed in daytime due to noise, so evaporative cooler not effective.
Stressed due to house allegedly being damaged by mine blasting over last 3 yrs.
Washing line gets dirty (brown dust).

Her husband, John, has experienced worsening of his asthma symptoms over this time.



Dr J.A. Brown