

North-West Rail Link Submission

The issues which concern my family most about this rail link include:

- Property value decreasing
- Structural damage to our home
- Daughter studying for HSC

We are extremely disappointed that we will not have the opportunity to seek financial compensation for any loss resulting from the implementation of the NWRL. There is evidence to suggest that residents along the Epping-Chatswood rail tunnel have been financially disadvantaged with their property value decreasing by at least 10%.

We should not lose money on our most important and valuable asset because of the State government. When we purchased our property there was NO rail corridor planned for the sub-surface stratum land. If there was, we would not have purchased a home in this location.

The State Government and NWRL employees do not appear to understand the serious stigma for owners and the adverse effects of the tunnel on the market value of properties along the NWRL corridor. Once it appears on our Title, evidence suggests that we will struggle to sell our property and incur a substantial loss when we do sell.

Compensation needs to occur for any losses, as we should not be out of pocket financially when selling our property in the future. I have recently spoken with many local real estate agents who have given me first-hand examples of the financial impact on home owners situated above the rail corridor.

Another concern is structural damage as a direct result of tunnelling. I am aware of many compensation claims after the tunnelling for the Epping-Chatswood line. How will structural damage be minimised and addressed?

Our daughter will be studying and sitting for her HSC and trial HSC exams in 2014. This is her most important year of schooling, as she plans to study at university in 2015. If tunnelling occurs at critical times for studying and exams, she will be disadvantaged due to 24 hour noise. Tunnelling under my home in 2014 will impact greatly upon her at a most critical time in her schooling. You may say it will only be for a week or two however loss of sleep, inability to focus and study due to noise associated with tunnelling will have detrimental effects. Will the NWRL and State Government compensate our daughter for loss of ATAR marks which may mean the difference in studying for her chosen profession?