

Managing land access and acquisition

Need to know



To build Inland Rail we need to gain access to land to gather data and information as part of our field investigations and technical studies. We may also identify land for temporary occupation or permanent acquisition.



We are committed to treating landowners with respect, keeping you informed and making ourselves available to answer your questions.



Inland Rail is being built now to create a new freight future for Australia.



It is a fast freight backbone spanning more than 1,700km between Melbourne and Brisbane and is transforming the way goods are moved around a country as big as ours.



As the largest freight rail infrastructure project in Australia, it's progressively unlocking opportunities for our industries and regions.

Why do we need land access?

Building major infrastructure involves responsible and well-considered negotiations with landowners for land required by the project.

There are three types of land access that Inland Rail may negotiate with landowners directly impacted by our works. These are temporary land access agreements, temporary occupation licences or leases, and permanent acquisitions.

We work with landowners and communities sensitively and fairly to gather data and information as part of our field investigations and technical studies.

As we move through the planning and approvals phases for Inland Rail, we're using more than 1,100km of existing rail corridors to minimise impacts on local communities.

However, we also need to identify an optimal alignment in more than 600km of 'greenfield' or new areas of land where we plan to build new track.

To do this we carry out a series of preliminary and follow up field studies, prepare reference and detailed designs and conduct community consultation. These activities can involve flora and fauna specialists, heritage and cultural specialists, geotechnical investigators, hydrology investigators, cadastral land surveyors, and noise and vibration, and air quality specialists.

Before we start construction, we may need to identify land along the corridor for temporary occupation or permanent acquisition.

In these instances, ARTC negotiates a temporary licence or lease for this type of work, where a market rental rate is offered.

For land identified for permanent acquisition, ARTC works with relevant state government authorities to negotiate with affected landowners.



Working together

Before we request access to your land, we agree with you the best way to communicate with each other.

We understand that we are your guests when we enter your property.

To help us understand your needs and concerns, we invite you to share all relevant information about any requirements to access your property because we don't want to unnecessarily interrupt you and your work.

About land access agreements

To ensure all parties understand your requirements in granting access, we negotiate and provide you with a land access agreement.

This is a voluntary legal agreement between you (the landowner) and ARTC that allows us to access your property to carry out agreed activities.

It includes any conditions or requirements you may have, such as locking of gates, livestock interactions and times of access. It also outlines the type of work we may undertake on your property and our agreed site rehabilitation commitments, communication processes, complaints mechanisms and insurance details.

This agreement is provided to all staff and contractors who need to access your property. We don't commence any activity on your property without an agreement in place.

Your nominated stakeholder engagement representative will keep in touch with you throughout the activities to make sure that everything is running smoothly.

Land access agreement conditions

To ensure we minimise any disruptions while working on your property, we encourage you to raise any special conditions you may have during your land access agreement discussions.

Specific requests may include:

- works after a major event, such as a harvest
- use a designated access road as the main point of entry
- timeframe for the activity
- any biosecurity requirements
- rehabilitation requirements.

Types of field studies

To help build Inland Rail, we may need to complete field investigations and technical studies, including:

- **geotechnical investigations** – obtain information about ground conditions
- **hydrology studies** – obtain information about flooding and surface water movements
- **noise, vibration and air quality surveys** – measure background noise and vibration, and air quality levels at key sites
- **land surveys** – identify easements and install survey pegs, if required
- **ecological surveys** – identify habitats and/or species
- **utility identification surveys** – identify infrastructure, such as gas and water pipelines
- **heritage surveys** – investigate any evidence of First Nations and other artefacts/heritage.

Detailed information about any investigations we may need to conduct on your property, including anticipated work duration, hours of work, types of equipment and vehicles to be used, is discussed with landowners prior to each work activity.



Want to know more?

ARTC is committed to working with property owners, communities, state and local governments as a vital part of our planning and consultation work, and we value your input. If you have any questions or comments, please let us know.

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