

20th September 2023

Dear Planning Department,

We are writing to express our objection to the proposed Development Application Number: **MCUI2023_5339, 37 Splendour Rd, Mossman**. The proposal is to operate a heavy vehicle transport depot in rural residential zoning. As nearby residents, the grounds for our objection include noise and dust pollution, as well as clearly defining the hours and days of operation.

Noise Pollution:

- We purchased our property in 2007 when it was a **peaceful environment**.
- A shed was built 10-12 years ago, opposite our property at the above-mentioned site.
- Initially the shed was utilised as a farm shed.
- In the past 7 years the shed has progressively been utilised for commercial use, including a hydraulic machinery repair business, truck and heavy machinery mechanical facility, metal fabrication shop and earthmoving bulk materials depot.
- Obvious noise-based pollution is created with such businesses as listed above.
- Noise levels are escalating with heavy vehicles passing our property, most recently since June 2022, including body trucks, semi-trailers, floats, excavators, and front-end loaders.
- Heavy vehicles operate at all hours, as early 4am until the evening, up to 8pm, 7 days a week.
- Noises include reversing beepers, engine exhaust braking, heavy machinery being loaded on and off trucks and floats, trucks coming in and out of the facility via Syndicate Road entrance, and general heavy machinery noise.
- Our family often experiences sleep disturbances due to the noisy vehicles passing.
- Our two pet dogs are startled by the noise and vehicular lights at night, causing barking.
- Heavy trucks give off diesel dust each time they pass our property, contaminating the air.

Dust Pollution:

- The site has a dirt entrance and operation area, which becomes unsettled each time any vehicle, be it large or small, enters, causing dust to fill the surrounding environment, including our property, especially with northerly winds.
- Dirt and mud from the area and truck tyres builds up along Syndicate Road, including at the front of our property, causing further dust pollution, not just from trucks, but also from general local traffic.
- Past businesses have been caught on multiple occasions burning their own refuse, including rubber tyres and plastic, causing toxic fumes and smoke polluting the air, which was highly offensive.
- We rely on bore and tank water which has been contaminated by neighbouring pollutants.

Site Hours of Operation Dispute:

- Operation of heavy vehicles can be experienced 7 days per week between 4am – 8pm, and we believe these times contravene local laws noise regulations and work periods.
- One example: Sunday, September 10, around 15 times trucks were heard entering and exiting the site loudly, causing dust and noise pollution.
- As many as 40 trucks per day and night enter and leave the site.
- We have great concerns about the use of the site with the proposal including retail sales, creating even further traffic from the public.

The proposed Development Application is clearly better suited to an industrial area, as it is mainly industrial/commercial business by nature. We believe the proposed site will decrease the value of our property and cause further disturbances within what should be a quiet rural/residential area. We are highly opposed to any future retail signage and business advertising which inevitably occurs when retail business begins. Many years of noise and dust pollution have already been endured, the legality of which is questionable.

Please consider our reasonable objections.

Yours Sincerely,