

From: Linley <Dreghorn3@bigpond.com>
Sent: Sunday, 19 April 2026 11:08 PM
To: CEO <ceo@dowerin.wa.gov.au>
Cc: ICE - Cheryl Murray <ckmurray@aapt.net.au>
Subject: CBH Proposed Development

Hi Manisha

Sorry for the delay in sending this through. Here are some of our concerns with regard to the development at CBH Dowerin 2 site located at 5 Irvine Rd.

Over the past several months, operations at this site have increasingly impacted the quality of life for nearby residents.

The key issues of concern include the following:

Early Morning Noise:

There are regular disturbances caused by trucks operating at the site prior to 6:00 am. The loud banging of trays and associated activities create significant noise pollution, disrupting the peace of the surrounding community.

Grain Dust:

The emission of grain dust from the site is an ongoing health concern. The dust poses potential respiratory risks and adversely affects the cleanliness of our property.

Night-Time Truck Noise:

Trucks parking at the site overnight, often with engines or generators running, generate persistent noise throughout the night. This has been highly disruptive and negatively impacts our ability to rest and enjoy our home.

Excessive Lighting:

Lighting at the site has increased substantially and is regularly left on until at least 9:00 pm, with some lights remaining on throughout the night. This excessive lighting causes light pollution and significantly affects our property. As our bedrooms are located at the front of the house, the impact on our ability to sleep and maintain reasonable residential amenity is considerable.

Increased Disturbance Since Expansion:

Since the expansion of the site, there has been a noticeable escalation in traffic, noise, lighting, and overall activity. With the proposed expansion to include a train loadout facility, we are extremely concerned that the site will effectively operate as a "mini city," further intensifying these impacts and resulting in an unacceptable loss of residential amenity.

In the DA it is written:

"A notional buffer distance of 500m is assumed as part of the Guidance Statement, which provides a default in lieu of any subsequent modelling having been undertaken with impacts such as noise, dust and risk applicable considerations. These considerations are relevant in respect to nearby rural properties, including 15 Irvine Road and 1799 Goomalling-Wyalkatchem Road, which are located approximately 1.1km and 350m, respectively from the proposed elevator (at the closest point).

The rural property at 1799 Goomalling-Wyalkatchem Road is within the notional buffer distance. It is noted that this application proposes to upgrade the existing facility, rather than introduce a new land use/development on the site, as part of CBH's transition from road to rail outloading. CBH has prepared a Dust Management Plan for the site to help mitigate impacts."

This site did not pose to have a 60 carriage train being outloaded only 350m from my home when we purchased our property. The fact they have stated they are upgrading an existing facility and not changing the land use is a cop-out and play on words to get approvals pushed through!

Please tell me that you would be willing and accepting of these concerns if impacting your family and young children.

It is essential that the site operates in a manner that is considerate of the surrounding residential community.

Thank you for your attention to this matter.

Yours sincerely,
Linley Dreghorn