

*TOOWOOMBA REGIONAL COUNCIL – PLANNING BRANCH*

*RESPONSE TO ACTION NOTICE IN RELATION TO MCUC/2026/4930*

*Lot 84 Kynoch Road, RAVENSBOURNE QLD 4352 (Lot 84 CSH515)*

*27 June 2026*

*Material Change of Use – Code – Nature Based Tourism*

**Action Required: Supporting Information to justify that the proposed development meets the definition of “NATURE-BASED TOURISM”**

This document and accompanying maps and appendices are to provide additional information to meet the definition of a Nature Based Tourism development as applied for in MCUC/2026/4930.

**ATTACHMENTS:**

**Amended Site Plan**

**Appendix A**

**Appendix B**

**Appendix C**

**Appendix D**

**Appendix E**

**Appendix F**

Prepared by Owner:

Lyndell Abercrombie

evanshill@bigpond.com

## *Introduction*

Nature-based tourism has become a global trend, driven by travellers' desire to connect with nature and engage in environmentally responsible activities.

Nature is at the heart of Queensland's tourism story. Experiences in nature and connection with wildlife are key drivers for global travellers. Nature is identified as one of the main icons of Queensland and a strong nature-based tourism offering is the foundation of the Queensland tourism industry.

The subject property will be used as a home base for guests and visitors wanting to engage with the natural environment surrounding Lot 84 Kynoch Road. We aim to facilitate the delivery of low-impact, immersive experiences that promote environmental conservation and cultural heritage.

Visitors will have several options to observe and engage with nature, explore the past and relax in comfort, without negatively impacting the local environment. They will also have the option to visit other local tourist attractions, events and places of interest.

## *The site - Lot 84 Kynoch Road, Ravensbourne*

- A beautiful scenic property including a self-contained low impact accommodation providing a base for visitors to explore the natural beauty of the district including Hampton, Ravensbourne and Palmtree.
- Location map (**Appendix A**)

## *Broad range of activities available*

- Bush walking in Ravensbourne National Park
- Bike riding on the many accessible roads, tracks and trails within a short distance of the property
- Heritage trails to explore along the Munro Tramway
- Horse riding, overland cycling and hiking along the Bicentennial National Trail (the BNT)
- Visiting other tourism destinations and attractions in the local area including Cabarlah, Geham, Hampton, and Crows Nest.

### *Sustainable Accommodation*

- Established single bedroom accommodation for two people provided on site
- Attractive, low impact tiny home, fully self-contained (kitchen, laundry, shower, living room) maintained and managed by the owner
- Standalone solar power with battery backup
- Harvested rainwater stored in a water tank
- Waste water treatment plant utilising the recycled water for garden irrigation
- Easy access and maintained gravel driveway, parking is provided on site
- Separation of recyclable waste and responsible disposal of waste

### *Natural attributes of the property*

- A well maintained 5.45 hectare property with 50% of the property being remnant vegetation, see accompanying site map.
- Surrounded and protected on two sides by the original bushland along Kynoch Road and National Park Road
- Remainder of the land is improved kikuyu and clover pasture
- Views north and west to the range and Toowoomba
- The property contains several places where guests can sit and take in the views and the peaceful ambiance provided by the unique position

### *Nature based options for quests and visitors*

Examples of options for walking, cycling and riding include the following:

#### **1. Ravensbourne National Park (Appendix B)**

- The two starting points within a short distance of the property are the *Gus Beutel Lookout* and the *Blackbean day use area*.
- Approximately 12 km of walking tracks that link to other more adventurous tracks to Ravensbourne Falls
- Ravensbourne National Park landscape consists of rainforests and eucalypt forests, home to diverse birdlife, reptiles and other animals, making it a great place to hike and watch wildlife.
- There are towering tree giants and lush, shady palm valleys that define this immersive journey through a precious pocket of remnant rainforest. The track winds beneath a dense canopy where you'll encounter massive Moreton Bay figs and piccabeen palms that create a cool, moist sanctuary even on the warmest days. As you wander, you can listen for the mimicry of the superb lyrebird or the distinct crack of a whipbird echoing through the ferns. Along the way, you can explore interesting rock overhangs known as "The Caves" and pause at educational plaques that share the secrets of this ancient landscape.

## **2. Mt Perseverance loop (Appendix C)**

- Only 98 metres from the property's back gate, this 7.4km loop trail is very accessible. Generally considered a moderately challenging route, it takes an average of 2 hours to complete.
- This trail is great for hiking and watching out for wildlife, and it's unlikely you'll encounter many other people while exploring. The trail is open year-round and is beautiful to visit anytime.

## **3. Munro Tramway Heritage Trail (Great Walks 1-5) (Appendix D)**

- In the late 1890's and early 1900's the A&D Munro Company constructed a timber tramway network to service their logging and milling operations in the Hampton, Perseverance and Ravensbourne areas of South East Queensland. The line was 2'6" gauge and had a route length of approximately 26km.
- Not all sections of the tramway are accessible but those sections that are, are known as the *Great Short Walk*, the *Perseverance Reserve*, *Intersection of Kynoch and National Park Roads*, the *Ravensbourne Sports Ground* and *Bunkers Hill*. At one of these sections - the one at the Ravensbourne Sports Ground - there's also the opportunity to view a full-size Shay loco display.

## **4. Bicentennial National Trail (The BNT) (Appendix E)**

- The Bicentennial National Trail is a mixed usage trail stretching over 5000km from North Queensland to Victoria. It incorporates a mixture of country roads and trails crossing both public and private land. Section 6 of the BNT covers Southern Queensland from Blackbutt to Killarney near the NSW border.
- The BNT is accessed at the western boundary of Lot 84 Kynoch Rd and users can go in either direction. There are options for return circuits back to Lot 84 Kynoch Rd via other rural roads and tracks.
- Sections of the BNT are also utilised by some of the other options described in this proposal, eg. the Palmtree Loop.

## **5. Ravensbourne Palmtree Loop (Appendix F)**

- The Palmtree (17km) mountain bike trail includes a loop starting at the corner of Lot 84 Kynoch Rd and connects to the Ravensbourne track (33 km). There is also an option to visit the Ravensbourne Falls via Wagner Rd.

### *Guest Education Resources & Reference Materials*

At the entry way of the guest accommodation, there is a built-in reference material cupboard for storage of laminated maps and a compendium containing information on local small businesses, such as cafes, bakeries, art galleries, wineries & restaurants. This will assist in providing inspirational content to capture the attention of today's traveller and showcase the variety of experiences on offer in the local area.

A small library in the upstairs bedroom will contain books of Australian native birds and other wildlife as well as our native Flora.

All maps included in this proposal (and more) will be laminated for guests to remove from the premises.

Guests will also be provided with the details of many on-line information portals that describe, in detail, various walking & cycling trails, heritage attractions and other activities in the local area.

Some of these portals include:

*AllTrails*

*Wikiloc*

*Trail Hiking Australia*

*Hiiker*

### *Conclusion*

Our purpose is to inspire and promote nature-based experiences that encourage guests to be actively involved and engaged, which in-turn enables them to better connect with themselves and the world around them and leave feeling connected, restored, and renewed.

To do this, we believe that we do not need to own the land on which these unique natural and cultural assets are held. We can provide nature-based tourism on a boutique basis to cater for those who want a private, individualised nature experience of their choosing. We will provide easy of access to National Parks & Heritage areas – without having to get into a car!

We believe that we have met the definition of Nature-based Tourism and respectfully request that council approves our development in the existing form.