

Submission to Toowoomba Regional Council

Re: Development Application Number MCUI/2026/4930 – Material Change of Use for Nature-based Tourism at Lot 84 Kynoch Road, Palmtree (Lot 84 CSH515)

I would like to put forward my objection to the proposed development for Lot 84 Kynoch Road, Palmtree as I feel that it would have an adverse effect on the local road network that is already struggling to meet the needs of the community.

I am a family member of residents who live and work in Palmtree and as such I am very familiar with the local roads and travel them regularly. Should the proposed development go ahead, I do not believe the current road network would be capable of safely accommodating the increase in traffic it would generate.

As it stands, Kynoch Road and connecting roads required to access the development site are for the most part unsealed roads that receive limited maintenance. As a result, they are subject to frequent erosion and overgrowth from surrounding scrub to the extent that there are many blind-spots, potholes, corrugations, ruts and fallen tree branches along them. In addition, dust during dry conditions significantly reduces visibility while wet weather causes the roads to become slippery. These conditions make the roads particularly dangerous and tricky to navigate for local road users let alone visitors unfamiliar with the area.

The increase in traffic that will result from the proposed nature-based tourism development poses significant safety risks for both local road users and tourists alike. As Palmtree is a working agricultural area, traffic often includes trucks, tractors and livestock moving along its roads at varying speeds. Travelling on these roads therefore requires drivers to take considerable care when meeting an oncoming vehicle travelling around a blind corner or negotiating a narrow section of road where there is insufficient room to pass safely.

An increase in road use by tourism traffic where drivers are unlikely to be familiar with or experienced in driving to the local road conditions will inevitably increase the chances of vehicle conflicts and compromise the safety of all road users.

For the abovementioned reasons, I believe that significant upgrades would be required for the local road network to meet an appropriate standard that would adequately support the increased traffic use that would result from the proposed development.

I therefore request that before consideration for approval of the proposed development is given, Council should carry out a comprehensive and independent assessment to establish the road upgrades and safety measures that would need to be put in place to enable the proposed development to commence operation without any adverse impacts on the local community.

It is further requested that Council should also establish who will be responsible for the cost of any required upgrades and ensure that the financial burden does not fall upon the local ratepayers.