

Have your say on a development application



Submitted on	20 August 2026, 3:17PM
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Related form version	4

Privacy collection notice

The personal information in this form is collected by Toowoomba Regional Council as part of its consideration of the issues raised in the submission. For impact assessable applications, the personal information in this form will be used to notify submitters about the Council's decision regarding the development application, in accordance with the [Planning Act 2016](#).

Form introduction

Provide support, comment or objection to a development application submitted to Toowoomba Regional Council.

After submission you may be notified of the outcome of the relevant development application.
If your submission is a 'properly made submission' under the [Planning Act 2016](#), you may have certain appeal rights in the Planning and Environment Court.

This submission, including personal contact information, will be lodged and publicly available at Development.i under the relevant development application in accordance with the [Right to Information Act 2009](#) and the [Evidence Act 1977](#).

I understand my submission, including personal contact information, will be lodged and publicly available at Development.i.

Do you agree with the declaration (required answer)?	I agree with the declaration
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Submitter details

First name	Dominic
Last name	O'Brien
Phone number	0439175774
Email	home@beinro.com

Your residential address

Street address	20 Rowbotham Street
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Suburb	Rangeville
State	QLD
Postcode	4350

Is your postal address the same as the residential address?

Yes

Application details

Address of application

Street address	22 Robotham Street
Suburb	Rangeville
State	QLD
Postcode	4350
Application number	MCU/2026/5359

Submission details

Information about grounds for a submission, can be [found on our website](#).

What is your position on the development application?	Object
State your grounds, and the facts and circumstances relied on to support the submission.	I object to the application for the reasons set out in the attached objection letter
Attach any documentation in support of the grounds raised in your submission.	Objection Letter.pdf

Ctrl+Click to select multiple. Upload limit of 10MB.

If viewing the submitted form, attachments are located at the bottom of this document.

Fees

There is no fee for this application.

Declaration

I understand and acknowledge that:

- The information provided is true and complete.
- Council may determine not to accept this if any information or supporting documents are incomplete or false.
- I acknowledge Queensland State Laws will accept this communication as containing my signature within the meaning of the [Electronic Transactions \(Queensland\) Act 2001](#).

Do you agree with the declaration (required answer)?

I agree with the declaration

Full name of applicant

Dominic O'Brien

Date

20/08/2026

Form process

After you submit this form a Council officer will review your representations and may be in contact depending on the nature of your submission.

To: Chief Executive Officer
Toowoomba Regional Council

Re: Development Application – Short-Term Accommodation MCU/2026/5359

Property: 22 Rowbotham Street, Rangeville QLD 4350

Submission Objecting to the Development Application

I am a resident of the local area and make this submission objecting to the proposed change of use of 22 Rowbotham Street, Rangeville, for short-term accommodation.

While I recognise that short-term accommodation can provide additional visitor accommodation within the region, I submit that this particular location is not an appropriate site for such a use and that the proposal is inconsistent with the planning intent for an established residential neighbourhood.

1. Incompatibility with the Established Residential Character of the Area

The surrounding area is characterised by detached dwellings occupied by long-term residents. The existing and intended character of Rowbotham Street and the surrounding Rangeville neighbourhood is that of a stable residential community where residents enjoy a reasonable expectation of quiet residential amenity. A short-term accommodation use is fundamentally different from a conventional dwelling house. It introduces a transient population with regular guest turnover rather than permanent residents with an ongoing connection to the neighbourhood.

The Toowoomba Regional Planning Scheme seeks to ensure that residential areas maintain their intended character and that development is compatible with surrounding land uses. Residential zones are intended to support residential living and protect neighbourhood amenity and character. I respectfully submit that the proposed use is inconsistent with those objectives.

2. Adverse Impact on Residential Amenity

One of the primary purposes of residential zoning is to protect the amenity enjoyed by nearby residents. The proposed short-term accommodation use has the potential to create impacts that differ materially from those associated with an ordinary dwelling house, including:

- increased vehicle arrivals and departures;
- visitors arriving at all hours of the day and evening;
- greater utilisation of outdoor recreational areas;
- increased noise associated with holiday or visitor accommodation;
- increased demand for on-street parking;
- reduced privacy for adjoining properties; and
- disturbance associated with a continual turnover of guests.

While the applicant may propose management plans or house rules, the existence of such measures cannot guarantee compliance by future guests. Experience in Queensland and other jurisdictions demonstrates that noise complaints, nuisance issues and disputes between residents and short-term accommodation operators are a recurring issue requiring government intervention and formal complaint processes. The potential for disturbance is relevant even where occasional breaches occur, as residents bear the ongoing burden of monitoring and reporting such behaviour.

3. Security and Community Cohesion Concerns

A long-established residential neighbourhood benefits from residents knowing their neighbours and having a level of familiarity with regular activity within the street. The continual turnover of short-term visitors can undermine this sense of community and create uncertainty regarding who is occupying neighbouring premises at any given time. Although most guests may behave responsibly, the proposal increases the number of unfamiliar persons regularly occupying the property, which has the potential to erode neighbourhood security and community cohesion. These concerns are sufficiently recognised elsewhere that specific regulatory frameworks and codes of conduct have been introduced to address neighbourhood impacts arising from short-term accommodation uses.

4. Conflict with Planning Scheme Outcomes

The Toowoomba Regional Planning Scheme seeks to:

- ensure development occurs in an appropriate location;
- ensure development is compatible with surrounding uses;
- protect residential amenity;
- maintain neighbourhood character; and
- minimise impacts on surrounding properties.

In my submission, the proposal conflicts with these outcomes because:

- The use introduces a commercial-style visitor accommodation activity into a predominantly residential environment.
- The proposal has the potential to generate impacts beyond those ordinarily associated with a dwelling house.
- The proposal is not necessary to support the intended function of the residential area.
- The proposal may establish an undesirable precedent for further short-term accommodation uses within the locality.

5. Cumulative Impact

While a single approval may appear to have a limited impact, planning decisions should also consider cumulative effects.

If similar applications are approved throughout Rangeville and other established residential neighbourhoods, the cumulative impact may include:

- progressive loss of residential character;
- reduced availability of housing for permanent residents;
- increasing land use conflict;
- increasing noise and parking issues; and
- greater pressure on residential amenity.

Council should be cautious in permitting the incremental commercialisation of established residential streets.

6. The Proposal Has Not Demonstrated That Impacts Can Be Adequately Mitigated

Unlike many forms of development where impacts are primarily related to built form, the principal impacts of short-term accommodation arise from the conduct of future occupants. Conditions relating to house rules, management plans, occupancy limits and contact persons may reduce risk but cannot eliminate it.

Once approval is granted, neighbouring residents are effectively required to monitor compliance and pursue complaints if disturbances occur. In circumstances where the primary risks arise from human behaviour rather than physical design, there remains a meaningful possibility that adverse impacts on surrounding residents will occur despite the imposition of conditions.

7. More Appropriate Locations Exist

Short-term accommodation is more appropriately located in areas where visitor accommodation forms part of the intended character of the locality or where other accommodation uses are already established. By contrast, Rowbotham Street is an established suburban residential street where residents have a legitimate expectation that surrounding properties will continue to be used primarily as homes rather than visitor accommodation. Approving the proposal would introduce an incompatible land use into an area intended for long-term residential occupation.

Conclusion

For the reasons set out above, I respectfully submit that the proposed short-term accommodation use is inconsistent with the planning intent for the locality and has the potential to adversely affect residential amenity, neighbourhood character and community cohesion.

I therefore respectfully request that Toowoomba Regional Council refuse the application for short-term accommodation at 22 Rowbotham Street, Rangeville.