

Have your say on a development application



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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

Submitter details

First name	Leanne
Last name	Hohn
Phone number	0418881089
Email	leanmatt2@bigpond.com

Your residential address

Street address	124 Wyreema Cambooya Road
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Suburb	WYREEMA
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State	QLD
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Postcode	4352
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Is your postal address the same as the residential address?

Yes

Application details

Address of application

Street address	38 Rosenberger Road
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Suburb	WYREEMA
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State	QLD
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Postcode	4352
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Application number	MCUI/2025/8490
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Submission details

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

What is your position on the development application?	Object
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State your grounds, and the facts and circumstances relied on to support the submission.

We have concerns regarding the level of information provided in relation to the proposed rezoning of 38 Rosenberger Road, Wyreema.

We believe the application does not adequately address how the site will be managed, who will be responsible for oversight, or how the proposed land use will operate in practice. We request clarification on the following matters.

If any of these items have already been addressed in the 198 page application, we appreciate your patience and ask that you direct us to the page with the relevant information.

- Bookings and oversight: Bookings for the accommodation sites will be through third party platforms such as Hipcamp and Airbnb. This raises concerns about the owners' ability to monitor whether guests are genuine tourists travelling through the district, or whether the site will instead be used by international backpackers or local workers seeking low cost long term accommodation.
- Definition of "short term accommodation": The application does not specify the maximum length of stay proposed for the accommodation units. Clear time limits are essential to ensure the development is not used for long term residential or workers' accommodation.
- Length of stay for campsite users: No information has been provided regarding the maximum stay permitted for tourists using the camp sites.
- Campfire permissions: It is unclear whether campfires will be permitted on the site, and if so, under what conditions and safety controls.
- Surface treatment of camp sites: The application does not state whether the camp sites will be sealed or whether they will remain on black soil, which has implications for dust, erosion, and amenity impacts on neighbouring properties.
- Noise restrictions: There is no information regarding what noise controls or quiet hours requirements will apply to the camp sites, or how compliance will be monitored.

We object to the development being presented as a tourist park. Wyreema does not offer any genuine tourist attractions or places of interest that would draw visitors to the area. On this basis, it is highly unlikely that the development will function as a legitimate tourist facility.

We object to the proposed full rezoning of the site at 38 Rosenberger Road, Wyreema. The development is being promoted as being on the southern side of the main residential area and located in a rural setting. It will still have an impact on local residents as we will be directly affected by increased activity, noise, traffic, and changes to the rural character of the area.

The application repeatedly states that the surrounding rural land will not be significantly impacted. If this is the case, then the portions of the site not required for accommodation should remain zoned Rural. There is no planning justification for a full rezoning of the entire property when only a portion of the land is intended for development.

We therefore object to the full rezoning of the site and request that all land not used for accommodation be retained under its

existing Rural zoning to preserve the rural character and protect neighbouring residents from unnecessary and unjustified land use intensification.

We object to the proposed complaints management process for this development. The current arrangement limits the complaints register to noise complaints only and requires all complaints to be directed to, and managed by, the property owners. This is inappropriate and does not provide an independent, transparent, or impartial mechanism for residents to raise concerns.

An independent party should be responsible for receiving, recording, and managing all complaints to ensure fairness and accountability. We would be hesitant to lodge complaints directly with the Applicants.

In addition, the proposal provides no information regarding how other site related complaints — such as safety, behaviour, traffic, or operational issues — are to be handled. It is unclear whether these matters should be directed to Council, the Police, or another authority. This lack of clarity fails to meet reasonable expectations for responsible site management.

For these reasons, we object to the proposed complaints handling process and request that Council require an independent, comprehensive, and transparent framework for managing all complaints associated with the site.

We object to the proposed development of a third site in close proximity to our property and home. Our peace, privacy, and quiet enjoyment have already been significantly affected by the existing developments, and the addition of a third project in the same location will further compound these impacts.

This continued expansion directly affects our lifestyle, wellbeing, and overall happiness. The cumulative effect of multiple developments in such a concentrated area is unreasonable and places an unfair burden on neighbouring residents. We therefore strongly oppose any further development at this site.

As this is a complex application, all due respect is offered to the Applicants if any of the provided information has been misunderstood by us.

Attach any documentation in support of the grounds raised in your submission.

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

Leanne Hohn

Date

16/06/2026

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.