

From: Max Thomson <msdthomson@hotmail.com>
Sent: Monday, 17 August 2026 6:17 PM
To: Development
Subject: Re: Submission – Development Application for Lot 84 Kynoch Road, Palmtree
Material Change of Use – Nature-based Tourism

Categories: Plan & Eng, Priority 1

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Dear Chief Executive Officer

I wish to formally raise concerns regarding the capacity of the existing rural road network to safely and adequately accommodate the additional traffic that would be generated by the proposed development. In particular, I ask Council to carefully consider the condition and capability of Kynoch Road, Perseverance Hall Road, Murphy Road, Ralph Road and Cullen Road, as well as the associated intersections and connecting roads.

These roads currently serve a rural community and were not constructed to accommodate sustained increases in commercial tourism traffic. Any requirement for road widening, improved formations, sealing, signage, drainage works or more frequent maintenance has the potential to impose significant costs on Toowoomba Regional Council and, ultimately, local ratepayers.

The submission also highlights concerns regarding road safety, unfamiliar visitors relying on GPS navigation, increased traffic associated with other development in the area, and the cumulative impact that additional traffic may have on the existing rural road network.

I respectfully request that Council give these matters full consideration when assessing the application, including whether substantial road upgrades would be necessary to support the proposed use and who would bear the cost of those works.

Thank you for considering my submission.

Yours faithfully,

Max Thomson
46 Pechey Maclagan Road
Sent from my iPhone