

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	Keith and Dianne
Last name	French
Phone number	0437087768
Email	dianne.m.french@bigpond.com

Your residential address

Street address 1 Blue Hills Drive

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 Rowbotham Street
Suburb	Rangeville
State	QLD
Postcode	4350
Application number	MCU1/2026/5359

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 wish to lodge an objection to the proposed Short-Term Accommodation (B&B) application for the property located on the corner of Rowbotham Street and South Street, Toowoomba. My concerns relate primarily to traffic safety, parking risks, and the impact on an already high-density residential area. 1. Significant Traffic Safety Risk at the Roundabout. This property is situated directly on a very busy roundabout where Rowbotham Street meets South Street. Vehicles travelling south along Rowbotham Street and entering the roundabout have limited visibility of the frontage of this property. If guests or visitors to the short-term accommodation were to park on the street - particularly along the Rowbotham Street side - their vehicles would sit directly in the line of traffic entering the roundabout. This creates a genuine risk of collision, as drivers approaching the roundabout would have little time or space to react to parked vehicles. Short-term visitors unfamiliar with the area would not be aware

of this hazard and may inadvertently park in unsafe locations.

2. Insufficient On-Site Parking for potential guest numbers.

While the property appears to have off-street parking for around 3 vehicles, this is inadequate if the premises is used for group stays, gatherings, or events - which are common with B&B-style accommodation.

Overflow parking would inevitably spill onto the street, directly into the high-risk zone around the roundabout.

3. Impact on a densely populated residential area.

South Street is the main exit route for a large number of houses in this neighbourhood. Traffic volumes are already high, and any increase in roadside parking or vehicle movements associated with short-term accommodation will worsen congestion and reduce safety for residents.

Short-term accommodation also introduces transient visitors who may not understand local traffic patterns, increasing the likelihood of unsafe parking and manoeuvring.

4. Incompatibility with surrounding residential character.

The surrounding area is predominantly long-term residential. Introducing short-term accommodation on such a constrained and high-traffic corner is not compatible with the established neighbourhood, particularly given the safety risks and limited parking capacity.

Request:

For the reasons outlined above, I respectfully request that Council refuse the application for short-term accommodation at this location.

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

Dianne French

Date

19/08/2026

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.