



Fact Check

Mount Lofty Residential Development

As part of Defence Housing Australia's (DHA) community engagement process, we are pleased to keep you informed as the masterplanning process continues.

Responses to questions from the community

The Facts

Thank you to the 195 Mount Lofty and Toowoomba locals who attended the DHA community information day on Saturday 25 March. We noted questions on the day, and provide responses in this Fact Check. The masterplan is now being prepared by DHA's independent project team, and will take some months to complete. If you have further questions or comments for the project team, please call or email at the contact points below.

How many lots will be developed?

A portion of the site within the primary investigation area (see the attached site plan) is able to be developed. Baseline surveys of the primary investigation area are complete, and preliminary masterplanning is now underway. Many factors will determine development outcomes, including best practice stormwater management, connections to the existing road network, pedestrian connectivity and views from and to the site. It is too early in the lengthy masterplanning process for DHA to identify the exact future number of lots to be developed.

Is there a need for Defence housing at Mount Lofty?

Yes. DHA manages a mix of housing options to meet the needs of Defence families. Mount Lofty is a community where Defence family children can attend local schools without long commutes, and where Defence families can shop, dine and enjoy recreational activities that are local.

What percentage of houses will be for Defence families?

The percentage of homes retained for Defence families will respond to Defence requirements. In line with other DHA developments, the percentage would be less than half of the lots developed. Homes for Defence families will be scattered throughout the newly developed community; this facilitates community integration and cohesion.

How many lots will be sold privately?

DHA's release of lots to the market, in stages, will be based upon local demand.

Thanks for
your feedback

Consultation
on the
masterplan
later in 2017

What about the slope and possible slippage?

Particular attention will be paid by DHA's independent engineers to the geotechnical condition of the site. Risks of slippage and erosion will be the subject of careful review.

Can the whole site be made into a park?

DHA intends to develop part of the Mount Lofty site for residential housing. A significant portion of the site is proposed to be gifted to the community, for an extension to Jubilee Park.

Where will the parks be located?

DHA creates award winning developments that incorporate attractive parklands for passive and active recreation. The location of parks will be on the masterplan that the independent project team is preparing, and that will be the subject of consultation with the community later this year.

Will there be a buffer on the DHA land, to Martini Street?

The independent landscape architect on the DHA project team has been briefed on local community members' request for a buffer to Martini Street.

Will it be possible for people with a disability to access the public amenities within the development?

Yes. Access to pathways and other pedestrian infrastructure will accord with disability access compliance requirements under Queensland state government legislation. Where possible, pathways and other pedestrian infrastructure will be able to accommodate people in wheelchairs, on walkers and scooters, and with prams.

Will a local town planner be preparing the plans for lodgement with Toowoomba Regional Council?

Yes. DHA has appointed a local town planner to work on the masterplan and to prepare and lodge the development application.

Why are there blue or pink dots on some trees?

Blue or pink marks are made on trees by surveyors when they have counted a tree in their field work data collection. The paint does not harm trees. This is an industry standard approach to ensure trees are not double counted.

Will the proposed development be considerate of any endangered species ?

Yes. The independent ecologists on the DHA project team will assess the ecological functions and values of the site, and adjacent land, through a detailed set of field surveys including flora and fauna surveys, motion cameras and strategic onsite assessments. This work will confirm ecological values. A report will then be prepared, discussing impacts and possible offsets.

How will DHA deal with increased traffic volumes?

DHA's independent traffic engineers will conduct comprehensive traffic volume surveys to identify existing traffic volumes at intersections and road links. Local knowledge about peak traffic volumes on nearby roads has been gratefully received by DHA, and provided to the traffic engineers. The traffic engineers are tasked with mitigating potential impacts on the surrounding road network.

How will the development connect with the existing road network?

Following their work on existing and forecast traffic volumes, the independent traffic engineers will provide advice to the independent masterplan project team on the number and configuration of connections to the broader road network. This work, along with planning for pedestrian and cyclist connectivity and accommodating access for refuse collection and emergency services vehicles, is currently underway.

Can the area near the quarry be developed instead of the rifle range?

The DHA land near the quarry is captured by the quarry separation area, and cannot be developed for residential uses. Please refer to the attached site plan, that shows the separation area.

How will extra housing affect existing water pressure?

Some local residents have told us that they experience issues with water pressure in their homes at Mount Lofty. We are grateful for this advice, which has been provided to DHA's independent engineers and is being taken into account by them in their consideration of local water infrastructure.

How is dust managed during construction?

During construction, a water truck sprays areas where earthworks and other activity is underway. Other dust mitigation measures include a wheel wash, perimeter mesh fencing, and sediment guards.

Will compensation be paid for loss of locals' amenity?

No. It is expected that the DHA community will create positive upward impacts on local property values and the masterplan design will be sensitive to local views and amenity.

Will there be more community information days before construction commences?

Yes. The community information day on 25 March was the first of the community information days planned by DHA. The next will be held when the masterplan is ready to be released for community comment, later this year.

There are still lots of un-answered questions, when can we expect more details to be provided?

Definitive detail on the questions that community members have asked us will be available when the masterplan is available for community comment later this year.

Visit the website,
call or email

Phone: 1800 100 204
Website: mountloftytoowoomba.com.au
Email: projects@cprgroup.com.au



Site Plan