

Integrating with the local community

DHA is creating a thoughtfully masterplanned community

- 342 residential lot subdivision over 52 hectares
- 10km of new footpaths, trails and pathways
- 329 hectares of potential new escarpment parkland with extensive revegetation
- Lots ranging from 400m² to 4,000m²
- Retention of historic features such as:
 - Henry Street fig tree
 - Rifle range target trench
- Traffic lights installed at North and Stuart Street proposed, among many traffic improvements
- Land remediation and vegetation works
- DHA will fund or build over \$9m in upgrades to local infrastructure including roads, sewer, water mains and parks.



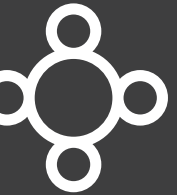
OPEN SPACE NETWORK

- Provision of variety of open spaces suitable for all members of the community. Open space types to include Parks, Nodes, Pedestrian Links, Escarpment Interface and Drainage Reserve.
- Co-locate open space with key vegetation pockets.
- Provide open space in key locations to frame views.
- Create a network of open space which allows community to easily 'loop' the site and take advantage of the escarpment.



NEIGHBOURHOOD PLACEMENT

- Neighbourhoods 'fold over' the landscape giving character through changing elevation and drainage courses.
- Natural topography, key views and landmark features reinforce thresholds between neighbourhoods.
- All homes a 5 minute/400 metre walk to parks and open spaces.



DETAILED DESIGN RESPONSE

- Distribution of local parks and open spaces throughout the community.
- Capture range views through orientation of streets and locations of open space.
- Range of densities within the community to promote affordability and diversity.
- Jubilee Park expansion—increase community access with walking trails, bike tracks and picnic areas linked into the parkland.



SITE MANAGEMENT

- Decontaminate and remediate former rifle range
- Manage weeds and pests in new parks
- Extensive new native tree planting
- Comprehensive bushfire management plan



BENEFITS FOR TOOWOOMBA

- 24% of the 52-hectare development area is open space and parks
- 329 hectares of new accessible escarpment parkland
- Preservation of heritage - fig tree and rifle range target trench
- Integrated pedestrian network with new escarpment trail



LAND SALES

- DHA provides Defence homes to meet demand, as advised by Department of Defence annually
- Remaining lots are to be sold to the public to build their own homes



Facts about DHA's Mount Lofty development application

PLANNING NEED

- Toowoomba is projected to need up to 24,000 dwellings over the next 20 years
- The Mount Lofty masterplan represents a diverse range of living options close to local amenity, consistent with the overall planning outcomes for Toowoomba



TRAFFIC IMPROVEMENTS

- Signalisation of Stuart and North Street intersection with safe pedestrian crossing
- Parking improvements to Rifle Range Road
- Safety improvements to Kate, Stuart and Henry Streets
- Traffic forecasts include other development growth
- Timely delivery of infrastructure to meet demand



ECONOMIC BENEFITS

- 97 new jobs to be created
- \$12.6m estimated annual injection into local economy
- \$9m estimated DHA contribution to Council (cash and in-kind) to invest in local infrastructure, e.g. new parks, sewer, water main and intersection upgrades



STORMWATER MANAGEMENT

- Stormwater design is responsive to natural slope
- Natural drainage line retained and revegetated
- Landscaped detention basin constructed in Stage 1
- Stormwater quality managed on-site and via a standard offset arrangement
- No discernible impacts downstream



Making a submission

Information on process:
<https://www.mountloftytoowoomba.com.au/submissions>

To lodge a submission:

A properly made submission must:

- be in writing, signed by each person who is making the submission and addressed to Toowoomba Regional Council, Attn. The Assessment Manager, PO Box 3021, Toowoomba, QLD, 4350. Submissions can also be emailed to info@tr.qld.gov.au
- include the name and residential or business address of each person who is making the submission
- state what aspects of the proposed development are supported or opposed and why
- state a postal or email address of each person who is making the submission
- be received by council during the formal public notification period.

☎ 1800 100 204

📍 [mountloftytoowoomba.com.au](https://www.mountloftytoowoomba.com.au)

@ projects@cprgroup.com.au



The DHA Mount Lofty development application is being assessed by Toowoomba Regional Council. You can have your say about the development application during the statutory public notification period. All timelines, designs and imagery are indicative only. Any development on the DHA Mount Lofty site will be subject to Council and other approvals. Numbers are subject to change.

Mount Lofty Development Application



Get the facts.

📍 [mountloftytoowoomba.com.au](https://www.mountloftytoowoomba.com.au)

