



# About DHA

**‘DHA is an award-winning residential developer in Australia, but we don’t just build houses, we build communities’.**

**Jan Mason, Managing Director.**

Defence Housing Australia (DHA) is one of the country’s most successful Government Business Enterprises, established in 1988 to provide housing related services to Defence members and their families. In fulfilling our roles, we contribute to Defence retention, recruitment and operational goals.

We are also very active in Australian residential housing and investment markets, with award winning development, construction, acquisition and leasing programs.

We are one of the country’s largest property managers, with approximately 19,000 properties under management Australia-wide, worth around \$10.6 billion. Approximately 13,500 properties are managed on behalf of investors.

We are a major residential land developer, with more than \$2.5 billion committed to projects in most states and territories across Australia. We also undertake a range of development projects on behalf of other government organisations, including Defence.

We are committed to creating vibrant, healthy and sustainable communities that bring Defence members and new home owners together – in places they are proud to call home.

**Visit [dha.gov.au](http://dha.gov.au) to find out more.**





# Vision

## DHA's Vision for Mount Lofty

The Mount Lofty site represents an opportunity for DHA to significantly contribute to the Toowoomba region.

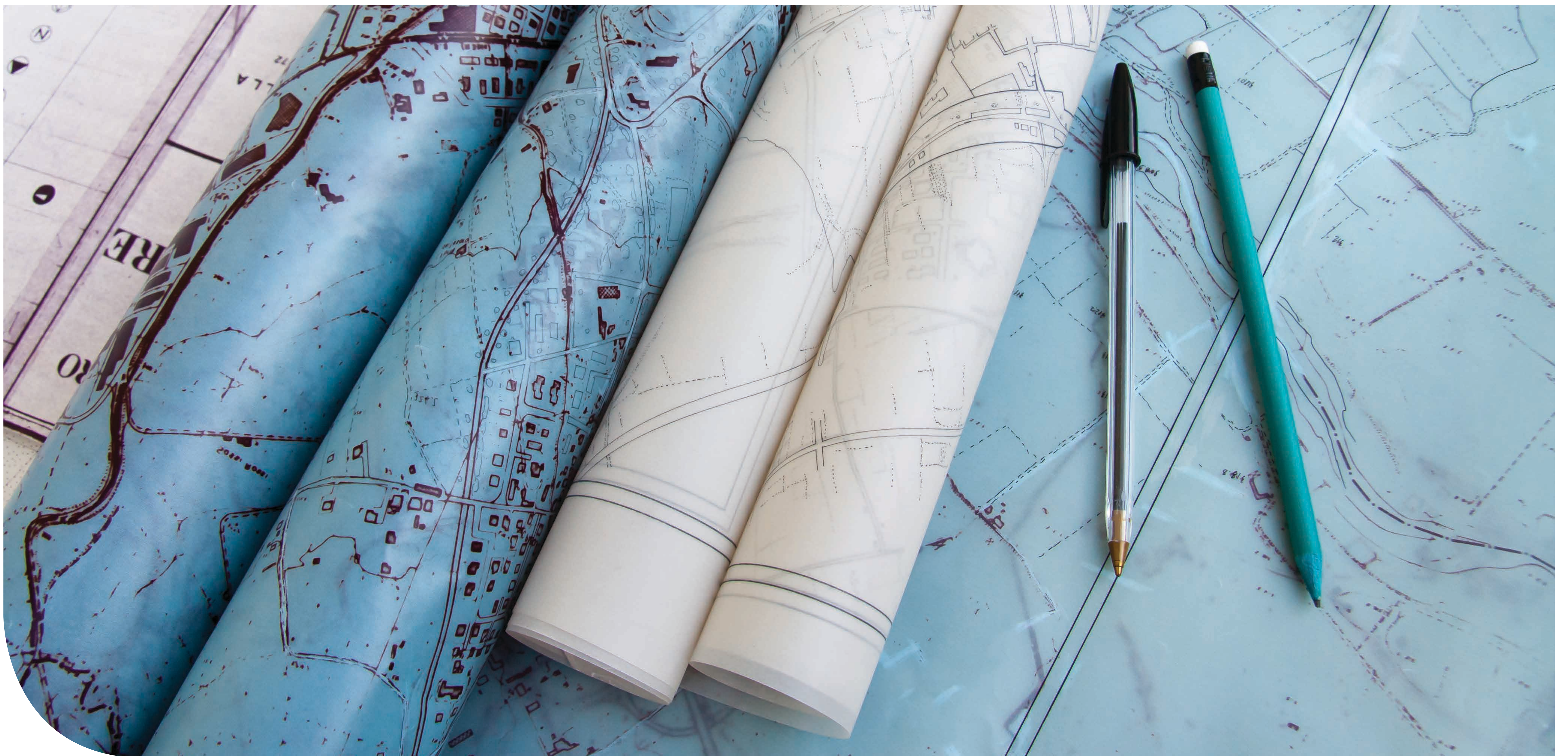
DHA seeks to create a sustainable, contemporary residential community for Defence members and their families, as well as local families.

This project will be respectful to the site, inclusive of all stakeholders and ultimately provide an asset to the community.

### Potential benefits

- Clearing the site of unexploded ordnance and opening up land for community enjoyment.
- Liaison with Toowoomba Regional Council to gift land for expansion of Jubilee Park – walking trails, bike tracks, picnic areas.
- Eradication of weeds, including lantana and privet, to restore natural bush environment.
- Honour site history, including the Moreton Bay Fig tree said to have been planted by L/Sgt Eric French in 1916.





# Mount Lofty Masterplanning

## Independent project team

- Community consultation and engagement
- Surveying
- Urban Design
- Engineering (civil infrastructure and stormwater)
- Bushfire
- Town Planning
- Road design and traffic management
- Unexploded ordnance
- Cultural Heritage
- Environmental (flora and fauna)
- Landscape architecture
- Horticulture
- Workplace Health and Safety

## Masterplanning

### Macro-level structure plan

With input from the Mount Lofty and Toowoomba community, the project team is collaborating to produce a structure plan to map out proposed land uses including areas proposed for house lots; open spaces; parks; and road patterns.

### Micro-level masterplan

A detailed masterplan that may include house lot boundaries; open space and park classifications; pedestrian, cycle and vehicle network information; stormwater management and other infrastructure locations.

## Development Application

Before any residential development can occur at Mount Lofty, DHA must lodge applications with Toowoomba Regional Council. These will be assessed by Council and departments of the State and Federal Governments, as required.

Any DHA development application must demonstrate the suitability of the proposed development, having regard to the relevant planning documents and legislation, such as the Toowoomba Regional Planning Scheme 2012.

DHA has not yet lodged an application over the land at Mount Lofty.



# Independent Project Team

Investigations and reporting will address the following:

## Town Planning

- Development application
- Views
- Lot layout

## Civil Engineering

- Slope analysis
- Sewer and water infrastructure

## Ecology

- Site and surrounds – ecological functions and values
- Location and description of mature trees
- Vegetation species – height, width, girth, spread
- Vegetation communities and connectivity
- Flora health assessment
- Fauna habitat assessment
- Weed species

## Stormwater Quantity

- Onsite detention analysis
- Rainwater tanks
- Local catchment runoff

## Stormwater Quality

- Water sensitive urban design
- Raingardens

## Bushfire

- Fire scars
- Bushfire Hazard, Risks and Resilience – mapping
- Assess structure and species composition of vegetation in groundcover, understorey and canopy
- Slope analysis
- Vegetation fuel loads
- Local knowledge

## Unexploded Ordnance

- Survey
- Clearing

## Traffic and Transport

- Traffic volume surveys
- Peak hour analysis
- Connections to existing road network
- Site and Lot access
- Active transport connections

## Historic and Cultural Heritage

- Cultural (indigenous) heritage
- Previous site uses





# Sustainability

We ensure our houses are designed, constructed and function in ways that don't compromise the quality of the natural environment.

**Minimum 6-star**  
NatHERS energy rating

**Silver Level Australian**  
Government Liveable Housing Design Guidelines

**Home design**  
Natural airflow and solar orientation decrease artificial heating and cooling

**Community design**  
Healthy Land and Water and Living Waterways design in landscapes and backyard connectivity

**DHA's focus is on five key areas:**

- Low energy consumption
- Low water consumption
- Effective waste management
- Human wellbeing
- Biodiversity of local flora and fauna



# Economic Contribution

The Toowoomba region is set to benefit, with new jobs and economic activity.

70 direct and indirect jobs (full time equivalent) per annum in staged development.

Contribution to Toowoomba Gross Regional Product (GRP) of \$26 million.

27 direct and indirect ongoing jobs per annum.

Direct employment to contribute \$1.2 million to GRP per annum.

## As an example...

Since the development of DHA's Warner Lakes masterplanned community, the suburb of Warner has experienced above average house price growth.

Approx. 13% or \$30,000 land sale price premium achieved at Warner versus Moreton Bay region, since DHA sale of retail land to the public at Warner Lakes from 2015.

*Source: URBIS, February 2017*





# Preserving the Moreton Bay Fig Tree

The Moreton Bay Fig Tree (*Ficus macrophylla*) at the end of Henry Street is believed to have been planted by Eric Aubrey Steven French in 1916 before enlistment in the Australian Imperial Force WWI.

The tree is set to be the centerpiece of the DHA development.

DHA is planning fig tree propagation to protect the legacy of this special tree.

*With thanks – Mr John Swarbrick, Toowoomba Historical Society, and Dr Erica French*



*“Open up the escarpment – make it accessible for recreation and enjoyment”*

*“Retain neighbours’ amenity and views across the escarpment”*

*“Prefer a mix of housing Lot sizes”*

*“Parkland buffers to surrounding streets would be preferred”*

*“How will the future of the road network be designed?”*

*“What about location of vehicle and pedestrian access?”*

*“Preserve habitat and wildlife”*

*“I’m concerned about district traffic volume”*

*“Keep talking to local environmental and sport and recreation organisations”*

# Community Feedback

**DHA welcomes your feedback on matters such as:**

- Masterplan design
- Environmental and bushfire management
- Lot number and sizes
- Road network and traffic
- Views
- Unexploded ordnance



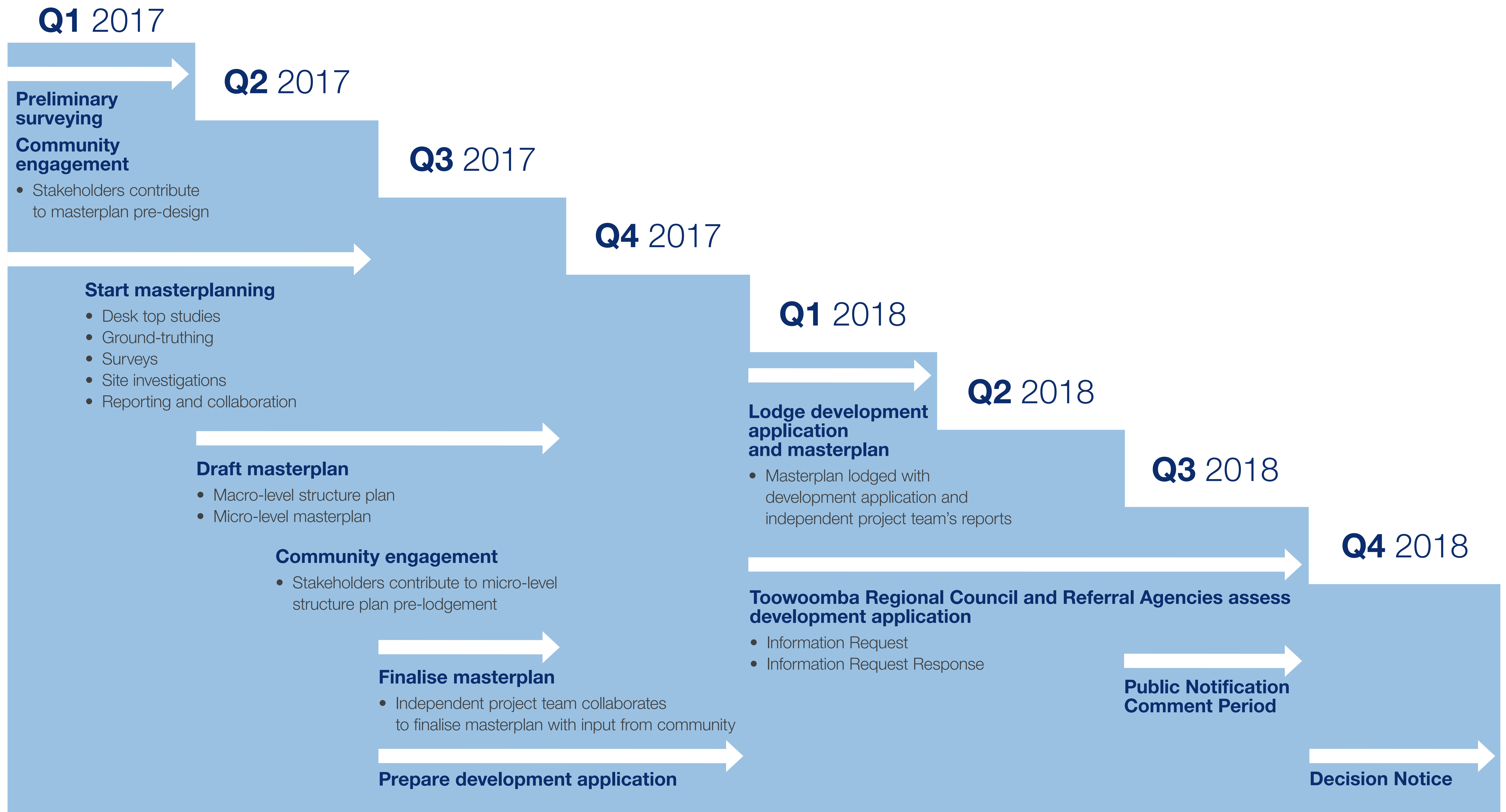


# Site Plan

"This development is subject to Council approval. All timelines, designs and imagery are indicative only and are subject to development of the Masterplan, Development Application, finalisation of program, and detailed design and approvals."



# Indicative Timeline







# Parks and Open Spaces

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# Please Share Your Feedback

Please place your comments here.

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