

## MEETING NOTES

### Mount Lofty Community Reference Group

<b>MEETING TIME AND DATE</b>	11 July 2017   6.00pm	
<b>MEETING VENUE</b>	Brick Building, Martini Street, Mount Lofty	
<b>ATTENDEES</b>	<b>NAME</b>	<b>REPRESENTING - ORGANISATION / LOCATION</b>
	Richard Barrett	Talinga Street & Wood Arts Guild
	Sue Berghofer	Rifle Range Road
	Penny Claringbull	Martini Street
	Michelle Connelly	Chair - CPR Group
	Andrew Douglas	Cambray Consulting
	Bill Jelacic	Harlaxton Quarry Action Group
	Chris Kenward	Meeting record - CPR Group
	Janet Meibusch	Rifle Range Road
	Frank Ondrus	Householders Options to Protect the Environment
	Dan O'Neill	Henry Street
	Geoff Sharp	Friends of the Escarpment Parks
	Barbara Weller	Downlands College
	Rob Winters	DHA Senior Development Manager
<b>APOLOGIES</b>	<b>NAME</b>	<b>REPRESENTING - ORGANISATION / LOCATION</b>
	Carol Cox	Rifle Range Road
	Michael Illing	Toowoomba Mountain Bike Club
	Nancy Kenway	Alfred Street

<b>1</b>	<b>Meeting open – Introductions; apologies; housekeeping and safety induction</b>
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The Chair declared the meeting open at 6:12pm and invited attendees to introduce themselves.

Rob Winters - Senior Development Manager, DHA responsible for all aspects of the Mount Lofty masterplan project.

Andrew Douglas - Director Cambray Consulting; leading the masterplanning project team on traffic engineering and transport planning (holds a Masters in Environmental Science).

Barbara Weller - Senior staff member at Downlands College and long term Mount Lofty resident. Interested in all environmental aspects of the eventual development.

Bill Jelacic - Long term local resident with an interest in the Harlaxton Quarry and its possible future plans for expansion, traffic planning and walking amenities.

Janet Meibusch - A 30-year resident of Mount Lofty with interests in the tourism potential of the development and in the proposed treatment of stormwater from the site.

Frank Ondrus - President of Householders' Options to Protect the Environment (HOPE) with an interest in sustainable developments.

Geoff Sharp - A member of the Friends of the Escarpment Parks with an interest in all aspects of the local ecology, the potential connectivity of walking trails through to Crow's Nest, and bushfire management.

Richard Barrett - A local resident and member of the Wood Arts Guild (WAG) of Toowoomba with an interest in environmental issues and a background in workplace health and safety.

Dan O'Neill - A local resident and member of Toowoomba Mountain Bike Club. Interested in contributing to a development that provides public access to the escarpment and that provides positive benefits to existing residents.

Penny Claringbull - A local resident with interests in access to the environment, preservation of the environment and traffic. Also has a background and interest in building communities.

Sue Berghofer - A long term Toowoomba resident, and previous Council officer, with interests in developing community access to the natural assets of the site and the inclusion of open spaces in the development.

Michelle Connelly – Appointed by DHA to Chair the CRG; Director at CPR Group, the stakeholder engagement consultants on the DHA masterplanning project team.

Chris Kenward - CPR Group consultant; appointed as note taker for the CRG meeting.

### **Apologies**

Nancy Kenway - A 50-year resident of Mount Lofty who is a member of the local Field Naturalists Club. Interested in making the escarpment and surrounding area available for community enjoyment.

Michael Illing - President of the Toowoomba Mountain Bike Club and regular user of Jubilee Park. Interested in the development of part of the DHA site for community recreational use.

Carol Cox - Long term local resident with interests in retaining green space, community access to the site and the number and size of lots.

## 2 Terms of Reference

A copy of the CRG Terms of Reference (TOR) was supplied to each member and reviewed by the Chair –

- The purpose of the CRG is to establish a forum in which DHA, and those who represent local residents and other stakeholders can meet to share information and perspectives, which will be considered in DHA decisions about the Mount Lofty masterplan.
- The TOR explains how the CRG will operate, the roles and responsibilities of members, and the term of the group. It also covers public comment protocols and privacy protection for all members. DHA will use member contact information to share relevant information but will not publish these details.
- The Chair requested members' permission to publish members' names and a group photo on the project website at [www.mountloftytoowoomba.com.au](http://www.mountloftytoowoomba.com.au).
- Members' contact details will never be published or distributed by DHA or its representatives.
- All members present agreed that their names and photo could be published to the website.
- Rob acknowledged Janet Meibusch for the suggestion she made at the community information day that DHA establish a CRG. Whilst this had been under consideration by DHA, Janet's prompt was well timed.
- The view Janet expressed - that a CRG could help to remove anxiety and minimise friction and to replace them with collaboration and cooperation was shared by those working on the project and has led to the formation of the group.

The term of the group was discussed. It is expected that the group will continue to meet through to lodgement of the development application. The number of timing of meetings can be a matter for agreement amongst the group.

## 3 Standing Orders

The CRG will operate in an informal manner with no motions put, votes taken or a requirement to speak through the Chair. The group is a non-statutory, non-decision making forum in which matters relevant to the DHA Mount Lofty masterplan are discussed. The expectation is that all members will display courtesy and respect to each other.

## 4 The planning process and the masterplan

It was explained that a draft masterplan would be presented to the CRG for discussion and feedback once it is prepared. This presentation will be followed by a community information day and both will precede lodgement of a development application with Council.

Rob presented an update on the masterplanning process, the project team's current and planned work and the timeline for preparation, consultation and lodgement of the masterplan and development application. This covered:

- UXO - unexploded ordnance and contamination.
  - Some surveying of the site has been completed; other areas are to be surveyed.

Under Queensland state legislation DHA is obliged to submit a Sampling and Quality Management Plan which identifies the high-risk areas and details how those areas are to be remediated. This plan needs to be authorised by a third-party auditor who is registered with the Queensland Government, before being signed off by the Department of Environment and Heritage Protection (EHP).
- Stormwater quality - ensuring the quality of water leaving the site meets legislative standards.
  - Water discharging from the site must be of the same quality as when it entered the site. Water quality management options may include vegetated swales, a constructed wetland, detention basins and/or other stormwater quality devices.

- Stormwater quantity - ensuring that there are no erosional effects to the local environment caused by the development.
  - This will involve water detention systems and vegetated drainage systems that control the velocity and volume of water flows across and leaving the site.
- Bushfire - best practice will be adopted in the design philosophy of the site to minimise the risk of bushfire and enhance the opportunity for emergency services to fight fires successfully.
  - Members recounted the experience of emergency services personnel fighting the 2005 bushfire - inadequate water pressure in Rifle Range Road restricted efforts to combat the fire.
  - DHA has requested information from Toowoomba Regional Council (TRC) about the existing water pressure in the area. TRC staff will be testing the existing water pressure levels in the next few weeks and will provide DHA with those readings. The masterplanning team will then use this information to determine if water tanks or pumps are required to raise the pressure level.
  - It was pointed out that bore water is used locally, for example at Downlands College, and DHA agreed to investigate this option further as part of the masterplanning process. Also, it was noted that streams and springs appear at several locations on the DHA site after heavy rain.
- Roads and traffic.
  - Cambray Consulting Director Andrew Douglas explained that the traffic surveying process implemented by Cambray follows recognised industry best practice.
  - Data has been gathered from onsite surveys at 16 intersection locations around, and out from, the district - this will be analysed along with data received from TRC and from the Department of Transport and Main Roads. This analysis has commenced but is not complete. The analysis will determine the existing baseline for traffic in the area.
  - Feedback from the community information day was instrumental in deciding to survey the 16 intersections as it was originally planned to survey 10. Community feedback resulted in the addition of 4 intersections, and feedback from TRC resulted in the addition of 2.
  - Cambray's preliminary analysis indicates no significant growth in local traffic counts over the last four years, which is surprising. Further analysis will be complete to confirm and understand this. The analysis showed the morning peak to be between 7:45 and 8:45 am and that the afternoon school peak between 2:45 and 3:45 pm was as big as the evening commuter peak at most locations.
  - Once the masterplanning team can indicate the likely number of residential lots in the development, the traffic engineers will then start analysing the expected impact of the development upon local traffic and to develop recommendations as to any changes that may be required to the local road network.
  - Planning legislation requires a developer to predict the traffic impacts for the next 10 years and for the road network to be able to accommodate these changes.
  - Like all developers, DHA will be required to complete any local traffic network alterations that are in conditions of approval, in the early stages of the development. Developers like DHA are often also required to make financial contributions to Council for works in the wider road network. TRC is responsible for alterations to the wider road network using contributions from DHA and other developers.
  - Concerns were expressed around parking provision following the development. DHA will undertake to find out the parking provisions for the nursing home on Stuart Street.
  - It is expected that the traffic plan will be referred to Queensland Department of Main Roads for approval as well as to TRC.
  - The movements of construction traffic were discussed and it was explained that this would be dealt with as part of a Construction Management Plan to be lodged with and approved by TRC.
- Cultural Heritage which covers both the indigenous and historic significance of the site.
  - DHA has engaged with representatives of the Western Wakka Wakka people, who have visited the site. They identified a scar tree which will be assessed by an arborist (for the purposes of seeking to identify age and to discuss the management plan). They also identified some evidence of flints in the area near the end of Rifle Range Road.
  - DHA is also looking at the rifle range infrastructure to see if some of it can be celebrated in the project design.
  - The Fig tree at the end of Henry street will be protected as part of the masterplan.

- In addition to the items that have been located, a military lookout with views along the valley apparently also exists. It is expected that the lookout may have been filled in or destroyed by now. There is a replica at the Highfields Pioneers Village.
- DHA is liaising with the Darling Downs Rifle Club regarding their interest in relocating the timber clubhouse from the Mount Lofty site to their new rifle range in Jondaryan.
- Everick Consulting, the cultural heritage consultants on the DHA project team, interviewed several local people including Sue Berghofer about the area's history. They are grateful for the time taken by residents to share their local knowledge.
- Flora and fauna.
  - Some surveying has been completed and more will take place around September when some species become more active.
  - The lantana onsite is dense, it is a legacy issue that DHA as the site's new owner must manage. Some lantana removal has taken place to assist surveyors to access areas of the site. Lantana has hampered the completion tree and vegetation surveys. Further removal of lantana and other weeds will take place as part of the weed management plan that is being prepared. Local contractors will be appointed to undertake this work.
  - Other weeds onsite include Chinese Elm trees, privet, mother of millions, and acacia. Three Chinese Elms were removed from near the fig tree at Henry St.
  - Hollow trees are being identified and will be retained where possible to provide habitat for wildlife.
  - It was identified that the DNRm regional ecosystem mapping contains errors - DHA is ground truthing and mapping the site as they are aware of these errors.
  - Koala food trees have been identified onsite but no koalas have been identified. Koala search dogs will be brought in to complement surveying in the coming months.
  - The process for gaining approval for developing the site includes the need to gain approvals from TRC, Queensland Government and possibly the Federal Government under the Environmental Biodiversity and Conservation Act (EPBC).
- The expected timing of lodgement of the development application is the end of 2017 or early 2018. This could lead to an approval at the end of 2018. The construction phase will follow this and take place in stages.
- Rob explained that the masterplanning process starts with the preparation of a macro level plan that establishes the high-level layout of the site. This is followed by a micro level plan where details such as individual lots are designed. The masterplanning process is a circular and iterative process where contributions from all subject experts come together to form the plan. The requirements of different aspects may contradict or influence other elements, and the planning process requires the team to find the best solution to solve these challenges whilst staying true to the project vision. This iterative process explains why the masterplanning process is not a quick one and why some questions cannot be answered yet.
- The statutory Integrated Development Assessment System (IDAS) was explained. This statutory process begins with the developer lodging a Development Application to Toowoomba Regional Council (TRC). Council will then undertake a preliminary review of the application and, at some point, they will inform DHA that they can notify the public of the application. This is when the signs will be erected onsite. DHA will also put notices in the newspaper and TRC will upload the application to their website. The Public Notification Comment period follows, during which people are invited to comment upon the proposed development before Council, and other referral agencies, undertake their assessment.

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## General Business

Rob was asked about DHA's discussions with TRC. Rob explained that he keeps TRC apprised of the progress of the masterplan and of the community engagement. TRC is a significant stakeholder in the project and it is important that open communication continues.

TRC has not yet placed any requirements or conditions on DHA as a developer; this is because no development application has yet been lodged with Council.

**6 Next Meeting date**

The next meeting will be preceded by a site visit. It was agreed that it will be arranged when the draft masterplan is ready for review. All members will be contacted in due course.

**7 Meeting close**

The meeting was declared closed at 8:26pm

### Glossary of Abbreviations

Abbreviation	Full name
EHP	Department of Environment and Heritage Protection
EPBC	Environmental Protection and Biodiversity Conservation Act
IDAS	Integrated Development Assessment System
LVRC	Lockyer Valley Regional Council
TRC	Toowoomba Regional Council
DNRM	Department of Natural Resources and Mines