

Thornton residential development community newsletter

Defence Housing Australia (DHA) will be developing a site for residential housing located in Thornton. Throughout this process, we are committed to ensuring local residents are kept up-to-date with the construction of the development and will provide points of communication if you have any questions or concerns. This is an introductory newsletter to provide some background on DHA and the next steps for this residential development.

Who we are and what we do

DHA is one of the country's most successful Government Business Enterprises, established in 1988 to provide housing and related services to Defence members and their families. In fulfilling our role, 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 18,500 properties under management Australia-wide, worth around \$10 billion. Approximately 13,000 properties are managed on behalf of investors.

We are a major residential land developer, with more than \$1 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.

As an award-winning developer, we place a strong focus on building sustainable communities. Unlike most developers, DHA remains strongly invested in our developments for usually between 9–20 years as our tenants are living in that new community. As a result, engaging and interacting with the existing community is an important part of all DHA residential developments.

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.



Aerial view of the residential development.

Development features

The new community will feature more than 450 land lots, with DHA building 50 per cent for Defence members and their families. The remaining land lots will be sold to the public.

DHA is particularly focused on ensuring our residential developments not only complement the existing community but also bring additional benefits.

The development will feature a large community park as the central focus, a bike path will surround the development providing residents with recreational access to the local area. The development will maximise the views out towards the wetlands.

The development has been designed with sustainability in mind. We will manage the project and build high-quality, sustainable housing appropriate to the location and its surrounds, with all DHA houses being built to a minimum six star rating (NatHERS).

Community update

DHA recently invited local residents to a barbeque to find out more about what we do and the proposed residential development. A big thank you to the Kotara Scout Group for their assistance on the barbeque at this information session.

The day was a great success with more than 80 residents attending to find out more about what is planned for the site.



Development Manager, Gully Coote, explains the plan to local residents.

We have appointed Elton Consulting (some of you would have met Julie at the information session) to work on a community plan for the new development. This includes contacting all the relevant people involved, from schools, local shop providers and emergency services. Julie is organising a residents group for the new development so that ideas and communication can be channelled through the group. If you have some spare time and are interested in shaping the new community please contact Julie on 0424 826 612.

The next steps

When DHA purchased this land, it came with an existing Development Application (DA). Based on this DA, civil works are scheduled to start in late November, with construction access via Yaldara Avenue. There will be a temporary blocking off in Yaldara Street with an alternate access route provided for a period of time while the intersection is realigned.

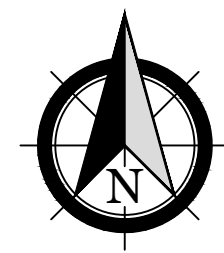
The first stage of land lots will be ready to start building houses on by mid-next year with the first houses being completed by December 2015. In this first stage there will be 89 houses.

More information

If you would like any further information, have any questions regarding this residential development, or to join the mailing list, please email us at communications@dha.gov.au



The Kotara Scout Group hosting the barbeque at the recent information session.

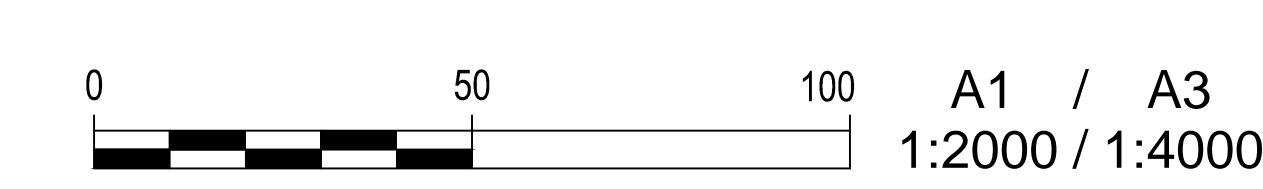


LEGEND:

- EXISTING BOUNDARY ON SITE
- EXISTING BOUNDARY
- SITE BOUNDARY
- PROPOSED BOUNDARY
- PROPOSED BOUNDARY BY OTHERS
- BOUNDARY OF E2 LAND ZONE

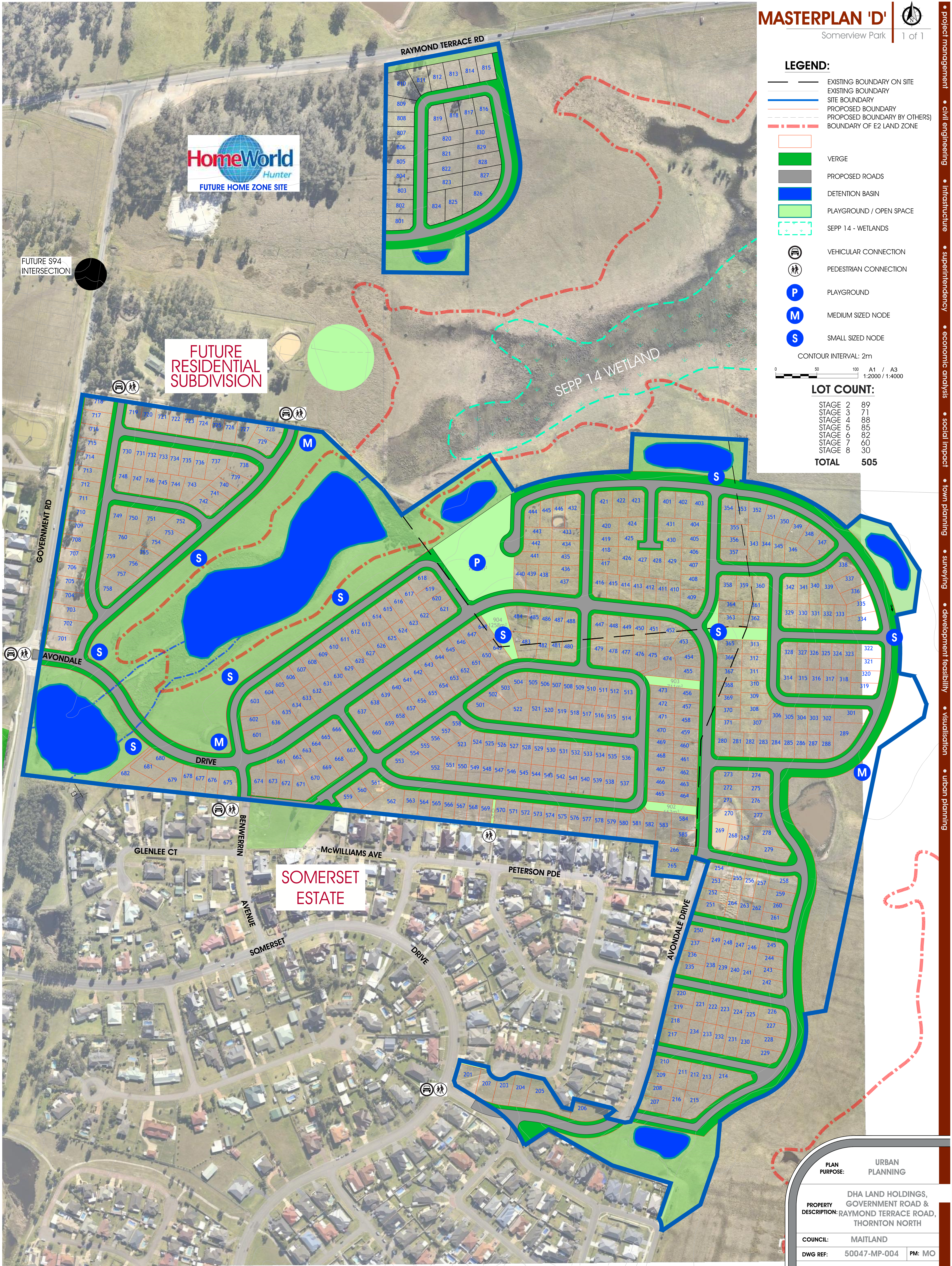
- VERGE
- PROPOSED ROADS
- DETENTION BASIN
- PLAYGROUND / OPEN SPACE
- SEPP 14 - WETLANDS
- VEHICULAR CONNECTION
- PEDESTRIAN CONNECTION
- PLAYGROUND
- MEDIUM SIZED NODE
- SMALL SIZED NODE

CONTOUR INTERVAL: 2m



LOT COUNT:

STAGE 2	89
STAGE 3	71
STAGE 4	88
STAGE 5	85
STAGE 6	82
STAGE 7	60
STAGE 8	30
TOTAL	505



FUTURE RESIDENTIAL SUBDIVISION

SOMERSET ESTATE

SEPP 14 WETLAND

CONCEPT ONLY

AERIAL PHOTO SUPPLIED BY DHA FROM NEARMAP

PLAN PURPOSE: URBAN PLANNING

PROPERTY DESCRIPTION: DHA LAND HOLDINGS, GOVERNMENT ROAD & RAYMOND TERRACE ROAD, THORNTON NORTH

COUNCIL: MAITLAND

DWG REF: 50047-MP-004 PM: MO

CLIENT: DHA (Defence Housing Australia) and adw johnson

central coast office ph: (02) 4305 4300
www.adwjohson.com.au

VER.	DATE	COMMENT	DRAFTER	CO-ORDINATE INFORMATION	LEVEL INFORMATION	DRAWING INFORMATION
D	31/07/2014	ISSUED FOR INFORMATION ONLY	MO	CO-ORDINATE SYSTEM: MGA 56	DATUM: AHD	SCALE: 1:4000@A3