



**KINGS FOREST
PROJECT APPLICATION**

STAGE ONE / PRECINCT 5

LANDSCAPE CONCEPT PLANNING

AUGUST 2012



PLACE Design Group Pty Ltd
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The Kings Forest Stage 1 Project Application No. MP 08_0194 was lodged in November 2011. The Application and Environmental Assessment Report was advertised from December 2011 to January 2012 following which 302 public submissions and 10 agency submissions were received.

As a result of the submissions, amendments to the project have been made. The amended project contains the following key elements (NB: these elements will be revised and updated as the amended project is finalised).

- Subdivision to create new lots for future development;
 - o Bulk earthworks across the site;
 - o Road works comprising:
 - construction of the entrance road into the site and associated intersection works on Tweed Coast Road;
 - alignment and construction of the proposed Kings Forest Parkway from Tweed Coast Road via Precincts 4 and 5 through to the western precincts; and
 - alignment and part construction of two proposed roads through SEPP 14 areas to access the southern precincts;
- Development of 2,036 m² of floor space for rural supplies development and access arrangements within Precinct 1;
- Construction of subdivision and infrastructure works along the Kings Forest Parkway and within Precincts 1 and 5;
- The Plan of Development for Precinct 5.

The following concept plans, road profiles and sections illustrate the landscape intent for both the Kings Forest Parkway and Precinct 5. These plans detail proposed park treatments, embellishments and street tree planting, for both Precinct 5, the Kings Forest Parkway and adjacent boundary interfaces, where appropriate.

The proposed landscape treatments for Precinct 5 and the Kings Forest Parkway aim to create high quality and practical open space areas that are unique to the Kings Forest Development whilst meeting the development standards and specifications of relevant Tweed Shire Council policies.

The landscape intent and concept plans within this document reference the following Tweed Shire Council policy documents and their relative standards;

- Tweed Shire Development Control Plan: Section A5- Subdivision Manual
- Tweed Shire Council- Development Design Specification- D1 (Road Design)
- Tweed Shire Council- Development Design Specification- D14 (Landscaping Public Space)

The amenities, embellishments, plantings and surface treatments will be detailed at the appropriate supply rates and council specifications within the design development (DD) and Construction Drawings (CD) phases of future landscape works.

The key landscape zones for Precinct 5 and the Kings Forest Parkway, as illustrated in plan SK01_01 and detailed on the following pages, include;

- Indicative planting treatment along the Kings Forest Parkway Entry Road
- Indicative Collector Road Roundabout treatments
- Precinct 5 central neighbourhood park embellishments
- Typical residential access streets planting
- Stormwater management areas (biofiltration and vegetated swales)

As the first stage of development for the Kings Forest Community, the landscape treatments, interfaces and plantings of the Entry Parkway and Precinct 5 will aim to deliver high quality public open space areas and appropriate boundary interfaces with private allotments, conservation areas and future land use parcels.



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KINGS FOREST STATEMENT OF LANDSCAPE INTENT

DATE: 20/08/2012

Kings Forest Parkway landscaped to provide a feature boulevard arrival experience to the community with open views to adjacent bushland and openspace

Semi transparent fence types along road reserve boundary with proposed school site

Intersection verge landscape treatments to provide planting and signage indicating arrival and wayfinding to the town centre

Roundabout landscape treatment to provide planting and signage to indicate arrival and wayfinding to town centre or residential precincts

Kings Forest Parkway entry feature

Vegetated swale

Multi-use pathway

Neighbourhood Park with kick and throw areas, shaded passive park areas and embellishments as per TSC standards and supply rates

Access streets to be planted as per TSC standards with feature trees in key locations



KINGS FOREST PRECINCT 5 LANDSCAPE PLAN



DATE: 20/08/2012
DWG NO: SK01-01

Kings Forest Entry Feature

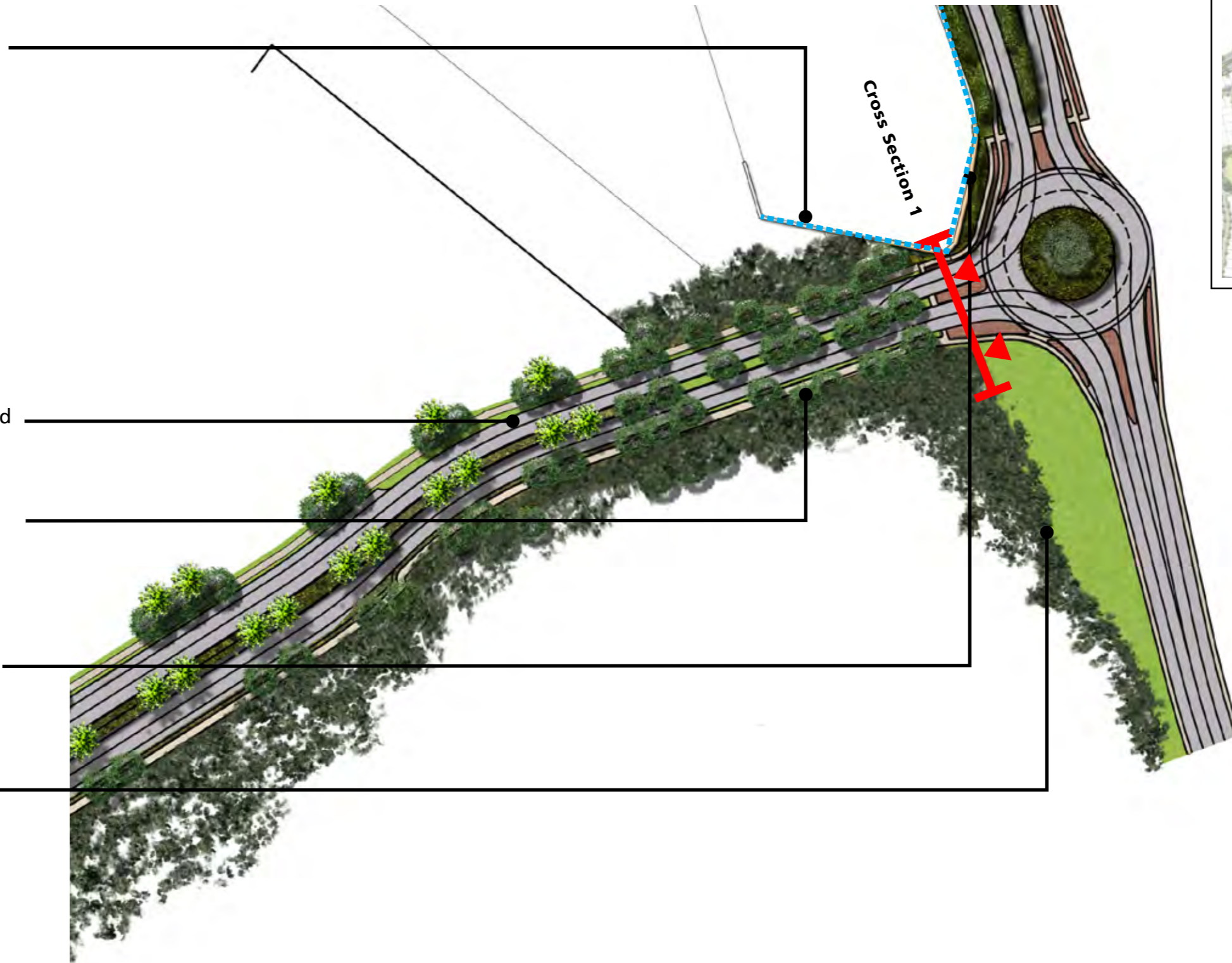
2.5m acoustic fence to existing residential lots along Tweed Coast Road in accordance with acoustic report requirements

Northern lanes to be constructed as part of future works

Fauna crossing with clear sight lines through split carriageway section

Signage wall incorporated into acoustic fence subject to future detailed design

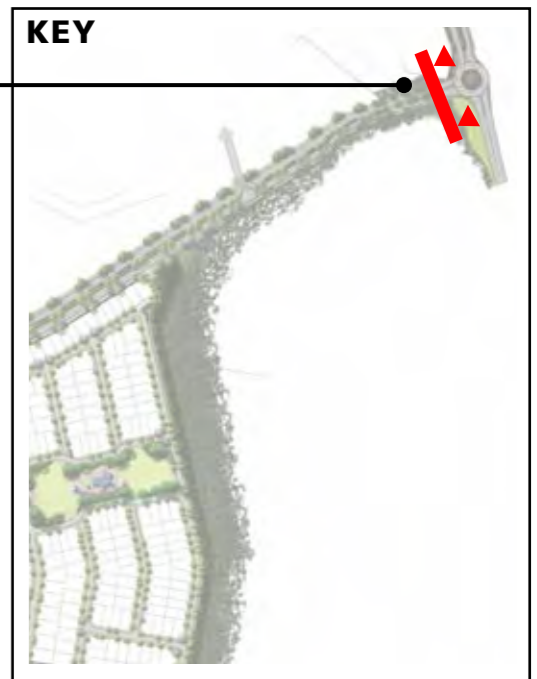
Mounding, turf and tree planting to create future landscape entry feature along Tweed Coast Road



Cross Section 1

Cross Section 1

KEY



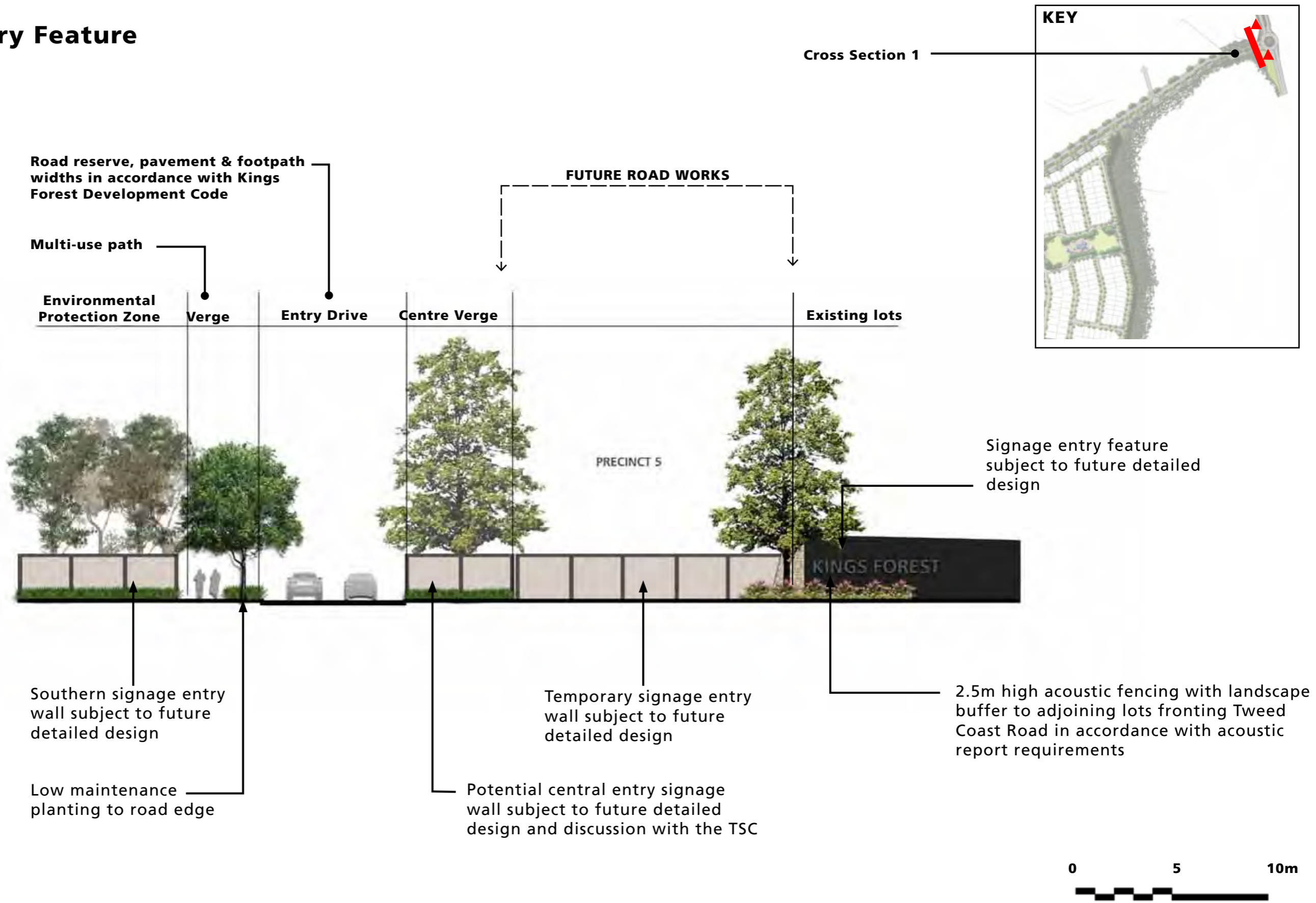
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KINGS FOREST INDICATIVE LANDSCAPE TREATMENTS

DATE: 20/08/2012

DWG NO: SK01-02A

Kings Forest Entry Feature



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KINGS FOREST INDICATIVE LANDSCAPE TREATMENTS

DATE: 20/08/2012

DWG NO: SK01-02B

Kings Forest Parkway

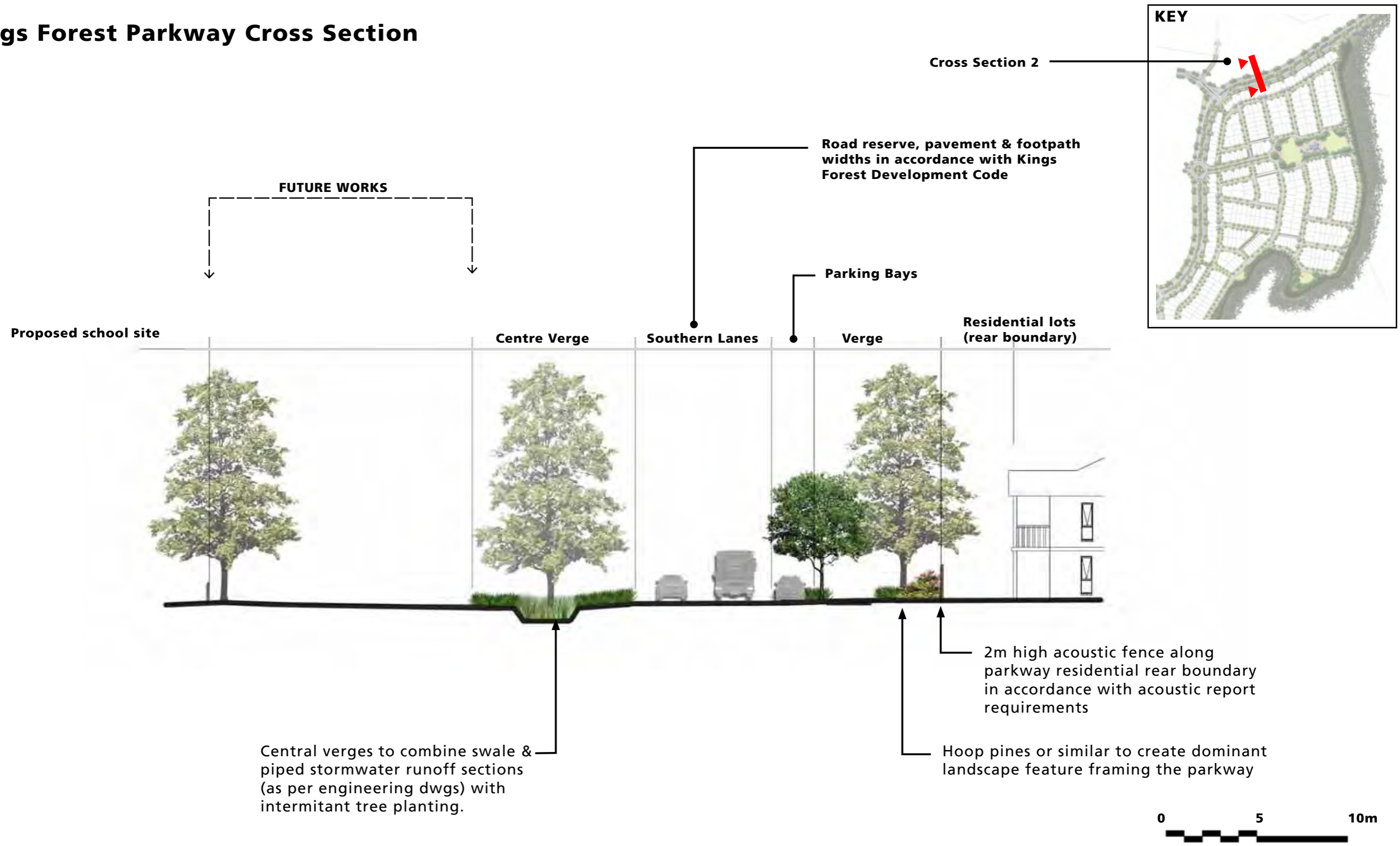


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KINGS FOREST INDICATIVE LANDSCAPE TREATMENTS

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Kings Forest Parkway Cross Section



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KINGS FOREST INDICATIVE LANDSCAPE TREATMENTS

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Kings Forest Parkway Roundabouts

Verge to future town centre

Landscaped centre Island

Entry signage wall incorporated into acoustic fence

2m acoustic fence to future residential lots along Kings Forest Parkway in accordance with acoustic report requirements

Cross Section 3

Cross Section 3

KEY



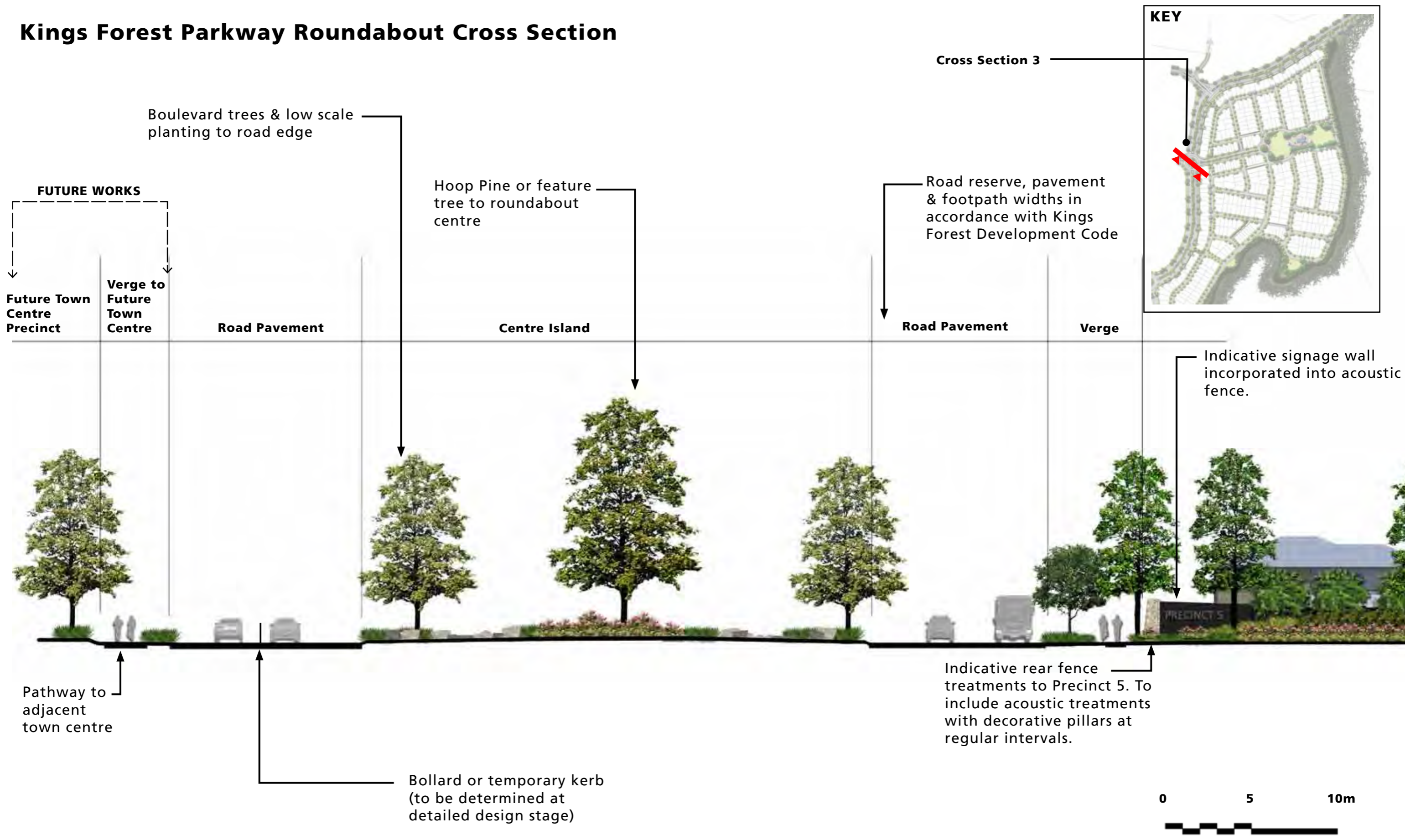
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KINGS FOREST INDICATIVE LANDSCAPE TREATMENTS

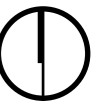
DATE: 20/08/2012

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Kings Forest Parkway Roundabout Cross Section



Precinct 5- Vegetated Swale



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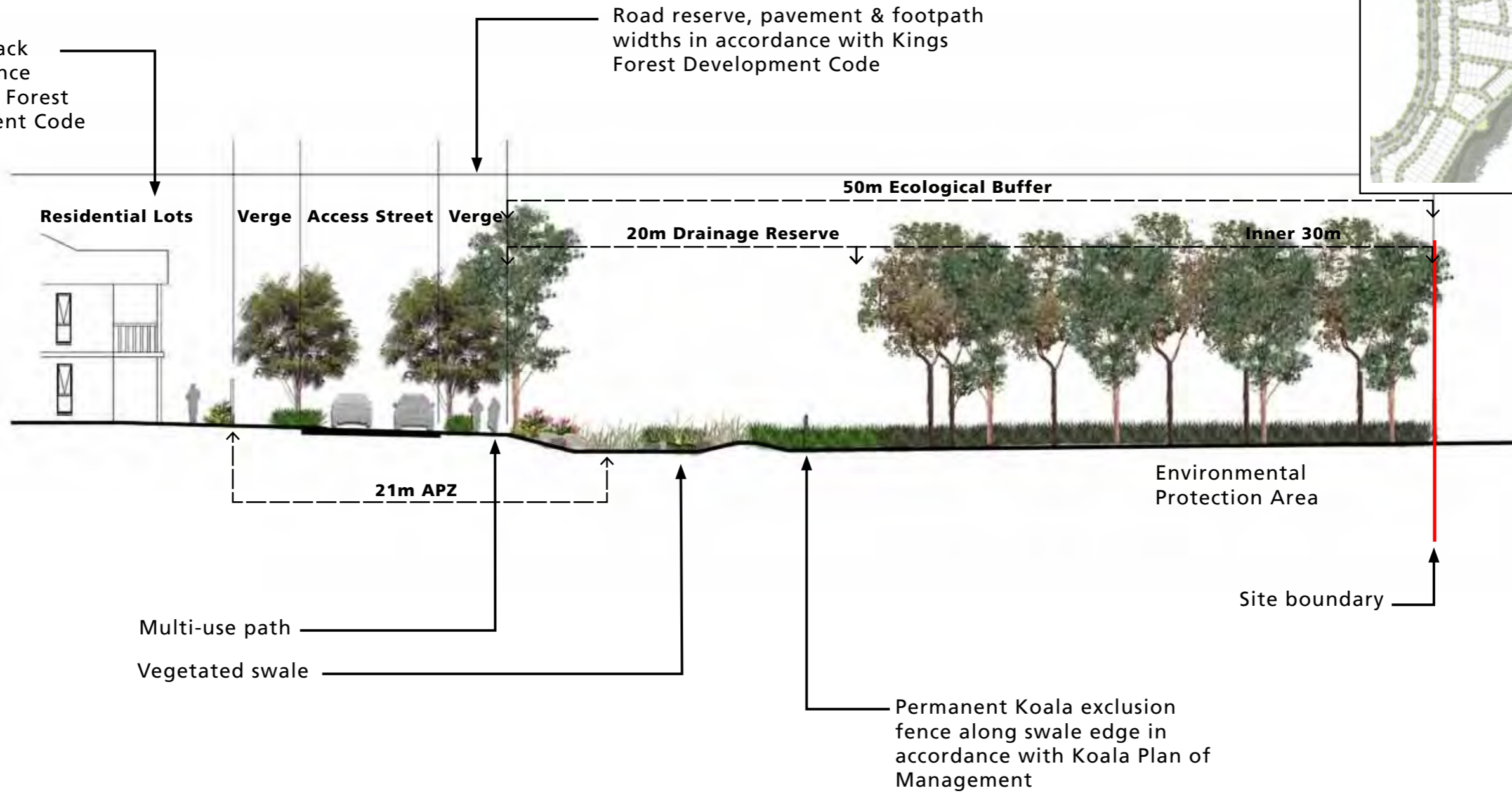
Precinct 5- Vegetated Swale Cross Section

Front setback in accordance with Kings Forest Development Code

Road reserve, pavement & footpath widths in accordance with Kings Forest Development Code

Cross Section 4

KEY



Environmental Protection Area

Site boundary

Permanent Koala exclusion fence along swale edge in accordance with Koala Plan of Management



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Precinct 5- Neighbourhood Park

KEY

Cross Section 5

Residential Park Front Lots

Pedestrian footpath

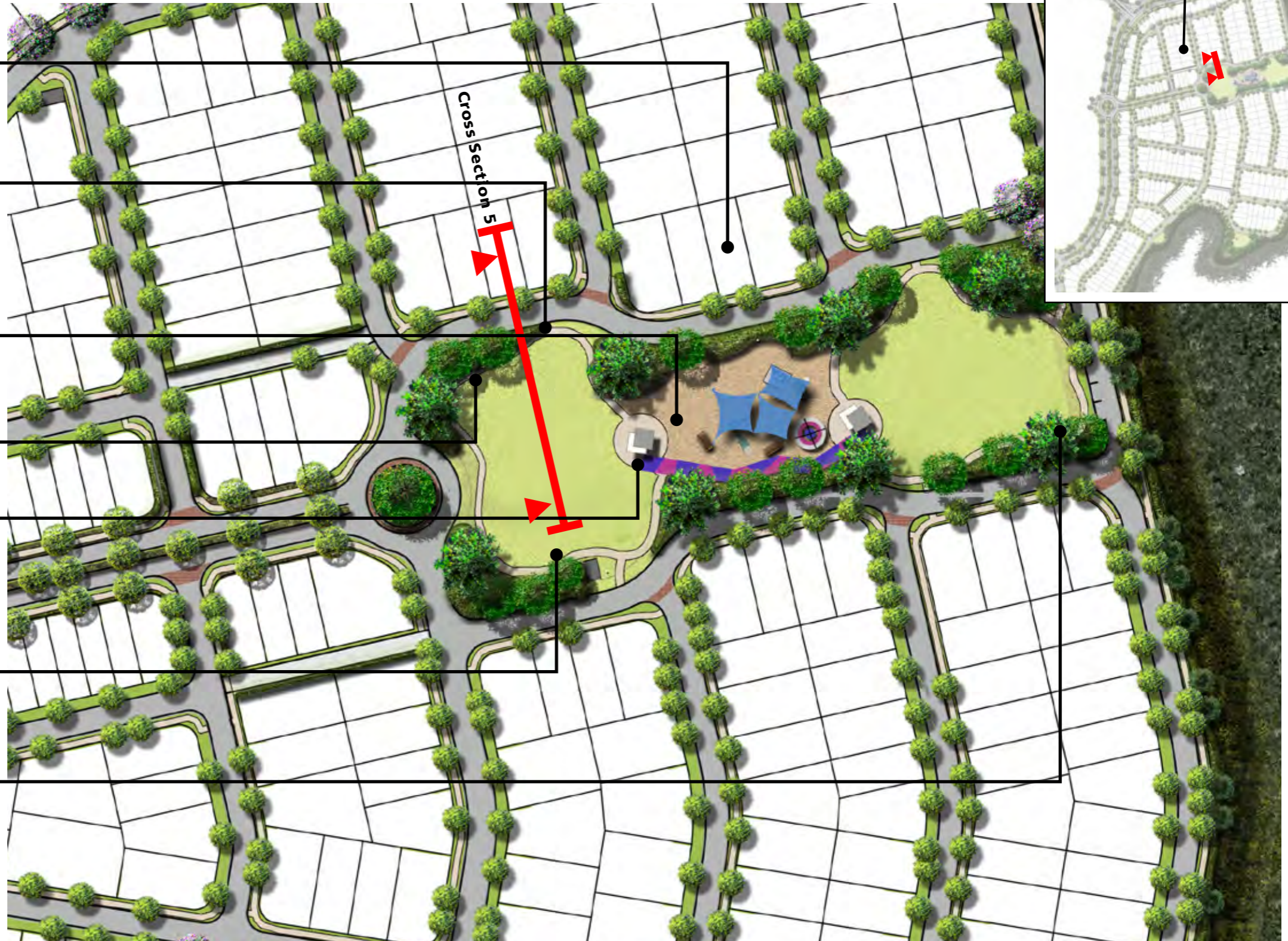
Neighbourhood park embellishments as per Tweed Shire Council standards

Feature shade trees

Barbecue & Seating area

Turf kick and throw area

Smaller shaded passive park areas with seating overlooking turf lawn



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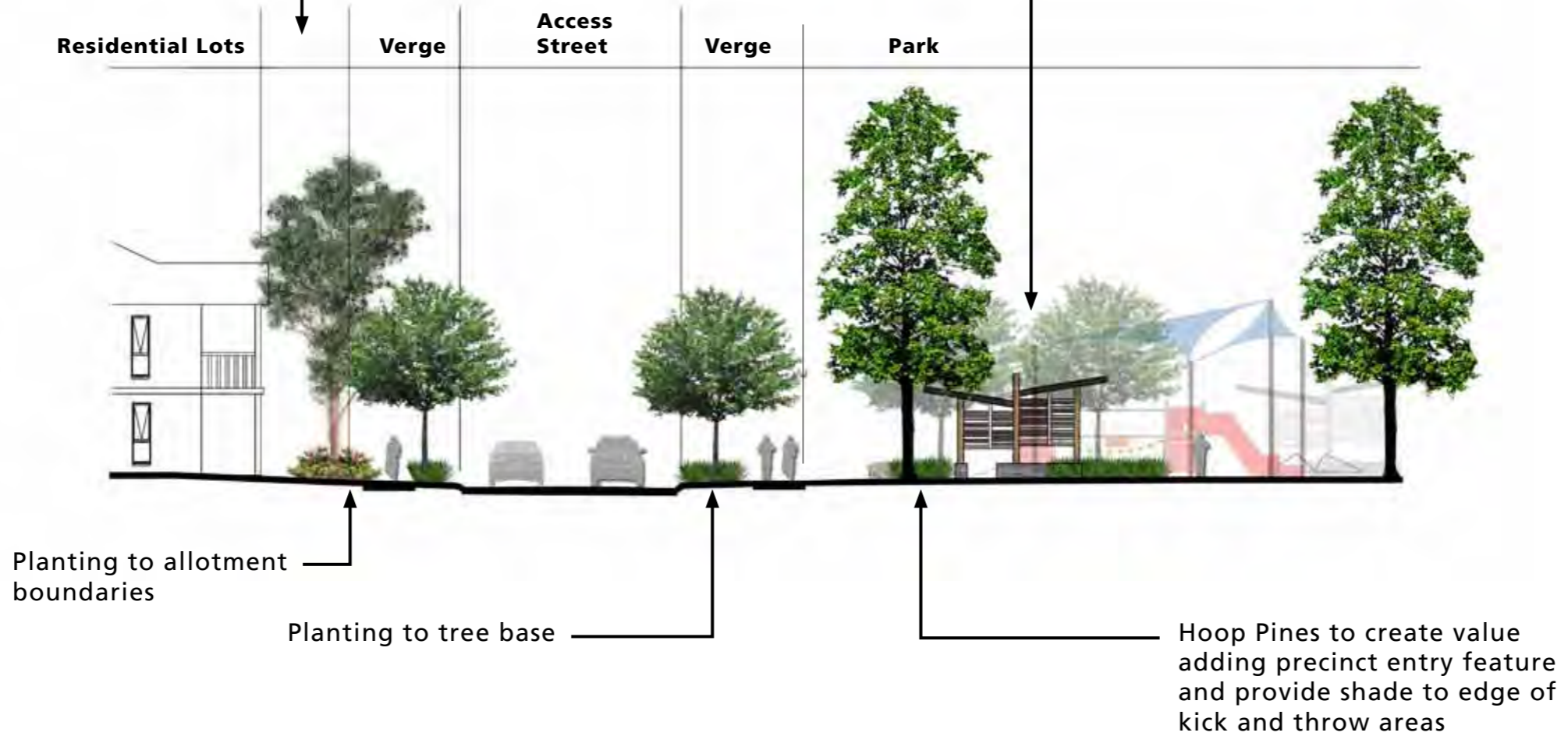
DWG NO: SK01-06A

Precinct 5- Neighbourhood Park Cross Section

Front setback in accordance with Kings Forest Development Code

Road reserve, pavement & footpath widths in accordance with Kings Forest Development Code

Neighbourhood park embellishments as per Tweed Shire Council standards



Cross Section 5



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