



- TOWN CENTRE / NEIGHBOURHOOD CENTRE
- RESIDENTIAL
- COMMUNITY FACILITIES / EDUCATION
- EMPLOYMENT LAND
- STRUCTURED OPEN SPACE (ACTIVE)
(Passive open space to council standards, location subject to urban design).
- ENVIRONMENTAL PROTECTION AREA
TO BE DEDICATED TO COUNCIL OR NPWS
- 50m ECOLOGICAL BUFFER
(Includes APZs & Roads where approved)

- PRIVATE OPEN SPACE
- GOLF COURSE AREA
(Encompassing ecological buffers where indicated)
- PRIVATE OPEN SPACE INCLUDING LAKE

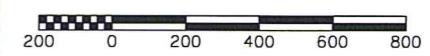
- INDICATIVE LOCAL PARK
(SUBJECT TO DETAILED URBAN DESIGN)
- 400m WALKABILITY
- NEIGHBOURHOOD PARK
- 800m WALKABILITY

- INDICATIVE INTERNAL WALKWAYS / CYCLEWAYS
- LINK TO EXISTING CYCLEWAY NETWORK
- EXISTING CYCLEWAY NETWORK

- OVALS
INDICATIVE LOCATION ONLY
(SUBJECT TO DETAILED DESIGN)

- POTENTIAL ROAD CONNECTION TO MELALEUCA ROAD

IMPORTANT NOTE
 This plan was prepared as a preliminary concept plan for planning purposes only. As such all particulars, including lot design, areas and densities, are subject to detailed survey, site investigations and to the requirements of council and any other authority which may have requirements under any relevant legislation.
 This note is an integral part of this plan.



Issued under the Environmental Planning and Assessment Act 1979 Approved Section 75W Modification Application No. <u>MOD 2</u> granted on the <u>11.8.12</u> in respect to MP <u>N 06-0318</u> <i>Atank</i>	CASE PROJECT 28 Pty Ltd Date <u>21 AUGUST 2012</u> Surveyed <u>11.8.12</u> Drafted <u>BJB</u> Parish <u>CUDDEN</u> County <u>ROUS</u>
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PLAN

KINGS FOREST STAGE 1 PROJECT APPLICATION

OPEN SPACE NETWORK

SCALE: 1:20000 (A3)

REVISIONS			
No.	DETAILS	DATE	Init.
A	REVISION	21.8.12	BJB
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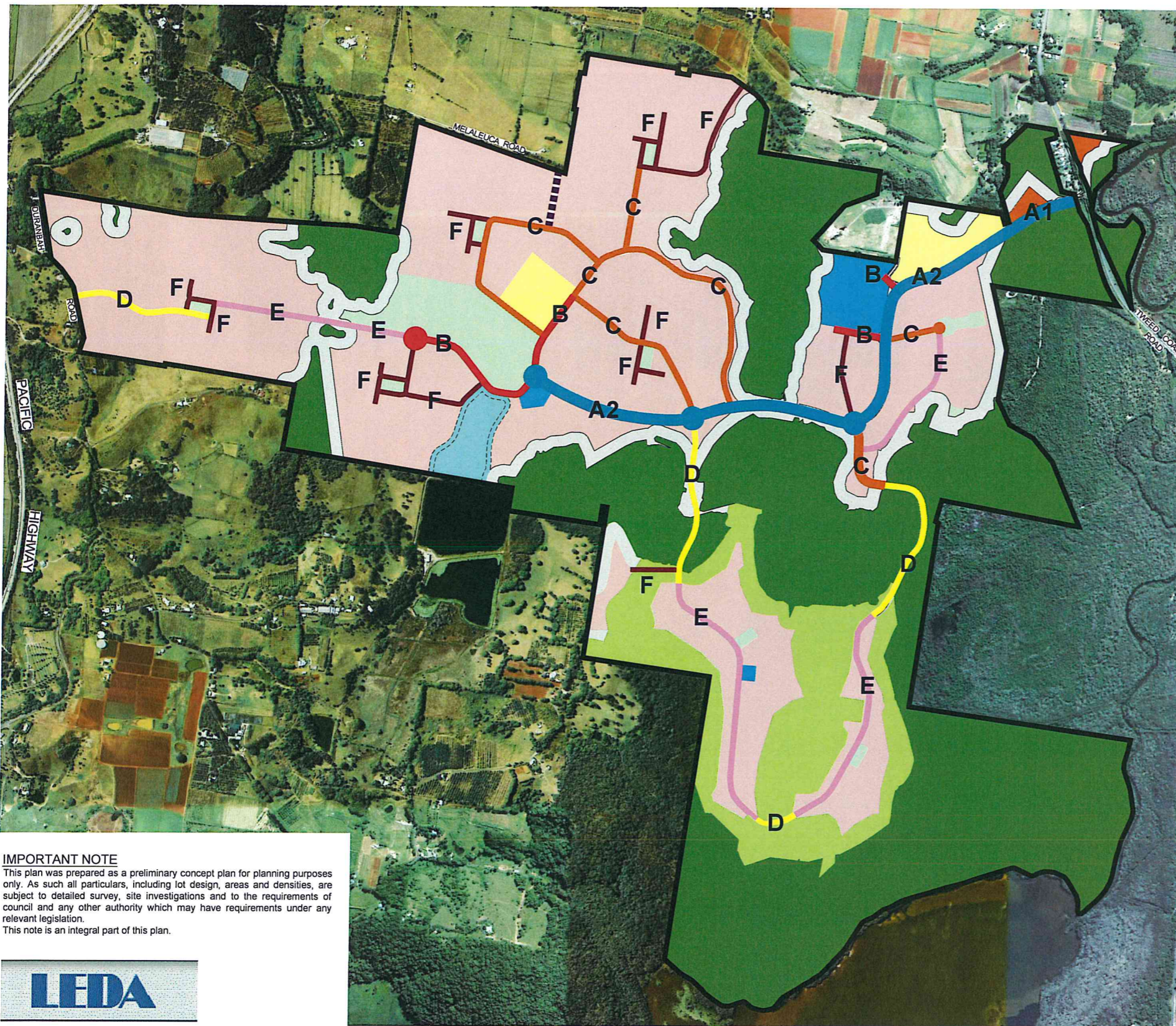
RPS

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 F+61 7 555 36999
 W rpsgroup.com.au

Local Authority **Tweed S.C.** | DWG Ref **113691-PSP-4a(OPEN SPACE NETWORK)** | PLAN No. **05**

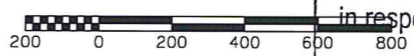
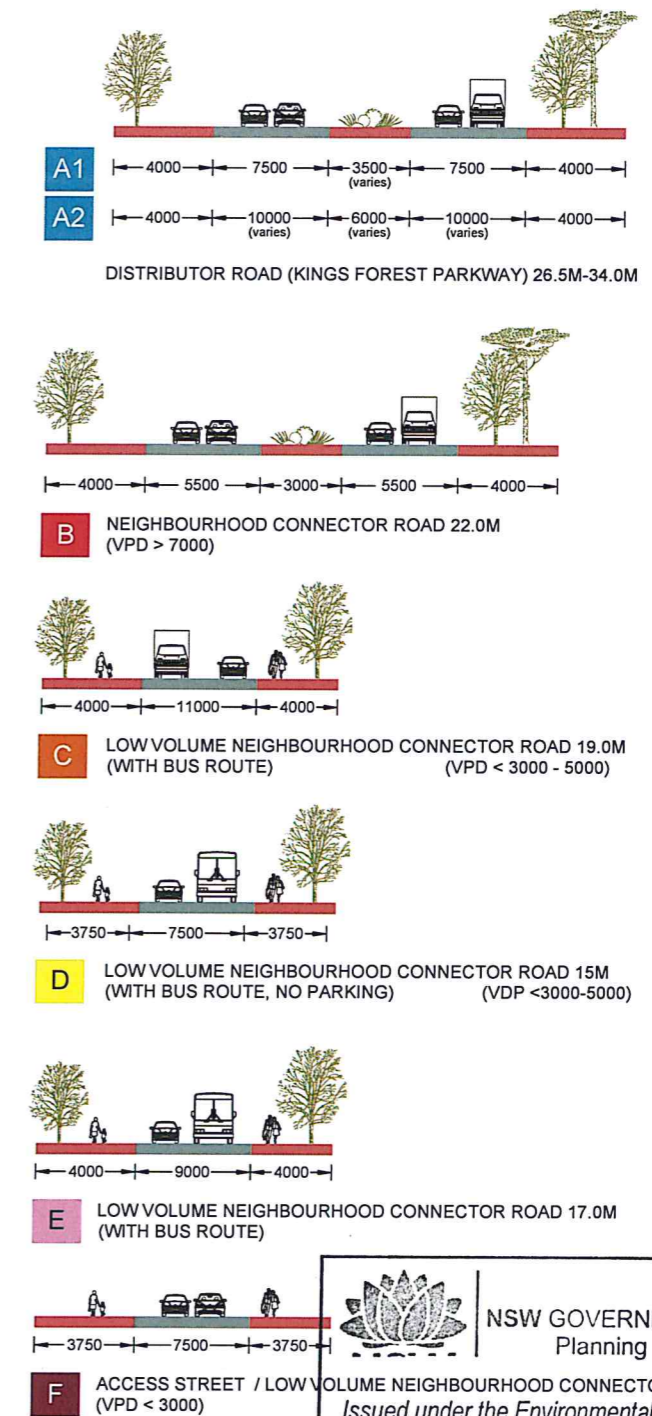
Sheet 5 of 24



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This note is an integral part of this plan.



NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. MOD 2 granted on the 11/8/13

in respect to MP 06-0318

Signed [Signature]

RPS

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CLIENT	PROJECT 28 Pty Ltd
Date	23 AUGUST 2012
Surveyed	-
Drafted	BJB
Parish	CUDDEN
County	ROUS

PLAN

KINGS FOREST

STAGE 1 PROJECT APPLICATION

ROAD HIERARCHY

SCALE: 1:20000 (A3)

REVISIONS			
No.	DETAILS	DATE	Init.
A	REVISION	21.8.12	BJB
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Local Authority: Tweed S.C. | DWG Ref: 113691-PSP-4a(ROAD HIERARCHY) | PLAN No. 06



- - - - - POTENTIAL BUS ROUTE
- - - - - ALTERNATIVE BUS ROUTE
- - - - - 400m WALKABLE DISTANCE FROM THE POTENTIAL BUS ROUTE
- - - - - POTENTIAL ROAD CONNECTION TO MELALEUCA ROAD



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. MOD 2 granted on the 11/8/13

in respect to MP 06-0318

Signed [Signature]

Sheet No. 7 of 24

IMPORTANT NOTE

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LEDA



CLIENT	PROJECT 28 Pty Ltd
Date	23 AUGUST 2012
Surveyed	-
Drafted	BJB
Parish	CUDDEN
County	ROUS

PLAN	KINGS FOREST STAGE 1 PROJECT APPLICATION
POTENTIAL BUS ROUTE	
SCALE:	1:20000 (A3)

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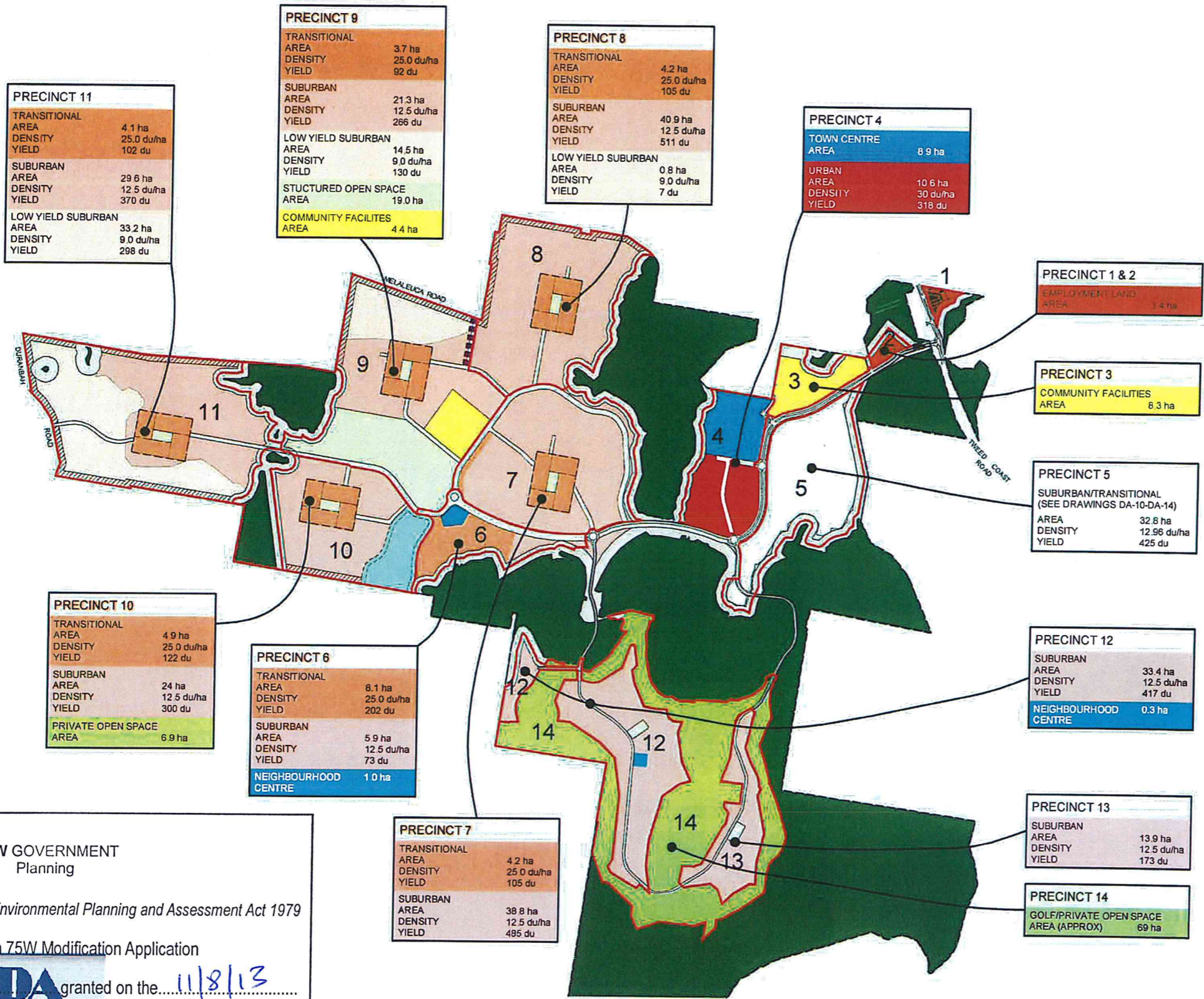
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Local Authority
Tweed S.C.

DWG Ref
113691-PSP-4a(POTENTIAL BUS ROUTE)

PLAN No. **07**



YIELD SUMMARY

PRECINCT	NET DEV. AREA	INDICATIVE YIELD
1	1.5 ha	N/A
2	1.9 ha	N/A
3	8.3 ha	N/A
4	19.6 ha	318
5	32.8 ha	425 (actual)
6	14.0 ha	276
7	43.0 ha	590
8	45.9 ha	623
9	59.0 ha	488
10	36.8 ha	422
11	66.9 ha	771
12	33.7 ha	417
13	13.8 ha	173
14	69.0 ha	N/A
TOTAL	437.5 ha	4503

* Net developable area is precinct area excluding parks, distributor and connector roads but includes local access roads

■■■■ POTENTIAL ROAD CONNECTION TO MELALEUCA ROAD

IMPORTANT NOTE

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NSW GOVERNMENT Planning
 Issued under the Environmental Planning and Assessment Act 1979
 Approved Section 75W Modification Application
 No. **12/DA** granted on the **11/8/13**
 in respect to MP **06-0318**

Signed *[Signature]*
 Sheet No. **8** of **24**
 CLIENT **PROJECT 28 Pty Ltd**
 Date **12 OCTOBER 2012**
 Surveyed -
 Drafted **BJB**
 Parish **CUJGEN**
 County **ROUS**

PLAN
KINGS FOREST
STAGE 1 PROJECT APPLICATION
DENSITY MATRIX SUMMARY
 SCALE: NOT TO SCALE

REVISIONS			
No.	DETAILS	DATE	Init.
A	REVISION	21.8.12	BJB
B	REVISED FIGURES IN TABLE	12.10.12	BJB
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 Local Authority **Tweed S.C.** DWG Ref **113891-PSP-4b(DENSITY MATRIX SUMMARY)** PLAN No. **08**

<p>URBAN ZONE</p> <p>Highest density zone correlates to highest amenity such as neighbourhood centre parks and views.</p> <p>Max Height: 3 storeys Target Density: 25 - 75 du/ha</p>							
	<p>APARTMENTS (Multi-Dwelling Housing)</p> <p>Lot sizes: > 1,000m²</p>	<p>TERRACES</p> <p>Built to both boundaries</p> <p>Rear-loaded parking</p> <p>Lot sizes: 150m² - 250m²</p>	<p>TOWNHOUSES (Multi-Dwelling Housing)</p> <p>Lot sizes: > 1,000m²</p>				
<p>TRANSITION ZONE</p> <p>Medium density zone is the engine room of development offering a broad range of housing choice, lot sizes and lifestyle opportunities.</p> <p>Max Height: 2 storeys Target Density: 15 - 25 du/ha</p>							
		<p>TERRACES</p> <p>Built to both boundaries</p> <p>Rear-loaded parking</p> <p>Lot sizes: 150m² - 250m²</p>	<p>MEWS</p> <p>Shared driveway</p> <p>Lot sizes: 500m² - 400m²</p>	<p>ZERO-LOTS</p> <p>Built to one side boundary</p> <p>Front-loaded parking</p> <p>Lot sizes: 240m² - 400m²</p>	<p>PLEXES</p> <p>Attached</p> <p>Front-loaded parking</p> <p>Lot sizes: 450m² - 600m²</p>	<p>DETACHED</p> <p>Detached (garage may zero to boundary)</p> <p>Front-loaded parking</p> <p>Lot sizes: 400m² - 600m²</p>	
<p>SUBURBAN ZONE</p> <p>Low density zone. This comprises housing which is generally of a low-scale detached character on larger lots.</p> <p>Max Height: 2 storeys Target Density: 10 - 15 du/ha</p>							
			<p>MEWS</p> <p>Shared driveway</p> <p>Lot sizes: 500m²+m²</p>	<p>ZERO-LOTS</p> <p>Built to one side boundary</p> <p>Front-loaded parking</p> <p>Lot sizes: 300m² - 500m²</p>	<p>PLEXES</p> <p>Attached</p> <p>Front-loaded parking</p> <p>Lot sizes: 450m² - 700m²</p>	<p>DETACHED</p> <p>Detached (garage may zero to boundary)</p> <p>Front-loaded parking</p> <p>Lot sizes: 400m² - 700m²</p>	
<p>LOW YIELD SUBURBAN ZONE</p> <p>Lowest density zone. This comprises housing which is generally of a low-scale detached character on sloping or awkward sites.</p> <p>Max Height: 2 storeys Target Density: 8 - 10 du/ha</p>	<p>IMPORTANT NOTE</p> <p>This plan was prepared as a preliminary concept plan for planning purposes only. As such all particulars, including lot design, areas and densities, are subject to detailed survey, site investigations and to the requirements of council and any other authority which may have requirements under any relevant legislation. This note is an integral part of this plan.</p>	 <p>NSW GOVERNMENT Planning</p> <p>Issued under the Environmental Planning and Assessment Act 1979</p> <p>Approved Section 75W Modification Application</p> <p>No. <u>MOD 2</u> granted on the <u>11/8/13</u></p> <p>in respect to MP <u>06-0318</u></p> <p>Signed..... <i>[Signature]</i></p>					
						<p>DETACHED</p> <p>Detached (garage may zero to boundary)</p> <p>Front-loaded parking</p> <p>Lot sizes: 500m² - 800+m²</p>	

	<p>CLIENT</p> <p>PROJECT 28 Pty Ltd</p>	<p>PLAN</p> <p>Sheet No. <u>9</u> of <u>24</u></p> <p>KINGS FOREST</p> <p>STAGE 1 PROJECT APPLICATION</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DETAILS</th> <th>DATE</th> <th>Init.</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>REVISION</td> <td>29.8.12</td> <td>BJB</td> </tr> <tr> <td>B</td> <td>REVISE TOWNHOUSES TO APARTMENTS</td> <td>12.10.12</td> <td>BJB</td> </tr> <tr> <td>C</td> <td></td> <td></td> <td></td> </tr> <tr> <td>D</td> <td></td> <td></td> <td></td> </tr> <tr> <td>E</td> <td></td> <td></td> <td></td> </tr> <tr> <td>F</td> <td></td> <td></td> <td></td> </tr> <tr> <td>G</td> <td></td> <td></td> <td></td> </tr> <tr> <td>I</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	No.	DETAILS	DATE	Init.	A	REVISION	29.8.12	BJB	B	REVISE TOWNHOUSES TO APARTMENTS	12.10.12	BJB	C				D				E				F				G				I				<p>RPS</p> <p>RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762</p> <p>Suite 4, Robina East Quay Corporate Park (North Building) 34-36 Glenferrie Drive, Robina PO Box 1048 Robina DC, Qld 4226</p> <p>T +61 7 555 36900 F +61 7 555 36999 W rpsgroup.com.au</p> <p>© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.</p>
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