KINGS FOREST STAGE 1 PROJECT APPLICATION

CONCEPT PLAN

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)
STATE SCHOOL SITE
PROPOSED ZONE SUBSTATION
(Subject to County Energy final approval)
PRIVATE OPEN SPACE
GOLF COURSE AREA
(Encompassing ecological buffers where indicated)
PRIVATE OPEN SPACE INCLUDING LAKE

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PRIVATE OPEN SPACE
GOLF COURSE AREA
(Encompassing ecological buffers where indicated)
PRIVATE OPEN SPACE INCLUDING LAKE
PRECINCT 1
RURAL RETAIL DEVELOPMENT WORKS

PRECINCT 5 SUBDIVISION WORKS

TWEED COAST ROAD INTERSECTION WORKS

KINGS FOREST PARKWAY THROUGH TO WESTERN PRECINCTS

ROADS THROUGH TO SOUTHERN PRECINCTS

BULK EARTHWORKS

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SCOPE OF WORKS
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PRECINCT PLAN

TOWN CENTRE / NEIGHBOURHOOD CENTRE
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STATE SCHOOL SITE
PROPOSED ZONE SUBSTATION
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PRIVATE OPEN SPACE
GOLF COURSE AREA
PRIVATE OPEN SPACE INCLUDING LAKE
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OPEN SPACE NETWORK
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ROAD HIERARCHY

A DISTRIBUTOR ROAD (KINGS FOREST PARKWAY) 34.6M-40.6M

B NEIGHBOURHOOD CONNECTOR ROAD 22.0M
(VPD > 7000)

C LOW VOLUME NEIGHBOURHOOD CONNECTOR ROAD 19.0M
(WITH BUS ROUTE)
(VPD < 3000 - 5000)

D1 LOW VOLUME NEIGHBOURHOOD CONNECTOR ROAD 15-18.5M
(WITH BUS ROUTE)
(VPD < 3000 - 5000)

D2 ACCESS STREET (WITH BUS ROUTE) 17.0M
(VPD < 3000)

E ACCESS STREET 15.0M
(VPD < 3000)
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POTENTIAL BUS ROUTE
URBAN ZONE

Highest density zone correlates to highest amenity such as neighbourhood centre, parks and views.

Max Height: 3 storeys
Target Density: 25 - 75 du/ha

- APARTMENTS
  - Lot sizes: >1,000m²

- TERRACES
  - Built to both boundaries
  - Rear-loaded parking
  - Lot sizes: 150m² - 250m²

TRANSITION ZONE

Medium density zone is the engine room of development offering a broad range of housing choice, lot sizes and lifestyle opportunities.

Max Height: 3 storeys
Target Density: 15 - 25 du/ha

- TERRACES
  - Built to both boundaries
  - Rear-loaded parking
  - Lot sizes: 150m² - 250m²

- MEWS
  - Shared driveway
  - Lot sizes: 500m² - 400m²

- ZERO-LOTS
  - Built to one side boundary
  - Front-loaded parking
  - Lot sizes: 450m² - 600m²

- PLEXES
  - Attached
  - Front-loaded parking
  - Lot sizes: 450m² - 700m²

- DETACHED
  - Detached (garage may be zero to boundary)
  - Front-loaded parking
  - Lot sizes: 400m² - 600m²

SUBURBAN ZONE

Low density zone. This comprises housing which is generally of a low-scale detached character on larger lots.

Max Height: 2 storeys
Target Density: 10 - 15 du/ha

- MEWS
  - Shared driveway
  - Lot sizes: 500m² - 400m²

- ZERO-LOTS
  - Built to one side boundary
  - Front-loaded parking
  - Lot sizes: 300m² - 500m²

- PLEXES
  - Attached
  - Front-loaded parking
  - Lot sizes: 450m² - 700m²

- DETACHED
  - Detached (garage may be zero to boundary)
  - Front-loaded parking
  - Lot sizes: 400m² - 700m²

LOW YIELD SUBURBAN ZONE

Lowest density zone. This comprises housing which is generally of a low-scale detached character on sloping or awkward sites.

Max Height: 2 storeys
Target Density: 8 - 10 du/ha

- MEWS
  - Shared driveway
  - Lot sizes: 500m² - 400m²

- ZERO-LOTS
  - Built to one side boundary
  - Front-loaded parking
  - Lot sizes: 500m² - 800m²

- PLEXES
  - Attached
  - Front-loaded parking
  - Lot sizes: 500m² - 800m²

- DETACHED
  - Detached (garage may be zero to boundary)
  - Front-loaded parking
  - Lot sizes: 500m² - 800m²

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DEVELOPMENT MATRIX
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INDICATIVE SUBDIVISION PLAN PRECINCT 5

MEWS DWELLINGS
(NUMBERS SUCH AS 3/9 INDICATE MAX.
NUMBER OF DWELLINGS PER LOT/MAX.
NUMBER BEDROOMS PER LOT)

PLEX DWELLINGS
(NUMBERS SUCH AS 3/9 INDICATE MAX.
NUMBER OF DWELLINGS PER LOT/MAX.
NUMBER BEDROOMS PER LOT)

ZERO-LOT DWELLING

TRADITIONAL DETACH E DWELLING

TERRACE DWELLINGS

442 TOTAL
DEVELOPMENT CONTROLS
To be read in conjunction with Development Controls, Development Code and Design Guidelines:

1. BUILDING ENVELOPE
   1.1 Buildings shall conform to the building envelope configuration depicted on the Plan of Development and the setbacks in the Kings Forest Estate Development Code.

2. BUILD TO BOUNDARY WALLS
   2.1 Lots specified as Zero Lots shall contain a built to boundary wall (where indicated) in accordance with the Development Code.

3. VEHICLE ACCESS POINT
   3.1 Vehicle access shall be in accordance with the locations indicated on the Plan of Development.
   3.2 Indicative alternate vehicular access may be accepted by Council/Design Review Panel.

4. SETBACKS
   4.1 Minimum boundary clearances shall conform to the Development Code for each nominated lot and depend on the effective width of the lot as defined by the Code.

5. HEIGHT
   5.1 Minimum building height is 2.0metres above a point no more than 50% of the gross floor area of the level below from datum. Minimum building heights shall be calculated as per the Plan of Development.

6. BUILDING ENVELOPE
   6.1 Resident and visitor car parking is to be provided in accordance with the Development Code.

7. FENCING
   7.1 All fencing is to be in accordance with the provisions of the Code and the Kings Forest Design Guidelines.
   7.2 Frontage boundary fences adjoining a street shall only be permitted where a street front Private Open Space is indicated, shall be setback 0.5m with landscape planting provided between the fence and the street frontage boundary, shall not exceed 50% of the length of the frontage boundary (including any gates) and shall extend along the contiguous shared boundary for 0.5m.
   7.3 Solid shared boundary fencing between nominated lots shall be setback 6.0m from a street frontage boundary and 3.0m from an open space frontage boundary.

8. RESIDENTIAL AMENITY
   8.1 Private open space shall be located contiguous with principal living areas.
   8.2 Principal living area shall have North and/or East orientation wherever possible and otherwise be in accordance with the provisions of the Code in terms of minimum area and dimension.
   8.3 Alternative private open space locations may be accepted by the Design Review Panel.

9. LANDSCAPING
   9.1 Landscaping and native tree is to be planned in accordance with Section 68B. All land must be planted with at least one tree and the site plan indicates the location and type of all trees.

10. BUSHFIRE REQUIREMENTS
    10.1 Where as indicated on the Plan of Development, a Section 88B instrument (indicated with an asterisk), a detailed bushfire assessment and management plan prepared by a suitably qualified person must be submitted.

11. RAINWATER HARVESTING REQUIREMENTS
    11.1 Refer to the Kings Forest Estate Development Code for minimum tank size calculations.

12. FLOOD PRONE LOTS
    12.1 Kings Forest Precinct 5 has no flood prone lots. Refer hydraulic report by Gilbert & Sutherland for details.

SYMBOLS
- LOCATION OF ZERO LOT WALL
- LOCATION OF PARTY/ZERO LOT WALL
- INDICATIVE VEHICULAR ACCESS
- INDICATIVE ALTERNATE VEHICULAR ACCESS
- INDICATIVE SHARED VEHICULAR ACCESS
- 1800-2000 HIGH ACOUSTIC FENCE
- 1500 HIGH TRANSPARENT FENCE
- 1800 HIGH TRANSLUCENT FENCE (REFER DEVELOPMENT CODE)
- INNER 20m OF 50m ECOLOGICAL BUFFER (EXCLUDED AS SHOWS CONFORM TO HABITAT ARRANGEMENT)
- SECTION 88B COVERED BUSHFIRE ATTACK LEVEL 19 (SEE 10.1)
- SECTION 88B COVERED BUSHFIRE ATTACK LEVEL 20 (SEE 10.1)

4/12 NUMBERS SUCH AS 3/9 INDICATE MAXIMUM NUMBER OF DWELLINGS PER LOT/ MAXIMUM NUMBER OF BEDROOMS PER LOT

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PRECINCT 5 PLAN OF DEVELOPMENT - DETAIL 1

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7.4 All fencing heights are to be measured from the natural surface level.

8. RESIDENTIAL AMENITY

8.1 Private open space shall be located contiguous with principal living areas.
8.2 Principal living area shall have North and/or East orientation wherever possible and otherwise be in accordance with the provisions of the Code in terms of minimum area and dimension.
8.3 Alternative private open space locations may be accepted by the Design Review Panel.

9. LANDSCAPING

9.1 Consist predominantly of native tree & shrub planting with associated ground covers and mulch.
9.3 Landscape planting shall be provided to the street side of all frontage fencing.
9.4 Sight distances to both pedestrians and other vehicles shall not be compromised at any time by fencing or landscaping.
9.5 Maximum boundary dimensions shall conform to the Development Code for each nominated lot and the Plan of Development.

10. BUSHFIRE REQUIREMENTS

10.1 Where allotments are indicated as being encumbered with a Section 88B instrument (indicated with an asterisk), a detailed bushfire assessment and management plan prepared by a suitably qualified person must be submitted. The assessment must, at a minimum, demonstrate consistency with the requirements of Planning for Bushfire Protection 2006 and AS 3959 2009 Construction of Building in Bush Fire Prone Areas.

11. RAINWATER HARVESTING REQUIREMENTS

11.1 Refer to the Kings Forest Estate Development Code for minimum tank size calculations.

12. FLOOD PRONE LOTS

12.1 Kings Forest Precinct 5 has no flood prone lots. Refer hydraulic report by Gilbert & Sutherland for details.
DEVELOPMENT CONTROLS
To be read in conjunction with Development Controls, Development Code and Design Guidelines:

1. BUILDING ENVELOPE
1.1 Buildings shall conform to the building envelope configuration depicted on the Plan of Development and the symbols in the Kings Forest Estate Development Code.

2. BUILD THROUGHOUT WALLS
2.1 All specified as Zero Lots shall contain in their boundary wall (where indicated) in accordance with the Development Code.

3. VEHICLE ACCESS POINT
3.1 Wherever access is necessary in accordance with the locations indicated on the Plan of Development.
3.2 Where alternate traffic solutions comply with the provisions of the Code and Design Guidelines, they may be accepted by Council/Design Review Panel.
3.3 Clear vehicle and pedestrian sight distances shall not be compromised at any time by fencing or landscaping.

4. HEIGHT
4.1 All building heights are to be measured from the natural surface level.

5. RESIDENTIAL AMENITY
5.1 Private open space shall be located contiguous with principal living areas.
6.1 Private open space shall be located contiguous with principal living areas.
5.2 Principal living area shall have North and/or East orientation wherever possible and otherwise in accordance with the provisions of the Code in terms of minimum area and dimension.
5.3 Alternative private open space locations may be acceptable by the Design Review Panel.

6. RESIDENTIAL AND VISITOR CAR PARKING
6.1 Resident and visitor car parking is to be provided in accordance with the Development Code.

7. FENCING
7.1 All fencing is to be in accordance with the provisions of the Code and the Kings Forest Design Guidelines.
7.2 Frontage boundary fences adjoining a street shall only be permitted where a street front Private Open Space is indicated, shall be setback 0.5m with landscape planting provided between the fence and the street frontage boundary, shall not exceed 50% of the length of the frontage boundary (including any gates) and shall extend along the contiguous shared boundary for 5.5m.
7.3 Solid shared boundary fencing between nominated lots shall be setback 6.0m from a street frontage boundary and 3.0m from an open space frontage boundary.
7.4 All fencing heights are to be measured from the natural surface level.

8. RESIDENTIAL AREAS
8.1 Private open space shall be located contiguous with principal living areas.
8.2 Principal living area shall have North and/or East orientation wherever possible and otherwise in accordance with the provisions of the Code in terms of minimum area and dimension.
8.3 Alternative private open space locations may be acceptable by the Design Review Panel.

9. LANDSCAPING
9.1 Consent for the supply and planting of native tree is subject to the conditions of the Code.
9.2 A primary tree shall be provided on each lot of 550m2 or more in area.
9.3 Landscaping planting shall be provided to the street side of all frontage fences.
9.4 Sight distances to both pedestrians and other vehicles shall not be compromised at any time during the life of the plantings.

10. BUSHFIRE REQUIREMENTS
10.1 Where allotments are indicated as being encumbered with a Section 88B instrument (indicated with an asterisk), a detailed bushfire assessment and management plan prepared by a suitably qualified person must be submitted. The assessment must, at a minimum, demonstrate consistency with the requirements of Planning for Bushfire Protection 2006 and AS 3959 2009 Construction of Building in Bush Fire-prone Areas.

11. RAINWATER HARVESTING REQUIREMENTS
11.1 Refer to the Kings Forest Estate Development Code for minimum tank size calculations.

12. FLOOD PRONE LOTS
12.1 Kings Forest Precinct 5 has no flood prone lots.

[Diagram with symbols indicating locations of zero lot walls, indicative vehicular access, etc.]
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STAGE 1 PROJECT APPLICATION
TYPICAL ON STREET PARKING PLAN PRECINCT 5