KINGS FOREST – NEW COASTAL SETTLEMENT

1. **Relationship to the Environment**

   Kings Forest Development is home to a vast array of native vegetation and fauna habitat.

   Over one third of the site has been zoned environmental protection area in order to conserve these habitats and to provide vital wildlife corridors for fauna movement. Such corridors provide linkages both within the site as well as with neighbouring land.

   Portions of the site have previously been cleared of mature vegetation for agricultural uses; these areas of land will now be the focus of Kings Forest Development. Sections of degraded land can now be regenerated to enhance both the development and the ecological stability of the area with re-planting of native species and water sensitive urban design.

   Asset protection zones (APZ) required for bushfire will be maintained as a natural barrier between environmental areas and future development with no residential properties located within these zones.

   As the predominant location for water retention basins, APZs will in many cases become an extension of the SEPP 14 wetlands. These edges help to limit fauna movement by providing a buffer between vegetation and urban development. APZs will also typically be so-located with the ‘Dog Exclusion Fencing’ which surrounds each pocket of urban land. Such fencing protects natural habitat from the movement of domestic animals into and natural fauna out of protection areas.

   Three aboriginal cultural heritage sites have been identified and by all means will be protected from and enhanced by future development.

   It is understood that by enhancing and maintaining the natural landscape of Kings Forest there comes the potential for a unique and visually stunning place to live.

2. **Visual Sensitivity**

   The predominant vistas within Kings Forest are of the surrounding vegetation with the majority of development land being level.

   The road layout for Kings Forest aims to navigate around environmental edges and to highlight the natural views through careful road design. Pockets of development are concealed through entrance ways and limits of natural vegetation. Steeper areas of the site to the north/north-west look back over the development and will be developed with the slope in mind to enhance views and vistas.

3. **Edges to the water and natural areas**

   Kings Forest is not located near any natural water bodies with the exception of protected SEPP 14 wetland which will remain in its natural state.
4. Streets

Interconnected streets patterns are formed around the natural landscape, and aim to promote a high level of pedestrian and vehicular permeability and movement.

Commonly accepted distances of walk-ability to transport services and public open space have dictated the hierarchical positioning of streets at the same time creating interconnected precincts.

Future connectivity to neighbouring sites has also been considered with a possible future link to the west.

5. Buildings

Built form and building interface between public and private domains is to be controlled by a set of design guidelines.

Development within Kings Forest will afford a wide cross section of people and lifestyles provided by an array of housing choices from terraces to hillside suburban blocks.

With housing choice comes affordability, a healthy social mix and a sustainable density.

Commercial, retail, education and civic buildings will form part of this application and will help to establish local identity and sustainability to the area.

Kings Forest is a self-contained site, bound by topography and vegetation. For this reason there is no need to address the character of adjoining development and the chance to establish a coherent and varied community character is possible.

Sites to each stage of development are designed with sensitivity to surroundings (both natural and created) and to optimize residential amenity.

Sites are predominantly orientated N/NE to enable solar access to principal living areas.

Private open space is located contiguous to principal living areas and must meet code requirements for minimum area and dimensions.

6. Height

Maximum building height is two storeys except where a partial (no more than 50% of the gross floor area of the level below) three storey maximum height is noted on the plan of development.