KINGS FOREST
PROJECT APPLICATION

STAGE ONE / PRECINCT 5

LANDSCAPE CONCEPT PLANNING

AUGUST 2012
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;
- Bulk earthworks across the site;
- 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.
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.

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.

Vegetated swale

Multi-use pathway
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
Kings Forest Entry Feature

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

Environmental Protection Zone Verge Entry Drive Centre Verge Existing lots

Multi-use path

FUTURE ROAD WORKS

Potential central entry signage wall subject to future detailed design and discussion with the TSC

Temporary signage entry wall subject to future detailed design

2.5m high acoustic fencing with landscape buffer to adjoining lots fronting Tweed Coast Road in accordance with acoustic report requirements

Southern signage entry wall subject to future detailed design

Low maintenance planting to road edge

Signage entry feature subject to future detailed design
Central verge to combine vegetated swale & piped stormwater runoff conveyance.

Northern lanes to be constructed as part of future works.

Hoop pines to create dominant landscape feature and frame the parkway entry drive.

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

Small lookout and seating area.

Bio infiltration swale.
Kings Forest Parkway Cross Section

Central verges to combine swale & piped stormwater runoff sections (as per engineering dwgs) with intermitant tree planting.

2m high acoustic fence along parkway residential rear boundary in accordance with acoustic report requirements

Hoop pines or similar to create dominant landscape feature framing the parkway

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

Proposed school site

Central Verge

Southern Lanes

Verge

Residential lots (rear boundary)

Parking Bays

FUTURE WORKS

KEY

Proposed school site

Central Verge

Southern Lanes

Verge

Residential lots (rear boundary)

Parking Bays

FUTURE WORKS

Kings Forest Parkway

DATE: 20/08/2012

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Dwg no: SK01-03B

KINGS FOREST
INDICATIVE LANDSCAPE TREATMENTS
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
**Kings Forest Parkway Roundabout Cross Section**

- **Future Works**
- **Verge to Future Town Centre**
- **Road Pavement**
- **Centre Island**
- **Future Town Centre Precinct**

**Boulevard trees & low scale planting to road edge**

**Hoop Pine or feature tree to roundabout centre**

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

**Indicative rear fence treatments to Precinct 5. To include acoustic treatments with decorative pillars at regular intervals.**

**Indicative signage wall incorporated into acoustic fence.**

**Pathway to adjacent town centre**

**Bollard or temporary kerb (to be determined at detailed design stage)**

**KINGS FOREST**

**INDICATIVE LANDSCAPE TREATMENTS**

**DATE: 20/08/2012**

**DWG NO: SK01-04B**
Precinct 5- Vegetated Swale

- **Cross Section 4**
- **Site Boundary**
- **Asset Protection Zone**
- **Environmental Protection Area**
- **Vegetated swale**
- **Permanent koala exclusion fence along swale edge in accordance with Koala Plan of Management**
- **Re-vegetation in accordance with Vegetation Management Plan**

**KINGS FOREST**
INDICATIVE LANDSCAPE TREATMENTS

**DATE:** 20/08/2012
**DWG NO:** SK01-05A
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
- Residential Lots
- Verge
- Access Street
- Verge
- 21m APZ
- 20m Drainage Reserve
- 50m Ecological Buffer
- Inner 30m
- Site boundary
- Environmental Protection Area
- Permanent Koala exclusion fence along swale edge in accordance with Koala Plan of Management
- Multi-use path
- Vegetated swale
- Site boundary
- Cross Section 4
Precinct 5 - Neighbourhood Park

- 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

Kings Forest
Indicative Landscape Treatments

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Precinct 5- Neighbourhood Park Cross Section

Front setback in accordance with Kings Forest Development Code

Residential Lots

Verge

Access Street

Verge

Park

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

Neighbourhood park embellishments as per Tweed Shire Council standards

Planting to allotment boundaries

Planting to tree base

Hoop Pines to create value adding precinct entry feature and provide shade to edge of kick and throw areas

Planting to tree base

0 5 10 m

KINGS FOREST
INDICATIVE LANDSCAPE TREATMENTS

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