



Mr Darryl Anderson
Director
DAC Planning Pty Ltd
Suite 7, Corporation House
8 Corporation Circuit
TWEED HEADS SOUTH NSW 2486

Dear Mr Anderson,

**Kings Forest Stage 1 Project Approval (MP 08_0194)
Precinct 5 Plans of Development**

Thank you for your correspondence, dated 22 November 2019, seeking approval of the Kings Forest Precinct 5 Plans of Development, in accordance with Condition 51 of MP 08_0194, as modified.

The Department has reviewed the Precinct 5 Plans of Development and considers they satisfy Condition 51.

Accordingly, the Precinct 5 Plans of Development comprising the documents listed in the attached Documents Register are approved under the delegation of the Secretary of the Department of Planning, Industry and Environment.

The approved Precinct 5 Plans of Development will now be made publicly available on the Department's Major Projects Website.

Should you have any enquiries, please contact Jane Flanagan, Senior Planner, Regional Assessments, on 9274 6416, or jane.flanagan@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'K T' followed by a long horizontal stroke.

11 November 2020

Keiran Thomas
Director
Regional Assessments
As the Secretary's nominee

Attd.: Documents Register

Documents Register

(All prepared by RPS, unless stated).

- Plan 12 - Dwg 113691-PSP-9L (PDP-Detail 1);
- Plan 13 - Dwg 113691-PSP-9L (PDP-Detail 2); and
- Plan 14 - Dwg 113691-PSP-9L (PDP-Detail 3);
all Rev 9L, all dated 15/10/2020.
- Plan Nos. 20, 21, 22, 23, Dwg 113691-PSP-6c, Rev C, dated 2/10/2020.

As supported by, or clarified in the following documents:

- Plan 6 - Road Hierarchy Plan, 113691-PSP-4E, Rev E, dated 1/9/2020.
- Plan 10, 113691-LD-1J, Rev J, dated 22/5/2020.
- Plan 11, 113691-STP-10E, Rev E, dated 27/7/2020.
- Plan 15 - Road Network, Revised Road Diagrams, Dwg 113691-RH-2g, Rev G, dated 1/9/2020.
- Bushfire Attack Level Plan 19 - Dwg 113691-BFMP-5j, Rev J, dated 9/11/2020.
- Kings Forest Precinct 5 Swale Sections (Mortons Urban Solutions, Dwg 12301-SK-044, Amendment C, dated 15/8/2012).
- Stormwater Swale Plan (Mortons Urban Solutions, Dwg 12301-BE-660, Amendment E, dated 25/6/2020).

PLAN OF DEVELOPMENT

DEVELOPMENT CONTROLS

To be read in conjunction with Development Controls, Development Code and Design Guidelines by Degenhart SHEDD, 29 August 2012.

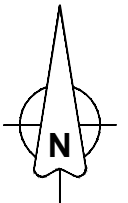
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3. VEHICLE ACCESS POINT
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 - 3.4. Clear vehicle and pedestrian sight distances shall not be compromised at any time by fencing or landscaping.
4. HEIGHT
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 - 7.3. The principal living area should have north and/or east orientation where possible.
 - 7.4. Alternative private open space locations may be accepted by the Design Review Panel.

SYMBOLS:

- LOCATION OF ZERO LOT WALL
- INDICATIVE VEHICULAR ACCESS
- INDICATIVE ALTERNATIVE VEHICULAR ACCESS
- FIRE TRAIL
- RECOMMENDED LOCATION OF 2.0M HIGH SOLID ACOUSTIC BARRIER LOCATED WITHIN PRIVATE PROPERTY
- RECOMMENDED LOCATION OF 2.1M HIGH SOLID ACOUSTIC BARRIER LOCATED WITHIN PRIVATE PROPERTY
- 1.5M HIGH TRANSPARENT FENCE LOCATED WITHIN PRIVATE PROPERTY
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- NUMBERS SUCH AS 3/9 INDICATIVE MAX. NUMBER OF DWELLINGS PER LOT/MAX. NUMBER OF BEDROOMS PER LOT
- INNER 30m - 20m ECOLOGICAL BUFFER
- BUSHFIRE APZ

8. LANDSCAPING
 - 8.1. Landscaping shall consist predominantly of native tree and shrub planting with associated ground covers and mulch.
 - 8.2. A primary tree shall be provided on each lot of 500m² or more in area.
 - 8.3. Sight distances to both pedestrians and other vehicles shall not be compromised at any time during the life of the plantings.
9. NUMBER OF BEDROOMS
 - 9.1. Up to 4 bedrooms per Townhouse, Terrace, Plex, Zero-Lot Dwelling or Traditional Detached Dwelling.
10. PUBLIC INFRASTRUCTURE
 - 10.1. Public Infrastructure located within private property will be covered by a restriction on the use of land in accordance with S88B of the *Conveyancing Act 1919* prohibiting the construction of structures/buildings or the planting of trees/scrubs that grow to over 1m at maturity within the infrastructure easement.

- TOWNHOUSES
- TERRACES
- PLEXES
- ZERO - LOT DWELLING
- TRADITIONAL DETACHED DWELLINGS



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.

RPS Australia East Pty Ltd hereby certify that this plan is in accordance with Condition 51 of MP08_0194 (as modified) for Kings Forest Stage 1.

This note is an integral part of this plan.

CLIENT	
PROJECT 28 Pty Ltd	
Date	15 OCTOBER 2020
Surveyed	-
Drafted	BJB
Parish	CUDGEN
County	ROUS

PLAN

KINGS FOREST

STAGE 1 PROJECT APPLICATION
- PRECINCT 5 -
PLAN OF DEVELOPMENT
PRECINCT DEVELOPMENT CONTROL PLAN
- DETAIL 1

SCALE: 1:2000 (A3)

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Local Authority: Tweed S.C. | DWG Ref: 113691-PSP-9L | PLAN No. 12 Sheet 1 of 3

RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Lakeside Corporate Space, Suite 425, Level 2
Building 4, 34-36 Glenferrie Drive,
Robina PO Box 1048 Robina DC, Qld 4226
T +61 7 555 36900
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W rpsgroup.com

PLAN OF DEVELOPMENT

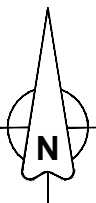
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CLIENT	
PROJECT 28 Pty Ltd	
Date	15 OCTOBER 2020
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Drafted	BJB
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PLAN

KINGS FOREST

STAGE 1 PROJECT APPLICATION
- PRECINCT 5 -
PLAN OF DEVELOPMENT
PRECINCT DEVELOPMENT CONTROL PLAN
- DETAIL 2

SCALE: 1:2000 (A3)

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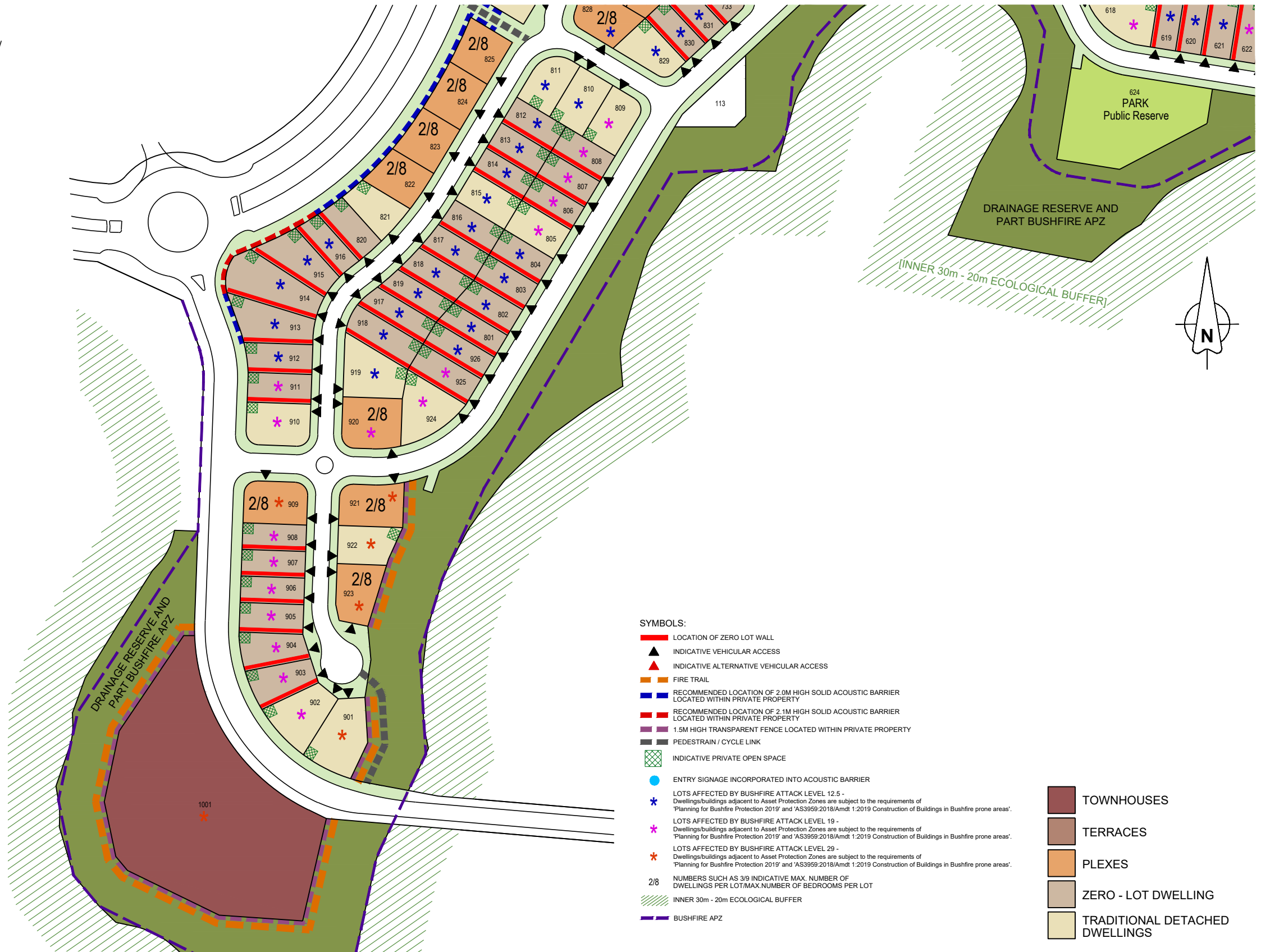
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ABN 44 140 292 762
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W rpsgroup.com

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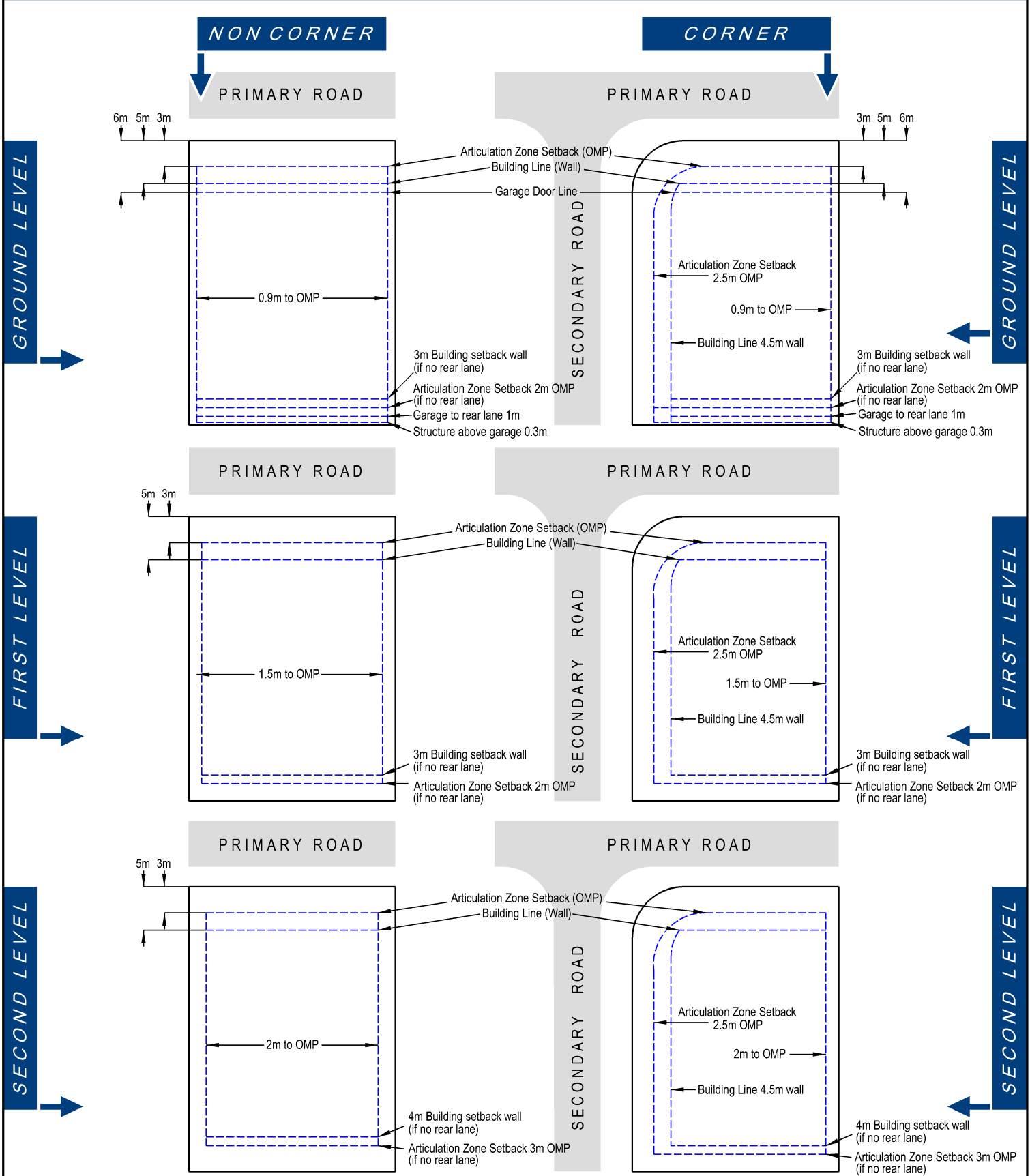
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PLAN OF DEVELOPMENT PLAN NO.20

TRADITIONAL DETACHED DWELLING LOT - FRONTAGE >15m

TYPICAL SETBACK PLAN

Note: Setbacks derived from Development Code Section 3.2 and Tables 3.2.1.1 & 3.2.2.1



Note:

1. 'OMP' refers to outermost projection.
2. Articulation Zone Setback is defined in the Kings Forest Development Code.
3. This plan should be read in conjunction with the Kings Forest Development Code.
4. Alternative setbacks will apply to this lot type where the lot frontage is less than 15m - refer to the Kings Forest Development Code.

IMPORTANT NOTE

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This note is an integral part of this plan.



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NOT TO SCALE

Date
2 OCTOBER 2020

DWG Ref
113691-PSP-6C

PLAN No. 20

PLAN OF DEVELOPMENT PLAN NO.21

ZERO LOT DWELLING LOT - FRONTAGE >10-15m

TYPICAL SETBACK PLAN

Note: Setbacks derived from Development Code Section 3.2 and Tables 3.2.1.1 & 3.2.3.1

GROUND LEVEL

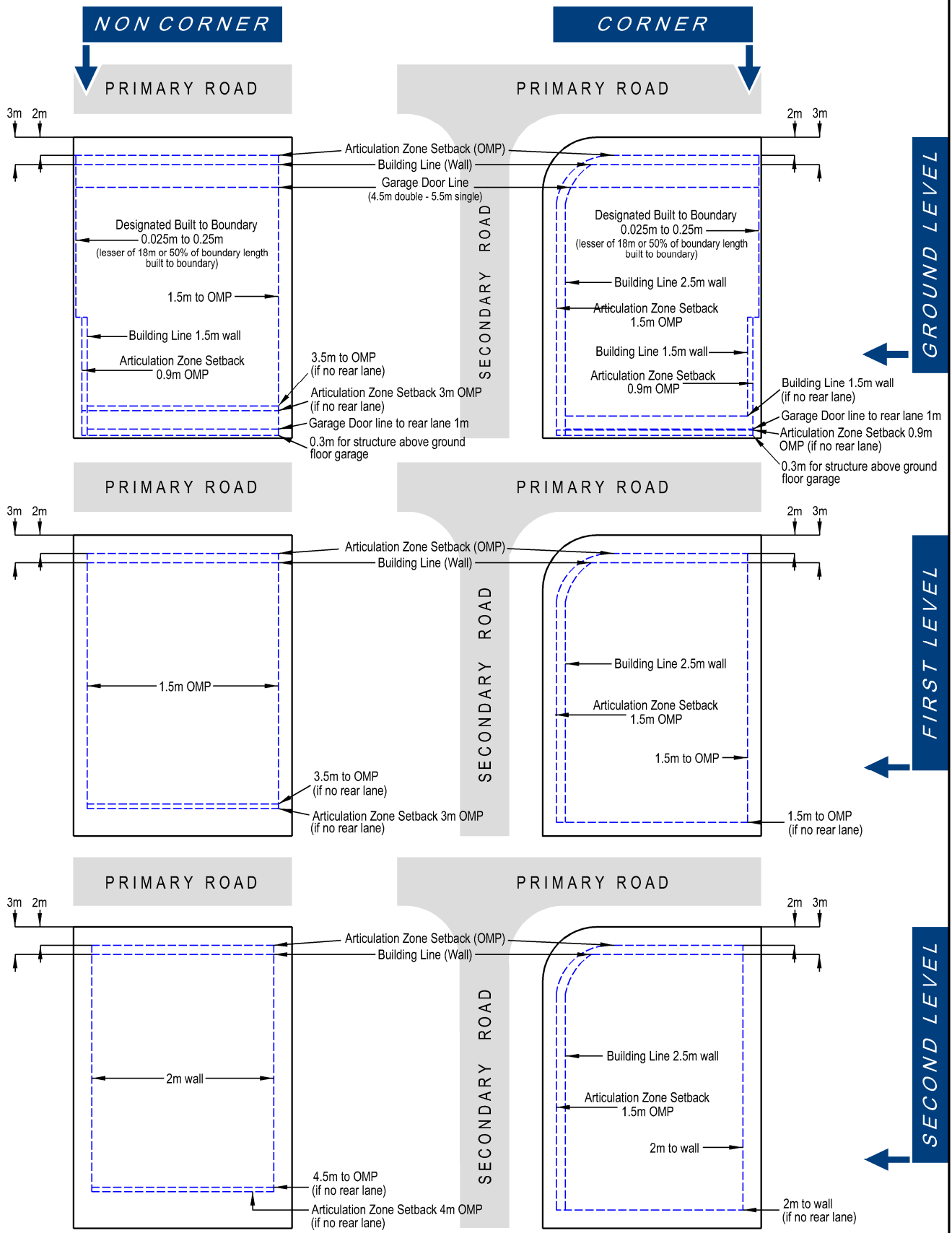
GROUND LEVEL

FIRST LEVEL

FIRST LEVEL

SECOND LEVEL

SECOND LEVEL



Note:

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4. A corner lot may be considered to have two side boundaries and no rear boundaries.

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DWG Ref
 113691-PSP-6C

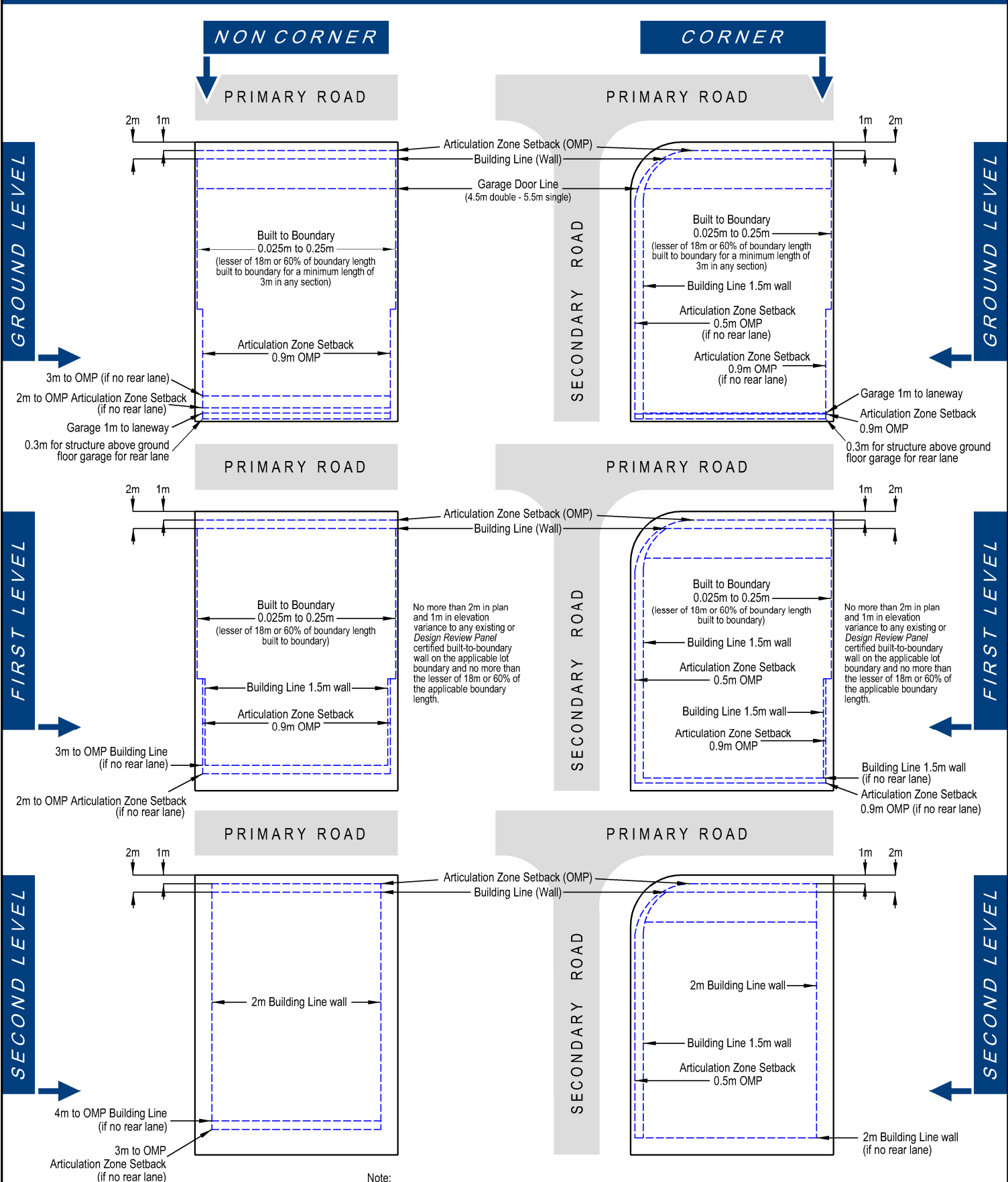
PLAN No. 21

PLAN OF DEVELOPMENT PLAN NO.22

TERRACE DWELLING LOT - FRONTAGE 5m - 10m

TYPICAL SETBACK PLAN

Note: Setbacks derived from Development Code Section 3.2 and Tables 3.2.1.1 & 3.2.3.1



Note:

- 'OMP' refers to outermost projection.
- Articulation Zone Setback is defined in the Kings Forest Development Code.
- This plan should be read in conjunction with the Kings Forest Development Code.
- A corner lot may be considered to have two side boundaries and no rear boundaries.
- Terrace Lots 742 - 747 require building setback to rear laneway of 3m. No building structure is to encroach on the 3m setback.

IMPORTANT NOTE

RPS Australia East Pty Ltd hereby certify that this plan in accordance with Condition 51 of MP08_0194 (as modified) for Kings Forest Stage 1. This note is an integral part of this plan.



RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
 Lakeside Corporate Space, Suite 425, Level 2
 Building 4, 34-36 Glenferrie Drive,
 Robina PO Box 1048 Robina DC, Qld 4226
 T +61 7 555 36900
 F +61 7 555 36999
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NOT TO SCALE

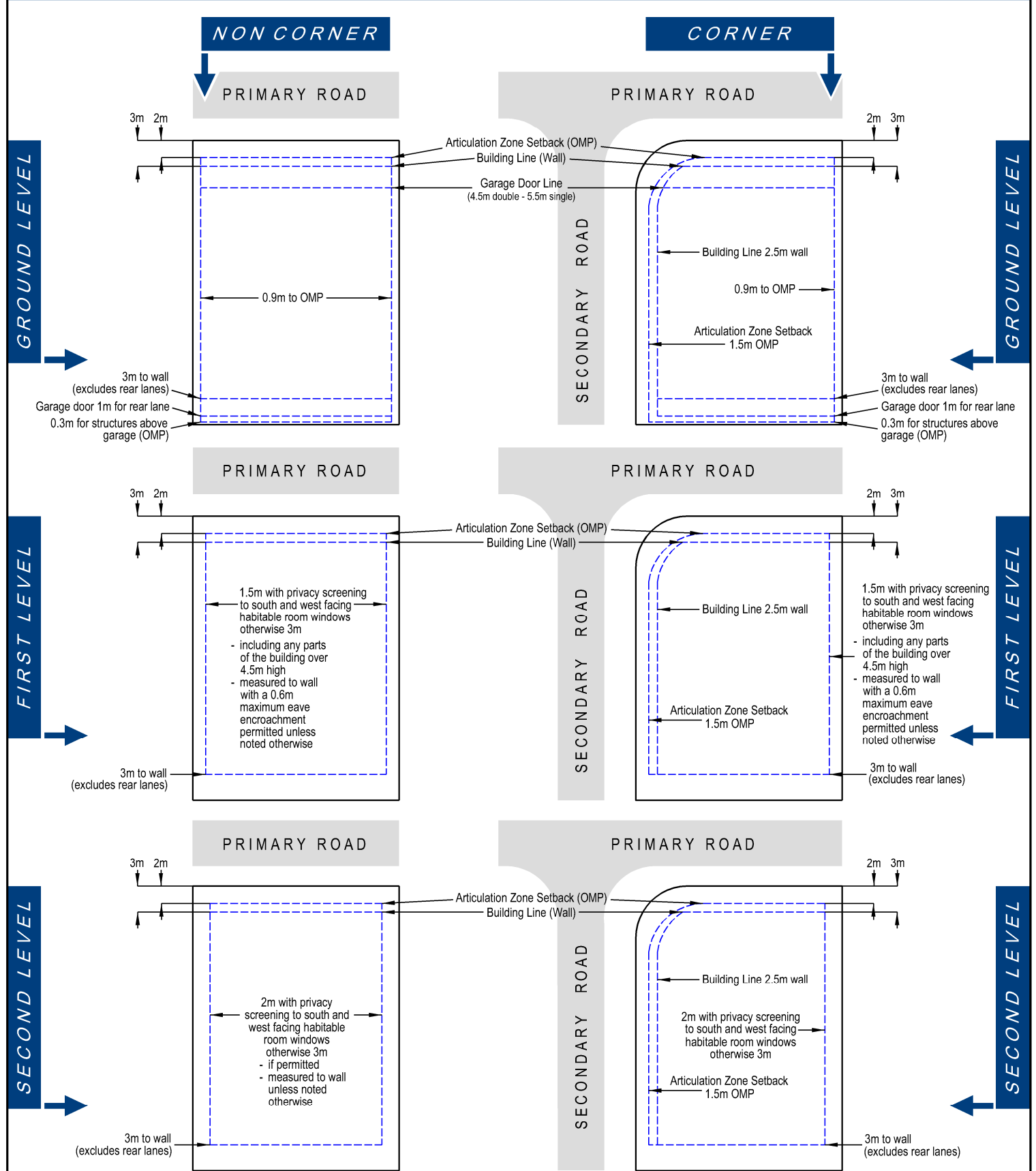
Date 2 OCTOBER 2020	DWG Ref 113691-PSP-6C	PLAN No. 22
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PLAN OF DEVELOPMENT PLAN NO.23

PLEX LOT

TYPICAL SETBACK PLAN

Note: Setbacks derived from Development Code Section 3.3 and Tables 3.3.1.1 & 3.3.2.1



Note:

1. 'OMP' refers to outermost projection.
2. Articulation Zone Setback is defined in the Kings Forest Development Code.
3. This plan should be read in conjunction with the Kings Forest Development Code.
4. A corner lot may be considered to have two side boundaries and no rear boundaries.

IMPORTANT NOTE

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This note is an integral part of this plan.



RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
 Lakeside Corporate Space, Suite 425, Level 2
 Building 4, 34-36 Glenferrie Drive,
 Robina PO Box 1048 Robina DC, Qld 4226

T +61 7 555 36900

F +61 7 555 36999

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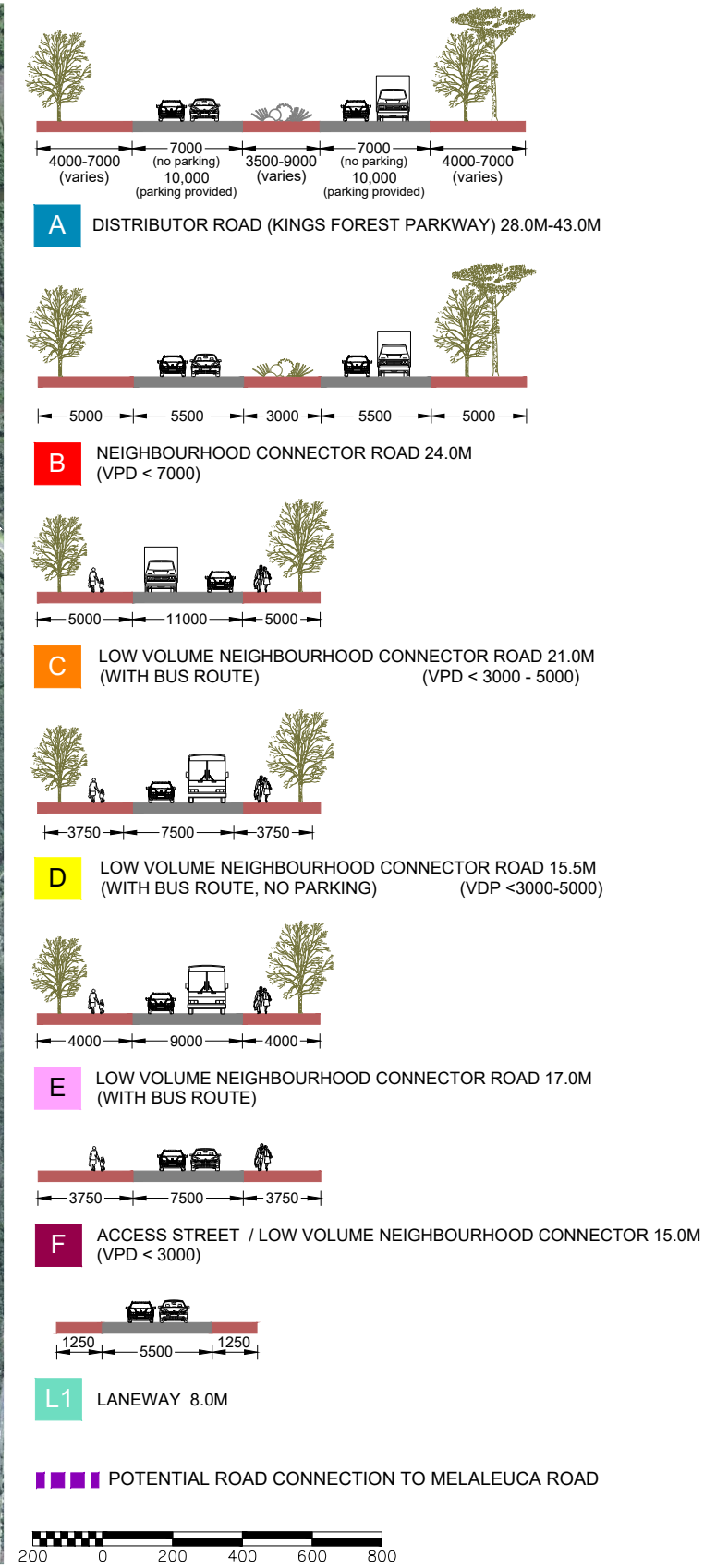
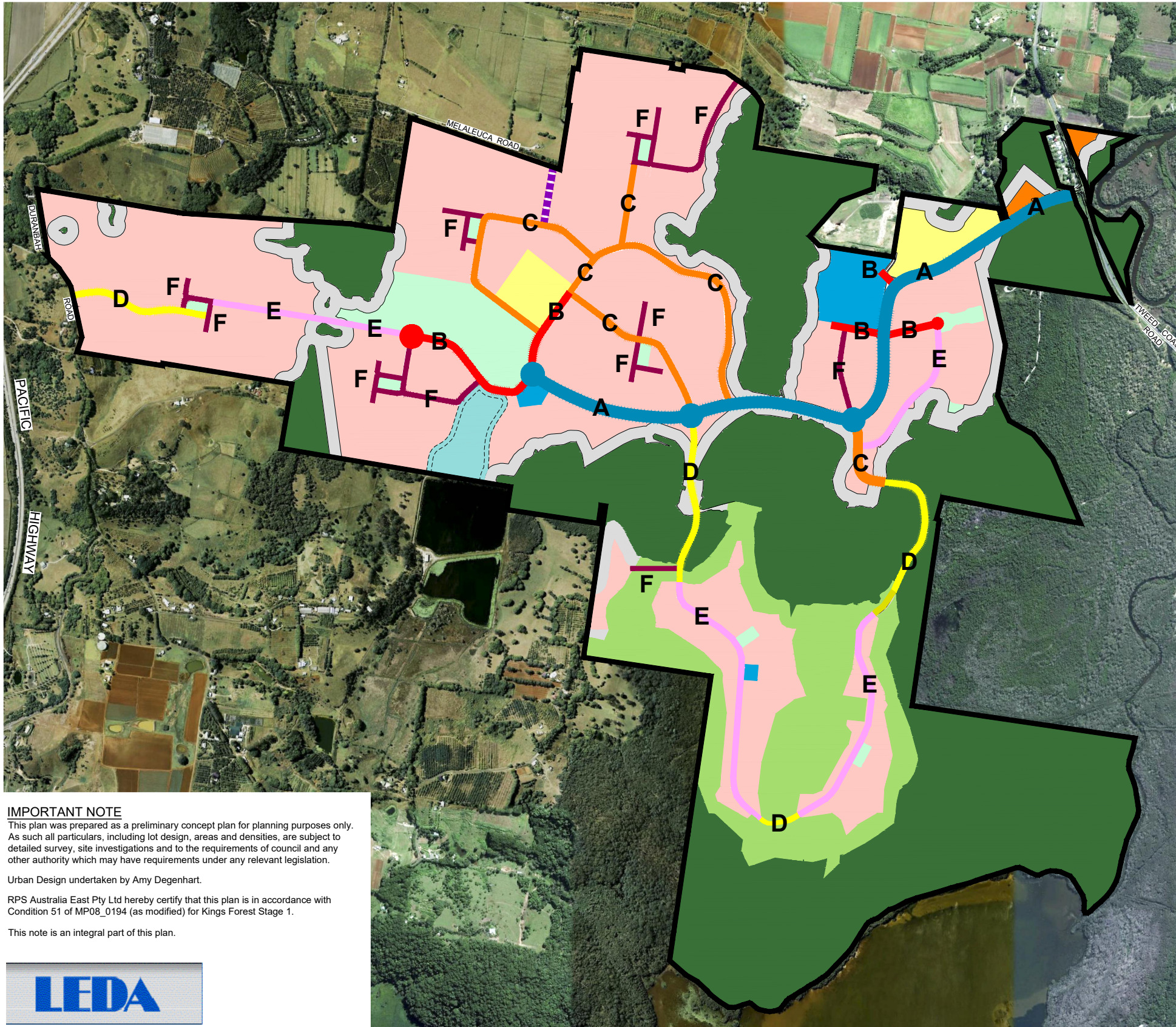
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NOT TO SCALE

Date
 2 OCTOBER 2020

DWG Ref
 113691-PSP-6c

PLAN No. 23



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.

Urban Design undertaken by Amy Degenhart.

RPS Australia East Pty Ltd hereby certify that this plan is in accordance with Condition 51 of MP08_0194 (as modified) for Kings Forest Stage 1.

This note is an integral part of this plan.



	CLIENT	PROJECT 28 Pty Ltd
	Date	1 SEPTEMBER 2020
	Surveyed	-
	Drafted	BJB
	Parish	CUDDGEN
	County	ROUS

PLAN	KINGS FOREST STAGE 1 PROJECT APPLICATION ROAD HIERARCHY
SCALE:	1:20000 (A3)

No.	DETAILS	DATE	Init.
A	REVISION	21.8.12	BJB
B	CERTIFICATION	1.4.20	BJB
C	REVISION	15.5.20	BJB
D	REVISED ROAD DIAGRAMS	13.8.20	BJB
E	REVISED ROAD DIAGRAMS	1.9.20	BJB
F			
G			
I			

Local Authority	DWG Ref	PLAN No.
Tweed S.C.	113691-PSP-4e(ROAD HIERARCHY)	06

RPS

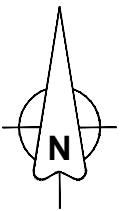
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 ACN 140 292 762
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 Lakeside Corporate Space, Suite 425, Level 2
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RESIDENTIAL PRODUCT MIX

- TERRACES**
 - Build to both boundaries
 - Rear loaded
 - Min. Lot Size : 150m²
 - Min. Frontage : 8m
 - Min. depth 24m
- PLEXES**
 - Attached Dwelling
 - Front loaded parking
 - Min. Lot Size : 450m²
 - Min Frontage : 18m , Corner : 20m
 - Min. Depth : 20m
- ZERO - Lot Dwellings**
 - Detached Dwellings
 - Build to one side boundary
 - Front loaded parking
 - Min. Lot Size : 240m²
 - Min. Frontage : 8m with rear lane : 10m with front access, Corner : 10m with rear lane, 12m with front access
 - Min. depth : 24m
- TRADITIONAL Detached Dwelling**
 - Detached Dwelling
 - Garage may Zero to side boundary
 - Front loaded parking
 - Min. Lot Size : 400m²
 - Min. Frontage : 15m , Corner : 18m
 - Min. Depth : 25m

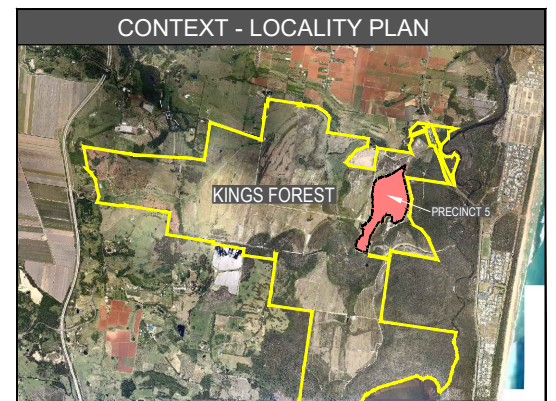
KINGS FOREST - PRECINCT 5



DEVELOPMENT SUMMARY			
LOT CATEGORY	NUMBER OF ALLOTMENTS	NUMBER OF DWELLINGS	PERCENTAGE OF DWELLINGS
TOWNHOUSES	1	20	5%
TERRACES	37	37	9%
PLEXES	25	55	13%
ZERO - LOT DWELLING	192	192	45%
TRADITIONAL DETACHED DWELLINGS	121	121	28%
TOTALS	376	425	100%

LEGEND :

 ELECTRICAL TRANSFORMER (Pad Mount)



CLIENT	
PROJECT 28 Pty Ltd	
Level Datum	Date 22 MAY 2020
Level Origin	Surveyed -
	Drafted BJB
Data Origin	Parish CUDGEN
113691-bdy-(2020-05-22)	County ROUS

KINGS FOREST
 STAGE 1 PROJECT APPLICATION
 - PRECINCT 5 -
PLAN OF DEVELOPMENT
INDICATIVE SUBDIVISION PLAN

SCALE: 1:1500 (A1)

REVISIONS			
No.	DETAILS	DATE	Init.
C	REVISION	1.8.12	BJB
D	REVISION	17.8.12	BJB
E	RENAME TITLE	28.8.12	BJB
F	REVISED FIGURES IN TABLE	12.10.12	BJB
G	REVISED BDYS	17.7.17	BJB
H	REVISE TITLEBLOCK	7.9.17	BJB
I	CERTIFICATION	1.4.20	BJB
J	REVISION	22.5.20	BJB

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 ACN 140 292 762
 ABN 44 140 292 762
 Lakeside Corporate Space, Suite 425, Level 2
 Building 4, 34-36 Glenferrie Drive,
 Robinson PO Box 1048 Robinson DC, Cld 4226
 T +61 7 555 36900
 F +61 7 555 36999
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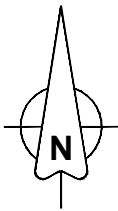
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Local Authority: Tweed S.C. Plan: A1 Dwg Ref: 113691-LD-1j PLAN No. 10

DISCLAIMER

IMPORTANT NOTE
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RPS Australia East Pty Ltd hereby certifies that this plan in accordance with Condition 51 of MP08_0194 (as modified) for Kings Forest Stage 1.
 This note is an integral part of this plan.



LEGEND :
 - - - - - STAGE BOUNDARY


DEVELOPMENT SUMMARY											
LOT CATEGORY	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7	STAGE 8	STAGE 9	STAGE 10	TOTALS
TOWNHOUSES	-	-	-	-	-	-	-	-	-	1	1
TERRACES	23	-	-	-	-	-	14	-	-	-	37
PLEXES	3	2	1	3	1	3	3	5	4	-	25
ZERO - LOT DWELLING	36	18	8	23	36	17	20	18	16	-	192
TRADITIONAL DETACHED DWELLINGS	48	3	6	13	22	3	12	8	6	-	121
TOTALS	110	23	15	39	59	23	49	31	26	1	376



CLIENT PROJECT 28 Pty Ltd	
Level Datum	Date 27 JULY 2020
Level Origin	Surveyed -
	Drafted BJB
Data Origin	Parish CUDGEN
113691-LD-1j	County ROUS

KINGS FOREST
 STAGE 1 PROJECT APPLICATION
 - PRECINCT 5 -
 PLAN OF DEVELOPMENT
 INDICATIVE STAGING PLAN
 SCALE: NOT TO SCALE

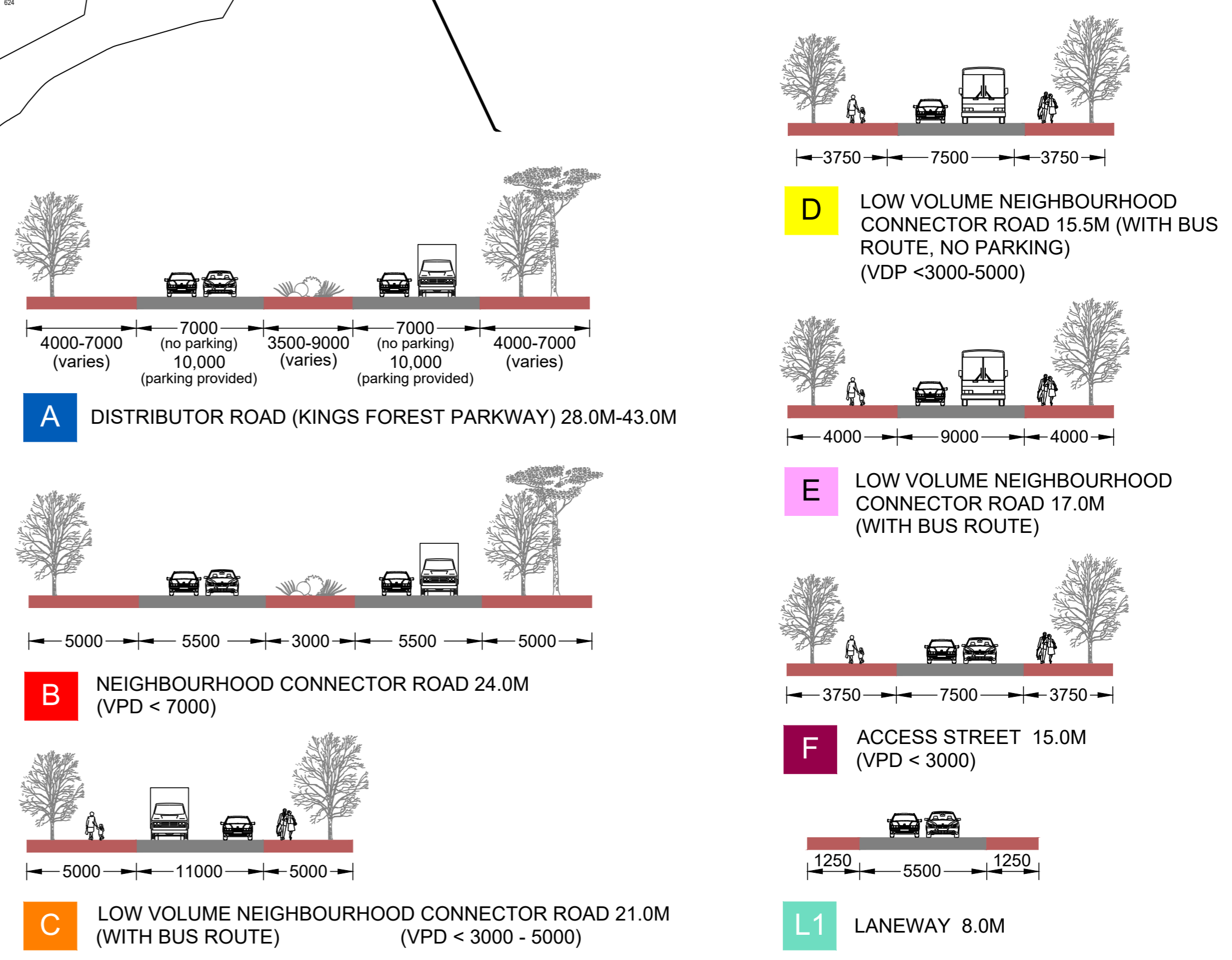
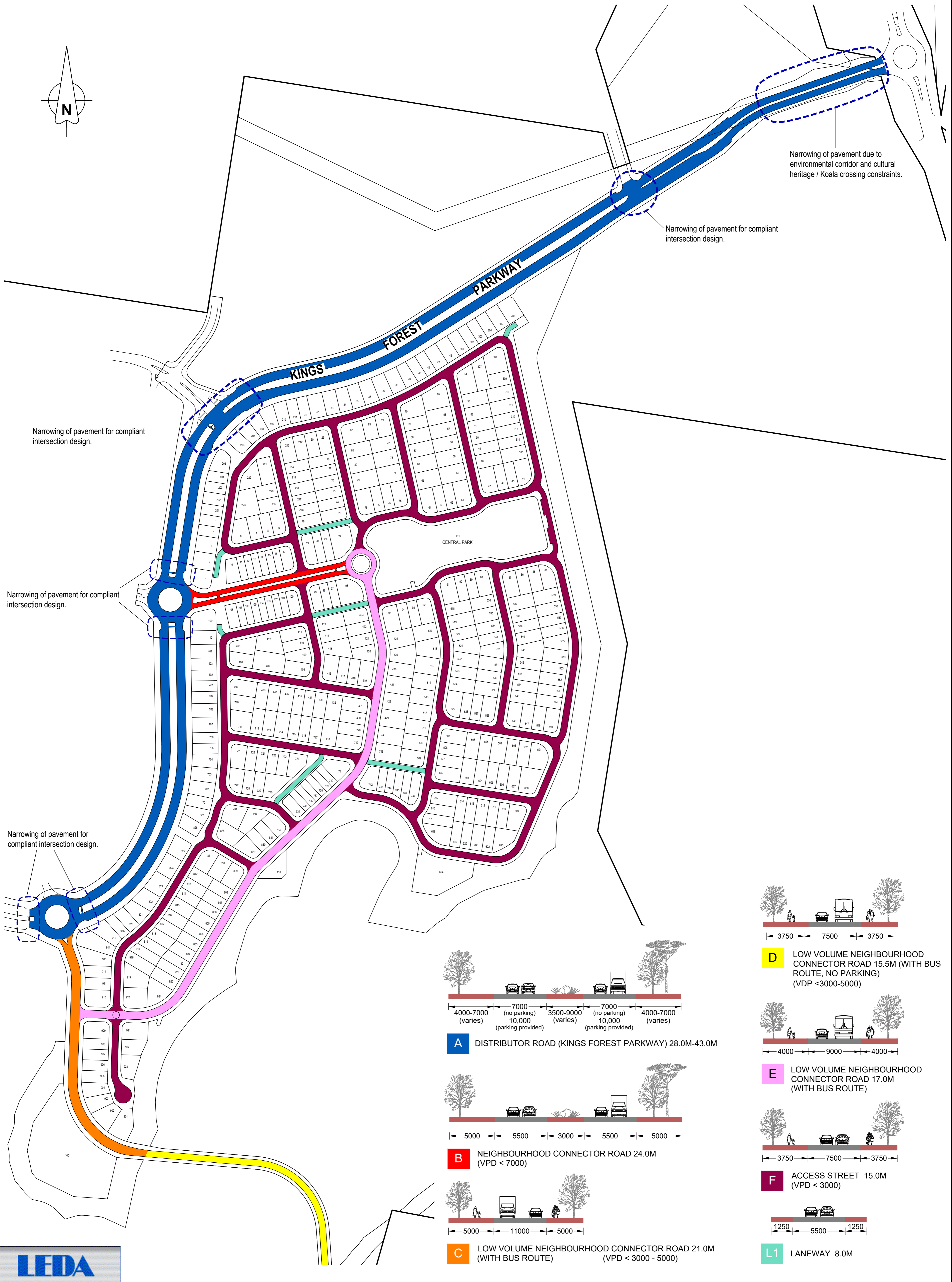
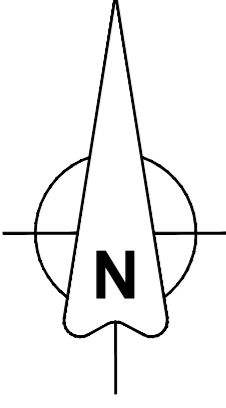
REVISIONS			
No.	DETAILS	DATE	Init.
A	REVISED FIGURES IN TABLE	12.10.12	BJB
B	REVISED BDYS	17.7.17	BJB
C	REVISE TITLEBLOCK	7.9.17	BJB
D	CERTIFICATION	1.4.20	BJB
E	REVISED BDYS	27.7.20	BJB
F			
G			
H			


 RPS Australia East Pty Ltd
 ACN 140 292 762
 ABN 44 140 292 762
 Lakeside Corporate Space, Suite 425, Level 2
 Building 4, 34-36 Glenferrie Drive,
 Robina PO Box 1049 Robina DC, Qld 4226
 T +61 7 555 36900
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 Local Authority Tweed S.C. Plan A1 Dwg Ref 113691-STP-10e PLAN No. 11

DISCLAIMER

IMPORTANT NOTE
 This plan was prepared as a preliminary concept plan for planning purposes only. As such all particulars, including lot strengths, 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.
 RPS Australia East Pty Ltd hereby certifies that this plan is in accordance with Condition 51 of MPOB_0194 (as modified) for Kings Forest Stage 1.
 This note is an integral part of this plan.



CLIENT PROJECT 28 Pty Ltd	
Level Datum	Date 1 SEPTEMBER 2020
Level Origin	Surveyed -
	Drafted BJB
Data Origin	Parish CUDGEN
113691-LD-1j	County ROUS

PLAN	KINGS FOREST STAGE 1 PROJECT APPLICATION - PRECINCT 5 - PLAN OF DEVELOPMENT ROAD NETWORK
SCALE: 1:2000 (A1)	

REVISIONS			
No.	DETAILS	DATE	Init.
A	REVISED BDYS	17.7.17	BJB
B	REVISE TITLEBLOCK	7.9.17	BJB
C	CERTIFICATION	1.4.20	BJB
D	REVISION	16.5.20	BJB
E	REVISION	22.5.20	BJB
F	REVISED ROAD DIAGRAMS	13.8.20	BJB
G	REVISED ROAD DIAGRAMS	1.9.20	BJB
I			

RPS
RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Lakeside Corporate Space, Suite 425, Level 2
Building 4, 34-38 Glenferrie Drive,
Robina PO Box 1048 Robina DC, Qld 4226
T +61 7 555 36900
F +61 7 555 36999
www.rpsgroup.com

Local Authority
Tweed S.C.

Plan
A1

Plan Ref
113691-RH-2g

PLAN No. 15

IMPORTANT NOTE
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RPS Australia East Pty Ltd hereby certify that this plan is in accordance with Condition 51 of MP08_0194 (as modified) for Kings Forest Stage 1. Information based upon Kings Forest Development Code and Development Concept Approval.
This note is an integral part of this plan.

General Notes

This drawing was prepared by Bushfiresafe (Aust) P/L to demonstrate the Identified Bushfire Attack Levels within the development property and should not be used for any other purpose.

PLAN 3

PRECINCT 5

Bushfire Attack Levels

Bushfiresafe (Aust) P/L
20 Macleachlan St
Macleay NSW 2463
(02) 6645 1099



CLIENT:
Project 28 P/L

Project Bushfire Risk Management Plan for Residential Subdivision, Kings Forest

Date: Aug. 2012 Ref# 12034
Scale:



LEGEND

- Subject Property Boundaries
- New Residential Lots
- Adjoining Lots
- Access Roads
- BAL-29 Line
- BAL-19 Line
- BAL-12.5 Line
- BAL-LOW Line
- Ecological Buffer - Inner Zone
- Ecological Buffer - Inner Zone



BAL-LOW LINE
BAL-12.5 LINE
BAL-19 LINE
BAL-29 LINE
BAL LINES MEASURED FROM BOUNDARY OF INNER & OUTER ECOLOGICAL BUFFER ZONES

Bushfire Attack Levels

	Flat/upslope	0-5deg Down
BAL Low	>100m	>100m
BAL 12.5	42-100m	50-100m
BAL 19	31-42m	37-50m
BAL 29	21-31m	27-37m

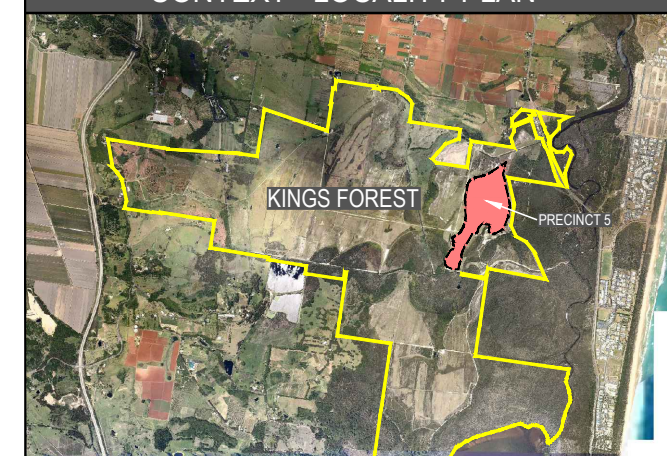
IMPORTANT NOTE

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This note is an integral part of this plan.

CONTEXT - LOCALITY PLAN



REVISIONS

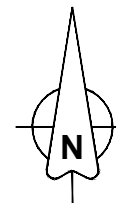
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A	TITLEBLOCK + LAYOUT REVISE	17.8.12	BJB
B	REVISE BAL DESCRIPTIONS + TITLE	21.8.12	BJB
C	REVISION	23.8.12	BJB
D	REVISED BDYS	17.7.17	BJB
E	REVISED TITLEBLOCK	7.9.17	BJB
F	CERTIFICATION	1.4.20	BJB
G	REVISED LAYOUT	27.7.20	BJB
H	REVISED BAL	30.10.20	BJB
I	REVISED BAL DATA	4.11.20	BJB
J	TITLEBLOCK ON ORIGINAL BUSHFIRE SAFE PLAN	9.11.20	BJB

CLIENT
PROJECT 28 Pty Ltd

Level Datum	-	Date	9 NOVEMBER 2020
Level Origin	-	Surveyed	-
		Drafted	BJB
Local Authority	Tweed S.C.	Data Origin	DAC MP 08_0194 (8-27)

PLAN
KINGS FOREST
STAGE 1 PROJECT APPLICATION
- PRECINCT 5 -
PLAN OF DEVELOPMENT
BUSH FIRE ATTACK LEVEL PLAN

SCALE: 1:6000 (A3)
100 0 100 200



RPS Australia East Pty Ltd
ACN 140 292 762
ABN 44 140 292 762
Lakeside Corporate Space, Suite 425, Level 2
Building 4, 34-36 Glenferrie Drive,
Robina PO Box 1048 Robina DC, Qld 4226
T+61 7 555 36900
F+61 7 555 36999
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Plan Ref: **113691-BFMP-5j**

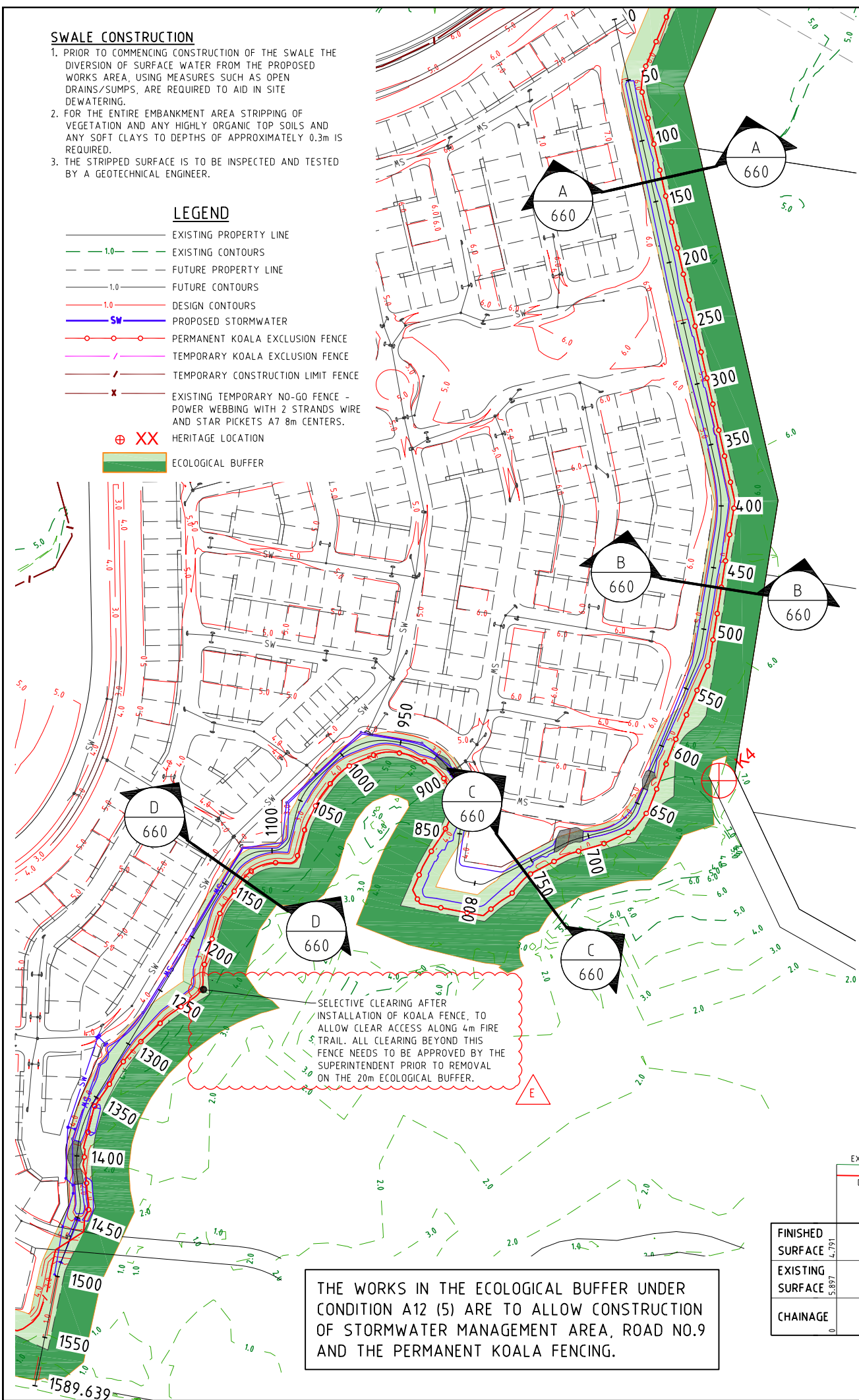
PLAN No. 19

SWALE CONSTRUCTION

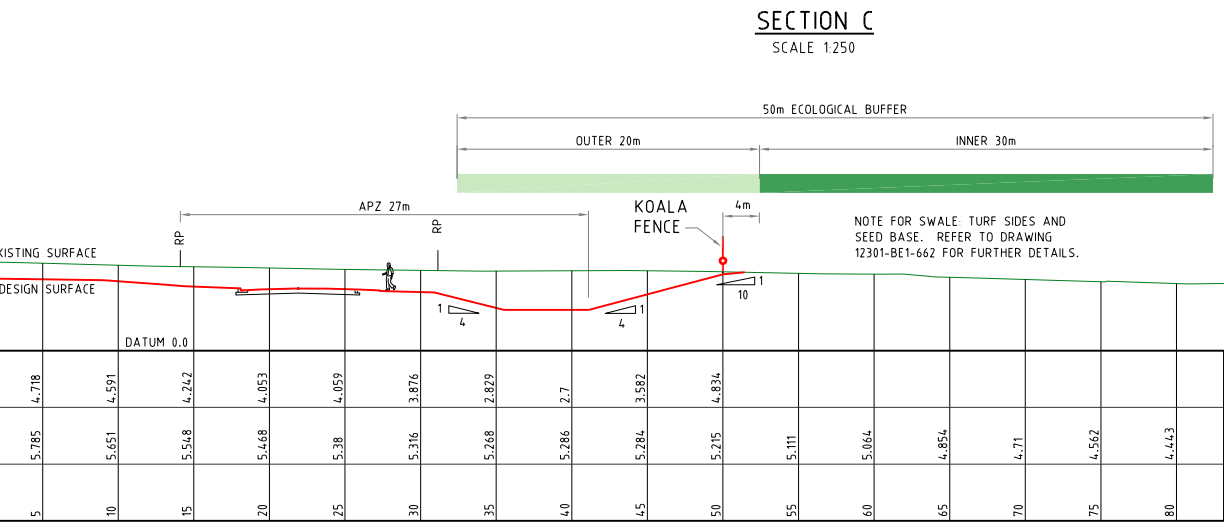
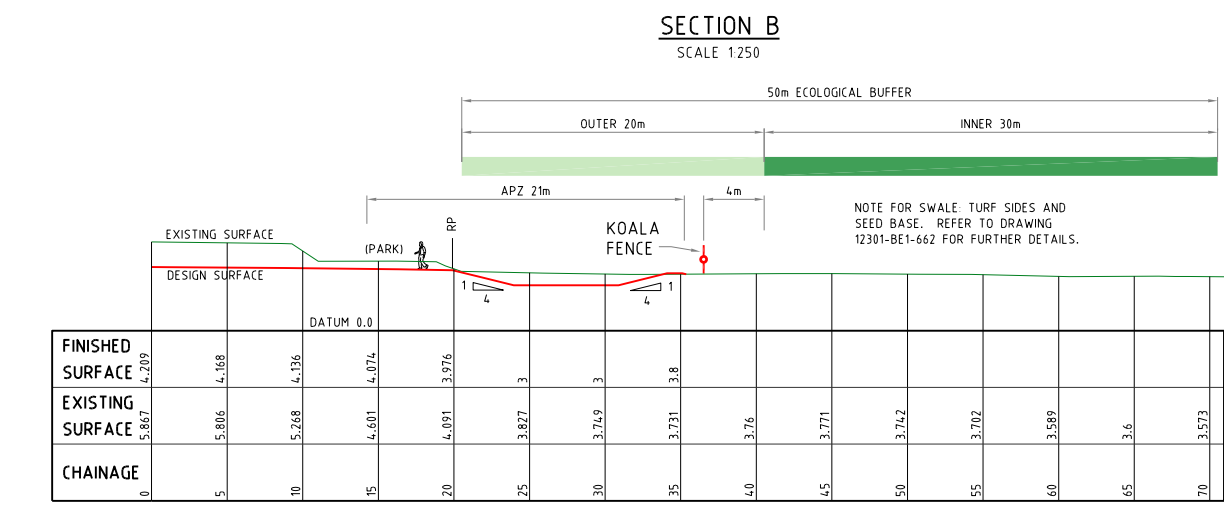
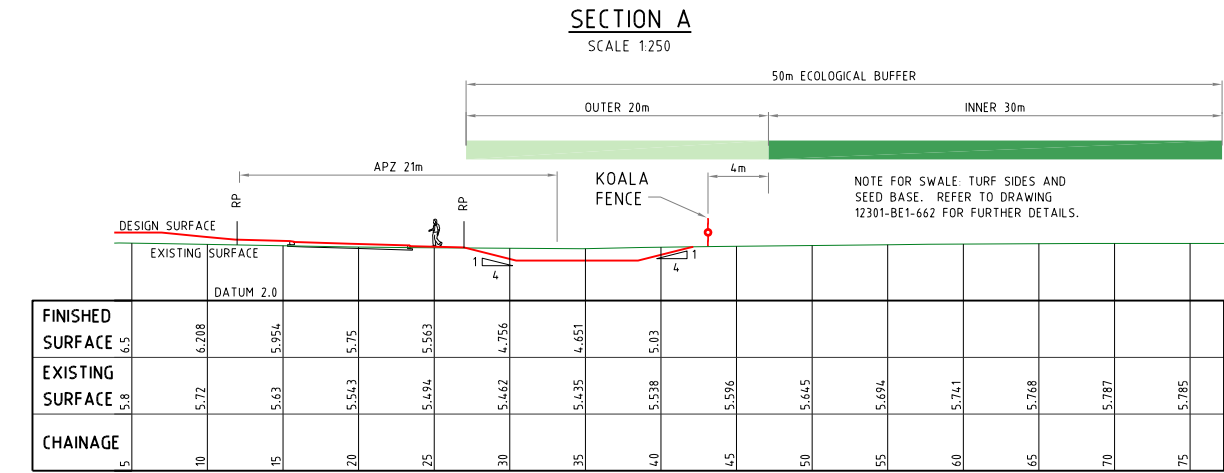
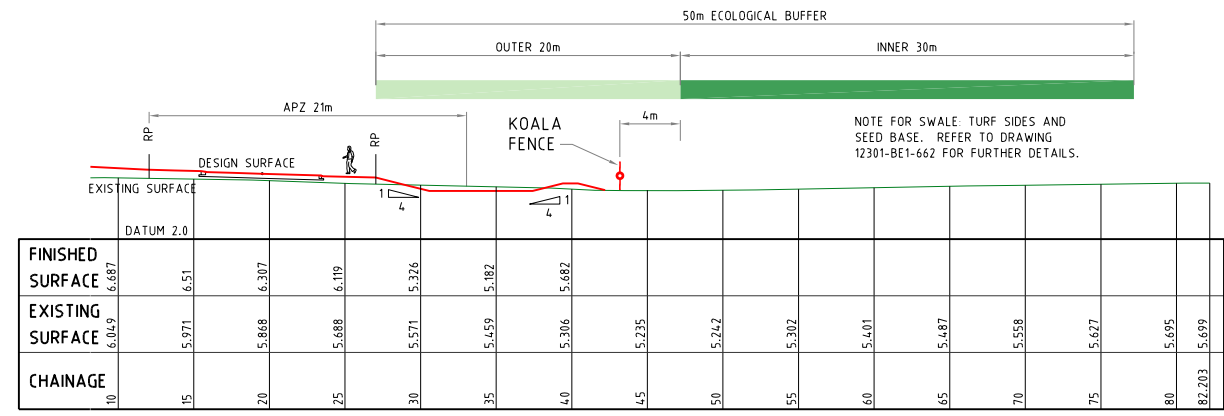
1. PRIOR TO COMMENCING CONSTRUCTION OF THE SWALE THE DIVERSION OF SURFACE WATER FROM THE PROPOSED WORKS AREA, USING MEASURES SUCH AS OPEN DRAINS/SUMPS, ARE REQUIRED TO AID IN SITE DEWATERING.
2. FOR THE ENTIRE EMBANKMENT AREA STRIPPING OF VEGETATION AND ANY HIGHLY ORGANIC TOP SOILS AND ANY SOFT CLAYS TO DEPTHS OF APPROXIMATELY 0.3m IS REQUIRED.
3. THE STRIPPED SURFACE IS TO BE INSPECTED AND TESTED BY A GEOTECHNICAL ENGINEER.

LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING CONTOURS
- - - FUTURE PROPERTY LINE
- - - FUTURE CONTOURS
- - - DESIGN CONTOURS
- SW — PROPOSED STORMWATER
- PERMANENT KOALA EXCLUSION FENCE
- TEMPORARY KOALA EXCLUSION FENCE
- TEMPORARY CONSTRUCTION LIMIT FENCE
- X — EXISTING TEMPORARY NO-GO FENCE - POWER WEBBING WITH 2 STRANDS WIRE AND STAR PICKETS AT 8m CENTERS.
- ⊕ XX — HERITAGE LOCATION
- ECOLOGICAL BUFFER

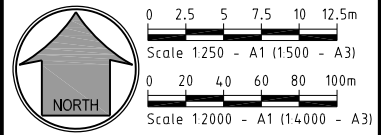


THE WORKS IN THE ECOLOGICAL BUFFER UNDER CONDITION A12 (5) ARE TO ALLOW CONSTRUCTION OF STORMWATER MANAGEMENT AREA, ROAD NO.9 AND THE PERMANENT KOALA FENCING.



PROJECT NAME
KINGS FOREST
BECC - CONTRACT 1
REAL PROPERTY DESCRIPTION
Lot 7 on DP875447, Part of Lot 6 on DP875446, Lot 1 on DP781633, Lot 40 on DP7482, Lot 2 on DP819015, Lot 1 on DP129737, Lot 37A on DP13727, Lot 38A on DP13727, Lot 38B on DP13727, Lot 1 on DP706497, Lot 76 on DP755701, Lot 323 on DP755701, Lot 272 on DP755701, Lot 96 on DP755701 & Lot 326 on DP755701
PARISH OF CUDGEN
COUNTY OF ROUS

CLIENT
PROJECT 28 PTY LTD



ISSUES	DATE
TENDER	13-11-19
COUNCIL	XX-XX-XX
CONSTRUCTION	XX-XX-XX

E	25-06-20	NOTE ADDED
D	02-06-20	GRADE AND NOTES AMENDED
C	30-03-20	NOTE AMENDED
B	16-08-19	SECTIONS AND DESIGN CONTOURS AMENDED
A	29-01-19	PRIVATE CERTIFIER

PREPARED AMENDMENT
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ASSOCIATED CONSULTANTS

DRAWING TITLE
STORMWATER SWALE PLAN
CONSTRUCTION ISSUE

Urban & Regional Planning
Civil Engineering
Project Coordination

MUS Pty Ltd T/As
Mortons-Urban Solutions
ABN 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099
Fax 07 5571 1088

Postal Address
PO Box 2484
Southport QLD 4215

Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

DESIGNED RB	DRAWN CB
APPROVED [Signature]	NER 2953710 DATE 27-11-18
DRAWING NUMBER	AMEND.
12301-BE1-660	E

3/12/23 - lida developments Pty Ltd - kings forest/bk earthworks/BE1/Current/12301-BE1-660.dwg, 21/08/2020 2:32:22 PM, 1:2