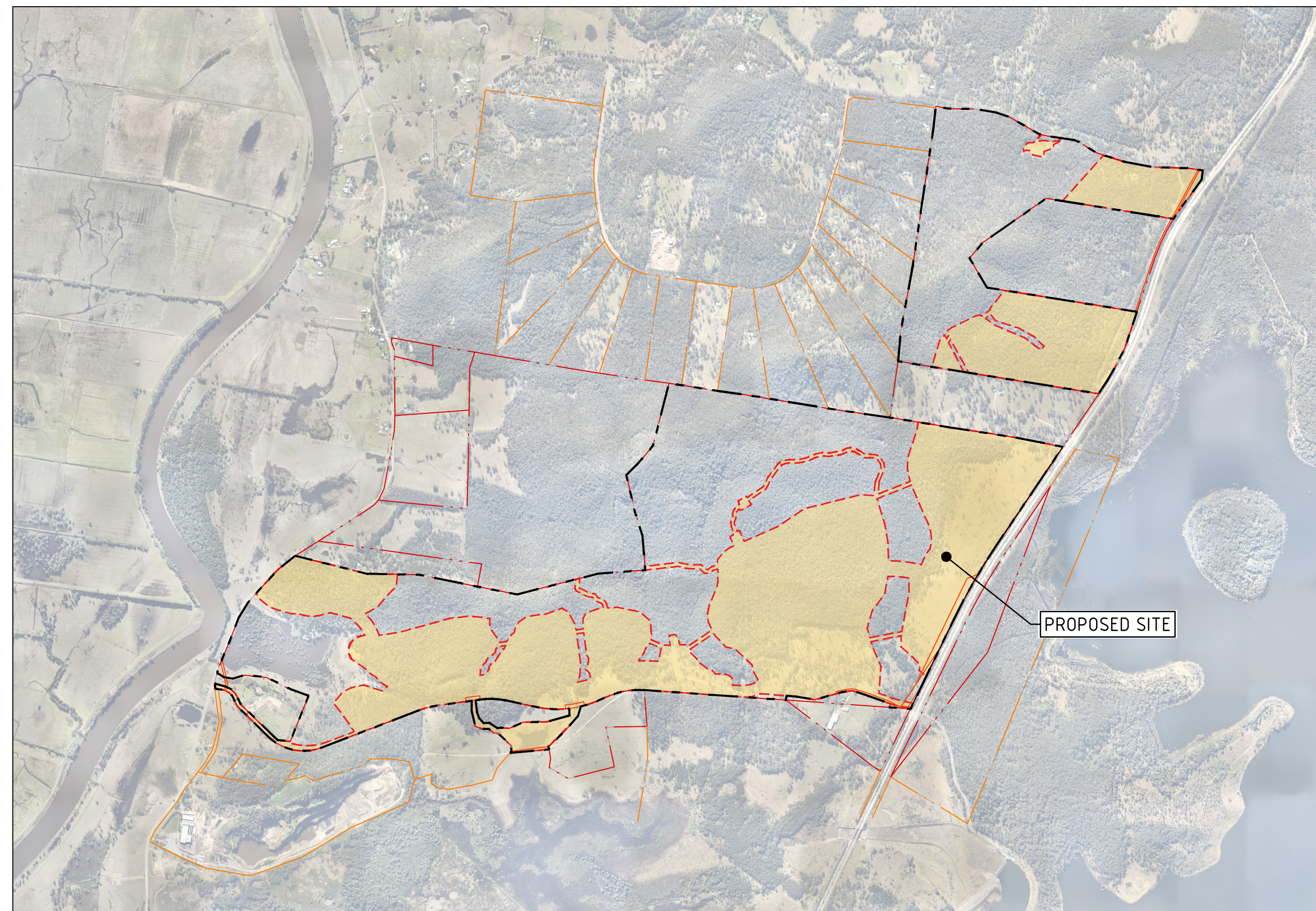


# KINGS HILL URBAN RELEASE AREA, KINGS HILL, N.S.W. 2324 DEVELOPMENT APPLICATION - MASTERPLAN -



## DRAWING INDEX

DRAWING No.	DRAWING TITLE
DA-08-C0.00	COVER SHEET, DRAWING INDEX AND LOCALITY PLAN
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DA-08-C2.02	PROPOSED PLAN OF SUBDIVISION - SHEET 2
DA-08-C2.03	PROPOSED PLAN OF SUBDIVISION - SHEET 3
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DA-08-C4.01	STORMWATER MANAGEMENT PLAN - SHEET 1
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DA-08-C4.03	STORMWATER MANAGEMENT PLAN - SHEET 3
DA-08-C5.00	PUBLIC SPACE AND CONNECTIVITY
DA-08-C6.00	DEVELOPMENT PLAN 1
DA-08-C6.01	DEVELOPMENT PLAN 2
DA-08-C7.00	RIPARIAN BUFFER PLAN
DA-08-C8.00	DEVELOPMENT CLEARING STAGING PLAN
DA-08-C8.01	DEVELOPMENT STAGING PLAN

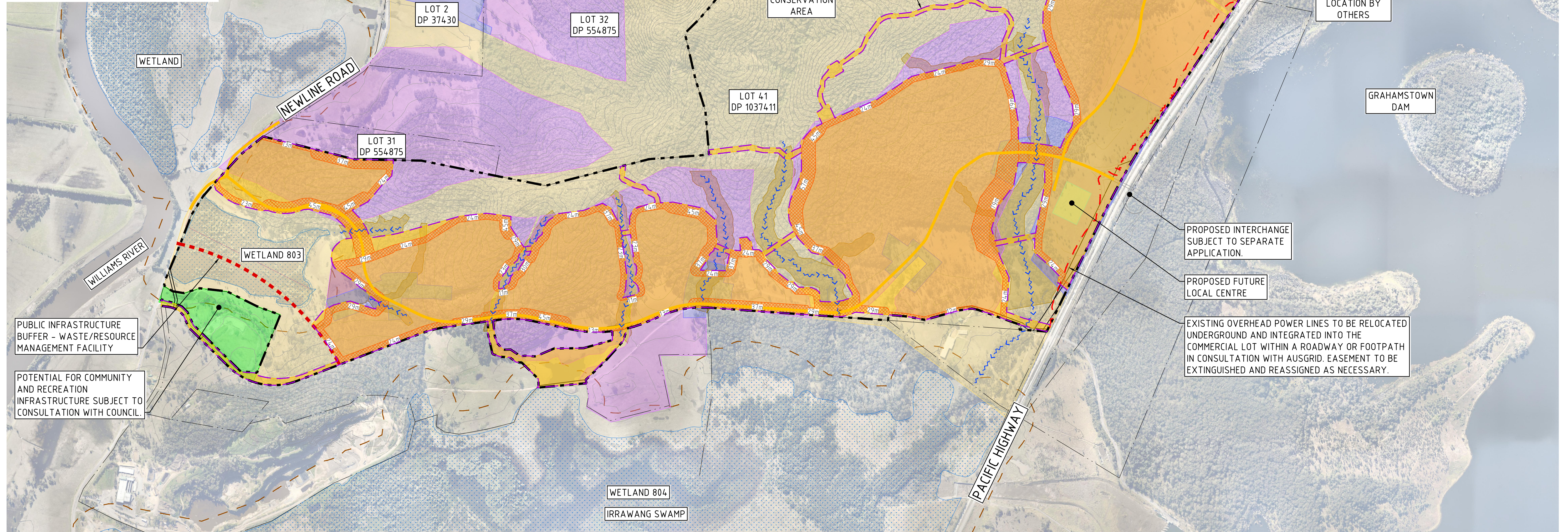
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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	PLANNER	PROJECT	DRAWING TITLE	JOB NUMBER	DRAWING NUMBER	REVISION
F	ISSUED FOR APPROVAL	JB	SC	CP	20.05.19	KINGS HILL DEVELOPMENTS	JW PLANNING	KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN	COVER SHEET, DRAWING INDEX AND LOCALITY PLAN	NL120526	DA-08-C0.00	K
G	ISSUED FOR APPROVAL	JB	SC	CP	21.05.19							
H	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19							
I	ISSUED FOR APPROVAL	JB	SC	CP	25.11.18							
J	ISSUED FOR APPROVAL	WC	SC	CP	06.12.19							
K	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20							
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED						THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD.		<p><b>NORTHROP</b> Newcastle Suite 4, 215 Pacific Hwy, Charlestown NSW 2290 P.O. Box 180, Charlestown NSW 2290 Ph (02) 4943 1777 Fax (02) 4943 1577 Email newcastle@northrop.com.au ABN 81 094 433 100</p>		DRAWING SHEET SIZE = A1		



**LEGEND**

- SITE BOUNDARY
- EXISTING WATERCOURSE
- DEVELOPMENT FOOTPRINT BOUNDARY
- PROPOSED COLLECTOR ROAD
- COASTAL WETLAND PROXIMITY BUFFER (100m)
- ZONE B2 - LOCAL CENTRE
- ZONE B4 - MIXED USE
- ZONE E2 - ENVIRONMENTAL CONSERVATION
- ZONE R1 - GENERAL RESIDENTIAL
- ZONE RE1 - PUBLIC RECREATION
- APPROXIMATE RIPARIAN BUFFER ZONE
- APPROXIMATE ASSET PROTECTION ZONE AND WIDTH
- APPROXIMATE COASTAL WETLANDS' EXTENT
- DAYTIME NOISE LEVEL 66+ dB. REFER TO ROAD TRAFFIC NOISE ASSESSMENT PREPARED BY E.M.M. (NOVEMBER 2019)



DRAWN: J.BEVITT  
 DESIGNED: P.BURL  
 JOB MANAGER: C.PIPER  
 VERIFIER: B.CLARK

PUBLIC INFRASTRUCTURE BUFFER - WASTE/RESOURCE MANAGEMENT FACILITY

POTENTIAL FOR COMMUNITY AND RECREATION INFRASTRUCTURE SUBJECT TO CONSULTATION WITH COUNCIL.

LOT 4821 DP 852073  
 APZ SHOWN ASSUMING NO DEVELOPMENT ON ADJACENT LOT. NO APZ REQUIRED WHEN LOT IS DEVELOPED.

APZ SHOWN ASSUMING NO DEVELOPMENT ON ADJACENT LOT. NO APZ REQUIRED WHEN LOT IS DEVELOPED.

INDICATIVE ROAD LOCATION BY OTHERS

INDICATIVE LOCATION OF 2.4m HIGH ACOUSTIC BARRIER.

INDICATIVE ROAD LOCATION BY OTHERS

PROPOSED INTERCHANGE SUBJECT TO SEPARATE APPLICATION.

PROPOSED FUTURE LOCAL CENTRE

EXISTING OVERHEAD POWER LINES TO BE RELOCATED UNDERGROUND AND INTEGRATED INTO THE COMMERCIAL LOT WITHIN A ROADWAY OR FOOTPATH IN CONSULTATION WITH AUSGRID. EASEMENT TO BE EXTINGUISHED AND REASSIGNED AS NECESSARY.

**FOR APPROVAL - NOT FOR CONSTRUCTION**

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
I	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19	KINGS HILL DEVELOPMENTS
J	ISSUED FOR APPROVAL	WC	SC	CP	25.11.19	
K	ISSUED FOR APPROVAL	JB	SC	CP	28.11.19	
L	ISSUED FOR APPROVAL	JB	SC	CP	06.12.19	
M	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20	
N	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20	

PLANNER: **JW PLANNING**

CLIENT: **KINGS HILL DEVELOPMENTS**

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 Email newcastle@northrop.com.au ABN 81 094 433 100

PROJECT: **KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE: **SITE CONSTRAINTS PLAN**

JOB NUMBER: **NL120526**

DRAWING NUMBER: **DA-08-C1.00**

REVISION: **N**

DRAWING SHEET SIZE = A1

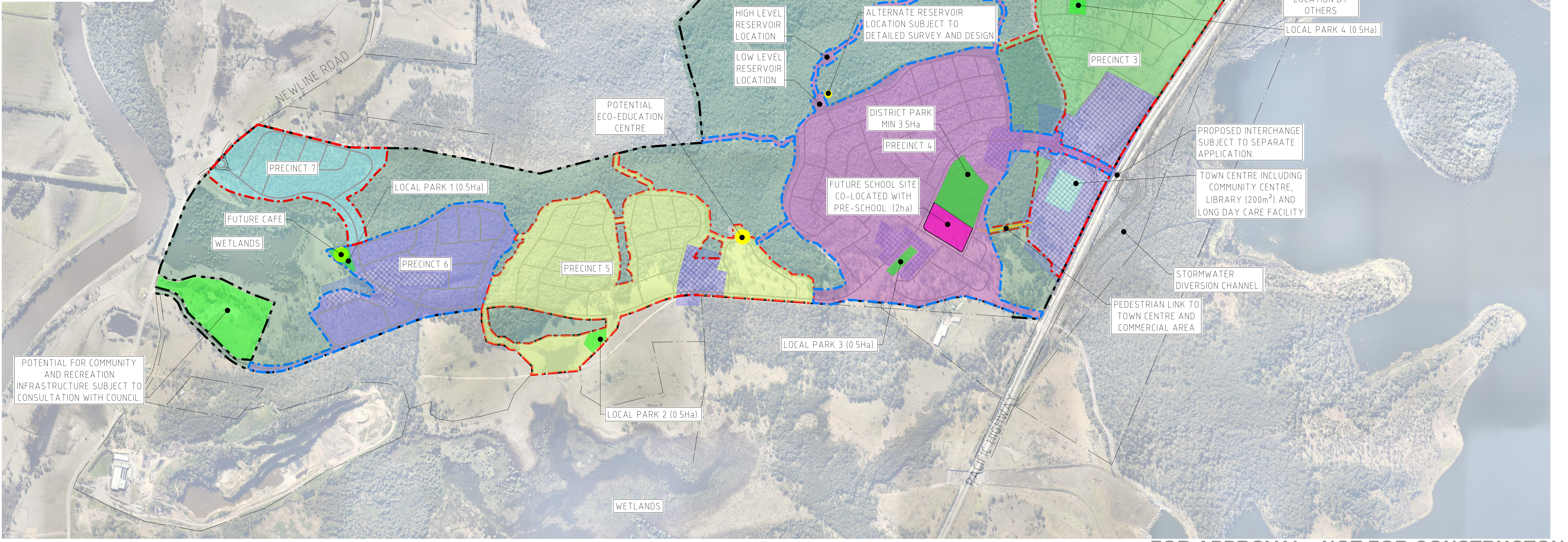


**LEGEND**

- SITE BOUNDARY
- INDICATIVE ROAD LAYOUT
- DENOTES PRECINCT 1
- DENOTES PRECINCT 2
- DENOTES PRECINCT 3
- DENOTES PRECINCT 4
- DENOTES PRECINCT 5
- DENOTES PRECINCT 6
- DENOTES PRECINCT 7
- DENOTES APPROXIMATE EXTENT OF OPEN SPACES
- ZONE B2 - LOCAL CENTRE
- ZONE B4 - MIXED USE
- REMAINING SITE EXTENTS

PRECINCT	LOTS RELEASED	CUMULATIVE LOTS RELEASED	DEVELOPMENT AREA
1	115	115	14.2Ha
2	275	390	33.5Ha
3	335	725	32.3Ha
4	535	1260	78.3Ha
5	320	1580	44.3Ha
6	230	1810	24.6Ha
7	90	1900	16.5Ha

**NOTES:**  
 1. THE LOCATION TYPE AND SIZE OF ALL COMMUNITY AND RECREATION ASSETS ARE SUBJECT TO CONSULTATION WITH COUNCIL.



POTENTIAL FOR COMMUNITY AND RECREATION INFRASTRUCTURE SUBJECT TO CONSULTATION WITH COUNCIL.

DRAWN: J.BEVITT  
DESIGNED: P.BURL  
JOB MANAGER: C.PIPER  
VERIFIER: B.CLARK

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M	ISSUED FOR APPROVAL	JB	SC	CP	28.11.19	KINGS HILL DEVELOPMENTS
N	ISSUED FOR APPROVAL	JB	SC	CP	06.12.19	
O	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20	
P	ISSUED FOR APPROVAL	JB	SC	CP	15.07.20	
Q	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20	
R	ISSUED FOR APPROVAL	WC	SC	CP	24.07.20	

PLANNER: **JW PLANNING**

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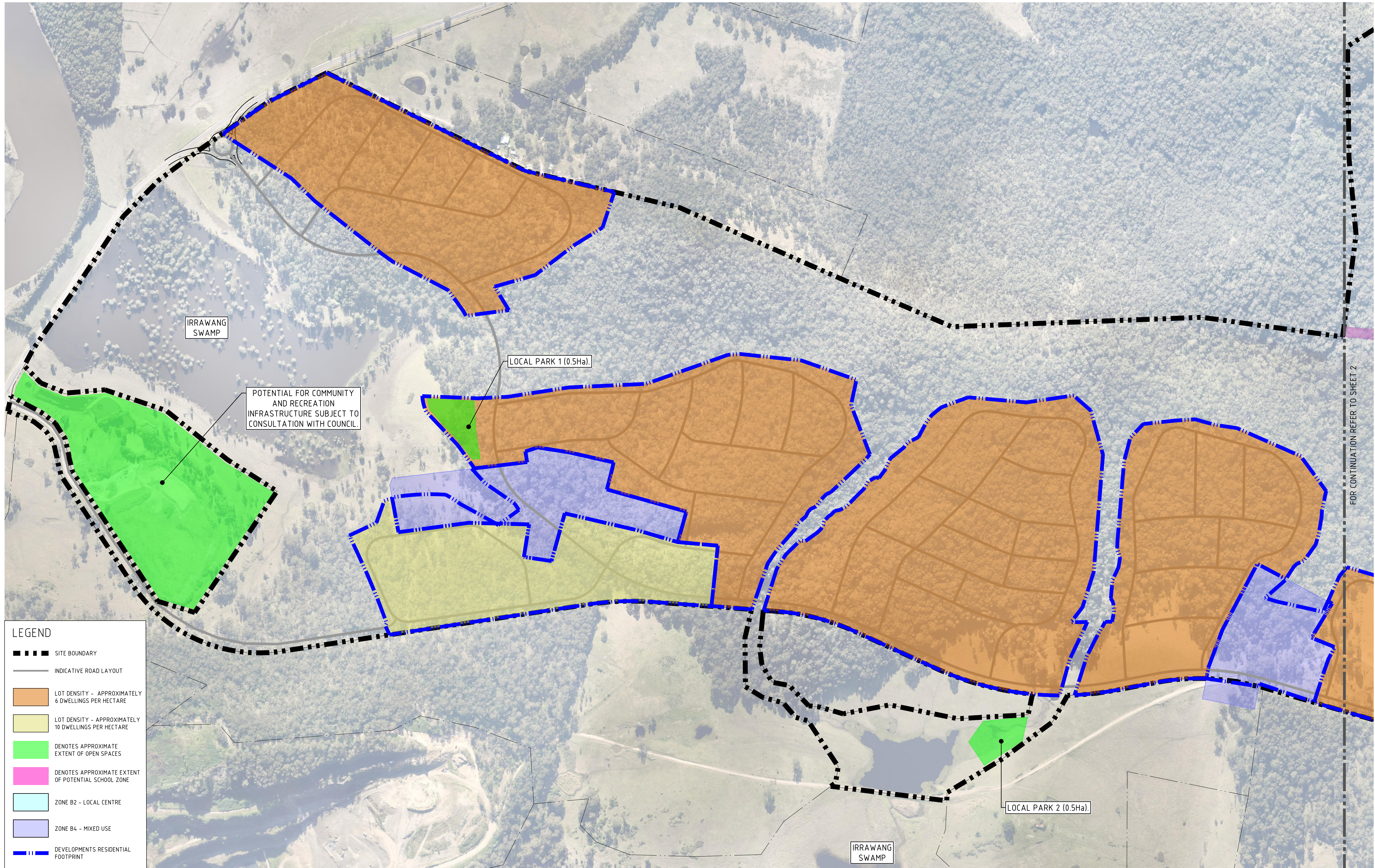
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 Email newcastle@northrop.com.au ABN 81 094 433 100

PROJECT: **KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE: **PROPOSED PLAN OF SUBDIVISION**

JOB NUMBER: <b>NL120526</b>	
DRAWING NUMBER: <b>DA-08-C2.00</b>	REVISION: <b>R</b>
DRAWING SHEET SIZE = A1	





FOR CONTINUATION REFER TO SHEET 2

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DRAWN: J.BEVITT | DESIGNED: P.BURL | JOB MANAGER: C.PIPER | VERIFIER: B.CLARK

LEGEND	
	SITE BOUNDARY
	INDICATIVE ROAD LAYOUT
	LOT DENSITY - APPROXIMATELY 6 DWELLINGS PER HECTARE
	LOT DENSITY - APPROXIMATELY 10 DWELLINGS PER HECTARE
	DENOTES APPROXIMATE EXTENT OF OPEN SPACES
	DENOTES APPROXIMATE EXTENT OF POTENTIAL SCHOOL ZONE
	ZONE B2 - LOCAL CENTRE
	ZONE B4 - MIXED USE
	DEVELOPMENTS RESIDENTIAL FOOTPRINT

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
E	ISSUED FOR APPROVAL	JB	SC	CP	20.05.19
F	ISSUED FOR APPROVAL	JB	SC	CP	21.05.19
G	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19
H	ISSUED FOR APPROVAL	JB	SC	CP	25.11.19
I	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20
J	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20

CLIENT  
**KINGS HILL DEVELOPMENTS**

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PLANNER  
**JW PLANNING**

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SCALE 1:3000@A1

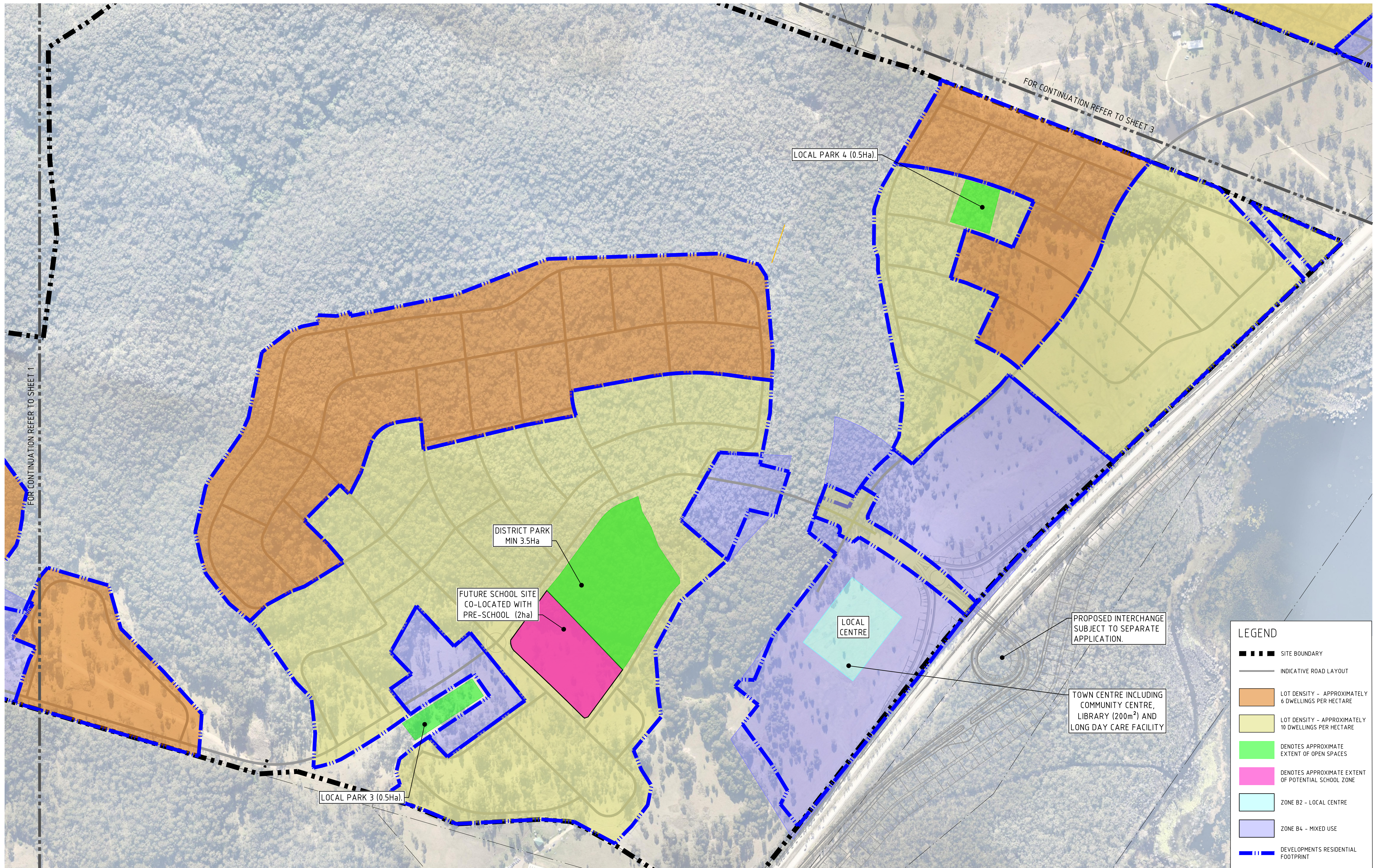
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Email newcastle@northrop.com.au ABN 81 094 433 100

PROJECT  
**KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE  
**PROPOSED PLAN OF SUBDIVISION - SHEET 1**

JOB NUMBER <b>NL120526</b>	
DRAWING NUMBER <b>DA-08-C2.01</b>	REVISION <b>J</b>
DRAWING SHEET SIZE = A1	





FOR CONTINUATION REFER TO SHEET 3

FOR CONTINUATION REFER TO SHEET 1

LEGEND	
	SITE BOUNDARY
	INDICATIVE ROAD LAYOUT
	LOT DENSITY - APPROXIMATELY 6 DWELLINGS PER HECTARE
	LOT DENSITY - APPROXIMATELY 10 DWELLINGS PER HECTARE
	DENOTES APPROXIMATE EXTENT OF OPEN SPACES
	DENOTES APPROXIMATE EXTENT OF POTENTIAL SCHOOL ZONE
	ZONE B2 - LOCAL CENTRE
	ZONE B4 - MIXED USE
	DEVELOPMENTS RESIDENTIAL FOOTPRINT

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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
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I	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20
J	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20

CLIENT  
**KINGS HILL DEVELOPMENTS**

PLANNER  
**JW PLANNING**

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PROJECT  
**KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE  
**PROPOSED PLAN OF SUBDIVISION - SHEET 2**

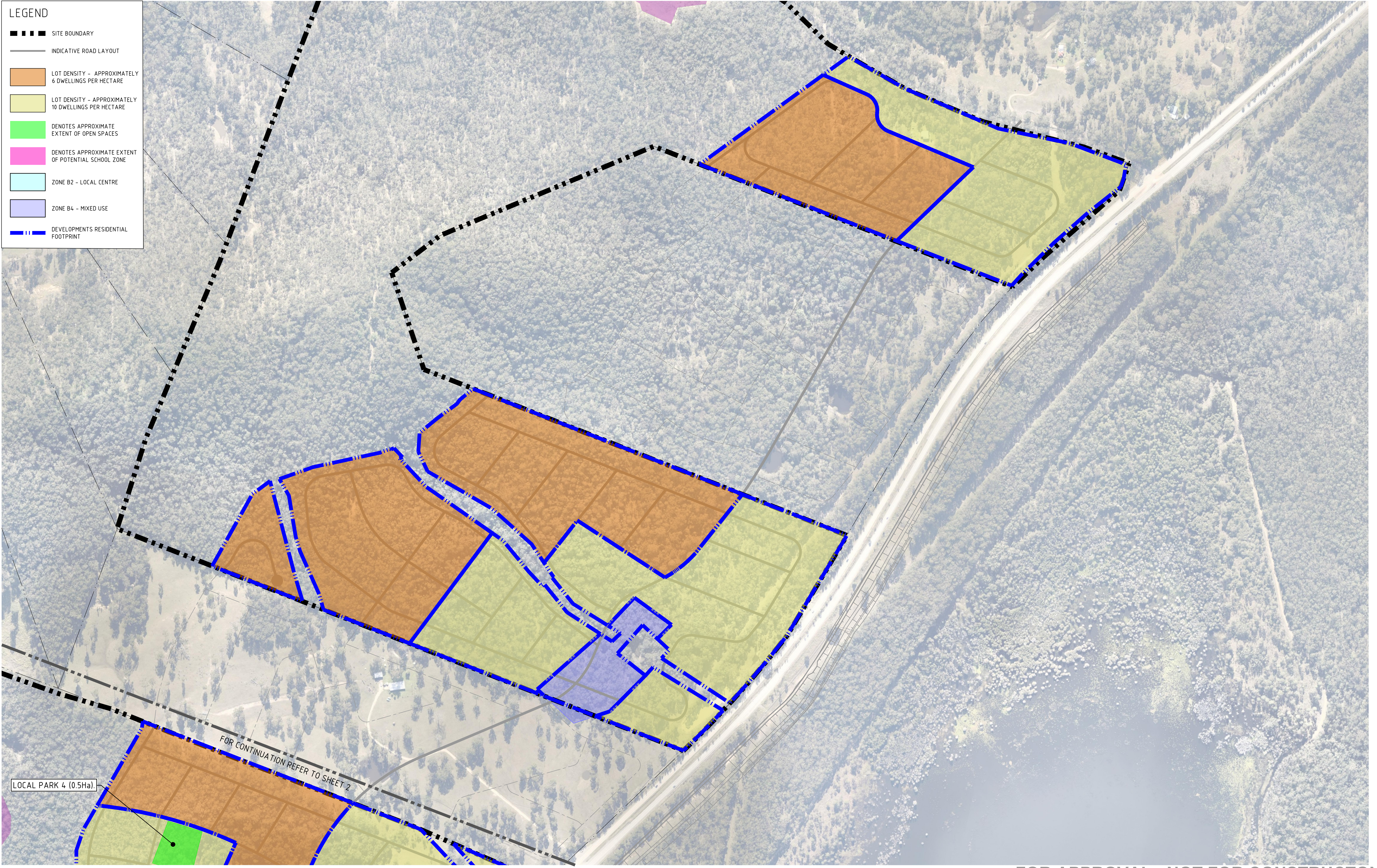
JOB NUMBER <b>NL120526</b>	
DRAWING NUMBER <b>DA-08-C2.02</b>	REVISION <b>J</b>
DRAWING SHEET SIZE = A1	

DRAWN: J.BEVITT, DESIGNED: P.BURL, JOB MANAGER: C.PIPER, VERIFIER: B.CLARK



**LEGEND**

- ■ ■ ■ ■ SITE BOUNDARY
- INDICATIVE ROAD LAYOUT
- LOT DENSITY - APPROXIMATELY 6 DWELLINGS PER HECTARE
- LOT DENSITY - APPROXIMATELY 10 DWELLINGS PER HECTARE
- DENOTES APPROXIMATE EXTENT OF OPEN SPACES
- DENOTES APPROXIMATE EXTENT OF POTENTIAL SCHOOL ZONE
- ZONE B2 - LOCAL CENTRE
- ZONE B4 - MIXED USE
- ■ ■ ■ ■ DEVELOPMENT'S RESIDENTIAL FOOTPRINT



DRAWN: J.BEVITT  
DESIGNED: P.BURL  
JOB MANAGER: C.PIPER  
VERIFIER: B.CLARK

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E	ISSUED FOR APPROVAL	JB	SC	CP	20.05.19
F	ISSUED FOR APPROVAL	JB	SC	CP	21.05.19
G	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19
H	ISSUED FOR APPROVAL	JB	SC	CP	25.11.19
I	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20
J	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20

CLIENT	PLANNER
<b>KINGS HILL DEVELOPMENTS</b>	<b>JW PLANNING</b>
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Email newcastle@northrop.com.au ABN 81 094 433 100

PROJECT
<b>KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN</b>

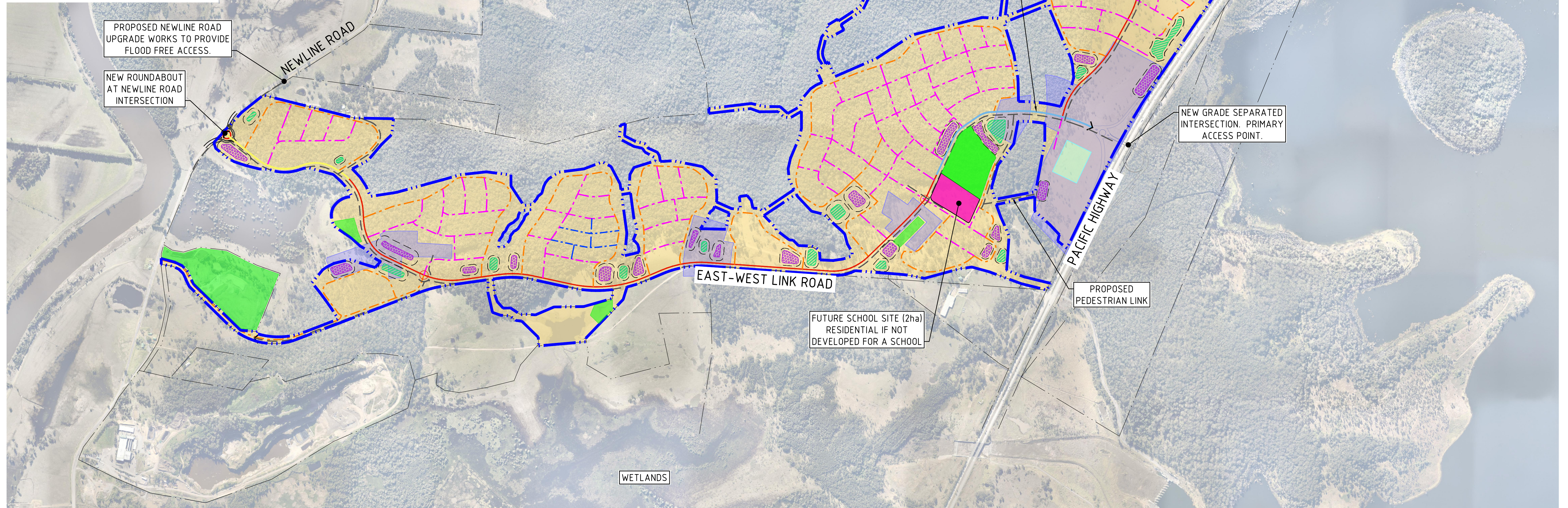
DRAWING TITLE
<b>PROPOSED PLAN OF SUBDIVISION - SHEET 3</b>

JOB NUMBER	<b>NL120526</b>
DRAWING NUMBER	<b>DA-08-C2.03</b>
REVISION	<b>J</b>
DRAWING SHEET SIZE = A1	



**LEGEND**

- PROPOSED SHARED PEDESTRIAN CYCLE LINK
- INDICATIVE LOCATION OF LANEWAY
- INDICATIVE LOCATION OF LOCAL STREET
- INDICATIVE LOCATION OF PERIMETER ROAD
- PROPOSED COLLECTOR ROAD AND BUS ROUTE -TYPE 1
- PROPOSED COLLECTOR ROAD AND BUS ROUTE -TYPE 2
- PROPOSED COLLECTOR ROAD AND BUS ROUTE -TYPE 3
- DENOTES APPROXIMATE EXTENT OF THE DEVELOPMENT'S FOOTPRINT
- DENOTES APPROXIMATE EXTENT OF OPEN SPACES
- DENOTES APPROXIMATE EXTENT OF SCHOOL ZONE
- ZONE B2 - LOCAL CENTRE
- ZONE B4 - MIXED USE
- DENOTES APPROXIMATE EXTENT OF DETENTION BASIN.
- DENOTES APPROXIMATE EXTENT OF COMBINED BIO-FILTRATION AND RETENTION BASIN.
- DEVELOPMENT FOOTPRINT BOUNDARY
- 2.4m HIGH ACOUSTIC FENCE



DRAWN: J.BEVITT  
DESIGNED: P.BURL  
JOB MANAGER: C.PIPER  
VERIFIER: B.CLARK

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H	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19
I	ISSUED FOR APPROVAL	JB	SC	CP	25.11.19
J	ISSUED FOR APPROVAL	WC	SC	CP	28.11.19
K	ISSUED FOR APPROVAL	JB	SC	CP	2.12.19
L	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20
M	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20

**CLIENT**  
KINGS HILL DEVELOPMENTS

**PLANNER**  
JW PLANNING

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**PROJECT**  
KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN

**DRAWING TITLE**  
ROAD HIERARCHY AND PEDESTRIAN CONNECTIVITY PLAN

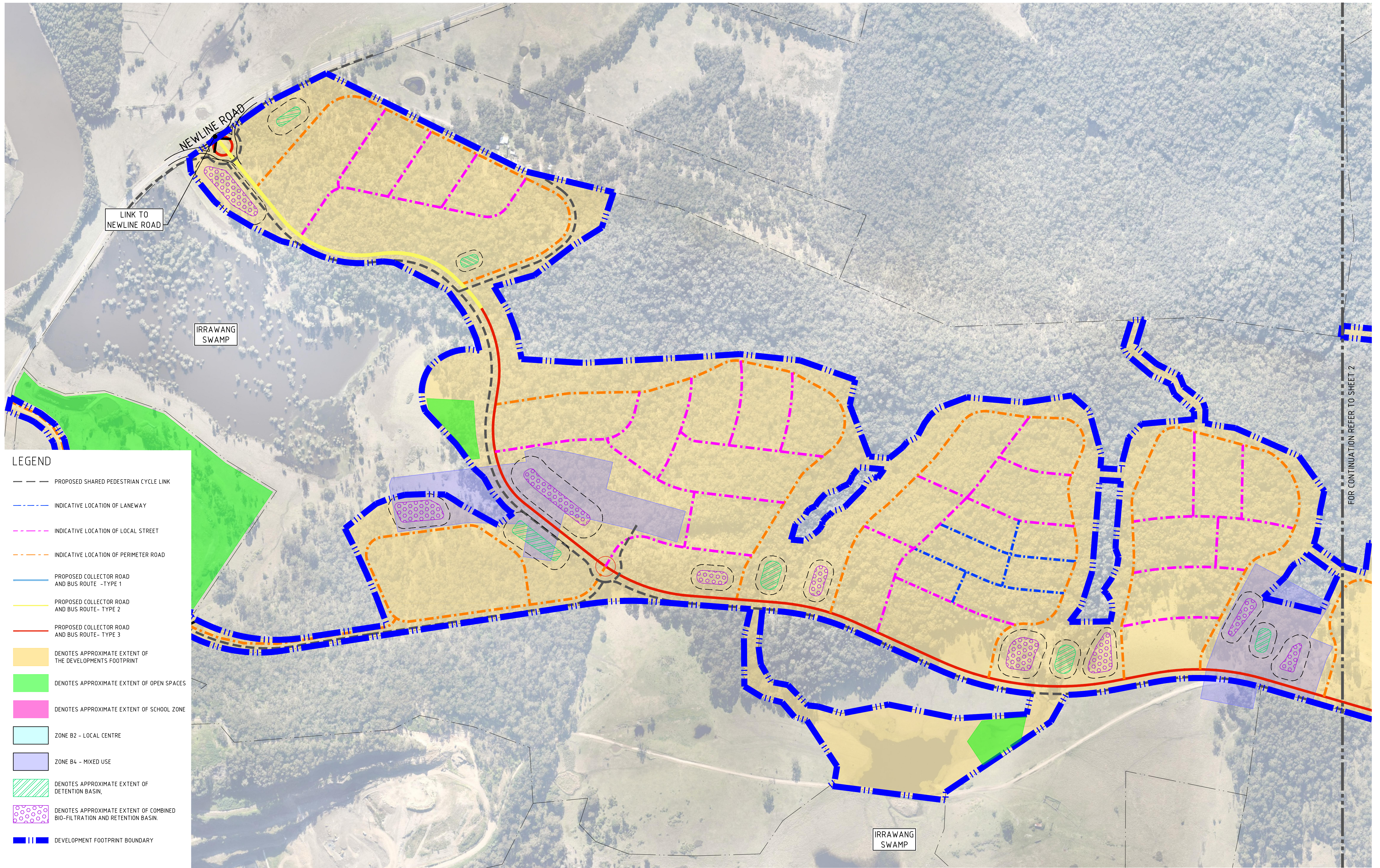
**JOB NUMBER**  
NL120526

**DRAWING NUMBER**  
DA-08-C3.00

**REVISION**  
M

DRAWING SHEET SIZE = A1





**LEGEND**

- PROPOSED SHARED PEDESTRIAN CYCLE LINK
- - - INDICATIVE LOCATION OF LANEWAY
- - - INDICATIVE LOCATION OF LOCAL STREET
- - - INDICATIVE LOCATION OF PERIMETER ROAD
- PROPOSED COLLECTOR ROAD AND BUS ROUTE - TYPE 1
- PROPOSED COLLECTOR ROAD AND BUS ROUTE - TYPE 2
- PROPOSED COLLECTOR ROAD AND BUS ROUTE - TYPE 3
- DENOTES APPROXIMATE EXTENT OF THE DEVELOPMENTS FOOTPRINT
- DENOTES APPROXIMATE EXTENT OF OPEN SPACES
- DENOTES APPROXIMATE EXTENT OF SCHOOL ZONE
- ZONE B2 - LOCAL CENTRE
- ZONE B4 - MIXED USE
- DENOTES APPROXIMATE EXTENT OF DETENTION BASIN
- DENOTES APPROXIMATE EXTENT OF COMBINED BIO-FILTRATION AND RETENTION BASIN
- DEVELOPMENT FOOTPRINT BOUNDARY

DRAWN: J.BEVITT  
 DESIGNED: P.BURL  
 JOB MANAGER: C.PIPER  
 VERIFIER: B.CLARK

FOR CONTINUATION REFER TO SHEET 2

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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
F	ISSUED FOR APPROVAL	JB	SC	CP	21.05.19
G	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19
H	ISSUED FOR APPROVAL	JB	SC	CP	25.11.19
I	ISSUED FOR APPROVAL	WC	SC	CP	28.11.19
J	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20
K	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20

CLIENT  
**KINGS HILL DEVELOPMENTS**

PLANNER  
**JW PLANNING**

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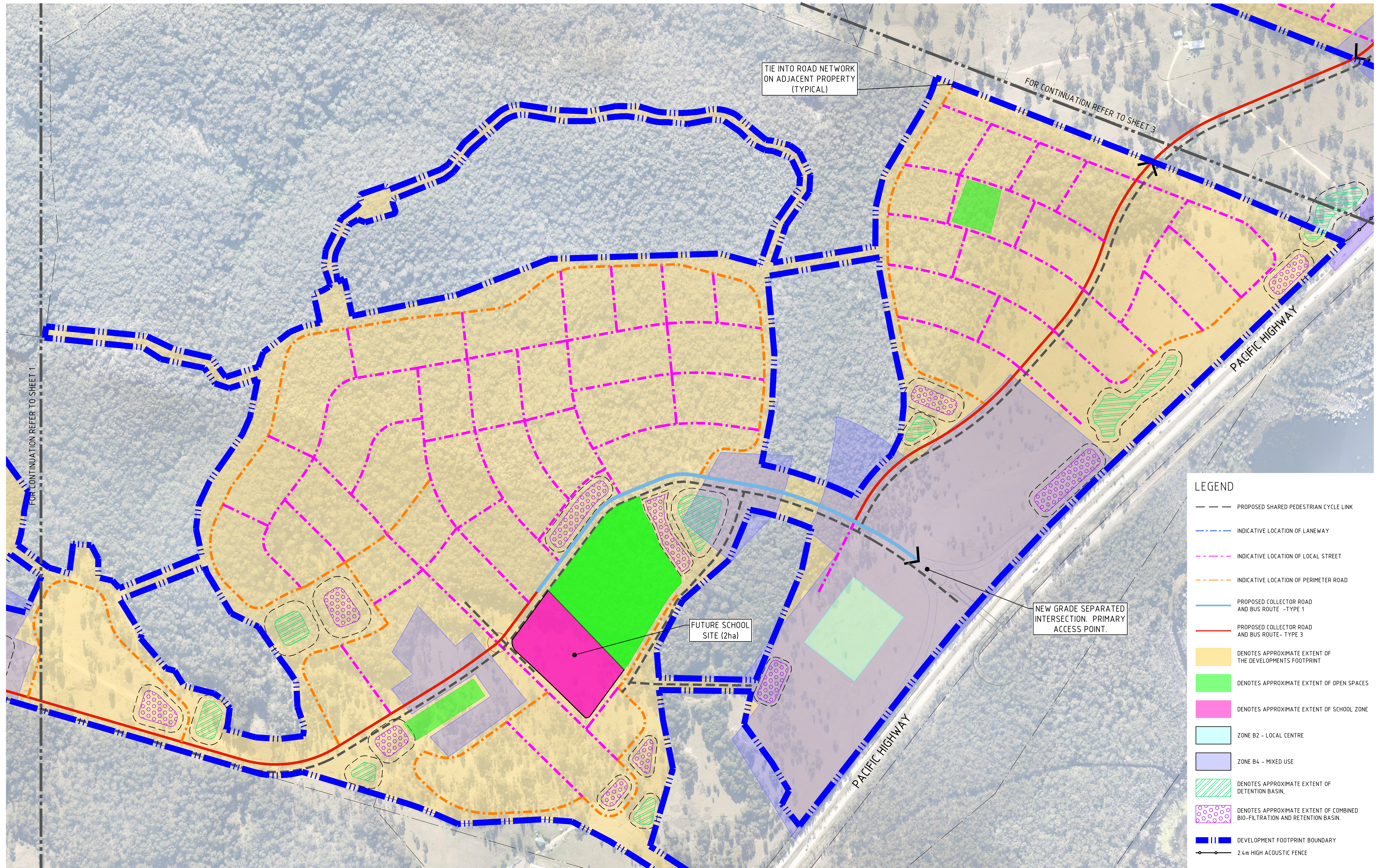
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PROJECT  
**KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE  
**ROAD HIERARCHY AND PEDESTRIAN CONNECTIVITY PLAN - SHEET 1**

JOB NUMBER <b>NL120526</b>	
DRAWING NUMBER <b>DA-08-C3.01</b>	REVISION <b>K</b>
DRAWING SHEET SIZE = A1	





**LEGEND**

- PROPOSED SHARED PEDESTRIAN CYCLE LINK
- INDICATIVE LOCATION OF LANEWAY
- INDICATIVE LOCATION OF LOCAL STREET
- INDICATIVE LOCATION OF PERIMETER ROAD
- PROPOSED COLLECTOR ROAD AND BUS ROUTE - TYPE 1
- PROPOSED COLLECTOR ROAD AND BUS ROUTE - TYPE 3
- DENOTES APPROXIMATE EXTENT OF THE DEVELOPMENTS FOOTPRINT
- DENOTES APPROXIMATE EXTENT OF OPEN SPACES
- DENOTES APPROXIMATE EXTENT OF SCHOOL ZONE
- ZONE B2 - LOCAL CENTRE
- ZONE B4 - MIXED USE
- DENOTES APPROXIMATE EXTENT OF DETENTION BASIN
- DENOTES APPROXIMATE EXTENT OF COMBINED BIO-FILTRATION AND RETENTION BASIN
- DEVELOPMENT FOOTPRINT BOUNDARY
- 2.4m HIGH ACOUSTIC FENCE

DRAWN: J.BEVITT  
 DESIGNED: P.BURL  
 JOB MANAGER: C.PIPER  
 VERIFIER: B.CLARK

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I	ISSUED FOR APPROVAL	WC	SC	CP	28.11.19
J	ISSUED FOR APPROVAL	JB	SC	CP	2.12.19
K	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20
L	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20

CLIENT  
**KINGS HILL DEVELOPMENTS**

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**JW PLANNING**

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 Email newcastle@northrop.com.au ABN 81 094 433 100

PROJECT  
**KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE  
**ROAD HIERARCHY AND PEDESTRIAN CONNECTIVITY PLAN - SHEET 2**

JOB NUMBER  
**NL120526**

DRAWING NUMBER  
**DA-08-C3.02 L**

REVISION  
**L**

DRAWING SHEET SIZE = A1





**LEGEND**

- PROPOSED SHARED PEDESTRIAN CYCLE LINK
- - - - - INDICATIVE LOCATION OF LANEWAY
- - - - - INDICATIVE LOCATION OF LOCAL STREET
- - - - - INDICATIVE LOCATION OF PERIMETER ROAD
- PROPOSED COLLECTOR ROAD AND BUS ROUTE -TYPE 1
- PROPOSED COLLECTOR ROAD AND BUS ROUTE- TYPE 3
- DENOTES APPROXIMATE EXTENT OF THE DEVELOPMENTS FOOTPRINT
- DENOTES APPROXIMATE EXTENT OF OPEN SPACES
- DENOTES APPROXIMATE EXTENT OF SCHOOL ZONE
- ZONE B2 - LOCAL CENTRE
- ZONE B4 - MIXED USE
- DENOTES APPROXIMATE EXTENT OF DETENTION BASIN
- DENOTES APPROXIMATE EXTENT OF COMBINED BIO-FILTRATION AND RETENTION BASIN
- DEVELOPMENT FOOTPRINT BOUNDARY
- 2.4m HIGH ACOUSTIC FENCE

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CLIENT  
**KINGS HILL DEVELOPMENTS**

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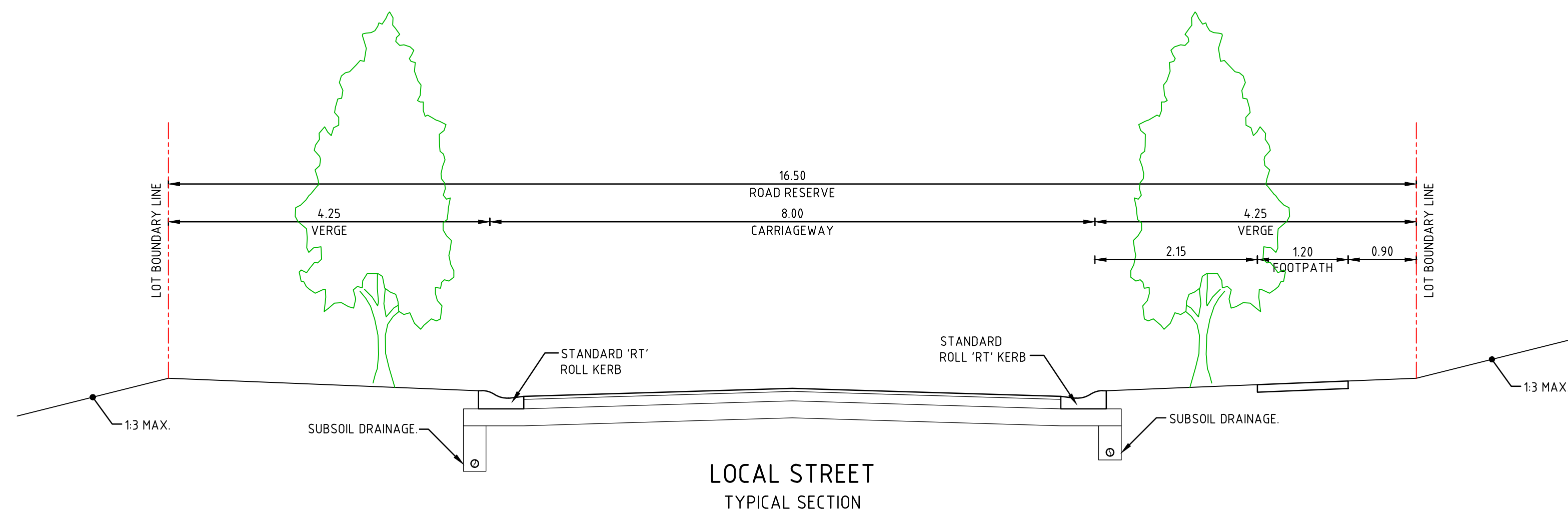
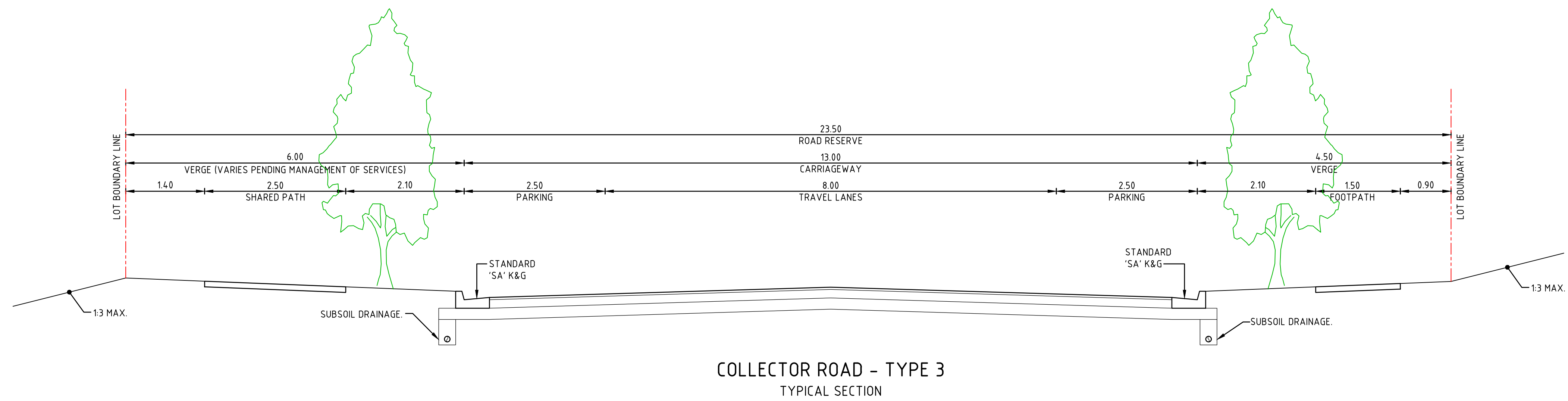
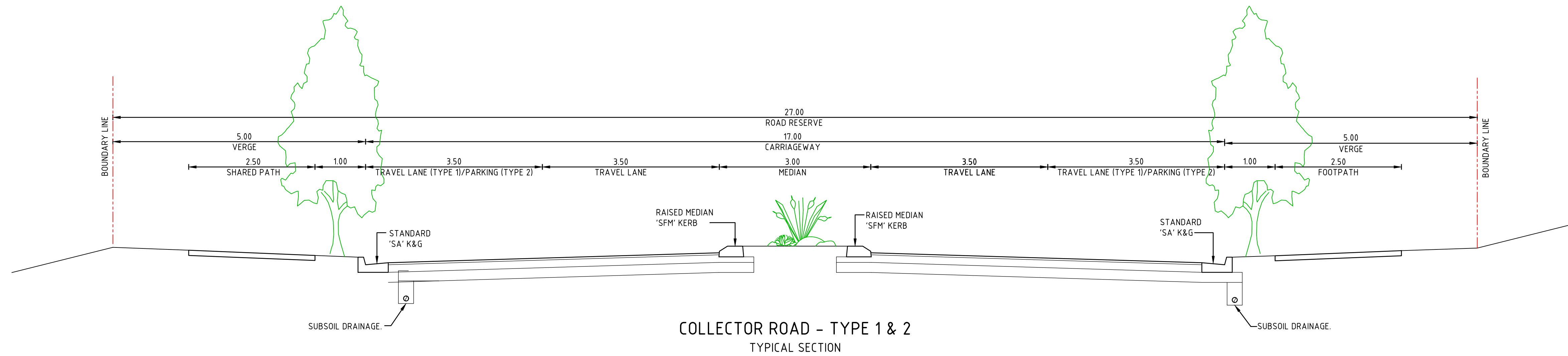
PROJECT  
**KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE  
**ROAD HIERARCHY AND PEDESTRIAN CONNECTIVITY PLAN - SHEET 3**

JOB NUMBER <b>NL120526</b>	
DRAWING NUMBER <b>DA-08-C3.03</b>	REVISION <b>L</b>
DRAWING SHEET SIZE = A1	

DRAWN: J.BEVITT  
DESIGNED: P.BURL  
JOB MANAGER: C.PIPER  
VERIFIER: B.CLARK





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C	ISSUED FOR APPROVAL	JB	SC	CP	22.11.18
D	ISSUED FOR APPROVAL	JB	SC	CP	10.05.19
E	ISSUED FOR APPROVAL	JB	SC	CP	20.05.19
F	ISSUED FOR APPROVAL	JB	SC	CP	21.05.19
G	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19
H	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20

**CLIENT**  
KINGS HILL DEVELOPMENTS

**PLANNER**  
JW PLANNING

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**PROJECT**  
KINGS HILL  
DEVELOPMENT APPLICATION  
MASTERPLAN

**DRAWING TITLE**  
INDICATIVE TYPICAL ROAD  
CROSS SECTIONS  
- SHEET 1

**JOB NUMBER**  
NL120526

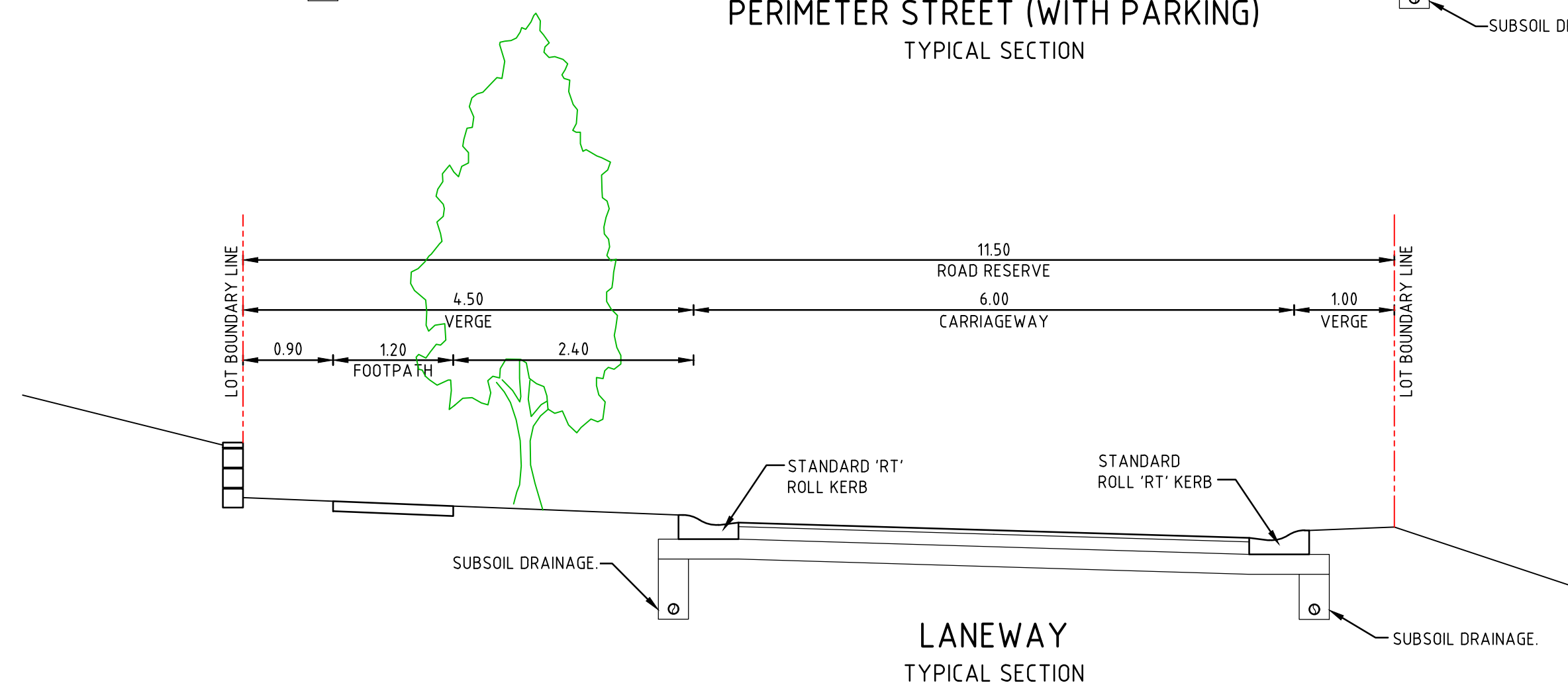
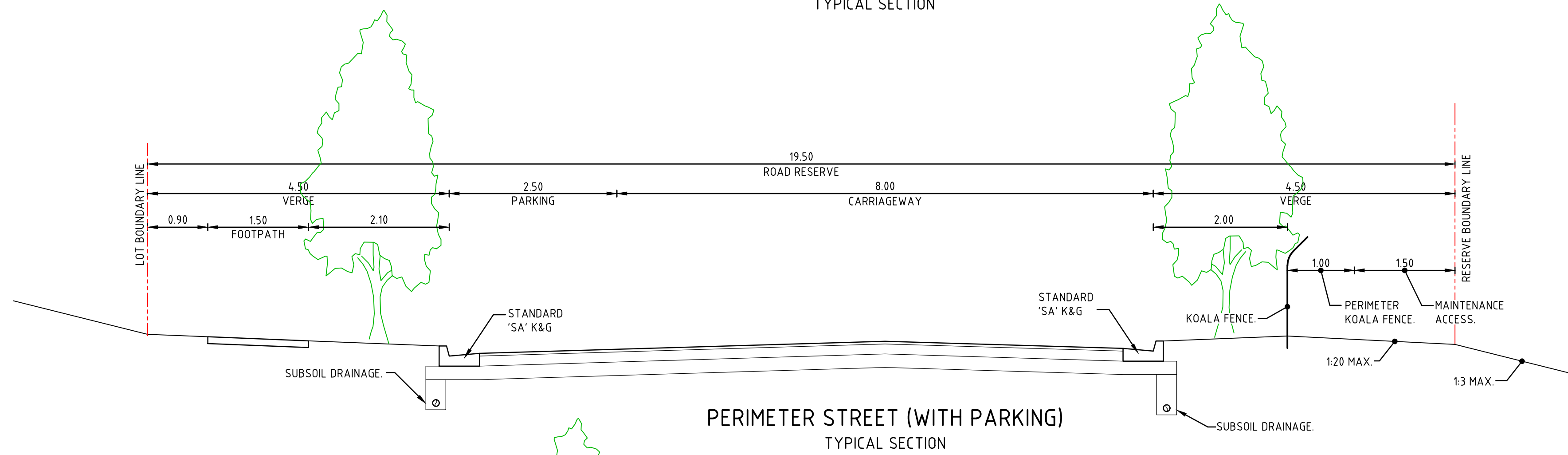
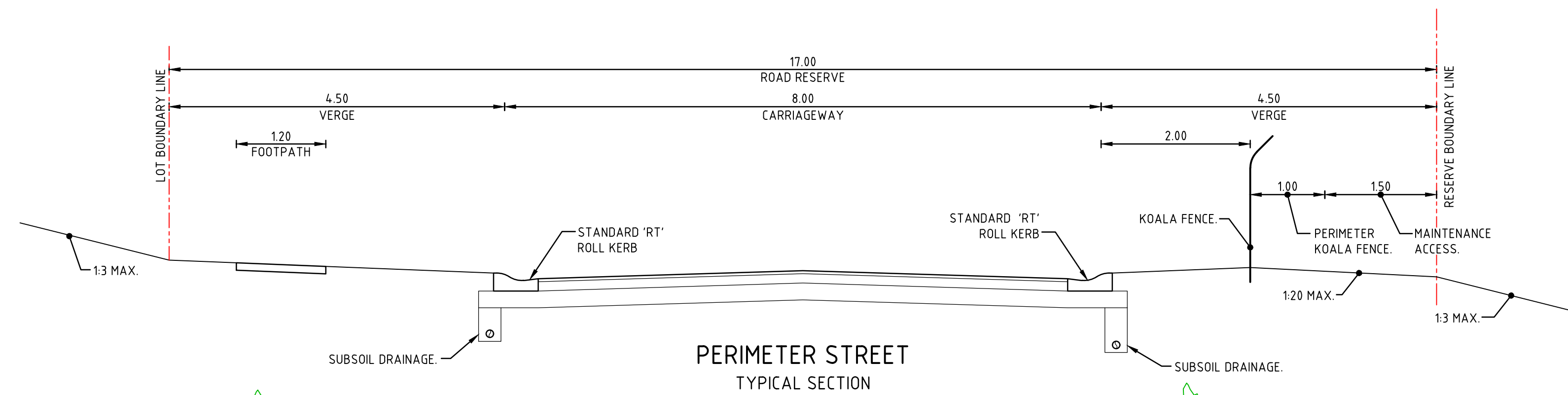
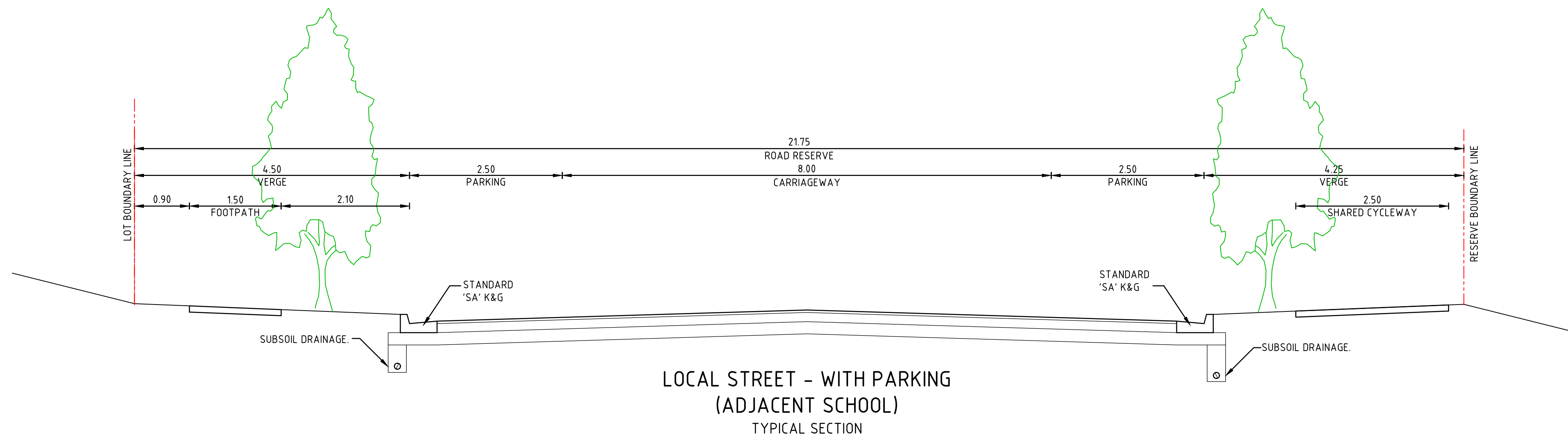
**DRAWING NUMBER**  
DA-08-C3.10

**REVISION**  
H

DRAWING SHEET SIZE = A1

DRAWN: J.BEVITT  
DESIGNED: P.BURL  
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CLIENT  
**KINGS HILL DEVELOPMENTS**

PLANNER  
**JW PLANNING**

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PROJECT  
**KINGS HILL  
DEVELOPMENT APPLICATION  
MASTERPLAN**

DRAWING TITLE  
**INDICATIVE TYPICAL ROAD  
CROSS SECTIONS  
- SHEET 2**

JOB NUMBER  
**NL120526**

DRAWING NUMBER  
**DA-08-C3.11**

REVISION  
**H**

DRAWING SHEET SIZE = A1

VERIFIER: B. CLARK








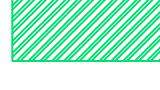



JOB MANAGER: C. PIPER

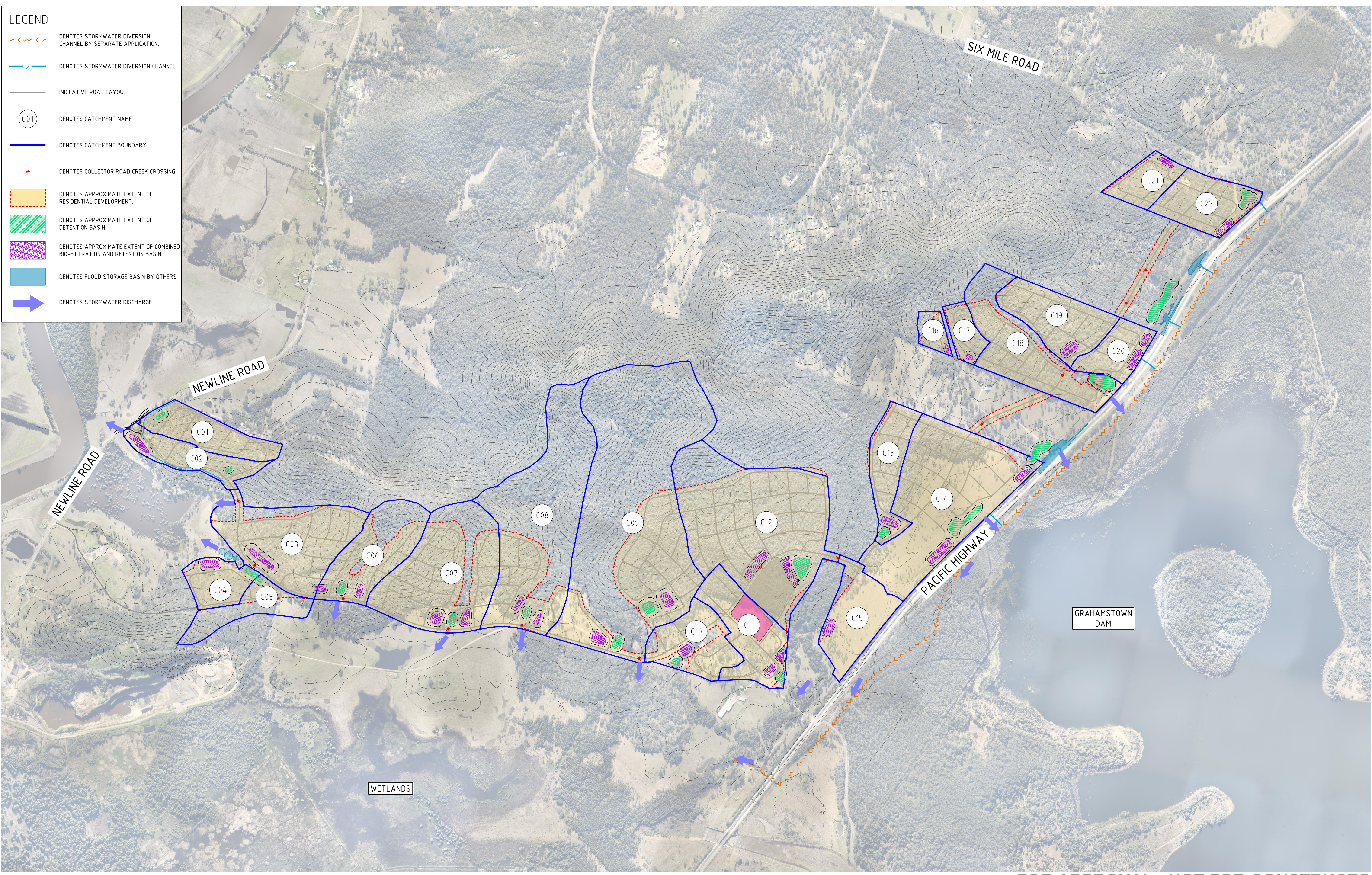
DESIGNED: P. BURL

DRAWN: J. BEVITT



**LEGEND**

-  DENOTES STORMWATER DIVERSION CHANNEL BY SEPARATE APPLICATION.
-  DENOTES STORMWATER DIVERSION CHANNEL.
-  INDICATIVE ROAD LAYOUT
-  DENOTES CATCHMENT NAME
-  DENOTES CATCHMENT BOUNDARY
-  DENOTES COLLECTOR ROAD CREEK CROSSING
-  DENOTES APPROXIMATE EXTENT OF RESIDENTIAL DEVELOPMENT.
-  DENOTES APPROXIMATE EXTENT OF DETENTION BASIN.
-  DENOTES APPROXIMATE EXTENT OF COMBINED BIO-FILTRATION AND RETENTION BASIN.
-  DENOTES FLOOD STORAGE BASIN BY OTHERS
-  DENOTES STORMWATER DISCHARGE



DRAWN: J.BEVITT  
DESIGNED: P.BURL  
JOB MANAGER: C.PIPER  
VERIFIER: B.CLARK

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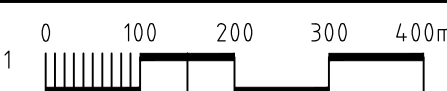
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I	ISSUED FOR APPROVAL	JB	SC	CP	25.11.19
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CLIENT  
**KINGS HILL DEVELOPMENTS**

PLANNER  
**JW PLANNING**

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PROJECT  
**KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE  
**STORMWATER MANAGEMENT PLAN - OVERALL SITE**

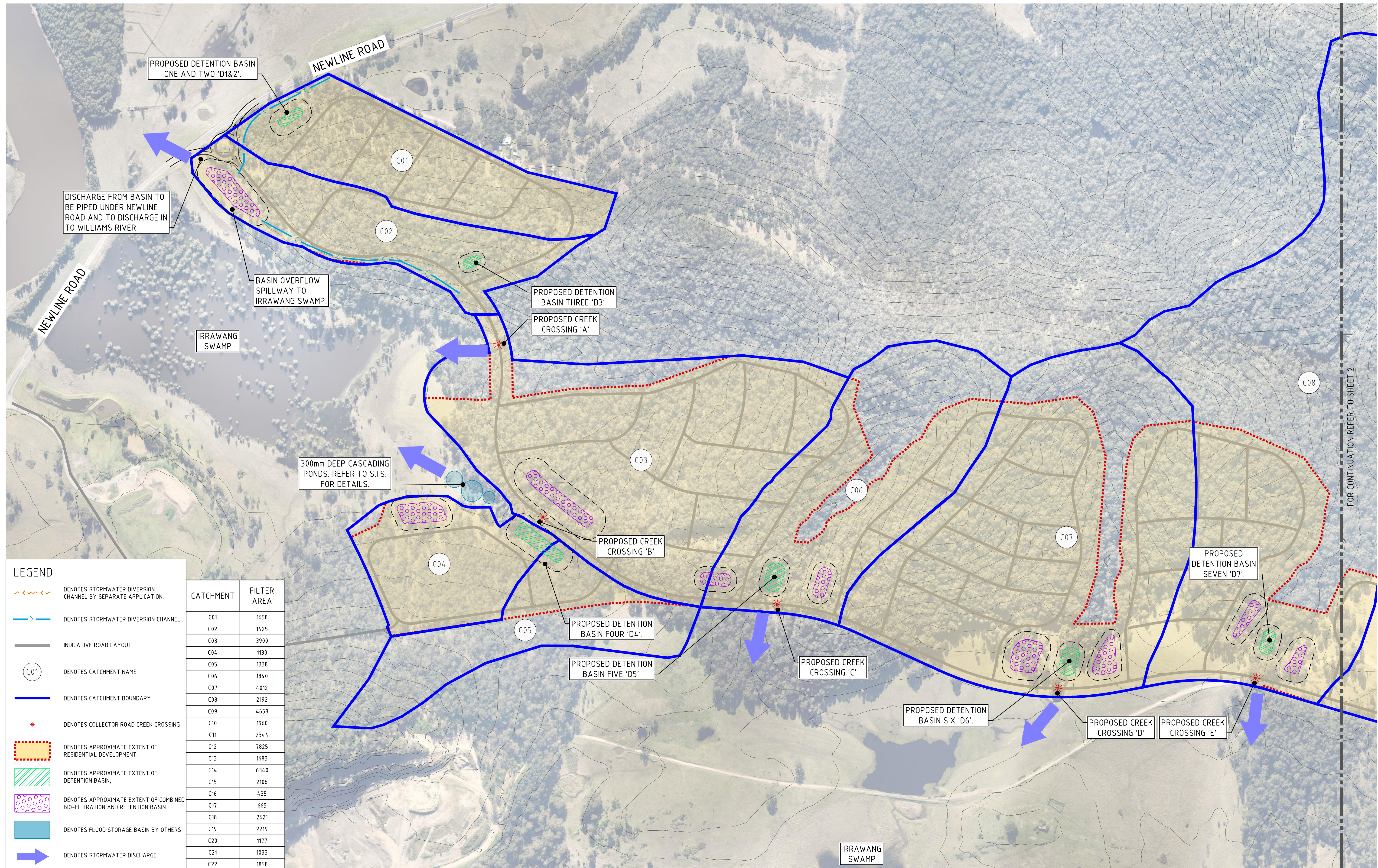
JOB NUMBER  
**NL120526**

DRAWING NUMBER  
**DA-08-C4.00**

REVISION  
**J**

DRAWING SHEET SIZE = A1





**LEGEND**

- DENOTES STORMWATER DIVERSION CHANNEL BY SEPARATE APPLICATION.
- DENOTES STORMWATER DIVERSION CHANNEL.
- INDICATIVE ROAD LAYOUT
- DENOTES CATCHMENT NAME
- DENOTES CATCHMENT BOUNDARY
- DENOTES COLLECTOR ROAD CREEK CROSSING
- DENOTES APPROXIMATE EXTENT OF RESIDENTIAL DEVELOPMENT.
- DENOTES APPROXIMATE EXTENT OF DETENTION BASIN.
- DENOTES APPROXIMATE EXTENT OF COMBINED BIO-FILTRATION AND RETENTION BASIN.
- DENOTES FLOOD STORAGE BASIN BY OTHERS
- DENOTES STORMWATER DISCHARGE

CATCHMENT	FILTER AREA
C01	1658
C02	1425
C03	3900
C04	1130
C05	1338
C06	184.0
C07	4.012
C08	2192
C09	4.658
C10	1960
C11	234.4
C12	7825
C13	1683
C14	634.0
C15	2106
C16	4.35
C17	665
C18	2621
C19	2219
C20	1177
C21	1033
C22	1858

DRAWN: J.BEVITT  
 DESIGNED: P.BURL  
 JOB MANAGER: C.PIPER  
 VERIFIER: B.CLARK

FOR CONTINUATION REFER TO SHEET 2

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I	ISSUED FOR APPROVAL	JB	SC	CP	25.11.19
J	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20

CLIENT	PLANNER
<b>KINGS HILL DEVELOPMENTS</b>	<b>JW PLANNING</b>
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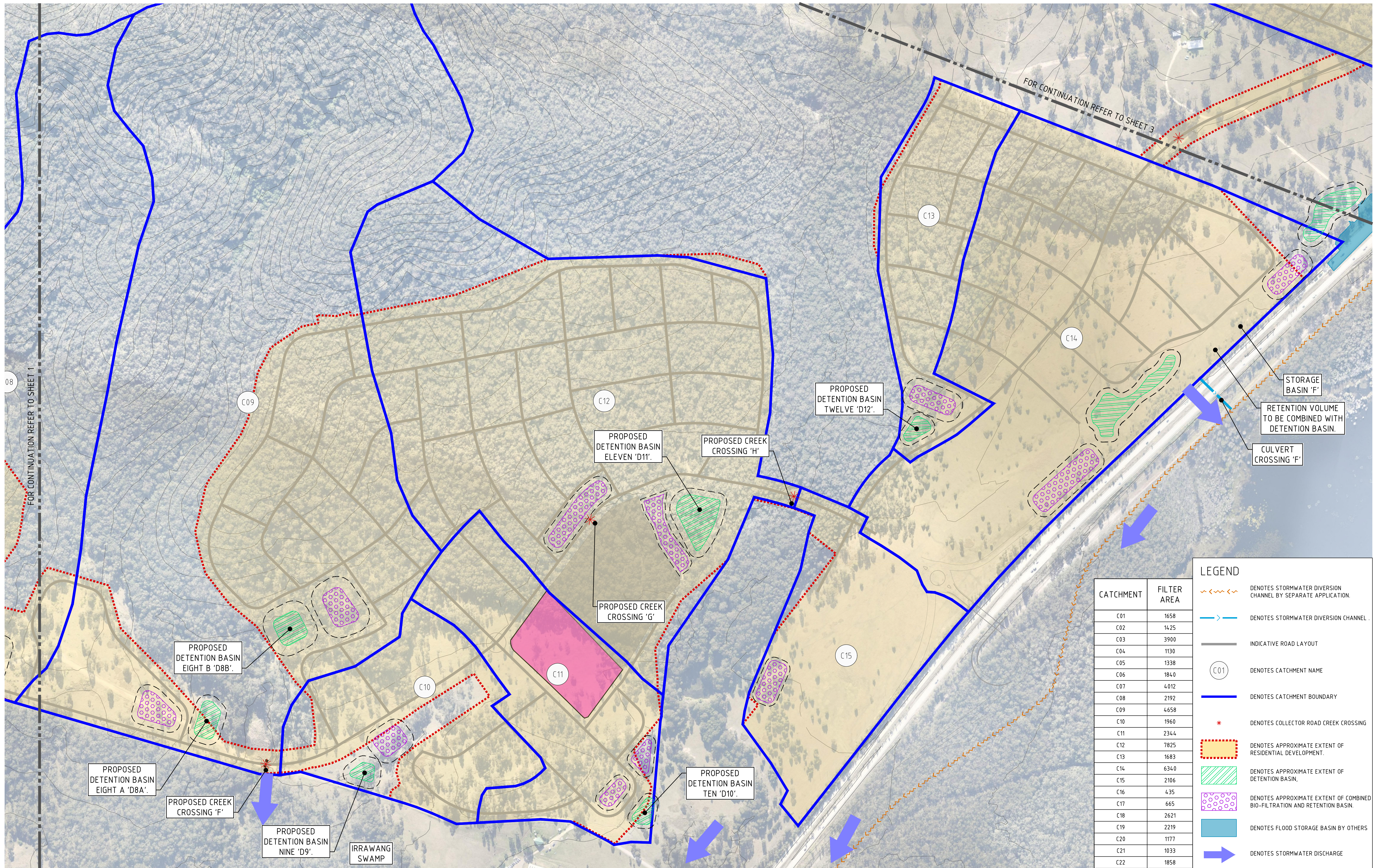
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PROJECT
<b>KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN</b>

DRAWING TITLE
<b>STORMWATER MANAGEMENT PLAN - SHEET 1</b>

JOB NUMBER	<b>NL120526</b>
DRAWING NUMBER	<b>DA-08-C4.01</b>
REVISION	<b>J</b>
<small>DRAWING SHEET SIZE = A1</small>	





CATCHMENT	FILTER AREA
C01	1658
C02	1425
C03	3900
C04	1130
C05	1338
C06	184.0
C07	4.012
C08	2192
C09	4.658
C10	1960
C11	234.4
C12	7825
C13	1683
C14	634.0
C15	2106
C16	4.35
C17	665
C18	2621
C19	2219
C20	1177
C21	1033
C22	1858

- LEGEND**
- DENOTES STORMWATER DIVERSION CHANNEL BY SEPARATE APPLICATION.
  - DENOTES STORMWATER DIVERSION CHANNEL.
  - INDICATIVE ROAD LAYOUT
  - DENOTES CATCHMENT NAME
  - DENOTES CATCHMENT BOUNDARY
  - DENOTES COLLECTOR ROAD CREEK CROSSING
  - DENOTES APPROXIMATE EXTENT OF RESIDENTIAL DEVELOPMENT.
  - DENOTES APPROXIMATE EXTENT OF DETENTION BASIN.
  - DENOTES APPROXIMATE EXTENT OF COMBINED BIO-FILTRATION AND RETENTION BASIN.
  - DENOTES FLOOD STORAGE BASIN BY OTHERS
  - DENOTES STORMWATER DISCHARGE

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CLIENT	PLANNER
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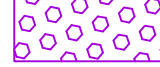


PROJECT
<b>KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN</b>

DRAWING TITLE
<b>STORMWATER MANAGEMENT PLAN - SHEET 2</b>

JOB NUMBER	REVISION
<b>NL120526</b>	
DRAWING NUMBER	
<b>DA-08-C4.02</b>	<b>J</b>
DRAWING SHEET SIZE = A1	



**LEGEND**

-  DENOTES STORMWATER DIVERSION CHANNEL BY SEPARATE APPLICATION.
-  DENOTES STORMWATER DIVERSION CHANNEL.
-  INDICATIVE ROAD LAYOUT
-  DENOTES CATCHMENT NAME
-  DENOTES CATCHMENT BOUNDARY
-  DENOTES COLLECTOR ROAD CREEK CROSSING
-  DENOTES APPROXIMATE EXTENT OF RESIDENTIAL DEVELOPMENT.
-  DENOTES APPROXIMATE EXTENT OF DETENTION BASIN.
-  DENOTES APPROXIMATE EXTENT OF COMBINED BIO-FILTRATION AND RETENTION BASIN.
-  DENOTES FLOOD STORAGE BASIN BY OTHERS
-  DENOTES STORMWATER DISCHARGE



CATCHMENT	FILTER AREA
C01	1658
C02	1425
C03	3900
C04	1130
C05	1338
C06	1840
C07	4012
C08	2192
C09	4658
C10	1960
C11	2344
C12	7825
C13	1683
C14	6340
C15	2106
C16	435
C17	665
C18	2621
C19	2219
C20	1177
C21	1033
C22	1858

DRAWN: J.BEVITT  
 DESIGNED: P.BURL  
 JOB MANAGER: C.PIPER  
 VERIFIER: B.CLARK

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CLIENT: **KINGS HILL DEVELOPMENTS**

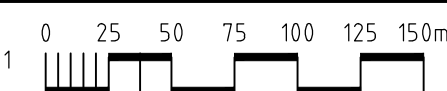
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PROJECT: **KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE: **STORMWATER MANAGEMENT PLAN - SHEET 3**

JOB NUMBER: **NL120526**

DRAWING NUMBER: **DA-08-C4.03**

REVISION: **J**

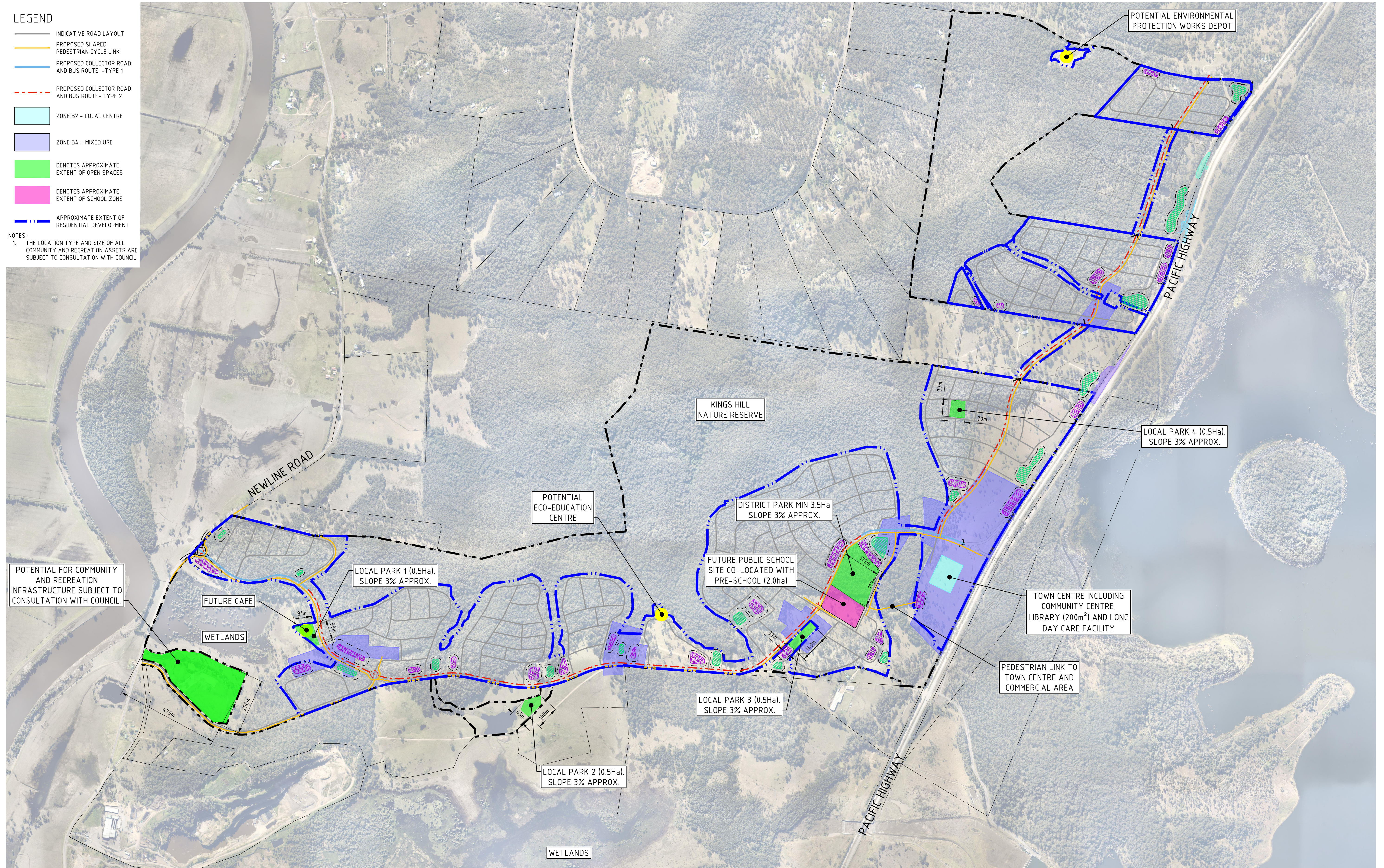
DRAWING SHEET SIZE = A1



**LEGEND**

- INDICATIVE ROAD LAYOUT
- PROPOSED SHARED PEDESTRIAN CYCLE LINK
- PROPOSED COLLECTOR ROAD AND BUS ROUTE - TYPE 1
- PROPOSED COLLECTOR ROAD AND BUS ROUTE - TYPE 2
- ZONE B2 - LOCAL CENTRE
- ZONE B4 - MIXED USE
- DENOTES APPROXIMATE EXTENT OF OPEN SPACES
- DENOTES APPROXIMATE EXTENT OF SCHOOL ZONE
- APPROXIMATE EXTENT OF RESIDENTIAL DEVELOPMENT

**NOTES:**  
 1. THE LOCATION TYPE AND SIZE OF ALL COMMUNITY AND RECREATION ASSETS ARE SUBJECT TO CONSULTATION WITH COUNCIL.



DRAWN: J.BEVITT, DESIGNED: P.BURL, JOB MANAGER: C.PIPER, VERIFIER: B.CLARK

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J	ISSUED FOR APPROVAL	JB	SC	CP	06.12.19
K	ISSUED FOR APPROVAL	JB	SC	CP	29.06.20
L	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20
M	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20

CLIENT	PLANNER
<b>KINGS HILL DEVELOPMENTS</b>	<b>JW PLANNING</b>
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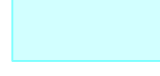



PROJECT
<b>KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN</b>

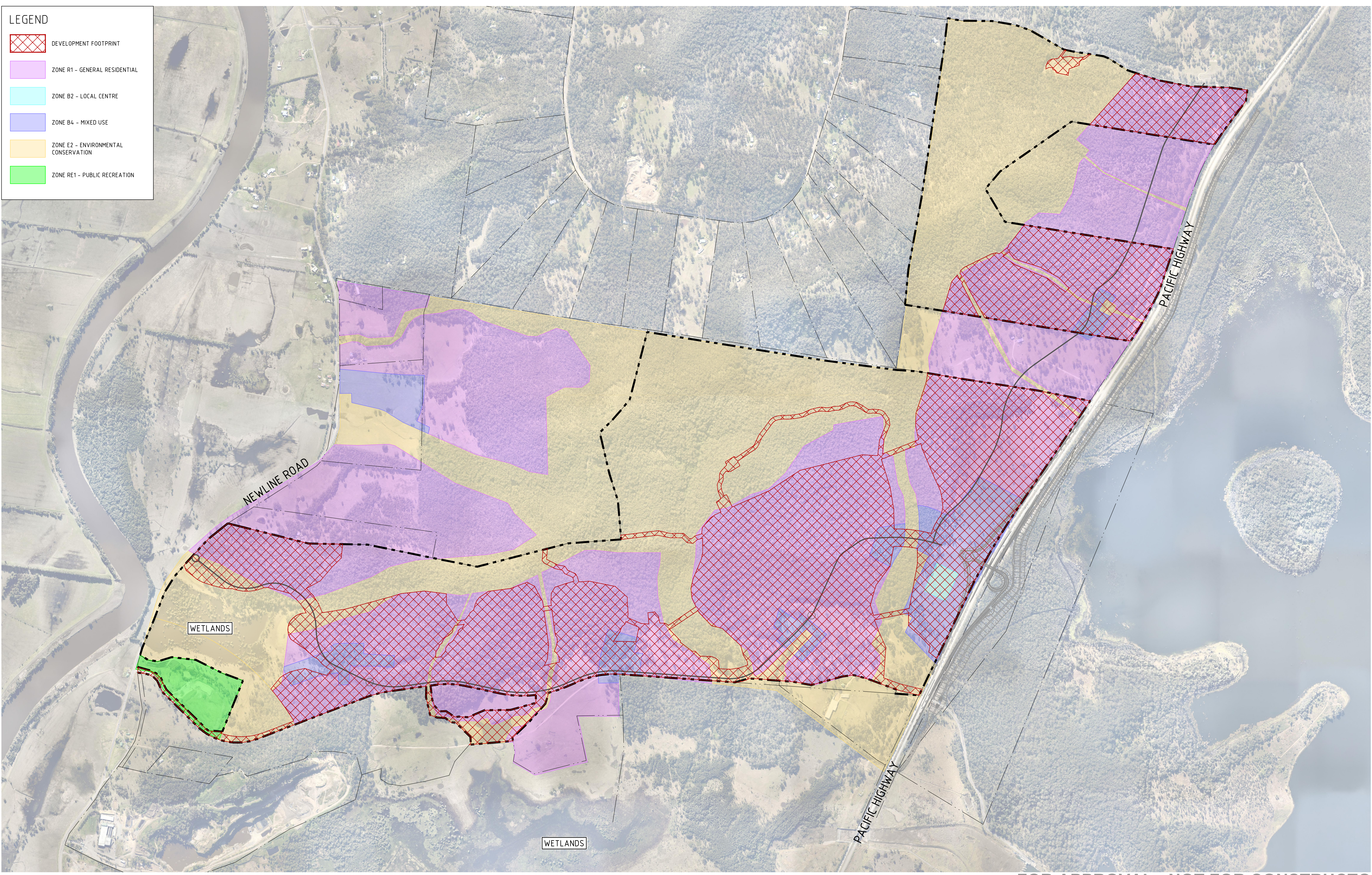
DRAWING TITLE
<b>PUBLIC SPACE AND CONNECTIVITY</b>

JOB NUMBER	<b>NL120526</b>
DRAWING NUMBER	<b>DA-08-C5.00</b>
REVISION	<b>M</b>
DRAWING SHEET SIZE = A1	



**LEGEND**

-  DEVELOPMENT FOOTPRINT
-  ZONE R1 - GENERAL RESIDENTIAL
-  ZONE B2 - LOCAL CENTRE
-  ZONE B4 - MIXED USE
-  ZONE E2 - ENVIRONMENTAL CONSERVATION
-  ZONE RE1 - PUBLIC RECREATION



DRAWN: J.BEVITT  
DESIGNED: P.BURL  
JOB MANAGER: C.PIPER  
VERIFIER: B.CLARK


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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
D	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19
E	FOR INFORMATION	JB	CP		25.11.19
F	ISSUED FOR APPROVAL	RG		CP	28.11.19
G	ISSUED FOR APPROVAL	JB	SC	CP	06.12.19
H	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20
I	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20

CLIENT	PLANNER
<b>KINGS HILL DEVELOPMENTS</b>	<b>JW PLANNING</b>
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PROJECT
<b>KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN</b>

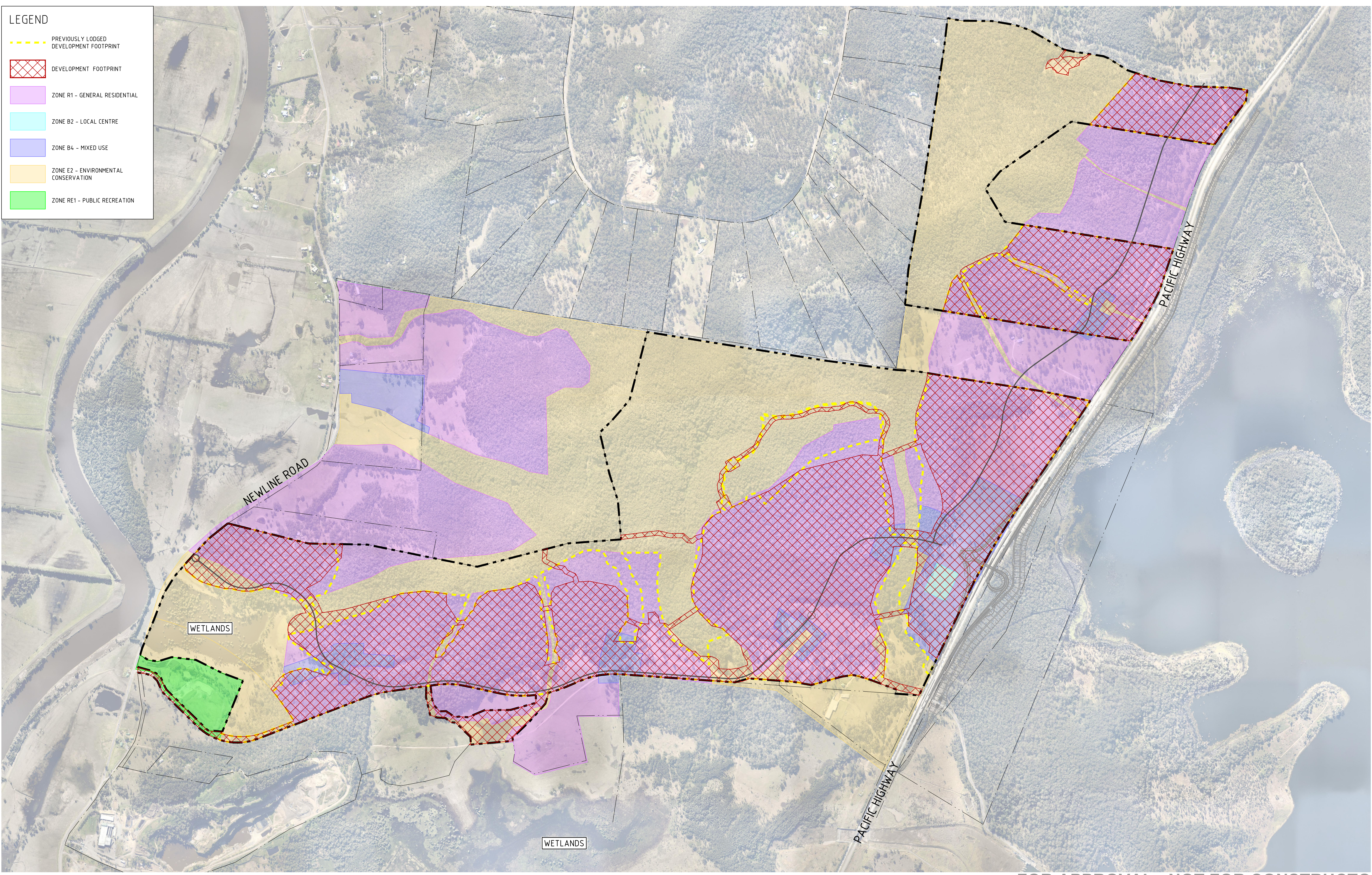
DRAWING TITLE
<b>DEVELOPMENT PLAN 1</b>

JOB NUMBER	<b>NL120526</b>
DRAWING NUMBER	<b>DA-08-C6.00</b>
REVISION	<b>I</b>
<small>DRAWING SHEET SIZE = A1</small>	



**LEGEND**

-  PREVIOUSLY LODGED DEVELOPMENT FOOTPRINT
-  DEVELOPMENT FOOTPRINT
-  ZONE R1 - GENERAL RESIDENTIAL
-  ZONE B2 - LOCAL CENTRE
-  ZONE B4 - MIXED USE
-  ZONE E2 - ENVIRONMENTAL CONSERVATION
-  ZONE RE1 - PUBLIC RECREATION



DRAWN: J.BEVITT  
DESIGNED: P.BURL  
JOB MANAGER: C.PIPER  
VERIFIER: B.CLARK

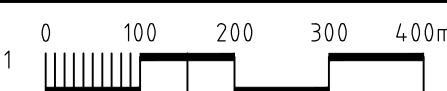
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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
D	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19
E	FOR INFORMATION	JB	CP	CP	25.11.19
F	ISSUED FOR APPROVAL	RG		CP	28.11.19
G	ISSUED FOR APPROVAL	JB	SC	CP	06.12.19
H	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20
I	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20

CLIENT	PLANNER
<b>KINGS HILL DEVELOPMENTS</b>	<b>JW PLANNING</b>
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PROJECT
<b>KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN</b>

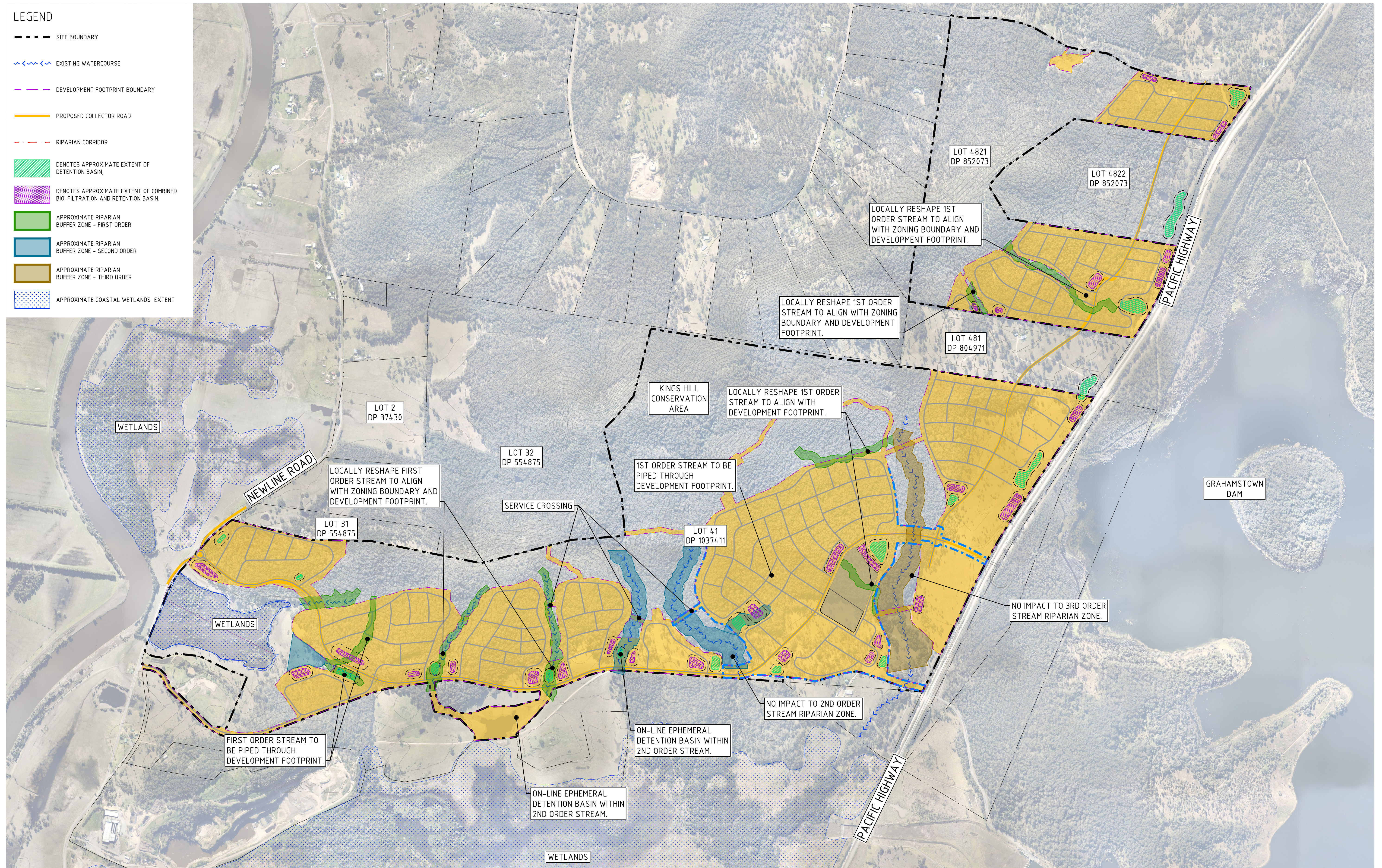
DRAWING TITLE
<b>DEVELOPMENT PLAN 2</b>

JOB NUMBER	<b>NL120526</b>
DRAWING NUMBER	<b>DA-08-C6.01</b>
REVISION	<b>I</b>
<small>DRAWING SHEET SIZE = A1</small>	



**LEGEND**

- SITE BOUNDARY
- EXISTING WATERCOURSE
- DEVELOPMENT FOOTPRINT BOUNDARY
- PROPOSED COLLECTOR ROAD
- RIPARIAN CORRIDOR
- DENOTES APPROXIMATE EXTENT OF DETENTION BASIN.
- DENOTES APPROXIMATE EXTENT OF COMBINED BIO-FILTRATION AND RETENTION BASIN.
- APPROXIMATE RIPARIAN BUFFER ZONE - FIRST ORDER
- APPROXIMATE RIPARIAN BUFFER ZONE - SECOND ORDER
- APPROXIMATE RIPARIAN BUFFER ZONE - THIRD ORDER
- APPROXIMATE COASTAL WETLANDS EXTENT



DRAWN: J.BEVITT  
 DESIGNED: P.BURL  
 JOB MANAGER: C.PIPER  
 VERIFIER: B.CLARK

**FOR APPROVAL - NOT FOR CONSTRUCTION**

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
C	ISSUED FOR APPROVAL	JB	SC	CP	21.05.19	KINGS HILL DEVELOPMENTS
D	ISSUED FOR APPROVAL	JB	SC	CP	22.11.19	
E	ISSUED FOR APPROVAL	JB	SC	CP	28.11.19	
F	ISSUED FOR APPROVAL	JB	SC	CP	06.12.19	
G	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20	
H	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20	

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PLANNER  
**JW PLANNING**  
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PROJECT  
**KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE  
**RIPARIAN BUFFER PLAN**

JOB NUMBER <b>NL120526</b>	
DRAWING NUMBER <b>DA-08-C7.00</b>	REVISION <b>H</b>
DRAWING SHEET SIZE = A1	

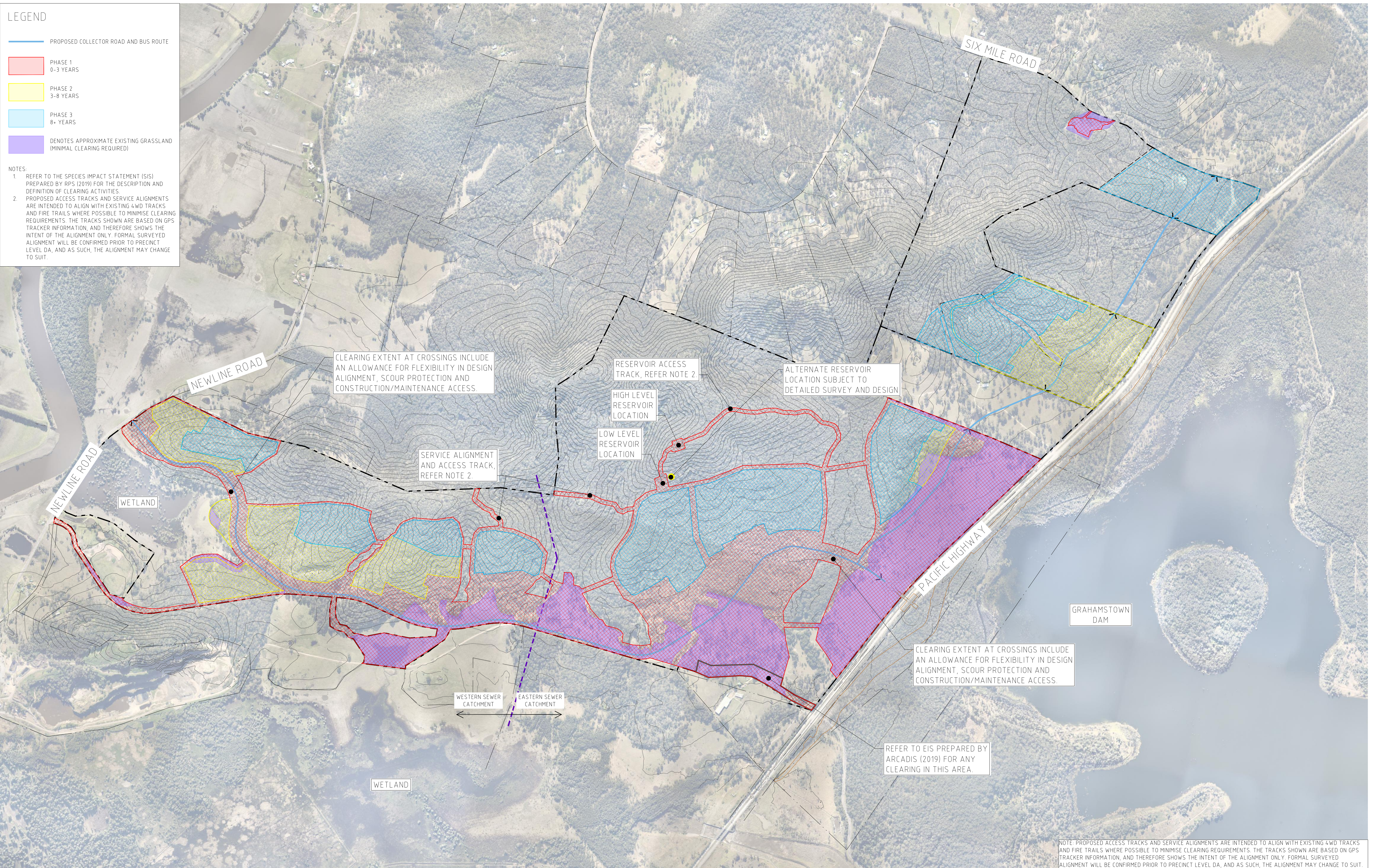


**LEGEND**

- PROPOSED COLLECTOR ROAD AND BUS ROUTE
- PHASE 1  
0-3 YEARS
- PHASE 2  
3-8 YEARS
- PHASE 3  
8+ YEARS
- DENOTES APPROXIMATE EXISTING GRASSLAND  
(MINIMAL CLEARING REQUIRED)

**NOTES:**

1. REFER TO THE SPECIES IMPACT STATEMENT (SIS) PREPARED BY RPS (2019) FOR THE DESCRIPTION AND DEFINITION OF CLEARING ACTIVITIES.
2. PROPOSED ACCESS TRACKS AND SERVICE ALIGNMENTS ARE INTENDED TO ALIGN WITH EXISTING 4WD TRACKS AND FIRE TRAILS WHERE POSSIBLE TO MINIMISE CLEARING REQUIREMENTS. THE TRACKS SHOWN ARE BASED ON GPS TRACKER INFORMATION, AND THEREFORE SHOWS THE INTENT OF THE ALIGNMENT ONLY. FORMAL SURVEYED ALIGNMENT WILL BE CONFIRMED PRIOR TO PRECINCT LEVEL DA, AND AS SUCH, THE ALIGNMENT MAY CHANGE TO SUIT.



NOTE: PROPOSED ACCESS TRACKS AND SERVICE ALIGNMENTS ARE INTENDED TO ALIGN WITH EXISTING 4WD TRACKS AND FIRE TRAILS WHERE POSSIBLE TO MINIMISE CLEARING REQUIREMENTS. THE TRACKS SHOWN ARE BASED ON GPS TRACKER INFORMATION, AND THEREFORE SHOWS THE INTENT OF THE ALIGNMENT ONLY. FORMAL SURVEYED ALIGNMENT WILL BE CONFIRMED PRIOR TO PRECINCT LEVEL DA, AND AS SUCH, THE ALIGNMENT MAY CHANGE TO SUIT.

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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
E	ISSUED FOR APPROVAL	JB	SC	CP	25.11.19	KINGS HILL DEVELOPMENTS
F	ISSUED FOR APPROVAL	JB	SC	CP	28.11.19	
G	ISSUED FOR APPROVAL	JB	SC	CP	06.12.19	
H	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20	
I	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20	
J	ISSUED FOR APPROVAL	WC	SC	CP	24.07.20	

PLANNER	CLIENT
JW PLANNING	KINGS HILL DEVELOPMENTS

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PROJECT
KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN

DRAWING TITLE
DEVELOPMENT CLEARING AND STAGING

JOB NUMBER	DRAWING NUMBER	REVISION
NL120526	DA-08-C8.00	J

DRAWING SHEET SIZE = A1

DRAWN: J.BEVITT  
DESIGNED: P.BURL  
JOB MANAGER: C.PIPER  
VERIFIER: B.CLARK

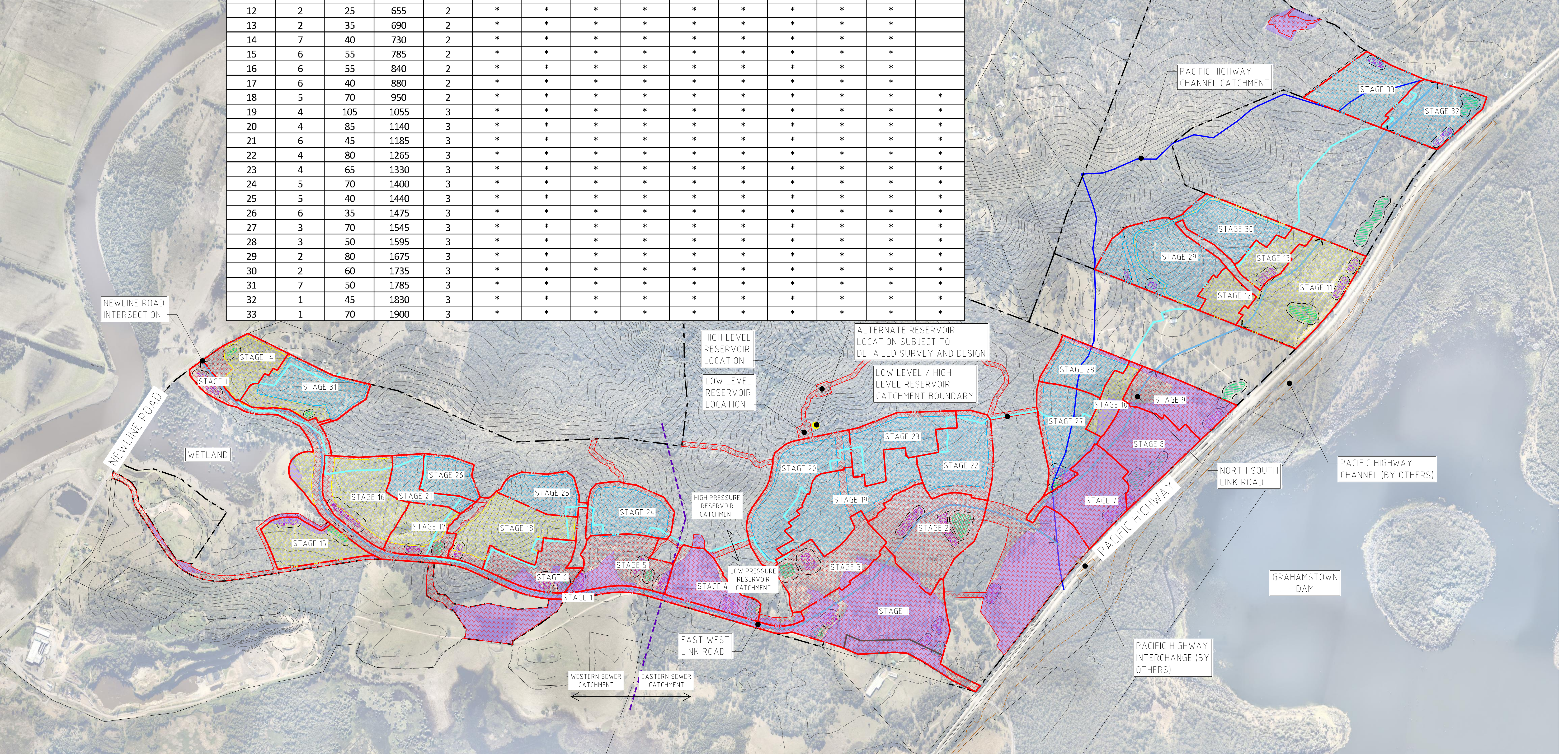


**LEGEND**

- PROPOSED HOUSING STAGE BOUNDARY
- PROPOSED COLLECTOR ROAD AND BUS ROUTE
- PHASE 1  
0-3 YEARS
- PHASE 2  
3-8 YEARS
- PHASE 3  
8+ YEARS
- DENOTES APPROXIMATE EXISTING GRASSLAND  
(MINIMAL CLEARING REQUIRED)

**NOTES:**  
 1. REFER TO THE SPECIES IMPACT STATEMENT (SIS) PREPARED BY RPS (2019) FOR THE DESCRIPTION AND DEFINITION OF CLEARING ACTIVITIES.

Stage	Precinct	Indicative Number of Lots	Cumulative Total	Clearing Phase	Newline Road Intersection	East West Link	Water Lead-in	Eastern Sewer Lead-in	Low Level Reservoir	Western Sewer Lead-in	Pacific Highway Channel	North South Link	Pacific Highway Interchange	High Level Reservoir
1	4	105	105	1	*	*	*	*	*	*	*	*	*	*
2	4	50	155	1	*	*	*	*	*	*	*	*	*	*
3	4	45	200	1	*	*	*	*	*	*	*	*	*	*
4	5	55	255	1	*	*	*	*	*	*	*	*	*	*
5	5	50	305	1	*	*	*	*	*	*	*	*	*	*
6	5	35	340	1	*	*	*	*	*	*	*	*	*	*
7	3	65	405	1	*	*	*	*	*	*	*	*	*	*
8	3	60	465	1	*	*	*	*	*	*	*	*	*	*
9	3	50	515	1	*	*	*	*	*	*	*	*	*	*
10	3	40	555	2	*	*	*	*	*	*	*	*	*	*
11	2	75	630	2	*	*	*	*	*	*	*	*	*	*
12	2	25	655	2	*	*	*	*	*	*	*	*	*	*
13	2	35	690	2	*	*	*	*	*	*	*	*	*	*
14	7	40	730	2	*	*	*	*	*	*	*	*	*	*
15	6	55	785	2	*	*	*	*	*	*	*	*	*	*
16	6	55	840	2	*	*	*	*	*	*	*	*	*	*
17	6	40	880	2	*	*	*	*	*	*	*	*	*	*
18	5	70	950	2	*	*	*	*	*	*	*	*	*	*
19	4	105	1055	3	*	*	*	*	*	*	*	*	*	*
20	4	85	1140	3	*	*	*	*	*	*	*	*	*	*
21	6	45	1185	3	*	*	*	*	*	*	*	*	*	*
22	4	80	1265	3	*	*	*	*	*	*	*	*	*	*
23	4	65	1330	3	*	*	*	*	*	*	*	*	*	*
24	5	70	1400	3	*	*	*	*	*	*	*	*	*	*
25	5	40	1440	3	*	*	*	*	*	*	*	*	*	*
26	6	35	1475	3	*	*	*	*	*	*	*	*	*	*
27	3	70	1545	3	*	*	*	*	*	*	*	*	*	*
28	3	50	1595	3	*	*	*	*	*	*	*	*	*	*
29	2	80	1675	3	*	*	*	*	*	*	*	*	*	*
30	2	60	1735	3	*	*	*	*	*	*	*	*	*	*
31	7	50	1785	3	*	*	*	*	*	*	*	*	*	*
32	1	45	1830	3	*	*	*	*	*	*	*	*	*	*
33	1	70	1900	3	*	*	*	*	*	*	*	*	*	*



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REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
A	ISSUED FOR APPROVAL	JP	SC	CP	14.07.20	KINGS HILL DEVELOPMENTS
B	ISSUED FOR APPROVAL	JP	SC	CP	15.07.20	
C	ISSUED FOR APPROVAL	JB	SC	CP	17.07.20	
D	ISSUED FOR APPROVAL	WC	SC	CP	24.07.20	

CLIENT: **KINGS HILL DEVELOPMENTS**  
 LANNER: **JW PLANNING**  
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PROJECT: **KINGS HILL DEVELOPMENT APPLICATION MASTERPLAN**

DRAWING TITLE: **HOUSING STAGE PLAN**

JOB NUMBER: **NL120526**  
 DRAWING NUMBER: **DA-08-C8.01**  
 REVISION: **D**  
 DRAWING SHEET SIZE = A1

DRAWN: J.BEVITT, DESIGNED: P.BURL, JOB MANAGER: C.PIPER, VERIFIER: B.CLARK