

Design Essentials

Stages 3B and 4-13





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The Community Vision

The vision for Stockland Forest Reach

Surrounded by breathtaking views of the Illawarra region and escarpment, this community celebrates the exceptional landscape and heritage of the region. Stockland is presented with a unique opportunity to deliver a high-quality masterplanned community. It will provide a wide range of first-rate public and private facilities and market-leading housing choices in a variety of landscape settings.

The Design Essentials outlined in this document allow the implementation of key design principles to deliver a strong sense of place and community.

This community will offer an incomparable range of lifestyle choices, providing an outstanding place set in a signature landscape with memorable landmarks where people will love to live. A place that people will be proud to call home.



Guiding your home design

Stockland's commitment and objectives

Stockland's commitment to you is to encourage and showcase quality urban design throughout Forest Reach. Stockland's objective is to create a pleasant living environment that is centred around a strong sense of community and provides a variety of housing solutions to suit a diverse range of lifestyles. Designing your ideal home is one of the biggest advantages of building new and our Design Essentials are put together with you in mind and to assist you in getting the most out of your investment and lifestyle.

It is important that the design of your home is in keeping with the Design Essentials outlined in this document. They have been created to:

- Encourage visually appealing and cohesive streetscapes that protect your investment.
- Promote environmentally responsive development.
- Help you get the best out of your homesite.
- Outline the process to get your home approved.
- Assure you that everyone will contribute to achieving a strong neighbourhood character and standard of housing.
- Promote a contemporary approach to design that responds to the local climate and context, and 'The Community Vision'.



Review

Review Design Essentials and Contract of Sale, including NSW Housing Code or relevant Council DCP.



Check

Check for Special Requirements unique to your community (Stockland may identify these for you).



Design application

Submit your 'Design Application' to Stockland for endorsement through our website builderportal.stockland.com.au Design Application must contain the following:

- site plan (1:200)
- floor plans
- elevations
- sections (1:100)
- external colours and materials selection
- landscape plan (architecturally drawn plan is not required).

Refer to the Design Approval Checklist on page 36.



Building permit application

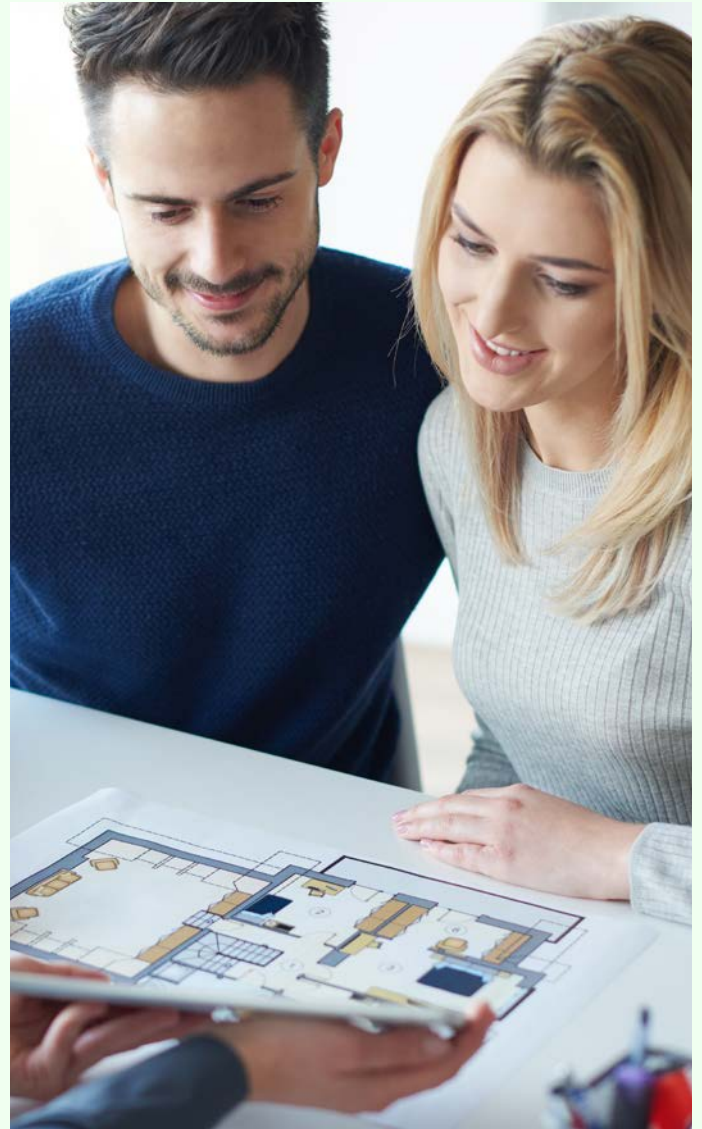
Complying Development (CDC)

Owner/designer/builder submits an application for a CDC, including Stockland design endorsement letter to either the local council or a private accredited certifier prior to building work commencing.

OR

Development Application (DA)

Owner/designer/builder submits a Development Application, including Stockland design endorsement letter to Council.





The Design Essentials





1. Siting and servicing your home

1.1 Minimum setbacks

As per your 88B instrument in your land contract of sale, no dwelling shall be constructed within 900mm of a boundary, unless there is a registered maintenance easement adjacent.

All other setbacks to building lines shall be as per NSW housing code (or Council DCP variations excepted).

Please refer to the Building Envelope Plan, where provided, and/or Sales Plan for any house and driveway siting requirements.

1.2 Duplex/granny flat siting

Proposed duplex designs will be considered on corner blocks only and reviewed by the Stockland team.

The following standard is required:

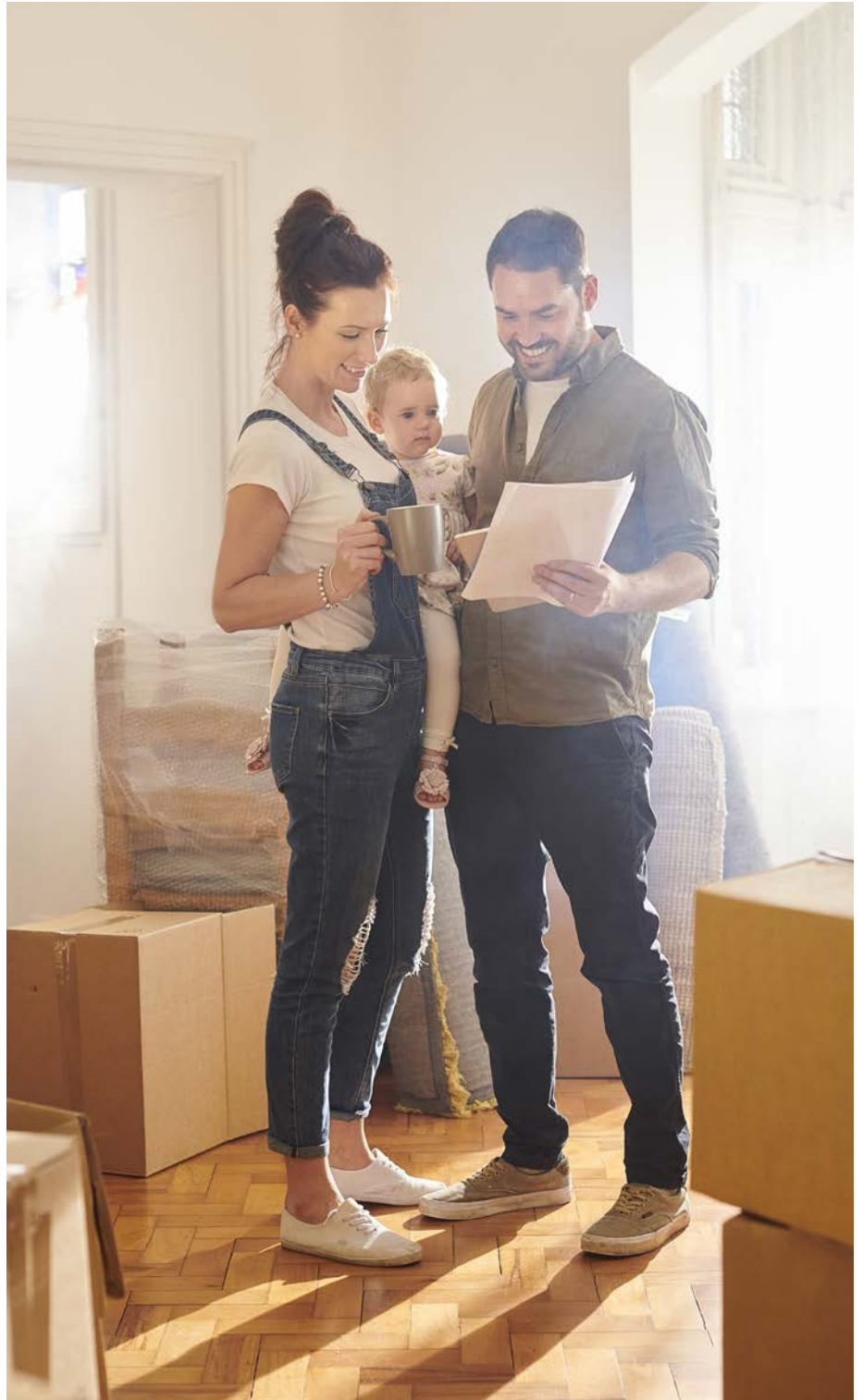
- duplex designs should address each street frontage separately
- entry points should not be on the same street

Design essential requirements apply to each dwelling.

Granny flat submissions will be considered on a case-by-case basis.

The following standard is required for granny flats:

- Visually secondary to the primary dwelling with entry not visible from primary street frontage.
- Design and colour scheme in keeping with primary dwelling.



Surrounding services: House construction and site works must not impact, damage or alter the surrounding levels of services installed within the council verge. If any works (such as filling or landscaping) result in the need for a service to be rectified by Stockland or a utility provider, this rectification cost will be passed on to the property owner.



2. The style of your home

2.1 Home style

Your home design must be either “Hamptons-inspired” or “Contemporary” and in keeping with the other homes in your street.

Faux heritage styles and detailing will not be permitted unless it is in keeping with the above architectural styles.

2.2 House design separation

The house facade may not be the same as one within three lots either side or across the street, unless:

- it is approved in writing by Stockland and/or
- the house is part of a row of terraced homes or a medium density development.



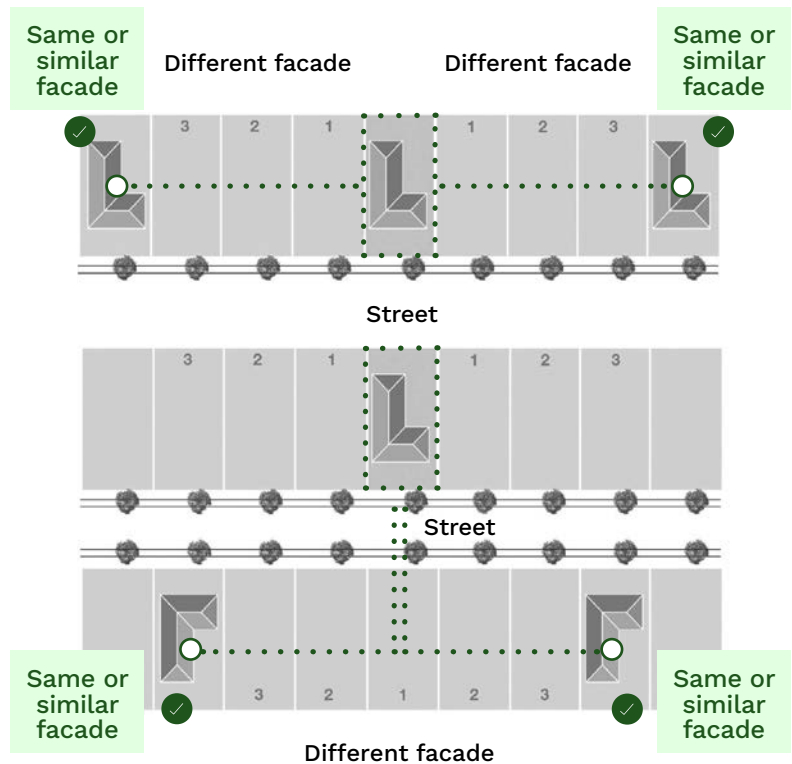
✓ Hamptons-inspired facade by Carlisle Homes



✓ Contemporary facade



✗ Faux heritage features not permitted





3. Roof form

3.1 Roof form and pitch

The following standard applies to roofs at Forest Reach:

- hipped roofs must be a minimum of 22.5 degrees
- skillion roofs must be a minimum of 8 degrees
- flat roofs must be concealed behind a parapet wall.

All other roof types will be assessed on a case-by-case basis by the Stockland team.

3.2 Eaves

Eaves are to be provided to the entire dwelling and must overhang by a minimum of 300mm (excluding fascia and gutter).

Flat rooflines are exempt from this requirement when hidden behind a parapet.

Where zero-lot boundaries apply, garages are exempt from this requirement.

3.3 Ceiling heights

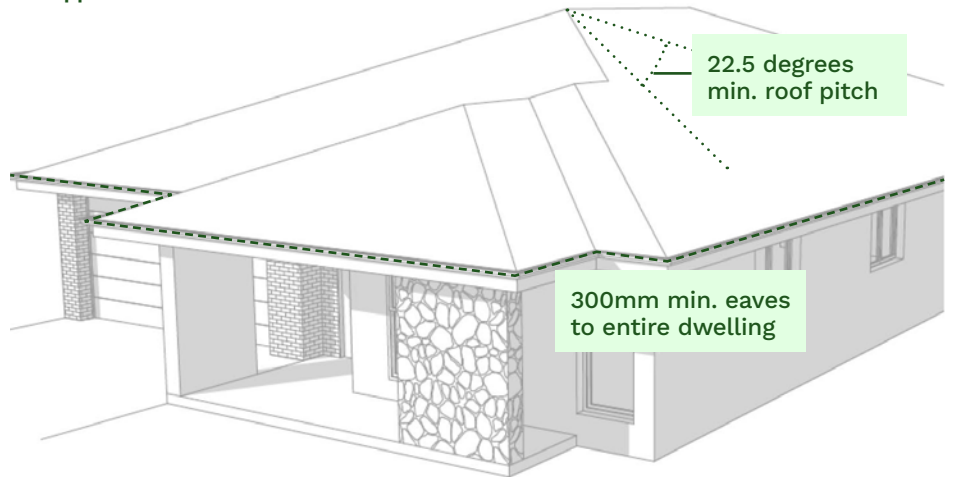
The ground floor of your home must have a minimum 2550mm ceiling height.

3.4 Roof, materials and colours

As a positive energy efficiency requirement, a 'cool roof' policy has been implemented at Forest Reach. This policy requires roof colours to meet the criteria of a solar absorptance rating of less than 0.5.

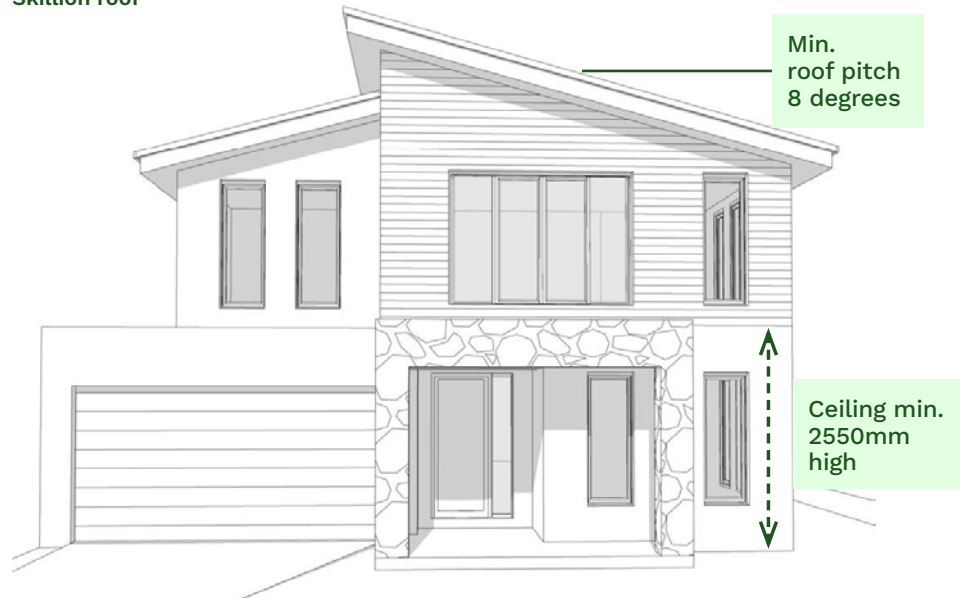
Sheet metal (eg. Colorbond) and tile roofs are permitted. Please refer to the Approved Roof Colour Palette on page 21.

Hipped roof



- ✔ 300mm min. eaves to entire dwelling
- ✔ 22.5 degree pitch (min.) to entire dwelling

Skillion roof



- ✔ 300mm eaves to entire dwelling
- ✔ 8 degree pitch (min.) to entire dwelling



4. How your home addresses the street

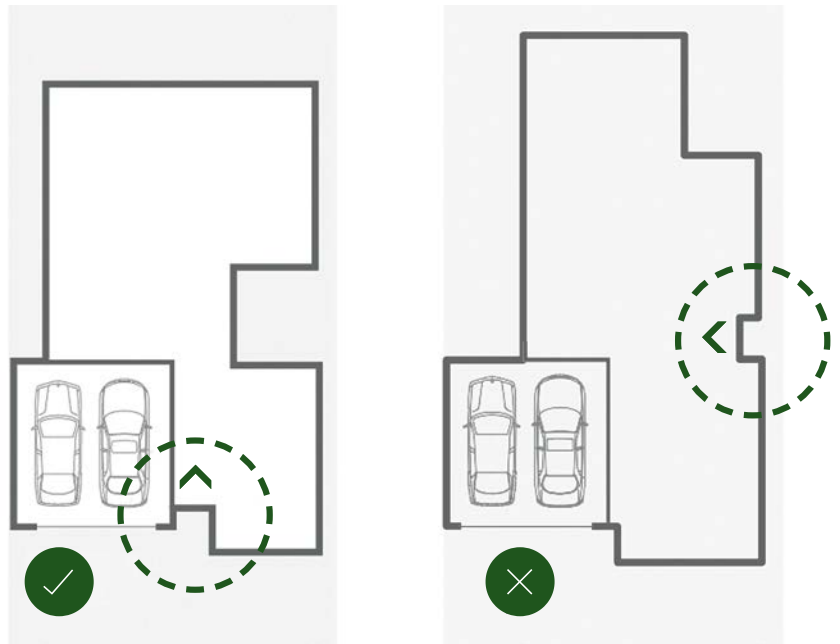
4.1 Front door facing the street

Your home's front door must face the street.

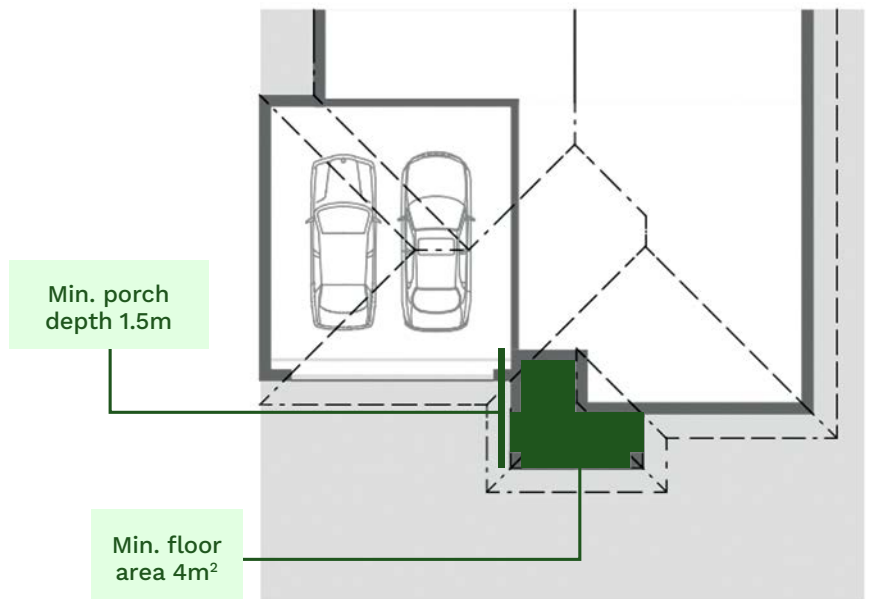
Additional entry doors visible from the street or public space are not permitted (this includes laundry doors). Balcony doors are exempt from this requirement.

4.2 Porch size

Your home must have an undercover porch with a minimum floor area of 4m² and a minimum depth of 1.5m at some point.



Front door facing primary street



Entry porch minimum requirements

4. How your home addresses the street



4.3 Windows

Your home must have habitable room windows on the facade facing both the primary and, where applicable, secondary street frontage/s. These windows must be consistent in style.

Blank walls with no windows are not permitted on any facade visible from both primary and secondary street frontages.

Obscure glass windows are not permitted facing the primary street frontage (eg. bathroom windows). Entry doors and sidelights are exempt from this requirement.

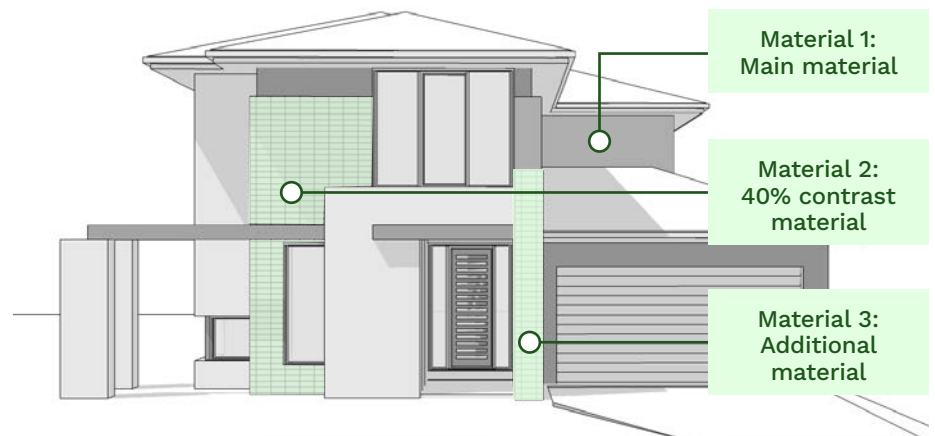
4.4 External materials

Any facade of your home fronting a street or public space must meet the following requirements:

- the main wall of the dwelling must have two contrasting materials or render colours
- the secondary material or render colour should take up at least 40% of the facade wall area
- If face brick is proposed, a contrasting material must be provided (two separate brick selections will not be permitted)
- an additional material is to be included to any part of the facade, with the size proportional to the overall facade
- for homes on corner lots, facade treatments must continue around to the side fence return
- lightweight infill panels are not permitted above any windows, doors or garage doors where visible from the street. The colour palette of your home should reflect muted earthy tones, taking their hues from the Australian rural environment. Light roofs are mandatory. Refer to the light roof colour palette on page 21.



✓ **Windows are consistent in style to primary and secondary facades**



✓ **At least three materials used on the facade**

4. How your home addresses the street



4.5 Facade articulation

Any facade facing a street or public space must include roof and wall articulation and/or balconies to adequately address each street frontage.

On corner lots, all facade elements and colours must continue around to the side fence return.

4.6 Garages

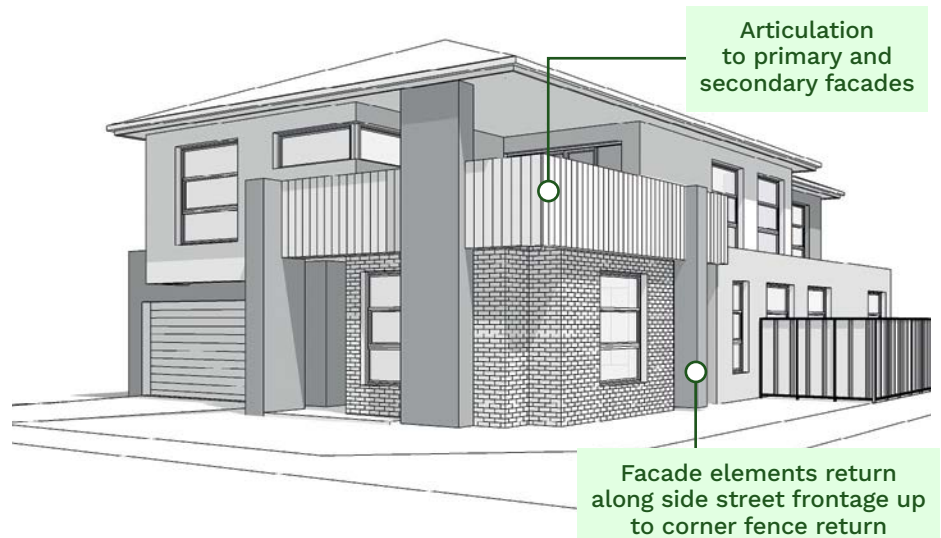
Garages on standard front facing lots must be set back 900mm from the front building line and 5500mm from the front boundary, and must be attached to the main dwelling.

Garages on corner lots must be set back a minimum of 900mm from the main building line and 5500mm from the front boundary, and can be positioned on either street frontage. Rear-access garages can be attached or detached.

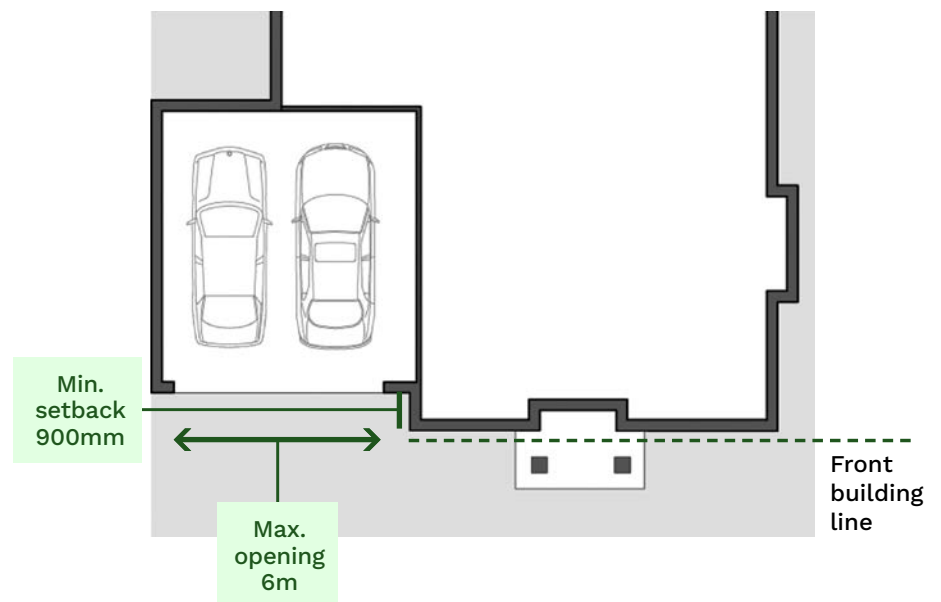
Garages must match the quality and finish of your home's exterior.

Triple garages will be considered on design merit for lots $\geq 20\text{m}$ wide. The third garage must be set back a minimum of 600mm from the other two garage/s.

Carports or roller doors will not be approved. Garage doors are to be max. 6m wide for a double garage.



Primary and secondary street facade articulation



Double garages



5. Front garden landscape

5.1 Driveways

The driveway must be offset a minimum of 500mm from the nearest side boundary.

Driveways must align with the crossover and be constructed in accordance with council regulations. All crossovers and driveways are to be completed prior to occupation.

Only one driveway, with a width of 5.4m at the crossover is permitted per lot. Acceptable driveway materials are:

- exposed aggregate concrete
- plain grey concrete
- coloured through concrete.

5.2 Letterboxes

Your letterbox must: be of solid construction and complement the dwelling's colour scheme.

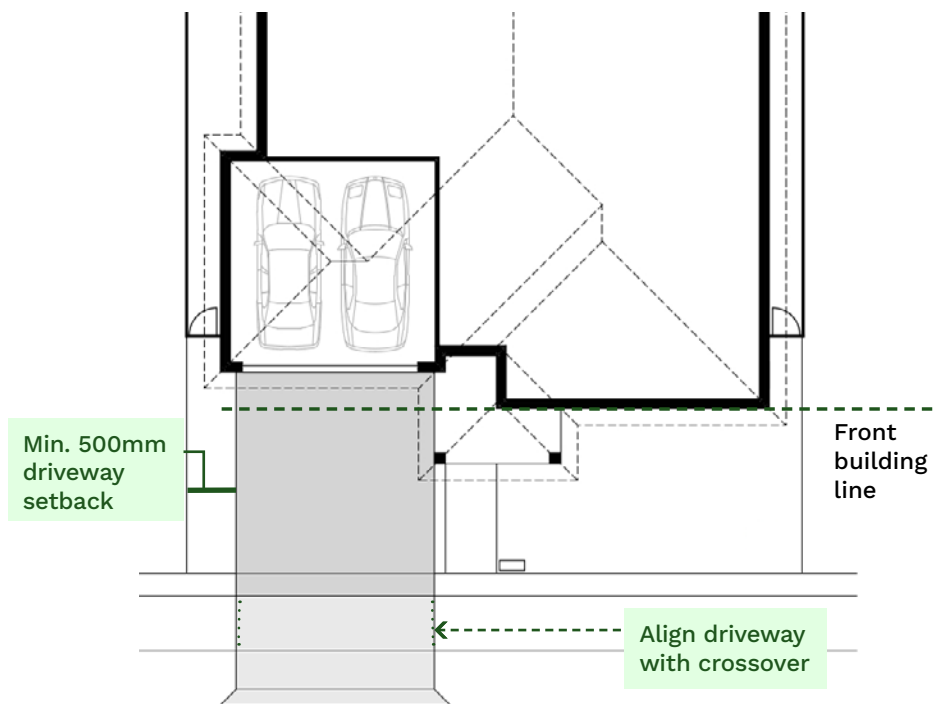
Letterboxes are to be a minimum 0.9m high, maximum 1.2m high and constructed to Australia Post requirements.

Where a front fence is being constructed, the letterbox should integrate with the fence.

5.3 Retaining walls

Where visible from the street or public realm, the vertical face of any retaining wall cannot be more than 1.2m in height, above existing ground level.

Retaining walls which abut the street must be constructed of stone or rendered masonry and complement the dwelling.



5. Front garden landscape



5.4 Landscaping

Landscaping is a fundamental element in creating quality streetscapes and assists with providing a cohesive link between the home and the street.

Each lot is to provide the following within their front yard:

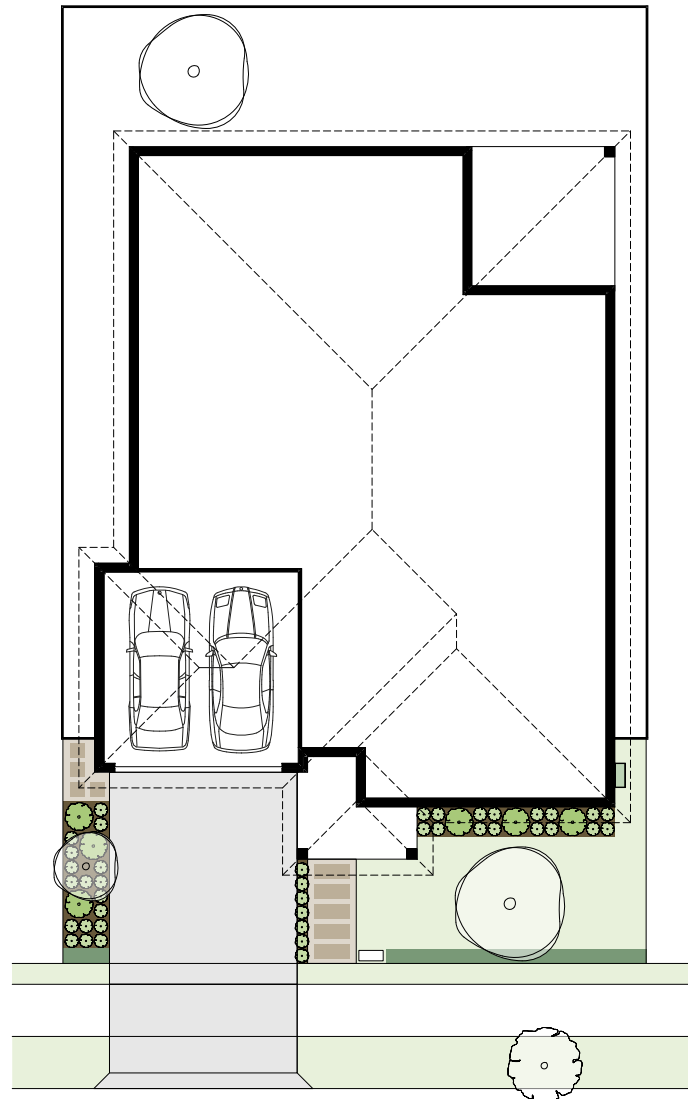
- a minimum of 2 feature trees; 75L size (one must reach 8m at maturity)
- a minimum 5 plants, in addition to the feature tree
- edged and mulched garden beds.

Each lot is to provide the following within their rear yard:

- a minimum of 1 feature tree; 75L size (capable of growing to 5m at maturity). Remaining areas should be planted with turf, mass planting or another suitable permeable landscaping material.

Stockland encourages you to landscape and maintain the nature strip in front of your home to contribute to the overall presentation of the community.

Garbage bin location should be taken into consideration and the location noted on the plan, so that bins are not visible from any street frontage.



Street tree



3 feature trees (front and rear yards)



Optional entry path



Min. 5 plants



Masonry letterbox



Optional front fence or hedge

Landscaping requirements



6. Fencing and boundaries

6.1 Optional front fences

Front fences are permitted where they:

- complement the style and colour scheme of the home
- are no higher than 1.2m
- are 50% transparent
- return along the side boundaries to connect back to the side fences or walls of your home. For corner lots, where there is a side street stepped fence, the front fence must return to connect to the stepped fence return.



Optional front fence



Front fence 50% transparent and complements style of home

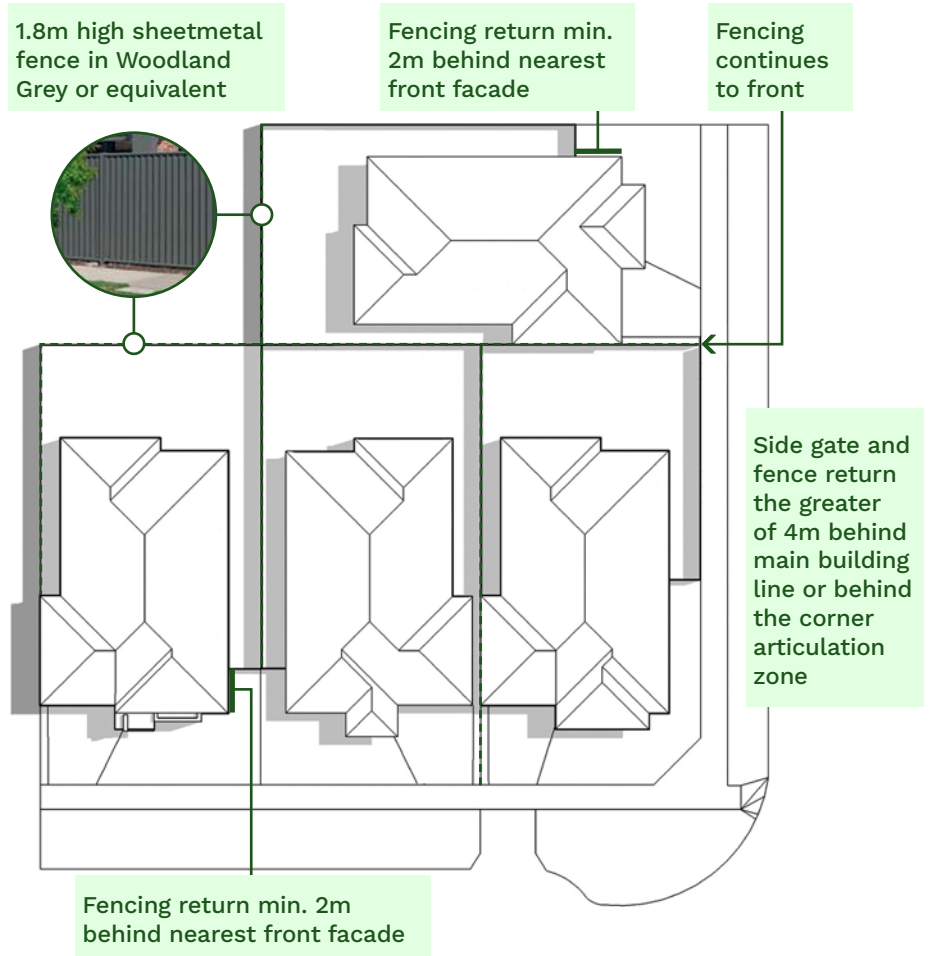
6. Fencing and boundaries



6.2 Mandatory side and rear fencing

The following fencing standard is required:

- be constructed of 1.8m high pre-coated metal sheeting panels (e.g. Colorbond) in 'Woodland Grey' colour or coloured to match
- acceptable fencing profiles include Lysaght's (Neetascreen' or Stratco's 'Superdek' range, or similar profiles approved in writing by Stockland's design team
- be returned at 90 degrees to the home, to connect with the side of the home or garage wall at least 2m behind the nearest front facade wall
- continue to the front of the lot if a side boundary forms the rear boundary of an adjoining lot, unless otherwise specified.

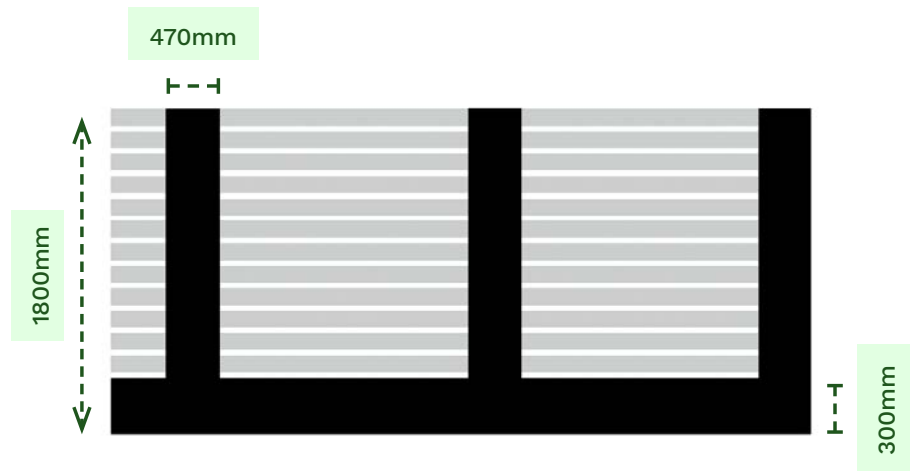




6.3 Mandatory boundary fencing for corner lots

The following fencing standard is required for corner lot boundaries adjoining the street or public space:

- be constructed of 1.8m high masonry/rendered masonry piers with 300mm high infill walling and woodland grey sheet metal or slat infill panels to match the style and quality of the home
- be returned at 90 degrees to the home, at a point at least 4m behind the main building line.



Mandatory corner lot boundary fencing



7. External elements

7.1 General requirements

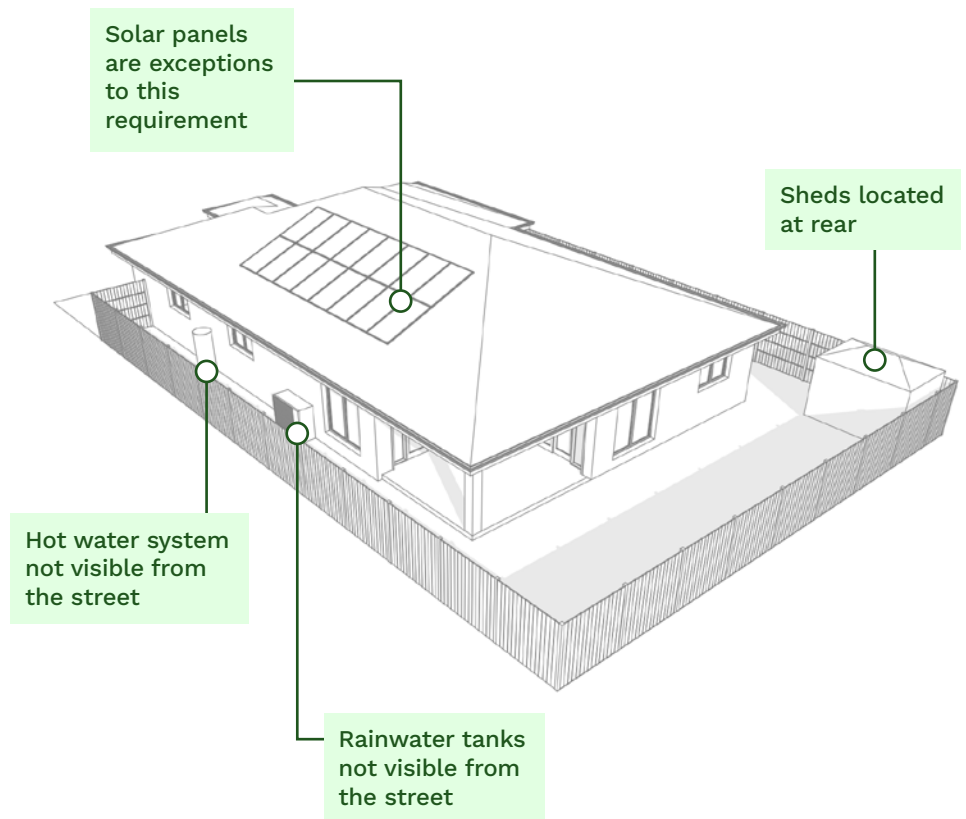
Any additions, fixtures, equipment, sheds, outbuildings or pergolas must be located to the rear of your home, out of sight from your street or any public reserve.

This includes (but is not limited to) satellite dishes, external hot water services, solar hot water systems with roof-mounted tanks, water tanks, spa pumps, heating and cooling units, rubbish disposal containers, rainwater tanks, washing lines and solar pool heating coils.

Solar panels for heating water or generating energy are exceptions to this requirement.

7.2 Exposed plumbing

Exposed plumbing must not be visible from the front or side street or neighbouring public reserves. This excludes gutters and downpipes.



All external fixtures and equipment should not be visible from the street or public reserve.



8. Sustainability at Forest Reach

Central to Forest Reach is a strong focus and commitment to sustainability. We believe there is a better way to live, and sustainability is a fundamental part of that belief.

That's why at Forest Reach we are encouraging residents to incorporate as many sustainability features as possible, to build healthy, efficient, comfortable homes that also reduce their carbon footprint.

The following are the mandatory and recommended minimum requirements for all homes.



8.1 Cool roofs (mandatory)

All homes at Forest Reach Place must be designed to have a 'cool roof' as outlined in the Forest Reach Design Essentials. Light colour palettes on roofs reflect more sunlight and absorb less heat than a standard roof, naturally cooling homes and the urban environment such as streets and parks within the community. This can decrease air conditioning needs, extend roof service life and improve personal comfort levels and community wellbeing.



8.2 NatHERS 7-Star rating (recommended)

Simple design features and material choices can make a big difference to the energy efficiency, comfort and resilience of your home. The Nationwide House Energy Rating Scheme (NatHERS) provides guidelines around the design of homes for optimal energy performance to a 7-Star benchmark, which will become the industry standard in May 2025 under new building codes. Building to a 7-Star standard can be achieved through orientation, glazing, insulation, colour palettes and window sizing, and can bring you considerable and ongoing cost savings.



8.3 Electric vehicle charging provision (recommended)

We recommend that a dedicated electric vehicle charging point is provided in the garage. Where this is not provided, we recommend that owners allow for future installation of electric car charging by including an appropriate GPO and conduit. This will leverage your solar PV system and futureproof your home for the global movement towards electric charged vehicles.

Car makers are now setting targets to become 100% electric, and governments in Australia and around the world are now rolling out initiatives to increase electric vehicle affordability and eventually ban the sale of fossil-fuelled cars. Provisions for electric car charging points in your home will prepare you for this inevitable shift.



8.4 Solar panels (recommended)

Installing solar panels to assist with power usage can provide ongoing savings and help alleviate cost of living pressures. By reducing your electricity bills, you can recoup the costs of a solar PV system over time and free up your income to spend on things that enhance your lifestyle. Solar panels also generate renewable, clean energy that is better for the environment.



8.5 Battery (recommended)

Further leverage a solar PV system by upgrading to battery storage. Batteries store excess energy generated from solar panels to be used later, when needed. This can save you money, reduce your dependence on the electricity grid and give you more control over your energy usage.



8.6 Energy efficiency and lighting (recommended)

All dwellings are encouraged to be designed and built to achieve reductions in greenhouse gas emissions in line with the relevant government regulations.

It is encouraged that all internal light fittings such as downlights, pendants, wall mounts, etc. allow for compact fluorescents or LED. External light fittings must not result in excessive light spill.



8.7 Passive design (recommended)

Locate indoor and outdoor living spaces to the north of the dwelling to facilitate solar access in winter months.

Where possible, provide adequate shading such as retractable shading devices, trees, tinted glass, etc. to prevent significant summer solar heat gain.

Where possible, locate private open space on the north side of the allotment and avoid being located along a primary frontage. If possible, zone dwelling layout to enable main living areas to be separately heated and cooled.

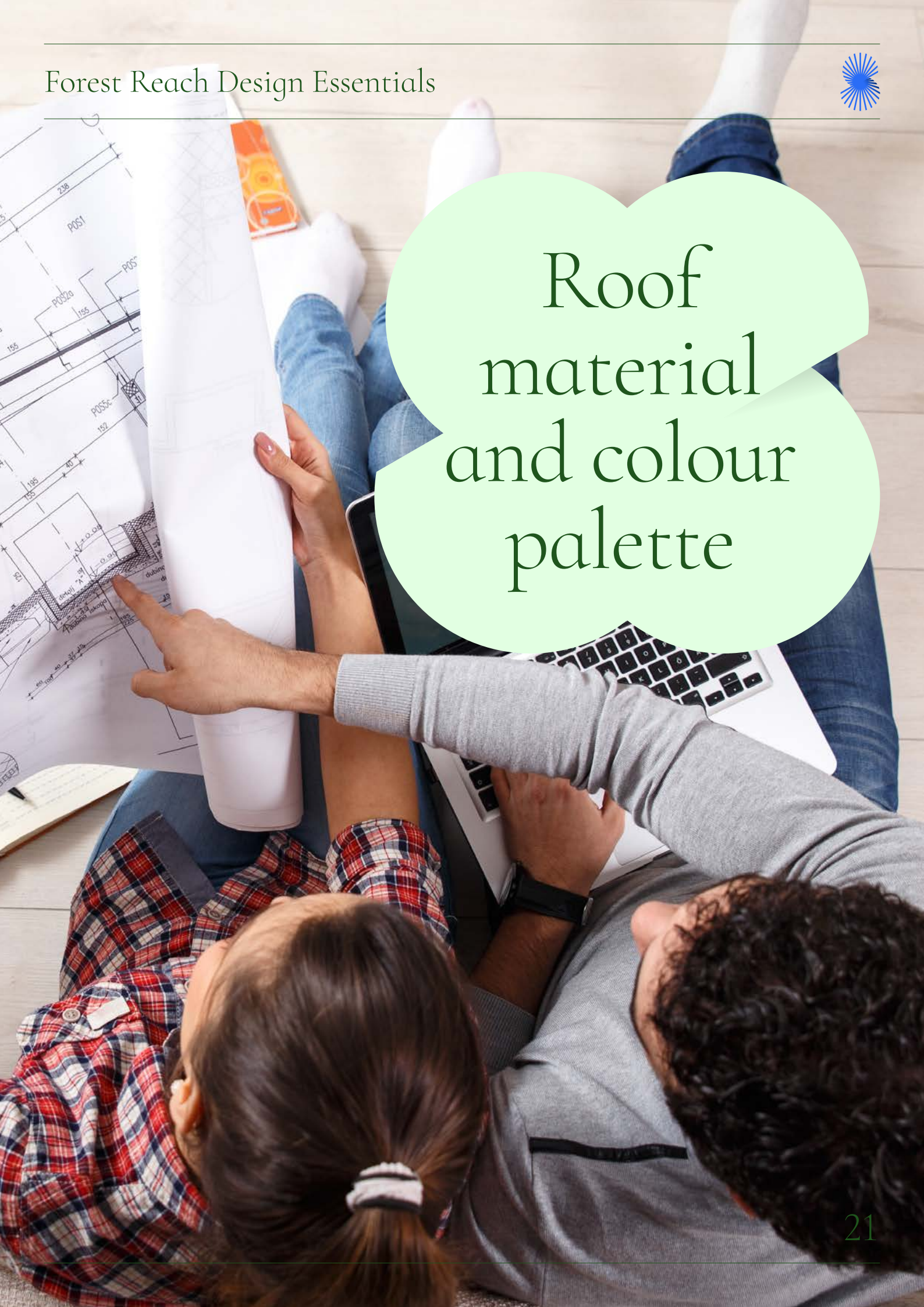


8.8 Additional tree planting (recommended)

While three trees are required per lot, it is recommended to plant additional trees, where possible, in your front and rear yards.



Roof material and colour palette





Cool roofs at Forest Reach

A metal or tiled roof designed to provide and maintain high solar reflectance

What is a cool roof?

Cool roofs are designed to reflect more sunlight and absorb less heat than a standard roof. Most buildings can benefit from a cool roof.

When implemented at scale, cool roofs can counter the urban heat island effect, caused by the heat absorbing materials in the built environment.

By reflecting incoming solar radiation, cool roofs can reduce temperatures inside buildings and mitigate cooling demand for an entire city.



Courtesy of Brickworks.

Benefits of cool roofs

A cool roof can benefit a building and its occupants by:

- reducing energy bills by decreasing air conditioning
- improving indoor comfort for spaces that are not air conditioned, such as garages or covered patios.
- decreasing roof temperature, extending roof service life
- increase ecological sustainability factor, or make your building 'greener'
- mitigating your community's urban heat island effect.

Types of cool roofs

Cool roofs are essential. This can be achieved by choosing, or colour matching, a Colorbond colour with a solar absorptance rating of less than 0.45 to gain natural cooling benefits.

Colorbond Color	SA	SRI
Dover White™	0.28	88
Surfmist®	0.33	81
Classic Cream™	0.33	81
Surfmist® Matt	0.35	78
Southerly®	0.40	71
Evening Haze®	0.43	67
Paperbark®	0.43	67
Shale Grey™	0.44	66

A list of Colorbond options is provided here (or to be colour matched) and their values for Solar Absorptance (SA) and on the Solar Reflectance Index (SRI).



Garden prototypes





Front Garden Prototypes

Stockland's landscape architects have prepared three front garden prototypes and a species list to help you get the best out of your homesite.

You can use these designs and the species list as a brief for your landscaper or as a guide to do it yourself.

Each prototype responds to the local climate and context to encourage visually appealing streetscapes that protect your investment, and contribute to the neighbourhood character.

Escarpment Garden

The Escarpment Garden style is made up of endemic to region species with a range of textures, colours and flowers that attract native birds and insects. Planting together with informal rocks and stepping stones create a natural looking setting.

Design Principles

The Escarpment Garden is designed to be naturalistic with subtle seasonal displays.

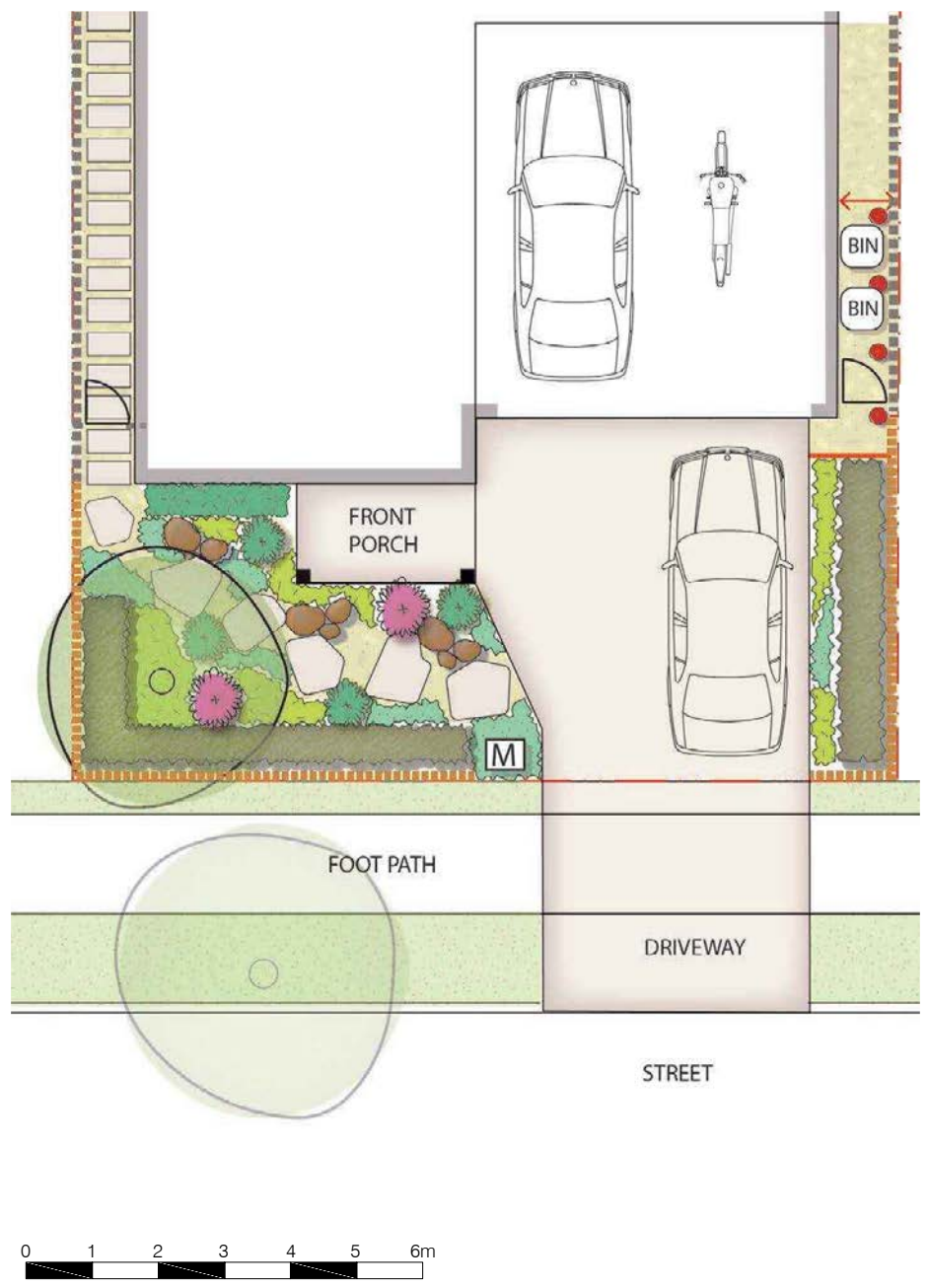
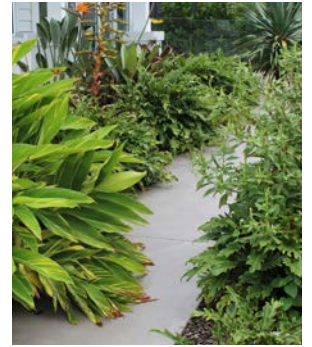
Planting Arrangement

Single specimen plants surrounded by random groupings of 3-5 plants per species.

Water Usage

Low-medium

Escarpment Garden



Legend

- Lot boundary
- Tree planting
- Turf
- Hedge planting 1.2m height
- Low hedge planting 0.5m height
- Massplanting 0.3-0.8m height
- Groundcover planting 0-0.3m
- Medium shrub 0.5-0.8m
- Shrub or Accent planting
- Climbers
- Front fence, 1.2m HT
- Side fence 1.8m HT
- Brick Garden edge
- Mailbox location
- Rubbish bin location

Use this legend to choose the plant species you would like to use from the associated list over the page. All plant sizes are height x width in metres.

Escarpment garden species list



GROUNDCOVER



Dianella caerulea
Paroo Lily
1 x 1



Dichondra repens
Kidney Weed
0.2 x 1



Hardenbergia violacea
Native Sarsparilla
0.4 x 0.4



Kennedia rubicunda
Dusky Coral Pea
0.3 x 4



Viola hederacea
Native Violet
0.2 x 0.6

MASSPLANTING



Lomandra longifolia
Mat Rush
0.6 x 0.6



Microlaena stipoides
var. *stipoides*
Weeping Grass
0.3 x 0.3



Poa labillardieri var.
labillardieri
Large Tussock Grass
0.5 x 0.5



Scaevola aemula
Fan Flower
0.5 x 0.8



Scaevola calendulacea
Dune Fan Flower
0.4 x 0.7



Themeda australis
Kangaroo Grass
0.6 x 0.5

CLIMBERS



Hibbertia scandens
Climbing Guinea Flower
0.5 x 1



Myoporum parvifolium
Creeping Boobialla
0.3 x 3



Pandorea pandorana
Wonga Wonga Vine
3-8 x 3-8

SHRUBS



Banksia ericifolia
Heath-Leaved Banksia
1.8 x 1.8



Banksia spinulosa
Hairpin Banksia
1.5 x 1.5



Callistemon citrinus
Bottlebrush
3 x 3



Callistemon salignus
Bottlebrush
3 x 3



Callistemon viminalis
Bottlebrush
5-8 x 3-4



Ceratopetalum gummiferum
NSW Christmas Bush
4-5 x 2-3



Correa alba
White Correa
1.5 x 1.5



Correa reflexa
Native Fuschia
1 x 2



Eriostemon myoporoides
Longleaf Waxflower
1 x 1



Hakea dactyloides
Broadleaved Hakea
1.8 x 1.5



Hakea laurina
Pincushion Hakea
5 x 4



Hakea salicifolia
Willow-Leaved Hakea
5 x 4



Hibiscus heterophyllus
Native Hibiscus
1.5 x 1.3



Hymenosporum flavum
Native Frangipani
6 x 5



Kunzea ambigua
Tick Bush
3 x 3



Kunzea capitata
Pink Kunzea
1 x 0.5



Leptospermum sp.
Tea Tree



Prostanthera incisa
Cutleaf Mintbush



Prostanthera ovalifolia
Purple Mintbush



Syzygium australe
Brush Cherry

Escarpment garden species list



Telopea speciosissima
NSW Waratah



Westringia fruticosa
Coastal Rosemary

ACCENT PLANTS



Crinum pendunculatum
Native Crinum Lily
2-3 x 3



Doryanthes excelsa
Gymea Lily
1.5 x 2-4

SMALL TREES



Acacia maidenii
Maiden's Wattle
6 x 2



Banksia integrifolia
Coast Banksia
15 x 6



Brachychiton populneus
Kurrajong
8-10 x 10



Breynia oblongifolia
Coffee Bush
2 x 3



Myrsine variabilis
Muttonwood
2 x 3



Notelaea venosa
Veined Mock-Olive
3 x 2



Pittosporum multiflorum
Orange Thorn
1-3 x 1.5-2.5



Pittosporum revolutum
Rough-Fruited Pittosporum
3 x 2



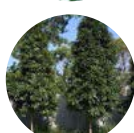
Acmena smithii
Lilly Pilly
6 x 4



Alphitonia excelsa
Red Ash
7 x 5



Backhousia myrtifolia
Cinnamon Myrtle
3 x 2-4



Elaeocarpus reticularis
Blueberry Ash
8 x 3



Glochidion ferdinandi
Cheese Tree
10 x 5



Guioa semiglauca
Guioa
6 x 4



Melaleuca decora
White Feather Honey Myrtle
10 x 5



Melaleuca linariifolia
Snow in Summer
10 x 4



Melaleuca styphelioides
Prickly-Leaved Paperbark
4-10 x 3



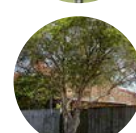
Melia azedarach
White Cedar
12 x 6-8



Pittosporum undulatum
White Pittosporum
12 x 3



Podocarpus elatus
Plum Pine
8 x 4



Tristaniopsis laurina
Water Gum
8 x 4

LARGE TREES (Lifestyle lots only)



Angophora floribunda
Rough-Barked Apple
10-15 x 10



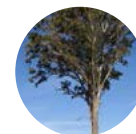
Eucalyptus bosistoana
Coast Grey Box
30 x 8



Eucalyptus eugenioides
Thin-Leaved Stringybark
12 x 3



Eucalyptus pilularis
Blackbutt
20 x 10



Eucalyptus tereticornis
Forest Red Gum
20 x 10



Ficus coronata
Sandpaper Fig
6-12 x 3-5



PALMS/FERNS



Archontophoenix cunninghamiana
Bangalow Palm
25 x 3



Asplenium australasicum
Birds Nest Fern
0.8 x 1



Blechnum nudum
Fishbone Water Fern
1 x 1



Baurea rubioides
Dog Rose
1 x 1



Cyathea australis
Rough Tree Fern
8 x 3.5



Dicksonia antractica
Soft Tree Fern
8 x 3.5



Doodia aspera
Rasp Fern
0.6 x 0.8



Livistonia australis
Cabbage Palm
20 x 5



Xanthorrhoea australis
Grass Tree
4 x 2



Contemporary Garden

The Contemporary Garden style is made up of endemic to region species with a range of textures, colours and flowers that attract native birds and insects, carefully arranged to create visual interest.

Design Principles

The Contemporary Garden is designed to create visual focal points using larger stepping stones and accent plants.

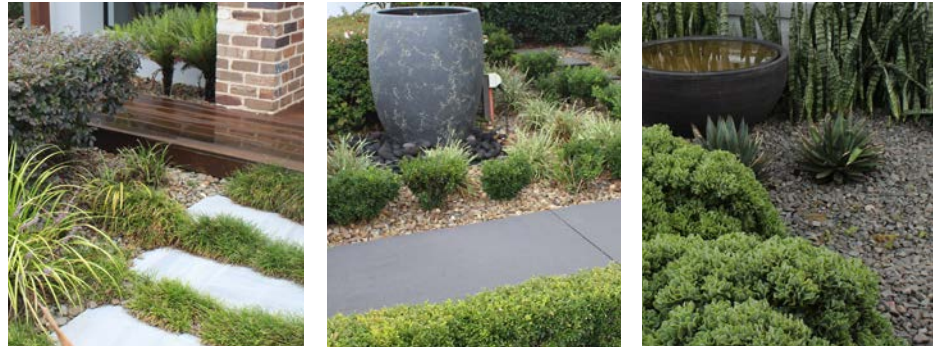
Planting Arrangement

Groupings of 5-8 plants. Variety of heights.

Water Usage

Low-medium

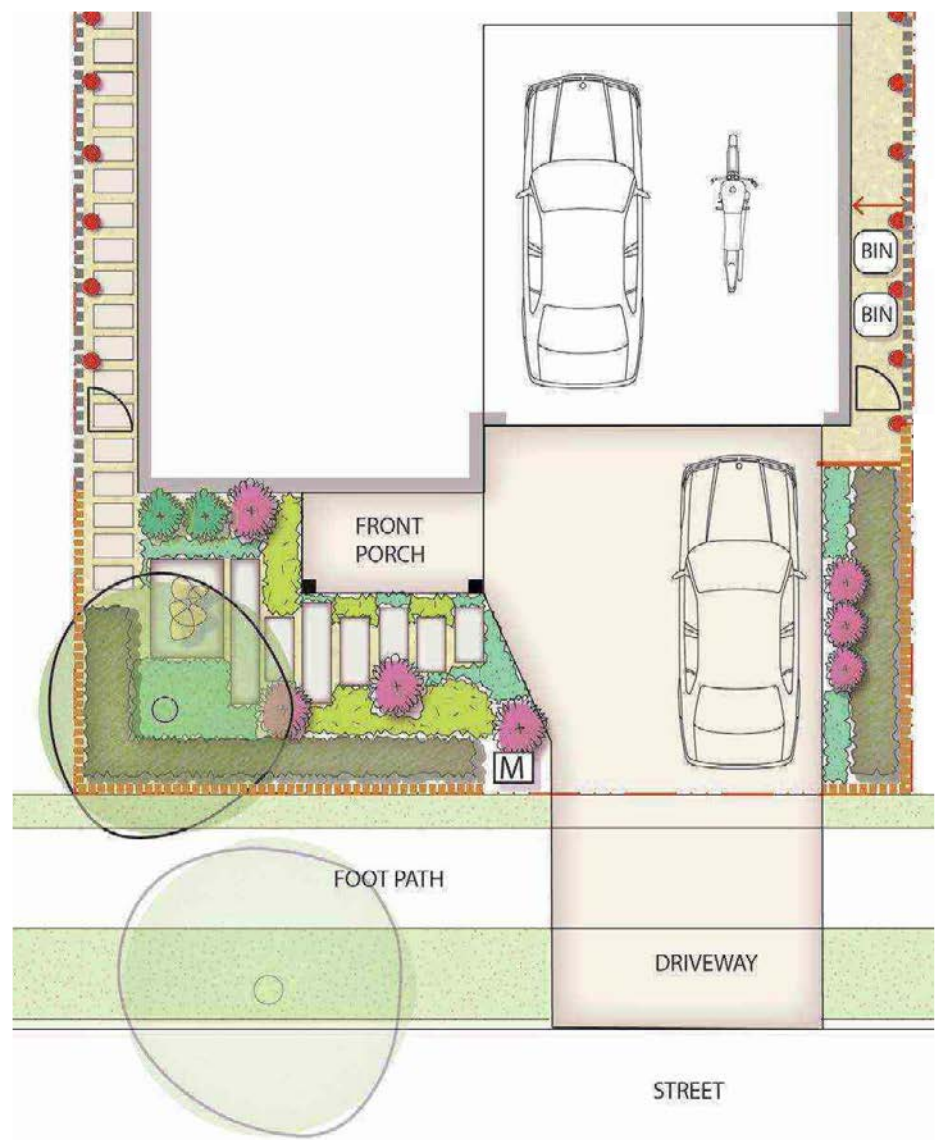
Contemporary Garden



Legend

- Lot boundary
- Tree planting
- Turf
- Hedge planting 1.2m height
- Low hedge planting 0.5m height
- Massplanting 0.3-0.8m height
- Groundcover planting 0-0.3m
- Medium shrub 0.5-0.8m
- Shrub or accent planting
- Climbers
- Front fence, 1.2m HT
- Side fence 1.8m HT
- Brick garden edge
- Mailbox location
- Rubbish bin location

Use this legend to choose the plant species you would like to use from the associated list over the page. All plant sizes are height x width in metres.



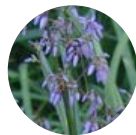
SCALE 1:100 @ A3



GROUND COVER



Carpobrotus glaucescens
Pig Face
0.2 x 0.2



Dianella caerulea
Paroo Lily
1 x 1



Dichondra repens
Kidney Weed
0.2 x 1



Hardenbergia violacea
Native Sarsparilla
0.4 x 0.4



Helichrysum elatum
White Everlasting
0.3 x 0.3



Kennedia rubicunda
Dusky Coral Pea
0.3 x 4



Viola hederacea
Native Violet
0.2 x 0.6

MASSPLANTING



Brachycome multifida
Swan River Daisy
0.3 x 0.5



Microlaena stipoides
var. *stipoides*
Weeping Grass
0.3 x 0.3



Poa labillardieri var.
labillardieri
Large Tussock Grass
0.5 x 0.5



Scaevola aemula
Fan Flower
0.5 x 0.8



Scaevola calendulacea
Dune Fan Flower
0.4 x 0.7



Themeda australis
Kangaroo Grass
0.6 x 0.5

CLIMBERS



Hibbertia scandens
Climbing Guinea Flower
0.5 x 1



Myoporum parvifolium
Creeping Boobiella
0.3 x 3

SHRUBS



Banksia ericifolia
Heath-Leaved Banksia
1.8 x 1.8



Banksia spinulosa
Hairpin Banksia
1.5 x 1.5



Correa alba
White Correa
1.5 x 1.5



Correa reflexa
Native Fuschia
1 x 2



Kunzea ambigua
Tick Bush
3 x 3



Kunzea capitata
Pink Kunzea
1 x 0.5



Leptospermum sp.
Tea Tree



Prostanthera incisa
Cutleaf Mintbush



Prostanthera ovalifolia
Purple Mintbush



Syzygium australe
Brush Cherry



Telopea speciosissima
NSW Waratah



Westringia fruticosa
Coastal Rosemary

ACCENT PLANTS



Crinum pendunculatum
Native Crinum Lily
2-3 x 3



Doryanthes excelsa
Gynea Lily
1.5 x 2-4

SMALL TREES



Acacia maidenii
Maiden's Wattle
6 x 2



Banksia integrifolia
Coast Banksia
15 x 6

Contemporary garden species list



Brachychiton populneus
Kurrajong
8-10 x 10



Breynia oblongifolia
Coffee Bush
2 x 3



Myrsine variabilis
Muttonwood
2 x 3



Notelaea venosa
Veined Mock-Olive
3 x 2



Pittosporum multiflorum
Orange Thorn
1-3 x 1.5-2.5



Pittosporum revolutum
Rough-Fruited Pittosporum
3 x 2



Acmena smithii
Lilly Pilly
6 x 4



Alphitonia excelsa
Red Ash
7 x 5



Backhousia myrtifolia
Cinnamon Myrtle
3 x 2-4



Elaeocarpus reticularis
Blueberry Ash
8 x 3



Glochidion ferdinandi
Cheese Tree
10 x 5



Guioa semiglauca
Guioa
6 x 4



Melaleuca decora
White Feather
Honey Myrtle
10 x 5



Melaleuca linariifolia
Snow in Summer
10 x 4



Melaleuca styphelioides
Prickly-Leaved Paperbark
4-10 x 3



Melia azedarach
White Cedar
12 x 6-8



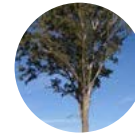
Pittosporum undulatum
White Pittosporum
12 x 3



Podocarpus elatus
Plum Pine
8 x 4



Tristaniopsis laurina
Water Gum
8 x 4



Eucalyptus tereticornis
Forest Red Gum
20 x 10



Ficus coronata
Sandpaper Fig
6-12 x 3-5

PALMS/FERNS



Archontophoenix cunninghamiana
Bangalow Palm
25 x 3



Asplenium australasicum
Birds Nest Fern
0.8 x 1



Blechnum nudum
Fishbone Water Fern
1 x 1



Baurea rubioides
Dog Rose
1 x 1



Cyathea australis
Rough Tree Fern
8 x 3.5



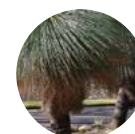
Dicksonia antractica
Soft Tree Fern
8 x 3.5



Doodia aspera
Rasp Fern
0.6 x 0.8



Livistonia australis
Cabbage Palm
20 x 5



Xanthorrhoea australis
Grass Tree
4 x 2

LARGE TREES (Lifestyle lots only)



Angophora floribunda
Rough-Barked Apple
10-15 x 10



Eucalyptus bosistoana
Coast Grey Box
30 x 8



Eucalyptus eugenioides
Thin-Leaved Stringybark
12 x 3



Eucalyptus pilularis
Blackbutt
20 x 10



Farm garden

The Farm Garden style is made up of endemic to region species with a range of textures, colours and flowers that attract native birds and with edible food plants in traditional raised planters for vegetable and herb productions.

Design Principles

The Farm Garden is designed to have a traditional/formal layout to enable easy circulation and garden maintenance.

Planting Arrangement

Rows of productive plants and occasional accent shrub.

Water Usage

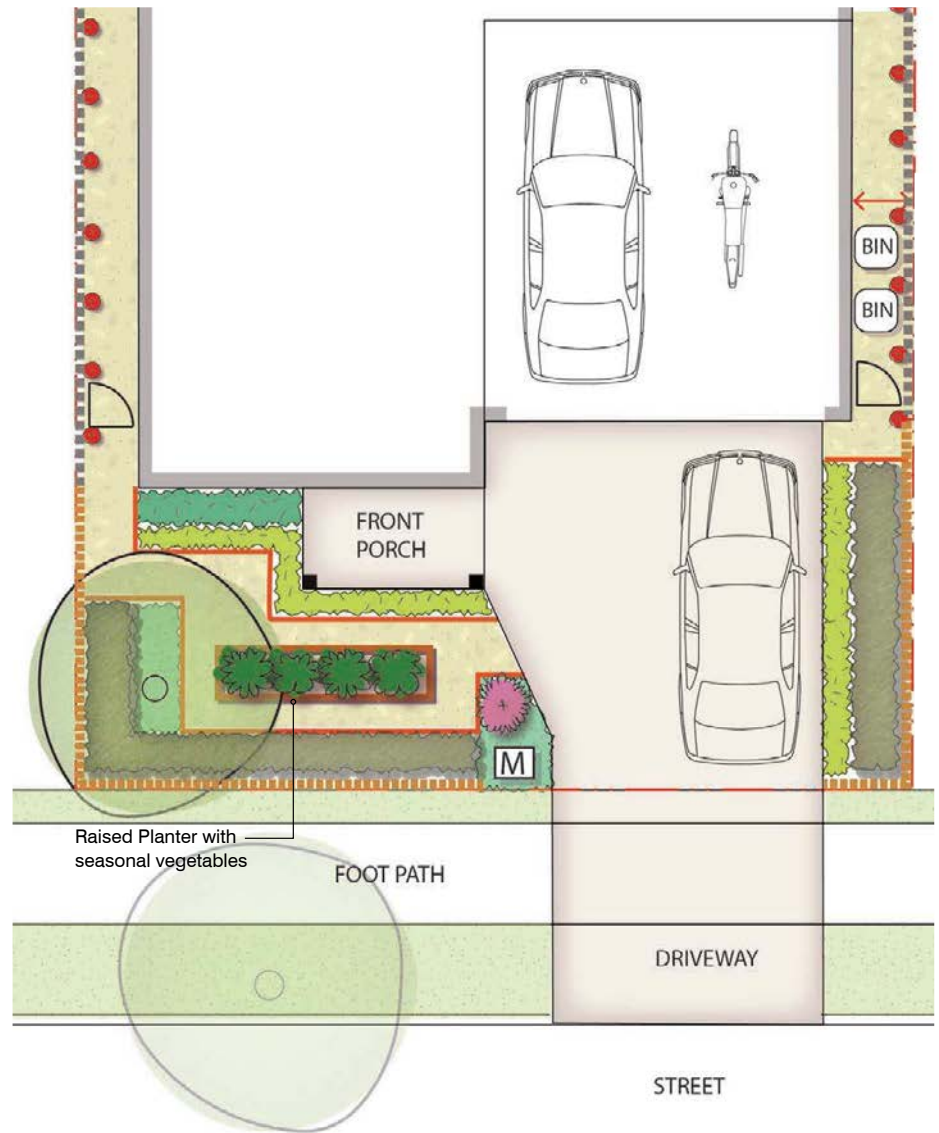
Low-medium

Legend

- Lot boundary
- Tree planting
- Turf
- Hedge planting 1.2m height
- Low hedge planting 0.5m height
- Massplanting 0.3-0.8m height
- Groundcover planting 0-0.3m
- Medium shrub 0.5-0.8m
- Shrub or accent planting
- Climbers
- Front fence, 1.2m HT
- Side fence 1.8m HT
- Brick garden edge
- Mailbox location
- Rubbish bin location

Use this legend to choose the plant species you would like to use from the associated list over the page. All plant sizes are height x width in metres.

Farm Garden

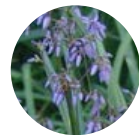




GROUNDCOVER



Carpobrotus glaucescens
Pig Face
0.2 x 0.2



Dianella caerulea
Paroo Lily
1 x 1



Dichondra repens
Kidney Weed
0.2 x 1



Hardenbergia violacea
Native Sarsparilla
0.4 x 0.4



Viola hederacea
Native Violet
0.2 x 0.6

MASSPLANTING



Scaevola aemula
Fan Flower
0.5 x 0.8



Scaevola calendulacea
Dune Fan Flower
0.4 x 0.7

CLIMBERS



Hibbertia scandens
Climbing Guinea Flower
0.5 x 1



Myoporum parvifolium
Creeping Boobialla
0.3 x 3

SHRUBS



Syzygium australe
Brush Cherry



Tasmannia insipida
Pepper Bush



Telopea speciosissima
NSW Waratah



Westringia fruticosa
Coastal Rosemary

SMALL TREES



Acacia maidenii
Maiden's Wattle
6 x 2



Banksia integrifolia
Coast Banksia
15 x 6



Brachychiton populneus
Kurrajong
8-10 x 10



Breynia oblongifolia
Coffee Bush
2 x 3



Myrsine variabilis
Muttonwood
2 x 3



Notelaea venosa
Veined Mock-Olive
3 x 2



Citrus reticulata
Mandarin
3 x 4



Citrus ssp.
Lemon
3 x 4



Acmena smithii
Lilly Pilly
6 x 4



Alphitonia excelsa
Red Ash
7 x 5



Backhousia myrtifolia
Cinnamon Myrtle
3 x 2-4



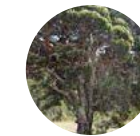
Elaeocarpus reticularis
Blueberry Ash
8 x 3



Glochidion ferdinandi
Cheese Tree
10 x 5



Guioa semiglauca
Guioa
6 x 4



Melaleuca decora
White Feather
Honey Myrtle
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Melaleuca linariifolia
Snow in Summer
10 x 4



Melaleuca styphelioides
Prickly-Leaved Paperbark
4-10 x 3

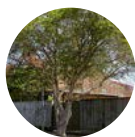


Pittosporum undulatum
White Pittosporum
12 x 3



Podocarpus elatus
Plum Pine
8 x 4

 = Edible plants



Tristaniopsis laurina
Water Gum
8 x 4

LARGE TREES (Lifestyle lots only)



Angophora floribunda
Rough-Barked Apple
10-15 x 10



Eucalyptus bosistoana
Coast Grey Box
30 x 8



Eucalyptus eugenioides
Thin-Leaved Stringybark
12 x 3



Eucalyptus pilularis
Blackbutt
20 x 10



Eucalyptus tereticornis
Forest Red Gum
20 x 10



Ficus coronata
Sandpaper Fig
6-12 x 3-5

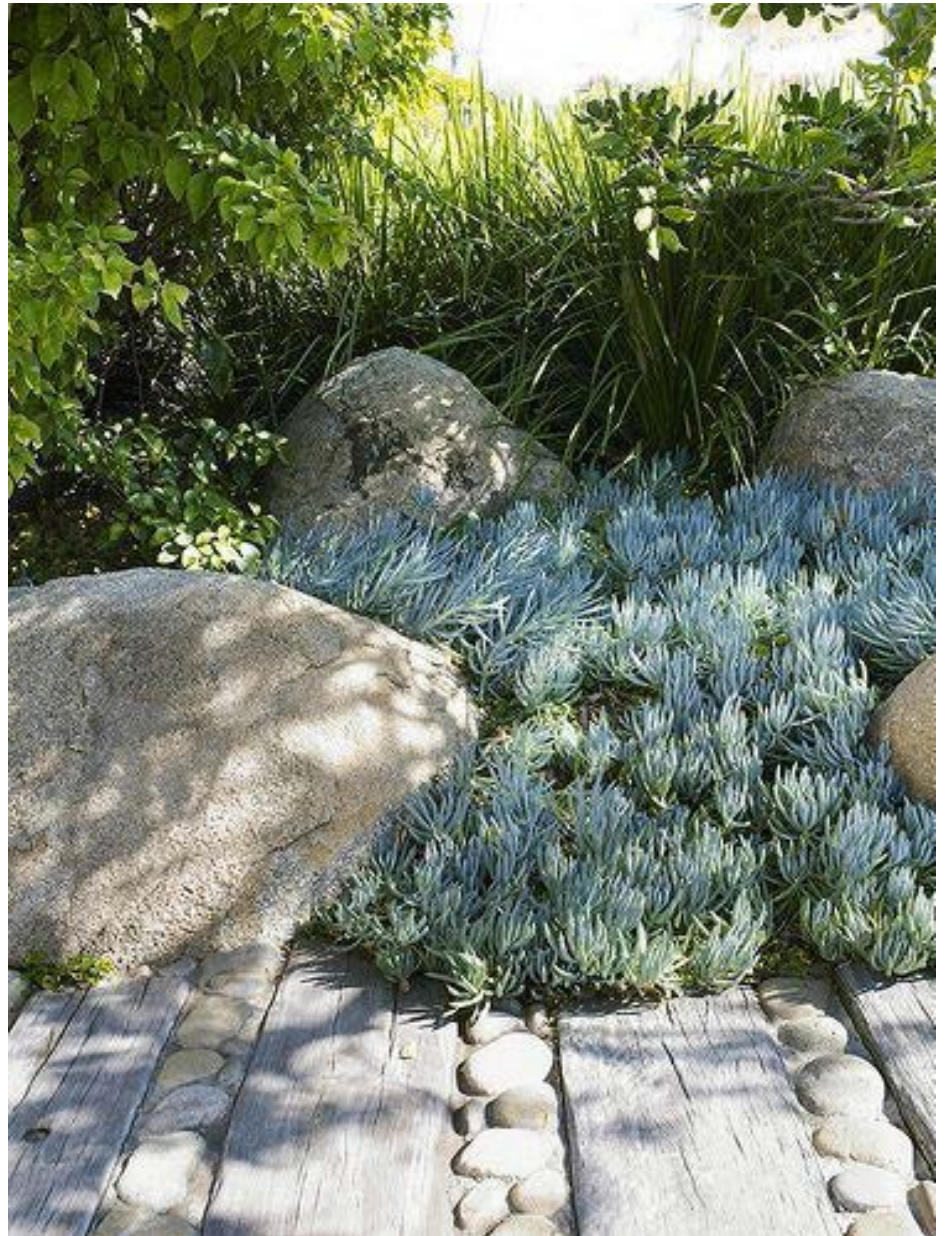


Presentation and maintenance of your property

An owner/builder must not permit, cause or authorise any damage to any adjoining lot and/or any other part of the Forest Reach community, including but not limited to footpaths, kerb and channel, roadways and/or landscaping.

Where such damage occurs and Stockland is required to undertake repairs and rectifications, the owner/builder of the lot will be responsible to pay the cost of these works. Your property must be kept in a clean and tidy state at all times. Silt fences and rubble driveways are in place and must be maintained during the total construction of your home. Where rubbish, soil and grass cuttings are washed or blown from your lot and Stockland determines it is necessary to remove this rubbish, you will be responsible to pay for the cost of the removal. The owner/builder must maintain an industrial waste bin or fully wrapped cage bin on site at all times. The bin is to be established on site as soon as construction has commenced. This waste bin must be regularly emptied and must be covered when full so no material escapes the waste bin. The site must be cleared of any rubbish or building material on a daily basis with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day. No excavated material, rubbish or dumping shall be placed on any adjoining lot, private or public area within Forest Reach.

For vacant lots that have been sold and settled, the individual owner is responsible for the presentation of the lot. Should excavated material or rubbish be dumped upon the lot, the owner is to address this directly with the adjoining owners/builders. When the home is constructed, the owner is responsible for maintaining the front and secondary street frontages. All turf and garden areas are to be kept mowed and maintained.



A man and a woman are sitting on the floor, looking at a large set of architectural blueprints. The man is on the left, wearing a grey sweater, and the woman is on the right, wearing a red and blue plaid shirt. They are both smiling and appear to be in a collaborative discussion. The blueprints show various architectural details, including dimensions and structural elements.

Design
approval
checklist



Site plan

1:200 or 1:100 scale

- Existing and proposed contours
- Proposed floor levels
- All setback dimensions to boundaries
- Fencing (including dimensions of fence return setbacks, stepped fencing, side street boundary fencing, etc.)

Floor plan

1:100 scale

- Internal layout
- Dwelling areas
- Dimensions (including setbacks, articulation, porch, etc.)
- Ancillary fixtures and equipment (eg. rainwater tanks, hot water systems, etc.)
- Sheds, outbuildings, pergolas, etc.

All elevations

1:100 scale

- External materials and colours
- Proposed floor levels and building heights from natural ground level
- Eave dimensions
- Roof pitch
- Sheds, outbuildings, pergolas, etc.

Sections

1:100 or 1:50 scale

- Built form and natural ground level
- Site cut/fill
- Ceiling heights
- Retaining walls

External materials & colours schedule

- Wall cladding material and colour
- Roof material and colour
- Gutters, fascias, downpipes colour
- Window and door frames colour
- Decks, verandahs, etc.
- Fencing material and colour
- Driveway material and colour

Landscape plan

1:100 scale

- Plant list, including species and sizes
- Front fencing details, material and colour
- Driveway material and colour
- Paving or hardscape material and colour
- Retaining walls