



Development Guidelines

March 2014

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1. Greentree Walk Development Vision

1.1. About Greentree Walk

Greentree Walk is part of a master planned urban and community development within a spectacular natural setting along the Little Para River within the City of Salisbury. It is being developed with consideration of providing quality affordable housing solutions and supporting the wider objectives of sustainability, enhancing social interaction and returning a sense of the natural environment to the project.

1.2. Design Philosophy

1.2.1. A key goal of Greentree Walk is the promotion of a design philosophy built on:

- Project vision, design and presentation excellence;
- Innovation in dwelling and land product;
- Providing greater housing choice with a broad price range, including both traditional detached housing and a range of new affordable housing products;
- Sensitive environmental management;
- Responsible management of stormwater and promotion of recycled water;
- Project management excellence;
- Integrated project delivery and construction; and

1.2.2. To achieve these aims a level of development guidance is required in the form of Development Guidelines.

2. About the Development Guidelines

2.1. Purpose of the Development Guidelines

- 2.1.1. The purpose of the Greentree Walk Development Guidelines is to ensure that the physical arrangement of buildings and their relationship to each other and the surrounding environment reflects the vision for the development.
- 2.1.2. The Guidelines address the quality of the built form and landscape both in terms of appearance and the achievement of sustainability initiatives.
- 2.1.3. The Guidelines are provided to assist purchasers, designers and builders. They aim to create high quality built outcomes that together with the surrounding natural environment and enhance the community lifestyle over time. They provide certainty about the quality of dwellings and gardens, and how they interact with neighbouring public open spaces.
- 2.1.4. The guidelines should be used in conjunction with the City of Salisbury Development Plan as it provides a full range of development controls for residential development in this area as well as the Development Act and Development Regulations (including the Residential Code).
- 2.1.5. These guidelines form part of the Encumbrance that is attached to the Certificate of Title of all allotments within Greentree Walk. Thus, purchasers are contractually obligated (and protected) to comply with these guidelines (unless a variation is agreed to by the Encumbrance Manager).
- 2.1.6. The Guidelines have been formulated to allow a sufficient level of flexibility that can cater for individuality and personal choice of purchasers and designers.

2.2. Development Guidelines Structure

2.2.1. The structure of the Development Guidelines is set out as follows:

About the Development Guidelines: A background to the development guidelines and its role in approving your development;

Designing and Siting your Dwelling: How to best design and site your dwelling to create your dream home;

Sustainability Principles: A sustainability focus for the development of all dwellings;

Building on your Site: Steps to maintain a safe, orderly and environmentally responsible building site;

Appendices:

Development Guidelines Submission Form: To be completed and submitted with your dwelling design.

Building Envelope Plan: A plan showing the limit of building construction and minimum boundary setbacks

Landscape Guidelines; A landscape plan and materials palette for the external landscape

2.3. Pre-Development Approval Process

2.3.1. When you purchase an allotment within Greentree Walk, you will note that an Encumbrance including these Development Guidelines has been registered on the Certificate of Title. These documents require that prior to commencement of any development on your allotment; approval must be obtained from the Encumbrance Manager (in addition to normal Council approvals).

2.3.2. A sketch or concept plan should be provided to and assessed by the Encumbrance Manager before drawings are finalised for formal submission. This is to ensure the process is streamlined to avoid additional costly design work.

2.3.3. The Encumbrancer has appointed the City of Salisbury Building Rules Certification Unit to be its Encumbrance Manager for the purposes of these Development Guidelines. The Encumbrancer reserves the right to appoint an alternative Encumbrance Manager from time to time.

All development applications are therefore to be lodged directly with the Encumbrance Manager.

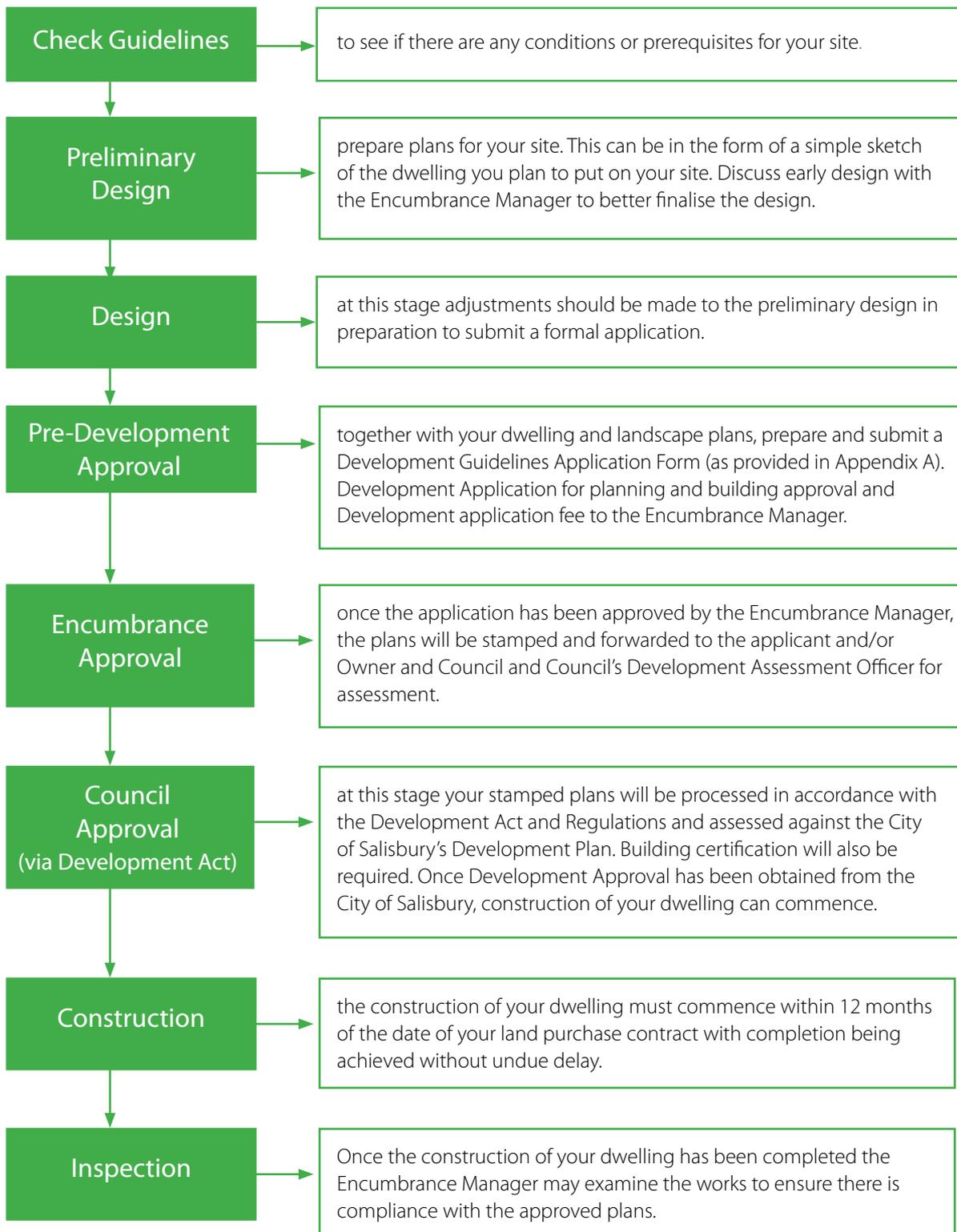
2.3.4. In assessing applications relative to the Development Guidelines, the Encumbrance Manager, may agree to approve proposals that do not conform to the Guidelines.

2.3.5. Applications for Development Guidelines Approval should be forwarded by post to:

Encumbrance Manager, Greentree Walk

City of Salisbury, PO Box 8, Salisbury SA 5108

2.3.6. The diagram below illustrates the approval process:



A fee of \$150.00 plus GST is required to administer this encumbrance process. Fees should be made payable to the City of Salisbury. These fees are in addition to the statutory fees associated with Development Approval.

3. Designing & Siting Your Dwelling

3.1. Planning Design Principles

3.1.1. Land Use:

Consideration is placed on land use to ensure the development is consistent with both the overall vision of the City of Salisbury and the Greentree Walk development.

3.1.2. Planning the Siting of your Dwelling:

Building Envelope and Set-backs – a building envelope plan is prepared for each allotment that specifies the area of the site within which your dwelling should be located (refer to Appendix B). The siting of your dwelling needs to comply with the building envelope in order to gain Encumbrance Approval. Each envelope indicates the following:

- The minimum setback from each boundary for one and two storey developments
- Appropriate locations for any buildings to the boundary for garage/carports
- Location of driveways

The building envelope and setbacks indicated in the plan within Appendix B is relevant for all buildings and structures (including porticos and bay-windows) but excluding eaves.

Site Coverage – the proposed development should be sited to allow for enough coverage to cater for appropriate dimensions, based on allotment size, of both private open space and landscaping space on the site.

Maximum site coverage of 60% (including verandahs)

Private Open Space (POS) – the intent of these guidelines is to ensure a pleasant environment when outdoor and indoor elements of the dwelling are linked. Good dwelling siting and design can help protect your privacy as well as your neighbours, thus private open space areas must comply with the following requirements, this is in accordance with the Residential Code of the Development Regulations (2008):

- If the allotment size is greater than 500m² it must have a minimum POS area of 80m² with a minimum dimension of 4m
- If the allotment size is between 300 - 500m² it must have a minimum POS area of 60m² with a minimum dimension of 4m
- If the allotment size is between less than 300m² it must have a minimum POS area of 24m² with a minimum dimension of 3m

When calculating your POS:

- any area at ground level at the front of the dwelling is not to be included;
- each area at ground level must have a width of at least 2.5m; and
- at least one side boundary shall have a minimum setback of 900mm

Incurred Costs

- Costs associated to the relocation, removal or establishment of any infrastructure services, utilities, street trees, landscaping, footpaths, kerbing, fencing, retaining walls, driveways etc that are required due to the design and siting of the dwelling must be paid for by the purchaser/owner to the relevant authority or agency.
- Any owner works as per above must satisfy the overall vision of the site, thus construction must match existing infrastructure in terms of colour and material choices as well as location etc.

3.2. Building Design Principles

3.2.1 Building Design/Appearance: these guidelines encourage the design of a dwelling to be based on the orientation or location of the site. The use of different levels, articulation, placement of windows and spaces and indoor-outdoor living spaces etc can all be advantageously implemented to improve the purchaser's quality of life through views and allowing for maximum natural light.

Through responsive design the purchaser also has the opportunity to reflect their surrounding environment, while maintaining a high level of individuality, through a variety of material, colour and finish choices.

Built Form Façades - in order to create an attractive streetscape it is important to avoid unsightly blank walls and reducing the bulk of the dwelling so it does not appear physically overwhelming next to neighbouring structures, disrupting the continuity of the proposed estate. This can be achieved by incorporating some or all of the following design elements:

- Vary the built form setbacks of facades (excluding garages or carports) or have protruding or recessed features on facades to create more visual interest
- Incorporate one of the following building elements: verandah, balcony, deck, terrace, porch, portico, sculptures or patterns
- Architectural features for roof forms (attic windows, gables etc)
- Architectural design elements for windows

Dwellings on corner allotments should be designed to address both street frontages. Additional design guidelines for corner allotment are discussed later in this document..

Height & Scale – To limit overshadowing and infringement on the privacy of neighbours it is necessary that the heights of dwellings be guided by the following maximum heights:

- Single Storey: 6.0m to the roof ridgeline.
- Two Storeys: 9.0 to the roof ridgeline

Materials, finishes and colours - this is an important part of achieving an individual feel to your dwelling as well as improving the amenity of the area. Dwelling plans need to identify proposed materials, colours and textures.

The portion of dwellings, buildings and structures that front a street or adjoin a public reserve, should incorporate a mix of at least two (2) of the following different materials:

- Contemporary face brick or bagged brick;
- Cement rendered concrete, brick or rendered lightweight materials such as rendered hebel, render or texture-coated fibre cement or render panel;
- Stone or stone render;
- Timber panelling;
- Feature sections of coloured metal sheeting (excluding the roof)
- Contemporary style planking

The following materials are NOT permitted for dwelling facades:

- Colorbond Sheetting (except as a roofing material or used as discrete highlights in the building facade);
- Unpainted or unrendered cement sheeting or similar;
- Galvanised steel;
- Used or second-hand materials, asbestos cement, fibreglass, plastic or rubber or any material of a like nature.

Roof Colour Materials

With respect to roof materials:

- Roof tiles and sheets colour must complement the dwelling's style;
- Tiles and colour coated metal materials are permitted
- Uncoloured zincalume is not permitted.

Colours

With respect to the dwelling's colour:

- At least two complementary colours applied in an appropriate scheme should be used on the facade (including gutters);
- Bright and highly contrasting colours should not be used. Colours should complement the vision of the estate

3.2.2. Roof Design

With respect to roof design:

- Articulated roof forms are encouraged in order to create visual interest. The implementation of hips, gables or other decorative architectural elements is also encouraged to add further interest.
- All roofs for single storey dwelling must have a pitch not less than 25 degrees.

3.2.3. Corner Buildings

The following requirements apply to dwellings that are constructed on corner allotments or where the allotment adjoins a public reserve.

- The design treatments used on the front street facade must follow onto the secondary street (or reserve) facades (at least for a depth of 1.5 metres from the corner of the dwelling) at the same quality of detail and articulation;
- Blank walls on secondary street or reserve facades will not be permitted within the 1.5 metre zone (measured from the corner of the dwelling);

Design treatments to address secondary facades could include following:

- Large windows
- Wrap around verandahs;
- Balconies

3.2.4. Garages & Driveways

These are important considerations when designing the dwelling as they impact on the appearance and quality of the streetscape.

Driveways should:

- be located in accordance to the Building Envelope Plan
- be constructed prior to occupation of the dwelling
- conclude at the front allotment boundary.

Garages and Carports:

- Must have a minimum set back of 5.5m from the front allotment boundary
- must have a door opening not exceeding 50% of the allotment frontage
- In respect to carports, these are required to have corner pillars that must match the style of the dwelling in terms of material and colour and not be forward of the façade of the proposed dwelling.



3.3. Fencing Principles

3.3.1. The edges of your allotment represent an extension of the design of your dwelling thus, fences and retaining walls are an integral part of the design and their appearance, if not designed in a coordinated manner, can undermine the quality appearance of your property.

3.3.2. No Front Fencing:

No fencing located in-front of the dwelling's building street facade is permitted.

3.3.3. Side and Rear Fencing:

Side and rear boundary fences should have a maximum height of 1800mm and be a "good neighbour modular" style. All fencing is to be constructed in the "colorbond willow" colour - on both sides.

3.3.4. Fences on Corner Allotments and Adjoining Reserves:

Dwellings located on corner allotments or that adjoin a public reserve should ensure the fence fronting the secondary road boundary or the public reserve is setback at least 1.5 metres behind the front dwelling facade.

3.4. Landscape Design Principles

3.4.1. Design Philosophy:

All landscaping features should be designed to complement the natural landscape character of the Little Para River. The design can consist of a mixture of native and exotic plants, with a focus on maximising green soft planting and minimising hard landscape elements such as paving and concrete.

There should be a sense of coordination and integration regarding the style of landscape design which should be evident throughout the property.

3.4.2. Front yard landscaping and gardens visible to the street

The dwelling should be designed with the following criteria:

- Landscaping of the front garden (eg between the front dwelling facade and the front allotment boundary) is to be completed prior to occupation of the dwelling;
- Landscape and maintenance of the land should be in accordance with the Greentree Walk Landscape Plant and Materials Palette in Appendix C.
- Utilise the landscape practice of 'hydro zoning' by grouping plants with similar watering requirements

- Minimise the use of instant turf / lawn and encourage to substitute with native lawn alternatives provided in the Greentree Walk Landscape Plant and Materials Palette 'Lawn Alternatives' in Appendix C
- Consider permeable pavements wherever possible
- Utilise small retention areas, rain gardens etc to collect and slow water runoff
- Landscape treatments should be kept within the scale of your dwelling
- The use of drip irrigation systems are encouraged
- Lawn areas should not exceed more than 50% of the front yard (excluding paved areas).

3.4.3. Plant Selection

- You must select all plants for the front garden from the 'Greentree Walk – Landscape Plant and Material Palette' (Refer to Appendix C)
- For further information on the selection of plants available you can contact The City of Salisbury Wholesale Plant Nursery on (08) 8250 0477 or email 'nursery@salisbury.sa.gov.au'.

3.4.4 Driveway crossover and paving

- The driveway must be constructed from the complimentary materials and colours that will be used for the crossover (eg area between the gutter and the driveway to the front allotment boundary)
- Driveways must be completed prior to occupation of the dwelling
- Driveways must be aligned with existing crossovers.
- Only one driveway / cross over is permitted per allotment.

3.4.5. Establishment and maintenance

- You shall at all times thereafter maintain, keep tidy and care for the front yard landscape and garden visible to the street;
- You must act in good faith in determining the standard acceptable for the purposes of maintaining the front yard landscape.

4. Sustainability Principles

Greentree Walk is located within the fantastic green and natural environment of the Little Para River. Supporting this environment is important to the project and the future wellbeing of the residents, so sustainability has a significant focus in the development of all new dwellings. Outlined below are ways of making a difference and improving the sustainability and comfort of your dwelling, from passive building design techniques, water conservation, sustainable landscaping to the adoption of renewable energy.

4.1. Building Design

4.1.1. Energy Rating

All new homes built in South Australia need to comply with the State Government's Sustainable House regulatory requirements that came into effect from the 1 September 2010. The '6-star' energy efficiency requirement replaces the previous 5-star energy efficiency requirement which had been in place since 2006, and is therefore mandatory in Greentree Walk.

Homes to incorporate sound environmental design principles – like wall and ceiling insulation, northerly orientation (to gain maximum advantage from solar energy) and internal and external shading of windows and walls in summer – have the potential to save residents money on their heating and cooling bills.

Energy efficient options should be included in the design of the dwelling as they cost very little to implement at the design and construction stage, yet they offer huge long-term benefits to the homeowner, the environment, and reduction of non-renewable energy sources (including the reduction on the mains power grid).

A house energy rating assessments is to be conducted by registered House Energy Rating Assessors, who typically assess compliance with the 6-star requirements by using an approved computer-based energy efficiency rating program (such as FirstRate6, AccuRate or BERSPro). Visit the 'Register of House Energy Assessors' webpage for further details or speak to one of the Greentree Walk project builders.

Good design, including thoughtful consideration of the orientation of the home, will help meet the 6-star efficiency requirements and save long-term energy use costs.

4.1.2. Orientation and winter solar gain

Correctly orientating your dwelling to harvest the sun's warmth in winter and maximise your dwelling's ability to capture cooling breezes in summer will help maintain a natural comfortable temperature within your dwelling through every season with minimal assistance from heating and cooling.

All daytime living spaces including living, kitchen, dining, family, study areas and outdoor spaces / courtyards should maximise orientation to the north and face private open space areas in order to have access to daylight and solar access gain all year round.

4.1.3. Building Envelopes

The building envelope plans forming part of these Development Guidelines are designed to facilitate development that minimises energy consumption for heating and cooling. Dwellings must be built within the building envelopes in order to maximise access to winter solar gain and natural cooling ventilation in summer. These plans will also ensure the position of your dwelling does not adversely affecting your neighbour's ability to achieve the same benefits. Refer to Appendix B for the Greentree Walk Building Envelope Plans.

4.1.4. Windows / Glazing

Windows (and doors) provide the important benefits of access to light, heat, air and views. Maximising benefit depends on orientation, shading, size, quality, and the area of glass relative to both the floor area and solid wall area. Walls that do not have exposure to winter sun should have less glazing.

The use of double glazing (particularly for windows to living areas and bedrooms) or comfort glass or a similar product that achieves a higher level of thermal performance than standard glass is recommended.

High thermal performance window (and door) framing options include the following:

- Timber or uPVC.
- Aluminium, thermally improved (thermal break).

4.1.5. Shading

Internal comfort during warmer months requires that windows facing north, east and west are effectively shaded.

Consider appropriate design techniques to avoid heat gain whilst maintaining your views. Techniques include eaves, verandahs, balconies, window shades, double glazing windows, blinds and vegetation around the home.

All dwellings must incorporate eaves with a minimum width of 600mm to the north, west and east sides of the home are most effective and recommended.

4.1.6. Ventilation, Sealing and Zoning

Zoning of living areas by incorporating doors between internal 'zones' to separate living, sleeping and utility areas provides improved efficiency of heating and cooling systems is recommended.

The home design should encourage a layout and external openings that promotes cross-ventilation and provides low and high level openings for cross-ventilation. In summary, cooler air enters through the low openings and pushes the warmer air out through the higher openings.

Installing windows and doors with high quality fully sealing devices will also improve thermal performance and general comfort.

4.1.7. Insulation

Use insulation in walls of R2.0 and minimum in ceilings R3.5 will help improve thermal performance. This is a very cost effective option to make your home more comfortable and energy efficient and is recommended. Types of wall insulation available include rockwool, glasswool, sheeps wool, cellulose fibre, reflective foil sheets, sislotion and aircell.

Insulated roofs fitted with reflective foils and with bulk or proven similarly acting insulation products will reduce the impact of high levels of solar radiation and other heat gain and loss.

4.2. Water Conservation

4.2.1 Drinking and Recycled Water

All homes in Greentree Walk will be connected to a dual reticulation water system which provides a mains water drinking water and a non-potable reclaimed, recycled &/or reuse water connection (as part of the City of Salisbury's reWater scheme) at the front boundary of the allotment. The drinking water connection will have a standard brass coloured meter and will provide water from the SA Water mains. The recycled water connection and meter will be coloured lilac (purple) and will provide treated stormwater for use in the home and garden.

Recycled water must be supplied to all toilets and all garden taps within each allotment. Each owner will be required to enter into a Land Management Agreement and Water Supply Agreement relating to the supply of reWater by the Council as part of their land contract.

4.2.2 Rainwater Tanks

Rainwater tanks will not need to be installed provided connection and use of recycled water is adopted.

4.2.3 Fixtures and Appliances

The use of water efficient fixtures and appliances can save considerable quantities of water. It is encouraged that each dwelling considers the use of 4 star toilets, 3 star showerheads, and 4 star dishwashers where possible. For star ratings indicating water efficiency please refer to the Water Efficiency Labelling and Standards (WELS) rating scheme.

4.3. Landscape

Greentree Walk provides a focus on the natural environment. This emphasis includes the Little Para River precinct, the public open space areas and streetscape landscapes in the development, and extends to landscaping of each housing allotment.

The landscape design of each allotment needs to complement the landscape character of the development and wider Little Para River precinct rather than impose a new exotic landscape that does not respect or compliment these spaces.

All allotments must be landscaped in accordance with the 'Greentree Walk Landscape Plant and Materials Palette' provided in Appendix C as part of these Development Guidelines within 6 months of completion of the dwelling house on the land.

4.4. Renewable Energy

All Greentree Walk homes must incorporate photo-voltaic (PV) solar cells with production of a minimum of 1.5 Kw or more.



5. Building on your Site

5.1. Promotion of clean site initiatives

Solid Wastes - All building materials and wastes associated with on-site construction must be contained and stored within the subject area until proper disposal procedures can be utilised. Light wastes (plaster and cement bags, plastics, wrappings etc) should be disposed of in covered waste bins on-site.

Dust Emissions – The emissions of dust should be minimised as it is a major pollutant to stormwater and a significant nuisance to neighbouring residents.

Steps that can be taken to lessen the spread of dust include:

- Regularly coating roadways, entrances and main traffic areas with dust suppressants. Watering regularly can also minimise dust.
- Large construction sites must have a water supply and applicator on-site to ensure dust suppression
- When dust emissions present are deemed hazardous in nature, provisions must be taken to ensure the dust is contained, collected and disposed of aptly to prevent release into the air or stormwater.

5.2. Disposal of excavated material

- Spoil that has been excavated during construction of footings or landscaping must not be placed or stored on adjoining properties unless written approval has been given by the property owner
- Spoil must be removed immediately if possible
- The spoil collected and stockpiled must be covered or watered to prevent dust from spreading into adjoining allotments
- Spoil must not be stockpiled on Council road reserves (eg footpaths)
- Spoil must not be stockpiled on the subject allotment or another site where permission by the owner has not been granted
- Spoil that is stockpiled on vacant land must be scraped clean to its original state with all traces of spoil removed once completion of the property has been achieved
- Failure to remove spoil upon the completion of the property, Council will arrange for removal and charge the property owner for removal of the spoil.

5.3. Damage to Footpaths, Driveways Crossovers and Streetscape Planting

- It is the owner's responsibility to rectify any public footpaths, driveway crossovers and streetscape planting if damaged during the construction of the dwelling

Appendices

Appendix A

Development Guidelines Submission Form

Pre-Development Approval Process (Guidelines Submission) Form

Lot No:

Street:

Suburb:

Builder

Name:

Post Address:

Phone: Fax: Email:

Owner

Name:

Post Address:

Phone:

Information Supplied with the Submission Form (Please circle)

Site and Drainage Plan	Y/N
Floor Plans	Y/N
Elevations	Y/N
Colour & Materials Schedule	Y/N
Landscape Plan	Y/N
Energy Rating Assessment Compliance	Y/N

Declaration: All information supplied is correct. Any missing information will delay the processing of this application. I acknowledge I have read the Greentree Walk Development Guidelines and viewed the Building Envelope Plan relevant to this allotment and adjacent allotments, and declare that the plans hereby lodged have been produced in accordance with the Development Guidelines and Envelope Plan. I acknowledge that the driveway invert location and service connections are already allocated and any cost incurred to change these services will not be covered by the City of Salisbury, but by either the owner or builder. We also acknowledge that a fee of \$150 plus GST is required to be paid to the City of Salisbury to administer the encumbrance process, and will pay this at lodgement of this submission.

Owner: Date:

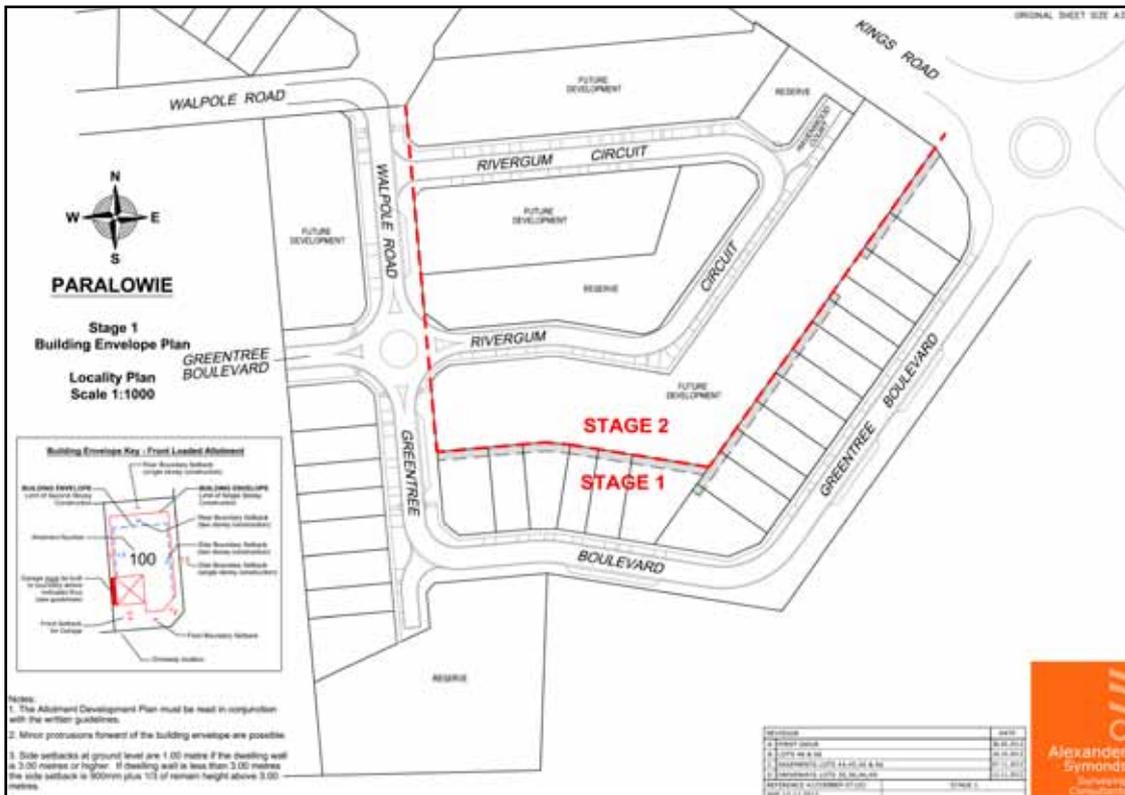
Builder : Date:



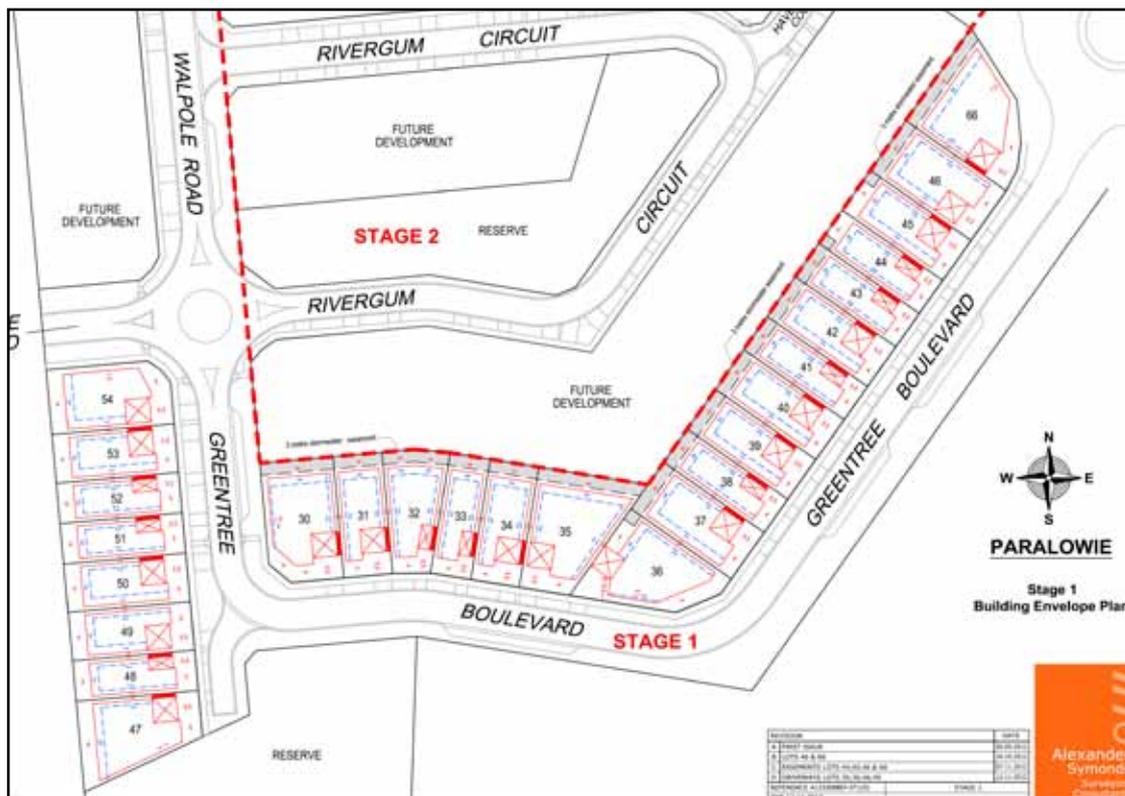
Appendix B

Building Envelope Plan

Building Envelope Plan



Stage One Enlargement



Appendix C

Landscape Plant and Material Palette

Garden Planting Selections

Australian native plants are more tolerant to the environmental conditions experienced throughout their life. These conditions can include periods of intermittent rainfall, drought, high summer temperatures, dry winter periods and heavy soils with low fertility. For much of the year, plants must survive drought conditions, interrupted by brief periods of rainfall.

Emphasis is placed on sustainable plantings and the use of indigenous or endemic plant species.

Greentree Walk covers an area containing a mixture of alluvial and Red-Brown (RB6 & RB7) soils which are considered to be well drained and fertile. If desired use exotics for feature plants and natives for the main body of planting, by doing so your garden will be more sustainable and require less maintenance.

The below lists contain Australian native with some exotic species which have proven themselves across the council district as reliable species, once established, requiring minimal maintenance and sustainable outcomes for all.

Lawn Alternatives

Native grasses and low groundcovers can be used for lawns in place of traditional turf. There are several advantages for this in that once established the maintenance of native lawns is much less than for most exotic type lawns. Some native lawns may only need mowing three to four times per year. Little fertiliser is required and water use is reduced.



Australian native grass lawns/ Lawn Alternatives

<i>Aristida behriana</i>	Brush wire-grass
<i>Austrostipa</i> spp.	Spear-grasses
<i>Bothriochloa macra</i>	Red-leg grass
<i>Chloris truncata</i>	Windmill-grass
<i>Danthonia</i> sp.	Wallaby Grasses
<i>Dichanthium sericeum</i>	Silky Blue-grass
<i>Distichlis distichophylla</i>	Emu-grass
<i>Enneapogon nigricans</i>	Bottle-washers
<i>Microlaena stipoides</i>	Weeping rice-grass
<i>Neurachne alopecuroidea</i>	Foxtail mulga-grass

Native low groundcovers/ Lawn Alternatives

<i>Atriplex semibaccata</i>	Berry Saltbush
<i>Carpobrotus rossii</i>	Native Pigface
<i>Dichondra repens</i>	Kidney Weed
<i>Enchylaena tomentosa</i>	Ruby Saltbush
<i>Eremophila biserrata</i>	Prostrate eremophila
<i>Eremophila subteretifolia</i>	Prostrate eremophila
<i>Grevillea obtusifolia</i>	Spreading grevillea
<i>Grevillea obtusifolia</i>	Spreading grevillea
<i>Kennedia prostrata</i>	Scarlet Runner
<i>Kunzea pomifera</i>	Muntries
<i>Myoporum parvifolium</i>	Creeping Boobialla

Groundcovers/ Low shrubs

<i>Craspedia glauca</i>	Billy-Buttons
<i>Einadia nutans</i>	Climbing Saltbush
<i>Eremophila glabra</i>	Silver spread
<i>Grevillea lavandulacea</i>	Lavender Grevillea
<i>Grevillea obtusifolia</i>	Spreading grevillea
<i>Hibbertia prostrata</i>	Bundles Guinea flower
<i>Lotus maculatus</i>	Parrot's Beak
<i>Myoporum parvifolium</i>	Creeping Boobialla
<i>Scaevola albida</i>	White fanflower
<i>Scaevola albida</i> var. <i>albida</i>	Pale fanflower

Grasses/ Tussocks

<i>Anigozanthos flavidus</i>	Kangaroo Paw
<i>Cymbopogon ambiguous</i>	Lemon scented grass
<i>Dianella caerulea</i>	Breeze
<i>Dianella prunina</i>	'Utopia'
<i>Dianella revoluta</i>	Little Rev
<i>Dianella revoluta</i>	'Tas Red'
<i>Dichanthium sericeum</i>	Silky Blue-grass
<i>Dietes grandiflora</i>	Wild Iris
<i>Distichlis distichophylla</i>	Emu-grass
<i>Ficinia nodosa</i>	Knobby Club-rush
<i>Liriope muscari variegata</i>	Evergreen Giant
<i>Lomandra filiformis</i>	Savanna Blue
<i>Lomandra longifolia</i>	'Katrinus' Stiff matt rush
<i>Lomandra longifolia</i>	'Tanika' Spiny matt rush
<i>Phormium tenax</i>	NZ Flax
<i>Poa labillardieri</i>	'Eskdale' Common Tussock Grass
<i>Stipa variabilis</i>	Variable Spear-grass
<i>Themeda triandra</i>	Kangaroo Grass

Shrubs

Australian native trees

<i>Acacia pendula</i>	Weeping Myall
<i>Banksia integrifolia</i>	Coast Banksia
<i>Brachychiton discolor</i>	Lacebark Tree
<i>Banksia marginate</i>	Silver Banksia
<i>Brachychiton populneus</i>	Kurrajong Bottle Tree
<i>Buckinghamia celsissima</i>	Ivory Curl Tree
<i>Callistemon 'Harkness'</i>	Weeping Bottlebrush
<i>Callistemon citrinus</i>	Yellow Bottlebrush
<i>Callistemon salignus</i>	Willow Bottlebrush
<i>Callistemon viminalis</i>	Tall Weeping Bottlebrush
<i>Callitris priessii</i>	Southern Cypress pine
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Eucalyptus Campaspe</i>	Silver-topped Gimlet
<i>Eucalyptus cinerea</i>	Argyle Apple
<i>Eucalyptus cosmophylla</i>	Cup Gum
<i>Eucalyptus diversifolia</i>	Soap Mallee
<i>Eucalyptus forrestiana</i>	Fuchsia Gum

<i>Eucalyptus leucoxylon</i> 'Euky Dwarf'	Dwarf SA Blue Gum
<i>Eucalyptus leucoxylon</i> ssp. <i>megalocarpa</i>	Large Fruited SA Blue Gum
<i>Eucalyptus platypus</i>	Round-leaved Moort
<i>Geijera parviflora</i>	Australian Wilga
<i>Harpullia pendula</i>	Australian Tulipwood
<i>Hymenosporum flavum</i>	Native Frangipani
<i>Lophostemon confertus</i>	Queensland Brushbox
<i>Melaleuca ericifolia</i>	Swamp Paperbark
<i>Melaleuca lanceolata</i>	Dryland Tea-Tree
<i>Pittosporum phillyraeoides</i>	Native Apricot
<i>Syzygium paniculatum</i>	Lilly Pilly
<i>Tristaniopsis laurina</i>	Water Gum
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly

Exotic trees

<i>Acer buergerianum</i>	Trident Maple
<i>Acer freemanii</i> 'Jeffers Red'	Autumn Blaze Maple
<i>Arbutus canariensis</i>	Canary Islands Madrone
<i>Arbutus andrachne</i>	Grecian Strawberry Tree
<i>Arbutus unedo</i>	Irish Strawberry Tree
<i>Calodendrum capense</i>	Cape Chestnut
<i>Cassia brewsteri</i>	Leichhardt Bean
<i>Fraxinus angustifolia</i> 'Raywoodii'	Claret Ash
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Melia azedarach</i> 'Elite'	Low Fruiting White Cedar
<i>Pistacia chinensis</i>	Chinese Pistachio
<i>Prunus cerasifera</i> 'Nigra'	Ornamental Plum
<i>Prunus cerasifera</i>	Oakville Crimson Spire
<i>Pyrus calleryana</i>	'Chanticleer' Callery Pear
<i>Pyrus calleryana</i>	'Red Spire'
<i>Sapium sebiferum</i>	Chinese Tallow Tree
<i>Schotia brachypetala</i>	Parrot Tree
<i>Ulmus parvifolia</i>	Chinese Elm
<i>Zelkova serrata</i>	'Green Vase' Japanese Elm

**These plants can be sourced via City of Salisbury Nursery contact 8250 0477
or Provenance Indigenous Plants, 27 Circuit Drive Hendon, PH: 8345 0300
SA Indigenous Flora, 25 Addison Ave Athelstone, PH: 8336 1235
State Flora Nursery, Belair National Park, PH: 8278 7777
Themeda Indigenous Plant Growers, PH: 8271 1813**

Materials Selections

Materials reflective of the pioneering homesteads of the area, contemporary adaptations through recycled products for use in gardens are symbiotic with the bio-diverse nature of Greentree Walk.

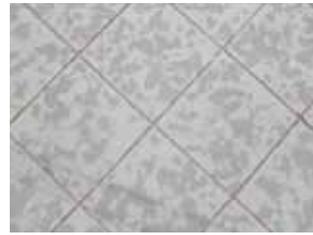
Mulches, Gravels & Aggregates

- Leaf mulch
- Recycled timber garden mulch
- Forest mulch
- 7-14mm River Pebble
- 7- 20mm Recycled Rubble
- 7-14mm Marble Chip (Earthy colours not light glare inducing tones ie White)
- 7-14mm Scoria
- PM2/20 Rubble



Driveways and Paving

- Unit Pavers – concrete or clay (Earthy or Charcoal/ Grey colours)
- Exposed Aggregate Concrete
- Portland Grey Concrete -vary finishes for character



Stone and Blockwork - for walls or feature elements in the garden

- Precast concrete (Earthy colours)
- Sandstone or Bluestone
- Types can include random or sawn waller's, select stone, gabion, book-leaf, veneer, flagstone and large mass
- Facing types can include bolstered, hewn and loose quarry rock

