



# Bingara Gorge Streetscape Master Plan

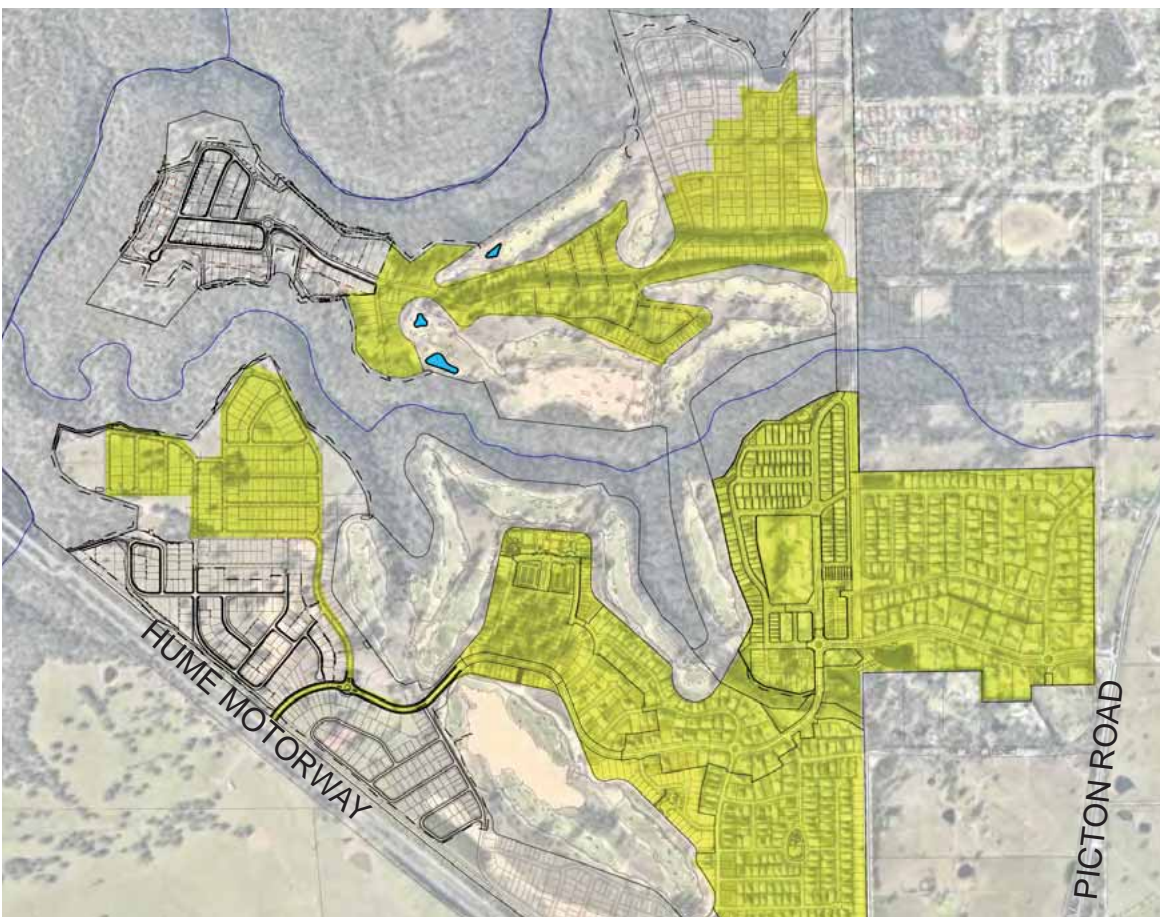
- Golf North
- Fairways North
- Fairways West



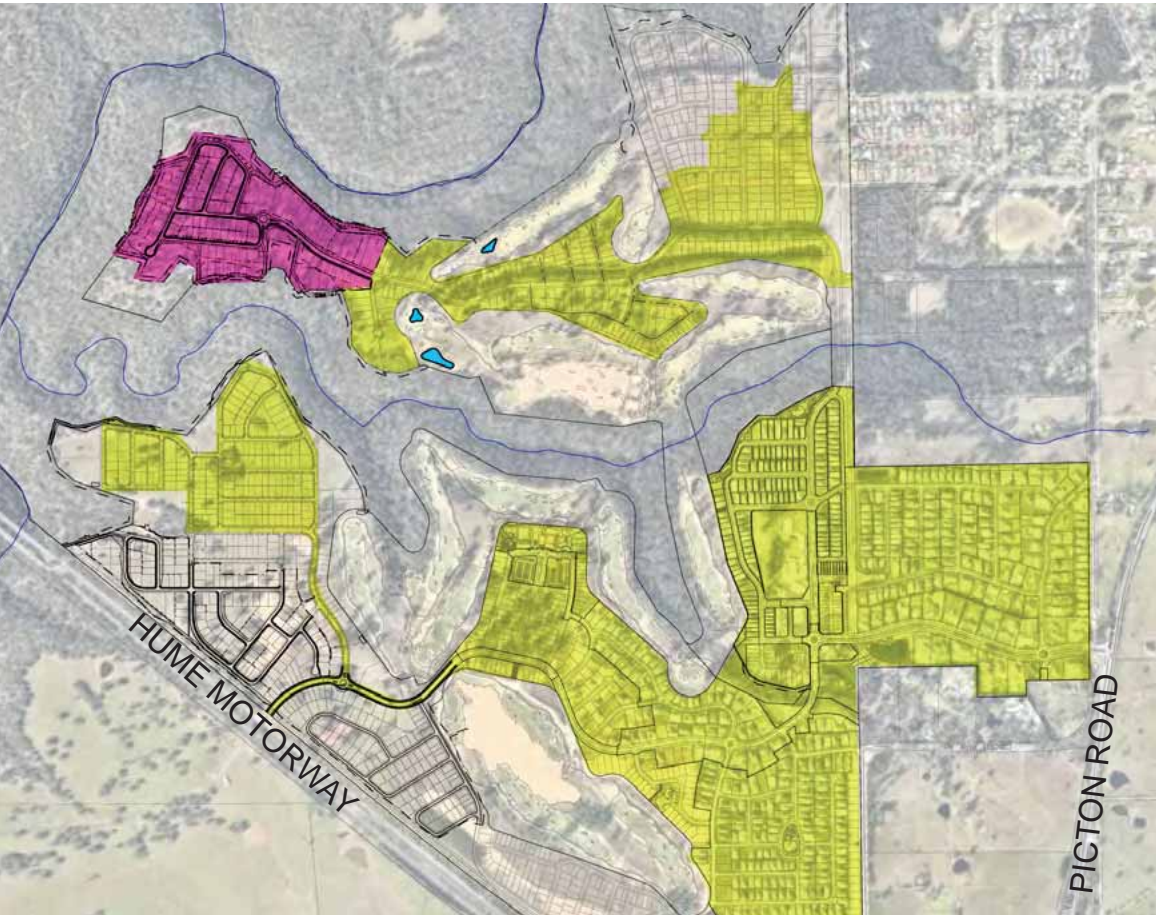
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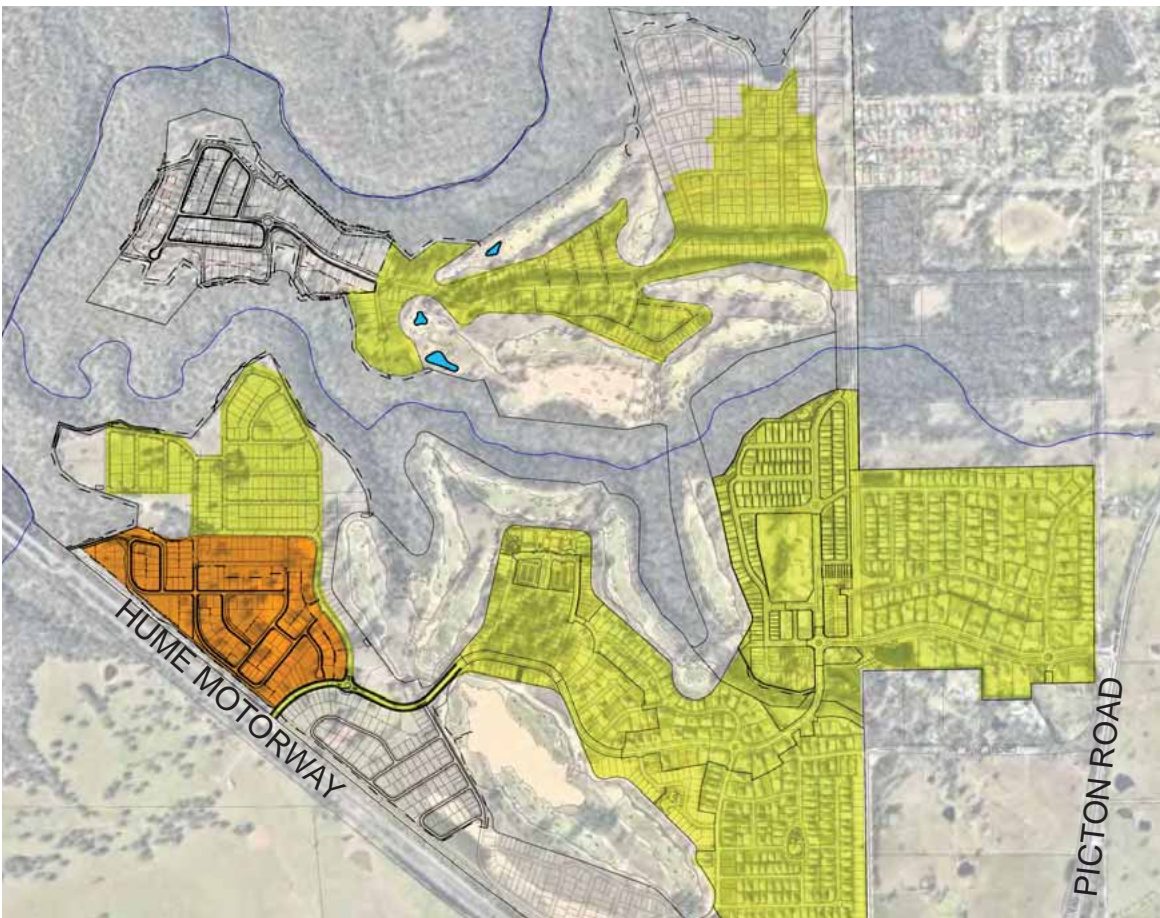
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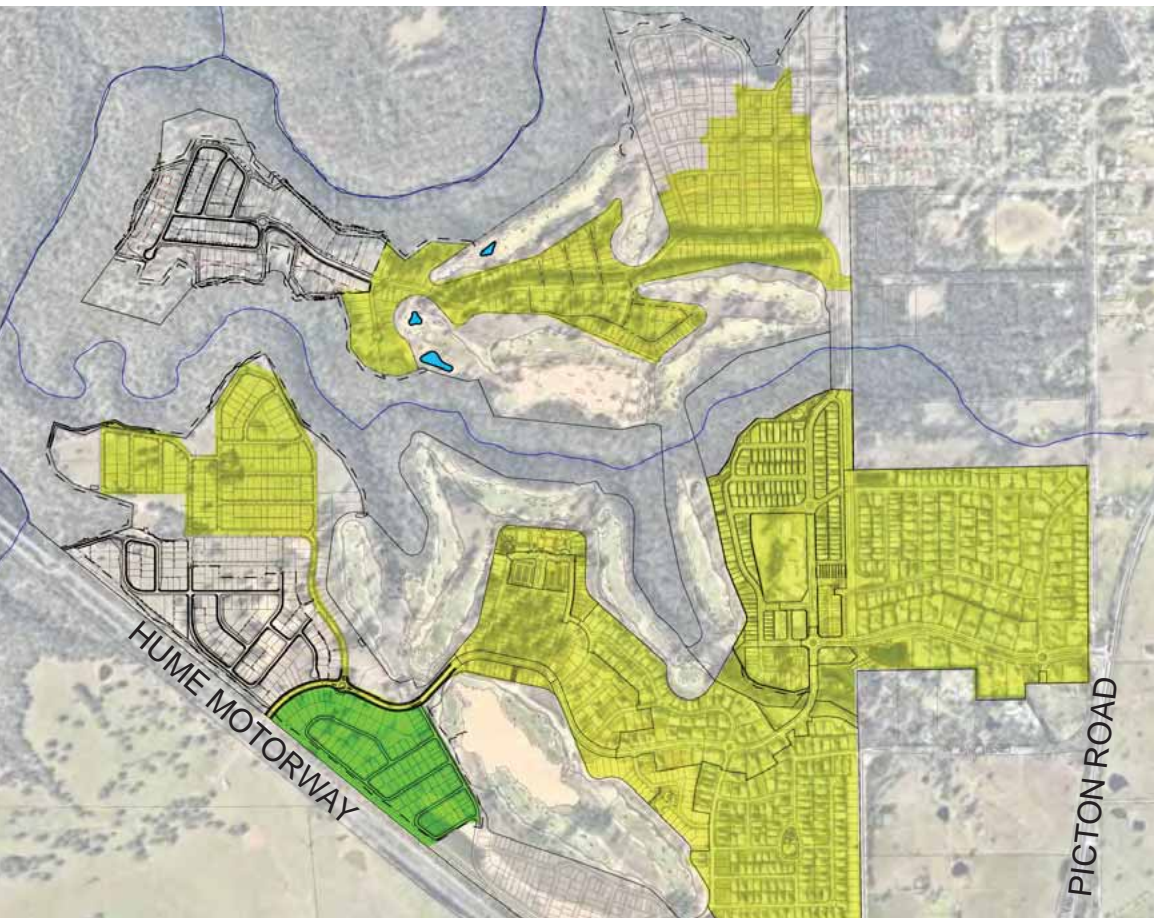
Existing Development



Existing Development and Golf North

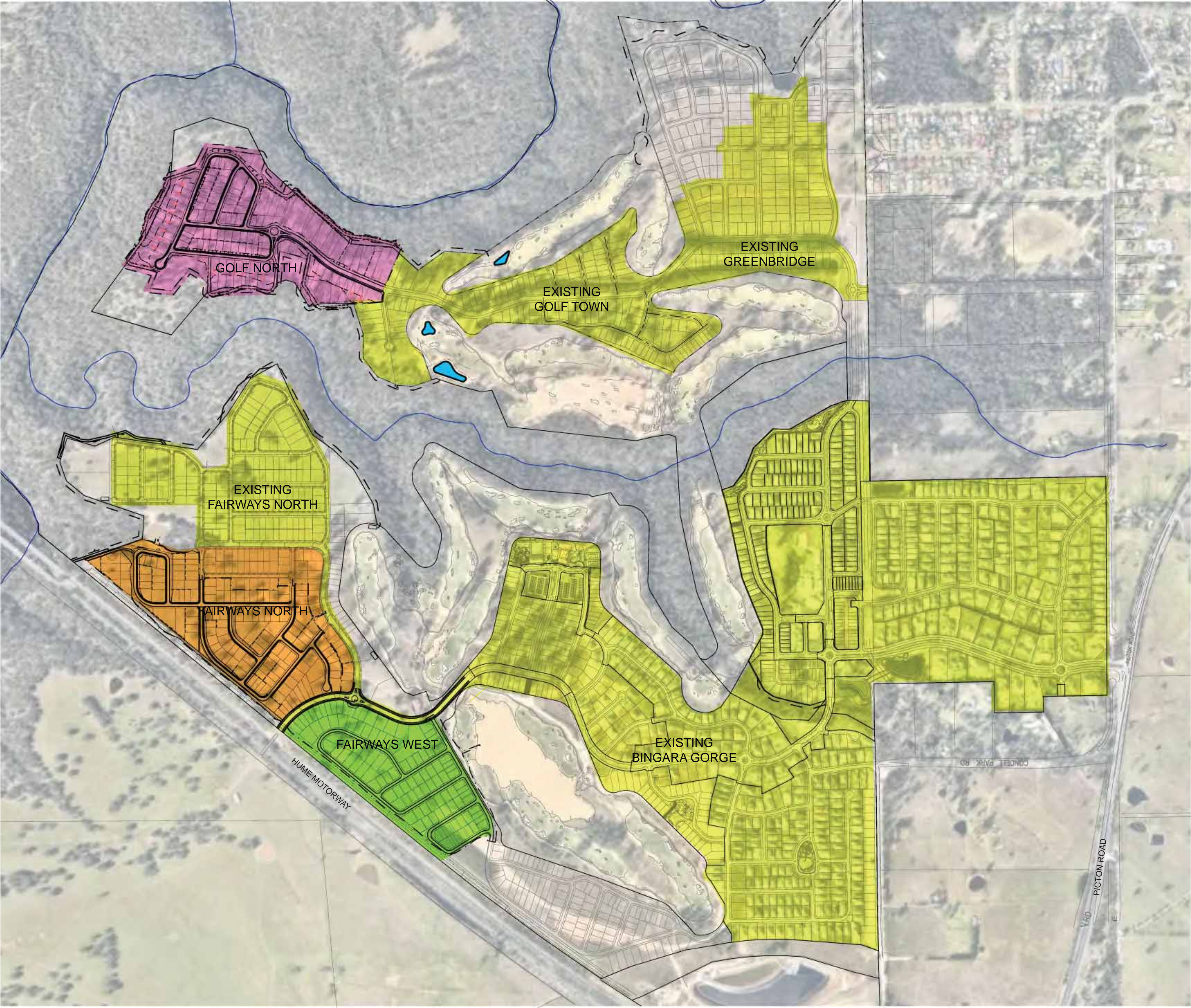


Existing Development and Fairways North



Existing Development and Fairways West





CONTEXT

The Bingara Gorge community is located approximately 80 kilometres south-west of Sydney and includes over 200 hectares of open space, 120 hectares of protected bushland, 13 hectares of parks and playgrounds, 18km of cycling and walking trails and existing waterways. Bingara Gorge includes an 18-hole golf course, leisure centre, retail precinct, childcare centre and primary school, cafés and restaurants, as well as convenient connections to major roads and town centres.

PURPOSE

The purpose of the Streetscape Master Plan is to ensure a strategic approach to the planning, design and delivery of an integrated streetscape network that successfully achieves a sustainable, high quality, and attractive landscape character for the Bingara Gorge community.

SCOPE

While this report focuses primarily on the planning and design of the streetscapes for the Fairways and Golf Town for the following precincts:

- Golf North
- Fairways North
- Fairways West

Taylor Brammer Landscape Architects have considered the broader context of the site to clearly understand the overall vision and relationship between the various precincts and character of the site. This includes the analysis of the natural site features such as the Shale Sandstone Transitional Forrest (SSTF), the Gorge and existing topography.

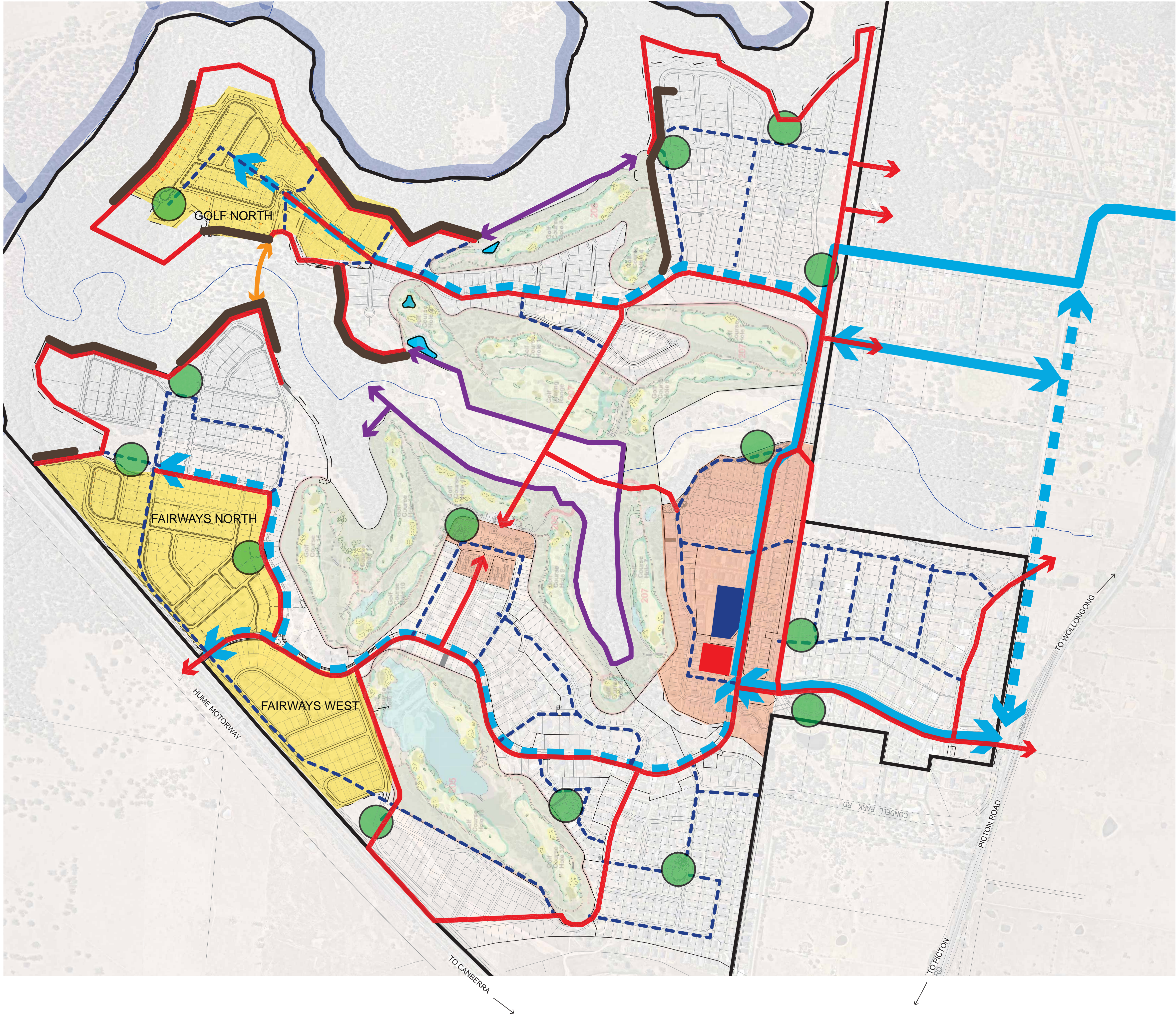
APPROACH

Street trees and landscaping to the streetscapes at Bingara Gorge have been designed and selected in response to the hierarchy, scale, and function of the streets and open spaces. Tree species have been selected to create a sense of 'journey' when driving, walking or cycling through the estate. Deliberate variations in form, colour, size and character create an awareness of arrival that provides a well connected series of landscape experiences defining the various precincts within the Bingara Gorge community.

The selection of species for Golf Town and Fairyways has been further influenced by:

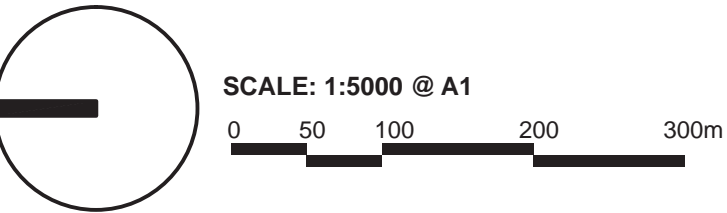
- Bingara Gorge Streetscape Master Plan June 2013 (Group GSA).
- Streetscape Plans for Greenbridge (Group GSA.)
- The context of both sites and their relationship to the existing vegetation and how that informs the street tree character.





LEGEND

- BINGARA GORGE RESIDENTIAL DEVELOPMENT BOUNDARY
- SHARED PEDESTRIAN AND CYCLE PATHS NETWORKS
- URBAN PEDESTRIAN PATH -MIN 1.2m ONE SIDE OF ROAD
- BUSHLAND PEDESTRIAN PATH
- POSSIBLE PATH - TO BE DETERMINED BY EPRL
- FIRE TRAIL
- MAIN SPINE ROAD (COLLECTOR STREET)
- MINOR ROAD
- WATERCOURSE
- LOCAL PARKS
- SCHOOLS
- SHOPS
- VILLAGE CENTRE, COUNTRY CLUB AND COMMUNITY FACILITIES
- STUDY AREAS

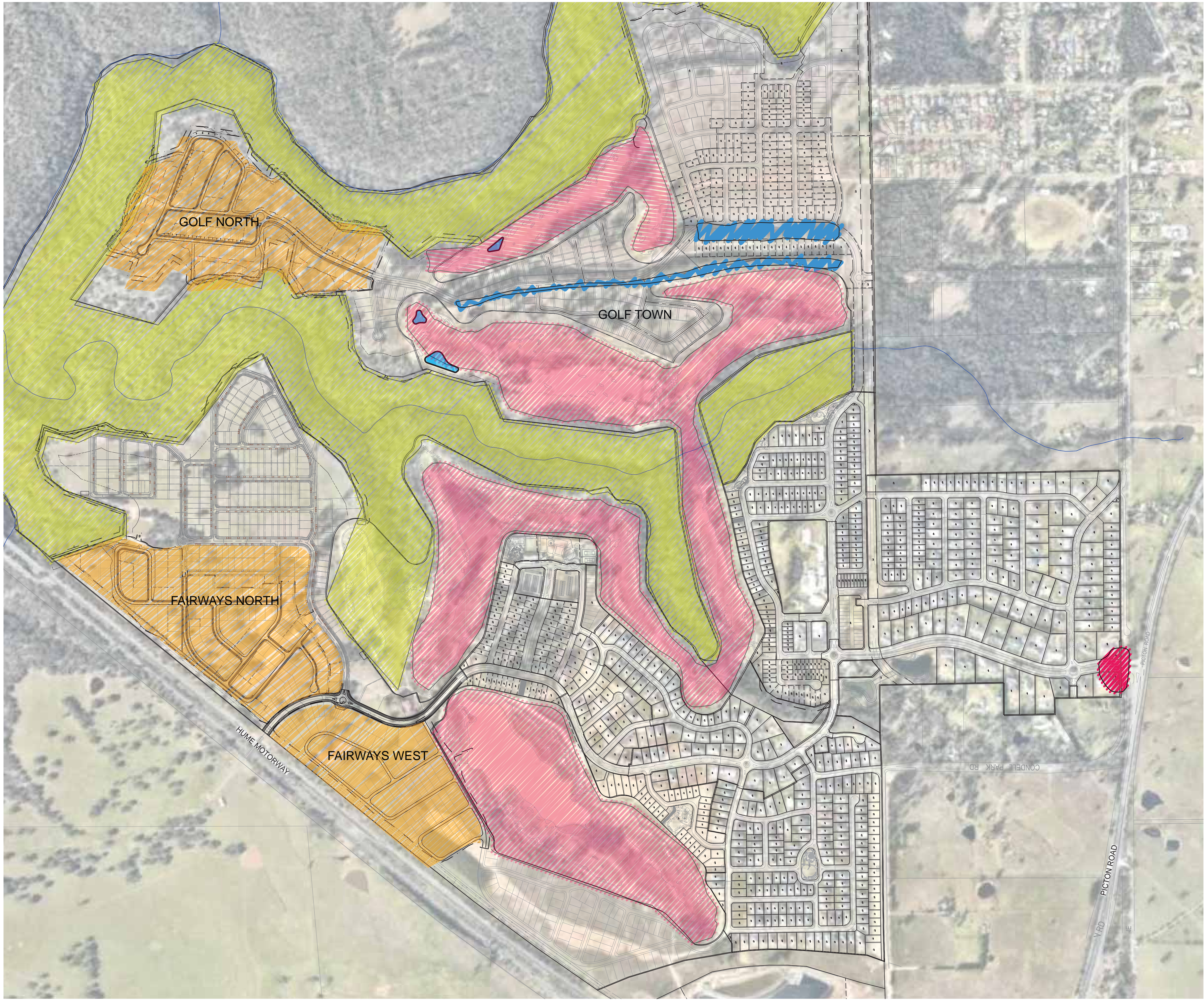


Site Context and Connectivity

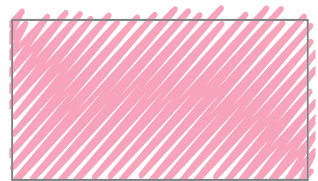
Project: 18-039W, Bingara Gorge Golf Town & Fairways Streetscape Master Plan  
Client: Lendlease Communities  
Date: 15.11.2018  
Revision: A  
Drawn: LL  
Checked: JH

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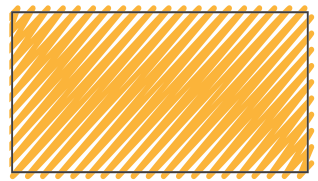
CHARACTER ZONES



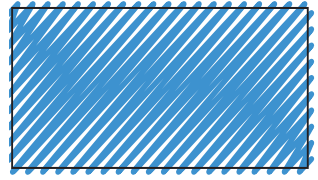
GOLF/OPEN SPACE



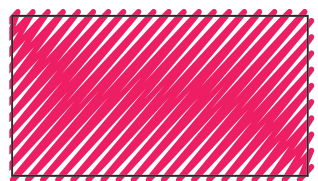
GORGE



RIDGE



WINDROW



LANDMARK/ENTRY POINT

FAIRWAYS NORTH & WEST



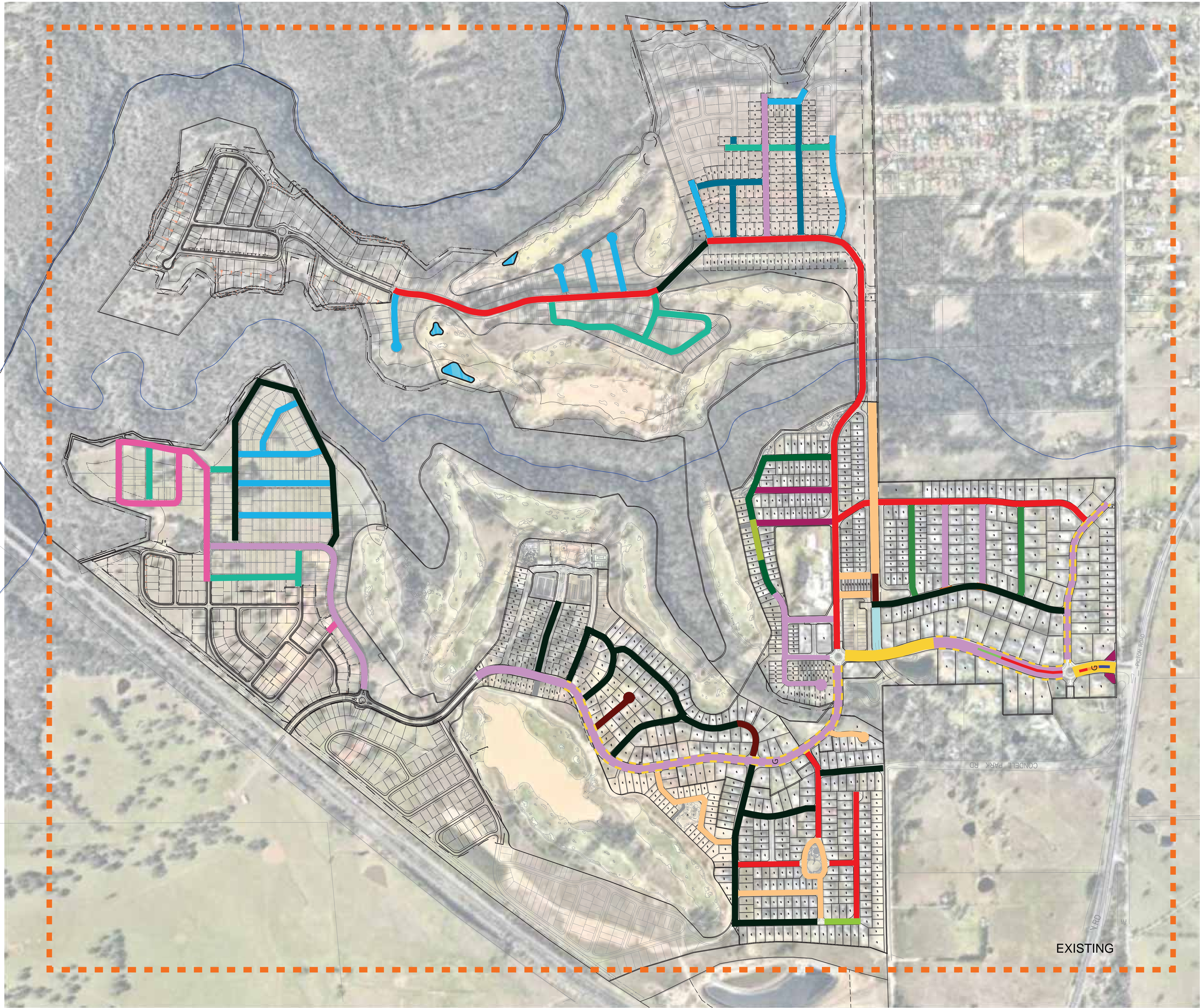
- Rural setting
- Areas of significant vegetation to edges.
- Exposed ridges and windy
- Highway noise to the west/awareness of freeway.
- Significance of homestead
- Sense of openness
- Undulating topography
- Series of enclosed spaces

GOLF NORTH



- Linear site
- Stands on native vegetation
- Sense of enclosure
- Significance of windrows
- Sense of quiet
- Views to Razorback Ridge
- Strong relationship to the golf course





EXISTING STREET TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	<i>Lophostemon confertus</i>	BRUSH BOX
	<i>Melaleuca species</i>	PAPERBARK
	<i>Fraxinus griffithii</i>	EVERGREEN ASH
	<i>Cupaniopsis anacardioides</i>	TUCKEROO
	<i>Brachychiton populneus</i>	KURRAJONG
	<i>Ficus benjamina</i>	FIGTREE
	<i>Tristaniaopsis laurina</i>	WATER GUM
	<i>Lagerstroemia indica</i>	CREPE MYRTLE
	<i>Elaeocarpus reticulatus</i>	BLUEBERRY ASH
	<i>Podocarpus elatus</i>	PLUM PINE
	<i>Betula pendula</i>	BIRCH
	<i>Populus</i>	POPLAR
	<i>Pyrus species</i>	PEAR TREE
	<i>Platanus x acerifolia</i>	LONDON PLANE
	<i>Fraxinus species</i>	ASH TREE
	<i>Elaeocarpus eumundi</i>	QUANDONG
	<i>Ulmus parvifolia</i>	CHINESE ELM
	<i>Podocarpus elatus</i>	PLUM PINE
	<i>Backhousia citriodora</i>	LEMON MYRTLE

EXISTING STREET TREE IMAGERY

*Lophostemon confertus*

*Melaleuca species*

*Fraxinus griffithii*

*Cupaniopsis anacardioides*

*Brachychiton populneus*

*Ficus benjamina*

*Tristaniaopsis laurina*

*Lagerstroemia indica*

*Elaeocarpus reticulatus*

*Podocarpus elatus*

*Betula pendula*

*Populus*

*Pyrus ussuriensis*

*Platanus x acerifolia*

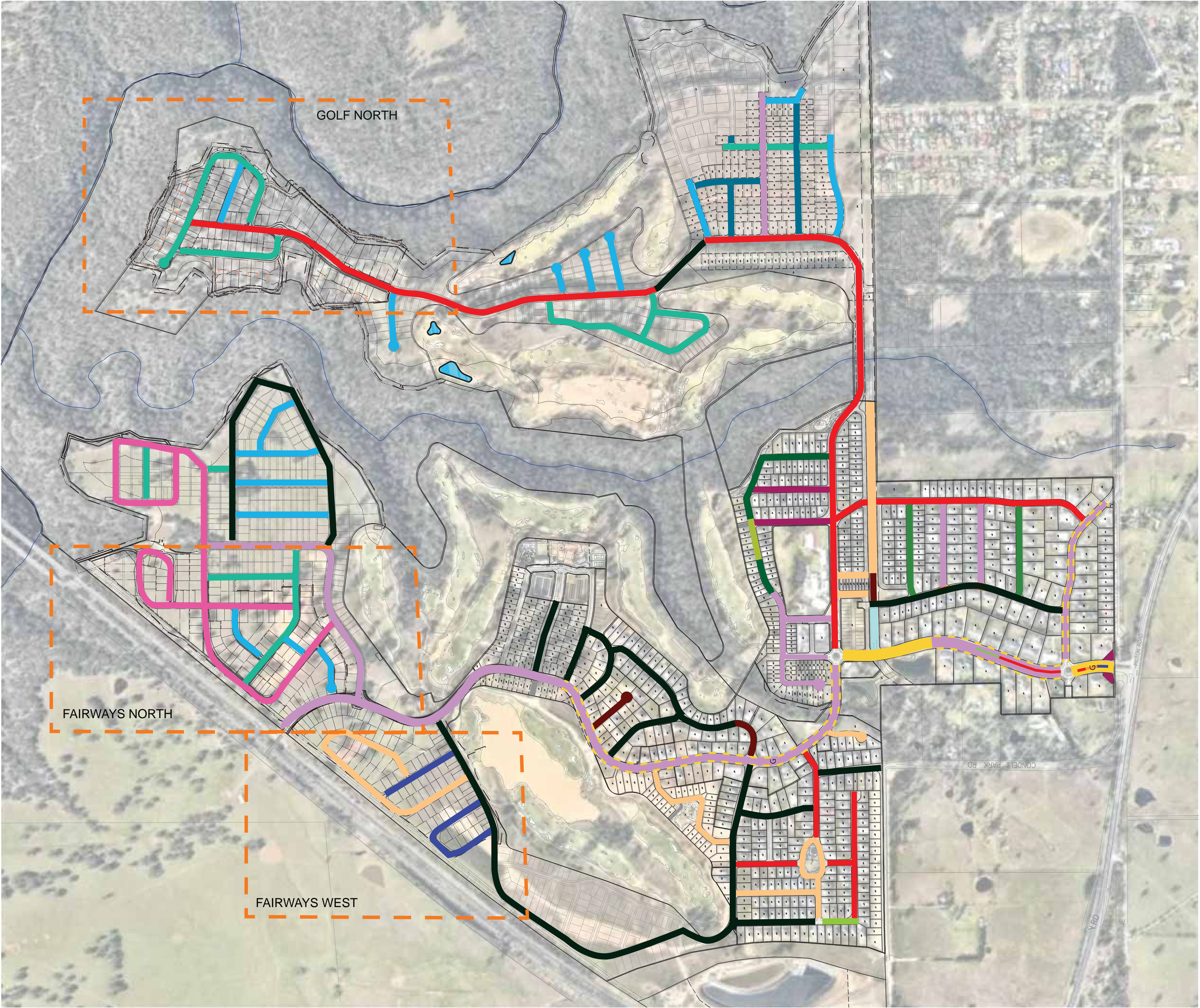
*Fraxinus raywoodii*

*Elaeocarpus eumundi*









*Ulmus parvifolia*

*Backhousia citriodora*





PROPOSED STREET TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	<i>Lophostemon confertus</i>	BRUSH BOX
	<i>Tristaniaopsis laurina</i>	WATER GUM
	<i>Lagerstroemia indica</i>	CREPE MYRTLE
	<i>Elaeocarpus reticulatus</i>	BLUEBERRY ASH
	<i>Pyrus ussuriensis</i>	PEAR TREE
	<i>Ulmus parvifolia</i>	CHINESE ELM
	<i>Backhousia citriodora</i>	LEMON MYRTLE
	<i>Fraxinus raywoodii</i>	ASH TREE

PROPOSED STREET TREE IMAGERY





# BINGARA GORGE WILTON

FAIRWAYS WEST STAGE 1  
FAIRWAYS NORTH STAGE 2  
GOLF NORTH STAGE 2

## DEVELOPMENT APPLICATION DOCUMENTATION

Prepared for:  
Lendlease Communities(Australia)

Prepared by:  
Taylor Brammer Landscape Architects Pty Ltd

Drawing List DWG NO.	DRAWING TITLE	SCALE
LC000	LANDSCAPE: COVER SHEET	1:8000 @A1
LC100	LANDSCAPE: CONCEPT PLAN-FAIRWAYS WEST	1:500@A1
LC101	LANDSCAPE: CONCEPT PLAN-FAIRWAYS WEST	1:500@A1
LC102	LANDSCAPE: CONCEPT PLAN-FAIRWAYS WEST	1:500@A1
LC103	LANDSCAPE: CONCEPT PLAN-FAIRWAYS WEST	1:500@A1
LC200	LANDSCAPE: CONCEPT PLAN-FAIRWAYS NORTH	1:500@A1
LC201	LANDSCAPE: CONCEPT PLAN-FAIRWAYS NORTH	1:500@A1
LC202	LANDSCAPE: CONCEPT PLAN-FAIRWAYS NORTH	1:500@A1
LC203	LANDSCAPE: CONCEPT PLAN-FAIRWAYS NORTH	1:500@A1
LC300	LANDSCAPE: CONCEPT PLAN-GOLF NORTH	1:500@A1
LC301	LANDSCAPE: CONCEPT PLAN-GOLF NORTH	1:500@A1
LC302	LANDSCAPE: CONCEPT PLAN-GOLF NORTH	1:500@A1
LC303	LANDSCAPE: CONCEPT PLAN-GOLF NORTH	1:500@A1
LC400	LANDSCAPE: CONSTRUCTION DETAILS	AS SHOWN @A1



FAIRWAYS NORTH STAGE 2  
REFER TO LC200 TO LC203

FAIRWAYS WEST STAGE 1  
REFER TO LC100 TO LC103

KEY PLAN  
1:8000

GOLF NORTH STAGE 2  
REFER TO LC300 TO LC303

### STREET TREE LIST FOR FAIRWAYS NORTH

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
LOCAL STREETS				
	<i>Backhousia citriodora</i>	Lemon Myrtle	8m	4m
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	4 m
	<i>Tristaniopsis laurina</i>	Water Gum	6 m	5 m

### STREET TREE LIST FOR GOLF NORTH

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
COLLECTOR ROAD				
	<i>Fraxinus raywoodii</i>	Claret Ash	12 m	5 m
LOCAL STREETS				
	<i>Fraxinus raywoodii</i>	Claret Ash	12 m	5 m
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8 m	4 m
	<i>Tristaniopsis laurina</i>	Water Gum	6 m	5 m

### STREET TREE LIST FOR FAIRWAYS WEST

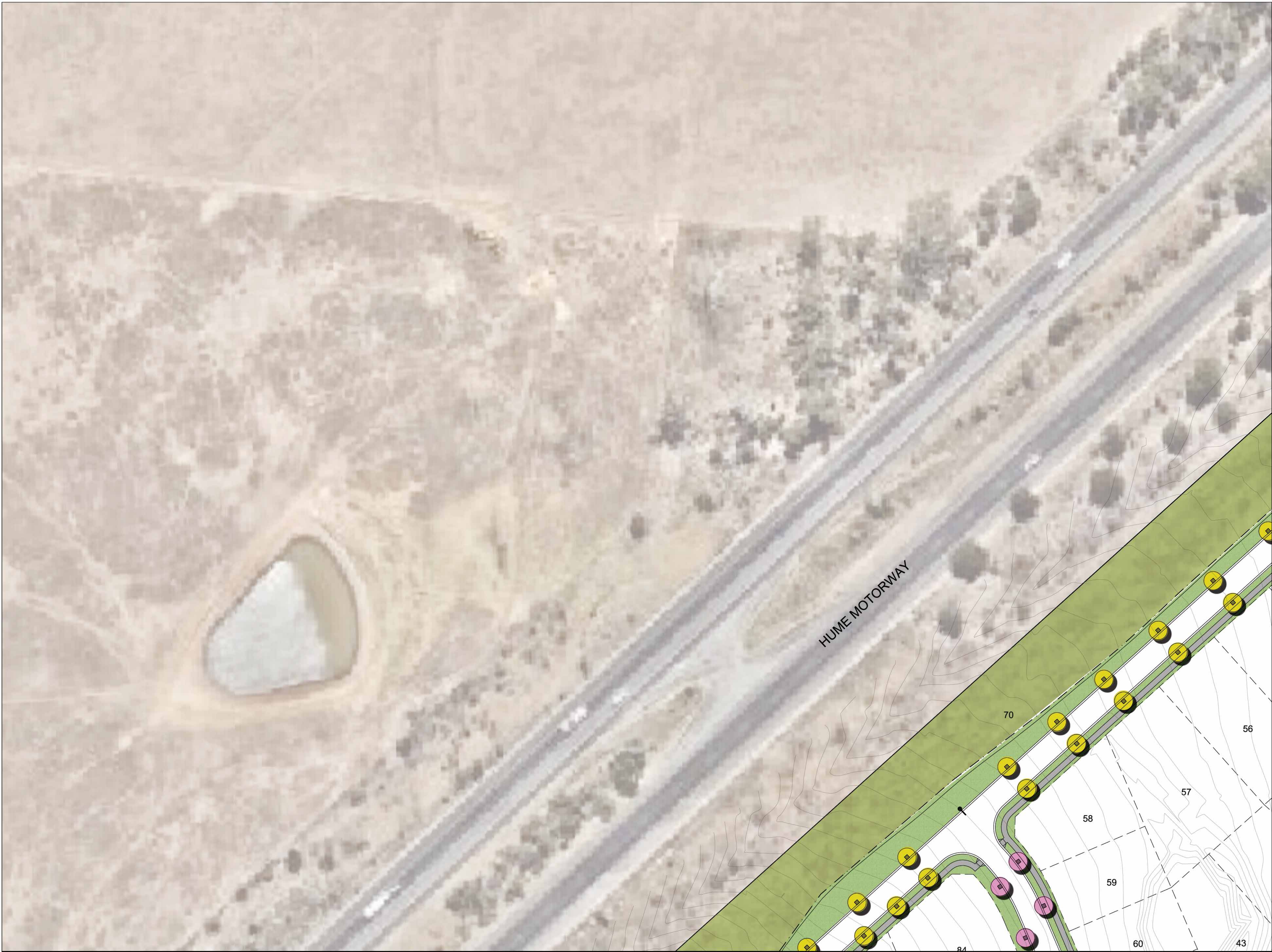
Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
COLLECTOR ROAD				
	<i>Ulmus parvifolia</i>	Chinese Elm	12 m	10m
LOCAL STREETS				
	<i>Pyrus ussuriensis</i>	Ussurian Pear	15 m	5 m
	<i>Lagerstroemia indica</i>	Crepe-myrtle	6 m	5 m
	<i>Lophostemon confertus</i>	Brush Box	20 m	12 m
ENTRY				
	<i>Betula pendula</i>	Silver Birch	15 m	10m

### IMAGERY

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
LANEWAY				
TREES				
	<i>Tristaniopsis laurina</i>	Water Gum	6 m	5 m
	<i>Melaleuca decora</i>	Honeymyrtle	8m	5 m
GROUNDCOVER				
	<i>Dianella caerulea</i>	Blue Flax-lily		
	<i>Lomandra tanika</i>	Mat-rush		
	<i>Brachyscome multifida</i>	Rocky Daisy		
	<i>Juniperus conferta</i>	Shore Juniper		







ADJOINS TO LC02

LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED STREET TREE
- EXISTING TREES TO BE REMOVED
- CONCRETE FOOTPATH
- GRASSED VERGE
- STREET SIGN LOCATION
- PROPOSED OPEN SPACE
- LANEWAY PLANTING

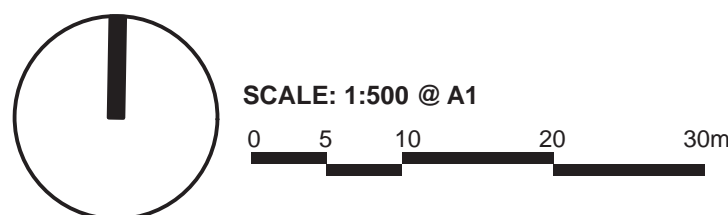
STREET TREE LIST FOR FAIRWAYS WEST

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
	COLLECTOR ROAD			
	<i>Ulmus parvifolia</i>	Chinese Elm	12 m	10m
	LOCAL STREETS			
	<i>Pyrus ussuriensis</i>	Ussurian Pear	15 m	5 m
	<i>Lagerstroemia indica</i>	Crepe-myrtle	6 m	5 m
	<i>Lophostemon confertus</i>	Brush Box	20 m	12 m
	<i>Betula pendula</i>	Silver Birch	15 m	10m
	LANEWAY TREES			
	<i>Tristaniopsis laurina</i>	Water Gum	6 m	5 m
	<i>Melaleuca decora</i>	Honeymyrtle	8m	5 m
	GROUNDCOVER			
	<i>Dianella caerulea</i>	Blue Flax-lily		
	<i>Lomandra tanika</i>	Mat-rush		
	<i>Brachyscome multifida</i>	Rocky Daisy		
	<i>Juniperus conferta</i>	Shore Juniper		



KEY PLAN

ADJOINS TO LC03



Landscape: Concept Plan-Fairways West

Project: 18-039W, Bingara Gorge Golf Town & Fairways Streetscape Master Plan  
Client: Lendlease Communities  
Date: 15.11.2018  
Revision: A  
Drawn: LL  
Checked: JH

**TaylorBrammer** LC100  
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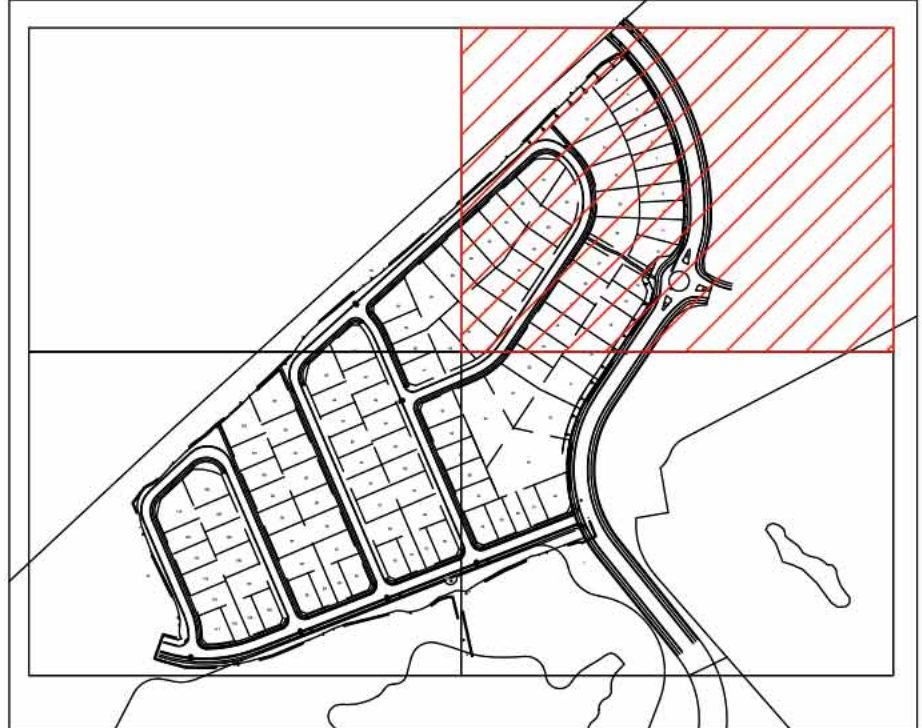




- LEGEND**
- SITE BOUNDARY
  - LOT BOUNDARY
  - PROPOSED STREET TREE
  - EXISTING TREES TO BE REMOVED
  - CONCRETE FOOTPATH
  - GRASSED VERGE
  - STREET SIGN LOCATION
  - PROPOSED OPEN SPACE
  - LANEWAY PLANTING

**STREET TREE LIST FOR FAIRWAYS WEST**

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
COLLECTOR ROAD				
	<i>Ulmus parvifolia</i>	Chinese Elm	12 m	10m
LOCAL STREETS				
	<i>Pyrus ussuriensis</i>	Ussurian Pear	15 m	5 m
	<i>Lagerstroemia indica</i>	Crepe-myrtle	6 m	5 m
	<i>Lophostemon confertus</i>	Brush Box	20 m	12 m
ENTRY				
	<i>Betula pendula</i>	Silver Birch	15 m	10m
LANEWAY TREES				
	<i>Tristania laurina</i>	Water Gum	6 m	5 m
	<i>Melaleuca decora</i>	Honeymyrtle	8m	5 m
GROUND COVER				
	<i>Dianella caerulea</i>	Blue Flax-lily		
	<i>Lomandra tanika</i>	Mat-rush		
	<i>Brachyscome multifida</i>	Rocky Daisy		
	<i>Juniperus conferta</i>	Shore Juniper		



KEY PLAN

Landscape: Concept Plan-Fairways West

Project: 18-039W, Bingara Gorge Golf Town & Fairways Streetscape Master Plan  
Client: Lendlease Communities  
Date: 15.11.2018  
Revision: A  
Drawn: LL  
Checked: JH

**TaylorBrammer** LC101  
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**LEGEND**

- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED STREET TREE
- EXISTING TREES TO BE REMOVED
- CONCRETE FOOTPATH
- GRASSED VERGE
- STREET SIGN LOCATION
- PROPOSED OPEN SPACE
- LANEWAY PLANTING

**STREET TREE LIST FOR FAIRWAYS WEST**

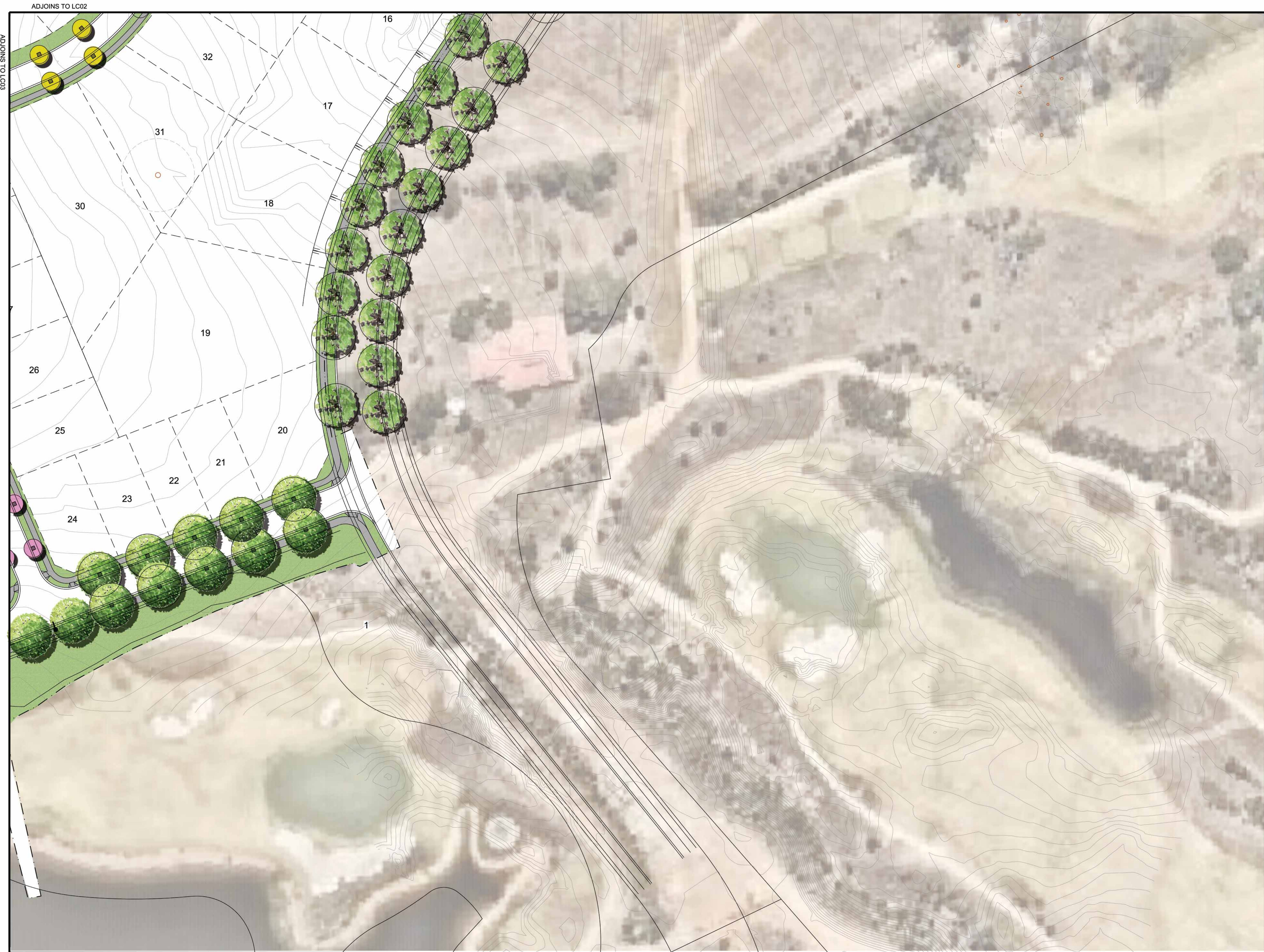
Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
<b>COLLECTOR ROAD</b>				
	<i>Ulmus parvifolia</i>	Chinese Elm	12 m	10m
<b>LOCAL STREETS</b>				
	<i>Pyrus ussuriensis</i>	Ussurian Pear	15 m	5 m
	<i>Lagerstroemia indica</i>	Crepe-myrtle	6 m	5 m
	<i>Lophostemon confertus</i>	Brush Box	20 m	12 m
<b>ENTRY</b>				
	<i>Betula pendula</i>	Silver Birch	15 m	10m
<b>LANEWAY TREES</b>				
	<i>Tristania laurina</i>	Water Gum	6 m	5 m
	<i>Melaleuca decora</i>	Honeymyrtle	8m	5 m
<b>GROUND COVER</b>				
	<i>Dianella caerulea</i>	Blue Flax-lily		
	<i>Lomandra tanika</i>	Mat-rush		
	<i>Brachyscome multifida</i>	Rocky Daisy		
	<i>Juniperus conferta</i>	Shore Juniper		

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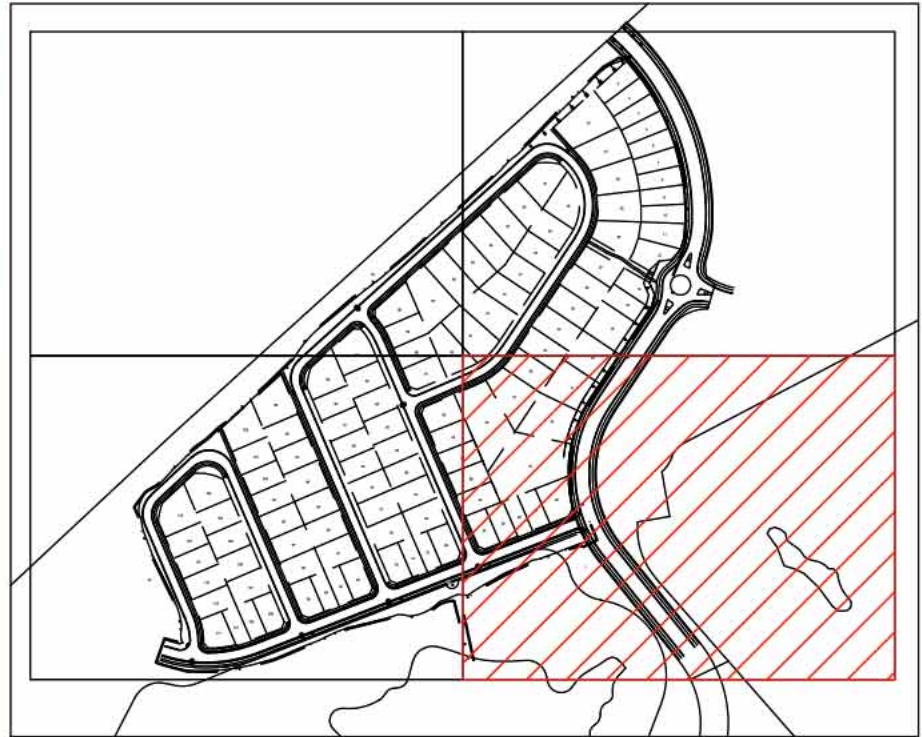




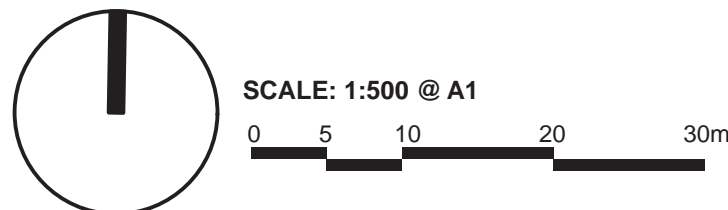
LEGEND				
	SITE BOUNDARY			
	LOT BOUNDARY			
	PROPOSED STREET TREE			
	EXISTING TREES TO BE REMOVED			
	CONCRETE FOOTPATH			
	GRASSED VERGE			
	STREET SIGN LOCATION			
	PROPOSED OPEN SPACE			
	LANEWAY PLANTING			

STREET TREE LIST FOR FAIRWAYS WEST

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
	COLLECTOR ROAD			
	<i>Ulmus parvifolia</i>	Chinese Elm	12 m	10m
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	<i>Pyrus ussuriensis</i>	Ussurian Pear	15 m	5 m
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	<i>Betula pendula</i>	Silver Birch	15 m	10m
	LANEWAY TREES			
	<i>Tristaniaopsis laurina</i>	Water Gum	6 m	5 m
	<i>Melaleuca decora</i>	Honeymyrtle	8m	5 m
	GROUND COVER			
	<i>Dianella caerulea</i>	Blue Flax-lily		
	<i>Lomandra tanika</i>	Mat-rush		
	<i>Brachyscome multifida</i>	Rocky Daisy		
	<i>Juniperus conferta</i>	Shore Juniper		



KEY PLAN



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LEGEND

SITE BOUNDARY

LOT BOUNDARY

PROPOSED STREET TREE

EXISTING TREES TO BE REMOVED

CONCRETE FOOTPATH

GRASSED VERGE

STREET SIGN LOCATION

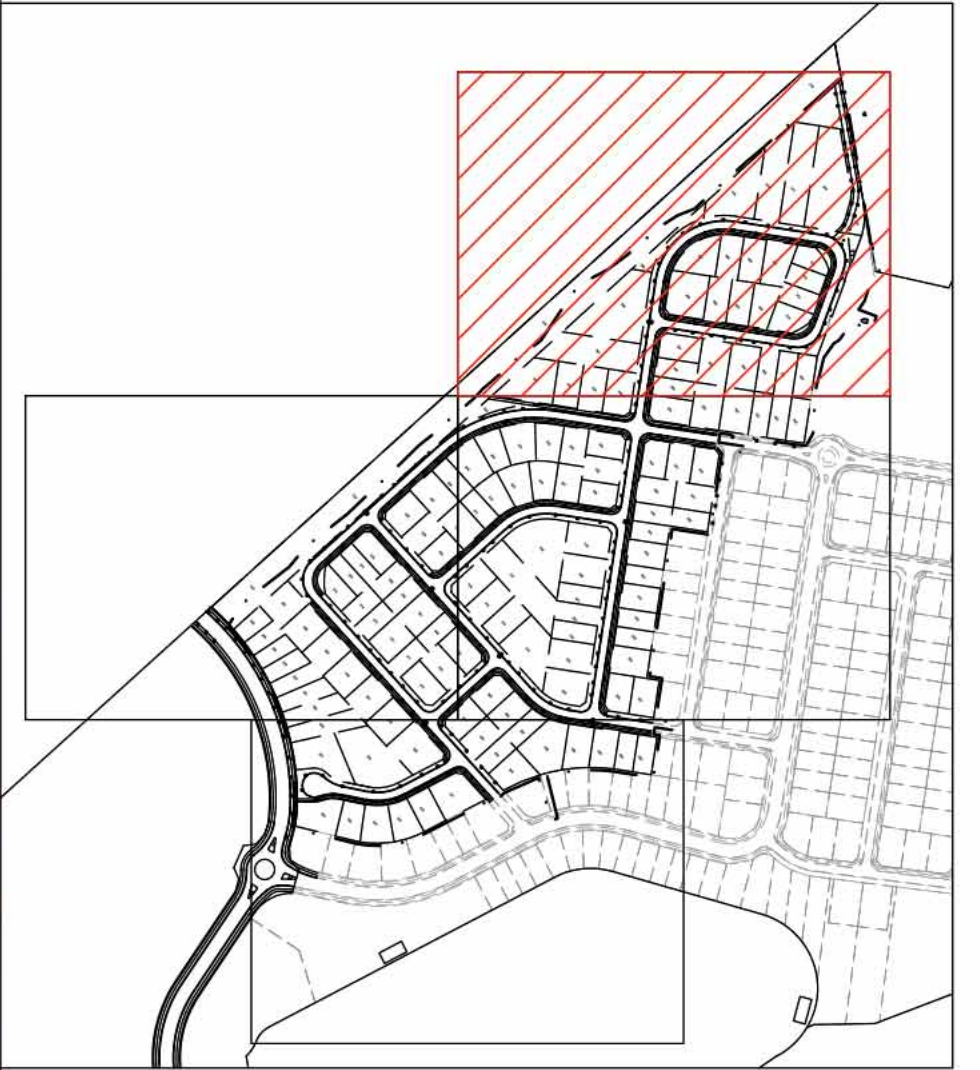
PROPOSED OPEN SPACE

STREET TREE LIST FOR FAIRWAYS NORTH

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
LOCAL STREETS				
	<i>Backhousia citriodora</i>	Lemon Myrtle	8m	4m
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	4m
	<i>Tristaniopsis laurina</i>	Water Gum	6m	5m



Backhousia citriodora



KEY PLAN

Landscape: Concept Plan-Fairways North

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Client: Lendlease Communities  
Date: 15.11.2018  
Revision: A  
Drawn: LL  
Checked: JH

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LC200

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0 5 10 20 30m

SCALE: 1:500 @ A1



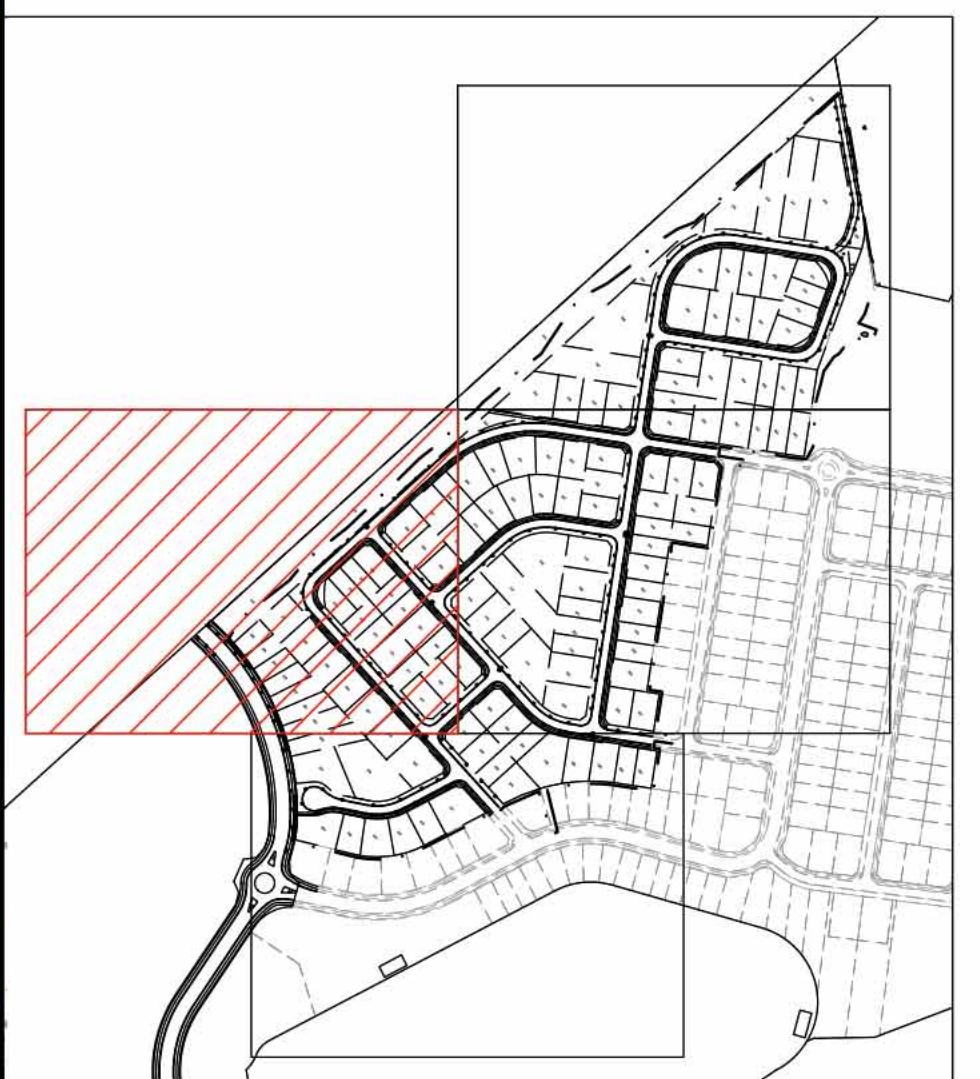


**LEGEND**

- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED STREET TREE
- EXISTING TREES TO BE REMOVED
- CONCRETE FOOTPATH
- GRASSED VERGE
- STREET SIGN LOCATION
- PROPOSED OPEN SPACE

**FAIRWAYS NORTH**

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
LOCAL STREETS				
	<i>Backhousia citriodora</i>	Lemon Myrtle	8m	4m
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	4m
	<i>Tristaniopsis laurina</i>	Water Gum	6m	5m



KEY PLAN

SCALE: 1:500 @ A1

0 5 10 20 30m

Landscape: Concept Plan-Fairways North

Project: 18-039W, Bingara Gorge Golf Town & Fairways Streetscape Master Plan  
Client: Lendlease Communities  
Date: 15.11.2018  
Revision: A  
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**TaylorBrammer** LC201

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26 Moore Street, NSW, 2515 E southcoast@taylorbrammer.com.au T 61 2 4267 5068  
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**LEGEND**

- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED STREET TREE
- EXISTING TREES TO BE REMOVED
- CONCRETE FOOTPATH
- GRASSED VERGE
- STREET SIGN LOCATION
- PROPOSED OPEN SPACE

**STREET TREE LIST FOR FAIRWAYS NORTH**

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
LOCAL STREETS				
	<i>Backhousia citriodora</i>	Lemon Myrtle	8m	4m
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	4 m
	<i>Tristaniopsis laurina</i>	Water Gum	6 m	5 m

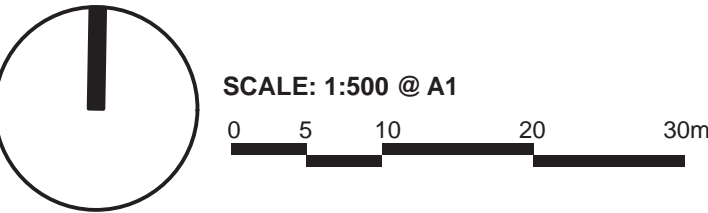
*Backhousia citriodora*

*Elaeocarpus reticulatus*

*Tristaniopsis laurina*



KEY PLAN



Landscape: Concept Plan-Fairways North

Project: 18-039W, Bingara Gorge Golf Town & Fairways Streetscape Master Plan  
Client: Lendlease Communities  
Date: 15.11.2018  
Revision: A  
Drawn: LL  
Checked: JH

**TaylorBrammer**

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LEGEND

- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED STREET TREE
- EXISTING TREES TO BE REMOVED
- CONCRETE FOOTPATH
- GRASSED VERGE
- STREET SIGN LOCATION
- PROPOSED OPEN SPACE

STREET TREE LIST FOR FAIRWAYS NORTH

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
LOCAL STREETS				
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	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8m	4m
	<i>Tristaniopsis laurina</i>	Water Gum	6 m	5 m



*Ulmus parvifolia*



*Backhousia citriodora*



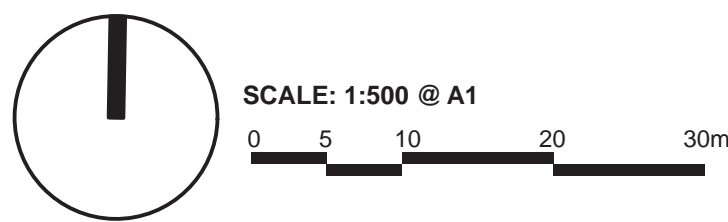
*Elaeocarpus reticulatus*



*Tristaniopsis laurina*



KEY PLAN



Landscape: Concept Plan-Fairways North

Project: 18-039W, Bingara Gorge Golf Town & Fairways Streetscape Master Plan  
Client: Lendlease Communities  
Date: 15.11.2018  
Revision: A  
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**LEGEND**

- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED STREET TREE
- EXISTING TREES TO BE REMOVED
- CONCRETE FOOTPATH
- GRASSED VERGE
- STREET SIGN LOCATION
- PROPOSED OPEN SPACE
- FIRE TRAIL
- UNDER STORY PLANTING TO FIRE TRAIL

**STREET TREE LIST FOR GOLF NORTH**

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
<b>COLLECTOR ROAD</b>				
	<i>Fraxinus raywoodii</i>	Claret Ash	12 m	5 m
<b>LOCAL STREETS</b>				
	<i>Fraxinus raywoodii</i>	Claret Ash	12 m	5 m
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8 m	4 m
	<i>Tristaniopsis laurina</i>	Water Gum	6 m	5 m

*Fraxinus Raywoodii*

*Tristaniopsis laurina*

**KEY PLAN**

ADJOINS TO LC10

ADJOINS TO LC11

# Landscape: Concept Plan-Golf North

**Project:** 18-039W, Bingara Gorge Golf Town & Fairways Streetscape Master Plan  
**Client:** Lendlease Communities  
**Date:** 15.11.2018  
**Revision:** A  
**Drawn:** LL  
**Checked:** JH

**TaylorBrammer**

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SCALE: 1:500 @ A1





**LEGEND**

- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED STREET TREE
- EXISTING TREES TO BE REMOVED
- CONCRETE FOOTPATH
- GRASSED VERGE
- STREET SIGN LOCATION
- PROPOSED OPEN SPACE
- FIRE TRAIL
- UNDER STORY PLANTING TO FIRE TRAIL

**STREET TREE LIST FOR GOLF NORTH**

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
<b>COLLECTOR ROAD</b>				
	<i>Fraxinus raywoodii</i>	Claret Ash	12 m	5 m
<b>LOCAL STREETS</b>				
	<i>Fraxinus raywoodii</i>	Claret Ash	12 m	5 m
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	8 m	4 m
	<i>Tristaniopsis laurina</i>	Water Gum	6 m	5 m

*Fraxinus Raywoodii*

*Tristaniopsis laurina*

**KEY PLAN**





LEGEND

SITE BOUNDARY

LOT BOUNDARY

PROPOSED STREET TREE

EXISTING TREES TO BE REMOVED

CONCRETE FOOTPATH

GRASSED VERGE

STREET SIGN LOCATION

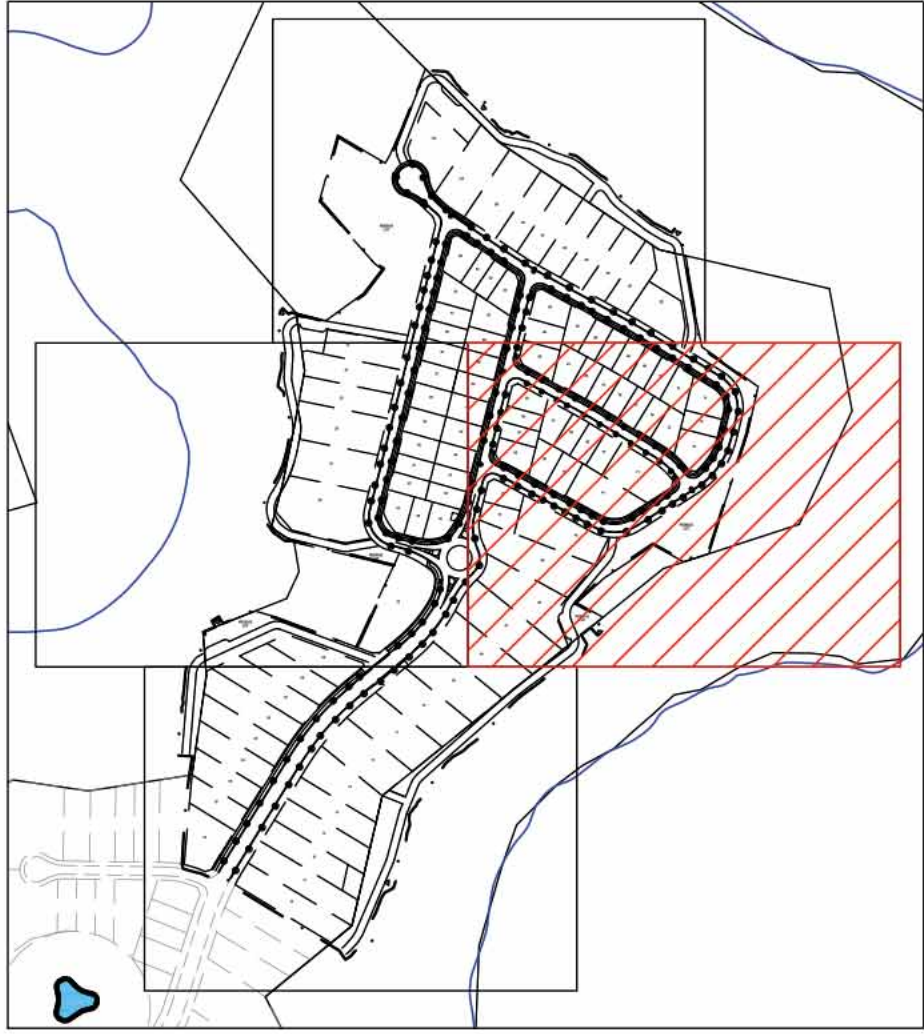
PROPOSED OPEN SPACE

FIRE TRAIL

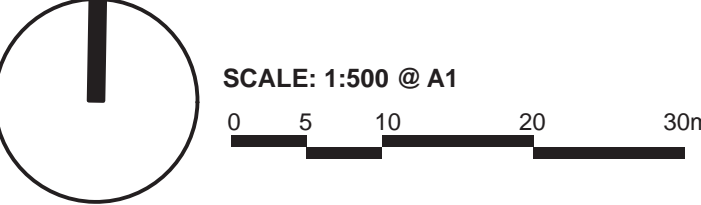
UNDER STORY PLANTING TO FIRE TRAIL

STREET TREE LIST FOR GOLF NORTH

Symbol	Botanic Names	Common Names	Mature Height	Canopy Spread
COLLECTOR ROAD				
	<i>Fraxinus raywoodii</i>	Claret Ash	12 m	5 m
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KEY PLAN



# Landscape: Concept Plan-Golf North

Project: 18-039W, Bingara Gorge Golf Town & Fairways Streetscape Master Plan  
Client: Lendlease Communities  
Date: 15.11.2018  
Revision: A  
Drawn: LL  
Checked: JH

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LC302

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LEGEND

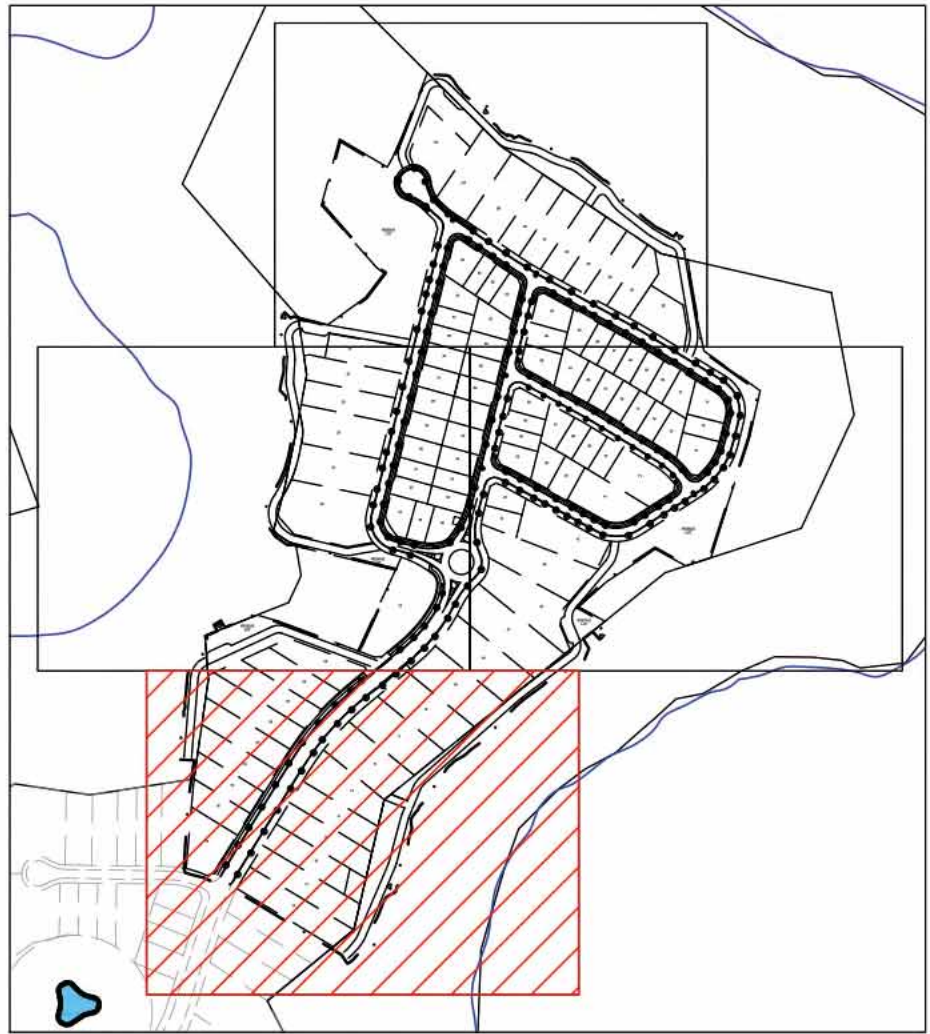
- SITE BOUNDARY
- LOT BOUNDARY
- PROPOSED STREET TREE
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- CONCRETE FOOTPATH
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- STREET SIGN LOCATION
- PROPOSED OPEN SPACE
- FIRE TRAIL
- UNDER STORY PLANTING TO FIRE TRAIL

STREET TREE LIST FOR GOLF NORTH

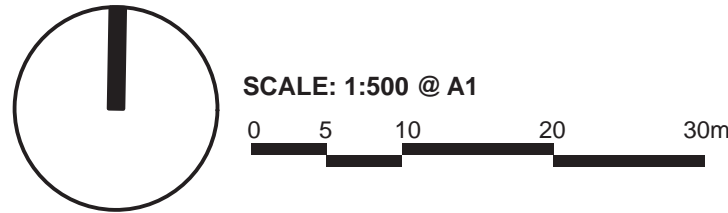
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COLLECTOR ROAD				
○	<i>Fraxinus raywoodii</i>	Claret Ash	12 m	5 m
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○	<i>Tristaniopsis laurina</i>	Water Gum	6 m	5 m



Fraxinus Raywoodii



KEY PLAN



Landscape: Concept Plan-Golf North

Project: 18-039W, Bingara Gorge Golf Town & Fairways Streetscape Master Plan  
Client: Lendlease Communities  
Date: 15.11.2018  
Revision: A  
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Before landscape work is commenced. The Landscape Contractor is to establish the position of all servicelines and ensure tree planting is to be carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

**Excavation**  
Do not excavate by machine within 1m of existing underground services.

Type A: Shall be a Premium mix, as available from Australian Native Landscapes (Tel: 13 14 56)  
Type B: Shall be a mixture of 20% site soil (improved) and 80% coarse river sand thoroughly blended to a homogenous mixture.

Turf Underlay shall be a mix of 40% Double washed river sand, 20% composted Greenwaste, 20% nitro humus, 20% soil equivalent to Greenlife Lawn Top Dressing & Turf Underlay as produced by Australian Native Landscapers or approved equivalent. Spread 100mm of Turf Underlay as specified and finish flush with adjacent finished surface levels.

Provide a one (1)kg sample of imported topsoil mixes, if required, for approval. No imported topsoil shall be delivered to site prior to approval of the sample provided.

Topdress material shall be as specified in AS 4419 - 1999. Topdress material shall be clean washed river sand, free from any clay lumps, clods, weeds, tree roots, sticks, organic matter, rubbish and material toxic to plant growth and the like, and shall have a neutral pH and minimal salt content (measured oven dry of 0.1%).

Shall be a Eucy Mulch, as available from Australian Native Landscapes. (Tel: 13 14 58)

The Landscape Contractor is responsible for organising the delivery of plant stock to site and checking plant stock prior to accepting delivery on site to ensure the plants supply possess the following characteristics:

- Large healthy root systems, with no evidence of root rot, restriction or damage.
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
- Trees must, unless required to be multi-stemmed, have a single leading shoot.
- Any plants or trees that are accepted by the landscape contractor that do not meet this specification will be replaced at the contractor's expense.

Replacement: Replace damaged or failed plants with plants of the same type and size.

Do not plant in unsuitable weather conditions such as extremes of heat or cold, wind or rain. Before planting begins, complete cultivation, soil placement, fertilization etc. as previously specified.

Before plants are installed all pot sizes shall have their roots pruned with an appropriate, clean, sharp instrument to eliminate any root confusion occurring at edge of pot zone.

Before planting begins, thoroughly water the plants and the planting area. Keep the area and plants moist during planting. Water the plants immediately after planting, and thereafter as required to maintain growth rates free of stress.

The contractor shall give notice, of not less than 24 hours, for inspections as nominated in special and hold point schedule

Remove tree from container and root prune 20mm on sides and bottom to ensure all circling roots have been either severed or aligned radially into the surrounding soil. Plant as per detail.

Turf shall be of even thickness free from weeds and other foreign matter, lay in stretcher pattern with joints staggered and close butted. Deliver turf on site within 24 hours of being cut, and lay within 36 hours or being cut. Prevent it from drying out between cutting and laying.

**Establishment**

**Watering:** Water as necessary to keep soil moist to a depth of 100mm.

**Protection:** Protect newly turfed areas against traffic until grass is established.

**Making Good:** Lift failed turf and relay with new turf.

**Fertilizing:** Two weeks after laying, fertilize turf as specified.

**Todressing:** When the turf is established, lightly topdress to a depth of 10mm with topdress material as specified. Rub the dressing well into the joints and correct any unevenness of surface

**Mowing:** When the turf is established, mow at regular intervals to maintain an average height of 50mm.

- TURF TYPE: Greenlees Park Couch
- TURF TYPE: Kikuyu
- TURF TYPE: Buffalo "Sir Walter"

**Recommended Supplier:** A registered Turf grower to be approved by the Landscape Architect.

Type: Nutricote Standard Black 270 Day (16: 4.4: 8.3)  
Installation: Evenly distribute 5g per litre (rootball size) of fertilizer onto backfill area around rootball prior to placing mulch.

**TREE PLANTING**

Type: Nutricote Standard Brown 360 Day blend (16: 4.4: 8.3)  
Installation: Distribute 5g per litre (rootball size) fertiliser into backfill around rootball. Apply in 3 evenly spread layers as hole is filled. First layer is to be half way up the rootball, second layer 3/4 up the rootball and third layer 50-100mm from the soil finished surface level. This application ensures that the nutrients leeches evenly downwards into the soil profile and encourages outward root system growth.

**TURF**

Kikuyu: Yates Dynamic Lifter Turf Lifter (10: 4: 6)  
Installation: Evenly spread and mix 50g of fertiliser per m<sup>2</sup> into topsoil prior to placing turf.

Stakes shall be straight plantation grown hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.

a. 5-15 litre size plant	1x(1200x25x25mm)
b. 35-75 litre size plant	2x(1500x38x38mm)
c. 100-greater than 200 litre	3x(1800x50x50mm)

TYPE: Root Stop Root Barrier  
PRODUCT CODE: RS600  
LOCATION: Street tree plantings  
SIZE: 600mm deep roll  
SUPPLIER: Arbor Green (Tel: 1300 760 642)

**INSTALLATION:** The top of root control barrier to be located 150mm closer to the street tree trunk than the base of the root control

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, reseeding, returfing, weeding, pest and disease control, staking and tying, replanting and plant replacement, cultivation, pruning, aerating, renovating, topdressing, maintaining the site in a neat and tidy condition as follows:

The Landscape Contractor shall maintain the landscape works for the term of the maintenance (or plant establishment) period to the satisfaction of the Landscape Architect and Client. The Landscape Contractor shall attend to the site on a weekly basis. The maintenance period shall commence at practical completion and continue for a period of twenty Six (26) weeks.

Grass and trees shall be watered regularly so as to ensure continuous healthy growth. Street trees and larger plant stock are to be watered through the top of the rootball to ensure a thorough soaking of the plant rootball. Watering of street trees shall be carried out on a weekly basis throughout the maintenance period regardless of rainfall.

During the term of the maintenance period the Landscape Contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

The Landscape Contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing. The landscape contractor is to report any evidence of theft or vandalism to the Landscape Architect within one day of them occurring.

The Landscape Contractor shall replace or adjust plant stakes and tree guards as necessary or as directed by the Landscape Architect. Remove stakes and ties at the end of the maintenance period if so directed.

Trees and shrubs shall be pruned as directed by the Landscape Architect. Pruning will be directed at the maintenance of the dense foliage or miscellaneous pruning beneficial to the condition of the plants. Any damaged growth shall be pruned. All pruned material shall be removed from the site.

All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times.

The Landscape Contractor shall spray against insect and fungus infestation with all spraying to be carried out in accordance with the manufacturer's directions. Report all instances of pests and diseases (immediately that they are detected) to the Landscape Architect prior to spraying.

The Landscape Contractor shall maintain all grass and turf areas by watering, weeding, reseeding, rolling, mowing, trimming or other operations as necessary.

Apply lawn fertiliser as specified in fertilisers at the completion of the first and the last mowing, and at times as necessary to maintain healthy grass cover. Carry out last mowing and fertilisation not less than seven (7) days before the end of the maintenance period.

Remove grass clippings from site. Grass and turf areas shall be sprayed with approved selective herbicide against broad leaved weeds as required by the Landscape Architect and in accordance with the manufacturer's directions.

No fertiliser is to be used on turf areas.

Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg: Roundup) in any of its registered formulae, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 1000mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the Landscape Contractor at no cost to the client.

All street tree locations are to be marked out on site for the approval of the project Landscape Architect. Give two days notice to arrange the inspection.

Notwithstanding anything to the contrary in the Contract, The Landscape Architect may instruct the Landscape Contractor to perform urgent maintenance works. Should the Landscape Contractor fail to carry out these works within seven (7) days of such a notice, the Principal reserves the right to employ others to carry out such works and charges costs of these works to the Landscape Contractor.

