

## BERRIGAN SHIRE

Landscape Concept Report

Finley

June 2015

Acknowledgements

The Tocumwal and Finley Landscape Concept Plans are a significant investment for Berrigan Shire Council and the communities of each of the towns. We would like to acknowledge the support and commitment of Berrigan Shire Council Councillors and staff and the individuals who participated in the community workshops and generously shared their knowledge. Particular thanks are due to Fred Exton, Jo Ruffin and James Brown. We thank you for the opportunity to work with you in delivering this project and wish you all the very best in the next stage of the journey.

Disclaimer

All elements of this project have been prepared with care and diligence. We have endeavoured to understand the challenges and opportunities each town sees for themselves and to use this as the basis of the project process. The suggested outcomes are based on our professional experience as Landscape Architects. They have been provided in good faith and in the spirit of offering support and encouragement. Further Council and community collaboration will be needed to ensure ownership of future project direction and outcomes. All final decisions rest with Berrigan Shire Council and no financial responsibility will be accepted by LMLA. Please note that more detailed investigation, analysis and financial planning will be needed before committing to any works.

Glossary

BSC      Berrigan Shire Council  
LMLA    Liesl Malan Landscape Architects

Note

Outlined text provides hyperlinks to further information. Please use the pdf version to access these links.

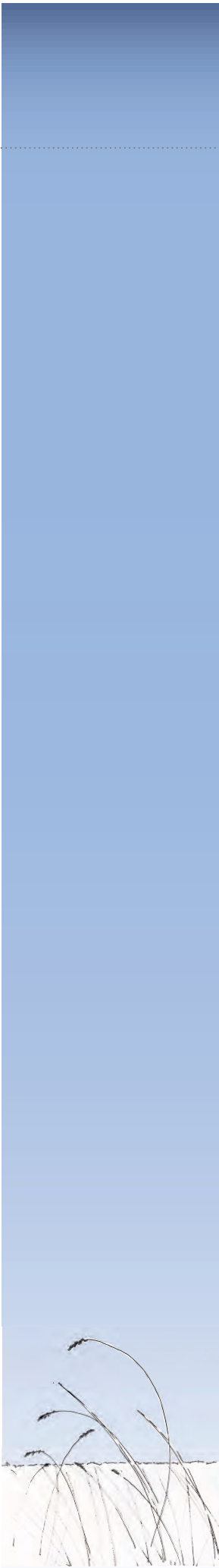
Liesl Malan Landscape Architects



PO Box 78  
Harcourt  
Victoria 3453

phone : 03 5442 2253  
mobile : 0427 132 601  
email : [lm@lmalan.com.au](mailto:lm@lmalan.com.au)  
web : [www.lmalan.com.au](http://www.lmalan.com.au)

Introduction	7
Executive summary	7
Site Appreciation	7
Site Analysis	9
Landscape context	9
Population trends	9
History	11
General	11
Railway history	11
Berriquin Irrigation District & Mulwala Canal	11
Landscape Concept	15
General	15
Revitalising the town centre	17
Town Walk & Brochure	19
Finley Lake	21
Plans	23
Site Analysis Plan - overall	23
Site Analysis Plan - town centre	25
Site Analysis Plan - relationship analysis	26
Concept Plan - overall	29
Outline of further works required - north	33
Pool Frontage Concept Plan and Section	35
Northern Entry Concept Plan	37
Southern Entry Concept Plan	37
Street Tree Masterplan	39
Street Tree Selection List	41
Town Entry Signs	47



Concept details	47
Sections	51
Newell Highway CBD	51
Headford Street	51
Coree Street	53
Riverina Highway (West)	53
Riverina Highway East	54
Finley Rail Reserve	57
Appendix	59
Current Finley web based information	59
General historical research	59
Spiderbait	59

## Site Appreciation



01



02



03



04



05



06



07



08

01 Main street buildings, 02 & 03 Rail Reserve & Railway Park, 04 & 05 Main Street buildings, 06 School of Arts building, 07 Memorial Park, 08 Finley Lake

## Executive summary

This project developed a Landscape Concept Plan for the town of Finley. It has been an holistic design response which has explored opportunities to draw more visitors to the town and considered the needs of pedestrians, cyclists, vehicles, trucks and caravans / motorhomes. The primary focus has been on the Newell Highway. The main shopping strip was originally excluded from the project brief, however all parts of the town were considered holistically during the course of the project. Some suggestions been incorporated into the Landscape Concept however, the centre of town remains the heart of Finley and an integrated revitalisation strategy is needed to develop these concepts further.

The Town entry signage has been designed to draw on the qualities of both the Finley Plains landscape and the reflective shimmer of the Lake water. A Street Tree Masterplan has been prepared for the town. It draws on the Berrigan Shire Preferred Tree Species list and carefully considers road scale, hierarchy and character in the selection of street trees.

The Site Analysis phase built on community consultation that had already been undertaken by Berrigan Shire Council (BSC). A community workshop was held at the start of project to discuss the Draft Site Analysis plans and seek local input. Council and community feedback was incorporated into the Final Site Analysis Plans. Extensive on site investigation and desktop research has been undertaken. Web searches have been conducted to explore Finley's 'digital presence'.

Design Options explored a wide range of precedents and provided opportunities for local community feedback and involvement. Council comment and feedback has strengthened the project and design process, however further community capacity needs to be developed to encourage stronger local participation in developing a vision for the town.

The Final Concept Plans provide a staged approach which focuses first on improving amenity for residents and enhancing the visitor experience. The second stage suggests further development of the Rail Reserve, Loco Dam Park, the town entries and a Northern Rest Stop. The third stage considers opportunities for Finley Lake and a new Iconic Play Element.

Finley is an inland farming town under significant pressure due to population loss. Financial resources are very limited and volunteer burn out is a serious challenge. Ensuring efficient use of natural, social and financial capital is key to creating a sustainable future for the town. Opportunities to develop a Town Masterplan with a clear vision for the future have been identified in the Overall Report.





Site photos - Finley town centre

## Landscape context

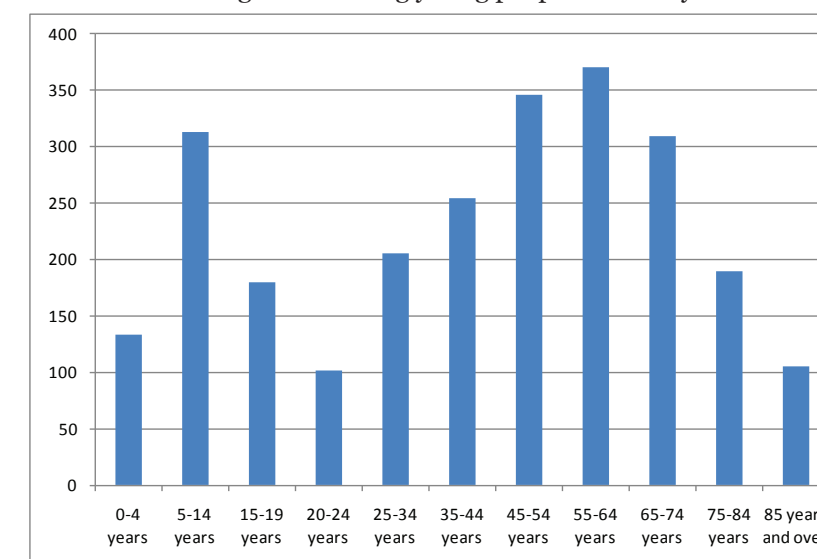
The New South Wales Riverina encompasses the alluvial plains of the Lachlan, Murray and Murrumbidgee rivers. These plains stretch from the foothills of the Snowy Mountains westwards. They are bounded by the Lachlan River to the north, the Murray River to the south and the Murray and Murrumbidgee rivers on the Far West. Finley is located in the Central Murray section of the Riverina.

The plains around Finley would have generally been dominated by indigenous stands of Grey Box (*Eucalyptus microcarpa*) Woodland with some Bulloak (*Allocasuarina luehmannii*). Gentle rises in the landscape tend to be more sandy with mixed Woodlands of *Callitris glaucophylla* (White Cypress Pine) and *Callitris gracilis* (Murray Cypress Pine) with shrubs scattered over a grassy understorey. Soils on the Plains tend to be alluvial, with a mix of clays, loams, sands and silts.<sup>1</sup>

Finley is a productive agricultural area which is known for its high quality rice. The district also produces winter crops and pastures for livestock production and dairy.

## Population trends

Australian Bureau of Statistics data from 2011 (total population 2,510) shows that a significant proportion of the population is over 65 years of age. (See below) It also shows the challenge of retaining young people after they finish school.



01. Graph produced from Australian Bureau of Statistics 2011 Census of Population and Housing, Finley (SSC10891) 456.9 sq Kms, B01 SELECTED PERSON CHARACTERISTICS BY SEX (1 of 2)

<sup>1</sup> Kent et al, **Native Vegetation Guide for the Riverina** - notes for land managers on its management and revegetation (Johnstone Centre, Charles Sturt University, NSW : 2002), p. 236 - 237



01. World War II Soldier Settlement clearing <http://nationalunitygovernment.org>  
 02. Finley, NSW 1922 (NSW Library)  
 03. Finley Silos (NSW Silos website)  
 04. Murray Street, Finley c1910 (State Library of NSW)

## History

### General

Preliminary investigations of Finley's history for this project found very little information on the Aboriginal people of this area. According to a Sydney Morning Herald article, the Wiradjuri Aborigines, who inhabited the area prior to white settlement, called it 'Carawatha', supposedly meaning 'place of pines'.<sup>2</sup> Rotary Park, acknowledges the contribution of the Yorta Yorta people of 'Cummeragunja' to the Park, however, further research into the Aboriginal culture of the region would enrich Finley's historical significance.

The first white settlers in the area were squatters, mainly from the Port Phillip region, who came with their cattle in the 1840's. The town evolved on land that was originally part of Tuppal Station at the junction of two stock routes, that was leased by Benjamin Boyd of Eden, NSW. Wheat cultivation eventually replaced cattle, especially after 1910, when 127 new farms were created in the subdivision of Tuppal Station. Farms had to survive numerous droughts before the Berriquin Irrigation Scheme brought them a regular supply of water in 1935.

### Railway history

Finley was the first sparsely settled town selected for a Pioneer Railway. The Pioneer system followed the American style to link regional areas to boost trade and travel, but at low cost due to the harsh economic conditions of the time. When the railway arrived in Finley on 16th September 1898 the station had no fences and the tracks were laid without stone ballast. This allowed the railway to be built at a third of the cost of the standard railway built from Narranderra to Jerilderie. Incredibly well preserved, Finley Station is one of the few Pioneer stations still standing, and is also host to the Finley Pioneer Railway Museum containing artefacts and railway stories.

### Berriquin Irrigation District & Mulwala Canal

At the northern approach to Finley is the Wheels of Prosperity display, intended as a symbol of water's importance to the town and district. Built during the Great Depression, it was a project to assist the many unemployed of that time. Irrigation in the Southern Riverina was initially developed as "drought proofing" – to provide reliable stock and domestic water to a vast region which had been regularly devastated by drought. Between 1933 and 1964 the NSW Government undertook the development of the state's largest irrigation network known as the Murray Irrigation Area and Districts, fed by the waters of the Murray River.

The new districts required the construction of a major irrigation channel, their own "man-made

<sup>2</sup> <http://www.smh.com.au/news/new-south-wales/finley/2005/02/17/1108500193543.html>





*The introduction of irrigation fundamentally altered the landscape and communities of the region. The history of irrigation, the fascinating technology, the workers and animals who built the infrastructure all provide rich themes to share with visitors to the area. (All images sourced from <http://www.irrigationhistory.net.au/history/riverina.asp>)*

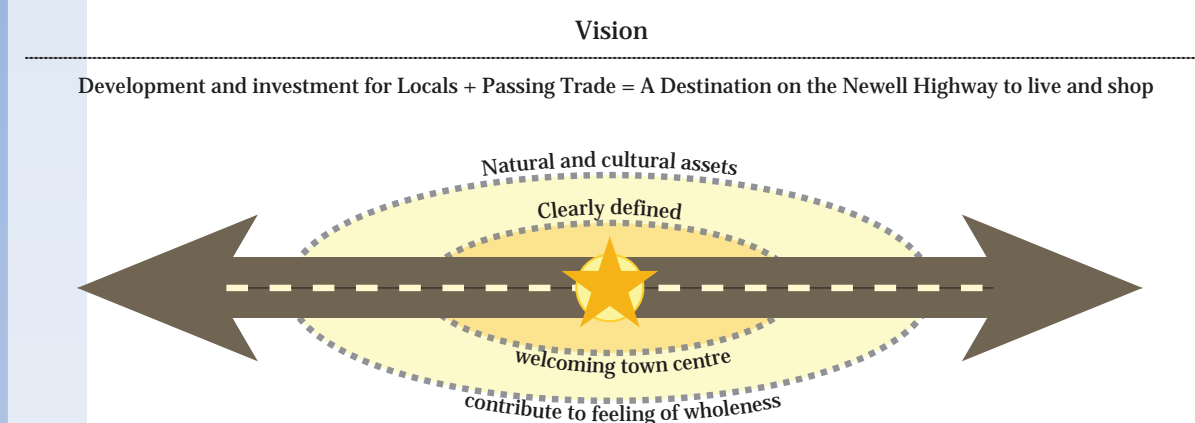
river", known as the Mulwala Canal. The canal draws its water from the Murray River at Lake Mulwala and stretches 156km to the west through Berrigan, Finley and Deniliquin. Construction of the Mulwala Canal and Yarrawonga Weir began in 1935. Both projects provided significant employment relief during the Depression. More than 500 men, employed as labourers and contractors, were working on the Mulwala Canal at any one time when construction was in full swing.

Four imported 130 ton Bucyrus Erie dragline excavators worked in shifts 24 hours a day on the Mulwala, excavating up to a mile a week. By 1939 Yarrawonga Weir was completed, and the Mulwala Canal and many associated branch channels had been completed as far as Finley. The first water in the Berriquin District was officially delivered in April 1939, with NSW Premier Alex Mair conducting the official opening on a farm east of Finley.

At 155 km, Mulwala Canal is the largest irrigation channel in the Australia. Today the system provides vital water supplies to more than 2,400 properties which total 740,000 hectares of farmland.

Although Finley has many stories of both triumph and tragedy, the opportunities for visitors to appreciate this history are limited - both physically within the town or using a web based portal. Further general historical research has been collated in the Appendix of this report.

Finley	
Opportunities	Constraints
Town centre is on the Newell HWY and there is the opportunity to capture passing trade	Little in the town centre to capture the attention of people driving through Finley
Urban fabric / streetscape in the main street has good proportions and number of heritage buildings which have a positive contribution to the experience on foot and from the car	There is little to differentiate Finley from other towns along the Newell HWY
Connected verandahs are mostly continuous and provide shade in the main street	The scale of the highway overwhelms the small trees and minimal understorey planting. This creates the impression that vehicles dominate Finley.
Town centre is of a walkable scale with gentle grades	The town centre is not clearly defined and has stretched along the Newell Highway. In addition the number of empty shops is proportionally high. This deters walking
Well establish neighbourhood character in older areas is attractive and welcoming	Newer neighbourhoods are poorly presented



**Key recommendations:**

Develop an integrated strategy for Finley CBD to improve the diversity of retail opportunities. Focus on creating an environment to support small high quality individual shops and showcase local produce in food outlets and cafes.

Implement the Street Tree Masterplan to create more welcoming streetscapes in residential areas and the CBD for both locals and visitors with shade from trees plantings a priority.

Invest in the unique elements of Finley “no one else has your history, your culture or your environment.” Hirst Projects MRTB Ports of the Murray Strategy. Provide an authentic quality of experience for visitors by providing an insight into Finley’s history, character and personal stories.

Invest in walkability of Finley by creating a clear focus on the needs of pedestrians. Build on the existing PAMP to develop an overall strategy of walking paths. Look for opportunities to create new links and strengthen existing paths, provide shaded places to rest and meet and provide universal access

Follow the staged plan to ensure appropriate timing of projects including the town entries. Early installation may create false expectations for both residents and visitors and undermine other projects.

**General**

A range of design options were explored with Berrigan Shire Council and local community members. Their feedback and suggestions were then incorporated into the Preferred Concept Plan with a series of distinct projects identified for community groups / individuals to lead under the guidance of Berrigan Shire Council as funding becomes available.

Further economic analysis and design resolution is required to test and refine these concepts. Priorities and staging options will need to be led by Berrigan Shire Council, developed in collaboration with local community members and refined in response to funding opportunities as they arise. In the meantime however, the overall Landscape Concept can be used as a base to discuss further works and funding opportunities, provide guidance to direct community efforts and assist Council in prioritising works.

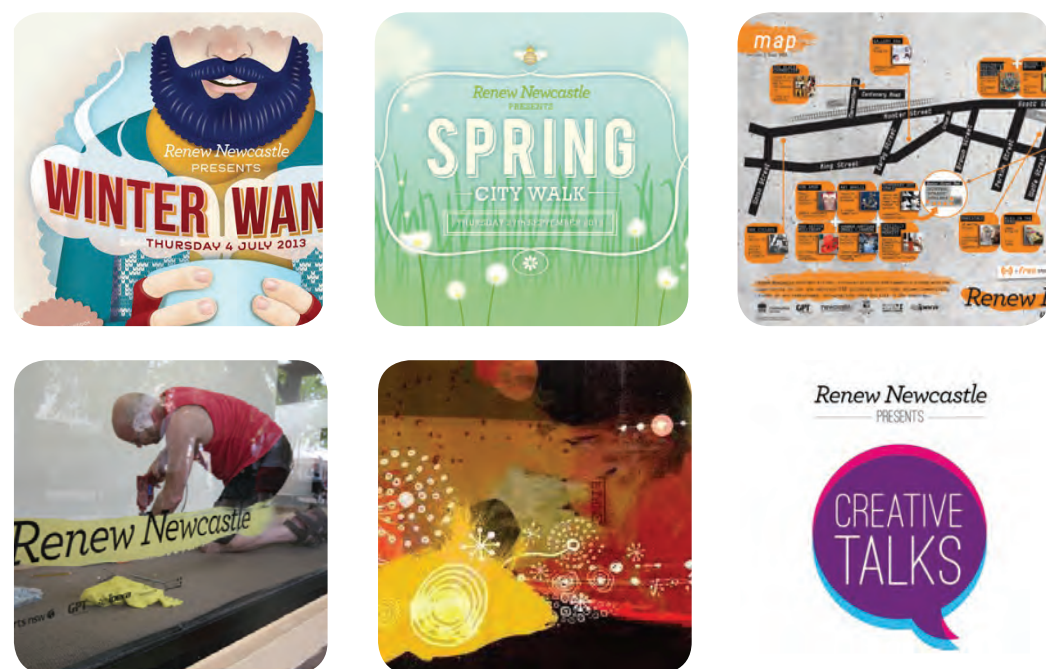
The analysis and investigation undertaken for this project suggest that the following further investigation / strategic development is likely to be needed in Finley;

- Investigate opportunities to initiate a ‘Renew Finley’ strategy to revitalise the central business district. This will need to be an integrated, holistic strategy to support existing businesses and encourage new investment
- Explore opportunities for small scale, creative interventions as catalyst projects to activate the town centre and link to Finley Lake, the Railway Reserve and other town assets
- Build social capacity by encouraging a diverse range of community members to become ‘Town Champions’. This should be a leadership role, supported by Berrigan Shire Council and empowered to build a vibrant, sustainable future for the town
- Undertake street tree planting
- Develop a Masterplan for Finley Lake
- Redevelop the Pool Frontage area to create a more welcoming entry into the town.

The Landscape Concept Plan developed for Finley identifies a series projects of various scales, both in terms of project scope and timing / staging. It should be used to support funding applications and as the basis to develop a clear vision for the town that integrates environmental, social and economic parameters more extensively than the scope of the current project was able to.

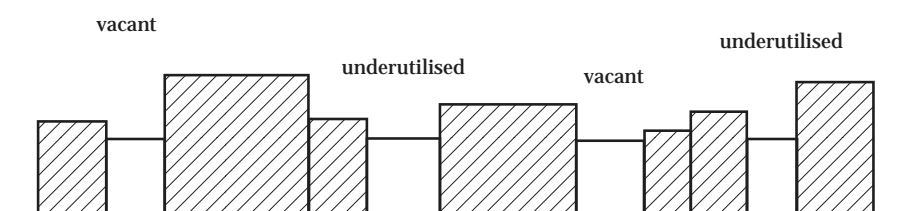
On site investigation and discussions during the course of this project suggest that community cohesion and social capital may need to be further developed in Finley before undertaking any on-ground works. The process has been started by the community consultation work led



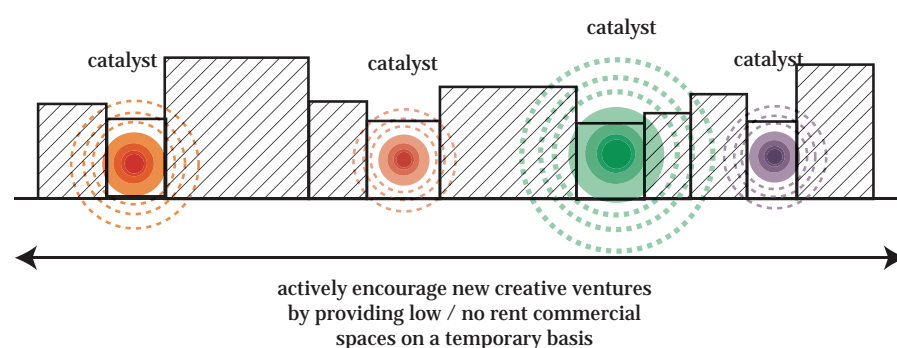


Renew Australia

## Existing



## 'Renew Australia' / similar model for main street renewal



by Berrigan Shire Council and further developed during the course of this project, but much clearer direction, driven by the community themselves, is needed to ensure successful project outcomes.

## Revitalising the town centre

While Finley's heyday may have passed, local communities in similar small towns have been able to draw on renewal strategies developed by organisations like Renew Australia to create more a resilient, vibrant local economy. The success of these strategies relies the combined effort and commitment of local community members working in partnership with the organisation and their local Council.

*Renew Australia is a new national social enterprise designed to catalyse community renewal, economic development, the arts and creative industries across Australia. It works with communities and property owners to take otherwise empty shops, offices, commercial and public buildings and make them available to incubate short term use by artists, creative projects and community initiatives.*

*Renew Australia is based on the intellectual property, experience, and case study pioneered by Renew Newcastle. In 2008 Renew Newcastle was established as a low cost, low budget DIY urban renewal scheme that has proved highly successful and generated significant media and community interest locally, nationally and internationally. Through a simple strategy based on the temporary and low cost creative activation of some of the more than 150 empty buildings in the Newcastle CBD significant parts of Newcastle have been transformed. Less than two years later as the direct result of Renew Newcastle's activities more than 70 new businesses and initiatives had been seeded and Newcastle was hailed by Lonely Planet as one of the top 10 cities in the world to visit in 2011 due to the exciting, eclectic creative community that had been seeded there.*

*Renew Australia is a not for profit company limited by guarantee that trades as a social enterprise. It provides fee for service based training, consultancy, research and other services to councils, state and federal government, economic development professionals, developers and property owners. Revenue made from this will allow us to subsidise services, to offer seed funding and support for artists and community groups, and free and subsidised training for community builders.*

Further information is available from their website [www.renewaustralia.org](http://www.renewaustralia.org)



Examples of town maps and brochures (All images sourced from the web)

## Town Walk & Brochure

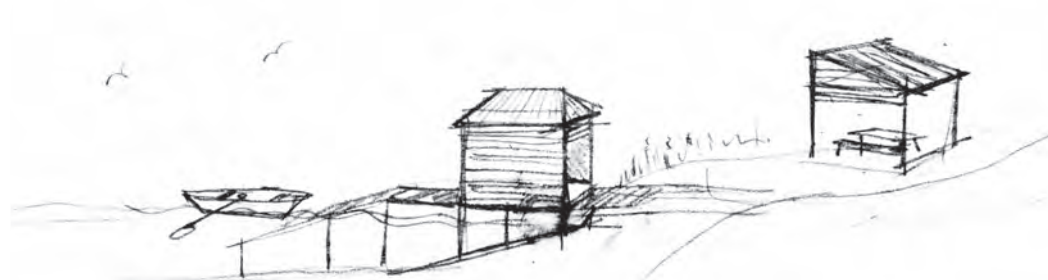
Many families, individuals and community based organisations have contributed to the development of Finley. Their stories of triumph and tragedy, laughter and heartbreak could provide a wonderful opportunity for visitors to gain an insight into what makes Finley special.

Opportunities to develop a Town Walk with a high quality, professionally designed town brochure should be investigated. This would provide an opportunity to link the heritage buildings with stories of peoples lives than create an emotional connection to place.

The Town Walk needs to be professionally curated and interpreted with a clear, well resolved concept. By linking this project physically on the ground to the heritage buildings and digitally on the web, the Walk has the potential to capture the attention of visitors both while they are visiting Finley and before they set out on their journey. In time, this could be developed into the basis of a 'destination marketing' strategy to encourage travellers to plan their rest stops in Finley.







01. Finley Lake reimagined (artist's sketch only)  
02. Boathouse Cafe, Passaic, New Jersey  
03. Lake Wendouree, Ballarat

## Finley Lake

The Finley Lake features in almost all of the tourist literature about the town, it is currently however struggling to provide a clear point of difference which is strong enough to encourage a significant number of travellers on the Newell Highway to plan their rest stops at the Lake. It provides an attractive setting, particularly for residents to walk / jog around but, at this stage, those visitors who do stop, spend only a short amount of time at the Lake. Ideally, the Lake should provide such a high quality landscape experience that visitors spend enough time create a strong destination in its own right.

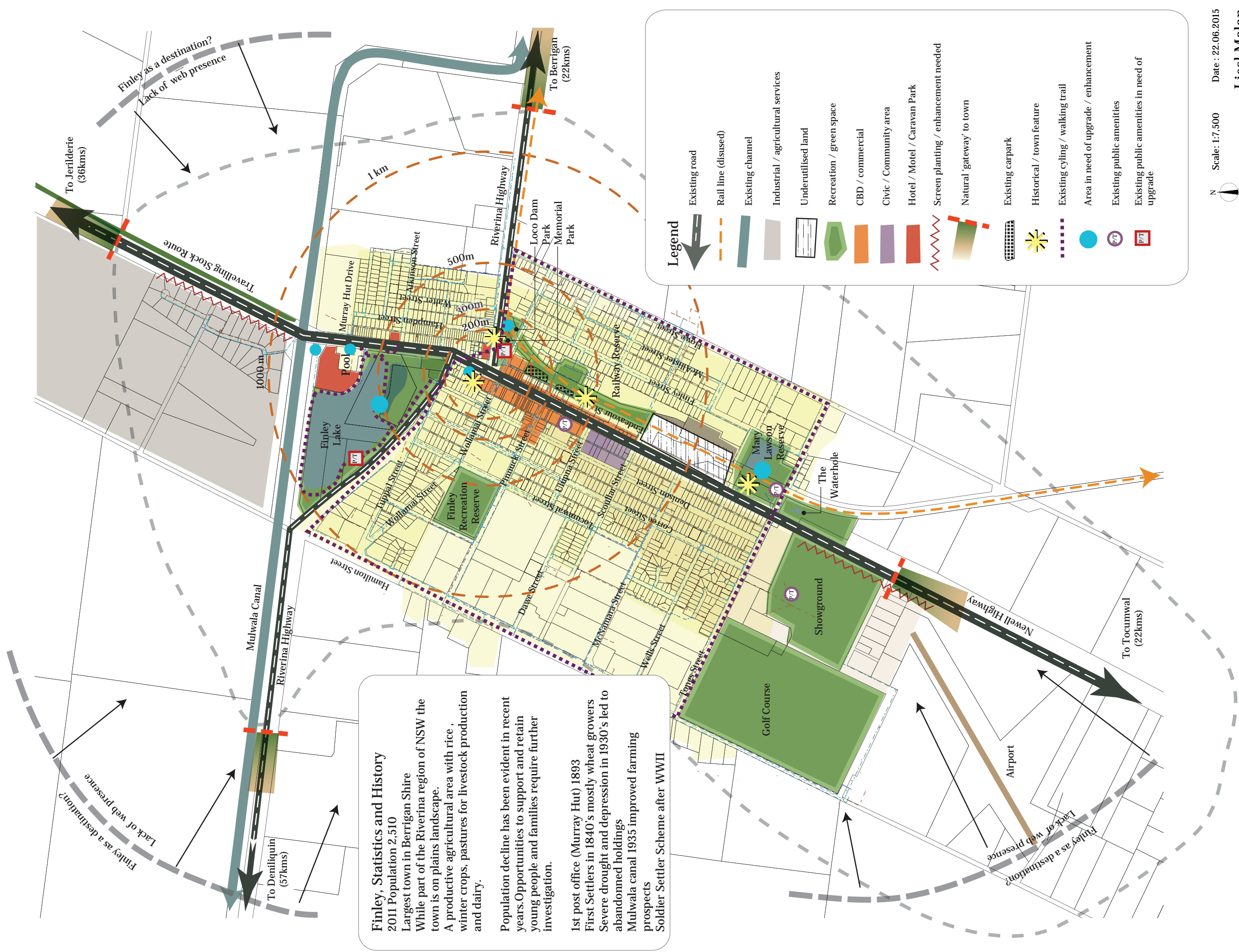
Economically, the Lake and the town centre need to be carefully integrated to ensure the Lake does not draw potential investment out of the town centre. This does not necessarily mean that commercial ventures at the Lake should not be encouraged, but rather that a synergistic and collaborative business case is needed.

Further detail for each of the elements described in this report has been included on the accompanying plans, sections and conceptual details.

# Finley

## Site Analysis Plan - overall town

Berrigan Shire Council



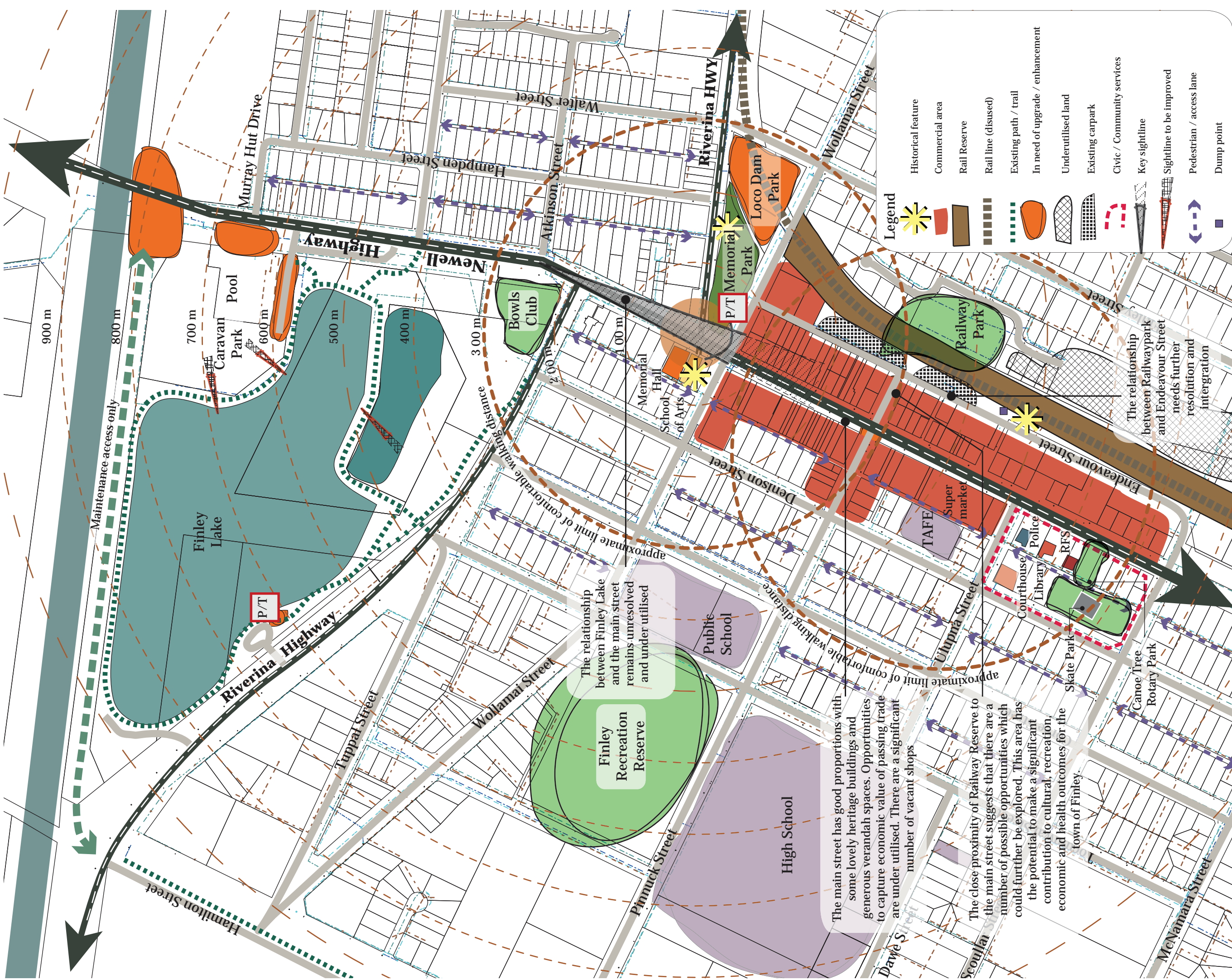
Scale: 1:7,500

Date: 22.06.2015

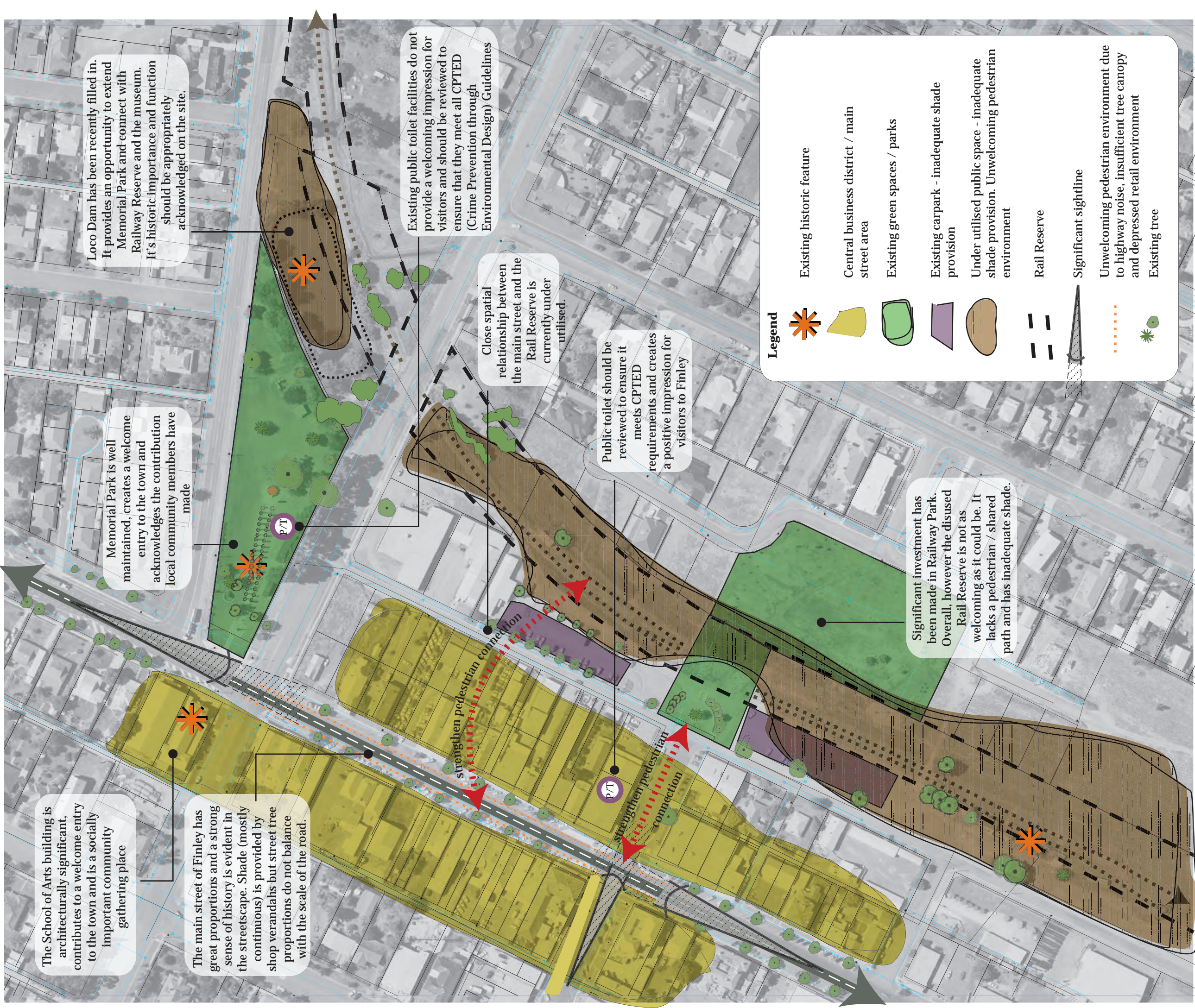
Liesl Malan

Landscape Architects

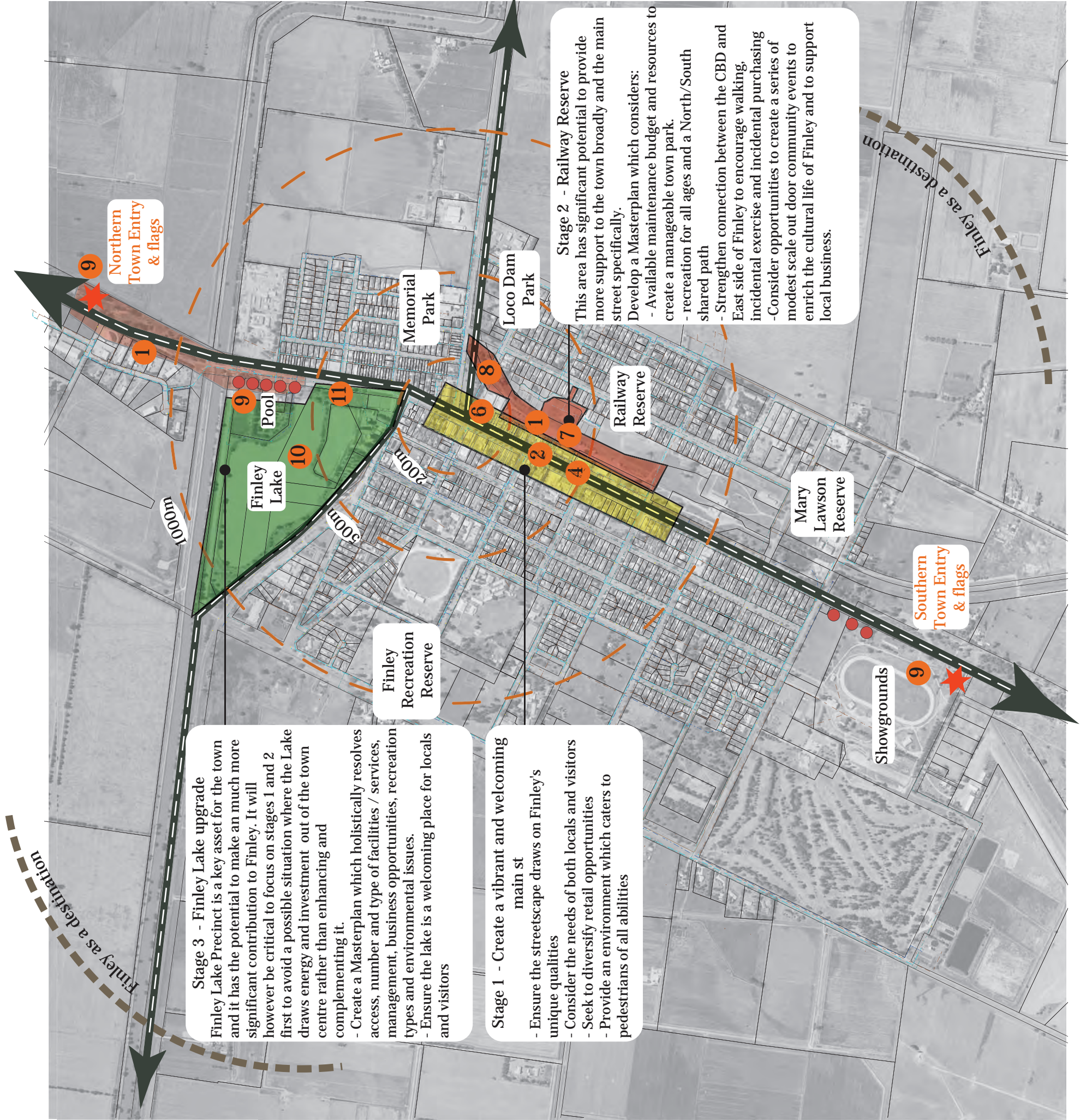












Staging methodology

Start Here

Value Add

Focus on improving amenity for residents & enhancing visitor experience

Stage 1

1

Plant trees and replace screen planting to industrial area

2

'Renew Finley' refer to report

3

Town Brochure - hard copy & website (renew as required)

4

Main Street Upgrades

5

Connect & consolidate existing walking tracks

6

'Hub' / Enterprise Centre

Finley as a destination

Stage 2

7

Rail Trail / Outdoor Museum / Sculpture Trail

8

Loco Dam Park

9

Town entries, Pool frontage / Northern Rest Stop

Stage 3

10

Finley Lake Masterplan

11

New Iconic Play Element

Legend

Stage 1

Stage 2

Stage 3

Note:

This is a conceptual section only. It is has been developed to show design intent only and is not intended for construction purposes. Professional documentation / construction plans are required prior to undertaking works on site.

1 : 200 at A3

Date : 22.06.2015

Liesl Malan

Landscape Architects



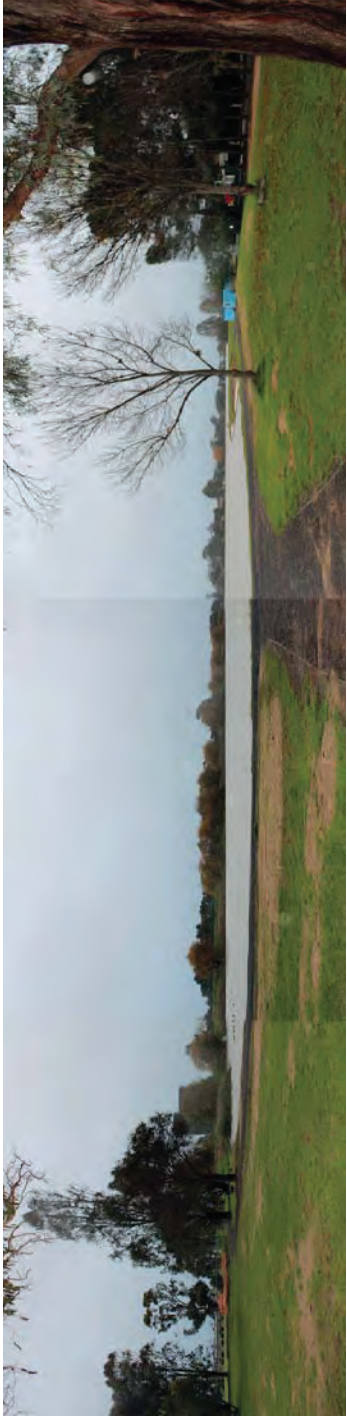
**Welcoming Presentation**  
The Lake Precinct has been identified as a key location for tourists as well as locals. However presentation of key facilities and the overall impression is not welcoming to visitors.

**Trees**  
Tree cover around the Lake is fairly sparse or has yet to reach maturity. It is not of sufficient density to provide a backdrop to the Lake. Given the local climate, the overall impression is one of insufficient shade in summer.

**Play**  
The 'Spanish Galleon' play element was an iconic feature of Finley, and although it is still noted in most of the tourist literature, it no longer exists. Beyond the northern precinct Finley does not have significant play spaces. The lack of play represents a community need.

Canal levy banks and maintenance access tracks create a backdrop to the Lake Precinct which could be improved

Carpark areas are not as welcoming as they could be



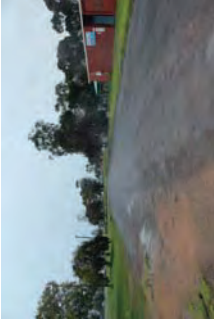
Finley Lake - view from Newell Highway frontage



MIL Cast storage yard



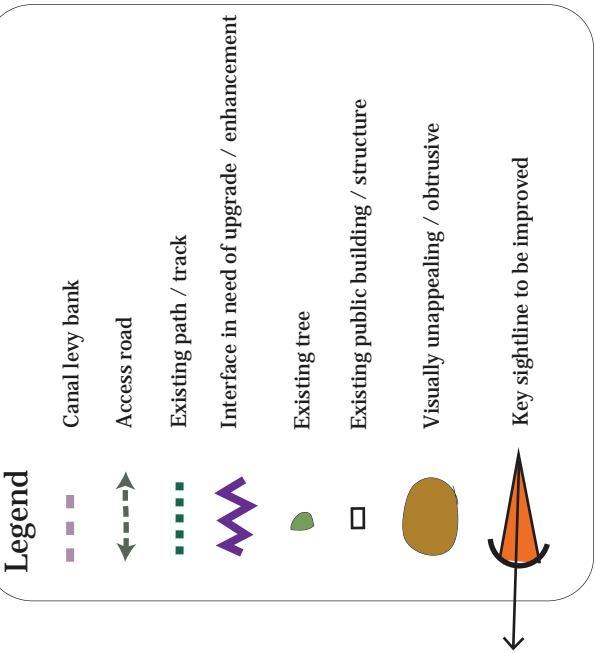
Maintenance access tracks



Swimming pool entry



Disused service station



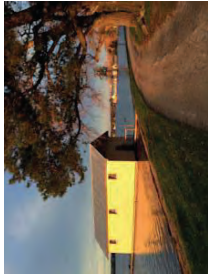


A Lake Precinct Masterplan should be developed which considers the site holistically. Consideration should include; pedestrians and cyclists, vehicle access, staged tree planting, solar access, maintenance requirements, water quality and public safety. Overall, a distinctive and welcoming precinct character is needed for Finley Lake. Wide community involvement and a strong sense of ownership are likely to be key to the long term success of the Lake Precinct.

**Play**  
The development of a masterplan for the Lake Precinct presents an opportunity to re-imagine the ‘Spanish Galleon’ in a contemporary and creative way. The new play feature may not actually be a ship anymore, but could instead reference Spiderbait’s musical heritage / the agricultural / irrigation history of the area / native fauna and flora...

**Access**  
Review and rationalise all access tracks and trails in collaboration with relevant service authorities.

**Car Parking**  
Develop an integrated parking strategy and a site design which considers access holistically, provides welcoming shaded parking and makes efficient use of the space



Consider commercial opportunities (such as a boathouse cafe) to support maintenance of Lake Precinct



Investigate opportunities to integrate ornamental lake aesthetic qualities with a functioning wetland to improve water quality. Considerations could extend to include the water treatment facility or parts of its function. The redevelopment of Victoria Park Lake, Shepparton (above) may provide a helpful example of a successfully integrated wetland and lake.



The successful integration of the wetland and caravan park at Victoria Park Lake provides both commercial opportunities to the business and passive surveillance of a public asset.



Public facilities should provide a positive, memorable experience for visitors. They should be so good that visitors plan their rest stops in your town.  
Wembley, London  
Gort Scott Architects



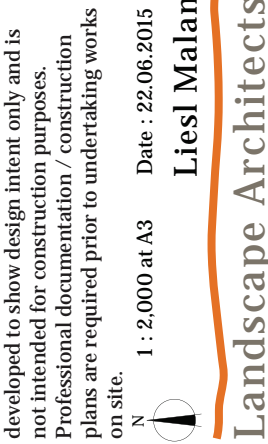
Cook Park, Rockdale NSW  
Fox Johnston Architects



Car parks should provide not only parking, but also access for all abilities, shade, a welcoming approach to the precinct and stormwater harvesting wherever possible.



Twelve Apostles, Parks Victoria  
Tract Landscape Architects



Play opportunities should consider young and old, all abilities and a wide range of interests. Dovetail uses whether possible. Think creatively about developing new uses for existing facilities. Consider the benefits to both the local community and visitors to the town.

**Note:**

This is a conceptual section only. It has been developed to show design intent only and is not intended for construction purposes. Professional documentation / construction plans are required prior to undertaking works on site.

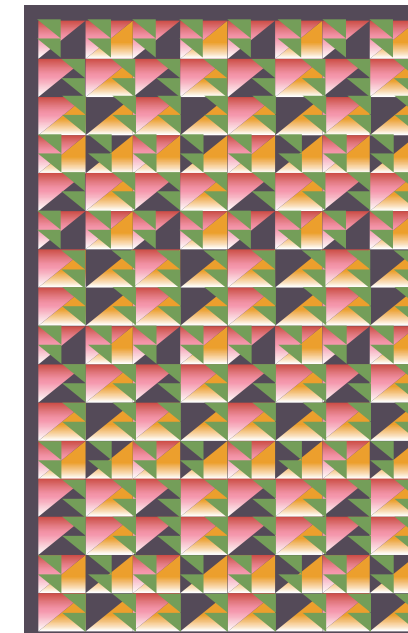
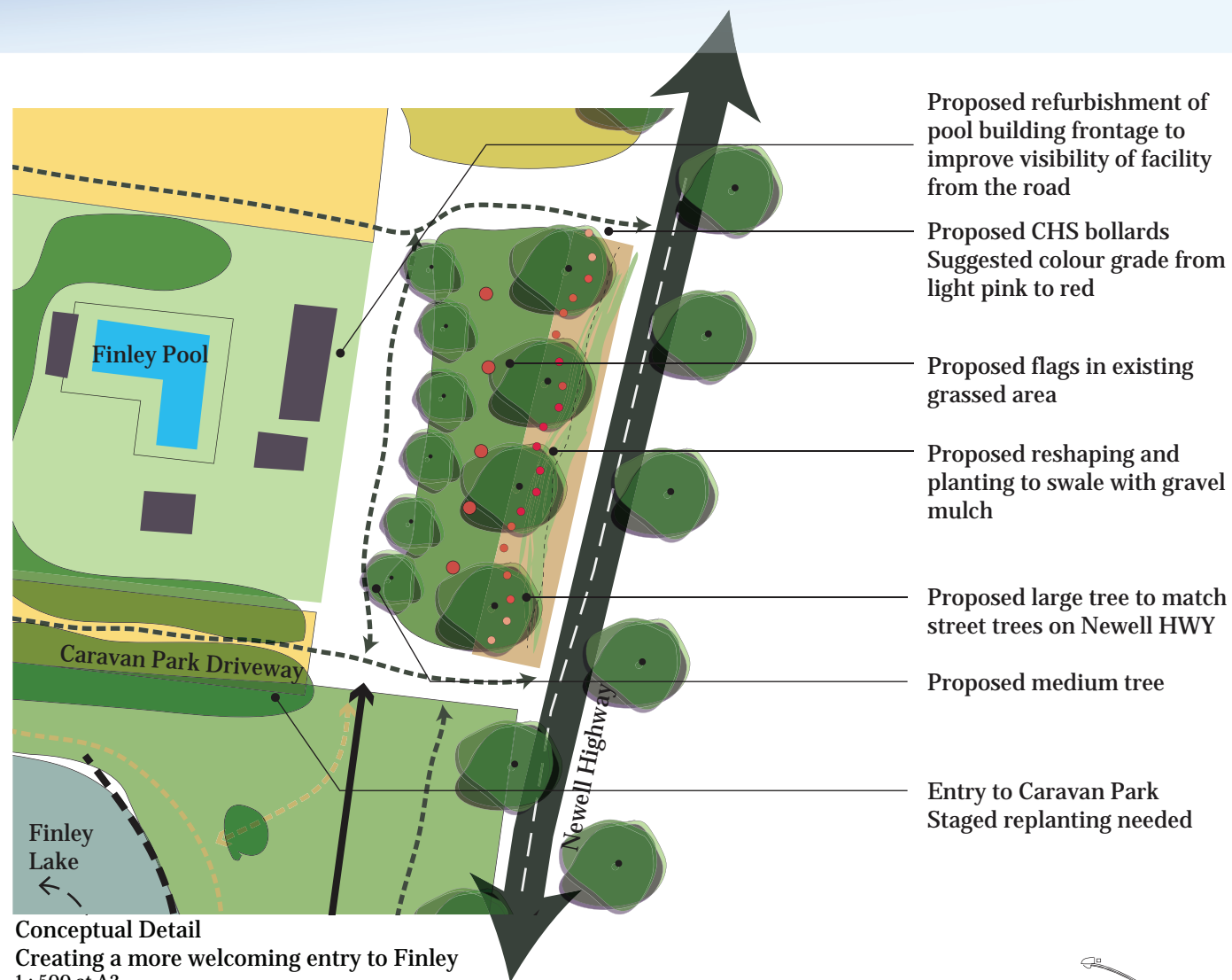
1 : 2,000 at A3

Date : 22.06.2015

Liesl Malan

Landscape Architects





Conceptual pattern - Artists impression only. Final design to be developed in collaboration with community representatives. Design inspiration could be drawn from Finley Lake, laughter and games at the local pool, the Riverina Plains....



Reclad buildings by mosaic artist Isaiah Zagar



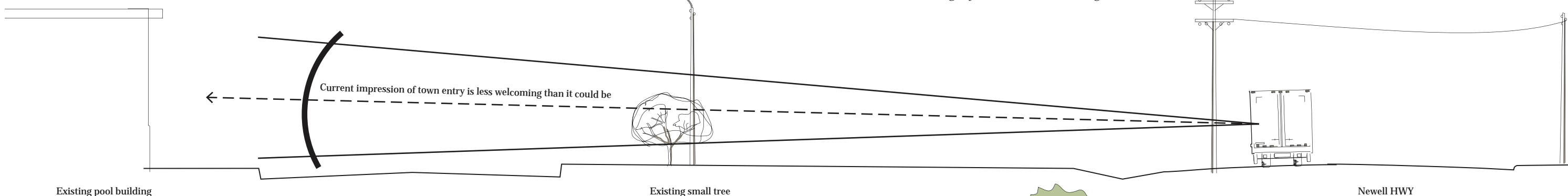
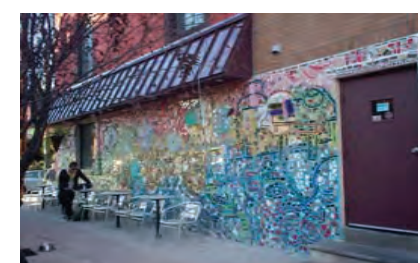
Finley pool frontage - existing conditions



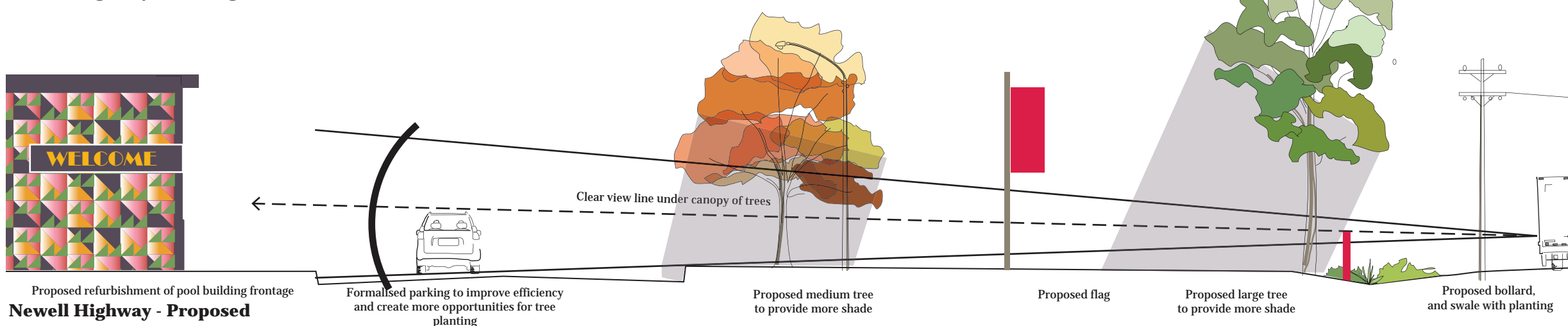
Conargo Village Toilet Block Before



Conargo Village Toilet Block After (Margaret Radeski)



**Newell Highway - Existing**



**Note:**  
This is a conceptual section only. It is has been developed to show design intent only and is not intended for construction purposes. Professional documentation / construction plans are required prior to undertaking works on site.

1 : 200 at A3  
Date : 22.06.2015

Liesl Malan

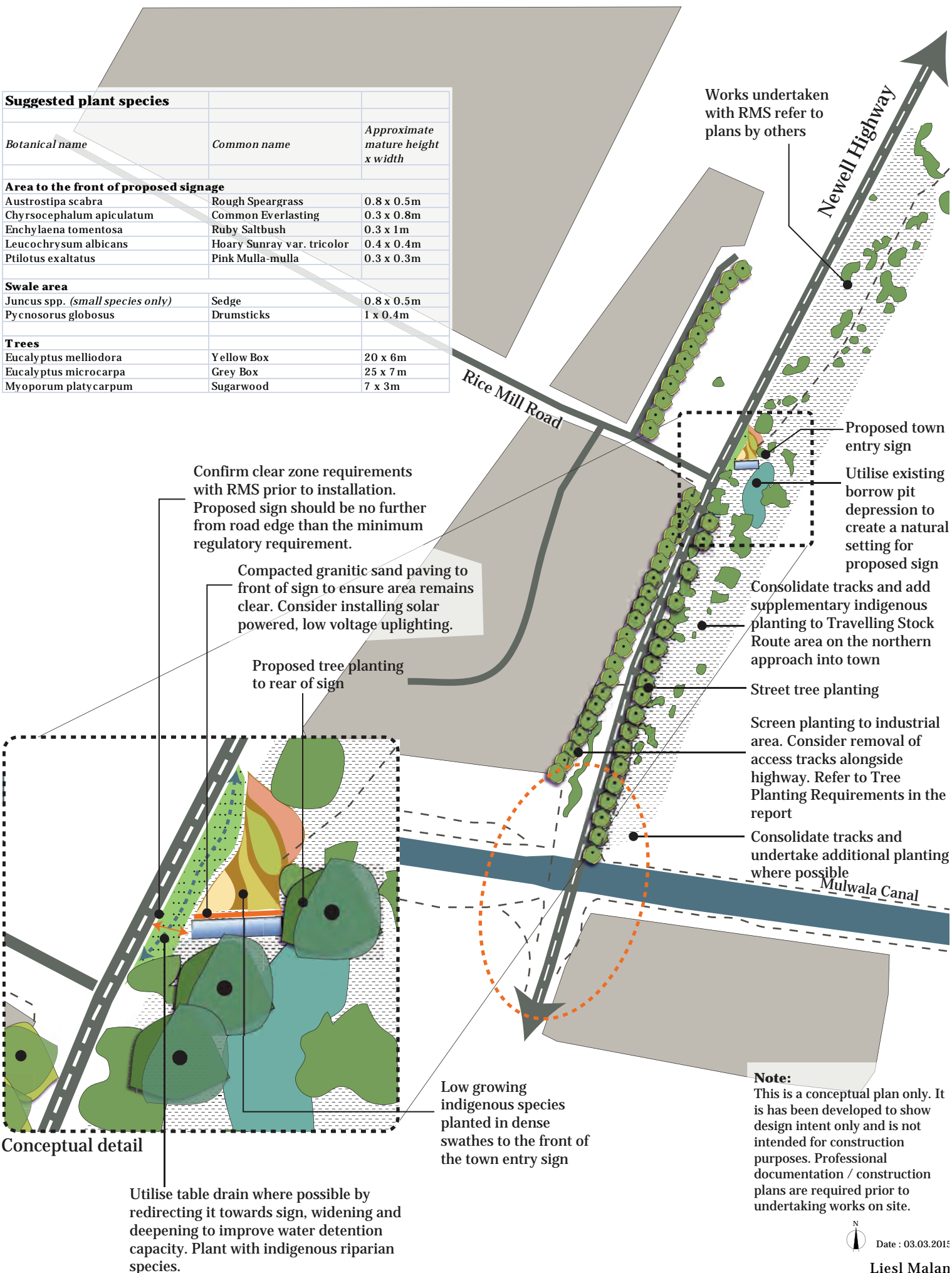
Landscape Architects



Suggested plant species		
Botanical name	Common name	Approximate mature height x width
<b>Area to the front of proposed signage</b>		
Austrostipa scabra	Rough Speargrass	0.8 x 0.5m
Chyrsocephalum apiculatum	Common Everlasting	0.3 x 0.8m
Enchylaena tomentosa	Ruby Saltbush	0.3 x 1m
Leucochrysum albicans	Hoary Sunray var. tricolor	0.4 x 0.4m
Ptilotus exaltatus	Pink Mulla-mulla	0.3 x 0.3m
<b>Swale area</b>		
Juncus spp. (small species only)	Sedge	0.8 x 0.5m
Pycnosorus globosus	Drumsticks	1 x 0.4m
<b>Trees</b>		
Myoporum platycarpum	Sugarwood	7 x 3m



Suggested plant species		
Botanical name	Common name	Approximate mature height x width
<b>Area to the front of proposed signage</b>		
Austrostipa scabra	Rough Speargrass	0.8 x 0.5m
Chyrsocephalum apiculatum	Common Everlasting	0.3 x 0.8m
Enchylaena tomentosa	Ruby Saltbush	0.3 x 1m
Leucochrysum albicans	Hoary Sunray var. tricolor	0.4 x 0.4m
Ptilotus exaltatus	Pink Mulla-mulla	0.3 x 0.3m
<b>Swale area</b>		
Juncus spp. (small species only)	Sedge	0.8 x 0.5m
Pycnosorus globosus	Drumsticks	1 x 0.4m
<b>Trees</b>		
Eucalyptus melliodora	Yellow Box	20 x 6m
Eucalyptus microcarpa	Grey Box	25 x 7m
Myoporum platycarpum	Sugarwood	7 x 3m







Legend

- Main highway
- Main highway CBD
- Main / Key street
- Park edge
- Key pedestrian link
- Feature tree planting
- Existing trees
- Infill planting
- Residential street  
(retain existing trees where possible and add infill planting where appropriate)

Key Principles

- Plant the largest tree appropriate for the size of the street to have a greater proportion of green than the existing conditions.
- Plant only trees that are of excellent form and health to ensure good establishment and to limit ongoing maintenance requirements.
- Undertake an audit of all existing street trees which can be incorporated into the BSC Asset Register.
- Invest in BSC skill development to better understand best practice in: tree procurement, planting, establishment, maintenance and life cycle management.
- Consider the use of tree cells and / or engineered soil for high profile urban areas where conflict with services and infrastructure is likely to cause ongoing maintenance issues. The capital cost is likely to be recouped in reduced maintenance costs.
- Refer to conceptual details for further information.

Refer to accompanying spreadsheet, sections and conceptual details for further information

Note:

This is a conceptual plan only. It is has been developed to show design intent only and is not intended for construction purposes. Professional documentation / construction plans are required prior to undertaking works on site.

1 : 2,000 at A3

Date : 22.06.2015

Liesl Malan



## Suggested Street Tree Species Selection

Finley										
Botanical name	Common name	Approximate size	On current Preferred Species List (PSL)	On current PSL, but alternative cultivar / subspecies suggested	New species suggested, not on current PSL	Indigenous / native / exotic	Suggested preferences for these particular sites	Likely contribution to streetscapes in Finley	Tree notes	Further information
Ensure this document is read in conjunction with the Street Tree Masterplan. Seek professional horticultural advice prior to final selection of species.		Note mature size will vary significantly, based on local conditions. The following categories are provided as a guide only and indicate a general description of both height and presence in the street; - Small - under 10m - Medium - 10 to 20m - Large - over 20m								
Main Highway - Newell Highway and Riverina Highway - high priority										
In CBD										
Pyrus calleryana (to match existing spp)	Callery Pear	Small - Medium				E	3	Small tree - consider increased densities / double row plantings to balance scale of tree with HWY scale.	Well structured and very adaptable, with significant autumn foliage colour. Tolerates a wide range of soil and climatic conditions, including moderate frost and drought.	<a href="http://www.flemings.com.au/search.asp">http://www.flemings.com.au/search.asp</a>
Acer x freemanii 'Jeffersred'	Maple	Medium				E	1	High quality shade in summer. Autumn foliage colour.	Well structured and very adaptable, with significant autumn foliage colour. Tolerates a wide range of soil and climatic conditions, including moderate frost and drought.	<a href="http://www.flemings.com.au/topten_details.asp?CULT_ID=ACERBLAZ">http://www.flemings.com.au/topten_details.asp?CULT_ID=ACERBLAZ</a>
Fraxinus angustifolia 'Raywood'	Ash	Medium				E	2	Excellent for avenue plantings	This sterile cultivar will grow 10–15 m high and is an ideal specimen tree for garden or street planting. A deciduous shade tree with leaves turning stunning deep claret red in autumn. Best planted in cool areas in fertile, well-drained soil. Will tolerate dry conditions once established and prefers full-sun.	<a href="http://www.growmeinstead.com.au/plant/desert-ash.aspx">http://www.growmeinstead.com.au/plant/desert-ash.aspx</a>
Outside CBD										
Corymbia maculata	Spotted Gum	Large				N	1	Strong avenue planting. Clear trunks provide good sightlines.	A majestic Gum, tolerant of a wide range of conditions. More easily managed and maintained in an urban environment than some other Eucalyptus species. Good commercial stocks generally available.	<a href="http://www.florabank.org.au/lucid/key/species%20navigator/media/html/Corymbia_maculata.htm">http://www.florabank.org.au/lucid/key/species%20navigator/media/html/Corymbia_maculata.htm</a>
Grevillea robusta	Silky Oak	Large				N	2	A good tree for significant avenue plantings	A significant avenue tree. Tall, conical form with striking orange flowers in summer. Distinctive fern-like foliage. Tolerant of a wide range of temperature, soil fertility and rainfall variation. Note : some weed potential.	
Main / key Streets - Tuppal St, Wollamai St, Pinnuck St, Dawe St, Scoullar St, Tocumwal St, Finley St- medium priority										
Acacia salicina	Willow Wattle / Native Willow / Cooba	Small				I				
Acer x freemanii 'Jeffersred'	Maple	Medium				E				
Brachychiton populneus x acerifolius	Kurrajong	Small				N				
Corymbia ficifolia	Flowering Gum	Small				N				
Fraxinus angustifolia 'Raywood'	Ash	Medium				E				
Lagerstroemia fauriei 'Fantasy' or 'Kiowa'	Crepe Myrtle	Medium				E		Dependable street tree with good form generally.	Larger species of Crepe Myrtle - less spectacular than others, but robust with beautiful bark colouring.	<a href="http://www.flemings.com.au/ornamental_listing.asp?variety=Lagerstroemia">http://www.flemings.com.au/ornamental_listing.asp?variety=Lagerstroemia</a>
Ulmus parvifolia	Chinese Elm	Medium				E				

## Suggested Street Tree Species Selection

[illegible]



Suggested Street Tree Species Selection

Feature tree planting - Warmatta St - high priority										
Phoenix canariensis	Canary Island Date Palm	Large				E	1	Continue the existing planting in railway reserve to the CBD down the centre of the road to strengthen connections, retain parking provision and achieve tree planting with minimal impact on services .	A large ornamental shade palm tree. They are a tall growing palm tree found both in street plantings and in older style large gardens. The palm is often used in heritage spaces and memorials. Note: this is not the palm used to produce dates.	<a href="http://www.nurseriesonline.com.au/Wholesale_Nurseries/canaryIslandPalms.htm">http://www.nurseriesonline.com.au/Wholesale_Nurseries/canaryIslandPalms.htm</a>
Residential streets - low priority (ensure ongoing maintenance and replacement is undertaken)										
Replanting of streets is to be triggered by: other works which require tree removal, tree removal due to damage, illness or rot, trees in decline due to age or climatic conditions or existing empty spaces. It is not, however, intended that all existing street trees are to be removed and replaced all at once. This street tree masterplan outlines a gradual process of replacement plantings for residential streets over time.										
Acacia pendula	Weeping Myall / Boree	Small				I			The existing Myall street trees provide a good example of the use of an indigenous trees in an urban streetscape. There is some areas where the road surface is being effected by roots. Rather than removing the trees a new management strategy could be adopted. this would ensure the trees continue to provide a positive contribution in the long term to the streetscape. Create a maintenance regime for this tree including: Removal of asphalt from around the base of the trees, replace with mulch to maintain tree health by improving growing conditions Create defined car parking between trees to reduce the area of compaction Undertake mulch topping up Seek professional input to develop this maintenance regime further.	
Acacia salicina	Willow Wattle / Native Willow / Cooba	Small				I				
Brachychiton populneus x acerifolius	Kurrajong	Small				N				
Eucalyptus exima 'Nana'	Dwarf Yellow Bloodwood	Small				N				
Eucalyptus maculata	Spotted Gum	Large				N				
Eucalyptus microcarpa	Grey Box	Large				I				
Fraxinus angustifolia 'Raywood'	Ash	Medium				E				
Gleditsia triacanthos	Honey Locust	Medium				E				
Hymenosporum flavum	Native Frangipani	Medium				N				
Jacaranda mimosaeifolia	Jacaranda	Medium				E				
Pistacia chinensis	Chinese Pistachio	Small				E				
Pittosporum phylliraeoides	Butterbush	Small				I				
Pyrus calleryana (to match existing spp)	Callery Pear	Small - Medium				E				
Ulmus parvifolia	Chinese Elm	Medium				E				

Text with message content to be directed by community and Council

Drive safe & come back soon!

"Sky" Rear View

"Sky" Front View

"Back ground"

Pantone colour P102-6U

FINLEY

"Back ground Finley"

Pantone colour P10-8U

FINLEY

"Fore ground Finley"

Pantone colour P24-16U

"Mid ground 2"

Pantone colour P128-12U

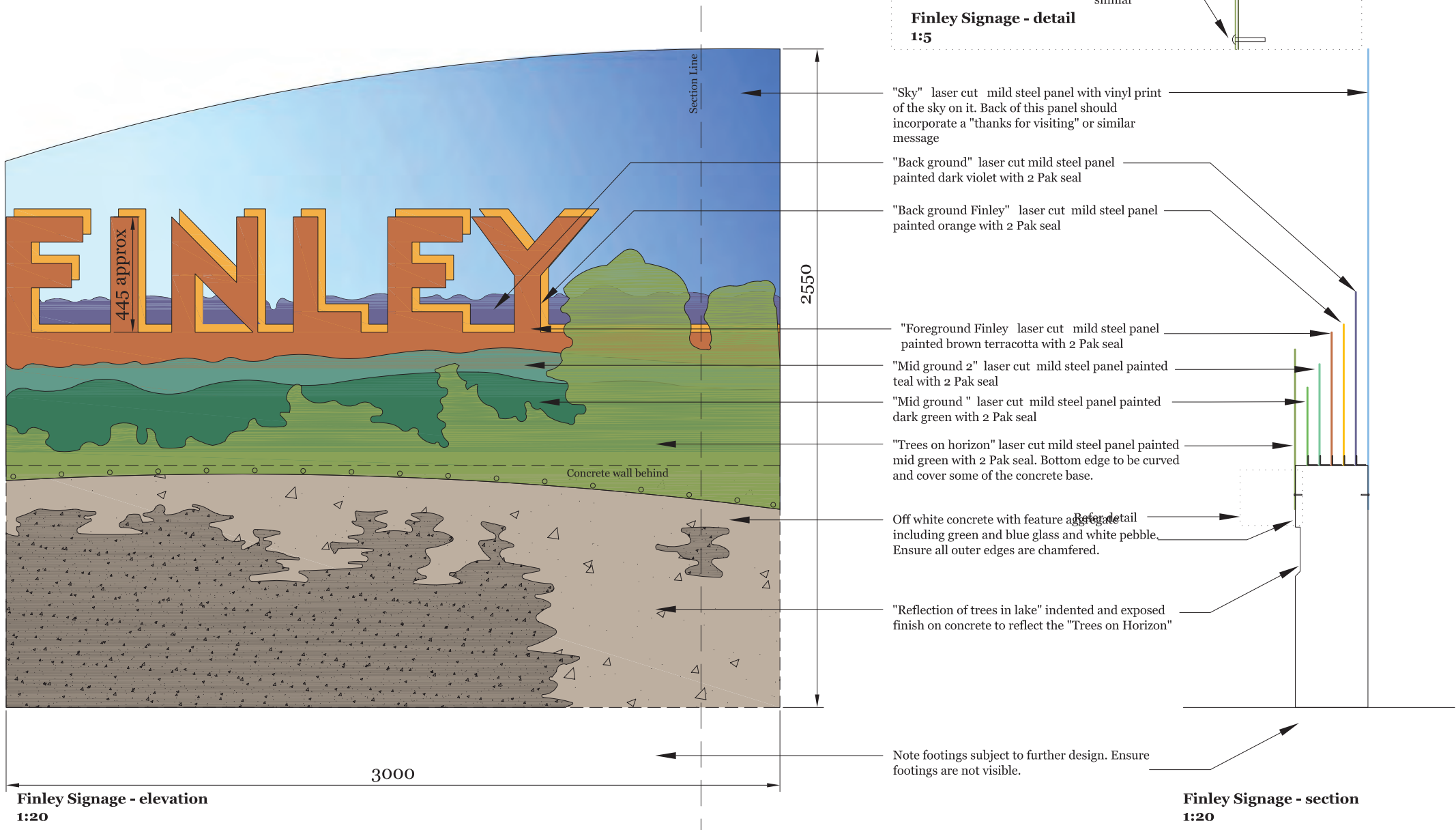
"Mid ground 1"

Pantone colour P146-16U

"Trees on horizon"

Pantone colour P158-6U

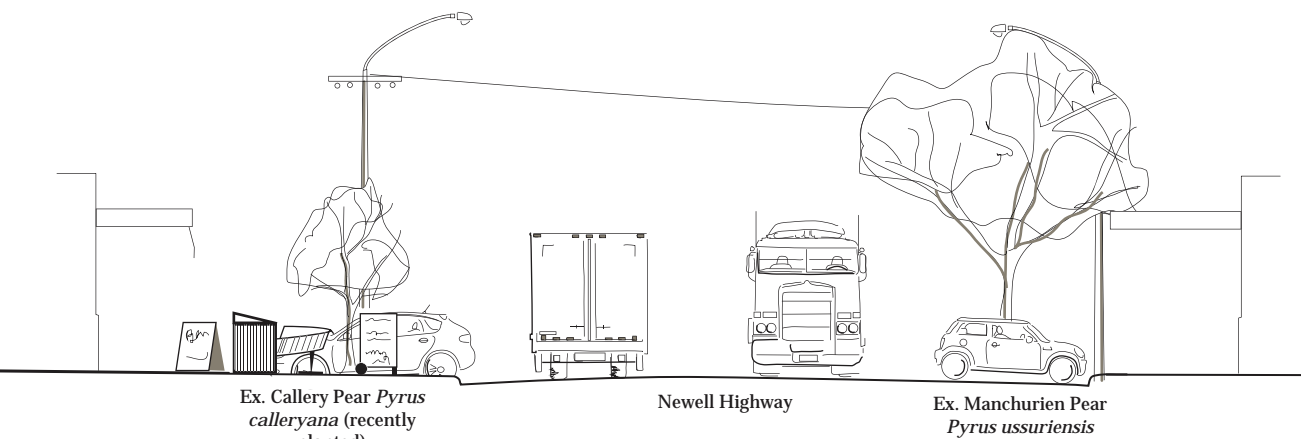
Concrete Base







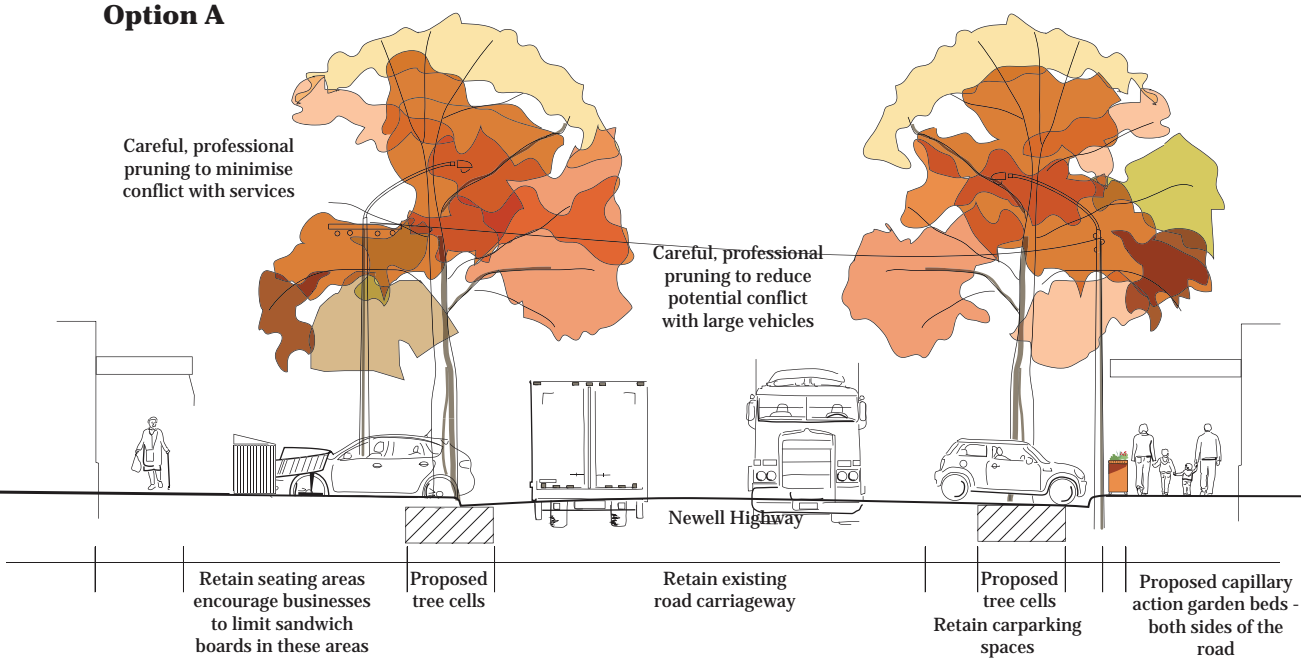




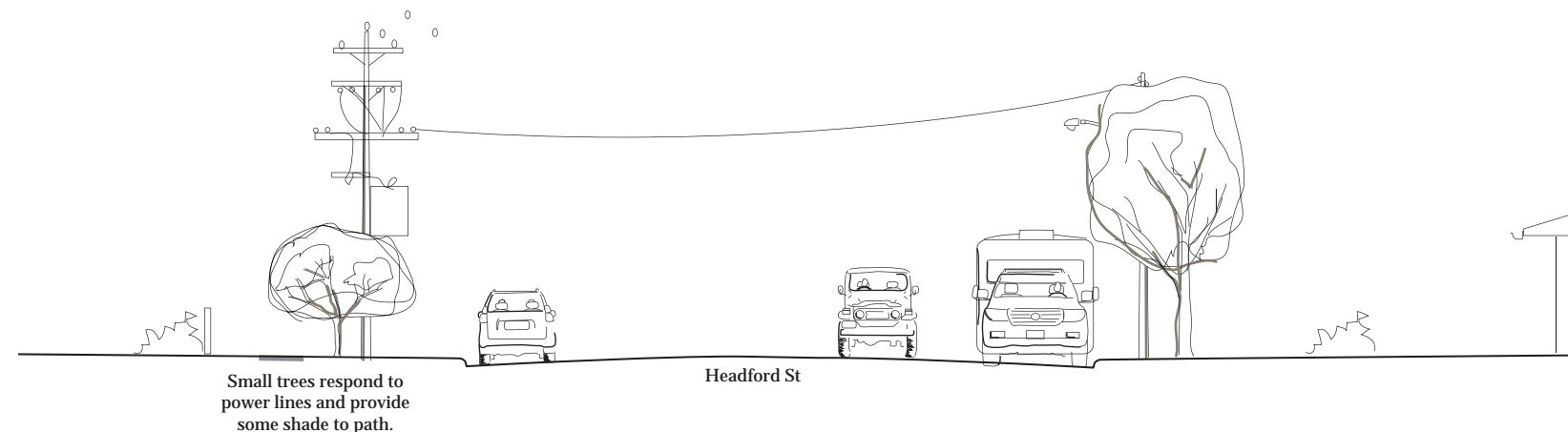
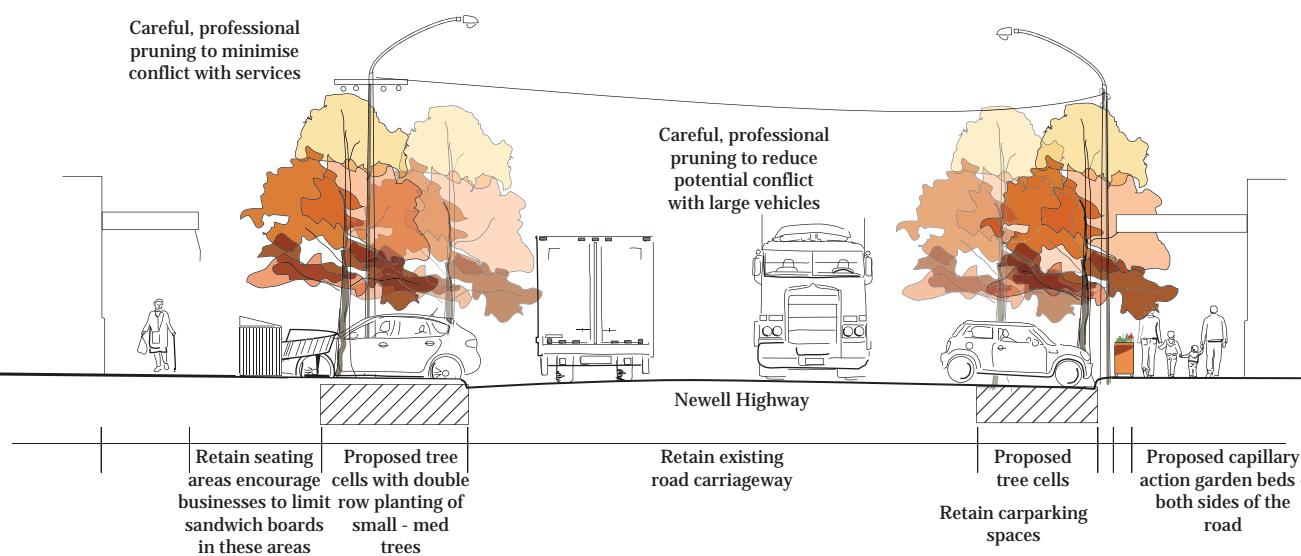
### 01. Newell HWY Finley CBD - existing

The Finley CBD is on the Newell Highway which has consistent and heavy traffic. The road carriageway is wide due to its highway status. The newly planted trees are *Pyrus calleryana* sp. which are small - medium trees. Their overall impact in relation to the scale of the road will struggle to balance with the highway scale.

#### Option A

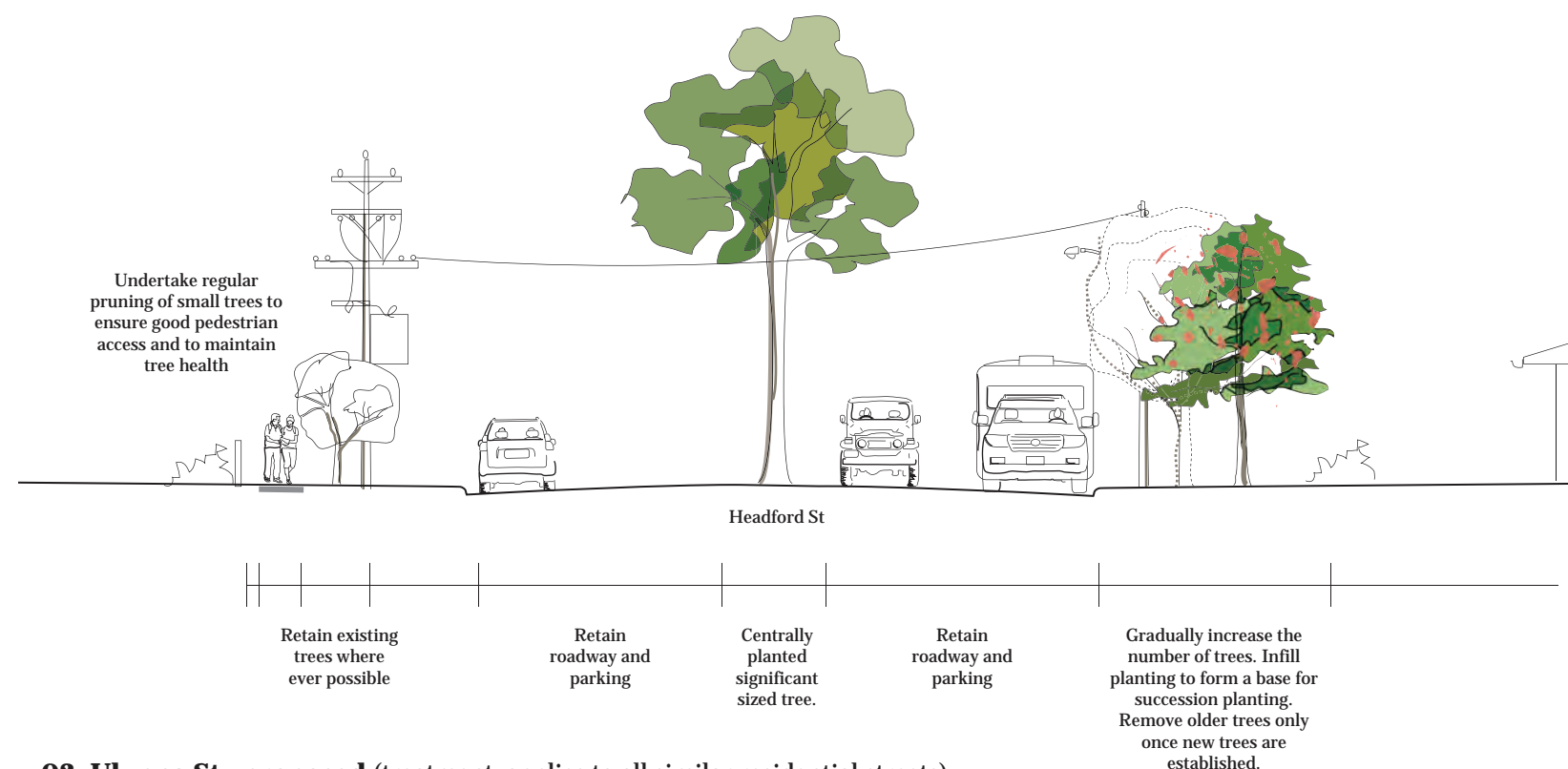


#### Option B



### 02. Ulupna St - existing

The street is a typical street in the older areas of Finley. The street trees are low on the powerline side and some are overhanging the pedestrian path. There are areas of densely planted trees and exposed empty spaces. The road carriageway is very wide for a residential street.



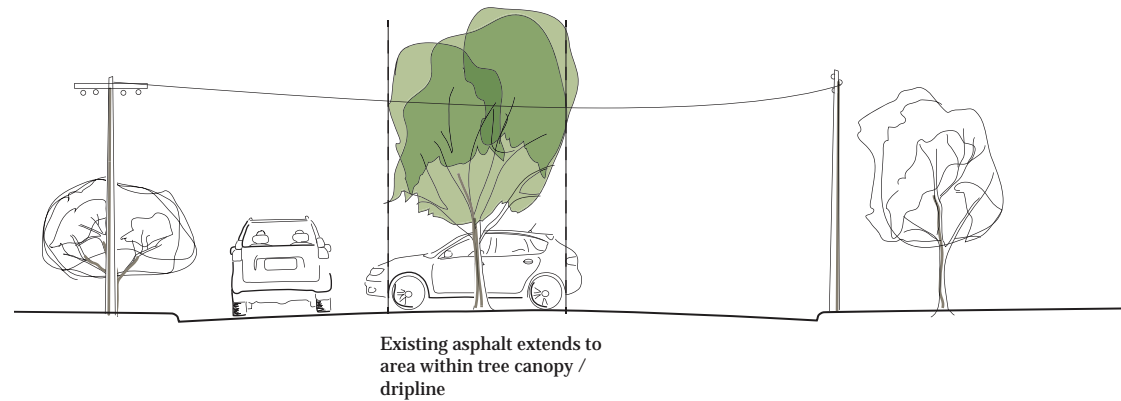
### 02. Ulupna St - proposed (treatment applies to all similar residential streets)

Suggested planting and maintenance in Finley residential streets aims to increase the number of trees and provide for a succession of street trees when older trees reach the end of their life span.

### 01. Newell HWY Finley CBD - proposed

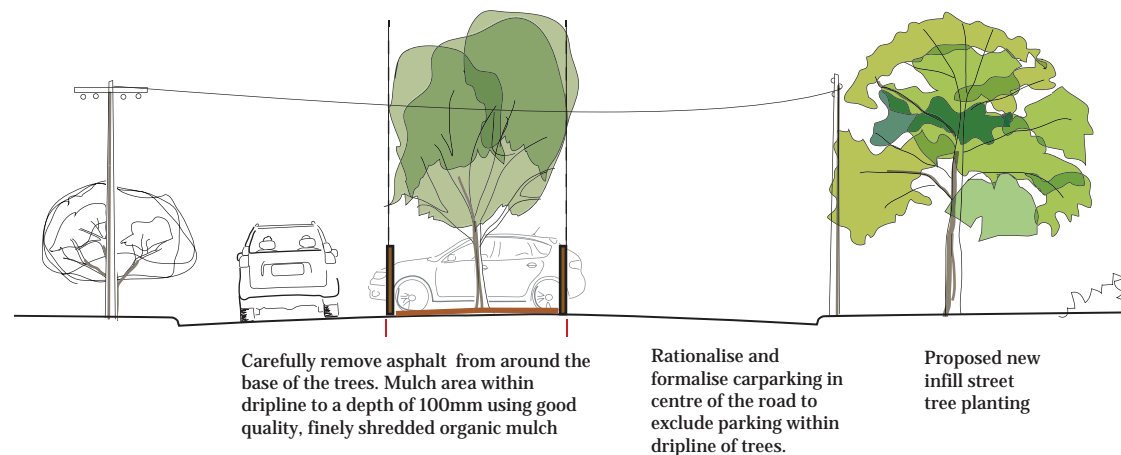
**Option A** proposes replacement of all existing *Pyrus* species with a medium - large species to balance with the highway scale, to provide good summer shade to create a welcoming town centre. The recently planted Callery Pears could be relocated during their winter dormant period.

**Option B** proposes retention of the recently planted Callery Pears and replacement of the original Manchurian Pears. Double row plantings are likely to be required to provide an appropriate balance with the highway scale road as this is a small - medium tree.



### 03. Coree Street - existing

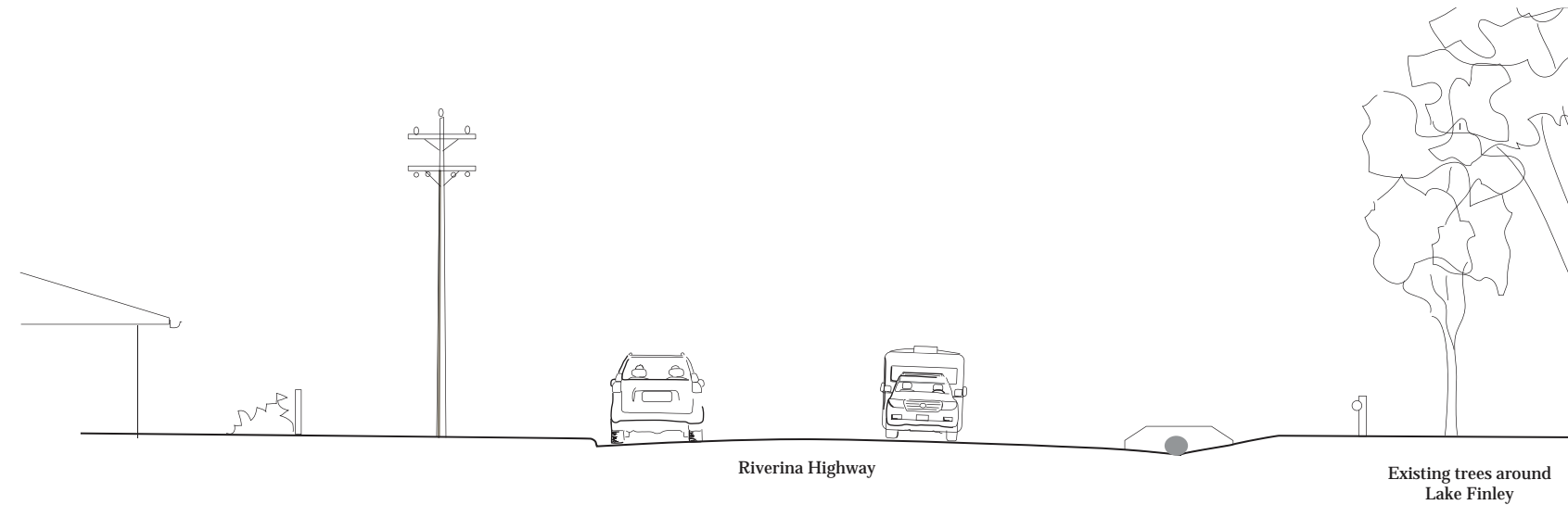
The central areas of parts of Coree and Denison Streets have been planted with Weeping Myall / Boree trees. These are one of the few indigenous species which have been used as street trees in an urban area in this region. They are slow growing trees, generally of good form and proportion. Overall they have a positive impact on the visual appeal of the street, provide shade and do not interfere with existing services. There is however evidence of minor lifting of the road surface in places. This is likely to be caused by the tree roots which are seeking air and water in response to compaction and road surface sealing within the dripline.



### 03. Coree Street - existing

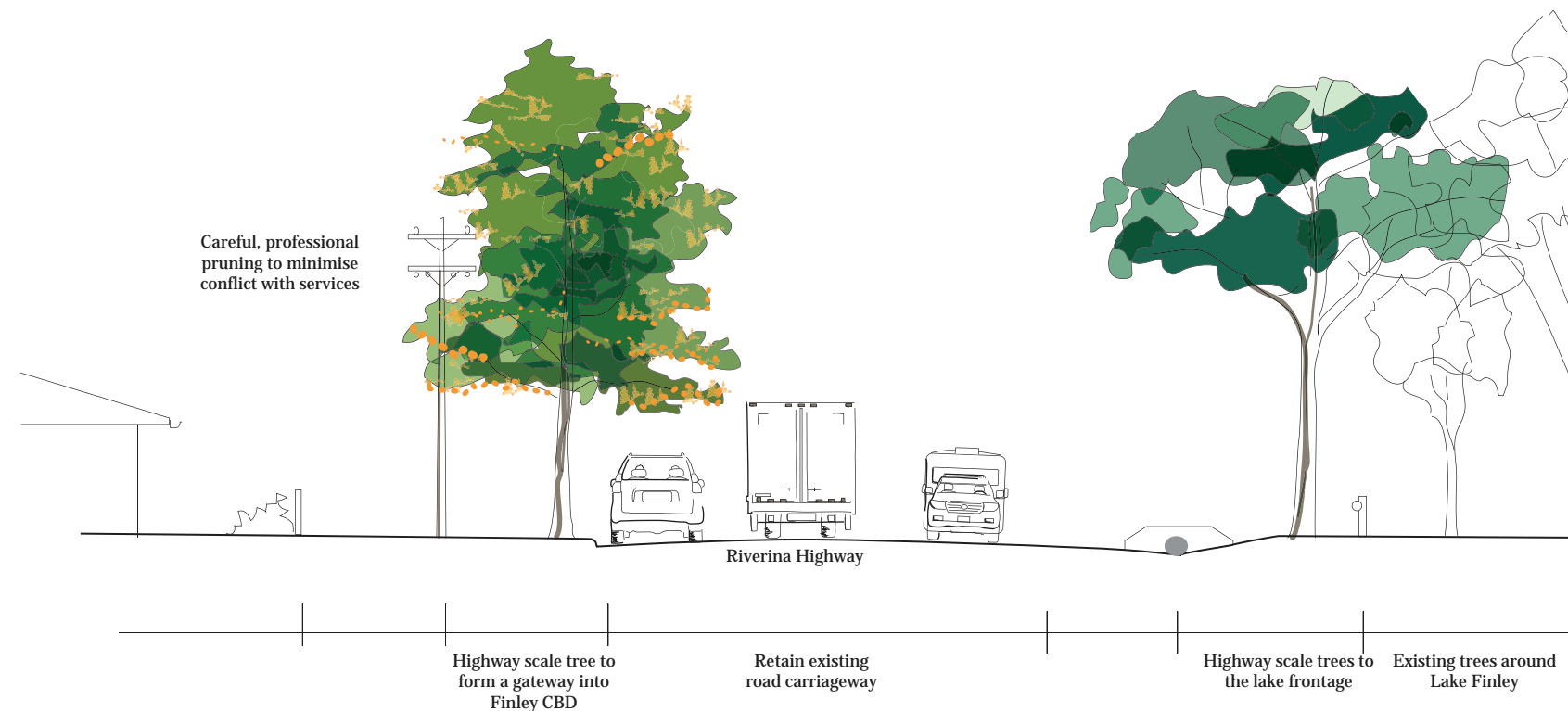
The existing Myall street trees provide a good example of the use of an indigenous trees in an urban streetscape. Rather than removing the trees a new tree management strategy could be adopted. This would ensure that the trees continue to provide a positive contribution in the long term to the streetscape.

- Carefully remove asphalt from within dripline as these trees. Note that this species tends to have shallow fibrous roots and asphalt removal will need to be undertaken carefully.
- Install bollards and create defined parking areas outside of the dripline areas.
- Consider a single clean cut at edge of dripline to stop roots extending into asphalt surface. Seek professional arboricultural advice prior to undertaking works to minimise impact on both the trees and the existing services.



### 04. Riverina Hwy West - existing

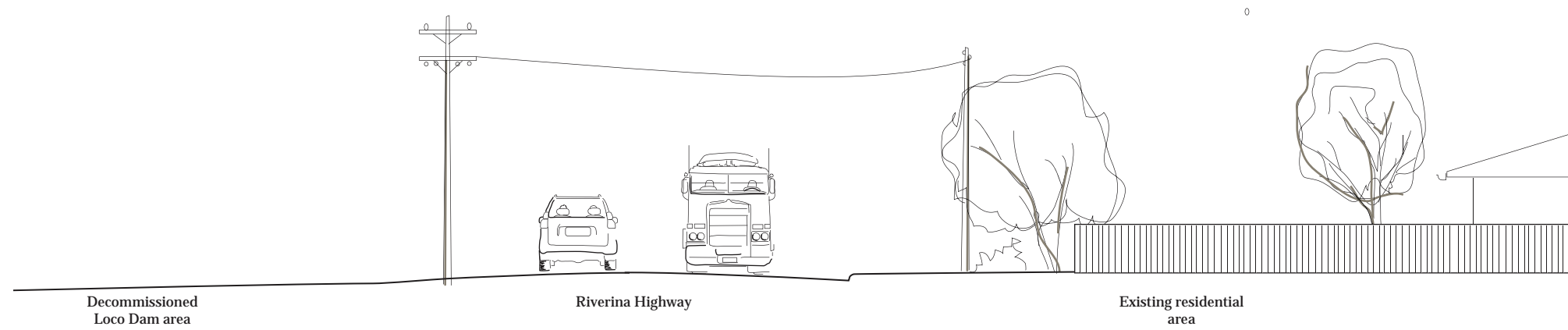
Recent tree removal on the Riveriana Hwy due to road works has left the Highway feeling exposed and utilitarian. The existing trees at the Lake make a significant and positive contribution to the entry into Finley and should be complemented by street tree planting.



### 04. Riverina Hwy West - existing

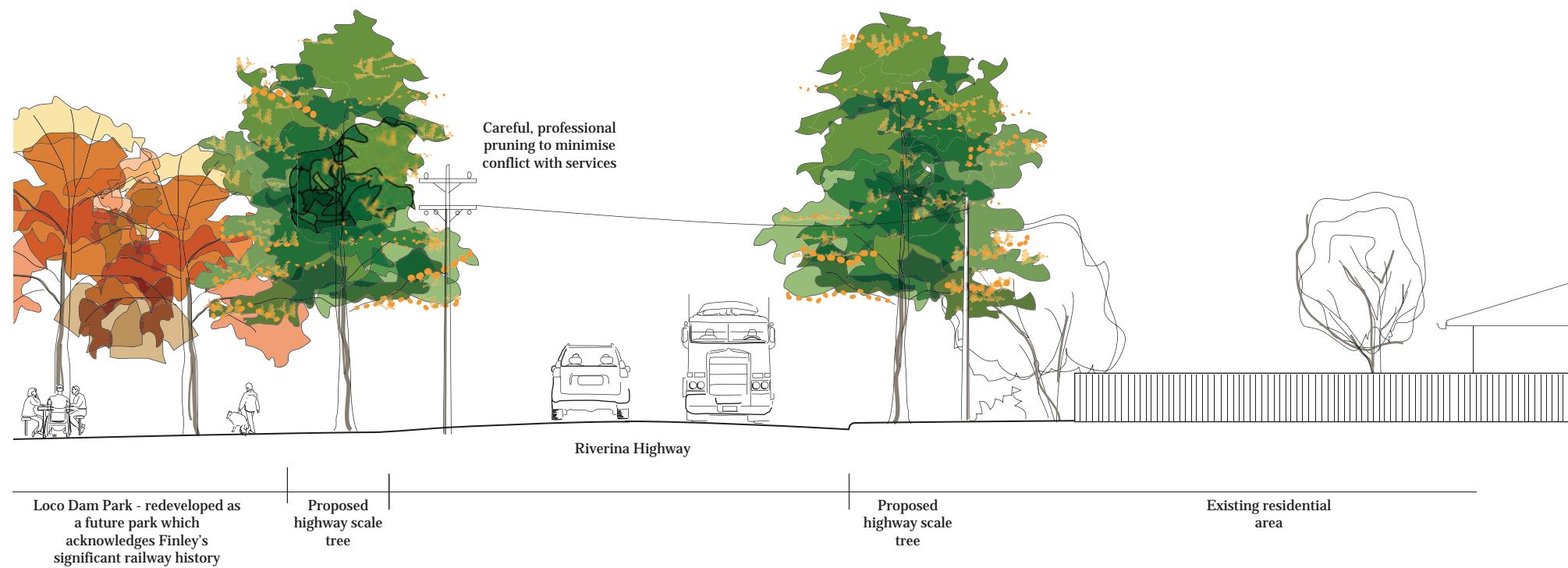
Large street trees proposed to balance with the scale of the road, create a boulevard affect and to provide a gateway into the town of Finley.





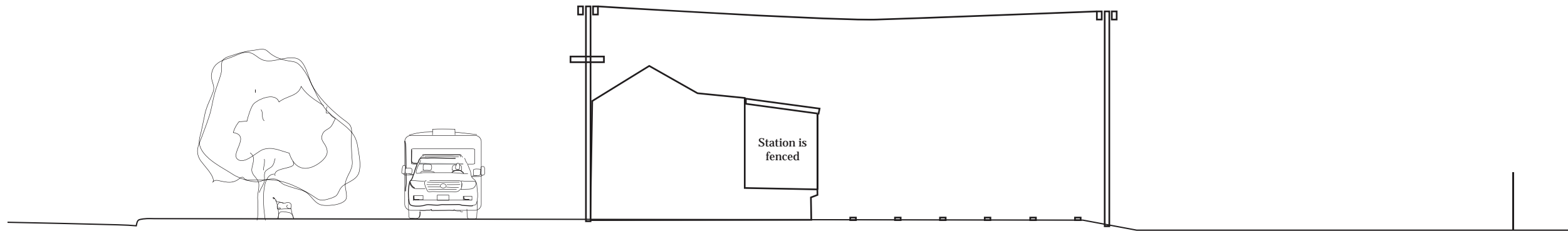
## 05. Riverina Hwy East - existing

This road links the towns of Berrigan and Finley. The journey is predominantly through agricultural land with the Mulwala Canal to the north. There are paddock trees and wind break plantings. Recent decommissioning of the Loco Dam has left a vacant space to the south at the entry to the Finley Town area.



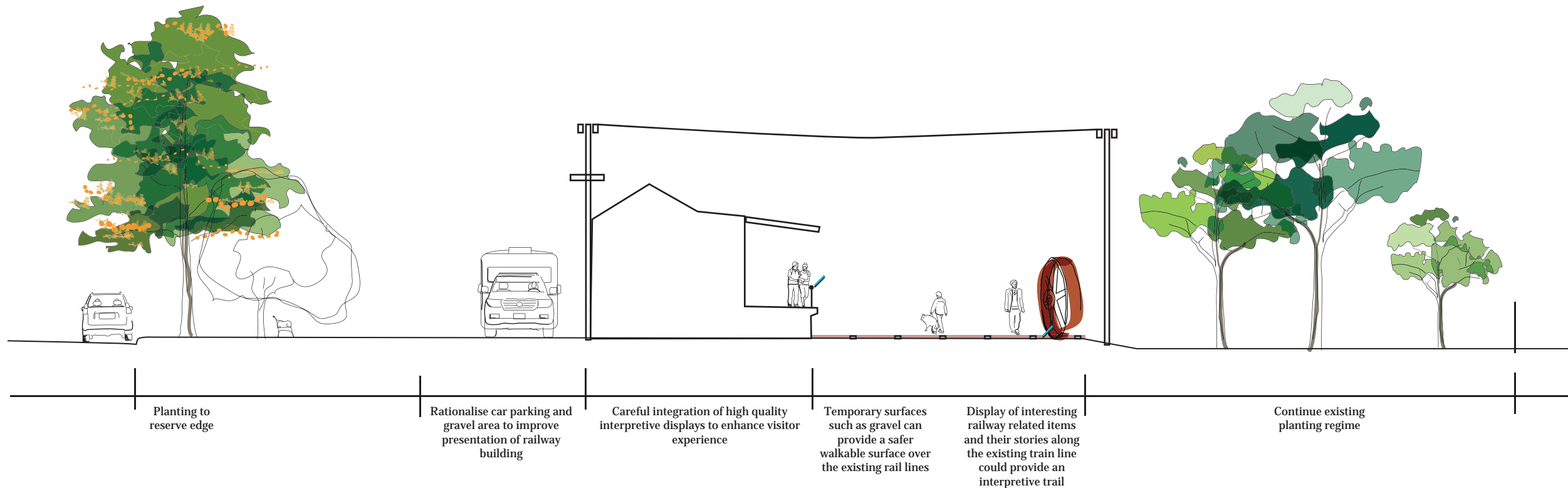
## 05. Riverina Hwy East - proposed

Significant street trees provide a welcoming entry to Finley. Future works to reimagine Loco Dam will provide a backdrop and an opportunity to showcase Finley Railway History.



#### 06. Finley Railway - existing

The railway station has a display inside which is managed and manned by volunteers. Access is limited to the hours volunteers are available and these are not always when visitors would like to access the display. There are some interpretive panels outside however, the railway precinct has not reached a critical mass to be a destination in its own right. The existing RV Dump site is well located for caravans and motorhomes to access, however opportunities for travellers to explore the history of Finley are limited.



#### 06. Finley Railway - proposed

Develop strategies to provide interpretive information on the outside of the station without compromising the historical value of the built form.

Note : Professional design guidance is likely to be needed to create a contemporary display which complements the landscape setting, carefully considers public safety and has a strong underlying conceptual theme.



Appendix

- Current Finley web based information
- General historical research
- Spiderbait

