



# POLO FLAT ROAD RESIDENTIAL DEVELOPMENT

## LANDSCAPE MASTERPLAN

DRAWING LIST

DRAWING NO.	DRAWING TITLE	SCALE
L-000	COVER SHEET AND DRAWING LIST	NTS @ A1
L-001	OVERALL MASTERPLAN	1:2000 @ A1
L-002	MASTERPLAN - PRECINCT 2	1:1000 @ A1
L-003	MASTERPLAN - PRECINCT 3	1:1000 @ A1
L-004	RETAINING WALL PLAN AND SECTIONS	AS SHOWN @ A1
L-005	INDICATIVE PLANT SPECIES AND MATERIALITY PALETTE	NTS @ A1

COVER SHEET AND DRAWING LIST





LEGEND

- LIMIT OF WORKS - PRECINCT 2
- LIMIT OF WORK - PRECINCT 3
- PROPOSED RETAINING WALLS
- PROPOSED PATHWAYS
- IN ROAD PAVING THRESHOLD
- EXISTING TREES RETAINED
- EXISTING TREES REMOVED
- PROPOSED TREES
- TURF VERGE AND OPEN SPACE

DESIGN NOTES

- 1 AVENUE PLANTING CREATING A SENSE OF ENTRY INTO THE DEVELOPMENT FROM POLO FLAT ROAD.
- 2 SERIES OF CONCRETE PATHWAYS PROVIDING CIRCULATION THROUGHOUT THE SITE ALONG TREE LINES STREETS. THE PATHWAYS CREATE AN OVERALL LOOP AROUND THE EXTENT OF THE DEVELOPMENT LINKING AROUND THE DETENTION BASINS AND INTO THE PROPOSED OPEN SPACE ALLOWING MULTIPLE OPPORTUNITIES FOR INTERACTION WITH THE OUTSIDE ENVIRONMENT.
- 3 POTENTIAL FOR FUTURE PEDESTRIAN CONNECTIONS TOWARDS THE TOWN CENTRE AND SURROUNDING RESIDENTIAL AREAS TO ENHANCE OVERALL CONNECTIVITY OF COOMA.
- 4 PROPOSED OPEN SPACE INCORPORATING OPEN TURF AREAS, SHELTERS, PLAYGROUND ELEMENTS, SEATING AND SHADE TREES. SPACES PROMOTE PLAY AND SOCIAL INTERACTION. EACH SPACE CAN CATER TO DIFFERENT AGES AND ACTIVITIES TO PROVIDE A RANGE OF RECREATION ACTIVITIES WITH THE TWO PRECINCTS COMPLEMENTING EACH OTHER.  
*NOTE: ALL WORKS ASSOCIATED WITH THE FUTURE PARKS IN BOTH PRECINCTS WILL BE SUBJECT TO FUTURE APPROVAL/S. PRECINCT 2 & 3 OPEN SPACE PARK AND PLAYGROUND AREA WILL NOT BE INCLUDED AS PART OF THIS APPROVAL, BUT WILL BE DELIVERED TO COUNCIL STANDARDS TO FUTURE DETAILS AND APPROVAL.*
- 5 IN ROAD PAVING THRESHOLDS PROVIDED TO ENHANCE SAFETY AND ENCOURAGE CARS TO REDUCE SPEED WHERE PEDESTRIANS ARE LIKELY TO BE CROSSING THE ROAD TOWARDS OPEN SPACES. THIS CREATES A PEDESTRIAN FRIENDLY ZONE WITHIN THE DEVELOPMENT.
- 6 EXISTING TREES ALONG WESTERN BOUNDARY ARE TO BE RETAINED WITH ADDITIONAL TREES AND LANDSCAPE EMBELLISHMENT PROVIDED TO ADDRESS THE PROMINENT 'GATEWAY' INTO COOMA ALONG THE MONARO HIGHWAY AND CREATE AN INTERFACE WITH RESIDENTIAL COMMUNITY.
- 7 DETENTION BASINS PROVIDED WITH ADDITIONAL TREE PLANTING FOR ENVIRONMENTAL ENHANCEMENT AND AMENITY FOR PEDESTRIANS.
- 8 PROPOSED GRASS SWALE AND ASSOCIATED UNDERGROUND SERVICES TO MEET DRAINAGE REQUIREMENTS OF DEVELOPMENT.
- 9 REMOVAL OF EXISTING TREES ALONG POLO FLAT ROAD RESERVE WILL BE REPLACED IN ACCORDANCE WITH SMRC POLICY 180 - TREE MANAGEMENT.

LANDSCAPE OVERALL MASTERPLAN

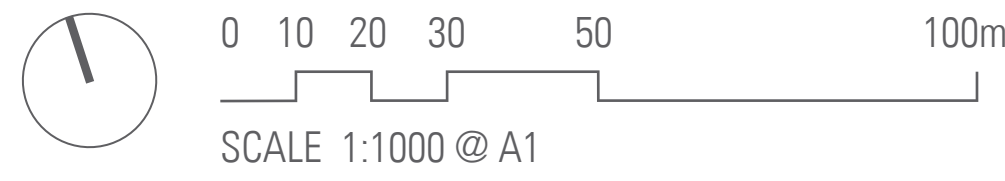


LEGEND

- LIMIT OF WORKS - PRECINCT 2
- LIMIT OF WORKS - PRECINCT 3
- PROPOSED RETAINING WALLS (REFER TO SHEET L-004 FOR FURTHER DETAILS)
- PROPOSED PATHWAYS
- IN ROAD PAVING THRESHOLD
- EXISTING TREES RETAINED
- EXISTING TREES REMOVED
- PROPOSED SHELTER
- PROPOSED TREES
- TURF VERGE AND OPEN SPACE
- PROPOSED PLANTING

DESIGN NOTES

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- 3 POTENTIAL FOR FUTURE PEDESTRIAN CONNECTIONS ALONG POLO FLAT ROAD TOWARDS THE TOWN CENTRE AND SURROUNDING RESIDENTIAL AREAS TO ENHANCE OVERALL CONNECTIVITY OF COOMA.
- 4 PROPOSED OPEN SPACE PARK FOR FLEXIBLE USE PROVIDING OPEN TURF SPACES, SHELTERS, SEATING AND NATURAL INFORMAL PLAY ELEMENTS. *NOTE: ALL WORKS ASSOCIATED WITH THE FUTURE PARK WILL BE SUBJECT TO FUTURE APPROVAL/S. PRECINCT 2 OPEN SPACE PARK AND PLAYGROUND AREA WILL NOT BE INCLUDED AS PART OF THIS APPROVAL, BUT WILL BE DELIVERED TO COUNCIL STANDARDS TO FUTURE DETAILS AND APPROVAL.*
- 5 IN ROAD PAVING THRESHOLDS PROVIDED TO ENHANCE SAFETY AND ENCOURAGE CARS TO REDUCE SPEED WHERE PEDESTRIANS ARE LIKELY TO BE CROSSING THE ROAD TOWARDS OPEN SPACES. THIS CREATES A PEDESTRIAN FRIENDLY ZONE WITHIN THE DEVELOPMENT.
- 6 EXISTING TREES ALONG NORTHERN BOUNDARY ARE TO BE RETAINED WITH ADDITIONAL TREES AND LANDSCAPE EMBELLISHMENT PROVIDED TO ADDRESS THE PROMINENT 'GATEWAY' INTO COOMA ALONG THE MONARO HIGHWAY AND CREATE AN INTERFACE WITH RESIDENTIAL COMMUNITY.
- 7 DETENTION BASINS PROVIDED WITH ADDITIONAL TREE PLANTING TO PROVIDE ADDITIONAL LANDSCAPE AMENITY AND PROMOTE BIODIVERSITY.
- 8 PROPOSED GRASS SWALE AND ASSOCIATED UNDERGROUND SERVICES TO MEET DRAINAGE REQUIREMENTS OF DEVELOPMENT.
- 9 REMOVAL OF EXISTING TREES ALONG POLO FLAT ROAD RESERVE WILL BE REPLACED IN ACCORDANCE WITH SMRC POLICY 180 - TREE MANAGEMENT.



MASTERPLAN - PRECINCT 2



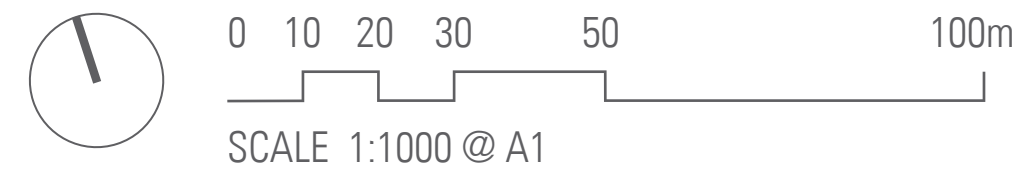
LEGEND

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- 3 POTENTIAL FOR FUTURE PEDESTRIAN CONNECTIONS ALONG POLO FLAT ROAD TOWARDS THE TOWN CENTRE AND SURROUNDING RESIDENTIAL AREAS TO ENHANCE OVERALL CONNECTIVITY OF COOMA.
- 4 PROPOSED MEANDERING PATHWAY TO TAKE ADVANTAGE OF WIDER STRIP OF OPEN SPACE AND IMPROVE AMENITY FOR PEDESTRIANS.
- 5 PROPOSED OPEN SPACE PARK PROVIDING A RANGE OF ACTIVE RECREATIONAL OPPORTUNITIES, PLAYGROUND AND SEATING AREAS.  
*NOTE: ALL WORKS ASSOCIATED WITH THE FUTURE PARK WILL BE SUBJECT TO FUTURE APPROVALS. PRECINCT 3 OPEN SPACE PARK AND PLAYGROUND AREA WILL NOT BE INCLUDED AS PART OF THIS APPROVAL, BUT WILL BE DELIVERED TO COUNCIL STANDARDS TO FUTURE DETAILS AND APPROVAL.*
- 6 IN ROAD PAVING THRESHOLDS PROVIDED TO ENHANCE SAFETY AND ENCOURAGE CARS TO REDUCE SPEED WHERE PEDESTRIANS ARE LIKELY TO BE CROSSING THE ROAD TOWARDS OPEN SPACES. THIS CREATES A PEDESTRIAN FRIENDLY ZONE WITHIN THE DEVELOPMENT.
- 7 DETENTION BASINS PROVIDED WITH ADDITIONAL TREE PLANTING TO PROVIDE ADDITIONAL LANDSCAPE AMENITY AND PROMOTE BIODIVERSITY.



MASTERPLAN - PRECINCT 3



LEGEND

LIMIT OF WORKS - PRECINCT 2

LIMIT OF WORKS - PRECINCT 3

PROPOSED RETAINING WALL DOUBLE TIER (STEPPED)

PROPOSED RETAINING WALL SINGLE TIER

0

25

50

75

100

125m

SCALE 1:1250 @ A1

AA

TYPICAL RETAINING WALL CROSS SECTION: DOUBLE TIER (STEPPED)

SCALE 1:20

BB

TYPICAL RETAINING WALL CROSS SECTION: SINGLE TIER

SCALE 1:20

# RETAINING WALL PLAN AND SECTIONS

now

landscape architecture  
urban design  
environmental management


































NSW DEPARTMENT OF PLANNING AND ENVIRONMENT

POLO FLAT ROAD RESIDENTIAL DEVELOPMENT

DATE	PROJECT NO	DWG NO	REV
09.11.2022	50522046	L-004	8



INDICATIVE PLANT SPECIES PALETTE

Symbol	Botanical Name	Common Name	Size	Mature Height
STREET TREES				
	Allocasuarina verticillata	Drooping She Oak	75L	9m
	Pyrus ussuriensis	Ornamental Manchurian Pear	75L	9m
	Brachychiton populneus	Kurrajong	75L	12m
	Eucalyptus leucoxylon 'Euky Dwarf'	Gum Tree	75L	10m
	Eucalyptus polyanthemus	Red Box	75L	10m
	Fraxinus x 'Raywoodii'	Claret Ash	75L	7m
	Prunus cerasifera 'Nigra'	Black Cherry Plum	75L	6m
	Zelkova serrata	Japanese Elm	75L	7m
OPEN SPACE TREES				
	Acacia melanoxylon	Blackwood	75L	12m
	Betula pendula	Silver Birch	75L	10m
	Callistris rhomboidea	Oyster Bay Pine	75L	8m
	Cupressocyparis leylandii 'Leighton Green'	Conifer	75L	20m
	Eucalyptus aggregata	Black Gum	75L	20m
	Eucalyptus parvula	Small Leaved Gum	75L	10m
	Eucalyptus viminalis	Manna Gm	75L	15m
	Liriodendron tulipifera	Tulip Tree	75L	20m
	Populus alba	White Poplar	75L	18m
	Quercus robur 'Fastigiata'	Chinese Tallow Tree	75L	8m
SHRUBS, GRASSES AND GROUNDCOVERS				
	Callistemon subulatus	Bottlebrush	300mm	1 x 2m
	Carpobrotus rossii	Pig Face	150mm	0.4 x 1m
	Dianella caerulea	Blue Flax Lily	150mm	1 x 1m
	Dodonaea procumbens	Creeping Hop Bush	150mm	1.2 x 0.2m
	Grevillea acanthifolia	Spider Flower	150mm	0.3 x 2m
	Grevillea juniperina	Prostrate yellow	150mm	0.4 x 2m
	Hakea sericea	Silky Hakea	300mm	2 x 2m
	Hibbertia obtusifolia Prostrate	Guinea Flower	150mm	0.5 x 1m
	Lomandra longifolia	Mat Rush	150mm	1 x 0.5m
	Leptospermum brevipes	Slender Tea Tree	300mm	3 x 2m
	Ozothamnus diosmifolius 'Radiance'	Rice Flower	150mm	2 x 1m
	Persoonia oxycoccoides	Geebung	150mm	1 x 1m
	Stylidium graminifolium 'Little Sapphire'	Trigger Plant	150mm	0.5 x 0.5m
	Westringia kydrensis	Kydra Westringia	150mm	0.4 x 0.4m
	Xerochrysum subundulatum	Alpine Everlasting	150mm	0.5 x 0.5m



Pyrus ussuriensis



Brachychiton populneus



Eucalyptus



Fraxinus x 'Raywoodii'



Zelkova serrata



Acacia melanoxylon



Callistris rhomboidea



Eucalyptus parvula



Liriodendron tulipifera



Populus alba



Dianella caerulea



Hibbertia obtusifolia



Grevillea juniperiana



Ozothamnus diosmifolius



Stylidium graminifolium

INDICATVIE MATERIALITY PALETTE

FENCING (TO BE INSTALLED BY OTHERS)



Colorbond® Steel Fencing  
Colour: Monument

RETAINING WALLS



Timber look retaining wall

INDICATIVE PLANT SPECIES AND MATERIALITY PALETTE

landscape architecture  
urban design  
environmental management

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