

Long Reef Golf Club
Attention: Ben Russell
2 Anzac Avenue
COLLARROY, NSW 2097

17 September 2025

RE: Long Reef Golf Club
DA2025/0764 – Long Reef Golf Club, 2 Anzac Ave, COLLARROY NSW
Response to Council Request for Further Information

In response to Council Request for Further Information – DA2025/0764 (Date 4 August 2025) - Black Beetle note the following:

Below is a list of revised documents prepared by Black Beetle and submitted as part of Response to Council Request for Further Information, refer to enclosed documents

- BB_LONG REEF GOLF CLUB, COLLARROY – LALP001 – Cover Sheet – Rev 05
- BB_LONG REEF GOLF CLUB, COLLARROY – LALP002 – Masterplan - Rev 09
- BB_LONG REEF GOLF CLUB, COLLARROY – LALP101 – Landscape Plan – West – Rev 08
- BB_LONG REEF GOLF CLUB, COLLARROY – LALP102 – Landscape Plan – East – Rev 08
- BB_LONG REEF GOLF CLUB, COLLARROY – LALP103 – Landscape Plan – Level 01 – Rev 05
- BB_LONG REEF GOLF CLUB, COLLARROY – LALP104 – Notes – Rev 03

We thank council for their review and constructive feedback regarding the landscape documentation. The following responses address each recommendation in the context of the revised landscape plans, which have been prepared to support sustainable outcomes, maximise canopy cover, and ensure practical implementation while maintaining public safety, accessibility, and amenity.

5. Council's Parks, Reserves and Foreshores team find that the public access and recreation setting is impacted by the proposed development as described below:

The proposed raised lawns, enclosed gardens, walling and stairs in public land create the appearance of private space, limiting public use. To support this application, design adjustments are required to ensure that no visual or physical barriers are presented to the public in accessing the area of public land.

The open lawn area to the east of the club is used by small watercraft (fishing kayak, kite/wing surfing, surf ski, jet skis, etc.) for unloading and rigging and must allow accessible and unobstructed public access.

Public land beyond the Golf Club lease area must remain unchanged and fully open to the public.

The landscape plans have been revised to address the Council's concerns. The existing ground level outside the clubhouse will be retained, removing any visual or physical barriers between the public land and the site. These adjustments ensure unrestricted public access and preserve the open and inclusive nature of the area, consistent with Council's requirements.

7. Paths across public land should be rationalised (no duplicate pathways) and design in concrete for all-inclusive access (crushed sandstone not supported).

The landscape plans ensure accessible and safe pathways, with a widened pedestrian zone to assist Council in clearly demarcating the shared zone. In accordance with Council requirements, crushed sandstone has been removed, and existing conditions are retained as requested.

8. The Canary Island Palms T3 and T4 are to be retained. Removal is not supported as they are significant landscape features. Waterhousea species planting is not suitable for the coastal environment and must be replaced with coastal-tolerant species. Garden planting beyond the lease area must be removed.

The proposed removal of *Phoenix canariensis* (Canary Island Palms) T3 and T4 is required to accommodate the proposed vehicle movement and have been replaced with more suitable native species *Livistona australis* (refer to arborist report). It is to our understanding the Northern Beaches Council is currently in the process of succession planting to replace the existing *Phoenix canariensis* - Canary Island Date Palms along Pittwater Road and Anzac Parade as there is evidence of *Fusarium wilt* which is currently affecting some of the Canary Island Date Palms.

Waterhousea species have been replaced with coastal-tolerant *Banksia integrifolia* to ensure suitability/resilience and visual cohesion. All garden planting beyond the lease area has been removed in accordance with Council request, with the exception of the embankment planting immediately adjacent the outdoor terrace and the garden bed with *Livistona australis* planting along the southern edge of the lawn beside the side access path.

The landscape plans have been carefully revised to address the Council's concerns. The design now maintains existing ground levels to ensure open and unrestricted public access, rationalises pathways with compliant materials to provide safe and inclusive circulation, and replaces unsuitable vegetation with coastal-tolerant species while removing planting beyond the lease area. These amendments now reflect landscape plans that respects and enhances the public realm.

We trust that the accompanying response satisfactorily addresses and interprets the matters raised. Should you require any further clarification or additional information, please do not hesitate to contact us directly.

Kind Regards,



Ilia Kokalevski

Director & Registered Landscape Architect (#1330)
Black Beetle Pty Ltd
P: 0422 104 416
E: ilia@blackbeetle.com.au