

# Long Reef Golf Club Anzac Avenue, Collaroy NSW

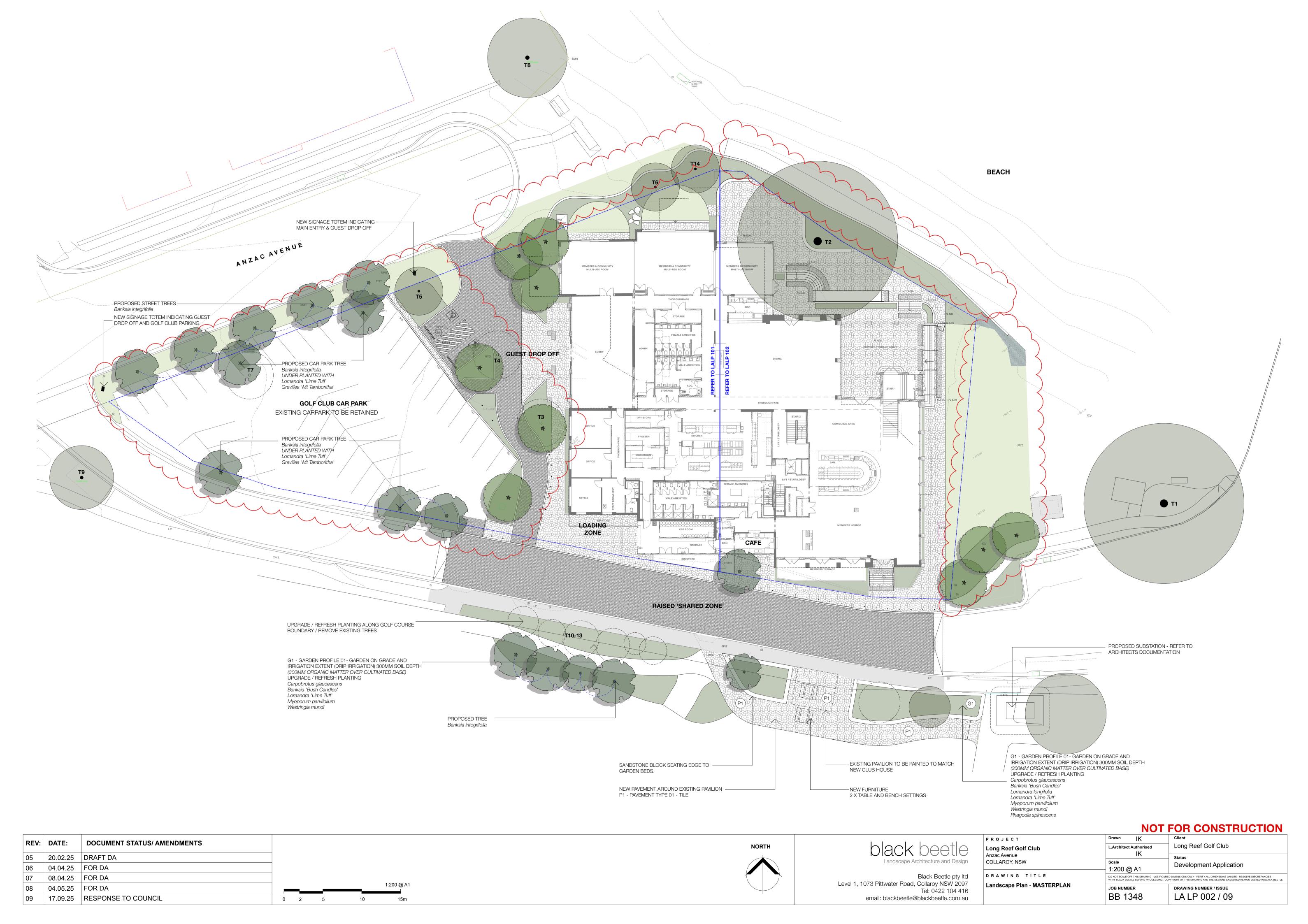
DRAWING NO.	DRAWING TITLE	ISSUE
LA LP 001	COVER SHEET	05
LA LP 002	MASTERPLAN	09
LA LP 101	LANDSCAPE PLAN - WEST	08
LA LP 102	LANDSCAPE PLAN - EAST	08
LA LP 103	LANDSCAPE PLAN - LEVEL 01	05
LA LP 104	NOTES	03

REV: DATE: DOCUMENT STATUS/ AMENDMENTS 01 20.02.25 DRAFT DA 02 04.04.25 FOR DA 08.04.25 FOR DA 04.05.25 FOR DA 05 17.09.25 RESPONSE TO COUNCIL

Landscape Architecture and Design

Black Beetle pty ltd Level 1, 1073 Pittwater Road, Collaroy NSW 2097 Tel: 0422 104 416 email: blackbeetle@blackbeetle.com.au

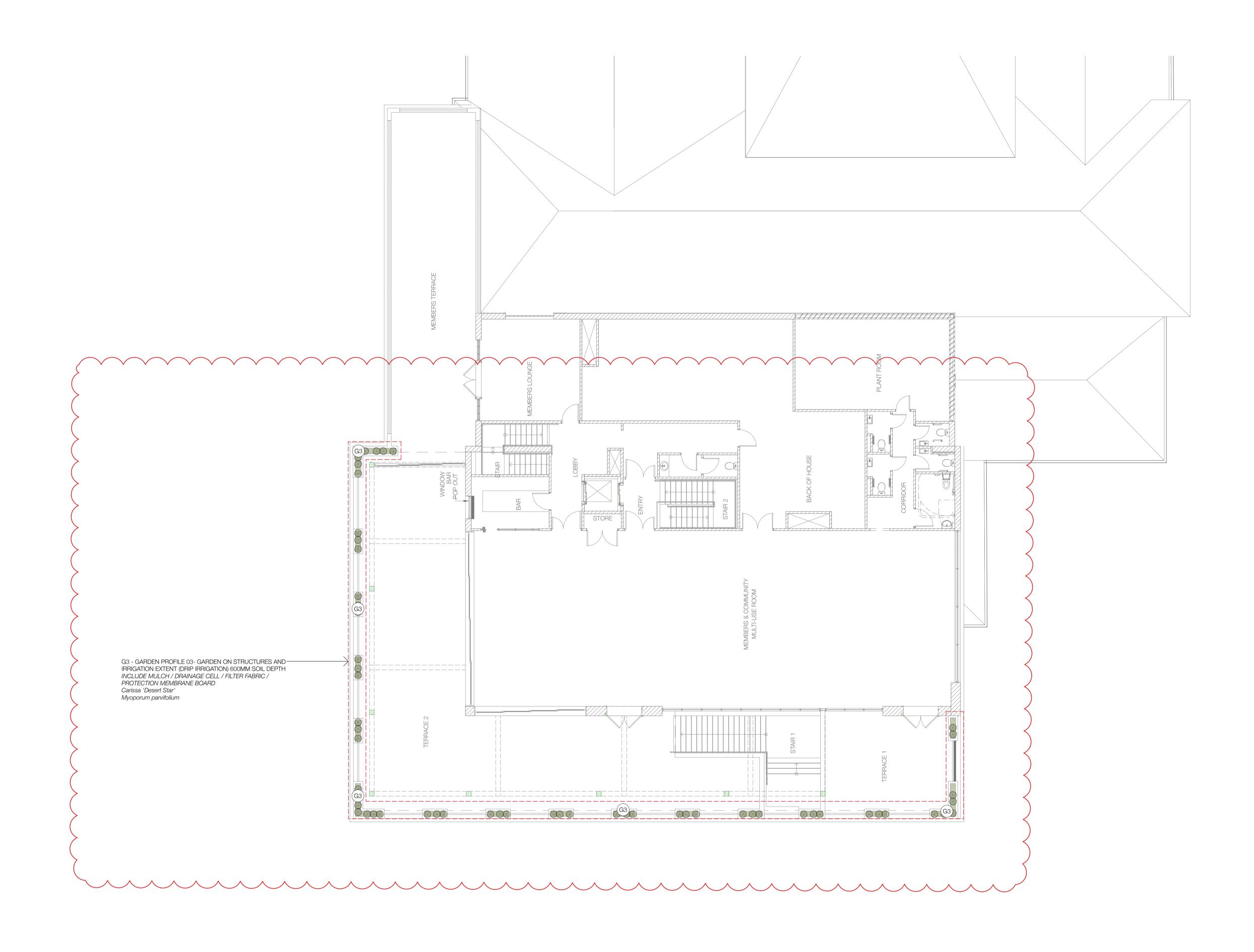
	NOT	FOR CONSTRUCTION		
PROJECT	Drawn  K	Client		
Long Reef Golf Club	L.Architect Authorised	Long Reef Golf Club		
Anzac Avenue		Status		
COLLAROY, NSW	Scale	Development Application		
	– as shown @ A1	The state of the s		
DRAWING TITLE	DO NOT SCALE OFF THIS DRAWING - USE FIGURED DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE DISCREPANCIES WITH BLACK BEETLE BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGNS EXECUTED REMAIN VESTED IN BLACK BEETLE			
Cover Sheet	JOB NUMBER	DRAWING NUMBER / ISSUE		
	BB 1348	LA LP 001 / 05		





REV: DATE:	DOCUMENT STATUS/ AMENDMENTS				PROJECT	Drawn  K	Client
REV. DATE.	DOCOMENT STATOS/ AMENDMENTS		NORTH	black beetle	Long Reef Golf Club	L.Architect Authorised	Long Reef Golf Club
04 20.02.25	DRAFT DA			Landscape Architecture and Design	Anzac Avenue	IK	Status
05 04.04.25	FOR DA			Landscape Architecture and Design	COLLAROY, NSW	Scale 1:100 @ A1	Development Application
06 08.04.25				Black Beetle pty ltd	DRAWING TITLE	DO NOT SCALE OFF THIS DRAWING - USE F WITH BLACK BEETLE BEFORE PROCEEDIN	GURED DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE DISCREPANCIES 3. COPYRIGHT OF THIS DRAWING AND THE DESIGNS EXECUTED REMAIN VESTED IN BLACK BEETLE
07 04.05.25		1:100 @ A1		Level 1, 1073 Pittwater Road, Collaroy NSW 2097	Landscape Plan - WEST	JOB NUMBER	DRAWING NUMBER / ISSUE
	FOR COUNCIL RESPONSE	0 1 2 5 7.5M		Tel: 0422 104 416 email: blackbeetle@blackbeetle.com.au		BB 1348	LA LP 101 / 08





## **NOT FOR CONSTRUCTION** Drawn IK PROJECT REV: DATE: DOCUMENT STATUS/ AMENDMENTS Long Reef Golf Club NORTH Long Reef Golf Club Anzac Avenue L.Architect Authorised 20.02.25 DRAFT DA Landscape Architecture and Design COLLAROY, NSW **Development Application** 04.04.25 FOR DA 1:100 @ A1 DRAWING TITLE Black Beetle pty Itd DO NOT SCALE OFF THIS DRAWING - USE FIGURED DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE DISCREPANCIES WITH BLACK BEETLE BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGNS EXECUTED REMAIN VESTED IN BLACK BEETLE 08.04.25 FOR DA Level 1, 1073 Pittwater Road, Collaroy NSW 2097 1:100 @ A1 Landscape Plan - EAST 04.05.25 FOR DA JOB NUMBER DRAWING NUMBER / ISSUE Tel: 0422 104 416 BB 1348 LA LP 103 / 05

email: blackbeetle@blackbeetle.com.au

17.09.25 RESPONSE FOR COUNCIL

# **GENERAL NOTES / SPECIFICATION**

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION .

2. ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 50MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.

FERTILISER SHALL BE A SLOW RELEASE PELLETISED FORM SUITABLE FOR USE WITH AUSTRALIAN NATIVE PLANTS APPLIED AT THE MANUFACTURES RECOMMENDED RATE.

SOIL WETTING AGENT SHALL BE "AQUASOIL" OR "WETTASOIL" APPLIED AT A RATE OF 1 LITRE/ 1000 LITRES OF WATER OR EQUIVALENT.

3. SOILS TO CONFORM TO AS 4419-2018 SOILS FOR LANDSCAPING AND GARDENS USE.

SOIL DEPTHS- PLANTING AREAS VARIES (400MIN - 1000MM SOIL DEPTH)

GARDEN SOIL SHALL HAVE A PH BETWEEN 5.5 AND 7.0, EC< 1.2DS/M: 2-5CG/MG RATIO, 5-20MEQ % CEC, AND NUTRIENTS TO AS 3743 POTTING MIXES.

ALL PLANTING SOIL SHALL BE FREE OF RUBBISH, DEBRIS AND SUBSTANCES THAT ARE TOXIC TO LIVING ORGANISMS, OR WOULD OTHERWISE BE DECLARED CONTAMINATED. ALL IMPORTED GARDEN SOIL SHALL BE FREE OF WEED SEEDS.

PLANTING SOIL SHALL NOT BE WATER REPELLENT AND IT SHALL TAKE LESS THAN 53 SECONDS FOR A WATER DROPLET TO SOAK INTO DRY SOIL(REFERENCE: HANDRECK & BLACK).

THE CONTRACTOR SHALL ENSURE ANY INSTALLED SUB GRADES ARE NOT TOXIC TO NORMAL PLANT GROWTH OR UNNATURALLY OVERLY COMPACTED. ENSURE EXISTING SUB SOIL IS NOT TOXIC TO PLANT GROWTH, AND NOTIFY SUPERINTENDENT IMMEDIATELY IF THERE ARE ANY CONCERNS WITH REGARD TO THE SUB SOIL CONDITIONS.

ALL PLANTING SOIL TO BE CONSOLIDATED BUT NOT COMPACTED AND HAVE PARTICLE SIZES GREATER THAN THE

4. PLANT SUPPLY - THE PLANTS ARE TO BE VIGOROUS AND APPROPRIATELY ACCLIMATISED WITH A ROOTBALL THAT IS FULL BUT NOT RESTRAINED. TREE STOCK ARE TO BE GROWN AND CERTIFIED AS COMPLYING WITH NATSPEC'S "SPECIFYING TREES - A GUIDE TO ASSESSMENT OF TREE QUALITY", SECOND EDITION 2003 BY ROSS CLARK AND AS 2303-2015TREE STOCK FOR LANDSCAPE USE

PLANT INSTALLATION - THE TOPS OF ROOT BALLS ARE TO BE LEVEL WITH OR UP TO 50MM HIGHER THAN THE SURROUNDING SOIL LEVEL. CREATE WATERING "SAUCERS" AROUND ALL PLANTS FROM POTS LARGER THAN 5 LITRE (IE 200MM DIAMETER). DO NOT PILE UP MULCH AGAINST THE BASE OF THE PLANT STEM/TRUNK.

STAKING - REMOVE ALL NURSERY STAKES, TIES AND LABELS. THE ROOT BALL AND CANOPY ARE TO BE BALANCED AND THE STEM / TRUNK SUFFICIENTLY DEVELOPED SO THAT THE PLANTS STAY UPRIGHT WITHOUT THE NEED TO BE STAKED. DO NOT STAKE PLANTS UNLESS SPECIFICALLY NOTED TO DO SO OR UNLESS SPECIAL CIRCUMSTANCES REQUIRE A PLANT TO BE TEMPORARILY STAKED FOR STABILITY.

5. ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

SUPPLY - DESIGN, SUPPLY AND INSTALL A PERMANENT AUTOMATED SUB-SURFACE IRRIGATION SYSTEM.

EXTENT - THE SYSTEM IS TO COVER ALL NEW GARDENS. WATER IS TO BE DELIVERED VIA SUBSURFACE DRIP LINES BURIED BELOW THE FINISHED GROUND LEVEL TO GARDENS AND TREES AND VIA POPUP SPRAYS ON FLEXIBLE

CAPACITY - THE SYSTEM IS TO BE CAPABLE OF SUPPLYING 32MM OF WATER/WEEK OVER ALL AREAS. IT IS TO BE DESIGNED TO OPERATE FOR 10 YEARS (MIN).

INSTALLATION - VALVE PITS ARE TO BE SET ON A 200MM DEEP BED OF GRAVEL FOR DRAINAGE. PIT COVERS ARE TO BE LEVEL WITH THE SOIL SURFACE. INCLUDE PLUMBING CONNECTION TO THE MAIN LINE, ALL VALVES AND BACKFLOW PREVENTION. LOCATE A CENTRAL MULTI-STATION CONTROLLER IN A LOCKABLE BOX AS DIRECTED BY THE PROJECT MANAGER. . A DEDICATED GPO IS TO BE PROVIDED BY THE BUILDER FOR THE CONTROLLER TO BE

6. MAINTAIN ALL WORKS DURING THE CONTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, MOWING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.

7. PROTECT ALL ADJOINING PROPERTY BUILDINGS, WALLS, FENCES AND PAVING. DAMAGED ELEMENTS ARE TO

8. THERE ARE TO BE NO SHARP PROTRUSIONS OR ABRASIVE EDGES, OBTRUSIVE FITTINGS OR FIXTURES.

9. GENERALLY PAVEMENTS ARE TO FALL AT 1% TO 2% UNLESS NOTED OTHERWISE.

10. PROVIDE CONDUITS THROUGH WALLS / PAVEMENTS AS REQUIRED FOR SERVICES

11. ALL STRUCTURAL DETAILS OF FOOTINGS, SLABS, WALLS AND THE LIKE ARE TO BE REFERRED TO AN ENGINEER TO PROVIDE DETAILS AND SPECIFICATION.

12. LEVELS SHOWN ARE FINISHED SURFACE LEVELS. GRADE AND TRIM LOCALLY TO ENSURE THE FINISHED

13. SOIL LEVELS IN GARDEN AREAS TO FINISH 50MM BELOW ADJACENT WALLS/ PAVEMENTS UNLESS NOTED OTHERWISE.

14. MATERIAL SAMPLES AND PRODUCT INFORMATION- MATERIALS AND WORKMANSHIP ARE TO CONFORM TO THE CURRENT EDITION OF APPLICABLE REQUIREMENTS OF AUSTRALIAN STANDARD SPECIFICATIONS AND CODES.

15. REFER TO ARBORIST REPORT REGARDING RETENTION AND REMOVAL OF TREES

16. GREEN WASTE REMOVAL - ALL GREEN WASTE GENERATED BY THE MAINTENANCE WORK SHALL BE CONTAINED WITHIN THE IMMEDIATE WORK AREA, AND SHALL NOT LEAK INTO ADJACENT AREAS, OR OUTSIDE THE SITE. ALL DEBRIS SHALL BE CONTAINED AND REMOVED FROM SITE TO AN APPROVED CERTIFIED TIPPING AND LEGAL RECYCLING DEPOT LOCATION USING SUITABLE CLOSED WASTE CONTAINERS AND VEHICLES.

# **MAINTENANCE PLAN**

THE OBJECTIVE OF THIS MAINTENANCE PLAN IS TO OUTLINE THE MAINTENANCE REQUIREMENTS OF THE DEVELOPMENT AND ENABLE A DEFINED SCOPE OF MAINTENANCE ACTIVITIES TO BE REGULARLY UNDERTAKEN. A DETAILED MAINTENANCE PLAN TO BE PREPARED AS PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION.

MAINTENANCE INCLUDE WATERING, WEEDING, MOWING PEST AND DISEASE CONTROL, REPLACING FAILED PLANTS, SOIL AND MULCH REPLENISHMENT, CULTIVATING, PRUNING, REPAIRING EROSION AND RECTIFYING STORM DAMAGE. SWEEP AND/OR REMOVE FALLEN BRANCHES AND LEAF LITTER(INCLUDING THE AUTUMN LEAF DROP) AND OTHER GARDEN DEBRIS. MAINTENANCE OF THE SITE IS TO ALSO INCLUDE THE PUBLIC DOMAIN

IT IS EXPECTED THAT THE CONTRACTOR SHALL TAKE A PROACTIVE AND DILIGENT APPROACH TO ALL MAINTENANCE ACTIVITIES AND ENCOURAGE ALL STAFF AND SUB-CONTRACTORS TO PICKUP ANY OBVIOUS LITTER FOUND THROUGHOUT THE MAINTAINED AREAS. SIMILARLY BE VIGILANT IN LOOKING FOR AND REPORTING ANY NOTED INCIDENCE OF VANDALISM, BREAKAGES, DAMAGE AND GRAFFITI ETC.

# LOG BOOK

KEEP A LOGBOOK RECORDING WHEN AND WHAT MAINTENANCE WORK HAS BEEN DONE AND WHAT MATERIALS, INCLUDING TOXIC MATERIALS, HAVE BEEN USED. THIS LOG BOOK IS TO BE GIVEN TO THE PROJECT MANAGER/ OR COMMUNITY ASSOCIATION AND MADE AVAILABLE FOR INSPECTION ON REQUEST.

AT LEAST TWO WEEKS PRIOR TO PRACTICAL COMPLETION SUBMIT A PROGRAM OUTLINING PROPOSED MAINTENANCE REGIME DURING THE PLANT ESTABLISHMENT PERIOD, INCLUDING ANTICIPATED FREQUENCY AND DURATION OF INDIVIDUAL TASKS. REVISE PROGRESSIVELY TO ENSURE THE OPTIMAL MAINTENANCE REGIME IS IMPLEMENTED AND SUBMIT ON A MONTHLY BASIS.

ALL PLANTED AREAS SHALL BE ADEQUATELY WATERED TO KEEP THEM HEALTHY AND GROWING VIGOROUSLY. THE MINIMUM ACCEPTABLE WATERING REQUIREMENT SHALL EQUAL 25 MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT, OR A COMBINATION OF BOTH, DURING EACH PERIOD OF ONE WEEK, EXCEPT IN PERIODS OF HEAVY RAIN. VARY THE WATERING REQUIREMENT TO SUIT SEASONAL CONDITIONS AND MAINTAIN HEALTHY PLANT MATERIAL AND GRASS AREAS IN OPTIMUM CONDITION.

# PEST AND DISEASE

ALL LANDSCAPE AREAS INCLUDING TREES ARE TO BE VISUALLY INSPECTED FOR THE PRESENCE OF PERSISTENT AND DAMAGING INSECT PESTS OR DISEASES. THE CONTRACTOR SHALL REPORT ANY INCIDENCE OF INSECT ATTACK OR EVIDENCE OF DISEASE AMONGST PLANT MATERIAL ALONG WITH A RECOMMENDED CONTROL AND ACTION TO BE UNDERTAKEN

FERTILIZER SHALL BE SUPPLIED AND APPLIED EVENLY TO ALL LANDSCAPE AREAS ENSURE OPTIMUM PLANT GROWTH, HEALTH AND DISEASE RESISTANCE THROUGH THE PROVISION OF ALL ESSENTIAL MACRO AND MICRO NUTRIENTS COMMONLY REQUIRED BY PLANTS AND THEREBY PREVENT ANY SYMPTOMS ASSOCIATED WITH NUTRIENT DEFICIENCIES.

THE CONTRACTOR SHALL MONITOR ALL TREE AND ASSOCIATED LANDSCAPE WORKS FOR THE DURATION OF THE  $^{
m V}$ MAINTENANCE PERIOD. THIS WILL GENERALLY INCLUDING WATERING, FAILED PLANT REPLACEMENT, PEST AND DISEASE CONTROL, PRUNING, SOIL CONTROL, MOWING, WEED CONTROL, SOIL PH CORRECTION AND FERTILIZATION. CARRY OUT MAINTENANCE ACTIVITIES FOR ALL NEW GARDEN AREAS AS REQUIRED TO ENSURE THE PLANT BECOME ESTABLISHED WITHIN THE MAINTENANCE PERIOD AND ARE KEPT IN A HEALTHY AND TIDY STATE IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES.

SHALL BE UNDERTAKEN WITHIN 7 DAYS OF PLANT BEING IDENTIFIED AS FAILED OR UNACCEPTABLY DAMAGED. NOTE, SERVE WILTING OR WATER LOGGING LEADING TO DEATH OF FOLIAGE, BREAKAGE OR WOUNDING OF MAIN STEM, DAMAGE OF APICAL LEADERS OR DAMAGE TO SIGNIFICANT ORDER OF BRANCHES SHALL BE DEEMED TO CONSTITUTE FAILURE.

# HARDSCAPE / FURNITURE AND FIXINGS

ENSURE ALL EXTERNAL HARDSCAPE AREAS INCLUDING FURNITURE AND FIXINGS ARE MAINTAINED IN A SAFE, CLEAN, NEAT AND TIDY CONDITION THAT PROMOTES THEIR USE AND ENJOYMENT. INSPECT ALL HARDSCAPE AND FURNITURE AND FIXTURES ITEMS FOR DAMAGE OR VANDALISM AND REPORT ANY FAULTS OR DAMAGE. MAKE ARRANGEMENT TO FIX ANY MINOR ISSUES.

REGULARLY INSPECT, MONITOR AND ADJUST IRRIGATION AND WATERING SYSTEM TO ENSURE PROPER OPERATION AND COVERAGE AND RECTIFY ANY LEAKS, BLOCKAGES OR BREAKAGES IN A TIMELY FASHION. IF REQUIRED, UNDERTAKE PRESSURE TESTING OR FLUSHING TO IDENTIFY AND/OR ADDRESS ANY SYSTEM MALFUNCTION. THE CONTRACTOR SHALL REPAIR THE SYSTEM DUE TO VANDALISM, UNAUTHORIZED USE AND BREAKAGE. IF VANDALISM OR BREAKAGE IS A PERSISTENT OR A LARGE-SCALE PROBLEM, THE CONTRACTOR SHALL KEEP A RECORD OF COMPONENTS REPLACED OR RECTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTARY WATERING DUE TO ANY INADEQUACIES WITH THE SYSTEM, AND ADDRESS LEAKS

# **LEGEND**

EXISTING TREES TO BE RETAINED AND PROTECTED. REFER TO ARBORIST REPORT TREE ID. NO. TPZ (TREE PROTECTION ZONE) REFER TO ARBORIST

BOUNDARY

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EXISTING TREES TO BE REMOVED. REFER TO ARBORIST REPORT TREE ID. NO.

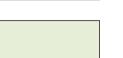
MATTER DO NOT CULTIVATE BASE).

G1 - GARDEN PROFILE 01- GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION) 300MM SOIL DEPTH (300MM ORGANIC MATTER OVER CULTIVATED BASE).

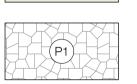
G1a - GARDEN PROFILE 01- GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION) 150MM SOIL DEPTH (150MM ORGANIC

G2 - GARDEN PROFILE 02- RAISED GARDEN ON GRADE AND IRRIGATION EXTENT (DRIP IRRIGATION) 500MM SOIL DEPTH (300MM ORGANIC MATTER OVER 200MM INORGANIC MATTER)

G3 - GARDEN PROFILE 03- GARDEN ON STRUCTURES AND IRRIGATION EXTENT (DRIP IRRIGATION) 600MM SOIL DEPTH INCLUDE MULCH / DRAINAGE CELL / FILTER FABRIC / PROTECTION MEMBRANE BOARD



LAWN



P1 - PAVEMENT TYPE 01 - REFER TO ARCHITECTS DOCUMENTATION

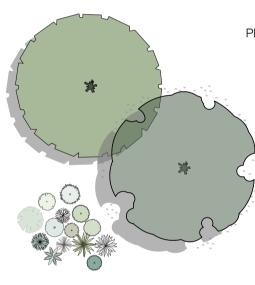


#(P3)#

P3 - PAVEMENT TYPE 03 - REFER TO ARCHITECTS DOCUMENTATION

PLANTER WALLS

PROPOSED SHRUBS, GROUNDCOVERS AND TREES

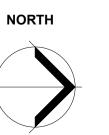


# **PLANT SCHEDULE**

BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	PLANT DENSITIES	NATIVE
TREES					
Banksia integrifolia	Coast Banksia	15M	400L	as shown	N
Livistonia australis	Cabbage Tree Palm	20M	Height Varies	as shown	N
SHRUBS AND CLIMBERS					
Banksia 'Bush Candles'	Bush Candles	0.8M	200MM	3/m2	N
Beschorneria yuccoides	Mexican Lily	1.5M	300MM	2/m2	
Carissa 'Desert Star'	Carissa	0.7M	300MM	3/m2	
Carpobrotus glaucescens	Pig Face	0.3M	150MM	7/m2	N
Chrysocephalum apiculatum	Yellow Button	0.3M	150MM	3/m2	N
Doryanthes excelsa	Gymea Lily	1.5M	300MM	2/m2	N
Heliconia 'Hot Rio Nights'	Hot Rio Nights	ЗМ	300MM	2/m2	
Hibbertia scandens	Snake Vine	0.3M	150MM	7/m2	N
Liriope 'Evergreen Giant'	Evergreen Giant	0.7M	150MM	5/m2	N
Lomandra 'Lime Tuff'	Lime Tuff	0.7M	150MM	5/m2	N
Myoporum parvifolium	Creeping Boobialla	0.1M	150MM	7/m2	N
Philodendron 'Xanadu'	Xanadu	0.8M	300MM	3/m2	
Pittosporum 'Miss Muffet'	Miss Muffet	0.6M	300MM	3/m2	
Rhagodia spinescens	Aussie Flat Bush	2M	200MM	3/m2	N
Scaevola albida	White Fan Flower	0.3M	200MM	3/m2	
Strelitzia reginae	Bird of Paradise	1M	300MM	5/m2	
Tetreagonia tetragoniodes	Botany Bay Spinach	0.4M	150MM	5/m2	N
Trachelospermum 'Tricolor'	Tricolor Star Jasmine	0.3M	150MM	7/m2	
Westringia 'Mundi'	Mundi Coastal Rosemary	0.5M	200MM	3/m2	N



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Landscape Architecture and Design

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DRAWING TITLE **Notes, Planting Schedule and Legend** 

Development Application 1:100 @ A1 DO NOT SCALE OFF THIS DRAWING - USE FIGURED DIMENSIONS ONLY - VERIFY ALL DIMENSIONS ON SITE - RESOLVE DISCREPANCIES WITH BLACK BEETLE BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGNS EXECUTED REMAIN VESTED IN BLACK BEETLE **JOB NUMBER DRAWING NUMBER / ISSUE** BB 1348 LA LP 104 / 03