

Landscape Referral Response

Application Number:	DA2025/0764
Date:	24/07/2025
Proposed Development:	Alterations and additions to Long Reef Golf Club clubhouse
Responsible Officer:	Claire Ryan
Land to be developed (Address):	Lot 1 DP 1144187 , 2 Anzac Avenue COLLAROY NSW 2097 Lot 1 DP 1144187 , Anzac Avenue COLLAROY NSW 2097

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

An Arboricultural Impact Assessment (AIA) and Landscape Plans are submitted for assessment by Landscape Referral.

The AIA report recommends removal of the existing Canary Island Palms T3 and T4 however these are a significant landscape feature that shall be preserved, and removal is not supported. The proposed share road design solution at the front of the Club entrance is able to be redesigned to incorporate the retention of the three existing Canary Island Palms. As noted in the Parks Reserves and Foreshores Referral, the proposed drop off vehicular access / share path at the entrance to the Club may be viewed as not necessary, and disabled parking should simply remain at the closet point to the existing path to club entrance. This design style is more suited to a country club in other areas, and this proposed element impacts the overall natural environment aesthetics that currently exists.

The notation in the AIA report that the Canary Island Palms are exempt species is incorrect as the exempt rule applied only to private land and not public land. It is noted that the species is utilised as a frontage along Anzac Avenue to the extent of Griffith Park. Canary Island Palm T7 is identified as dead, and removal is not objected to. The AIA recommended removal of existing trees T10 to T13 raises no concerns as the landscape plans provide replacement planting. Canary Island Palm T5 is identified for retention as are other trees in proximity being T1, T2, T6, T8, T9 and T14.

Landscape Referral require adjustment to the landscape design scheme to incorporate the preservation of existing Canary Island Palms T3 and T4, and to eliminate any deemed privatisation of public land by removal of visually and physically enclosed garden beds around lawn areas, and such lawn areas shall be available for public use without any perceived restrictions to access and use. Landscape Referral note that the proposed new walling with Golf Club signage is located within the road reserve verge of Anzac Avenue and this encroachment of public land is not supported and concur with the Parks Reserves and Foreshores Referral that this proposal diminishes the natural landscape character and shall be removed from the proposal.

The proposed lawn areas off the club premises (two areas off the northern multi-use rooms and the large

eastern lawn area between the members lounge/communal area and the proposed path on public land) includes enclosed garden areas with raised lawn supported by walling and stairs and this will visually and physically appear as 'private space' to the public. To support this application design adjustments are required to ensure that no visual nor physical barriers are presented to the public in accessing all areas of public land. In simple terms the existing outdoor areas on public land shall remain unchanged. A path connection as proposed on the Landscape Plans is supported however there is no reason for two paths as indicated and rather a single path connection is satisfactory. All proposed garden planting shall be removed, and any proposed path should consider the existing recreational open space users known to utilise the existing grass areas including recreational small watercrafts that required unloading and rigging areas to remain adequate in area to facilitate their recreational activities. existing public recreational facilities such as picnic tables, seating and bins shall remain unaltered.

Other landscape design elements that need further consideration and are not supported include: the proposed crushed sandstone pavement for paths prevents all-inclusive access; the selection of Waterhousia tree planting is untested and unlikely to establish in the coastal environment; and other signage is proposed within public road reserve verge land.

Summary:

To enable the proposal to be supported by Landscape Referral, the proposal is to address the following issues:

- Design is to be amended to enable retention of Canary Island Palms T3 and T4
- Golf Club signage within the road reserve verge of Anzac Avenue is to be relocated to a location within the Golf Club lease area.
- Existing outdoor areas on public land beyond the Golf Club lease area shall remain unchanged.
- All proposed garden planting beyond the Golf Club lease area to be deleted.
- Pedestrian access paths across public land are to be rationalised to avoid duplication.
- Proposed crushed sandstone pavement for all-inclusive access paths are amended to be concrete.
- Waterhousia sp. tree planting is to be substituted with suitable coastal tolerant species.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

Nil.