

Will Allen
IMP Property
Level 1, 600 Darling St
Rozelle NSW 2039
E: wallen@ipmproperty.com.au

15 September 2020

RE: 50-52 Golf Avenue, Mona Vale – Response to Council – DA2020/0455

In response to Northern Beaches Council comments - Development Application DA2020/0455 - Black Beetle note the following:

Revised documents have been prepared by Black Beetle to address the below Northern Beaches Council comments, refer to enclosed documents

- BB_GOLF AVENUE, MONA VALE – LA LP 01 – Landscape Plan – Basement Plan
- BB_GOLF AVENUE, MONA VALE – LA LP 02 – Landscape Plan – Ground Floor
- BB_GOLF AVENUE, MONA VALE – LA LP 03 – Landscape Plan – Level 2
- BB_GOLF AVENUE, MONA VALE – LA LP 04 – Landscape Plan – Notes/Legend/Plant Schedule

Recommended Landscape Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Amended Landscape Plan

An Amended Landscape Plan shall be issued to the Certifying Authority prior to the issue of a Construction Certificate to include the following details:

i) the front setback shall support at least two (2) locally native canopy trees such as *Banksia integrifolia* or *Melaleuca linariifolia*, or a combination, and two (2) *Livistona australis*, planted at least 3m from buildings and least 3m from other trees,

Two (2) *Melaleuca linariifolia* have been included in the front setback, in accordance with council DCP Section C1.1 landscaping 'At least 2 canopy trees in the front yard....' refer to attached landscape documentation.

ii) the garden along the north west common boundary with No. 48 Golf Avenue shall additionally support tall columnar screen planting to achieve at least 3m in height at maturity,

Additional planting of *Syzygium australe* 'Straight and Narrow' have been included along the north west common boundary – 8m in height at maturity, refer to attached landscape documentation.

iii) the deep soil garden along the north west common boundary with No. 46 Golf Avenue (northern end not under the existing Port Jackson Fig) shall support at least three (3) locally native canopy trees, located 2m from common boundaries and at least 4m from each and all other trees,

Three (3) trees *Tristaniopsis laurina* selected from the Northern Beaches Council Tree Guide have been included, refer to attached landscape documentation.

iv) the deep soil garden along the north east common boundary with No. 9 to 11 Darley Street East shall support at least one (1) locally native canopy tree to each of the apartment open space courtyards, located 2m from common boundaries and at least 4m from each and all other trees,

One (1) locally native tree canopy (*Agonis flexuosa* selected from the Northern Beaches Council Tree Guide) is included in each courtyard as requested. This request has now been accommodated, refer to attached landscape documentation

v) all nominated *Rhapiolepis* species shall be deleted from the schedule and replaced with a non-seed spreading species of similar form and size,

Callistemon 'Better John' now replaces all instances of Rraphiolepis, refer to attached landscape documentation.

vi) selection of locally native trees as required above, unless nominated, shall be as listed within Northern Beaches Council's Tree Guide,

Required trees have been selected from the Northern Beaches Council Tree Guide, refer to attached landscape documentation.

vii) all other landscape components including surface treatments, walling, on slab works, and planting shall be in accordance with Landscape Plans numbered LP01, LP02, LP03 and LP04 prepared by Black Beetle Landscape Architecture and Design, unless excluded by items as referenced above.

Certification shall be provided to the Certifying Authority that these amendments have been documented on Amended Landscape Plans prior to the issue of a Construction Certificate..

Noted

Reason: landscape amenity

On slab landscape works

Details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed method of waterproofing and drainage to all planters over slab, over which soil and planting is being provided.

Noted, this will form part of the Construction Certificate documentation package.

Landscape treatment details shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate indicating the proposed soil type, planting, automatic irrigation, services connections, and maintenance activity schedule.

Noted, this will form part of the Construction Certificate documentation package.

The following soil depths are required to support landscaping as proposed:

- i) 300mm for lawn*
- ii) 600mm for shrubs*
- iii) 1m for small trees*

Design certification shall be submitted to the Certifying Authority by a qualified Structural Engineer, that the planters are designed structurally to support the 'wet' weight of landscaping (soil, materials and established planting).

Noted, this will form part of the Construction Certificate documentation package.

Reason: to ensure appropriate soil depth for planting and secure waterproofing and drainage is installed

We trust that we have addressed and interpreted your needs and expectations with the above response. If, however, you have any queries, 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