

# PART 2- MASTER PLAN

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Marrickville Parklands and Golf Course

May 2019



# DRAFT

## FURTHER INFORMATION

Welsh & Major Architects  
[mail@welshmajor.com](mailto:mail@welshmajor.com)

Inner West Council  
2-14 Fisher St  
Petersham NSW 2049  
T (02) 9392 5000  
[www.innerwest.nsw.gov.au](http://www.innerwest.nsw.gov.au)

Front cover image: Sunset over Hole 3 on Marrickville Gold Course  
Photography by Welsh & Major Architects.

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# Document Control

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DATE:	REVISION NO:	REVISION DETAILS:	APPROVED:
04/07/18	-	Draft Issue for Internal Review	-
20/11/18	A	Draft Issue for External Review	-
30/11/18	B	FINAL Draft for External Review	-
08/03/19	C	FINAL Draft for Internal Review	-
28/03/19	D	FINAL Draft Masterplan Issue	DW
16/05/19	E	FINAL Draft Masterplan Issue- Updated Title	DW



*In 2018 Welsh and Major Architects were engaged by Inner West Council to assist in the development of a Draft Masterplan as part of a Draft Plan of Management for the Marrickville Golf Course and the Dibble Avenue Waterhole. Known as the Marrickville Golf Course Lands (MGCL), the land it occupies falls across 2 LGA's: Inner West Council and the City of Canterbury Bankstown. The MGCL is situated on the north/ east bank of the Cooks River, and consists of a land area of 27 acres (10.92 hectares). The Golf Course currently consists of 18 holes in total and is the largest parcel of open space in the LGA.*

*Developing the Draft Masterplan involved the following process:*

- Undertaking a detailed Site Analysis, and identifying the constraints and opportunities that the site offered;
- Identifying key linkages into the adjacent streets and networks, including the Greenway;
- Undertaking Community Drop-In sessions and an Online Survey to identify the key concerns of the community;
- Analysing the outcomes of the Community Engagement process to develop key Masterplan Objectives and Strategies.

*This process has led to the development of 2 Draft Masterplan options for the MGCL with preliminary costings developed for both.*

**Option A** maintains an 18 hole golf course with the interventions that allows other user groups to share the open space more effectively.

**Option B** offers a 9 hole course with expanded opportunities for other user groups to utilise the open space more effectively and provide greater opportunities for biodiversity and ecology initiatives

*This report is set out in 4 parts: Project Context; Site Analysis, Analysis of Community Engagement and the Draft Masterplan Options.*

Many of the features are shared between options. Option B has additional features

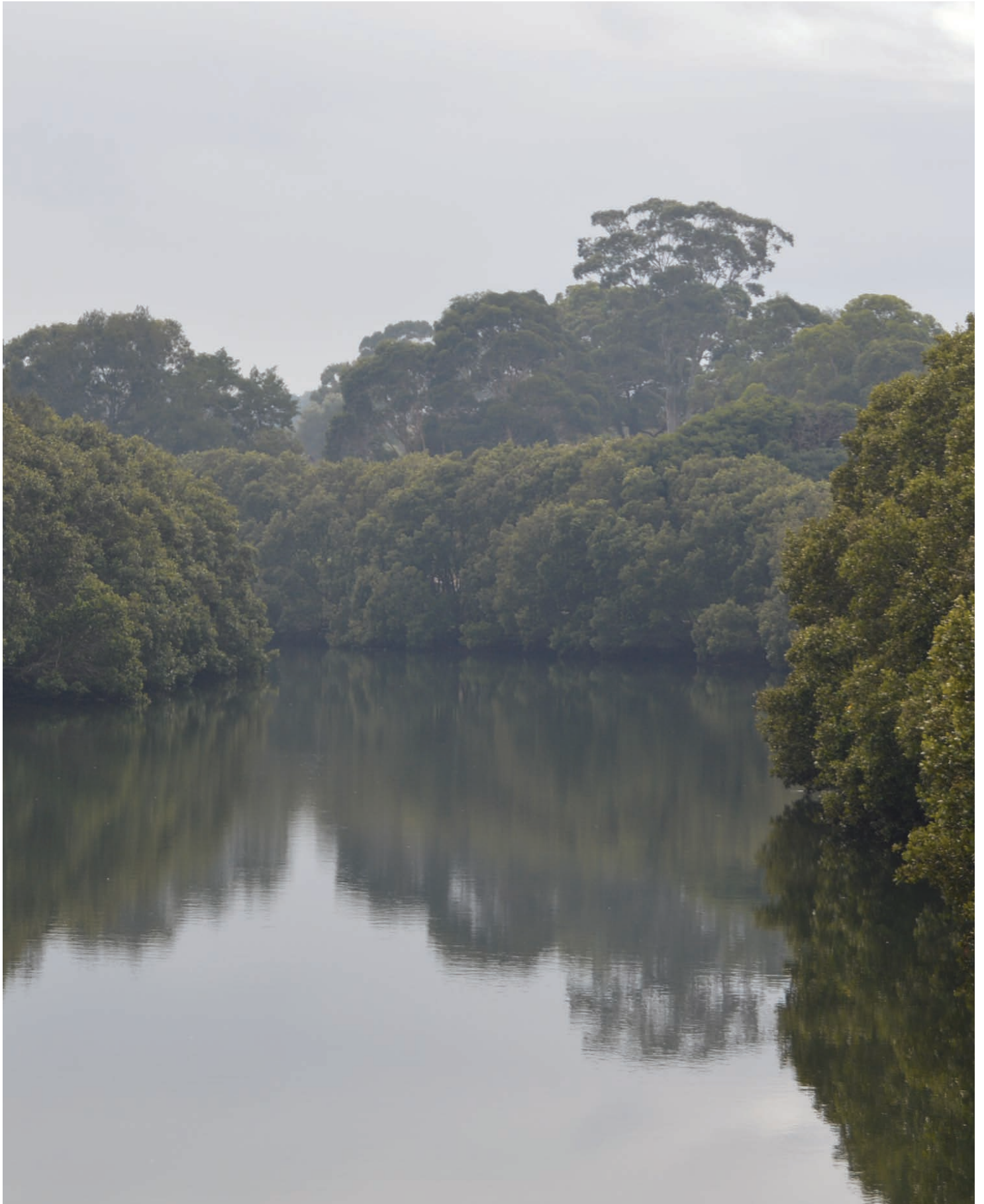
Key Features of the Masterplan:

## Option A

- Upgraded shared pathways along the Cooks River Foreshore
- New safety measures (screens and planting) to allow people to safely use the pathways without fear of golfball strike
- New non- defined open recreation spaces;
- Improved links from surrounding streets into the parklands
- A new river access point suitable for kayaks and other small unpowered watercraft
- New shelters, lookout points and bird hides (Dibble Ave Waterhole) across the parkland
- The re-naturalisation of the foreshore - saltmarsh planting and the phased removal of the existing sheet piling river edge
- Additional planting to improve the riparian corridors
- New WSUD measures that re-integrate the natural watercourses across the site, improving stormwater drainage and encouraging native flora and fauna
- Play equipment for both new and existing playgrounds
- Public BBQ's
- Improved tees and greens
- Improvements to existing parking areas

## Option B

- An additional 10 hectares of unallocated open space
- New open spaces suitable for programmed sports
- A new 9 hole golf course featuring new and upgraded par 3 and 4 holes
- Upgraded shared pathways along the Cooks River Foreshore
- New safety measures (screens and planting) to allow people to safely use the pathways without fear of golfball strike
- Improved links from surrounding streets into the parklands
- A new river access point suitable for kayaks and other small unpowered watercraft
- New shelters, lookout points and bird hides (Dibble Ave Waterhole) across the parkland
- The re-naturalisation of the foreshore - saltmarsh planting and the phased removal of the existing sheet piling river edge
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- Play equipment for both new and existing playgrounds
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Looking North West over Cooks River. Photography by Welsh & Major Architects.





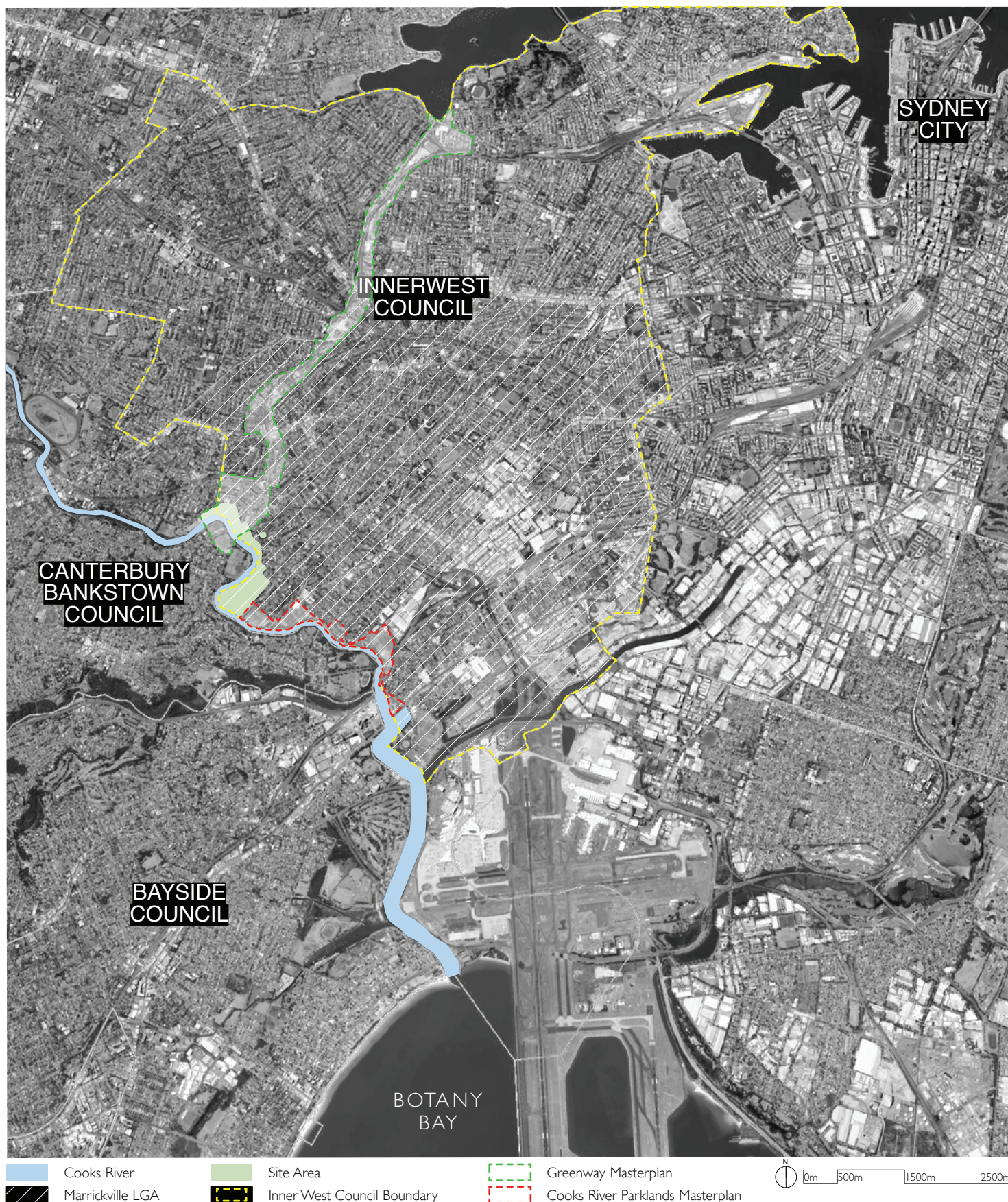
Rehabilitated Vegetation, Marrickville Golf Course. Photography by Welsh & Major Architects.







## REGIONAL CONTEXT





# I.0 Project Context

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## IDENTIFYING ZONES & PRECINCTS

### Zone 1

Zone 1 of the Marrickville Golf Course is located on the border of Marrickville and Hurlstone Park. It is in the south west portion of the Inner West Council Government Area and the eastern portion of Canterbury Bankstown Local Government Area. It is boarded by Tennent Parade to the West, Wardell Road to the East and Cooks River to the South.

### Zone 2

Location Zone 2 of the Marrickville Golf Course is located on the border of the suburb of Marrickville in the south west portion of the Inner West Council Government Area. This Zone is bordered by the Cooks River to the west, Wardell Road to the north and Reserve Crescent and Princess Street to the east. The golf club lands continue to the south.

### Zone 3

Zone 3 of the Marrickville Golf Course is located on the border of the suburb of Marrickville in the south west portion of the Inner West Council Government Area. This Zone is bordered by the Cooks River to the west and south and Bruce Street and Beauchamp Street to the east. HJ Mahoney Reserve shares a boundary with the club lands along its south eastern border. The golf club lands continue to the north.

### Wardell Road precinct

Wardell Road precinct focuses in on the Wardell Road street crossing between Zones 1 & 2. Golf lands exists to the north west and south east of this road. This precinct focuses particularly on the thresholds between the golf club lands and the road, including the pavements, traffic island and easements.

### Waterhole Precinct

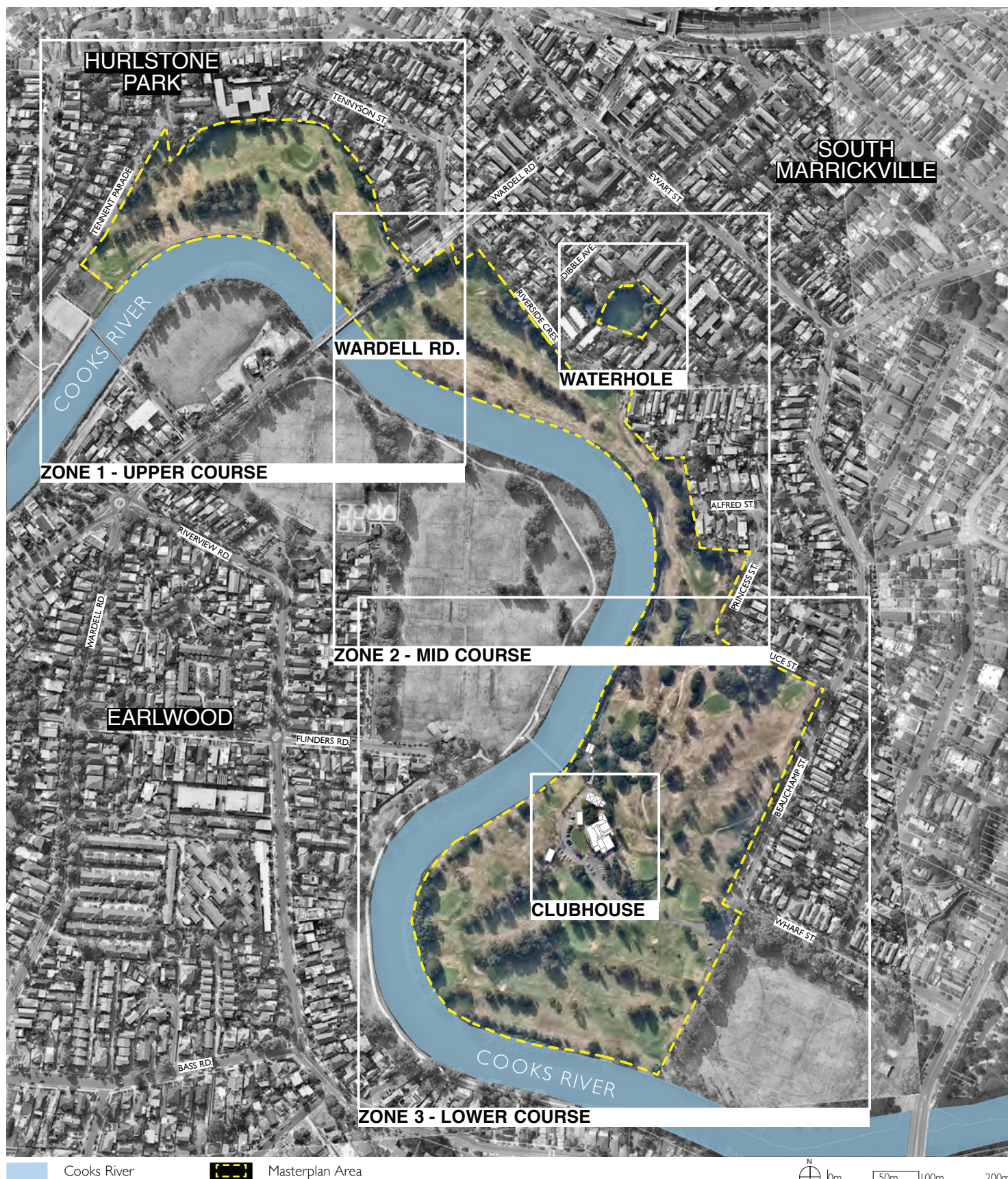
This precinct includes the Dibble Avenue Waterhole and its access via A.B. Crofts playground. The Waterhole is bounded by private properties on all but its south western corner.

### Clubhouse Precinct

This precinct focuses in on the clubhouse for the Marrickville Golf and Sporting Community Club. This includes the lands occupied by groundskeepers, membership parking and access to Beaman Park via the bridge over the Cooks River to the north east.



## IDENTIFYING ZONES & PRECINCTS







Looking across the lower course greens. Photography by Welsh & Major Architects.