

2.0 Site Appraisal + Analysis



Looking up the hill from Hole 9 green. Photography by Welsh & Major Architects.

HISTORICAL ANALYSIS



HISTORICAL ANALYSIS

Original Occupation

The first Aboriginal people of the Cooks River lived tens of thousands of years ago. In the late 1860s, Aboriginal people were still fishing the river. Connections to the river run deep, with many significant sites dotted along its banks. Today many Aboriginal people live in the area and have a strong sense of custodianship of the river and its heritage.

1910

Marrickville Golf Club (MGC) is situated on part of Riverside Park on a property called Riverside which was acquired by Marrickville Council in 1910, an area of 27 acres which encompassed Bruce and Beauchamp Streets and bounded by the Cooks River which was low lying & swampy and needed some drainage and filling. Marrickville Council had the foresight to adopt a policy to acquire all lands on the banks of Cooks River within its own LGA. It was not all good land as the Council used some of these lands as rubbish dumps..

1938

In 1938 Marrickville Council established a 9 hole golf course on the high ground of Riverside Park in conjunction with Richards Park. Work began in 1939 and was finished in 1940. The hilly area was chosen as "it was unsuitable for cricket wickets". The Western Suburbs Churches Cricket Club strongly defended the right to use the flat part of Riverside Park now basically Mahoney Park and won that battle. The establishment of MGC was a Depression relief program under the Spooner relief scheme at a cost of \$2,500. Spooner was the Minister for Public Works. The work was carried out under the supervision of the Council's Engineer, Mr Cottam and a local golfer, Mr Apperly advised on the layout of the course. It provided work for local men with married men given preference. It was necessary to secure an adequate water supply for the golf course. Marrickville Council acquired the Dibble Street waterhole for the purpose.

1954

On 16 February 1953 the MGC was incorporated. Eighteen months later Marrickville Council opened the additional 9 holes that transformed the MGC to an 18 hole golf course. The 18 hole golf course was officially opened on Sunday 28 November 1954 at 1.30pm by the Hon. W.T. Murray MLC and Mayor of Marrickville Mayor Murray, who was also an officer of the MGC.

1974

World War II did have an effect on golf numbers as many people from the area enlisted. Over 3,000 local men and women went into the armed forces and over 750 died. When the war ended there was an upsurge in club membership. By the end of 1947 there were 219 men and women members. The MGC committee recommended that the old building be remodelled. This occurred at the expense and with the help of every member of the MGC. MGC had a lease on the clubhouse and certain restricted right to the Golf Course.

Sources:

Marrickville Golf Club website: <https://www.marrickvillegolf.com.au/about-us/>
Dictionary of Sydney website: https://dictionaryofsydney.org/entry/first_people_of_the_cooks_river



Painting of the mouth of the Cooks River in 1830 by Jack Thompson



Looking north to the Cooks River from the golf course in 1910



The view of the clubhouse from across the Cooks River in 1938



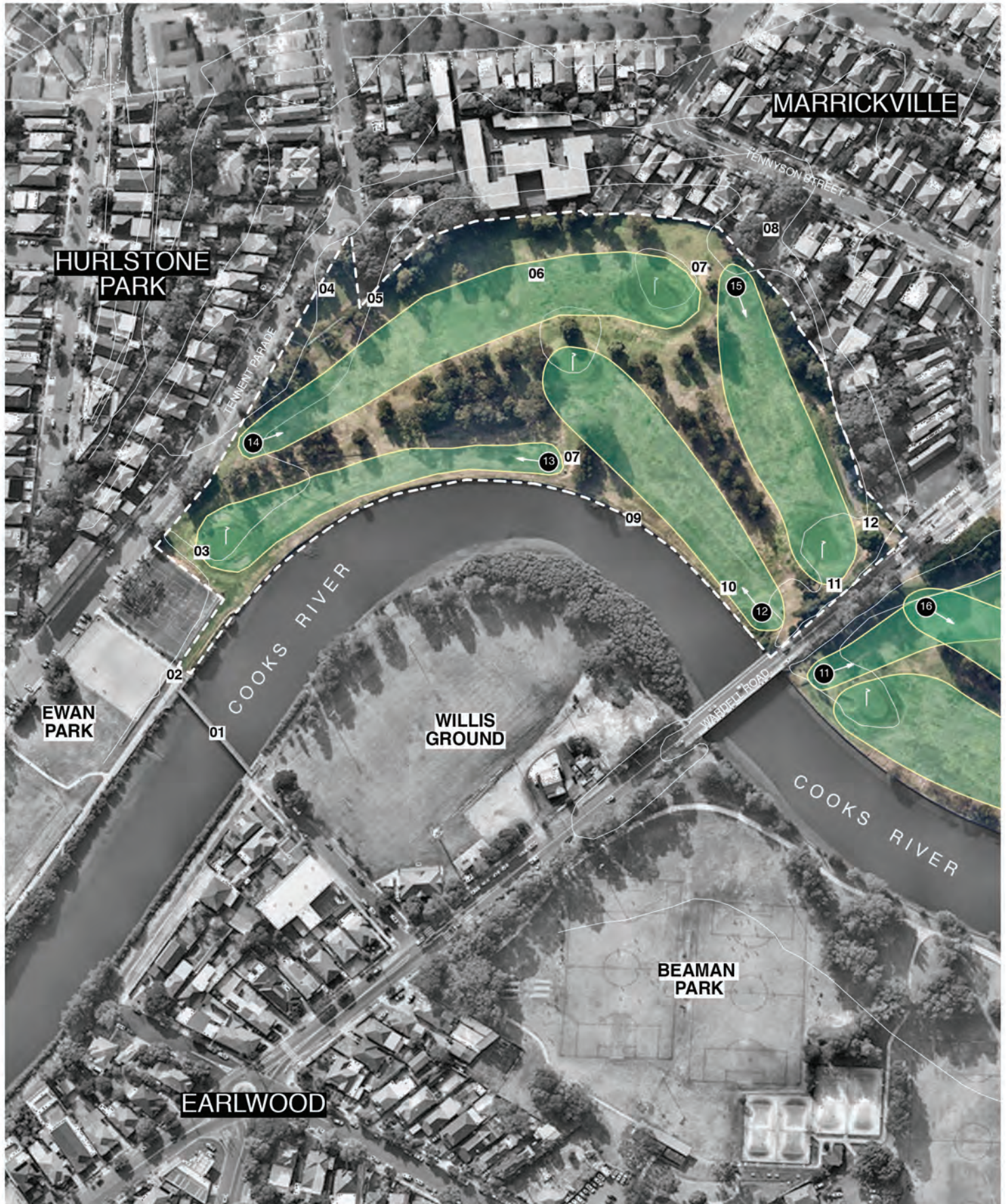
The view of the current 9th hole next to the Alfred Street cliffs in 1954

LOCAL AREA



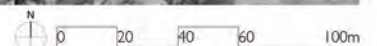


ZONE I - UPPER COURSE



Zone Boundary

01. Lang Road pedestrian bridge. / 02. Key confluence of Ewan Park, bridge and golf course lands. / 03. High fencing between courts and course in very bad condition. / 04. Single cricket net. / 05. Entrance and fencing from Tennent Parade. / 06. Typical expansive fairway. / 07. Typical bench / bin / sandbox adjacent to teeing ground. / 08. Tennyson Street playground with access onto golf course lands. / 09. Informal pathway along Cooks River foreshore. / 10. Termination of foreshore at Wardell Street bridge. / 11. Dirt pathway from Wardell Street entrance to hole 12. / 12. Entrance from Wardell Street showing gravel driveway to residential garages.



Welsh+Major



ZONE I - UPPER COURSE

| ZONE/PRECINCT | ZONE I - UPPER COURSE |
|--------------------------------|---|
| TITLE INFORMATION | Lot 2, DP 818577. Lot 2, DP 217281. Lot 1, DP 434482. Lot 3, DP 610005. Lot B, DP 372028. Lot B, DP 370087. Lot B, DP 374334. Lot B, DP 371804. Lot B, DP 370668. Lot B, DP 370667. Lot 2, DP 744754. |
| Ownership | Ownership: Inner West Council / City of Canterbury Bankstown |
| Total Area | 47210 sqm |
| Zoning | Marrickville LEP: REI [public recreation]. Canterbury Council: REI [public recreation]. |
| Existing Classification | - |

Overview

Zone I 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 bordered by Tennent Parade to the West, Wardell Road to the East and Cooks River to the South.

Character

The upper part of the Marrickville Golf Course is formalised by the layout of the 4 hole that cross it. There is limited vegetation which allows for excellent views both along and across the river. Its northern perimeter is characterised by the array of residential plots that back onto the course.

Pathways

Zone I has one formal pathway along its boundary with Wardell Road that winds behind the back of the green and tee off locations. There is a gravel road that services the garages of lots on the corner of Wardell Road and Riverside Crescent.

Informal dirt pathways have formed from foot traffic through turfed areas. These are present all along the foreshore and connect to Ewan Park and the paved pathway that starts at the foot of the bridge connecting Willis Ground to Ewan Park.

Fencing / Boundary

A 900mm mesh metal fence runs along Wardell Road at road level with significant but sporadic planting on the slope leading up to it. The boundary to the north is characterised by its mixture of residential fences. Only in the north west corner is this boundary obscured by vegetation. In the north west corner there is also a 4m high chain fence that encloses the cricket nets and football goal. The boundary with Tennent Parade is a 900mm high tubular metal fence in poor condition offset ~2.5m from the road. There is a severely dilapidated 5m+ high chain-link fence between the golf course and the disused tennis courts at Ewan Park.

Furniture

There is minimal furniture in this part of the course except for two locations which have a simple bench / bin / sandbox provided for golfers. They are orientated towards the tee off locations.

Foreshore Edge

The foreshore interface is predominantly rusted sheet metal piling. The access point to Ewan Park is bordered by a small mangrove bed which has been created around a tiered sandstone embankment.

Parking

There is no explicit provision for parking for course users in this zone. Roadside parking is available on all neighbouring roads. Information on parking hours / availability will be provided at a later date.

Golf Amenity

Aside from the two locations in which furniture is provided on the greens, there is no other amenity for golfers apart from signage at each hole indicated yards / par / advertisement.

Trees

Tree cover in Zone I is somewhat typical of Golf Course planting. Banks of trees line the fairways, especially in the areas between two fairways. The edges of the course in this zone are sparsely planted in comparison to other parts of the course.

Most trees in this zone are in moderate to good health and the limited number of dead trees on the site are earmarked for use in fauna rehabilitation schemes.

Planting

There is little to no planting in Zone I apart from the mangrove bed on the foreshore of the river at its western extent. The vegetation, shrubbery and small trees along the border with Wardell Road are effective as screening but offer little reward for any other reason.

Signage

At the tee location for each hole there is a rudimentary 1200mm sign with information on the hole and the majority of its area given to advertising. At the intersection of the Ewan park shared path, the pedestrian bridge over the river and the course lands there is a standalone interpretive sign with information about the history and ecology of the site. A small sign on the other side of Wardell Road also informs golfers that hole 12 can be found across the road.

Lighting.

There is no provision for lighting anywhere in Zone I.



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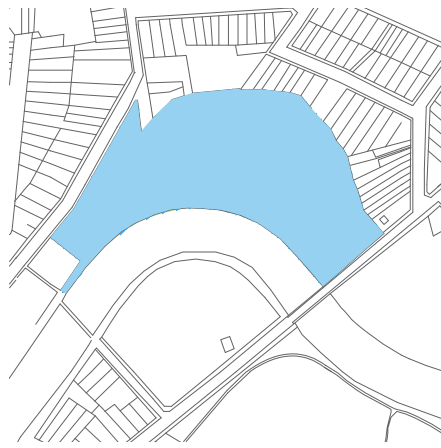


12.

01. Lang Road pedestrian bridge. / 02. Key confluence of Ewan Park, bridge and golf course lands. / 03. High fencing between courts and course in very bad condition. / 04. Single cricket net. / 05. Entrance and fencing from Tennent Parade. / 06. Typical expansive fairway. / 07. Typical bench / bin / sandbox adjacent to teeing ground. / 08. Tennyson Street playground with access onto golf course lands. / 09. Informal pathway along Cooks River foreshore. / 10. Termination of foreshore at Wardell Street bridge. / 11. Dirt pathway from Wardell Street entrance to hole 12. / 12. Entrance from Wardell Street showing gravel driveway to residential garages.



Fauna linkages



Floodplain extent



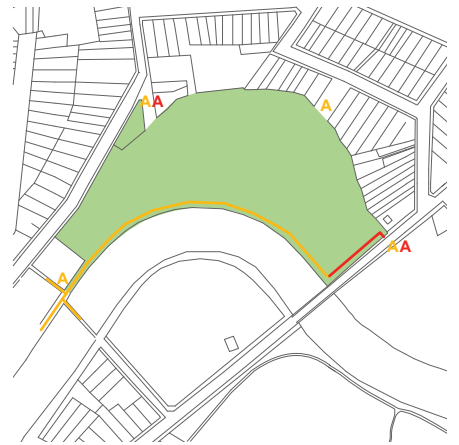
Cooks River foreshore building line



Ground cover



Tree cover.



Access points & Existing Pathways



Boundary condition.



Soil type.



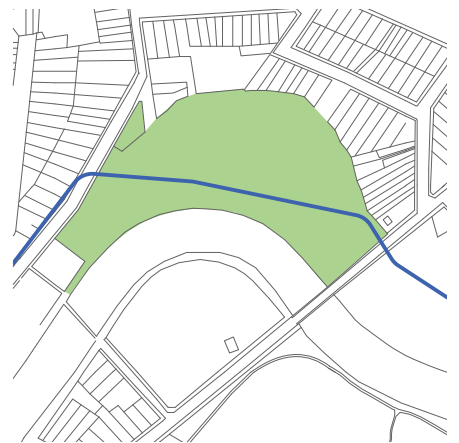
Adjacent Building Height



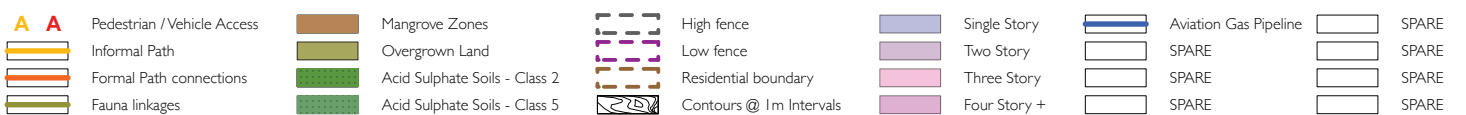
Course layout.



Contours



Services



2.0 Site Appraisal + Analysis

ZONE I - SITE CONSTRAINTS AND OPPORTUNITIES

Fauna Linkages

The entire site is identified as a key biodiversity corridor connecting to HJ Mahoney Reserve to the east and Ewan Park to the west.

Soils

Zone I has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries: Water:

Built Structures

There are no built structures in Zone I. The only significant area of hard landscaping is the concrete slab for the cricket net in the north west corner of the site.

Road Ownership

Wardell Road is state owned. Other streets around the site are Council assets.

Pedestrian & Cycleway Connection

There are no formal pedestrian or cycleway connections that cross zone I. Wardell road has unprotected pedestrian paths on both sides and a traffic island has been provided as a pedestrian refuge that is the only dedicated crossing for users of the golf club lands.

The Cooks River Cycleway crosses over from Beaman Park to Ewan Park at the far western end of Zone I.

Underground Services

Viva Energy currently maintain an aviation gas pipeline from thier Clyde refinery to Kingsford Smith Airport. The line runs directly under the golf couse.

Other services may run under the golf course lands. Prior to any work commencing, a Dial Before You Dig check must be undertken.

Heritage

There are no items of heritage significance in or bordering on Zone I of the golf course lands.

Contours and Landform

The land is predominantly flat across Zone I and is indicated in the Inner West LGA maps as a floodplain of the Cooks River. This zone has a change in elevation of less than 1.0m and floods regularly.


Public Transport

This zone of the Marrickville Golf Course is served by the 412 bus which connects Campsie and the City. The bus stops opposite the petrol station on Wardell Road and further down near Willis Park. Dulwich Hill station is located +500m from access to the course on Wardell Road.



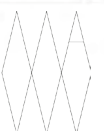
ZONE 2 - MID COURSE



 Zone Boundary

01. Vehicular and pedestrian entry from Wardell Road. / 02. Sheltered dirt pathway and seating adjacent to Wardell Road. / 03. Informal path leading up to Wardell Road bridge from behind hole 11 teeing ground. / 04. Informal access in Riverside Crescent boundary fence. / 05. Fairway on hole 10. / 06. Services / pumping shed. / 07. Chadwick Avenue. / 08. Formal pathway termination next to hole 8 teeing ground. / 09. Path splitting into riverside track and raised paved pathway with vegetation bank. / 10. Alfred Street access point. / 11. Exposed sandstone rocks around hole 11. / 12. Mudcrab community groups restoration of riverside vegetation.

Welsh+Major



ZONE 2 - MID COURSE

| ZONE/PRECINCT | ZONE 2 - MID COURSE |
|--------------------------------|--|
| TITLE INFORMATION | Lot 24, DP 1106954. Lot 1, DP 62104. Lot 22, DP 1106954. Lot 2, DP 879004. Lot 23, DP 1106954. Lot A, DP 70398. Lot 2, DP 976674. Lot 1, DP 455850. Lot 2, DP 999999. Lot B, DP 181106. Lot 22, DP 1994. Lot 21, DP 1994. Lot 20, DP 1994. Lot 1, DP 1170415. Lot 18, DP 1994. Lot 19, DP 1994. Lot 2, DP 272. Lot 3, DP 272. Lot 4, DP 272. Lot 99, DP 923642. Lot 7031, DP 1060582. Lot, 7006, DP 1060644. |
| Ownership | Inner West Council |
| Total Area | 46140 sqm |
| Zoning | Marrickville LEP: RE1 [public recreation]. |
| Existing Classification | - |

Overview

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.

Character

The middle part of the Marrickville Golf Course has a split character. Its upper part is long, open, flat and open to the Cooks River while its lower portion is much narrower and sits higher than the river with a steep bank and dense mangrove planting along its interface.

Pathways

The wider open areas at the north of Zone 2, including its long open stretch adjacent to the river have no formal pathways. A small dirt pathway and steps leads from Wardell Road to the tee location for hole 15.

At the bottleneck caused by Chadwick Avenue, a rudimentary ~2m asphalt pavement runs for approx. 100m towards the end of hole 9. Running parallel to this on the banks of the river is a substantial track sitting at the foot of a 2m+ bank just inside the mangroves. This path continues towards the clubhouse and links up with the pedestrian bridge over the river.

Fencing / Boundary

There is a 900mm mesh metal fence along the border with Wardell Road similar to Zone 1. An 1800mm residential fence cuts in near the 11th hole. Along riverside crescent and continuing all the way down to Chadwick Avenue there is a 900mm tubular metal fence in average condition. There are no formal openings in this fence to allow access the course lands. Past Chadwick Avenue on the eastern side of this zone, residential fences hug the boundary with a small low timber log wall separating the community park from the course lands at the end of Alfred Street.

Residential boundaries then continue from Alfred Street to the south separated from the course by extensive planter beds north of hole 8. The course is then cut of by the steep slopes to the south of Alfred Street and the west of Princess Street.

Furniture

There is a standalone park bench under three trees along the Wardell Road boundary facing down the fairway for hole 16 with a bin and sand pit nearby. Another bench, bin and sandpit sit behind the teeing ground of hole 10. There are also two benches in the community park at the end of Alfred Street. There is a standalone bench adjacent to the teeing ground of hole 9.

Foreshore Edge

The foreshore interface is predominantly rusted sheet metal piling along the hole 10. In the lower region the foreshore is defined by a steep slope set back from the waters edge with a substantial pathway running between the mangroves and this slope.

Parking

There is no explicit provision for parking for course users in this zone. Roadside parking is available on all neighbouring roads. Information on parking hours / availability will be provided at a later date.

Golf Amenity

Aside from the locations in which furniture is provided on the greens, there is no other amenity for golfers apart from signage at each hole indicating yards, hole par and advertisements

Trees

Tree cover in the upper portion of Zone 2 is somewhat typical of Golf Course planting. Banks of trees line the fairways, especially in the areas between two fairways. The edges of the course in this zone are sparsely planted in comparison to the lower portion of Zone 2. This area has more substantial planting with thick mangrove cover along the foreshore and large trees at the end of Alfred Street.

Most trees in this zone are in moderate to good health and the limited number of dead trees on the site are earmarked for use in fauna rehabilitation schemes.

2.0 Site Appraisal + Analysis

ZONE 2 - MID COURSE

Planting

There is community planting with timber log walling at the end of Alfred Street and regrowth initiatives currently being undertaken along the slope and mangrove zones either side of the pathway.

Signage

At the tee location for each hole there is a rudimentary 1200mm sign with information on the hole and the majority of its area given to advertising. A small sign near to the Wardell Road crossing informs golfers that hole 12-15 can be found across the road.

Lighting.

There is no provision for lighting in Zone 2.



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12.

01. Vehicular and pedestrian entry from Wardell Road. / 02. Sheltered dirt pathway and seating adjacent to Wardell Road. / 03. Informal path leading up to Wardell Road bridge from behind hole 11 teeing ground. / 04. Informal access in Riverside Crescent boundary fence. / 05. Fairway on hole 10. / 06. Services / pumping shed. / 07. Chadwick Avenue. / 08. Formal pathway termination next to hole 8 teeing ground. / 09. Path splitting into riverside track and raised paved pathway with vegetation bank. / 10. Alfred Street access point. / 11. Exposed sandstone rocks around hole 11. / 12. Mudcrab community groups restoration of riverside vegetation.



Fauna linkages



Floodplain extent



Cooks River foreshore building line



Ground cover



Tree cover.



Access points & Existing Pathways



Boundary condition.



Soil type.



Adjacent Building Height



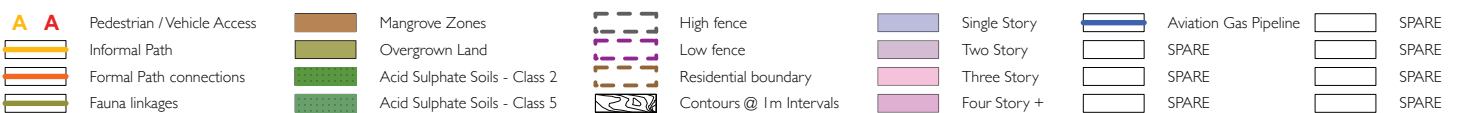
Course layout.



Contours



Services



ZONE 2 - SITE CONSTRAINTS AND OPPORTUNITIES

Fauna Linkages

The entire site is identified as a key biodiversity corridor connecting to HJ Mahoney Reserve to the east and Ewan Park to the west.

Soils

Zone 1 has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries: Water:

Built Structures

The only built structure in Zone 2 is a small corrugated steel shed roughly 3m x 1.8m on the boundary with Riverside Crescent. It appears to be integral to the Use of Dibble Avenue Waterhole for the irrigation of the golf course lands.

Road Ownership

Wardell Road is state owned. Other streets around the site are Council assets.

Pedestrian & Cycleway Connection

Wardell road has unprotected pedestrian paths on both sides. A traffic island has been provided as a pedestrian refuge and this is the only dedicated crossing for users of the golf club lands. For the northern end of the site an informal pedestrian link towards the clubhouse exists along the river foreshore. It is formalised where the course narrows into a formal paved pathway and a sheltered dirt pathway along the rivers edge. This connects to the clubhouse and the pedestrian bridge linking the golf course and Beaman Park.

This forms part of the Cooks River Cycleway which predominantly runs along a shared concrete path on the other side of the river but here crosses over the bridge and links to Alfred Street and Chadwick Avenue.

Underground Services

Viva Energy currently maintain an aviation gas pipeline from their Clyde refinery to Kingsford Smith Airport. The line runs directly under the golf course.

Other services may run under the golf course lands. Prior to any work commencing, a Dial Before You Dig check must be undertaken.

Heritage

There are no items of heritage significance in Zone 2 of the golf course lands.

Contours and Landform

The land is predominantly flat across the upper portion of Zone 2 and is indicated in the Inner West LGA maps as a floodplain of the Cooks River. This zone has a change in elevation of less than 1.0m and floods regularly. There is a steep bank in the lower area of this zone along the border with the river which raises the golf lands up to 2m above river levels. In the south east corner of the Zone the land begins to rise up the hill which dominates Zone 3.

Public Transport

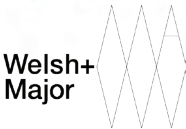
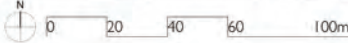
This zone of the Marrickville Golf Course is served by the 412 bus which connects Campsie and the City. The bus stops opposite the petrol station on Wardell Road and further down near Willis Park. Dulwich Hill station is located +500m from access to the course on Wardell Road.

ZONE 3 - LOWER COURSE



Zone Boundary

01. Termination of foreshore walking route at pedestrian bridge. / 02. Informal pathway along foreshore. / 03. Rolling landscaping around hole 1. / 04. Formal path / golf boundary around teeing ground 7. / 05. Boundary between Golf Club lands and HJ Mahoney Reserve. / 06. Principal entrance on the corner of Beauchamp Street and Wharf Street. / 07. Looking up the hill from hole 5. / 08. Looking south from the top of the hill. / 09. High boundary fencing behind hole 5 to protect Bruce Street. / 10. Looking down hole north towards Zone 2. / 11. Wave Rock. / 12. Sheltered approach and asphalt pathway leading up to the raised teeing ground at hole 18/ 13. Bruce St Raingarden



ZONE 3 - LOWER COURSE

| ZONE/PRECINCT | ZONE 3 - LOWER COURSE |
|--------------------------------|---|
| TITLE INFORMATION | Lot 99, DP 923642. Lot 7031, DP 1060582. Lot, 7006, DP 1060644. Lot 11, DP 272. Lot 11, DP 272. Lot 14, DP 272. Lot 13, DP 272. Lot 15, DP 272. Lot 16, DP 272. Lot 17, DP 272. Lot 18, DP 272. Lot 19, DP 272. Lot 20, DP 272. Lot 21, DP 272. Lot 22, DP 272. Lot 23, DP 272. Lot 24, DP 272. Lot 25, DP 272. Lot 26, DP 272. Lot 27, DP 272. Lot 28, DP 272. Lot 30, DP 272. Lot 31, DP 272. Lot 32, DP 272. Lot 34, DP 272. Lot 35, DP 272. Lot 36, DP 272. Lot 37, DP 272. Lot 38, DP 272. Lot 39, DP 272. Lot 7029 DP 99999. Lot 556, DP 752049. Lot 7030, DP 1060582. Lot 9, DP 130964. Lot 1, DP 1219220. |
| Ownership | Inner West Council |
| Total Area | 128658 sqm |
| Zoning | Marrickville LEP: REI [public recreation]. |
| Existing Classification | - |

Overview

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.

Character

The Lower Zone of Marrickville Golf Course is characterised by flat fairways and soft rolling greens on the river floodplain and a large hill to the north of the clubhouse. The southern slope is long and steep whilst the northern and western aspects of the are populated by trees, outcrops and different slopes. The river interface is spotted with mangroves and is popular with walkers. The heart of zone 3 is dominated by the clubhouse and its approach which sits overlooking the river and the lower course.

Pathways

All along the river foreshore there is a pathway that ranges from worn grass to wood-chip to dirt and sits under the mangroves around the river bend and is exposed on the straight sections near HJ Mahoney Reserve and the pedestrian bridge over the river. Along the boundary with HJ Mahoney Reserve there is an asphalt pathway that links up to the public parking.

To the north of the Clubhouse there are a number of interwoven formal pathways that provide access up the steeper sections of the hill, often winding up the land. A number of informal paths lead off these to various teeing grounds and holes.

Fencing / Boundary

Along Bruce Street and continuing all the way down Beauchamp Street there is a 900mm tubular metal fence in average condition. Near the Teeing ground for hole 4 there is a high metal fence to protect properties on the adjacent roads. There are a number of informal openings in this fence to allow access the course lands. The principle entrance to the club lands is on the corner of Beauchamp Street and Wharf Street and is characterised by a brick gate structure.

From here a 1200mm metal mesh fence runs between the golf course lands and HJ Mahoney Reserve and terminates short of the river edge allowing for access between the two grounds along the river foreshore. The boundary along the foreshore is continuous sheet metal piling which is in poor condition with mangrove areas on the banks around the river bend and then continuing again on from the pedestrian bridge up to Wave Rock

Furniture

Spotted around the holes in Zone 3 is more limited furniture. Bins, and sandpits are located at the teeing ground of hole 1, 3, 4, 5, 8, 9 and the approach course and benches at 3 and 9.

Foreshore Edge

The foreshore interface is continuous rusted sheet metal piling. A pathway follows the edge of the riverbank and around the inside bend and north of the pedestrian bridge there is dominant mangrove growth.

Parking

Immediately in front of the entrance there is a parking area designated for visitors. Approx 30+ parking spaces are provided here. The road from the entrance also widens to allow parking in front of the club house that is marked for members. Approximately 36 spaces are provided here although many users park on the grass near hole 5 and the driving nets.

Golf Amenity

Aside from the locations in which furniture is provided on the greens, there is no other amenity for golfers apart from signage at each hole indicating yards, hole par and advertisements. Amenity relating to the clubhouse will be analysed in the Golf Club Precinct on Page 45.

2.0 Site Appraisal + Analysis

ZONE 3 - LOWER COURSE

Trees

Tree cover in the lower portion of Zone 3 is somewhat typical of Golf Course planting. Banks of trees line the fairways, especially in the areas between two fairways. The edges of the course in this zone are sparsely planted. Along the border with HJ Mahoney Reserve there is a substantial bank of large trees. Thick mangrove cover dominates the river foreshore along the bend and between the pedestrian bridge and Wave Rock. The eastern side of the hill has limited tree cover whilst the eastern and northern slope has larger areas of tree cover with some distinct openings along the course route.

Most trees in this zone are in good health. Further information on tree species and condition to be incorporated into this report at a later date.

Planting

There is limited planting in Zone 3. Overgrown grasses and bushes follow the boundary with HJ Mahoney Reserve on its eastern boundary.

There is a significant vegetation initiative at the bottom of the hill in the middle of hole 9 with a board-walk running through the middle.

Signage

At the entrance to the course there is a placard style sign indicating the name of the course and providing some basic information on services and facilities. There is a small sign informing visitors of parking liabilities, times and locations.

At the tee location for each hole there is a rudimentary 1200mm sign with information on the hole and the majority of its area given to advertising.

Lighting.

There is no provision for lighting anywhere in Zone 3.



Bruce Street Raingarden



Mudcrab volunteers planting at Wave Rock



01



02



03



04



05



06



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11



12.

01. Termination of foreshore walking route at pedestrian bridge. / 02. Informal pathway along foreshore. / 03. Rolling landscaping around hole 1. / 04. Formal path / golf boundary around teeing ground 7. / 05. Boundary between Golf Club lands and HJ Mahoney Reserve. / 06. Principal entrance on the corner of Beauchamp Street and Wharf Street. / 07. Looking up the hill from hole 5. / 08. Looking south from the top of the hill. / 09. High boundary fencing behind hole 5 to protect Bruce Street. / 10. Looking north down 9th hole, with Bruce St Raingarden seen beyond the tee. / 11. Wave Rock. / 12. Sheltered approach and asphalt pathway leading up to the raised teeing ground at hole 18.



Fauna linkages



Floodplain extent



Cooks River foreshore building line



Ground cover



Tree cover.



Access points & Existing Pathways



Boundary condition.



Soil type.



Adjacent Building Height



Course layout.



Contours



Services

| | | | | | | | | | | | |
|--|-----------------------------|--|-------------------------------|--|-------------------------|--|--------------|--|-----------------------|--|-------|
| | Pedestrian / Vehicle Access | | Mangrove Zones | | High fence | | Single Story | | Aviation Gas Pipeline | | SPARE |
| | Informal Path | | Overgrown Land | | Low fence | | Two Story | | SPARE | | SPARE |
| | Formal Path connections | | Acid Sulphate Soils - Class 2 | | Residential boundary | | Three Story | | SPARE | | SPARE |
| | Fauna linkages | | Acid Sulphate Soils - Class 5 | | Contours @ 1m Intervals | | Four Story + | | SPARE | | SPARE |

ZONE 3 - SITE CONSTRAINTS AND OPPORTUNITIES

Fauna Linkages

The entire site can be identified as an important fauna link along the Cooks river connecting to HJ Mahoney Reserve to the east and the Ewan park to the West following the riverbank between the two.

Soils

Zone 3 has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries: Water:

Built Structures

There are numerous built structures in zone 3, all of which are contained within the Golf & Community Club Precinct and subsequently will be analysed in that part.

Road Ownership

The adjacent roads to Zone 3, Beauchamp Street and Bruce Street are council assets. Further information pertaining to the ownership / maintenance of the road leading to the clubhouse is needed.

Pedestrian & Cycleway Connection

There are important pedestrian links crossing through Zone 3 both leading to the pedestrian bridge over the Cooks river and the start of the riverside path leading into Zone 2. One route follows the foreshore and from HJ Mahoney Reserve and the other follows the road from the course entrance at the corner of Beauchamp Street and Wharf Street.

Underground Services

Viva Energy currently maintain an aviation gas pipeline from thier Clyde refinery to Kingsford Smith Airport. The line runs directly under the golf couse.

Other services may run under the golf course lands. Prior to any work commencing, a Dial Before You Dig check must be undertken.

Heritage

Wave Rock is an item of heritage significance, integral to the long history of Aboriginal connections to the Cooks River. It is located in Zone 3 on the rivers edge.

WARDELL ROAD PRECINCT



01. Approach and vehicle parking shared with no. 286 Wardell Road. / 02. Pedestrian entrance leading into Zone 2. / 03. Looking over the traffic island to the Budget petrol station, a dominant feature on this intersection. / 04. Looking north on the Wardell Street traffic island towards Dulwich Hill 7. / 05. Looking south from on the Wardell Street traffic island towards the bridge over the Cooks River. / 06. Sydney Water SPS. / 07. Easement into Zone 1 showing breaks in metal railing and paved driveway. / 08. Principle access into Zone 1 with gravel pathway. / 09. Shared driveway to Riverside Cres properties [rear of no. 82 - 92]. / 10. Vegetation growth around bank of Cooks river at Wardell Road bridge intersection. / 11. Zone 1 boundary. / 12. Zone 2 boundary.



WARDELL ROAD PRECINCT

| | |
|--------------------------------|--|
| ZONE/PRECINCT | WARDELL ROAD PRECINCT |
| TITLE INFORMATION | |
| Ownership | Inner West Council / RMS |
| Total Area | |
| Zoning | Marrickville LEP: RE1 [public recreation]. |
| Existing Classification | - |

Planting

Two street level planters have been incorporated into the traffic island providing some much needed greenery to the street-scape.

Signage

There is no signage at either entrance to the course, likely because it is not the principle vehicular entrance.

Lighting.

Street lamps service Wardell Road and offer the only source of lighting at night along the road and at the two entrances to the golf course lands.

Overview

Zone 6 focuses in on the Wardell Street crossing between Zones 1 & 2. Golf lands exist to the north west and south east of this road. Particularly it focuses on the thresholds between the golf club lands and the road, including the pavements, traffic island and easements.

Character

The banks of vegetation, the fencing and boundary condition and the pedestrian zones all equally contribute to the character of this area. Between Zones 1 and 2, the road is flanked by bushes and trees, compressing the experience of the user in contrast the expansive views available over the bridge.

Towards the north east, the fabric of the site is more mixed, with three roads intersecting flanked by approaches to the golf course lands, a pedestrian crossing through a traffic island and a service station.

Pathways

This zone heavily focuses on the provision of a pathway between the upper and middle part of Marrickville Golf Course. The whole course up until this point is self contained but here users must cross the busy Wardell Road to access holes 12 - 15. Crossing is currently facilitated through a pedestrian crossing in between the two entrances to the course lands, forming a dog leg like pathway between the two.

Other than this formal link, two important pathways along the river on both sides of the Wardell Street bridge are abruptly terminated by the road.

Fencing / Boundary

A 900mm mesh metal fence borders the golf course lands and the pavements along Wardell Road. Significant vegetation also creates a visual boundary between the golf course lands and the road. However, behind the teeing ground for the 16th hole there is no cover between the course and the road, resulting in an uncharacteristically urban setting adjacent to the golf lands.

Trees

There is significant tree cover at the entrance to the mid course and along the shared boundary between the course and the road. A lack of vegetation along the foreshore in this area allows for significant vistas of the golf course lands as one crosses the bridge heading from south to north. Most trees in this zone are in good health.



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01. Approach and vehicle parking shared with no. 286 Wardell Road. / 02. Pedestrian entrance leading into Zone 2. / 03. Looking over the traffic island to the Budget petrol station, a dominant feature on this intersection. / 04. Looking north on the Wardell Street traffic island towards Dulwich Hill 7. / 05. Looking south from on the Wardell Street traffic island towards the bridge over the Cooks River. / 06. Sydney Water SPS. / 07. Easement into Zone 1 showing breaks in metal railing and paved driveway. / 08. Principle access into Zone 1 with gravel pathway. / 09. Shared driveway to Riverside Cres properties [rear of no. 82 - 92]. / 10. Vegetation growth around bank of Cooks river at Wardell Road bridge intersection. / 11. Zone 1 boundary. / 12. Zone 2 boundary.

WARDELL ROAD PRECINCT - SITE CONSTRAINTS AND OPPORTUNITIES

Soils

This Precinct has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries: Water.

Road Ownership

Wardell Road is state owned. Other streets around the site are Council assets.

Underground Services

Viva Energy currently maintain an aviation gas pipeline from thier Clyde refinery to Kingsford Smith Airport. The line runs directly under the golf couse.

Other services may run under the golf course lands. Prior to any work commencing, a Dial Before You Dig check must be undertken.

Heritage

There are no items of heritage significance in the Wardell Road Crossing Precinct.

Public Transport

This zone of the Marrickville Golf Course is served by the 412 bus which connects Campsie and the City. The bus stops opposite the petrol station on Wardell Road and further down near Willis Park. Dulwich Hill station is located +500m from access to the course on Wardell Road.

WATERHOLE PRECINCT



01. A.B. Crofts community playground street frontage. / 02. Playground facilities next to waterhole fencing. / 03. Dibble Avenue Waterhole as seen from the playground. / 04. Ewart Street apartment block overlooking the waterhole. / 05. Aerial view of waterhole 1930. / 06. Aerial view of waterhole 1943. / 07. Aerial view of waterhole 1956. / 08. Aerial view of waterhole 1965. / 09. Aerial view of waterhole 1970. / 10. Aerial view of waterhole 2005.
†: Sourced content



WATERHOLE PRECINCT

| | |
|--------------------------------|--|
| ZONE/PRECINCT | WATERHOLE PRECINCT |
| TITLE INFORMATION | |
| Ownership | Inner West Council |
| Total Area | |
| Zoning | Marrickville LEP: RE1 [public recreation]. |
| Existing Classification | - |

Contamination

There is evidence of dumping of building waste material. Further investigation is required to determine the extent of any contamination of the precinct, and in particular its' effect on water quality.

Overview

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

Character

Dibble Avenue Waterhole, once a brick pit, is an important urban wildlife habitat within Marrickville and is of local heritage significance. A calm body of water dominates the waterhole being roughly equal in length and width. Its perimeter is populated by trees, vegetation and a scarp. Behind this, the waterhole is overlooked by a number of neighbouring properties and apartments.

Pathways

There is no pathway around or into the Waterhole. Currently it can only be accessed by A.B. Crofts Playground.

Fencing / Boundary

Many different lots back onto Dibble Avenue Waterhole resulting in an disjointed and varied boundary condition. Parts of the waterhole are within private property.

Parking

There is no dedicated parking provided for visitors to the waterhole or A.B. Crofts playground apart from on street parking on Dibble Avenue and surrounding streets.

Trees

There is significant tree cover adorning the banks of the Waterhole. Most trees in this zone are in good health. Further information on tree species and condition to be incorporated into this report at a later date.

Planting

There is significant planting on the banks of the Waterhole which is the result of re-vegetation undertaken as part of environmental restoration works. Council is progressively regenerating the bushland around the waterhole to remove weed species and re-establish indigenous vegetation at the site.

Lighting.

There is no lighting currently at the waterhole



Long Eared Batbox at Dibble Ave Waterhole



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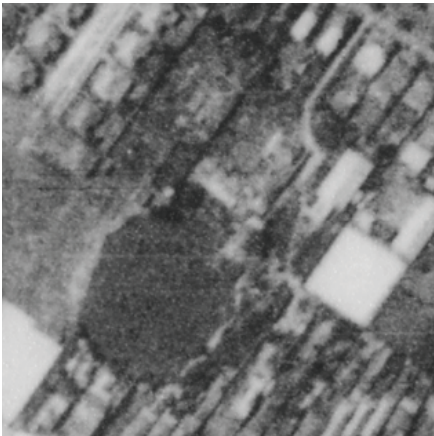
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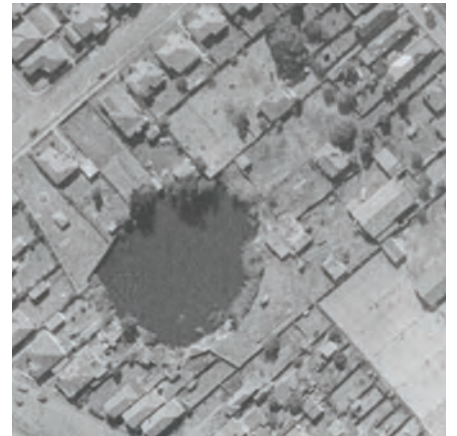
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01. A.B. Crofts community playground street frontage. / 02. Playground facilities next to waterhole fencing. / 03. Dibble Avenue Waterhole as seen from the playground. / 04. Ewart Street apartment block overlooking the waterhole. / 05. Aerial view of waterhole 1930. / 06. Aerial view of waterhole 1943. / 07. Aerial view of waterhole 1956. / 08. Aerial view of waterhole 1965. / 09. Aerial view of waterhole 1970. / 10. Aerial view of waterhole 2005.

†: Sourced content

WATERHOLE PRECINCT - SITE CONSTRAINTS AND OPPORTUNITIES

Fauna Linkages

The Dibble Avenue Waterhole is an important urban wildlife habitat and forms part of a fauna linkage zone that stretches from Cooks River to the Rozelle Freightway north of Dulwich Hill Station.

Soils

No acid sulphate soils indicated in the Waterhole.

Built Structures

There are no built structures within the Waterhole boundary however numerous properties are built very closely to its threshold.

Underground Services

Further information is still required at this stage to understand and investigate the extent of underground connections and services.

Heritage

The Dibble Avenue Waterhole is of local heritage significance.

Contours and Landform

The waterhole is approximately 50m in diameter and 6m deep at its lowest point.

Public Transport

There is no public transport access directly to Dibble Street Waterhole however it can be easily accessed from Wardell Road which is serviced by the 412 bus.

Maintenance

Marrickville Council manages Dibble Avenue Waterhole as a public reserve according to a 1997 Plan of Management. Council also undertakes periodic maintenance and has implemented emergency strategies following a landslide in 2016 as the result of heavy flooding.

Biodiversity

Up to 25 species of birds use Dibble Avenue Waterhole as a refuge, including several important migratory and wetland birds such as the Eastern Curlew. Chestnut Teals, Dusky Moorhens and Australian White Ibis have been observed most recently. Long finned eels, dwarf flathead Gudgeon and mosquito fish have also been recorded.

Water Cycle

The waterhole is fed from direct rainfall, groundwater and storm water runoff from adjacent properties. It does not receive storm water runoff from the larger Riverside Crescent Catchment. Water overflows from the waterhole through a pipe to the Cooks River. Evaporation and pumping act to lower water levels. Marrickville Golf Club extracts water for irrigation as part of a lease agreement with Council.

CLUBHOUSE PRECINCT



01. Looking west along the pedestrian bridge towards Beaman Park. / 02. The termination of the bridge path. / 03. Dilapidated maintenance she. / 04. Vandalised containers and cabins with scraps & waste collecting. / 05. Maintenance and landscaping shed. / 06. Pro shop. / 07. Netted driving cages with astroturf surface covering. / 08. The frontage of the clubhouse building and adjacent putting green as seen from the car park. / 09. Covered deck with TAB machines, also serving as principle disabled access into the clubhouse. / 10. Driveway up to clubhouse from car park. / 11. Bin and keg storage along access road. / 12. Rear of clubhouse.

CLUBHOUSE PRECINCT

| ZONE/PRECINCT | CLUBHOUSE PRECINCT |
|-------------------------|--|
| TITLE INFORMATION | |
| Ownership | Inner West Council |
| Total Area | |
| Zoning | Marrickville LEP: RE1 [public recreation]. |
| Existing Classification | - |

Overview

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.

Character

The Character of the Golf and Community Club precinct is defined by the clubhouse and the parking / road in front. The clubhouse sits on the edge of the hill and offers views over the course and the Cooks River. The club has a strong sense of community about it, serving as a meeting point not just for golfers but social users too.

By contrast the northern and eastern aspects of the clubhouse are characterised by service provision and back of house facilities respectively.

Pathways

The road leading from Beauchamp Street serves as a major pathway for pedestrians who wish to access the clubs facilities, the middle and upper course and Beaman Park over the Cooks River. The winding pathways on the northern and eastern sides of the clubhouse curve around following the topology of the landscape.

Fencing / Boundary

The clubhouse has no formal fencing to distinguish it from the rest of the course. Steep slopes and changes in gradient serve to separate the clubhouse from the course to the north and the road separates it from the course to the south.

Furniture

Exclusive of furniture provided as part of the clubhouse (alfresco seating under the verandah and internal fitout) there is no furniture around the clubhouse.

Parking

In front of the club house there are approximately 36 spaces provided on hard surface although many users park on the grass near hole 5 and the driving nets. As the road approaches the river, space is often taken up by parked golf carts.

Golf Amenity

The Golf and Community Club houses all of the services for players and community members. There is a Pro Shop separate from the clubhouse and multiple buildings housing maintenance and landscape facilities.

Inside the clubhouse there is a large bistro / seating area, bar & kitchen, toilets, TAB and associated social / recreational facilities.

Trees

There is significant tree cover adorning the road that leads up the hill to the clubhouse verandah as well as heavy tree cover to the north of the clubhouse in front of the pro shop. Elsewhere tree cover is sparse, allowing views to and from the clubhouse.

Most trees in this zone are in good health. Further information on tree species and condition to be incorporated into this report at a later date.

Planting

Two planter boxes are located between the road and the teeing ground for hole 1. More planting is found around the foot of the bridge and the new paving that extends from the bridge to join the road. These interventions appear to be recent, likely coinciding with the provision of the new shared path bridge over the Cooks River.

Signage

There are a range of signs around the clubhouse providing information on the course, the pro shop, the clubhouse and parking. There is a dominant TAB sign on the verandah looking over the car park.

Lighting.

The telegraph poles along the road double as street lamps. Their coverage is limited to the road leading in and out of the golf course.



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01. Looking west along the pedestrian bridge towards Beaman Park. / 02. The termination of the bridge path. / 03. Dilapidated maintenance shed. / 04. Vandalised containers and cabins with scraps & waste collecting. / 05. Maintenance and landscaping shed. / 06. Pro shop. / 07. Netted driving cages with astroturf surface covering. / 08. The frontage of the clubhouse building and adjacent putting green as seen from the car park. / 09. Covered deck with TAB machines, also serving as principle disabled access into the clubhouse. / 10. Driveway up to clubhouse from car park. / 11. Bin and keg storage along access road. / 12. Rear of clubhouse.

CLUBHOUSE PRECINCT - SITE CONSTRAINTS AND OPPORTUNITIES

Soils

This Precinct has two types of acid sulphate soil: type 02 and type 05. Excavation of soil within this area should proceed with caution not to disturb these acid sulphate soils. Class 02 soils may be exposed from any excavation works. Class 05 soils may be exposed when excavation is deeper than 5.0m. Appropriate construction methods in this zone will need to be considered to deal with acid sulphate soils.

Cooks River Foreshore Development Offset

The foreshore development offset zone along the river foreshore is a designation that limits construction with 10m of the river edge. Full details of construction implications need to be discussed with the NSW Department of Primary Industries: Water. The majority of built structures sit outside the development offset area however the corrugated sheet metal maintenance shed is within the marked area.

Built Structures

The Golf and Community Club precinct is dominated by the clubhouse which appears to be an amalgamation of a range of built structures with its primary frontage a brick and weatherboard addition to an older timber clad structure behind.

The pro shop and maintenance buildings are to the north west and north respective are much smaller brick and timber structures.

Road Ownership

Further information pertaining to the ownership / maintenance of the road leading to the clubhouse is needed.

Underground Services

Further information is still required at this stage to understand and investigate the extent of underground connections and services. Prior to any work commencing, a Dial Before You Dig check must be undertaken.

Heritage

There are no items of heritage significance in the Golf and Community Club Precinct.



Rolling greens and fairways. Photography by Welsh & Major Architects.