

## PART 2- MASTER PLAN

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Marrickville Parklands, Golf Course and Dibble Avenue Waterhole  
November 2020



DRAFT

## FURTHER INFORMATION

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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
17/11/20	F	Draft Master Plan - owners consent	AC

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:

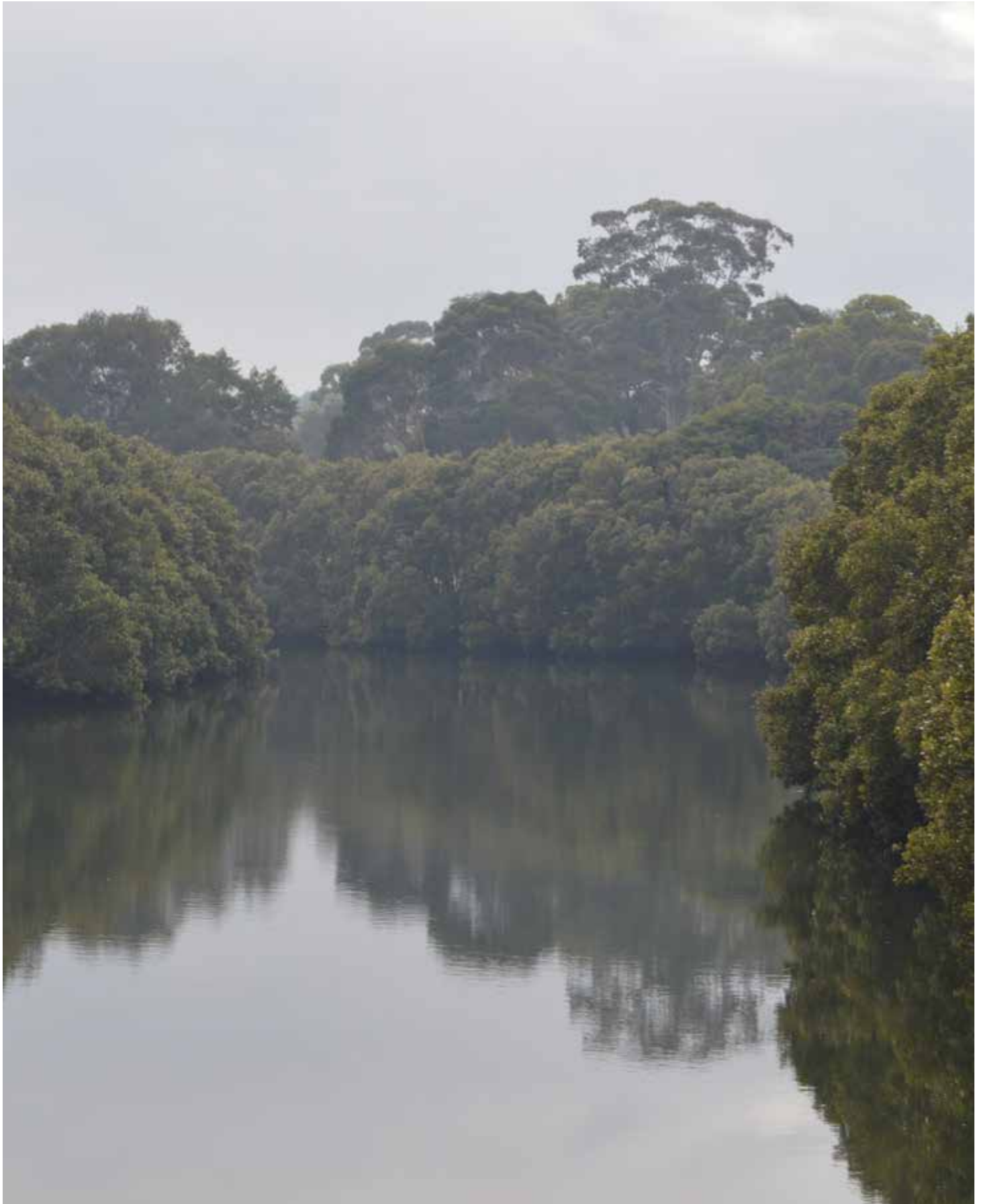
- Undertaking a detailed Site Analysis, and identifying the constraints and opportunities that the site offered;
- Identifying key linkages into the adjacent streets and networks, including the Greenway;
- Undertaking Community Drop-In sessions and an Online Survey to identify the key concerns of the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

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

Key Features of the Masterplan:

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

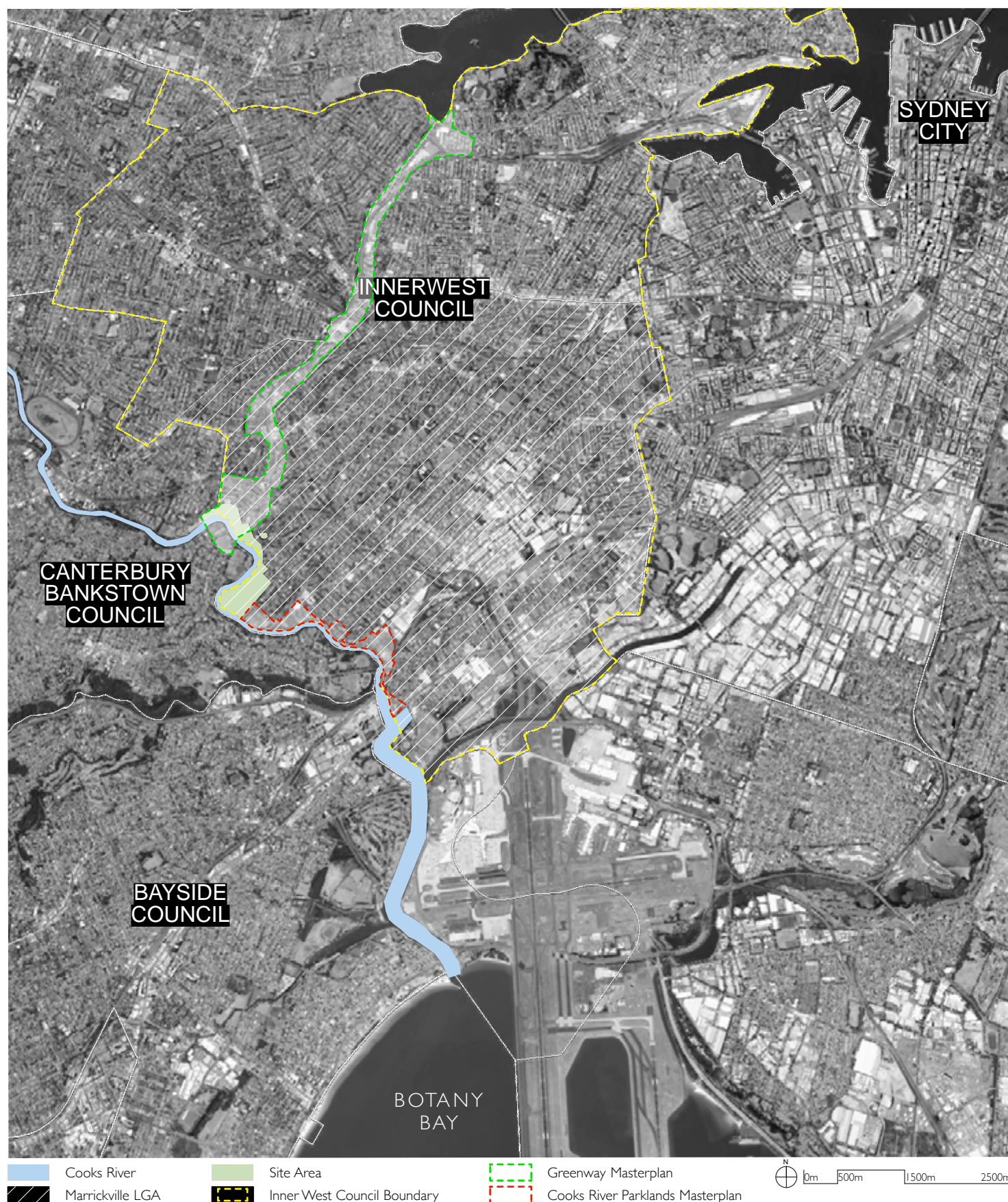


Looking North West over Cooks River. Photography by Welsh & Major Architects.



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

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# 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

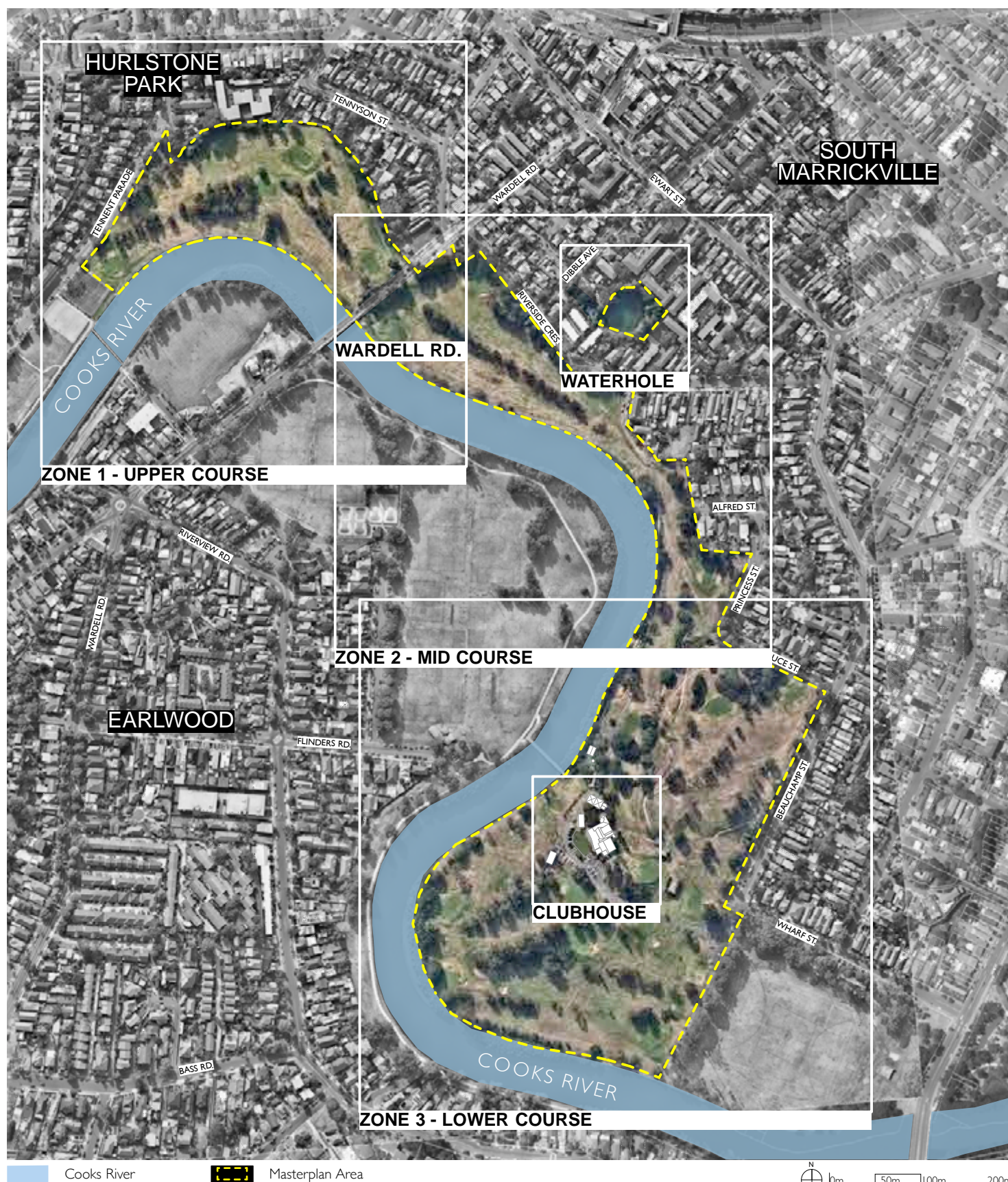
Wardell Road precinct focuses in on the Wardell Road street crossing between Zones 1 & 2. Golf lands exists to the north west and south east of this road. This precinct focuses particularly on the thresholds between the golf club lands and the road, including the pavements, traffic island and easements.

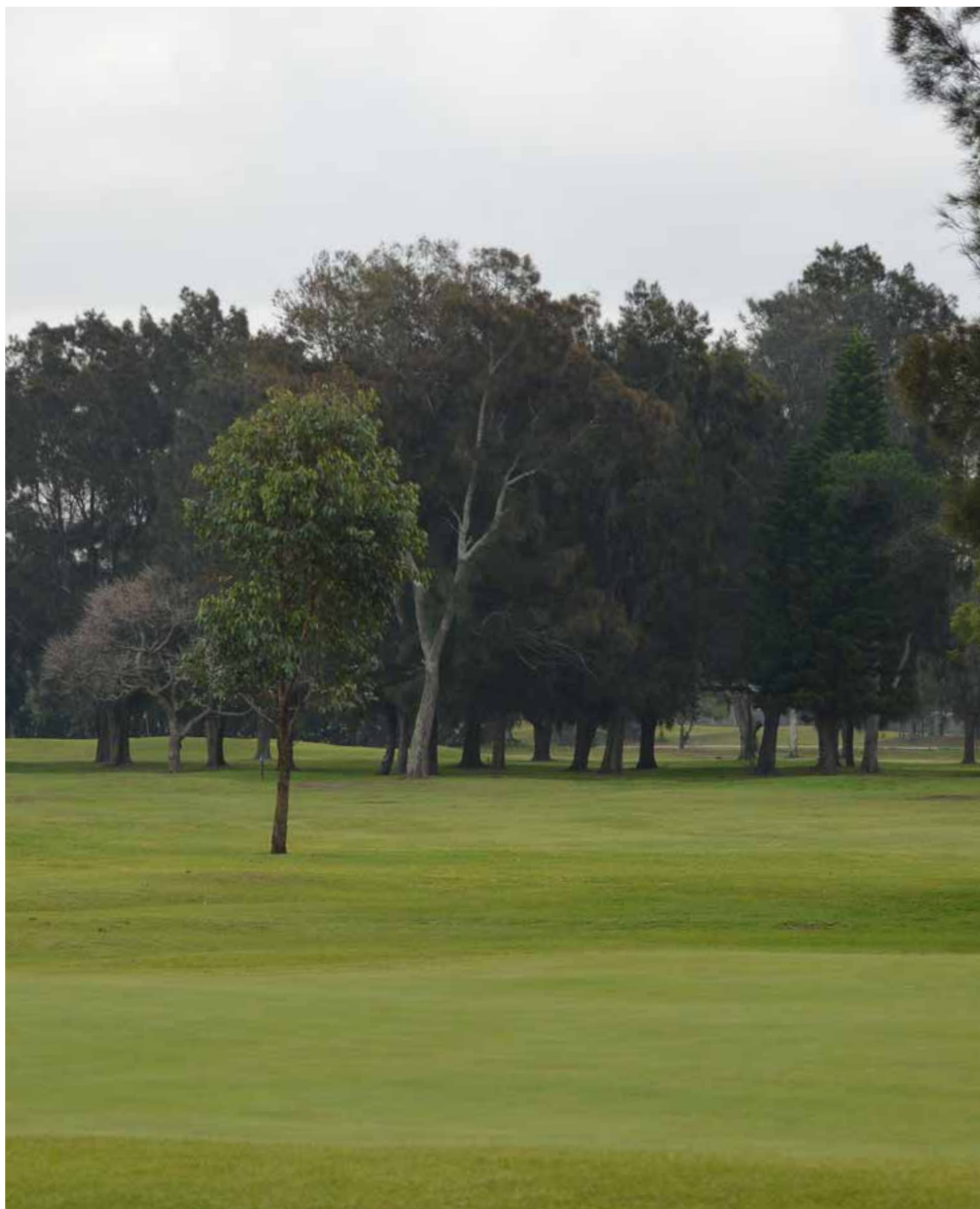
### Waterhole Precinct

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.





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

## 2.0 Site Appraisal + Analysis

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

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](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



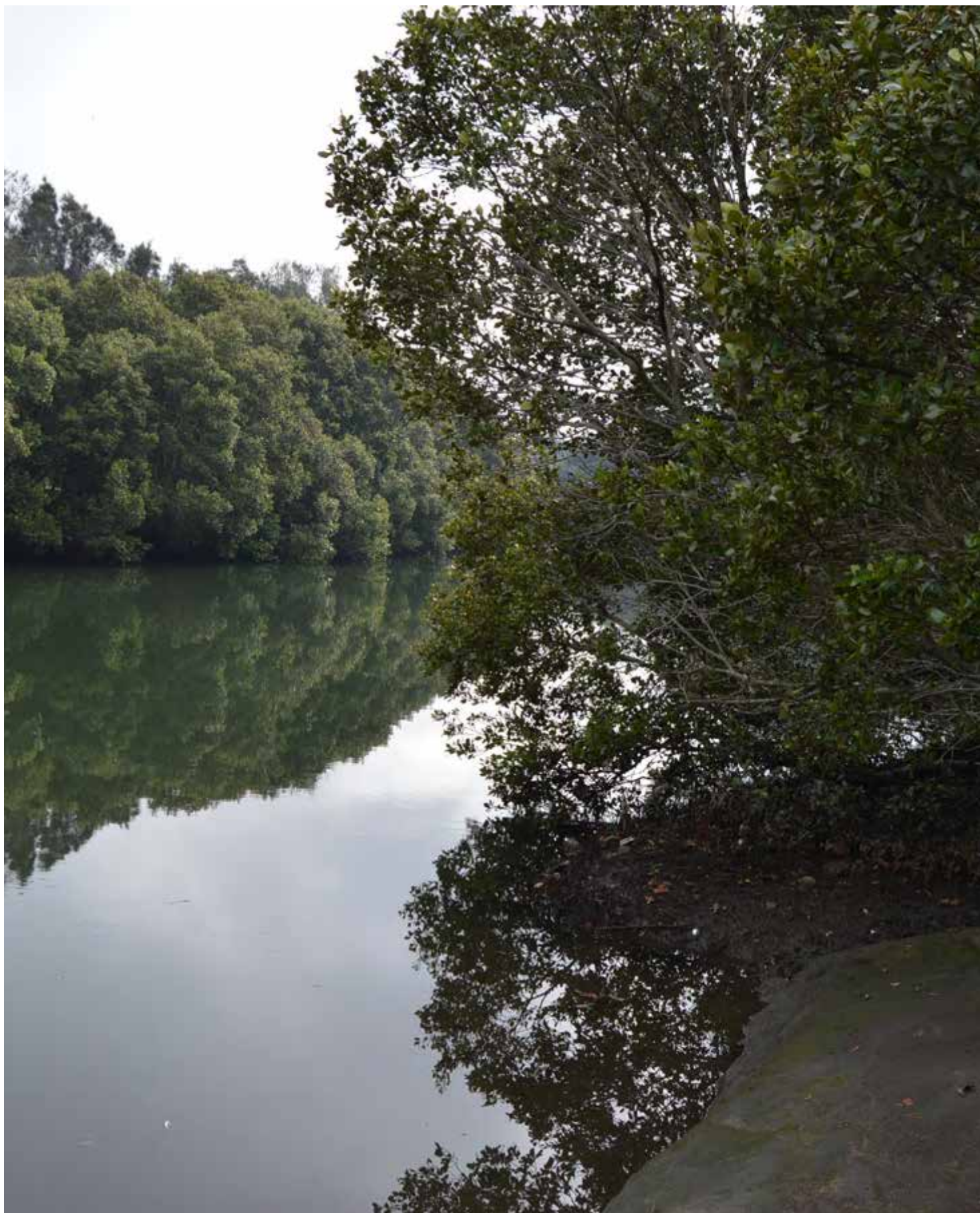
The view of the clubhouse from across the Cooks River in 1938



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

LOCAL AREA





## 2.0 Site Appraisal + Analysis

### ZONE 1 - 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.

0 20 40 60 100m

ZONE/PRECINCT	ZONE 1 - UPPER COURSE
<b>TITLE INFORMATION</b>	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.
<b>Ownership</b>	Ownership: Inner West Council / City of Canterbury Bankstown
<b>Total Area</b>	47210 sqm
<b>Zoning</b>	Marrickville LEP: RE1 [public recreation]. Canterbury Council: RE1 [public recreation].
<b>Existing Classification</b>	-

### Overview

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 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 1 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 1 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 1 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 1.



01



02



03



04



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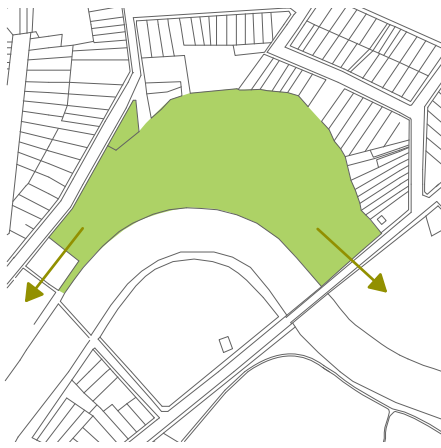


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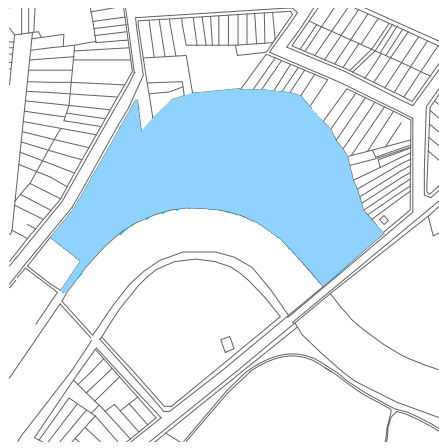


12.

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



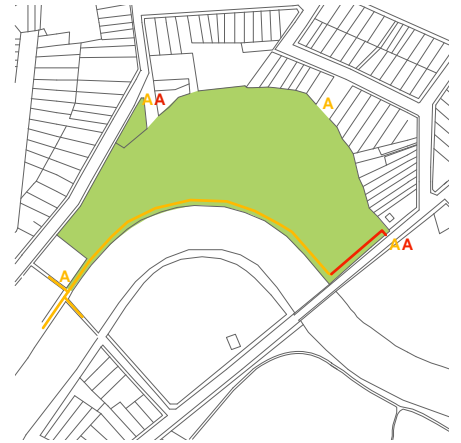
Cooks River foreshore building line



Ground cover



Tree cover



Access points & Existing Pathways



Boundary condition



Soil type



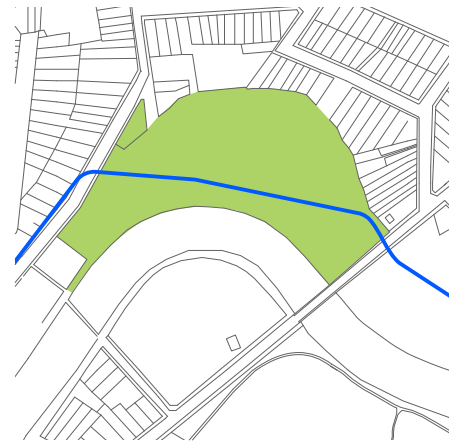
Adjacent Building Height



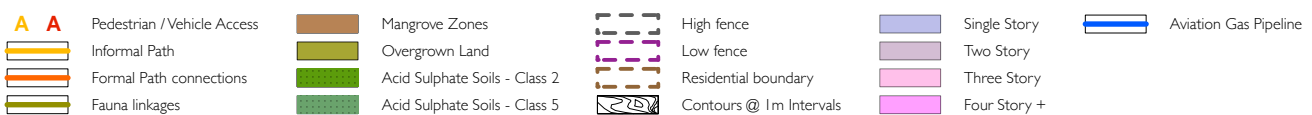
Course layout



Contours



Services



## 2.0 Site Appraisal + Analysis

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### ZONE 1 - 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

There are no built structures in Zone 1. 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 1. 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 1.

#### 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 1 of the golf course lands.

#### Contours and Landform

The land is predominantly flat across Zone 1 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.



2.0 Site Appraisal + Analysis

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.



ZONE/PRECINCT	ZONE 2 - MID COURSE
<b>TITLE INFORMATION</b>	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.
<b>Ownership</b>	Inner West Council
<b>Total Area</b>	46140 sqm
<b>Zoning</b>	Marrickville LEP: RE1 [public recreation].
<b>Existing Classification</b>	-

### 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 off 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

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### 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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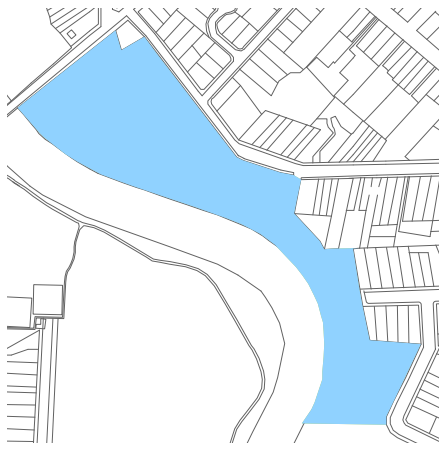


12.

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



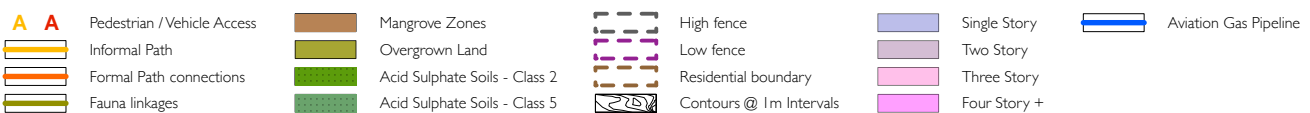
Course layout.



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.

2.0 Site Appraisal + Analysis

ZONE 3 - LOWER COURSE



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/PRECINCT	ZONE 3 - LOWER COURSE
<b>TITLE INFORMATION</b>	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.
<b>Ownership</b>	Inner West Council
<b>Total Area</b>	128658 sqm
<b>Zoning</b>	Marrickville LEP: RE1 [public recreation].
<b>Existing Classification</b>	-

### 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 a 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 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



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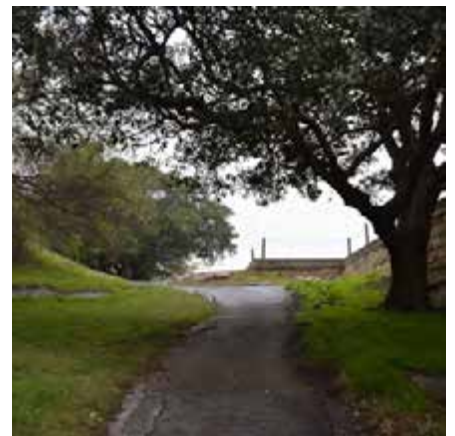
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01. Termination of foreshore walking route at pedestrian bridge. / 02. Informal pathway along foreshore. / 03. Rolling landscaping around hole 1. / 04. Formal path / golf boundary around teeing ground 7. / 05. Boundary between Golf Club lands and HJ 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

- A A Pedestrian / Vehicle Access
- Informal Path
- Formal Path connections
- Fauna linkages

- Mangrove Zones
- Overgrown Land
- Acid Sulphate Soils - Class 2
- Acid Sulphate Soils - Class 5

- High fence
- Low fence
- Residential boundary
- Contours @ 1m Intervals

- Single Story
- Two Story
- Three Story
- Four Story +

- Aviation Gas Pipeline

### 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.

## 2.0 Site Appraisal + Analysis

### 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.

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

**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.

## 2.0 Site Appraisal + Analysis

### 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

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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



01



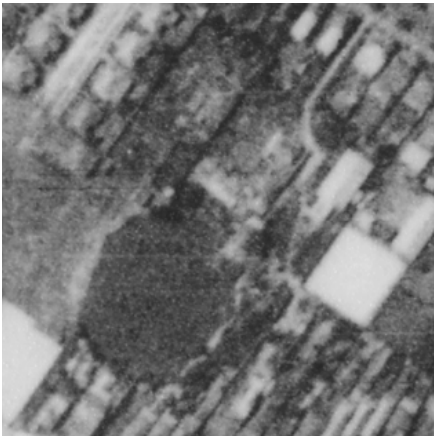
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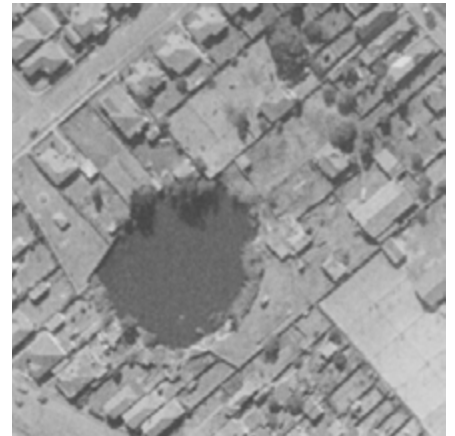
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01. A.B. Crofts community playground street frontage. / 02. Playground facilities next to waterhole fencing. / 03. Dibble Avenue Waterhole as seen from the playground. / 04. Ewart Street apartment block overlooking the waterhole. / 05. Aerial view 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.

## 2.0 Site Appraisal + Analysis

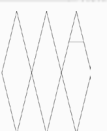
### CLUBHOUSE PRECINCT



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.



Welsh+Major



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 club's 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.

## 3.0 Analysis of Community Engagement

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### 3.0 Analysis of Community Engagement

#### OVERVIEW & ENGAGEMENT STRATEGY

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Pathway and vegetation. Photography by Welsh & Major Architects.

DATE	TYPE OF ENGAGEMENT
02/06/2018	Community Workshop
16/06/2018	Community Workshop
06/2018	Online Survey
--/--/----	-

This section of the report summarises the methods and results from community engagement, undertaken by the Inner West Council to inform the Master Plan. Community engagement which was undertaken as an online survey and two drop in sessions. The information gathered through the consultation process assisted in establishing the Objectives and Strategies of the Master Plan.

### Drop-In Sessions

The first drop-in session was held at Marrickville Golf Course on the 2nd of June 2018. A second session was held two weeks later at on the 16th of June 2018 at the same location.

Printed boards outlined key subjects around Marrickville Golf Course & Dibble Avenue Waterhole as well as a map indicating areas of significance. The members of the public were asked to identify as either 1st or 2nd priority for each or any of the presented topics. The results of these drop-in sessions are summarised in the adjacent table.

The spread, degree and range of priorities here offers a useful insight into the concerns of the both the council and the public. Patterns in consistency between the two sessions are also indicative of residual motives just as high numbers of responses to a certain issue are. This information allows us to focus the more qualitative feedback received in the survey.

Other stakeholders that were involved during the engagement period included the Golf Course executive, golf course members, residents adjacent to waterhole, residents around golf course vicinity and ecology groups on site at the golf course. Internal stakeholders included representatives from Properties, Major Projects and Facilities, Footpaths, Roads, Traffic & Stormwater, Community Services and Culture and Urban Ecology.

### Online Survey

An online survey was conducted in June 2018 through Your Say Inner West, seeking feedback on a range of questions regarding Marrickville Golf Course and Dibble Avenue Waterhole. The survey recorded data and opinions on current usage of the sites.

The following analysis was informed by the survey report and will investigate community members' feedback, looking to frame how the public feel, and what areas of the course their feelings relate to.

	02/06/2018		16/06/2018	
OUTCOME	PRIORITY 1	PRIORITY 2	PRIORITY 1	PRIORITY 2
Maintain Bush Care Volunteers	1	1	1	2
Wildlife and Biodiversity Improvements	4	3	4	-
Shared Access - Dog Walking	2	3	3	2
Enhanced Golf Club Facilities	3	5	1	2
Encourage Participation - All Ages	8	3	-	1
Catch and Release Fishing - Cooks River	4	1	-	-
Socialisation and Friendship	7	2	-	-
Access and Road Safety Improvements	-	4	-	-
Restoration of the Dibble Avenue Waterhole	11	1	2	2
Improved water management practices	7	7	-	4
Cooks River - Boating and Kayaking opportunities	-	1	1	2
Water storage for irrigation on the golf course	7	4	1	-
Community markets	1	-	-	-
Shared use foot-golf	1	2	-	1
Marrickville Golf Club social events	4	3	-	-
Recreation through shared path development	1	4	-	-
Interpretation	n/a	n/a	2	2

# 3.0 Analysis of Community Engagement

## SUMMARY OF COMMENTS RECEIVED

### Golfing community:

Marrickville Golf Course is a well loved 18 Hole par 3 course which is an important asset, being the only course in the LGA and a notably accessible facility compared to other clubs within this proximity to the city.

Comments received by the golfing community iterated how important the course was for well-being, exercise and community, with the clubhouse being a fitting hub for members and local residents.

Active golfers believe the lands are well shared with other members of the public and that any adjustment in the provision of lands away from the current 18 hole set up would be to the detriment of the golf club and its community.

**‘Marrickville Golf Club is as unique a club as you’ll find in Sydney - without pretence & welcoming to all’**

### Passive recreation community:

The course lands are a vital asset to the non golfing community too. Its wildlife, open green spaces and proximity to the river foreshore in an area that is increasingly subject to development and rising urbanity should be well managed and protected for future generations in their opinion.

There are some concerns that the land is not shared adequately and that the constant threat of being hit by a golf ball was significant. Some users were unsure that public were even allowed to access the lands.

### Pathways

- The informal walking route along the foreshore is very popular with walkers and naturally does very little to interfere with golf play.
- The proximity to the river; mangroves and planting enhance the quality of the pathways.
- There are mixed opinions on whether this path should be developed into a shared used path in light of there being one on the other side of the river as well as an environmental / visual aversion to concrete pathways.
- Some users would like the pathway upgraded to be more suitable for cycling however.
- The many paved pathways in and around the course are in poor condition, users would like these better maintained.
- Users noted that in the winter when there is heavy rain and flooding the riverside walks become waterlogged and muddy.
- The speed of cyclists along the dirt path from the pedestrian bridge to Chadwick Avenue was of concern for many walkers.

### Linkages

- There are many important links traversing the path, notably from

Alfred Street and Chadwick Ave to the pedestrian bridge linking the golf course to Beaman Park and the Cooks River Cycleway.

- The broken linkages across the site are an issue where paths do not meet up or have to cross an obstacle such as the Wardell Road bridge or the pedestrian bridge near the clubhouse. At this locations both key user groups stated that walkers crossing the first hole teeing ground to access the path was not a desirable situation.
- Users requested that the pathways through the park be upgraded and connected to the Greenway allowing for an alternate route to the Cooks River Cycleway, avoiding the busy and narrow crossing over Wardell Road.

### Foreshore Edge Interface

- With the foreshore being an important asset to the course, users expressed a desire for more bushcare and regeneration along its edge, similar to that currently undertaken at Wave Rock. Provisions for activities such as kayaking / catch and release fishing were also noted.
- Areas of open and immediate proximity to the river are equally as important as the more naturalised stretches of foreshore and that although the sheet metal piling is in poor condition, naturalisation along the entire river isn't the right solution.
- Users suggested that there could be better provisions for socialising / events along the foreshore such as twilight picnics / concerts.

### Trees / Planting

- The community maintains a close relationship with the wildlife and vegetation in the area. Initiatives regarding regeneration around the waterhole and in the golf course have significantly increased bird populations much to the delight of the community.
- The overall natural setting of the golf course is priceless and the informal and paired back character of its natural environment resonates with the community and the local area.
- Users would like more vegetation in wooded areas and along the banks of the river. They noted that under-story planting along the fairways would improve the challenge of the course, attract more wildlife and improve the visual environment.
- There was an expressed desire for a community garden to build on the existing community around the site for non-golf users.
- The users like the rainwater garden in the middle of hole 9. It was suggested that more be provided to harvest rainwater before entering the river and to increase the under story vegetation and wildlife along the course.

**‘I would like to see a comprehensive environmental plan that maximises the golf courses ability to provide nature experiences for local walkers as well as a gem of a golf course in a river-side setting’**

#### Fencing / Boundary

- The fencing and access points around the perimeter were a particular issue to non-golfing users. The nature of the boundary adds to the feeling that the course is not open to the general public and access points aren't welcoming, informative or suited to both pedestrians and cyclists.
- There were requests for a fenced off area for off-leash dog walking.
- There was no major sentiment that fencing was not adequate to protect adjacent property however the introduction of fencing or screening along pathways to protect walkers / passive users was suggested by members of the golfing community.
- The derelict tennis courts at the end of Ewan Park and the associated fencing is noted by users as an issue, making the top end of the course less attractive and acting as a break in the green links that run through the site.

#### Water Management

- Users would like better access to water for course irrigation, stating the course is often in very poor condition in the summer.
- They noted that whilst the greens and teeing grounds receive attention, the lack of irrigation on the fairways brings down the quality of the course significantly.
- User groups were divided on the issue of usage of the Dibble Avenue waterhole. Those who seemed to have more of an interest in the waterhole frequently requested for it to be maintained better and for adequate water levels to be provided at all times.

#### Signage

- Users would like improved signage and access at the Beauchamp Street entrance to help people find the golf course and introduce the course to the public.
- Users thought that better signage regarding the wildlife, river and Dibble Avenue Waterhole could benefit the community and visitors.
- Both user groups have expressed a desire for signage to warn the other user group of the risk of being hit by balls or the risk of hitting a person.
- It has been noted that any signs that could be included in the master plan should be done so in community languages.

#### Clubhouse

- Users expressed a desire for the clubhouse to better engage with its surroundings to make it more appropriate for families. The provision of a verandah / outdoor non-smoking area was suggested.
- The survey highlighted a number of likes, dislikes and opportunities for the clubhouse that are outside the scope of the master plan such as a functions, facilities and funding.

#### Furniture

- The provision of benches / seating along the river was requested as well as more bins in key areas of the walking tracks with dog-waste bins and bags too.

#### Lighting

- Users of the course, especially local residents and walkers requested for lighting to be provided along the foreshore from HJ Mahoney Reserve to Chadwick Ave.
- There was concern from some residents living next to the course that this could lead to anti-social behaviour that the course currently doesn't suffer from.
- The fact that the course is completely dark at night time is however of particular value to some users who see it as a refuge away from the noise and light of the city that is constantly creeping into their night time environments.
- Better lighting along the driveway leading to the clubhouse was also noted by some users.

#### Shared Use

- There was a suggestion that on key dates throughout the year the course could be closed to golfers and opened up for community festivals, markets, activities thus allowing the wider community to experience the park lands and relate to the course as something that is theirs.
- Provide protected 'hides' so that walkers can have some sustained periods of protection where they can stop and enjoy the foreshore.
- The overwhelming majority of concerns and inputs regarding the shared use of the lands centred around the lack and therefore necessity of signage to inform walkers of the risks present and paths available to them to stay out of harms way.
- 

'... we need space that isn't organised or 'gamified' use. We need areas that have bush for our own physiological well-being and that of the wildlife it houses.'

# 3.0 Analysis of Community Engagement

## SUMMARY OF COMMENTS RECEIVED

### Dibble Avenue Waterhole

- The history of the site was important to some and suggestions were made to provide signage on this subject.
- A lot of residents in the area were fond of the wildlife and bird populations that are served by the waterhole environment and valued council initiatives to manage this aspect.
- There was a feeling among users that the low water levels and poor maintenance of the site was a missed opportunity to enhance this unique and diverse site. The resulting odour and rubbish from low levels and poor management were strongly resented.
- Some respondents questions whether on not public access should be provided, stating that the site was more important as a sanctuary for wildlife.
- Users frequently noted that the lack of visibility and access to the waterhole was an issue, excluding a large share of the community from its benefits. Along with this, it was noted that there are limited opportunities to sit / rest near it to enjoy the wildlife.
- Members of the community were well informed about its use for irrigation on the course and believe the preservation and adequate management of this function is a priority.
- The treatment of the banks was of concern to many members of the community. Whilst it was agreed that bank naturalisation and subsequent stabilisation is essential, who's responsible for this is not clear among users.
- The fencing around the water hole was troubling for many users, adding to the feeling that the waterhole was neglected by both the council and local residence and acting as an obstacle to increased engagement with the environment.
- The community were also interested in establishing a plan of management for maintenance, specifically the removal of rubbish which at it's presently low level is an increasing issue in the waterhole.
- Users mentioned that signage on the pathways near the waterhole along the Cooks River could inform and direct people to the waterhole thus increasing engagement and participation.
- Because of the environmental importance of the area and the wealth of wildlife and plants a possible integration of education amenities for local schools, groups and community initiatives was proposed.'

### Sentiment

There are a number of contrasting motives regarding what is perhaps the biggest issue facing the golf course lands, that of shared use between the golfing community and other users.

However; though all of the comments received there are strong alliances between the two groups centred around key beliefs.

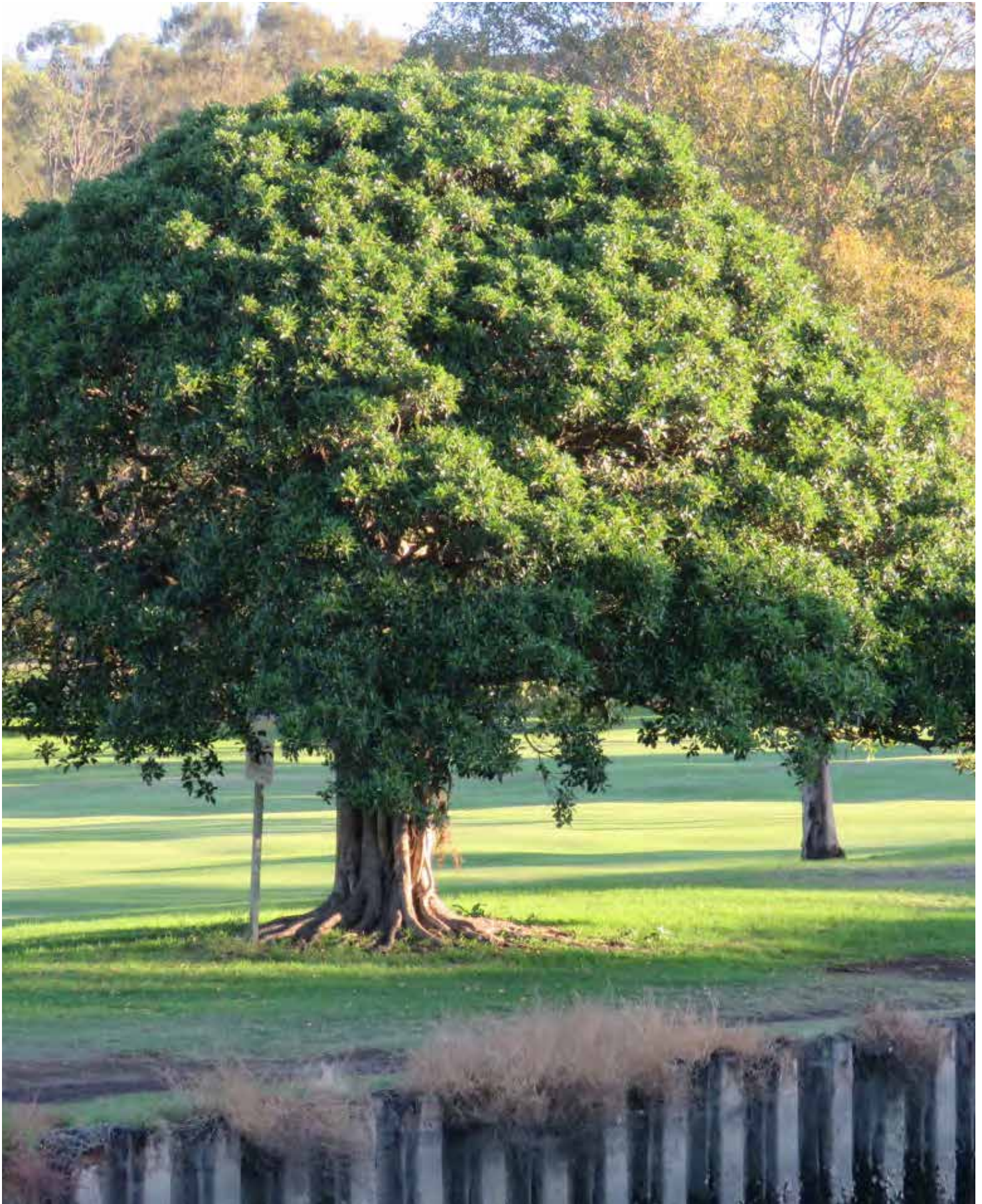
What is clear for all and frequently stressed is that over-development would and could very likely be the worst possible outcome for the community. They see the threat of increased living densities, prices and the spread of the city as a real issue for the future of the area.

The open, informal and restrained typology of the course is what allows it pose as such an attractive environment for all user groups. Its green setting and proximity to the water are paramount to its value to the community who see these lands and the Cooks River as part of their identity.

'The space is a unique pocket of the Inner West that allows for a great walk, a great game of golf and a great way to allow for peaceful co-existence between many groups of the inner west. [...] do not harm this space with over development, or direct segregation of spaces.'

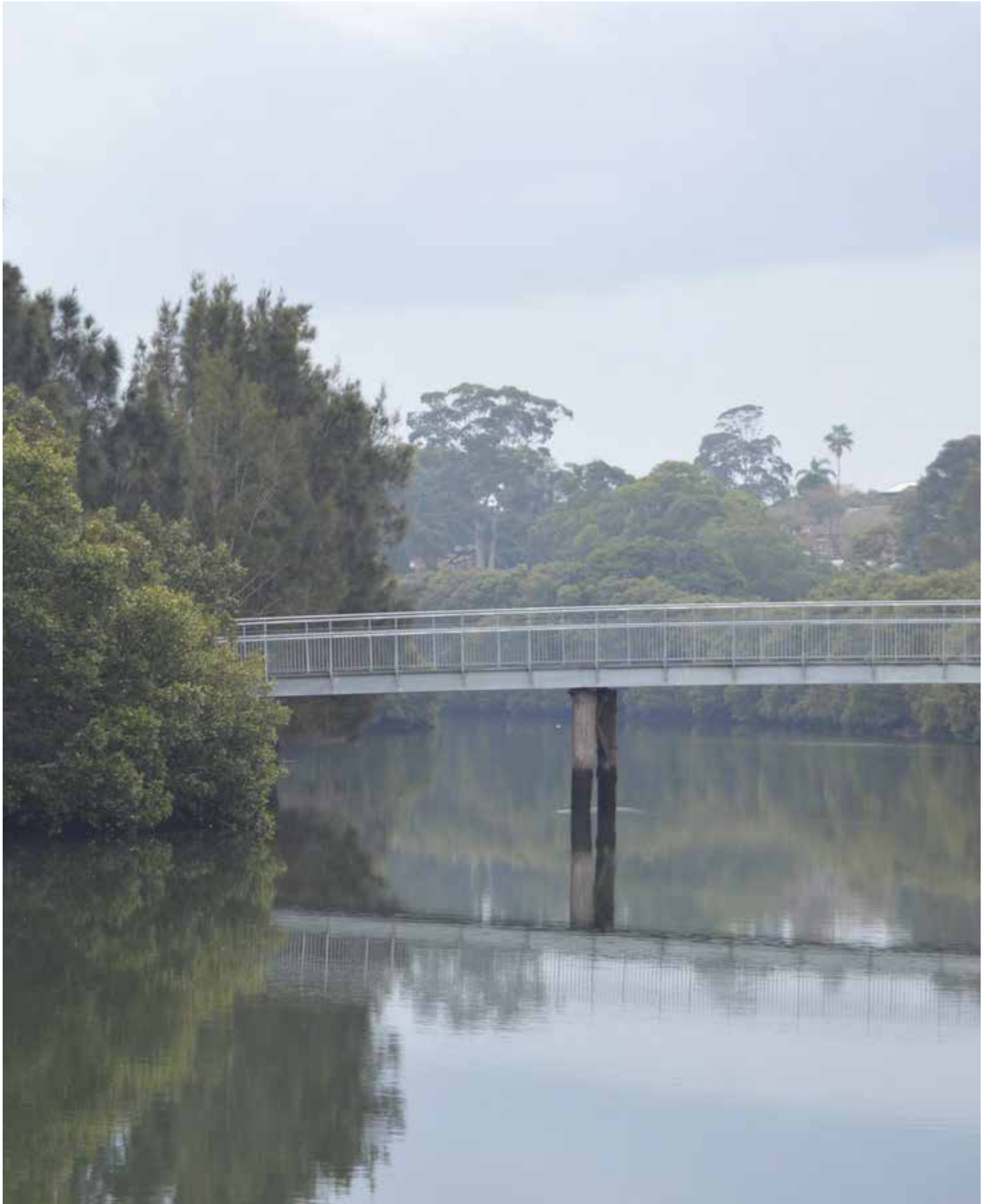
'It is a unique [...] link to our past sitting amongst modern development. It is home to our ever diminishing natural flora and fauna and should be preserved. At all cost.' -

- Users noted how the past accessibility and pontoon on the water lead to greater involvement with the waterhole and were interested in the pontoon returning. Other amenities such as a lookout for bird watching and a walkway were suggested.









## 4.0 Draft Master Plan

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ARTIST'S IMPRESSION: Sharing Spaces: The River Edge



ARTIST'S IMPRESSION: Sharing Spaces: Water Sensitive Urban Design

Below are the key objectives that have arisen from the site analysis and community engagement:

#### ACCESS

##### Key Objectives:

1. Create new opportunities for use
2. Improve access to the site for all users

##### Key Strategies to achieve this in the Master Plan:

- Enhancing the experience of the Cooks River foreshore by providing a new shared pathway
- Increasing the permeability of the site boundary
- Provide clearly demarcated pathways and access nodes to connect the new riverside pathway with the urban boundary
- Activate links through the site by creating new and enjoyable park experiences

#### SAFETY

##### Key Objectives:

1. Develop treatments to adequately reduce the risk of injury to all users

##### Key Strategies to achieve this in the Master Plan:

- Clearly demarcated and separate areas for Golf course and recreational users
- Identify hazards and risk of injury at specific locations and provide designed safety solutions (fencing types)
- Increasing the perceived sense of safety by designed elements

#### ECOLOGY

##### Key objectives:

1. Improve water quality and urban water management
2. Restore and increase natural areas across the golf course and Dibble Ave Waterhole sites including riparian zone, floodplain, sandstone outcrops and associated local native vegetation communities
3. Protect fauna living on the Dibble Ave Waterhole site, continue to rehabilitate wetland habitat and improve water quality on the site.

##### Key Strategies to achieve this in the Master Plan:

- Reduce the adverse impacts of stormwater within the Cooks River sub-catchment by establishing a comprehensive train of Water Sensitive Urban Design measures across the site
- Bank Naturalisation, including the construction of tidal wetlands, specifically the indigenous Salt Marsh Community
- Increasing the width, density and continuity of the Riparian 'buffer' and Terrestrial Vegetation corridors
- Manage the Dibble Ave Waterhole to conserve and improve its' habitat value.

#### COMMUNITY

##### Key objectives:

1. Provide engaging, culturally relevant opportunities for use in the community
2. Maximise the value of community assets
3. Protect the cultural history and natural ecology for future generations

##### Key Strategies to achieve this in the Master Plan

- Provide new experiences and opportunities for engagement that celebrate the natural values of the site and the identity of the Cooks River community
- Ensure the viability of the Marrickville Golf Club while providing for a broader range of community needs
- Communicate the cultural history of the site
- Restore the natural ecology and biodiversity of the Cooks River foreshore

4.0 Draft Master Plan



ARTIST'S IMPRESSION: Sharing spaces:Top of the Hill



Defined pathways



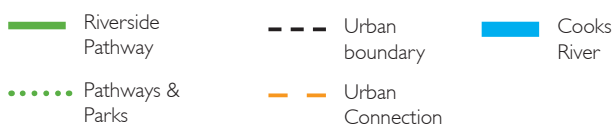
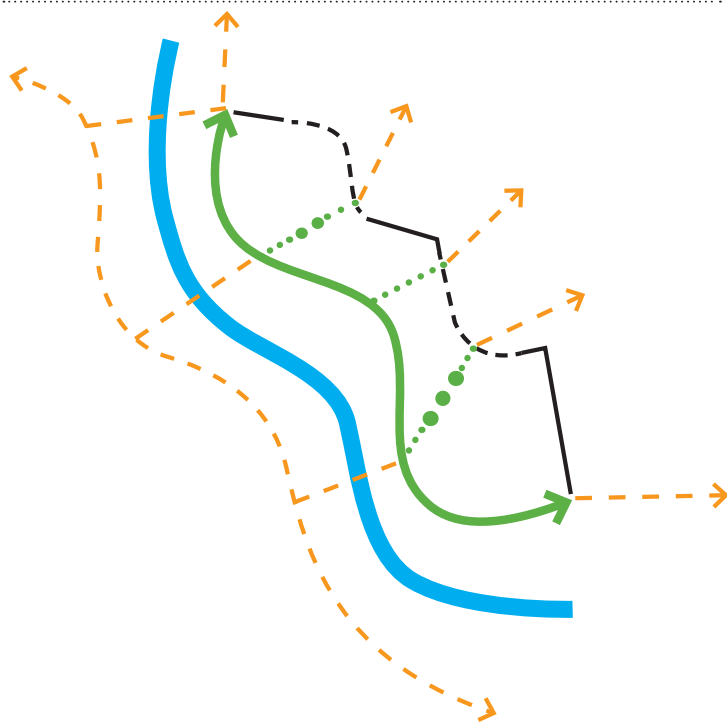
Raised pathway section through saltmarsh and wetland

### Key Objectives:

1. Create new opportunities for use
2. Improve access to the site for all users

### Overview

The community consultation process indicates a high regard across all user groups for the area as an open, green space that is connected to the river. The existing informal path that follows the river's edge is popular due to its proximity to the water; the site as a whole forms an important part of the local cultural identity. The Master Plan considers this core value to the site, responding with moves which enhance the experience of the site as a natural green space. The Master Plan prioritises the need to provide clear points of access in order to promote wider recreational use; the existing river's edge pathway is formalised and linking pathways and park spaces established. Currently, access into the site is unclear and disjointed- while there are numerous ways to enter the site, few provide adequate indication of paths of travel or demarcate areas of conflicting activity and the result is a generally confusing and unsafe situation for all users. Further, informal pathways and unclear separation of activities is adversely affecting the ability of the natural ecology of the site to regenerate. Establishing a single, major pathway through the site that reflects the primary values of the community creates a clear strategy; active spaces, pathways and access nodes are placed to create connectivity with the urban context while balancing the need to resolve user conflicts and mitigate the effects of human activity on the natural ecology. The Master Plan proposes that each of these linking spaces have a unique character, becoming experiences that celebrate the biodiversity of the site and enhancing the overall character of the site as a natural green space.



Access Strategy Diagram

## 4.0 Draft Master Plan

### STRATEGIES - ACCESS



Raised pathway section through terrestrial vegetation



Interpretive signage strategy

#### Key Strategies in the Master Plan:

- Enhancing the experience of the Cooks River foreshore by providing a new shared pathway
- Increasing the permeability of the site boundary
- Provide clearly demarcated pathways and access nodes to connect the new riverside pathway with the urban boundary
- Activate links through the site by creating new and enjoyable park experiences

#### Riverside Shared Pathway

The priority of the circulation strategy in the Master Plan is to reinstate a continuous pathway along the Cooks River edge, suitable for the natural conditions of the site and safe from the risk of injury from golf activities. The proposed Riverside Pathway along the river's edge becomes the main arterial route through the site. At the Northern end it connects with the proposed Greenway Master Plan; at the Southern end it connects with the shared pathway proposed at HJ Mahoney's Reserve. The pathway links to the Cooks River Cycleway to allow connection rather than continuation of the cycling route. It is intended to become the main experiential element in the Master Plan; a tool for cultural engagement which celebrates the natural values of the site. This pathway currently exists in an informal capacity, however there are a number of key issues that require a solution:

- The pathway is not clearly demarcated, and shared or separated uses of the site are unclear
- There is a significant risk of injury from golf balls in flight.
- The gravel path closely follows the top of the river bank adversely affecting the natural ecological processes of the Riparian zone
- The path is difficult to access from the urban boundaries of the site, and not currently accessible for wheelchair users
- The pathway currently discontinues at Wardell Road with inadequate provision for safe pedestrian crossing

The new pathway will be adequately signposted, and designed to promote clear, well defined paths of travel. As a shared recreational

path it should provide a minimum clear width of 3.0m, with gradients no steeper than 1:14, restricted to 1:20 where possible. Signage should be clear at junctions, entries and terminations; indicating the recreational routes, the presence of adjacent golf activity, and highlighting aspects of the natural ecological processes and cultural history of the site. Lighting should be provided so as to ensure adequate lighting for travel at night, but designed to limit the impact on fauna and wildlife. Targeted pathway lighting and the restriction of high floodlighting to open recreational areas should be considered in detail.

In order to minimise disturbance of the natural ecology by recreational activity and allow the rehabilitation of the foreshore habitat, the design of the Riverside pathway follows some general guidelines. Placement of the pathway should be generally restricted to a minimum 10m setback from the top of the re-shaped river bank, and increased to 20m where possible. Where the path is within the 10m setback, the path surface should be raised to achieve a ground clearance of 300mm and balustrading/ handrails provided to discourage users from leaving the pathway. Small 'bridges' such as this should be placed along the pathway at regular intervals to connect Riparian and Terrestrial vegetation and habitats. The pathway design should incorporate features to promote a sense of active engagement with the natural ecology and the process of rehabilitation; consistent and frequent information about the different Riparian zones and functions, incorporating viewing of restoration and planting work, rest areas at points of interest, natural materials and simple, restrained aesthetic. Throughout the site, the incorporation of these features will contribute to clarify use, separation of activities and contribute to a meaningful and culturally relevant experience.

Where the path discontinues at Wardell Road, the Master Plan proposes a primary route and a secondary linking pathway. An underpass at the river's edge provides a continuous connection to the Northern section of the site. (Upgrades and / or construction of a new bridge is required to provide the adequate clearance space for the proposed underpass.) A secondary linking pathway, protected from Golf activity, takes users to the road crossing



Timber bollard boundary fence type

point approximately 50m East of the river's edge. Upgrades to the crossing point are recommended to enhance the safety of both recreational users and Golfers. The entries to both the Northern and Southern sections of the site are important urban connections, better linking the site with Dulwich Hill. A pathway on the Northern side of Wardell Road links back to the Riverside Shared Pathway.

### Permeability of Urban Boundary

Currently, there are a variety of conditions along the urban boundaries of the site. The Master Plan identifies two predominant conditions; directly adjacent residential properties and direct frontage to the street.

Where there are sections of adjacent residential properties, the Master Plan considers these as a hard edge to the site, and linkages through are avoided. There are small sections of informal paths that exist along the residential property boundaries, and these should be re-turfed and signage should discourage users from moving through the site at these points.

Street frontage along the boundary becomes an important threshold for recreational users entering the site. It is important that users be able to identify their position, routes and appropriate areas of use. Where there are sections of street frontage that are appropriate for access into the site, the existing steel fencing is removed and replaced with timber bollards and increased low planting to visually indicating open access.

In parts where the street frontage is problematic due to adjacent golf activity, hazards such as dense traffic or topography, the boundary edge is thickened with additional planting, fencing types and signage designed to discourage access.

### Connections; Pathways and Access Nodes

The major new Riverside Shared Pathway becomes the main arterial route through the site, connecting the Northern end with the proposed Greenway Master Plan; at the Southern end with the share pathway proposed at HJ Mahoney's Reserve. The details of these interfaces should be co-ordinated with the respective Master Plan during implementation phase.

Where the edge condition is appropriate the Master Plan proposes a 'soft edge' strategy; a permeable boundary which promotes access to recreational areas of the park by providing secondary linking pathways at key points along the urban boundary;

- Tennent Parade
- Riverside Crescent
- Chadwick Avenue
- Alfred Street
- Bruce Street
- Beauchamp Street / Wharf Street (Existing front gate to Golf Club)

These pathways provide safe access through the site to link with the proposed Riverside Pathway; in turn better linking the urban boundary with the Cooks River Cycleway, Greenway and Earwood.

The Master Plan proposes a series of access nodes across the site providing accessible entry to both the Golf Club facilities and proposed new pathways and parks. Provision is made for vehicle access (including emergency vehicles), parking, wheelchair access and increased provision of amenities at these locations:

- Tennent Parade
- Chadwick Avenue
- MGC Clubhouse / footbridge
- HJ Mahoney Reserve interface

Provision of service entries and carparking facilitate the use of the site for larger events or festivals, particularly in consideration of the potential expanded use of the site in night time hours. An appropriate detailed carparking strategy is to be developed pending further traffic study and co-ordination with adjacent proposed developments.

## 4.0 Draft Master Plan

### STRATEGIES - ACCESS



Water access point

#### Activating Links

The Master Plan proposes the new linking pathways and connections are active recreation areas within the site; the conceptual design of each of the pathways and parks takes advantage of different opportunities within the site to develop safe, enjoyable ecologically sensitive experiences, each with a unique character celebrating the biodiversity of the site and the cultural identity of the Cooks River. These active spaces provide for a potentially diverse range of activities including large scale public events, school groups, private functions, sporting events, water activities and ecological experiences.

The proposed recreational parks in the Master Plan are:

**The street frontage along Tennent Parade.** This becomes an important interface for not only the Golf Course Parklands but also the Greenway Master Plan and the planned future refurbishment and upgrade to recreational facilities at Ewen Park. (Pending investigation into traffic flow and redesign, additional parking and footpath width may be provided along Tennent Parade.) A new access node is created; in addition to a new shared accessible pathway, the removal of the existing steel fence and replacement with timber bollards, additional tree planting and safety fencing creates a safe and enjoyable linking route between the northern urban boundary, (connecting to the Greenway), the proposed share recreational pathway along the river's edge and the Cooks River Cycleway, which continues South.

**Along Riverside Crescent,** the street frontage becomes a 'soft edge', with a new leisure pathway and park area extending from Wardell Road to the access road and Mid-course Park at Chadwick Avenue. Removal of the existing steel fence type and replacement with timber bollards, additional planting, landscaping and habitat creation supplement the existing planting and shade to create a wandering 'forest' experience.

**The Mid-Course Park** takes advantage of the layout of the 10th and 17th tee, shortening each of the holes approximately 50m to create a new accessible park area for recreational use. This creates another



Lookout typology

access node, linking the urban boundary at Riverside Crescent and Alfred Street with the new shared 3.0m Riverside Pathway. The adjacent mangroves and further naturalisation of the river bank and foreshore create an enjoyable and educational experience of the river's edge. The existing access road is upgraded to allow for pedestrians, cyclists and wheelchair users.

**The Hilltop Lookout** utilises the less active and partially protected part of the site which was previously a rubbish dump. The topography allows a unique experience of the site and features panoramic views over the city and the Cooks River. The pathway creates an important link between Bruce Street, the Western portion of Marrickville, and the proposed access node at the Clubhouse. This could be further explored as a potential site for weddings and functions. The path takes advantage of the topography to provide separation from golf activities, allowing a free-winding accessible pathway as a way to enjoy the denser terrestrial vegetative corridor.



Example of well designed shelter structure- Lizard Log Amenities- Western Sydney Parklands





Key Objectives

3. Develop treatments to adequately reduce the risk of injury for all users

Overview

One of the major issues identified during the community consultation process was conflicting uses of the site and the safety of all users, in particular the risk of injury to recreational users from golf balls in flight. There is currently insufficient protection offered for recreational users from golf activities, and little in the way of demarcation of specific areas of use. The community wish to maintain the Marrickville Golf Course and improve public access to the site for informal recreational use. Balancing this with the need to preserve visual amenity and protect natural ecological processes, the Master Plan works to integrate varied uses across the site, resolving specific user conflicts and mitigating risk through a number of strategies.

Master Plan Strategies:

- Clearly demarcated and separate areas for Golf course and recreational users
- Identify hazards and risk of injury at specific locations and provide designed safety solutions (fencing types)
- Increasing the perceived sense of safety by designed elements

Dedicated Recreational Areas

The Master Plan provides dedicated recreation areas which are serviced by new, clearly demarcated ways to access the site. By creating clear points of access which connect directly to the recreation spaces, user conflicts are minimised, and the different uses of the site are able to co-exist safely. The Master Plan proposes minimal structural changes to the layout of the 18-hole golf course in order to create these spaces, which also serve as linking pathways between the sections of the golf course. The Master Plan puts forward that user's awareness of the different activities on the site

will contribute to an overall sense of safety, provided their proximity is only at points where golf shots are not in play. The dedicated recreational areas in the Master Plan are:

- Southern side of Wardell Road, extending to Chadwick Avenue along Riverside Crescent
- 'Mid-course Park', along Chadwick Avenue connecting to Alfred Street
- 'Hill Top Lookout', extending through the site connecting the footbridge and clubhouse to Bruce Street
- HJ Mahoney Reserve, at the river foreshore

Further, providing adequate facilities for direct access, including vehicle and wheelchair access, to the recreation spaces and Riverside Pathway enables recreational users to avoid any conflict with golf activities, facilitating the functioning of the site as 'either / or'; a Golf course, or a green urban space.

Designed Safety Solutions

Risk identification over the site reveals a number of different risk profiles and develops specific control approaches to each of these risks. These risks vary according to natural features, the kind of activity (Teeing off, putting, fairway shots) and the adjacency to other activities. For example, in areas of the site where recreational users and golf users are walking, and there is little risk of injury, the Master Plan proposes a proximity and visual connection that makes users aware of one another. Where the level of risk is significant, such as where recreational users are adjacent to fairways, structural safety solutions are provided to adequately reduce the likelihood of injury.

Perceived Safety

While the main strategy of the Master Plan has been to adequately reduce the risk of injury across the site using structural solutions, additional measures to increase the perceived sense of safety of recreational users are utilised to further promote access and use within the community. The community consultation process identified that the perceived lack of safety is a significant impediment



Risk matrix showing levels of risk and safety solutions

## 4.0 Draft Master Plan

### STRATEGIES - SAFETY

to use, particularly to users who wish to use the area while golf is in play. By clearly identifying points of access, paths of travel and recreational areas of use the perceived sense of safety is increased. Visually prominent fences, signage and warnings serve as visual communication devices indicating risk is present but managed.



Low visual impact, high safety fence. Kevlar reinforced mesh, timber post supports



Full height chain link fence



Screening: tree line and timber bollards



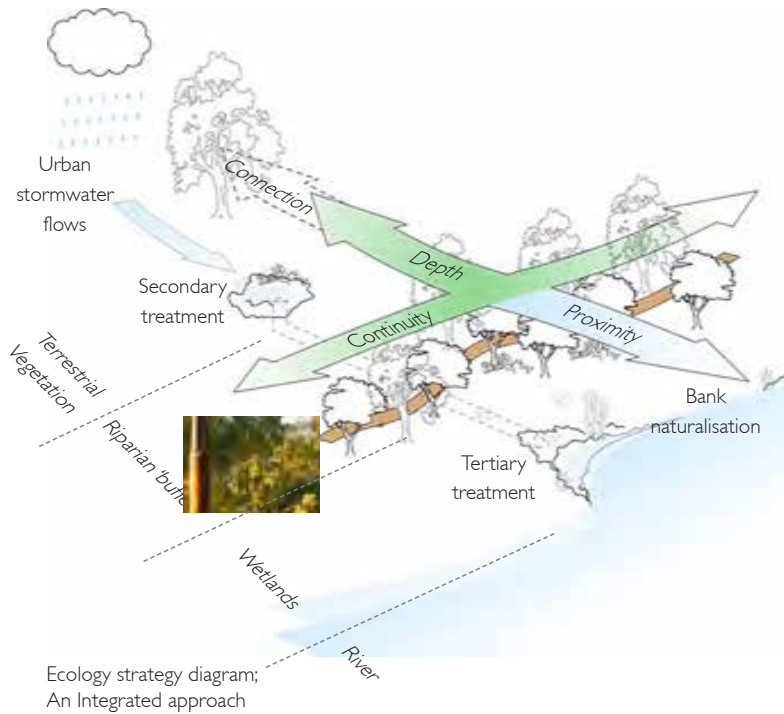


Key Objectives:

- 1. Improve water quality and urban water management
- 2. Restore and increase natural areas across the golf course and Dibble Ave Waterholes sites including riparian zone, floodplain, sandstone outcrops and associated local native vegetation communities
- 3. Protect fauna living on the Dibble Ave Waterhole site, continue to rehabilitate wetland habitat and improve water quality on the site.

Overview

The Cooks River is one of Sydney's largest Metropolitan river systems, however has suffered typically from the effects of development causing a decline in the ecological integrity of the natural habitat and river systems. Due to the specific context of the site, occupying a significant continuous strip of green space between



the Cooks River and urban development, the potential for recovery of Riparian ecology is high- in particular the Salt Marsh Community or Tidal Wetlands environments. This in turn helps to rehabilitate the aquatic ecology which can have a significant benefit to other nearby habitats downstream and biodiversity in the region. By rehabilitation of the Riparian ecosystem, there is large-scale and long term benefits, where the site functions as a habitat and creates an important connective corridor for terrestrial flora and fauna.

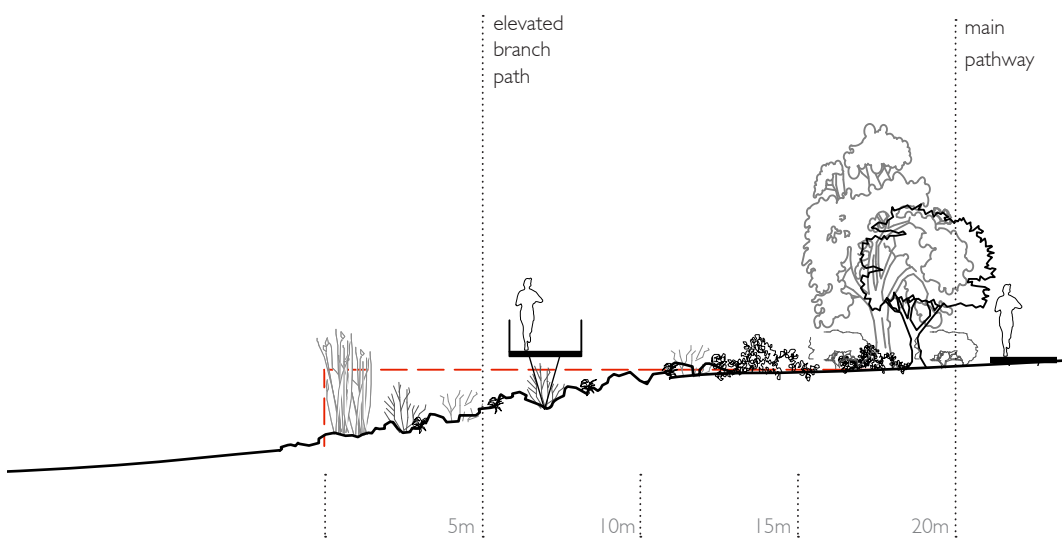
Throughout the site there is sufficient space (available width adjacent to river) to enable significant structural improvements to the river's edge and the vegetative buffer. Further, the large grassed area of the golf course has the ability to act as a natural filter for nutrients and harmful runoff before entering the river; the site becomes an important opportunity to better manage the run-off into the Cooks River while not affecting the drainage capacity of the sub-catchment.

If stormwater is being piped directly into the Cooks River, as it is currently, and the scouring effect of urban stormwater run-off has not sufficiently reduced, the the Riparian ecological processes cannot function properly. Nutrients and habitats are insufficiently supported and will not re-establish.

The site is considered as a whole where each aspect of use, water management and ecology are inter-connected. This Master Plan proposes an integrated approach; the improved management of stormwater supports the regeneration of the river's natural environs and biodiversity, which in turn allows better water usage (irrigation, re-use, water activities) and an improved capacity to mitigate impacts of flooding and inundation on water infrastructure and natural habitats. This is a high priority of the Master Plan, and the regeneration of the natural ecology indigenous to the area is considered as a highly valuable community outcome. Enhancing the visual amenity of the site becomes an opportunity to create a more positive perception of wetlands and salt-marsh environments generally.



Example of a simple birdhide



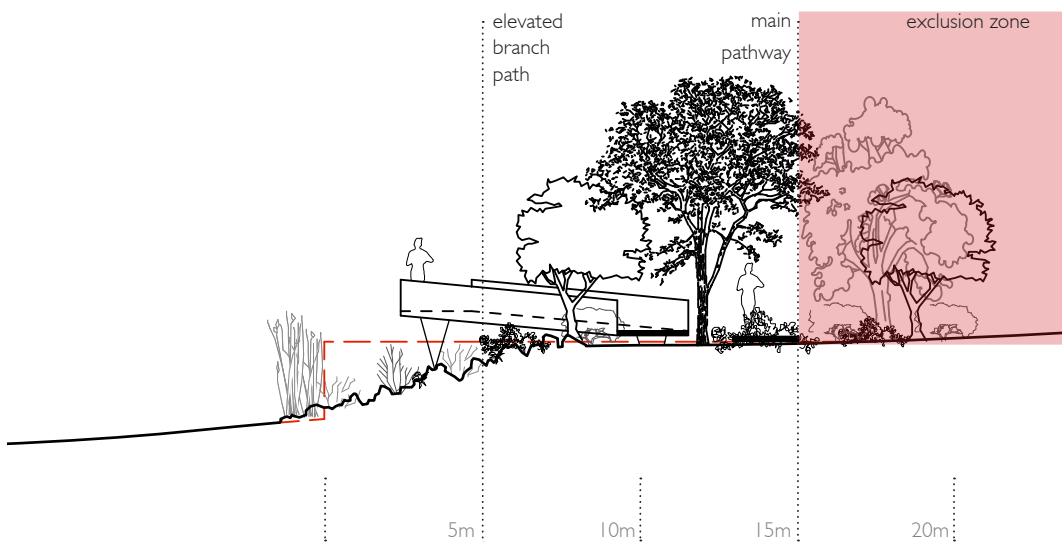
20-30 m available space

Constructed tidal wetlands  
(Salt Marsh Community)

Aquatic / amphibious / terrestrial habitat

Riparian and terrestrial vegetation

Path setback from Riparian zone



10-15 m available space

Bank Naturalisation

Aquatic / amphibious / terrestrial habitat

Riparian and terrestrial vegetation

Path within Riparian zone



5-10 m available space

Removal of sheet piling

Amphibious / terrestrial habitat

Riparian and terrestrial vegetation

Elevated path within Riparian zone

Increased areas of terrestrial vegetation every  
20-30m along length of pathway

# 4.0 Draft Master Plan

## STRATEGIES - ECOLOGY

The Master Plan proposes a strategy consistent with the current and proposed management frameworks for the area; including the NSW Coastal Management Framework, the (proposed) Cooks River Catchment Coastal Management Plan and the strategic biodiversity objectives being established by Inner West Council.

### Master Plan Strategies:

- Reduce the adverse impacts of stormwater within the Cooks River sub-catchment by establishing a comprehensive train of Water Sensitive Urban Design measures across the site
- Bank Naturalisation, including the construction of tidal wetlands, specifically the indigenous Salt Marsh Community
- Increasing the width, density and continuity of the Riparian 'buffer' and Terrestrial Vegetation corridors
- Creating enjoyable experiences that support the natural environs of the river

### Urban Water Management

The site forms a large interface with the Cooks River; part of the Cooks River Catchment. In line with the guiding principles established by Council for Sustainable Urban Water Management,



Bioretention swale



Vegetated swale

and the existing Cooks River Stormwater Management Plan, the Master Plan prioritises these objectives:

- Using water appropriately (irrigation)
- Reduce the impact of stormwater on waterways
- Reduce the amount of wastewater leaving a catchment which may cause pollution in other locations (downstream, ocean outfall)

The Master Plan proposes a number of vegetated swales, bio-retention swales (raingardens) and basins, constructed wetlands and gross pollutant or sediment traps over the site, which are intended to work together with WSUD measures outside the site, to reduce the amount of stormwater directly entering the Cooks River; and the amount of sediment, excess nutrients and litter transferred by the outfall. There is the unique opportunity to establish a comprehensive train of Water Sensitive Urban Design over the site; an important step in rehabilitating the natural Riparian ecological processes that are so critical to the health of the Cook's River.

While the construction of these systems will require comprehensive analysis and design, (some of which is being undertaken) the Master Plan proposes the location of these systems based on the natural watercourse of the topography and existing proposals and drainage works. The completed stormwater treatment works on site have been regarded as successful, however there are urgent improvements required at locations such as Riverside Crescent and Dibble Avenue Waterhole where the existing infrastructure is insufficient and causes regular flooding.

Combined with structural improvements to re-establish natural river flows and Riparian vegetation, the improvement of Urban Water Management is a vital component of rehabilitating the natural ecology of the site.

### Bank Naturalisation

The structural re-shaping of the bank is a priority that has been established in a number of existing management plans for the foreshore of the Cooks River. The ability of the river to mitigate



Naturalised river bank

flooding, filter nutrients from runoff, maintain habitats for native flora, fauna, insects and a host of other important Riparian processes is currently adversely impacted by the hard edge to the river throughout the site. The Master Plan proposes a number of varied strategies over the length of the River's edge, negotiated between the available space, the existing natural features and the requirements for recreational use. Key moves to in the Master Plan to achieve this are:

- **Removal of existing sheet piling along entire river's edge and replacement with natural rock and shallow vegetated banks.**
- **Reshaping sections of bank and foreshore to create appropriate topography for habitats, including significant areas of constructed tidal wetlands**
- **Extensive indigenous planting (trees, shrubs, grasses and sedges).**
- **Redesign and relocation of pathways and fenced areas to minimise disturbance to habitats, vegetation and hydrological features of the river.**

Of primary importance in the Master Plan is the re-establishment of tidal wetlands, specifically the Salt Marsh Community indigenous to the area. The Master Plan dedicates 3 sites across the site for the establishment of constructed tidal wetlands, which are intended to act as colonies which expand naturally as the ecological processes of the river and terrestrial vegetation are restored.

#### Riparian 'buffer' and Terrestrial Vegetation

Another key element in the rehabilitation of the natural ecology of the site is the re-establishment and thickening of the Riparian 'buffer', the strip of vegetation directly adjacent to the river's edge, and the extent and diversity of the terrestrial vegetation beyond. Riparian land provides a number of complex functions and processes critical to the health of the waterway, and the site forms an important vegetation link (vegetative corridor) supporting the rehabilitation of the wider network of coastal environments, flora and fauna.

The Master Plan considers the need for the continuity of this



Salt Marsh Community



Wildlife underpass

vegetative strip, as well as the depth and it's connection to remnant bushland and terrestrial habitats. This is achieved by redesign of pathways, reshaping of river banks and topography, and extensive new planting of indigenous trees, shrubs, grasses, sedges in locations that create appropriate habitats for wildlife and connect existing patches of vegetation. Where this corridor is severed by Wardell Road, a wildlife bridge (or underpass) is proposed in order to allow the free movement and migration of wildlife.

Where possible, the vegetative buffer immediately adjacent to the top of the river bank is increased to a minimum of 10m and continuous groundcover. Where the recreational path is required to be in this zone, raised boardwalks, fencing and viewing areas are proposed to minimise disturbance to ecological processes and establishment of vegetation. Where the opportunity exists to increase the width of this vegetative strip, the Master Plan proposes swamp forest zones, floodplain forest and new park areas with dense planting, providing for terrestrial habitats.

#### Non-structural Improvements

Consideration should be given to improvements across the site which can support the rehabilitation of natural ecology of the



Intertidal Wetland

## 4.0 Draft Master Plan

### STRATEGIES - ECOLOGY



Bushcare volunteers replanting a section of riverbank

site; littering, human activity and public perception of the natural landscape is an important factor in the success of any structural improvements. Creating awareness through an enjoyable and educational experience is an important social value of the Master Plan. Currently, the perception of Salt Marsh communities and tidal wetlands is often associated with rubbish dumping, murky waters and bad odours; the importance of these areas to the broader environment and health of waterways is largely unknown to the public. The Master Plan recommends the following strategies for improvement:

- Incorporation of educational information about Salt Marsh Environments, Tidal Wetlands and the Cooks River progressively as the natural ecology is rehabilitated
- Clearly demarcated pathways and fencing strategy to prevent disturbance to habitats and enable sections of vegetation and bank to be closed for periodic rehabilitation.
- Increased provision for interaction with the waterways and Riparian corridor that are non-destructive (eg. Kayak launch point).
- Increased provision of infrastructure for bushcare volunteer organisations and community participation (eg. 'Mudcrabs' site shed and community nursery).

The Master Plan recognises that the history and maintenance of the work to restore the natural ecological processes can be an integral part of the experience of the site.

Communicating this aspect visually and making provision for dedicated work space will assist in activating the site and making meaningful connections with the Cooks River Community.



Community Nursery



Interpretative strategy and educational information



Nesting box in a habitat tree





Marrickville Golf and Community clubhouse

as it is one of the few remaining public golf courses in the Sydney Metropolitan Area. The Master Plan works to balance this with the need to derive greater value from the site for all members of the community; to deliver new, more accessible opportunities for recreation and enjoyment. The relative success of the integration of other uses of the site will help to ensure the viability of the Marrickville Golf Course in the longer term.

Master Plan Strategies

- Provide new experiences and opportunities for engagement that celebrate the natural values of the site and the identity of the Cooks River community
- Ensure the viability of the Marrickville Golf Club while providing for a broader range of community needs
- Communicate the cultural history of the site
- Restore the natural ecology and biodiversity of the Cooks River foreshore

New Opportunities

The site analysis reveals a host of opportunities for different uses and the Master Plan focuses on those that will create the most value for the whole community. This has also been considered in the context of what is provided close-by; for example, the Cooks River Cycleway runs the length of the site on the opposite bank of the Cooks River. As a function of this, the Master Plan provides multiple linkages to the cycleway, but does not make provision for a dedicated cycleway through the site; instead providing a shared pathway. Similarly, there are a number of existing and proposed facilities nearby that provide sporting facilities, community centres and significant areas of open green space. The driving concept to adapt the Marrickville Golf Course for wider use is that of an 'Ecology Park', where the opportunity to demonstrate the rehabilitation of a Tidal Wetlands becomes a 'best practice' case, integrating Water Sensitive Urban Design, natural ecological processes and the requirements of green space in urban areas.

Key Objectives:

1. Provide engaging, culturally relevant opportunities for use in the community
2. Maximise the value of community assets
3. Protect the cultural history and natural ecology for future generations

Overview

The community consultation process clearly identifies that the Marrickville Golf Course is considered a valuable community asset, not only to the local community that may use the facilities both for recreational and social needs, but to the regional community



Community event space

The Master Plan proposes to demonstrate the rehabilitation of the riparian ecology, and in doing so, provide new recreational experiences that are closely linked to the various ecological processes indigenous to the site. The Salt Marsh Community, Mangroves, riparian vegetation, terrestrial vegetation and the aquatic environment of the river all provide unique experiences of the site; designing elements to support the recreational enjoyment of each area is captured in the Master Plan. These include boardwalks, inclined pathways, wandering forest walks, educational and volunteer experiences, water access and habitat observation areas.

In addition to this, the Master Plan proposes the inclusion of expanded facilities for bushcare volunteer groups that have been active on the site for some years, notably the 'Mudcrabs' Volunteers. Space is also designated for the inclusion of a large community nursery site. These opportunities should be further considered in the development of the Plan of Management for the site.

### Maximising Value

While the Master Plan prioritise the rehabilitation of the natural ecology and resolution of user conflicts across the site, successfully



Educational workshop



View from proposed 'Hill Top Walk'

delivering more options for community use requires upgrades to the basic infrastructure available over the site. The Master Plan considers the provision of public toilets, accessible entry points consistent with the proposed circulation, adequate lighting, signage and park furniture in order to promote better access and wider use. These upgrades will also form part of the provision of better services for golf users; increasing the overall amenity and visual consistency across the site,

To support this, the Master Plan also considers the local cultural history of the area as an important feature for representation. The history of the Cooks River as an urban waterway and the Dibble Waterhole brickworks; the First Nations relationship to the area and the active phase of rehabilitation of the ecological processes are all important aspects to the history of the site. Wayfinding, interpretation strategies and artwork at places of interest, for example 'Wave Rock' or the former rubbish dump will see that the site's rich and complex history forms an integral part of the community's experience of the site.





## LEGEND

	1951 Easement		Outcrop		Removed Item
	1951 Land Acquisition		Existing Path		Existing Structure
	Open Space Grassland		Road / Car Parking		Structure - Proposed
	New Parkland		Shared Path		Designated Activity Area
	Understory Planting		Shared Gravel Path		Playground
	Native Grassland		Deck / Boardwalk		Play Structures
	Intertidal Zone / Saltmarsh		Fairway		Water Access Point
	Mangrove Bed		Green / Tee		Picnic Area
	Mangrove Canopy		River		Seating
	New Bush		Retention Pond		
	Existing Tree		Golf Ball Fence		
	New Tree		Timber Posts		

For details refer to Zone + Precinct Plans

## ZONE 1



### Key Objective: Access

The Greenway Master Plan connects directly to a new 3.0m shared pathway beginning at the termination of Garnet Street and continues along Tennent Parade. A more permeable boundary allows direct access to the path, activating the proposed park space. New play structures and furniture are provided with the removal of existing fences and sports practice cages. There is potential for a water access point where the path meets the river and continues through to connect with the Cooks River Cycleway. The Riverside Pathway follows the river's edge; continuing through the proposed bridge underpass; offering an alternate access pathway which returns to the Wardell Road entry to the site. A provisional location of a 40x70m multi-use sportsfield is identified and upgrades are proposed to the Tennyson Street playground.

- 01 Proposed accessible entry and access road, wayfinding signage
- 02 Proposed shared 3.0m linking pathway
- 03 Removal of existing practice cages, fence; new play structures
- 04 Replacement of existing steel fence with timber bollards
- 05 Proposed playground / training equipment and park furniture
- 06 Proposed high mesh fence
- 07 Pathway connection to Cooks River Cycleway
- 08 Proposed shared 'Riverside Pathway'
- 09 Wayfinding signage
- 10 Upgraded existing access road, replacement of existing steel fence with timber bollards
- 11 Proposed 'Riverside Pathway' bridge underpass and wildlife underpass
- 12 Proposed shared 3.0m linking pathway
- 13 Upgraded existing site entry; new wayfinding signage and improved pedestrian crossing point

### Key Objective: Safety

In Zone I, the Master Plan discourages access along the northern boundary and provides safety solutions for the proposed recreational spaces, the 'Riverside Pathway' and access from Wardell Road entry. Signage informs users at entry points to be aware of user conflicts. Access through the middle of the site is discouraged while golf is in play.  
(See Strategies section for detail on fence types)

- 14 High woven mesh fence with low visual impact
- 15 Natural feature (incline - separation of activities)
- 16 Designed full height fence
- 17 Screening; timber bollards and tree cover

### Key Objective: Ecology

Due to the limited space available in this zone, the ideal width of Riparian buffer is not able to be accommodated. Sheet piling is removed and replaced with rock; planting is concentrated in areas spaced 20-30m apart. Following the natural watercourse, an area of constructed intertidal wetland / Salt Marsh Community is established midway of the 13th fairway, also functioning as a golf course play hazard. The existing Tennyson Street Raingarden is extended into a constructed wetland detention pond. Specific to this area of the site is the habitat trees that have been previously established - and the extensive tree cover within the middle area of the site. This is supported by proposed extensive indigenous understorey planting and trees; arranged to create as much continuity in the Riparian zone and its links to patches of terrestrial vegetation.

- 18 Habitat tree preservation area; increased indigenous understorey planting and tree planting; Interpretive strategy focusing on ecological processes and rehabilitation work
- 19 Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species
- 20 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 21 Proposed extension of Tennyson Street Raingarden into constructed wetland environment with stormwater detention pond; increased indigenous understorey planting and tree planting; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 22 Vegetative link; increased indigenous understorey planting and tree planting in a concentrated area

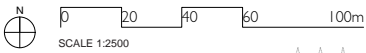
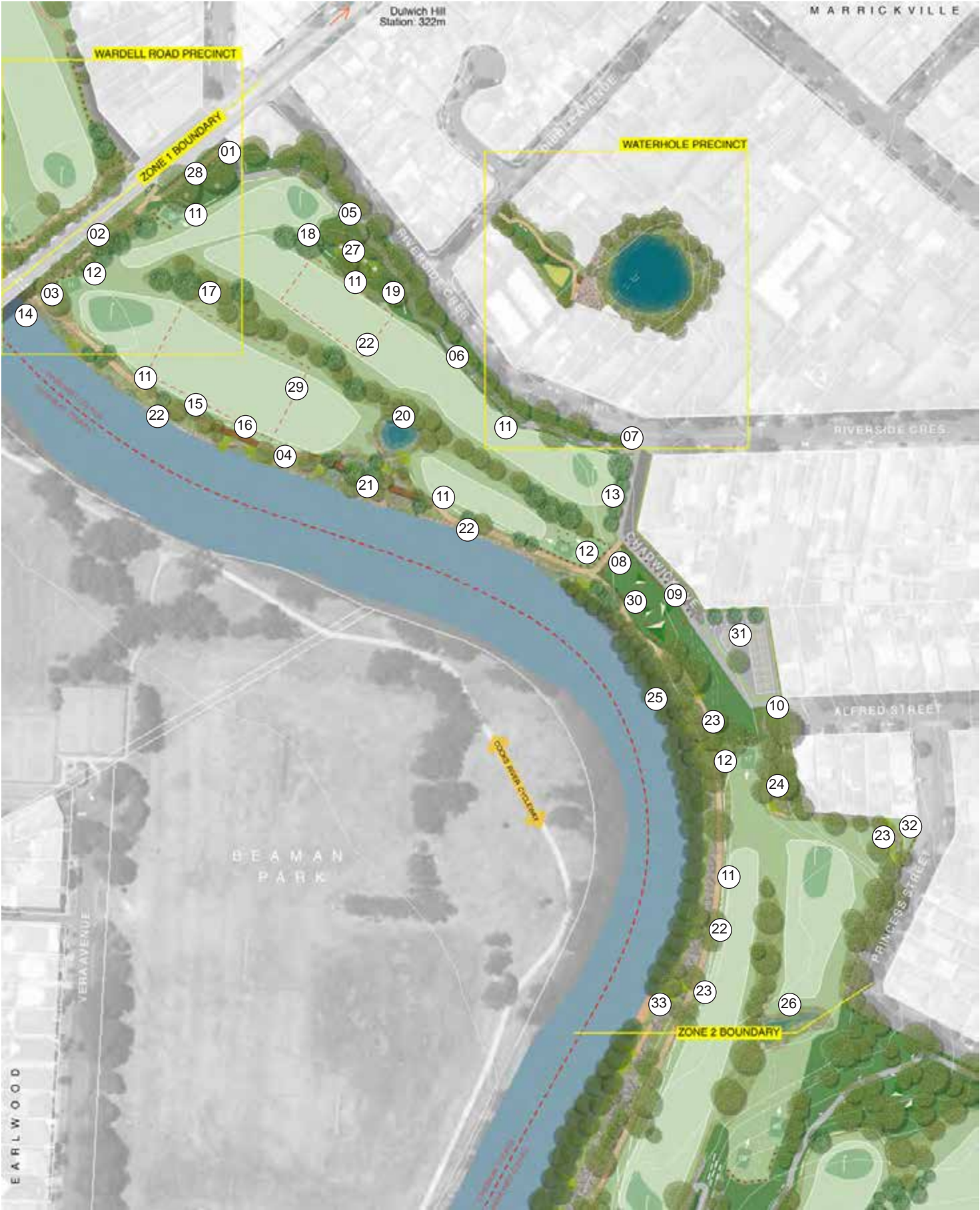
### Key Objective: Community

The Master plan provides new recreation spaces, sporting and play facilities and ecological experiences while maintaining the 18-hole Marrickville Golf Course. Increased provision for the wider community includes new playgrounds, potential sportsfields and accessible pathways linking the urban boundary with the river's edge. Enhancing the perception of the site as a natural green space will encourage use and positive perception within the community.

- 23 Proposed recreation park space along Tennent Parade
- 24 Potential location for 40x70m multi-use sporting field
- 25 Upgrades to existing Tennyson Street playground

4.0 Draft Master Plan

ZONE 2



**Key Objective: Access**

The Master Plan works to create a soft boundary condition-replacing the steel fencing types with timber bollards. Active spaces are arranged to interface with a more permeable boundary and allow recreational users a way to use the site without crossing the golf course. Linking paths connect these new recreation spaces with the proposed 'Riverside Pathway' in two locations; adjacent to Wardell Road and from the upgraded access road at Chadwick Avenue. In the mid-course area, between the 10th and 17th tees, a new recreation park is proposed, with accessible pathways connecting Chadwick Avenue and Alfred Street.

**Key Objective: Safety**

In Zone 2, the large areas of golf play limit the safe movement of recreational users to the boundary. Designed fencing types are used to reduce risk where recreational users are adjacent to golf balls in flight; the 'Mid-course Park' offers a space where golf is not in play.

**Key Objective: Ecology**

Limited space in Zone 2 means that to reclaim large areas of Riparian and Terrestrial vegetation is difficult; efforts are concentrated in smaller areas but distributed to form a network across the site. These smaller patches of rehabilitated bushland work as colonies while attention is given to the conditions between the areas; increased indigenous understorey and tree planting, sections of raised pathway and fencing types with clearance to the ground. The negative impact of water flow across the site is mitigated by the proposed constructed wetlands, vegetated swales and bioretention swales.

**Key Objective: Community**

In zone 2, significant areas of dedicated recreation space brings new use to the site; along Riverside Crescent and the proposed 'Mid-course Park'. A culturally significant First Nations site, Wave Rock, becomes a key site for the interpretation and preservation. In addition to upgrades to existing 'pocket parks', a provisional location for 2 multi-use sportsfields, an outdoor festival / event space and the proposed community nursery and workshop space is given serving to create strong links between the site and the local community.

- 01 Existing entry and access road; new wayfinding signage
- 02 Proposed 3.0m shared linking pathway
- 03 Proposed 'Riverside Pathway' bridge underpass and wildlife underpass
- 04 Proposed shared 'Riverside Pathway'
- 05 Proposed 3.0m shared recreational pathway
- 06 Replacement of existing steel fence with timber bollards
- 07 Proposed accessible entry and access road, wayfinding signage
- 08 Proposed 3.0m shared linking pathway
- 09 Upgraded access road Chadwick Avenue; Including service road to proposed nursery site
- 10 Upgrade existing entry; new wayfinding signage and accessible grade pathway
- 11 Designed full height fence
- 12 Screening; timber bollards and tree cover
- 13 High woven mesh fence with low visual impact
- 14 Proposed wildlife underpass under Wardell Road Bridge.
- 15 Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species; raised pathway section
- 16 Proposed Salt Marsh Community; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 17 Increased indigenous understorey planting and tree planting; maintenance of existing trees / habitat trees
- 18 Habitat Tree preservation area; Increased indigenous understorey planting and tree planting
- 19 Floodplain forest rehabilitation; Increased indigenous understorey planting and tree planting
- 20 Proposed bioretention basin with stormwater detention pond; Increased indigenous understorey planting and tree planting; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 21 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 22 Improved vegetative link; Increased indigenous understorey planting and tree planting in a concentrated area
- 23 Vegetated Swale; Increased stabilisation with rock/gravel; planting; raised pathway
- 24 Bioretention swale
- 25 Mangrove bank; protection zone
- 26 Bruce St Rain garden
- 27 Proposed 'Forestwalk'-habitat and tree preservation along Riverside Crescent
- 28 Proposed upgrades to 'pocket park' and Wardell Road entry
- 29 Provisional location for 2 No. multi-use sportsfields
- 30 Provisional location for community festivals and events
- 31 Proposed community nursery site; bush care groups' site shed and educational areas
- 32 Princess Street 'pocket park'-Maintain ecological restoration of significant local remnant vegetation
- 33 Wave Rock site to be respected and protected; fencing, possible viewing area at high level and interpretation strategy

ZONE 3



**Key Objective: Access**

The Master Plan proposes a major new dedicated recreation space; the 'Hill Top Walk', an accessible pathway linking a permeable boundary at Bruce Street and Princess Street and the proposed shared 'Riverside Pathway'; significant upgrades to the existing clubhouse carpark to create an access node connecting to the major arterial pathways including the bridge link to the Cooks River Cycleway. Proposed changes to the existing Golf Club entry better accommodate recreational and golf users, providing separate, clearly demarcated parking and linking pathways to the riverside.

- 01 Proposed shared 'Riverside Pathway'
- 02 Replacement of existing steel fence with timber bollards
- 03 Accessible entry from Bruce Street
- 04 Proposed 'Hill Top Walk', a shared 3.0m linking pathway; street furniture and play structures
- 05 Accessible entry and amenities, new bridge on-ramp linking to 'Riverside Pathway', 'Hill Top Walk' entry
- 06 Proposed upgrade to golf club carpark to provide improved pedestrian safety
- 07 Proposed new, shared entry to both golf course and parklands; signage and wayfinding information
- 08 Proposed expanded carparking provision for recreational users
- 09 Replacement of existing steel chainlink fence with timber bollards
- 10 Potential water access point
- 11 Proposed 3.0m linking pathway connecting to proposed 'Riverside Pathway' and Mahoney's reserve (provision for further extension of a pathway south along Cooks River foreshore)

**Key Objective: Safety**

Designed safety fences protect recreational users from golf play on fairways along sections of the proposed 'Riverside Pathway'; high mesh fencing protects the recreational area proposed adjacent to Mahoney's Reserve and replaces the existing high fence at Bruce Street. Where pathways are adjacent to tee's, timber bollards and tree screening adequately reduce risks.

- 12 Designed full height fence.
- 13 Screening; timber bollards and tree cover
- 14 High woven mesh fence with low visual impact

**Key Objective: Ecology**

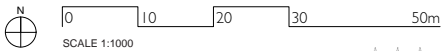
The Master Plan proposes a large new park extending from the site boundary to the river foreshore - providing strong vegetative links to the higher topography of the site where the Indigenous species and habitats vary from the lower Floodplain Forest types. Extensive replanting, removal of weed species, the establishment of 'Salt Marsh Communities' maintenance of the Mangrove banks and structural improvements to the foreshore increase the depth of the Riparian zone and strengthen continuity with areas of terrestrial vegetation, a critical step in the rehabilitation of the natural ecology of the site. Paths are moved back from the top of bank, with raised sections in sensitive ecological zones to prevent disturbance by recreation activity and allow areas of dense vegetation. The train of WSUD measures established over the site mitigates the impact of stormwater on the river's health and provides for the irrigation of the golf course.

- 15 Mangrove bank; protection zone
- 16 Vegetated Swale; Increased stabilisation with rock and gravel; planting; raised pathway section; grass bank removal and revegetation
- 17 Sandstone Forest / Woodland habitat rehabilitation; removal of rubbish and invasive species; Indigenous understorey and tree planting
- 18 Vegetative link; Increased indigenous understorey planting and tree planting in a concentrated area
- 19 Habitat tree preservation area; retaining existing trees; increased Indigenous understorey planting
- 20 Turpentine / Ironbark forest; tree preservation and increased Indigenous understorey planting
- 21 Riparian vegetation zone including Salt Marsh species and Flood Plain Forest species
- 22 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation; interpretive strategy focusing on ecological processes and rehabilitation work
- 23 Existing pond upgraded to include bioretention basin with stormwater detention pond (potential irrigation source for Golf Club)
- 24 Existing bush regeneration area to be maintained

**Key Objective: Community**

By integrating new use into the site and adequately reducing the risk of injury from golf activity the value of the site to the local community is maximised; both the natural and recreational value is preserved and improved. The clubhouse provides additional community function, serving as a social gathering place and function venue; improvements in accessibility through better carparking, pathways and lighting make the space more available. The provision of additional carparking giving direct access to the proposed 'Riverside Pathway' make the river more available to the whole community.

- 25 Maintenance of Golf Course Clubhouse as a community meeting and events space; improved accessibility
- 26 Proposed 'Hill Top Walk' recreation park (rehabilitated from former 'rubbish dump' site); accessible entry and grade; park furniture, play structures and amenities; provisional location for lookout platform expanded use for functions and community events; connection to urban boundary and proposed shared 'Riverside Pathway'
- 27 Proposed recreation park; accessible entry and 3.0m linking pathway connecting to 'Riverside Pathway' and Mahoney's Reserve; new playground equipment; provisional location for water access and kiosk location.
- 28 Relocation of existing sand bay



**Key Objective: Access**

Wardell Road cuts the site into two halves; a priority of the Master Plan is to link these areas. An underpass (including a wildlife underpass), allows the proposed 'Riverside Pathway' to continue north; at this point, linking pathways connect on either side of Wardell Road, offering entries which connect directly to the river foreshore. In order to achieve this and mitigate other safety concerns, reconstruction of the bridge and traffic redesign is recommended to better provide for pedestrian and cyclist flow, an increased in height to allow an underpass which could serve the both the golf and recreational users needs; eliminating the need to cross Wardell Road when continuing through the site.

- 01 Existing shared entry
- 02 Proposed recreation entry; direct pathway to proposed 'Riverside pathway'; wayfinding signage, lighting
- 03 Proposed accessible 3.0m linking pathway connecting urban boundary to proposed 'Riverside Pathway'
- 04 Proposed 3.0m shared 'Riverside Pathway'
- 05 Upgraded 5.0m wide existing access road, with clear visual indication of shared use
- 06 Proposed accessible 3.0m shared recreational pathway; wayfinding signage and information regarding hazards
- 07 Replacement of existing steel fence with timber bollards
- 08 Wardell Road bridge underpass (part of proposed 'Riverside Pathway') including wildlife underpass
- 09 Existing informal path retained; signage indicating hazards
- 10 Upgrade to pedestrian crossing provision advised (pending recommendation from RMS)
- 11 Wardell Road Bridge reconstruction (Pending recommendation from RMS); increase in clear height to water level to allow construction of full-height underpass; improved provision for pedestrians and cyclists

**Key Objective: Safety**

As a major entry to the site, and a point where golf users and recreational users must share the same route, including golf buggies, the separation of activities to minimise user conflicts and the clear demarcation of areas and wayfinding signage is used to reduce risk. Where this risk remains due to proximity, fencing solutions adequately mitigate hazards.

- 12 Designed full height fence
- 13 Screening; timber bollards and tree cover

**Key Objective: Ecology**

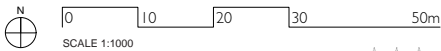
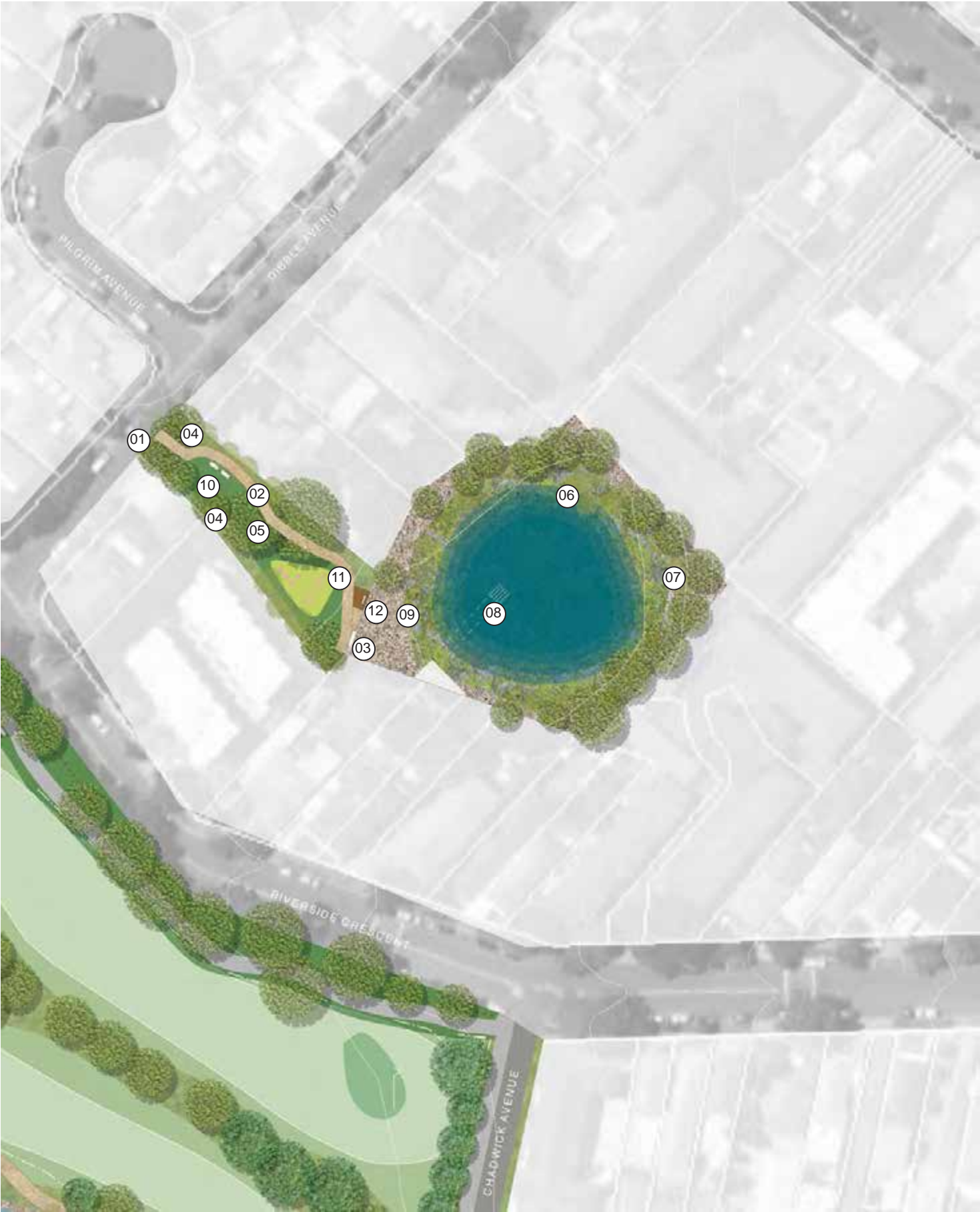
The increase in available space makes ideal conditions for the establishment of a healthy 'Riparian Zone'; a width of 10-30m permits a more robust relationship between Terrestrial vegetation and aquatic health. The proposed 'Riverside Pathway' is set back further from the top of the naturalised bank, creating more ideal conditions for the establishment of Salt Marsh Communities and less disturbance to sensitive habitats. The aim of the Master plan is to create as much continuity and depth to the Riparian zone (including Terrestrial vegetation), dense patches of forest and woodland, and grasslands - representing a more complete picture of the original ecology of the area. The vegetated area adjacent to Wardell Road increases in width, as does the depth of the Riparian vegetation, planted with indigenous trees, shrubs and grasses.

- 14 Proposed bioretention basin with stormwater detention pond; Increased indigenous understorey planting and tree planting;
- 15 Increased indigenous understorey planting; retain existing trees
- 16 Terrestrial vegetative link; Increased indigenous understorey planting and tree planting in a concentrated area
- 17 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation
- 18 Proposed constructed intertidal wetland area with shallow naturalised banks, Salt Marsh Community and Riparian and Terrestrial Vegetation; raised pathway and interpretive strategy focusing on ecological processes and rehabilitation work
- 19 Habitat tree preservation area; retaining existing trees; increased Indigenous understorey planting

**Key Objective: Community**

The Wardell Rd Precinct is a gateway point for the Parklands and the Inner West Council local government area. Resolution/integration of the underpass links the Cooks River "northside" together in a more cohesive manner which will greatly improve the safety (see above) and useability of the parklands for the local community as well as the many visitors who use the greater parkland areas along the River generally.

- 20 Provisional location for multi-use sports field 40x70m
- 21 Provisional location for multi-use sports field 25x50m
- 22 Proposed 'Forest' recreation park continuing along Riverside Crescent; accessible shared 3.0m pathway; wayfinding signage; play structures and park furniture



**Key Objective: Access**

Opening the small frontage of the park to the street, the Dibble Waterhole becomes better connected to the urban context. Preventing access to the waterhole itself remains a priority, while encouraging engagement and increasing visual amenity.

- ① Replacement of existing steel fence with timber bollards
- ② Proposed 2.1m pathway

**Key Objective: Safety**

The waterhole can present serious health risks to the community; the waterhole must be enclosed.

- ③ Replacement of existing steel fence with see-through, non-climbable fence

**Key Objective: Ecology**

The Dibble Avenue Waterhole becomes an opportunity to integrate WSUD measures to an existing condition. Flooding is a regular occurrence and the waterhole is redesigned as a stormwater detention pond. Gross pollutant traps; bank stabilisation with rock and planting to filter nutrients and sediment contribute to restore healthy ecological processes. Additional Indigenous planting (tree and understorey) works to create an important vegetative link in relation to the larger areas of parkland.

- ④ Vegetative link; Increased indigenous understorey planting and tree planting in a concentrated area
- ⑤ Retain existing trees
- ⑥ Bank stabilisation and regeneration; Indigenous semi-aquatic and aquatic planting, sedges and grasses; provide habitat structures as appropriate
- ⑦ Retain existing trees; increase stability of bank and visual amenity by increased Indigenous tree planting
- ⑧ Gross pollutant trap to stormwater inlet
- ⑨ Signage and Interpretation strategy focusing on the history of the Dibble Avenue Waterhole and the present ecological aspects

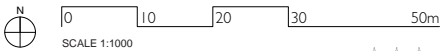
**Key Objective: Community**

As an important aspect of the local cultural history, the Dibble Avenue Waterhole is both an active recreation space of the Master Plan and a major point of engagement. Interpretation strategies focusing on exploring the history of the site, increased visual amenity and renewed infrastructure provide the opportunity for the feature to be a positive aspect of the local character and assist in better urban water management.

- ⑩ Upgraded 'pocket' park; accessible entry and pathway
- ⑪ Upgraded playground equipment
- ⑫ Viewing deck and birdhide; engagement point for cultural and ecological history of the Dibble Avenue Waterhole

4.0 Draft Master Plan

CLUBHOUSE



### Key Objective: Access

The Master Plan proposes a series of changes to create an access node within the centre of the site, integrated with the requirements of access to the golf course clubhouse. Better provision of carparking, lighting, accessible pathways and amenities and enhanced pedestrian safety along the existing driveway facilitates recreational use by the wider community. Linking pathways connect to the urban boundary at Bruce Street and the Cooks River Cycleway, directly linking the proposed shared 'Riverside Pathway'

- 01 Existing connection to Cooks River Cycleway
- 02 Proposed shared 3.0m accessible grade on-ramp to existing bridge
- 03 Proposed shared 3.0m 'Riverside Pathway'
- 04 Proposed 'Hill Top Walk', a shared 3.0m linking pathway connecting to Bruce Street; street furniture and play structures
- 05 Wayfinding signage and information regarding hazards
- 06 Proposed expansion of access road; lighting; accessible amenities
- 07 Proposed upgrades to golf club carpark and driveway to provide improved pedestrian safety including lighting.
- 08 Existing golf course pathway

### Key Objective: Safety

In Zone 3, the proposed 'Hill Top Walk' recreation park is partly protected by the existing topography of the site and uses minimal full height fencing, requiring some along the Tee 8 fairway. 'Screening', using timber bollards, tree and shrub planting - adequately reduces the risk of injury at Tees 1 and 9 and assists in clear demarcation of the golf course along the driveway.

- 09 Designed full height fence
- 10 Screening; timber bollards and tree cover

### Key Objective: Ecology

The larger areas of tree cover on the golf course fairways are rehabilitated as 'Floodplain Forest', providing patches of vegetation for the transient wildlife population and maintaining appropriate play hazards for the course. As the altitude increases over the site, the opportunity is taken to restore different ecological zones of the original landscape; Salt Marsh Community, Floodplain Forest, Sandstone Forest / Woodland and Turpentine / Ironbark Forest - rehabilitating the former 'rubbish dump' and removing invasive weed species. The Master Plan works to create depth and continuity of these different zones to enable the natural ecological processes to restore and wildlife to inhabit the area.

- 11 Riparian vegetative link including Salt Marsh species and Flood Plain Forest species; replacement of sheet piling with shallow naturalised banks; increased indigenous understorey planting and tree planting
- 12 Mangrove protection zone
- 13 Terrestrial vegetative link; increased indigenous understorey planting and tree planting in a concentrated area
- 14 Vegetated Swale; increased stabilisation with rock and gravel; planting; raised pathway section
- 15 Proposed rehabilitated former 'rubbish dump' site; removal of invasive weed species; increased indigenous understorey planting and tree planting; interpretive strategy focusing on ecological processes and rehabilitation work
- 16 Existing bush regeneration area to be maintained
- 17 Floodplain forest rehabilitation; increased indigenous understorey planting and tree planting

### Key Objective: Community

The golf course clubhouse is an important venue for not only the players, but also the wider community as a social place to meet or hold small events. Providing better access to the clubhouse, integrated with the access to the recreation areas works to activate the precinct and foster a sense of shared use. The proposed 'Hill Top Walk' provides a new and unique experience for the community, celebrating views over the urban context and the different environs of the Cooks River. Further, the proposed lookout could potentially be expanded to include a venue for weddings and community events.

- 18 Proposed 'Hill Top Walk' recreation park; accessible entry and grade; park furniture, play structures and amenities; provisional location for lookout platform or expanded use for functions and community events
- 19 Maintenance of Golf Course Clubhouse as a community meeting and events space; improved accessibility