

Northcote Golf Course Redevelopment

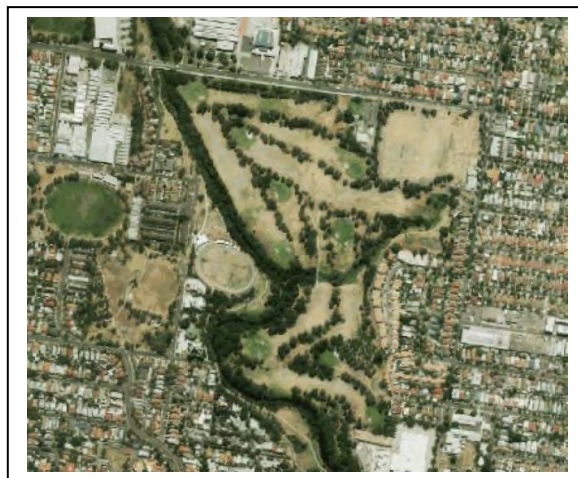
143 Normanby Ave, Thornbury

Due Diligence Report for Darebin City Council

Heritage Advisor: Jenny Howes

Author: Jenny Howes

Date: 28 November 2022



VICTORIAN
ARCHAEOLOGY
SERVICES
Archaeology and Cultural Heritage

Introduction

In October 2020, Ben Smith, Parks Special Projects Officer, Darebin City Council contracted Victorian Archaeology Services to undertake a cultural heritage due diligence assessment for transition of Northcote Golf Course to a multi-use space – ie park and golf course.

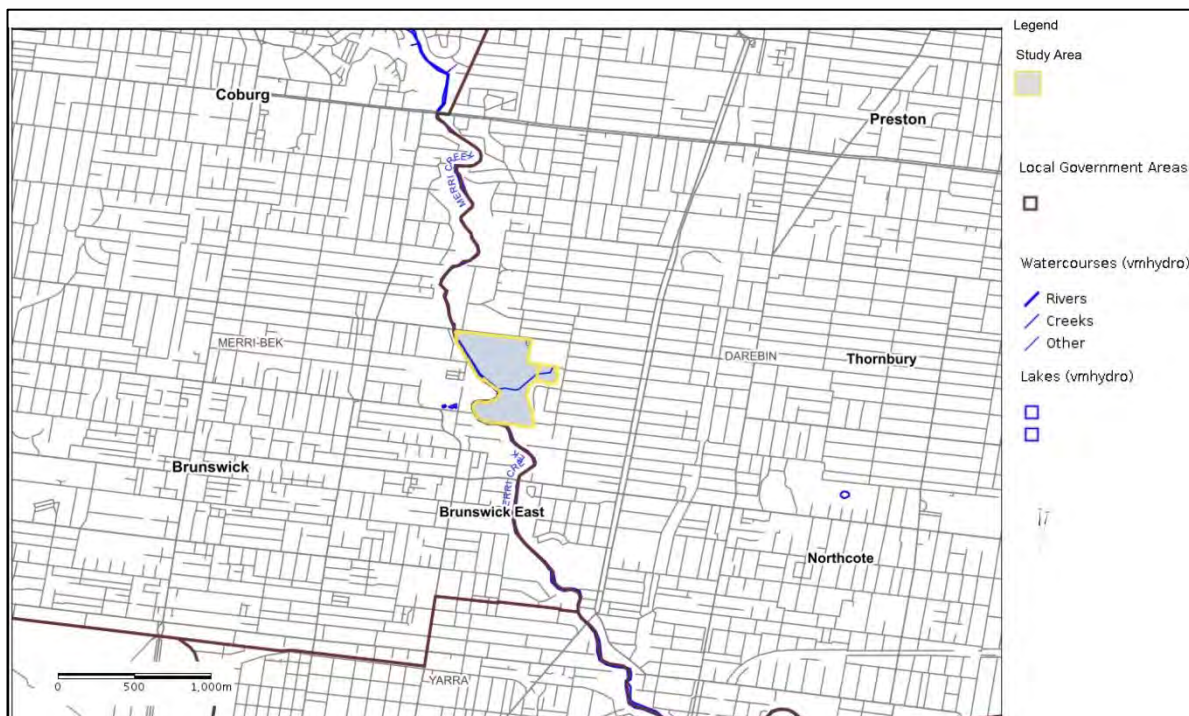
The Victorian Aboriginal Heritage Register (VAHR) was accessed during October and November 2022 in order to conduct a review of previously recorded Aboriginal heritage places and previous investigations in the vicinity of the study area. The registers of Heritage Victoria (VHI) and Victorian Heritage Register (VHR) were searched for previously recorded historical cultural heritage places. The heritage overlay for Darebin City Council was also consulted.

The study area is within the boundary of the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, the Registered Aboriginal Party (RAP). The Wurundjeri were not consulted during the preparation of this report.

The Study Area

The property is located at 143 Normanby Avenue, Thornbury in the parish of Jika Jika, within the local government area of Darebin City Council. The study area is situated approximately 6km north of Melbourne (see Map 1).

The study area is bounded by Normanby Avenue in the north and Merri Creek to the west. Suburban residences adjoin the eastern boundary. The area is approximately 23.6ha and comprises 28 parcels (see Figure 1).



Map 1 Location of Northcote Golf Course



Figure 1 Extract of property report (VicPlan)

The Activity

The City of Darebin proposes to transition the Northcote Golf Course to a multi-use space to encompass both golf course and park sections. This will include the creation of a shared trail approximately 2.25m wide and 700-750m long as well as works for garden beds, paths, bins and benches (with concrete pads). The recreation area will be approximately 5.72ha in size (see Figure 2).



Figure 2 Design plan for Northcote Golf Course (Darebin City Council)

The study area consists mostly of a manicured golf course with heavily treed sections lining the banks of Merri Creek. The following photographs illustrate the conditions as at November 2022.



Photograph 1. Facing south from the oval at Woolton Avenue.



Photograph 2. Facing northeast across Merri Creek towards a golf green.



Photograph 3. Facing east across Merri Creek towards a golf green.

Geographical, Geological and Environmental Setting

The study area is situated on the western volcanic plains that are geologically termed the 'newer volcanics'. More specifically the study is considered to be on a stony rise with basaltic regolith (GMU 6.1.2), as shown on Figure 3 (Geovic website November 2022).



Figure 3 Geomorphology of the study area and surrounds (adapted from Geovic website).

The study area is situated approximately 6km north-east of Melbourne on the eastern bank of Merri Creek. The creek meanders in a south-easterly direction towards the Yarra River, approximately 4km away.

'The Merri and Darebin creeks were fed by a network of smaller tributaries. The tributaries were sometimes fed by springs where rain water soaked through the porous Brighton sands or the heavily cracked basalts and accumulated on top of the impervious Silurian mudstones. Because of

these springs both creeks retained pools of water even if they stopped flowing in the driest weather. The creeks formed reliable water sources for the Aborigines, and so acted as movement corridors north and south through the land' (Context, 2008: 11).

Merri Creek and the Yarra River are confined in a narrow, incised valley bordered by flat, undulating or irregular plains that are crossed by incised tributary streams. The boundary of the valley and adjacent plain is well defined by bluffs or rocky cliffs and there are several short gorge sectors at Craigieburn, Thomastown, Fawkner, Northcote and Fairfield.

Aboriginal Ethnographic and Historical Background

The study area is located on the lands belonging to the Woi wurrung speaking people, who were one of the five tribal groups forming the Kulin Nation. The Woi wurrung clans occupied all the land drained by the Yarra River and its tributaries and shared boundaries with other Eastern Kulin clans: the Daung wurrung to the north of the Dividing Range, with the Wada wurrung west of the Werribee River and with the Bun wurrung, who occupied the coastline to the south. Wurrung means 'mouth' or 'lips' and by extension 'language' in all the Eastern Kulin languages. (Presland 2010: 12).

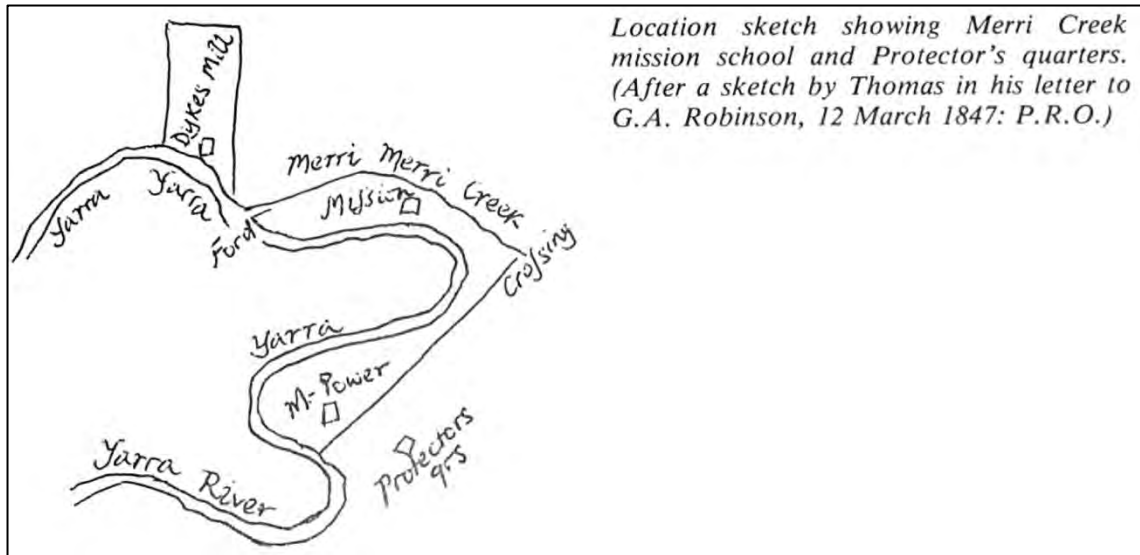
The *Wurundjeri willam* consisted of three smaller groups occupying specific areas of land within the broader *Wurundjeri willam* area. A group known as 'Billibillary's mob' occupied an area encompassing the Maribyrnong River, Merri Creek, Lancefield and Mount William. 'Bebejan's mob' occupied land between Merri Creek and the Yarra River extending to Mt Baw Baw (Clark & Heydon 1998, 17) and was likely to have been the occupying group in the study area at the time of European settlement.

For the Darebin area, the Merri and Darebin Creeks and their confluences with the Yarra River would have been a focus of resource gathering and settlement, as well as a landmark and pathway to other regions. The creeks provided fish, eels, mussels, waterbirds and roots and tubers (Context, 2008: 18). It has been reported that in 1835 John Batman stayed with the Aboriginal people on the banks of the Merri Creek, possibly near MacLachlan Street, Northcote and signed the agreement to buy land for what would be the city of Melbourne from Port Phillip Bay to the Plenty Ranges and stretching as far as Geelong (Lemon, 1983: 1-5; Swift, 1928: 2-3). The headmen with whom Batman negotiated the deal were the Jaga Jaga brothers, and the Parish of Jika Jika was supposedly named after them (Context, 2008: 21). The district (of Melbourne) was parcelled into twelve large sections, one for each of the Port Phillip Association's members. Meanwhile, the Governor of New South Wales declared that any treaty or contract with Aboriginal people for the possession of vacant lands was void and occupiers would be considered trespassers. The settlement grew too quickly to remove from occupation and in 1837 the first land sales were authorised (Lemon, 1983:5).

The government of New South Wales determined that an Aboriginal Protectorate should be set up in the Port Phillip District and divided the District into four regions run by Assistant Protectors. The Yarra Protectorate was allocated to William Thomas, a former principal of a Wesleyan school in London. Thomas accompanied the Aboriginal hunting groups, particularly around the Yarra Bend area and along the lower parts of the Merri Creek (Lemon, 1984:15). Thomas established a camp on the lower Merri Creek and the Yarra Bend area as the land had not yet been sold as private land. All of the land between Westgarth Street and the creek was reserved and intended for future subdivision into small blocks (Lemon, 1983: 17).

"The Merri Creek Aboriginal School for Aboriginal children was opened in late 1845 on 27 acres at Yarra Bend" (Felton 1981:180). Later (in early 1846) the Government gave Peacock and the Richmond Baptist

Church the use of Dr. Macarthur's former residence consisting of 27 acres near the junction of the Yarra River and Merri Creek in Northcote, known as the 'Yarra Bend', near Dight's Falls (Caldere and Goff 1991:7; Felton 1981:180). Peacock began his work by teaching in William Thomas's (Assistant Protector of Port Phillip region) hut. William Thomas's Yarra Protectorate hut was located ~0.5km east of the junction of Merri Creek and Yarra Rivers in 1845. There was an existing encampment of Aboriginal people at this junction (Christie 1979:140-145) (see Figure 4 below). The site of the mission school is likely to now be under the eastern freeway.



Location sketch showing Merri Creek mission school and Protector's quarters. (After a sketch by Thomas in his letter to G.A. Robinson, 12 March 1847: P.R.O.)

Figure 4 Approximate location of the mission school and Thomas' hut (Lemon, 1983: 21)

The Aboriginal population dropped dramatically after the arrival of the colonists. Estimates of the size of the Kulin nation before European settlement vary widely between 1500 and 12,000 people. William Thomas made several censuses during his time as Assistant Protector for the Melbourne and Western Port areas (Clark 1990). In his 1839-42 census, the Kulin population was estimated at 1225 people, before dropping to 181 by 1863. Woi wurrung and Bunwurrung were estimated to be 350 in 1836-37. These numbers dropped to 207 in the 1839-42 census and even lower in 1852 to 59 people. In the 1863 census, only 33 Woi wurrung and Bunwurrung were recorded. Reasons for this dramatic decrease vary from the direct impact of colonization such as diseases, malnutrition (as their most fertile grounds were taken over by squatters), alcohol, violence and the displacement to places such as the Coranderrk Station near Healesville in the late 1850s to keep Aboriginal people away from Melbourne.

The Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation is the relevant Registered Aboriginal Party (RAP) for the activity area.

Historical (non-Aboriginal) Background

After Batman negotiated the land purchase in 1835, the land was divided between the members of the Port Phillip Syndicate. The sale, however, was ruled illegal and the land was subsequently claimed by the British Crown (Context, 2008: 20).

Initially settlers came from Van Diemen's Land and New South Wales but by 1839 migrant ships were bringing people directly from Britain and Europe. According to Swift (1928: 5-6) the first Government sale of land in Northcote was held on 3rd October, 1839 and covered an area of 1,712 acres. A second sale in 1840 was for 1019 acres while a portion south of Westgarth Street, set aside for the first township of Northcote was sold around 1850. The original divisions of land north of Westgarth Street were long and narrow in order to fit as many 100 acre blocks as possible along the creek and river frontages (Lemon, 1983: 35).

The development of Northcote and Thornbury can be illustrated by maps from various decades as presented in Figures 5 to 8 below. Of note is the realignment of Merri Creek in the western side of the study area during the mid-twentieth century (also see Figures 9 and 10). The bridge over Merri Creek at Normanby Avenue was not constructed until after the second World War (Lemon, 1983: 240).

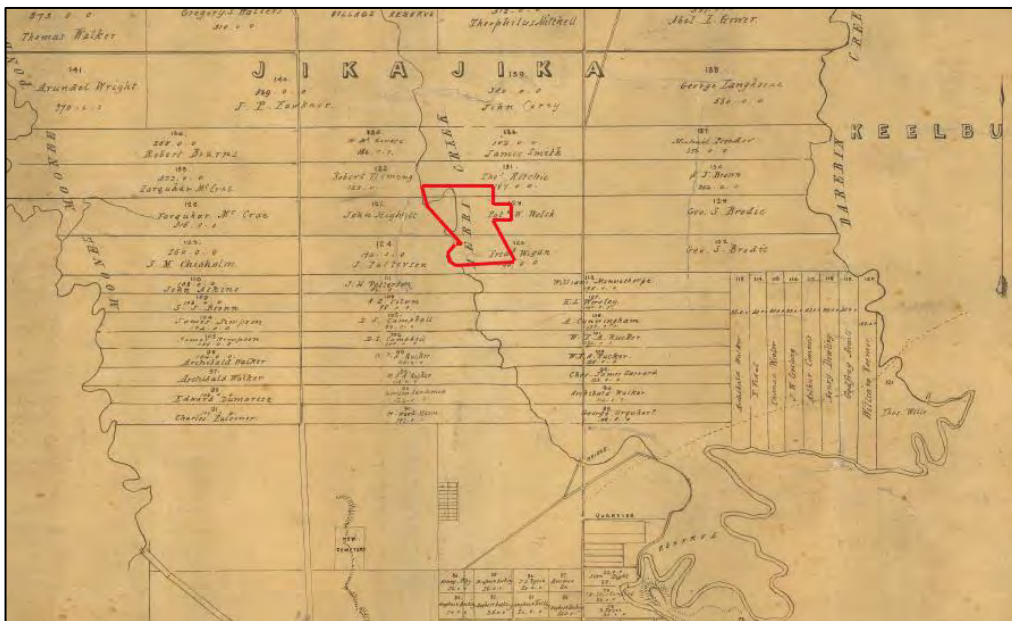


Figure 5 Extract from map of Parish of Jika Jika, 1856 showing approximate location of golf course (State Library of Victoria)

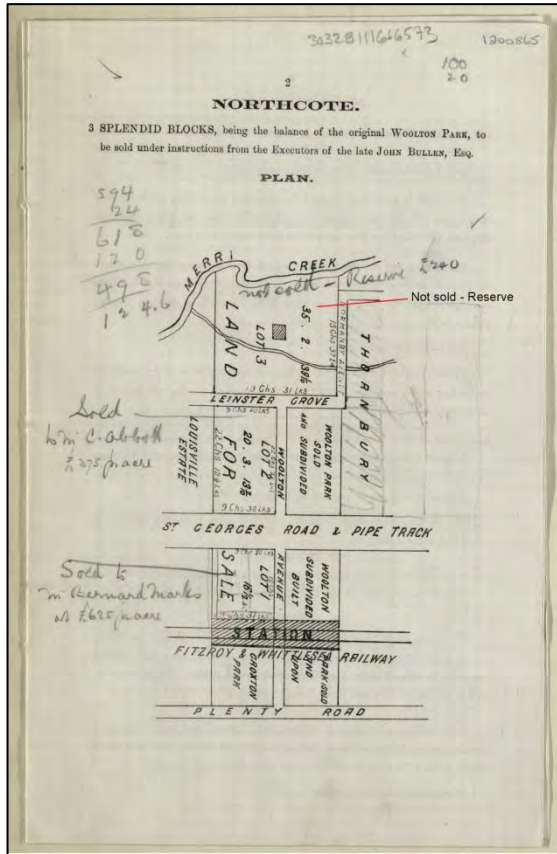


Figure 6 Leaflet circa 1887 of land sales of deceased estate of John Bullen Esq (State Library of Victoria)



Figure 7 MMBW Plan No 105, 1932 showing approximate location of golf course (State Library of Victoria)



Figure 8 Aerial from 1945 showing approximate location of golf course and realignment of Merri Creek (Melbourne 1945)

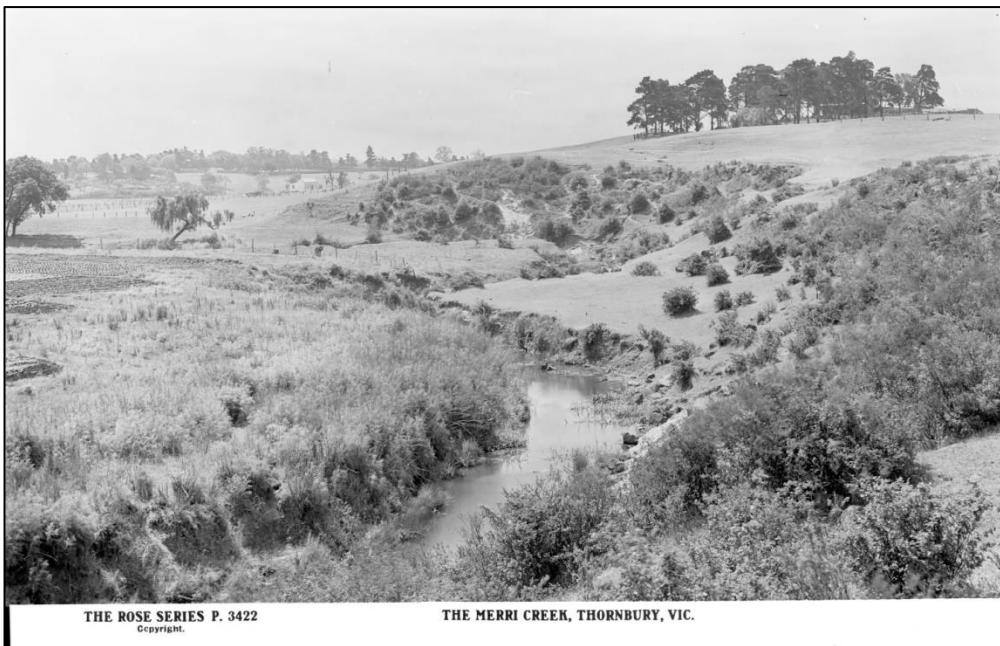


Figure 9 Photograph of Merri Creek at Thornbury between 1920 and 1954 by Rose Stereograph Co (State Library of Victoria)

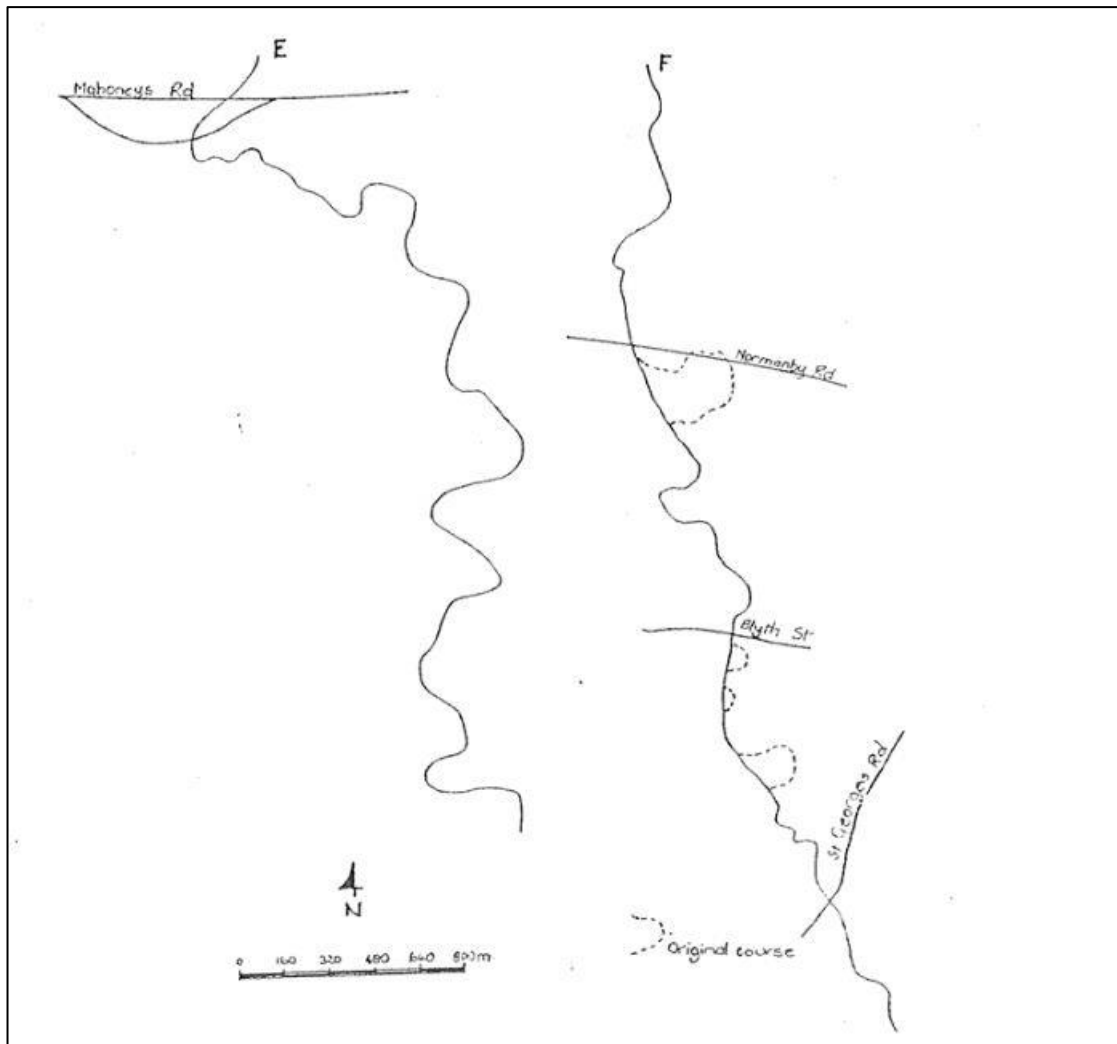


Figure 10 Recorded changes in the alignment of Merri Creek (extract from Figure 2, Chapter 2, Sites of Geological Significance, Merri Creek Management Committee)

Previous Archaeological and Cultural Heritage Investigations

Darebin City Council has commissioned a number of heritage studies and the most drawn from for this report have been the Merri Creek Concept Plan Cultural Heritage Report by Johnston and Ellender (1993), a Thematic Environmental History prepared by Context in 2008 and a previous Heritage Review 2000 by Andrew Ward.

Roger Hall (1989) undertook a survey of the length of Merri Creek from the Yarra River in Collingwood to Craigieburn Road East, Craigieburn. In total, 21 artefact scatters and 5 scarred trees were identified, the majority in the northern section of the survey area. Hall suggests that the land around Merri Creek has undergone both major and minor works and that the 'integrity of the original ground surface has been destroyed' (1989: 123).

Vincent Clark and Associates (2009) prepared a CHMP (10664) on behalf of Moreland and Darebin City Councils for the widening of the Merri Creek path at a number of points. Two subsurface artefact scatters were recorded, on the south side of Merri Creek near the current study area, however, a high degree of ground disturbance was noted.

Kaskadanis (2009) prepared a CHMP (10699) on behalf of Melbourne Water for the proposed Northcote-Punt Road pipeline which entailed five manually excavated test pits and six mechanically excavated test pits. No Aboriginal cultural heritage was identified and all excavation pits had fill present suggesting the ground had been highly disturbed.

In 2014, Howell-Meurs et al prepared a CHMP (12723) for the construction of the eastern section of the East Link road project. This included the area of the confluence of the Yarra River with Merri Creek where they identified an artefact scatter Aboriginal Place VAHR 7922-1185. They noted the highly disturbed context due to construction of the eastern freeway.

Holzheimer (2018) conducted a voluntary CHMP (15457) in response to the replacement of a power pole at Yarra Bend Park, Kew. The activity area was located within 50 m of two previously registered Aboriginal places; VAHR 7922-1105 and VAHR 7922-1107, and within 200 m of the Yarra River. The standard assessment recorded poor ground surface visibility due to leaf litter, surface gravels and existing bitumen and gravel-lain pedestrian tracks. The complex assessment consisted of one 1x1m test pit. No Aboriginal cultural heritage was identified during the CHMP. No specific management conditions were required by the CHMP.

Dugay and East (2019) prepared a complex CHMP (15838) for the re-development of the Fairlea Sporting Grounds. Subsurface testing identified a single silcrete flake within introduced fill (VAHR 7922-1561).

Albrecht et al (2020) prepared a CHMP (15576) for the North East Link road construction which included a section of the eastern freeway near the confluence of Merri Creek and the Yarra River. No new Aboriginal Places were identified within the section relevant to the current report.

A number of residential developments in Northcote have required complex CHMPs, many identifying a high degree of ground disturbance and no indication of Aboriginal cultural heritage (eg Patton, 2011, Walker 2012, MacCulloch 2013, Murphy & Skelly 2018, Tunn & Sapienza 2015).

Based on the experience of heritage assessments in the area, it is clear that much of the land along Merri Creek has been subject to some ground disturbance. Given that the land for the golf course has

not been developed for housing it is possible that there has been less disturbance than other sections of the creek, however, realignment of the northern part of the creek next to the golf course would have caused significant disturbance. It is well documented that the area was significantly utilised by Aboriginal people before and after European colonisation, there is therefore a reasonable expectation that some evidence may still exist, particularly in the southern section of the study area.

Previously Recorded Aboriginal Cultural Heritage Places

Almost the entirety of Northcote Golf Course is within an area of Aboriginal cultural sensitivity as defined by the Aboriginal Heritage Regulations 2018, as the property is within 200m of Merri Creek, situated to the west.



Map 2 Areas of Aboriginal cultural heritage sensitivity in and around the study area

There are no recorded Aboriginal cultural heritage places within the study area, however, there are three recorded places that border the study area. In the north, an isolated quartz scraper was identified in Mayer Park (VAHR 7822-3886). In the south, two Aboriginal cultural heritage places were identified during preparation of CHMP 10664, in disturbed subsurface deposits on the south side of Merri Creek (VAHR 7822-2312-1, 7822-2312-2, 7822-2313-1, 7822-2313-2).

There are a total of 290 registered Aboriginal Places (400 components) within the City of Darebin. 212 of these are Object Collections. The remainder comprise of Artefact Scatters (57), Earth Feature (1), Low Density Artefact Distribution (115), Quarries (4) and Scarred Trees (11). Many of these are located within Bundoora Park and/or along the banks of Darebin Creek and Merri Creek.

Previously Recorded Historic Sites

The Heritage Inventory is a listing of all known historical (non-Indigenous) archaeological sites in Victoria. The Victorian Heritage Register (VHR) is established under the Heritage Act 2017. It is a statutory list of places and objects which are considered to have State level cultural heritage significance. A search of the Victorian Heritage Database, shows that there are a number of historical places in the vicinity of the study area (see Table 2, Map 3). Only one place, Early House, Thornbury (H7822-0932) is within the study area. There is little information on this site other than there is potential for structural and other remains associated with this house. It is likely that any remains are currently covered by the asphalt carpark and would not be disturbed by the proposed activity.

Table 1 List of Heritage Places recorded within the vicinity of the study area

Heritage Name	Heritage Inventory	Heritage Register	Hermes Number
EARLY HOUSE, THORNBURY	H7822-0932		43496
SOUTH BRUNSWICK BRICKWORKS	H7822-0256		8893
Yan Yean Water Supply System		H2333	13088
House 120 Stewart Street		H1219	4408



Map 3 Location of places on the Victorian Heritage Database in relation to the study area

Conclusions to the Due Diligence Assessment

This assessment has taken into consideration whether a cultural heritage management plan is required for this activity and whether the activity is likely to cause harm to Aboriginal or historic cultural heritage.

Merri Creek has been shown to be an important waterway for Aboriginal people. Despite land clearing and urbanisation, Aboriginal Places are still routinely identified within the vicinity of Merri Creek, even beyond the 200m cultural heritage sensitivity zone. Most of the study area is within an area of cultural heritage sensitivity as per the Aboriginal Heritage Regulations. It is therefore considered likely that Aboriginal cultural heritage would be present within the study area.

One historical place has been recorded within the study area. It is unlikely that this will be disturbed as a result of the proposed activity.

Aboriginal Cultural Heritage

In accordance with the Aboriginal Heritage Regulations 2018, a cultural heritage management plan is required if:

- All or part of the study area for the activity is an area of cultural heritage sensitivity; and
- All or part of the activity is a high impact activity.

The study area is within an area of cultural heritage sensitivity. There are no previously recorded Aboriginal cultural heritage places within the study area. The nearest places are VAHR 7822-3886, VAHR 7822-2312 and VAHR 7822-2313 located respectively approximately 20m northeast, 30m south and 50m south of the study area. Previous studies in the region suggest that *in situ* Aboriginal cultural heritage is most likely to be present on undisturbed river banks and terraces, however, given the urbanisation of the area, realignment of Merri Creek and construction of the golf course along with the results of excavations in the region it is anticipated that some of the land has been disturbed.

The activity would be considered to be high impact as the proposed walking path exceeds 500m in length (r.47(1)(b)(g)).

A cultural heritage management plan (CHMP) would be **mandatory** for this specific activity in this area.

The Wurundjeri Woi-wurrng Cultural Heritage Aboriginal Corporation is the relevant Registered Aboriginal Party for the study area. Contact details are as follows:

1st Floor Providence Building, Abbotsford Convent
1 St Heliers Street, Abbotsford VIC 3067
Ph: 03 9416 2905
Email: rapofficer@wurundjeri.com.au

Non-Aboriginal cultural heritage (Heritage Act 2017)

It is unlikely that any historical cultural heritage would be disturbed or uncovered during the activity.

Procedures to be followed if any unidentified or unexpected historical archaeological remains or deposits are uncovered or identified during construction works are provided in Recommendation 2, below. Archaeological remains or deposits may include buried structural remains such as foundations, concentrations of artefacts (such as bottles) or other man-made features.

Recommendations

Aboriginal Cultural Heritage

1. It is a recommendation of this report that a **mandatory** CHMP is required for the activity pursuant to s 46 of the *Aboriginal Heritage Act 2006*.

Historic Cultural Heritage

2. Discovery of historic site or place

While no historic sites or places have previously been recorded within the study area, in the unlikely event that a historic site is identified during works, Heritage Victoria should be notified and works should cease at that location until an assessment can be made by an archaeologist. Contact details for Heritage Victoria are:

Post: PO Box 500, Melbourne, 8002
Email: heritage.victoria@delwp.vic.gov.au
Telephone: 136 186

References

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Websites

Aboriginal Victoria

<https://www.firstpeoplesrelations.vic.gov.au/>

<https://achris.vic.gov.au/>

Geovic <http://earthresources.vic.gov.au/earth-resources/maps-reports-and-data/geovic>

Merri Creek Management Committee

https://mcmc.org.au/index.php?option=com_content&view=article&id=148&Itemid=245

Victorian Heritage Database <https://vhd.heritagecouncil.vic.gov.au/>

Vicmap Property

Victorian Resources Online <http://vro.depi.vic.gov.au/dpi/vro/vrosite.nsf/pages/vrohome>

State Library of Victoria - <https://www.slv.vic.gov.au/>



LEGEND

-  EXISTING TREES CLOSE TO THE PROPOSED TRAIL TO BE RETAINED
-  EXISTING GROUP OF TREES ON THE GOLF COURSE TO BE RETAINED
-  EXISTING MERRI CREEK AND BRACKEN CREEK AS NOTED SIGNIFICANT POTENTIAL TO WORK WITH MELBOURNE WATER IN THE REVEGETATION OF THE CREEKS EMBANKMENTS AND EDGES
-  EXISTING CONTOUR 0.25 METRE INTERVAL
-  PROPOSED 1.8 METRE WIDE CONCRETE SURFACE TRAIL WITH A 600 mm GRASSED SHOULDER ON BOTH SIDES
-  PROPOSED INDIGENOUS TREES AS PART OF THE TRAIL'S CONSTRUCTION AND PART OF NORTH PARK'S DEVELOPMENT
-  PROPOSED TREES WITH A 1.3m RADIUS GARDEN BED OF SENSORY AND INDIGENOUS PLANT SPECIES
-  PROPOSED BUFFER OF INDIGENOUS PLANT SPECIES
-  PROPOSED TUFTING PLANTS INCLUDING RAIN GARDEN PLANTING IF INDIGENOUS PLANT SPECIES
-  PROPOSED WOOD MULCH AREA
-  EXISTING GRASSED SLOPE WITH ROCK AND TIMBER SEATS AS AN ELEVATED SECTION OVERLOOKING THE TRAIL AND CREEK
-  PROPOSED TIMBER LOGS AND ROCKS
-  PROPOSED TIMBER BALANCE BEAMS WITH CABLE TO HANG ON TO
-  PROPOSED WIGWAM/TEEPEE
-  PROPOSED CARVED ANIMALS i.e. PLATYPUS AND WOMBAT
-  PROPOSED VERTICAL LOGS SET IN CONCRETE FOOTINGS
-  PROPOSED STEP-UP LOGS SET IN CONCRETE FOOTINGS
-  PROPOSED SWAN BASALT STEPPING STONES ON A CONCRETE BASE
-  PROPOSED WHEELCHAIR ACCESSIBLE PICNIC TABLE SHADE TREES NEARBY - 1 REQUIRED
-  PROPOSED ACCESSIBLE SEATS WITH ARMRESTS - 3 REQUIRED
-  PROPOSED COLOURED EXPOSED AGGREGATE CONCRETE PATH AS ACCESS FOR PEOPLE OF ALL ABILITIES MINIMUM WIDTH 1.5 METRES
-  PROPOSED 'TEXTURED PATH'. SURFACE TO BE SECTIONS OF RAILWAY SLEEPERS, GRAVEL, SYNTHETIC COLOURED GRASS, CASTLEMAINE SLATE AND HERRINGBONE BRICKS. PAVING ON A REINFORCED CONCRETE BASE
-  PROPOSED GARDEN BED UNDER EXISTING SPOTTED GUM TREE
-  PROPOSED BIKE RACK - 1 REQUIRED

Amendments:
 27.06.2023 REVA Amendments as per comments
 21.09.2023 REVB Amendments as per comments
 20.10.2023 REVC Seats & Bike Racks
 23.10.2023 REVD Bike Racks

Print Issue:
 07.06.2023 Issued to Ben Smith
 27.06.2023 REVA Issued to Ben Smith
 21.09.2023 REVB Issued to Ben Smith
 20.10.2023 REVC Issued to Ben Smith
 23.10.2023 REVD Issued to Ben Smith

Title: Nature-based Playspace Layout Plan - Northcote Golf Course Northern Park, Thornbury
Client: City of Darebin

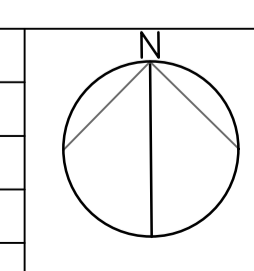
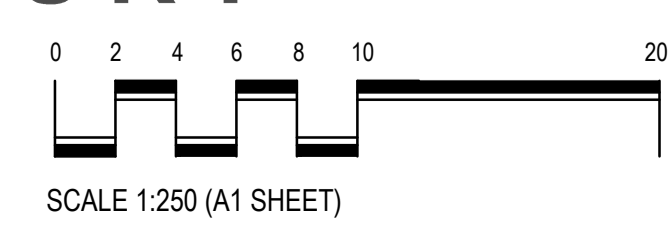
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NATURE-BASED PLAYSPACE LAYOUT PLAN
NORTHCOTE GOLF COURSE NORTHERN PARK, THORNBURY
 CITY OF DAREBIN



Northcote Golf Course – Northern Park - High Level Cost Plan

Darebin City Council

Prepared by Michael Smith and Associates (Based on the Concept plan of Northern Park)

23rd October 2023

Prices exclude GST.

1. Preliminaries
 - Site establishment, set out, attendance at ten (10) site/project manager meetings, Dial before you dig services testing. Excludes contamination testing (already undertaken by Darebin City Council in May 2023.)-----\$5,000
2. Exposed aggregate concrete path includes boxing out – 142m² @ 160/m-----\$22,720
3. Textured Path at five sites (Railway Sleepers / Gravel / Synthetic Coloured Grass / Castlemaine Slate/ Herringbone Bricks.) – 38m² @ 250/m²-----\$9,500
4. Nature-based playspace wood (Not softfall) ie; Eucy Mulch) – 665m² @ 12/m²----\$7,980
5. Nature-based play elements – supply and install
 - Earthworks, grading, trimming and drainage pipework-----\$6,000
 - Balance beams and cables-----\$3,000
 - Sitting logs-----\$15,000
 - Stag logs-----\$3,000
 - Mudstone rocks (20 No.)-----\$8,000
 - Carved animals (3 No.)-----\$6,000
 - Wigwams and structural engineering certifications-----\$5,000
 - Bike rack on a concrete pad (5 bikes)-----\$2,000
 - 3 seats and concrete pads-----\$3,900
 - 1 picnic table and concrete pad-----\$4,000
6. Plinth to garden edge (Fusion 100 deep plastic plinth) – 240m @ 15/m-----\$3,675
7. Garden Beds to the edges of the park, spraying grass/removal of thatch, deep cultivation of site soil, spreading top soil, plants, planting and wood, mulch – 900m² @ 55/m² \$ 49,500
8. Wood mulch to existing trees adjacent to properties 75-81. – 240m² @ 20/m²-- \$4,800
9. Terraced grassed area – 352m² @ 40/m²----- \$14,080
 - Minor trimming, cultivation, earthworks, and topsoil spreading, hydroseeding of Kikuyu seed.
10. Proposed native and indigenous trees (Staking and Tying) – QTY 45 @ 200ea----\$9,000

11. Establishment and Maintenance

- 26 weeks of maintenance of sown grass and planted garden beds and trees. Tanker watering of grass, shrubs and assume mid Spring to mid-Autumn.-----\$600/week = \$15,600
- Defects liability constate items-----12 months = \$3,000

Subtotal Excl GST = \$ 200,755.00

12. Contingency sum

10% of subtotal = \$ 20,075.50

Total Excl GST = \$ 220,830.50

TOTAL INCLUDING GST = \$ 242,913.55