

Attachment 1

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MARION GOLF PARK

PRELIMINARY
JUNE 2021

INTRO
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MARION GOLF PARK CONCEPT OPTIONS

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PRELIMINARY



LEGEND - EXISTING

- 1 VEHICLE ENTRY "CLUBHOUSE LANE"
- 2 GREENKEEPERS OFFICE
- 3 GREENKEEPERS SHED
- 4 CARPARK
- 5 MEMBERS CLUBHOUSE TRANSPORTABLE BUILDING
- 6 PRO-SHOP
- 7 TOILETS
- 8 PRACTISE GREEN
- 9 FIRST TEE
- 10 OVERHEAD POWERLINES
- 11 SIGNIFICANT TREE (TO BE ADVISED)
- 12 EXISTING PRACTISE NETS
- 13 EXISTING PHONE TOWER SERVICES BUILDINGS
- 14 LEASE BOUNDARY (RED DASH)
- 15 NINTH GREEN

LEGEND - DEVELOPMENT SCOPE

- A NEW ENTRY GATE AND FENCE
- B NEW LANDSCAPING
- C FORMALISED CARPARK (APPROX 7000m2)
- D OPTION 1 - CLUBROOM REFURBISHMENT & EXTENSION
- E NEW DECK TO FRONT OF EXISTING BUILDING
- F MINI GOLF AREA (APPROX. 2500m2)
- G DRIVING RANGE
- H CART PARKING AREA

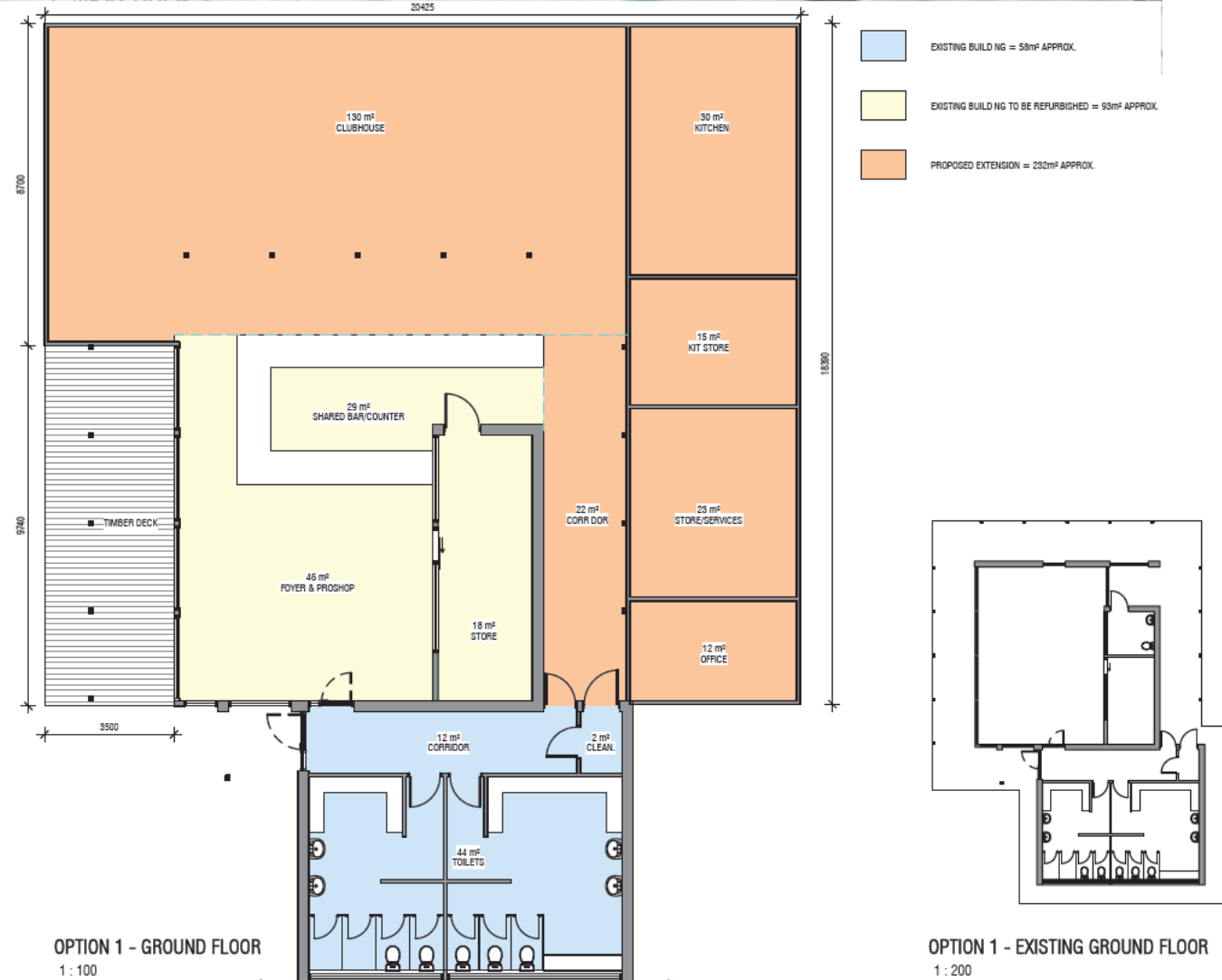
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OPTION 1 - EXISTING REFURBISHMENT & EXTENSION
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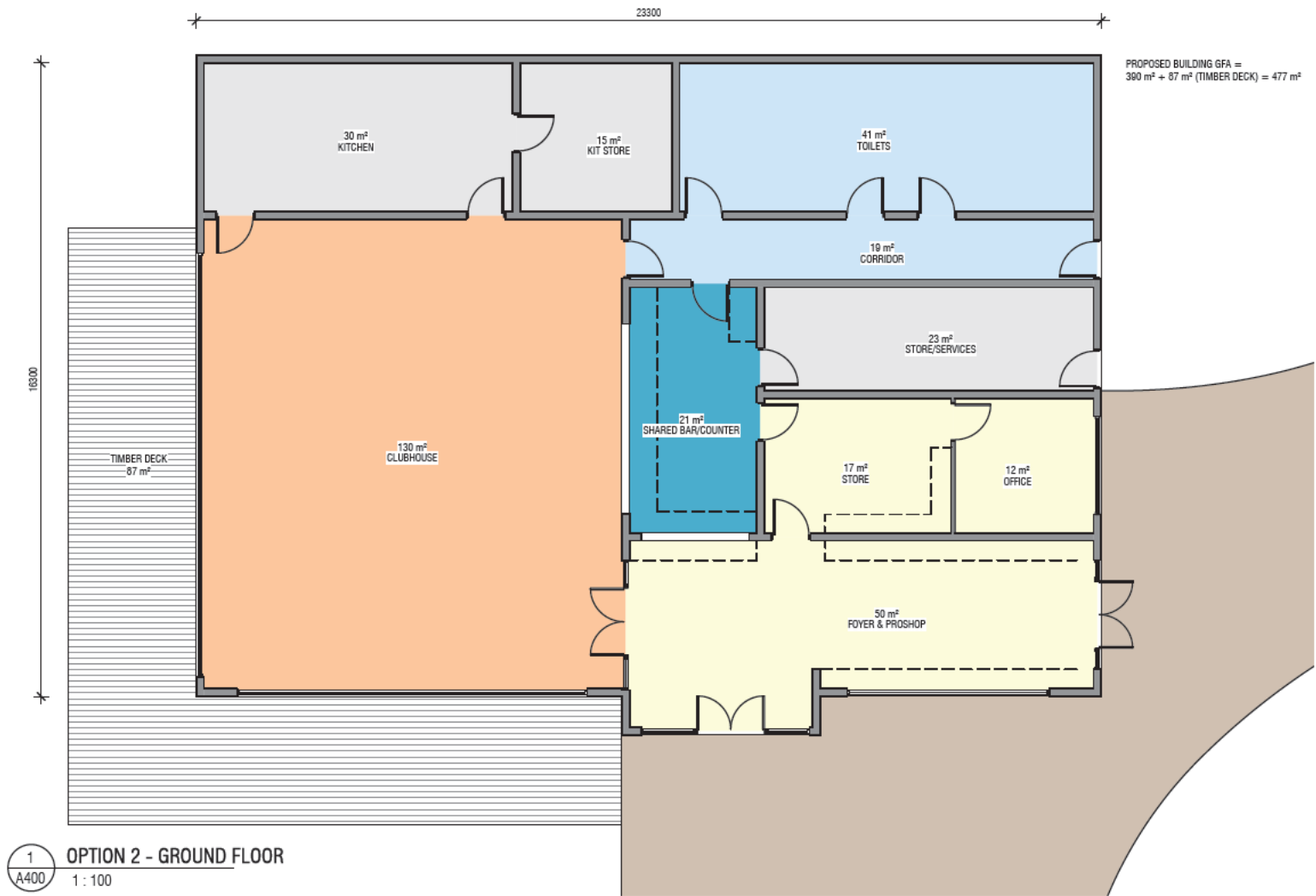
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OPTION 2 - NEW BUILDING WITHIN LEASE BOUNDARY
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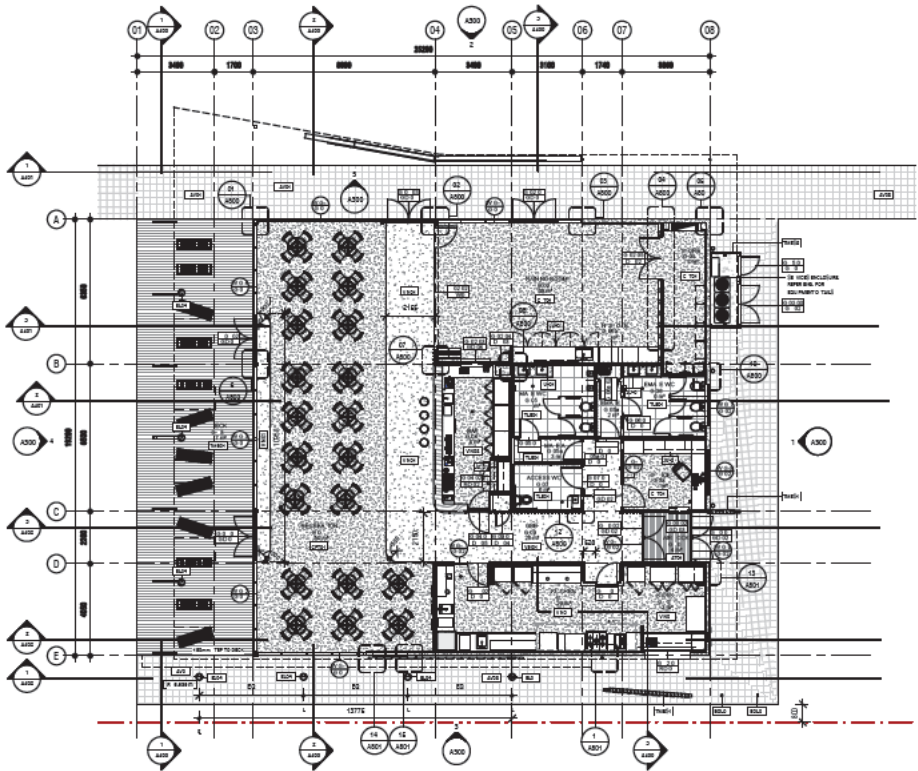
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OPTION 2 - NEW BUILDING VISUALISATION
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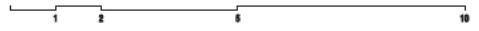
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City of Marion Golf Park



Some Notes on Pros & Cons of Preliminary Options 3 June 2021

Option 1 – Existing ProShop Building Extended

PROS

- > Existing services currently in this location.
- > Likely the cheapest alternative.

CONS

- > Renovating an old building.
- > Not the optimal location to service other possible future uses such as Mini Golf and Driving Range.
- > Building has no relationship with the 9th green and is focused on the 1st tees.
- > Difficult to manage operations during construction works.

SUMMARY

A viable lower cost option for further evaluation and examination, but one that lacks the potential for optimal integration with other possible future uses.

Option 2 – New Clubhouse on Parcel of Council Owned Land

PROS

- > A new location to the north-west of the existing Practice Putting Green on Council-owned land with potential for good servicing of other possible future uses such as Mini Golf and Driving Range.
- > No site acquisition issues being sited on a parcel of Council-owned land.
- > Construction of a totally new building.
- > Views to the south over the 9th green and down the 9th hole are optimal.
- > New building would turn its back on existing Mariner Avenue residences with a good buffer space between.
- > Existing ProShop building would be retained for continued operations while new facility is being built elsewhere on the site. Building could then be demolished or possibly retained and refitted for golf cart storage or other uses.

CONS

- > Services not immediately at this location but are closeby.
- > Proximity of new building to adjacent Mariner Avenue residences and possible impacts from a planning perspective.

SUMMARY

A viable option for further evaluation and examination with good potential for optimal integration with other possible future uses. Potential planning issues to overcome re proximity of new building to adjacent residences.

We trust this preliminary evaluation of the Pros and Cons of the two options will assist Council and its elected members in their further deliberations.

A handwritten signature in dark ink, appearing to read 'Neil Crafter', with a stylized flourish at the end.

Neil Crafter

Principal Crafter + Mogford 3 June 2021



MARION GOLF COURSE AND SURROUNDING AREA



Marion Golf Course

Capital Works

Irrigation system

An independent irrigation efficiency audit was conducted in January 2018 at Marion Golf Club which concluded that the current system had reached the end of its useful life. The majority of the current irrigation system was installed in the early 1980's, meaning it is nearly 40 years old, with the exception of the 1st Hole which was re-irrigated in 2000.

The course irrigation requires an upgrade estimated at \$ [REDACTED]. The upgrade of the course irrigation will be staged as necessary across multiple financial years.

Stage 1 New Bore Supply line, High and Low Pressure Pump Station and Irrigation Central Control System

Stage 2 Replacement of the low pressure zone infrastructure

Stage 3 Replacement of the high pressure zone infrastructure

Car Park

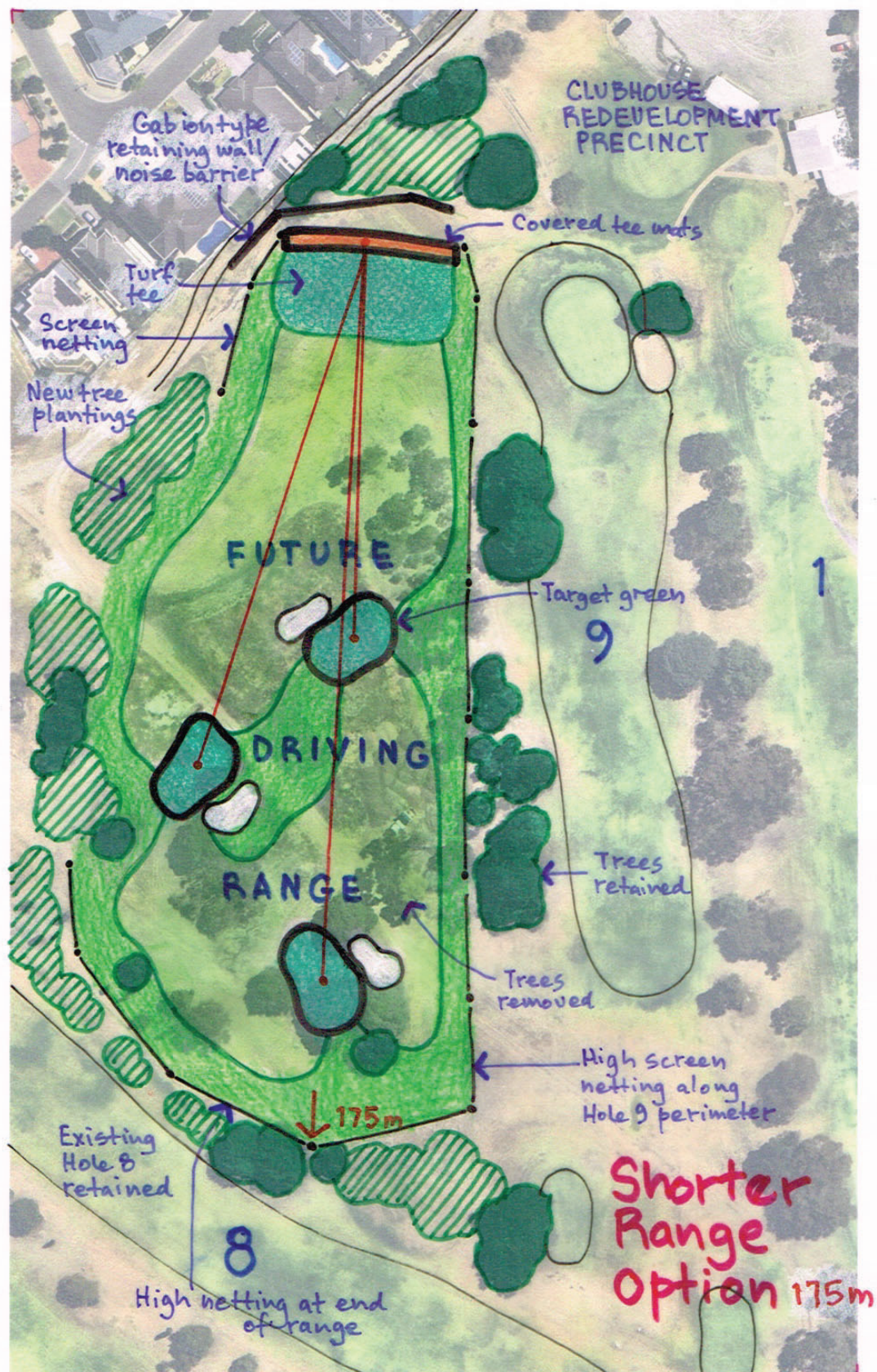
- The current car park is in poor condition and needs to be completely upgraded.
- There is no gate into the course and as such the car park is often used as a dumping area for hard rubbish.
- The cost for these works is estimated at \$ [REDACTED] (based on previous tender from 2017).

Maintenance Sheds/Greenkeeping Facility

The current greenkeeping facility is unsightly and requires an upgrade. It is the initial building/area passed by visitors to the course. A full facility renewal is estimated at \$ [REDACTED]

Signage/Entry

The course could benefit from new signage from Ocean Boulevard, as the existing sign is old, fading and is unlikely to be serving the purpose of attracting people into the course. This is estimated at up to \$ [REDACTED]



City of Marion GOLF PARK
crafter + mogford

DRIVING RANGE CONCEPT
1 June 2021

