

## 12 Confidential Items

### 12.1 Marion Golf Park

<b>Report Reference</b>	SGC210713F12.1
<b>Originating Officer</b>	Unit Manager Sport & Recreational Community Facilities – Mark Hubbard
<b>Corporate Manager</b>	Manager City Property - Thuyen Vi-Alternetti
<b>General Manager</b>	General Manager City Development - Ilia Houridis

### CONFIDENTIAL MOTION

That pursuant to Section 90(2) and (3)(d)(i) and (ii) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Corporate Governance, Manager City Property, Manager Finance, Unit Manager Sport and Recreational Community Facilities, Unit Manager Communications, Unit Manager Governance and Council Support, Community Facilities Planner and Governance Officer, be excluded from the meeting as the Council receives and considers information relating to Marion Golf Park, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to the current redevelopment options and costs for the Marion Golf Park.

### REPORT OBJECTIVE

This report is seeking approval to progress the preferred design option to upgrade the Marion Golf Park clubhouse and surrounding infrastructure, and to provide an update on the funding submission to the Office for Recreation, Sport and Racing.

### EXECUTIVE SUMMARY

At the General Council Meeting held on 8 December 2020 (GC201208F03) Council considered a capital works project for the Marion Golf Park that consists of a new joint clubroom and pro-shop, and upgrades to the course irrigation system, car park, entry, signage and green keepers facility.

The initial estimate for the project was \$ [REDACTED] and Council endorsed a funding commitment of up to \$ [REDACTED] for the project and provided support for applications to be submitted to the State 'Local Government Partnership Program (LGPP)', and the Office for Recreation, Sport and Racing (ORSR) Community Recreation and Sports Facility Program (CRSFP) seeking funding contributions towards the project.

Council were advised on 22 March 2021 that the application to the LGPP was unsuccessful and on 31 May 2021 Council was also advised that its grant submission to ORSR seeking \$ [REDACTED] in funding support was unsuccessful in the first round of grants.

The next round of ORSR grant funding opened on 7 June 2021 and Council have been encouraged to submit a new application.

Since the meeting in December, staff have conducted a further review of the sites existing infrastructure and have engaged architects to progress a range of functional design possibilities for the golf park entrance, clubhouse, green keeping facility area and potential future activation areas

(putt-putt course and driving range).

Two main options have been progressed:

- redeveloping the existing pro shop building into an expanded clubhouse (Option 1) or
- building an integrated clubhouse and pro shop (Option 2) in a new location.

The two concept options are provided as Attachment 1.

Following discussions with the Marion Park Golf Club Committee, golf course management, golf course design expert and some Elected Members, Option 2 was seen to provide the most ideal outcome for the long term future of the course to deliver an improved customer experience, better site connectivity and maximisation of commercial outcomes. An analysis of both options is provided as Attachment 2.

## RECOMMENDATION

**That Council:**

1. **Endorse progressing Option 2 to the preliminary design stage for a new integrated clubroom and pro-shop building.**
2. **Notes the cost for the Marion Golf Park upgrade project including new clubroom building, car park, green keepers facility, signage, entrance improvements and irrigation upgrade is estimated at \$ [REDACTED].**
3. **Supports administration submitting a funding application for \$ [REDACTED] in the next round of the Office for Recreation, Sport and Racing (ORSR) Infrastructure Projects Program.**
4. **Notes a further report to be brought to Council following the notification of the grant application outcome and includes preliminary designs, project cost estimates, options for delivery of the project and a community engagement plan.**
5. **Notes the confirmed 2018 Federal election commitment from Nicolle Flint MP to contribute \$ [REDACTED] toward an improved clubhouse at the golf course.**
6. **In accordance with Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that this report, Marion Golf Park, any appendices and the minutes arising from this report having been considered in confidence under Section 90(2) and (3)(d)(i) and (ii) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2021.**

## DISCUSSION

Established in 1980, the Marion Golf Park (MGP) is a public 9 -hole golf course located in Seacliff Park. The course is ideally located with spectacular 270 degree views of the coastline and Adelaide plains, which makes the course unique for such an accessible location.

The facility features:

- A Pro Shop
- A Club House
- Irrigated 9- hole golf course Car park area
- Maintenance sheds and Green keeping facility.

A site image is provided as Attachment 3.

The MGP is a public course which services both the Marion Golf Club and the wider community, with fees priced at community rates. In 2019, over 15,000 rounds of golf were played at the MGP for casual, club and social rounds. The MGP infrastructure has lasted 40 years but is now rapidly reaching the end of its useful life and is no longer seen as fit for purpose or meeting expected standards.

The MGP's original clubhouse was demolished approximately 15 years ago. Since that time, the club has operated from a transportable building, which has presented a significant barrier to being able to grow its membership and build a healthy sustainable club.

The existing Pro-Shop is a basic facility that does not have the capacity to provide what is needed for the operation of a successful golf course. The current Pro-Shop is not fit for purpose and limits any opportunity for expanded operations that can support a sustainable business model.

The course irrigation infrastructure has been consistently failing for a couple of years (which is a critical issue to any golf course), and the Green keeping facilities are in poor condition and need to be upgraded to ensure environmental and safety standards can be maintained and enhanced.

There is now an opportunity to address the significant risks for the course infrastructure and facilities, which will in turn increase the viability of the course operations and golf participation.

To address the issues an initial high level estimated budget for capital works of \$ [REDACTED] was presented to Council at the 8 December 2020 General Council Meeting which includes:

- \$ [REDACTED] - new clubhouse/shop (\$ [REDACTED] current funding and an additional \$ [REDACTED])
- \$ [REDACTED] - bitumen car park
- \$ [REDACTED] - new maintenance shed/green keeping facility
- \$ [REDACTED] - improved signage
- \$ [REDACTED] - irrigation works

Further detail on the capital works items (Irrigation, car parking, green keepers facility and signage) is provided as Attachment 4, including high level detail on a separate staged irrigation plan that could be delivered over multiple financial years.

### **Scope of the project**

The aim of the project is to develop a design for the course that provides the following:

- Creation of a multi-functional clubhouse and pro shop building that takes advantage of the excellent views and idyllic location of the course.
- Upgrade of car park, entrance to the course and signage.
- Development of new green keeping facilities that meet compliance standards.
- Provision for future complimentary design features, including a putt-putt course and driving range that can significantly enhance commercial opportunities and course sustainability.

The design stages for this project include Concept (current stage), Preliminary Design and Detailed Design.

Concept designs are being presented in this report and administration are seeking support to progress to the preliminary design stage, which will include further development of the preferred concept design, geo technical survey, site survey, services assessment, and engineering requirements. This is an important stage of the design as it will identify any potential issues with the site that impact the progression of the preferred concept.

## Design Development & Operational Considerations

A decision on the direction for the future clubhouse solution is a priority focus for this report, as other project works surrounding the clubhouse are impacted by this decision. The design team has considered the entire footprint for the golf course entrance and surrounding infrastructure to ensure that not only is consideration being given to the immediate needs (clubhouse, car park and greenkeeping facility), but also future proofing the footprint layout to consider complimentary infrastructure that could provide improved commercial outcomes, such as a driving range and putt-putt course. Consideration of these additional opportunities can be given at a future stage, potentially working with the course operator or an external investor to investigate options.

The golf course designer engaged for the project has considered potential impacts on the 1<sup>st</sup> tee, 9<sup>th</sup> green, and 8<sup>th</sup> hole from these clubhouse and surrounding infrastructure elements. Attachments 5 and 6 show some early indicative layout options for a short or full-length driving range. Further detail will be provided on these areas in the next report to Council.

In the meantime, without the additional driving range and putt-putt options, the Marion Golf Park remains one of the most affordable metropolitan golf courses to operate. The current arrangement between the golf course management and Council has resulted in Council generating a surplus from operations from June 2020 – May 2021. Comparatively, a number of Council owned golf courses across the metropolitan area require an investment of between \$[REDACTED] to \$[REDACTED] per annum to operate. The City of Marion is particularly fortunate to have access to bore water which is the most significant difference in operating costs. The bore water solution for Marion Golf Park reduces costs by approximately \$[REDACTED]/annum, which is why the investment into the irrigation renewal as a key part of this project is so important.

## Proposed Options for Building

Two concepts have been further developed for Council's consideration. The options and high-level cost ranges for the new building (total project costs are highlighted in the financial section of this report) are outlined in the table below.

Concept	Details	Estimated Cost
Option 1	<u>Refurbish existing Pro-Shop Building</u> A viable low cost option, but one that lacks the potential for optimal integration of the surrounding infrastructure and doesn't provide for the long-term future.	\$[REDACTED] to \$[REDACTED]
Option 2	<u>New Building</u> A new building in an ideal location on the site to link to the car park and centrally located to driving range, 1st and 9th holes, putting facilities and takes advantage of the sites spectacular views.	\$[REDACTED] to \$[REDACTED]

The preferred option of the project stakeholders is to develop the new building as described in Option 2 which provides an ideal layout for the main course infrastructure and a facility that provides for the long term future of the course to meet the needs of the community participants, club members, course operators and aligns with the potential expansion of services.

As such, it is recommended that Option 2 is further evaluated and a preliminary design be developed.

## Finance

In January 2021 Council submitted a funding application to ORSR for \$ [REDACTED]. On 31 May 2021 ORSR advised Council was unsuccessful noting that the number of applications received far outweighed the available funds. Whilst not all projects were able to receive funding there was interest in the golf course project, as it was considered to have a lot of merit. Council have been encouraged to consider applying in the next round of grants, which opened on 7 June 2021 and closes on 4 August 2021, grant announcements expected to be made from 1 December 2021.

Should a grant application be submitted, a future report would be brought to Council following the grant announcement that includes the preliminary designs, project cost estimates and staging options for delivery of the project.

Should Option 2 be endorsed the revised cost estimate for the total course upgrade is \$ [REDACTED]:

- \$ [REDACTED] - New clubhouse/pro shop (\$ [REDACTED] current funding)
- \$ [REDACTED] - Bitumen car park.
- \$ [REDACTED] - New maintenance shed/green keeping facility.
- \$ [REDACTED] - Improved signage.
- \$ [REDACTED] - Irrigation works (that can be staged - Yr 1 \$ [REDACTED] Yr 2 \$ [REDACTED]).

### Proposed Funding Approach

It is proposed that Council submit an application for the current Office for Recreation, Sport and Racing grant round seeking \$ [REDACTED] in funding support for the Marion Golf Park project.

Council has already committed up to \$ [REDACTED] towards the project at the General Council meeting held 8 December 2020 (GC201208F03).

If the ORSR grant is successful a further \$ [REDACTED] will need to be allocated to fully fund the Marion Golf Park project with the Option 2 building design.

### Summary Funding Requirements

Cost	Funding Area
\$ [REDACTED]	Office for Recreation, Sport & Racing (ORSR) grant (closing 4 Aug 2021)
\$ [REDACTED]	Council funding commitment (GC201208F03)
\$ [REDACTED]	Additional funding required
\$ [REDACTED]	Federal and Club Funding
\$ [REDACTED]	<b>Total Project Cost Estimate</b>

Should Council not support a grant application being submitted then a report outlining the preliminary designs, project cost estimates and staging options for delivery can be brought to Council by October 2021.

It should be noted that Council has received federal funding for this project and that a submission has been made for an extension to the grant through to March 2023.

### Timeline

Dates	Action	
December 2020	Council Report; EOI process closed, proposed revised project.	Completed
January 2021	Grant submissions, consultation with BTM and Boral, lease agreement and marketing plan, on site meeting with the Marion Golf Club and Elected Members.	Completed

February 2021	Report to Council on Marketing Plan.	Completed
March/April 2021	Project scope developed for a costed concept design issued and requests for fee proposals to selected consultants.	Completed
April 2021	Architects engaged.	Completed
May 2021	Consultation with stakeholders on design options, services review and building engineers	Completed
<b>June 2021</b>	<b>Course review and concept options, Council report on 22 June to identify preferred option.</b>	Revised to July Deferred report from 22 June General Council meeting
Late June	Commence further development of the preferred concept option: floorplans, elevations, site survey, structural engineering detailed cost analysis.	
August 2021	Submit second round grant application to Office for Recreation, Sport and Racing.	
December 2021	Potential grant announcements from Office for Recreation, Sport and Racing.	
January 2022	Report to Council with preliminary designs and costs.	
Feb - Jun 2022	Progress to detailed designs and documentation for construction and approvals.	
July - Sep 2022	Tender for construction.	
Sep 22 - Jun 2023	Construction.	

## ATTACHMENTS

1. Marion Golf Park Concept Designs [**12.1.1** - 7 pages]
2. Marion Golf Park Options Analysis [**12.1.2** - 2 pages]
3. Golf Club Site [**12.1.3** - 1 page]
4. Marion Golf Course Capital Works [**12.1.4** - 1 page]
5. Marion Golf Park Shorter Range Option 1 June 2021 [**12.1.5** - 1 page]
6. Marion Golf Park Driving Range Initial Concept - 24 May 2021 [**12.1.6** - 1 page]