

### 12.3 Marion Golf Course Project

<b>Report Reference</b>	GC230912F12.3
<b>Originating Officer</b>	Sports & Recreation Planner – Sean O'Brien Unit Manager Property Strategy and Delivery – Mark Hubbard
<b>Corporate Manager</b>	Manager City Property – Thuyen Vi-Alternetti
<b>General Manager</b>	General Manager City Development – Tony Lines

### CONFIDENTIAL MOTION

That pursuant to Section 90(2) and (3)(b) 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 City Services, General Manager Corporate Services, Chief Financial Officer, Manager Office of the Chief Executive, Unit Manager Governance and Council Support, Governance Officer, Manager City Property, Unit Manager Property Strategy & Delivery, and Sport and Community Facilities Planner be excluded from the meeting as the Council receives and considers information relating to Marion Golf Park Project, 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 commercial information including financial figures and concept designs.

### REPORT OBJECTIVE

This report aims to:

- Provide Council with an update on the Marion Golf Park Project.
- Seek additional funding to complete Stage 1 works.
- Seek support for the rebranding of the Marion Golf Park to Seacliff Golf Course.

### BACKGROUND REPORTS

SGC210713F12.1	Marion Golf Park
GC210223	Marion Golf Park Consultation & Marketing Plan
GC201208	Marion Golf Course – Management and Capital Investment
GC220823R13.5	Marion Park Golf Course
GC230228R13.1	Marion Golf Park

### EXECUTIVE SUMMARY

At the General Council Meeting held 23 August 2022 (GC220823R13.5) Council considered concept design options for the development of a new clubhouse and car park for the Marion Golf Park (Stage 1), which had been designed following extensive community and stakeholder consultation. Council approved an allocation of [REDACTED] for the project.

The detailed designs for the new clubhouse and car park have reached the 70% milestone and a design package is provided for Council's information as Attachment 1.

The design package includes:

- Building floor plan
- Elevations and cross sections
- Building renders

- Landscape plan
- Material selections
- Car park design

The latest cost estimate report provided with the detailed design phase has outlined an additional [REDACTED] would be required to complete the project. This would result in the total project funding increasing from [REDACTED] to [REDACTED].

To optimise the outcomes from the clubhouse and car park upgrade the plan is to re-launch the course with a new name that better aligns with the area and complements the new Seacliff Village housing development. The recommendation is to change from Marion Golf Park to Seacliff Golf Course.

Over the next 12-18 months other strategies will be progressed to optimise the new facility including:

- Establishing the course operational model to be in place from December 2024.
- Completing a launch and marketing plan.

Further to the clubhouse and car park redevelopment (Stage 1), there are secondary project components to further progress in the future. Stage 2 of the Marion Golf Park project includes the rebuild, upgrade and/or potential relocation of the greenkeeper facility and exploring potential complementary activities on the site (which may include a mini-golf course and upgraded driving range). Stage 2 requires additional future planning and option development to come back to Council for consideration.

## RECOMMENDATION

That Council:

1. Notes that funding of [REDACTED] was endorsed for the construction of a new clubhouse, car park and landscaping (Stage 1) at the Marion Golf Park at the 23 August 2022 General Council meeting.
2. Endorses the total project budget increasing from [REDACTED] to [REDACTED] requiring an additional funding allocation of [REDACTED] in the 2024/25 budget for the Marion Golf Park Stage 1 works.
3. Authorises staff to release the construction tender for the Marion Golf Park redevelopment.
4. Authorises the Chief Executive Officer to award a construction contract to the preferred contractor on the basis that the Construction Contract price is no more than [REDACTED] over [REDACTED] being the total project cost less professional fees and allowances, design contingency, construction contingency, and marketing costs.
5. Allocate additional funding of up to [REDACTED] ([REDACTED]) over the revised budget of [REDACTED] should the funding be required to enable the Chief Executive Officer to award the construction contract.
6. Notes the terms of the [REDACTED] federal grant received in 2019 towards an upgrade of the Marion Golf Park have been varied to allow for the grant to be acquitted upon the completion of the detailed design works, and the timeline to complete the design works has been extended to 30 October 2023.
7. Endorses the Marion Golf Park to be renamed 'Seacliff Golf Course'.
8. Notes that a future report will be provided to Council to discuss Stage 2 options.
9. In accordance with Section 91(7) and (9) of the Local Government Act 1999 the Council orders that any financial information contained within the report, minutes and appendices, relating to the item Marion Golf Course Project having been considered

in confidence under Section 90(2) and (3)(b) 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 2023.

## BACKGROUND

Founded in 1980, Marion Golf Park (MGP) is a public 9-hole golf course situated in Seacliff Park. It boasts a unique and accessible location, offering breathtaking 270-degree views of the coastline and Adelaide plains.

The facilities at MGP include a Pro Shop, Club House, irrigated 9-hole golf course, a car park area, as well as maintenance sheds and a green keeping facility.

The following is key background information on the MGP project tabled in previous reports:

- In 2018 Council identified the golf course irrigation had largely reached the end of its useful life and required renewal.
- Council undertook an Expression of Interest process to source third party investment to help resolve the investment needed into the irrigation and golf course buildings. There was no suitable submission from this process.
- The MGP Club has been waiting for 18 years for a new clubhouse to replace the old clubhouse demolished in 2005/06. They have been using a portable building since that time.
- There are 15,000 rounds of golf played at the course annually with scope to increase the number of rounds to 25,000 – 30,000 annually with renewed infrastructure and marketing.
- 9-hole public golf courses provide a low-cost time efficient means for the broader community to participate in golf.
- The MGP Course is the only 9-hole public course in the broader southern region of Adelaide.
- The City of Marion has 5 years remaining of its current 50-year lease with Boral for the golf course land with a further 50 years right of renewal from 2028.
- The current assets have either reached the end of their life expectancy or are no longer fit for purpose.

After an extensive phase of engaging with stakeholders and the community to develop concept designs for the golf course facilities Council approved a budget for the design and development of a new clubhouse, car park and signage for the MGP at the General Council Meeting on 23 August 2022 (GC220823R13.5).

## FEDERAL GRANT

In 2019 the City of Marion received a [REDACTED] grant to upgrade the course facilities following a Federal Government election pledge.

Following negotiations with the Federal Health Department the grant has been extended until 30 October 2023. Given the project scope has changed over the last two years to provide an improved outcome, approval has been provided to change the grant terms from "*completing an upgrade of the existing facilities*" to "*completion of the detailed design of the Marion Golf Park clubhouse*".

The project is on-track for the grant to be acquitted by the end of October 2023.

## DETAILED DESIGN

After the Council's resolution to commit funding for the build of a new clubhouse and car park, a tender process was undertaken to confirm the design team to complete the detailed designs. The detailed design process commenced in February 2023.

The project achieved the 70% design milestone at the end of August with the 100% detailed design phase to be achieved by October 2023.

The building and car park design includes:

- Clubroom space with seated capacity for 70 – 80 people (when board room space opened).
- Outdoor decking area for 20 people.
- Board room for up to 10 people with operable wall opening to function area.
- 2 x offices (1 x club / 1 x facility management).
- Entrance, foyer and retail pro-shop area.
- Semi-commercial kitchen.
- Joint bar and golf course service counter.
- Toilets and changerooms.
- Storeroom.

The detailed designs have taken into consideration the feedback received across the community and stakeholder consultation period in January and February 2023, including:

- Moving machinery access road away from residential fence line.
- Planting trees along residential fence line to create a screening between the clubhouse and properties.
- Moving truck and delivery vehicle access from rear of clubhouse to the main car park area to prevent vehicle movement and noise behind the nearest properties.
- Applying acoustic treatments to the clubhouse – double glazing, acoustic ceiling panels, and sound absorbing carpet underlay.
- Installing security gate at entrance to car park to prevent out of hours vehicle access.
- Improved landscaping.
- Addressing water run-off from car park down Clubhouse Road.

The design also considers and incorporates the requirements of Councils Facility Guidelines that outlines approaches for Environmentally Sustainable Development (ESD), including:

- 33.5kW solar system with battery storage.
- 10,000L plumbed rainwater system.
- Double glazed windows.
- Engineered car park incorporating landscaping and water run-off treatments.
- No gas appliances fitted to building.

The detailed designs were presented to the MGP Club and the local community residing along Clubhouse Road, Gardenia Street and Mariner Avenue on 14 August 2023 and 21 August 2023 respectively. The MGP Club Committee provided positive feedback on the designs and incorporated elements, and the local residents also provided positive feedback on the amendments made to the designs to address their initial concerns with the project. Overall, the feedback indicated the project was going to positively enhance the area and the course.

A design package is provided as Attachment 1 incorporating the following:

- Building floor plan
- Elevations and cross sections
- Building renders
- Landscape plan
- Material selections
- Car park

## **RENAMING THE GOLF COURSE**

To optimise the outcomes from the clubhouse and car park redevelopment, the plan is to re-launch the course with a new name that better aligns with the area and complements the new Seacliff Village housing development. It is recommended that Council considers a rebrand of the Marion



Golf Park and a name change to relaunch the facility once it has been renewed. Through discussions with the MGP Club and course operator the recommended name is 'Seacliff Golf Course'.

The Club's input into choosing the name 'Seacliff Golf Course' ensures a sense of ownership and buy-in, which is crucial for garnering support and loyalty from the local community. The Club has noted that if adopted they will also rebrand the Club to become Seacliff Golf Club.

The name 'Seacliff Golf Course' holds significant marketing benefits that capitalise on its picturesque and physically appealing location. Aligning the course's name with its natural surroundings creates a strong brand identity that will resonate with potential players and set it apart from other golf courses in the region. The new name will act as a powerful marketing tool, inviting golfers and tourists alike to indulge in the allure of Seacliff Golf Course to discover the beauty of its coastal setting.

## PROJECT FUNDING

As part of a resolution for the Marion Golf Park at the General Council Meeting held 23 August 2022 Council endorsed a total budget of \$3.00M (GC220823R13.5) as follows:

- *"Endorses a total budget of \$2,700,000 to build a new clubhouse and signage for the Marion Golf Course with the balance of the existing funding (\$387,689) to be expended in the 2022/23 financial year, and the remaining budget of \$2,312,311 be considered as part of the Annual Business Planning process for 2023/24."*and
- *"Endorses \$300,000 being allocated in the 2024/25 capital works program to complete the car park works on the site."*

Following the completion of the 50% detailed design stage a new cost estimate was developed, which has been further updated as the 70% design phase has been reached. The cost estimate to complete the clubhouse works, car park and landscaping has increased from the budgeted allocation of \$3.00M to [REDACTED].

Item	Cost Estimate
<b>Building, Car Park, and Landscaping</b> <i>Including building preliminaries, margins and escalation (2%)</i>	[REDACTED]
<b>Professional Fees and Allowances</b> <i>Design and engineering fees, professional services, industry fees, utilities</i>	[REDACTED]
<b>Design and Construction Contingency (7.5%)</b> <i>Post tender allowance for unknown project variations that may arise during construction</i>	[REDACTED]
<b>Marketing and Launch Event</b>	[REDACTED]
<b>Total</b>	[REDACTED]

The main reasons for the increased cost estimate are:

- Market escalation costs.
- Additional environmentally sustainable development (ESD) elements.
- Increased security, CCTV, and lighting (building and car park).
- Improved car park engineering, landscaping, lighting, and water run-off treatments.
- Increased kitchen and bar fit-out elements (cool room, kitchen equipment).
- Increased contingency allocation.
- Upgraded power to site (SA Power Networks).
- Increased design fee allocation.

Consideration has been given to any areas that could reduce the project cost, such as changing from bitumen car park to a spray seal compressed rubble, removing car park entry gate, reducing solar allocation or battery storage, reducing building footprint; however, these considerations either negatively impact the ongoing operational and maintenance costs, or move away from achieving outcomes for ESD principles or negating community consultation concerns.

To complete Stage 1 works including the new clubhouse, car park, landscaping, and signage it is requested that an additional funding amount of [REDACTED] is allocated in the 2024/25 financial year budget.

## STAGE 2 OPTIONS

Further to the clubhouse and car park redevelopment (Stage 1), there are secondary project components to further progress in the future.

1. Greenkeepers Facility
  - The redevelopment of the greenkeeper's facility and surrounding site, which currently provides an unsightly entrance to the golf course and surrounding residential area.
  - Consideration to moving the greenkeeper's facility to another location away from the prime site on Gardenia Avenue, and away from residences.
2. Mini-Golf
  - Establishing a mini-golf course on either the greenkeeping facility site, or where the existing pro shop building is (which is scheduled to be demolished as part of Stage 1).
3. Driving Range
  - Upgrading the driving range to provide members and the public a local place to practice and improve their skills and have fun. The nearest public driving range is in Noarlunga or West Beach.

Stage 2 requires additional future planning and option development with consideration of complimentary commercial partnerships, including future management or operations for the course.

A discussion paper will be presented to Council on options in 2024.

## Project Schedule – Next Steps

<b>February 2023 to June 2023</b>	50% design	Completed
<b>July 2023 to August 2023</b>	70% design	Completed
<b>September/October 2023</b>	100% Design Lodge Development Application Acquit Federal Grant Funding	
<b>November 2023 to March 2024</b>	Construction Tender Develop Management Plan	
<b>April 2024 to December 2024</b>	Construction Confirm Management Model and Marketing Plan	

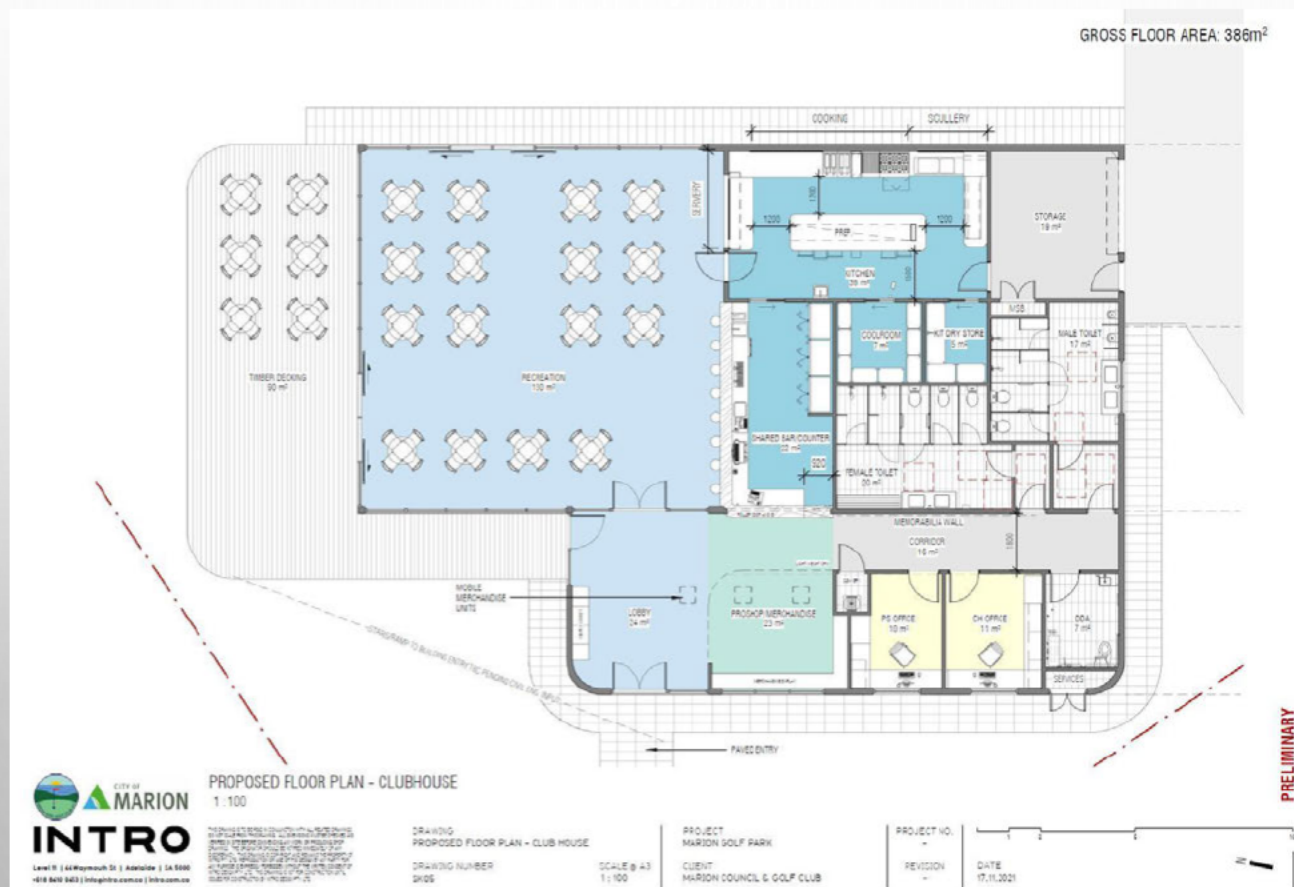
## ATTACHMENTS

1. Attachment 1 - Seacliff Golf Building Site and Floor Plan [12.3.1 - 2 pages]
2. Attachment 2 - Golf Course Images and Selections [12.3.2 - 11 pages]

[illegible]



## Building Design



# **SEACLIFF GOLF COURSE**

## **SELECTIONS**

**14.08.23**

## **INTRO**

---

CONTENTS

SELECTIONS


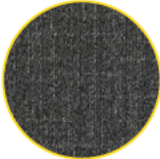
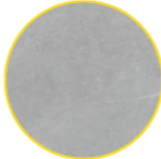




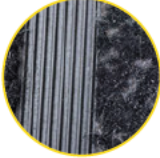
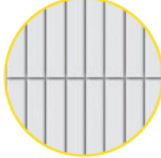

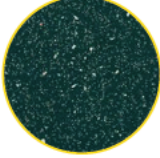
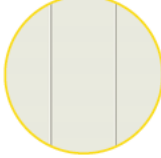







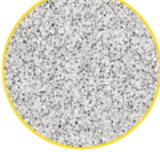
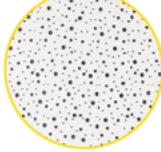
SCHEDULE	3
FLOOR PLAN	4
RECREATION	5
PROSHOP	6
AMENITIES	7

VISUALISATIONS

EXTERNAL	8
INTERNAL	9
AMENITIES	10

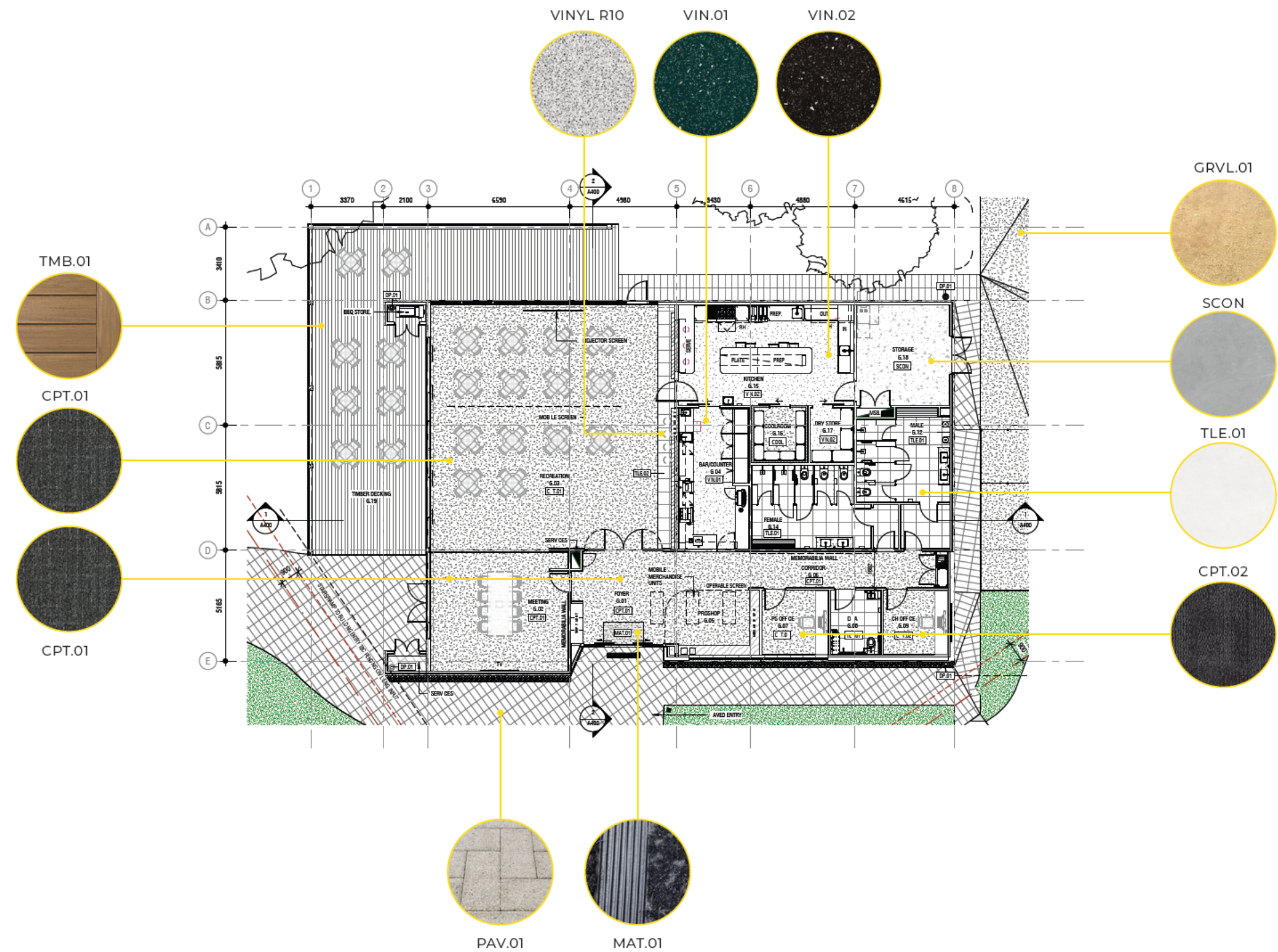


SELECTION SCHEDULE

EXTERIOR		INTERIOR			
	CLD.01 EXTERNAL WALL CLADDING RENDERED HEBEL (COLORBOND SURFMIST)		CPT.01 CARPET TILE 500x500 BARCK - ANTHRACITE GA3683 NOLAN CARPETS		SCON STRUCTURAL CONCRETE
	CLD.02 TRAVERTINE SPLIT FACE WALL CLADDING TRADITIONAL BLEND AUSTRALIAN PAVING CENTRE		CPT.02 CARPET TILE 500x500 SHADOW BLOCK - CARBON GA1953W NOLAN CARPETS		WTLE.01 WALL TILE - SPATIAL WHITE SATIN 300x600mm WHITE MATT ITALIA CERAMICS
	SOF.01 TIMBER SOFFIT		MAT.01 ENTRY MAT SPECTRUM BOARDWALK - BLACK SPECTRUM FLOORS		WTLE.02 FEATURE WALL FLOOR TILE - MOD FINGERS MOSAIC WHITE MATT BEAUMONT TILES
	TMB.01 COMPOSITE TIMBER DECKING ADVANCED POLYMER (VINTAGE - WEATHERED TEAK) TIMBERTECH		VIN.01 SURESTEP ORIGINAL R10 SEAWEED (172802) FORBO		WP.01 WALL PANEL - EASYGROOVE 150mm MDF WHITE PAINT FINISH JUST PLYWOOD
	PAV.01 EXTERNAL PAVING REFER LANDSKAP DOCS.		VIN.02 SAFESTEP R12 CHARCOAL (175992) FORBO		LAM.01 LAMINATE TYPE 1 - PRO SHOP JOINERY NATURAL WALNUT (NATURAL) LAMINEX
	GRVL.01 COMPACT GRAVEL REFER LANDSKAP DOCS.		TLE.01 FLOOR TILE - REEF 600x600mm BIANCO ITALIA CERAMICS		LAM.02 LAMINATE TYPE 2 - BATHROOM JOINERY/FIXTURES ELEGANT OAK (NATURAL) LAMINEX
	RF.01 ROOF SHEETING TRIMDEK (COLORBOND SURFMIST) LYSAGHT		TLE.02 FLOOR TILE - AGATTE 450x450mm WHITE MATT BEAUMONT TILES		CLG.03 PERFORATED PLASTERBOARD CEILING RIGITONE GALAXY GYPROCK

NOTE: FOR SELECTION SPECIFICS PLEASE  
REFER TO ARCHITECTURAL DOCUMENTATION  
(A650 - SELECTION SCHEDULE.)

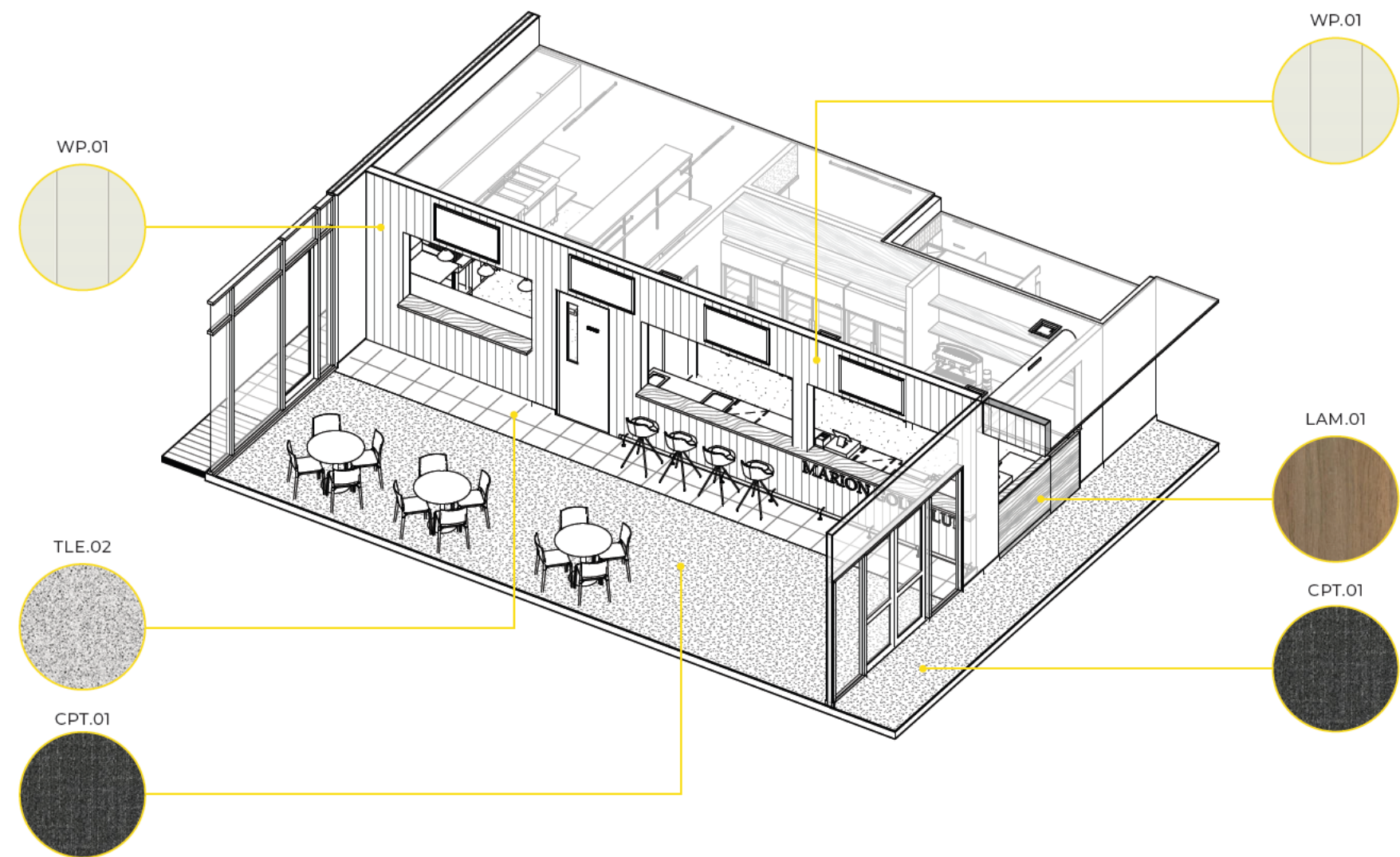
FLOOR PLAN



NOTE: FOR SELECTION SPECIFICS PLEASE  
REFER TO ARCHITECTURAL DOCUMENTATION  
(A650 - SELECTION SCHEDULE.)

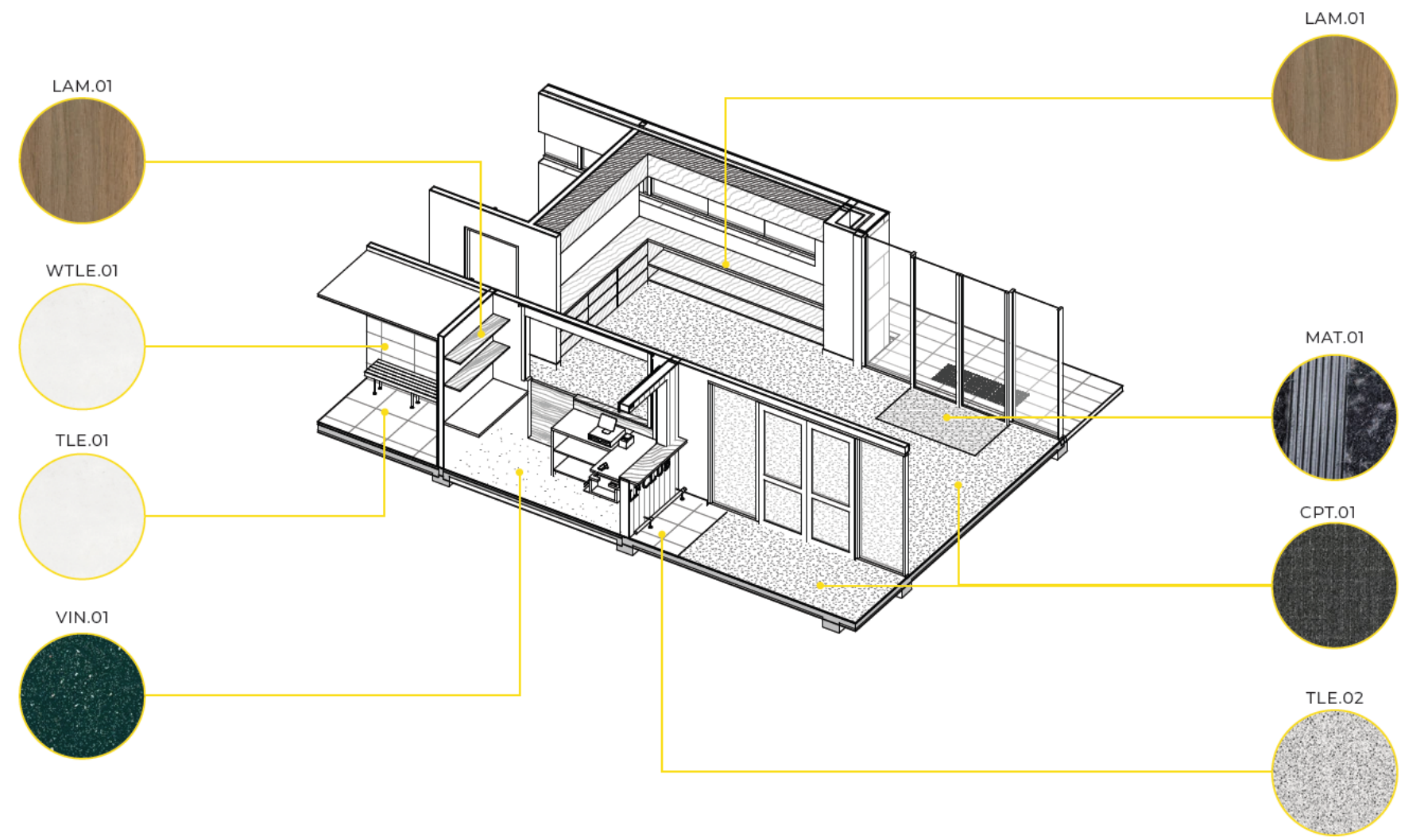


RECREATION



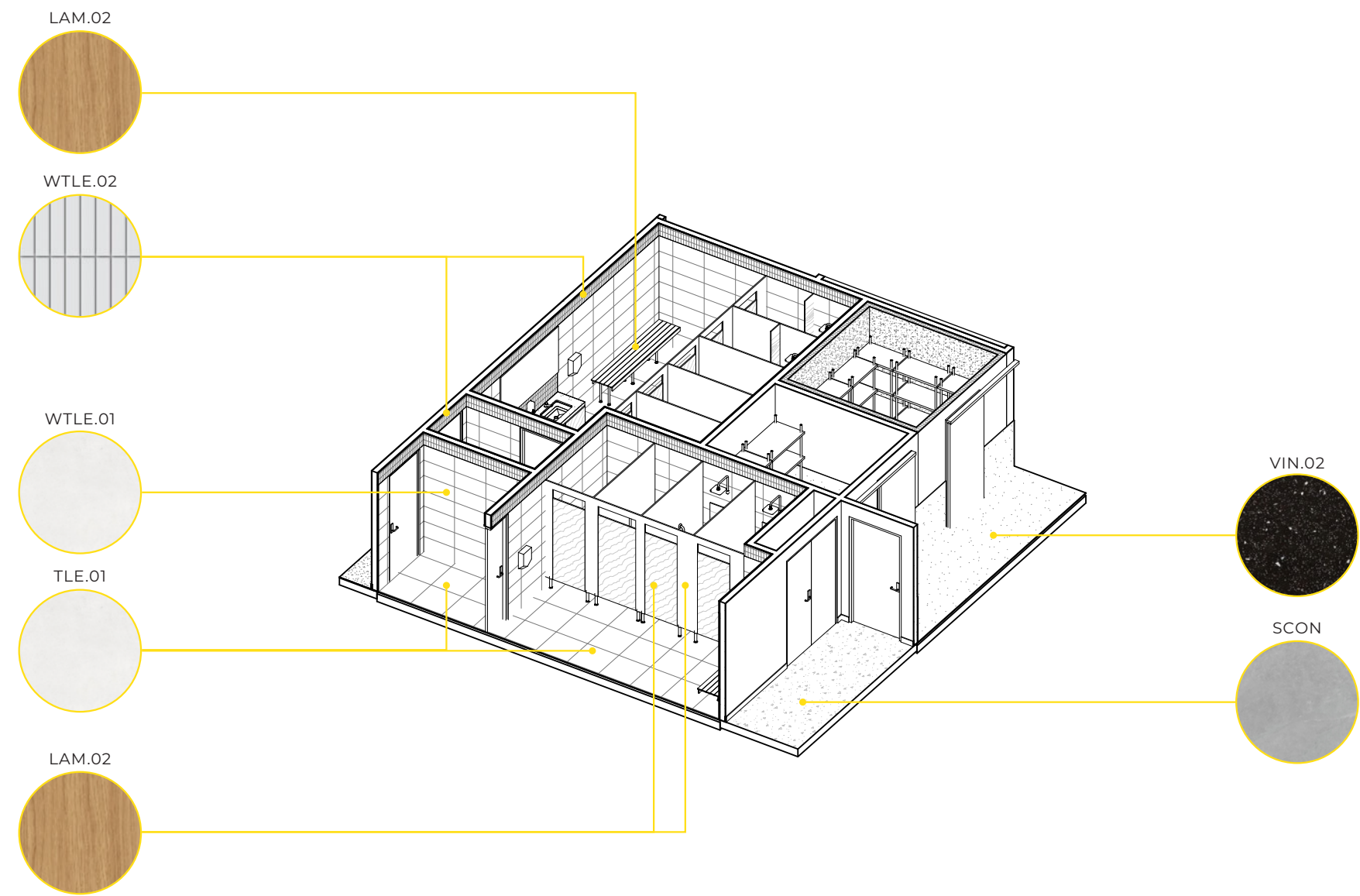
**NOTE:** FOR SELECTION SPECIFICS PLEASE  
REFER TO ARCHITECTURAL DOCUMENTATION  
(A650 - SELECTION SCHEDULE.)

PROSHOP



**NOTE:** FOR SELECTION SPECIFICS PLEASE  
REFER TO ARCHITECTURAL DOCUMENTATION  
(A650 - SELECTION SCHEDULE.)

AMENITIES



**NOTE:** FOR SELECTION SPECIFICS PLEASE REFER TO ARCHITECTURAL DOCUMENTATION (A650 - SELECTION SCHEDULE.)



---

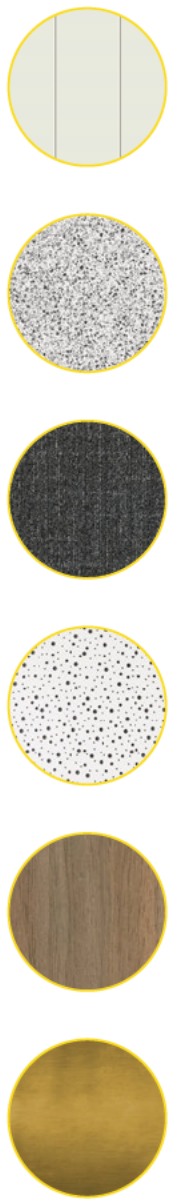
## EXTERNAL



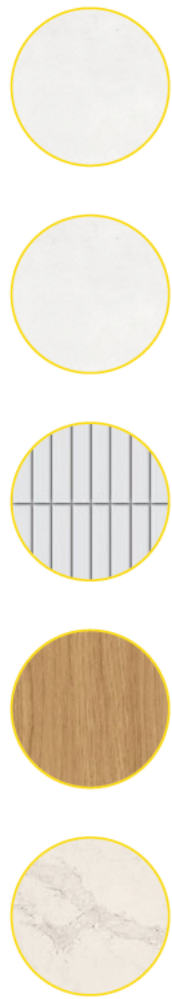


---

## INTERNAL



## AMENITIES



\_\_\_\_\_

**PREPARED BY**

INTRO ARCHITECTURE  
8 ROSINA STREET, ADELAIDE 5000  
(08) 8410 0453

**FOR**

CITY OF MARION  
245 STURT ROAD, STURT 5047  
(08) 8375 6600