Marion Golf Park

Community Feedback Report

February 2023



Executive Summary

Engagement/communication methods

Early engagement commenced on **08/12** for residents living in the immediate vicinity of the club – letters were delivered to create early awareness and an opportunity to provide feedback

Broader engagement commenced on **16/01/2023** and closed on **30/01/2023**

- **430 letters were distributed to residents living in close proximity to the club**
- **Drop-in session held at the clubrooms – 30 attendees (mainly local residents)**
- **Making Marion page with key project documents and community survey**
- **Display of concept design at the pro-shop**
- **iPad provided at the pro-shop for easy access to the survey**
- **Onsite signage with QR code to Making Marion**
- **Social media posts**

64

survey responses

were received via Making Marion

Response snapshot

88% of respondents are somewhat or definitely satisfied with the overall concept design

8% of respondents are somewhat or definitely dissatisfied

86% of respondents would use the facility more often

- 55% of respondents play golf at the club
- 48% of respondents live near the club
- 11% of respondents live within the Ocean Blvd Estate

Key concerns raised

The proposed site layout and proposed location of the new clubhouse generated concerns including:

- noise and privacy impacts (operations in the evening) / (visual overlook from the new clubhouse)
- safety impacts for delivery drivers due to the topography and drop down to the property fence line

Comments

What do you like most about the concept design?

1	Driving range, club house
2	The modern look of the building is great. Great to have an outsite seating area with views of the ocean and the golf course to attract local residence for a great place to enjoy
3	The landscape
4	Cannot like any of the design due to its location close to residents. The councils own option study identified that a disadvantage of this location was how close it was to local residents
5	Modern yet subtle. Provides facilities appropriate for use at a Golf Course for both the course users and surrounding community
6	its new
7	I think the upgrade is way over due and that it will only attract more customers and utilise a good golf course. I back onto the course and enjoy my Sundays with the odd 'fore', normally from the same players
8	Modern and social
9	New facilities with restaurant and proshop. Great work.
10	New pro shop
11	Improvements to workshops fronting Gardenia Street; New signage on Ocean Blvd; Upgraded car park.
12	Love that there is going to be a pro shop, and provisions for a possible driving range
13	CATERS FOR CASUAL AND MEMBER GOLFERS. SPACIOUS INSIDE AND OUT. GREAT VIEWS. NEEDS A GOOD PRO SHOP.
14	I like it. It will a mega improvement on what is current. It a bit on the cheap as chips side of things. Definitely a good move. I do wonder at the longevity of the facilities and how they will stand up to the passage of time. I think they could quickly get shabby if not maintained. I would think that the project will need a budget to keep the building and landscaping looking presentable. I think they will need more staff to achieve this.
15	Making the club house, proshop and bar all come together as one. . . . Able to see the last hole and have a beer inside the clubroom at the same time.
16	The upgrade is long overdue.
17	A nice pro shop and clubhouse needs to happen
18	Hard to tell, but I'm interested in the decking area with views of the course (particularly the 9th green) and/or ocean.
19	Up to date and socialising
20	It will improve the area and the community will have an area to play golf, have a meal, just sit and have a coffee and with the improvements hopefully have golf coaching for juniors
21	Anything is an improvement.
22	At last
23	Very modern amentities
24	That it has finally been done after so many years of waiting and hot air
25	Looks professional
26	All good
27	It has excellent facilities that were not there in the past 15 years
28	Looks clean and modern and will improve the visual outlook of the area
29	Better professional impression of club
30	Fresh and modern
31	Modern looks and space.

Comments

32	**Open plan concept and updated amenities eg. Toilets and showers.**
33	looks very inviting and should get more members
34	Modern, practical with both inside and outside seating areas and views of both the golf course and ocean
35	Concept gives a reasonable outcome to all parties involved and will benefit the communit.by being there.
36	I like that you will be able to sit on the deck and watch people finishing their rounds
37	getting rid of the dongas
38	Finally having something that has been offered for 15+ Years
39	It will be an attractive and functional venue which is long overdue with good parking for golfers and facilities for the surrounding community to use and enjoy on a daily basis
40	Better facility for players and a family orientated area
41	The concept around the design
42	Just the views over the first tee
43	Its better than whats there now...
44	Massive improvement on the temporary building
45	Local to visit with food and drinks available

Why would the proposed design result in you using the facility more?

1	More reasons to visit
2	Having upgraded facilities will make the Golf Course a much more desirable location to spend an afternoon. It's great to be able to have a drink and socialise after a round. It will mean I can bring my family and they have somewhere to sit and take in the views while i play golf. It will result in a huge uptake in rounds being played and become an asset for the local community.
3	More modern and fresh
4	Current facility are not inviting nor of a standard conducive of a professionally run business and or Community Golf Club. The poor facilities promotes a negative perception of the golf course and Club alike to the community
5	i always finisb a round of golf with a drink in the clubrooms
6	I believe the design to be of a high standard and one that blends in to its surroundings
7	Nothing there currently
8	Better facilities. Place for meals and a few drinks with friends and family. Great space for our local community.
9	More pleasant 19th hole
10	The current building and state of the course are not somewhere I'd like to spend my time, a revamp will bring the novelty back to visiting the course
11	OLD FACILITY THAT IS BADLY IN NEED OF REJUVINATION ALL AROUND.
12	the carpark will be safer to walk on. If coffee is sold it would be a place I would consider sitting down and having a cup.

Comments

13	**Please can bring others into the club as there is much more space. Could loom at having birthday parties or a small event there as well.**
14	New facilities
15	It will make the venue much more welcoming and professional looking, and make the most of the spectacular views.
16	More attractive to play mid week
17	I could play a round and relax with a meal or drink hopefully with good views.
18	Better facilities
19	Possibility to have a meal or coffee
20	Only if there is a driving range
21	More facilities
22	Whole experience improved
23	Looks great to play oo
24	With the licensed facility and kitchen available you don't have to leave the course after a game of golf
25	To socialise with the local community
26	Better facilities than currently available
27	Modern, a massive improvement on current facilities, etc
28	Modern facilities
29	Anything is an improvement on the substandard clubrooms atm
30	Much more pleasant environment to enjoy catching up with members after a game. Hopefully opportunity to have a meal as well
31	to be able to sit and mix with other members
32	On week daysI play social golf other than as a Marion Park GC member with friends and as a member of a Social golf club. During the week we dont play at Marion because there are no facilities to gather after the game.
33	It will be a nice place for a meal/visit and has a lovely country outlook as well as great sea views.
34	I would be more inclined to stay around for a drink after the round, at the moment it is an uninviting place to hang around after the round
35	better environment to socialise in
36	Will encourage us to play more often and utilise new facilities.
37	The venue will attract mid week and specific days golf competition that could be held for those who like to play during the week and it will allow them to improve their golf by playing more often and also act as a focal point where you can meet friends , enjoy a drink , have a coffee and food provided by the people who would be engaged to operate the facility , this was adream many years ago and is long overdue ..
38	Stay for meals
39	because golf is fun
40	Cause I love the club but it makes it way more professional and incentivising
41	Opportunity to include family to use clubhouse facilities
42	More available amenities that can be enjoyed by anyone
43	Local place to visit and support
44	Already intend to start using the golf course.

Comments

Are there any other features that you would like council to consider in the concept design?

1	Add 9 more holes.
2	An improved driving range and mini putt putt would bring more non golfers to the course
3	The environmental aspects and impacts on the adjacent residents and rate payers need to be adequately assessed and addressed.
4	Practice facilities
5	improve course maintenance and design
6	minor course upgrades / general course maintenance.
7	Enviromental sustainable features like solar paneling, effective use of plants etc to reduce heat in summer to buildings, planting of native trees and plants to encourage native fauna, indigenous inclusivity and acknowledgement.
8	Seal the main car park
9	Council state "The facility will predominantly service golfers using the course during daytime hours with some evening activity for events. It is important to note that the clubhouse is not being designed as a function centre and will have a capacity designed around accommodating golf club patrons." Golf course activity is during daylight hours that in summer range from very early to as late as 9pm. It is totally unacceptable to have very early or evening food and drink available. "...facilities for those golfers to enjoy the social aspect of their experience before and after their round" What will prevent golfers or non-golfers from arriving at 8.30pm for a general social session with associated noise? Will the 'social aspect' continue late into the evening/night, long after golf has finished for the day? This NOT the place to site a cafe/bar social venue! Any evening activity for events is unacceptable and there is absolutely no reason for the clubrooms to be used as a de-facto function centre for "events". The track used for access into the golf course is adjacent the rear of many residences where there is a considerable drop into the back yards. This is a dangerous situation for golf course staff as well as residents, made worse by the proposed clubhouse service access. Bollarding is required. "Trees, plants and screening options will form part of the landscape design to ensure the visual aspects of the course and quality of the environment are improved whilst any potential issues for residents living on the course boundary are minimised." There are no details for any of this? Screening for privacy, noise and cooking odours is required. There has been a case of a male exposing themselves when urinating in the trees on the proposed site (even though there are toilets nearby) What will nearby residents have to put up with when a 'social aspect' venue is adjacent there rear fences!
10	I feel that the course needs some serious updates and better maintenance of greens, no point in a fabulous club house if the course is below average quality! What's the point??
11	Staffing. If you build this and expect the current staffing to make it a happening place then the place will soon degenerate into a rundown shambles.
12	Upgrade the course as well as the facilities. The area behind the house fences is terrible and some of the areas off the fairways are totally unplayable.
13	Ensure there is elevation for the best views, which there may be already.
14	Apart from changing where the trucks enter possibly install a carpark gate to stop the hoons coming up each weekend

Comments

15	**See above…. The club rooms should be 2 storey and facing the ocean preferably halfway or more up the hill from the existing clubhouse**
16	The course itself needs a name change to reflect the views and certain upgrades so it still won't be called the goat track
17	Hopefully room to expand as and when the need arises
18	Proper driving range with ball supply and collection. Although not a physical feature of the concept design of building or course the proper management of the course after the upgrade is complete is essential. A Tee Time booking system and a minimum level of on course behaviour supervision is required. Playing over the Christmas period is terrible, no staff, huge queues, groups of 1 and 2 going off with 30 people waiting. The correct management system in place to take full advantage of the improvements will ensure the maximum return on investment for council as well as maximising the enjoyment, convienience and experience for Visitors and members.
19	Would like to view the final designs that may be adjusted to meet suggested changes that may be recommended by members of the community
20	As above walkway to Marino
21	We often get golf balls in our front yard where we have cars parked and young children play. Has there been any consideration in the design to minimise golf balls reaching nearby houses? House is on Ocean Boulevard.

Do you have any other comments on the concept design?

1	Love all the designs but make it a 18 hole course if possible.
2	Thank you to the Marion Council for making the investment to upgrading the badly run down and facilities. Its certainly long over-due and will ensure the long term future of the course and golf club for generations to come.
3	The location of the design is not appropriate. A club hose of any design should not be located as close as possible to local residents. The building should be moved to the area where the current club house is located. It is disappointing that the golfers have been involved in this process for a considerable time but the local residents have not been involved until the design is nearly finalised.
4	i will prob use it more often but if the greens were kept in better condition i would use it a hell of a lot more
5	great
6	Would be great to have a driving range/ practice area on site if room permits.
7	Unfortunately, council do not appear to be genuine in their consultation process. If council were serious about consultation with the community, then council would have made contact directly with adjacent residents at the early stages to take on board the genuine concerns regarding this development. What compensation will adjacent residents be provided with due to the value of their properties dropping because of the clubhouse. BTW - the old building that was on the site was demolished over 18 years ago - not 15 years!
8	All greens, Ts and fairways fairways need upgrading and better maintenance management
9	Please consider residents

Comments

10	**I am really happy something is going to happen to spif the place up and turn it into a desirable place to go. Its good as far as it goes. It could go further to turn it into a really outstanding location/destination.**
11	Looking forward to it
12	Go for it
13	Design looks good but worried about noise levels and smells from the bins outside the kitchen
14	See comments on driving range.
15	Unnecessary 2 offices as well, could easily be integrated into the pro shop
16	Yes why are the council putting all this money into something we will never use. Waste of money.I can think of other things all that money could be spent on
17	The expansion of the course to 18 holes. There was some talk of this occurring after the shutting down of the mine
18	No - look forward to final plans.
19	no, all looks good
20	Just looking forward to its completion, concept looks fantastic and Iam sure it will bring a big increase in use of what is a good golf course.
21	Seems to me this is great value for the proposed budget.
22	Fix the tee blocks