
Lochiel Park Golf Course

BUILDING MASTER PLAN /
CONCEPT DESIGN

ADOPTED BY COUNCIL 5th SEPTEMBER 2022

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TREDWELL



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CONTENTS

00	Consultation
01	Existing Conditions
02	Site Analysis
03	Site Selection
04	Visual Connection
05	Functional Relationships
06	Schedule of Accommodation
07	Spatial Arrangement
08	Key Drivers
09	Precedents
10	Concept Design



City of Cambeltown Staff, Mayor and Elected Members

Department of Environment and Water

Belair Turf Management

Knit and Natter

Park Run

East Marden Primary School

Key Points Raised:

- Linkage of the inside and outside
- Much loved community facility and space
- Strategic location along the Linear Park
- Ageing facility in need of redevelopment
- Parking issues - additional parking to be explored
- Consideration of pedestrian and cyclist movement through the site
- Golf remain the main focus
- Café function is popular in community
- Tenure arrangement needs to be resolved
- Environmental sustainability in design

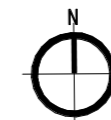
Refer to Appendix A

01 Existing Conditions



Lochiel Park Golf
at Geoff Heath Par 3

Project Address:
James St, Cambelltown SA 5074



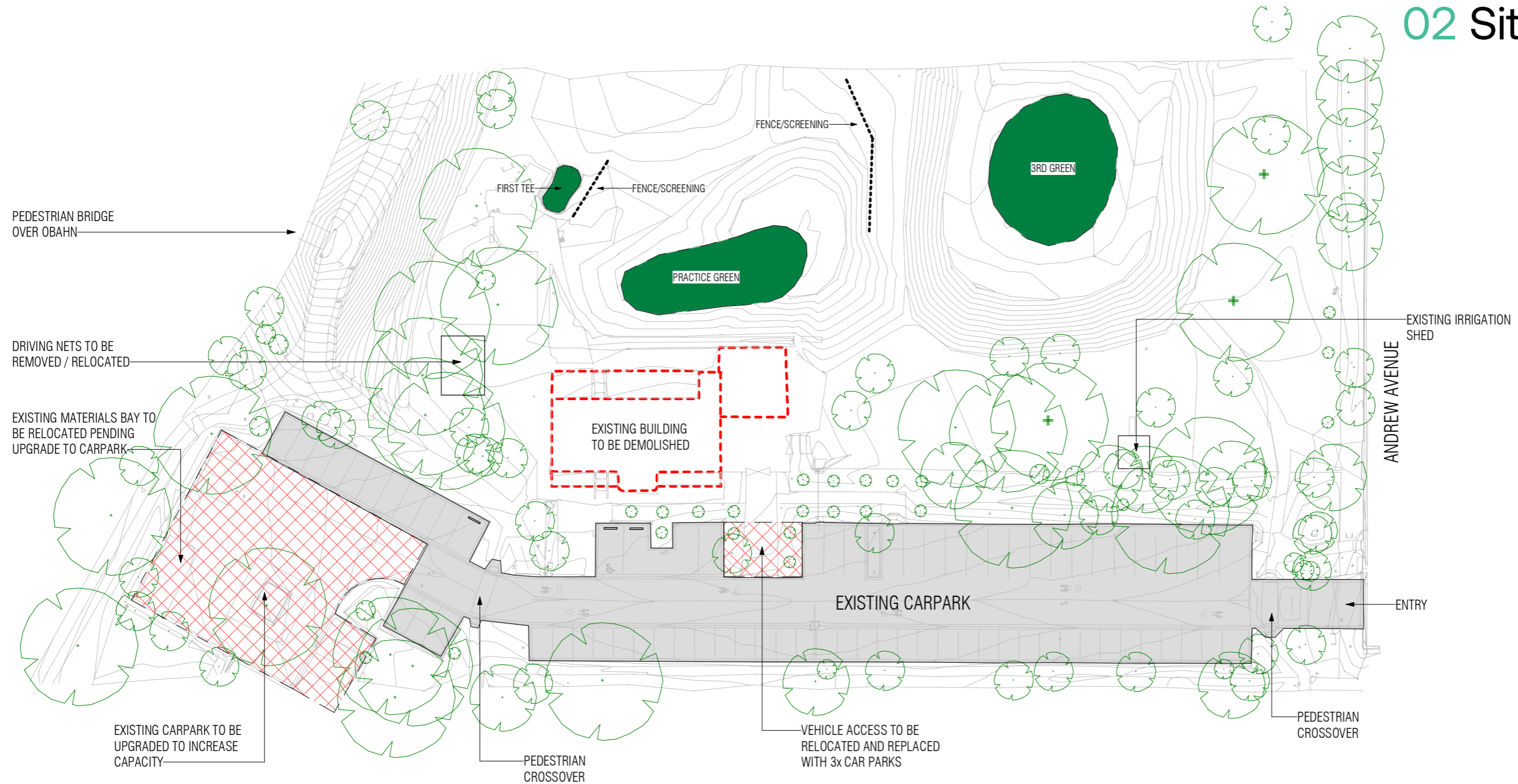
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01 Existing Conditions



- (A) Car park, approach to building entry
- (B) Outdoor seating area, practice nets, approach to 1st tee block
- (C) Approach to first tee block, practice green
- (D) Existing club house & outdoor seating areas

02 Site Analysis

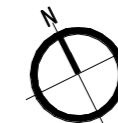


EXISTING SITE PLAN

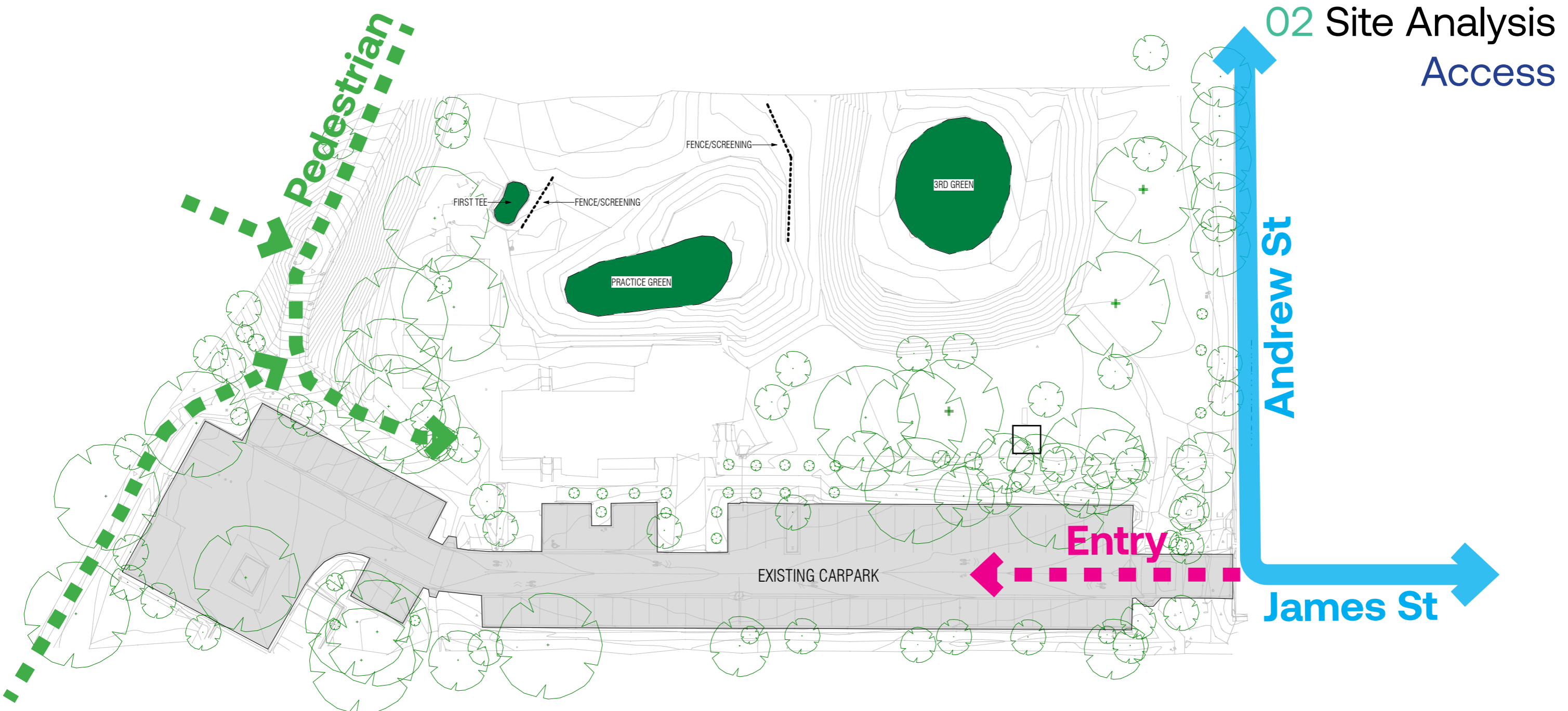
1 : 500 @ A3

0 10 m 20 m 50 m

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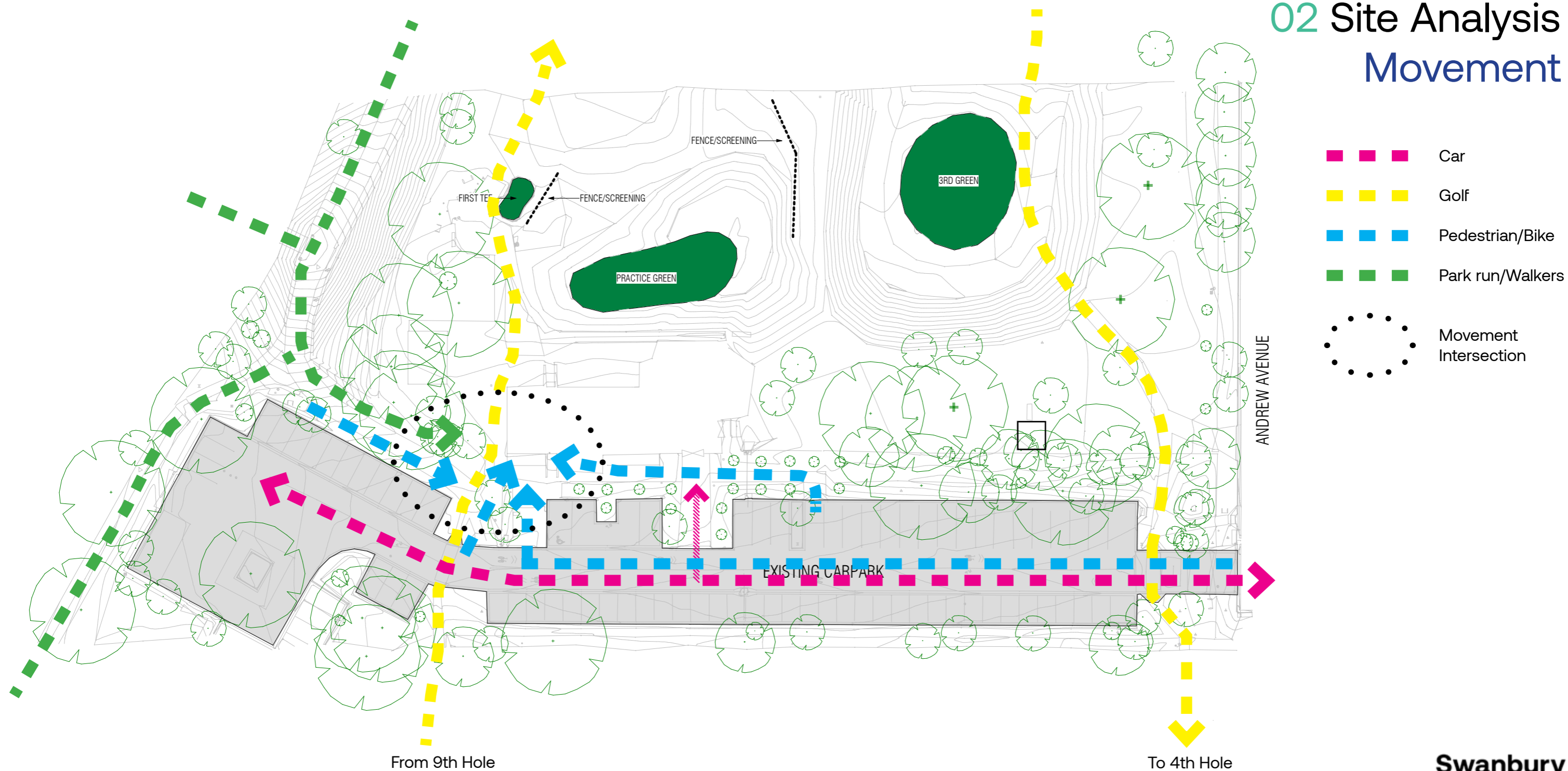


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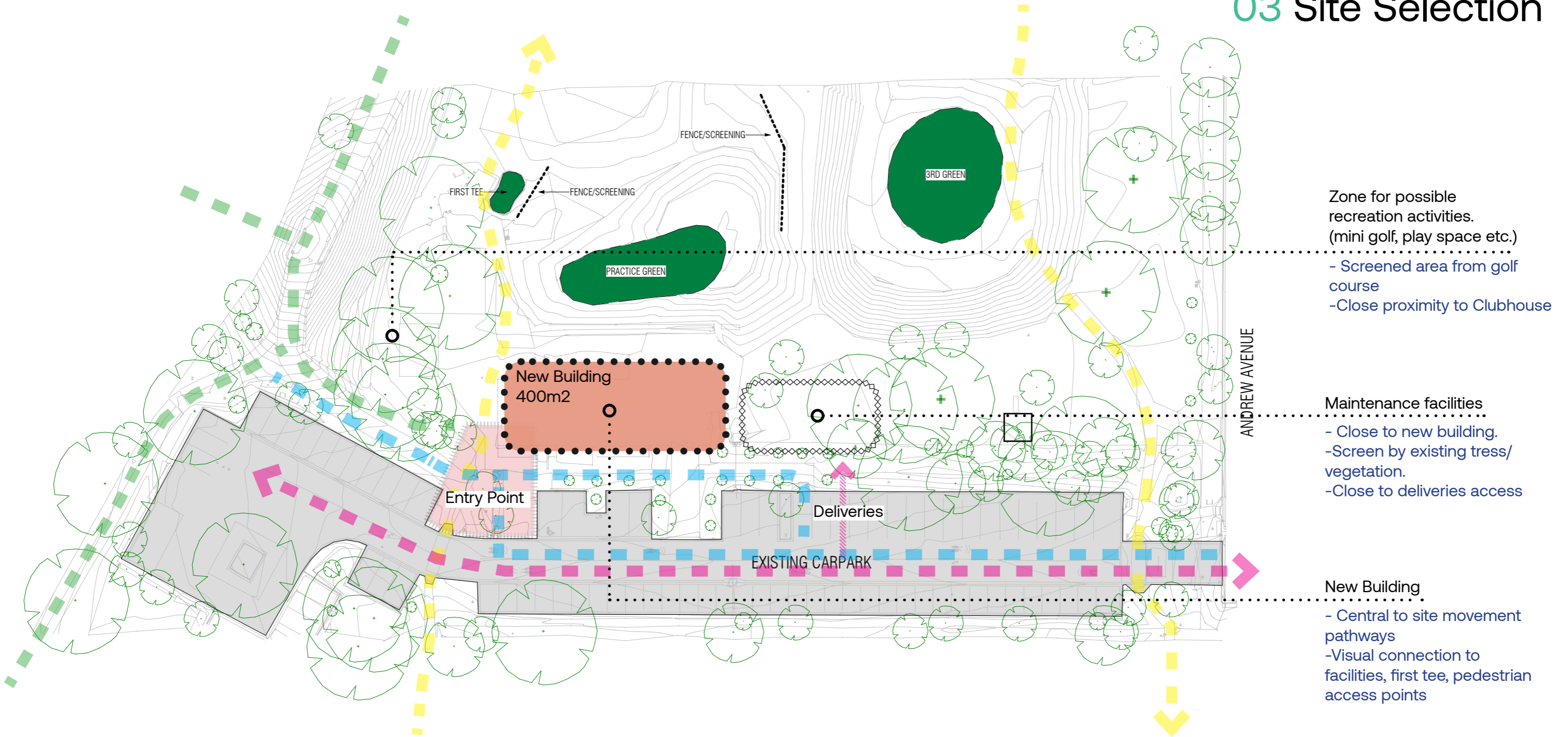
02 Site Analysis
Access

02 Site Analysis Movement

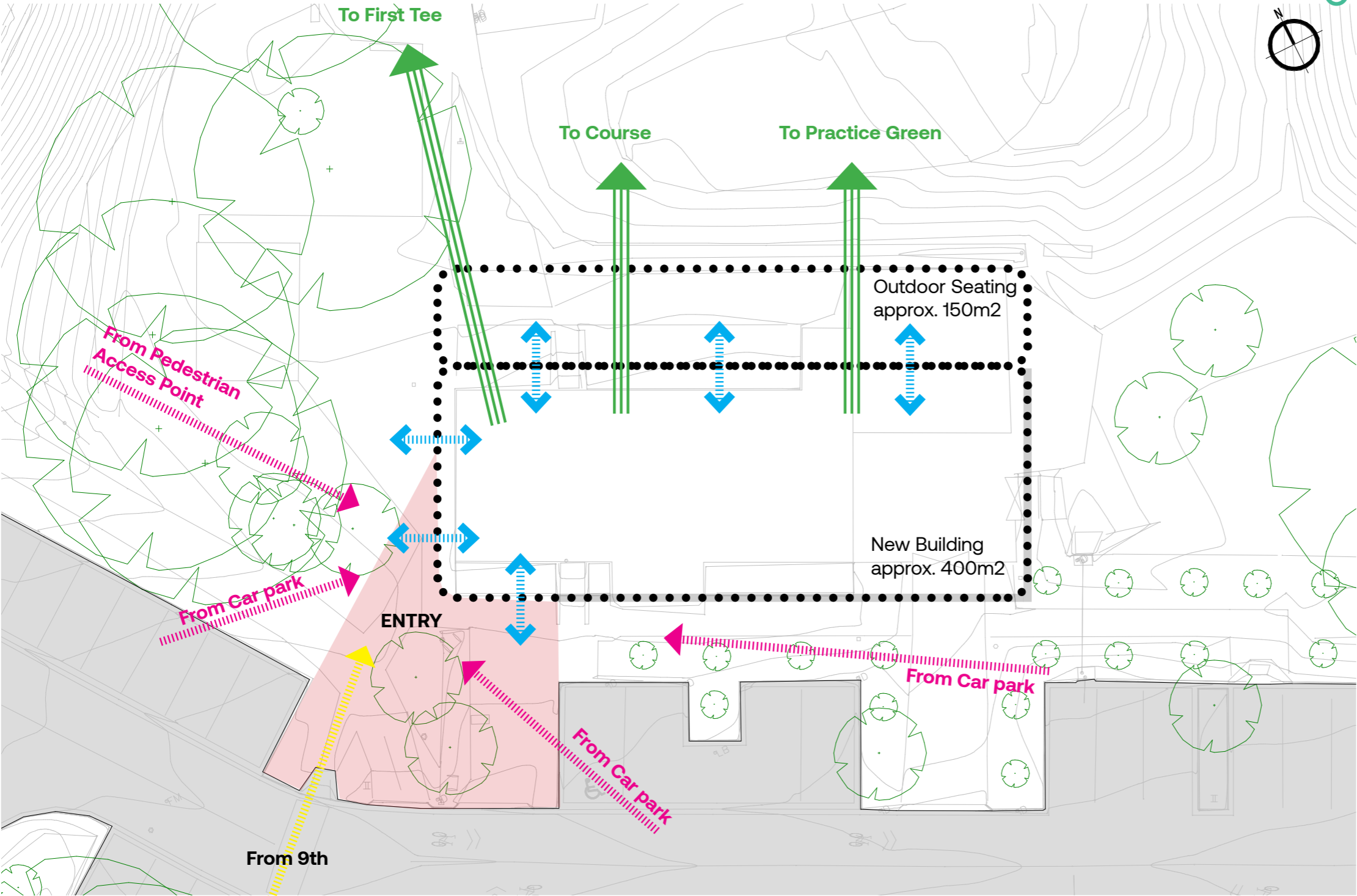


- Car
- Golf
- Pedestrian/Bike
- Park run/Walkers
- Movement Intersection

03 Site Selection



04 Visual Connections



- Views from Building/Outdoor Seating
- Required Indoor/Outdoor Connection
- View to Entry Point
- View from 9th Hole
- Scheduled Building Area.
*Not reflective of building plan.
Refer to Accommodation Schedule

05 Functional Relationships Connections

Accommodation Schedule	Pro Shop / Servery Cafe	Kitchen	Community Space Toilets	Change rooms Office	Storage	Outdoor Cafe Seating Grounds keeping Storage	Maintenance Area/s Golf Cart Parking	Kitchen Deliveries
Pro Shop / Servery		●	○	○	○	○	○	○
Cafe + Indoor Dining	●		●	●	○	○	○	○
Kitchen / Food Prep	○	●		○	○	○	○	○
Community Space/s	○	●	●		○	○	○	○
Toilets (inc. Access +Staff)	○	●	○	○	○	○	○	○
Change rooms	○	○	○	○	○	○	○	○
Office	●	○	○	○	○	○	○	○
Storage	●	○	○	○	○	○	○	○
Outdoor Cafe Seating	○	○	○	○	○	○	○	○
Grounds keeping Storage	○	○	○	○	○	○	○	○
Maintenance Area/s	○	○	○	○	○	○	○	○
Golf Cart Parking	○	○	○	○	○	○	○	○
Kitchen Deliveries	○	○	○	○	○	○	○	○

● Direct Connection Required ○ Indirect Connection Required ○ No Connection Required

ZONE 1 - Entry / Public Interface

Pro Shop / Servery
Office
Storage

ZONE 2 - Community

Cafe
Community Space/s
Kitchen
Kitchen Deliveries

ZONE 3 - Outdoor Activation

Outdoor Cafe Seating

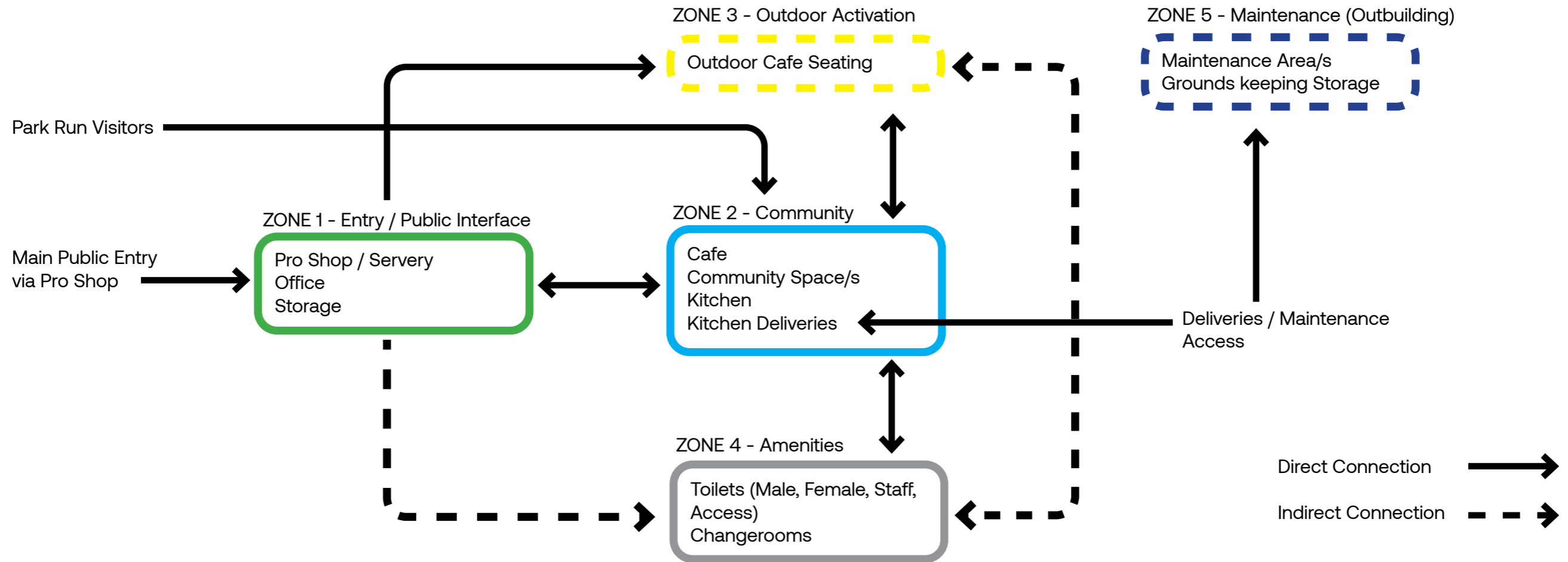
ZONE 4 - Amenities

Toilets (Male, Female, Staff, Access)
Change rooms

ZONE 5 - Maintenance (Outbuilding)

Maintenance Area/s
Grounds keeping Storage

05 Functional Relationships Movement



06 Schedule of Accommodation

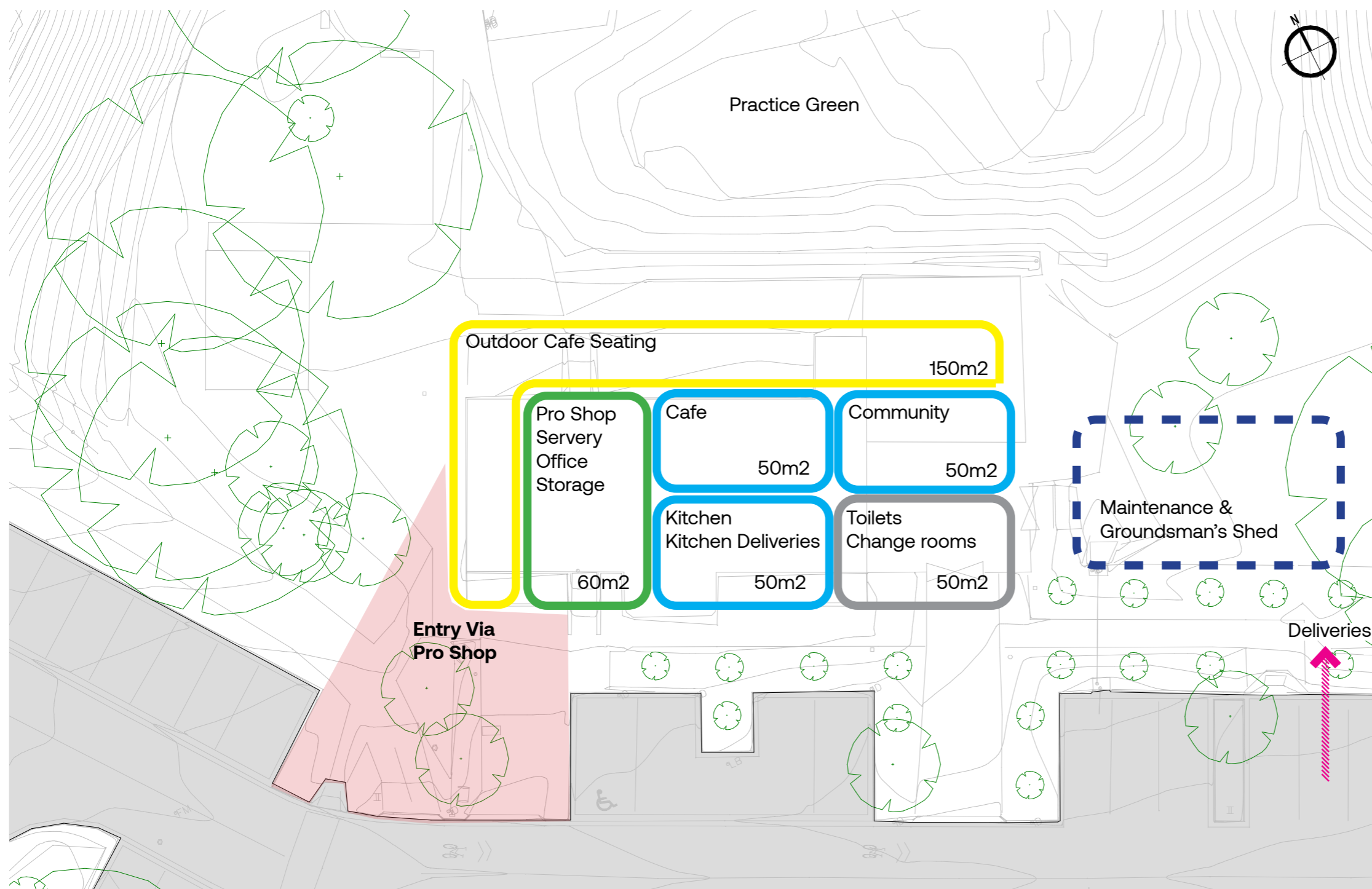
Internal

Functional Space	No Items	Floor Area	Total Nett Area	Comments
Servery	1	40	40	Golf, café, & outdoor café servery
Food Prep Area	1	10	10	Incorporated in servery
Secondary Food Prep/Storage	1	12	12	Back of house
Proshop Display	1	6	6	Display area/secure cabinets
Indoor Café Seating	1	55	55	
Community Space/s				Extension to Indoor Café area
Large Community Space	1	40	40	Funtion space. Storage
Small Community Space/Meeting	1	15	15	Meeting space for 8-10.
Storage	1	14	14	Storage for communtiy groups / chairs + tables
Office/Store	1	20	20	Hire clubs. Staff office/workdesk. General Storage
Comms/Store	1	8	8	
Staff WC	1	2.4	2.4	Unisex. Self contained with basin & mirror
AC WC	1	5.5	5.5	Unisex. Self contained with basin & mirror
Female WC	1	13	13	3 pans, 1 basin
Male WC	1	16	16	2 pan, 3 urinals, 1 basin
Changerooms	2	10	20	1 shower, 1 bain, lockers
Cleaners	1	4	4.0	
Unisex WCs	2	2.7	5.4	Self contained. Externally accessed
Total Nett Enclosed Area			286	
Circulation		20%	57	
Massing		10%	29	
Gross floor area			372	

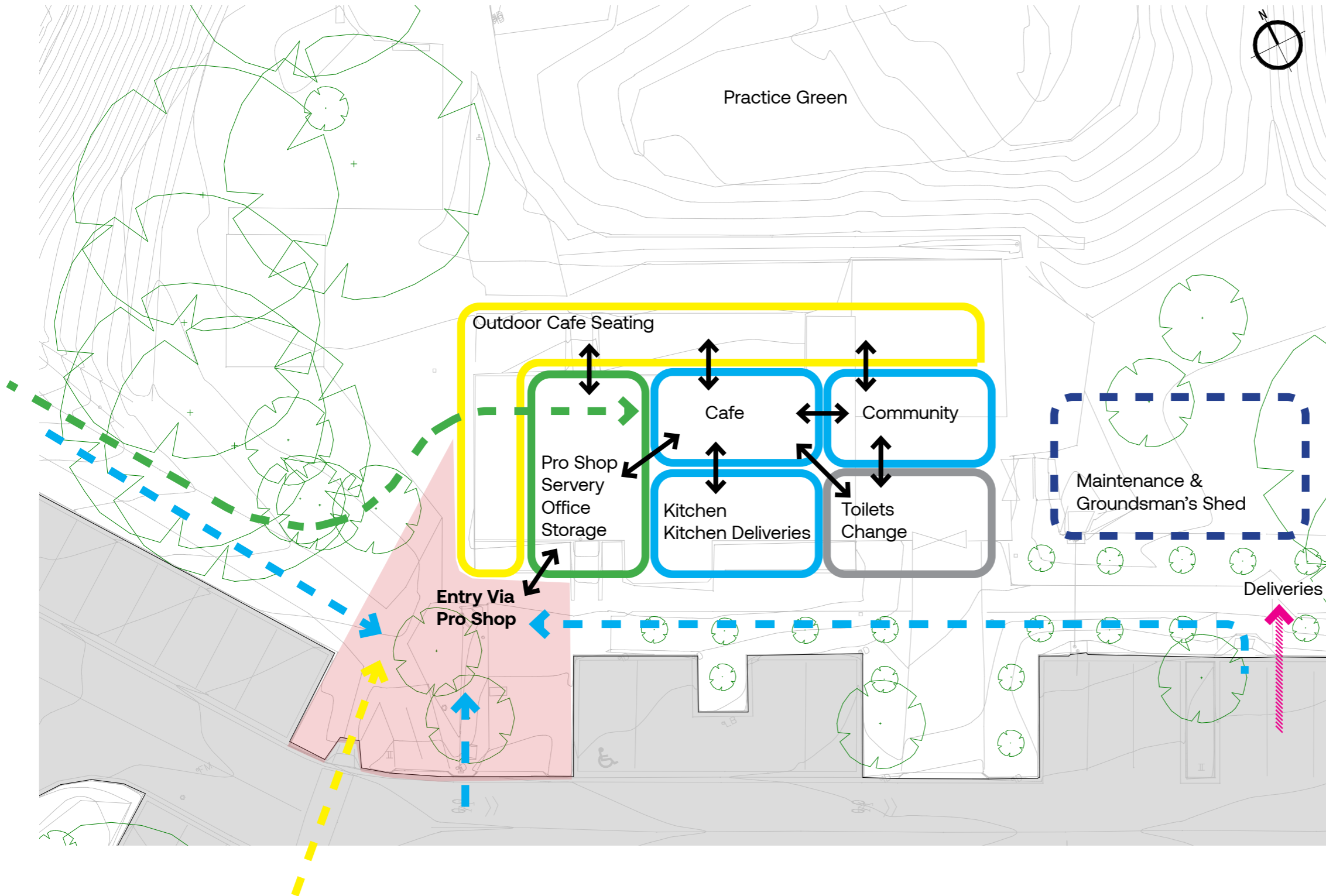
External

Functional Space	No Items	Floor Area	Total Nett Area	Comments
Outdoor Café Seating	1	150	150	25:75 Indoor:Outdoor split
Golf Cart Parking	1	20	20	3 Golf Carts
Golf Practise Nets	2	20	40	Size as per existing
Maintenance and Storage Shed	1	128	128	Colorbond Shed. 3x Roller doors, 2x PA doors
Conditioned Lunch Room/Office	1	12		table, kitchenette
Secure Tool Storage	1	5		Lockable cages within shed
Vehichle Storgae	1	85		Trafficable slab
Work Area	1	18		Work benches, basin, sink, storage
Washdown Bay	1	36	36	Concrete hardstand with drainage
Landscaping to Surrounding Sreas	1	1400	1400	Paving, Pathways, Gardens
Mini Golf	1	230	230	
Carpark Upgarde	1	650	650	
Total Nett Area			2654	
Circulation			0	
Gross floor area			2654	

07 Spatial Arrangement Site Placement



07 Spatial Arrangement Site Movement



08 Key Design Drivers



Golf Focus

The new building should maintain a focus on golf as the primary function of the site. The golf serverly should maintain the primary point on contact on arrival with the cafe serving as a subsidiary function.



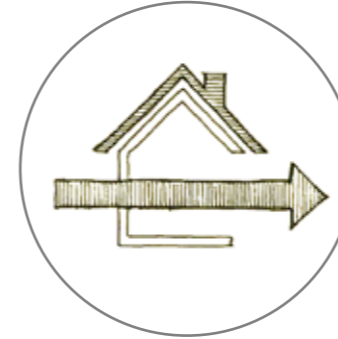
Sustainability in Design

The design should incorporate sustainable design techniques including but not limited to, shading, orientation, natural materials, natural lighting, and sensitive landscape design. Solar panels and rainwater collection should be explored.



Community Engagement

The new building should aim to expand on the current community use of the site. The facilities should not only cater for the existing community groups but aim to contribute to the sense of community in Campbelltown.



Indoor/Outdoor Connection

Create strong connection between the internal and external spaces through use of glazing, operable elements and considered movement through the spaces.



Flexibility of Spaces

The design should cater for current and future golf management as well as community/council groups that may utilise the facilities.



Durability

As a community/public space, the building should be robust and durable from a maintenance and management point of view.

09 Precedent Imagery Building Spaces



① Cafe + Indoor Dining

② Pro Shop / Servery

③ Food Prep Area

④ Community Space/s (Function Space, Meeting Rooms, Storage)

⑤ Change rooms

⑥ Outdoor Cafe Seating



09 Precedent Imagery

Built Form

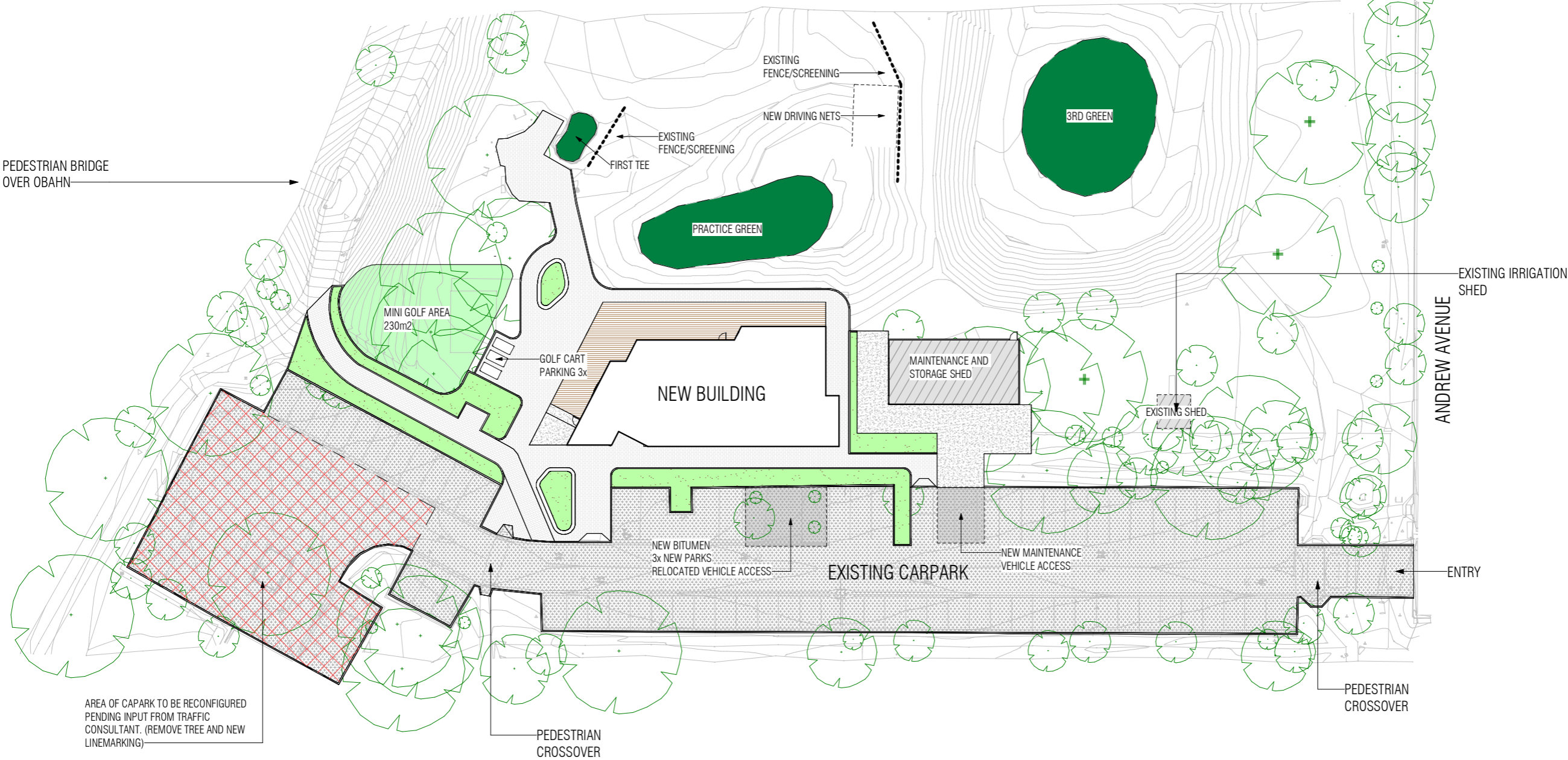


09 Precedent Imagery Recreation Opportunities

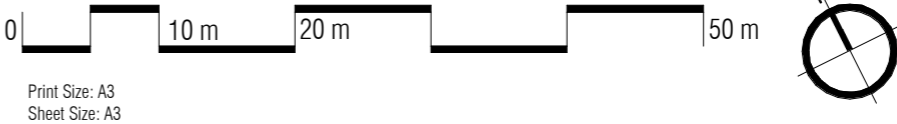


10 Concept Design

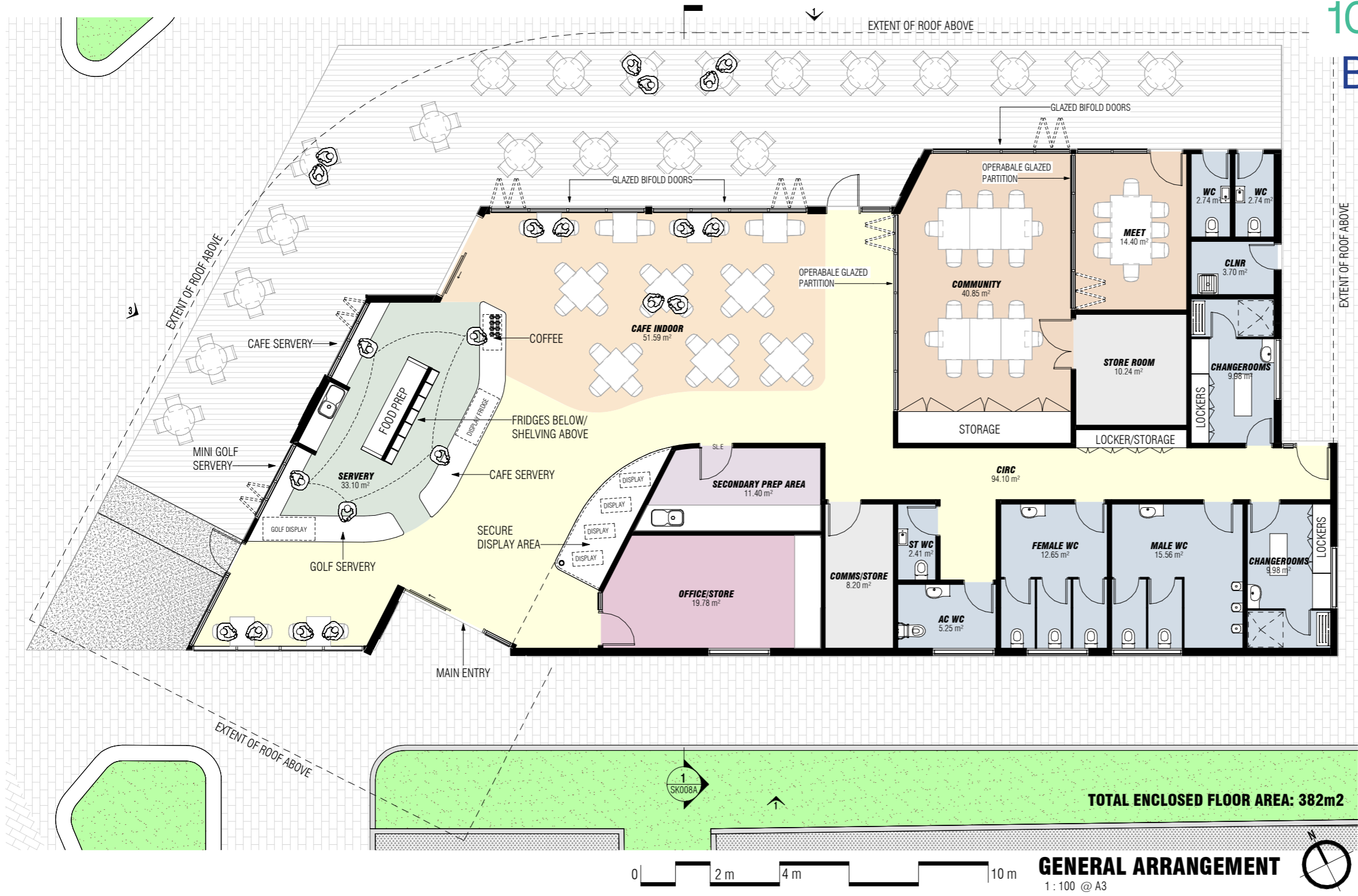
Site Plan



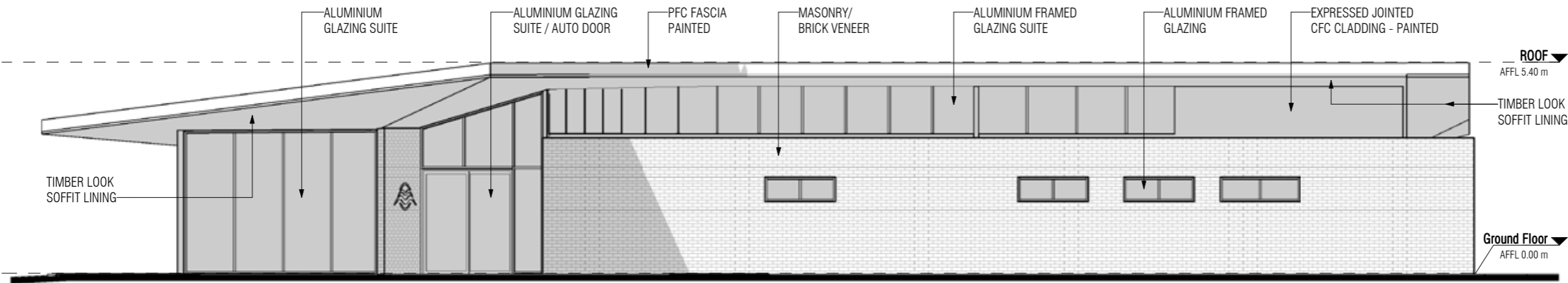
PROPOSED SITE PLAN
1 : 500 @ A3



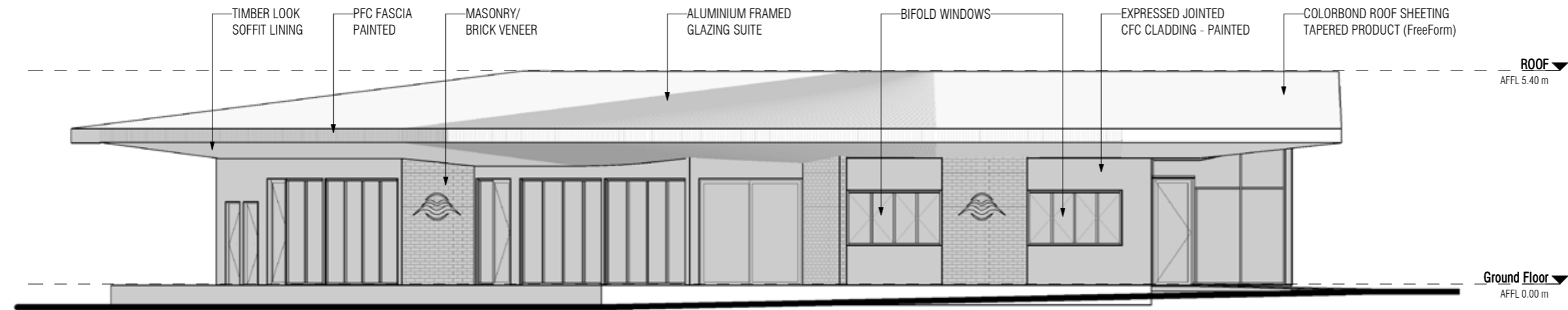
10 Concept Design
Building Floor Plan



10 Concept Design Elevations

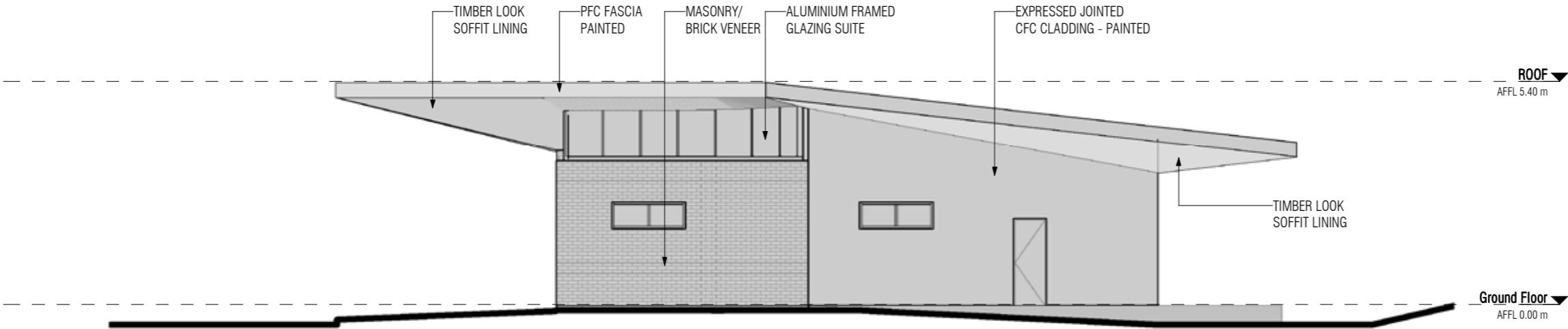


SOUTH/WEST ELEVATION
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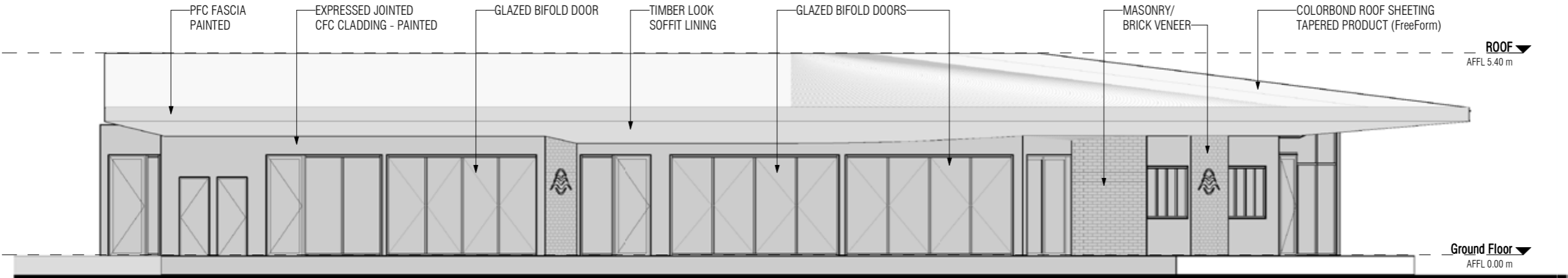


NORTH/WEST ELEVATION
1 : 100 @ A1

10 Concept Design Elevations

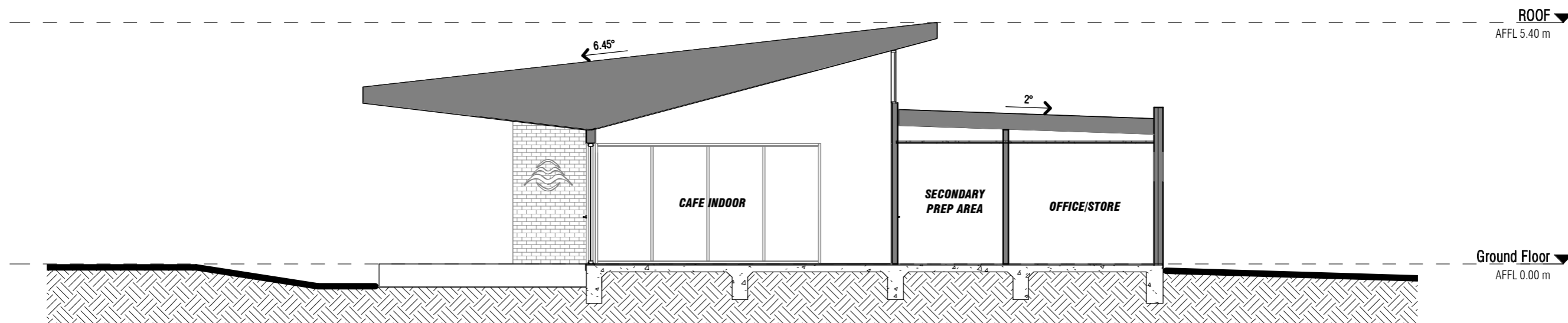


SOUTH/EAST ELEVATION
1 : 100 @ A1



NORTH/EAST ELEVATION
1 : 100 @ A1

10 Concept Design Section



10 Concept Design Perspectives



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APPROACH TO MAIN ENTRY



VIEW FROM CAFE SERVERY



VIEW FROM INDOOR CAFE AREA

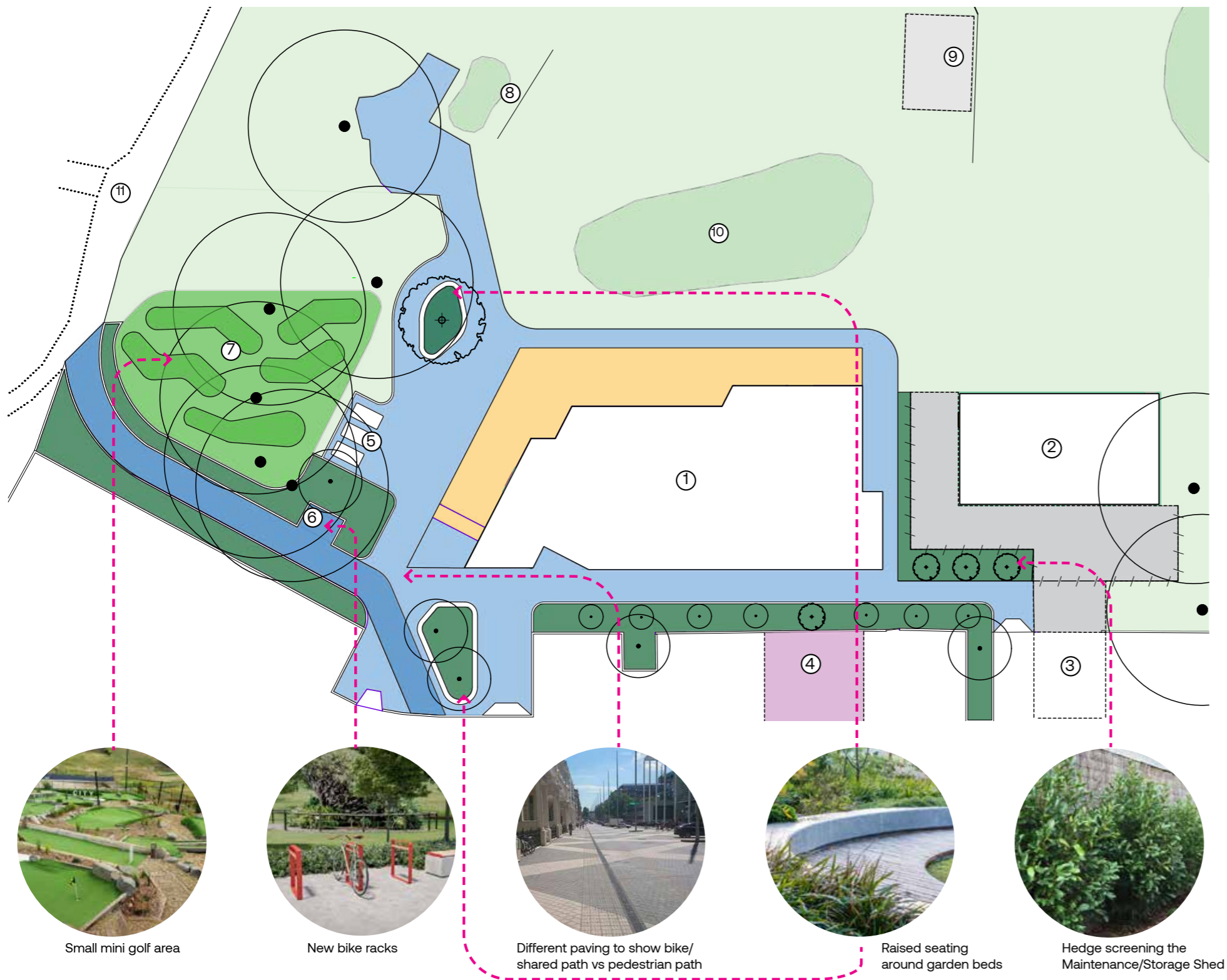


OUTDOOR CAFE SEATING / SERVERY



APPROACH FROM LINEAR PARK TRACK

10 Concept Design Landscape

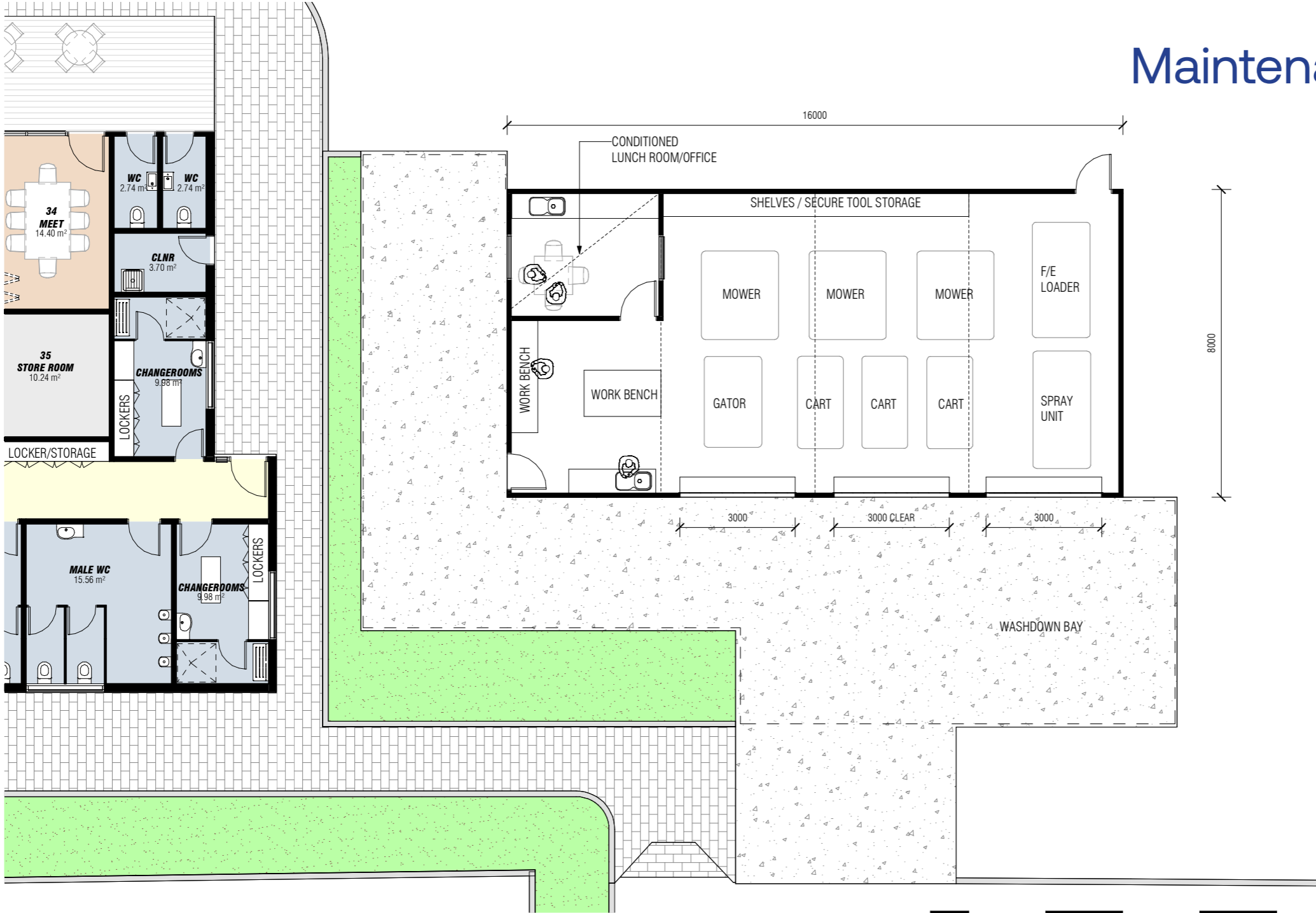


LEGEND

- Existing tree to be retained
- Proposed Tree
- Proposed Fence
- Formal garden bed
- Mini golf area
- Unit paving - pedestrian
- Unit paving - cycle/shared path
- Decking
- Bitumen
- Concrete

- ① New Building
- ② New Maintenance/Storage Shed
- ③ New Maintenance Vehicle Access (incl. line marking on bitumen)
- ④ New Bitumen Parking x3
- ⑤ Golf Cart Parking x 3
- ⑥ Bike Parking x 5
- ⑦ Mini Golf area
- ⑧ Existing First Tee & Existing Fence/Screening
- ⑨ New Driving Nets & Existing Fence/Screening
- ⑩ Existing Practise Green
- ⑪ Linear Park

10 Concept Design Maintenance & Storage Shed

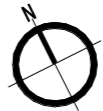


MAINTENANCE & GROUNDSMANS SHED

1 : 100 @ A3

0 2 m 4 m 10 m

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Sheet Size: A3



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