

# CITY OF MARION BUILDING ASSET STRATEGY (COMBAS)

## IMPLEMENTATION GUIDE 2024-2034



Project cost range in 2024/25 dollars

CoMBAS Code Reference	Focus Area	Building Asset Category	Key Recommendation	Total Project Cost Estimate Range	Preliminary indicative project timing with coloured boxes indicating resource/delivery years for organisational planning									
					Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10
					2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
CSB-LIB-1	Strategic Recommendation	Community Service Buildings - Libraries	Upgrade the external plaza at the Marion Cultural Centre.	>\$2.5m <\$5.0m										
CSB-LIB-2	Strategic Recommendation	Community Service Buildings - Libraries	Provide funding for future focussed internal fit-out changes the existing libraries to support emerging markets, inclusive of small business, education and private/casual utilisation	<\$1m										
CSB-NCCH-6	Strategic Recommendation	Community Services Buildings – Neighbourhood Centres & Community Halls	Improve functionality of Cosgrove Hall and environs including provision of audio visual, acoustic infrastructure and improved indoor/outdoor event connectivity. Explore grant funding and land acquisition as part of the South Rd Upgrade works for additional parking.	>\$1m <\$2.5m										
CS-CPAH-1	Business As Usual	Community Services Buildings – Cultural Performing Arts / Heritage	Improvement program to Marion Cultural Centre (Domain Theatre and Gallery) to maintain existing facility hierarchy within the broader regional network.	<\$1m										
CS-CPAH-2	Strategic Recommendation	Community Services Buildings – Cultural Performing Arts / Heritage	Deliver a customer museum space at the Marion Heritage Research Centre including a gallery, collection facility and depository.	<\$1m										
SR-IF-1	Strategic Recommendation	Sporting Recreation / Indoor Facilities	Deliver a new five-court Marion Basketball Stadium.	>\$20m										
SR-IF-2	Strategic Recommendation	Sporting Recreation / Indoor Facilities	Deliver a significant redevelopment of the Marion Leisure & Fitness Centre incorporating 4-6 courts, community space with a focus on youth.	>\$20m										
SR-IF-4	Strategic Recommendation	Sporting Recreation / Indoor Facilities	Prepare a Precinct Plan to identify a potential site in the Southern region for a future regional indoor facility in the long term when demand is identified.	>\$10m <\$15m										
SR-IF-5	Strategic Recommendation	Sporting Recreation / Indoor Facilities	Support the Marion sports precinct with the delivery of carparking improvements.	>\$1m <\$2.5m										
New		Sporting Recreation / Indoor Facilities	Marion Sports and Community Club changerooms – addition of four new changerooms and two upgraded for a total of six changerooms.	>\$1m <\$2.5m										
SR-SC-3	Strategic Recommendation	Sporting Recreation – Sports Clubrooms	Complete the delivery of Cove Sports Clubrooms and Upper Oval.	>\$10m <\$15m										
SR-SC-4	Strategic Recommendation	Sporting Recreation – Sports Clubrooms	Complete a Precinct Plan for Glandore Oval and delivery of the rebuild.	>\$5m <\$10m										
New		Sporting Recreation – Sports Clubrooms	Warradale Park Tennis clubroom upgrade.	>\$1m <\$2.5m										
New		Sporting Recreation – Sports Clubrooms	Morphettville Park Tennis clubroom	>\$1m <\$2.5m										
New		Sporting Recreation – Sports Clubrooms	Hazelmere Reserve Netball facilities	>\$1m <\$2.5m										
SR-GC-1	Strategic Recommendation	Sporting Recreation – Golf Clubs	Upgrade the clubhouse facilities to contemporary standards to support both increased membership and social recreation, including investigation of a range of partnership opportunities with commercial operators.	>\$2.5m <\$5m										
SR-AC-2	Business As Usual	Sporting Recreation – Aquatic Centres	Complete an audit and identified renewal as required for the outdoor pools at the Marion Outdoor Pool.	>\$1m <\$2.5m										
AO-1	Strategic Recommendation	Administration Offices	Deliver a staged internal upgrade of the Marion Administration Centre considerate of opportunities for space utilisation, delivery of a contemporary work environment for staff, including the associated change management initiatives to meet the organisations strategic objectives.	>\$2.5m <\$5m										
CW-1	Business As Usual	City Wide	Develop a facility signage, branding, and wayfinding plan, addressing both internal and external signage across all facility asset typologies across the first five years. Consider precinct wayfinding to promote walkability and connection between facilities when in close proximity.	<\$1m										
CW-2	Business As Usual	City Wide	Commit an AV/IT upgrade budget to be allocated within the CoMBAS program to be used to upgrade the AV and technology within existing facilities to respond to community and hire agency expectation for technology specifications, focussed on Electronic Security (Swipe Card Building Access), BYOD (Bring Your Own Device), video conference & digital presentation capability.	>\$1m <\$2.5m										

Legend:				
Community Services Buildings	Sports and Recreation Buildings	Administration and Operations Buildings	Buildings leased to Commercial Enterprises	City Wide