



THE EASTERN GOLF CLUB



GREG NORMAN GOLF COURSE DESIGN

RELOCATION PROJECT OUTLINE FOR NEW APPLICANTS



The Future is Bright.....

THE EASTERN GOLF CLUB

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INTRODUCTION

In June 2008, Members of The Eastern Golf Club voted in favour of selling the existing Doncaster site and building a new golf course, clubhouse and other facilities at a new site where suitable land could be found.

This decision was not easily reached and was the result of a 9 month Strategic Review to ascertain any and all options available to the Club to determine how to secure the future of the Club, and in particular the financial viability, long term. The Board are confident that the recommended and approved direction to relocate to a Greenfield site will achieve this.

Since the vote by Members, the Board of Directors have been working actively on a planning application to obtain a permit for the new facility in addition to transacting (selling) the existing Doncaster site. Both processes have been running in parallel and the Club has employed professional and specialist teams of consultants to assist the Club with achieving successful outcomes of each. A major milestone was reached in May 2011, with the announcement of a conditional sale of the Doncaster land to Mirvac.



In June 2010, Yarra Ranges Council approved the Clubs planning application however this was later overturned in December 2010 by an appeal at VCAT, primarily for the reason that the site was deemed to require design consideration for the evacuation of vehicles in a 1 in 100 year flood event. The club has determined that amending the plans for the new site and resubmitting is the most appropriate way to move forward and in the best interests of Members. The Club anticipates an outcome by early 2012.

It is important that new applicants recognise that there is no guarantee that the Club will be successful with the planning application (permit for the new development) and that the new development will proceed. We do however feel that we have assembled an application of the highest quality and have taken the necessary specialist advice to reassure us that we have met the necessary planning criteria. We believe the new development will be a great asset to the Yarra Valley region in both tourism and agriculture, and provide positive economic benefit and employment opportunities for the community.

We encourage new applicants to ask questions in relation to the development to ensure you are adequately informed prior to joining. We have a large display in the Clubhouse covering many aspects of the development, including golf course and clubhouse plans and staff would be pleased to walk you through the display and the information available.

THE SITE & LOCATION

The Club has secured an Option to purchase a magnificent site in the Yarra Valley, approximately 30 minutes drive from the Doncaster site. The property is known as Windsor Park and is located at 215-217 Victoria Road Yering. It is very close to both the new Yering Meadows (Croydon Golf Club) golf course and also Heritage Golf Club.



Looking North towards Christmas Hills



Splendid views up the Yarra Valley corridor

The property is 600 acres which consist of approximately 450 acres for the golf course, clubhouse and other facilities and 150 acres which is consumed by a private nature reserve with walking tracks abutting the Yarra River and an accommodation business known as 'Yering Gorge Cottages'. Subject to being successful with the planning application, the Club intends to exercise the option to purchase this entire 600 acre parcel of land, including the accommodation business.

The sites western board showcases some of the Yarra Valleys most magnificent views of Yering Gorge which is a unique stretch of the Yarra River with the Christmas Hills on the western side and a wonderfully preserved nature reserve located within the Windsor Park property on the eastern side.



Windsor Park from the air - 600 Acres – illustrates the location of the wooded area, cottages and the gorge

YERING GORGE COTTAGES¹

Yering Gorge Cottages are Luxury Self-Contained Cabins with accommodation for 40 persons in a mixed of 1 and 2 bedroom cottages.



¹ Website: www.yeringcottages.com.au, You Tube Video: <http://www.youtube.com/watch?v=I90jd-aVDB0>

THE MASTERPLAN

The Masterplan for the Windsor Park site, as submitted with our Planning Application, includes a 27 Hole Championship Golf Course and a 9 hole Par 3 golf course all designed by Greg Norman, complemented by a 6000sqm Clubhouse incorporating a 25m Indoor lap pool, gymnasium, child minding facilities, library, business centre, adult and kids games rooms, function and conference facilities. 4 tennis courts, a professional golf teaching academy and over 12 hectares of agricultural land (turf farm) have also been included. Many will complement the existing accommodation onsite.



The Board has taken the view that these are all desirable facilities to create a diverse, viable and family friendly facility for the Club and as a result has included all of them in the planning application. It is important to note that their inclusion in the planning application does not mean that they will definitely be included in the final development, should we be successful with our planning application. What facilities are to be included in the final development will only be determined once the planning outcome is known in addition to confirmation of what proceeds are to be received for the Doncaster land sale.

Applicants who wish to peruse detailed plans of the facilities should make arrangements with the office.



Greg Norman onsite at Windsor Park

"A design concept is created for each project that establishes individual character with an emphasis on aesthetics and playability. This results in a course that blends seamlessly with its surroundings and appears as if it has been part of the landscape for generations. Our approach involves an intimate knowledge of the site characteristics, an understanding of the club's objectives, a minimalist and least disturbance approach, a design that is challenging, playable and creates a memorable golf experience for players of all skill levels and an environmentally sensitive and sustainable design, always keeping the end vision in mind."

Greg Norman, Greg Norman Golf Course Design