

Agricultural Report for Golf Club Development, *for* Private client, September 2011

The Eastern Golf Club intends to relocate from Doncaster to Victoria Road, Yering and develop a 27-36 hole golf course and associated facilities on the property. A planning permit is required to support this use under the Yarra Ranges Planning Scheme. Clause 21.04 encourages the proposed facility to be associated with an agricultural activity being carried out on the land.

Phillips Agribusiness was commissioned investigate and select an appropriate agricultural use that had a functional and complementary use to the golf course as well as being of sufficient scale to demonstrate independent viability.

In the report summary it was noted that the property is located in a productive cropping and grassland environment. The agricultural quality of the land, with the exception of the forested hills, is moderate to good. Current land use is beef production and horse agistment.

The golf course proposal displaces agriculture with recreational activities as the main form of land use. Other impacts are to improve the environmental qualities of the property through increasing the area of wetlands, increase indigenous vegetative plantings and improve the water balance.

To meet the objective of selecting an agricultural use that can provide complementarily to the proposed golf development, it is proposed to introduce a turf enterprise on an area of land located immediately west of Victoria Road. This would have the combined functions of sharing labour and machinery overheads with the golf course, provide turf for its initial development, meet on-going maintenance needs and in the longer term, provide sales to the external market;

A business model of the proposed turf enterprise indicates it to be a strongly profitable operation that is sustainable in association with the golf club or on its own account.