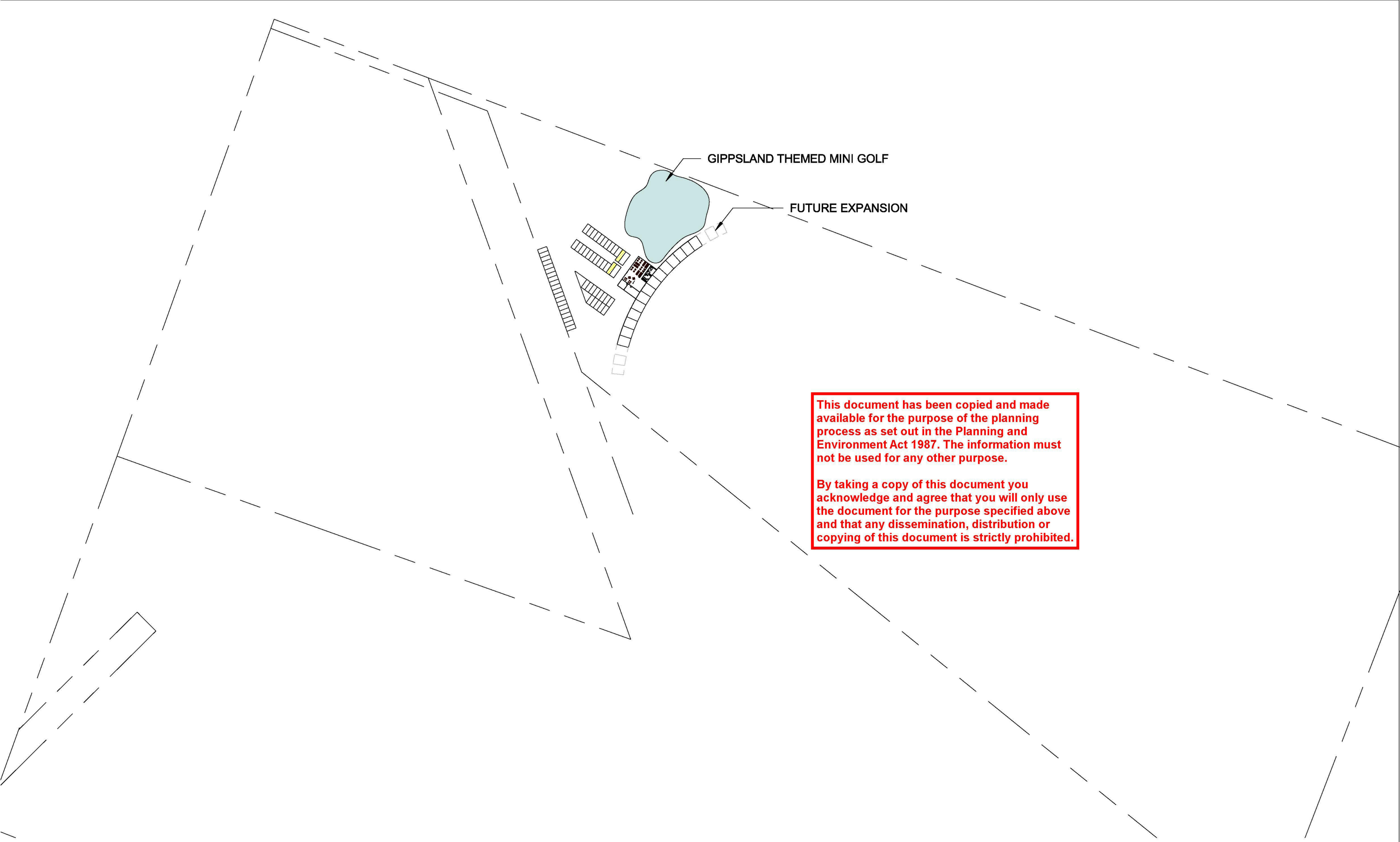




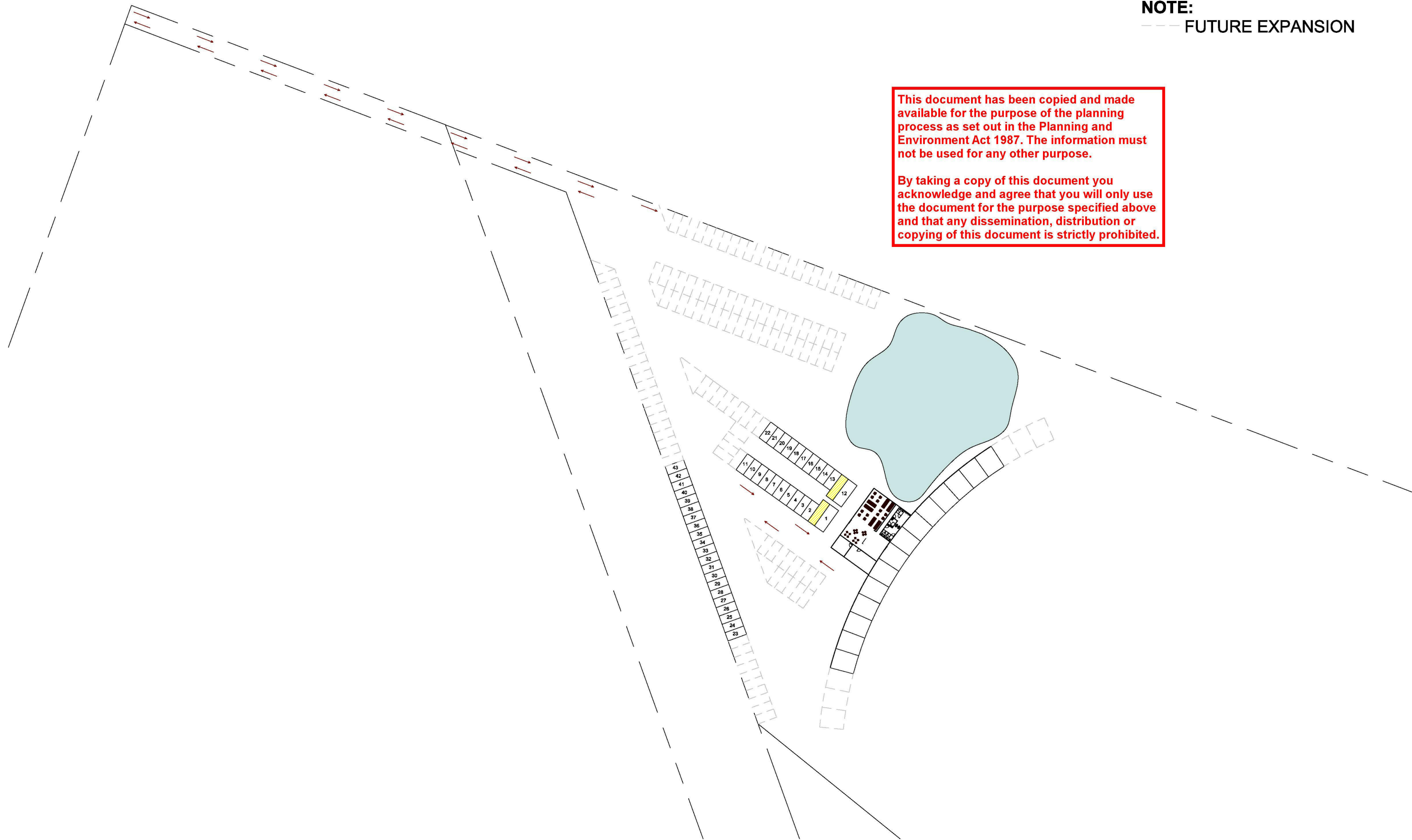
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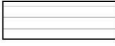
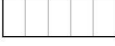
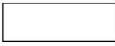
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NOTE:
--- FUTURE EXPANSION

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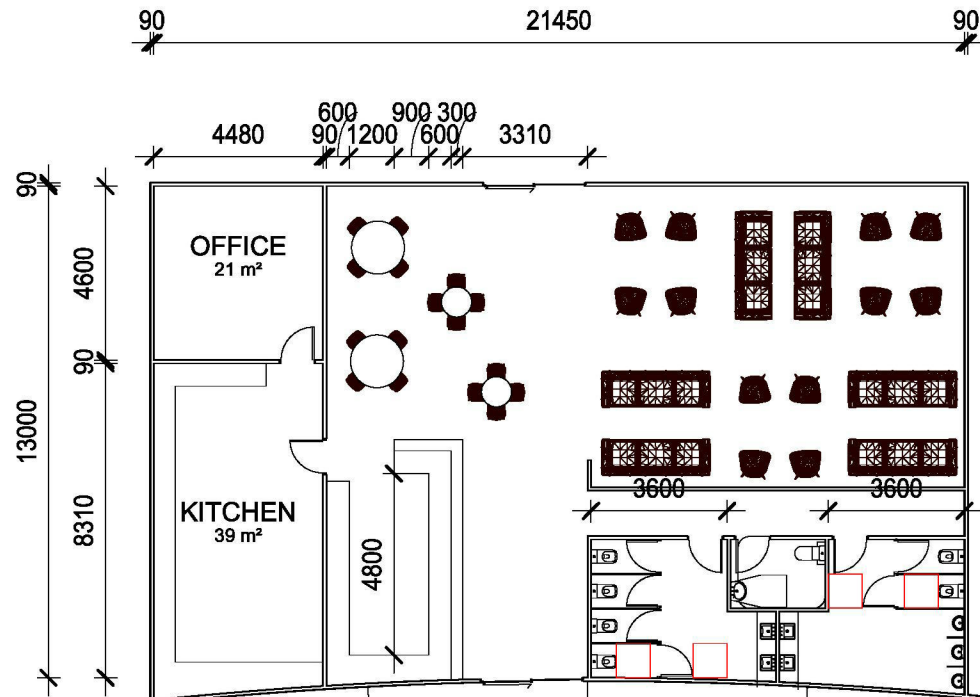
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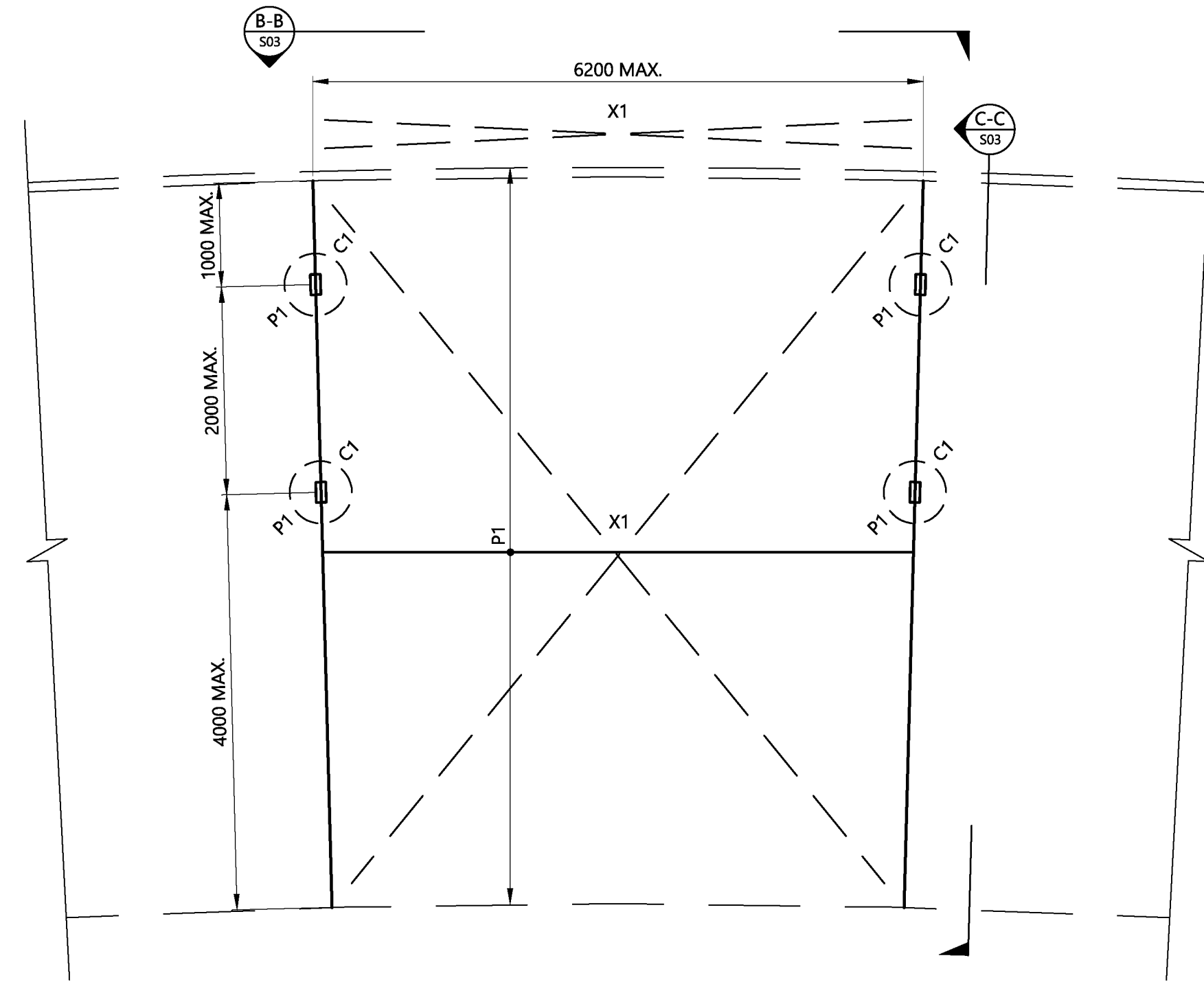


FINISHES LEGEND	
	TIMBER PLANKS MANUFACTURER: SER Floor COLOUR: NSW Spotted Gum AMOUNT: m ²
	CARPET BRAND: Advantage COLOUR: Silk Grey AMOUNT: 50.93m ²
	TILES TILE NAME: Woollahra Sand Matt CODE: NT24-8814FL SIZE: 600x600mm LAID: Straight GROUT: Mapei #10 White AMOUNT:m ²
	

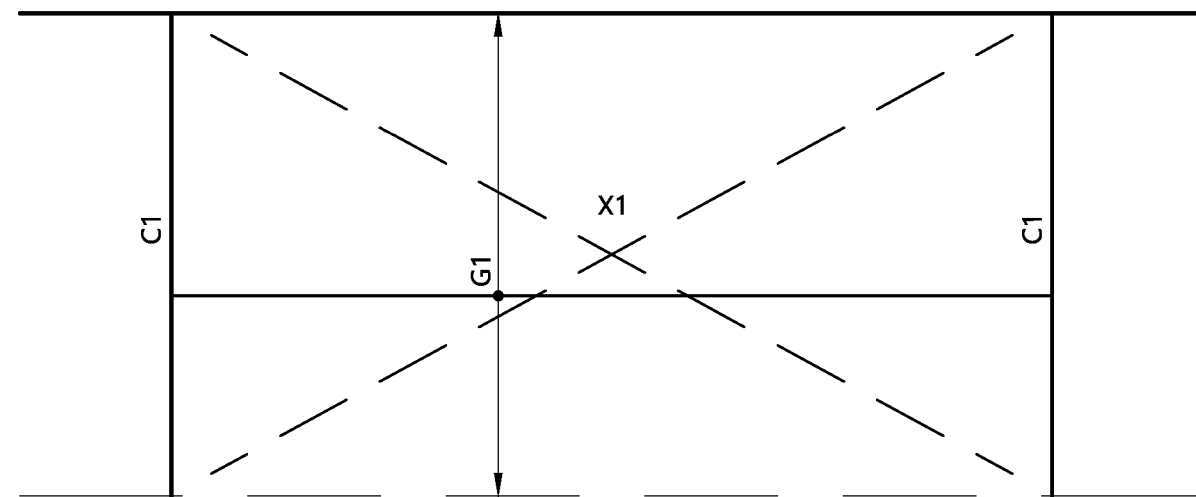
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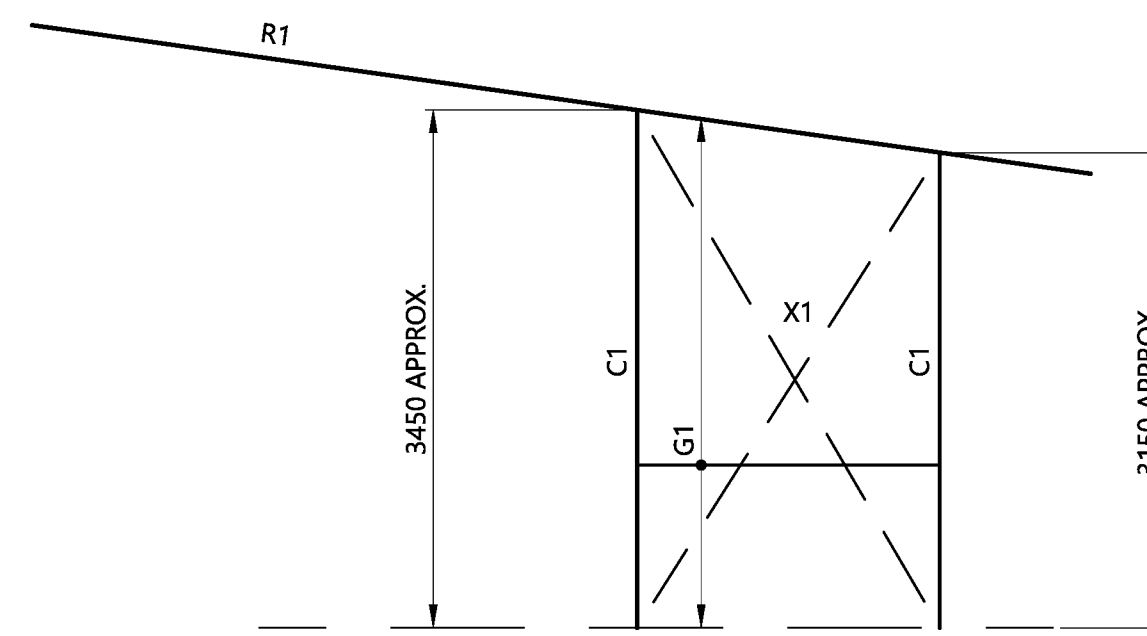




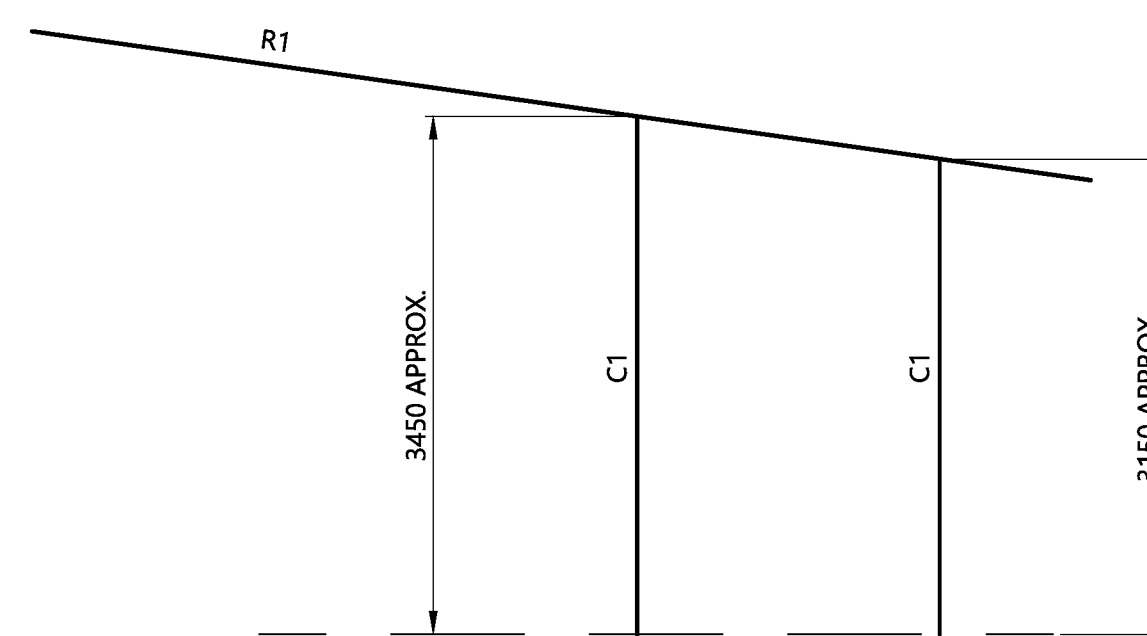
ROOF FRAMING PLAN - TYP.
SCALE 1:50



SECTION B-B - BACK ELEVATION - TYP.
SCALE 1:50

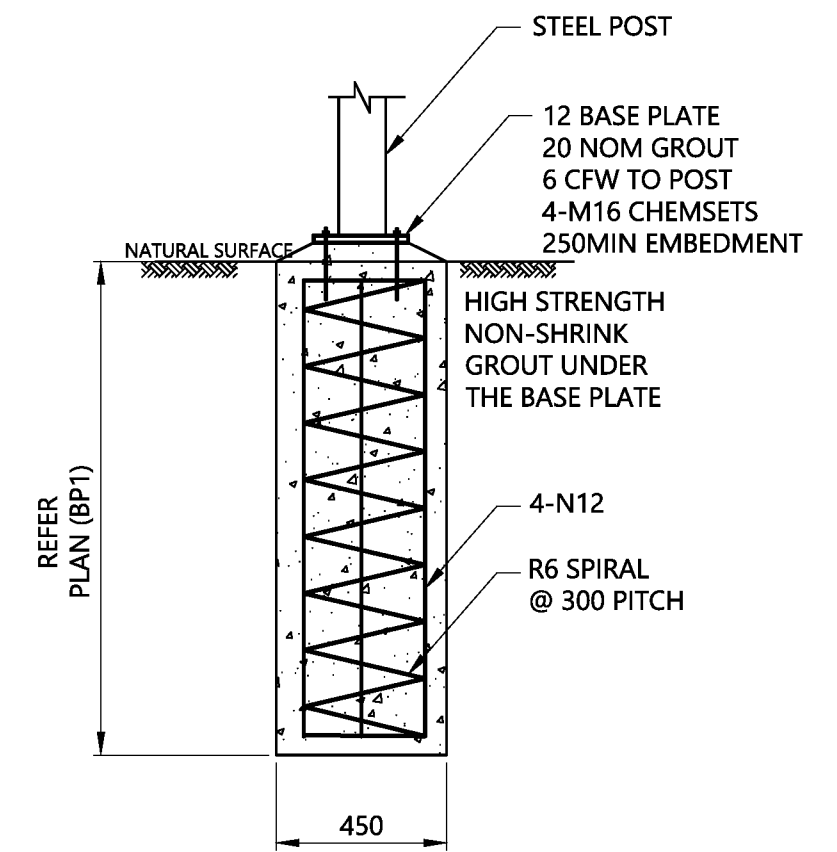


SECTION A-A - SKILLION ELEVATION END - TYP.
SCALE 1:50



SECTION C-C - SKILLION ELEVATION - TYP.
SCALE 1:50

ROOF MEMBER SCHEDULE		
MARK	SECTION	REMARKS/CONNECTIONS
R1	RHS 200x100x6	RAFTER
C1	RHS 200x100x6	COLUMN
P1	Z15019 @1200 CTRS	PURLINS, 2 BRIDGING ROWS
G1	Z15019 @1500 CTRS	GIRTS, 2 BRIDGING ROWS
X1	20 MM DIA ROD	BRACING
P1 600 DIA x 1500 DEEP CONCRETE PIERS		
BRACING NOTE FOR BRACING LOCATION SEE SITE PLAN.		

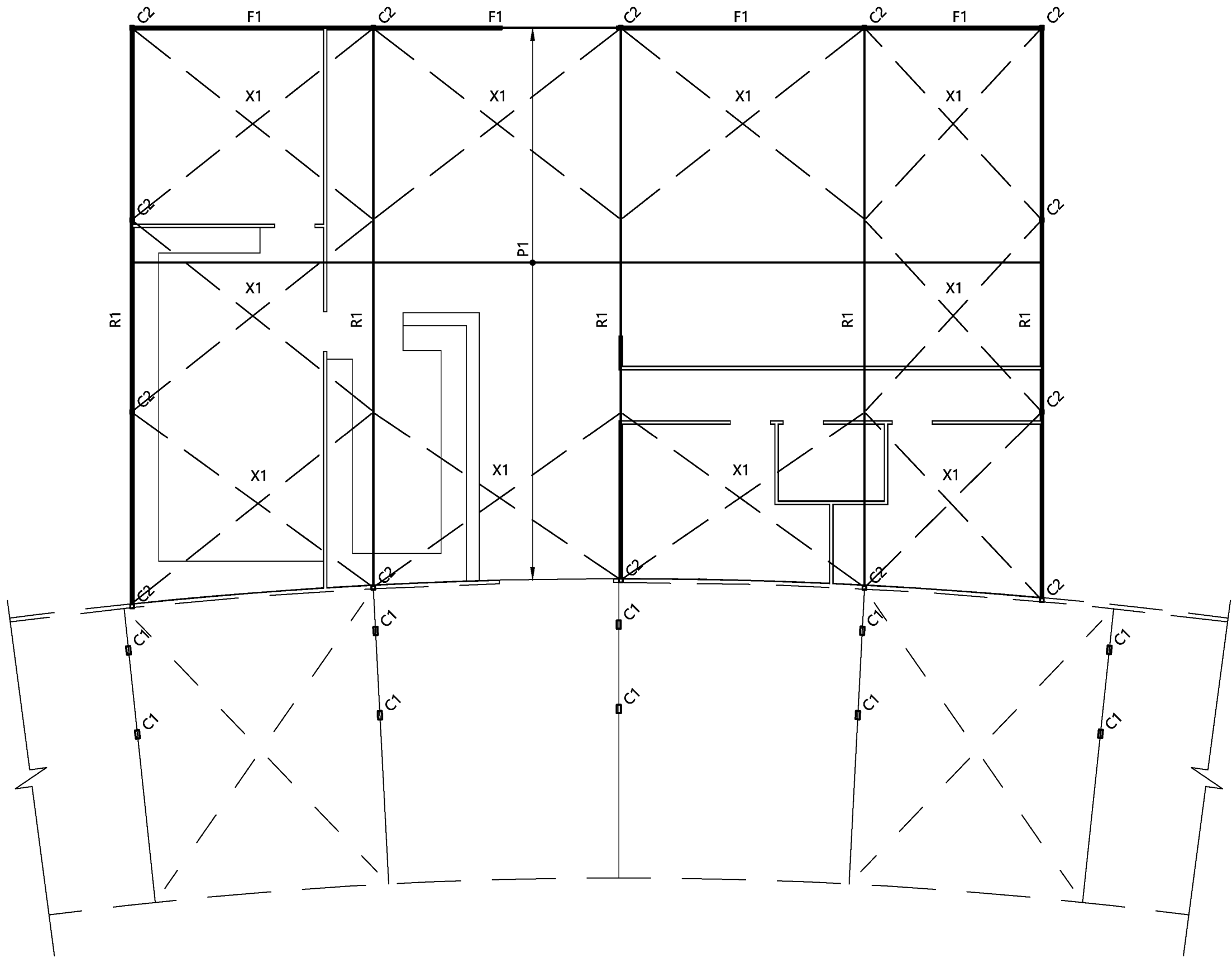


BOLTED STEEL POST - TYP
SCALE = 1:20

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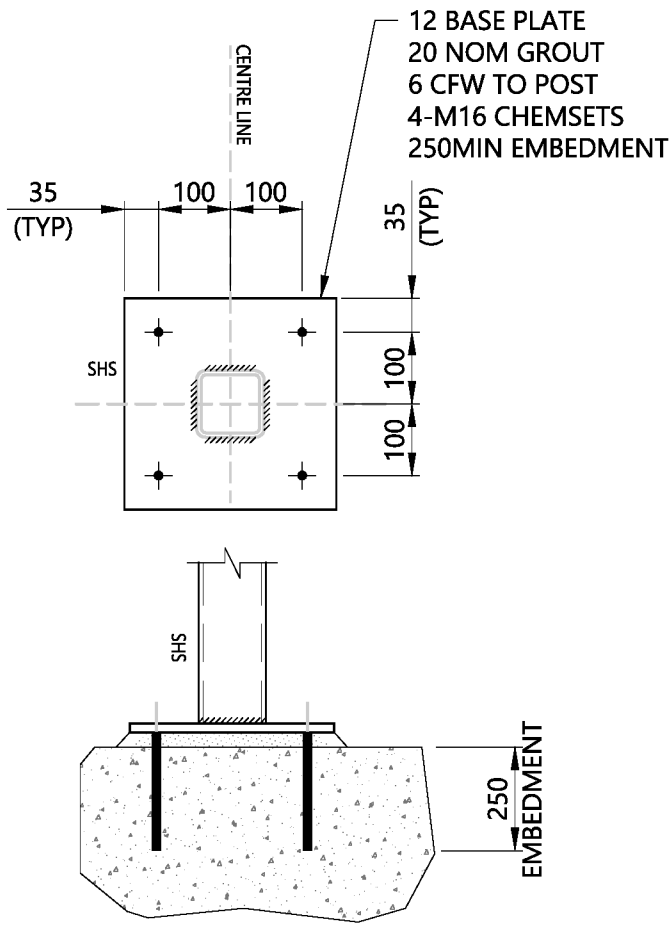
ROOF MEMBER SCHEDULE		
MARK	SECTION	REMARKS/CONNECTIONS
C1	RHS 200x100x6	COLUMN
C2	SHS 89x5	COLUMN
P1	Z15019 @1200 CTRS	PURLINS, 2 BRIDGING ROWS
F1	C15019	FASCIA
X1	20 MM DIA ROD	BRACING



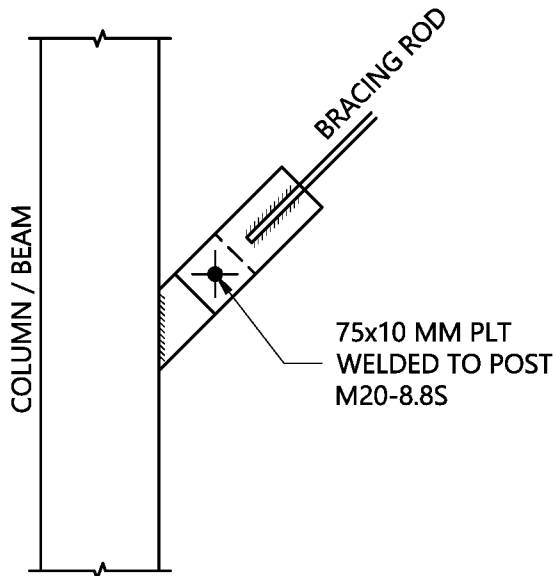
OFFICE FRAMING PLAN
SCALE 1:100

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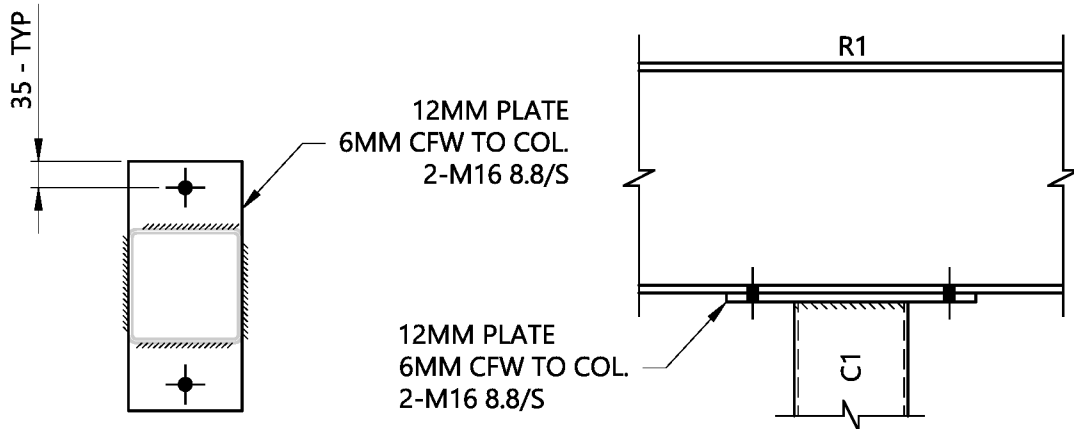
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COLUMN BASE DET - TYP
SCALE = 1:20



ROD BRACING DETAIL - TYP
SCALE = NTS

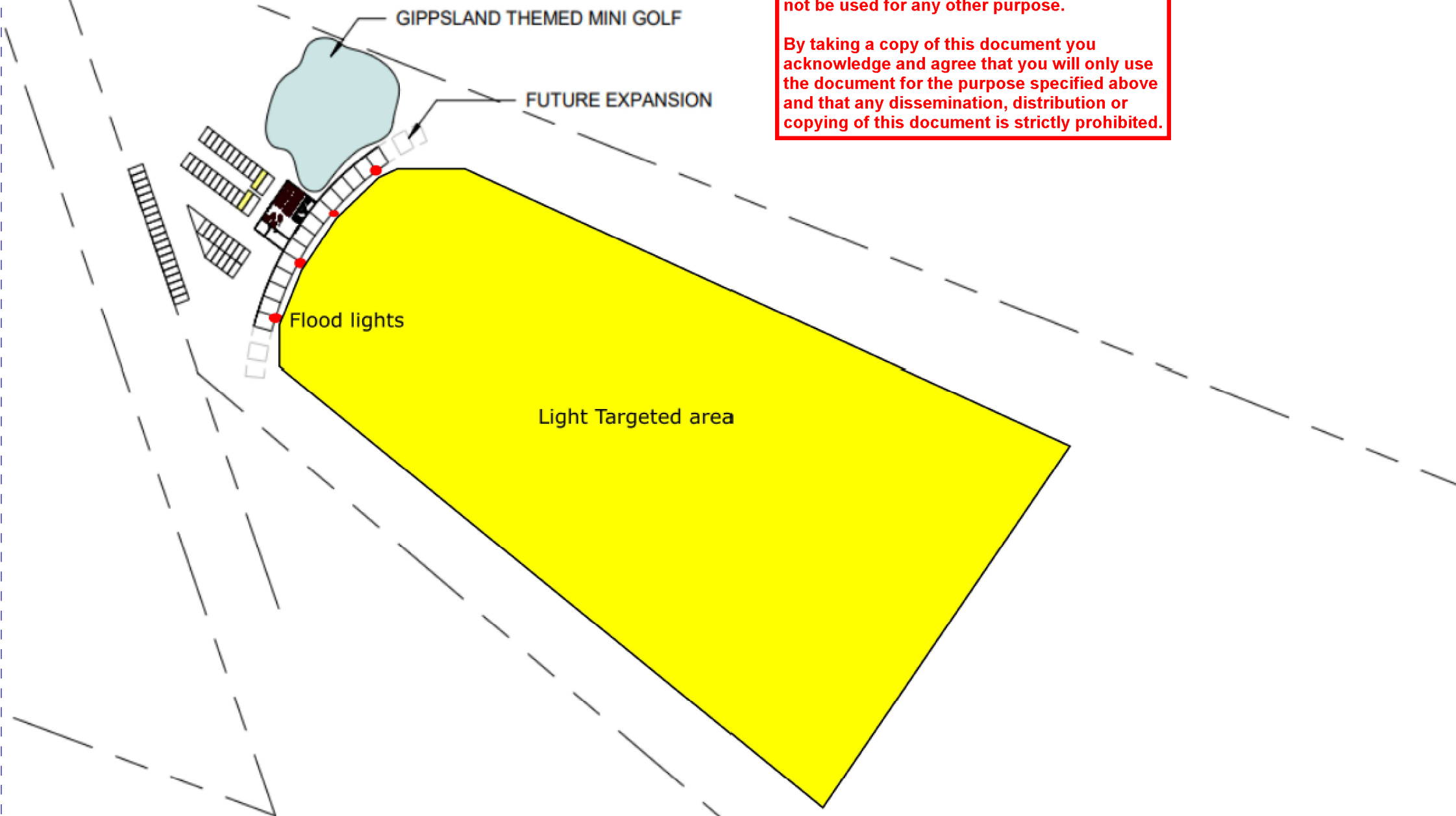


COLUMN TO BEAM SEAT CONNECTION DETAIL
SCALE = 1:10

STRUCTURE A [Redacted] → Structural Engineering Services		Job Name GOLF DRIVING RANGE - 139 HOPKINS RD, FULHAM VIC 3851	REV.	DATE	BY	AMENDMENTS	approved by [Redacted]
[Redacted]		Client	A	2 06 2026	C.S.	PRELIMINARY ISSUE	
		Job no					
		Drawn by					
[Redacted]		Drawing Title					COPYRIGHT © ALL RIGHTS RESERVED, THIS DRAWING MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION OF STRUCTURE A
		ELEVATIONS					
		Paper size					
		Sheet no					

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Fulham Golf Driving Range (Name TBC)

Introduction

The Fulham Golf Driving Range is proposed for a 30-acre site in Fulham, Victoria. The development has been designed as a recreational destination for residents and visitors from Sale, Longford, Maffra, Stratford, Rosedale, Traralgon and the wider Gippsland region.

The facility will include a 500-metre driving range, which will be the longest in Victoria, an 18-hole Gippsland-themed mini golf course, a café and clubhouse, coaching areas, and in the future, electric vehicle charging stations. The site layout allows for safe vehicle access, adequate parking, and future expansion without affecting surrounding land uses.

A key feature of the development is the installation of Toptracer Range technology. This is the same ball-tracking and gameplay system used in leading golf facilities worldwide. It provides real-time shot tracking, performance data, virtual course play and interactive games suitable for both beginners and experienced golfers. Toptracer is widely recognised for increasing participation, supporting coaching programs and enhancing the overall visitor experience.

Hours of Operation

The driving range and mini golf areas will operate from 6:00 am to 9:30 pm Monday to Thursday, 6:00 am to 10:00 pm on Fridays and Saturdays, and 6:00 am to 8:00 pm on Sundays. The café and clubhouse will operate daily from 6:00 am to 7:00 pm.

Extended trading hours may be used during school holidays, public holidays and special events, subject to appropriate approvals and compliance with noise and lighting requirements.

Staffing

During normal operations, the facility will employ between 5 and 10 staff. This includes a facility manager, administration staff, grounds and maintenance personnel, café and hospitality staff, and a qualified golf professional. Additional casual staff will be engaged during weekends, school holidays and peak periods.

This level of staffing ensures safe operation of the site, appropriate supervision of activities and a high standard of customer service.

Expected Patronage

Based on population data, regional visitation patterns and golf participation rates, the facility is expected to attract approximately 100 visitors per day on average. This equates to around 36,500 to 40,000 visits per year.

Weekday visitation is expected to range from 30 to 80 people per day, while weekends are expected to attract between 100 and 120 visitors. The primary catchment area includes more than 60,000 residents across Wellington Shire and neighbouring communities.

The facility's scale, combined with the inclusion of Toptracer technology, mini golf, night lighting and family-friendly amenities, is expected to support steady year-round visitation. As the facility becomes established, annual visitation may increase to between 60,000 and 80,000, consistent with similar regional golf and recreation venues.

Events and Community Use

The site has been designed to support a range of community, recreational and educational activities. These may include coaching programs, junior development programs, school group visits, charity events, corporate team-building activities, birthday parties, long-drive competitions and community fundraising events.

Events will generally be held during daylight hours. Any larger events will be managed through appropriate traffic, parking and noise management measures to ensure minimal impact on neighbouring properties.

Day-to-Day Operations

Daily operations will include ball collection and washing, turf and mat maintenance, safety inspections of nets and lighting, waste and recycling management, and general customer service. The facility may use an online booking system to manage bay allocation and reduce congestion during peak times.

The café will provide light meals and refreshments for visitors. Equipment hire and coaching services will be introduced as the facility expands, while membership options will be available from the commencement of operations.

Toptracer Technology

The driving range will incorporate Toptracer Range, a leading ball-tracking system used in more than a thousand golf facilities internationally. The system uses cameras and software to track each golf shot and display information such as ball speed, distance, trajectory and accuracy.

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Toptracer also provides virtual golf experiences, allowing users to play simulated versions of well-known courses. It includes interactive games suitable for families, beginners and social groups, as well as detailed performance analysis for experienced golfers and coaching programs.

The technology is recognised for increasing participation, improving coaching outcomes and creating a more engaging and inclusive environment. It supports both casual recreation and structured training, making the facility suitable for a wide range of users.

Future Expansion

The 30-acre site provides capacity for staged expansion as demand grows.

Stage 2 may include the installation of additional Toptracer units, expansion to 40 driving bays, an additional 18 hole mini-golf course, new practice greens and short-game areas, and an enlarged clubhouse and café.

Stage 3 may include function and conference facilities, a pro shop, a licensed bar, covered entertainment areas and outdoor event spaces.

The site layout allows these expansions to occur without significant changes to access, parking or surrounding land uses.

Sustainability and Zero-Emission Operations

The long-term goal is for the facility to operate as a fully sustainable, low-emission or zero-emission venue. This will be achieved through solar power generation, battery storage, LED lighting, water recycling for irrigation and ball washing, electric maintenance equipment, EV charging stations and comprehensive waste-reduction practices.

These measures align with broader sustainability objectives within Wellington Shire and support long-term operational efficiency.

Economic and Community Benefits

The development will create local employment opportunities, attract visitors to the region and support nearby businesses. It will provide a high-quality recreational asset for families, schools, sporting groups and community organisations.

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The facility will contribute to the economic and social wellbeing of the region by offering a safe, accessible and modern recreational environment that encourages physical activity, social participation and tourism.

Conclusion

The Fulham Golf Driving Range has been designed to provide a long-term recreational asset for the Gippsland region. With its large site area, modern facilities, Toptracer technology and capacity for future expansion, the development is well positioned to become a significant contributor to local recreation, tourism and economic activity.

The proposal has been prepared with consideration for operational safety, community benefit, environmental sustainability and compatibility with surrounding land uses. It is expected to deliver substantial social and economic value to Wellington Shire over the coming decades.

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