

19/01/2006
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SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1**

EYNESBURY STATION

1.0

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Requirement before a permit is granted

Prior to the commencement of development in accordance with the Eynesbury Station Incorporated Plan:

- Consolidation of Eynesbury Station into three key holdings:
 - the Eynesbury Station Township Precinct;
 - the Eynesbury Station Grey Box Forest Area; and
 - all other land within Eynesbury Station except for the Eynesbury Station Township Precinct and the Eynesbury Station Grey Box Forest Area.
- Creation of an unlimited body corporate established under the *Subdivision Act 1988* to include land covered by the relevant Incorporated Plan Overlay in both the Wyndham and Melton Planning Schemes.
- Preparation of Environmental Management Strategies as required by the *Eynesbury Station Incorporated Plan, September 2001* to the satisfaction of the Responsible Authority. The Environmental Management Strategies for Flora and fauna protection and enhancement; and Control of pest plants and animals must also be to the satisfaction of the Department of Natural Resources and Environment.
- Preparation of legal strategies as required by the *Eynesbury Station Incorporated Plan, September 2001* to the satisfaction of the Responsible Authority.

2.0

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Permits not generally in accordance with the Incorporated Plan

A permit may be granted for the following uses and developments that are not generally in accordance with the Incorporated Plan:

- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- A fence.
- Extensions, additions or modifications to any existing use or development.

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Conditions and requirements for permits

None specified

4.0

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Decision Guidelines

Before deciding on an application, the Responsible Authority must consider, as appropriate the implementation of strategies to achieve;

- Linkages between urban/recreation development and farming/agricultural pursuits and improvements.
- On-going environmental management of Eynesbury Station.
- Any subdivision of land in the Rural Zone must demonstrate agricultural and environmental benefits.

5.0

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Requirements for Incorporated Plan

Any Incorporated Plan for the whole or part of Eynesbury Station shall address the following:

- The integrated environmental management of Eynesbury Station.
- The continued use of the bulk of Eynesbury Station for productive agriculture.
- The use and reuse of water from Surbiton Park Treatment Plant.
- The maintenance and improvement of water quality of Werribee River.
- The protection and enhancement of the environmental and heritage assets of Eynesbury Station.