LOCAL AREAS

This Clause focuses on Local Area implementation for particular precincts within the City of Melton and should be read in conjunction with the rest of the Municipal Strategic Statement.

Eynesbury Station

Overview

Eynesbury Station has a total site area of 7,420 hectares. It lies partly within the municipalities of Melton and Wyndham, approximately 40 kilometres west of Melbourne.

The site contains numerous former farm buildings, including the substantial former homestead complex, dry stone walls, dams and other features, that are included on the Victorian Heritage Register.

North of the Eynesbury Station Homestead is the Eynesbury Woodland, with an area of 268 hectares. This contains environmentally significant vegetation of Plains Grassy Woodland dominated by Grey Box.

Within the site, a residential development known as Eynesbury Township has been established. Approval of the overall development is based on the objectives of ensuring the balance of the land remains in productive agricultural use through the use of recycled water, environmental problems are addressed and the significant heritage and environmental assets are protected and enhanced.

The Eynesbury Station Incorporated Plan 2001 provides the basis for the approval of the development. Further management plans, strategies, agreements and approvals, including a Development Plan, guide the on-going development of the area.

The vision for the township is to provide an integrated, innovative residential and recreational community based on principles of environmental, social and economic sustainability.

Key Issues

- Facilitating transport connections to Melton and Werribee to enhance residents’ ability to access education, health, recreation and employment opportunities and services.
- Providing infrastructure to meet the needs of the community in a timely way.
- Ensuring the use of recycled water, on-going productive agricultural activity and the protection of heritage and environmental assets continues to be managed in accordance with the original intent of the Eynesbury Station Incorporated Plan 2001.
- Managing the complex layers of approvals and plans required for development including the existing Mixed Use Zone that applies to the Eynesbury Township.

Objectives and strategies

Objective 1 To develop the township of Eynesbury in accordance with the new urbanist principles upon which the township is based.

Strategy 1.1 Design the road network to:
- provide for optimum future bus routes
- cater for buses
- maintain options for appropriately located bus stops.

Strategy 1.2 Design subdivisions to provide a permeable and legible street network which allows safe and direct pedestrian and cycle access.

Strategy 1.3 Support options for interim service delivery such as ‘pop up’ services pending construction of permanent facilities.

Objective 2 To support the continued use of Eynesbury for productive agriculture.
Strategy 2.1 Support the diversification and intensification of agriculture arising from the opportunities presented by access to the recycled water.

Strategy 2.2 Provide appropriate buffers between the existing and future residential development and agricultural activities which may have adverse amenity impacts.

Objective 3 To ensure the on-going integrated environmental management of Eynesbury Station.

Strategy 3.1 Require best practice in all aspects of design, agricultural practice and environmental management which includes control of pest plants and animals, stormwater management and the management of key environmental assets.

Strategy 3.2 Support the development of an innovative residential and recreational community at Eynesbury Station based on principles of environmental, social and economic sustainability.

Strategy 3.3 Implement the vision and philosophy identified in the Eynesbury Station Incorporated Plan, September 2001.

Objective 4 To facilitate the productive reuse of water from Surbiton Park Treatment Plant.

Strategy 4.1 Support opportunities for the reuse of water primarily in the agricultural and recreational components of Eynesbury Station.

Objective 5 To maintain and improve the water quality of Werribee River.

Strategy 5.1 Require the application of best practice water sensitive urban design techniques throughout Eynesbury Station.

Objective 6 To protect and enhance the environmental and heritage assets of Eynesbury Station.

Strategy 6.1 Support the conservation and adaptive reuse of heritage buildings where consistent with the vision and philosophy of the Eynesbury Station Incorporated Plan, September 2001.

21.12-1.4 Implementation

The strategies will be implemented through the planning scheme by:

Policy guidelines

When deciding on an application for use and development within Eynesbury, the following will be considered:

- The approved plans, strategies and executed agreements to ensure the original vision and intent of the Eynesbury Station is preserved.

Further strategic work

- Investigating the most appropriate land use zoning for Eynesbury township to achieve the desired planning outcomes. Consider Mixed Use Zone, Comprehensive Development Zone and other suitable zones.

21.12-1.5 Reference documents
