

22.09 EYNESBURY STATION POLICY

03/10/2013
C134

This policy applies to the part of the property known as Eynesbury Station within the City of Melton shown on Map 1 to this policy. It reflects the complementary Eynesbury Station Policy in the Wyndham Planning Scheme.

This policy supports the Municipal Strategic Statement direction on Rural Land Protection, Protection of Environmental Assets, Investment in Tourism, Leisure and Recreational Opportunity, Diversity of Housing Opportunity and Enhancement of Image and Appearance.

22.09-1 Policy Basis

19/01/2006
VC37

Eynesbury Station is the single largest landholding in the area, comprising a total site area of 7420 ha. It lies partly within the municipalities of Melton and Wyndham. It is a broadacre rural holding used for cropping and grazing, but with a high proportion of rock cover which influences the extent of these activities.

A complex of highly significant heritage buildings is centred on the Eynesbury Station homestead and is included on the Victorian Heritage Register and the Register of the National Estate. Immediately north of the homestead is the 'Eynesbury Woodland', with an area of 268 ha. This is a community of Plains Grassy Woodland dominated by Grey Box, which is one of the most intact remnants of this community in the State. It is of national conservation significance and has been included in the Register of the National Estate. The property also has a long, 7.5 km frontage to the Werribee River, which is the principal water supply for the Werribee South market garden precinct. On the opposite side of the river is Surbiton Park Treatment Plant, which treats wastewater from Melton.

Eynesbury Station is facing pressures common to many dry-land farms of declining returns from traditional agricultural production, and the spread of noxious weeds and pest animals endemic to this area.

A concept for development of Eynesbury Station is identified in *the Eynesbury Station Incorporated Plan, September 2001*. This concept is based upon the objectives of ensuring that the property as a whole remains in productive agricultural use, environmental problems are addressed and the heritage and environmental assets of the property are protected and enhanced in the long term. Water from Surbiton Park Treatment Plant will be used in order to increase the production capacity of what is now a marginal use of the land and create a greater range of farming options. At the same time, its productive reuse will better ensure protection of water quality in the Werribee River and give the treatment plant capacity to expand. The establishment of a new residential and recreational community at Eynesbury Station will provide the means to bring water to the property from Surbiton Park and enable the development of further intensive agricultural enterprises, as well as itself making use of the water and contributing to the volume available for recycling.

The innovative residential component of the development will be based upon new urbanist principles, fully integrated with the landscape and responsive to the harsh local climate. The recreational component will include, but not be limited to, two championship standard golf courses, a clubhouse and hotel, horse agistment and equestrian facilities.

The policy supports the State Planning Policy Framework objectives relating to Protection of Catchments, Waterways and Groundwater, Conservation and Native Flora and Fauna, Heritage and Agriculture.

22.09-2 Objectives

19/01/2006
VC37

- To enable the continued use of Eynesbury Station for productive agriculture.
- To ensure the integrated environmental management of Eynesbury Station as a whole.
- To facilitate the productive reuse of water from Surbiton Park Treatment Plant.
- To maintain and improve the water quality of Werribee River.

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

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Policy

It is policy to:

- Support the development of an innovative residential and recreational community at Eynesbury Station based on principles of environmental, social and economic sustainability.
- Provide opportunities for the reuse of water from Surbiton Park Treatment Plant primarily in connection with the agricultural and recreational components of Eynesbury Station.
- Provide opportunities for the diversification and intensification of agriculture.
- Incorporate 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.
- Implement the vision and philosophy identified in the *Eynesbury Station Incorporated Plan, September 2001*.

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Policy Reference

Eynesbury Station Incorporated Plan, September 2001.

Map 1: Eynesbury Station Policy Map

