SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as IPO1.

EYNESBURY STATION

1.0

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 Melton and Wyndham 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

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.

3.0

Conditions and requirements for permits

None specified

4.0

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 the farming/agricultural improvements.

- On-going environmental management of Eynesbury Station.

- Any subdivision of land in the Rural Zone must demonstrate agricultural and environmental benefits.

5.0

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.