

New Town of Eynesbury

Melton, Victoria

Project type

New Town

Date

2002 and ongoing

ESD Role

Lead Urban Designer

Major technical consultants

Tract

Project size

1200ha, around 2900 dwellings

Client

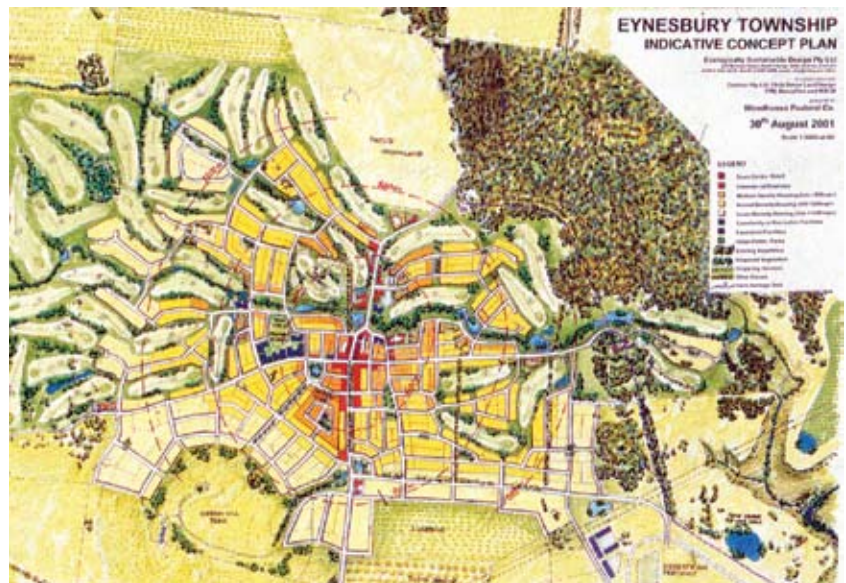
Villa World

Implementation status

Construction of first golf course and recycled water infrastructure complete; first stage completed and selling

Further information

www.eynesbury.com



This development is located on the plains west of Melbourne, between two of Melbourne's designated urban growth corridors, and in order to gain approval, was required to be an exemplary sustainable mixed-use walkable urban development.

The town of Eynesbury is in the middle of a vast farm, which is the historic 7400ha Eynesbury Station, characterised by a stunning bluestone homestead, but also by relatively low quality farm land. Unusually, this farm has stayed virtually intact for over a hundred and fifty years.

The farm has several kilometres of Werribee River frontage, and across the other side is the Melton Sewerage Treatment Plant. This plant had reached capacity and required land for irrigation. This context resulted in the State Government approving the new Eynesbury township, as part of a package that ensures that substantial amounts of recycled water from the STP is used on Eynesbury (farm, golf course and township).

Eynesbury Township is designed as a traditional country town with a highly-interconnected street network. It will have a small mixed-use town centre and a range of other business and employment activities associated with recreation, environmental management and farming. It is mostly surrounded by the farm, and has a significant grey box woodland and a native grassland precinct.

The town is integrated with its golf courses, in a way that facilitates community interaction. The first neighbourhood radiates out from the historic homestead, which is being restored as the golf clubhouse and local convenience centre. Early residential development features a range of lot sizes and housing products, including terrace houses and rear lanes. The dwelling density and diversity is significantly greater than comparable residential projects in the area. ESD still retains a design review role.