

EYNESBURY



DESTINATION **EYNESBURY**



EXPLORE EYNESBURY

Welcome
Live, love and discover
this amazing place.

6



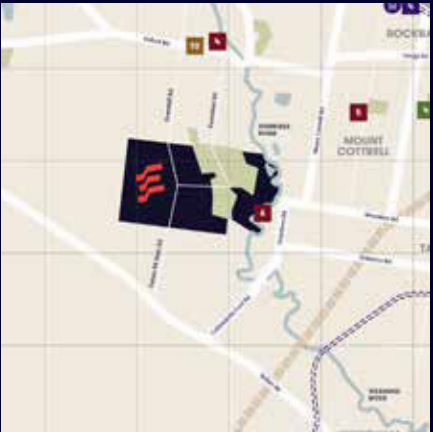
Rich in History
Eynesbury's rich history
can be seen everywhere.

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Location
Tucked-away yet central,
there is so much to see,
do & experience.

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Masterplan
A visionary masterplanned
community guided by a unique
development approach.

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The Eynesbury Style
Beautiful & distinctive homes
are a feature of Eynesbury.

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Here & Now
Everything that Eynesbury
already has to offer.

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Engaged Community
Fostering an active &
engaged community.

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Destination Beyond
The future looks refreshing
at Eynesbury.

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Sustainability
Placing importance on a
sustainable development.

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Resimax Group acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.



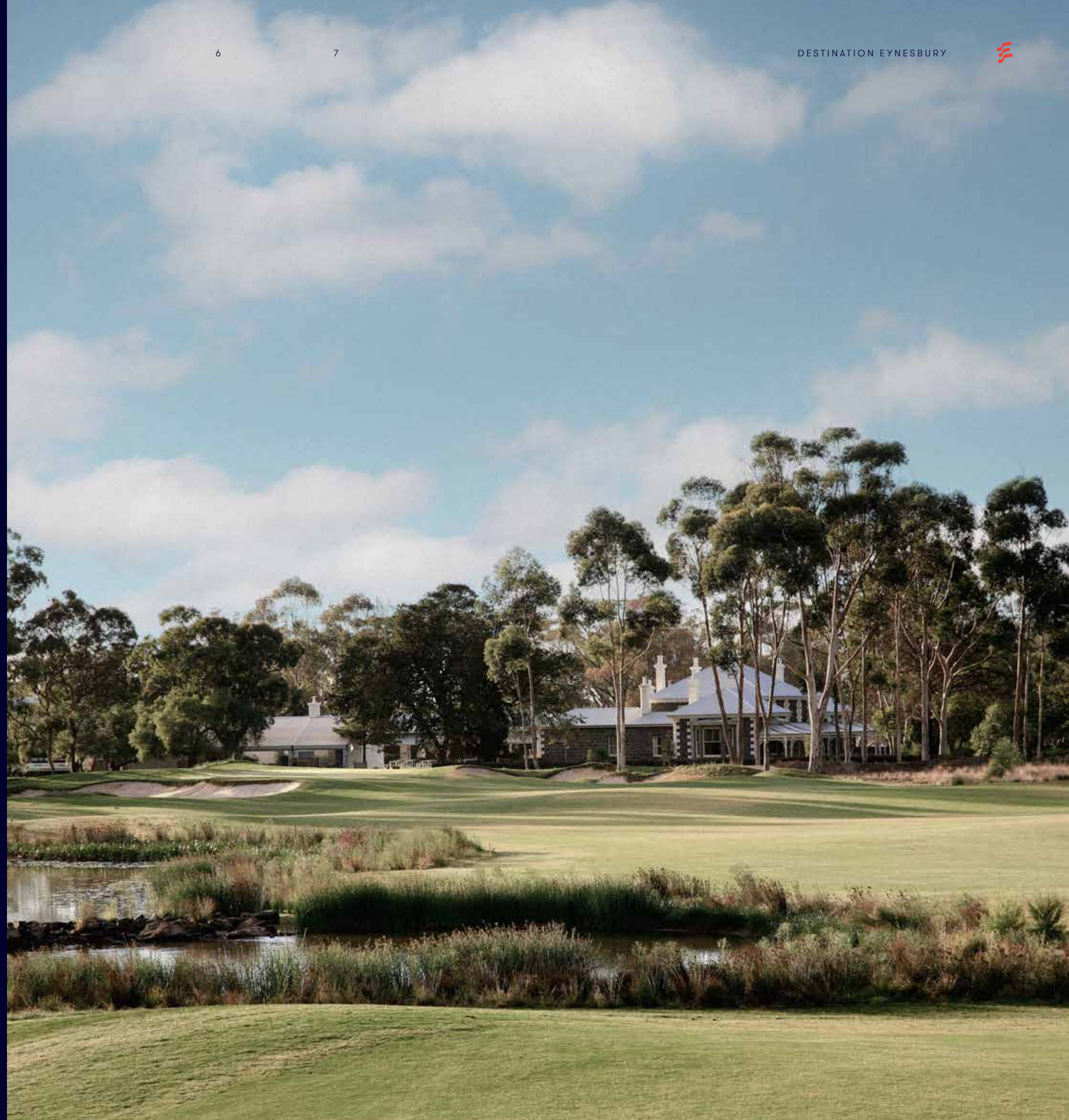
WELCOME TO EYNESBURY

There's no place like Eynesbury.

A fully contained world adjoined by 288 hectares of Grey Box Forest, Eynesbury feels a world away from suburbia yet lies just 40 minutes from Melbourne's CBD. And with a community of over 3000, there's so many attractions and amenities on the ground already.

This place is remarkable for so many reasons. The rich history and many natural wonders. The distinctive architecture and beautiful tree lined streets. And with 50% of the community being green open space, the overall feeling of space and light is abundant.

Browse this brochure, explore the land, then come and visit us. We'd love to show you around.



A PLACE RICH IN HISTORY



A MILLION YEARS OF HISTORY

Eynesbury has a long, multi-layered history. A history that's rich in people, pride of place and a proudly independent community spirit.

Eynesbury's Traditional Owners occupied this land for tens of thousands of years. Then there's the well-preserved pastoralist and natural history - the story of the land, plants and animals. And finally, there's the collective history that the current residents create each day. Because, above all, Eynesbury's history is written every day by those who call it home.

1 MILLION YEARS AGO

The spectacular Werribee Gorge, which neighbours Eynesbury, was formed along a fault line in the earth's crust.

Eynesbury's Traditional Owners, the Wadawurrung, occupied this land for tens of thousands of years, caring for Country in the most sensitive and sustainable way.

1842

Simon Staughton arrives in Australia from England and quickly builds a vast property empire. He eventually controls over 102,000 acres.

1870

Upon Simon Staughton's death, his children divide the land holdings into four lots and Eynesbury is created.

1872

Samuel Staughton starts building the beautiful Eynesbury Homestead, which takes three years to complete. The sizeable home is well used as Simon and his wife Lizzie have seven children.

1880

This was a busy year for Tom Staughton. A fierce advocate for the local community, he's not only elected to the Victorian parliament, but he also founds the Melton Football Club and is unanimously elected president.

1880

The first annual Wyndham vs Eynesbury cricket match is held.

1884

After donating the land for the railway line, Samuel is on hand to see Melton Station opened.

1885

The first renovation of Eynesbury Homestead is completed with a billiard room and ballroom added.

1891

An Eynesbury shearer only known by the initials CC writes 'Click go the shears'. The song originally appears in the Bacchus Marsh Examiner.

1897

Complimenting the extensive vegetable gardens and orchard, the ornamental lake is built at the Homestead.

1947

The Eynesbury Pastoral Company (EPC) sells Eynesbury to John Baillieu. The polo fields, just off the main road, are still owned by the Baillieu family today.

2003

Covering over 1200 hectares, the modern Eynesbury township development is announced by a joint venture consortium. In the coming years, much planning and restoration is undertaken.

2007

The Eynesbury golf course is opened to the public. Golfers from far and wide flock to test themselves.

2008

Home, sweet, home! The first new home at Eynesbury is completed and the happy new residents move in. In the following years, many new homes are completed and the community rapidly grows.

2019

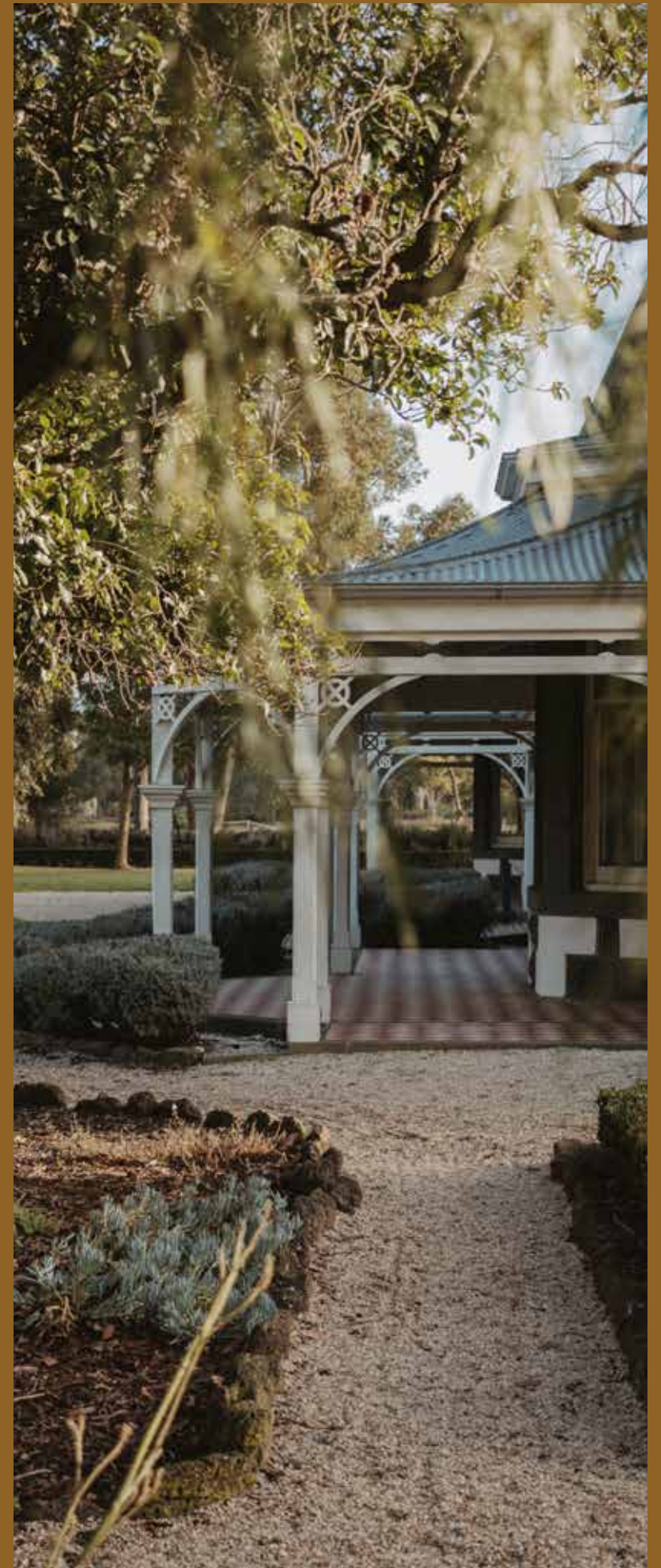
Resimax Group assumes sole ownership of Eynesbury and starts writing the next chapters of Eynesbury's history.

2020

The Eynesbury Quarter is born. After extensive and sympathetic renovations, the Eynesbury Homestead reopens with a new entertainment precinct.

2022 & BEYOND

From substantial infrastructure updates, a major town centre and luxury accommodation, to a world class day spa, numerous outdoor and lifestyle amenities and an expanded educational precinct, Destination Eynesbury is truly set to become the place to be in the West.





Eynesbury's proud to have 19 heritage-listed assets featured on the property. To celebrate these well-preserved buildings and structures, the Eynesbury Heritage Trail was born, giving residents and visitors a well-rounded understanding of the land's impressive pastoral heritage.



An aerial photograph showing a lush green golf course with several sand traps and a winding water feature. A residential area with numerous houses and trees is visible in the upper left and center. A long, low building with a grey roof is situated in the lower center, adjacent to a road. The text "LOCATION, EXTRAORDINARY" is overlaid in white, sans-serif capital letters on the left side of the image.

LOCATION, EXTRAORDINARY

EYNESBURY & SURROUNDS

EDUCATION	
1	Bacchus Marsh Grammar (Maddingley Campus)
2	Bacchus Marsh Grammar (Woodlea Campus)
3	Melton Christian College
4	Catholic Regional College (Cobblebank Campus)
5	Catholic Regional College (Melton Campus)
6	Heathdale Christian College
7	Staughton College
8	St Lawrence of Brindisi
9	Exford Primary School
10	Victoria University, St Albans
11	Victoria University, Werribee

SPORTS	
1	Melton Waves Swimming Centre
2	Tabcorp Park
3	Cobblebank Stadium
4	Melbourne Runabout/ Speedboat Club
5	Parwan Ridepark Motorcross Track
6	Melbourne 4x4 Training & Proving Ground

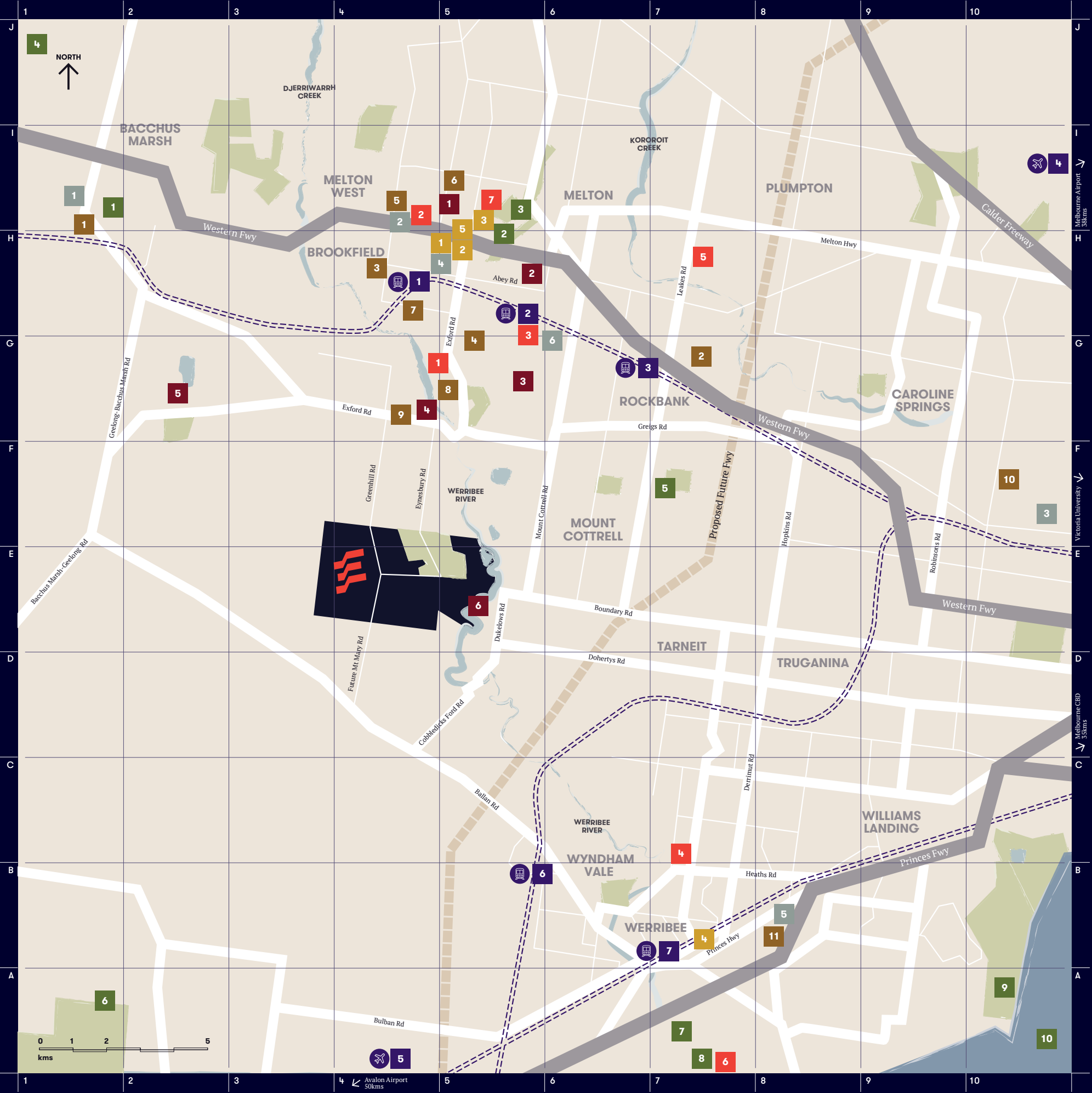
PARKS & RECREATION	
1	Avenue of Honour Bacchus Marsh
2	Melton Botanic Garden
3	Hannah Watts Park
4	Lerderderg State Park
5	Mount Cottrell Nature Reserve
6	You Yangs Regional Park
7	Werribee Open Range Zoo
8	Werribee Park Mansion
9	Cheetham Wetlands
10	Point Cooke Marine Sanctuary

TRANSPORT	
1	Melton Station
2	Cobblebank Station
3	Rockbank Station
4	Melbourne Airport
5	Avalon Airport
6	Wyndham Vale Station
7	Werribee Station

SHOP, EAT & DRINK	
1	Opalia Plaza
2	Woodgrove Shopping Centre
3	Cobblebank Village
4	Pacific Werribee Shopping Centre
5	Witchmont Winery
6	Shadowfax Winery
7	Stones Bar and Grill

HEALTH & MEDICAL	
1	Bacchus Marsh & Melton Regional Hospital
2	Melton Health Services
3	Sunshine Hospital
4	Melton Medical & Dental Centre
5	Werribee Mercy Hospital
6	Future Melton Hospital

PUBLIC AMENITIES	
1	Melton Police Station
2	Melton Library & Learning Hub
3	Melton City Council & Civic Centre
4	Wyndham City Council, Civic and Functions Centre
5	Melton Ambulance Station



This document has been prepared as a preliminary only and prior to completion or approval of structures and amenities, including locations, from the relevant authorities/other. Prospective purchasers must make and rely on their own enquiries.



- | | | | | | | | | | | | | | |
|----------------------|---------------------------|------------------|--------------------|--|-----------------------|------------------------|---------------------------------|--------------------------------|--|------------------------------------|--|-------------------|---|
| GREENHILL
RESERVE | FUTURE
MT MARY
ROAD | FUTURE
SCHOOL | SPORTS
PRECINCT | PRIMARY
SCHOOL

EARLY
LEARNING
KINDERGARTEN | FUTURE
TOWN CENTRE | 18-HOLE
GOLF COURSE | FUTURE
RESORT HOTEL
& SPA | NATIVE
GRASSLAND
RESERVE | HOMESTEAD

MS PEACOCK
RESTAURANT
& BAR

WEDDINGS
& EVENTS | PRO SHOP

BIRDY & CO
CAFE | SALES &
DISCOVERY
CENTRE

ORNAMENTAL
LAKE

THE GENERAL
STORE | GREENHILL
ROAD | EYNESBURY
ROAD

GREY BOX
FOREST |
|----------------------|---------------------------|------------------|--------------------|--|-----------------------|------------------------|---------------------------------|--------------------------------|--|------------------------------------|--|-------------------|---|



DISTINCTIVE CHARACTER

THE EYNESBURY STYLE

Eynesbury is proudly unlike any other residential development with its distinctive architecture and beautiful streetscapes.

Loosely inspired by the Australian country town, the architectural style of Eynesbury allows for individuality of design, different builders and homes of all shapes and sizes. Importantly, the 'Eynesbury Style' is enshrined by design guidelines that ensures the unique character of this special place is preserved.



*I love the community,
the way people look
after their houses
and the overall design
of the township.*

Julia
Eynesbury Resident for 4 years

An aerial photograph showing a residential development with numerous houses, many of which have swimming pools. The houses are surrounded by lush greenery and trees. To the right of the houses, there is a large, well-maintained golf course with visible fairways and sand traps. The overall scene depicts a high-quality, modern living environment.

ALL YOU NEED, HERE & NOW

HOSPITALITY CHILD CARE & EDUCATION SPORTS PRECINCT
GOLF COURSE PLAYGROUNDS & PARKS NATURE



EAT, DRINK & PARTY

Eynesbury Quarter

A series of places and spaces for people to come together, the magnificent Eynesbury Homestead is a true destination in itself and the key feature of Eynesbury Quarter. Built from hand-crafted bluestone almost 150 years ago, it stands testament to the Eynesbury spirit. Eynesbury Quarter takes full advantage of the beautiful Homestead and surrounds, with a range of eating, drinking and entertainment options.

- Ms Peacock - Kitchen & Bar
- Birdy & Co - Cafe
- The General - Convenience Store
- Events & Wedding spaces
- Golf Pro Shop



The Eynesbury Quarter lawn



The Eynesbury Homestead





SCHOOL, KINDER & CHILDCARE



Eynesbury Primary School



Catering from Prep to Grade 6, Eynesbury Primary School features state of the art classrooms, arts, science and food technology facilities, a performance arts centre and outdoor play and sporting facilities. And for the younger ones, Eynesbury Kindergarten and Eynesbury Early Education are right next door, providing play-based preschool programs for three and four year olds and high quality affordable childcare services.





SPORTS PRECINCT

Featuring a sporting oval catering for cricket and football, cricket nets, tennis courts, netball courts, adventure play space, off-leash dog park and state of the art pavilion, this amazing facility is available to all Eynesburians. Home to many local sporting clubs, this is the place where the community comes together to play.



Sports Precinct & off-leash dog park



I love the forest and the peacefulness, the new school, playground, sports and dog areas, local bus, love the way Resimax took matters into their hands, lots happening in the community and for the community...

Lenka

Eynesbury Resident for 11.5 Years



EYNESBURY GOLF COURSE



The 10th Hole



Designed by the legendary Graham Marsh in 2007, the 18-hole Eynesbury Golf Course is set against a visually-arresting and historic backdrop. Featuring wide fairways, extensive bunkering and water hazards, including several meandering creeks, the course is seamlessly integrated into the heart of the Eynesbury community.

- Rated in Top 100 Australian Golf Courses
- Helicopter access to course
- Number one public access course
- Voted Victorian PGA Pro-Am of the year 2011
- Pro Shop located in the historic stables



I always love coming back to Eynesbury for a game of golf. There's plenty of interesting holes and it's a challenge, especially off the blacks. You have to think your way around the course too, and it isn't always the smartest play to pull driver.

Josh Younger
PGA Asian Tour Professional



NATURE ABOUNDS



Grey Box Forest



Ornamental Lake



Werribee River Gorge

LOCAL'S TIP

When the temperature rises, the locals like to cool off at an awesome waterhole on the Werribee River. You'll find it at Lozzbert Reserve, corner of Greigs Rd and Exford Rd.



Eynesbury abounds with many species of native plants, trees and animals. And with half the community being green open space, the overall feeling of space and light is abundant.

Much of Eynesbury's land is also environmentally significant and protected, preserving it for generations to come. Of particular importance is the spectacular 288-hectare Grey Box Forest and the picturesque Werribee River Gorge. Some other highlights include the Ornamental Lake and 27kms of walking / riding trails that weave throughout the community.

- 288-hectare Grey Box Forest
- Werribee River Gorge
- Native Grassland Reserve
- 10-hectare Greenhill Conservation
- Ornamental Lake
- Creeks & Waterways
- 27km's Walking Trails
- 150+ Bird Species



*It's the best decision
I've ever made.*

Trent
Eynesbury Resident
for 9 years



PLAYGROUNDS & PARKS

Every Stage within Eynesbury has its very own pocket park or playground, giving everyone the opportunity to walk to their own green space.



Artist Impression. Landscaping may differ to image. Refer to landscape plan for specific details.



AN ENGAGED COMMUNITY



PROUDLY EYNESBURIAN

Noun
A native or inhabitant of the land of Eynesbury.



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Eynesburians have come from all over to make their life in this amazing place. Defined by its close-knit yet welcoming community, Eynesbury is the sort of place where neighbours become life-long friends. A place where people genuinely know and care about each other and kids happily play together in a safe environment.

Eynesburians are known for leading an active and engaged life. From the multitude of sporting clubs and community groups through to the monthly farmers markets, social events on the Homestead lawn and impromptu street gatherings - there's always plenty going on to preserve this one-of-a-kind community spirit.

DESTINATION EYNESBURY



- Monthly Eynesbury Market
- Social events & gatherings
- Sporting Clubs
- Park Runs
- Men's Shed
- Eynesbury CFA
- Eynesbury Bus



Providing a direct connection from Eynesbury to Melton Station, Woodgrove Shopping Centre and four local schools. With multiple services a day, this convenient service is free for all Eynesburians!



EYNESBURY
BUS



DESTINATION BEYOND

The future at Eynesbury is guided by a strong and uncompromising vision – one that has its residents and community living at its heart.

World Class Day Spa

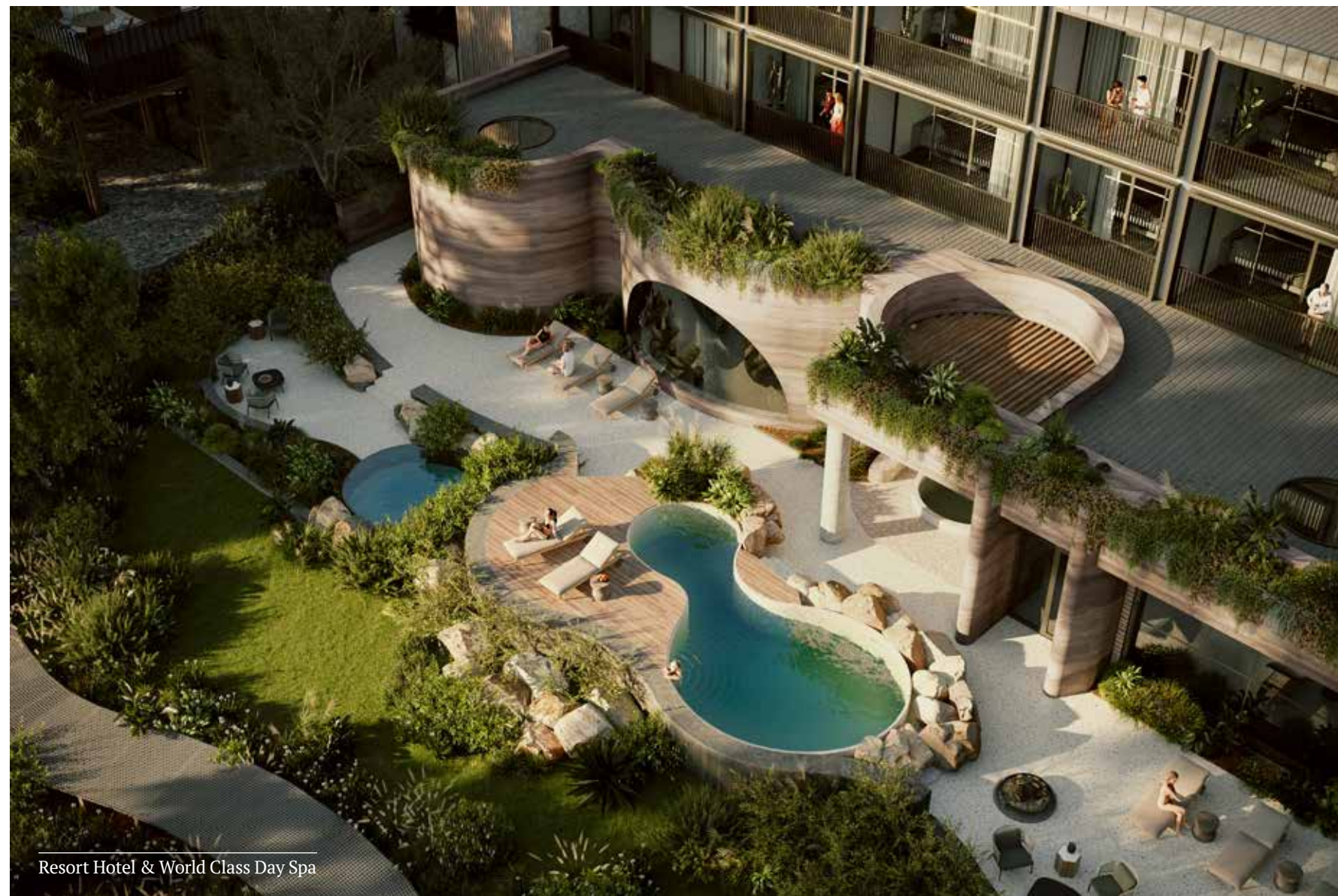
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LUXURY ACCOMMODATION

The Resort Hotel & Conference Centre is a key feature of the future Town Centre. It will comprise of 60 luxurious suites and a world class spa complex, and will be the ideal venue for a weekend away or mid-week pamper session.

In addition to the Resort Hotel, the future Eco Lodges, perfectly positioned in the Grey Box Forest, will provide a fully immersive nature escape for those who crave tranquility with a view.



Resort Hotel & World Class Day Spa



Eco Lodges

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TOWN CENTRE

Central to Eynesbury's vision is the future town centre, set to become a community hub like no other. Offering a mix of retail, commercial / conference facilities, entertainment and community amenities, it will change the way Eynesburians eat, shop and interact.



Cafes & Grocers



Health Club

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OPEN SPACES

The future at Eynesbury continues to embody a walkable outdoors lifestyle. The introduction of extensive scenic wetlands are set to provide residents with a premium network of open spaces, places to gather, fitness nodes and walking / cycling trails.



Walking Trails



Wetlands



Mountain Bike Trails

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EDUCATION

The proposed introduction of a secondary school at Eynesbury will compliment the already extensive education precinct that residents currently embrace.



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CONNECTED COMMUNITY

Mt Mary Road is a major piece of infrastructure that will connect Eynesbury with the booming suburbs of Wyndham. The road will save 25 minutes from Eynesbury to Werribee.



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SUSTAINABILITY

Resimax Group places significant importance on sustainable development, looking to conserve and enhance natural resources as much as possible. As one of the largest owners of offset sites in Victoria, the active management of native vegetation and biodiversity is a key focus of the Group. Furthermore, significant measures have been taken to ensure water conservation, treatment and passive irrigation throughout the township.

OSEY Pty Ltd A Sustainable Vision

While Resimax Group is continuing to build the Eynesbury township, OSEY preserves the future of environmentally significant sites throughout Victoria that share similar native flora and fauna with Eynesbury.

The management of these sites, under the ownership and control OSEY, will be in accordance with agreements with the Department of Environment, Land, Water and Planning and Trust for Nature. This will ensure high quality, environmentally sound landscapes are maintained for future generations.



Class A Recycled Water

Each household has two water supplies – drinking and Class A water. Recycled water is treated to Class A standard and is supplied to homes through purple-coloured pipes. Each property will have two separate meters, one for drinking water and the other for recycled water.

Water Treatment Plant

Resimax Group has also developed an on-site recycled water treatment plant which converts Class C water into Class A for use on Eynesbury's Golf Course. This significantly reduces the amount of fresh water required for irrigation and will ensure the golf course is looking green all year round.

Passive Irrigation

Given the west of Melbourne typically receives approximately half of Melbourne's annual rainfall, it's important to capture as much stormwater runoff for passive irrigation of streetscapes. During the services planning phase, the engineers and landscape architects work hand in hand to maximise the number of passive irrigation pits to service as many street trees as possible. This also helps to reduce pollutants and minimise runoff into the existing creeks and river systems.

On-site Native Nursery

Resimax Group has plans to establish an on-site native nursery. Once established, it will be an environmentally friendly initiative the will utilise the on-site water treatment plant and supply native plant species direct from within the project to new front yards as they are landscaped.

HELLO WE'RE THE PEOPLE BEHIND EYNESBURY

We're Resimax Group. And our mission is to empower people to 'live the way they want to live'. From our first homebuyer brands to our masterplanned communities, through to helping people secure their future with property investment, we're all about the power of property.

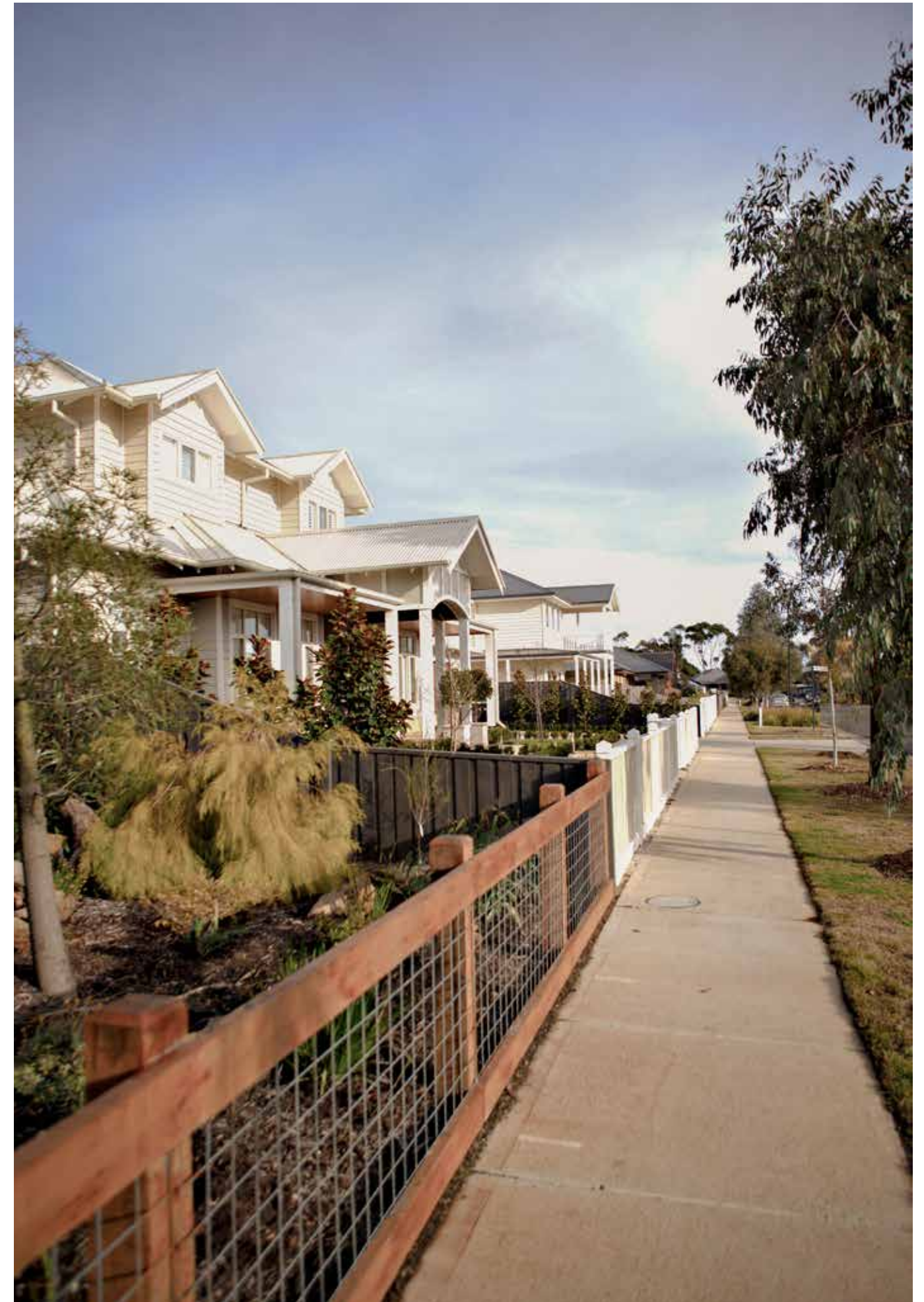
Headquartered in the heart of Melbourne, we share a home with some of Australia's most dynamic brands. Our unique perspective is framed by being directly connected with the coalface of property, development and construction. We're all about getting on the ground, rolling our sleeves up and making the impossible possible.

Eynesbury is our collective pride and joy. Everyone at Resimax Group feel honoured to be working with our partners and the residents to create a bright new future. For us, this is more than a development, more than a suburb, this is the land of Eynesbury.

RESIMAX
GROUP

Find out more about us:

[RESIMAXGROUP.COM.AU](https://resimaxgroup.com.au)





VISIT OUR DISCOVERY & SALES CENTRE

479 Eynesbury Road, Eynesbury VIC 3338

Open 7 days 11am – 5pm

CONTACT US

(03) 9971 0414

EYNESBURY.COM.AU

SUSTAINABLE DEVELOPER



PROUDLY DEVELOPED BY

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GROUP**

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