

# DESTI- NATION EYNESBURY

EYNESBURY







# EXPLORE EYNESBURY



## WELCOME!

Live, love and discover this amazing place.

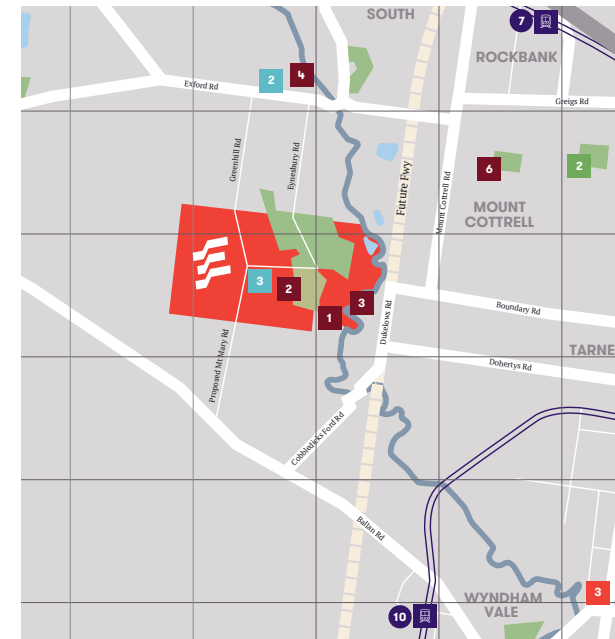
6



## OUR COMMUNITY

The strong & vibrant community, is the heart & soul of Eynesbury.

8



## LOCATION

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

12



## THE VISION

Guided by a strong vision, there's no place like Eynesbury.

14



## MASTERPLAN

History, nature, superb design, check out everything the land of Eynesbury has to offer.

16



## HOMES OF EYNESBURY

Beautiful & distinctive homes are a feature of Eynesbury. Meet the neighbours!

18



## DESIGN PHILOSOPHY

Cohesive yet individual, find-out about Eynesbury's architectural guidelines.

20



## THE HOMESTEAD

At the heart of 'Eynesbury Quarter' the restored homestead is a must visit.

23



## EAT, DRINK & PLAY!

The new Eynesbury Quarter has plenty of dining, drinking & chilling options.

24



## GLORIOUS HISTORY

Eynesbury's rich history can be seen everywhere.

25



## NATURAL WONDERS

There is just so many natural wonders to be explored at Eynesbury.

29



## CONSERVATION AREAS

Preserved for future generations, Eynesbury's four conservation areas are amazing.

32



## GOLF COURSE

Our picturesque 18-hole championship golf course is open for members and visitors alike.

33



## DISCOVERY & SALES

Interested in making your life at Eynesbury? Or just want to discover more? Come visit us!

37



## THE DEVELOPER

Meet the company behind the reinvigoration of Eynesbury.

39





# DISCOVER THE LAND OF EYNESBURY

**There is no place like Eynesbury.** A fully-contained world adjoined by 288-hectares of Grey Box Forest. With a community of almost 3000, there's so much on the ground already. So many attractions and amenities. And while it's a world away from suburbia, it's just 40 minutes from Melbourne's CBD.

There are so many layers that make this place special. The rich history and many natural wonders. The distinctive architecture and beautiful streetscapes. And, with 50% of the community being open space, the overall feeling of space and light.

In 2020, Eynesbury is being reborn. Some things won't change like being true to the spirit of this special place. What you will see, however, is the roll-out of amenities and the reinvigoration of the homestead into the Eynesbury Quarter. And you'll also see new and very affordable land being released, with some of Australia's best builders onboard.

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





# THIS IS OUR COMMUNITY!

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

This is a community that gets together in all sorts of ways. From the multitude of sporting clubs, community groups and the mothers' group, to the farmers market, social events on the homestead lawn and impromptu street gatherings, Eynesburians lead an active and engaged life. And you'll often find the locals enjoying themselves at the Homestead. So, say hello, they're a friendly bunch.

3338	our postcode
2577	residents
733	families
30%	under-14
12	farmer's markets yearly
9	community groups
4	sporting clubs
1	happy place

PROUDLY  
EYNEBURIAN

Near  
A native or inhabitant of  
the land of Eynesbury.



# OUT & ABOUT



## MARKETS & SPORT

After free range eggs? The best fresh produce? Check out our regular farmer's markets. Then there's all our sporting clubs, with amazing new facilities set to open in 2021. And we've even got a an off-leash dog park. Woof!

As a community, Eynesbury likes to get out and get together. We've got every base covered and so much more. From sports, organised events and farmer's markets, to Men's Shed, CFA and every imaginable interest group, Eynesbury is all about fostering an active and engaged community.



## THE MEN'S SHED

Part of the Australia-wide Men's Shed movement, this is a place that the men of Eynesbury can gather. It's all about fostering men's health, interaction and helping the community. Our shed even has its own gnome garden.



We're very proud of our local CFA chapter. Located right near the school and sporting facilities (both opening 2021), the Eynesbury CFA put our community first and help keep us safe. Plus, they support so many other community initiatives too.

# CFA

## PARK RUN



Park Runs are free, weekly events all around the world. And we're chuffed to be only the second junior Park Run in Australia. Our route will start from the tennis courts and continue for 2km on our amazing trails.





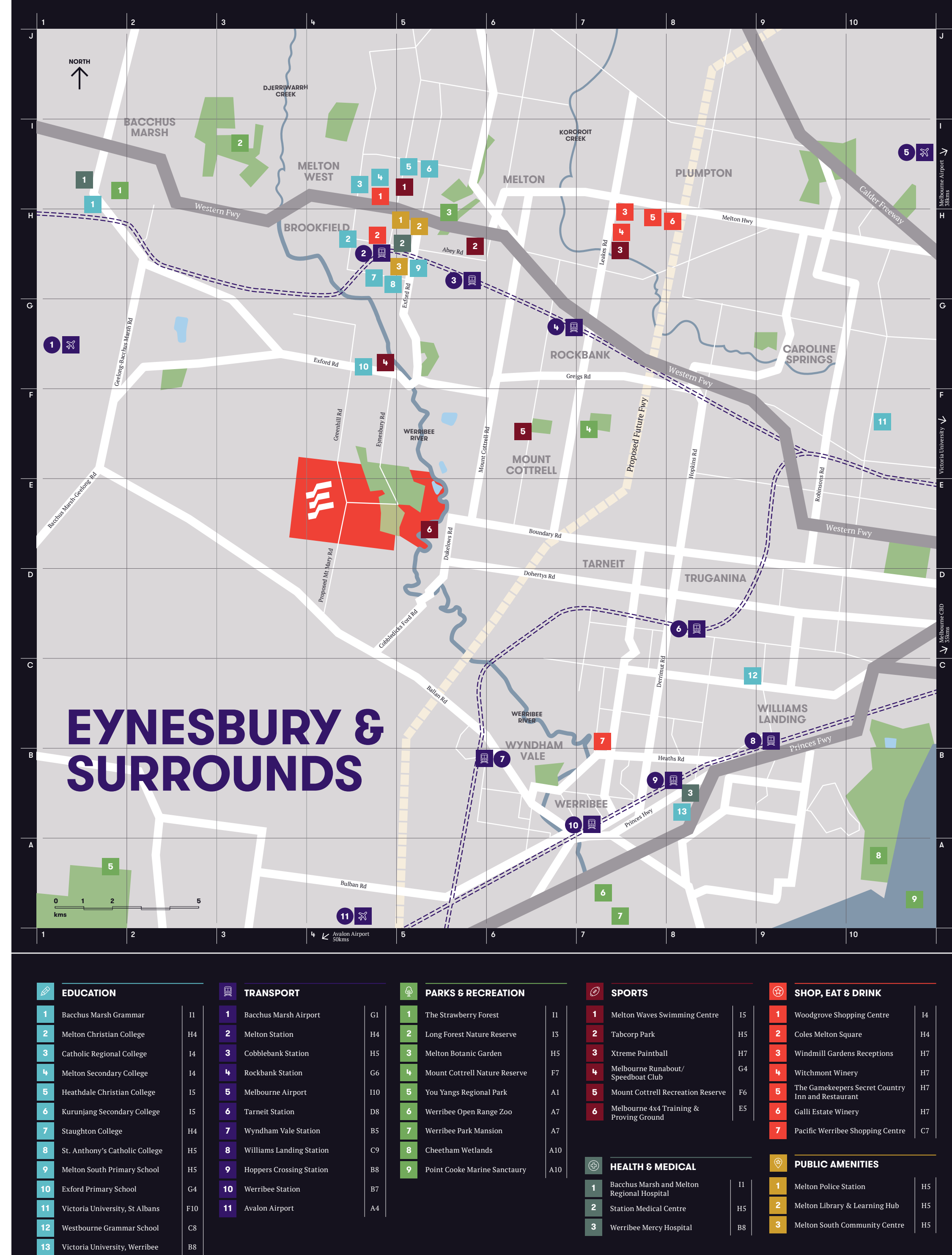
# SO CLOSE, YET SO FAR FROM THE ORDINARY

**Welcome to the extra-ordinary.** Situated in Melbourne's booming west, and just 40 minutes from the CBD, Eynesbury occupies a most favourable location. For starters, it lies between two fast-growing 'cities' – Melton in the north and Werribee to the south. And they lie within two of the fastest growing local government areas.

There are already plenty of amenities and services on the ground. Within easy reach are a wide range of education options, major retail centres, medical, entertainment and transport. Then there is over \$6 billion of government infrastructure projects designed to increase employment, improve transport connectivity and decrease commuting times.

What makes Eynesbury's location so special is that it's nestled within two layers of nature. The outer layer is 5625 hectares of rolling farmland that cocoons Eynesbury with a 'green wedge'. The inner layer is the environmentally protected Grey Box Forest. So, the natural character will always be preserved.

40-minutes	to Melbourne CBD
11-minutes	to Woodgrove's 160 retail stores
10-minutes	to Melton Station
10-minutes	to Rockbank Station
2 new roads	connecting Eynesbury north to south
5625 hectares	green wedge surrounding Eynesbury
\$6 billion	of government spending





# AN ENTIRE WORLD OF ITS OWN

Eynesbury is truly a world of its own. Self-contained, beautiful and fully realised. There are so many layers that add to the overall richness and sense of place. There's the pioneering history, the heritage-listed assets, restored homestead, golf course and the amazing natural gifts.

Eynesbury is guided by a strong and uncompromising vision. One that has its residents at its heart. It's a vision that balances the historic, existing and dynamic. Above all it's a vision that builds-on what's already on the ground, but takes Eynesbury into the future. All the while staying true to its roots.

Central to this vision are creating walkable residential areas, which foster a sense of neighbourliness and community. On these gently curbing streets lined with beautiful homes, neighbours become lifelong friends and kids play safely. And where everything you need has been carefully planned for.

Welcome to Eynesbury, a destination for life.

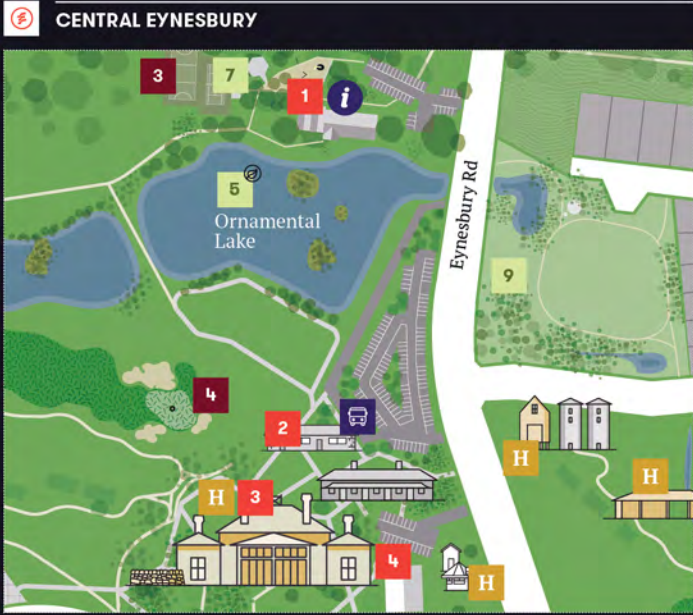
## Some of the good stuff

- Surrounded by nature, vast open spaces & reserves
- Adventure central – places to explore & things to discover
- Unique character, rich in heritage, woven through Eynesbury
- Strong community spirit & pride of place
- Walkable neighbourhoods & community-focussed
- Unique architectural character & impressive streetscapes
- Underpinned by a strong vision
- Criss-crossed by bike & walking trails





THE LAND OF EYNESBURY



**SHOP, EAT & CELEBRATE**

1	The General Store	F12	4	Wedding & Event Marquee	E12
2	Pro Shop & Cafe	F12	5	Future Town Centre	E5
3	The Homestead & Restaurant	E12	6	Farmer's Market	E12

**EDUCATION**

1	Eynesbury Early Learning	E7	2	Future Primary School	E6
3	Future Kindergarten	E6			

**SPORTS**

1	Active Space (Covers, Dog Park, Play Area & Pavilions)	D6	4	Eynesbury Golf	D12
2	Future Oval & Active Space	C6	5	Polo Fields	B14
3	Tennis & Basketball Courts	F12	6	Future Oval (By others)	G2

**PARKS & RECREATION**

1	Native Grassland Reserve	6	Greenhill Conservation
2	The Grey Box Forest	7	Established Playground Parks
3	Werribee River	8	Future Playground Park
4	Werribee River Gorge	9	Established Reserves
5	Ornamental Lake	10	Future Reserves

**OTHER PLACES**

1	Men's Shed	D11	2	Eynesbury CFA	D7
---	------------	-----	---	---------------	----

**LEGEND**

H	Heritage Listed	i	Discovery & Sales Centre	School Bus Pickup
Future Development	Established Residential	Walk & Bike Trails		
Proposed Development	Future Development (Others)	Conservation		



The immediate future is bright

- 2020 → First sporting field open to public
- 2020 → Greenhill Rd (another road to the north) expected commencement
- 2021 → Remainder of sporting facilities, including sporting pavilion opens
- 2022 → Mt Mary Rd (direct connection to the south & Werribee) expected completion



Development & masterplan details and timings are subject to change. All prospective purchasers must carefully review plans and specifications within the contract of sale prior to purchase. Masterplan version created May 2020.





# MEET YOUR NEIGHBOURS

**Might we suggest you take a quiet cruise around Eynesbury and check out the homes? There's no particular route to follow. Just drive the beautiful curving streets and explore. Because Eynesbury is full of beautiful, distinctive and individual homes. Homes that proudly embrace the street and harmonise with the carefully-planned and cohesive urban environments.**

As you drive, keep an eye out for the mature canopy trees that line the streets. Note the overall streetscapes and quality landscaping. Then consider that the Eynesbury style can never change. We're quite sure you'll quickly reach the conclusion that there's no place like Eynesbury.



# THE FOUNDATIONS OF A SPECIAL PLACE



## Separate & Protected

Eynesbury is proudly unlike any other residential development out there. Surrounded by the environmentally protected Grey Box Forest, Eynesbury is naturally separated from suburbia. It's this separation that helps make Eynesbury so special and fosters the seamless blending of nature, heritage and modern cons. And it's this separation that enables a truly unique and beautiful community to flourish. Crucial to that are Eynesbury's two guiding principles, which are enshrined and can never be changed.

## The Eynesbury Philosophy

Inspired by New Urbanism, modern-day Eynesbury is guided by a unique planning and development approach. Essentially, it's a modern take on the way communities were conceived before the rise of dormitory suburbs and huge shopping malls. The approach is centred upon shops and places of recreation within easy reach, walkable blocks and accommodating a range of housing types. Above all, it seeks to encourage a sense of community and neighbourliness through carefully-planned street and town environments.

## The Eynesbury Style

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 covenants that ensure the unique character of this special place is preserved.

Design wise, 'The Eynesbury Style' is immediately apparent from the street. Low front fences give way to full-width, uninterrupted gardens and elevated verandas. Many homes have garages at the rear with rear lane access. Then there are the facade details and use of traditional materials like weatherboard and corrugated iron. Overall, the aesthetic is relaxed, uniquely Australian and unlike anything you'll see at most communities.



## Features of the Eynesbury style

- Street-facing uninterrupted gardens
- Steep-pitched roofs
- Quality windows and façade details
- Lush landscaping
- Simple fencing
- Shady eave overhangs



# ON DESTINATION ON DESTINATION



37° 47' 32.2836" S  
144° 33' 55.2708" E



# EYNESBURY'S HOME, HEART & SOUL




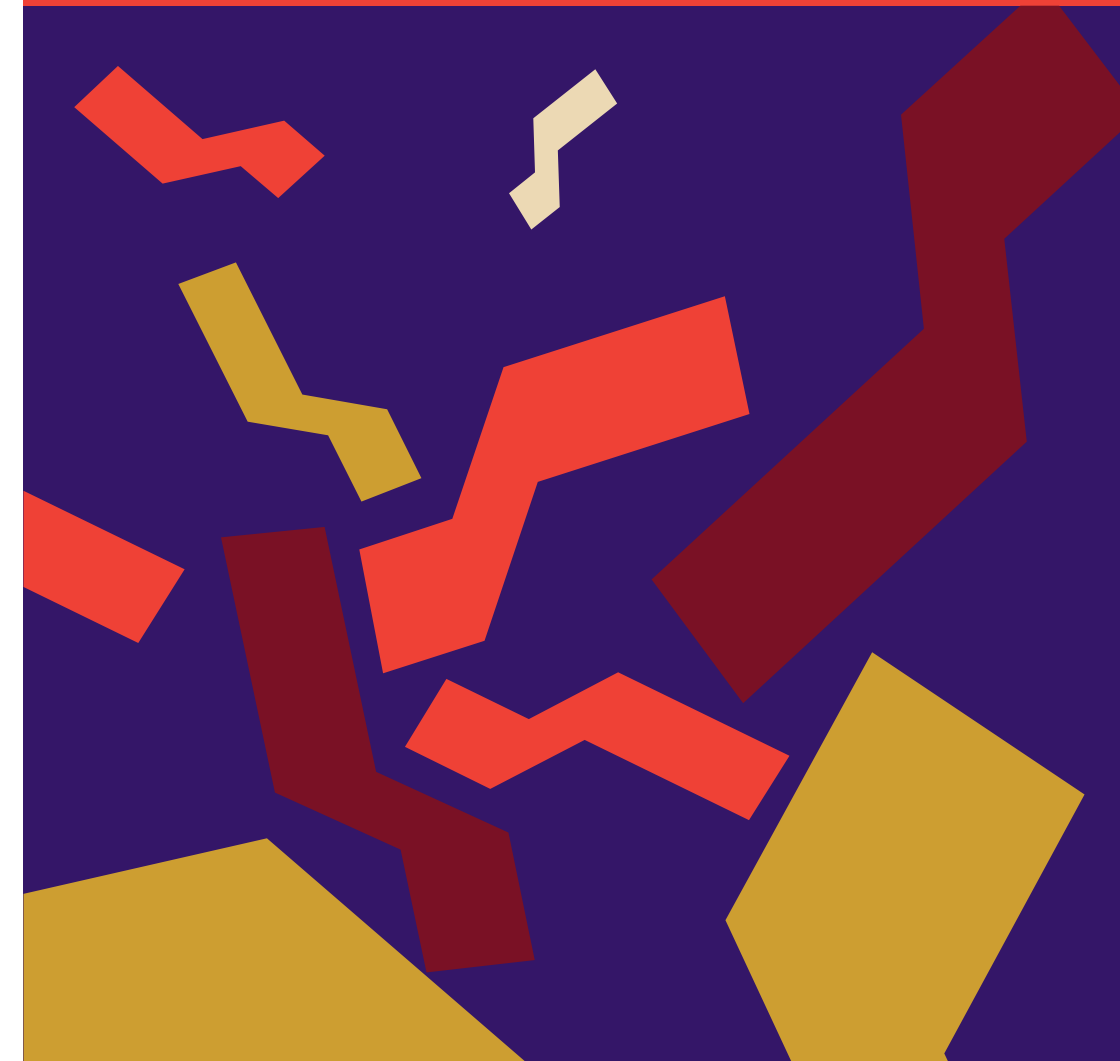
Occupying a central position in Eynesbury, the homestead is the gravitational pull that attracts people from all over – residents, golfers, nature lovers and curious visitors alike.

The magnificent Eynesbury homestead is a true destination in itself. Built from hand-crafted bluestone almost 150 years ago, it stands testament to the Eynesbury spirit. From the impossibly high ceilings, to the multitude of open fireplaces and the enormous billiard table, everything about the Homestead is grand. Surrounding the homestead are the grand gardens, expansive lawns and variety of heritage listed buildings, including the old bluestone stables that now house the Pro Shop.

Above all, this has been a home for generations. So, it's been filled with people, laughter and life. The Eynesbury Homestead is a place that brings people together. And you can just feel the heart and soul.

Now that the homestead renovations are complete, we will be unveiling the Eynesbury Quarter - a series of places and spaces for people to come together. Taking full advantage of the beautiful homestead and surrounds, including the Pro Shop, there will be a whole new range of eating, drinking and just lazing back options. And it will take weddings to the next level too.

**EYNESBURY  
QUARTER** 



**EAT  
SAY I DO  
KICK BACK  
LOUNGE  
CHEERS**



Eynesbury has a long, multi-layered history. A history that's rich in people, pride of place and a proudly independent community spirit. Firstly, there's the well-preserved pastoralist history. Then there's the natural history - the story of the land, plants and animals. And finally, there's the collective history that the current residents create each day. Their lives, stories and experiences forming part of the overall mosaic. Because, above all, Eynesbury's history is written by those who call it home.

# H

## 1 Million years ago

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

## 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 comes in handy 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 footy club and is unanimously elected president. Way to go, Tom.

## 1880

The first annual Wyndham vs Eynesbury cricket match is held. We're not sure of the score, sorry.

## 1884

After donating the land for the railway line, Samuel is on hand to see Melton Station opened. No Myki needed.

## 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 to those in the know) sells Eynesbury to John Baillieu. The polo fields, just off the main road, are still owned by the Baillieu family.

## 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. Marketing also commences with Blue Heeler actor John Wood the face of Eynesbury.

## 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.

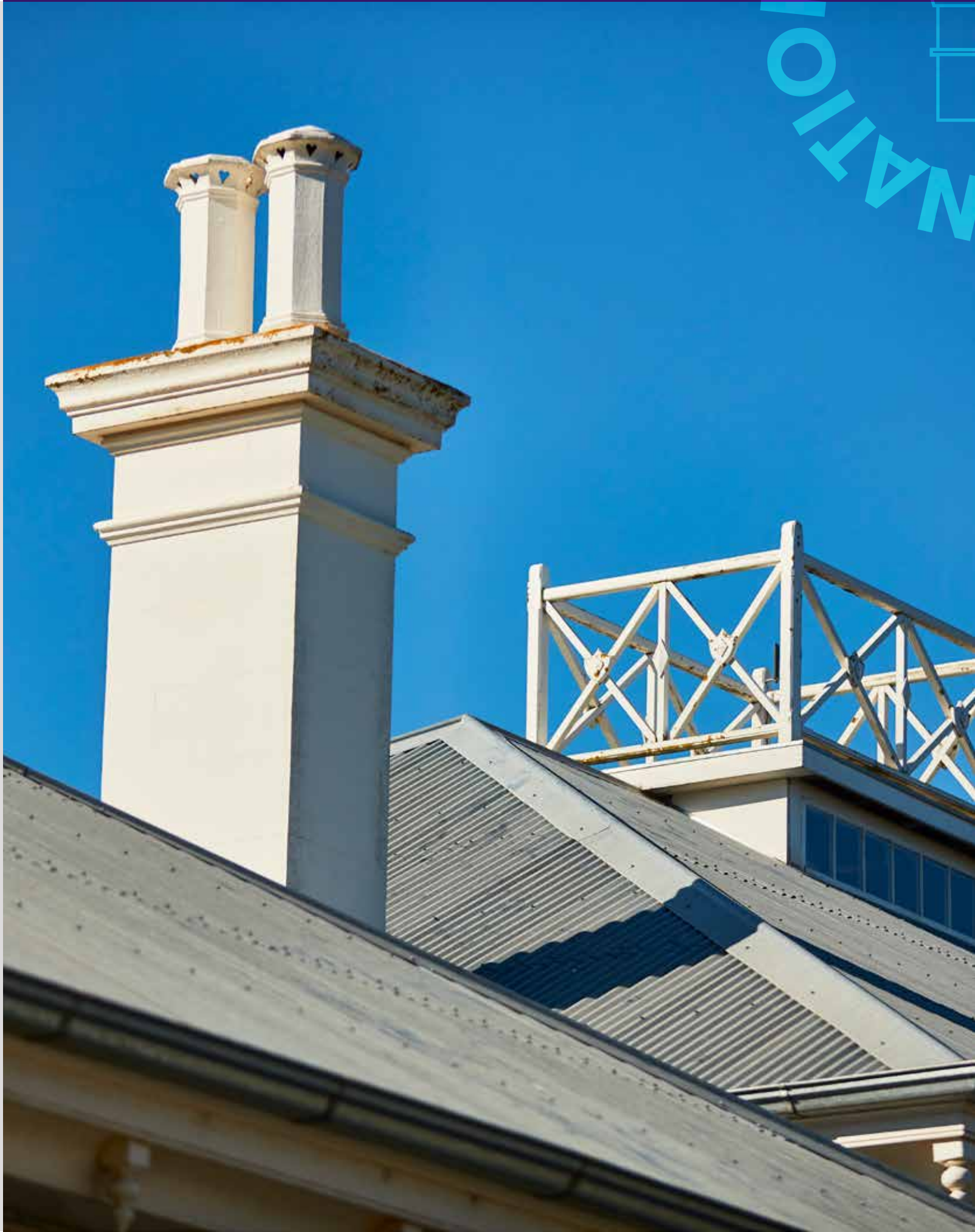
## 2019

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 eating, drinking and entertainment precinct.

# A MILLION YEARS OF HISTORY







# OUR LAND ABOUNDS IN NATURE'S GIFTS

And they are beauty, rich and rare indeed. Eynesbury itself abounds with many species of native plants, trees and animals, including many varieties of birds. In fact, we can't possibly do justice to the natural wonders that Eynesbury offers in this brochure. Because, like with everything at Eynesbury, there's plenty waiting to be discovered. Walk, ride or run, just get out there and explore. Follow those little paths into the forest. Check out the Gorge. Just stand still and look up at the birds. There are natural sights, sounds and experiences around every corner. For some natural inspiration, just drop into our Discovery and Sales Centre.



# A FEW OF OUR NATURAL HIGHLIGHTS

## Eynesbury Ornamental Lake

Thriving with native birds and beautifully landscaped with reed islands, the Eynesbury Ornamental lake is a tranquil location. (Yet, rumour has it that the lake is haunted.) Right next door, and enjoying a superb view across the lake, is the General Store and Discovery & Sales Centre.

## Creeks & waterways

A number of small creeks and natural water courses can be found across Eynesbury. They have been integrated into the masterplan to add another distinctive natural layer to this place teeming with life.

## Walking trails

There are all sorts of paths, tracks and trails that lead you to places of interest. Or they just give you a good excuse to get away from it and simply take it all in.



### 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.



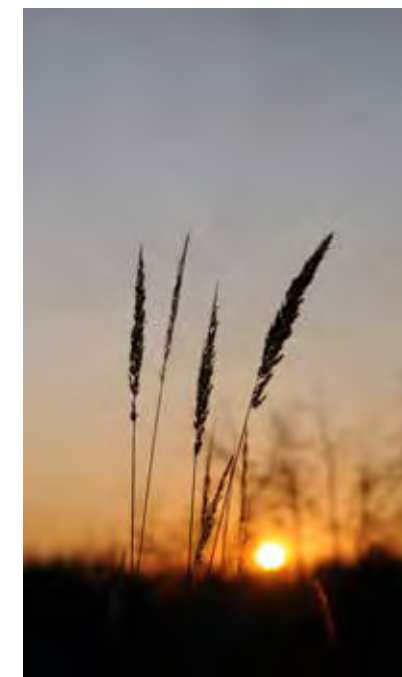
## ENVIRONMENTALLY PROTECTED AREAS

Eynesbury's four environmentally significant areas are protected under the planning act. This preserves the land and its indigenous flora and fauna for generations to come.



### The Grey Box Forest

This 288-hectare woodland envelops Eynesbury not only providing an amazingly rich habitat but an environmental buffer to the outside world. Birds and native animals abound. Little paths and trails meander through the Grey Box. And legend has it there's an un-mapped lake in the middle of the forest.



### Native Grassland Reserve

Immediately west of the Grey Box Forest, here are 61 hectares of vast, rolling and picturesque native grassland. Calling the grassland home are a variety of wildlife and birds, along with plants, including native kangaroo and wallaby grasses.



### Werribee River Gorge

Formed from a glacial rift, the Werribee River Gorge and surrounds are nothing short of spectacular. Framed by majestic River Gum and Grey Box trees, the 55 hectare conservation area teams with wildlife including kangaroos and platypuses. Get off the beaten track and there is an amazing waterfall to be found.



### Greenhill Conservation 10ha

Perched on top of Greenhill is a 10-hectare permanent green wedge. Picturesque and elevated, it affords views of Eynesbury, Melbourne and the distant You Yangs and Macedon Ranges. In the near future, walking tracks and viewing platform are proposed.



### The birds of Eynesbury

Eynesbury by any measure is a bird paradise. There are more than 150 different species to be spotted. Eynesbury is also home to some rare and endangered species, including Diamond Fire Tail Finches, Plains Wanderers and Freckled Ducks. There are many more happily fluttering around. Want to discover more? Local conservation groups hold regular walks into the forest to spot our many feathered friends.





# EYNESBURY GOLF



“It is my hope that those who play Eynesbury will enjoy a memorable golfing experience and at the same time come to appreciate much more of our nation’s heritage and farming history”.

*Graham Marsh*





Say hello to the iconic 16th Hole. At over 500 metres and par 5, this is one for the drivers. The creeks and bunkers add to the overall charm of this hole. Why not get out there and play it?

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. So much so that the eighteenth hole discretely neighbours the homestead and its eating, drinking and kicking-back options. All this beauty and charm, however, is deceptive as the championship course tests amateurs and pros alike.

It's fair to say you don't need to be a golfer to appreciate the extra layer of beauty and lushness, along with the heightened feeling of open spaces, that the course adds to Eynesbury. Playing a round of golf, or just walking the course, affords a unique view of the community itself. The way the streets hug the edge of the course and contours of the land. The cul-de-sacs and crescents of beautiful homes that line the course. And, of course, the stunning and ever-present natural backdrop.

	Pro Shop located in the historic Eynesbury coach house
	Helicopter access to course
	Rated in the Top 100 Australian Golf Courses
	Top 30 Public Access Courses
	Voted Victorian PGA Pro-Am of the year 2011



# SPEND A DAY IN EYNESBURY, YOU'LL WANT TO STAY THE REST OF YOUR LIFE

There is something about this place that rewards visitation. Just taking those extra moments to unwind and just be here. Eynesbury has its way of weaving its spell in people in different ways. And for a growing number of people, they're choosing to make their lives here.

Should that time come for you, or if you just want to explore the options, we can assist you at our Discovery & Sales Centre. We've got a great range of land available. Lots of builders and homes to explore. And we can provide information on everything you want to know about. Too easy.



**VISIT OUR**  
Discovery &  
Sales Centre







**RESIMAX**  
GROUP

# 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. And the way we go about our business is as time-honoured as the 125-year-old building we call home.

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.

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**