



ALL YOU NEED TO KNOW

CURRENT APRIL 2021

EYNESBURY





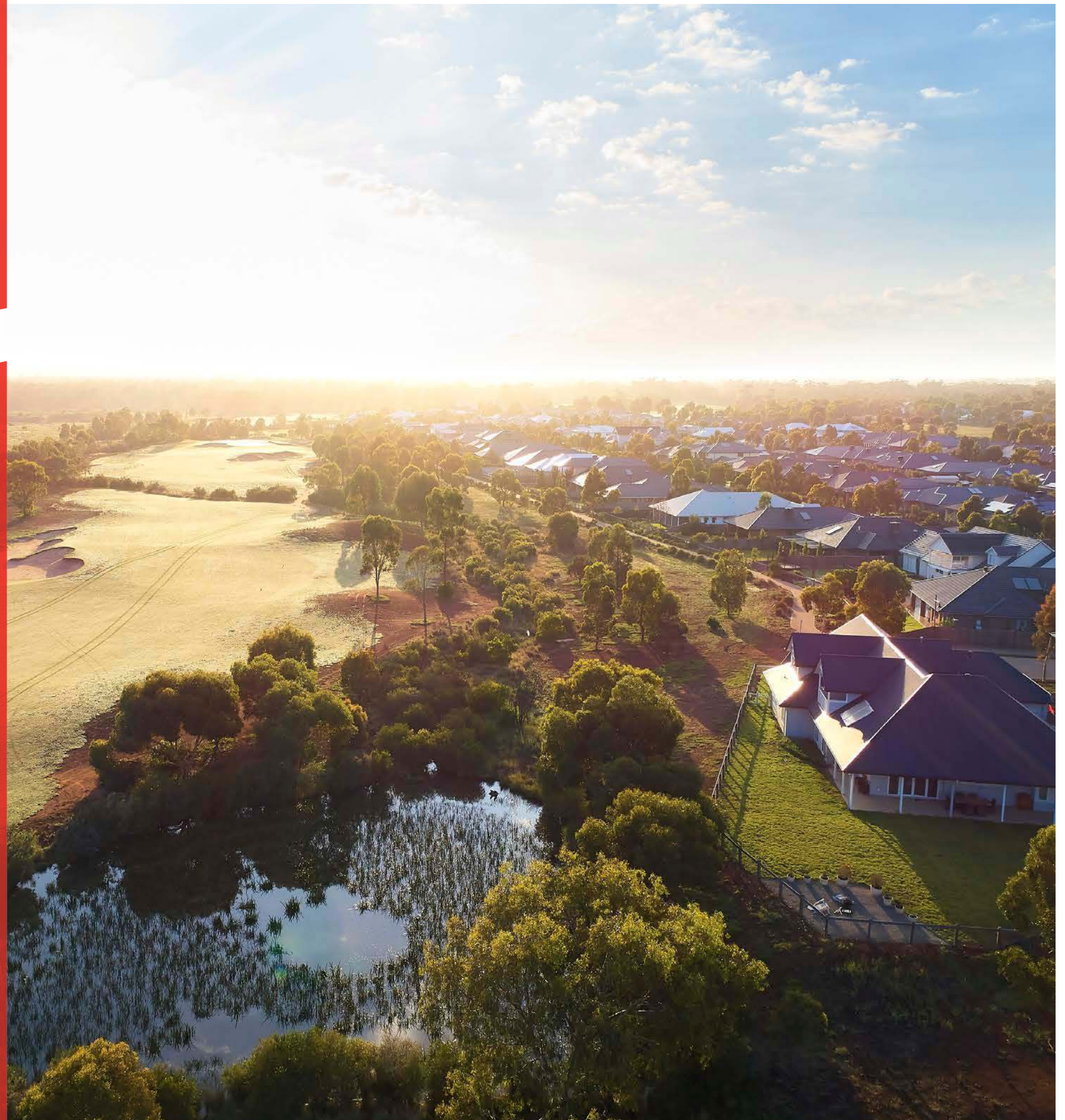
EYNESBURY HISTORY

First settled by Thomas Staughton in the 1840s, Eynesbury was named after his birthplace in England. Initially comprising 101,000 acres, it extended from Melton in the North to Staughton Vale in the south. 36,000 acres was annexed for the Melton Township with the rest divided between Thomas's four sons. The Eynesbury station was purchased by John Baillieu in 1947.

Originally the site was 18,000 acres before 3,000 acres were set aside for the Eynesbury township in 1947. Today, many of Eynesbury's assets are listed in the Victorian Heritage Register and remain protected for generations to enjoy.

THE ARCHITECTURAL STYLE OF EYNESBURY

With the characteristics of an Australian country town, the Eynesbury masterplan has been designed adhering to the principles of New Urbanism. This philosophy promotes the creation of a self-sustaining, integrated town environment as an antidote to placeless urban sprawl.




THE LAND OF EYNESBURY

CENTRAL EYNESBURY



SHOP, EAT & CELEBRATE					
1	The General	F12	4	Weddings & Functions	E12
2	Pro Shop & Birdy&Co	F12	5	Future Town Centre	F5
3	The Homestead & Ms Peacock	E12	6	Eynesbury Market	E12

 EDUCATION				
1	Eclipse Childcare Centre	E7	2	Eynesbury Primary School E6
3	Eynesbury Early Learning Centre	E7		



SPORTS

1	Active Space (Courts, 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	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
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LEGEND					
	Heritage Listed		Discovery & Sales Centre		School Bus Pickup
	Future Development		Established Residential		Walk & Bike Trails
	Proposed Development		Future Development (Others)		Conservation



THE MASTERPLAN

Currently, 4500 lots are approved for development as part of the masterplan. A large town centre (approximately 55,000m²) will comprise shops, office space, restaurants and medical facilities. Two additional roads will be built to connect the community to surrounding services and infrastructure.

Eynesbury will include all modern amenities, facilities and infrastructure you would expect from a town of this size, including recreational grounds and sporting facilities, government and independent schools.



SCHOOLS & CHILDCARE

In addition to the Early Learning childcare facility already operating in Eynesbury, the State Government has recently opened a new state primary school this year – prep to year 6. To support the growing township, additional school sites have also been set aside.



EYNESBURY OWNER’S CORPORATION

Once your land title has been registered, you’ll automatically become a member of the owner’s corporation that sets out the rules that all owners are bound by. The owner’s corporation fees are approximately \$1,100 per annum (invoiced quarterly).

A significant portion of the fees goes towards the maintenance and protection of the four environmental protected areas. The remainder is split between township maintenance of nature strips and lane ways, administration of owner’s corporation, insurances and community events.

Please note: owner’s corporation fees are not used for golf course maintenance.

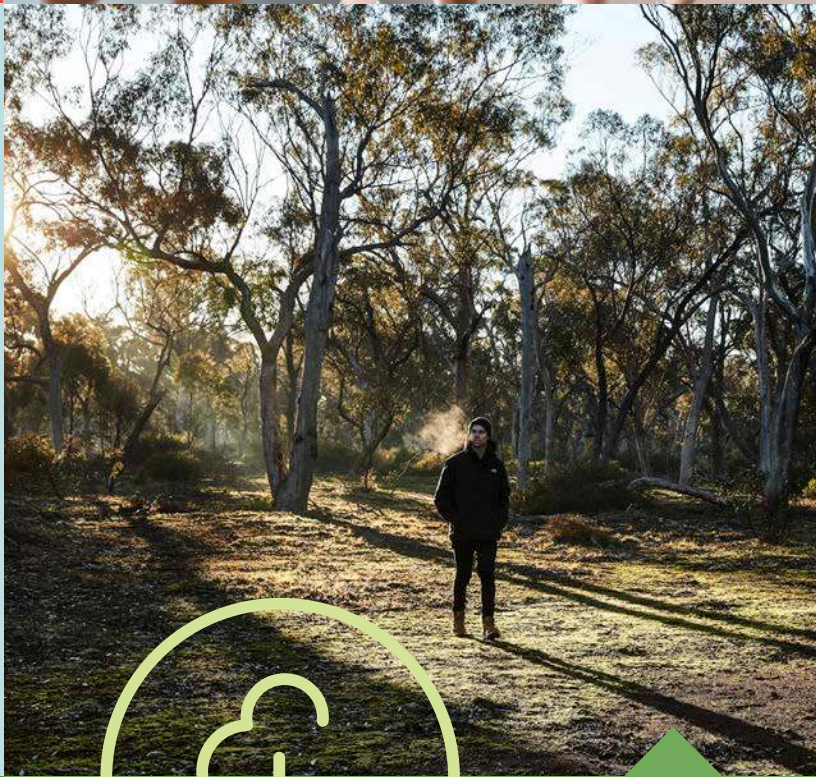
The Eynesbury Owner’s Corporation is managed by Quantum United Management (QUM).

CURRENT FACILITIES

With over 3000 residents currently living in the community, Eynesbury already has many attractions, including an 18-hole championship golf course and clubhouse, and a completed sporting precinct in Stage 1. The historic Eynesbury Homestead boasts a function facility, thriving restaurant and bar. Then there’s a monthly market, a general store, the Eynesbury community bus and an ever-growing number of playgrounds and sporting ovals.

DOMESTIC ANIMALS

With the exception of cats, domestic animals are permitted at Eynesbury. A strict council bi-law prohibiting cats is in place to protect local wildlife.



THE GREY BOX FOREST

With over 88 species of flora and 165 species of fauna, Eynesbury is home to one of the largest remaining Grey Box woodlands in Victoria. A very popular location for bird watching, the Grey Box forest has a network of walking trails that provide public access.

ENVIRONMENTAL MANAGEMENT PLAN (EMP)

When Eynesbury was first approved for development, there were guidelines established for the environmentally sensitive areas surrounding the township. The Environmental Management Plan (EMP) was created to maintain and protect those areas for future generations. This ensures that what makes the Eynesbury township so unique is safeguarded.

MAJOR PROJECTS

Resimax Group is working closely with local council to deliver the Mt Mary Rd to Ballan Rd project, which will connect Eynesbury directly to Wyndham and Werribee.



THE DESIGN REVIEW PANEL

Within the Eynesbury Design Guidelines specific provisions exist for development within the township. Once you have agreed on building plans, your builder will apply to the Design Review Panel (DRP). If all aspects of the plans meet the Design Guidelines the DRP will officially approve the plans.



The overall deposit is 10% of the sale price. A reservation fee of \$2,000 is required at the time of reservation, with the remainder of the deposit due within three days of contract signing.



Once you have selected your lot, a reservation form and holding deposit will be taken to secure your lot (our website will update within 24-48 hours).



You then have seven days to sign your contracts and pay the balance of 10%. If contracts are not signed within this time, the lot will be returned for sale.



You are not permitted to resell your lot without the prior written approval from the developer.

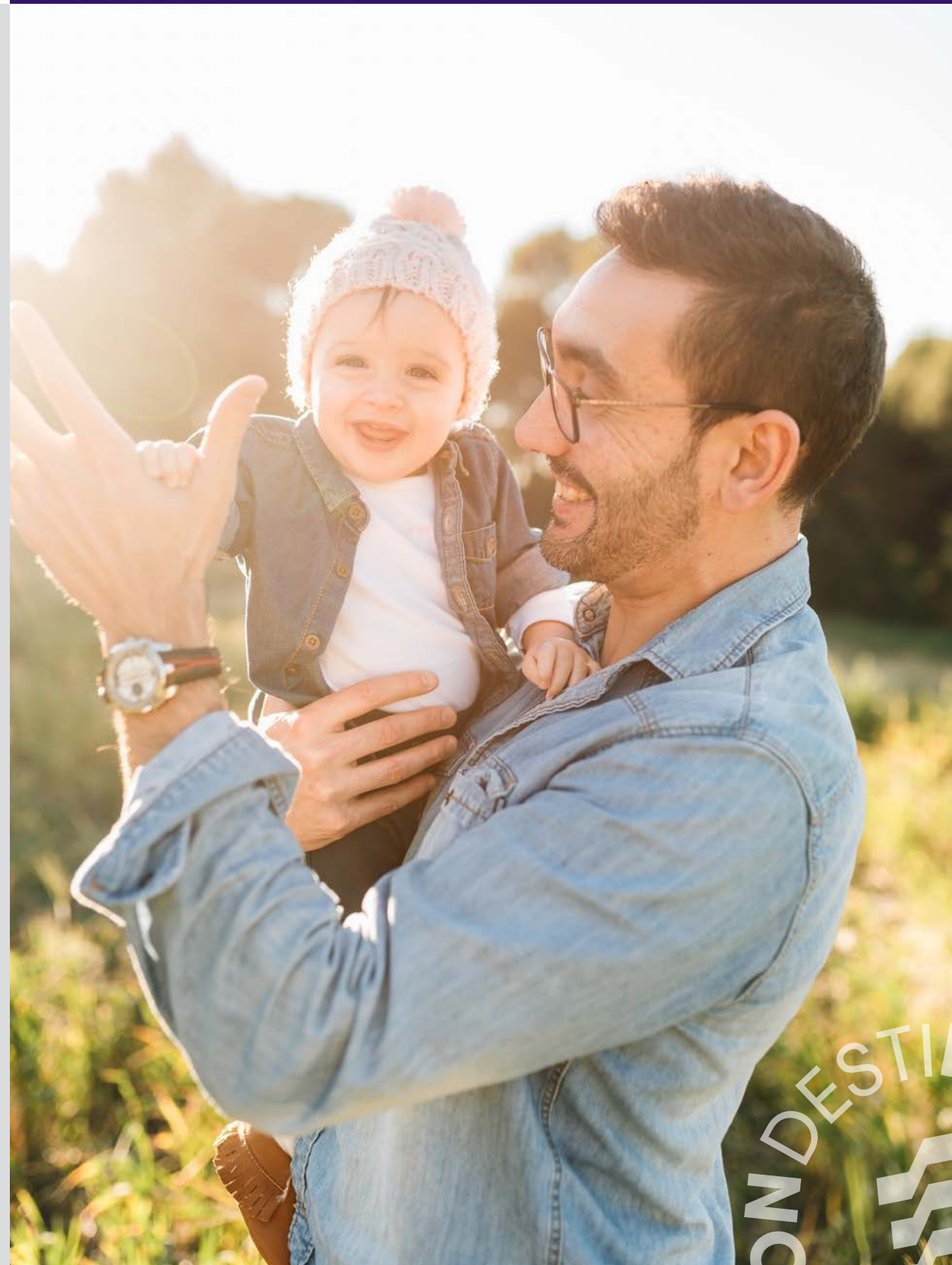


GST has been included in the price listed in the land sale agreement and/or construction cost agreement. You will not be required to pay GST over and above these amounts.



If you need to sell your lot before settlement, as per the contract you must notify the vendor 30 days prior to sell and market the property.

YOUR CONTRACT





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



VISIT OUR DISCOVERY & SALES CENTRE

479 Eynesbury Road, Eynesbury VIC 3338

Open 7 days 11am - 5pm

CONTACT US

(03) 9971 0414

EYNESBURY.COM.AU

While care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts which any interested party is entitled to reply. All interested parties should make their own enquiries. Lot numbers and sizes are subject to change without notice.

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