
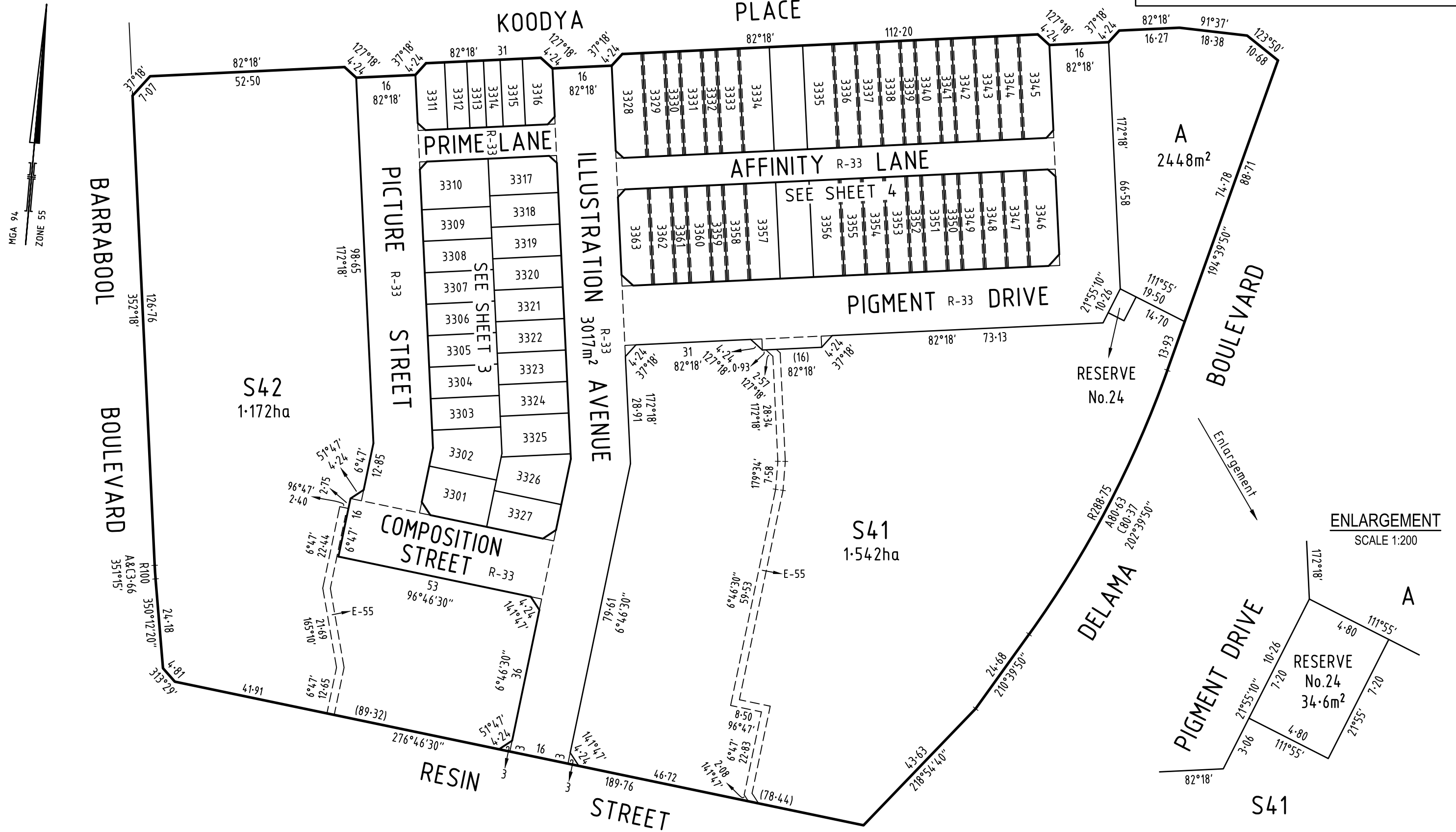


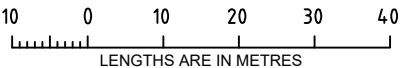


PLAN OF SUBDIVISION			EDITION 1		PS819190C/S33	
LOCATION OF LAND PARISH: MAMBOURIN TOWNSHIP: - SECTION: 20 CROWN ALLOTMENT: 2 (PART), 3 (PART) CROWN PORTION: - TITLE REFERENCE: C/T VOL .... FOL ...  LAST PLAN REFERENCE: S33 on PS819190C/S32  POSTAL ADDRESS: 974 BLACK FOREST ROAD, (at time of subdivision) MAMBOURIN, VIC 3024 MGA94 CO-ORDINATES: E: 288 680 ZONE: 55 (of approx centre of land in plan) N: 5 803 020						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines  Lots 1 to 3300, and S1 to S40 (all inclusive) have been omitted from this plan.  Lots in this plan may be affected by one or more Owners Corporation(s). For details of Owners Corporation(s) including purpose, responsibility and entitlement and liability, see Owners Corporation search, Owners Corporation rules and Owners Corporation additional information.		
ROAD R-33 RESERVE Nos. 19 & 20 RESERVE No. 24		WYNDHAM CITY COUNCIL WYNDHAM CITY COUNCIL POWERCOR AUSTRALIA LIMITED				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey BP003363K & PS825328P  STAGING: This is a staged subdivision Planning Permit No. WYP 13151-21  This survey has been connected to permanent marks Nos. PM28 & PM63  In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Section 12(2) of the Subdivision Act 1988 applies to Lots 3328 to 3363 (both inclusive) on this plan						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
E-54	PARTYWALL	0.20	THIS PLAN - PS819190C/S33	RELEVANT ABUTTING LOT		
E-55	DRAINAGE	2	THIS PLAN - PS819190C/S33	WYNDHAM CITY COUNCIL		
MAMBOURIN ESTATE - STAGE 33 (63 LOTS)				AREA OF STAGE - 2.100ha		
 <div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au</div>			SURVEYORS FILE REF: 309341SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
			Licensed Surveyor: Brent Kevin O'Grady Version: 8			



SURVEYOR'S FILE REF: 309341SV00

SCALE  
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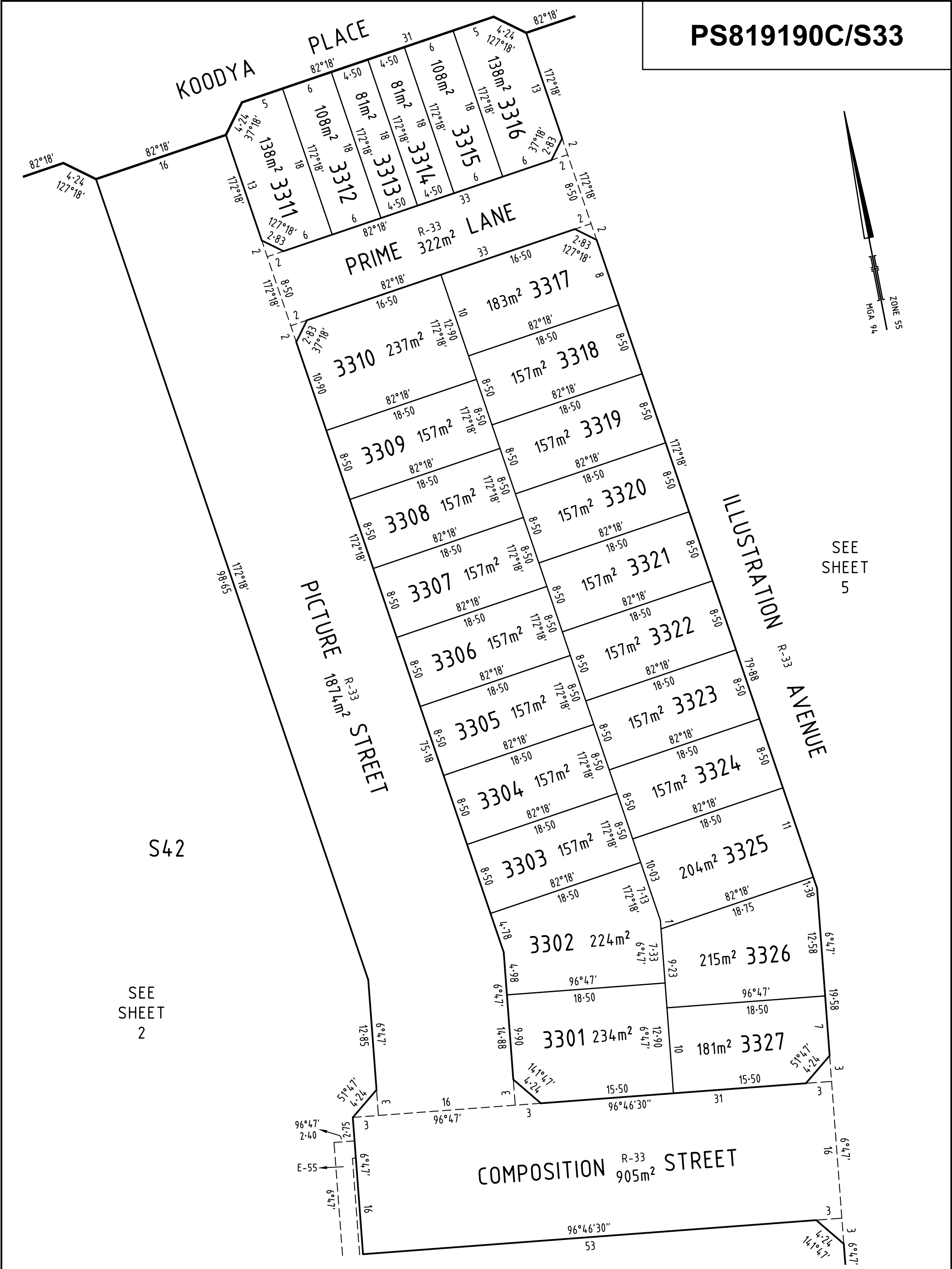
ORIGINAL SHEET  
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SHEET 2

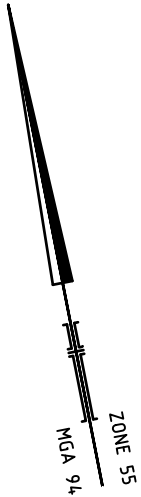
Licensed Surveyor: Brent Kevin O'Grady  
Version: 8



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PS819190C/S33



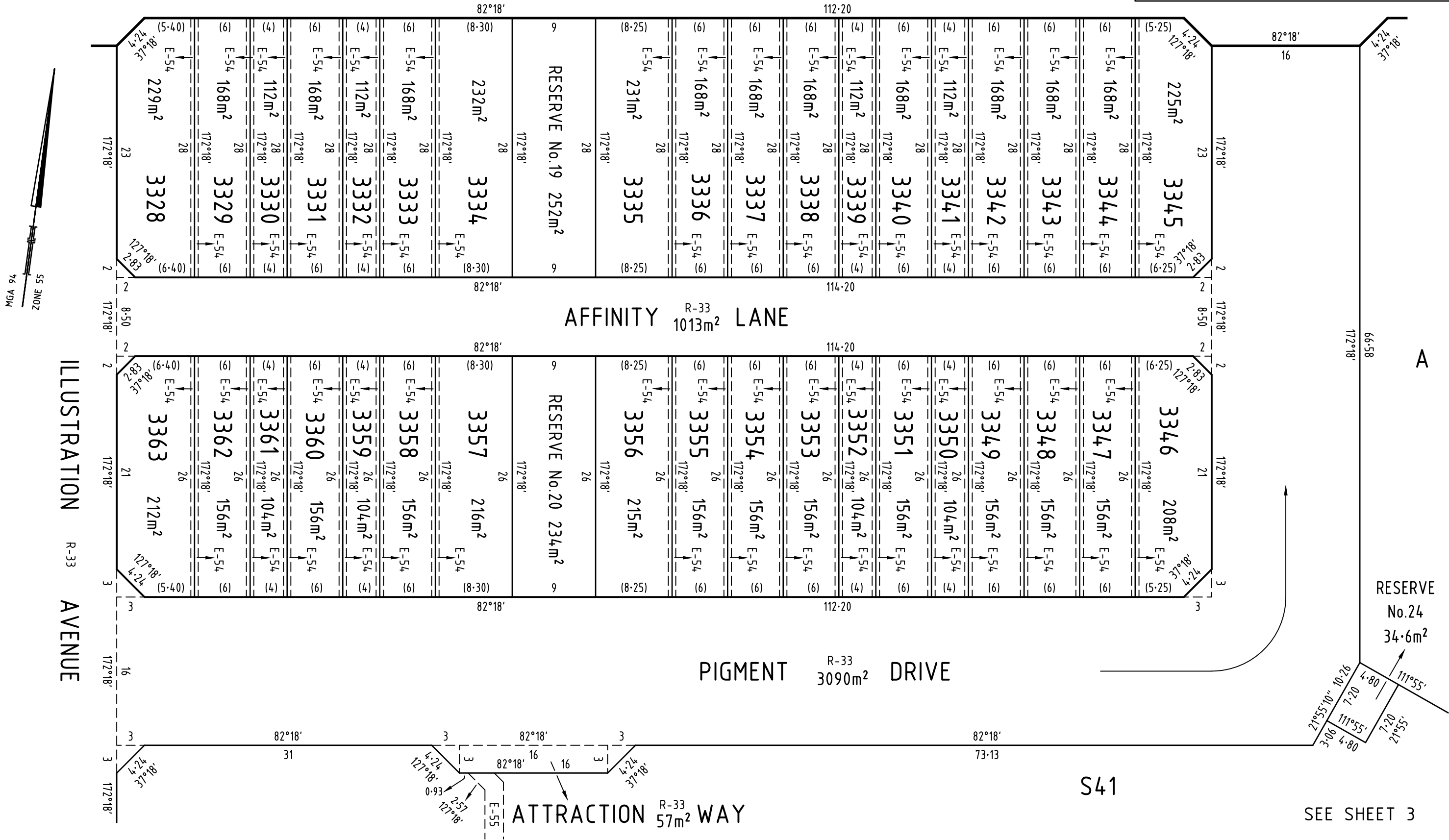
SEE SHEET 5

SEE SHEET 2

SURVEYOR'S FILE REF: 309341SV00	SCALE 1: 400 4 0 4 8 12 16 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au	Licensed Surveyor: Brent Kevin O'Grady Version: 8		



KOODYA PLACE

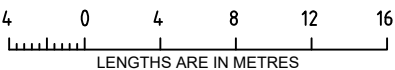


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1: 400



Licensed Surveyor: Brent Kevin O'Grady  
Version: 8

ORIGINAL SHEET  
SIZE: A3

SHEET 4

**CREATION OF RESTRICTION 33A**

The following restriction is to be created upon registration of Plan of Subdivision No. PS819190C/S33 (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

**TABLE OF LAND BURDENED AND LAND BENEFITED :**

Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
3301	3302, 3326, 3327	3322	3305, 3306, 3321, 3323	3343	3342, 3344
3302	3301, 3303, 3325, 3326	3323	3304, 3305, 3322, 3324	3344	3343, 3345
3303	3302, 3304, 3324, 3325	3324	3303, 3304, 3323, 3325	3345	3344
3304	3303, 3305, 3323, 3324	3325	3302, 3303, 3324, 3326	3346	3347
3305	3304, 3306, 3322, 3323	3326	3301, 3302, 3325, 3327	3347	3346, 3348
3306	3305, 3307, 3321, 3322	3327	3301, 3326	3348	3347, 3349
3307	3306, 3308, 3320, 3321	3328	3329	3349	3348, 3350
3308	3307, 3309, 3319, 3320	3329	3328, 3330	3350	3349, 3351
3309	3308, 3310, 3318, 3319	3330	3329, 3331	3351	3350, 3352
3310	3309, 3317, 3318	3331	3330, 3332	3352	3351, 3353
3311	3312	3332	3331, 3333	3353	3352, 3354
3312	3311, 3313	3333	3332, 3334	3354	3353, 3355
3313	3312, 3314	3334	3333	3355	3354, 3356
3314	3313, 3315	3335	3336	3356	3355
3315	3314, 3316	3336	3335, 3337	3357	3358
3316	3315	3337	3336, 3338	3358	3357, 3359
3317	3310, 3318	3338	3337, 3339	3359	3358, 3360
3318	3309, 3310, 3317, 3319	3339	3338, 3340	3360	3359, 3361
3319	3308, 3309, 3318, 3320	3340	3339, 3341	3361	3360, 3362
3320	3307, 3308, 3319, 3321	3341	3340, 3342	3362	3361, 3363
3321	3306, 3307, 3320, 3322	3342	3341, 3343	3363	3362

Lots 3301 to 3363 (both inclusive) are defined as Type B lots under the Small Lot Housing Code.

**DESCRIPTION OF RESTRICTION**

Except with the written consent of each and every registered proprietor of a benefiting lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision in the table as a lot subject to the 'Small Lot Housing Code' shall not:

**Design Guidelines and MCP**

- build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing Number AA9426, which MCP is incorporated into this Restriction.
- build or allow to be built on the lot any building other than a building that has been approved by Frasers Property Australia in accordance with the Mambourin Design & Siting Guidelines prior to the issue of a building permit.

**Small Lot Housing Code**

- build or allow to be built or remain on the lot any remaining building or structure that has not been constructed in accordance with the 'Small Lot Building Code (Type B)' unless in an accordance with a planning permit granted to construct a dwelling on the lot.

**Expiry**

- This restriction shall cease to have effect on a lot after the issuing of the occupancy permit under the Building Act 1993 for the whole of the dwelling on that lot.

*Live proud.*



# Mambourin

# Welcome

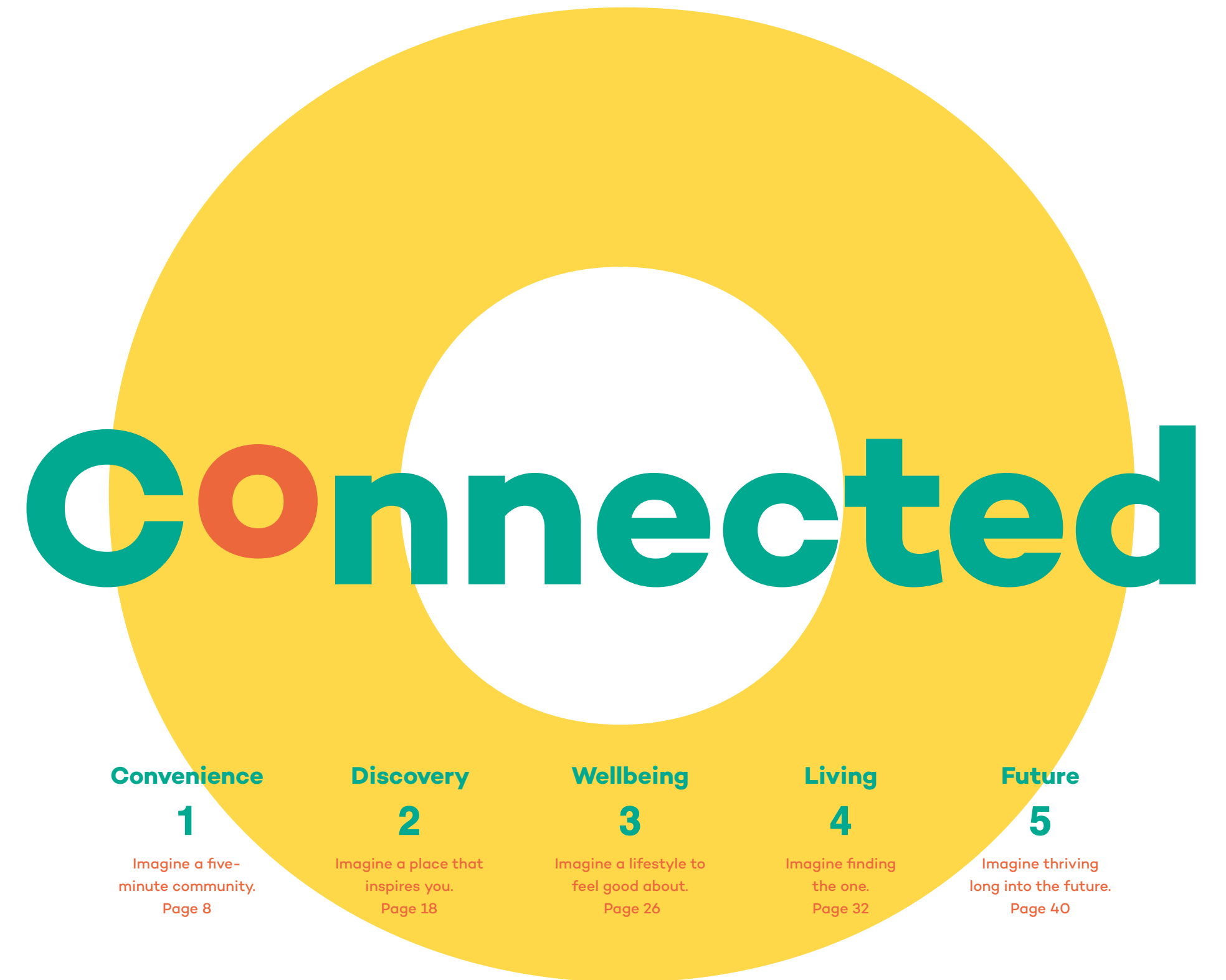
**to a new kind of community**







At Mambourin, it's not one thing that sets us apart. It's five. We call them the Mambourin Signatures. On their own, each one brings something special. But it's when they work together, when they connect into one seamless ecosystem, that's when the magic happens. That's when life just works.



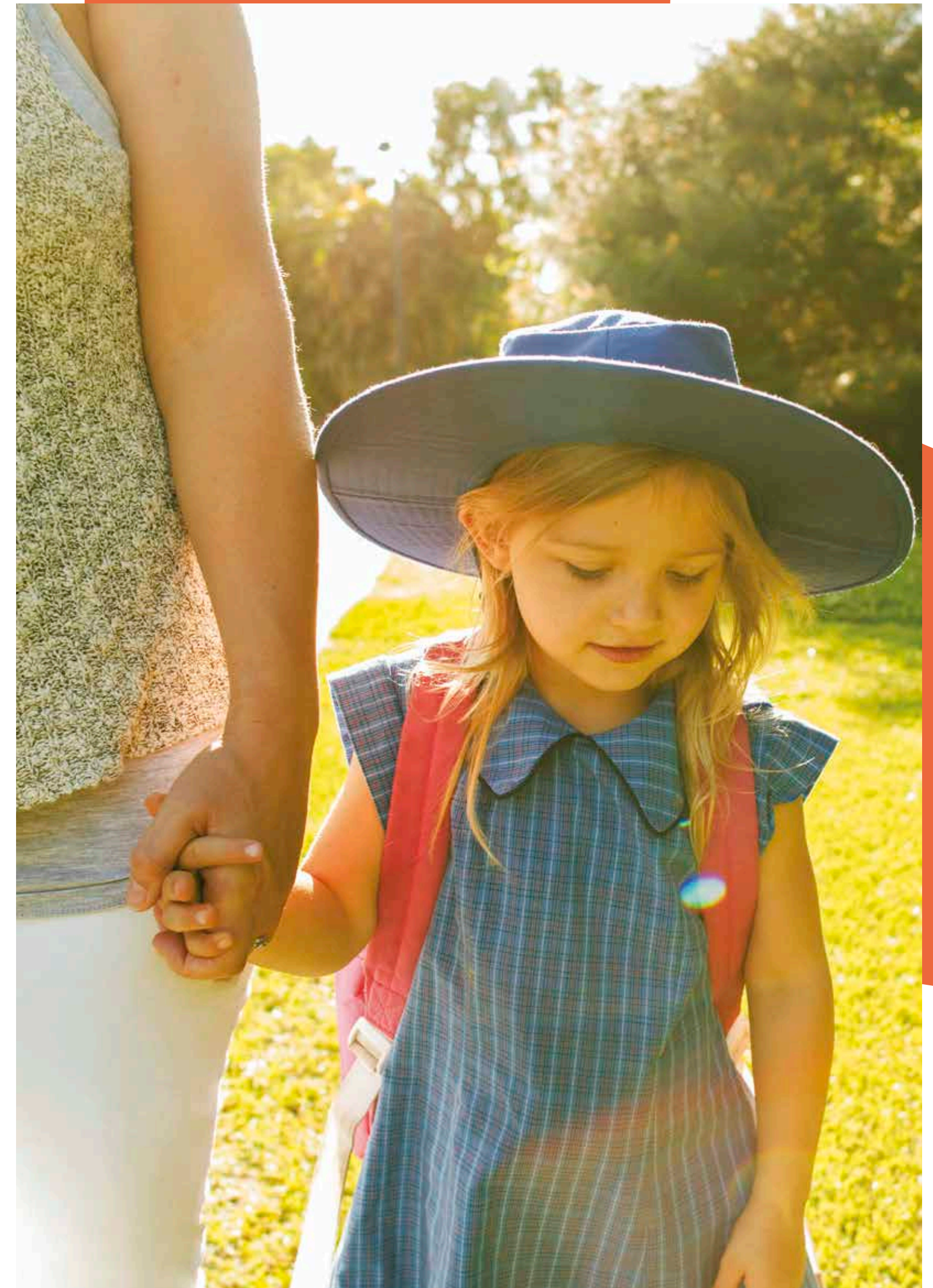
When you move to Mambourin, you join a growing community that fosters connections in every way. You're connected to your neighbours with beautiful parks and playgrounds in every neighbourhood. You're connected to the local culture and all that lies just beyond through a convenient town centre, cafés, a residents-only leisure centre and a future local train station. And you're also connected to the environment, with an abundance of natural, green open spaces that will keep Mambourin thriving, well into the future.



# Convenience

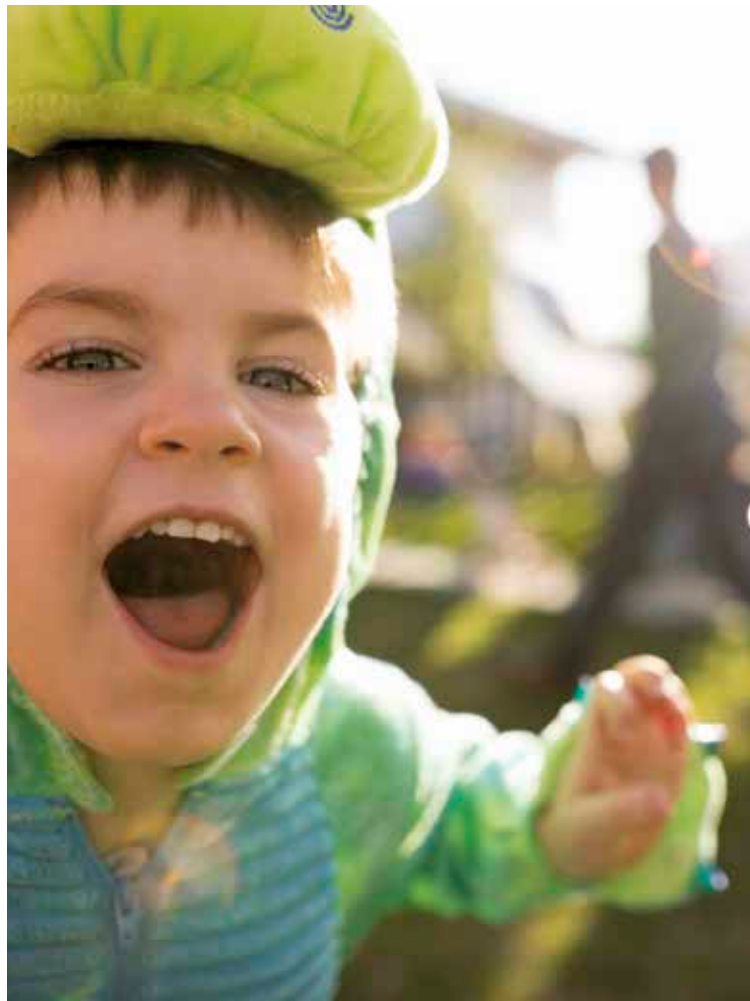
# 1

**Convenience is the first of five Signatures. And that's no coincidence. We understand that if we can bring everything you need together in one place to make your life as easy as possible, then you and your family will have more time to spend doing the things you love. Sound good? Let us show you how.**





# Imagine a five-minute community



With nothing more than five minutes away by foot, bike or bus, living at Mambourin is easy. Plans for a thriving town centre and every amenity will let your family enjoy convenience like never before.

## A day in the life at Mambourin

You wake in your beautiful new home, the sun is shining through the window and life is good. But reality quickly hits when you remember it's a school day. You've got to get the kids ready, get to work, get home, visit the library, dance class, shop, feed the family, and oh so much more. And if you're lucky, you might even find the slightest little bit of me time.

This seemingly impossible daily routine would be enough to induce panic into the best of us, but not when you live at Mambourin. Why? Because Mambourin is being designed with everything you need within five minutes of each other.

It's true. And we can prove it.

**6am**  
**Up and active**

Up early and across the road to walk the dog in your local park.

**6.30am**  
**At home to get ready**

Back in time to feed the troops and get yourself ready for work.

**8am**  
**Drop the kids at school**

The school is only a few minutes walk from home. You stroll there together.

**8.05am**  
**Coffee at the café**

There's a local café between you and the station. You pop in to get your fix.

**8.20am**  
**Train to work**

On the train and some time to yourself.

**9am**  
**At work in Melbourne CBD**

It's only 40min from Mambourin to Southern Cross thanks to the Regional Rail Link.

**4pm**  
**Leave work**

Back on the train for a quick and relaxing trip home before the chaos begins.

**4.40pm**  
**Arrive home**

You arrive at Mambourin's local train station refreshed and ready to go.

**4.45pm**  
**Get kids from swimming**

Collect the kids from their after-school swim at Club Mambourin.

**4.50pm**  
**Library**

The Community Centre Library is just across the road where you help with homework.

**5.15pm**  
**Dance lessons**

Drop the kids off at dance lessons, while you pop up the road to organise tonight's dinner.

**5.20pm**  
**Shop for dinner**

Mambourin Town Centre has absolutely everything you need.

**6.15pm**  
**Dinner**

Pick the kids up and walk home in time to cook dinner.

**7.45pm**  
**Wind down**

Grab that book and snuggle up with the kids to read a story.

**8pm**  
**Kids' bed time**

They're tucked into bed with lights out at a decent hour.

**8.30pm**  
**Me time**

You do a quick clear up after the kids and then it's time to do as you please.



# There's simply more at Mambourin

No longer will you have to waste hours getting from A to B and back to A again. When everything you need is on your doorstep, there's simply more time for the things you want to do, and the people who matter most. Take a look at this snapshot of everything planned at Mambourin.

## Mambourin Town Centre



This will be the heart of the community. And for good reason. It's planned to have 25,000sqm of retail space. You can expect shops with all your favourite things, with proposed cafés and restaurants, a supermarket, department store, medical centre and even plans for a cinema. It will be a real urban village, that will satisfy your every need. It will be a place for friends and families to gather and celebrate every moment at Mambourin.

## Mambourin Business District



Adjoining Mambourin Town Centre will be a local business district. This busy and bustling area will cater for new businesses and commercial operations, as well as a range of future services and living opportunities. It will be a great addition to the community, offering jobs close by or a place to launch and grow your home-based business.

## Mambourin Train Station



The future local train station will be within a five-minute walk, cycle or bus ride from every Mambourin home. Which means every resident will enjoy the convenience and ease of good public transport right on their doorstep. In the meantime, Wyndham Vale Train Station is just a short trip away. Whether it's your morning commute to Melbourne CBD, a day out in Werribee or a Doggies game at the Docklands, hop on the train and relax, all thanks to the new Regional Rail Link.

## Mambourin Community Centre



### Private School

Your kids will never have to travel far with the proposed Prep-12 Private School. Read more about this essential piece of the Mambourin community on page 23.

### Mambourin Discovery Centre

Visit our temporary sales and information space. Here new residents can look at the plans or even check out upcoming community events. Discover more on page 23.

### Club Mambourin

That's right. Your very own exclusive leisure centre, designed for residents only, with plans for a lap and kids' pool, gym, multi-sports court, function room and café. Find out more on page 29.

### Walking trails and cycling paths

Mambourin will be connected by an extensive network of walking trails and cycling paths. You can find out more about these landscaped tracks on page 31.

### Parks and playgrounds

Parks will feature in each of Mambourin's residential neighbourhoods. There'll also be one at the Mambourin Town Centre. Discover more about the beautiful green open spaces on page 31.

### Wetlands

A beautiful and large wetlands area will complement Mambourin's first residential park. You can read more about this relaxing and idyllic feature on page 31.

Here you will have maternal and child health services, a library, a kindergarten, multipurpose spaces and a Performing Arts Centre. The Mambourin Community Centre will provide residents with countless opportunities to live, learn, work and play. You can discover more about the Community Centre on page 23.

### Maternal and Child Health

New parents will enjoy watching their bubs experience many firsts with the support of Mambourin's local maternal and child health services. This dedicated facility for growing families will be part of the future Community Centre.

### Mambourin Library

Mambourin Library will be filled with educational resources and activity spaces to inspire children and adults alike.

### Kindergarten

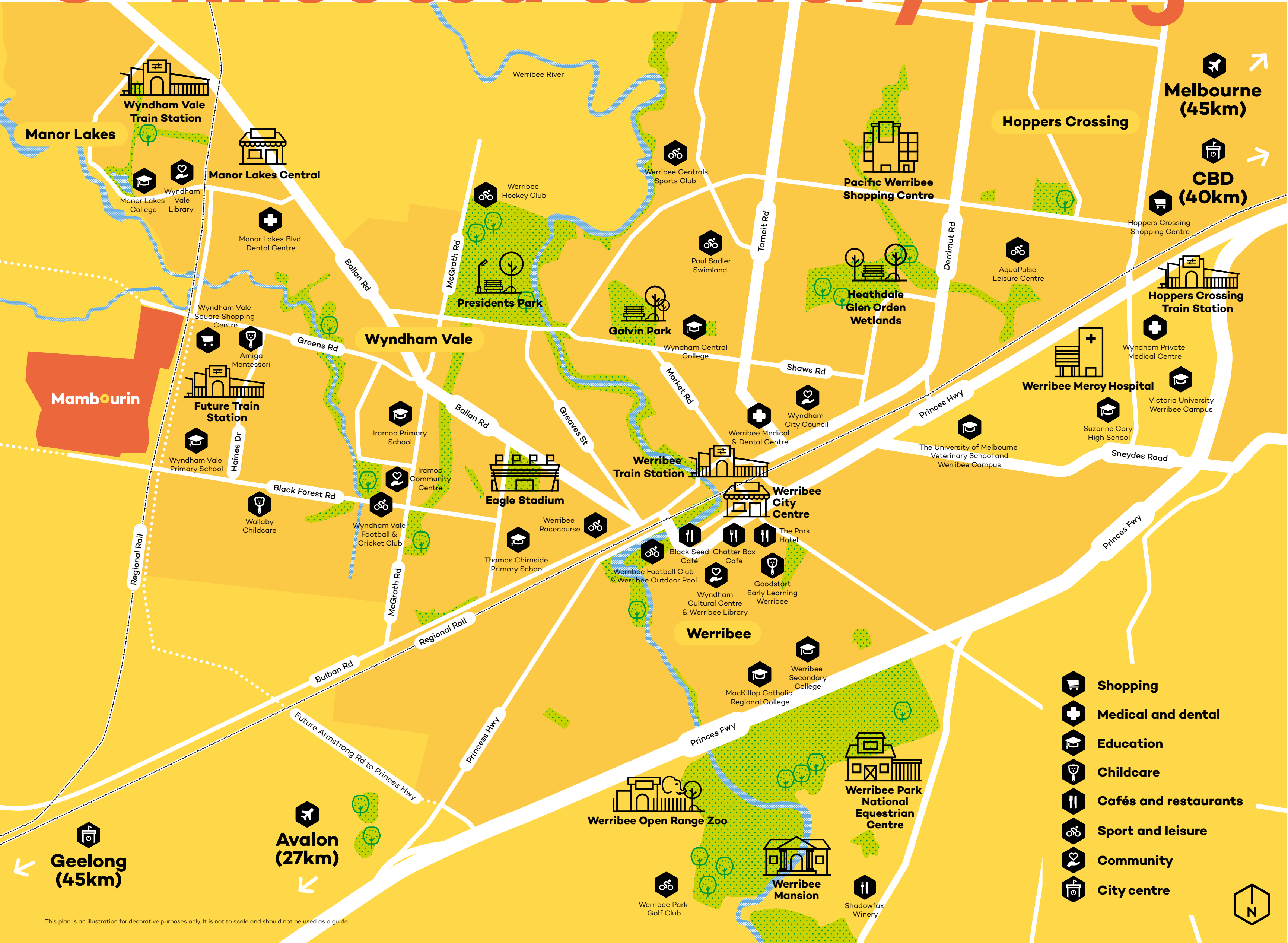
Your little ones will love making friends, doing finger painting and lots of other fun stuff.

### Mambourin Performing Arts Centre

The Mambourin Performing Arts Centre will play host to a year-round calendar of events.



# Connected to everything



Mambourin is perfectly positioned to easily access everything Werribee has to offer, and also has convenient links to Melbourne CBD, Geelong as well as the Surf Coast. With the future station never more than a five-minute walk, cycle or bus ride from your home, catching the train is as easy as taking the car. But if you prefer, you can drive just about anywhere with easy access to Princes Freeway.

- In the car**

  - Melbourne CBD 40km
  - Geelong 45km
  - Surf Coast 67km
  - Melbourne Airport 45km
  - Avalon Airport 27km
- Childcare**

  - Amiga Montessori
  - Goodstart Early Learning Werribee
  - Wallaby Childcare
- Community**

  - Iramoo Community Centre Werribee
  - Wyndham City Council
  - Wyndham Cultural Centre
  - Werribee Library
  - Wyndham Vale Library
- Parks and recreation**

  - Chirnside Park
  - Galvin Park
  - Heathdale Glen Orden Wetlands
  - Presidents Park
  - Werribee Mansion
  - Werribee Open Range Zoo
  - Werribee River
  - Werribee South Foreshore
- Sports and leisure**

  - AquaPulse Leisure Centre
  - Eagle Stadium
  - Paul Sadler Swimland
  - Werribee Centrals Sports Club
  - Werribee Football Club
  - Werribee Hockey Club
  - Werribee Outdoor Pool
  - Werribee Park Golf Club
  - Werribee Park National Equestrian Centre
  - Werribee Racecourse
  - Wyndham Vale Football and Cricket Club
- Cafés and restaurants**

  - Black Seed Café
  - Chatter Box Café
  - Shadowfax Winery
  - The Park Hotel
- Shopping**

  - Hoppers Crossing Shopping Centre
  - Manor Lakes Central
  - Point Cook Town Centre
  - Werribee Pacific Shopping Centre
  - Werribee City Centre
  - Wyndham Vale Square Shopping Centre
- Medical and dental**

  - Manor Lakes Blvd Dental Centre
  - Werribee Medical and Dental Centre
  - Werribee Mercy Hospital
  - Wyndham Private Medical Centre
- Education**

  - Iramoo Primary School
  - MacKillop Catholic Regional College
  - Manor Lakes College
  - Suzanne Cory High School
  - Thomas Chirnside Primary School
  - University of Melbourne Veterinary School and Werribee Campus
  - Victoria University Werribee Campus
  - Werribee Secondary College
  - Wyndham Central College
  - Wyndham Vale Primary School







# Discovery

# 2

**Mambourin's second Signature is Discovery. It's all about schools, learning, a sense of curiosity, intrigue, imagination and, well, discovery. But at Mambourin, Discovery is designed to go way beyond the classroom and into every corner of the community – to inspire us all. We can't wait to tell you more.**





# Imagine a place that inspires you

We want you to choose Mambourin because of the amazing lifestyle opportunity it represents. And we understand a big part of that is thinking about your family's future. For us, this means making sure our schools and learning environments are not only competitive, but aspirational. Which is exactly why we're partnering with the brightest minds to develop a culture of learning and exploration throughout the whole community, starting with the temporary Mambourin Discovery Centre, and working all the way from our schools and kindergarten to our public parks and playgrounds.



## Creating a culture of learning and discovery

With Tract Landscape Architect, Ryan Davis.

Imagination allows kids to grow into original thinkers and equips adults to solve their own problems, among so many other advantages. With this in mind, Mambourin will be a place where every outing is a conversation waiting to happen, an idea taking shape or a discovery in the making. Frasers Property Australia has turned to the experts at Tract Consultants about shaping Mambourin into a place where curiosity is encouraged, education is all around us and environments are inspirational. Below, Ryan Davis gives us a glimpse of how Tract plans to bring this to life.

### How would you describe Mambourin?

Mambourin is a place full of opportunities. Here the surrounding western plains can be complemented by wetlands. While views of the You Yangs provide a picturesque natural backdrop. Plus, with such limited development in the town to date, we are provided with a near blank canvas on which to design the landscapes to complement this new kind of community, where curiosity is encouraged.

### What drives your designs?

Ours is a clever, agile and rigorous approach always. We have a reputation for planning and designing memorable places, that are right for the development and ultimately enjoyed by the community for years to come. Learning opportunities, both formal and casual, play an important role and we draw on the latest technology, supported by research, to produce imaginative and unique spaces for all ages.

### Where do you find inspiration?

The site is often our inspiration and we form a balance between constructed items and interaction with the natural environment. We consider each project with an open mind and don't pre-determine the outcome.

### How do you ensure your spaces spark imaginations?

Children adore colour and this alone can enliven a space and convey youthful ownership. In other circumstances, and for all age groups, the use of textures, colours, scent and sound are a powerful yet subtle tool to evoke engagement with the landscape. A garden rich in wildlife and mystery can open the mind to wonder.

### How important are themed areas?

Themed areas can stimulate conversation, connect the public with nature and provide opportunities for passive education at all life stages. Themed areas can also tell the history or give a landscape its local identity and character.

### What public spaces are you providing?

There are many plans for Mambourin. We are particularly excited about combining the wetlands and the adjacent public open space to create 5.5 hectares of community space. This will be a beacon, attracting all residents. There will also certainly be some themed landscaping in both the wetlands and public open spaces, connected to the Town Centre and to the future train station.

### How do you know you've done a good job?

We have a number of ways to measure the success of our landscapes, but the ultimate test is how the community responds to and uses our spaces. Seeing residents of Mambourin and their families discovering the outdoors and being better for the experience, is when we will know for sure.





From the kindergarten, the library and performing arts centre to the parks and playgrounds, Mambourin will foster the imaginations of kids of all ages – even big ones like us – to be a leader of life-long learning in Melbourne’s west.



A class of its own

Prep-12 Private School

When it comes to choosing a new home that’s right for you, we understand just how much your children’s education is an important factor. Mambourin’s proposed prep-12 private school will be a brand new education facility, purpose-built to prepare future generations for the new world of work. This school will be cherished by residents and envied by families from all around.

Learning for the little ones

Kindergarten

It’s important that your children get the best possible start in life. As part of the Mambourin Community Centre, the kindergarten will prepare your kids for the challenges that lie ahead. Plus, from such a young age, they’ll have the added benefit of forming lifelong friendships with those who also live in this neighbourhood.



Something for everyone

Mambourin Discovery Centre

A temporary Discovery Centre will be the first thing delivered at Mambourin. It will act as the focal point for the community during its early stages. With plans for a café serving delicious coffee daily, information about home and land sales, a kids’ interactive area, and a program of events for children and adults alike, there’ll always be something new at the Mambourin Discovery Centre.



Inspiring the artist within

Mambourin Performing Arts Centre

The Mambourin Performing Arts Centre will be designed to cultivate and nurture creativity, while boosting the confidence of everyone who participates. As part of the future Council community centre, it’s planned to include a range of room sizes for everything from rehearsals to costume changes, along with catering for future performances and productions.

Find what you’re looking for

Mambourin Library

Libraries continue to be an invaluable resource for people of all ages the world over. At Mambourin, it will be the same. Here at the future Mambourin Community Centre, the library will become a hub of activity. As a source of inspiration and information, it will help students research all subjects and develop projects through a range of state of the art facilities and library collections. Kids will also be able to stop by to pick up new books, revisit old favourites or pull up a seat and check out any planned activities.



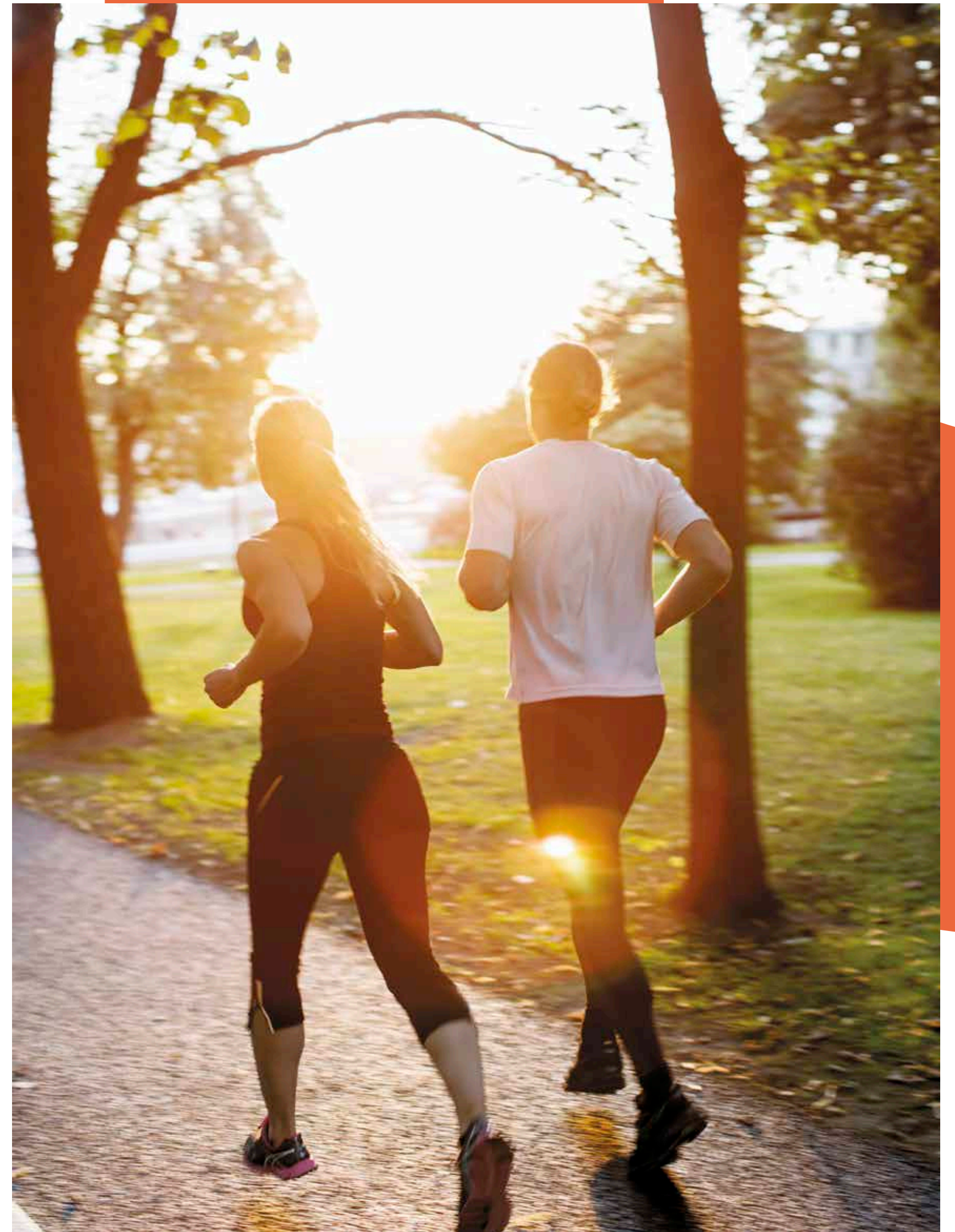




# Wellbeing

# 3

**But what about a bit of me time? Well, you've come to the right place. Wellbeing, Mambourin's third Signature, is all about integrating a healthy and active way of life into the whole family's daily routine (not just the kids'). It's a recipe for happiness. And we'd like to share it with you.**





# Imagine a lifestyle to feel good about

At Mambourin, we're creating a community that makes it easier to include an active way of life into your busy schedule. This way, you and your family can get the most out of every day. And it all starts with Club Mambourin.



Artist's impression



Artist's impression

## Relax and revitalise at Club Mambourin

Club Mambourin is a multipurpose fitness and leisure centre for residents only. It's a place that is being purpose-built to enhance the lives of Mambourin locals. So instead of joining gyms or needing to take your kids far for a swim, you can find something fun and active to do during the school holidays, just up the road at Club Mambourin. Let's take a closer look at what's inside (and outside for that matter).

### Multi-sports court

Schedule a weekly tennis match, a mates hoop session or challenge the kids to a ball game. The multi-court area will accommodate all kinds of sporting activities.

### Function room

From an early morning yoga class to your next big birthday celebration, if you have the event, we will have the versatile function space you need.

### Café

Whether you're waiting on the little ones to finish in the pool, or you'd just love a latte after a gym session to get you through the afternoon, the café has got your fix.

### Lap pool

Whether they're practising those freestyle skills or preparing for state finals, the lap pool will provide the perfect training course for the Ian Thorpe inside every swimmer.

### Kids' pool

Youngsters love pools. And why not? Water is fun. That's what this pool is all about.

### Gymnasium

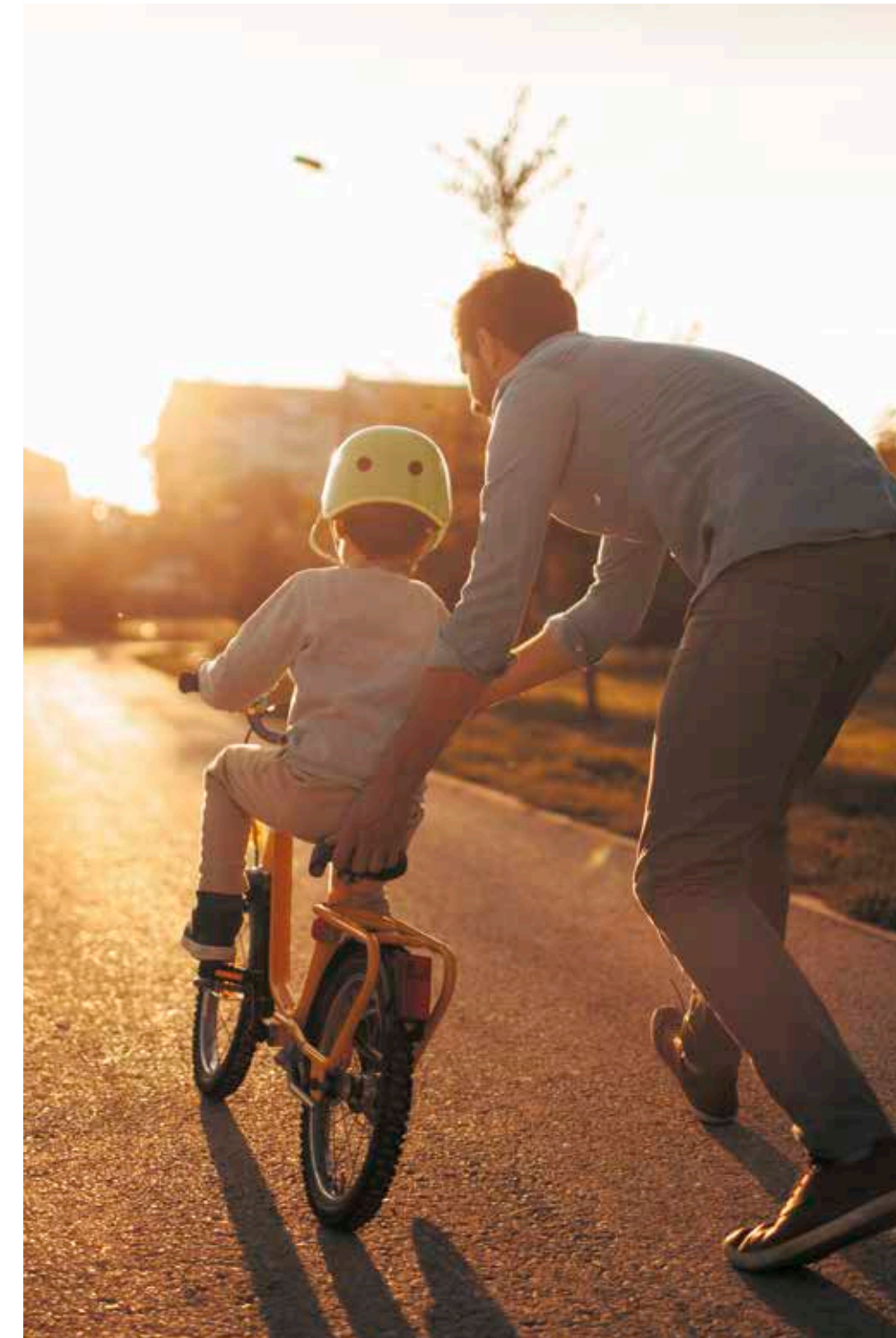
There's never an excuse not to train when you've got your very own personal gym just a five-minute walk, cycle or bus ride up the road. Pop on that active wear and go for it – you know you'll love yourself for it.







**Mambourin is a community that truly cares about your future.**



## Walk it off

### Walking trails and cycling paths

Keeping fit is as easy as stepping (or riding) out your front door at Mambourin, thanks to a seven kilometre connected network of walking trails and cycling paths. Leisurely cycle here and there with on-road bike lanes. Stroll, jog or pedal on shared paths. Or even grab that mountain bike for an off-road adventure. Just set off and explore each path leading to parks, playgrounds and the Mambourin Town Centre, with fitness stations at regular intervals to give you an extra workout.

## A park for every neighbourhood

### Parks and playgrounds

Mambourin will be made up of several small neighbourhoods, each with its very own park and playground, to ensure you and your family are never far away from a beautiful green expanse. For all kinds of fun and adventures, the neighbourhood parks will range in size from 5,000sqm to 54,000sqm (0.5-5.4 hectares). And there'll even be an urban park at the Mambourin Town Centre.



## Unwind by the water

### Mambourin Wetlands

A wetland, the size of three AFL ovals, will weave its way through Mambourin. You'll be able to walk, play or picnic in one of the open spaces that overlook the beautiful water. It will be a place where everyone in the community can benefit from its calming presence.



# Living 4

At Mambourin, we understand that one size definitely does not fit all. Which is why Living, our fourth Signature, addresses the multitude of options available to you when it comes to choosing that perfect home. And we'll help you along the way to make it as fun and easy as possible. Let's go.

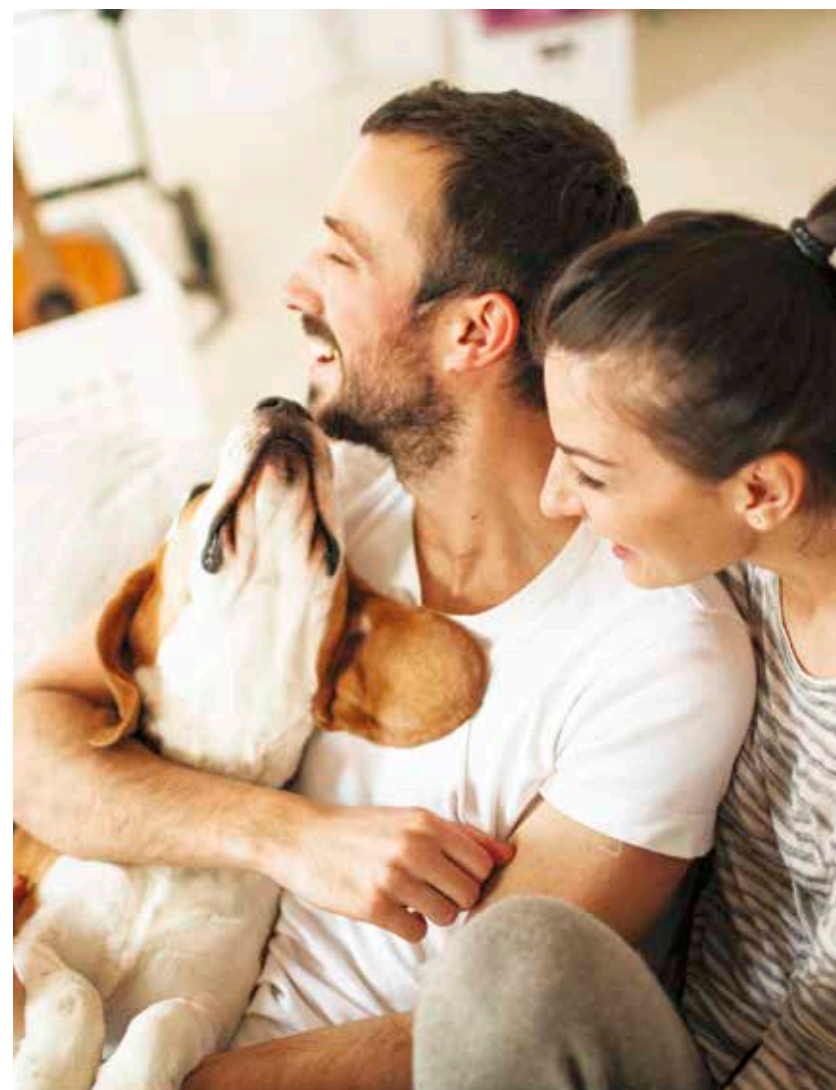




# Imagine finding the one

We've talked a lot about the plans for the community, and how Mambourin offers a lifestyle like no other. But what about buying land, building houses and making your new beautiful home? Not to worry, we've got you covered.

Whether you're a first homebuyer just trying to get your foot in the door, a family looking for something bigger to raise the not so little ones, or a couple ready to downsize to newer and nicer, we have something to suit every situation. At Mambourin, we work with you to provide options and solutions that live up to your dreams, and suit your budget.



## Here's how to go about it

It doesn't matter if this is your first time, or your fifth, we know that buying and building a house can be a daunting task. Which is why we're here for you, every step of the way, to make it as smooth and painless as possible. Follow these simple steps and you'll be barbecuing in your new backyard in no time.

### 1

#### Visit the Discovery Centre

This is your one-stop-shop for everything Mambourin. Pop in and we'll shout you a coffee and let's chat about what you're looking for.

### 2

#### Choose a neighbourhood

Mambourin is planning a number of different neighbourhoods to suit your lifestyle, personality and budget.

### 3

#### Choose your living option

Land? Home and land? Or ready-built home? With further living options to come, whatever you have in mind, you can have that at Mambourin.

### 4

#### Consider your desired design

Think about your lifestyle needs. You may want your home designed with indoor/outdoor living to take in the expansive garden. Or you may decide, with future parks and leisure facilities close by, that you don't need a big back yard or in-ground pool and opt instead to have a rumpus room or home theatre.

### 5

#### Visit display homes

There is a display village planned for Mambourin and you can also check out home designs on show nearby. This way, when it comes to living at Mambourin, you will be in the ideal position to build the very best home for you.

### 6

#### Design approval

Mambourin is planning on being a very beautiful place to live. With this in mind, there are guidelines in place for each site, to ensure its house design is in keeping with the bigger picture. So be sure to ask the Mambourin team about the design approval process.



When you choose to make your new home at Mambourin, you get the home that’s right for you.



Somewhere that suits you

Neighbourhoods

Mambourin is not one big parcel of land. Instead, it’s made up of a collection of distinct neighbourhoods, each with its own character. This means you get to choose the Mambourin neighbourhood that best suits your lifestyle. Then having decided that, you just need to select the lot you like most. But no matter where in Mambourin you live, every neighbourhood is designed to have everything you need within a five-minute walk, cycle or bus ride – so it’s impossible to make a bad choice.

Blocks as big as your dreams

Land choice

Once you’ve chosen the neighbourhood that best suits you, it’s on to finding that perfectly sized block of land. Lots come in all sorts of shapes and sizes. It doesn’t matter what your family’s needs are, we’ll have something to suit a range of lifestyles and budgets. Here is a list of lot depths to suit the home design of your dreams.



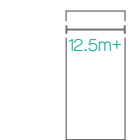
Melbourne’s best builders

Leading builder partners

Mambourin is a proud place that expects nothing but the best from the home builders that operate within the community. By ensuring building standards through the Mambourin Design and Siting Guidelines, we protect your investment, so that Mambourin is somewhere you can cherish today and long into the future.

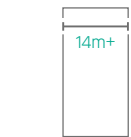


Porter Davis home (Artist’s impression)



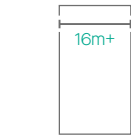
Retreat

Convenient comfortable living. Potential for a fourth bedroom and a double garage. Perfect for those with a busy social life who love to entertain and those who want a back garden that is easily maintained.



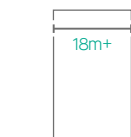
Escape

Opt for the home design with the additional living space, or theatre room and/or rumpus you have always imagined. Enough space inside and out to entertain and keep the kids occupied.



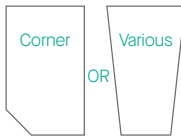
Classic

Numerous house designs available to suit your lot. Enough backyard space to add your touch of individuality such as an alfresco entertaining area.



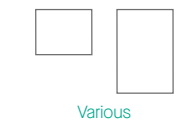
Grand

Large lots designed to fit the majority of single and double storey house designs offered by most builders.



Prestige

For the inner designer in you. These blocks have their own individuality and vary in size and shape, perfect for the creative home builder.



Smart

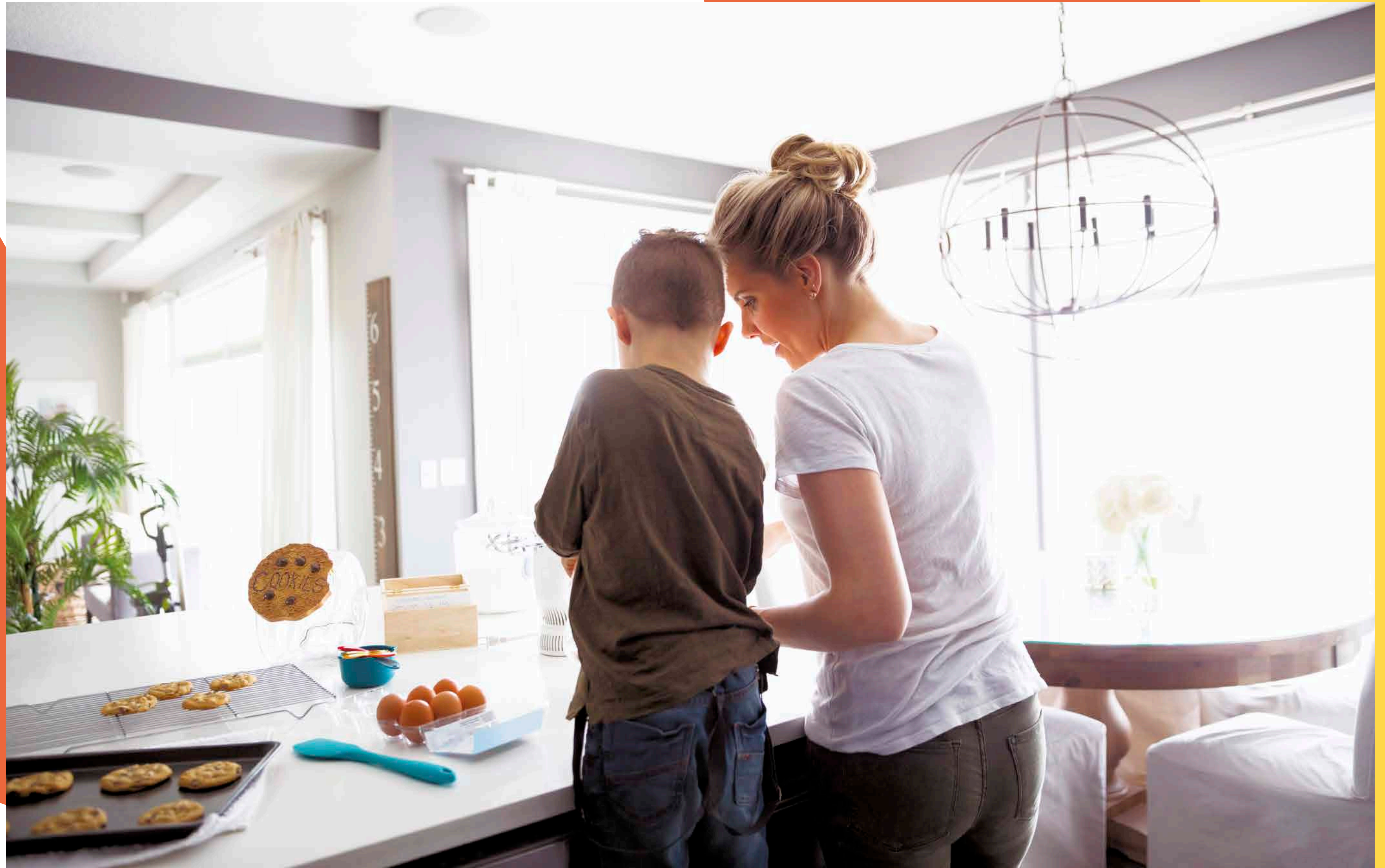
With this range of smaller, affordable lots, yours will be a low maintenance lifestyle.

An inner-city like lifestyle

Townhouse and medium density

The great Aussie dream of a quarter acre block, a big home and an even bigger backyard is alive and well for a lot of people. But equally is the desire for smaller, lower-maintenance homes. At Mambourin, we’re planning on delivering a range of options for those looking for an inner-city lifestyle without the hassle or the price tag. Situated on the doorstep of the future Mambourin Town Centre and train station, you’ll have everything you need within easy reach, including a cosmopolitan lifestyle so many of us have come to expect.







# Future

# 5

**We all want to live long and prosperous lives in healthy communities. But unless we plan for it, it's a dream that won't come true. Future, our final Signature, is about making sure life at Mambourin flourishes today and for generations to come. Here's how we're going about it.**

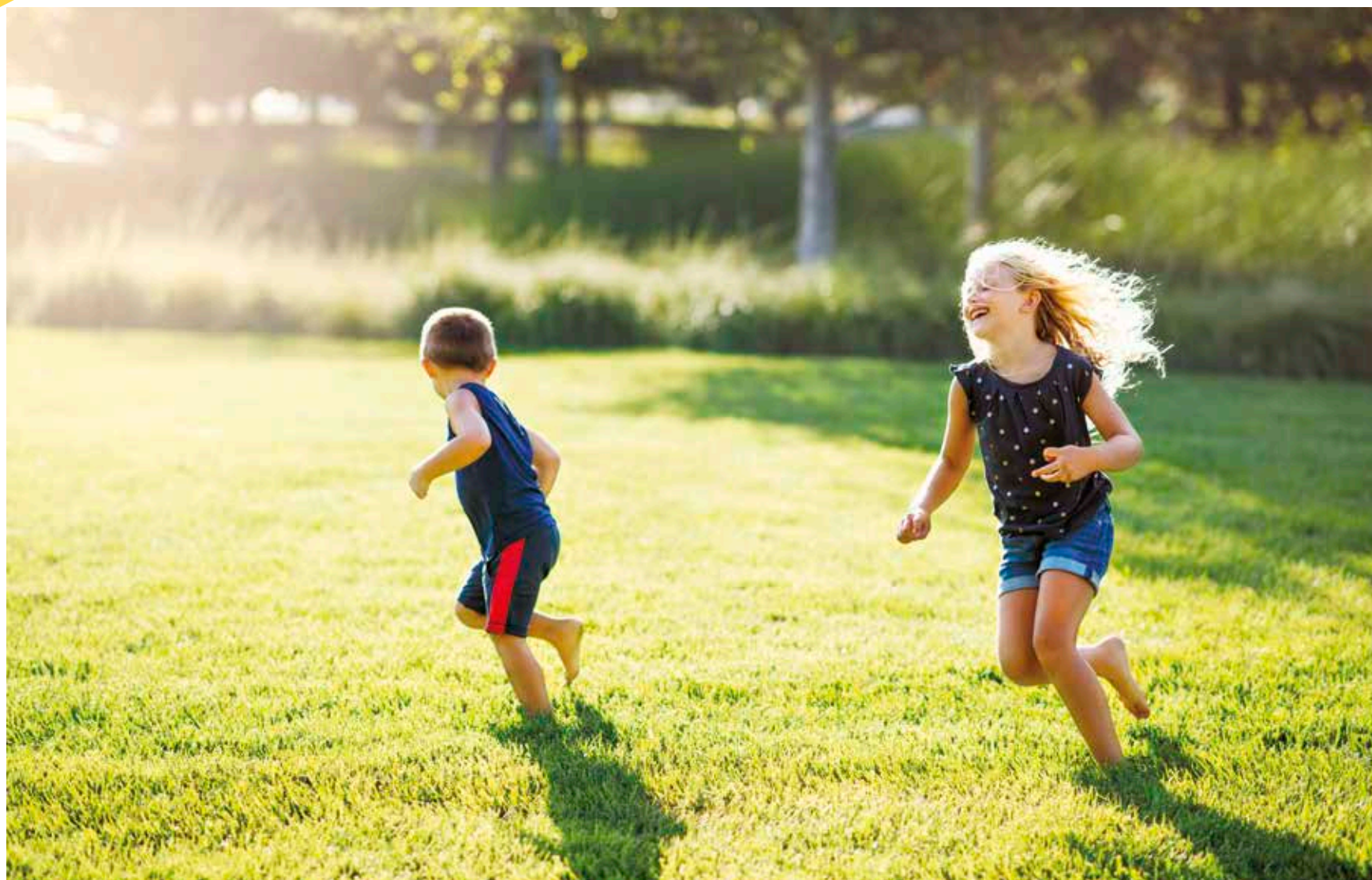




# Imagine thriving long into the future

When you buy a home you often think about what sort of investment you're making. You consider the value of your purchase and how it's going to impact you in the near future, but not necessarily for the long-term.

At Mambourin, we're thinking about both. We're working with leaders in sustainability to become a 6 Star Green Star World Leader. It means that Mambourin has been designed from the ground-up to be a better place to live. But it's about more than that. It's about ensuring that Mambourin is a connected, healthy and active place to live, not just for you, but your children, and your children's, children's children.



## Making Mambourin: A world leading community

With Frasers Property  
Sustainability Manager, Rory Martin.

### Q: What makes a world leading community?

A world leading community is one where resources are reused, recycled and restored. Where new ideas are fostered to support people and the planet. And where initiatives are taken to help everyone lead better, healthier lives. With this in mind, Mambourin is being planned, designed and delivered to achieve a 6 Star Green Star community rating. This accreditation will ensure that Mambourin is world leading, not only from a development perspective, but from the perspective of those who will become its heart and soul.

### Q: What is Green Star?

It is a certification given by The Green Building Council of Australia (GBCA) that ranks a community across a range of criteria.

### Q: What does it rate?

First is Governance, this is to encourage and recognise those developers of projects that show leadership within their sector and support communities as they grow.

Second is Liveability, rewarding those communities that promote healthy, active lifestyles through amenities and connectivity.

Third is Economic Prosperity. This category considers everything from affordable living and housing to investment in education and skills, as well as capacity building.

At number four is Environment, everything from resource management and efficiency, through the reduced carbon footprint of infrastructure, transport and construction. Also the impact of the community development on land, water and the atmosphere.

And last is Innovation by promoting forward thinking practices, processes, strategies and pushing the boundaries of design and amenity.

### Q: How does it work?

Based on achieving a mix of initiatives, under the above categories, developments are awarded a certification level. A 6 Star certification exemplifies the highest merit of all, world leadership status. By Mambourin targeting 6 Star recognition, it will be independently verified as a world leading community for the benefit of our neighbourhoods and all who call them home.







# Mambourin Masterplan



This plan is an illustration for decorative purposes only. It is not to scale and should not be used as a guide. Subject to change and planning approval.

## Fast facts

Mambourin is a 110 hectare masterplanned community with plans for around 1,200 lots that will be home to more than 3,000 residents.

### Convenience

- 6kms west of Werribee CBD
- 45kms south west of Melbourne CBD
- 45kms north east of Geelong CBD
- 3kms to Wyndham Vale Train Station
- Future train station at Mambourin
- **Mambourin Town Centre**  
This future hub, with 25,000sqm of retail floor space, may include cafés, restaurants, supermarkets, speciality stores and a cinema.
- **Mambourin Local Business District**  
The proposed local business district will accommodate a range of commercial and residential uses which may include offices, retail and civic services, medical, child and aged care facilities, retirement living, medium density townhouses and apartments.

### Discovery

- **Mambourin Discovery Centre**  
With plans for a future café, this temporary sales and information space is where you can pop in, make enquiries and picture the vision that is Mambourin.
- **Proposed Prep-12 Private School**
- **Mambourin Community Centre**  
This future Wyndham Council Community Centre will offer locals maternal and child health services, a kindergarten, a performing arts centre and a library.

### Wellbeing

- **Club Mambourin**  
Plans for an exclusive resident only leisure centre are to include both lap and kids' pools, a gym, multi-sports court, function room and café, along with designated spaces for future activities and events.
- **District and neighbourhood parks**  
Future district level and local neighbourhood parks with playgrounds and recreation for all age groups will feature throughout the development, and also the town centre. These will be supported by shared walk/bike paths, BBQ/picnic shelters and toilet facilities, along with proposed skate and basketball zones, as well as casual, kick-about spaces.
- **Wetlands**  
Future wetlands will not only include natural waterways but also a pedestrian bridge and decking, and shared walk and bike paths with fitness nodes at regular intervals.

### Living

- **Quality Housing Options**  
Proposed mix of housing options, ranging in size and diversity, will offer something for everyone. While Mambourin Design and Siting Guidelines have been established to ensure high quality streetscapes.
- **Fibre to the home**  
All Mambourin homes will be broadband-ready through the provision of a fibre optic cable network by Opticomm.

### Future

- **6 Star Green Star Community**  
Mambourin is aspiring to achieve world-leadership status, through targeting the very highest rating awarded by the Green Building Council of Australia.



# Creating proud communities since 1924

There's one measure above all that tells us we've succeeded. We never ask to see it, but we observe it often: it's the smile of pride in what you've achieved.

It's seen in the nod of a neighbour, the togetherness of friends, or the laughter of children at play. Small moments that become the measure of how well you've planned and saved and worked to make it all happen.

We've been creating memorable places for Australians to feel proud of since 1924.

Underpinning our strength is the support of parent company, Frasers Property Limited – one of the world's leading real-estate brands, managing over S\$30 billion in assets on five continents.

Global in scale, we remain local at heart. After almost a century of creating homes and places for tens of thousands of Australians, experience tells us that what matters the most is the simple joy of living in a place you're proud to call home.

*Live proud.*

**90+** **Longevity**  
More than 90 years of history in Australia

**Prosperity**  
Personalised customer care and rewards

**Reliability**  
Property services and utilities you can rely on

**Community**  
Built on a foundation of connectivity, health and well-being

**Quality**  
Award winning sustainable home design for a lifetime of living

*Live proud.*



Central Park, NSW



Leapfrog Park at Life, Point Cook, VIC

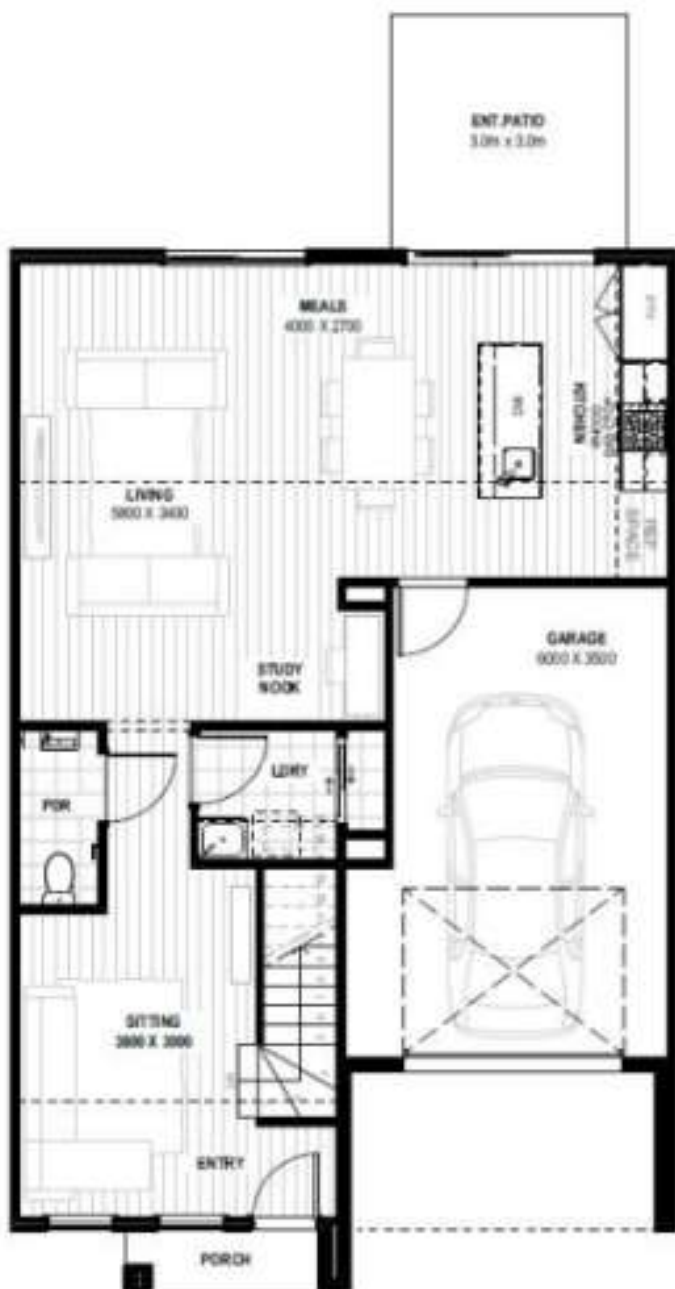


acre farm and eatery, Burwood Brickworks, Burwood VIC



Berwick Waters, VIC







# EXTERNAL FINISHES

## DUSK SCHEME



1/6.

2/3/4.

5.



1. RENDER #1

Haymes: Phantom

2. ROOF

Colorbond: Monument

3. GARAGE/GUTTER/FASCIA/DOWNPipes

Steel-line Colorbond Garage Door: Monument  
Colorbond Gutter: Monument  
Colorbond Fascia: Monument  
Colorbond Down Pipes: Monument

4. WINDOWS & SLIDING DOORS

Aluminium Windows/Sliding Doors: Monument

5. RENDER #2

Haymes: Colorbond Monument

6. PAINTING/FINISH

Front Entry Door & Sycon Board: Haymes Phantom



# DOUBLE STOREY MEDIUM DENSITY INCLUSIONS

## STRUCTURAL, FOUNDATIONS & CONNECTIONS

### FOUNDATIONS

- Engineered designed waffle pod slab (excluding Afresco & porch)
- Land survey & soil test
- All earthworks

### COUNCIL & OH&S REQUIREMENTS

- OH&S requirements and certifications
- All building permits & compliance inspections
- Crossover protection & silt sediment control where applicable
- Temporary site fencing, rubbish cage & scaffold hire
- Warranty Insurance & Occupancy certificate

### CONNECTIONS

- 1x external water tap to rear in addition to mains metered water tap
- Connection of services – water, gas, electricity, 100mm sewer, 100mm stormwater and telephone conduit
- Termite protection – where applicable

### FRAME

- MGP 10 stabilised pine 90mm wall frames and engineer designed roof trusses

### EXTERNAL CLADDING

- Autoclaved Aerated Concrete (AAC) Masonry system OR Masterwall to front and rear walls, with feature render(plan specific)
- Approved fire rated wall board system to boundary walls
- Lightweight timber look cladding to feature areas of the facade(plan specific)

### ROOFING MATERIAL

- Colorbond® metal roof from selected builder's range
- 2 degree pitch
- Colorbond® or similar gutters, fascia & downpipes

### PAINTWORK EXTERNAL

- Low sheen acrylic paint to all external surfaces
- Semi-gloss enamel paint to front entry door
- Flat acrylic paint to eaves (if applicable)

### WINDOWS

- Powder coated aluminium double glazed awning windows to front elevation and remainder of home (facade specific)
- Powder coated aluminium double glazed sliding doors to remainder of home (design specific)
- Keyed window locks to all openable windows
- Aluminium framed flyscreens to all openable windows with fibreglass mesh

### FRONT DOOR

- Feature front entry door with translucent insert
- Trilever 890 TLE door handle with built in dead lock

### GARAGE

- Concrete floor, plaster lined ceiling & part internal walls
- Colorbond® panel lift remote control garage door with two handsets
- Weatherproof hinged flush panel access door to rear garage and laundry doors powder coated aluminium door frames

## WARRANTIES & GUARANTEES

- 7 year structural guarantee
- All manufacturers warranties and insurances during the build

## INTERNAL DETAILING

### SKIRTING & ARCHITRAVES

- 67mm x 12mm primed single bevel skirtings
- 67mm x 12mm primed single bevel architraves
- 75mm cove cornice

### CEILING HEIGHT

- 2590mm ceiling height to ground floor
- 2440mm ceiling height to first floor

### STAIRCASE

- MDF staircase with carpeted finish

### INTERNAL PAINTWORK

- 3 coat paint system to walls
- Flat acrylic paint to ceilings
- Matt washable acrylic paint to internal walls
- 1 coat elite tricoat primer sealer
- 2 coat acrylic enamel ultratrim gloss to all internal woodwork and doors



# DOUBLE STOREY MEDIUM DENSITY INCLUSIONS

## FLOORING & TILES

- Carpet to all bedrooms, ceramic tiles to wet areas and laminate floorboards to remaining living areas. Laminate flooring to be finished with external quads between floor and walls and expansion joints located as per manufacturers specification
- Wall tile layout – refer to working drawings

## INTERNAL DOORS

- 2040mm high x 620mm – 870mm wide flush panel hinged doors with chrome lever door furniture or cavity sliding doors with flush pull door furniture (design specific)
- Privacy door handles to bathroom, WC(main) and master bedroom
- Air cushion door stops

## ROBES

- One fixed melamine shelf with single hanging rail
- Quick slider robe doors to bedrooms

## ELECTRICAL & 7 STAR

- Iconic double/single powerpoints throughout as per electrical plan
- Internal/External: Energy efficient LED downlights throughout - refer to electrical plan
- Self-sealing exhaust fans as per working drawings - vented externally where applicable or interlocked fan with delayed timer (design specific)
- Provide pre wired telephone point with wall plate
- Underground connection to supply pit
- 240v hardwired smoke detector with battery backup
- RCD safety switch and circuit breakers

## SOLAR HOT WATER

- Solar gas boosted unit – 175L hot water unit or 20 litre continuous hot water with recycled water (as per developer guidelines & detailed working drawings)

## INSULATION – 7 STAR(MINIMUM)

- R3.5 insulation to ceiling
- Sisalation foil wrap
- R2.5 batts to all external walls

## ENERGY & WHOLE OF HOME ASSESSMENT

- Independent 7-star energy report

- Solar PV System 2.5kw Photovoltaic solar system (battery ready) installed as per manufacturers recommendation including location

## KITCHEN

- Laminated cabinets with melamine finish to all internal surfaces
- 20mm stone benchtop with arris edge finish
- 16mm shadowline
- 600mm stainless steel oven & cooktop
- 600mm stainless steel canopy rangehood – ducted externally
- Stainless steel dishwasher
- Single undermount sink

## LAUNDRY

- Designer 40mm mixer with chrome finish
- 30L or 45L stainless steel bowl, powder coated steel cabinet with sink mixer and wall mounted washing machine stops to laundry (design specific)

## BATHROOM & ENSUITE

- 20mm Vitrified Compact Surface benchtop to bathroom & ensuite
- Mixer with wall mounted spout to bath
- Tiled shower bases (size specific)
- Recessed tiled shower base to one shower predetermined to comply with NCC 2022
- No bottom rail to one shower to comply with NCC 2022.
- Shower screens – Polished silver frame with pivot door and clear laminated glass
- Designer hand held shower heads with mixers and adjustable shower rail
- White vitreous china toilet suite with concealed waste & dual flush cistern
- Toilet roll holder – design specific
- Polished edge mirrors to full width of vanities
- Towel rails



# DOUBLE STOREY MEDIUM DENSITY INCLUSIONS

## **DRIVEWAY/CONCRETE**

- Coloured through concrete driveway, porch, paths & alfresco

## **LETTERBOX**

- Letterbox – rendered or timber

## **CLOTHESLINE**

- Wall, fence or ground mounted single fold down clothesline

## **FIBRE OPTIC PROVISION**

- Fibre optic provision – Includes 2 No. data points, underground conduit from communications pit to metre box, internal conduit from metre box to inside of garage & double powerpoint (if available to estate)

## **FENCING**

- Side & rear fencing (developer & site plan specific)

## **WINDOW FURNISHINGS**

- Block out blinds to all openable windows including sliding doors – excluding obscure glazed windows

## **SPLIT SYSTEM**

- 7.0kW Braemar split system air conditioning unit  
– one condenser with two heads (refer to plan for location)

## **TV ANTENNA**

- Digital TV antenna/aerial to roof – includes 2 way splitter (if there is no fibre optic)

## **LANDSCAPING**

- Drought resistant garden with plants to front and rear yards
- 2 external garden taps

## **RETAINING WALLS**

- Retaining walls for permit & certificate of Occupancy (excludes retaining walls for landscaping purposes)

## **AND MUCH MORE!**

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# FITTINGS

Luxe fittings selected to make each home modern and inspirational. Selected based on in-depth research on each manufacturer to ensure the quality of the fittings are equipped to meet modern living standards.



1.



2.



3.



4.



5.

## 1. Bath

RD1675 Louve SQ Inset Bath Tub 1675mm

## 4. Bath Mixer

ZBAS2202 Luna Bath & Shower Mixer Chrome

## 2. Vanity Basin

EV75112 Virtue Insert Ceramic Basin

## 5. Vanity Mixer

ZBAS2201 Luna Basin Mixer Chrome

## 3. Shower Rose & Mixer

141708 Aurora Rail Shower  
ZBAS2202 Luna Bath & Shower Mixer Chrome



# APPLIANCES



1.



2.



3.



4.



5.



6.

## 1. Kitchen Sink

Sagi Cove 760 Handmade Double Bowl Undermount Sink COSI760IUDB

## 4. Hotplate

TB64GWFSS-4 Bellissimo by Technika S/S Gas Cooktop with lightweight enamel Trivets 600mm

## 2. Kitchen Mixer

Z6608 Rondo RND Pin Handle U Shape Sink Mixer

## 5. Rangehood

CHEM52C6S-5 Technika 600mm S/S Canopy

## 3. Oven

TB60FDTSS-5 Bellissimo by Technika Built in stainless steel oven 600mm

## 6. Dishwasher

TBD4SS-5 Bellissimo by Technika 600mm S/S Freestanding Dishwasher

## Joinery

Formica finish to doors and drawers  
Builder range of handles

## Benchtop

20mm reconstituted stone  
with arris edge profile

## Pantry

4 x 450mm deep white melamine shelves  
2040mm redicoat flush panel hinged door/s  
(design specific)

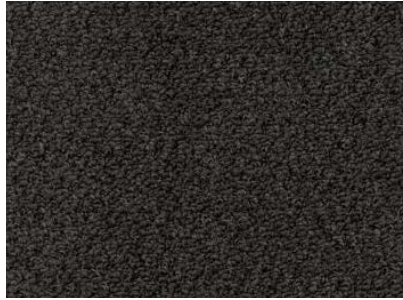


# INTERNAL FINISHES

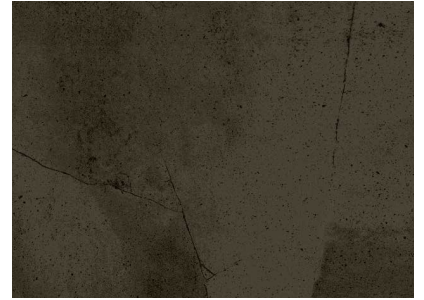
## URBAN SCHEME



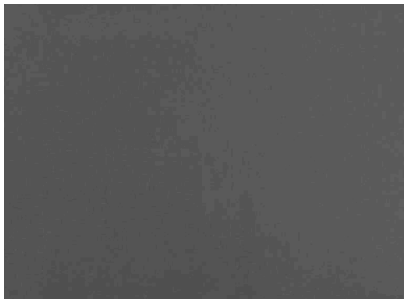
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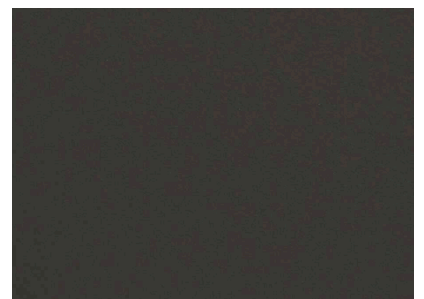
3.



4.



5/8.



6/7.



9.

### FLOOR & WALL COVERING

1. LAMINATE TIMBER FLOORING	Brooklyn Range: Ridgewood
2. CARPET	Rumble: 99 Jaguar
3. FLOOR & WALL TILE	MMLFN0303A Cement Brown Matt 450x450mm Grout: Driftwood #74

### KITCHEN

4. SPLASHBACK TILE	TAKWB0112 Matt Charcoal 100x300 Grout: Basalt #76
5. VITRIFIED COMPACT SURFACE BENCHTOP	Savannah
6. BASE CABINETRY	Velour Finish - Deep Anthracite 9706
7. OVERHEAD CABINETRY	Velour Finish - Deep Anthracite 9706

### BATHROOM & ENSUITE

8. VITRIFIED COMPACT SURFACE BENCHTOP	Savannah
9. BATHROOM & ENSUITE CABINETRY	Woodgrain Velour Finish - Idyllic 0715



# INTERNAL FINISHES

## SEASPRAY SCHEME



1.



2.



3.



4.



5/8.



6.



7/9.

### FLOOR & WALL COVERING

1.	LAMINATE TIMBER FLOORING	Brooklyn Range: Columbia
2.	CARPET	Rumble 98 Pivot Grey
3.	FLOOR & WALL TILE	1256616 Omniform White Matt 450x450 Grout: Light Grey #49

### KITCHEN

4.	SPLASHBACK TILE	TAKWB0201A Matt White 100x300mm Grout: Light Grey #49
5.	VITRIFIED COMPACT SURFACE BENCHTOP	Sugar Rush
6.	BASE CABINETRY	Velour Finish - Mist Grey 5251
7.	KITCHEN OVERHEAD CABINETRY	Woodgrain Velour Finish - Ash Woodline 5890

### BATHROOM & ENSUITE

8.	VITRIFIED COMPACT SURFACE BENCHTOP	Sugar Rush
9.	BASE CABINETRY	Woodgrain Velour Finish - Ash Woodline 5890



## URBAN COLOUR SCHEME





## SEASPRAY COLOUR SCHEME







# RENTAL APPRAISAL

**Date:** 24/10/2024

**Property Address:** The Village, Thornhill Park VIC 3335

We have assessed the rental value of this property taking into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. We have provided you with a realistic rental value to ensure that your property is let as quickly as possible for a better financial return on your investment.

**The recommended rent would be as below:**

3		2		1		<b>Recommended Rent:</b> \$ 430 - \$ 450 p/w
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The rent achieved for this property will be influenced by the following factors:

- The time of the year in which the property is available for rent;
- How motivated the owner is to reduce the vacancy period;
- How selective the owner is regarding tenant profile;
- Lease specifics, such as term, current market and start date.

If you have any questions regarding this appraisal, please do not hesitate to contact me.

Kind Regards,

ARG PROPERTY  
p 1300 739 804