



masterplan

A vision that celebrates you and the way you want to live.

At Jubilee, we have thought of everything to create the ideal neighbourhood. A well-connected, beautiful community, with a real sense of belonging, a place to feel at home. You'll find a wealth of amenities at your doorstep, with everything you need and more.

- 1

Club Jubilee One: Jubilee Aquatic Centre
Opening in the summer of 2019/2020, Australia's first private indoor water park is exclusive to you and your guests, featuring indoor water slides, a large leisure pool, 25-metre lap pool, Junior Fun Zone and gym.
- 2

Club Jubilee Two: Jubilee Wellness Centre
The second of Jubilee's recreation clubs, the Jubilee Wellness Centre is an exclusive future residents club designed for relaxation & rejuvenation.
- 3

Jubilee Business Park
The future Jubilee Business Park will be a new employment hub in Melbourne's West. With 32.5ha of office and commercial space, it will create new job opportunities close to home.
- 4

Neighbourhood Centre
Opening in 2021, the multimillion-dollar marketplace complex will offer a boutique supermarket, cafes, specialty shops, alfresco dining and more.
- 5

Child Care
For your little ones, a Nido Early School will offer convenience and nurturing care at The Mill Quarter, while a second child care centre is planned for Jubilee Central.
- 6

P-12 Catholic School
The future P-12 Catholic School at Scholars Green will deliver quality education and teach positive values, offering your children a distinct advantage in life.
- 7

P-6 Government School
Located on a 3.5ha site, a planned P-6 Government School is planned for Jubilee, offering young families another schooling option.

- 8

Passeggiata
Inspired by a European tradition, this leafy boulevard connects the Urban Plaza to the Waterfront Promenade, creating opportunities for neighbours to mingle as they enjoy leisurely walks.
- 9

Parks and Wetlands
With 77ha of open green spaces planned for Jubilee, every home is no more than 400m from the nearest park. Residents will enjoy abundant parklands and wetlands, connected by cycling and walking trails.
- 10

Waterfront Promenade
A vibrant activated waterfront welcoming you to Jubilee.
- 11

Werribee River
Residents can enjoy access to 1.5km of glorious riverfront. Meandering along Jubilee's northern boundary, its natural beauty offers an escape from the daily grind.
- 12

Jubilee Central
Located on a impressive main street, the 6.6ha town centre is Jubilee's social and civic heart, with 8,000m² of shopping, entertainment, offices, restaurants, and open green spaces.

- 13

Urban Plaza
Bringing an inner city lifestyle and culture to Urban Square, you can enjoy some entertainment or a bite to eat in this activated space.
- 14

Sports Grounds
For your active pursuits, look forward to 23ha of sports fields and facilities, including massive sports ovals for footy and cricket.
- 15

Wyndham Vale Train Station
Only 35 minutes to Southern Cross Station, the gleaming new Wyndham Vale Train station is across the road.

- 16

Bus Route
PTV Bus Route 191 connects Jubilee residents to Wyndham Vale and Werribee Train Stations.
- 17

Future Tarneit West Train Station
The future Tarneit West Train Station will offer Jubilee residents more options for public transport.



RIDGETOP
VIEWS
at Jubilee

THE
MILL
QUARTER
at Jubilee

SCHOLARS
GREEN
at Jubilee

URBAN
SQUARE
at Jubilee

“Every day at Jubilee is a celebration of life, a place to feel at home right from the start.”



A vibrant community from the word go, Jubilee's first neighbourhood is now well-established with residents enjoying beautiful playgrounds, wetland and parks. The residents only Club Jubilee One: Jubilee Aquatic Centre is opening in the summer of 2019/2020, while the Neighbourhood Centre coming soon in 2021, offers a marketplace with convenient shopping, cafes and alfresco dining.



SCHOLARS GREEN

An educated lifestyle choice, Scholars Green is perfect for family living, with generous lots, a future P-12 Catholic school, sprawling sports fields, and parkland. It is everything your family is looking for.



A place to live, play, work and relax,
Urban Square is urban living reimagined.
Look forward to vibrant cafes, bars,
restaurants and convenient services.
Take a leisurely stroll down the tree lined
Passegiata to the Waterfront Promenade.

RIDGETOP VIEWS

Taking advantage of its elevated position,
beautiful homes, parks and leafy streets offer
amazing outlooks to the city skyline and the
You Yangs. Ridgetop Views will be home to
Club Jubilee Two: Jubilee Wellness Centre,
the second of our residents only clubs.

Visit our Sales & Information Centre and discover the unexpected joys at Jubilee.



SALES AND INFORMATION CENTRE

URBAN SQUARE SALES GALLERY

Jubilee



The future you've been waiting for. A vision beyond your expectations.

Jubilee will be a place of unexpected pleasures from the start, with a wealth of community facilities and amenities in place from the town's earliest days. But there's even more unexpected surprises for you, your family or your business to look forward to as the town blossoms and grows.

CLUB JUBILEE ONE: AUSTRALIA'S FIRST PRIVATE INDOOR WATERPARK

A water wonderland for kids and adults, and the first of many exciting and different Jubilee exclusive, residents-only recreation centres.

1

EMPLOYMENT PRECINCT

32.5 hectares of office, commercial and warehouse spaces offering opportunities for businesses to thrive and locals to work in their own hometown.

2

NEIGHBOURHOOD CENTRE

Multi-million dollar market place-style complex with:

- Café & alfresco dining
- Land Sales Office
- Local convenience centre with supermarket, specialty shops and more

3

CHILD CARE

For parents with pre-school toddlers, Jubilee will offer the convenience of an independent child care centre near the Neighbourhood Centre.

4

SCHOOLS

Already in planning approved for Jubilee:

- Independent 9 hectare non-government P-12 school site
- 3.5 hectare Government P-6 primary school site

5

WYNDHAM VALE TRAIN STATION

You're only 35 minutes to Melbourne CBD from the gleaming new Wyndham Vale Regional Rail Link station, conveniently located just across the road from Jubilee.

6

ENTRANCE GATEWAY

The town's grand gateway entry and broad, tree-lined signature avenue, connecting all of Jubilee to the wetlands and the river.

7

COMMUNITY PARK AND WETLANDS

Wetlands and trails are the first of 77 hectares of green open space planned for Jubilee.

8

WERRIBEE RIVER

1½ kilometres of glorious, meandering riverfront that Jubilee can proudly call its own.

9

THE MILL QUARTER VILLAGE

Jubilee's first, welcoming neighbourhood, The Mill Quarter Village will boast its own unique character, parks, playgrounds and local gathering places.

10

TOWN SQUARE - 'JUBILEE CENTRAL'

The 6.6 hectare social and civic heart of Jubilee:

- Broad, striking main street
- 8,000m² of retail - department stores, supermarket, convenience stores and specialty shops
- Offices, restaurants, cafes
- Town Square, entertainment and restaurant precincts, offices, parks and public places.
- Wrapped by precinct of edgier, higher-density housing and SOHO

11

HIGHER DENSITY LIVING

12





Stunning bathroom inclusions



Today Colour Scheme. All images and drawings are for illustrative purposes. Upgrade shower head and accessories shown.

Vanity

Polytec finish to doors and drawers.
Builder range of handles.

Tiling

Nominated tile as per selected range.
Tiling to shower to 2100mm high.
Tiling above bath & vanity to 1200mm high.
Skirting tiling to all wet areas.

Mirror

Mirror to width of vanity.

Laundry Tub

Everhard or similar 40ltr tub and cabinet.
Splashback tile to 1200mm high.



1 Bath
Decina Novara (White)
with Tiled Podium



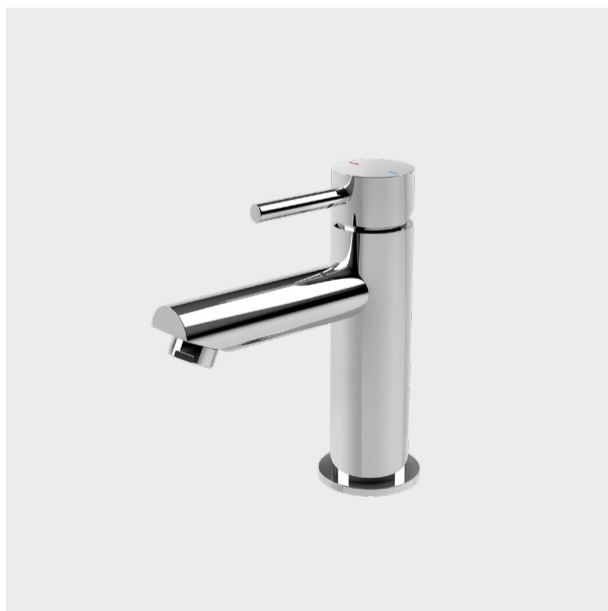
2 Vanity Basin
Rectangular Basin White



3 Shower Rose & Mixer
Round Shower.
Wall Plate Shower Mixer.



4 Bath Mixer
Premium Wall Plate Bath Mixer



5 Vanity Mixer
Wall Plate Basin Mixer



Toilet Suite
Full Vitreous White.

Luxury lifestyle inclusions

Site conditions / foundations

- ✓ Foundation class up to ‘class H’ concrete slab with a maximum of 500mm fall over building envelope
- ✓ Allotment up to 500m2 with a maximum setback of 5m to the house
- ✓ Supply and hire of temporary fencing to site to council requirements
- ✓ Supply and hire of environmental silt fence to front of property as required by council
- ✓ Allowance of rock excavation and removal (if percussive equipment is required extra charge may apply)

Recycled water connection

- ✓ Recycled Water Provide recycled water connection if required (additional charges will apply)

Services

- ✓ Single phase underground power
- ✓ Water connection (dry tap connection on same side of street)
- ✓ Gas connection (up to 10m)
- ✓ Sewer and stormwater connection
- ✓ Part A & B Termite protection

Taps

- ✓ Garden taps. One inside the front boundary and one attached to the house

Energy Rating

- ✓ 7-star energy rating compliance to standard plans
- ✓ Insulation batts to external walls and to ceilings to meet 7-star energy requirements
- ✓ Rinnai or other gas instantaneous hot water system or electric heat pump (energy rating specific)

Framing

- ✓ Pine framing to walls and roof as per engineer’s requirements

Plumbing

- ✓ Concealed plumbing

Electrical

- ✓ Internal LED light fittings (white) throughout as per standard electrical layout
- ✓ External LED downlight to front entry
- ✓ Double power points throughout
- ✓ White wall mounted switch plates
- ✓ Smoke detector(s) hardwired with battery backup
- ✓ RCD safety switch and circuit breakers to meter box
- ✓ Electric car outlet conduit allowance made for future charging point in garage
- ✓ TV points to living & master

Roof

- ✓ Roof Pitch to be 22.5 degrees or as determined on plans
- ✓ Material Tiled roofing from builder’s colour boards
- ✓ Fascia & Guttering Colourbond fascia, guttering and downpipes

Brick & Render

- ✓ Clay brick from standard Category 1 range with mortar rolled joints
- ✓ FC Sheet infill over windows to side and rear elevations for single storey only (floor plan specific)
- ✓ Rendered 75mm thick Hebel wall systems to sides & back
- ✓ Render to front façade features in up to 2 colours (refer to specific façade working drawing)

External features

- ✓ Acrylic render/feature to selected areas as per plan (Product Specific)
- ✓ Feature aluminium windows to front elevation (facade pecific)
- ✓ Solid core feature front door with glass highlight
- ✓ Front door furniture entrance set in chrome with Lockwood deadbolt or other
- ✓ Garage hinged door entrance set in chrome with Lockwood deadbolt or other
- ✓ Door seal and weather seal to all external hinged doors
- ✓ Camera to entrance door

Windows

- ✓ Powder coated aluminium frames (see detailed drawings)
- ✓ Flyscreens to all openable windows
- ✓ Fully glazed aluminium sliding door to laundry (house specific)
- ✓ Window Furnishings to all windows and sliding doors
- ✓ Double glazed windows

Up to **\$34K*** of added value
at no extra cost!

Cabinetry

- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Laminate finish to pantry
- ✓ End panel to fridge space with overhead cabinets
- ✓ Handles selected from builder's range

Kitchen

- ✓ Artusi or other 600mm stainless steel cook top including wok hob (where gas available)
- ✓ Artusi or other 600mm stainless steel rangehood
- ✓ 20mm reconstituted stone to kitchen benchtops; 20mm edge to kitchen benchtops
- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Melamine shelving to cabinets
- ✓ Artusi or other stainless-steel dishwasher
- ✓ Overhead cupboards
- ✓ Double bowl sink
- ✓ Gooseneck Sink mixer to kitchen sink
- ✓ Mirrored splashback to kitchen wall

Ensuite / Bathroom / Powder

- ✓ 20mm low silica stone to master ensuites & bathroom
- ✓ Pivot semi-framed shower screen to bathroom and ensuites. Design specific
- ✓ Shower mixer tap in chrome
- ✓ Laminate finish to cabinet and cabinet doors
- ✓ Mirrors to full width of vanity
- ✓ Tiled shower bases throughout
- ✓ Phoenix or other basin mixers in chrome finish to ensuite, bathroom and powder room
- ✓ Vitreous china vanity basin (white) with chrome popup basin waste
- ✓ Phoenix handheld shower or other, rail and slider in chrome finish to ensuite and bathroom
- ✓ Acrylic bath (white) with tiled podium with chrome wall mixer & spout
- ✓ Vitreous china, close coupled toilet suite in white
- ✓ Towel rails and toilet roll holders in chrome finish

Laundry

- ✓ Stainless steel trough preformed cabinet with bypass (floor plan specific)
- ✓ Laminate bench with single bowl trough (floor plan specific)
- ✓ Phoenix or other chrome mixer tap
- ✓ Chrome water stops for washing machine

Tiles

- ✓ Tiles to ensuite, bathroom, WC and laundry (refer to detailed drawings for extent of tiled areas)

Full Flooring

- ✓ Timber look flooring
- ✓ Carpet to bedrooms
- ✓ Tiled skirting to wet areas



Add up all the extra value included in every home. Believe it or not, some builders do not include any of these!

Ceiling/Walls

- ✓ 2590mm high ceiling to single storey homes
- ✓ 90mm x 18mm square edge MDF skirting
- ✓ 67mm x 18mm square edge MDF architraves
- ✓ 10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom & laundry, 75mm cove cornice throughout

Paint

- ✓ 2 Coat Dulux or similar to internal woodwork and doors
- ✓ Semi Gloss to internal doors, jambs & mouldings
- ✓ Flat acrylic to ceilings
- ✓ Low sheen acrylic to internal walls
- ✓ Gloss enamel to front entry door

Doors

- ✓ Internal access door from the garage
- ✓ Internal doors - 2040mm high flush panel doors
- ✓ Door furniture includes chrome levers, hinges, latches and striker plates

Storage

- ✓ Walk in robe - white melamine shelf with hanging rail
- ✓ Robes - One white melamine shelf with hanging rail. White sliding doors.
- ✓ Pantry/Linen - melamine shelves
- ✓ Dummy Lever door furniture in stainless steel (passageway door only)

Heating & Cooling

- ✓ Smart Rinnai or other split system heating & cooling to living and master bedroom

Garage

- ✓ Panel lift garage door
- ✓ Remote control to garage door including 2 transmitters
- ✓ External weatherproof flush panel door (house specific)
- ✓ Plaster ceiling and concrete floor

Fencing

- ✓ Rear and side boundary fences as per Landscape Plan

Driveway

- ✓ Coloured concrete driveway as per Landscape Plan

Landscaping

- ✓ Lawn and perimeter gardens as per Landscape Plan
- ✓ Milkcan letterbox (anti-theft parcel letterbox)

Signature Series



Facade 1 Brae



Facade 2 Vaucluse



Facade 3 Mainridge



Facade 4 Mosman



Facade 5 Hamilton



Facade 6 Toorak



Facade 7 Centennial



Facade 8 Armadale



Facade 9 Balwyn