

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





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.



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

Artists Impression



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.

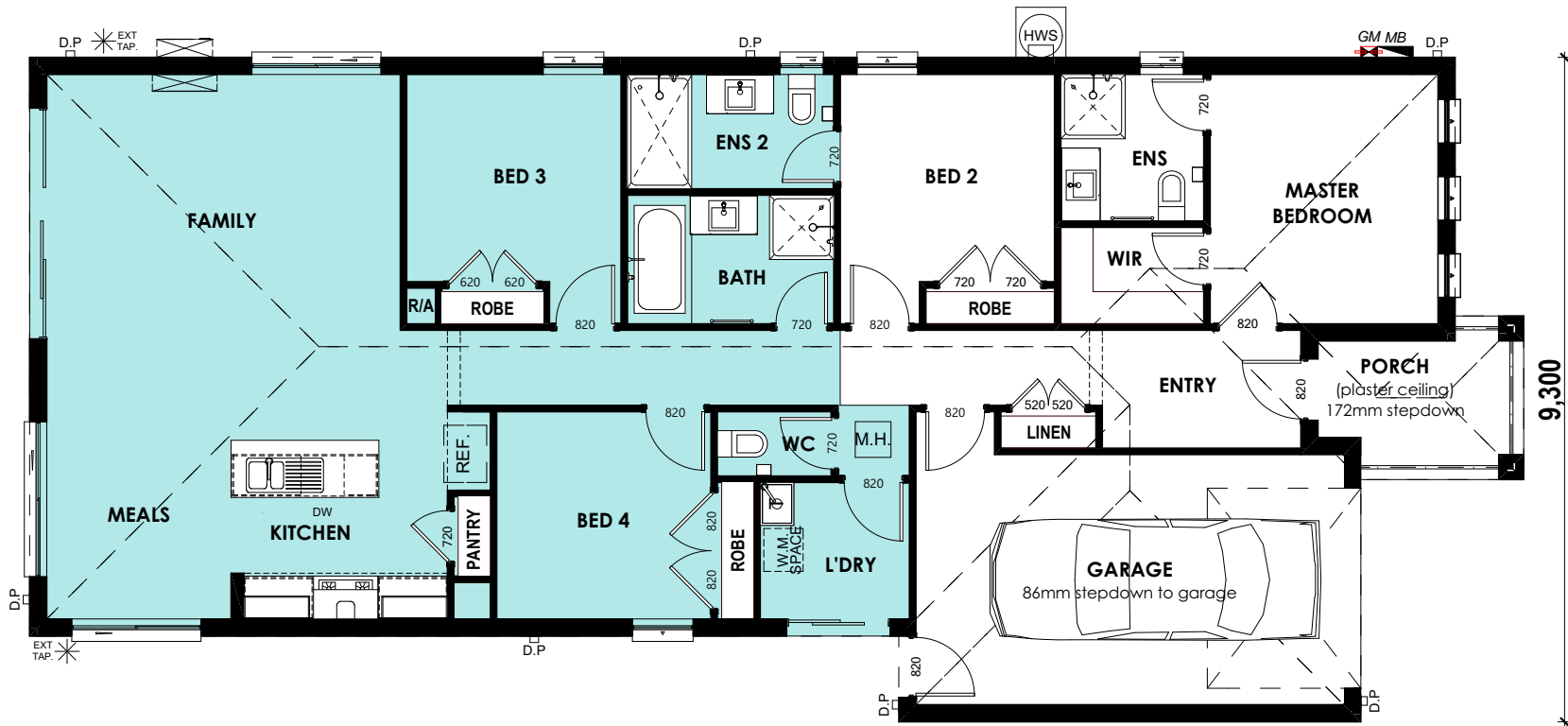


SALES AND INFORMATION CENTRE

URBAN SQUARE SALES GALLERY

Jubilee

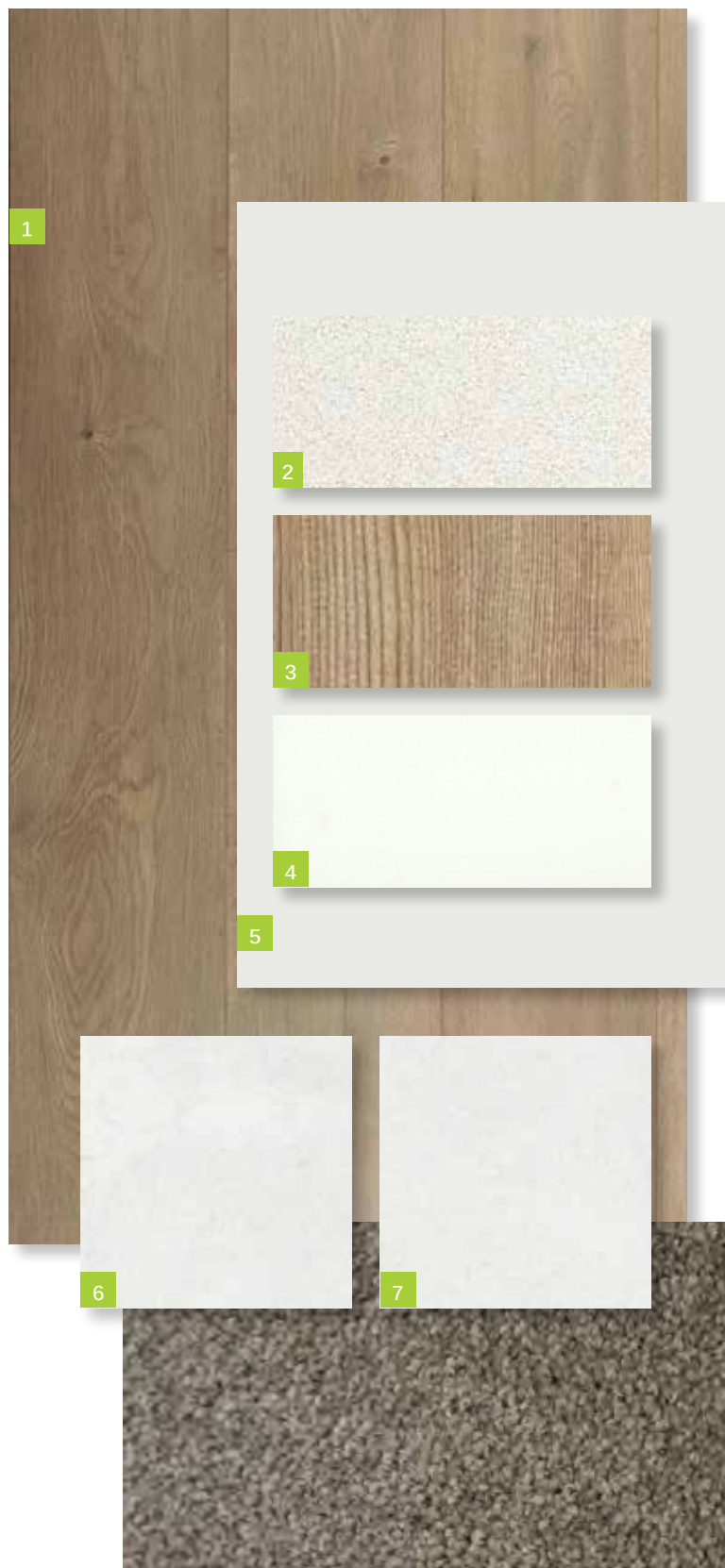




INTERNAL COLOURS



INTERNAL COLOUR SELECTION ALPINE

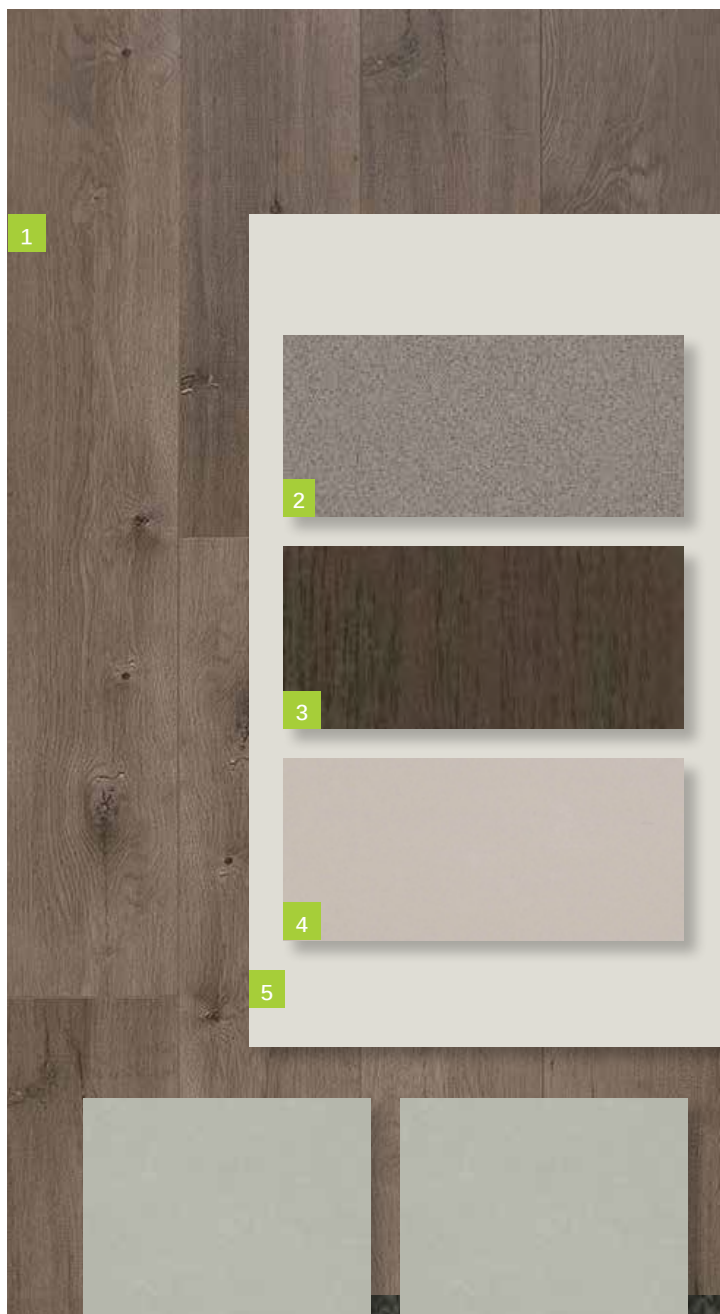


1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 3141 Osprey
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Mocha Firewood
4. **Splashback**
BEAUMONT TILES
Colour: United White Gloss (182174)
Size: 100x300mm
ARDEX
Grout: White
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: Feather Dawn 19.40
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga White (1204371)
Size: 450x450mm
ARDEX
Grout: Misty Grey
8. **Carpet**
ROYAL PARADE
Colour: March
Underlay – 7mm

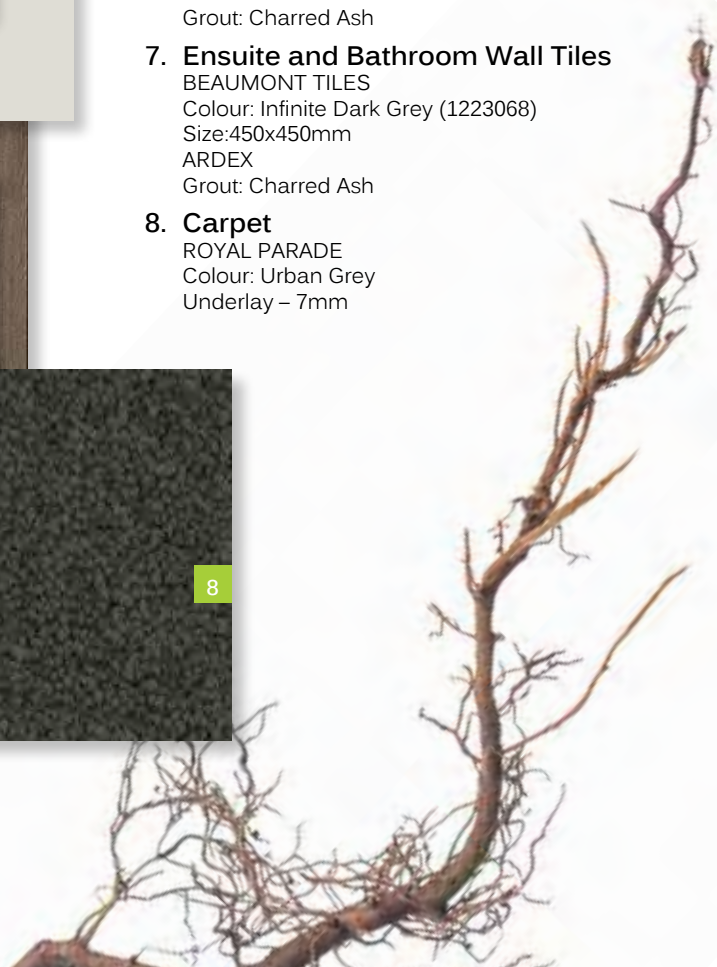




INTERNAL COLOUR SELECTION BASALT

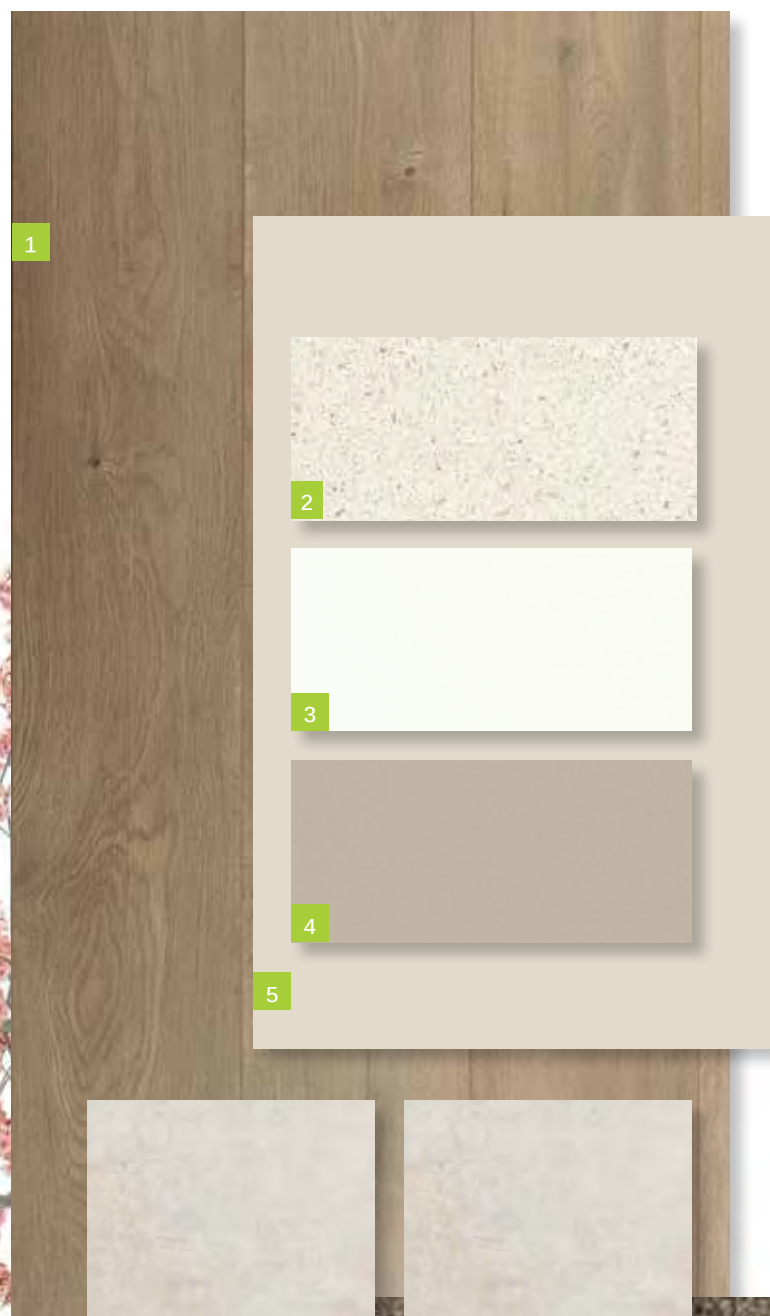


- 1. Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
- 2. Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 2040 Urban
- 3. Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velour Finish
Square Edge ABS Edging
Colour: Bodega Oak 1009
- 4. Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
- 5. Walls**
WATTYL
Colour: Floral White ½ strength
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
- 6. Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 7. Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Infinite Dark Grey (1223068)
Size: 450x450mm
ARDEX
Grout: Charred Ash
- 8. Carpet**
ROYAL PARADE
Colour: Urban Grey
Underlay – 7mm





INTERNAL COLOUR SELECTION IVORY



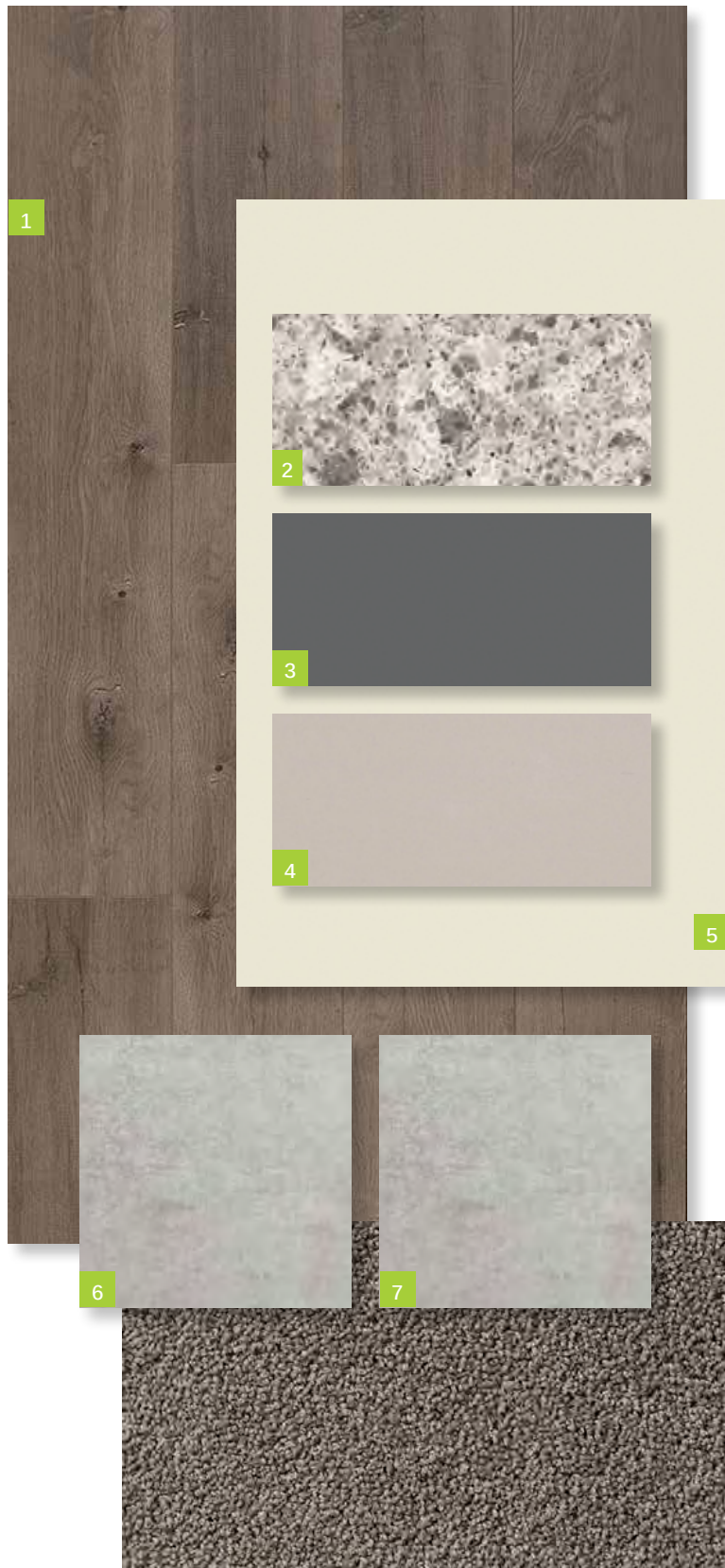
1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn – Ridgewood
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
WAW Velour Finish
Square Edge ABS Edging
Colour: Warm White
4. **Splashback**
BEAUMONT TILES
Colour: United Ash Latte Gloss (182055)
Size: 100x300mm
ARDEX
Grout: Travertine
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: Grand Piano 1/4 A204
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Ivory (79934)
Size: 450x450mm
ARDEX
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Ivory (79934))
Size: 450x450mm
ARDEX
Grout: Misty Grey
8. **Carpet**
ROYAL PARADE
Colour: Hazelnut
Underlay – 7mm



caesarstone®



INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**
SURFACES BY HYNES
Colour: Brooklyn - Newtown
2. **Benchtop**
CAESARSTONE
20mm Square Edge
Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**
Cabinet - Base (includes kicker)
FORMICA
Velvet Finish
Square Edge ABS Edging
Colour: Storm S2
4. **Splashback**
BEAUMONT TILES
Colour: United Pumice Gloss (1006457)
Size: 100x300mm
ARDEX
Grout: Misty Grey
Laid horizontal and stacked
5. **Walls**
WATTYL
Colour: White Smoke T15 3.6
Finish: Low Sheen
Doors / Woodwork
Finish: Gloss
6. **Floor Tiles:**
Laundry, Ensuite, Bathroom and WC (inc. shower bases)
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**
BEAUMONT TILES
Colour: Belga Grey (79931)
Size: 450x450mm
ARDEX
Grout: Magellan Grey
8. **Carpet**
GOTHAM
Colour: Bird
Underlay –





 caesarstone®



INCLUSIONS





EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document **1**
- Colorbond Fascia, Gutter and Downpipes **2**
- Bricks as per colour document **3**
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch **4**
- Letterbox (with numbers)

GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls **5**
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)



Natural colour mortar with rolled joints



2040mm high x 820mm wide front entry door and entrance set



KITCHEN



- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry



Cabinet handles

Domain
Quality Appliances for Everyday Living



Stainless Steel Dishwasher



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



Mixer Tap



Stainless Steel Double Bowl Sink



20mm Caesarstone Benchtops with 20mm Square Edge



INTERNAL

INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey **6**
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout **7**
- Lever Door Handles

WINDOWS

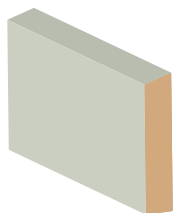
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

PAINTING

- 3No. Coat Paint system throughout **8**
- Gloss Enamel Paint to Architrave and Skirting

FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting



Internal lever door handles



75mm scotia cornice



BATHROOM

BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback





Shower straight arm



Bath outlet



Laundry mixer tap



Shower mixer tap



Acrylic Bath



Laundry trough and cabinet



Single towel rail



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



Toilet Suite

INTERNAL



HEATING / COOLING

- Gas Ducted Heating **9**
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

ELECTRICAL

- Double Power Points throughout **10**
- LED Downlights throughout **11**
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points **12**
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

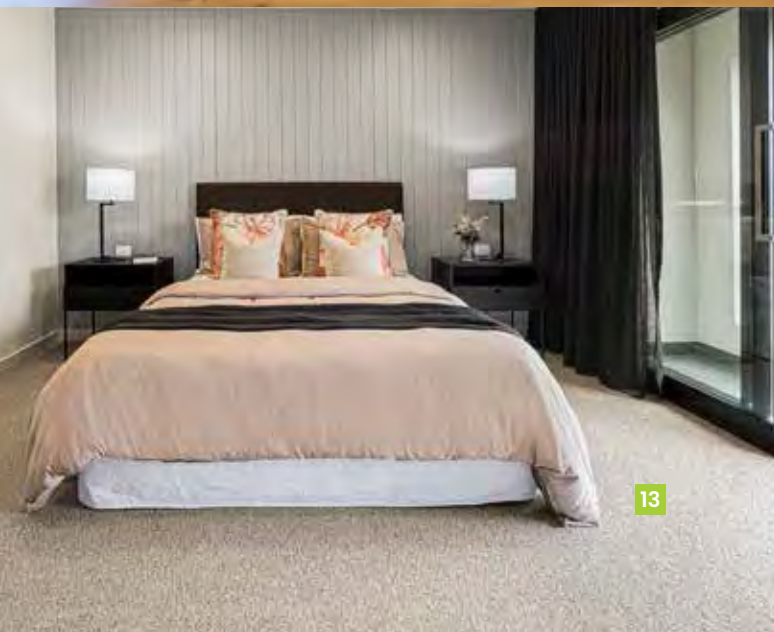
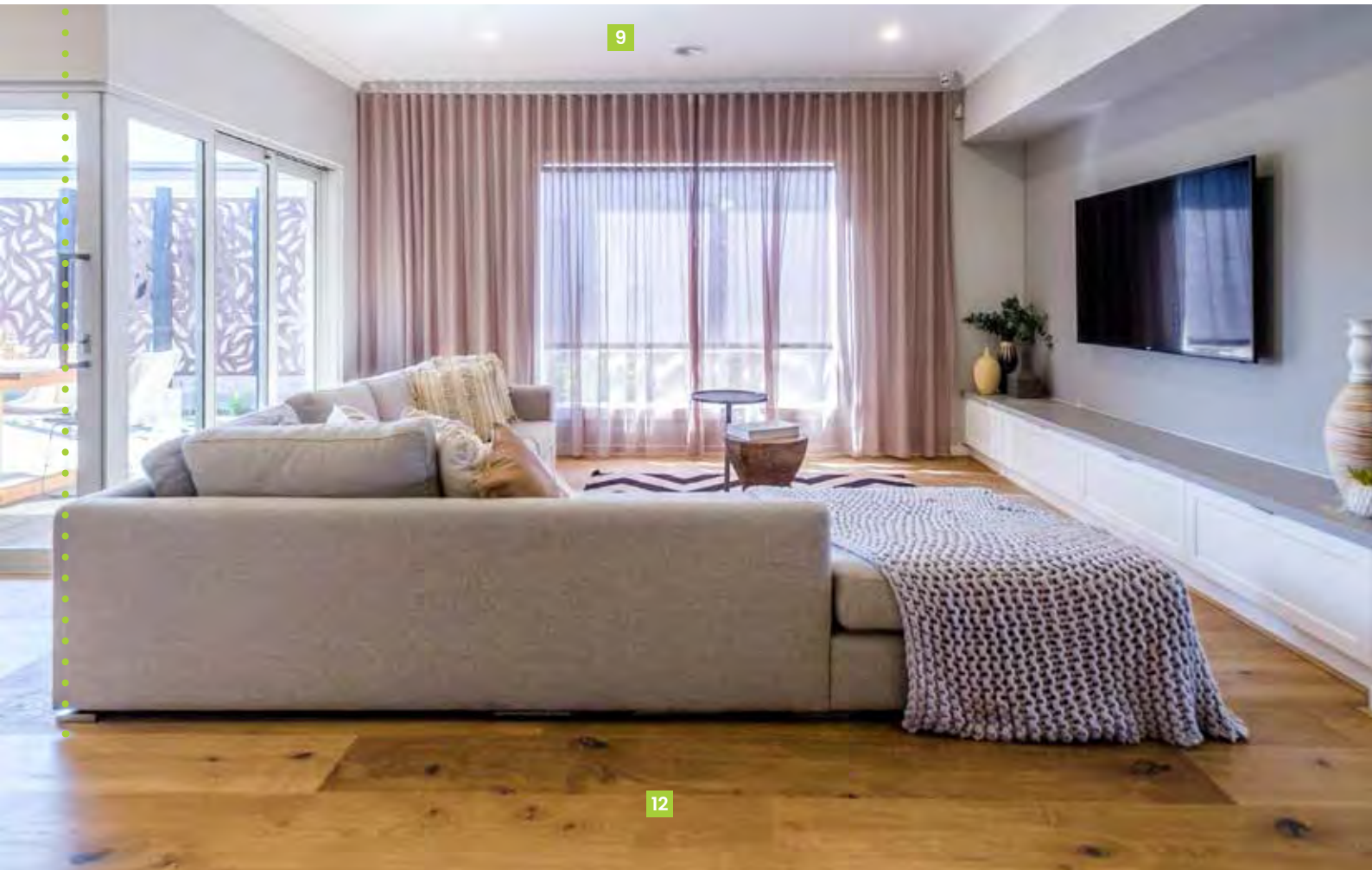
ENERGY EFFICIENCY

- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

SURFACES AND FINISHES



FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) **12**
- Carpet to remainder of House (as per standard house plan) **13**

GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty