

**Jubilee**  
Celebrate the unexpected!



Discover more



# masterplan

[myjubilee.com.au](http://myjubilee.com.au)

# 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 an impressive main street, the 6.6ha town centre is Jubilee's social and civic heart, with 8,000m<sup>2</sup> 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



## SCHOLARS GREEN

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.

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.

## 1 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

## 2 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

## 3 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

## 4 CHILD CARE

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

4

## 5 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

## 6 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

## 7 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

## 8 COMMUNITY PARK AND WETLANDS

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

8

## 9 WERRIBEE RIVER

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

9

## 10 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

## 11 TOWN SQUARE - 'JUBILEE CENTRAL'

The 6.6 hectare social and civic heart of Jubilee:

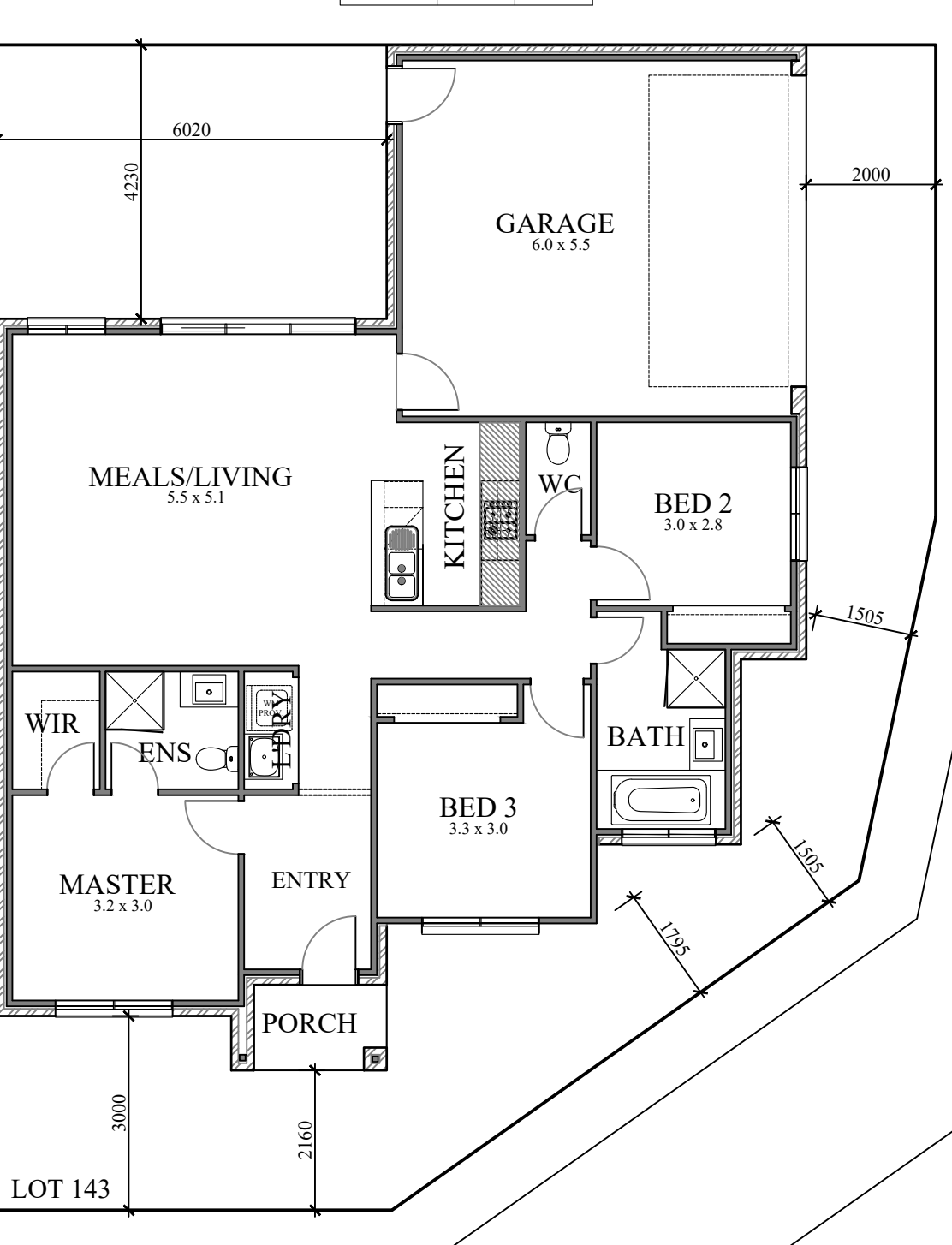
- Broad, striking main street
- 8,000m<sup>2</sup> of retail - department stores, supermarket, convenience stores and specialty shops
- Offices, restaurants, cafes
- Town Square, entertainment and restaurant precincts, offices, parks and public places.
- Wrapped by precinct of edgier, higher-density housing and SOHO

11

## 12 HIGHER DENSITY LIVING

12





6020

4230

2000

GARAGE  
6.0 x 5.5

MEALS/LIVING  
5.5 x 5.1

KITCHEN

WC

BED 2  
3.0 x 2.8

1505

WIR

ENS

WC  
PRO

BATH

BED 3  
3.3 x 3.0

1505

MASTER  
3.2 x 3.0

ENTRY

1795

PORCH

3000

2160

LOT 143

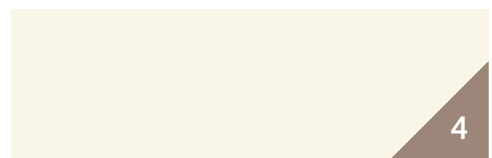
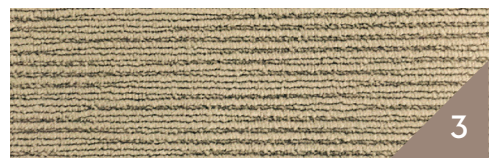
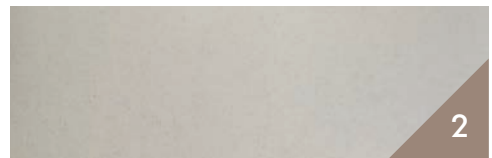
# Internal Colour Legend



## SCHEME 1

### Nordic

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile





# Internal Colour Legend



## SCHEME 2

### Nature

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1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile



# Internal Colour Legend



## SCHEME 3

### Earth

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1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Kitchen Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen, Laundry Splashback Tile



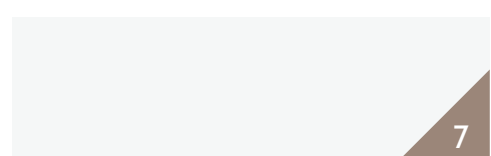
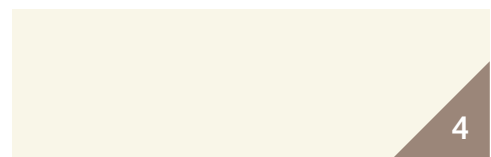
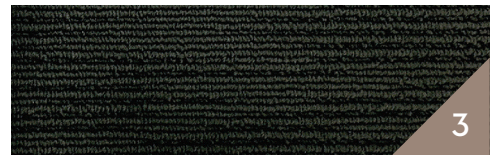
# Internal Colour Legend



## SCHEME 4

### Fog

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile



# Internal Colour Legend

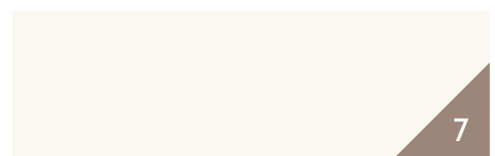
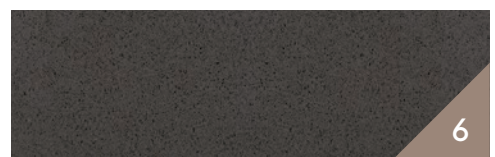
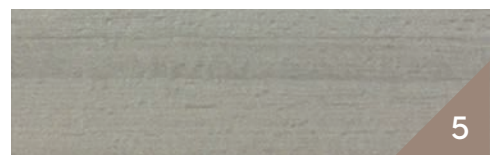
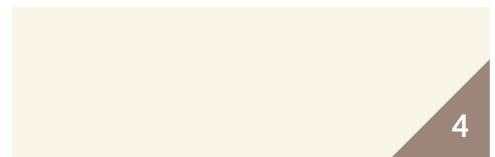
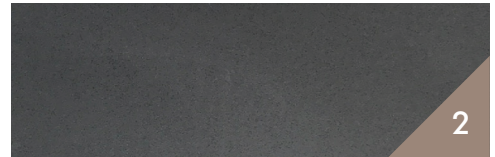


## SCHEME 5

### Twilight

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1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile



# External Colour Legend

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## SCHEME 1

### Ore

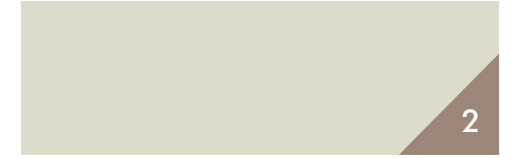
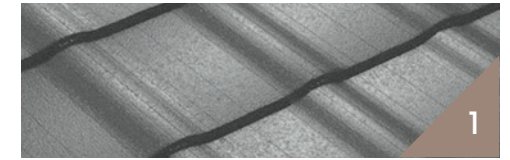
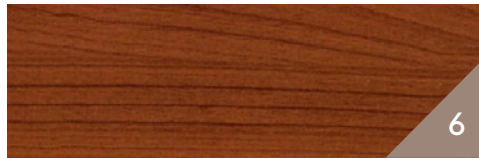
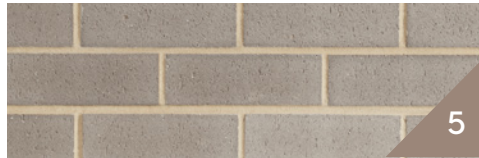
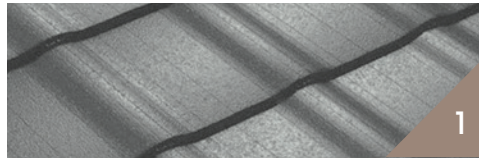
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1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B\*
4. Feature Tile
5. Brickwork
6. Timber Garage Door^

\*Render B as main/only render to following Facades: Michael, Claremont, Aria & Grange (Domain 21 and 23 Floorplan)

\*Render B as second render (if applicable)

^Timber Look Garage Door only applicable to Sonoma Facade



## SCHEME 2

### Oyster

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1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B\*
4. Feature Tile
5. Brickwork

\*Render B as main/only render to Fenwick Facade

\*Render B as second render (if applicable)

### SCHEME 3

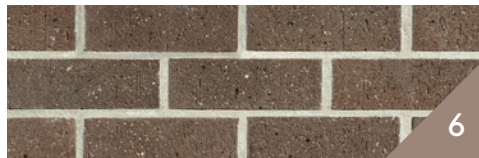
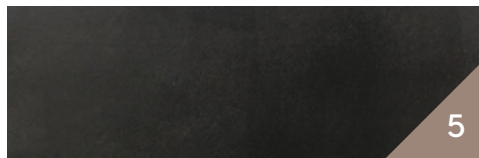
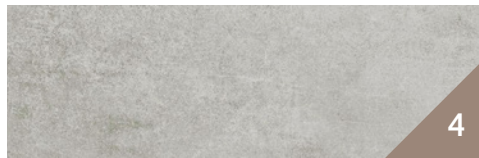
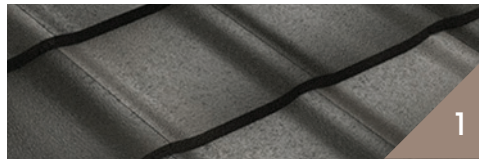
## Pewter

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1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B\*
4. Feature Tile A
5. Feature Tile B\*
6. Brickwork

\*Render B as second render (if applicable)

\*Feature Tile B only applicable to following facade: Kensington



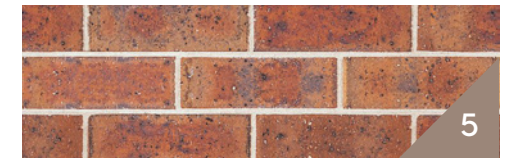
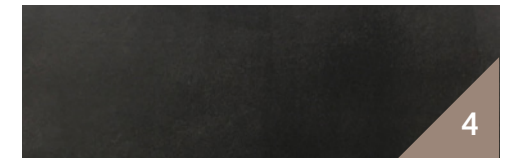
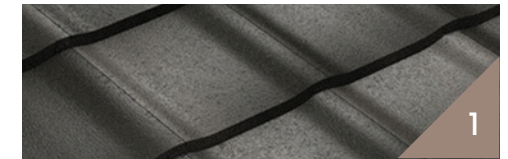
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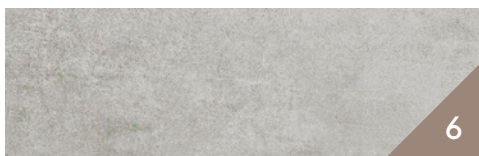
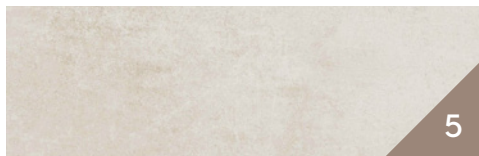
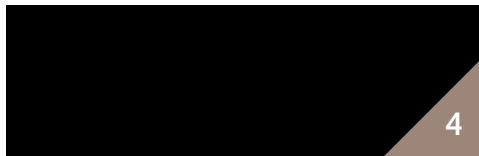
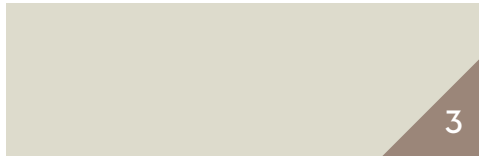
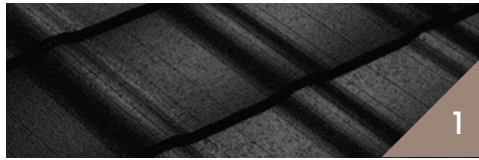
## Loam

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1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B\*
4. Feature Tile
5. Brickwork

\*Render B as second render (if applicable)





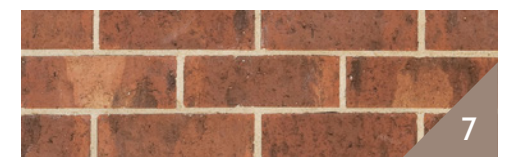
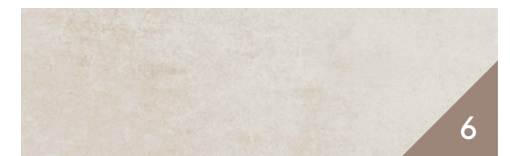
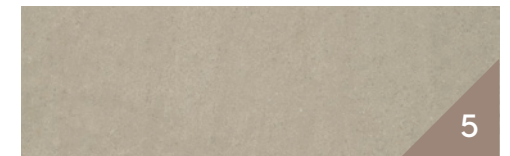
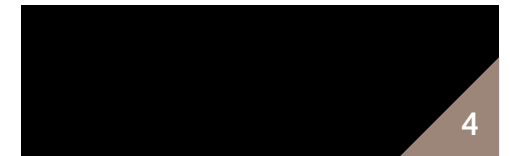
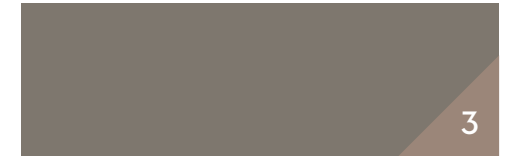
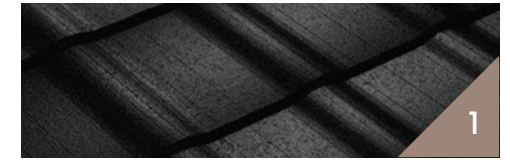
**SCHEME 5**

**Flint**

- 1. Roof Tile
- 2. Render A
- 3. Window, Garage Door, Front Door, Render B\*
- 4. Gutter / Fascia
- 5. Feature Tile A
- 6. Feature Tile B
- 7. Brickwork

\*Render B as second render (if applicable)

\*Feature Tile B only applicable to following Facade: Elmont & Derby



**SCHEME 6**

**Dusk**

- 1. Roof Tile
- 2. Window, Garage Door, Front Door, Render A
- 3. Render B\*
- 4. Gutter / Fascia
- 5. Feature Tile A
- 6. Feature Tile B
- 7. Brickwork

\*Render B as main/only render to Promenade Facade.

\*Render B as second render (if applicable)

\*Feature Tile B only applicable to following Facade: Rivera

# Double Storey Specifications



## Kitchen Appliances

<b>Dishwasher:</b>	European Style Free Standing Dishwasher.
<b>Oven:</b>	European Style 600mm Electric Inbuilt Oven.
<b>Cook Top:</b>	European Style 600mm Cook Top.
<b>Range Hood:</b>	European Style 600mm Undermount Range Hood.
<b>Sink:</b>	Double bowl stainless steel sink.
<b>Tap:</b>	Chrome flickmaster tap.

## Cabinetry

<b>Cupboards:</b>	Fully lined melamine modular cabinets.
<b>Doors/Drawers:</b>	Laminate doors.
<b>Kitchen Bench Top:</b>	20mm Square Edge Stone Bench tops.
<b>Bathroom &amp; Ensuite Bench Top:</b>	20mm Square Edge Stone Bench tops.
<b>Laundry Bench Top:</b>	33mm Square Edge Laminate Bench tops.
<b>Handles:</b>	Selected from builder's colour boards.
<b>Pantry:</b>	Full laminate or as per plan.

## Bathroom & Ensuite

<b>Basins:</b>	Vitreous china vanity basin (white).
<b>Mirrors:</b>	Polished edge mirrors full length of vanity.
<b>Bath:</b>	Acrylic Bath (White) in tiled podium.
<b>Shower Bases:</b>	Tiled shower bases throughout.
<b>Shower Screens:</b>	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
<b>Taps:</b>	Chrome mixer tapware.
<b>Shower Outlet:</b>	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
<b>Toilet Suite:</b>	Vitreous china, close coupled toilet suite in white with soft close top.
<b>Accessories:</b>	600mm single towel rails and toilet roll holders in chrome finish.
<b>Exhaust Fans:</b>	250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

## Ceramic Tiling

<b>Wall Tiles:</b>	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Selection as per builder's colour boards.
<b>Floor Tiles:</b>	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Selection as per builder's colour boards.
<b>Floor Boards:</b>	As shown on plan. Selection as per builder's colour boards.

## Carpet

<b>Carpet:</b>	Carpet selection as per builder's colour boards.
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## Paint – 2 coat application

<b>Timberwork:</b>	Gloss enamel to internal doors, jambs & mouldings.
<b>Ceilings:</b>	Flat acrylic to ceilings.
<b>Internal Walls:</b>	Washable low sheen acrylic to internal walls.
<b>Entry Door:</b>	Gloss enamel to front entry door.
<b>Colours:</b>	Colours selected as per builder's colour boards.

## Staircase

<b>Stairs:</b>	Pine Framed. MDF tread with carpet cover.
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## External Features

<b>Brickwork/cladding:</b>	Clay brick from builder's colour boards/first floor cladding as per plan (Product Specific)
<b>Mortar Joints:</b>	Natural colour rolled joints.
<b>Front Elevations:</b>	As per Working Drawings. Acrylic render/feature to selected areas as per plan (Product Specific).
<b>Windows:</b>	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
<b>Entry Frame:</b>	Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).
<b>Front Entry Door:</b>	Hume doors with translucent glass.
<b>Door Furniture:</b>	Entrance lockset in polished stainless steel with deadbolt (Product Specific).
<b>Ext. Hinged Door:</b>	Entrance lockset in polished stainless steel to external door.
<b>Infill over windows:</b>	Brick Infill throughout dwelling (Design specific).
<b>Door Seal:</b>	Door seal and weather seal to all external hinged doors.

## Insulation

<b>Ceiling:</b>	Glasswool Batts to ceiling of roof space (excludes garage ceiling).
<b>External Brickwork:</b>	Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.

## Garage

<b>General:</b>	Single/Double garage with tiled hip roof including single/double Colourbond roller door to front, painted finish infill over garage door. Plaster ceiling and concrete floor. Remote control with 2 handsets included.
<b>External Walls:</b>	Brick veneer (on boundary wall or product specific if required).
<b>Pedestrian Door:</b>	Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Frame: Aluminium powder coat finish. Door Furniture: Entrance lockset.



# Double Storey Specifications

## Internal Features

<b>Doors:</b>	Flush panel. 2040mm high. Either hinged or sliding as per plan.
<b>Door Furniture:</b>	Lever door furniture in polished chrome finish to all rooms.
<b>Mouldings:</b>	67 x 18mm bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.
<b>Door Stops:</b>	Plastic white door stops to hinged doors.
<b>Door Seals:</b>	Door seal to nominated internal doors, in accordance with energy rating assessor's report.

## Continuous Flow – Gas Hot Water System

<b>Continuous Flow – Gas Hot Water System:</b>	Instantaneous Hot Water System in Recycled Water Estates, Solar Hot Water System or Water Tank (Only if Developer Requirement) in Non-Recycled Water Estates.
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## Laundry

<b>Trough:</b>	Stainless steel tub preformed cabinet with bypass.
<b>Tap:</b>	Chrome Flickmaster tap.
<b>Washing Machine:</b>	Chrome washing machine stops/grubs.

## Plaster

<b>Plasterwork:</b>	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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## Framing

<b>Framing:</b>	Stabilized pine wall frame and roof trusses.
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## Plumbing

<b>Taps:</b>	2 external taps, 1 to front water meter and 1 to rear of home.
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## Roofing

<b>Roof Pitch:</b>	Roof Pitch to be 22.5 degrees.
<b>Material:</b>	Concrete tiles roofing from builder's colour boards.
<b>Fascia &amp; Guttering:</b>	Colourbond fascia, guttering and downpipes.

## Heating

<b>Heating:</b>	Gas ducted heating to bedrooms and living areas (excludes wet areas) Total number of points and unit size product specific.
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## Storage

<b>Shelving:</b>	Walk in Robe: One white melamine shelf with hanging rail.
<b>Robes:</b>	One white melamine shelf with hanging rail.
<b>Pantry/Linen:</b>	Four white melamine shelves.
<b>Doors:</b>	Robes: 2040mm high Redicote flash panel, hinged or sliding doors as per plan. Linen: 2040 high Redicote flush panel, hinged door(s).
<b>Handles:</b>	Flush pull in polished chrome finish.

## Ceilings

<b>Height:</b>	2590mm height throughout to ground and first floors.
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## Electrical

<b>Internal Light Points:</b>	100mm diameter LED fittings throughout as per standard electrical layout.
<b>External Lights:</b>	100mm LED downlight to front entry. Weather proof Para flood light to rear as per drawings.
<b>Power Points:</b>	Double power points throughout excluding dishwasher and fridge space.
<b>TV Points:</b>	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.
<b>Telephone Point:</b>	Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN)–Basic pack only.
<b>Switch Plates:</b>	White wall mounted switches.
<b>Smoke Detector(s):</b>	Hardwired with battery backup.
<b>Safety Switches:</b>	RCD safely switch and circuit breakers to meter box.

## Recycled Water Connection

<b>Recycled Water Connection:</b>	Provide recycled water connection if required (additional charges will apply).
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## Site Conditions / Foundations

<b>Foundation Class:</b>	Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m <sup>2</sup> with a maximum setback of 5m to the house.
<b>Temporary Fencing:</b>	Supply and hire of temporary fencing to site to council requirements.
<b>Silt Fence:</b>	Supply and hire of environmental silt fence to front of property as required by council.
<b>Rock Allowance:</b>	Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).
<b>Termite Treatment:</b>	Termite spray system where required.
<b>Angle of Repose:</b>	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

## Connection Costs

Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone account opening fees.

# Turnkey Inclusions



## Landscaping

The front and rear of your home will be fully landscaped including a mixture of garden beds, turf, permeable toppings (completed to developer guidelines if applicable). Landscaping package is also inclusive of front and rear drip system with timer, fold clothesline and modern letterbox.

## Fencing

Your home is fenced with 1800mm high timber paling fence to sides and rear of the dwelling including side wing fence and gate. Note: Fencing height and material may be subject to developer guidelines and approval.

## Driveway & Path

Your home includes colour on concrete paving to driveway, porch and alfresco (floorplan specific only). Disclaimer: Concrete paving is not sealed.

## Window Furnishings & Flyscreens

Modern & stylish holland blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

## Split System Air Conditioner

Wall mounted reverse cycle split system with isolation switch and condenser.

## Alarm System

Alarm system with 3 sensors inc. panel to walk in robe and key pad to entrance inc. single power point.

## Fibre Optic Ready

Your Luxton Home comes complete with fibre optic service ready for internet connection. Note: Service provider specific to developer guidelines.

# Included Upgrades

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- > Fixed site costs – all council requirements and regulations.
- > 6-star energy rating at minimum
- > Featured Facades
- > Full landscaping
- > Full Fencing
- > Coloured driveway, front path, porch and rear coloured concrete
- > Remote Controlled Garage Door
- > Colour selection from extensive options
- > Door and window locks
- > Window Furnishings
- > Flyscreens
- > Clothesline
- > Letterbox
- > Flooring – tiling/timber laminate and quality carpet
- > Reconstituted Stone benchtops
- > Stainless steel appliances – 600mm
- > Overhead kitchen cupboards
- > Designer tapware
- > Vitreous China basins
- > Semi frameless shower screens
- > Tiled shower bases
- > Modern soft closing toilets
- > Chrome bathroom fixtures
- > Chrome door handles
- > LED downlights throughout
- > Climate control – ducted heating and split system air conditioner
- > 2 TV points and antenna
- > 2 telephone points