Jubilee
Design Guidelines

October 2023

Contents

1.0 Introduction

Back in 1864, an expansive district spanning 100 square miles in the western part of Melbourne was formally designated as the Shire of Wyndham.

Fast forward to the present day, and this remarkable region has blossomed into the epitome of a premier residential community in the west. Thriving new neighbourhoods are emerging, most notably at Jubilee, while an extraordinary indoor water park and an abundance of amenities adds an element of wonder. Brace yourself for an experience that defies all expectations.

1.1 The objective

The Jubilee 'Design Guidelines' are intended to protect and maintain consistency throughout Jubilee, by ensuring a high standard of design, construction and maintenance of all dwellings and landscaping; and by providing owners and builders with guidance on their home and garden design.

Jubilee will provide quality streetscapes, parks and other valuable community amenities. It is important that individual residences are designed in a manner which is consistent with the overall character and image of Jubilee.

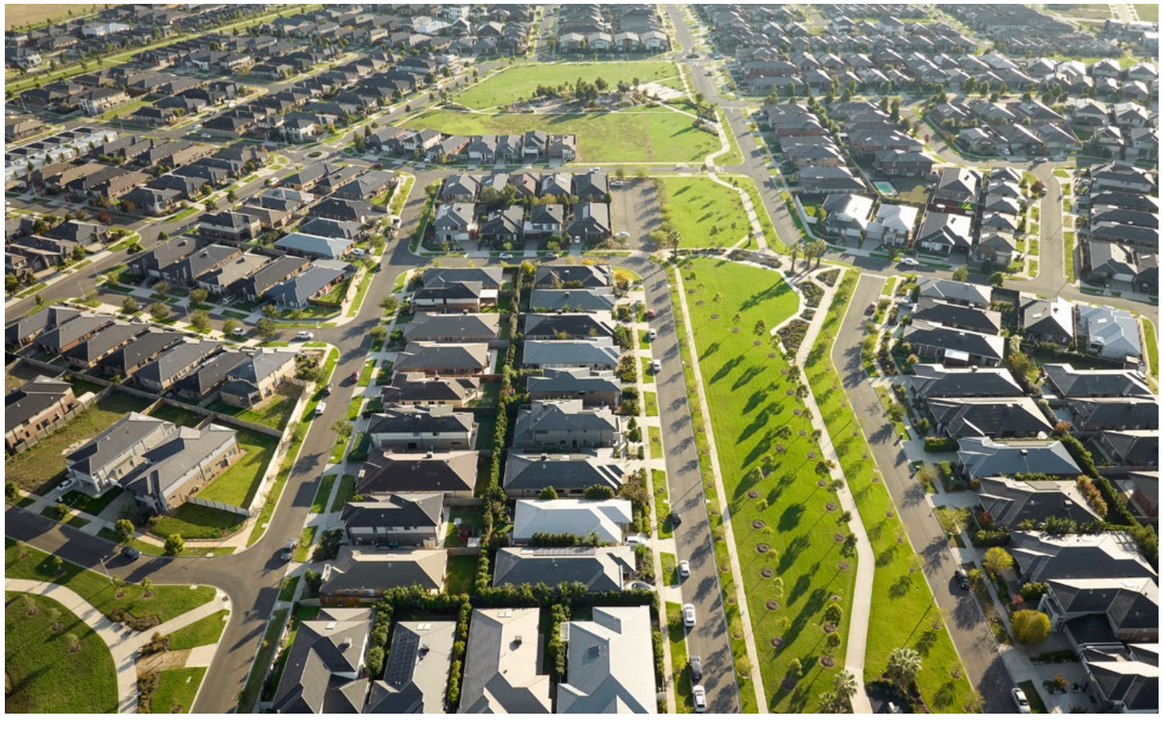
1.2
The structure

All house designs and building work must be approved by the Design Assessment Panel (DAP) prior to obtaining a Building Permit and commencing any work. Within each section of these design guidelines, a series of Design Objectives and Design Controls are provided. Design Objectives are intended to communicate the broad principles for the design and siting of your home and landscape.

Corresponding Design Controls are specific standards which must be met when designing your home. Compliance with the Design Objectives and the Design Controls must be demonstrated in order to obtain approval from the DAP.

It is the responsibility of the purchaser/builder/Building Surveyor to ensure compliance with any other applicable statutory requirements (such as Clause 54 of the Wyndham City Planning Scheme and current Victorian energy rating standards). Approval from the DAP is not an endorsement that plans comply with such requirements.

Together with the design guidelines, all homes within Jubilee must comply with the applicable Memorandum of Common Provisions (MCP), Plan of Subdivision Restrictions and Building Envelope on the Plan of Subdivision.



Jubilee Linear Park and Homes

1.3
The process

1 ↓

Once you have purchased your property, decide upon your builder, house and facade design. If you are an owner - builder, consult with your building designer - architect to ensure that they are aware of the requirements of the Design Guidelines.

2 ↓

Design your home in accordance with the design guidelines building envelope and MCP. Queries can be directed to the Jubilee Design Assessment Panel (DAP).

Jubilee Design Assessment Panel
Finnis Communities
72 Bridport St, Albert Park VIC 3206
Phone: 03 9699 2133
Email: approvals@finnis.com.au

3 ↓

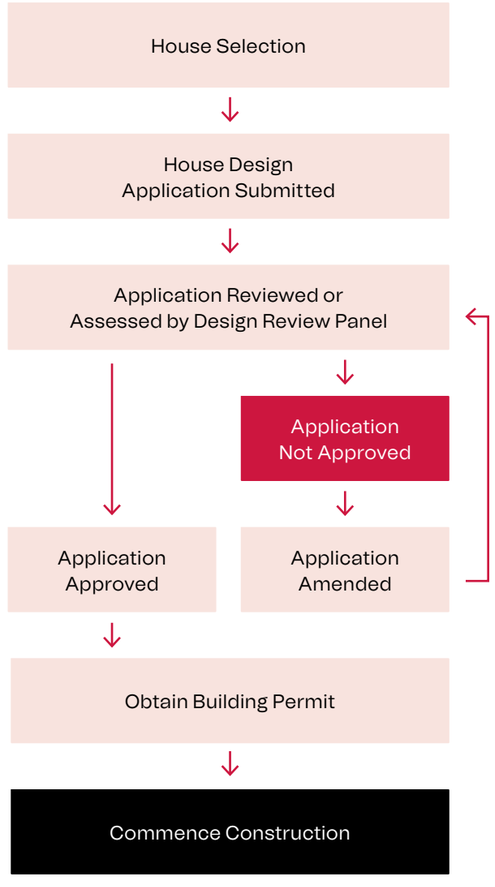
Forward your completed application package (refer to application requirement check list) to the DAP.

4 ↓

Once reviewed by the DAP, written comments and feedback will be provided within 14 days to ensure compliance with the Design Guidelines. If required, non-conforming aspects of the design must be addressed and re-submitted for approval. Any alterations to your approved design must be submitted to and approved by the DAP.

5

While the DAP has the authority to approve the house design applications, the property owner is responsible for obtaining a building permit once the DAP has issued its approval, prior to construction commencing.



The Design Guidelines may be amended from time to time at the developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current version of the Design Guidelines. The final decision regarding all aspects of the design guidelines will be at the discretion of the DAP.
The DAP also reserve the right to waive or vary any requirement of the Design Guidelines.

2.0
Jubilee
The precinct

Jubilee is a truly holistic and masterplanned community, where every detail has been crafted to enhance your lifestyle. From lush green landscapes to state-of-the-art amenities, Jubilee offers seamless connectivity, convenience, and a sense of belonging for an extraordinary living experience.

2.1
Residential character statement

Jubilee aspires to incorporate the simple and elegant nature of Australian contemporary design style. It encourages the balance between creativity with the demands for innovative design and construction solutions.

2.2
Residential design vision

The vision for Jubilee is to achieve a neighbourhood character which:

- Reflects a cohesive contemporary style in residential development with a clear urban characteristic.
- Provides diversity in housing products to satisfy the needs and aspirations of the new and evolving community.
- Creates a built environment that is functional, safe and aesthetically pleasing and promotes a strong sense of place and address for future residents.
- Responds to the distinctive landscape features and enhances the natural setting.

2.3
Residential design principles

- Promote good site design which responds positively to the natural environmental conditions of the site and avoids potential negative impacts on adjoining properties.
- Design of dwellings should create a positive, active street address and encourage passive surveillance onto the public realm. (Figure 1 and 2).
- Architectural elements and landscaping features should be used to articulate the front elevations and the side elevations for corner lots.
- Sites in prominent locations, such as corner sites and sites fronting main roads should incorporate high quality built forms (figure 3).
- Garages and driveways should be functional, well-designed and not dominate the streetscape.
- Moderately pitched roofs are encouraged and flat contemporary roofs should incorporate parapet treatment.
- Minimise the use of retaining walls and promote the use of evenly graded slopes.
- Retaining wall height must not exceed 1.0m in height from finished ground level.
- Landscaping features should be complementary and generally be in scale with the building on the site. The use of distinctive, functional and sustainable landscape elements is encouraged.
- Ensure the size and design of ancillary structures, such as pergolas and verandas are unobtrusive and consistent with the overall building design and the neighbourhood character.
- Front fencing is not allowed in order to maintain attractive front gardens which create a positive contribution to the public realm.
- To avoid visual clutter, service elements such as air conditioning units should be hidden from public view.

Figure 1. Architectural elements should be used to enhance street appearance and encourage passive surveillance

Figure 2. Variety of materials and form to create interest and articulation

Figure 3. Facade wraps around the corner

3.0 The Design Guidelines

The Jubilee Design Guidelines are crucial as they establish a cohesive and visually appealing environment for the community. They ensure architectural consistency, appropriate building materials, and harmonious landscaping. By promoting a unified aesthetic, design guidelines enhance property values, create a sense of pride, and preserve the overall character of the area.

3.1 Site design and layout

Building orientation

Design objectives

A. Minimise overlooking and overshadowing impacts.

B. Ensure that building orientation is derived from principles of passive solar design (figure 5).

C. Provides energy efficient housing design appropriate to its local condition.

D. Orientate main living / dining areas to face east and/or north (figure 4).

Design controls

1. All dwellings must comply with Victoria's energy rating requirements as currently legislated.

2. Note: An Energy Rating Report will not be required to obtain approval from the DAP, however will be required in order to obtain a Building Permit.

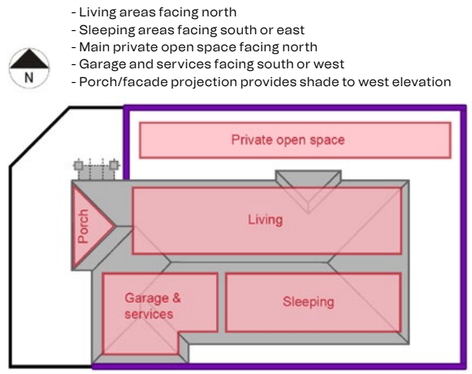


Figure 4. North facing open space and direct access to living areas

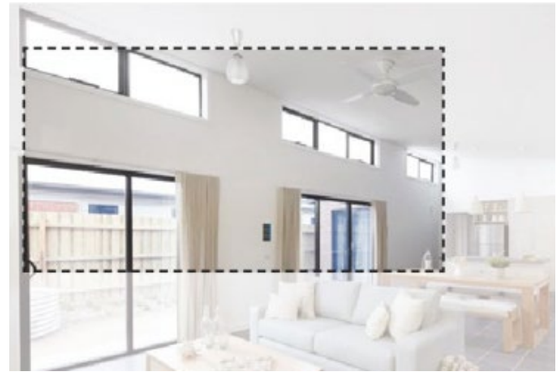


Figure 5. Maximised solar access and natural ventilation

Building address

Design objectives

A. Create an attractive street address (figure 6).

B. Encourage passive surveillance of the public realm.

C. Ensure a dedicated address and frontage to the street, or both streets for corner lots.

Design controls

1. Encourage the use of high quality, durable and sustainable materials selection.

2. Access driveways and pedestrian paths should follow the natural contour profile and avoid significant excavation works or retaining walls.

3. Dwellings on corner sites shall be designed to address both street frontages by incorporating similar elements to both facades. Design elements (such as pergolas, windows and materials) used on the front facade shall continue on that part of the corner facade that will be visible and unfenced. As a minimum, feature windows matching the front facade should be provided. Highlight windows may be approved when combined with other features (such as a pergola). Each proposal will be assessed on merit by the DAP.

4. Dwellings on rear loaded lots must be designed to address the reserve or front street, with pedestrian access (the entry) facing this primary frontage. Garages must be located at the rear to allow vehicle access from the laneway.

Figure 6. Clear and attractive street address

3.1
Site design and layout

Fencing
Design objectives

A. Residential fencing should be complementary to the neighbourhood character.

B. Ensure that fencing design complements the building and landscape design.

C. Ensure that fencing elements do not cause any negative impact on neighbouring properties, or public realm.

Design controls

1. Front fencing is not permitted (figure 7), with the exception of rear loaded lots.
2. Rear loaded lots may provide front fencing which is a min. 0.6m and max. 1.0m high and at least 30% transparent (not a solid mass). The design and materials will be assessed by the DAP, but must complement the dwelling.
3. Maximum height of side and rear fence is 1.95m.
4. Side boundary fencing must stop a minimum of 1.0m behind the front facade alignment.
5. No sheet steel / colorbond fencing or compressed board is permitted.
6. Side and rear boundary fencing must be constructed from capped timber palings with exposed posts (figure 8).
7. Fences may be painted in a colour which matches the dwelling colour scheme however, approval must be obtained from the DAP.
8. For all corner lots, fencing to the side street boundary must be horizontal Slatted Fencing or similar (figure 9). A minimum of 25% of the length of the side street boundary must remain unfenced or minimum 6-7m (figure 7). Gaps between the slats should be minimal to maintain privacy to the private open space.
9. Fencing must be completed prior to occupation of the dwelling.

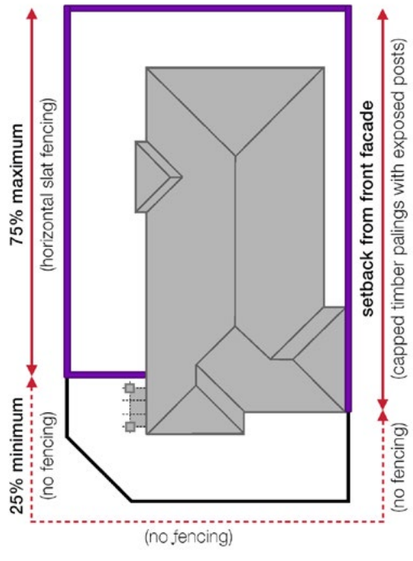


Figure 7.

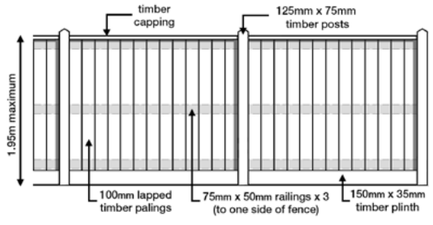


Figure 8. Capped timber palings with exposed posts

Figure 9. Corner lots: horizontal slat fencing to side street frontage.

3.1
Site design and layout

Access and car parking
Design objectives

A. Minimise pedestrian and vehicular conflicts.

B. Integrate garages and driveways in the overall dwelling design.

C. Ensure that garages and driveways do not dominate the landscape elements.

D. Rear laneways should benefit from passive surveillance from upper levels of dwellings.

Design controls

1. For lots with a double garage, the driveway width at the front boundary must not exceed 4.5m. Lots with a single garage, the driveway width at the front boundary must match the crossover (figure 10).
2. Driveways should be offset from the closest boundary by at least 0.4m to allow for a garden bed (figure 10).
3. Where possible, clearly differentiate pedestrian access from vehicular driveways (figure 11).
4. The design and finish of the driveway must complement the overall design of the dwelling. Patterned and coloured-in concrete is the minimum permitted standard. Painted on or unfinished natural grey concrete is not permitted. Exposed aggregate and unit pavers (natural stone, slate, brick), are strongly encouraged (figure 12). Plain coloured concrete driveways are only permitted for rear loaded lots.
5. Each dwelling is limited to a single vehicular crossover.
6. Internal driveways must be completed within 90 days of obtaining a Certificate of Occupancy.

Note: Crossover relocation requires the DAP and Wyndham council approval. Related costs must be paid by the property owner prior to work commencing. Relocation is not always possible due to the layout of streets and underground services.

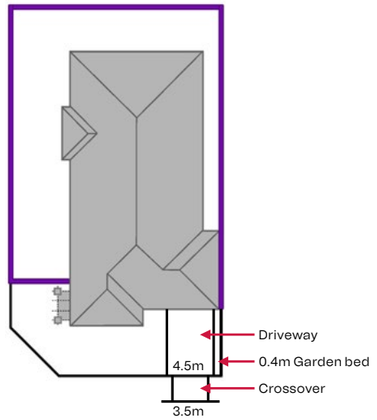


Figure 10. Appropriate driveway width and offset

Figure 11. Clear distinction between pedestrian and vehicular access

Granite cobbles

Bluestone

Exposed aggregate

Figure 12. Approved driveway finishes

3.2
Building siting

Garages
Design controls

1. Garages must be set back at least 5.0m from the main street frontage or 0.5m behind front facade of dwelling, whichever is the greater (as per the MCP). The front facade is from the main front wall, not from the veranda or porch (figure 13).
2. An enclosed garage must be provided. Carports are not permitted to the street frontage.
3. Garage doors must be a panel lift door, or slim line sectional door variety. Roller doors are not permitted on the garage entry.
4. For single storey dwellings, the width of the garage door must not exceed 46% of the lot frontage. Odd shaped lots will be assessed on their merits by the DAP.
5. Garage design must not dominate the view of the front facade as determined by the DAP (figure 14).
6. Garages should be constructed of materials which match and complement those of the front facade (figure 15).
7. Triple garages will be considered on their merits by the DAP.

Figure 13. Garage set back behind primary facade

Figure 14. Garage not to dominate the front facade

Figure 15. Complementary garage materials

3.2
Building siting

Building envelopes and setbacks
Design objectives

A. Create articulated streetscapes which respect view corridors.

B. Ensure the protection of good solar access is maintained to habitable windows.

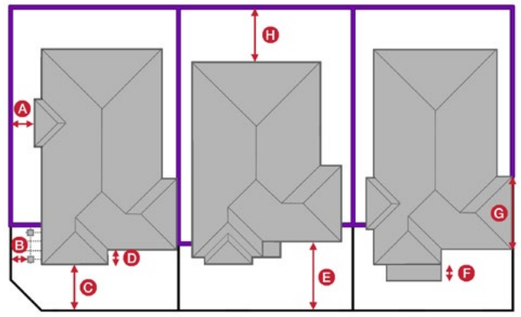
C. Avoid excessive amenity impact between lots.

D. Avoid potential overshadowing of private open spaces.

Design controls

1. Designs must comply with the Memorandum of Common Provisions (MCP) including the building envelope contained within the plan of subdivision, along with any applicable design guideline controls.
2. All setbacks must comply with the applicable building envelope.
3. The following may encroach into the minimum required front setback by up to 1.5m:
    i. Verandas, porches and pergolas that have a maximum height of not more than 3.6m above the natural ground;
    ii. Unroofed balconies that have a maximum height of not more than 4.6m above natural ground level;
    iii. Eaves, fascia and gutters;
    iv. Sunblinds and shade sails;
    v. Screens referred to in regulations 419(5)(d) or 419(5) of the Building Regulations 2006;
    vi. Decks, steps or landings – less than 800mm in height.
4. Minimum 2.0m setback from side street boundary on corner lots.
5. Garages may be built on the side boundary where permitted by the building envelope.
6. Excluding the garage, single storey walls must be setback at least 1.0m from side boundaries, however, the DAP may consider walls on boundary for small or narrow lots (where permitted by the building envelope).
7. Double storey walls must be setback from side boundaries in accordance with the building envelope. Note: Minimum setback may vary based on individual wall height, however, generally at least 1.7m will be required.
8. Minimum 1.0m rear setback for single storey walls, with increased setbacks for double storey walls as required.

Note: Easements cannot be built over.
See Figure 16 for general setbacks as mentioned above.



A	Dwelling setback from corner boundary:	Minimum 2.0m
B	Permitted encroachment:	Pergola
C	Dwelling setback from front boundary:	Within building envelope
D	Garage setback behind dwelling:	Minimum 0.5m
E	Garage setback from front boundary:	Minimum 5.0m
F	Permitted encroachment (1.5m max):	Porch
G	Garage on side boundary:	Where permitted by building envelope
H	Dwelling setback from rear boundary:	Within building envelope (and easements where applicable)

Figure 16.

3.2
Building siting

Lots less than 300m²

All setbacks must comply with the Small Lot Housing Code as described in the applicable MCP. Refer to the Plan of Subdivision for Type A or Type B allocation.

For all medium density neighbourhood setbacks are to be as per Small Lot Housing Code or as approved by the DAP.

The applicable MCP includes (but is not limited to) the following requirements:

1. Setback from front boundary:
   - 3.0m – 4.5m for Type A lots or 1.5m – 3.0m for Type B lots

2. Setback from side street boundary on corner lots:
   - minimum 1.5m for Type A lots or 1.0m for Type B lots

3. The front facade must include at least one of the following (which may encroach the front setbacks noted above):
   - A porch which projects 0.8m – 1.5m from the front wall of the dwelling; or
   - A balcony which projects 0.3m – 1.0m from the front wall of the dwelling if the balcony is roofed or 0.8m - 1.5m if the balcony is unroofed; or
   - Fins and/or sunhoods which project 0.3m – 1.0m from the front wall of the dwelling (total height and/or length must be at least 3.1m).

4. Setback from side and rear boundaries:
   - Minimum 1.0m for walls not constructed on the boundary, plus an additional 0.3m for every metre of height over 3.6m (eg: minimum 1.6m setback required for a 5.6m wall height)
   - Refer to MCP for permitted encroachments
   - Wall height on boundary must not exceed 3.6m unless it abuts an existing building on an adjoining small lot or will abut a simultaneously approved boundary wall (eg: Townhouses)

5. First floor habitable room windows facing a side or rear boundary must:
   - be setback at least 4.5m from the boundary; or
   - have fixed obscure glazing up to a height of 1.7m above floor level; or
   - have a sill height at least 1.7m above floor level.

6. Garage doors facing the front boundary must not exceed:
   - 50% of the lot width or 30% of the area of the front façade

7. Each required habitable room window must face:
   - An outdoor space or light court with a minimum area of 3.0m² and a minimum dimension of 1.0m clear to the sky, not including land on an adjoining allotment (note: eaves, fascia and gutter cannot encroach the 3.0m²)

8. If the dwelling has 3 or more bedrooms it must have:
   - At least 24m² of private open space with a minimum dimension of 3.0m (which may be provided in two or more parcels provided that each parcel is at least 12m²); or
   - A balcony or roof top area of at least 12m² with a minimum dimension of 3.0m.

9. If the dwelling has 2 or less bedrooms it must have:
   - At least 12m² of private open space with a minimum dimension of 3.0m; or
   - A balcony or roof top area that is at least 10% of the total floor area of the building excluding garages and carports or 6.0m² with a minimum dimension of 2.0m, whichever is the greater.

10. A 12pm shadow diagram (22nd September) must demonstrate that at least 6.0m² of the private open space with a minimum dimension of 2m (eg: 3.0m x 2.0m) has access to direct sunlight. Diagram must indicate any shadows cast by future fencing as well as the building.

11. Refer to the MCP document for full list of requirements.

Jubilee Townhomes

3.3
Building form

Building height

Design objectives

A. Ensures that all houses conform to a consistent range of heights.

B. Encourage taller built forms on corner dwellings.

C. Ensure that no individual house dominates the streetscape or neighbourhood.

Design controls

1. The height and form of double storey homes must be consistent with the objectives and standards of the following statutory controls:
    - City of Wyndham Planning Scheme Clauses 54 and 55
2. Architectural detailing must be incorporated to double storey street elevations to avoid excessive building mass or flat, bulky facades. Considerations include articulation between the ground and first floor, colour and material variation and the inclusion of porches, balconies and other feature elements (figure 17).

Figure 17. Appropriate double storey design

Jubilee, Haymarket Circuit Park

3.3
Building form

Roof form

Design objectives

A. Inclusion of roof design that is simple in style and integrated with the overall building design.

Design controls

1. Roof materials must be matt in finish and non reflective.
2. Pitched roof must incorporate eaves to the street elevation/s (minimum depth of 450mm). Eaves must return and continue for at least 1.0m along the adjoining elevation/s. Double storey homes must include eaves to the entire first floor.
3. Where pitched roofs are used, the recommended roof pitch is 22.5 degrees (figure 18). Maximum roof pitch is 30 degrees.
4. Alternative contemporary roof forms (such as flat or skillion) will be considered on their merits. Flat roof forms should incorporate appropriate parapet treatment (figures 19 and 20).
6. External fixtures such as air conditioning units and service related equipment must be positioned to minimise visibility from the street frontage and coloured to blend in with the roof.

Dwelling size

Designs must comply with the following minimum floor area:

- Lots less than 300m^2: 110sqm
- Lots 300m^2 to 399m^2 : 120sqm
- Lots 400 m^2 to 499m^2: 130sqm
- Lots 500m^2 to 599m^2: 150sqm
- Lots 600m^2 to 699m^2: 170sqm
- Lots over 700m^2: 185sqm

* Please note this applies to house and garage.

Figure 18. integrated roof design

Figure 19. Skillion roof

Figure 20. Contemporary flat roof

3.4
Building design quality

Architectural style
Design objectives

A. Encourage high quality architectural design and finishes.

B. Support architectural design that is highly contemporary (Refer to figures below).

C. Buildings should be designed in their context.

D. Buildings should be designed as a whole and not in an ad-hoc manner.

Design controls

1. Building design must be prepared by a Registered Architect or a Registered Building Designer.






3.4
Building design quality

Facade treatment
Design objectives

A. Ensure that design features are used to break up building mass and create visually appealing street elevations.

B. To uphold the integrity of all new homes by ensuring that identical or similar façades are not constructed within close proximity of each other.

C. Ensure that façade treatments wrap around corners and address multiple frontages where applicable.

Design controls

1. Ensure that front doors are located on the main elevations.
2. Ensure that services / pipes are located to the rear, or hidden from public view.
3. Ensure dwelling design incorporates appropriate vertical and horizontal elements.
4. Incorporate design elements such as windows, porches, pergolas, feature wall projections/ recesses to elevations which face streets and reserves.
5. Large areas of flat or blank walls to street or reserve elevations will not be permitted.
6. Identical or overly similar façades (as determined by the DAP) shall not be built within five lots of each other. The provision will not apply to integrated housing developments.

3.4
Building design quality

Rear loaded lots
Design Objectives

A. Design of dwellings should create a positive, active street address and encourage passive surveillance onto the public realm.

B. Architectural elements and landscaping features should be used to articulate the front elevations and the side elevations for corner lots (figure 22).

C. The visual prominence of garages should be minimised through the use of design features such as materials, finishes or articulation of the built form, landscaping or a mix of single and double width garages.

D. The use of windows should be included on the primary frontage and also on the frontage of any second level above garages.

E. Second levels above garages are encouraged, including for the use as studios or balconies (figure 23).

Design controls

1. The entry should be prominent and articulated.
2. Primary frontages should comprise landscaping and must incorporate a mature canopy tree.
3. All second levels above garage frontages should incorporate a minimum of 35% fenestration.
4. Balconies or similar features should be included where possible.
5. If front fencing is proposed for the primary frontage, it must be a min. 0.6m and max. 1.0m high and at least 30% transparent (not a solid mass). The design and materials will be assessed by the DAP, but must complement the dwelling.
6. Garages where a second level above is not proposed should use alternative roof lines, including pitched and reversed angled roof-lines.

Figure 22. Architectural elements should be used to enhance street appearance and encourage passive surveillance

Figure 23. Garage not to dominate the front facade

3.4
Building design quality

Materials / colours / textures
Design objectives

A. Inclusion of different complementary materials to facade design to ensure a visually dynamic design and to enhance streetscape appeal.

B. Design should use an innovative palette that complements the landscape character.

Design controls

1. A minimum of two materials must be used on elevations facing a street or reserve and one material cannot comprise greater than 80% of the elevation. Note: Contrast brickwork or contrast render may be acceptable as a second material, however, selection must reflect an appropriate high quality finish. Items such as the roof, garage door or windows cannot be included as a second material (figure 24).
2. The use of contemporary cladding materials such as timber, tiling, corrugated colorbond and cement composite products (eg: axon or matrix cladding) is encouraged (figure 26).
3. The use of appropriate feature materials such as architectural block work, brick work (eg: stack bond brick), stone, glass and steel is encouraged (figure 25).
4. At least 30% of the external walls must be constructed from masonry or a rendered finish.
5. Roofs must be constructed from masonry or terracotta tiles or corrugated colorbond (or similar) in a neutral tone.
6. Materials and finishes such as galvanised metal, raw fibre cement sheet, raw zincalume, reflective glazing and stained glass are not permitted.
7. Primary building colours must reflect a neutral, muted palette that will blend with the landscape setting.
8. Accent colours may be permitted where used strategically for feature elements.
9. The final decision regarding all external materials and colours will be at the discretion of the DAP.

Figure 24. Contrasting materials

Figure 25. Feature stone work

Figure 26. Variety of complementary material choice

3.5
Landscape response

Design objectives

A. To ensure that private gardens enhance the overall image of the development and complement the design of dwellings.

B. To ensure at least one feature shade tree is planted in all front gardens to enhance the overall streetscape appeal, provide shade and reduce heat island effect.

C. To encourage the use of planting which are suitable to the landscape context.

D. To ensure that ancillary features are designed to complement the design of houses, landscape and neighbourhood character in general.

E. Minimise cut and fill for building on sloping sites.

F. To ensure that private landscaping elements do not unreasonably affect adjacent properties through overshadowing, or intrusive root system.

G. To avoid landscape elements from interfering with utility services.

H. Use a variety of hard and soft landscape materials to create a visually attractive and cohesive front garden. Avoid the overuse of one or two types of landscape material, which can be visually dominant and appear bland. Soft landscape treatments should pre-dominate over hard landscape treatments.

I. Ensure that garages and driveways do not dominate the landscape elements.

Hardscaping

Design controls

1. Any landscaping structure must be consistent and complementary to the facade design.
2. The use of one type of hard landscape material i.e: rockwork, gravel areas, concrete paving (other than driveway) retaining walls or sleepers should not represent more than 25% of the front landscape.
3. Limit visible retaining walls to a maximum height of 1.0m and maximum slopes allowed is at 1:4 (See figure 27 and 28). Retaining walls should be constructed from material which is complementary to the dwelling (figure 29).
4. Any exposed areas below the finished floor level should be screened by landscaping, or appropriate material treatment.

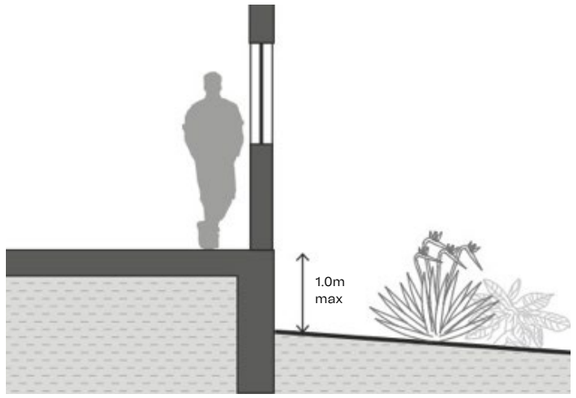


Figure 27. Limit visible retaining wall to 1.0m

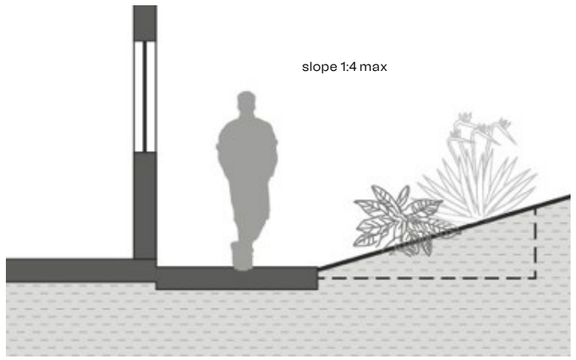


Figure 28. Maximum slopes allowed is at 1:4

Figure 29. Retaining walls constructed from complementary materials

3.5
Landscape response

Landscaping

Design controls

1. A minimum of 50% of the front garden must include permeable surfaces, including but not limited to turf/ lawn, mulched garden beds with a minimum of 15 planted shrubs and at least one feature shade tree that is a minimum of 1.5m high when planted (figure 30).

For examples of appropriate shade trees suitable to the Wyndham area refer to Appendix 1.

2. Landscaping elements shall be used to soften,or screen the appearance of storage, services and parking areas where required.
3. Vegetation choice should take into consideration drought tolerant planting and hardiness (figure 31). Prohibited species are not permitted (refer to Appendix 2).
4. Landscape elements and plantings should generally be in scale with buildings on the site.
5. Landscaping features should maintain a degree of passive surveillance of entry points to dwellings.
6. Landscape elements should not interfere with utility services.
7. Landscape elements should minimise potential negative impacts on adjacent properties through overshadowing or intrusive root systems.
8. For lots with a double garage, the driveway width at the front boundary must not exceed 4.5m. Lots with a single garage, the driveway width at the front boundary must match the crossover (figure 32).
9. Landscaping of front gardens must be completed within 6 months of obtaining a Certificate of Occupancy.
10. Try to soften hard landscape treatments such as rockwork or retaining walls with low screening plants, climbers or groundcovers.
11. Driveways should be offset from the closest boundary by at least 0.4m to allow for a garden bed (figure 32).

Figure 30. Front garden should incorporate permeable and hard surfaces

Figure 31. Drought tolerant landscaping

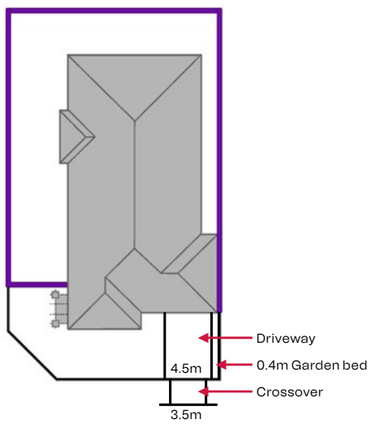


Figure 32. Appropriate driveway width and offset

3.5
Landscape response

12. Letterboxes must be of a robust and contemporary design to complement the overall building and landscape character (figure 33). Letterboxes must be installed within 30 days of a Certificate of Occupancy being obtained.
13. Developer contribution to Front Landscaping: The Developer will contribute a maximum of $1,000 (incl GST) towards the front landscaping of a Lot once the front landscaping has been completed in accordance with these Design Guidelines and appropriate evidence of completion provided to the Developer. The contribution towards the front landscaping is only available to the first purchaser of a Lot from the Developer within the precinct and will not be paid to any subsequent purchaser of the Lot.

Figure 33. Robust and contemporary letterbox

Maintenance

Design controls

1. Grass and nature strips are to be regularly cut and maintained.
2. Gardens and grass are to be kept free of pests, disease and weeds.

Jubilee, Millbrook Drive Park

Jubilee: Resident Plant Schedule

Appendix 1 - Recommended Shade Trees

VS — Very small trees maturing to <6m		
Species Detail		**Characteristic Form**
Acacia pendula Weeping Myall	Native Evergreen	Rounded, small, evergreen tree to 6m, with pendulous branches and attractive silver foliage. The tree is drought tolerant.
Agonis flexuosa 'Burgundy' Burgundy Willow Myrtle	Native Evergreen	Broad spreading semi pendulous small tree with strong burgundy new growth. Attractive small, white flowers cluster along stems from spring to summer.
Agonis flexuosa 'Jervis Bay After Dark' After Dark Willow Myrtle	Native Evergreen	Broad spreading semi pendulous small tree with burgundy to purple coloured foliage all year round. Attractive small, white flowers cluster along stems from spring to summer.
Callistemon viminalis Weeping Bottlebrush	Native Evergreen	Rounded small tree to 5m, with crimson bottlebrush flowers and pendulous foliage.
Hakea petiolaris Sea Urchin Hakea	Native Evergreen	Shrub or small dense tree to 4-5m tall. Foliage is grey-blue, elliptical to almost round. Flowers are showy, pink and white balls that resemble 'sea urchins'.
Lagerstroemia Hybrids Crepe Myrtle	Exotic Deciduous	Multi stemmed wide-spreading tree 6-8m tall. The flowers are very showy in summer and the autumn colour is quite striking. Cultivars include, 'Lipan', 'Natchez', 'Siouz', 'Tuscarora', 'Yuma' and 'Zuni'.
Malus ioensis 'Plena' Ornamental Apple	Exotic Deciduous	Small oval to rounded tree to 4-5m tall. The double flowers are showy in spring and the foliage displays striking autumn colour.
Prunus x blireana Double Flowering Plum	Exotic Deciduous	Small tree to 4-6m tall. The double pink flowers in spring give way to bronzy-purple foliage.
Robinia pseudoacacia 'Inermis' Mop Top Robinia	Exotic Deciduous	Top-grafted small tree to 3-5m, producing a straight clean trunk and a large 'ball' of foliage 2-3m. Can be striking when planted as an avenue.
Eucalyptus macrandra River Yate	Native Evergreen	Small tree or mallee to 3-6m with silvery green glossy foliage. The yellow flowers are in dense clusters from summer to autumn and the smooth grey bark peels to reveal coppery patches.
S — Small trees maturing to 6–8m		
Species Detail		**Characteristic Form**
Agonis flexuosa Willow Myrtle	Native Evergreen	Broad spreading, multi-stemmed, semi pendulous small tree to 8m. Attractive small, white flowers cluster along stems from spring to summer.
Allocasuarina verticillata Drooping She-Oak	Indigenous Evergreen	Small rounded spreading tree to 6-8m with an open canopy and needle-like, dark green foliage.
Callistemon Cultivars Bottlebrush	Native Evergreen	Large shrubs to small rounded trees to 4-8m. There are many cultivars with varying flower colours, foliage and habits. Cultivars include: 'Dawson River Weeper', 'Endeavour', 'Hannah Ray', 'Harkness', 'Kings Park Special', 'Mauve Mist and 'Rose Opal'.

Jubilee: Resident Plant Schedule
Appendix 1 - Recommended Shade Trees

Callistemon sieberi River Bottlebrush	Indigenous Evergreen	Open to dense semi weeping shrub or small tree to 4-7m. Flowers are spikes of cream to pink, borne from late spring to late autumn.
Eucalyptus forrestiana Fuchsia Gum	Native Evergreen	Small mallet or mallee eucalypt less than 8m tall. The canopy is open and rounded with showy, pendulous orange-red flowers. The fruits are persistent on the tree and remain an orange-red colour.
Eucalyptus platypus Moort	Native Evergreen	Small, dense and rounded tree to 6-10m. The leaves are small, round and glossy green and the trunk is glossy green to copper in colour.
Eucalyptus risdonii Risdon Peppermint	Native Evergreen	Small, short-trunked irregular tree reaching a height of 6-8m with grey-green adult foliage higher in the canopy.
Eucalyptus torquata Coral Gum	Native Evergreen	Small open tree to 6-8m tall. The foliage is olive green and the flowers are a pinkish orange in colour throughout spring and summer.
Fraxinus ornus Manna ash	Exotic Deciduous	Small, rounded tree to 7-9m tall. Foliage is a lush green without showy autumn colour. The white flowers are showy and borne in dense clusters.
Gleditsia triacanthos 'Sunburst' Sunburst Honey Locust	Exotic Deciduous	Upright spreading small tree to 8m with light yellow-green fine leaflets.
Olea europaea Olive	Exotic Evergreen	Small upright tree to 6-7m tall. The foliage is a silvery green and the trunk forms a twisted gnarled look with age. Two selections are almost fruitless, 'Swan Hill' or 'Tolley's Upright'.
Acacia implexa Lightwood	Indigenous Evergreen	Small to medium erect evergreen tree to 8m tall. With dense bright green foliage and creamy acacia flowers from summer to autumn.
Allocasuarina littoralis Black She-Oak	Indigenous Evergreen	Upright conical small tree to 8-10m with needle-like, dark green foliage and a trunk developing hard furrowed bark.
Banksia integrifolia Coastal Banksia	Native Evergreen	Erect small to medium tree to 6-10m. Foliage is green on the top and white underneath. Flowers are yellow spikes borne throughout the year.
Brachychiton acerifolius Flame Tree	Native Semi-deciduous	Erect oval to conical medium sized tree to 8-12m. The tree can be deciduous from late winter to summer. The leaves are large with 3-7 lobes and the flowers are bright scarlet in terminal panicles from late spring to early summer.
M — Medium trees maturing to 8–15m		
Species Detail		**Characteristic Form**
Brachychiton discolor *Queensland Lacebark Tree*	Native Semi-deciduous	Dense conical tree to 14m tall with large, mostly palmate leaves that are green on the top side and hairy and white on the underside. Flowers are small 3-4cm long and orange-red to pink over summer.

Jubilee: Resident Plant Schedule
Appendix 1 - Recommended Shade Trees

Brachychiton populneus Kurrajong	Native Evergreen	A medium-sized upright to oval canopied tree with a large trunk to 10-12m tall. The leaves are mostly small and bright green, flowers are inconspicuous.
Callistemon salignus Willow Bottlebrush	Native Evergreen	Upright rounded large shrub to small tree to 9m. The foliage is a bright green with new foliage pink. Flowers are small, yellow bottlebrushes and the bark is papery and peeling.
Celtis australis Nettle Tree	Exotic Deciduous	Broad-crowned tree to 10-12m tall. The bark is smooth and grey, foliage is green and rough with serrated margins.
Celtis occidentalis Hackberry	Exotic Deciduous	Broad-crowned tree to 10-12m tall. The bark is smooth and grey, foliage is green and rough with serrated margins.
Corymbia eximia Yellow Bloodwood	Native Evergreen	Rounded tree to 10-12m tall with pendulous, blue-green, sickle-shaped foliage. Masses of creamy flowers are borne on the outside of the canopy in spring.
Corymbia ficifolia Red Flowering Gum	Native Evergreen	Dense rounded tree to 8-10m. Masses of pink, red or orange flowers are borne on the outside of the canopy over summer.
Eucalyptus leucoxylon connata Yellow Gum	Indigenous Evergreen	Medium upright to oval tree to 12m with an open canopy and creamy yellow flowers from winter to spring. The bark is more or less smooth with some rough basal peeling bark, white to grey in colour.
Eucalyptus polyanthemos vestita Red Box	Indigenous Evergreen	Round-headed to upright eucalypt to a height of 10-12m. Adult leaves are a slate grey colour and bark is rough 'box'.
Eucalyptus pulchella White Peppermint	Native Evergreen	Medium sized, oval to rounded tree to 10-15m with an open canopy. The trunk is mostly smooth and white, and the leaves are narrow and pendulous creating a weeping effect.
Fraxinus excelsior 'Aurea' Golden Ash	Exotic Deciduous	Small to medium, slow growing tree 8-10m tall. New stems are yellowish in colour with almost black winter buds. Foliage is bright green turning golden in autumn.
Fraxinus pennsylvanica Urbdell Urbanite Urbanite Ash	Exotic Deciduous	Medium sized tree 10-12m with large, pinnate, bright green leaves. Autumn colour is variable from yellow to deep burgundy.
Gleditsia triacanthos 'Shademaster' Shademaster Honey Locust	Exotic Deciduous	Vigorous growing, open spreading tree to 10-12m tall. Foliage is divided into small leaflets that provide yellow autumn colour.
Hymenosporum flavum Native Frangipani	Native Evergreen	Small to medium-sized tree 6-10m tall. Glossy, dark green foliage and small, fragrant, yellow flowers in spring.
Jacaranda mimosifolia *Jacaranda*	Exotic Deciduous	Small to medium-sized spreading tree to 8-12m with an open canopy. The foliage is divided into many fine leaflets. The lilac-blue flowers are very showy and are borne on the outside of the canopy in late spring to summer.

Melia azedarach *White Cedar*	Native Deciduous	Small to medium umbrella shaped tree to 9-14m tall that performs well in urban conditions. The leaves are large and finely divided into small leaflets. The tree has mauve flowers in spring and fruit mature over summer and hang on the tree.
Pyrus calleryana 'Aristocrat' *Aristocrat Callery Pear*	Exotic Deciduous	Oval to pyramidal small to medium tree 10-12m tall. White flowers amass the stems in spring followed by bright green foliage. The autumn colour varies from yellow to red.
Pyrus calleryana 'Capital' *Capital Callery Pear*	Exotic Deciduous	Narrow, upright small tree to 10m. White flowers amass the stems in spring followed by bright green foliage. The autumn colour varies from yellow to purplish-red.
Pyrus calleryana Chanticleer *Chanticleer Callery Pear*	Exotic Deciduous	Small, short-trunked irregular tree reaching a height of 6-8m with grey-green adult foliage higher in the canopy.
Ulmus parvifolia *Chinese Elm*	Exotic Semi-deciduous	Pyramidal to oval small to medium tree to 12m. The foliage is fine and is usually held on the tree over winter. If not managed the form can become very wide and spreading.
Zelkova serrata *Japanese Elm*	Exotic Deciduous	Semi-upright oval to vase shaped tree to 10-14m tall with small serrated leaves that turn yellow and red in autumn. Ornamental trunk is grey peeling to reveal reddish underneath.
Quercus robur 'Fastigiata' *Upright English Oak*	Exotic Deciduous	Narrow, upright tree, 10-15m tall with small lobed leaves. Autumn foliage colour is not exceptional.
L — Large trees maturing to >15m		
Species Detail		**Characteristic Form**
Lophostemon confertus *Queensland Brush Box*	*Native* *Evergreen*	Rounded, sometimes multi-stemmed, dense tree 12-16m. The foliage is a glossy, dark green and the bark peels to reveal an orange-pink trunk.
Lophostemon confertus *Queensland Brush Box*	*Native* *Evergreen*	Rounded, sometimes multi-stemmed, dense tree 12-16m. The foliage is a glossy, dark green and the bark peels to reveal an orange-pink trunk.
Eucalyptus scoparia *Wallangarra Gum*	*Native* *Evergreen*	Medium to tall open tree 12-18m tall. The trunk is a powdery white and the foliage is semi-pendulous and green in colour.
Angophora costata *Smooth-barked Apple Myrtle*	*Native* *Evergreen*	Medium to large rounded tree with twisting branches, 12-25m in height. Showy cream flowers are borne on the outside of the canopy and the bark peels to reveal an orange pink trunk.
Casuarina cunninghamiana *River She-Oak*	*Native* *Evergreen*	Tall, upright, somewhat pine-like tree, 12-18m in height with needle-like, dark green foliage. The overall appearance of mature specimens is often pendulous.
Corymbia citriodora *Lemon-scented Gum*	*Native* *Evergreen*	Narrow open medium to large, graceful tree, 20-25m in height. The trunk is smooth grey to white and the foliage smells strongly of lemon when crushed.

Jubilee: Resident Plant Schedule

Appendix 1 - Recommended Shade Trees

Corymbia maculata *Spotted Gum*	Native Evergreen	Medium sized to very tall upright tree to 25m with smooth mottled grey and dark grey trunk. The canopy is dense with large dark green eucalypt type leaves.
Eucalyptus mannifera *Brittle Gum*	Native Evergreen	Medium to tall open tree, 12-18m tall. The trunk is powdery white and the foliage is semi-pendulous and blue-green in colour.
Eucalyptus melliodora *Yellow Box*	Indigenous Evergreen	Medium to tall open tree, 20-25m tall. The bark is rough and tightly held to the trunk and the foliage is semi-pendulous.
Eucalyptus sideroxylon *Red Ironbark*	Native Evergreen	Medium to tall forest tree to 12m-25m tall. Mature trunks have deeply furrowed firmly attached reddish black bark. The foliage is a blue-green with red to cream flowers produced from winter to spring.
Maclura pomifera 'Wichita' *Wichita Osage Orange*	Exotic Deciduous	Medium to tall, broad-crowned tree, 10-16m tall. The foliage is large and lush, bright green over summer and turns better yellow through autumn. The selection is fruitless and thornless.
Platanus orientalis *Oriental Plane*	Exotic Deciduous	Pyramidal to rounded medium to large tree, 15-25m tall with deeply lobed foliage. The bark forms a patchy mosaic of creams, greens and greys.
Platanus x acerifolia *London Plane*	Exotic Deciduous	Rounded medium to large tree, 15-25m tall with maple like foliage. The bark forms a patchy mosaic of creams, greens and greys.
Quercus ilex *Holm Oak*	Exotic Deciduous	Slow growing medium to large tree developing a rounded canopy to 14-16m tall. Small leaves are a dark, glossy green with a lighter underside.
Quercus palustris *Pin Oak*	Exotic Deciduous	Broadly pyramidal medium to tall tree, 18-20m tall. Leaves are heavily lobed and provide a good autumn display.
Ulmus procera *English Elm*	Exotic Deciduous	Dense, rounded tree to 15-20m tall. Rounded, dark green, serrate leaves of varying size turn yellow in autumn.

		Width of available space		
		> 4 metres	**3-4 metres**	**1.8-3 metres**
Depth of available space **(eg. front setback distance)**	**> 4 metres**	L	L or M	VS
	3-4 metres	S or M	S or M	VS
	1.8-3 metres	VS	VS	VS

NB: Where there is less than 1.8m dimension, there is insufficient room for tree planting.

figure 32. tree planting space matrix

Jubilee: Resident Plant Schedule

Appendix 2 - Prohibited Species

	Botanical Name	Common Name
	Shrubs and Ornamentals	
1	*Agapanthus orientalis*	Agapanthus
2	*Ailanthus altissima*	Tree of heaven
3	*Allium triquetrum*	Angled onion
4	*Alternanthera philoxeroides*	Alligator Weed
5	*Asparagus asparagoides*	Bridal Creeper
6	*Asphodelus Fistulosus*	Onion Weed
7	*Cestrum parqui*	Chilean Cestrum
8	*Chrysanthemoides monilifera*	Boneseed/Bitou Bush
9	*Coprosma repens NZ*	Mirror-bush
10	*Cortaderia selloana*	Pampas Grass
11	*Cotoneaster sp*	Cotoneaster
12	*Crataegus monogyna*	Hawthorn
13	*Cynara cardunculus*	Artichoke Thistle
14	*Cytisus scoparius*	English Broom
15	*Echium plantagineum*	Paterson's Curse
16	*Equisetum spp*	Horsetail
17	*Eragrostis curvula*	African Love-grass
18	*Foeniculum vulgare*	Fennel
19	*Genista monspessulana*	Cape Broom
20	*Genista sp*	Broom
21	*Hedera helix*	Ivy
22	*Hypericum perforatum*	St John's Wort
23	*Hypericum tetrapterum*	St Peter's Wort
24	*Ilex aquifolium*	Holly
25	*Juncus acutus*	Spiny Rush
26	*Lantana camara*	Lantana
27	*Lavandula stoechas*	Topped Lavender
28	*Lycium ferocissimum*	African Boxthorn
29	*Melaleuca armillaris*	Bracelet Honey-myrtle
30	*Melaleuca nesophila*	Mauve Honey-myrtle

	Botanical Name	Common Name
	Shrubs and Ornamentals	
31	*Melianthus comosus*	Tufted Honeyflower
32	*Nassella charruana*	Tamarix aphylla
33	*Nassella neesiana*	Chilean Needle-grass
34	*Opuntia stricta*	Prickly Pear (Erect)
35	*Pennisetum macrourum*	African Feather-grass
36	*Pennisetum sp*	Feathertop
37	*Rosa rubiginosa*	Sweet Briar
38	*Rubus fruticosus agg*	Blackberry
39	*Senecio pterophorus*	African Daisy
40	*Solanum linnaeanum*	Apple of Sodom
41	*Sollya heterophylla*	Bluebell Creeper
42	*Ulex europaeus*	Gorse/Furze
43	*Verbascum thapsus*	Great Mullein
44	*Vinca major*	Blue Periwinkle
45	*Watsonia meriana var.bulbillifer*	Wild Watsonia
46	*Watsonia sp*	Watsonia
47	*Zantedschia aethiopic*	White Arum Lily
	Botanical Name	**Common Name**
	Trees	
48	*Acacia baileyana*	Cootamundra Wattle
49	*Cupressus macrocarpa*	Monterey Cypress
50	*Cytisus palmensis*	Tagasaste
51	*Eucalyptus botryoides*	Southern Mahogany
52	*Eucalyptus cladocalyx*	Sugar Gum
53	*Hakea salicifolia*	Willow- leaf Hakea
54	*Pinus radiata*	Radiata Pine
55	*Pittosporum undulatum*	Sweet Pittosporum
56	*Prunus cerasifera sp*	Cherry Plum
57	*Salix sp*	Willow
58	*Schinus moile*	Peppercorn
59	*Tamarix aphylla*	Tamarisk

4.0 Ancillary

4.0 Ancillary

Design controls

1. Service related structures should not be visible from the street frontage or public spaces. Their locations must be indicated on house plans as part of the application.
2. Where possible air conditioning condenser units should not be visible from the street frontage or from neighbouring properties.
   i. Roof mounted evaporative cooling units must not protrude above the roof ridgeline. They must also be coloured to blend with the roof and of an appropriate size (preferably low profile) (figure 34).
   ii. Solar panels should not be installed to the front elevation, however if the front elevation is the best functional position for optimum solar exposure, then it will be permitted subject to DAP approval.
   iii. Letterboxes must be of a robust and contemporary design to complement the overall building and landscape character.
   iv. Letterboxes must be installed within 30 days of a Certificate of Occupancy being obtained.
   v. No temporary letterboxes are acceptable.

Limit to one (maximum 600mm x 900mm) promotion of houses for sale and advertising of builders during construction, unless prior approval is granted by the DAP. No other advertising signage is permitted on either vacant land or occupied allotments. Any form of signage must be removed once construction of the dwelling is completed. This excludes ALL developer signage.

No handwritten / illuminated signage is allowed.

All ancillary items and services, including but not limited to clotheslines, bin receptacles and service meters should be sited unobtrusively and away from public view where possible.

3. Storage of caravans, trailers, boats and parking of large tonne trucks or vehicles, are not permitted on driveways, streets, vacant lots etc. Storage of these items should be out of public view (behind a slatted fence is acceptable).
4. Proper internal window furnishings must be installed to all street elevations prior to occupation of the dwelling.
5. The use of canvas awnings, aluminium roller shutters and/or similar to windows to the front façade is prohibited unless approved by the DAP. Security doors and windows are permitted subject to DAP approval.
6. Tinted windows to the front façade are permitted for security or environmental (UV protection from the sun) reasons only.
7. Sheds, outbuildings and similar structures must be designed and located in a way which minimises visibility and potential impact on neighbouring properties and the streetscape. The DAP will assess these structures on their merits, however structures which are deemed to be of an excessive size will not be approved. It is recommended that future storage needs are considered prior to construction. Where required, additional space should preferably be incorporated within the garage design.
8. Jubilee is NBN ready. Refer to: www.nbnco.com.au/residential/getting-connected
9. Jubilee is serviced by recycled water. Refer to your builder for requirements.

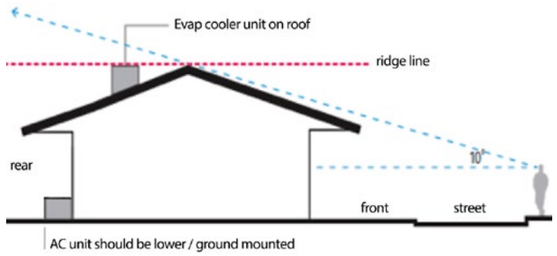


Figure 34. Locate air conditioning unit below the ridge line

5.0 Acknowledgement

5.0 Acknowledgement

The purchaser/s acknowledge that they have received a copy and read the Jubilee Design Guidelines and agree to comply with all Design Objectives and Design Controls outlined in this document.

Non compliance

Any breach of the Design Guidelines is viewed very seriously by the Developer and Owners Corporation.

Upon the receipt of a letter from the OC advising a breach of the Design Guidelines, the Purchaser must immediately rectify the identified breach.

Purchaser signature:

Name in print:

6.0 Application form

6.0
Jubilee Design application form

Complete and attach this cover sheet to your application to the DAP.

Allotment Details

Lot Number

Street

Owner Details

Full Name

Mailing Address

Phone BH

Mobile

Email

Builder Details

Name

Company

Mailing Address

Phone BH

Mobile

Email

Design Details

House Type

Facade Type

Attachments Checklist

These details are usually supplied by your builder or architect:

- ☐ Full set of building plans including site plan, floor plan/s, roof plan, and elevations to be emailed in pdf format
- ☐ Materials and Colour Schedule for the dwelling to be emailed in pdf format

Please ensure that the following elements are indicated on building plans:

- ☐ The location, materials, height and colour of front, side and rear fence
- ☐ The materials and colour for the driveway
- ☐ The colour and type of garage door
- ☐ Details of any cut and fill proposed to create the building platform and driveway, final levels and any retaining walls proposed
- ☐ The location, materials and type of fencing

The locations of external fixtures including:

- ☐ Clothesline
- ☐ Garden shed(s)
- ☐ Solar water heater, hot water service, ducted heating unit
- ☐ TV antenna
- ☐ Air conditioner
- ☐ Letterbox
- ☐ Any proposed change to the location of the crossover

I / We certify that the information in the attached application is a true and accurate representation of the home I/ We intend to construct. In the event that changes are made to the proposed plans, I / We undertake to resubmit this application for approval of such changes.

Signed

Name in print

Date

Celebrate
life at Jubilee

Live colourfully

Celebrate living life your way at Jubilee, a community of connected and welcoming neighbourhoods set within Wyndham Vale at the heart of Melbourne's thriving west. It's a place to call home. Where family comes first and the future is bright. Where space and nature are the standard and an active, healthy lifestyle is made easy.

Celebrate pride of place. A home that inspires and energises, setting a new benchmark for quality, style and affordable prestige. Where your choice is not just between Land, House and Land, Townhomes or Apartments, but whether you want to be closer to sports fields and parks, playgrounds and wetlands, childcare and schools, shops and restaurants or wellness spaces or Recreation Centres.

Visit our website for more information.
myjubilee.com.au

ANOTHER
LOTUS LIVING
DEVELOPMENT

Jubilee Design Assessment Panel

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Date of issue: October 2023