

Celebrate the unexpected!

Design Guidelines
May 2018

**Jubilee**

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Introduction

1.0

In 1864, a 100 square mile district in Melbourne's west was officially declared the Shire of Wyndham.

Today, it is home to the best estate in the west with exciting new neighbourhoods taking shape at Jubilee and our amazing indoor water park coming soon.

And it's like nothing you expected!

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.



1.3

The process

1 Step

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 Step

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
 Shelton Finnis
 339 Ferrars Street
 ALBERT PARK VIC 3206
 Phone: 03 9699 2133
 jubilee@sheltonfinnis.com.au

3 Step

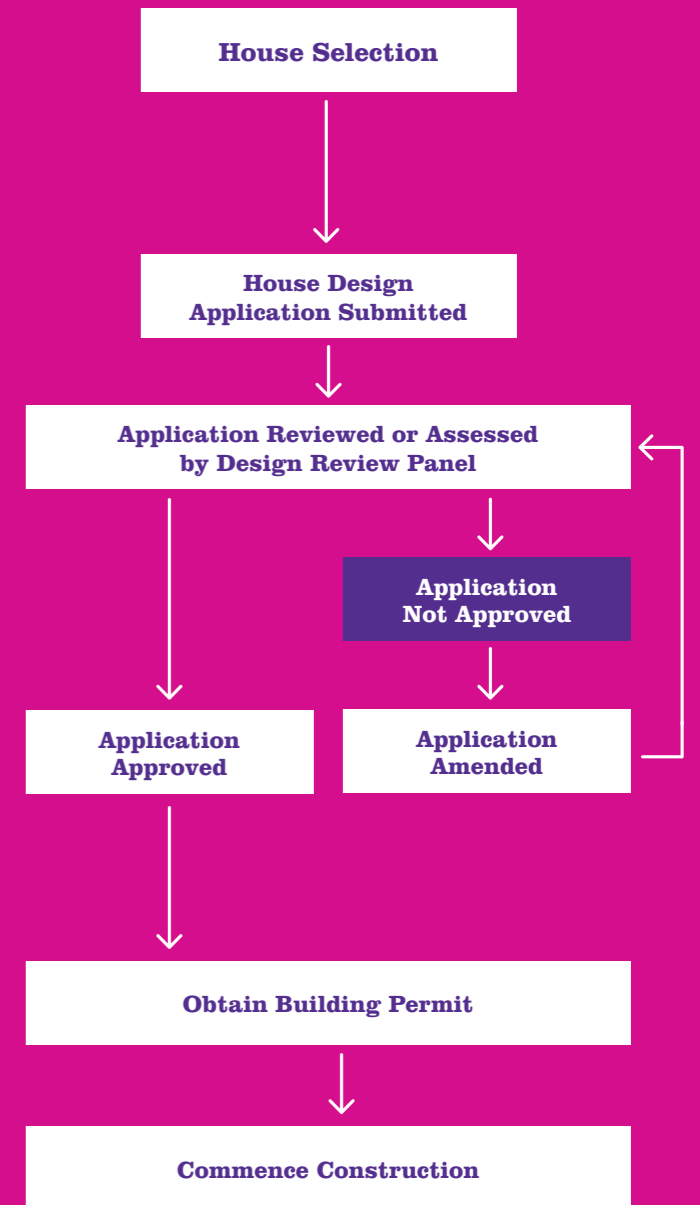
Forward your completed application package (refer to application requirement check list) to the DAP.

4 Step

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 Step

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.

Jubilee – the precinct

2.0

| 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 contributes to enhance the natural setting.



Jubilee Linear Park Playground

2.3

Residential design principles

- Promote good site design which responds positively to the natural environmental conditions of the site and to avoid 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&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 complimentary, 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 precinct character.
- Front fencing is not allowed in order to maintain attractive front gardens which create 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

The design guidelines

3.0

3.1 Site design & layout

BUILDING ORIENTATION

Design objectives

- Minimise overlooking and overshadowing impacts.
- Ensure that building orientation is derived from principles of passive solar design.
- Provides energy efficient housing design appropriate to its local condition.
- Orientate main living / dining areas to face east and/or north.

Design controls

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

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.

BUILDING ADDRESS

Design objectives

- Create an attractive street address. (Figure 6)
- Encourage passive surveillance of the public realm.
- Ensure a dedicated address and frontage to the street, or both streets for corner lots.

Design controls

- Encourage the use of high quality, durable and sustainable materials selection.
- Access driveways and pedestrian paths should follow the natural contour profile and avoid significant excavation works or retaining walls.
- 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.

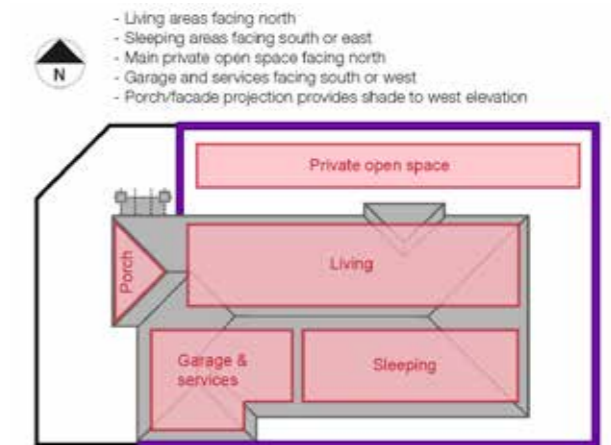


figure 4. north facing open space & direct access to living areas



figure 5. maximised solar access & natural ventilation



figure 6. clear & attractive street address

3.1 Site design & 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. No front fencing is allowed (Figure 7), with the exception for designated integrated housing sites at the discretion of DAP.
2. Maximum height of side and rear fence is 1.95m.
3. Side boundary fencing must stop a minimum of 1.0m behind the front facade alignment.
4. No sheet steel / colorbond fencing or compressed board is permitted.
5. Side and rear boundary fencing must be constructed from capped timber palings with exposed posts (figure 8).
6. Fences may be painted in a colour which matches the dwelling colour scheme however, approval must be obtained from the DAP.
7. For all corner lots, fencing to the side street boundary must be horizontal Slatted Fencing or similar. A minimum of 25% of the length of the side street boundary must remain unfenced or minimum 6-7m (figure 9).
8. Fencing must be completed prior to occupation of the dwelling.

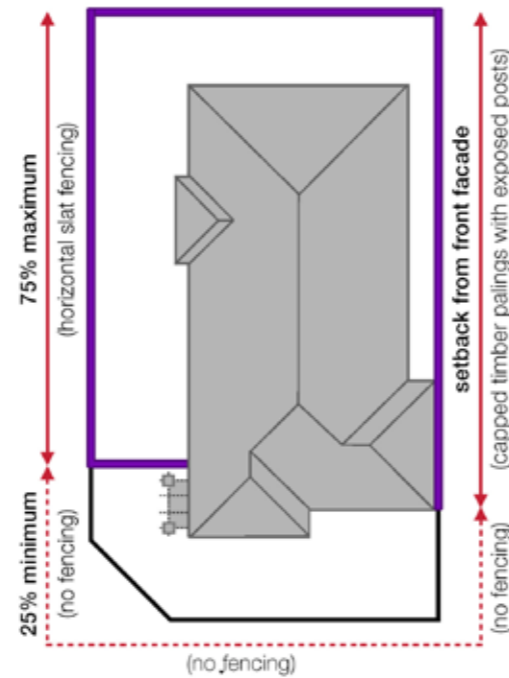


figure 7.

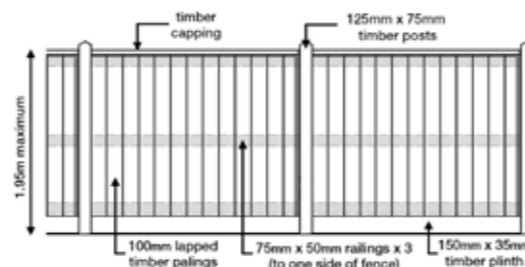


figure 8. capped timber palings with exposed posts



figure 9. corner lots: horizontal slat fencing to side street frontage.

ACCESS & 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 laneway should benefit from passive surveillance from upper levels of dwellings.

Design controls

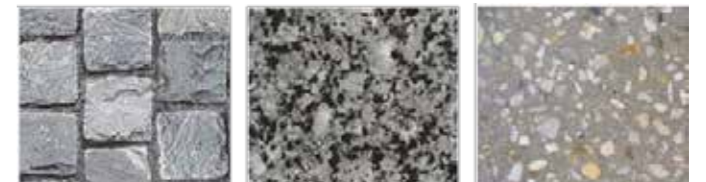
1. Internal driveway to match the width of crossover at property boundary. (Figure 10).
2. Driveways must be offset from the closest boundary by at least 0.4m to allow for a garden bed. (Figure 10).
3. Where possible, clearly differentiate pedestrian access from vehicular driveways (Figure 11).
4. The design and finish of the driveway must complement the overall design of the dwellings. Patterned coloured concrete is the minimum permitted standard and unfinished natural grey concrete is not permitted. Exposed aggregate and unit pavers (natural stone, slate, brick), are strongly encouraged. (Figure 12).
5. Each dwelling is limited to a single vehicular crossover.
6. If the dwelling lot has a frontage less than 7.0m, vehicle access into a car space or garage must be from the rear of the dwelling.
7. Internal driveways must be completed within 90 days of obtaining a Certificate of Occupancy.



figure 10. Appropriate driveway width and offset



figure 11. clear distinction between pedestrian and vehicular access



granite cobbles granite pavers exposed aggregate



sandstone bluestone

figure 12. Approved driveway finishes

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.

3.1 Site design & layout

GARAGES

Design controls

- 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 Verandah or porch. (figure 13).
- An enclosed garage must be provided. Carports are not permitted to the street frontage.
- Garage doors must be a panel lift door, or slim line sectional door variety. Roller doors are not permitted on the garage entry.
- 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.
- Garage design must not dominate the view of the front facade as determined by the DAP (figure 14).
- Garages should be constructed of materials which match and complement those of the front facade (figure 15).
- 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. complimentary garage materials

3.2 Building siting

BUILDING ENVELOPES & SETBACKS

Design objectives

- Create articulated streetscapes which respect view corridors.
- Ensure the protection of good solar access is maintained to habitable windows.
- Avoid excessive amenity impact between lots.
- Avoid potential overshadowing of private open spaces.

Design controls

- 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.

LOTS LESS THAN 300m²

All setbacks must comply with the Small Lot Housing Code as described in the applicable MCP. Refer to Plan of Subdivision for type A or type B lots. For all medium density neighbourhood precincts setbacks are to be as per Small Lot Housing Code or as approved by the DAP.

The following may encroach into the minimum required front setback by up to 1.5m:

- Verandahs, porches and pergolas
- balconies
- eaves, fascia and gutters; and
- decks, steps or landings less than 800mm in height;

* Refer to the MCP for additional information regarding these encroachments.

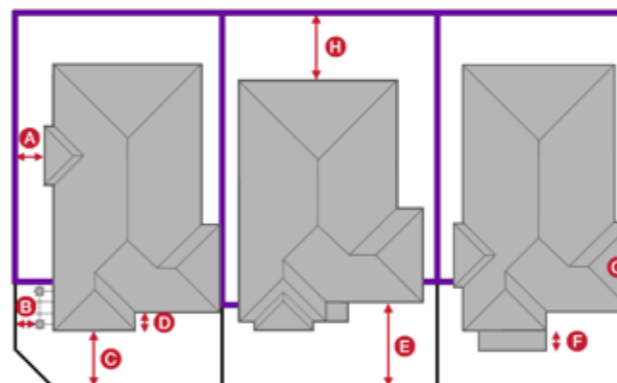


figure 16

LOTS GREATER THAN 300m²

- All setbacks must comply with the applicable building envelope.

The following may encroach into the minimum required front setback by up to 1.5m:

- Verandahs, porches and pergolas that have a maximum height of not more than 3.6metres above the natural ground.
- Unroofed balconies that have a maximum height of not more than 4.6 metres above natural ground level.
- Eaves, fascia and gutters;
- Sunblinds and shade sails;
- Screens referred to in regulations 419(5)(d) or 419(5) of the Building Regulations 2006;
- Decks, steps or landings – less than 800mm in height.

- Minimum 2.0m setback from side street boundary on corner lots.
- Garages may be built on the side boundary where permitted by the building envelope.
- 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)
- 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.
- Minimum 1.0m rear setback for single storey walls, with increased setbacks for double storey walls as required.

Note: Easements cannot be built over

3.3 Building form

BUILDING HEIGHT

Design objectives

- Ensures that all houses conform to a consistent range of heights.
- Encourage taller built forms on corner dwellings.
- Ensure that no individual house dominates the streetscape or neighbourhood.

Design controls

- 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 & 55.
- 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

ROOF FORM

Design objectives

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

Design controls

- Roof materials must be matt in finish and non reflective.
- Pitched roof must incorporate eaves to the street elevation/s (minimum depth of 450mm). Eaves must return and continue for at least 1m along the adjoining elevation/s. Double storey homes must include eaves to the entire first floor.
- Where pitched roofs are used, the recommended roof pitch is 22.5 degrees (figure 18). Maximum roof pitch is 30 degrees.
- 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&20).
- 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.



figure 18: integrated roof design



figure 19. skillion roof

DWELLING SIZE

Designs must comply with the following minimum floor area:

- Lots less than 300m²: 110sqm
- Lots 300m² to 399m²: 120sqm.
- Lots 400 m² to 499m²: 130sqm.
- Lots 500m² to 599m²: 150sqm.
- Lots 600m² to 699m²: 170sqm.
- Lots over 700m²: 185sqm.

* Please note this applies to house and garage.



figure 20: contemporary flat roof



Artist impression only. Subject to council approval.

3.4

Design quality

ARCHITECTURAL STYLE

- 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.

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



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 facades 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 facades (as determined by the DAP) shall not be built within 5 lots of each other. The provision will not apply to integrated housing developments.



figure 21

3.4 Design quality

MATERIALS/COLOURS/TEXTURES

Design objectives

- Inclusion of different complimentary materials to facade design to ensure a visually dynamic design and to enhance streetscape appeal.
- Design should use an innovative palette that compliments the landscape character.

Design controls

- 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.
- The use of contemporary cladding materials such as timber, tiling, corrugated colorbond and cement composite products (eg axon or matrix cladding) is encouraged.
- The use of appropriate feature materials such as architectural block work, brick work (eg stack bond brick), stone, glass and steel is encouraged.
- At least 30% of the external walls must be constructed from masonry or a rendered finish.
- Roofs must be constructed from masonry or terracotta tiles or corrugated colorbond (or similar) in a neutral tone.
- Materials and finishes such as galvanised metal, raw fibre cement sheet, raw zincalume, reflective glazing and stained glass are not permitted.
- Primary building colours must reflect a neutral, muted palette that will blend with the landscape setting.
- Accent colours may be permitted where used strategically for feature elements.
- The final decision regarding all external materials and colours will be at the discretion of the DAP.



figure 22: contrasting materials



figure 23: feature stone work



figure 24: variety of complimentary material choice

3.5 Landscape response

Design objectives

- To ensure that private gardens enhance the overall image of the development and complement the design of dwellings.
- To encourage rainwater harvesting and storage.
- To encourage the use of planting which are suitable to the landscape context.
- To ensure that ancillary features are designed to complement the design of houses, landscape and neighbourhood character in general.
- Minimise cut and fill for building on sloping sites.
- To ensure that private landscaping elements do not unreasonably affect adjacent properties through overshadowing, or intrusive root system.
- To avoid landscape elements from interfering with utility services.
- 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 treatment should pre-dominate over hard landscape treatments.

HARDSCAPING

Design controls

- Any landscaping structure must be consistent and complimentary to the facade design.
- Limit visible retaining walls to a maximum height of 1.0m. Retaining walls should be constructed from material which is complementary to the dwelling (figure 25).
- Any exposed areas below the finished floor level should be screened by landscaping, or appropriate material treatment.

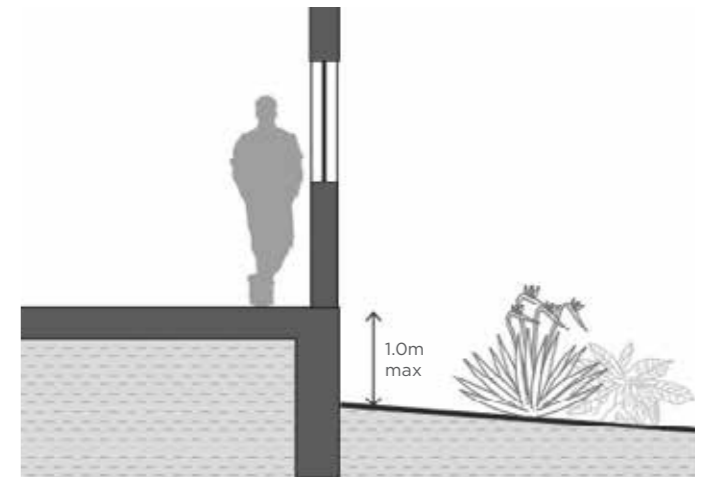


figure 25: limit visible retaining wall to 1.0m

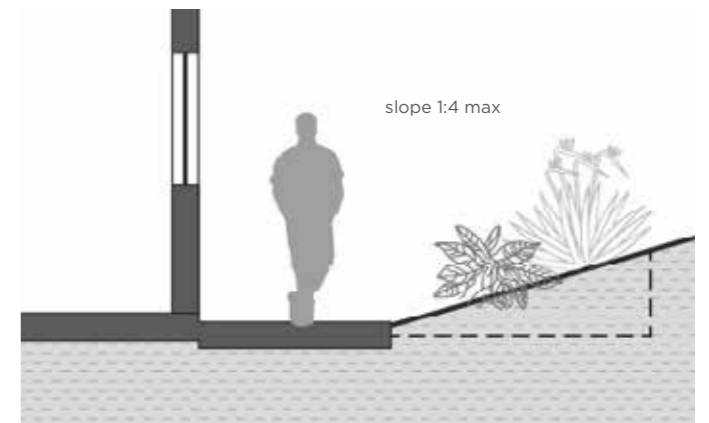


figure 26: maximum slopes allowed is at 1:4



figure 27: slopes should be stepped and incorporated landscape features

3.5

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 1.5m tree to be planted within front setbacks (figure 28).
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 29). Prohibited species are not permitted (refer appendix 1)
4. Landscape elements and planting should generally be in scale with buildings on the site (figure 30).
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 not minimise potential negative impacts on adjacent properties through overshadowing or intrusive root systems.
8. Landscaping of front gardens must be completed within 6 months of obtaining a Certificate of Occupancy.
9. Try to soften hard landscape treatments such as rockwork or retaining walls with low screening plants, climbers or groundcovers.
10. The use of one type of hard landscape material ie rockwork, gravel areas, concrete paving (other than drive way) retaining walls or sleepers should not represent more than 25% of the front landscape.
11. Letter boxes must be of a robust and contemporary design to complement the overall building and landscape character.

Letter boxes must be installed within 30 days of a Certificate of Occupancy being obtained.



figure 28 front garden should incorporate permeable and hard surfaces



figure 29 drought tolerant landscaping



figure 30 landscape element should correspond to the building scale

Jubilee : Resident Plant Schedule

Appendix 1 - Prohibited Species

	Botanical Name	Common Name		Botanical Name	Common Name
Shrubs and Ornamentals			Trees		
1	<i>Agapanthus orientalis</i>	Agapanthus	49	<i>Acacia baileyana</i>	Cootamundra Wattle
2	<i>Ailanthus altissima</i>	Tree of heaven	50	<i>Cupressus macrocarpa</i>	Monterey Cypress
3	<i>Allium triquetrum</i>	Angled onion	51	<i>Cytisus palmensis</i>	Tagasaste
4	<i>Alternanthera philoxeroides</i>	Alligator Weed	52	<i>Eucalyptus botryoides</i>	Southern Mahogany
5	<i>Asparagus asparagoides</i>	Bridal Creeper	53	<i>Eucalyptus cladocalyx</i>	Sugar Gum
6	<i>Asphodelus fistulosus</i>	Onion Weed	54	<i>Hakea salicifolia</i>	Willow-leaf Hakea
7	<i>Cestrum parqui</i>	Chilean Cestrum	55	<i>Pinus radiata</i>	Radiata Pine
8	<i>Chrysanthemoides monilifera</i>	Boneseed/Bitou Bush	56	<i>Pittosporum undulatum</i>	Sweet Pittosporum
9	<i>Coprosma repens NZ</i>	Mirror-bush	57	<i>Prunus cerasifera sp</i>	Cherry Plum
10	<i>Cortaderia selloana</i>	Pampas Grass	58	<i>Salix sp</i>	Willow
12	<i>Cotoneaster sp</i>	Cotoneaster	59	<i>Schinus mole</i>	Peppercorn
13	<i>Crataegus monogyna</i>	Hawthorn	60	<i>Tamarix aphylla</i>	Tamarisk
14	<i>Cynara cardunculus</i>	Artichoke Thistle			
15	<i>Cytisus scoparius</i>	English Broom			
16	<i>Echium plantagineum</i>	Paterson's Curse			
17	<i>Equisetum spp.</i>	Horsetail			
18	<i>Eragrostis curvula</i>	African Love-grass			
19	<i>Foeniculum vulgare</i>	Fennel			
20	<i>Genista monspessulana</i>	Cape Broom			
21	<i>Genista sp</i>	Broom			
22	<i>Hedera helix</i>	Ivy			
23	<i>Hypericum perforatum</i>	St John's Wort			
24	<i>Hypericum tetrapterum</i>	St Peter's Wort			
25	<i>Ilex aquifolium</i>	Holly			
26	<i>Juncus acutus</i>	Spiny Rush			
27	<i>Lantana camara</i>	Lantana			
28	<i>Lavandula stoechas</i>	Topped Lavender			
29	<i>Lycium ferocissimum</i>	African Boxthorn			
30	<i>Melaleuca armillaris</i>	Bracelet Honey-myrtle			
31	<i>Melaleuca nesophila</i>	Mauve Honey-myrtle			
32	<i>Melianthus comosus</i>	Tufted Honeyflower			
33	<i>Nassella charruana</i>	Lobed Needle-grass			
34	<i>Nassella neesiana</i>	Chilean Needle-grass			
35	<i>Opuntia stricta</i>	Prickly Pear (Erect)			
36	<i>Pennisetum macrourum</i>	African Feather-grass			
37	<i>Pennisetum sp</i>	Feathertop			
38	<i>Rosa rubiginosa</i>	Sweet Briar			
39	<i>Rubus fruticosus agg</i>	Blackberry			
40	<i>Senecio pterophorus</i>	African Daisy			
41	<i>Solanum linnaeanum</i>	Apple of Sodom			
42	<i>Sollya heterophylla</i>	Bluebell Creeper			
43	<i>Ulex europaeus</i>	Gorse/Furze			
44	<i>Verbascum thapsus</i>	Great Mullein			
45	<i>Vinca major</i>	Blue Periwinkle			
46	<i>Watsonia meriana var.bulbillifera</i>	Wild Watsonia			
47	<i>Watsonia sp</i>	Watsonia			
48	<i>Zantedeschia aethiopica</i>	White Arum Lily			

Ancillary & Maintenance

4.0

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.
3. Roof mounted evap 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). (Refer to figure 31)
4. Solar hot water systems should be located in the best functional position, however they must not be installed to the front elevation.
5. Letter boxes must be of a robust and contemporary design to complement the overall building and landscape character.
6. Letter boxes must be installed within 30 days of a Certificate of Occupancy being obtained.
7. No temporary letter boxes are acceptable.
8. Limit to one (maximum 600mm x 600mm) 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.
9. No handwritten / illuminated signage is allowed.
10. 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.
11. Truck, trailers, boats and caravans must be parked/stored out of public view.
12. Proper internal window furnishings must be installed to all street elevations prior to occupation of the dwelling.
13. The use of canvas awning, aluminium roller shutters & or similar to windows is prohibited unless approved by the DAP.
14. Sheds, outbuildings & 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.
15. Jubilee is NBN ready. Refer to nbn.com.au/nbnreadyhomes or your builder for requirements.
16. Jubilee is serviced by recycled water. Refer to your builder for requirements.

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.
3. Refer to Jubilee resident plant schedule for prohibited vegetation species.

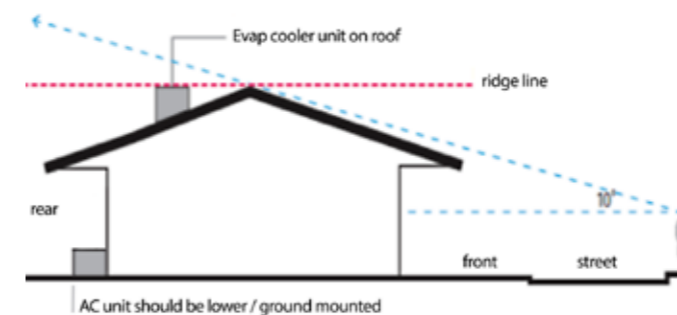


figure 31: locate air conditioning unit below the ridge line

Acknowledgement

5.0

| 5.0

ACKNOWLEDGEMENT

The Purchasers 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: _____

Jubilee design guidelines application form

6.0

6.0

JUBILEE DESIGN GUIDELINES 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 fences
- 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
- Letter box
- 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 _____

The Neighbourhood Centre.
A local gathering place to exceed expectations.

Our multi-million dollar market-place style complex offers residents a local café and alfresco dining, Land Sales Office, boutique supermarket, specialty shops and more.

FUTURE TOWN CENTRE - 'JUBILEE CENTRAL'

Jubilee's social and civic connecting point, the 6.6 hectare town centre houses 8,000 square metres of entertainment, shopping, offices, parks and public spaces designed to enrich the lives of all Jubilee residents. At the heart of Jubilee is the prominent Town Centre, 'Jubilee Central', created with a distinctive, urban edge for an authentic major employment precinct that sits next door. Interconnecting streets and residential blocks wrap around the centre and make it part of the neighbourhood.



RIGHT: ARTIST IMPRESSION OF FUTURE TOWN CENTRE



Contact 7.0

**JUBILEE
DESIGN ASSESSMENT PANEL**

339 Ferrars Street
Albert Park Vic 3206
Phone: 03 9699 2133
jubilee@sheltonfinnis.com.au





**Everything you've been waiting for.
Like nothing you expected!**

The information, specifically for house and land packages, represented in this Design guidelines has been provided to Lotus Oaks Pty Ltd ABN 51 007 080 177, Lotus Oaks Developments Pty Ltd ABN 71 897 387 383 and its associated entities (us, we, our) by third party builders. House and land packages are subject to builder's warranties and terms and conditions separate from ours. We have made reasonable efforts to ensure the accuracy of all details in this Design guidelines is correct, however, it should be used as a general guide only. No a warranty can be given by us regarding the accuracy, adequacy or completeness of any information presented. In particular, the images, facades, rendering, finishes, dimensions, sizes and areas, facilities, amenities, infrastructure, number of land lots, the configuration of these other information displayed in the Design guidelines may change depending on a range of variable factors including, but not limited to, council building approvals and planning consent, market conditions, finance and government and municipal requirements. As a result, the information is preliminary only and subject to change without notice. You should rely on the contract of sale and your own independent enquiries and financial and legal advice. As of May 2018. 6558.



**Jubilee**

LOTUS>LIVING

● LIVER ■ UME