



JINDEE MATERIAL & COLOUR PALETTE

for the Stage 1
Architectural Standards





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JINDEE MATERIAL PALETTE

In order to attain Development Approval from the Jindee Town Architects Office (JTAO) material and colour selection must be from the schedules below.

ROOF MATERIALS



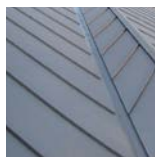
Galvanised Steel



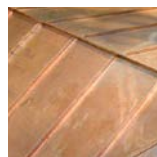
Zincalume



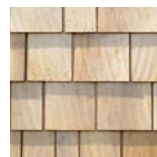
Colorbond



Aluminium

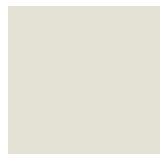


Copper



Timber Shingles

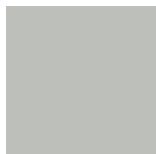
COLORBOND ROOF COLOURS



Surfmist



Evening Haze



Shale Grey



Windspray



Wallaby



Dune

ROOF TILE COLOURS

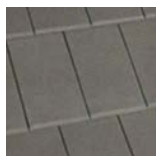
Monier Nullabor Contemporary



Slate Grey

Roof Trim

- Surfmist
- Evening Haze
- Shale Grey



Riverstone

Roof Trim

- Surfmist
- Dune

Bristle Planum



Blatic

Roof Trim

- Windspray
- Shale Grey

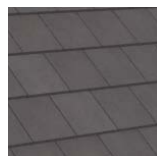


Wallaroo

Roof Trim

- Evening Haze
- Shale Grey
- Wallaby
- Windspray

Midland Terracotta Shingle



Scoria

Roof Trim

- Surfmist
- Evening Haze
- Dune
- Wallaby



Asphalt

Roof Trim

- Windspray
- Evening Haze
- Shale Grey
- Wallaby
- Dune
- Surfmist



Ghost Gum Grey

Roof Trim

- Surfmist
- Evening Haze
- Shale Grey
- Windspray
- Wallaby

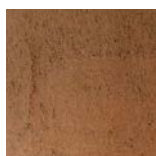
WALLS, PLINTHS, RETAINING WALLS, PRINCIPAL BOUNDARY WALL, SECONDARY STREET WALLS, SIDEYARD WALLS and ATTACHED WALLS



Cement Render



Lime Render



Clay Render



Acrylic Render

Permitted Acrylic Textures

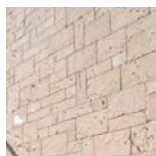
- Sand Finish
- Spray-on 2mm Stipple
- Mediterranean Bag Finish
- AcraSkin High Profile
- Roll-on 00 High Profile
- Roll-on 3mm Low Profile



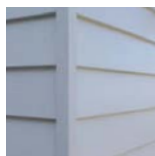
Bagged Brickwork



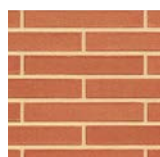
Painted Brickwork



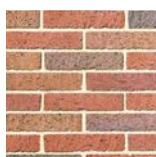
Limestone



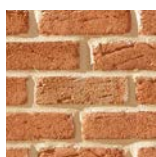
Weatherboard



Midland Brick Contempo-Amber



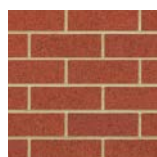
Midland Brick Georgian-Richmond



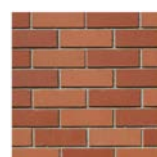
Midland Brick Handmade-Helena Vale



Austral Brick Governors Ranges-Darling



Austral Brick Western Earth Range-Fremantle



Geraldton Brick Mandarin Dry or wet tumbled



Geraldton Brick Murchison Coral

THE COLOURS OF JINDEE

The colour palette for your home, as well as the material palette, has come from the Jindee landscape itself. Much of Jindee's natural environment will foster a coastal feel and homes will become part of the natural space. We are proposing a colour palette that works with this natural scheme to be part of it and not fight against it.

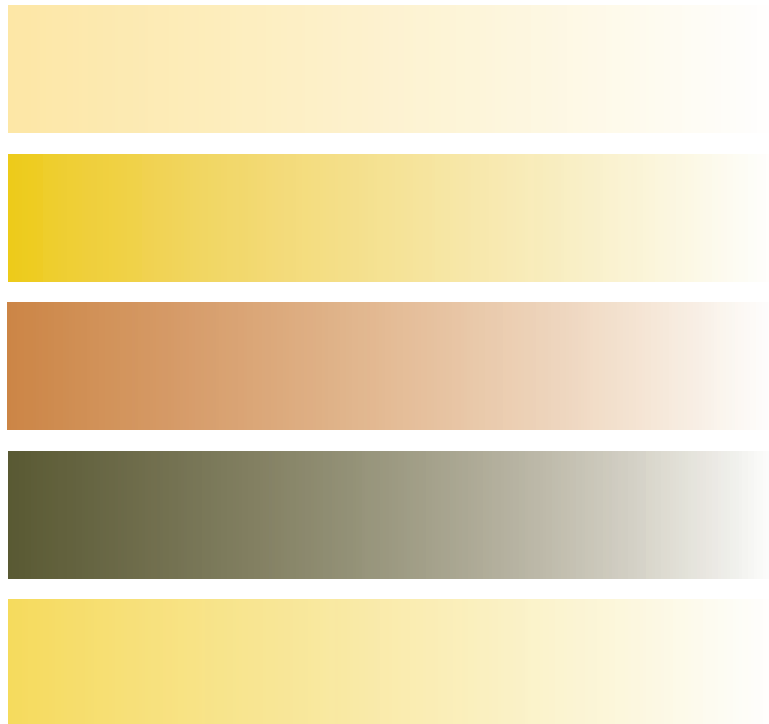
We have not selected specific paint colours, rather a range of colours from the Jindee environment for you to match for wall and trim colours. As shown here, walls are to be of light colour with light or dark trim. Approval on merit from the JTAO may be sought where a dark wall colour with contrasting light trim is desired and is selected from the Jindee Colour Palette.



TIMBER AND TRIM

WALLS, TIMBER AND TRIM

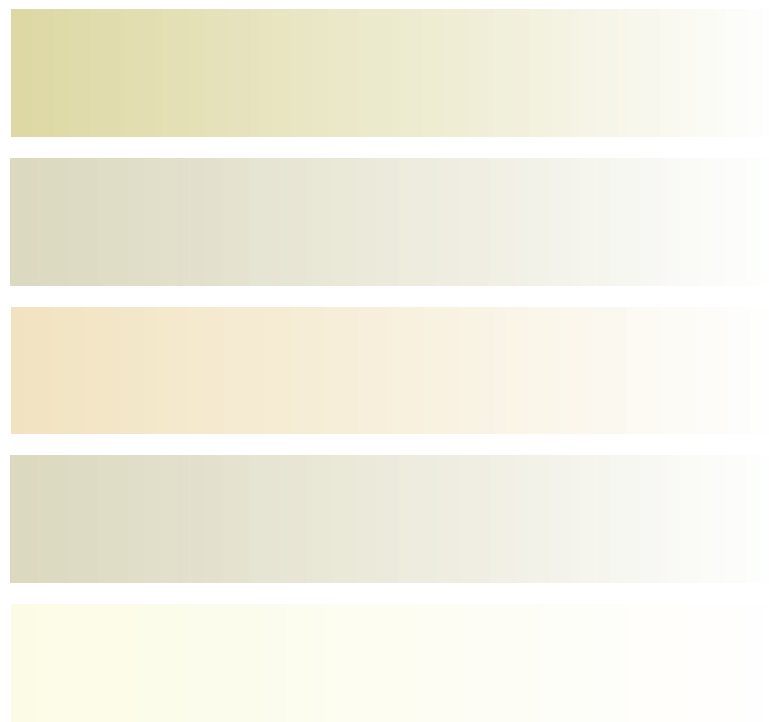
WALLS, TIMBER AND TRIM



TIMBER AND TRIM

WALLS, TIMBER AND TRIM

WALLS, TIMBER AND TRIM



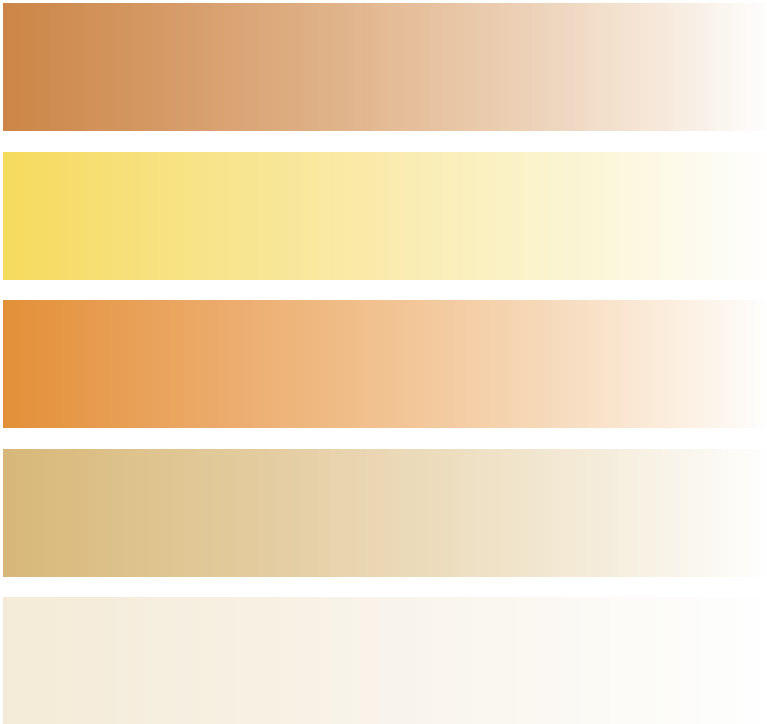
THE COLOURS OF JINDEE



TIMBER AND TRIM

WALLS, TIMBER AND TRIM

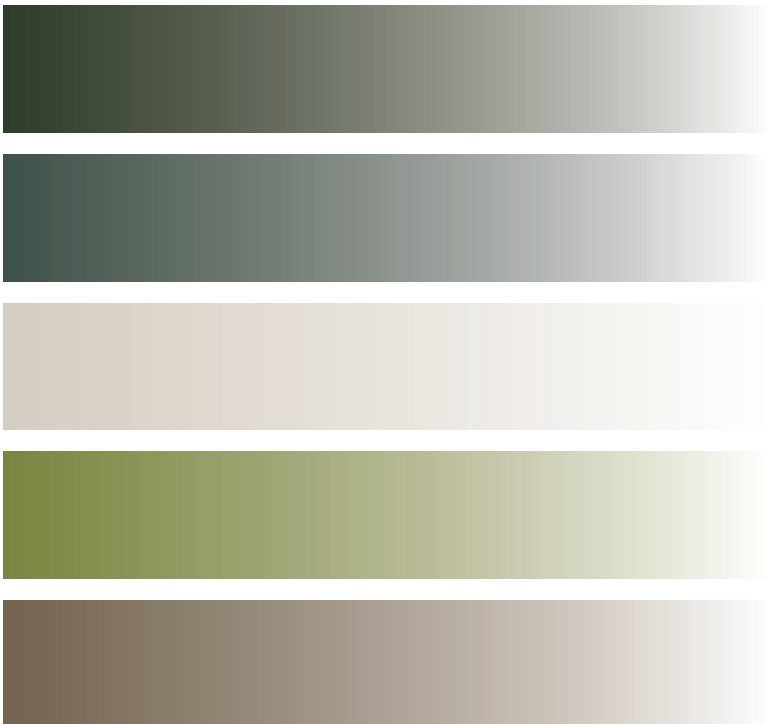
WALLS, TIMBER AND TRIM



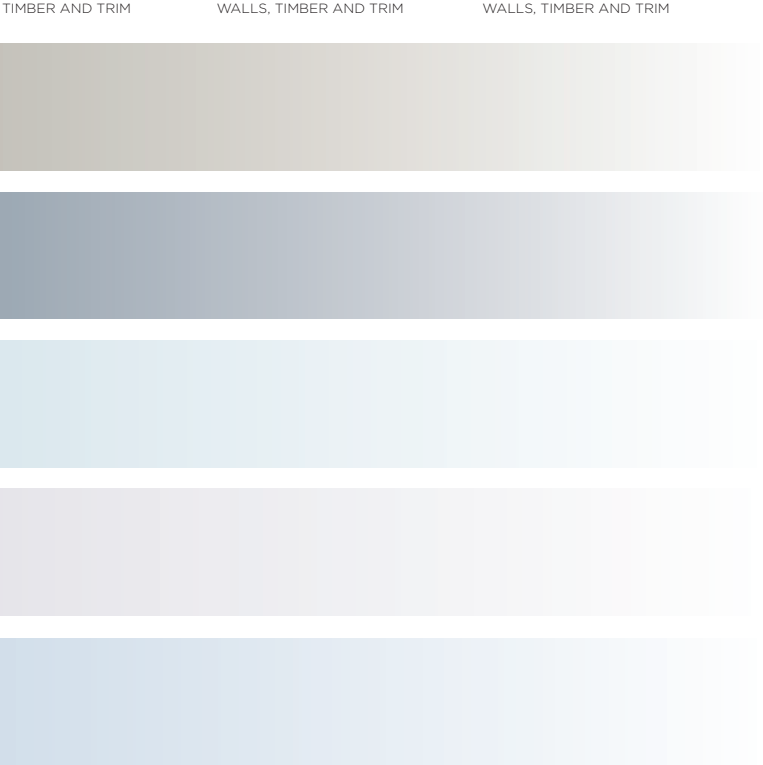
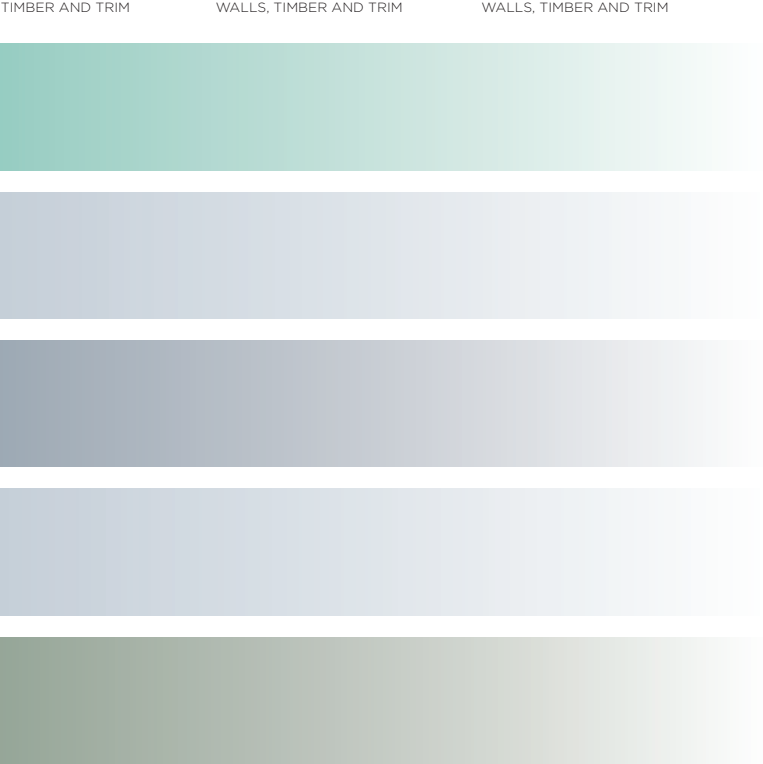
TIMBER AND TRIM

WALLS, TIMBER AND TRIM

WALLS, TIMBER AND TRIM



THE COLOURS OF JINDEE



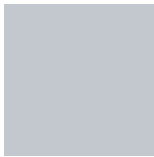
JINDEE OPENINGS

In order to attain Approval from the JTAO material and colour selection must be from the schedules below. These requirements for openings apply to the Principal and Secondary Elevations only.

WINDOW AND DOOR FRAME MATERIALS



Timber



Powdercoat
Aluminium



Anodised
Aluminium

PRE-APPROVED ALUMINIUM OPENING SYSTEMS

The frame systems below represent minimum frame sizes (visible widths) acceptable at Jindee. Alternative systems may be submitted to the JTAO for approval.

- Dowell Windows Residential Range with F Series Sub Frame
- Stegbar Alumiere Range
- Capral Genesis Range
- Affinity Wintec Range
- Jason Windows Premium Range

The above pre-approved systems includes approval for the flywire screens associated with these profiles where the mesh is in grey or charcoal.

FLYWIRE SCREENS

Colour: Frames are to match the door or window frames in which they are located.
Mesh colour is to be grey or charcoal.

Material: Frames are to match the door or window frames in which they are located.
Mesh can be stainless steel, copper, or pvc coated mesh in grey or charcoal.

SECURITY SCREENS

Colour: Frames are to match the window and door frames in which they are located.
Mesh is to be black, charcoal or dark grey.

Material: Aluminium Frames should have minimal ribbing or none.
Mesh is to be Capral Supramesh 613 or like product in black, charcoal or grey.

PRE-APPROVED SECURITY SCREENS

- Aluminium Security Screens
- Jason Security Screens and Frames using 316 Stainless Steel Mesh.
- Amplimesh Screens and frames using Suprascreen.
- Dowell Security Screens using marine grade stainless steel mesh.
- Affinity Security Screens using H tensile security wire.

Aluminium extruded barrier screens are not permitted.

FENCING GATES

Gates in Fencing must match or compliment the fence in which they are located. Where gates have a better or worst side the better side is to face the street.

Gates in Attached Walls and Sideyard Walls should be Timber.

JINDEE FENCING TYPES

Refer to the Architectural Standards for the Type of Fence permitted on a Lot.

Fences constructed at Jindee must conform to the Type of Fence permitted in the Architectural Standards and to the material, colour and composition for each Fence Type contained in this document.

Fencing heights are to be measured from the higher lot level.

Type A – Low Fencing

This is used predominantly for T4 Lots for the Principal Boundary Fencing.

Height: 0.6m

Material: Limestone, masonry or a permitted modular walling system with a finish and texture to match or complement the home.

Face brick will be permitted only where the home is face brick and the same brick is selected for the fence.

Colour: Neutral or to match or complement the home.

Type B – Balustrading Type Fencing

This is used predominantly on homes where the verandahs attach to retaining walls or where the BCA would require a balustrade.

Height: 0.6m - 0.9m unless required as a barrier by the BCA and then 1m.

Material: Timber, steel and aluminium. Glass balustrades can be used where consistent with the architectural aesthetic of the home.

Form: The fencing is to be vertical in form and a consistent height and the tops of the balusters are to be flat (no loops or spikes).

- Timber Pickets.
- Timber balusters and hand rails.
- Steel or aluminium balusters that are flat or square in section and no greater than 15mm visible width to the street (exception structural posts).
- Metal or Timber Louvres.

Colour: To match or complement the home.

Type C – Usually Secondary Boundary Fencing

This fence type is predominately used where some visual permeability is desirable. It consists of a pier with infills over a low wall or base panel. A description of requirements for the pier, base and infills is below.

Pier

Height: 1.8m or 2.1m

Material: Square or rectangular masonry (rendered brick, facebrick or limestone) or Modular Walling System.

Colour: A light neutral colour, to match or to complement the home.

Base Panel

Height: Between 0.3m and 1m

Material: Masonry (rendered brick, facebrick or limestone) or a modular walling system.

Colour: To match the piers.

Infill Panels

Height: To an overall height including the Base Panel no greater than 1.8m.

Material: Timber, steel or aluminium.
(Colorbond or the like Good Neighbour fencing is not to be used as an infill panel).

Form:

- Panels are to be a consistent height and the top or tops are to be flat (no loops or spikes).
- Timber pickets or Timber battens that have no more than 0.3m between each batten or picket.
- Timber panels where the fixing detail is internal to the lot.
- Jindee designed infill panels.
- Steel or aluminium bars fixed vertically that are flat or square in section and no greater than 15mm visible width to the street (exception structural posts) and no more than 100mm between bars.
- Steel or aluminium horizontal panels.
- Metal or Timber Louvres.
- Laser cut panels in Timber or metal.

Colour: To match the piers or to complement the piers and the home.

Type D – Walling Type

Height: 1.8m

Material: Limestone, masonry or modular walling system. Face brick will be permitted only where the home is of the same face brick.

Colour: To match or complement the home.

Type E – Standard Good Neighbour Fencing

Height: 1.8m

Material: Powercoated metal

Colour: Surfmist

Type F – Jindee Designed Fencing

Groove Panelled Fencing

Height: 1.8m

Material: Grooved fibre cement sheeting with metal and timber supports and painted.

Colour: Surfmist or colour to match or complement the home.

Type G – Limestone walls

Height: 1.8m

Material: Limestone or reconstituted limestone blocks

Colour: Limestone

Type H – Attached Walls

Height: From 2.2m to 1.8m

Material: Masonry or modular fencing systems

Colour: To match or complement the home to the south or east.

DEFINITIONS

The definitions that apply in the Architectural Standards also apply to this Material and Colour Palette.





JINDEE

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