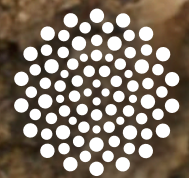


JINDEE MATERIAL & COLOUR PALETTE

for the Release 3
Architectural Standards



JINDEE



CONTENTS

JINDEE MATERIAL PALETTE

ROOF MATERIALS	4
METAL ROOF COLOURS	4
ROOF TILE COLOURS	4
PLINTHS AND WALLS	5

THE COLOURS OF JINDEE

TIMBER, TRIM AND WALL COLOURS Spring Walk and The Rocks	6
TIMBER, TRIM AND WALL COLOURS Kelp and Coastal Path	8
TIMBER, TRIM AND WALL COLOURS Shorebreak and Sea Mist	9

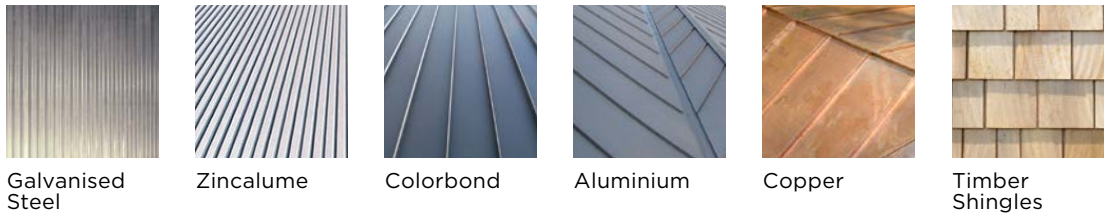
JINDEE OPENINGS	10
Window and Door Frame Materials	
Pre-approved Aluminium Opening Systems	
Flywire Screens	
Security Screens	
Pre-approved Security Screens	
Fencing Gates	

FENCING TYPES	11
Type A - Low Fencing	
Type B - Balustrading Type Fencing	
Type C - Usually Secondary Boundary Fencing	
Type D - Walling Type	
Type E - Standard Good Neighbour Fencing	
Type F - Jindee Designed Fencing	
Type G - Limestone Walls	
Type H - Attached Fencing	
Type I - Timber Fencing Systems	
Type J - Low Timber Fencing	
Type K - Mesh Fencing	
Type L - Low Masonry Fencing and Capping	

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



METAL ROOF COLOURS



ROOF TILE COLOURS

Monier Nullabor Contemporary



Slate Grey

- Roof Trim**
- Surfmist
 - Evening Haze
 - Shale Grey

Riverstone

- Roof Trim**
- Surfmist
 - Dune

Bristile Planum



Blatic

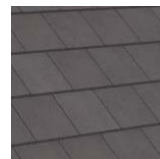
- Roof Trim**
- Windspray
 - Shale Grey



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 FENCING



Cement Render



Lime Render



Clay Render



Acrylic Render

Permitted Acrylic Textures

- Dulux Sand Finish
- Dulux Spray-on 2mm Stipple
- Dulux Mediterranean Bag Finish
- Dulux AcraSkin High Profile
- Dulux Roll-on 00 High Profile
- Dulux Roll-on 3mm Low Profile
- Wattyl GranoSkin Low Profile
- Wattyl GranoMarble
- Wattyl GranoSahara Roll-On
- Wattyl GranoTex Roll-On
- Tufftex Atomic
- Tufftex Roll On
- Tufftex Coarse



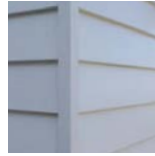
Bagged Brickwork



Painted Brickwork



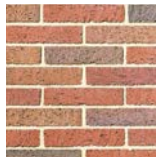
Limestone



Weatherboard



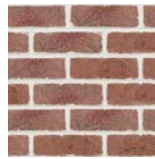
Midland Brick Contempo-Amber



Midland Brick Georgian-Richmond



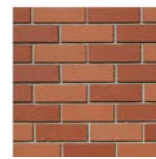
Midland Brick Handmade-Helena Vale



Austral Brick Governors Ranges-Darling



Austral Brick Western Earth Range-Fremantle



Geraldton Brick Mandarin Dry or wet tumbled



Geraldton Brick Murchison Coral



Midland Brick Kalbarri



Midland Brick Heritage Red



Midland Brick Woodbridge



Brikmakers Wembley Red

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.

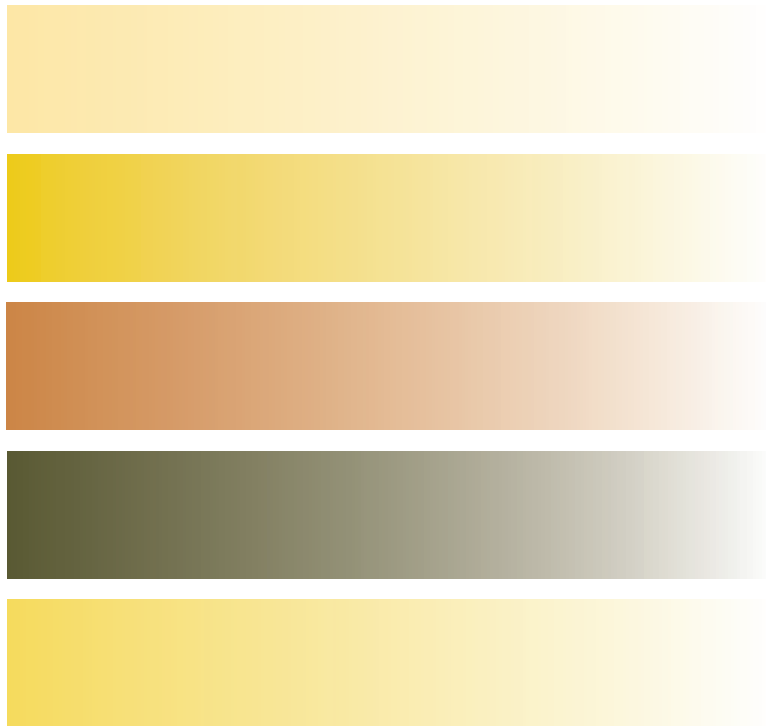
We have not selected specific paint colours, rather a range of colours from the Jindee environment for you to match for wall and trim colours. As shown here, walls are to be of light colour with light or dark trim. Approval on merit from the JTAO may be sought where a dark wall colour with contrasting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

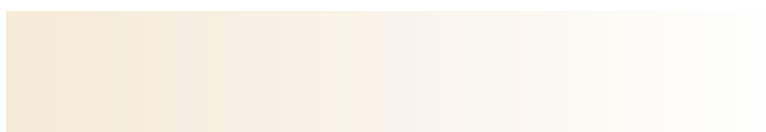


Kelp

TIMBER AND TRIM

WALLS, TIMBER AND TRIM

WALLS, TIMBER AND TRIM



Coastal Path

TIMBER AND TRIM

WALLS, TIMBER AND TRIM

WALLS, TIMBER AND TRIM



THE COLOURS OF JINDEE



TIMBER AND TRIM

WALLS, TIMBER AND TRIM

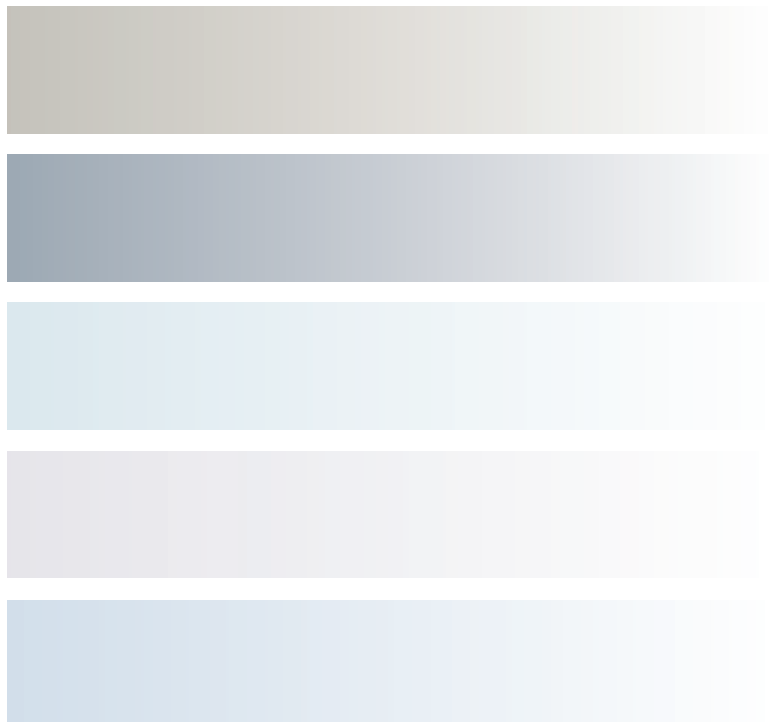
WALLS, TIMBER AND TRIM



TIMBER AND TRIM

WALLS, TIMBER AND TRIM

WALLS, TIMBER AND TRIM



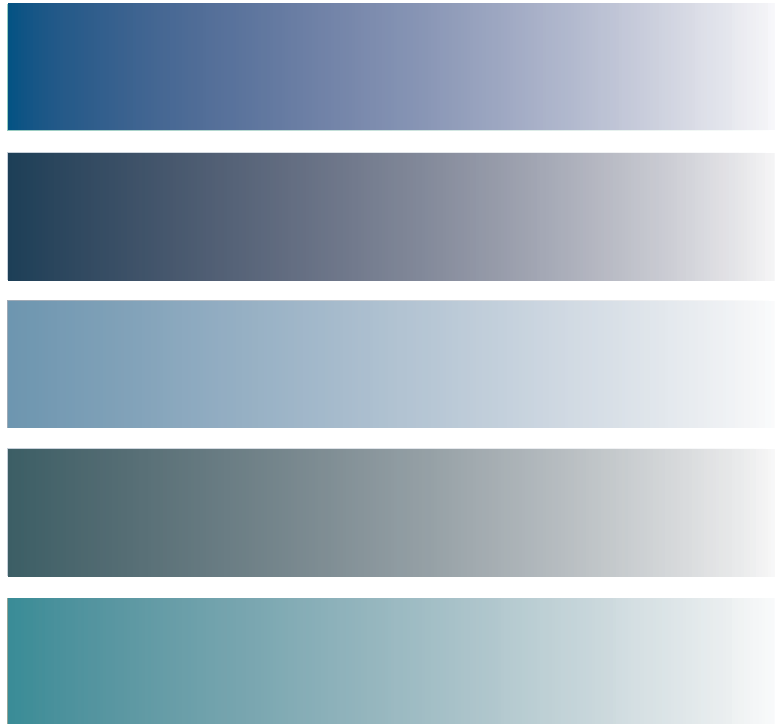
THE COLOURS OF JINDEE



TIMBER AND TRIM

WALLS, TIMBER AND TRIM

WALLS, TIMBER AND TRIM



TIMBER AND TRIM

WALLS, TIMBER AND TRIM

WALLS, TIMBER AND TRIM



Note: Colour approvals will be based on the printed hard copy of the Materials Palette as per your contract documents. Contact the JTAO for clarification.

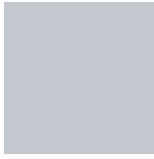
JINDEE OPENINGS

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
- Affinity Residential
- Armani Residential
- Dowell Residential Range Awning Windows (without F Series Sub Frame)

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 Fencing 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: Surfsmist

Type F – Jindee Designed Fencing

Groove Panelled Fencing

Height: 1.8m

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

Colour: Surfsmist 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 Fencing

Height: From 2.2m to 1.8m

Material: Modular Fencing System

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

Type I – Timber Fencing Systems

Height: 1.8m

Material: Timber (including timber composites and Permatimber).

Colour: To match or complement the home.

Type J – Low Timber Fencing

Height: Up to 1.2m high.

Material: Timber vertical pickets (including timber composites and powdercoated aluminium).

Colour: To match or complement the home.

Type K – Mesh Fencing

Height: Up to 1.2m high.

Material: Anodised or powdercoated metal within a frame of the same finish or to match the home.
Galvanised mesh may be approved subject to mesh guage and frame design.

Colour: To complement the home.

Type L – Low Masonry Fencing and Capping

Height: 1.1m high excluding capping, measured from the higher finished lot level.

Material: Limestone (typically smaller limestone block sizes).

Colour: Natural limestone.

DEFINITIONS

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





JINDEE

1300 546 333 jindee.com.au