

JINDEE  
RELEASE 5  
ARCHITECTURAL  
STANDARDS



JINDEE

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# PART A: ARCHITECTURAL VISION

The vision for Jindee is to create a timeless place.

A timeless place where the patina of age enriches its appeal and beauty for generations to come. A place that reflects the coastal environment and embodies Western Australia's unique coastal lifestyle. A place where 'life meets the ocean'.

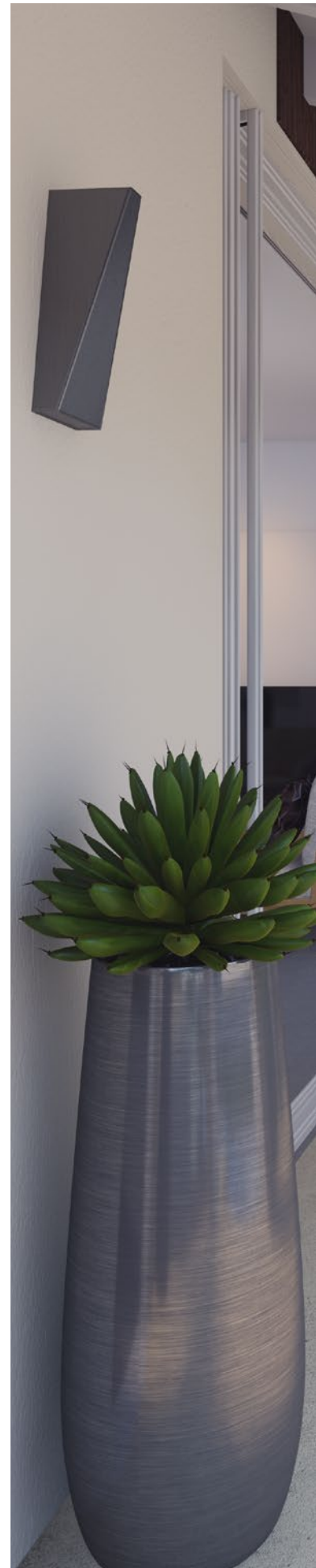
The Architectural Vision for Jindee naturally follows from this.

Put simply, the Architectural Vision is to create a distinctive architectural language that evokes a sense of timelessness – where it would seem that the buildings have always been there and will always remain. An architecture that ages gracefully in place. An architecture that tells a story about the people and the place.

This will be achieved through a cohesive architectural language that is designed to enrich the lifestyle of the people living and visiting and to complement Jindee's spectacular coastal environment.

To facilitate this, the Jindee Architectural Standards are centred on the following five Principles of Timelessness:

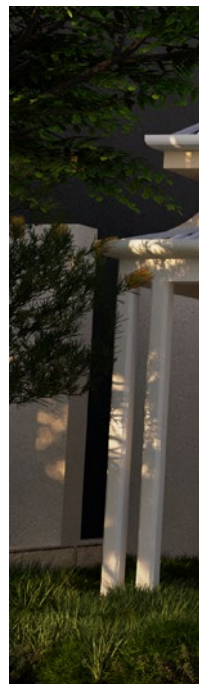
- TIMELESS RESPONSE TO COASTAL LIVING
- TIMELESS RESPONSE TO PERTH'S CLIMATE
- TIMELESS COMMUNITIES
- TIMELESS ARCHITECTURAL PROPORTIONS
- TIMELESS NEED FOR INDIVIDUAL EXPRESSION





TIMELESS RESPONSE TO **COASTAL LIVING**  
TIMELESS RESPONSE TO **PERTH'S CLIMATE**  
TIMELESS **COMMUNITIES**  
TIMELESS **ARCHITECTURAL PROPORTIONS**  
TIMELESS NEED FOR **INDIVIDUAL EXPRESSION**

# PART B: FIVE PRINCIPLES OF TIMELESS ARCHITECTURE



## 1 TIMELESS RESPONSE TO **LIVING BY THE OCEAN**

*“We are tied to the ocean. And when we go back to the sea, whether it is to sail or to watch – we are going back from whence we came.”* John F. Kennedy

### **MATERIALS:**

While the smell of salt air and sound of sea breezes may return you to lazy childhood days on the beach, these elements can have a harsh effect on buildings and create concerns for ongoing maintenance.

The quality of materials chosen for Jindee takes account of this, selecting external finishes that can withstand coastal conditions, such as galvanized metals, treated timber and durable finishes.

### **CONFIGURATION:**

Traditionally houses by the sea took on simple architectural forms due to lifestyle and the rigors of maintenance in a maritime environment. It is no small wonder then that the classic family home by the sea has so successfully withstood the test of time.

Jindee’s housing reflects these traditions, with simple shapes and forms that suit relaxed, modern living, while amplifying the natural beauty of the coastal landscape and ocean views.

### **WIND AND SUN:**

As any West Australian would know, Perth’s summer heat and winter storms can be extreme and intense. Jindee’s streets are designed to take account of this with closely planted street trees to provide shade and comfort and encourage walking in summer and wind breaks to nestle behind in winter.

Likewise, the design of Jindee’s houses will be attuned to the coastal climate through the incorporation of protected indoor/outdoor living areas that can buffer sea breezes; intelligent planning of spaces and openings for cross ventilation; passive-solar design principles; and appropriate material selection.

### **VERANDAHS:**

Houses in almost all seaside communities have traditionally used some form of semi-public/private space that links the private realm of the home to the public realm of the street. These are traditionally verandahs, pergolas, terraces, or even simple stoops.

The reasoning for these semi-public/private spaces remains the same – they give people living by the sea an outdoor living room where they can relax and meet and greet friends, neighbours and just those passing by.

Jindee recognises the value these spaces have always performed in enriching lifestyles and enticing a friendly community atmosphere and the Jindee Architectural Standards have been designed to encourage this interaction and lifestyle.



## 2 TIMELESS DESIGN FOR PERTH'S CLIMATE

*"Architecture should speak of its time and place, but yearn for timelessness."* Frank Gehry

### COLOURS:

Jindee's colour selections are inspired by the colour palette of the natural local landscape —the limestone dunes, vegetation, the beach, the ocean and of course Rottnest Island.

These colours are predominately light to reflect, rather than absorb heat, allowing homes to be cooler in summer.

### HIGH CEILINGS:

Housing in hot climates traditionally have higher ceilings; often vaulted or cathedral. Also, ceilings are typically higher in homes of stature and quality.

Higher ceilings create a sense of spaciousness and light in a home. They will also keep the home cooler in summer and air conditioning costs lower. The adoption of low ceilings as standard practice in Australia has been both due to cost and to the adoption of British design standards, which are suited to much cooler climates. Having done this now for close to half a century, the need for climate responsive design is again exerting itself. The Jindee Architectural Standards are actively encouraging the return to higher ceilings.

### VERANDAHS:

Verandahs have traditionally been used in hot climates for the same reason they are used in seaside communities but also encourage the openness and general expansiveness that is engendered in most people in warm climates.

Verandahs also protect from the sun and rain, they allow homes to benefit from the play of light and shadow, warmth and freshness, stillness and breezes. Their use is enhanced with the attachment of verandah screens and shutters expected to be used expansively in Jindee.

### PITCHED ROOFS:

Traditionally, in hot climates with high rainfall, roofs are pitched, often quite steeply. While flat roofs are found in hot climates they are usually in areas of low rainfall and are used as night time terraces to catch whatever breezes are available. In recent times these distinctions have been lost as air conditioning is relied upon.

However, it remains that high pitched roofs achieve a number of important environmental goals and energy savings. A higher pitched roof minimises the exposure of the roof area to the sun and the corollary is true that a flat or low pitched roof gives maximum exposure to the sun. Pitched roofs ensure good ventilation and deal well with condensation in the roof space; long term waterproofing of the roof is better assured. Maintenance is substantially lower for flat roofs, better acoustic insulation is achieved and thermal insulation is better maintained as insulation that is damp either through condensation or leakage, is not effective.

The Jindee Architectural Standards promote higher pitched roof designs that support energy efficient homes and a cohesive architectural style.







### INDOOR/OUTDOOR LIVING:

Australians favour house designs that integrate the indoors with the outdoors, enabling a lifestyle that lives seamlessly between the two. This is attainable when indoor spaces are designed to capture natural light and ventilation and to connect with highly functional outdoor spaces that become extensions to the home.

The Jindee Architectural Standards cater for this desire and defining characteristic of the Australian lifestyle, by encouraging house designs to include a maximum number of rooms that take advantage of indoor/outdoor living.

## 3 TIMELESS COMMUNITIES

*“When strangers start acting like neighbours... communities are reinvigorated.”*

Ralph Nader

The urban design of any area is the first key to encouraging a strong community. This is well recognised at Jindee, with the following design principles featuring in support of vibrant community life:

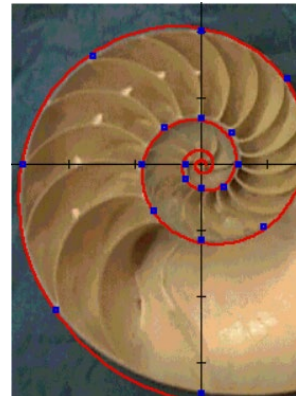
- Mix of housing types that offer practical choices for a diversity of people – detached houses for families; cottages, townhouses and apartments for older people looking to downsize or live close to their children/grandchildren; and apartments and townhouses for young adults.
- Streets designed for walking that incorporate generous paths, shady trees and slow traffic speeds and that provide direct links to areas of interest like the beach, the coastal village and areas of natural interest. Of particular note are the significant number of streets with no crossovers, allowing children the opportunity to run the length of the street without concerns for cars reversing from driveways.
- Relationship with the coast where Jindee's seaside village is built very close to the ocean. This will allow for extensive and lively interactions between village and beach life, not unlike the much-loved experiences of Rottnest, Cottesloe and Fremantle.
- Abundance of small, medium and large parks, civic spaces and walking trails that create spaces for casual meeting with friends and neighbours.

The Architectural Standards also aim to encourage a lively community spirit through the following:

- Verandahs that create the semi-private/public spaces between the home and the footpath, allowing residents the ability to interact with their neighbours in a spontaneous, friendly and informal way;
- Housing designs that give residents the option to engage with community life when feeling expansive or to retreat into the privacy of their homes when seeking tranquillity and a means to re-energize;
- Houses that front streets instead of garages to create welcoming streetscape environments where residents can engage with the activity on the street;
- The Jindee Architectural Standards are designed to promote streetscapes of consistent high quality and harmonious architectural design, where there is no “worst house in the best street”.

## 4 TIMELESS ARCHITECTURAL PROPORTIONS

*“Beauty is a quality which gives pleasure to the senses and is characterised by harmony and the balance of proportions. The Golden Ratio has been known as the mathematics of harmony since antiquity. It is believed to be a blueprint for features in nature, art, architecture and humans that conform to harmony and beauty.”* The Golden Proportion – Key to the Secret of Beauty, SJ Saraf.



1.

While there are many proportioning systems and these are different across cultures, the Golden Ratio remains the most often considered in the traditions that have informed Australian architecture. So for Jindee the Architectural Standards seek to implement a system of proportions for Jindee based on the Golden Ratio.

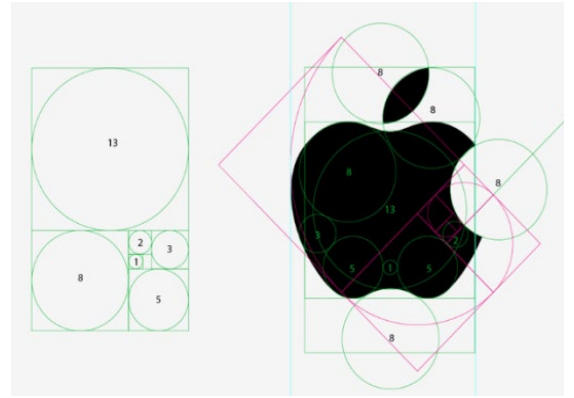
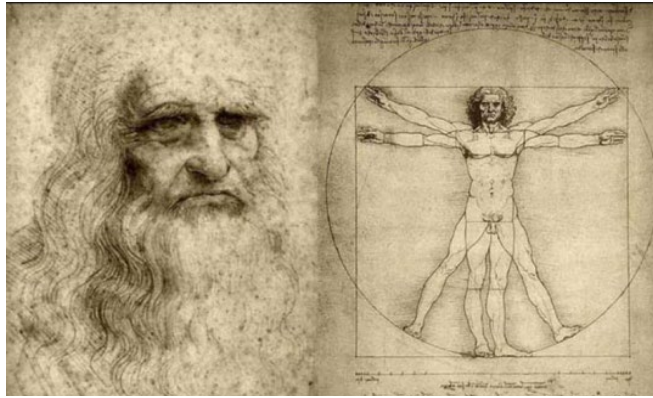
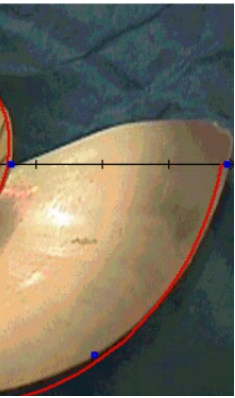
In designing homes for Jindee the Architect or Designer will need to design using the Golden Ratio for the Principal and Secondary Elevations of the home and be prepared to identify how the Golden Ratio has been used to arrive at the overall presentation of the building.

Note that “small or slight differences in the dimensions of a form even if based on a proportioning system are difficult to discern”. Given this, precision will not be required when implementing the Golden Ratio.

*“The intent of all theories of proportions is to create a sense of order and harmony among the elements in a visual construction. Proportioning systems can visually unify the multiplicity of elements in an architectural design by having all parts belong to the same family of proportions. They can provide a sense of order in and heighten the continuity of a sequence of spaces. They can also establish relationships between the exterior and the interior elements of a building.”* F Ching



4.



2.

3.



1, 2, 3. The Golden Ratio found in nature, art and architecture.  
4. Example home designed to the Golden Ratio



## 5

# TIMELESS NEED FOR **INDIVIDUAL EXPRESSION**

Design Guidelines or in this case the Architectural Standards seek to balance the desire of people to express themselves with their desire to ensure the value of their home is maintained by requiring minimum standards be met by all their neighbours.

These Architectural Standards have been developed to achieve this balance.

The following key requirements of the Jindee Architectural Standards provide the basis for and the balance between personal expression and the maintenance of value for all.

**Street Presentation**—Research has shown that the street presentation of a home is very important to most Home Owners. It is the first introduction to the home both for those returning home after a full day's activities or to friends, family and neighbours. For this reason many of the Jindee Architectural Standards focus on the presentation of the home to the street.

**Quality**—is key to Jindee and the Architectural Standards. Standards as to the quality of design and materials for both aesthetic and substantive reasons are sought, particularly where the home addresses the street.

**Elevation of the home above street level**—most Home Owners seek this. An elevated home gives presence to the house. At Jindee it also serves to elevate the verandah above the street. Research has shown that elevated verandahs are used more frequently.

**Authenticity and Simplicity**—People are seeking to live more simply and more creatively. Jindee reflects this desire by encouraging a creative but simple architectural expression, where forms (roofs and walls) are simpler. Where personality and interest are introduced through architectural elements such as the verandahs, screens, windows, doors, chimneys, etc and at a more subconscious level through the play of light and shadow on sills, posts and piers, fascia and bargeboards etc.

**A Sense of Spaciousness in the Home**—In hot climates people seek a sense of spaciousness and an indoor/outdoor lifestyle. Higher ceilings, be it for the entire home or just for the living areas, create this sense of spaciousness. A higher ceiling also enhances the experience of moving between the indoors and the outdoors.

Further, higher ceilings are becoming an even greater marketing feature in the established home market. Put simply, established homes with higher ceilings have higher values and faster sales rates. It is expected that this value differential will accelerate into the future as the market establishes 2.74m ceilings and then 3m ceilings as the norm.

**Verandahs**—In Perth, verandahs were traditionally the link between the home and the outside world. With the adoption of lower ceiling heights and the garaging of cars from the front of the lot, the use of verandahs in Perth became the exception rather than the rule. However the memory of life lived on verandahs has remained in the consciousness of the people of Perth. In order to construct a traditional verandah and a verandah that can be used, the wall to which it is attached must be of a greater height than is the norm in current standard building practice. These Architectural Standards promote higher wall heights to achieve not only a greater sense of internal spaciousness but to also provide for a useable and aesthetically pleasing verandah.

**Garaging at the Rear**—Most garages of homes at Jindee will be accessed by lanes at the rear. This substantially enhances the quality of the streetscapes and the urban feel of Jindee but it also has a substantial impact on the presentation of the home to the street. Research has shown that people want their homes to be inviting and that this is more easily achieved without the blank face of a double garage.

Courtyard Homes—This is a house design form that is actively encouraged at Jindee but not mandated. It is appropriate for both T3 and T4 homes but will be most beneficial for T4 homes with garaging from the lanes. This housing form creates a garden or courtyard at the side of the home rather than is traditional at the rear of the home.

The benefits of a home orientated around a courtyard or side garden are:

- More rooms can overlook the garden or courtyard than can overlook a garden at the rear;
- More light can be brought into the home;
- Cross ventilation is effective;
- Greater privacy is achieved and more so at Jindee because of the privacy requirements that apply.

Jindee a Leafy Suburb—in time the street trees at Jindee will grow and the streets will be tree lined in the same way as the old suburbs of Perth. At Jindee more trees can be planted as there are fewer garaging crossovers given garaging is accessed mainly from the rear lanes.

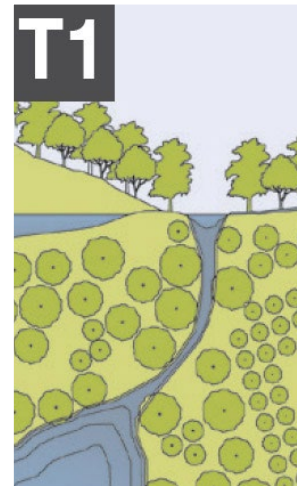
Around the world residential areas with street trees are highly sought after and attract higher values. Initially this will be aspirational at Jindee as the trees will have to grow and fill out but in time Jindee will be recognised for the quality of its streetscape and trees. In aspiring to this, homeowners at Jindee are joining with those that readily accept falling leaves and overhanging branches as an enhancement rather than a detraction from the enjoyment of Jindee.

Connection with the Community—research shows that people are looking to become part of a community and the home designs as well as the urban design at Jindee encourages this. As stated above, the interconnectedness of a home where it addresses the street across its full frontage and the verandahs creating that public/ private connection with the street will better anchor the homes in the community.





# PART C: THE REGULATORY ENVIRONMENT



In Western Australia, a hierarchy of controls exist for controlling development and building homes in the State. Some of these are legislative controls and others are regulatory and contractual. While a lot bought by a purchaser will be affected by the controls at the higher levels of the planning control hierarchy, once land is developed and lots are titled for residential development, what becomes important to the Home Owner are the following:

## **1 BUILDING REGULATIONS AND BUILDING APPROVALS**

These are legislative controls and are administered by the Local Authority.

No approvals in relation to this need be sought from the Jindee Town Architects Office.

## **2 R CODES**

R Codes are State policy controls for residential development. They are administered by the Local Authority.

The R Codes do not apply to Jindee.

Jindee is subject to a slightly different regulatory environment. Jindee is an Innovation Project and has a different regulatory structure due to an Innovation Agreement with the West Australian Planning Commission and the City of Wanneroo. It should be noted that while novel in Australia it is a similar regulatory environment to that adopted in leading master planned communities in the United States.

## **3 TRANSECTS**

Jindee has adopted the use of Transects to regulate residential and other development at Jindee.

The difference between the R Codes and Transects is that the R Codes control the density of Urban Development and issues that arise due to the density approved. The Transect uses a more holistic approach where density is only one of many controls regulating development and

creation of communities. Of importance is to ensure that not only lot sizes reflect which Transect they are in, but all urban design and engineering elements reflect the Transect. So in a more natural area like the T2 Natural living areas, the roads will be curvilinear and narrow with no kerbing and parks and green spaces will be natural, street trees will be naturalistically planted, etc. In contrast in the T4 Transect roads will be straight, lots will be accessed by lanes, street trees will be planted in lines and at close centres, stand-up kerbs will be used, footpaths will be on both sides of the street, parks and green spaces will be more developed etc.

Six Transects have been adopted at Jindee. Transect One is an environmentally protected area through to Transect Six which is a highly urbanised highway area.

These Architectural Standards apply to lots in Release 5 that have been characterised in the Jindee Local Development Plan 10.0 as T3 - Sub Urban and T4 - General Urban.

## **4 STRUCTURE PLAN**

While development at Jindee is controlled through the Structure Plan, this is only of indirect importance to the Home Owner at Jindee.

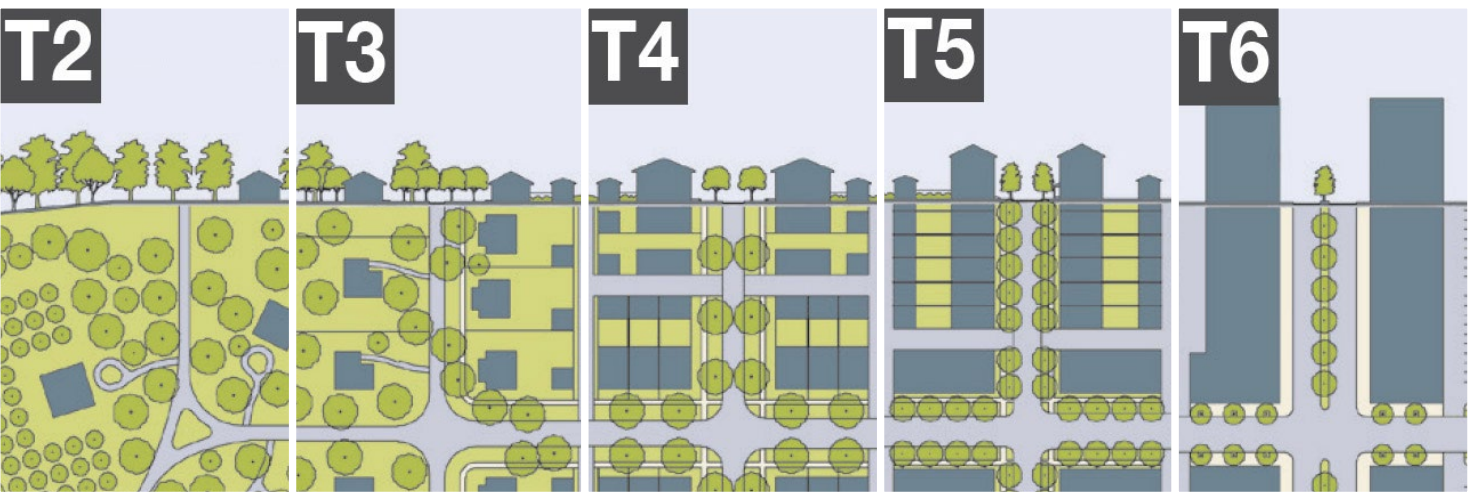
## **5 LOCAL DEVELOPMENT PLANS (LDPs)**

At Jindee, the LDPs supplant the R Codes. Jindee LDP 10.0 is applicable to the lots covered by these Architectural Standards.

The LDPs have the same or greater importance to the Home Owner as the R Codes. They should be reviewed in detail by a potential purchaser prior to purchase of a lot. The LDPs for each lot will be on the City of Wanneroo Website.

The role of the LDPs is to refine the more general controls in the Jindee Structure Plan. The City of Wanneroo will adopt LDPs for each stage of development. The enforcement of the LDPs will be the responsibility of the City of Wanneroo.





The LDPs cover both the Public and the Private Realms. The controls over the Private Realm affect the Home Owner more immediately. Those aspects affecting the Home Owner include matters such as house setbacks from the road, lanes and side boundaries; the datum from which heights of homes will be measured; access to lots and in some cases the positioning of a garage on a lot, etc.

## 6 ARCHITECTURAL STANDARDS

At Jindee, the Architectural Standards take the place of the Design Guidelines on many other estates and serve a similar purpose. However, they are more detailed and as such a decision was made to change the name so as to avoid misleading Home Owners.

Architectural Standards will be enforced by the Jindee Town Architects Office through the Jindee approval process, contractual arrangements and as Covenants on the lots.

## 7 COVENANTS

These are controls that are placed on a title for a lot. They usually contain longer term requirements and are the instrument through which Design Guidelines and in this case the Architectural Standards, are usually enforced. A covenant can be enforced by the land owner of a lot, to which the benefit of the covenant has been attached. Covenants are usually adopted for a finite term.

## 8 CONTRACTUAL TERMS OF SALE AND PURCHASE OF THE LOT

These are agreements between the purchaser of the land and the seller of the land. The Joint Form of General Conditions for Sale of land will usually be adopted. However, special conditions will also be attached. Special conditions are likely to include agreeing to the covenants, a requirement to build in accordance with the Architectural Standards, requirements to build within a certain time frame, etc. Contractual terms can only be enforced by and against parties to the contract.

### T-1 NATURAL RESERVE

T-1 Natural Reserve Zone shall consist of lands approximating or reverting to a natural condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. Typical buildings are limited to civic functions.

### T-2 NATURAL LIVING

T-2 Natural Living Zone shall consist of lots that are of sufficient size to enable the retention of natural features such as vegetation or topography. These areas shall be more 'natural' in character than 'urban' or 'sub-urban'. Road treatments shall be mostly informal including open swales with natural drainage and informal landscaping consisting of multiple species in naturalistic clusters.

### T-3 SUB-URBAN

T-3 Sub-Urban Zone shall consist of low density residential areas, adjacent to higher zones that contain some mixed use. Home business and outbuildings are allowed. Planting is naturalistic and setbacks vary from shallow to relatively deep. Larger lot sizes and irregular thoroughfare alignments may be included to accommodate natural site conditions.

### T-4 GENERAL URBAN

T-4 General Urban Zone shall consist of medium density residential areas and a component of mixed use activity. Home business and outbuildings are allowed. It shall include a wide range of building types including detached dwellings, terraces and apartments. The character is to be formal including smaller setbacks, raised kerbs, regular road patterns and landscaping consisting of single species regularly spaced.

### T-5 URBAN CENTRE

T-5 Urban Centre Zone shall consist of higher density mixed use buildings that accommodate retail, offices, terraces and apartments. It shall have a tight network of streets, with wide footpaths, raised kerbs, regular street tree planting and buildings set close to the footpaths.

### T-6 URBAN CORE

T-6 Urban Core Zone shall consist of the highest density and height, with the greatest variety of uses and civic buildings of regional importance. It shall have larger blocks; regular street tree planting; and buildings set close to wide footpaths.

General Transect descriptions are referenced from the Local Structure Plan Explanatory Section Part C.

## 9 JINDEE TOWN ARCHITECTS OFFICE

This is a committee set up by the Developer to coordinate design at Jindee. As well as this coordination role the Jindee Town Architects Office (JTAO) must also endorse all housing development at Jindee (see below). The JTAO will be represented by the Jindee Town Architect in the day to day liaisons with any Home Owner. Note that the Jindee Town Architect does not have the authority to endorse development at Jindee. Endorsement can only be given by the Jindee Town Architects Office on consideration of an application made by a Home Owner.

## 10 JINDEE DESIGN APPROVAL

Prior to lodging any application for Building or Development Approval with the City of Wanneroo, or prior to commencing Development (whichever is the earlier) the Home Owner must secure Endorsement from the JTAO for the development to be built. This requirement forms part of the regulatory environment for Jindee, and will also be capable of enforcement through the Covenants and contractual terms.

The Home Owner must not build on a Lot without JTAO Endorsement and must only build according to that approval.

Please refer to the Jindee Local Structure Plan Part 4.1 Obtaining the Town Architects Office Endorsement and to the Jindee LDP 10.0 - Application and Approval Process for Development.

The Jindee website will set out the detail required to accompany any application for JTAO Approval.

## 11 ADMINISTRATION OF THE JINDEE ARCHITECTURAL STANDARDS

These Architectural Standards will be administered by the Developer until it gives notice to the City of Wanneroo that it will no longer review development pursuant to Jindee LDP 10.0.

## 12 AREA OF APPLICATION

These Architectural Standards apply to development on all lots in Jindee LDP 10.0.





## PART D: ARCHITECTURAL MERIT

The Jindee Town Architects Office (JTAO) may approve a custom designed home or divergence from these standards (“non-complying elements”) on Architectural Merit provided that they maintain the spirit and intent of these Standards and are otherwise innovative, well detailed and with high design qualities. Any such approval is at the total discretion of the JTAO.

The JTAO may also request changes in a home design or approve design elements for a development that are not in strict accordance with, but are in the view of the JTAO, within the spirit and intent of the Architectural Standards to encourage diversity in the built form of the homes and in the streetscape.

If a Home Owner is planning to seek approval for a custom designed home that does not meet these standards on the grounds of Architectural Merit, the Home Owner is required to arrange for their Architect or Designer, to meet with the Jindee Town Architect, to discuss Jindee and the design intent of the LDPs and these Architectural Standards.

If a Home Owner is seeking approval for non-complying elements of the design, then the divergences should be discussed at the commencement of the design process with the Jindee Town Architect and before lodgement.

The non-complying elements must be noted in the documentation provided for approval. In approving non-complying elements of the Jindee LDP and these Architectural Standards, the JTAO will be assessing the design of the home in total, how the design unifies the various elements of the architecture and creates harmony and order both in the presentation of the home and within the neighbourhood in which it is located.

Given all the above, an approval for a particular custom designed home or non-complying elements of the home design, will not create a precedence for acceptance and approval of the home or the design elements on any other lot at Jindee.



# PART E: ARCHITECTURAL STANDARDS



In order to attain Endorsement from the JTAO the requirements of these Architectural Standards and the Jindee Local Development Plan 10.0 must be incorporated into any design and construction of any development on a lot subject only to Part D – Architectural Merit.

## 1 EXECUTIVE SUMMARY

Design elements of note include the following:

1. Roof forms must be simple;
2. Building forms must be simple;
3. Housing is elevated from the road and footpaths;
4. The requirements for Verandahs;
5. The requirements for minimum external wall heights;
6. Requirements that only relate to Principal and Secondary Elevations.

# 2 BUILDING CONFIGURATION

The building configurations that are encouraged at Jindee are simple rectilinear forms with simple roof configurations, both of which are drawn from the traditions of building in Western Australia.

The purpose of seeking to simplify the building configuration is aesthetic but it is also a mechanism by which architectural coherency is maintained while allowing for a diversity in the detail of construction through verandahs, steps and stairs, roof pitches, eave construction, etc.

These Architectural Standards contain the requirements for an Edgeyard or Sideyard house in a contemporary interpretation of traditional Western Australian architecture. An Ultra Modern house is permitted subject to approval by the JTAO, otherwise, a house must meet the configurations outlined below.

## 2a CONFIGURATION OF BUILDINGS

Buildings at Jindee are required to be configured in the following manner:

Homes at Jindee are required to have a Principal Building.

Homes at Jindee may also have but are not required to have:

1. Back Buildings;
2. Out Buildings;
3. Attachments;
4. Links;
5. Lofts.

Design elements must be used to distinguish an Out Building from a Back Building or a Principal Building.

## 2b PRINCIPAL BUILDING

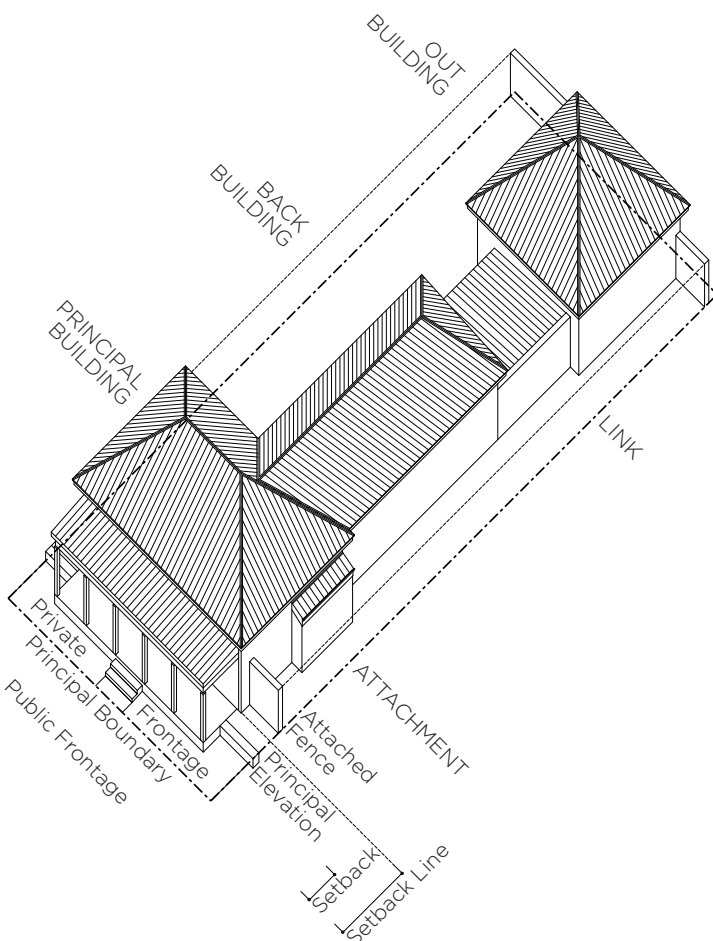
- i This is the building that is located opposite from and nearest to the Principal Boundary.
- ii Must be square or rectangular subject only to permitted Elevation Types.

The Principal Building on a T4 lot is required to have a minimum depth that is at least fifty percent of the Principal Elevation width measured in plan view.

The minimum Principal Building depth on lots 236 and 949 is determined by the Principal Elevation width on Build To Line 2, as defined by the ILP.

For a Sideyard home, the Principal Building depth is required to be equal or greater than the extent of the side garden defined by the Principal Setback Line and the Side Setback Line 2a.

The Principal Elevation width is measured from the outside face of the external walls of the Principal Building at the widest part of the Principal Building. The Principal Building depth is measured from the outside face of the external walls of the Principal Elevation to the parallel and opposite external rear wall of the Principal Building or where there is no rear wall, the extent of the Principal Building is assumed to be where the external wall would be located based on the Principal Roof extent and eave overhang. The Projecting Front is not included in the Principal Building depth calculation.



- 
- iii The Principal Building of a:
- Villa House Type must have a Minimum External Wall Height of:
    - For a single storey 3m (35 standard brick courses)
    - For a double storey 5.7m plus the first storey floor depth.
  - House or Cottage Types must have a Minimum External Wall Height of:
    - For a single storey, 2.743m (32 standard brick courses) except for the Principal Elevation which must have a height of 2.914m (see below);
    - For a double storied house 5.143m plus the first storey floor depth.

- 
- iv The Principal Elevation of a House or Cottage is required to have a Minimum External Wall Height of 2.914m (34 standard brick courses) as measured from the Verandah or Terrace floor.

This may be achieved by a single step down of 172mm (or two brick courses) from the house floor to the Verandah. The purpose behind this is to allow for sufficient height to achieve a traditional slope on the Verandah roof and a useable Verandah depth.

(See 8 Verandahs and Terraces with Pergolas)

- 
- v Where the Principal Building is more than a single storey, the external upper walls on the Principal, Secondary and Side Elevations must be built on the external lower walls. As an exception, Attachments may be considered by the JTAO as forming part of the Build to Line.

## 2c BACK BUILDING

- 
- i A Back Building contains further living space for the home.
- 
- ii A Back Building is traditionally used to connect a Principal Building to an Out Building. This configuration is encouraged but not required.
- 
- iii A Back Building must be square or rectangular.
- 
- iv The Back Building is attached to the Principal Building. This may be direct or via a Link.
- 
- v The Back Building will usually be attached to the rear of the Principal Building but may also be attached partly to the side of the Principal Building.
- 
- vi Design elements must be used to distinguish a Back Building from a Principal Building.
- 
- vii The Back Building of a:
- Villa House Type must have a Minimum External Wall Height of:
    - For a single storey, 2.743m (32 standard brick courses);
    - For a double storey, 5.143m plus the first storey floor depth.
  - House or Cottage Type must have a Minimum External Wall Height of:
    - For a single storey, 2.4m (28 standard brick courses);
    - For a double storied house 4.8m plus the first storey floor depth.

- 
- viii Garaging must not be located in a Back Building.

## 2d OUT BUILDING

- i This is a building that at a minimum may contain the garage for the home but it may also include living space.
- ii It may be attached or detached from the Back Building or Principal Building and must be behind the Principal Building when viewed from the Principal Setback and is not to address the Principal Boundary.
- iii An Out Building must be square or rectangular.
- iv An Out Building may also include self-contained spaces that can be rented to others or become a self-contained guest suite. Where a self-contained living space has been constructed in an Out Building it is referred to as an Ancillary Unit.
- v There are no wall height requirements for an Out Building containing only a Garage and storage and/or shed type workspaces. Otherwise the wall height requirements for an Out Building are the same as for a Back Building for each Building Type.
- vi A window is encouraged from the Out Building to the laneway to enable surveillance over the laneway.

## 2e ATTACHMENTS

- i Attachments contain further living spaces for the home.
- ii The maximum dimension for an Attachment is 50% of the length of the building to which it attaches and no more than 3m wide. An exception to this is the Out Building laneway elevation where an Attachment may be greater than 50% of the length of the Out Building wall. An Attachment may extend across Components.
- iii An Attachment to a Principal Building cannot be under the same roof as the Principal Building. An Attachment may be under the roof or eaves of a Back or Out Building.
- iv An Attachment to a Principal Building cannot be within 1m of the Principal Elevation.

## 2f LINKS

- i Links are Building Components that may but are not required to be used to connect the Principal Building, Back Building and/or Out Buildings. Note each of the Principal, Back and Out Buildings may connect directly with each other.
- ii A Link must be Square or Rectangular.

## 2g LOFT LIVING SPACES

- i A Loft space is any living area built within the roof space of the building and will usually require dormer windows to penetrate the roof.
- ii Lofts are encouraged to extend the living area of the home into the roof, but are not required.
- iii Each of the Principal, Back or Out Building may have a Loft.
- iv The Loft must meet the Building Code of Australia requirements for habitable spaces.

## 2h GATEHOUSE

- i The Gatehouse may form part of the entry.
- ii The Gatehouse is located to the side and forward of the Principal Building and may extend across the Principal Elevation by a maximum of 0.5m.
- iii It must be finished with a Parapet Wall to at least three sides including the Principal Elevation and two side elevations and must be roofed. It may contain open walls to the sides below the Parapet Wall and the top of the Parapet Wall must be at least the same height as the wall of the Principal Building to which it attaches.
- iv The Gatehouse width is restricted to: a 2m wide Gatehouse on a 10m lot frontage; and a 2.5m wide Gatehouse on a 12m and 14m lot frontage.
- v The Verandah must attach to the side of the Gatehouse.



### 3 JINDEE MATERIAL AND COLOUR PALETTE

The Jindee Material and Colour Palette is contained in a separate document and will be available from the Developer. It will also be available on the Jindee website although care needs to be exercised in relation particularly to colours. Colours shown on the printed documents are those that are permitted. The colours shown on the internet or printed from the internet are indicative only.

The separation of the Material and Colour Palette from the body of these Architectural Standards is to give the JTAO the capacity to update the palette by introducing new materials and products as they become available or as the JTAO becomes aware of products that are relevant to Jindee. By updating the Palette from time to time the home designs will remain relevant to the time of construction.

All Home Owners and Designers should refer directly to the Jindee Material and Colour Palette.

### 4 WALLS

#### 4a MATERIALS

- i Material and Colour Palette – Walls must conform to the Jindee Material and Colour Palette and to the requirements below.
- ii Wall finishes – Walls are to be finished in rendered masonry, painted or bagged masonry, face brick, rammed limestone, weatherboards and/or stone provided the following requirements are met.
  - iii Renders are to be:
    - of cement, lime or clay render;
    - rendered finishes are to be sand, acrylic, lime wash;
    - rendered textures are to be only those nominated in the Jindee Material and Colour Palette.
  - iv Face brick selection must meet the following requirements:
    - Only those face bricks included in the Jindee Material and Colour Palette;
    - The criteria the JTAO will use to assess a face brick type for approval include:
      - the brick is of a standard single/one course high brick dimensions or roman/Georgian brick dimensions;
      - be a colour reflecting natural Guildford clays;
    - Mortar joint colours are to be light; mortar joints are to be recessed.
  - v Weatherboards are to:
    - have a profile of not greater than 200mm wide;
    - be at least 14 mm deep;
    - be separate boards;
    - be dressed;
    - be finished at the corners and re-entrant corners, windows and doors with paint finished Timber stopping beads.
  - vi Bagged or painted brickwork must be standard single/one course high brick dimensions and have recessed mortar joints.
  - vii Stone must reflect the stone of the Jindee area. If stone cladding is selected it must be at least 40mm thick and include a corner stone detail.

- 
- viii Homes at Jindee are designed to respond to the coastal environment by way of simple shapes and forms and robust materials. The design aesthetic at Jindee is a contemporary interpretation of traditional forms of architecture in Western Australia and detailing must reflect this interpretation.

For this reason replication of historic detailing is not permitted. This includes quoin work and decorative foam and period mouldings which are not permitted at Jindee.

## 4b CONFIGURATION

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- i External Wall Height
- Refer to the section '2 Building Configuration' for the required wall heights for each Building Component and Building Types.
  - The External Wall Height is measured:
    - from the finished floor level to the underside of the eaves;
    - to the lowest point of the top of the wall (or pitching plate);
    - where a parapet wall is used, from the floor to the underside of the pitching plate of the roof at its lowest point.
- 
- ii Principal Building
- Walls are to be built of no more than two materials;
  - Where walls change material along a horizontal line, walls are to be built with the lighter materials above heavier materials;
  - Where walls change material along a vertical line the change must occur at either where the Attached Fence is located or at an internal corner;
  - Walls should change material either at the change in the storey line or at a point that reflects the Golden Ratio;
  - Where walls change materials there is to be an Expression Line;
  - Control joints in brick or render are not to be placed on the Principal Elevation and are to be placed where the visual impact is minimal.
- 
- iii Back Buildings and Out Buildings are to use the materials and finishes used on the Principal Building, or complementary materials. Only three materials are permitted in total for all the Building Components.

- 
- iv Parapet Walls
- Parapet Walls on the Principal Building or on any Secondary Elevation (including on Back and/or Out Buildings, Links, Gatehouses or Attachments) are to be the same width as the wall from which it extends.
  - Parapet Walls on the Principal Elevation are only permitted as Gables.
  - Parapet Walls may be capped with metal capping provided that this is the same colour as the wall to which it attaches and its visual impact is minimised.
  - No Gutter on Wall will be permitted with the following exception:
    - Parapet Walls on Back Buildings, Out Buildings, Links and Attachments on Side Elevations and located as permitted by the LDP may be a standard parapet wall with a Gutter on Wall.
  - All parapet walls including where located on or near boundaries are to be finished with the same material and to the same standard as the rest of the building to which it is attached.
  - Sideyard Houses are required to have Parapet Walls on the build to line into which the Verandahs on the Sideyard houses are to attach. See Verandahs for further requirements for this wall.

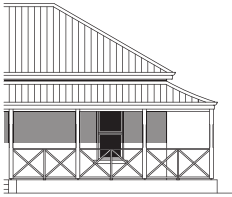
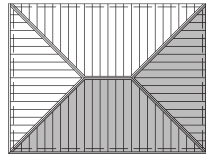
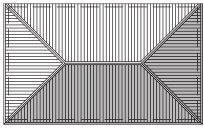
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- v Foundation and Plinth Walls are to be of stone, rendered masonry or the same material as the ground floor of the building. Foundation and Plinth Walls are not considered when assessing the number of materials used in the Principal, Back and Out Buildings.

- 
- vi Plinth Piers located in the Principal or Secondary Setback or adjacent to it are to be masonry or stone and at least 300mm square with a simple cap and base. An exception to this is where the Principal Elevation is entirely of weatherboard in which case the Plinth Pier may be of Timber.

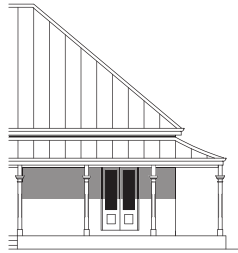
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- vii Plinth Pier Infills are to be of lightweight material to complement the Principal Elevation including lattice or laser cut metal or Timber.

- 
- viii Projecting Fronts must be enclosed with a solid Plinth to match the existing retaining wall or house. Cantilevered Projecting Fronts are only permitted in an Ultra Modern design.

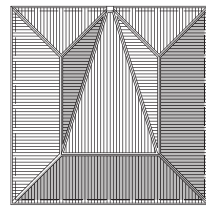
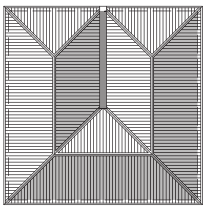
# 5 ROOFS



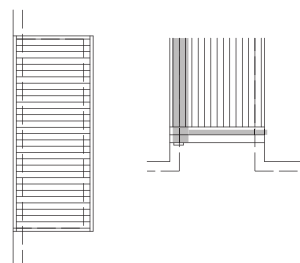
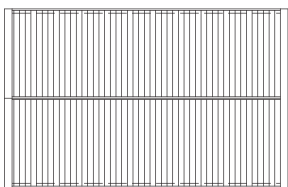
Symmetrical Hip Roof



Symmetrical High Hip Roof



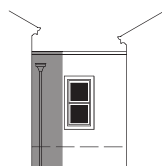
Traditional Roof



Symmetrical Gable Roof



Skillion Roof



Flat Roof

## 5a MATERIALS

Material and Colour Palette - Roofs must conform to the Jindee Material and Colour Palette and to the requirements below.

- i All roofs on all Building Components must be in the same material with the same profile. Exceptions to this are:
  - If timber shingles or copper are used on the Principal Building then other roofs may be in metal;
  - A smaller custom orb profile than that on the other roofs may be used for Verandah roofs;
  - Metal roofs will be permitted on Verandahs where all other roofs are tiled, provided the colour is compatible with that of the tiled roofs;
  - Flat roof metal profiles may be used on flat roofs where flat roofs are permitted.
- ii **Metal Roof** materials are required to be:
  - Steel, aluminium or copper or as otherwise contained in the Jindee Material and Colour Palette;
  - Finished as galvanised, zincalume, Colorbond or as otherwise permitted in the Jindee Material and Colour Palette;
  - Of a colour to match the Jindee Material and Colour Palette;
  - Custom orb or standing seam profile. If standing seam, the space between the seams is to be flat (not ribbed) and is to be a minimum of 275mm;
  - Where flat roofs are allowed they can be standard metal decking.
- iii **Roof Tiles** are required to be:
  - Only those roof tiles included in the Jindee Material and Colour Palette;
  - The criteria that will be used to decide if a roof tile will be approved by the JTAO are that the tiles are flat, matt finish and a lighter colour.
- iv **Timber Shingles** are permitted provided that they are of cedar timber or as otherwise approved by the JTAO.
- v **Gutters, rainheads, fascia, etc**
  - Gutters are to be half round, quarter round or ogee. Gutter chains are also permitted;
  - Gutters, rainheads, spreaders and flashings are to be metal;
  - Downpipes are to be round;
  - Bird Boards, Barge Boards and Fascia are to be a minimum thickness of 18 mm;

- All elements referred to in this section are to be of the same colour as the roof, match the surface to which they attach or be a colour complementary to the surface;
- If plastic downpipes are used they must be painted;
- Interesting rainheads are actively encouraged.

## 5b CONFIGURATION

### i Principal Building Roofs

- Principal Building Roofs must be simple in configuration allowing for the Principal Building Elevation Types defined in the LDPs, (Straight, Projecting Front, Return Verandah, Projecting Front and Return Verandah, Double Return Verandah, Double Projection and Double Verandah). Principal Building Roofs must be one of the following roof types and accord with the requirements below:
  - A Symmetrical Hip Roof with a slope of not less than 29°;
  - A Symmetrical High Hip Roof with a slope of not less than 35°;
  - A Traditional Roof with a slope of not less than 29° on the visible roof and must have a height of not less than 2.8m;
  - Notwithstanding the above, roofs with a Projecting Front must have the same pitch as the visible section of the Principal Roof;
  - A Symmetrical Gable Roof with a slope of not less than 29°.
- **Back Building Roofs** must be of the following roof types and accord with the following requirements:
  - A Symmetrical Hip Roof with a slope of not less than 25°;
  - A Skillion Roof with a slope of not less than 25°;
  - A Symmetrical Gable Roof of not less than 25°;
  - A Flat Roof with a slope of no greater than 5° and provided that the external wall height of the Back Building is equal to or greater than 2.743m.
- **Out Building Roofs** must be one of the following roof types and accord with the following requirements:
  - A Symmetrical Hip Roof with a slope of not less than 25°;
  - A Symmetrical High Hip Roof with a slope of not less than 35°;
  - A Traditional Roof and is to have a slope of not less than 29° on the visible roof and a height of not less than 2.4m;

- A Symmetrical Gable Roof with a slope of not less than 25°.
- **Links** must have either a Flat Roof of a slope no greater than 5° or a pitched roof with a slope not less than 25° where located behind the Principal Building.
- **Attachments** must accord with the following requirements:
  - A skillion roof with or without parapets having a roof slope of between 15° and 25°;
  - A Flat Roof of no greater pitch than 5° provided the short portion and visible walls of the attachment ends in an aesthetically appropriate Parapet Wall.
- The ridgeline of the roof of any Back Building must attach on or below the Principal Building's ridgeline.
- The ridgeline of the roof of any Out Building may attach either on, above or below the Back Building's ridgeline.
- Where an Out Building attaches to a Principal Building, the ridgeline of the roof of any Out Building must attach on or below the Principal Building's ridgeline.

### ii Roof Penetrations

- No penetrations except Dormers, Chimneys and Wind Towers are permitted on the roof of the Principal Building or Verandah facing the Principal Boundary.

### iii Roof Eaves and Parapet Walls

- Traditional (Boxed) Eaves, Raked and Lined Eaves or Open Eaves are permitted;
- Traditional Eaves are permitted to be from 150mm to 300mm wide;
- Raked or Lined Eaves are permitted to be from 300mm to 1000mm wide;
- Gable Roofs may end in Parapet Walls or with an eave overhang of not less than 150mm;
- Parapet Walls must be not less than 250mm wide with the following exceptions:
  - Where a building is built using lightweight construction techniques in which case the parapet wall above the roof must have a minimum width of 230mm;
  - Where the LDP permits a wall on or within 450mm of a Side Boundary and the wall on a Side Boundary is located as permitted by the LDP, a standard parapet wall using a Gutter on Wall may be used. Note that this exception does not apply to walls on or near Secondary Boundaries.

- Eaves on the Back and Out Buildings should be the same type as the Principal Building or complement the Eaves on the Principal Building.
- The Back and Out Buildings are permitted to have up to a 500mm Traditional (Boxed) Eave where the eave overhang and gutter must attach to the Principal Building and must not be visible from the Principal Boundary. Alternatively the Back and Out Building Eaves must conform to the Eave Types and their required overhangs.
- Outbuildings may also use Flush Eaves.

#### iv **Gablets**

A Gablet is a small gable at the top of a hip roof (sometimes referred to as a Dutch Gable). A Gablet is permitted where it meets all of the following criteria:

- There is permitted a maximum of one pair of Gablets per Principal, Back and Out Building;
- The Gablet is required to be located centrally to the main roof ridge so that the Gablet ridge aligns with the main roof ridge;
- The Gablet must not exceed one third of the vertical height of the overall roof to which it attaches. An exception to this is a Gablet with full glazing which is permitted to have a height of no greater than half the vertical height of the overall roof to which it attaches;
- There must be minimum 150mm eave overhang of the Gablet;
- The Gablet eave and barge board must match the roof details adjacent; and
- The Gablet infill wall material and colour is required to match or be complementary to the walls below, be louvred or glazed.

#### v **Jindee Historic Detailing**

Homes at Jindee are designed to respond to the coastal environment by way of simple shapes and forms and robust materials. The design aesthetic at Jindee is a contemporary interpretation of traditional forms of architecture in Western Australia and detailing must reflect this interpretation.

Replication of historic styles such as Victorian, Federation, Edwardian, Queen Ann and Gothic is not permitted.

This excludes the use of finials, terracotta embellishments such as ridge horns and ridge cappings, dragons and gargoyles, chimney cornices and terracotta pots, fretwork and batten gable decoration, eave brackets, decoratively shaped barge ends and gable beams and fretwork pediments.

#### vi **Ultra Modern**

Ultra Modern refers to a building design where the JTAO makes the finding on merit that an ultra modern aesthetic is created and meets the following criteria:

- The design for the entire home is an ultra modern integrated architectural design aesthetic;
- The roof type is a Flat Roof or a Curved Roof;
- That where a Flat Roof is used it is contained behind a Parapet Wall on any Principal and Secondary Elevations and a significant portion of any Side Elevation; and
- The required Verandah or Terrace with Pergola is part of the integrated Ultra Modern aesthetic.
- A Curved Roof must meet the following criteria:
  - The Curved Roof is a single convex shape pitched from the Principal Elevation to the opposite and parallel external wall of the Principal Building with the highest curve of the roof being parallel to the Principal Boundary;
  - The Principal Building Side Elevations are Gable ends;
  - The walls below the Curved Roof are vertical and meet the External Wall Height requirements of these Standards;
  - The radius of the Curved Roof must be between 60% to 70% of the Principal Building Side Elevation wall length and the highest curve of the roof must be no greater than 3m above the External Wall Height, whichever is the lesser between the radius and maximum height forms of measurement;
  - The Curved Roof eaves must be raked and have an overhang of at least 150mm;
  - The Gable end must contain an eave overhang of at least 150mm; and
  - The Back and Out Building must have a Curved or Flat Roof meeting these Standards.

## 6 SUMMARY TABLE

The table below summarises Wall Heights and Roof Slope requirements of sections 4 and 5 and are minimums unless otherwise specified.

	PRINCIPAL BUILDING	BACK BUILDING	OUT BUILDING	ATTACHMENTS	LINKS
<b>WALLS</b> Minimum External Wall Heights			(with living space*)		
Villa					
Single Storey	3m (35c)	2.743m (32c)	2.743m (32c)	N/A	N/A
Double Storey	5.743m + floor depth	5.143m + floor depth	5.143m + floor depth	N/A	N/A
House and Cottage					
Single Storey	2.743m (32c)	2.4m (28c)	2.4m (28c)	N/A	N/A
Single Storey Principal Elevation	2.914m (34c)	N/A	N/A	N/A	N/A
Double Storey	5.143m + floor depth	4.8m + floor depth	4.8m + floor depth	N/A	N/A

\* Out Buildings containing garages only have no Wall Height Requirements.

### ROOFS Roof Type and Minimum Slope

Symmetrical Hip	29°	25°	25°	N/A	N/A
Symmetrical High Hip	35°	N/A	35°	N/A	N/A
Traditional	29°	N/A	29°	N/A	N/A
	Min visible height in elevation of 2.8m				
Gable	29°	25°	25°	N/A	N/A
Skillion	N/A	25°	N/A	Minimum 15° Maximum 25°	N/A
Projecting Fronts	Must have the same slope as the roofline of the building to which it attaches.				
Ridgelines	The ridgeline of the roof of any Back Building must attach on or below the Principal Building's ridgeline. The ridgeline of the roof of any Out Building may attach either on, above or below the Back Building's ridgeline. Where an Out Building attaches to a Principal Building, the ridgeline of the roof of any Out Building must attach on or below the Principal Building's ridgeline.				
Flat Roof	Refer Ultra Modern requirements section 5b Roofs vi Ultra Modern.				
Curved Roof	Refer Ultra Modern requirements section 5b Roofs vi Ultra Modern.				

### VERANDAHS Slope and Depth for Straight, Concave, Convex or Ogee Verandah Types and for Terraces with Pergolas

Verandah Depth	Minimum Slope
1.5m	19°
1.8m	16°
2m	15°
2.4m	12°

These are the minimum Verandah and/or Terrace/Pergola depths for each Building Type. Verandah and Terrace/Pergola depths greater than these minimums for each Building Type will be actively encouraged by the JTAO.

Any depth of Verandah between these standards must have a Verandah Roof Slope in proportion to these standards.

Subject to the requirements contained in LDP 10.0 requiring the attachment of Verandahs to retaining walls and other requirements.

# 7 OPENINGS, WINDOWS AND DOORS

These requirements apply to the Principal and Secondary Elevations and where visible from the public realm. There are no Architectural Standards in relation to openings within other elevations of the building.

## 7a MATERIALS

- i Windows and Doors are required to be of painted or stained timber or anodised or powder coated aluminium in the colours permitted in the Jindee Material and Colour Palette.
- ii Where doors and windows are aluminium only those profiles approved in the Jindee Material and Colour Palette will be permitted.
- iii Only security screens and flywire screens of the type approved in the Jindee Material and Colour Palette will be permitted.
- iv Only clear, uncoloured and non-mirrored glass is permitted to openings on the Principal Elevation. Window film may be applied to clear glass for the purposes of ameliorating the effects of glare, noise, heat transmission, and for enhanced security purposes where all of the following requirements are met:
  - The Visible Light Transmission is a minimum of 40% VLT;
  - The Visible Light Reflected Externally is a maximum of 10%; and
  - The film is a non-metallised film.Unpatterned, non-coloured, frosted glass may be used to openings:
  - On the Secondary Elevation where the glass area is less than 1.2m<sup>2</sup>; and
  - To glazing to front entry doors and any side or top lights to this door.
- iv Exceptions to the above are permitted where doors open from the Verandah into a living space and it is proposed to open the living area onto the Verandah or outdoor living space. In this case bi-fold, sliding stackable and centrally opening three or more panel glass sliding doors will be permitted.
- v Front Doors
  - May be French front doors of up to 1240mm wide (620mm per leaf) or oversized single front doors of no greater than 970mm wide which may be hinged or a pivot door;
  - An exception to this requirement is for Villa Types which are permitted to have up to 1.2m wide Front Doors.
  - If the entry door is greater than 900mm wide, the door must be 2.4m high unless a top light is located over the door.
- vi Doors of a standard height of 2.04m and windows are actively encouraged to have transom windows above.
- vii Windows and doors must be positioned to have wall space above.
- viii Windows are required to have sills that extend externally a minimum of 30mm where there is visible brick coursing below.
- ix Windows and doors may be ganged together provided that a mullion of a minimum of 100mm separates them.
- x Windows set in weatherboard are required to have simple architraves around the windows being not less than 150mm wide.
- xi Glazing bars on doors and windows will be permitted provided they separate individual panes of glass.
- xii Simple rendered detail around windows will be permitted provided that it is at least 30mm deep and a minimum of 150mm wide.
- xiii Where approved by the JTAO, the Principal Elevation and Secondary Elevation of an Ultra Modern house must contain high quality glass (which as a minimum must be of higher quality than the profiles contained in the Jindee Material and Colour Palette), window and door profiles and the Principal Elevation contains a greater area of glass than solid wall.

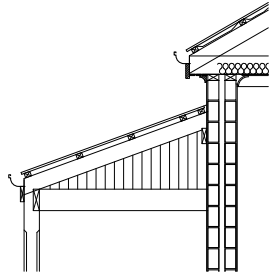
## 7b CONFIGURATION

- i Windows must be vertically proportioned and are to meet the Jindee Proportions being the Golden Ratio 1:1.618, 1:2, 1:3 and 1:4. These are not precise requirements and can be modified where necessary to meet brick coursing and other building construction standards. Exceptions to this requirement are:
  - Transom windows located above doors and windows. These are to be the width of the door and window over which they are located;
  - Feature windows with a 1:1 proportion;
  - Side lights to front doors;
  - Otherwise approved in the Jindee Material and Colour Palette.
- ii Window configurations permitted are fixed, double or triple hung, awning, casement, and transom.
- iii Doors permitted are side hinged doors up to 870mm wide, french doors no wider than 1240mm (620mm per leaf).

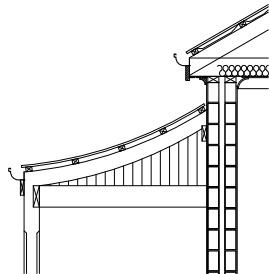
# 8 VERANDAHS AND TERRACES WITH PERGOLAS

Note that the reference here to Verandahs or Terraces with Pergolas are ONLY to those attaching to the Principal or Secondary Elevations of the building and/or constructed in the Principal or Secondary Setbacks. They also apply to Verandahs required for Side Yard houses.

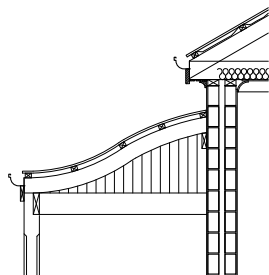
Note: A reference in this section 8 (8a and 8b) to a Verandah includes a reference to a Terrace with Pergola.



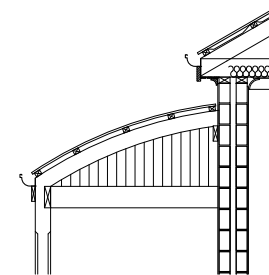
Straight Verandah



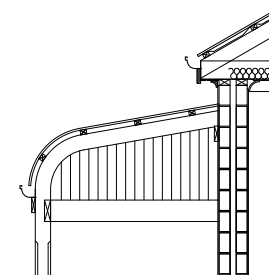
Concave Verandah



Ogee Verandah



Convex Verandah



Bullnose Verandah

## 8a MATERIALS

- i **Verandah Roof** – see 5 Roofs
- ii **Verandah Framing and Supports**
  - Verandah structures are required to be Timber;
  - Verandah posts are required to be a minimum of 110mm square unless ganged as double or triple posts;
  - Where Verandah post stirrups are used to fix the post to the Plinth or Verandah floor, the maximum visible stirrup height is 100mm.
  - Steel, cast iron or cast aluminium Verandah structures will not be permitted; this includes lace ironwork or aluminium. An exception to this may apply where the steel is used in a modern and architecturally detailed manner to complement the design of the building;
  - Verandah Piers are also permitted provided they are:
    - of masonry construction;
    - have a decorative feature softening the aesthetic such as bases and capitals or chamfered edges;
    - rest on solid ground, a stone or masonry wall or pier and
    - are full height only on the ground floor and no higher than 1m on the 1st floor.
  - Verandah balustrading must be:
    - Timber;
    - Masonry or stone balusters are only permitted on the ground floor;
    - Laser cut sheeting (Timber or metal). The JTAO may approve other forms of balustrading including glass and metal where it is used in a modern design and is integrated into the design aesthetic of the building.



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iii **Verandah Flooring**

- The Verandah edge is required to overhang at least 30mm and be at least 30mm thick. This is to be achieved by either of the following:-
  - Where the Verandah flooring is below the existing retaining wall capping height, the capping is required to remain and becomes the Verandah edge overhang. Where the top of the retaining wall is less than 4m above the ground level below and a barrier is required by the BCA then the balustrade height must be no higher than 1m and is measured from the Verandah floor level;
  - Where the Verandah flooring is the same level as the existing retaining wall capping, the Verandah flooring is required to overhang the retaining wall by at least 30mm;
  - An exception to the above is where the Verandah flooring is Timber, the existing retaining wall capping may be removed and the Verandah edge has only to be the thickness of the Timber.
- No tiled Verandah edges are permitted;
- Timber fascia on the verandah edge are encouraged;
- Where a Verandah floor (other than for the ground floor) is concrete, the soffit on the underside of the Verandah is required to be finished.

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iv **Verandah Enclosures** are not permitted unless they meet the following requirements:

- The enclosure is a canvas, Timber or metal screen with a minimum of 25% visual and ventilation permeability, except a screen facing a side boundary where the limit on visual and ventilation permeability will not apply;
- Screens facing the Principal Boundary are encouraged to be moveable.

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v **Verandah and Sideyard Steps**

Steps are required to complement the retaining walls and the Verandah. If stone steps are used then the design must match the design of the wall to which the steps are attached. Steps are limited to an internal dimension of 1.5m wide. Sideyard steps are required to be located to an extent to allow for a landing at the top which aligns with the entry door or gate. Balustrades for both the Verandah and the steps are required to match each other. Only one structure containing stairs is permitted within the Principal Setback.

- 
- vi A Verandah End Panel is required to the Verandah Spandel with an infill material and colour to match or compliment the Verandah.

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## 8b CONFIGURATION

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- i Where a retaining wall has been built in the Principal Setback, the Verandah must attach to or go beyond this wall (Note that the retaining walls have load limitations which will require your structural engineer's certification). The Verandah must attach to the full width (less 150mm on each side) of the Principal Elevation ensuring that no part of the verandah extends beyond the Principal Elevation.

Exceptions to this requirement are:

- Where the house is a Sideyard House in which case there is no requirement for a Verandah to attach to the Principal Elevation, however, a Verandah must attach to the Side Elevation. A Sideyard House must also have a Parapet Wall that extends from the Principal Building along the Principal Setback Line to the extent of the Verandah to conceal the Verandah and contains an entry gate. Refer to the LDP for the location and extent of the Verandah and Sideyard Entry location.
- Where the house has a Projecting Front in which case the Verandah must attach to the side of the Projecting Front and extend the width of the remainder of the Principal Elevation;
- Where the house has a Gatehouse forward of the Principal Elevation in which case the Verandah must attach to the side of the Gatehouse and extend the width of the remainder of the Principal Elevation;
- For specifically designated Lots (see LDP 10.0 Individual Lot Plans) in place of a Verandah, the building may substitute a Terrace with a Timber Pergola to the same extent as the Verandah.
- The JTAO may vary this dimension to suit site conditions.

ii The inter columnisation (the gap) between the posts/piers must have a vertical proportion.

An exception to the above is where Verandahs are not supported by posts or piers but are supported by Verandah brackets. Verandah brackets are required to attach to the wall of the home or to the retaining wall from which the Verandah projects supporting the Verandah from below and are to have a structural purpose.

iii The Verandah must be detached from the Principal Roof. An exception to this requirement is where the Verandah meets the following criteria:

- The Verandah must slope downwards from the Principal Elevation;
- The Principal Roof must be a High Hip roof;
- For a single storey Principal Building the pitch of the roof must be broken at the Principal Elevation, Secondary Elevation and/or Side Elevation;
- For a double storey Principal Building the pitch of the roof must be either broken at the Principal Elevation, Secondary Elevation and/or Side Elevation or at a distance of up to 1/3 from the edge of the Verandah to the peak of the roof;
- The slope of the broken pitch over the Verandah must be straight and accord with the requirements for a Straight Verandah referred to below;
- Where a Verandah roof is attached and a broken pitch is used, the verandah sides adjacent the Principal Roof must be infilled with a lightweight Timber weatherboard.
- The Verandah must be a minimum of 2m deep.

iv A detached Verandah must slope downwards from the Principal Elevation. This requirement does not apply to a Pergola which is required to be flat.

v A detached Verandah roof must be Straight, Convex, Concave, Bullnosed or Ogee. Flat Verandah roofs will only be permitted where the architectural aesthetic and architectural detailing of the building is Ultra Modern.

vi The slope of the Verandah roof and the depth of the Verandah is very important to the architectural aesthetic of the building. The slope and depth attainable for a Verandah is dependent on the height of the wall to which the Verandah is attached.

- For Cottage and House types, the Minimum External Wall Height is 2.743m (32 brick courses). At this wall height the aesthetic of the Verandah, the height of the Verandah at its edge and the width of the Verandah is too tight and appears mean particularly in comparison with traditional Verandahs;
- For the above reasons, the height of the wall to which a Verandah is to attach must be at a minimum 2.914m;
- For a Cottage and House Type with a Minimum External Wall Height of 2.743m, a Verandah wall height of 2.914m may be achieved by providing a single step down from the house to the Verandah of two brick courses or 172mm.

vii If a Verandah is Straight, Concave Convex or Ogee and:

- If the Verandah is 1.5m deep the overall slope of the Verandah is required to be not less than 19°.
- If the Verandah is 1.8m deep or less the overall slope of the Verandah is required to be not less than 16°.
- If the Verandah is up to 2m deep the overall slope of the Verandah is required to be not less than 15°.
- If the Verandah is up to 2.4m deep the overall slope of the Verandah is required to be not less than 12°.
- If the Verandah depth is greater than 2.4m the overall slope of the Verandah is required to be not less than 5°.

Any Verandah depth between these Standards must have a Verandah slope in proportion to these standards. Where a single Verandah contains varied depths the Verandah slope is determined by the depth of the lesser Verandah and must be a consistent slope to the entire Verandah. Both Verandahs of a Double Verandah must conform to these Standards.

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viii The deflection of the Convex, Concave and Ogee Verandah roofs should be maximised while still allowing drainage.

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ix A Bullnosed Verandah is required to have a slope on the upper portion of the bullnose of at least 10° and the bullnose must have a radius of at least 500mm.

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x The following are the minimum Verandah or Terrace and Pergola widths for each Housing Type:

Cottage - 1.5m

House - 1.8m

Sideyard House - 1.8m

Villa - 2m

*Minimum verandah depths are subject to LDP Requirements and Plinth locations.*

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xi The Verandah depth is measured from the outside face of the Verandah post or pier and does not include the gutter or fascia.

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xii Where permitted by the JTAO, an Ultra Modern house with a Curved Roof must have either a Straight, Concave or Convex Verandah type or a Pergola subject to JTAO approval attached to the Principal Elevation.

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xiii Timber Verandah Balusters must be geometric sections, vertically orientated with gaps between being no greater than 100mm, chippendale and cross designs are exempt. Lathed turned balusters with varied diameters are not permitted. Interesting balustrade designs such as upward arrow, alternating and diagonal balusters, varied baluster widths, pairing and tripling of balusters, chamfered, parquet, lattice, shipyard geometric railing, strikethrough diagonal pattern with vertical balusters, chippendale and cross design is encouraged.

# 9 FENCING AND WALLING

## 9a FENCING DEFINITIONS AND CONTROLS

i The following definitions apply:

### Fencing

Where the term Fencing is used in this section it also includes External Walling.

### Principal Boundary Fencing

For Transect 4 Lots – this term means fencing on the Principal Boundary and on the Side or Secondary Boundary to the depth from the Principal Boundary to the Attached Fence.

### Principal Setback Fencing

It refers to any fencing in the Principal Setback.

### Secondary Boundary Fencing

This means fencing within the Secondary Setback or on the Secondary Boundary from the Rear Boundary to where a Principal Boundary Fence is permitted to commence.

### Side Boundary Fencing

This means the fencing within the Side Setback or on a Side Boundary from the Rear Boundary to where a Principal Boundary Fence is permitted to be constructed.

### Rear Boundary Fencing

This term means the fencing within the Rear Setback or on the Rear Boundary.

### Attached Fences

Attached Fences visually link one house to another and ensure that it is not possible to see down the side of a house or to see the side boundary fences of a lot behind the Attached Fence.

Attached Fences must meet the following requirements:

- Attached Fences are required to be of Fence Type H.
- The Attached Fence from one house is required to meet the Attached Fence from the other house on the same plane.
- An Attached Fence between two homes should be of the same colour and material;
- An Attached Fence between two homes should be the same or complement the colour of the home to the south or east.
- Attached Fences may have a gate or gates within the wall of the type approved in the Jindee Materials and Colour Palette.
- An Attached Fence is required to be setback from the Principal Lot Line as determined by the JTAO which is usually setback 4.5m.

- Where two Attached Fences do not meet on the same plane as the Principal Elevations of the homes are on different planes, the JTAO will make a decision of where to place the Attached Fences. This might or might not include additional Attached Fencing built on the Boundary matching and connecting two standard Attached Fences. Where the Attached Fences cannot be located 4.5m from the Principal Lot Line, then the cost of any additional work will be the responsibility of the Lot Owner that has not built on the build to line on that boundary.
- Lot Owners must allow the adjacent Lot owner and/or the Developer to come onto their property to enable the Attached Fence to be constructed and maintained.
- In the case of any dispute between Lot Owners and/or a Lot Owner and the Developer in relation to Attached Fences, a determination by the JTAO will be final and binding on the Lot Owners.

ii Any conflict between these fencing standards and the BCA requirements will be decided in favour of the BCA.

iii Subject only to ii above, where there is a dispute in relation to fencing any decision by the JTAO will be final and binding.

iv No Estate Fencing is permitted to be modified without the written consent of the JTAO.

v In these Architectural Standards a reference to a Fence Type is a reference to that Fence Type in the Jindee Materials and Colour Palette.

Below is a brief description of the Fencing Types contained in the Jindee Materials and Colour Palette.

Type A - Low Fencing

Type B - Balustrade type fencing

Type C - Pier and infill fencing

Type D - Masonry or Modular Wall Systems

Type E - Colorbond Fencing

Type G - Limestone walling

Type H - Attached Fences

Type I - Timber Fencing Systems including timber composites and Permatimber.

Type J - Low Timber Fencing

Type K - Mesh Fencing

## 9b FENCING REQUIREMENTS

No Fencing is permitted to be constructed by the Lot Owner on the Lot Boundaries or in the Principal, Secondary, Side or Rear setbacks of Lots to which these standards apply unless it conforms to the requirements below or as otherwise approved by the JTAO. Modification to any fencing constructed by the Jindee Developer must be approved by the JTAO.

### i **Transect 4 - URBAN LIVING LOTS**

**Lots 233 to 243, 252 to 261, 283 to 294, 944 to 949**

#### **Principal Boundary Fencing**

Fence Type A is permitted.

#### **Principal Setback Fencing**

Fence Type B - Balustrading is permitted only if required by the BCA. Note: balustrading on Verandahs is permitted as part of any Verandah.

#### **Secondary Boundary Fencing**

- Where there is a Special Design Requirement - Corner Treatment required to address the Secondary Boundary then only a Type A Fence or a Type B - Balustrade if required by the BCA, will be permitted.
- Fence types C, D and I are permitted from the Attached Fence to the Rear Boundary.
- The Secondary Boundary Fence must return 2m on the Rear Boundary.

#### **Side Boundary Fencing**

This applies from the Rear Boundary to the Attached Fence along the Side Boundary.

Fence Types D, E or I are permitted as portion of or all the fence provided any neighbour is required to contribute to Fence Type E only.

#### **Rear Fencing**

Fence Types C, D, E or I are permitted.

Note the requirements for a return of the Secondary Boundary Fence.

#### **Attached Fences**

An Attached Fence is required.

Fence Type H is permitted.

#### **Lot 233**

Where there is no Verandah, only fence types J and K are permitted on the Secondary Boundary and within the Secondary Setback.

### **Lots 234, 256, 286 and 294**

A fence type K is permitted beyond the Verandah balustrade within the Principal Setback where constructed by the Jindee Developer.

### ii **Transect 3 - SUB URBAN LOTS**

Lots 295 to 300

#### **Principal Boundary Fencing**

No fencing is permitted except for fencing constructed by the Jindee Developer. A gate may be installed where it matches the developer constructed fence in height, material and colour and is subject to approval by the JTAO.

#### **Principal Setback Fencing**

No fencing is permitted except for fencing constructed by the Jindee Developer.

#### **Secondary Boundary Fencing**

Where there is a Special Design Requirement - Corner Treatment required to address the Secondary Boundary then only a Type A Fence or a Type B - Balustrade if required by the BCA, will be permitted.

Fence types C, D and I are permitted from the Attached Fence to the Rear Boundary.

The Secondary Boundary Fence must return 2m on the Rear Boundary.

#### **Side Boundary Fencing**

Fence Type C (including panels), D and G are permitted from the Principal Elevation of the home to the Principal Boundary.

Otherwise Fence Types C, D, E and G are permitted from the Rear Boundary to the Principal Elevation provided any neighbour is required to contribute to Fence Type E only.

#### **Rear Fencing**

Fence Types C, D, E or I are permitted.

Note the requirements for a return of the Secondary Boundary Fence.

#### **Attached Fences**

An Attached Fence is required.

Fence Type H is permitted.

#### **Lot 295**

Where there is no Verandah, only fence types J and K are permitted on the Principal Boundary and within the Principal Setback. No fencing is permitted on the Secondary Boundary and within the Secondary Setback except for fencing constructed by the Jindee Developer.

# 10 EXTERNAL STANDARDS

## 10a GARAGING, SHEDS, GARDEN STRUCTURES AND PARKING OF OTHER VEHICLES

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- |   |   |
|---|---|
| <p>i All lots are required to provide garaging for at least two cars.</p> <hr/>   | <p>vi The Home Owner must not carry out or permit to be carried out any repairs, restoration or wrecking of vehicles or machinery unless in an enclosed garage.</p> <hr/>   |
| <p>ii An exception to this is where an Apartment House type is to be built on a lot in which case the parking requirements will depend on the parking requirements in the Jindee LSP.</p> <hr/>   | <p>vii Sheds will not be permitted. However, structures that are used as sheds are required to be constructed to meet the requirements of an Outbuilding and the garage requirements will be permitted.</p> <hr/>   |
| <p>iii The garage and the garage apron and crossover must be completed before occupation of the home.</p> <hr/>   | <p>viii Care should be taken when designing a home in locating the garage to suit the gradient in the laneways and service locations.</p> <hr/>   |
| <p>iv The inside of all garages must be fully screened by a garage door from the public realm.</p> <hr/>  | <p>ix Outdoor garden structures must meet the requirement of a Pergola or if roofed to be in accordance with the Jindee Material and Colour Palette.</p> <hr/>  |
| <p>v Commercial vehicles of any type, mobile homes, boats, trailers, caravans and commercial machinery must not be parked or allowed to be parked on any lot or in the streets or laneways of Jindee.</p> <p>The following exceptions to this requirement apply:</p> <ul style="list-style-type: none"><li>• The parking in the street or on the owner's lot of any vehicles or machinery of visiting tradesmen being used by that tradesman in the normal course of their businesses.</li><li>• If the vehicles referred to are parked in a garage or on a lot and are screened from both public spaces and neighbouring lots.</li></ul> | <p>x Laneway crossovers must not be wider than the garage door it is providing access to. The crossover may be extended subject to JTAO Endorsement to accommodate additional parking areas where the parking areas are screened by fencing and gates. Colour and materials for crossovers must match or complement the dwelling.</p> |

## 10b LANDSCAPING

i Stone steps attached to walling must match the design and construction of the walling to which the steps are attached and otherwise must complement the home.

ii All garden areas in the Principal and Secondary Setbacks are required to incorporate Landscaping which is required to be installed within six months of occupation of the home built on the lot and includes a watering system.

To the sides of a verandah within the Principal or Secondary Setback, stepping stones and minor areas of paving within Landscaping is permitted to access a gate to the Side Setback. Where there is no gate to access the Side Setback, the Principal and Secondary Setback to the side of the verandah is required to have Landscaping.

iii The Home Owner must ensure that the home has a letterbox that complements the home. The letterbox is to be in a material to match or complement the dwelling.

Where the address for the home is via the laneway, a street number and letterbox is required to the Out Building on the wall facing the laneway.

iv Street and Lane Verges and Trees. The Home Owners accept these street trees and shall not move, remove or change the type of street tree or seek to move or remove a living tree located adjacent to their home.

- Home Owners are responsible for the maintenance of street, lane trees and verges where adjacent to their lot including adjacent to a Secondary Boundary, refer Restrictive Covenants.
- Homeowners are responsible for any overhang of street trees into their own lots.
- Water is only available to the Developer to water public verges and street trees during the landscape establishment period. When the estate water is disconnected to public verges and street trees and when the Developer notifies the Home Owner, the Home Owner will connect a watering system from the home to the watering system if provided for the adjacent verge and trees, refer Restrictive Covenants.

v For the purpose of meeting the requirements of the Restrictive Covenants relating to providing landscaping and water reticulation the following will be provided at the time of construction:

- An electrical outlet to which the automatic reticulation system will be attached;
- the metered water supply or conduits that will enable the metered water supply to be installed later, from the planned location of the reticulation system to the Principal, Secondary and Rear Boundaries.

The electrical outlet for the reticulation system and the metered water supply or conduits are required to be shown on the construction drawings that are endorsed by the JTAO.

vi No synthetic turf will be permitted in the verge adjacent to a lot, or in the Principal or Secondary Setbacks.

## 10c SERVICES AND YARD EQUIPMENT

- i Rubbish containers are not permitted to be visible from the street or lanes except on collection days. A dedicated area is to be created for rubbish bin storage within the lot but not in the Principal Setback.
- ii Solar panels are permitted on the roofs where the roofs are visible from the street only where the panels sit flush with a roof; otherwise the panels must be located where they cannot be seen from the public spaces.
- iii No hot water storage tanks are permitted on roofs.
- iv Air-conditioning units must be located at ground level.
- v All wiring and ducting to the air conditioning units must be located within the building walls and roof space so as not visible externally.
- vi Window air conditioning units and roof mounted air conditioning units are not permitted.
- vii All service equipment located externally must be located on the ground.
- viii The location of any service equipment must be indicated on the development plans provided to the JTAO for approval and planned locations must be amended if required by the JTAO.
- ix Yard equipment including HVAC systems, hot water systems, clothes lines, satellite dishes, TV aerials, spas, play equipment, rubbish bins or similar, are not to be visible from the Principal and Secondary boundary and are not permitted to be located in the Principal Setback. TV Aerials and satellite dishes are only permitted on Back and Out Building roofs. Swimming pools are not permitted within the Principal or Secondary Setback unless permitted by the LDP and subject to JTAO approval.
- x The planned location of all utilities including utility meters are to be identified on the plans lodged with the JTAO for approval and relocated if required by that office.

## 10d LIGHTING

- i No florescent coloured and exterior flood lighting will be permitted on the lot.
- ii A movement activated LED light is required to be provided on the garage wall facing the lane.

## 10e ADDITIONAL SHADE STRUCTURES FOR WINDOWS AND DOORS

- i These must complement the house.
- ii The following are encouraged:
  - Operable shutters and screens; and
  - Traditional window or door hoods.
- iii The following will not be permitted:
  - Aluminium awnings; and
  - Plastic or metal external roller blinds or roller shutters.

## 10f FIBRE TO THE HOME

- i At a minimum at the time of building the builder is required to provide a conduit for the carriage of fibre optic cabling from the street connection to a specified point within the home.



# 11 DEFINITIONS

**Ancillary Unit** is self-contained living accommodation on the same lot as the Principal Building. It is encouraged to be located in the Outbuilding of the dwelling.

**Apartment House** refer *Building Types*.

**Attached Fences** refer *External Walling*.

**Attachments** refer *Building Components*.

**Backbuilding** is a Building Component connecting a Principal Building with an Out Building. Also referred to as a Back Building.

**Balcony** means a balustraded platform on the outside of a Building with access from an upper internal room and is covered by a Verandah.

**Balustrading** is a barrier to General Access areas to create a safe path of travel. Balustrading is always in lightweight and permeable materials. Permitted Balustrading materials and configuration are defined in the Material and Colour Palette.

**Bay Windows** are a window space projecting outward from the Principal Elevation and forming a bay in a room, either square or polygonal in plan.

**BCA** refers to the Building Code of Australia.

**Bird Boards** are a thin Timber section that covers the top of the external wall to the underside of the roof to provide a barrier between the outside and the internal roof space.

**Boundary Gutter** refer *Gutter on Wall*.

**Building Components** is a nomenclature to define the hierarchy of built form as located on the lot including Principal Building, Back Buildings, Out Buildings, Attachments, Links, Lofts and Gatehouses. Sometimes referred to as Components.

**Building Type** means the type of building that maybe built on a lot within the Jindee Transect and as defined in the LDP. These include, Cottage, House, Villa, Terrace and Apartment House Types. The Architectural Standards have varying requirements for each of these Building Types:

- The Cottage presents to the street as a smaller single family home.
- The House presents to the street as a larger, single family home than a Cottage.
- The Apartment House presents to the street as a House type however it is a multi-family home. The Apartment House contains only one front door and accords with the requirements for the House.
- The Villa presents to the street as the largest single family Building Type and is usually located on a larger lot.
- The Terrace is a house with attached building walls on a narrow lot.

**Chimney** is a vertical building element seeming of a masonry construction used to vent fireplaces or of materials appearing to be solar or thermal Chimney or Wind Tower. The Chimney must be of a height to meet BCA requirements for a functional fireplace (even if used as a Wind Tower or solar or thermal chimney).

**Cottage** refer *Building Type*.

**Curved Roof** refer *Roof Types*.

**Developer** means the Jindee Development Company Pty Ltd or any company replacing this company as the developer.

**Dormer Window** refers to a protruding window from the plane of a sloping roof surface to allow light into Loft spaces in the roof of a building. Also referred to as Dormers.

**Eave Types** are defined details for the part of the roof that meets or overhangs the external walls of a building and include the following types:

- Traditional and Boxed Eaves extend beyond the building walls below to create an overhang. The Soffit is lined with Timber or paint finished fibre cement sheeting (including Hardie Groove) to the wall with a scotia or finishing bead.
- Raked and Lined Eaves extend beyond the building walls below to create an overhang. The Soffit is lined along the same slope as the roof with Timber boards or paint finished fibre cement sheeting to the extent of the Bird Board and insect barrier. The junction between the eave lining and bird board is usually finished with a scotia or finishing bead.
- Open Eaves extend beyond the building walls below to create an overhang. The Soffit is unlined and the top of the wall is finished with a Bird Board and insect barrier.
- Flush Eaves mean where the roof cover and structure finishes in line with the external wall. The Flush Eave is finished at the external wall with a gutter and fascia. The gutter and fascia must extend beyond the external wall.

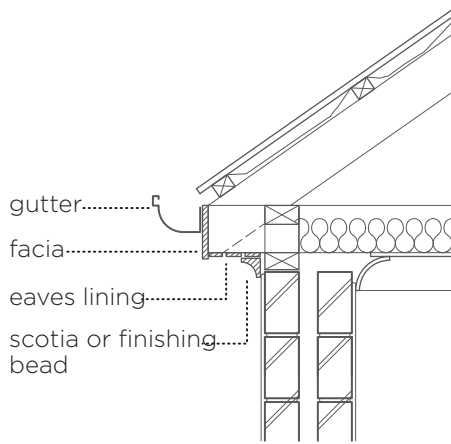
**Embankment** refers to the sloped area within the Principal Setback as part of some constructed Lots. This area is sloped to provide transition between the flat sand pad provided for the Building Components. For the purposes of the LDP the Embankment on a lot is taken to be the Plinth required on a lot.

**Estate Fencing** is Fencing provided by the Developer.

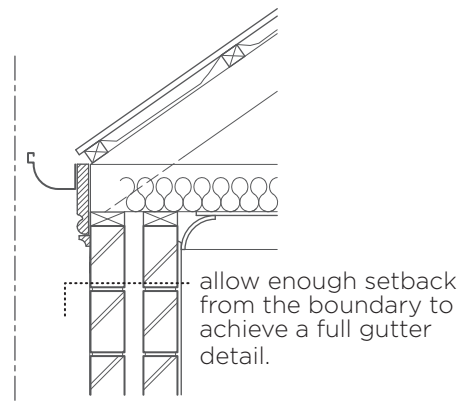
**Expression Line** is a detail used to delineate between changes in wall materials.

**External Walling** refers to walls not being walls of the home. These may be of Masonry or other material specified in the Jindee Material and Colour Palette. It includes Attached Fences and Sideyard Walls.

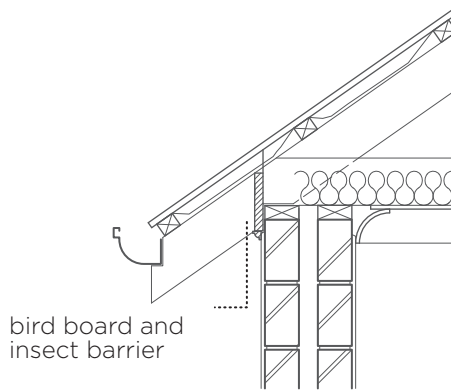
- **Attached Fences** are parallel to and setback from the Principal Elevation to provide a solid wall that visually links each home along the street. They may contain a gate for access.
- **Sideyard Walls** are aligned with the Principal Elevation of a Sideyard House to provide a solid wall that visually links each home along the street. The Sideyard Wall will contain an entry gate and usually be integrated with the Verandah.



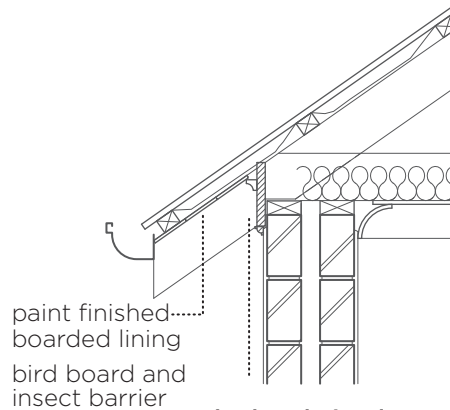
**Traditional (Boxed) Eaves**



**Flush Eaves**



**Open Eaves**



**Raked and Lined Eaves**

**Fencing** includes all boundary, setback, enclosure fences and External Walls within the lot.

**Flat Roof** refer *Roof Types*.

**Flush Eaves** refer *Eave Types*.

**Foundation** refer *Plinth Walls*.

**Gables** means a duo pitch roof, symmetrically sloped, ending in a Parapet Wall within the main roof. A Gable is often used as a feature within the Principal Elevation.

**General Access** refers to the area within the Principal Setback required to achieve entry into a property via steps and path to a gate within the Sideyard Wall. The remainder of the Principal Setback is to be planted.

**Golden Ratio** means the ratio of a rectangle with the proportion of 1: 0.618. When applying the ratio of the longer side to the shorter side this proportion yields pleasing, harmonious design.

**Gutter on Wall** means a gutter fixed directly on top of an external wall located on the Side Boundary. The outside face of the gutter is usually flush with the external wall. Sometimes referred to as a Secret Gutter or Boundary Gutter.

**High Hip Roof** refer *Symmetrical Hip Roof*.

**Hip Roof** refer *Symmetrical High Hip Roof*.

**House Type** refer *Building Type*.

**JTAO** is the Jindee Town Architects Office.

**Landscaping** refers to plants, small trees, hedging plants, groundcovers and shrubs planted in the ground and mulched with a planting density not less than 3 plants per square metre. The use of paving, pots and sculptural garden elements is permitted however these elements are not considered to be Landscaping.

**LDPs** is the Local Development Plans for these lots maintained by the City of Wanneroo.

**Links** are minor floor areas to connect Building Components.

**Lofts** are additional floor space located within the roof space. The finished floor level of the Loft will be above the ceiling of the Storey below and the ceiling is below the roof structure. Where a Loft is incorporated into the dwelling, the External Wall Height requirements relevant to the Building Type are adhered to. Portions of the roof over a Loft may be extended to accommodate Gable Windows, Roof Terraces and Balconies.

**Masonry External Walling** Includes Modular Walling Systems.

**Minimum External Wall Height** refers to the visible external wall of a Building. The Minimum External Wall Height is nominated for each Building Type and in some instances the Principal Elevation will have a Minimum External Wall Height nominated to accommodate the Verandah.

**Mullions** are the vertical supports between multiple window or door assemblies. A mullion may also refer to the piece of hardware that divides the opening of a pair of doors.

**Open Eaves** refer *Eave Types*.

**Outbuilding** is a Building Component on a lot that contains the garage and may contain a shed, studio, Ancillary Unit. It may be habitable or non-habitable and is sometimes connected to the Principal Building by a Back Building. Also referred to as an Out Building.

**Parapet Ears** refers to the portion of walling which extends beyond the vertical edge of a Parapet Wall of a building to cover an eave overhang and gutter.

**Parapet Walls** refers to the upward extension of a wall above the line of the roof surface.

**Pergola** is an open-framed, flat, unroofed Timber external structure on which vegetation is supported, and may or may not be attached to a dwelling. Where nominated in the LDP, a Pergola is permitted instead of a Verandah to the Principal Elevation in which case it is attached to the dwelling. A required Pergola must contain Timber posts with a minimum dimension of 110mm, the space between the posts must be vertically proportioned and contain horizontal rafters with a maximum spacing between rafters of 600mm. Masonry piers are permitted for both required and non required Pergolas where they accord with clause 3 Jindee Material and Colour Palette and 8a ii Verandah Framing and Supports.

**Plinth** refer *Plinth Wall*.

**Plinth Pier** are single support structures to the Plinths.

**Plinth Wall** means that part of a building (it may be a wall, a retaining wall, an Embankment or Piers as shown on the LDP), that raises the Private Frontage Type (ie a Verandah, a Terrace, Pergola or Stoop) and/or Elevation Type (ie a Projecting Front and/or Return Verandah) built on or adjacent to the Principal Setback or Secondary Setback, above ground level. The purpose of the Plinth is to visually enhance the height at which the home is built above street level providing greater presence to the dwelling and enhancing the streetscape.

**Portico** is a built area providing entry into the home. The Portico is roofed, supported by or enclosed by walls and it may be internal or external floor area. It generally forms part of the Verandah.

**Principal Elevation** means the exterior wall or face of the Principal Building that addresses the Principal Boundary.

**Principal Building Elevation Types** are defined and nominated within the LDP. Principal Building Elevation Types may include Straight Front, Projecting Front, Return Verandah, Double Return Verandah, Projecting Front and Return Verandah and Double Projection. See diagrams.

**Principal Boundary** means the Boundary identified as the Principal Boundary in the Individual Lot Plan for that lot within the LDP.

**Principal Building** is the main building on a lot that is located facing the Principal Boundary.

**Raked and Lined Eaves** refer *Eave Types*.

**Roof Types** means the type of roofs that may be built over each Building Component at Jindee and described below:

- **Symmetrical High Hip Roof** is a traditional hip roof with equal roof slopes to opposite faces being of a steeper slope than a Symmetrical High Hip Roof.
- **Symmetrical Hip Roof** is a traditional hip roof with equal roof slopes to opposite faces being of a lesser slope than a Symmetrical High Hip Roof.
- **Traditional Roof** is a hipped roof with three ridgelines being parallel to three elevations of the home. The external roofs are equally sloped with equal ridgeline heights.
  - o Traditionally the internal roof slopes were of an equal or lesser slope than the external roof slopes and met centrally resulting in an internal box gutter.
  - o The modern adaption of the Traditional Roof has either a skillion roof between the ridgelines sloping from the middle ridgeline to the opposite external wall resulting in an external gutter to exit water or a flat roof between the three ridge lines resulting in a fourth ridge line. Both these modern adaptations to the traditional roof are permitted.
- **Symmetrical Gable Roof** is a traditional hip roof with equal roof slopes to the sloped part of the roof. The short ends of the roof are finished with a Parapet Wall or raked or lined eaves. Roofs finishing on the wall of the home will not be permitted.
- **Skillion Roof** is a sloped mono pitched roof where one wall is higher than the opposite wall.
- **Flat Roof** is a mono pitched roof of slope not greater than 5 degrees and is hidden by Parapet Walls.

- **Curved Roof** is a single convex shape pitched from the Principal Elevation to the opposite and parallel external wall of the Principal Building, with the highest curve of the roof being parallel to the Principal Boundary, and a full height Gable to the Principal Building side walls. The walls below are vertical and meet the External Wall Height requirements of these Standards. The radius of the Curved Roof must be between 60% – 70% of the Principal Building Side Elevation wall length and the highest curve of the roof must be no greater than 3m above the External Wall Height, whichever is the lesser between the radius and maximum height forms of measurement. The Curved Roof eaves must be raked with a minimum overhang of 150mm, this includes the gable end eave overhang. The Principal Elevation Verandah is required to be a Straight, Concave, Convex or Pergola Type. The Back and Out Buildings must have a Curved Roof or a Flat Roof.

**Secondary Elevation** refers to the exterior wall or face of a Principal Building that addresses the Secondary Boundary.

**Secret Gutter** refer *Gutter on Wall*.

**Side Elevation** means the exterior wall or face of any Building Component that addresses the Side Boundary.

**Sideyard House**, also referred to as a Sideyard Home, refers to a dwelling with a Sideyard Disposition. The Sideyard Disposition is the disposition of a home required in the LDP for a lot where a side garden is required.

**Sideyard Walls** refer *External Walling*.

**Skillion Roof** refer *Roof Types*.

**Soffit** describes the exposed underside of any roof or verandah.

**Solar or Thermal Chimneys** are building elements in a form similar to a chimney that are designed to enhance natural ventilation in a home.

**Standards** refers to these *Architectural Standards*.

**Symmetrical Gable Roof** refer *Roof Types*.

**Symmetrical Hip Roof** refer *Roof Types*.

**Symmetrical High Hip Roof** refer *Roof Types*.

**Terrace** refers to the external floor required by the LDP on a Lot. It may be of light weight construction like a timber deck.

**Timber** references include timber composite materials.

**Traditional Boxed Eaves** refer *Eave Types*.

**Traditional Eaves** are Boxed Eaves where the soffit is made from Timber battens attached lengthwise.

**Traditional Roof** refer *Roof Types*.

**Transom** is the term given to a horizontal structural beam or bar, or to the cross piece separating a door or the like from a window above it.

**Transom Window** refers to the window over the Transom.

**Trim** refers to decorative elements and small details external to the home.

**Ultra Modern** refers to a building design where the JTAO makes the finding on merit that an ultra modern aesthetic is created and meets the following criteria:

- The design for the entire home is an ultra modern integrated architectural design aesthetic;
- The roof type is a Flat Roof or a Curved Roof;
- That where a Flat Roof is used it is contained behind a Parapet Wall on any Principal and Secondary Elevations and a significant portion of any Side Elevation; and
- The required Verandah or Terrace with Pergola is part of the integrated Ultra Modern aesthetic.
- The Principal Elevation and Secondary Elevation contains high quality glass (which as a minimum must be of higher quality than the profiles contained in the Materials and Colours Palette), window and door profiles; and
- The Principal Elevation contains a greater area of glass than solid wall;

**Verandah** means an external area in a linear configuration that extends across the front and sometimes sides of a building. It is covered by a roof which slopes downwards from the Principal Elevation and is supported by piers or posts.

**Verandah End Panel** is the infill within the Verandah Spandrel.

**Verandah Spandrel** refers to the space at the end of the verandah above the horizontal beam and below the roof material.

**Villa House Type** *refer Building Types.*

**Wind Towers** are used synonymously with Solar or Thermal Chimneys.







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