

# Approved Revisions made to the Thesen Islands Design Guidelines

11.12.2024

## 1. D9: Cottage pane windows

Addition:

- Cottage pane with vertical proportions.

## 2. D17. Burglar Bars

Addition:

- Bars should be of a simple rectangular form placed internally.
- Clearview burglar bars preferred
- No external burglar bars allowed.

## 3. D25: Veranda internal door removal.

Addition / amendment / intent:

**First Floor Veranda** may have a reinforced concrete floor provided that the total visible thickness is similar to timber proportions.

Frameless glass not permitted on first floor

- ~~frameless glass.~~

Veranda to remain an outdoor space but may be enclosed with louvres or frames / frameless glass as above. Verandas are not part of the internal floor area, and therefore the doors between the main building form and veranda to remain. Removal of internal doors on main building forms, changing the veranda to internal space, will require compliance with door placement requirements in Clause D22

## 4. D29: Garage door placement.

Addition:

- No more than 2 garage doors in the same wall plane may face the street.

## 5. D30: Gates

Addition / intent:

Vehicular and pedestrian gates may not open onto the common property, pedestrian entrances may have hard surfaces not exceeding 2m in width and may not form part of the driveway width, second driveways may not have hard surfaces and Bera Blocks are recommended.

## 6. D33: Folding arm awnings

Addition:

**Restrictions:**

- Only one awning per façade allowed.
- Allowed to extent over lateral building lines up to 450mm from the boundary and not exceed 4.5m width measured along the boundary.

## 7. D36: Screens

Addition:

### 2. Screens

The architecture of These Islands is Colonial Maritime, without Victorian embellishments.

Screens are used for water tanks, gas bottles, air conditioning units, hot tubs, privacy, weather or for climbing plants.

#### Requirements:

- Maximum height of 2m permitted, unless part of a formal structure like a pergola.
- Only one side of a pergola, abutting a wall of a major building form can be enclosed.
- The side of a pergola facing the side boundary may be enclosed with slats with a minimum 20mm openings – the other sides to remain open.
- Screens, linked to the house may be considered for privacy or planting. Must be within building lines.
- Horizontal or vertical timber or aluminium slats.
- Minimum opening between slats to be 20mm
- Painted white or the same colour as the Primary wall colour when attached to the main building.
- External staircase can be enclosed with slats for storage and to remain uninhabitable.
- Carports and boat ports may be enclosed on the sides with a minimum of 20mm slats and may not be enclosed internally behind the slats. Refer D29-1

#### Not permitted:

- Lattice Trellis style
- intricate woodwork or metalwork
- ornate, rustic or cottage like  
large and statement making
- Free standing screens, randomly placed.
- Screens not allowed on jetties, gazebos and openable aluminium structures
- for enclosing gazebos
- coloured screens

## 8. D40. Gazebos

Addition:

### 2.2 Jetty pergola

A square open timber pergola may be built on the existing jetty.

- No other configuration is permitted.
- Can only be enclosed on the sides with clear, see through drop-down blinds, which has a white 200mm border. No horizontal shading elements like retractable awnings and shade sails allowed.

Size: Maximum 3x3m. Height may not exceed 2.7m above jetty floor.

- Posts to line up with jetty posts.
- A balustrade /seating matching the house limited to 1m high can be provided.

- The Pergola must be flat.
- For a pergola to qualify as an unroofed structure, a minimum opening requirement of 25% to provide for more sufficient shading.

### 2.3 Balustrades on jetties

Balustrades on jetties are limited to an area of 3X3m and forming part of the jetty gazebo or pergola structure.

No freestanding balustrades allowed.

## 9. D42: Pavilions and Links

Addition / amendment:

A double storey pavilion will be considered if all the following applies:

- Maximum exposed glass height 1.2m. Glazing may be exposed from 1m above finished floor level
- Glazing below 1m from finished floor level to be behind fixed louvres or slats giving at least 50% cover.

## 10. D44 Hot Tubs

Addition:

Hot tubs to comply with the following requirements:

- Must be above ground and within building lines.
- Size: limited to a diameter of 2.25m.
- Maximum height permitted 1m.
- If placed on the first floor or on a deck, the structural integrity must be considered.
- If exposed or can be seen;
- it should be in natural materials e.g. clad in wood, similar to decking, or clad in dry packed stone, or in corrugated sheeting or in copper. No bright and accent colours permitted
- When screened in a court yard, no height or material limitation.
- Any nuisance to neighbours regarding smoke and noise must be avoided.
- BCO approval required

### Drymill requirements:

- If installed on the ground floor, it must be set back at least 1m from the front edge of the gabion and 1m from the lateral boundary.
- If installed on a balcony, it can only be installed in the designated jacuzzi area.
- Must be smoke free – no flue
- Size: limited to a diameter of 2.25m.
- Maximum height permitted 1m.
- If placed on the first floor or on a deck, the structural integrity must be considered.
- If exposed or can be seen;
- it should be in natural materials e.g. clad in wood, similar to decking, or clad in dry packed stone, or in corrugated sheeting or in copper. No bright and accent colours permitted

- Special consideration regarding noise or vibration must be given and any nuisance to neighbours must be avoided.
- BCO approval required.

## 11. D45-3: Boat Lifts

Additions / amendments:

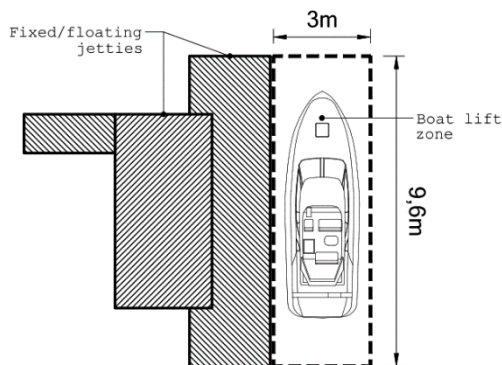
### 3. Boat lifts:

These are not encouraged due to limited circulation space within waterways. Where viable, to be limited to a single boat lift unit, positioned within a 3.0m x 9.6m “boat lift zone” directly adjacent to the floating jetty:

- Only pre-approved types will be considered – specifications & colour to be submitted to the DRP for approval.
- No roofing or enclosures are permitted.

### 3. Floating boat lifts:

- To be limited to a single boat lift unit, positioned within a 3.0m x 9.6m “boat lift zone” directly adjacent to the floating jetty.
- Location, specifications & colour to be submitted to the DRP for approval. Preferred colour: NCS Midgrey
- No roofing or enclosures are permitted.
- No branding permitted. Float Lifts: Subject to DRP location approval - Only TIHOA approved Float Lifts allowed
- Approval is at the discretion of the TIHOA and TIDRP



### Gandock docking system:

- Can only be used in place of a floating section at the front of the fixed jetty.
  - Only one per property will be considered where sufficient water area exists.
  - Where two water edge boundaries exist, a separate Gandock system can be considered.
  - Size will be limited.
- Approval is at the discretion of the TIHOA and TIDRP.

## 12. D45-2 Balustrades on jetties

Addition:

A linking deck may be installed directly behind a fixed jetty up to 6m in width may extend to the Eco belt, where it needs to transition to a higher level, without disturbing the Eco belt. No structures allowed on linking decks.

Fixed benches/ seating limited to 1m height, in the gazebo zone of 3mx3m allowed. Can be included as part of the gazebo structure. No other structures allowed on the remainder of the fixed jetty.

As a safety measure, a waterway fence may be erected within the property boundary. The use of a balustrade or fence to comply with DG requirements. Refer to D35 waterway fences

## 13. D53 Artificial grass

Addition:

The use of artificial lawn is supported in designated areas. The following parameters for selection and installation must be considered.

- The lawn/turf must look similar to natural grass e.g. Buffalo, Kikuyo, Berea – the pile and blade heights must represent visual realism. (20-30mm in height).
- The yarn pigment must mimic the appearance of natural grass and not an artificial or lime green.
- Cannot have the appearance of a carpet.
- Professional installation on a surface bed or compacted fill is required. Installation on decks is not recommended and is site specific.
- Prevent fraying of edges by installing the appropriate edging. E.g. concrete, steel.
- The warranty of the product will indicate the standard of the product and
- special attention to be given to fading factors, colour fastness, seam integrity, drainage, wrinkling and durability.

#### 14. Major and Minor Amendments to the TIDG – DRP 2024

The following cannot be amended:

- Architectural vernacular – Colonial Maritime

Major amendments requiring Members approval at a General Meeting as well as the Local Authority before being implemented:

- Anything regarding the Zoning Scheme, TI Overlay Zone, Regulation Plans, Town Planning Requirements and Bylaws.
- Coverage, floor area, height, boundary and building line parameters
- Further items listed below

Minor amendments requiring Board approval and Members ratification at a General Meeting – as with changes to our Rules and Regulations these changes come into effect once approved by the Board but may be turned down by the Members or the Local Authority.

- Items of an aesthetic nature that do not interfere with the overall look and feel of the Estate
- Further items listed below

Major Amendment	Reference	Minor Amendment	Reference
Scale and proportion	D01	Simple aesthetic or changes for practical reasons, but still in line with the Colonial Maritime Vernacular	
Plan and building form	D02 & 3,		
Roofs pitches	D04		
Window and door styles	D09, D18		
Gazebo sizes	D40		
Changes to maximum window and door areas	D20	Changes to window and door sizes	D09/ D19
		Wall finishes	D08
Deck heights	D25	Utilities prescriptions	D34
Gazebo Sizes	D40	Colour Palette	D46
Boundary fences	D35	Building time limits	D55
		Secondary elements such as Pergolas, veranda, jetty structures, awnings	
		Plan submission requirements	D58