

## **SCHEDULE 2 – BUILDING GUIDELINES**

### **1. INTRODUCTION**

The Seller's key objectives for Sundrift Estate is to facilitate the provision of an attractive range of housing types and styles. To ensure that these various housing types can be developed in a manner which assists the investment by Buyers to be protected, special Building Guidelines will apply to all homes to uphold the value of the development.

### **2. COMPLIANCE AND APPROVAL**

#### **2.1 Buyer Must Comply**

- (a) The Buyer must comply with these Building Guidelines.
- (b) The Buyer must not build or install a residence, carport, garage or outbuilding unless the Seller has approved the plans and specification for the residence, carport, garage or outbuilding in accordance with these Building Guidelines.
- (c) The Buyer warrants and undertakes that any building and other improvements must be constructed on the Property in accordance with:
  - (i) these Building Guidelines; and
  - (ii) plans and specifications approved in writing by the Developer and or its Agent, prior to the commencement of any works; and
  - (iii) the additional provisions in this Contract.
- (d) Local Government regulations must be complied with in conjunction with the requirements of the Building Guidelines.
- (e) It is recommended the Buyer confirms the selection of building materials and the building design is in accordance with the requirements of the Seller and the Shire of Exmouth prior to signing a building contract.
- (f) Any requirement within these Building Guidelines which contain a subjective measure or assessment are to be determined by the Seller in its absolute discretion.
- (g) The Seller may vary these Building Guidelines from time to time, provided that any variation is in the opinion of the Seller beneficial to the value of the development.

#### **2.2 Receipt**

The Buyer acknowledges that they are in receipt of a copy of these Building Guidelines.

#### **2.3 Building Plan Approval**

A full set of electronic plans and specifications which includes a Site Plan, Floor Plan, Elevations and a Colour and Materials Schedule must be submitted to the Seller at the following email address [info@celsius.com.au](mailto:info@celsius.com.au).

The Buyer must obtain the Seller's approval before submission to the Shire of Exmouth for issue of a development approval and / or building license. The Seller will only assess the plans in respect of the Building Guidelines. The Shire of Exmouth is responsible for assessing the plans in respect of the relevant legislation.

### **3. GUIDELINES**

#### **3.1 External Appearance**

##### **(a) Walls**

Walls for the front elevation of dwellings, extensions or renovations to dwellings may be constructed of painted or rendered concrete, clay bricks, fibre cement panels or Autoclaved Aerated Concrete panels, or with feature elements such as corrugated iron, feature brick, weatherboard or stonework.

##### **(b) Roofing**

Clay or concrete tiles, slate or shingles, or Colorbond metal roofing are acceptable. House roofs must be sloping and all forms are permissible, incorporating hips, half hips, gables, skillions, dormers and curved roofs. Roof angles shall be as follows;

- (i) gabled or hipped roof: Minimum pitch of 15 degrees unless a lower slope is required over a verandah area; or
- (ii) curved roof: equivalent to the fall of a straight roof with minimum 8 degree pitch; or
- (iii) single pitch roof (Skillion): minimum pitch of 8 degrees.

#### **3.2 Garages and Carports**

Off street parking on the Property must be provided with sufficient cover for at least two vehicles with the exception of properties with an area less than 300 square metres which must provide sufficient cover for at least one vehicle.

##### **(a) Location**

Building setbacks must be in accordance with the Shire of Exmouth requirements including any requirements in the Local Development Plan.

##### **(b) Floors**

Garage and carport floors must be brick paved or concrete.

#### **3.3 Outbuildings (Detached Sheds, Tool Stores Etc)**

The design, appearance and external colour and material of outbuildings such as sheds and patios must be compatible with the main dwelling. Any shed or other outbuilding must not be made of or coated with zincalume or other reflective material.

#### **3.4 Driveways and Crossovers**

- (a) A minimum of one driveway and crossover must be provided to the lot

prior to occupancy of the dwelling on the property.

- (b) All driveways and crossovers must complement the dwelling.
- (c) Driveways and crossovers are to be constructed of brick paving, liquid limestone, concrete or exposed aggregate concrete.
- (d) Crossovers are to be constructed in accordance with the Shire of Exmouth requirements.

### 3.5 Fencing

- (a) All common boundary fencing shall be constructed in Colorbond (Surfmist colour) unless already erected at settlement.
- (b) Where the Developer has erected retaining or feature walls or fencing on or adjacent to any boundary, the Buyer must not alter in any way or remove such walls or fences or permit them to be altered or removed.
- (a) The Buyer acknowledges and agrees that the Buyer is responsible for the maintenance of all retaining or feature walls or fencing.

### 3.6 Front Landscaping

- (a) One street tree per dwelling is required to the front landscaping and shall be installed by the Buyer and maintained by the Buyer.
- (b) The Buyer shall install a street tree of one of the selected tree species within the front 3 metres of the lot:
  - Eucalyptus Victrix
  - Eucalyptus Microtheca
  - Casuarina Equisetifolia
  - Hibiscus Tilaceus 'Rubra'
  - Melaluca Leucadendra
  - Cupaniopsis 'Tuckeroo'
  - Brachychiton Populneus

### 3.7 Air conditioners, Evaporative Coolers, Solar Hot Water Systems and Solar Panels

Air conditioners, evaporative coolers and solar hot water systems and solar panels must be integrated with the main roof profile to the dwelling and out of public view to the extent practicable.

### 3.8 Use of Property

The carrying out of any construction or mechanical repairs or restoration of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited on the property unless

screened from the public view and in compliance with the Seller's directions.

### 3.9 TV Antenna

TV Antenna and Satellite dishes shall not be located on the roof areas facing the street frontage of the Property to the extent practicable.

### 3.10 Washing lines

Washing lines must be out of public view.

### 3.11 Commercial Vehicles

Commercial vehicles as defined by the Shire of Exmouth local laws to mean a vehicle designed for or used for commercial purposes, exceeding the load capacity of one tonne and/or a vehicle designed for or used for industrial purposes, including trucks, buses, caravans, and trailers but excluding boats and boats on trailers must not be parked or be stored on the Property unless parked or stored within a garage or screened from public view and in compliance with Shire of Exmouth requirements.

### 3.12 Boat storage

Boats must not be stored on the verge and must be stored within the Property boundary. All boats greater than 8 metres in length must be stored within the Property boundary and behind the building setback.

### 3.13 Rainwater Tanks

Rainwater tanks must be of a colour matching the main building and sited away from public view and be approved by the Shire of Exmouth.

### 3.14 Rubbish Disposal Containers

Rubbish disposal containers must be screened from the view from any public street or thoroughfare.

### 3.15 Appearance of Property

The buyer must not accumulate or permit to accumulate on the Property any rubbish, trash, garbage or other waste materials or keep or permit the same to be kept on the Property or any part thereof except in containers located in appropriate areas screened or concealed from view so that the containers are not visible from any street onto which the Property or any part thereof fronts;

### 3.16 Lighting and Dark Sky Principles

Exmouth's proximity to significant turtle nesting sites requires careful consideration of artificial light levels. Implementing dark sky principles contributes to the protection of local wildlife and helps maintain the natural character of the coastal environment. This guideline is included to ensure residential and public realm lighting minimises adverse impacts on Exmouth's natural environment, particularly turtle nesting and seabird behaviour, while maintaining safety and amenity for residents.

Building designers and homeowners are encouraged to apply *dark sky* principles to reduce light pollution and preserve Exmouth's natural night-time environment. The following measures are recommended to minimise lighting impacts:

- Use low-intensity, warm-coloured lighting (amber or red spectrum preferred).
- Select light fittings that are fully shielded or have a cut-off design to prevent upward or outward light spill.
- Limit unnecessary external lighting and use timers, motion sensors, or dimmers where appropriate.
- Orient external lights away from beaches and sensitive coastal habitats.
- Incorporate landscape screening, window treatments, or glazing tints to reduce internal light glow visible from coastal areas.