

## HARRISDALE GREEN

### BUILDING APPROVAL PROCEDURE

16/05/2011

1. Prior to the commencement on any Lot, of any building work whatsoever, including outbuildings, fencing, external renovations, air-conditioners or any other structure, plans and specifications describing the proposed works in respect of that Lot shall be submitted to Cedar Woods Properties Limited for approval.
2. Each submission shall include the following:
  - a) completed application for building approval;
  - b) two complete sets of plans, specifications and structural footing details;
  - c) AHD levels must be noted on the site plan.
3. The plans will then either be approved by Cedar Woods Properties Limited or the owner/builder will be advised to contact Cedar Woods or its representative to discuss any amendments required prior to re-submission for final approval.
4. The owner/builder will be advised of approval by letter. A copy of the approval will then need to be forwarded to the City of Armadale by the builder / lot owner.

The City of Armadale will then process the plans in accordance with the requirements of the Building Codes of Australia and the City of Armadale's Town Planning Scheme, including the Detailed Area Plan applicable to the Lot.

5. Any alterations or additions to the approved plans which affect the external design of any structure will need to be submitted to Cedar Woods Properties Limited for approval.

*If any further information is required, please contact Cedar Woods Properties Limited on telephone: (08) 9480 1500 or fax: (08) 9480 1599.*



**harrisdale  
green**

**Send Plans to:**

**Cedar Woods Properties Limited,  
PO Box 788,  
West Perth WA 6872**

# APPLICATION FOR BUILDING APPROVAL

In accordance with the conditions of the Contract of Sale and The Harrisdale Green Design Guidelines entered into with Cedar Woods, on behalf of the Housing Authority, I hereby seek approval to the design and materials proposed to be used for the building as set out hereunder:

**DATE:** \_\_\_\_\_

**NAME OF APPLICANT (print):** \_\_\_\_\_

## SITE

Lot \_\_\_\_\_ Street \_\_\_\_\_

Locality \_\_\_\_\_

## OWNER

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## BUILDER

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

## DESIGN INFORMATION

### **Roof Material**

Make \_\_\_\_\_ Colour \_\_\_\_\_

**Wall Material** (The front façade must comprise of a combination of at least two materials (exclusive of glazing). No one material should comprise more than 80% of the front façade excluding garage doors and windows).

Make \_\_\_\_\_ Colour \_\_\_\_\_

Make \_\_\_\_\_ Colour \_\_\_\_\_

### **Hot Water System**

Type  
GAS / SOLAR / ELECTRIC      Make \_\_\_\_\_      Colour \_\_\_\_\_



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## DESIGN CHECKLIST – 16/05/2011

The following checklist must be completed and submitted to Cedar Woods with your plans for approval.

Complete the checklist by placing a cross (x) in the appropriate box. If you answer YES to a question, circle the number in the POINTS column on the far right. When you have finished, add up all the points you have circled and write down the total at the bottom of the column. If you achieve total points of at least **25** out of **30** and, if agreed following assessment of your plans by Cedar Woods or its representative, your plans will be approved.

	YES	NO	POINTS
1. Has a site plan including lot number, scale, north arrow, site features (e.g. existing fencing, steps or retaining wall), ground levels, service & access locations and best position for solar orientation, prevailing winds and views been submitted?	<input type="checkbox"/>	<input type="checkbox"/>	Required
2. Have the required Solar Access and Energy Efficiency standard been met:			
• Are living areas (living, family or recreation room) located on the north side of the home?	<input type="checkbox"/>	<input type="checkbox"/>	2
• Are the largest windows located on the north facing walls of the home, with the smaller windows on the south, west and east facing walls?	<input type="checkbox"/>	<input type="checkbox"/>	1
• Are there suitable eaves, awnings or pergolas to shade north facing windows in summer and allow the sun in during winter?	<input type="checkbox"/>	<input type="checkbox"/>	2
• Are east and west facing windows adequately protected from the summer sun with shade devices such as awnings, eaves, pergolas or "smart glass".	<input type="checkbox"/>	<input type="checkbox"/>	1
• Does the design include cross ventilation through living areas?	<input type="checkbox"/>	<input type="checkbox"/>	1
• Do the outdoor courtyards and living areas face north to maximize winter sun?	<input type="checkbox"/>	<input type="checkbox"/>	2
• Does the design of the home achieve a 6 star energy rating? (a rating certificate such as BERS, AccuRate or First Rate is required)	<input type="checkbox"/>	<input type="checkbox"/>	5
• Does the home include energy efficient lighting and ceiling fans?	<input type="checkbox"/>	<input type="checkbox"/>	1
• Does the home include installation of a 1.5kW photovoltaic renewable power system on the roof?	<input type="checkbox"/>	<input type="checkbox"/>	5
3. Does the home include installation of a rainwater tank/tanks with a capacity of approximately 3000 litres plumbed into the main bathroom and/or laundry of the home? (Alternative size tanks will be considered where site conditions are restricted).	<input type="checkbox"/>	<input type="checkbox"/>	5
4. Has a materials, finishes and colour schedule for the exterior of the home been submitted?	<input type="checkbox"/>	<input type="checkbox"/>	Required



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	YES	NO	POINTS
5. Does the home have two different materials to the front façade, with no more than 80% of the front elevation comprising one material?	<input type="checkbox"/>	<input type="checkbox"/>	Required
6. Does the design of the home provide visual interest and outlook to the primary and secondary street frontage (where relevant) by including verandahs, gables, windows, porticos or balconies?	<input type="checkbox"/>	<input type="checkbox"/>	Required
7. Does the front elevation of the home facing the primary street include windows and doors with an area of wall above all openings of at least 300mm <u>or</u> a room fronting the primary street with a minimum ceiling height of 31courses?	<input type="checkbox"/>	<input type="checkbox"/>	Required
8. Does the roof of the home have:			
• Minimum 25 degree pitch for single storey or minimum 30 degree pitch for two storey homes.	<input type="checkbox"/>	<input type="checkbox"/>	2
• Light coloured/light weight roof material? (black, dark grey not permitted)	<input type="checkbox"/>	<input type="checkbox"/>	2
9. Does the home have a double garage or carport to accommodate 2 cars (minimum area of 30m <sup>2</sup> ) with a sectional door that is incorporated under the main roof (unless fronting secondary street)? (Carports are to be constructed of the same material as the dwelling).	<input type="checkbox"/>	<input type="checkbox"/>	1
10. Does your builder have an approved Waste Management Programme and will a waste bin be on site at all times during construction?	<input type="checkbox"/>	<input type="checkbox"/>	Required

**TOTAL POINTS:**

**REQUIRED POINTS: 25**

**MAXIMUM POINTS: 30**

I acknowledge that the above information is true and correct

- Name - \_\_\_\_\_
- Position - \_\_\_\_\_
- Signature - \_\_\_\_\_

**NOTE:**

To facilitate installation of landscaping and reticulation you are requested to install a 90mm PVC duct under the driveway and clearly marked "for irrigation pipes only".