

BUILDING APPROVAL PROCEDURE

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.	<p>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.</p> <p>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.</p>	
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.



APPLICATION FOR BUILDING APPROVAL

To apply for Building Approval, please complete and return the following form and attachments to: approvalsWA@cedarwoods.com.au.
 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:

HARRISDALE GREEN ADDRESS

Lot:	Street:
Locality:	

OWNER DETAILS

Name:	Telephone:
Address:	

BUILDER DETAILS

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:
Driveway and Crossover:	Paver Type:	Colour:
Front Door:	Type or Model Number:	
	Glazing or side light:	Colour:
Hot Water System:	Type: GAS SOLAR ELECTRIC	
	Make:	Colour:

DESIGN CHECKLIST

The following checklist must be completed and submitted to Cedar Woods with your plans (floor plan, site plan, elevations and building rating) for approval. Please send approvals to: approvalsWA@cedarwoods.com.au.

Complete the checklist by checking the appropriate box.

		YES	NO
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?		
2.	Have the Solar Access and Energy Efficiency guidelines been met:		
	Are living areas (living, family or recreation room) located on the north side of the home?		
	Are the largest windows located on the north facing walls of the home?		
	Are the smaller windows on the south, west and east facing walls?		
	Are there suitable eaves, awnings or pergolas to shade north facing windows in summer and allow the sun in during winter?		
	Are east and west facing windows adequately protected from the summer sun with shade devices such as awnings, eaves, pergolas or "smart glass"?		
	Do the outdoor courtyards and living areas face north to maximize winter sun?		
3.	Has a materials, finishes and colour schedule for the exterior of the home been submitted?		
4.	Does the home have two different materials to the front façade, with no more than 80% of the front elevation comprising one material?		
5.	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?		
6.	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 or a room fronting the primary street with a minimum ceiling height of 31 courses and minimum external wall height of 28 courses?		
7.	Are windows to toilets and bathrooms situated so as not to be visible from the street?		

DESIGN CHECKLIST

		YES	NO
8.	If the home is on a corner lot, does the house:		
	Address both street frontages with windows from habitable rooms overlooking both streets?		
	Have a feature to both streets such as verandah, gable, recessed panels or other feature?		
9.	Does the roof of the home have:		
	Minimum 25 degree pitch for single storey or minimum 30 degree pitch for two storey homes?		
	Light coloured/light weight roof material? (black, dark grey not permitted)		
10.	Does the home have a double garage or carport to accommodate 2 cars (minimum area of 30m ²) 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)		
11.	Does your builder have an approved Waste Management Programme and will a waste bin be on site at all times during construction?		

I acknowledge that the above information is true and correct.

Name: _____

Position: _____

Signed: _____

Date: _____

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

OFFICE USE ONLY			Comments:
Approved	Declined	Date:	
Approved/Declined By:			