

1. AT NO TIME WILL ANY BUILDING MATERIALS BE STORED ON THE VERGE/LOCAL AUTHORITY LAND UNLESS WITH WRITTEN APPROVAL BY LOCAL AUTHORITY.
2. THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES AND NO ELEMENTS SHALL BE OVER-STRESSED DURING AND AFTER CONSTRUCTION.
3. CONNECT 300mm DIA DOWNPIPPES INTO NEW 610mm MINIMUM RIGID PVC STORM WATER SERVICE CONNECTING TO NEW IN-GROUND RAIN WATER TANK. EXACT LOCATION OF STORM WATER SERVICE AND STORAGE TANKS IS TO BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR IN CONJUNCTION WITH HYDRAULIC ENGINEERING DRAWINGS PRIOR TO CONSTRUCTION.
4. SEWER TIE-IN TO NEW SEPTIC TANK SERVICE IS TO CONFORM TO ALL LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR IN CONJUNCTION WITH HYDRAULIC ENGINEERING DRAWINGS PRIOR TO CONSTRUCTION.
5. FOR DETAILED INFORMATION ON RAIN WATER CONNECTIONS AND SYSTEMS, SEWER/SEPTIC CONNECTIONS AND SYSTEMS AND DRAINAGE, REFER TO HYDRAULIC ENGINEERING DRAWINGS.
6. NEW ELECTRICAL RISE ESTABLISHMENT AND CONNECTION AND ELECTRICAL METER BOX MODIFICATIONS ARE TO BE ACCORDANCE WITH ALL UTILITY AND LOCAL AUTHORITY REQUIREMENTS AND MUST BE CONFIRMED BY BUILDER OR PRINCIPAL CONTRACTOR PRIOR TO CONSTRUCTION.
7. BUILDER OR PRINCIPAL CONTRACTOR TO PROVIDE COMMS/BNB/CONDUIT CONNECTION FROM NOMINATED BOUNDARY STUB LOCATION TO POINT OF ENTRY (POE).
8. BLOCK BOUNDARIES AND CONTOURS AND ANY EXISTING EASEMENTS MUST BE VERIFIED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
9. BUILDER OR PRINCIPAL CONTRACTOR IS TO MAINTAIN LEVELS TO ALL BOUNDARIES.
10. NEW DRIVEWAY ADDITION CONNECTING INTO TO EXISTING ESTATE PROVIDED PORTION IS TO COMPLY WITH THE DRIVEWAY RISE ESTABLISHMENT, STRUCTURE AND LANDSCAPE GUIDELINES AND ALL LOCAL AUTHORITY REQUIREMENTS. EXISTING PORTIONS AND VERGE CROSSOVERS CANNOT BE ALTERED.
11. MAINTAIN A CLEAN, SAFE AND HEALTHY CONSTRUCTION SITE AND PLACE ALL WASTE IN WASTE RECEPTABLES PROVIDED.
12. IF NO SURVEY PLAN IS PROVIDED, ALL GROUND LEVELS AND CONTOURS ARE INDICATIVE ONLY AND MUST BE CHECKED AND CONFIRMED BY THE BUILDER OR PRINCIPAL CONTRACTOR OR OWNER BEFORE THE COMMENCEMENT OF ANY SITE OR CONSTRUCTION WORKS.

- THERE ARE NO EXISTING SIGNIFICANT/REGULATED TREES CURRENTLY IN THE DESIGNATED AREA OF WORKS.
- **ENVIRONMENT - THIS DEVELOPMENT WILL COMPLY WITH THE PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997 AND THE CONSTRUCTION AND DEMOLITION WASTE TOOLKIT 2020.**
- **BIODIVERSITY AND THE LOCAL ENVIRONMENT - SITE, CONSTRUCTION AND LANDSCAPING WORKS WILL COMPLY WITH THE WOODBURY RIDGE ESTATE ARCHITECTURAL AND LANDSCAPE GUIDELINES AND THE WOODBURY RIDGE ESTATE BIODIVERSITY MANAGEMENT PLAN.**

FFL -	FINISHED FLOOR LEVEL
AHD -	AUSTRALIAN HEIGHT DATUM

SUPPLY AND INSTALL: TAYLEX CONCRETE ABSNR-2000 ADVANCED  
SECONDARY NUTRIENT REDUCTION AWTS AS PER AS/NZS 1547:2000 -  
ON-SITE DOMESTIC-WASTEWATER MANAGEMENT AND YASS VALLEY  
COUNCIL (YVC) REQUIREMENTS. ENSURE ADEQUATE FALL TO TANK AND  
INSTALL WITHIN CLOSE PROXIMITY TO THE APPROVED EFFLUENT  
MANAGEMENT ZONE ONLY.

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**GARAGE**  
**FFL: 632.150 AHD**

~~ESTATE PROVIDE LOT ENTRY DRIVEWAY PORTION -  
DO NOT ALTER AND CONNECT NEW DRIVEWAY~~

Project Description  
**PROPOSED NEW DWELLING**

Project Address  
**LOT: 20 DP: 271494 DIV: SUTTON**  
**52 WOODBURY DRIVE SUTTON NSW 2620**

Version

### Amendments

1	BEDROOM 5 ROOF DESIGN AMENDED
2	ALFRESCO STRUCTURE DESIGN AMENDED
3	WIP/BEDROOM 5 LAYOUT CHANGES
4	ALFRESCO + FRONT FACADE AMENDED
-	-
-	-

<input checked="" type="checkbox"/>	DEVELOPMENT APPROVAL	<input type="checkbox"/>	TENDER
<input type="checkbox"/>	CONSTRUCTION CERTIFICATE	<input type="checkbox"/>	FOR CONSTR

Scale  
1:350 - A2  
Sheet No.  
**A.001**