

Woodbury Ridge Sutton – Frequently Asked Questions

PART ONE – INFORMATION ON THE LAND AND BUILDING

When will construction commence and when do you anticipate it to be completed?

- The developers are targeting commencement of construction in November 2022 and are forecasting completion (subject to weather, contractor performance and other variables) in late November 2023.

What is the difference between The Village, Hilltop and Riverside lots

- The Village lots are zoned RU5 Village, and the Hilltop and Riverside precincts are zoned R5 Large Lot Residential under the Yass Valley Local Environmental Plan 2013.
- Both zonings permit residential use however RU5 typically allows a broader range of additional uses (outside of residential) over and above the R5 zoning.
- There are different controls in the Community Management Statement affecting each of the three precincts. Please talk to our team about those controls.

Building on your Lot

- Buildings and other structures (dwellings, garages, cabanas, swimming pools, and any outbuildings) may **ONLY** be built within the Building Envelope defined on each lot.

Building to protect against bushfire - what is the BAL rating and what it means to purchasers?

- BAL rating refers to Bush Fire Attack Level and it measures the bush fire risk of your property. The higher the risk, the more protection you need.
- All proposed dwellings must meet the Bushfire Attached Level (BAL) rating required under the Bushfire Risk Assessment Report to be procured by the owner that is required for your Development Application.
- You will need to be aware of the likely BAL requirements for your lot and ensure you design your home appropriately from the outset.
- Lots 26, 27, 29,30,53,54,55, 65,66 and 67 must be built to BAL 29 standards. For all other lots you will be required to build to the BAL assessment undertaken during your design process.
- More detail in regards to BAL ratings can be found [here](#). We also recommend you speak to Council or a qualified consultant in bush fire risk assessment early in your design journey.



What services will be provided to the lots within Woodbury Ridge?

Power

- 3 Phase underground power to the boundary of each lot will be provided.
- The connection from that point to any building(s) will be at the cost of the purchaser.

Drinking Water

- No mains water supply exists to Sutton Village or Woodbury Ridge.
- As a part of constructing your home, you be required to install a concrete in ground rain water tank (minimum 100,000L) that will provide your drinking water.
- The roofs of your home and any other major buildings must be plumbed to the rainwater tanks, to supply your potable (drinking) water supply within your home.

Non-Potable Water

- A connection to a non-potable (non-drinking) water supply will be provided to a point near your driveway entrance to the lot.
- This non potable water supply will be owned and operated by your Community Association and will be supplied from a bore or bores on Community Land within Woodbury Ridge.
- The Community Manager will purchase a licence to pump water each year.
- Each lot will likely start with a non-potable water supply allowance of approximately 300,000L p.a.
- This supply will be metered and excess water use charges (i.e., beyond your advised annual allocation) may be charged by the Community Association.
- The non-potable water supply may be used for irrigation and other such purposes. We do not recommend bringing this water supply into your dwelling to the levels of minerals contained within the water and the potential impact on pipes over time.
- It must not be used for drinking.
- The costs of supply of your annual allocation of this water will form part of your annual Community Levies.
- Please also refer to the separate Woodbury Ridge Water Cycle Management Fact Sheet for more details.

Effluent Treatment and Disposal

- No mains sewerage system exists at Sutton Village or Woodbury Ridge.
- As a part of constructing your home, you will be required to install an approved effluent treatment system for the collection, treatment and disposal of effluent generated on site.
- Treated effluent disposal is restricted to the areas designated Effluent Disposal Areas or Special Effluent Disposal Areas.
- Please also refer to the separate Woodbury Ridge Water Cycle Management Fact Sheet for more details.



Garbage

- Residents at Woodbury will be required to engage a contractor for general rubbish collection.
- O'Sullivan's Waste operate in the area (www.osullivanswaste.com.au) and will provide you with an appropriate bin and collect either weekly, fortnightly, monthly or as requested. Prices start from \$12 per collection.
- Recycling can be disposed of at the 24/7 recycling station which is located in West Street, Sutton.

Mail

- There is no post to door services provided by Australia Post in Sutton, therefore Woodbury Ridge residents will be required to source a mailbox at the local Post Office within Sutton Village.
- These are subsidised by Australia Post and start from approx. \$50 per annum.
- Australia Post deliveries will be routed to the Post Office for collection when convenient. The Post Office is open Monday to Saturday.
- Third party couriers (DHL etc) will deliver to your property.

What are the approximate annual rates for a lot at Woodbury Ridge?

- The exact rating values for Woodbury Ridge will not be known until the land value has been rated. However, rates in Yass Valley Council are typically much less than those levied within the ACT.
- An example of actual rates charged for 2022/23 shows a 1.075ha block in Murrumbateman pays approximately \$1,910 per annum. Whilst 611sqm block in Forde pays approximately \$4,465 per annum and a 711sqm block in Watson pays approximately \$5,140 per annum.
- More information concerning rates can be found on the Yass Valley Council [Rates and Charges](#) website page.

Will the boundaries be fenced?

- Yes, all boundaries will be fenced, and a vehicular entry and gate provided to each lot.
- The type of fencing you have on your lot will be dependant on the location of your lot within the estate.

Will the developer provide a driveway?

- The developer will provide a sealed driveway (two coat bitumen sealed to match to road surface) to the nominated driveway entry point.
- The purchaser will be responsible for construction of the driveway from the gate to the building envelope.

Will there be Design Guidelines and a Compliance Bond?

- Yes, there are Design Guidelines applicable to Woodbury Ridge, the purpose of which is essentially to ensure a high standard of built form development and thus protect the investment of purchasers.



- Purchasing in Woodbury Ridge provides an opportunity to opt into a community that values excellence in architectural design and sustainability principles. The Design Guidelines are intended to create high quality and visually aesthetic homes whilst providing the latitude for individual expression.
- A compliance bond of \$10,000 will be payable upon settlement to ensure compliance with the Design Guidelines.
 - The compliance bond will be refunded upon satisfactory completion of construction in accordance with the approved plans within the commencement and completion requirements.

Is there a required time period to build?

- Yes, as a part of the compliance bond you will be required to commence construction on your lot within three (3) years of the date of settlement and to complete within five (5) years of the date of settlement. Failure to do so will risk forfeiture of your compliance bond.

Can a second dwelling such as a 'granny flat' be built?

- Yes, subject to Council approval and to remain on a single title.
- The second dwelling must be situated within the building envelope and be built in accordance with the design guidelines. We would strongly recommend the potential for a second dwelling be factored in when sizing your initial water and septic tanks installations.

Is a Geotech Report available for purchasers?

- No. Purchasers will be required to undertake their own investigations into ground conditions.

What is the DA process in NSW?

- Once your housing design has been approved by the Developer as being compliant with the Design Guidelines you can submit your Development Application to Yass Valley Council via the online planning portal.
- Further information on how this process works and the required documentation can be found [here](#).



PART 2 - INFORMATION ON VEGETATION, LANDSCAPING and ANIMALS

What trees will remain within Woodbury Ridge?

- The established eucalypt trees that you see standing will all remain.
- The developers have already cleared the trees required to facilitate the development those trees have been moved to the Stewardship Sites to create habitat for native animals.
- The Biodiversity Management Plan for Woodbury Ridge (refer to the Community Management Statement) prohibits the removal of any other established trees.

What planting can I do on my lot?

- Across all of Woodbury Ridge there will be a Prohibited Species list.
- These are species that can cause significant damage to the ecosystem at Woodbury Ridge and must not be planted anywhere within the estate. On Village and Riverside lots you will be able to plant anything not listed in the Prohibited Species List.
- On Hilltop lots, you will be able to plant anything not listed in the Prohibited Species List **within** the building envelope.
 - **Outside** of the building envelope, you may only plant species from the Approved Species List contained within the Biodiversity Management Plan.
 - This is to protect and enhance the native ecosystem at Woodbury Ridge and there are species that are endemic (native) to the Boxgum Woodland ecosystem.

What animals can I have on my lot?

- The keeping of animals within Woodbury Ridge is governed by the Community Management Statement and the Biodiversity Management Plan (where applicable).
- All owners will be allowed up to three dogs and three cats, however all cats must be contained at all times within buildings or purpose-built cat enclosures.
- Livestock animals with the exception of chickens, geese and ducks are excluded from being kept on Village lots.
- Cattle, sheep, alpacas, llamas, and goats are permitted on Hilltop lots in accordance with the Biodiversity Management Plan and in the Riverside area subject to the Community Management Statement.
- Horses are only permitted in the Riverside lots.
- Please refer to the Community Management Statement and the Biodiversity Management Plan for further details.



PART 3 – INFORMATION ON THE COMMUNITY SCHEME

What is Community Title and how will the community owned assets such as the park, non-potable water and external fencing and signage be maintained?

- Woodbury Ridge is to be a Community Scheme under the NSW Community Land Management Act (1989).
- Community Schemes are common throughout NSW, and locally include places like Weetalabah (Queanbeyan LGA), Merryville, Dundoos, Valencia (all Yass LGA).
- Within Community Schemes, landowners own their own lot (just like Torrens title) and have certain rights and responsibilities for Community Association assets.
- The original owners of Woodbury Ridge are pioneers in the Sutton area and chose to adopt a Community Scheme for this land in recognition of its ecological and visual significance.
- The Community Scheme helps the owners (collectively and individually) protect and preserve the important characteristics of the land and provides for the new residents to take an active governance role of the site for the benefit of all.
- In more detail:
 - The Scheme will be managed by a body corporate consisting of all lot owners, known as the Community Association, in accordance with the NSW Community Land Management Act and the Woodbury Ridge Community Management Statement.
 - The Association will appoint a third-party manager to do the day-to-day administration of the Scheme.
 - All common areas (including the park, non-potable water infrastructure etc) are referred to as Association property.
- Similar to strata title (or unit title in the ACT), everything is managed via a managed meeting process, with all owners having certain rights and responsibilities.
- The Association committee(s) deals with day-to-day issues and general meetings are held for larger issues which each individual lot owner may attend.
- [Living in a Community Scheme](#) is a good reference guide for people to understand the mechanics of a Community Scheme.

What Community owned facilities will be available for Residents?

- The developer will construct the communal park between the Village and Hilltop Lots for the use of residents of Woodbury Ridge and the greater Sutton community.
- The park will cater to all age groups from toddlers to teenagers with play equipment, nature play areas, swings and other recreation amenities including seating and facilities for family gatherings.
- There are walkways throughout Woodbury Ridge that link the Village, Hilltop and Riverside lots to the communal park and Yass River.



PART 4 – INFORMATION ON THE LOCALITY, SCHOOLS AND TRANSPORT

Are there school buses from Sutton and where is the nearest bus stop?

- There are a range of school bus options to a vast number of schools in the ACT.
- Further details can be found [here](#).

Is Public Transport to and from Canberra available?

- There is no public transport to and from Canberra however, school buses are provided as outlined above.

Can I get an Uber or Taxi into town?

- Yes, Uber drivers and Canberra Cabs do service Sutton however you will be subject to their discretion to accept the trip.

Can I get groceries delivered at Woodbury Ridge?

- Yes, both Woolworths and Coles deliver to Sutton.



PART 5 – INFORMATION ON SALES

How will the Ballot work?

- Ballot registration for the first land release will open on Monday, 26th September 2022 and close on Sunday, 9th October 2022 for the first 29 lots (see Ballot List and Pricing document).
- The ballot will be drawn on Monday, 10th October 2022 and all entrants will receive a number that indicates their position in the outcome of the ballot. The lower the number you receive, the better your odds of being able to purchase a lot.
- The Lot Selection and Purchase Day will be held on Saturday, 15th October 2022. We will invite the recipients of numbers 1-100 (approximately) to attend the day. We will commence the morning with all 29 lots available and we will invite whoever received number 1 in the ballot to come in first, select a lot, pay a 10% deposit and exchange contracts.
- Once done, that lot will be removed from the for-sale list, and we will invite whomever received number 2 in to do go through the same process. This will continue until all lots have been sold.
- There is no obligation to purchase and should your desired lot(s) no longer be available when your number is called you can decline to participate at that time.

Will there be further releases at Woodbury Ridge?

- The developers will undertake at least one more release of land within Woodbury Ridge, however the timing and method of sale will be determined at some point in the future, likely to be mid 2023 at the earliest.

Can I on sell my Lot prior to settlement?

- The contract for sale will contain a first right of refusal in favour of the developers should a purchaser wish to on sell their Lot prior to settlement.
- The mechanism for the determination of the price will be the average of three independent valuations of the Market Value of the Lot.

What is the stamp duty – when is it paid?

- Stamp duty in NSW is payable within 3 months of exchanging contracts.
- [Service NSW](#) has information on stamp duty including an online calculator.

Once construction of the subdivision is completed how much notice will be given to purchasers to settle on their lot?

- Once all the relevant sign offs from stakeholders are in hand the developers will call for settlement and purchasers will have 2 weeks to settle on your acquisition.
- You will need to have unconditional approval from your lender for the total purchase price of the land prior to that time.
- The developer will be in touch frequently towards the end of the construction activities to ensure purchasers are as informed as possible.





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