

The Effluent Management Zone (EMZ) available area is 1000m². Reference ACT Geotech report AS/C14901 DA stamped 15/08/2024.

The required primary area is 445m² and reserved area required is 445m² which is total 890m² required for EMZ.

The proposed new location of the garden shed is 6m x 6m = 36m² in the reserve area of EMZ..

Total of EMZ plus garden shed is still within 1000m² EMZ.

- Minimum Earthworks to be carried out:
- Strip 100mm topsoil
- Place and compact 150mm Subbase
- Place concrete slab as per manufacturers specification
- Shed to be minimum 2m away from edge of Reserve Area of EMZ



SITE AREA CALCULATIONS

SITE AREA: 13,965m²

PRIMARY RESIDENCE

PROPOSED LIVING: 380.0m²
PROPOSED GARAGE: 72.7m²

PROPOSED PORCHES / PORTE COCHERE: 58.2m²
PROPOSED ALFRESCO: 55.3m²
PROPOSED PATIO: 16.3m²

TOTAL GFA: 452.7m²

SECONDARY RESIDENCE

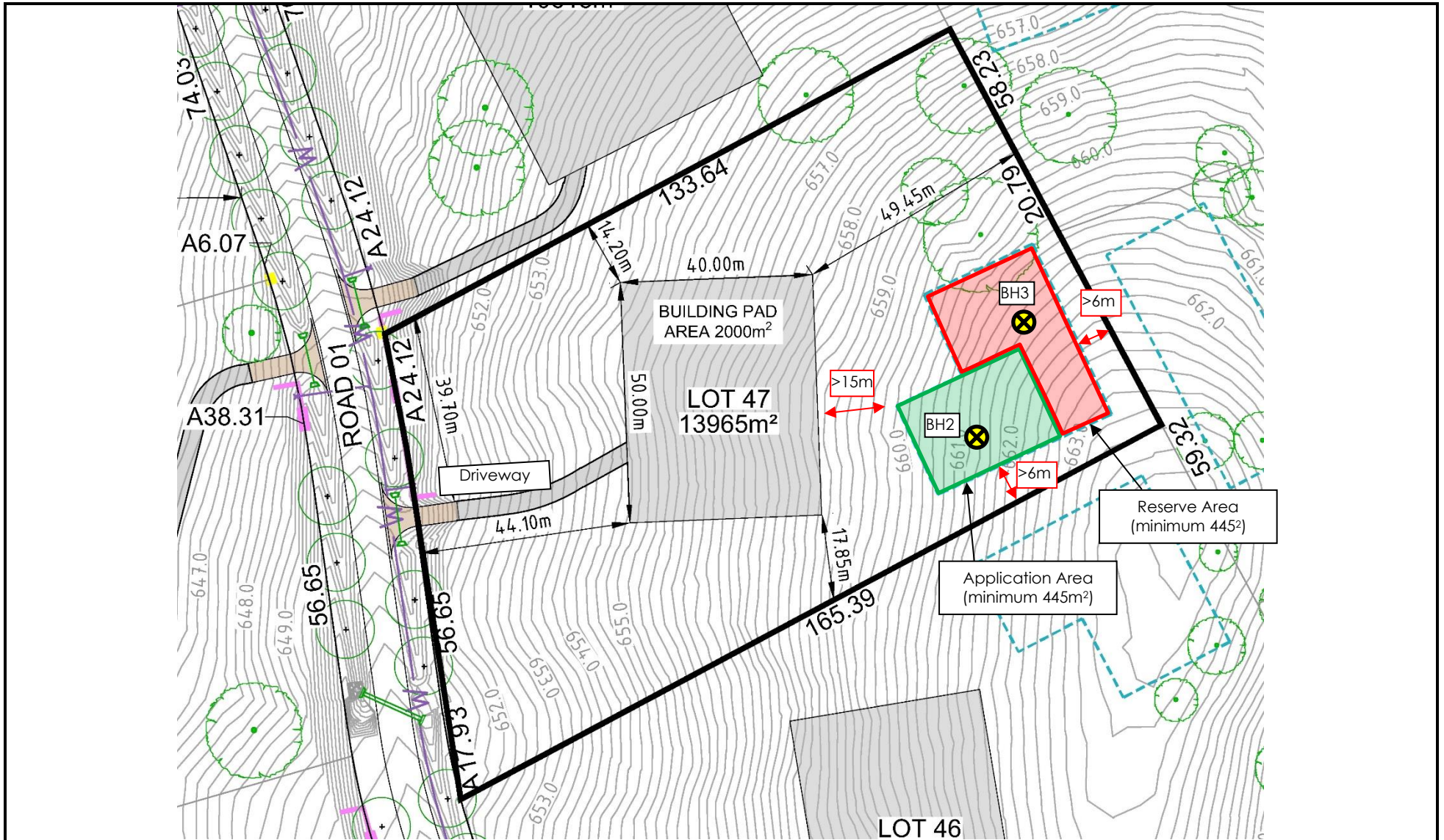
PROPOSED LIVING: 87.0m²
PROPOSED ALFRESCO: 21.7m²

TOTAL GFA: 87.0m²

SHED

TOTAL GFA: 36.0m²

TOTAL GFA: 575.7m²



**CAPITAL PLUS 1
 PROPOSED NEW DWELLING
 LOT 47, WOODBURY RIDGE, SUTTON, NSW
 SITE PLAN WITH REQUIRED MINIMUM BUFFER DISTANCES**