

# Additional information required via planning portal.



Artistic Impression of Proposed development

## PROPOSED NEW RESIDENCE

LOT 150 DP756894 68 HENRY BAYLY DRIVE MUDGEE NSW 2850

APPLICANT: DOUG SMITH

DECEMBER 2023

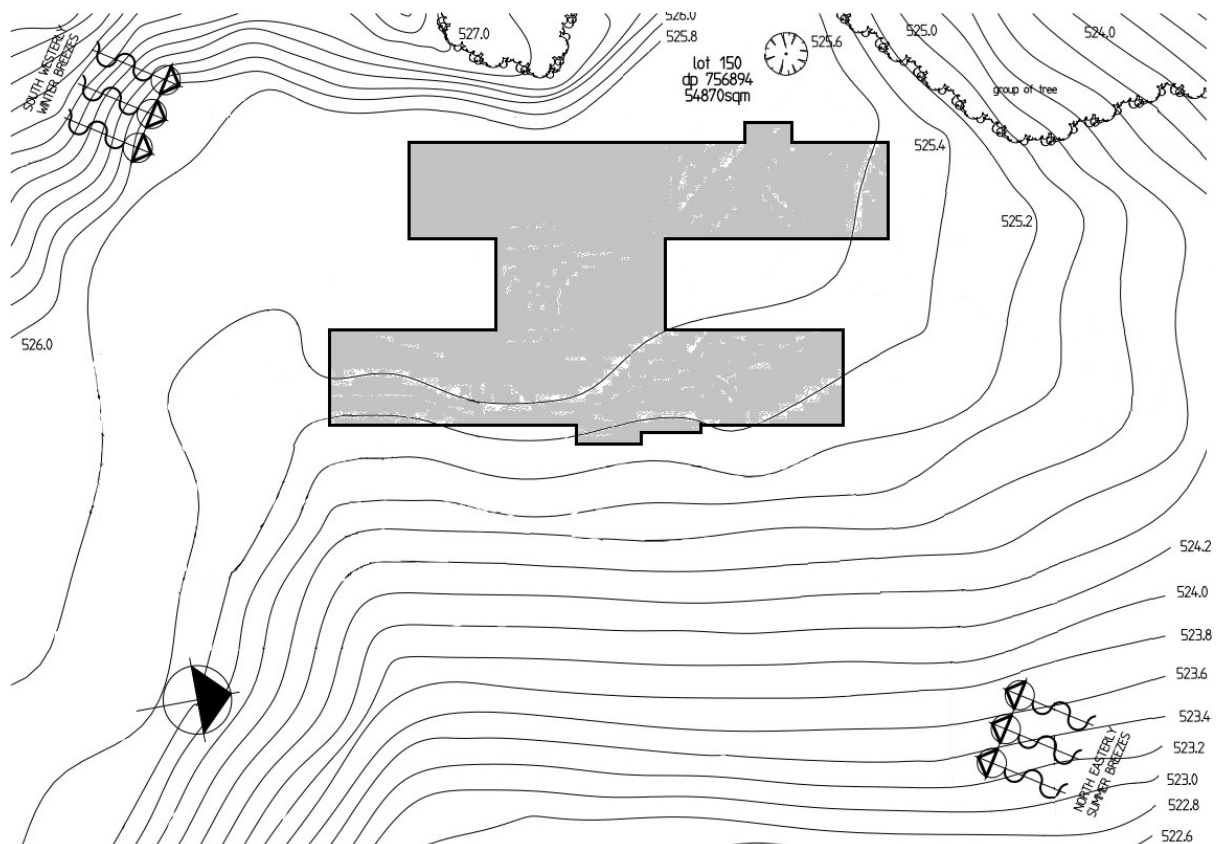
**Requested information provided in this document.**

- Page 2.** Contour of Land cut/fill retaining
- Page 3.** Proposed location of stormwater disposal
- Page 3.** Location of Power, Sewer or Water easements on the lot

## CONTOUR OF LAND CUT/FILL RETAINING

Site requires less than 600mm cut and fill. No retaining wall required, refer to Image No.1

Image No. 1



## PROPOSED LOCATION OF STORMWATER DISPOSAL

Stormwater from the roof of new residence will be stored in a 110,000 litre water tank. Overflow for that tank will exit via a surface drain and pipes (under roads) to the Stormwater Disposal Area.

The Stormwater Disposal Area is made up of a loam topsoil and is at a lower elevation than the residence, waste and water tank locations. This area is where the water from the residence site naturally drains. Nil effects on neighbouring property due to distance of over 70m and using the natural water course. Refer to Image No. 4.

# LOCATION OF POWER, SEWER OR WATER EASEMENTS ON THE LOT

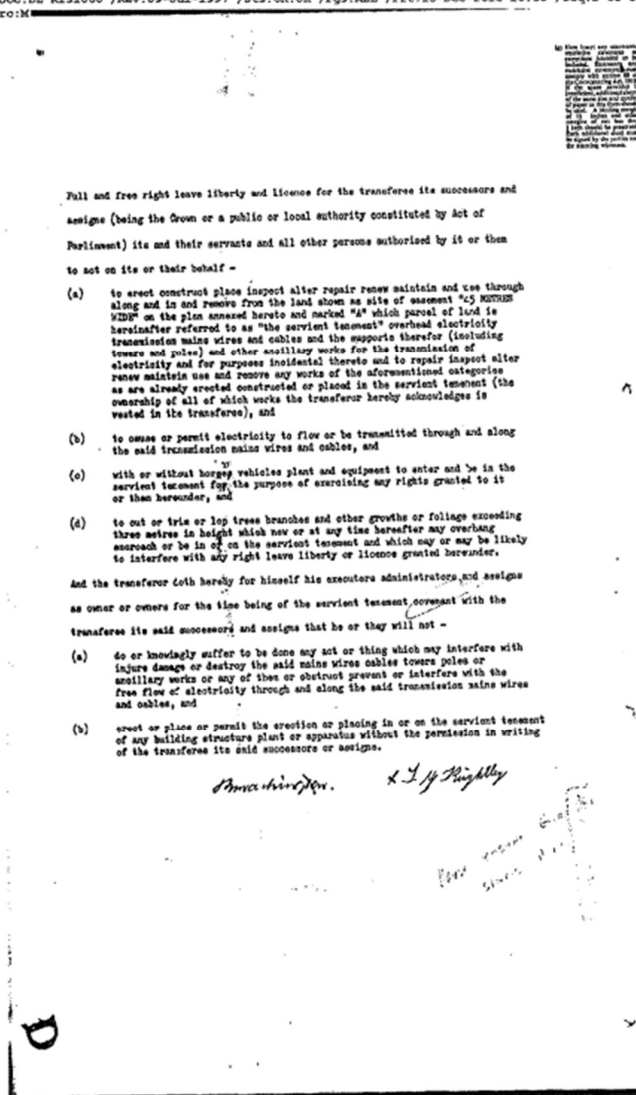
## POWER EASMENT

One easement is on the property located at the western end of the block.

NSW Electricity Transmission Authority easement width was 25m wide in 1996 (Image No.2). The proposed development is outside the existing Ausgrid easement (image No. 3) which has a width minimum of 20m and a maximum of 45m. Refer to Image No. 4 for the site plan that includes the maximum width easement.

Image No.2

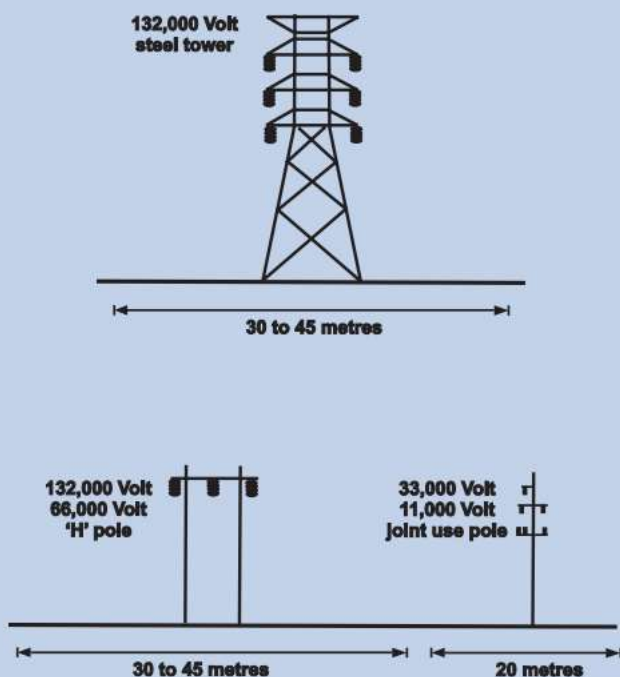
Req:R723692 /Doc:DL R131060 /Rev:09-Jul-1997 /Sts:OK.OK /Egs:ALL /Prt:13-Dec-2018 10:38 /Seq:2 of 5  
Ref:223784 /Src:M



- Burning off or lighting fires may be allowed for very small fires away from the wires, but a permit must be obtained first.
- Installing utility services such as low voltage electricity, telephone or water (overhead, underground or on the surface), is normally allowed, depending on clearances to power lines and supporting structures.
- Building garages or sheds, and unroofed verandahs and pergolas attached to homes is allowed only in very limited circumstances.

**What if I have already built something on the easement without the permission of Ausgrid?**

Please contact Ausgrid to discuss the matter.



Some typical electricity easements for power lines.

Image No.4

