

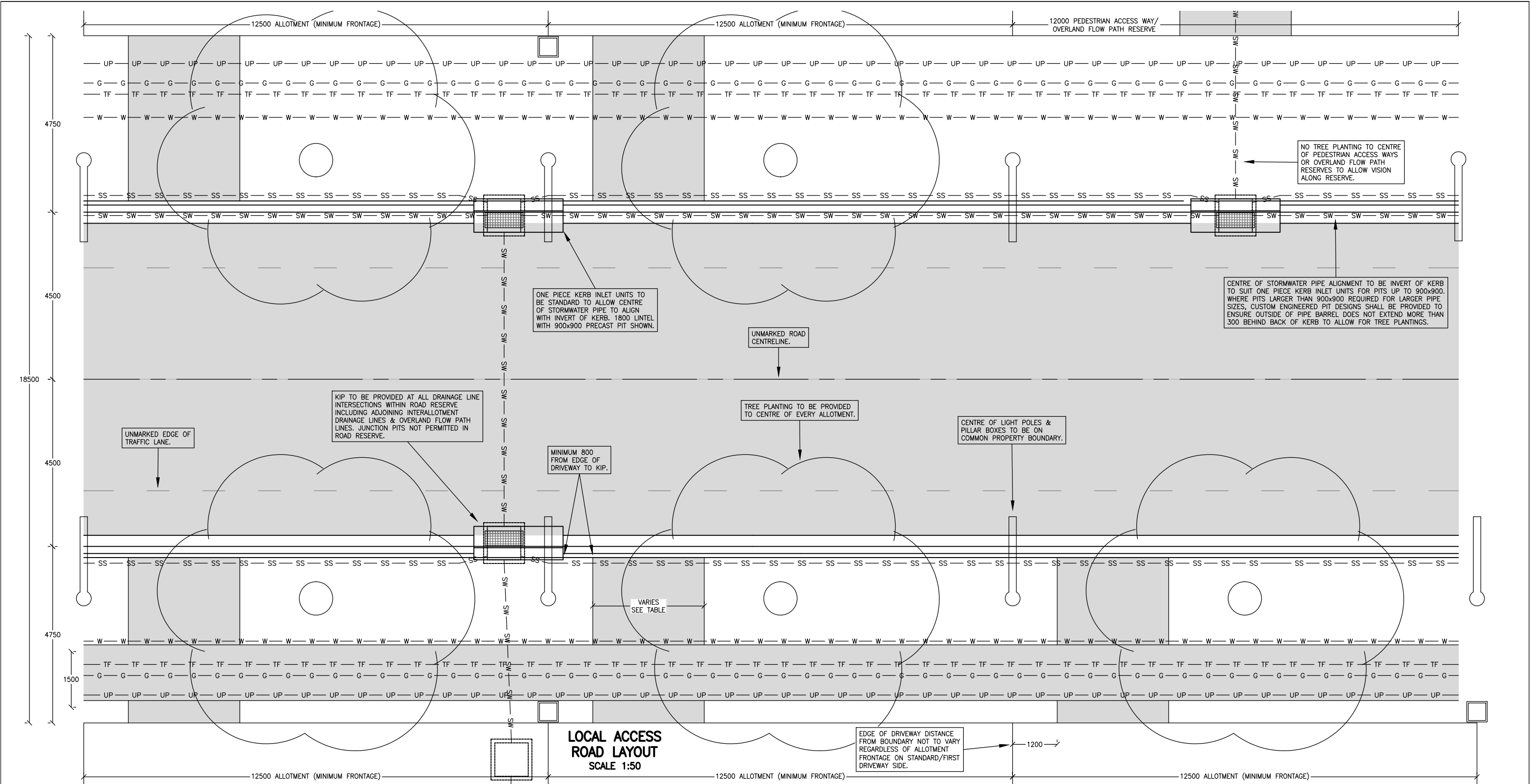
BATHURST REGIONAL COUNCIL

URBAN ROAD TYPICAL LAYOUT & VERGE DETAILS

GREENFIELD SITES FROM 21 SEPTEMBER 2023

DRAWING INDEX		
SHEET	DESCRIPTION	REV
01-11	COVER SHEET INCLUDING DRAWING INDEX	A
02-11	LOCAL ACCESS ROAD LAYOUT DETAILS	A
03-11	LOCAL COLLECTOR ROAD LAYOUT DETAILS	A
04-11	LOCAL DISTRIBUTOR ROAD LAYOUT DETAILS	A
05-11	LOCAL ACCESS BLUE GREEN SPINE ROAD LAYOUT DETAILS	A
06-11	4.75m VERGE ALLOCATION DETAILS	A
07-11	6.25m VERGE ALLOCATION DETAILS	A
08-11	6.70m VERGE ALLOCATION DETAILS	A
09-11	37m LOCAL BLUE GREEN SPINE ROAD CROSS SECTION DETAILS	A
10-11	LOCAL LANEWAY CROSS SECTIONS	A
11-11	ALLOTMENT SERVICE CONNECTION DETAILS	A

[illegible]



NOTES:

1. ALL DIMENSIONS IN MILLIMETRES.

2. MINIMUM ALLOTMENT FRONTAGE OF 12500 SHOWN.

3. CONCRETE DRIVEWAYS, CONCRETE FOOTPATH, TREE PLANTINGS & ALL SERVICE CONNECTIONS TO BE PROVIDED AT SUBDIVISION STAGE BY DEVELOPER.

4. KERB INLET PITS TO BE LOCATED AT COMMON PROPERTY BOUNDARIES WITH MINIMUM 800 CLEARANCE TO DRIVEWAY EDGES.

5. TREE PLANTING TO BE PROVIDED TO CENTRE OF EVERY ALLOTMENT, EXCLUDING CORNER BLOCKS. SEE CONSENT CONDITIONS AND/OR DCP FOR REQUIRED REGULAR TREE PLANTINGS TO PASSIVELY IRRIGATED TREE PLANTINGS RATIO. TREE SPECIES PLANTED TO BE SPECIFIED BY COUNCIL. TO HAVE 8000 SPREAD TYPICALLY.

7. DRIVEWAYS TO BE PERPENDICULAR TO ROAD CENTRELINE ACROSS VERGE.
8. DRIVEWAYS TO BE PLACED ON SOUTHERN/WESTERN SIDE OF ALLOTMENTS GENERALLY. EXCEPTIONS CONSIDERED FOR STREETS WITH STEEP LONGITUDINAL GRADES.

9. FIRST DRIVEWAY RELOCATION AND SECOND DRIVEWAY CONSTRUCTION, WHEN APPROVED, ONLY PERMITTED WHERE CLEARANCES IN ACCORDANCE WITH SHEET 11 CAN BE ACHIEVED. RELOCATION OF FIRST DRIVEWAY TO BE AT OWNERS EXPENSE INCLUDING REINSTATEMENT OF KERB, CONCRETE PATH, TOPSOIL AND ANY SERVICE ADJUSTMENTS.

10. CONCRETE FOOTPATH ONLY TO BE PROVIDED TO ONE SIDE OF ROAD.

11. STORMWATER PIPES PARALLEL TO ROAD TO HAVE MINIMUM 1200 COVER FROM INVERT OF KERB.

12. STORMWATER PIPES PERPENDICULAR TO ROAD TO HAVE MINIMUM 600 COVER.

13. ALL LIGHT POLES SHALL BE ENERGY ABSORBING FRANGIBLE TYPE.

14. SEE SHEET 06 FOR 4.75m VERGE ALLOCATION DETAILS.
15. SEE SHEET 11 FOR ALLOTMENT SERVICE CONNECTION DETAILS.

16. SEE EN12014 FOR STANDARD TREE PLANTING DETAILS.

17. SEE EN12045 FOR PASSIVELY IRRIGATED TREE PLANTING DETAILS.

18. SEE EN7882 FOR URBAN ACCESS DETAILS. CHANGES TO 4% SLOPE ACROSS VERGE AREA NOT PERMITTED.

DRIVEWAY WIDTH ACROSS VERGE		
DRIVEWAY TYPE	ALLOTMENT FRONTAGE	WIDTH
FIRST DRIVEWAY AT SUBDIVISION STAGE ON STANDARD DRIVEWAY SIDE	12500 – 16400	3000
FIRST DRIVEWAY AT SUBDIVISION STAGE ON STANDARD DRIVEWAY SIDE	16500–18400	5000
FIRST DRIVEWAY AT SUBDIVISION STAGE ON STANDARD DRIVEWAY SIDE	18500 OR GREATER	6000
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	12500 – 15000	SECOND DRIVEWAY NOT PERMITTED
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	15000 – 18000	3000
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	18000 – 21000	3000 – 4500
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	21000 OR GREATER	3000 – 6000
NOTE: CLEARANCES TO BE IN ACCORDANCE WITH SHEET 11. SIDE BOUNDARY STORMWATER & SEWER MAINS MAY INCREASE REQUIRE FRONTAGE WIDTHS DETAILED ABOVE FOR SECOND DRIVEWAYS.		

CONSULTANT

CHECKED

APPROVED

REV	DESCRIPTION	INITIALS	DATE
A	ISSUED FOR APPROVAL	MC	21-09-23

SCALES IN METRES (A1)

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1:5000

0 50 100 150 200 250

SURVEYED

DRAWN

DESIGN

DATE

DATUM

MC

MC

21-09-23

CHECKED

TECHNICAL SERVICES MANAGER

DIRECTOR ENGINEERING SERVICES

BATHURST REGIONAL COUNCIL

PROJECT

DESCRIPTION

DWG No.

SHEET No.

REV.

URBAN ROAD LAYOUT & VERGE DETAILS

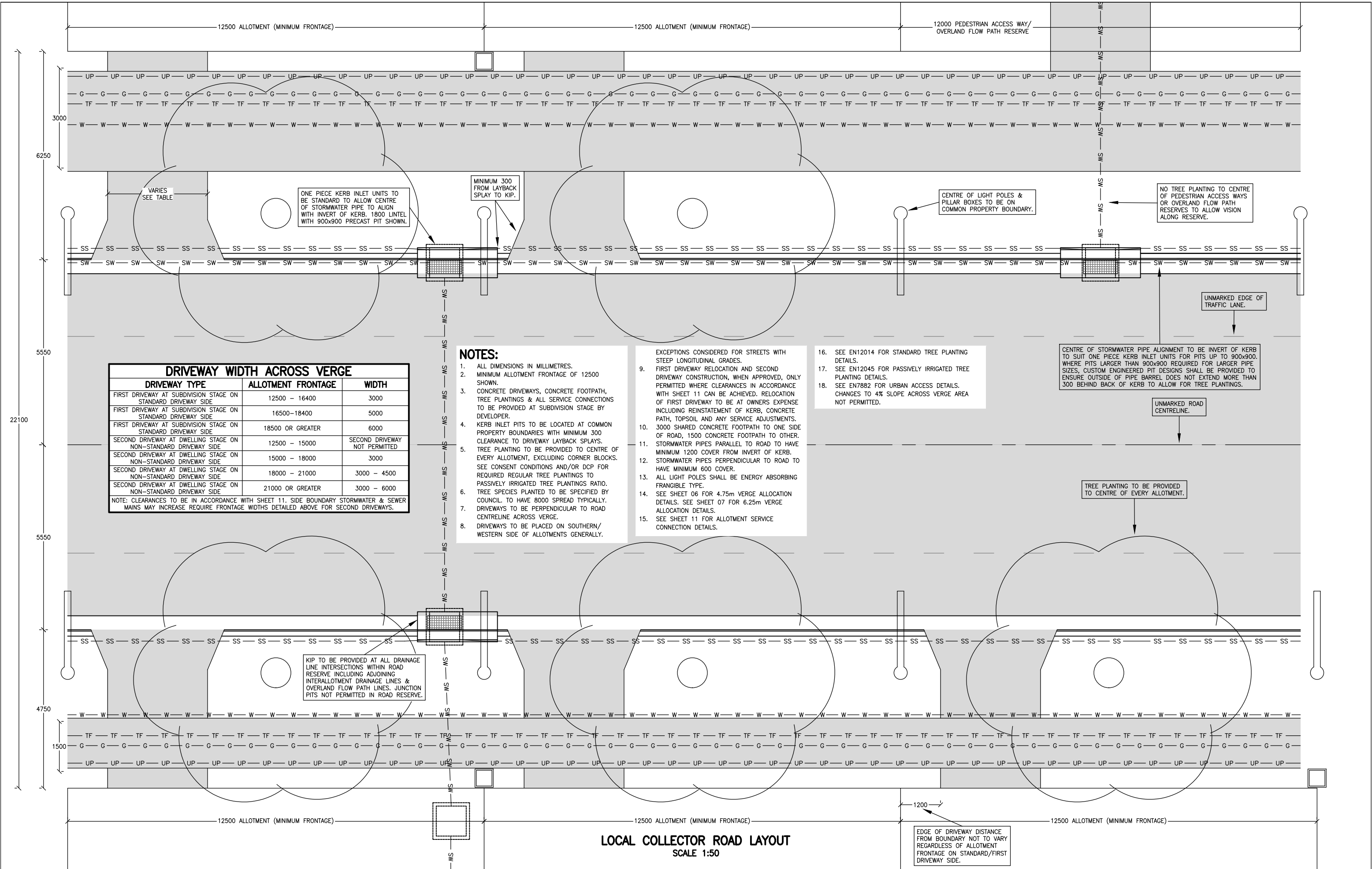
GREENFIELD SITES FROM SEPTEMBER 2023

LOCAL ACCESS ROAD LAYOUT DETAILS

EN12046

02-11

A



DRIVEWAY WIDTH ACROSS VERGE		
DRIVEWAY TYPE	ALLOTMENT FRONTAGE	WIDTH
FIRST DRIVEWAY AT SUBDIVISION STAGE ON STANDARD DRIVEWAY SIDE	12500 – 16400	3000
FIRST DRIVEWAY AT SUBDIVISION STAGE ON STANDARD DRIVEWAY SIDE	16500–18400	5000
FIRST DRIVEWAY AT SUBDIVISION STAGE ON STANDARD DRIVEWAY SIDE	18500 OR GREATER	6000
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	12500 – 15000	SECOND DRIVEWAY NOT PERMITTED
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	15000 – 18000	3000
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	18000 – 21000	3000 – 4500
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	21000 OR GREATER	3000 – 6000
NOTE: CLEARANCES TO BE IN ACCORDANCE WITH SHEET 11. SIDE BOUNDARY STORMWATER & SEWER MAINS MAY INCREASE REQUIRE FRONTAGE WIDTHS DETAILED ABOVE FOR SECOND DRIVEWAYS.		

NOTES:

- ALL DIMENSIONS IN MILLIMETRES.
- MINIMUM ALLOTMENT FRONTAGE OF 12500 SHOWN.
- CONCRETE DRIVEWAYS, CONCRETE FOOTPATH, TREE PLANTINGS & ALL SERVICE CONNECTIONS TO BE PROVIDED AT SUBDIVISION STAGE BY DEVELOPER.
- KERB INLET PITS TO BE LOCATED AT COMMON PROPERTY BOUNDARIES WITH MINIMUM 300 CLEARANCE TO DRIVEWAY LAYBACK SPLAYS.
- TREE PLANTING TO BE PROVIDED TO CENTRE OF EVERY ALLOTMENT, EXCLUDING CORNER BLOCKS. SEE CONSENT CONDITIONS AND/OR DCP FOR REQUIRED REGULAR TREE PLANTINGS TO PASSIVELY IRRIGATED TREE PLANTINGS RATIO.
- TREE SPECIES PLANTED TO BE SPECIFIED BY COUNCIL. TO HAVE 8000 SPREAD TYPICALLY.
- DRIVEWAYS TO BE PERPENDICULAR TO ROAD CENTRELINE ACROSS VERGE.
- DRIVEWAYS TO BE PLACED ON SOUTHERN/ WESTERN SIDE OF ALLOTMENTS GENERALLY.

- EXCEPTIONS CONSIDERED FOR STREETS WITH STEEP LONGITUDINAL GRADES.
- FIRST DRIVEWAY RELOCATION AND SECOND DRIVEWAY CONSTRUCTION, WHEN APPROVED, ONLY PERMITTED WHERE CLEARANCES IN ACCORDANCE WITH SHEET 11 CAN BE ACHIEVED. RELOCATION OF FIRST DRIVEWAY TO BE AT OWNERS EXPENSE INCLUDING REINSTATEMENT OF KERB, CONCRETE PATH, TOPSOIL AND ANY SERVICE ADJUSTMENTS. 3000 SHARED CONCRETE FOOTPATH TO ONE SIDE OF ROAD, 1500 CONCRETE FOOTPATH TO OTHER.
 - STORMWATER PIPES PARALLEL TO ROAD TO HAVE MINIMUM 1200 COVER FROM INVERT OF KERB.
 - STORMWATER PIPES PERPENDICULAR TO ROAD TO HAVE MINIMUM 600 COVER.
 - ALL LIGHT POLES SHALL BE ENERGY ABSORBING FRANGIBLE TYPE.
 - SEE SHEET 06 FOR 4.75m VERGE ALLOCATION DETAILS. SEE SHEET 07 FOR 6.25m VERGE ALLOCATION DETAILS.
 - SEE SHEET 11 FOR ALLOTMENT SERVICE CONNECTION DETAILS.

- SEE EN12014 FOR STANDARD TREE PLANTING DETAILS.
- SEE EN12045 FOR PASSIVELY IRRIGATED TREE PLANTING DETAILS.
- SEE EN7882 FOR URBAN ACCESS DETAILS. CHANGES TO 4% SLOPE ACROSS VERGE AREA NOT PERMITTED.

CENTRE OF STORMWATER PIPE ALIGNMENT TO BE INVERT OF KERB TO SUIT ONE PIECE KERB INLET UNITS FOR PITS UP TO 900x900. WHERE PITS LARGER THAN 900x900 REQUIRED FOR LARGER PIPE SIZES, CUSTOM ENGINEERED PIT DESIGNS SHALL BE PROVIDED TO ENSURE OUTSIDE OF PIPE BARREL DOES NOT EXTEND MORE THAN 300 BEHIND BACK OF KERB TO ALLOW FOR TREE PLANTINGS.

UNMARKED ROAD CENTRELINE.

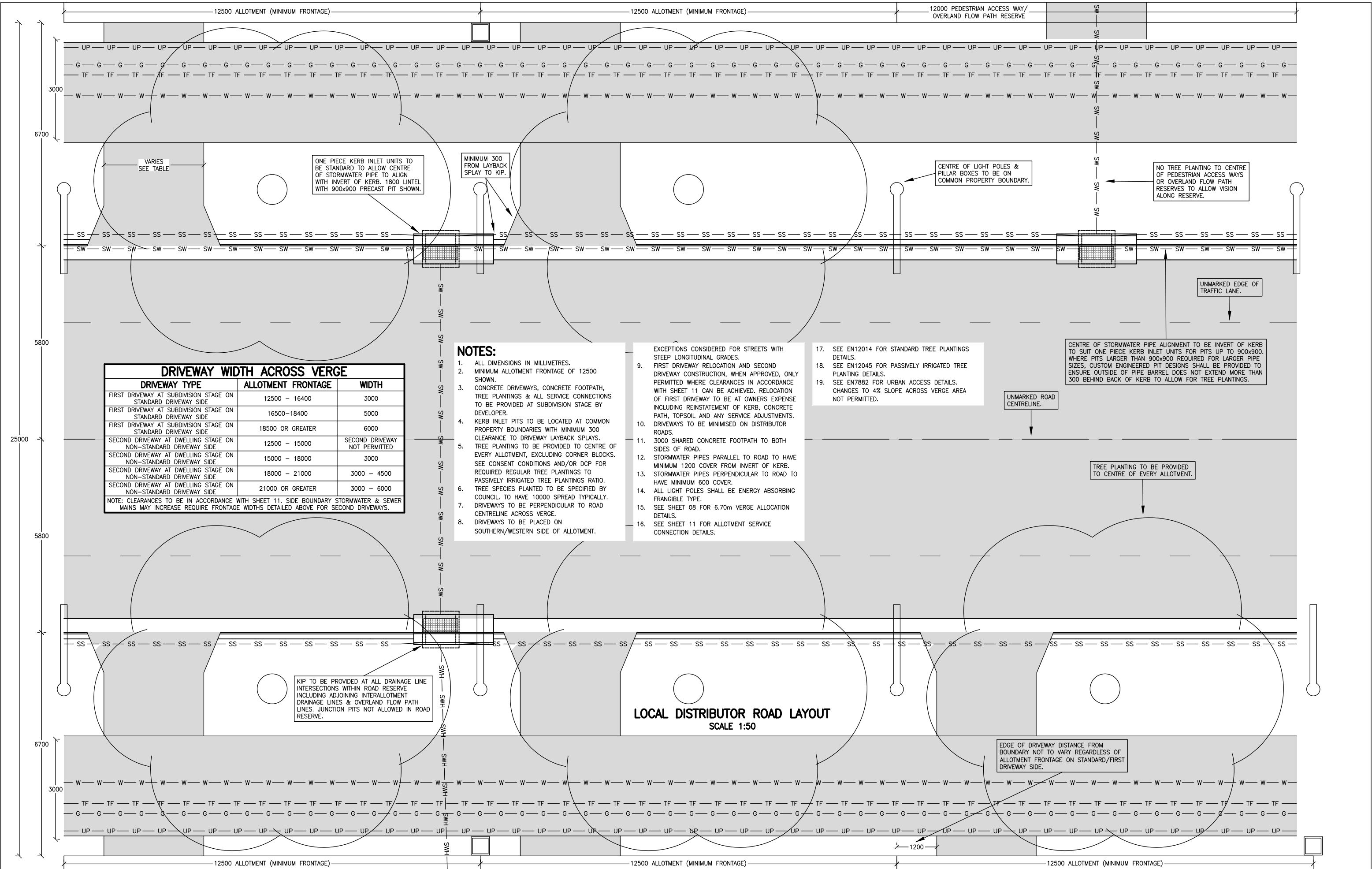
TREE PLANTING TO BE PROVIDED TO CENTRE OF EVERY ALLOTMENT.

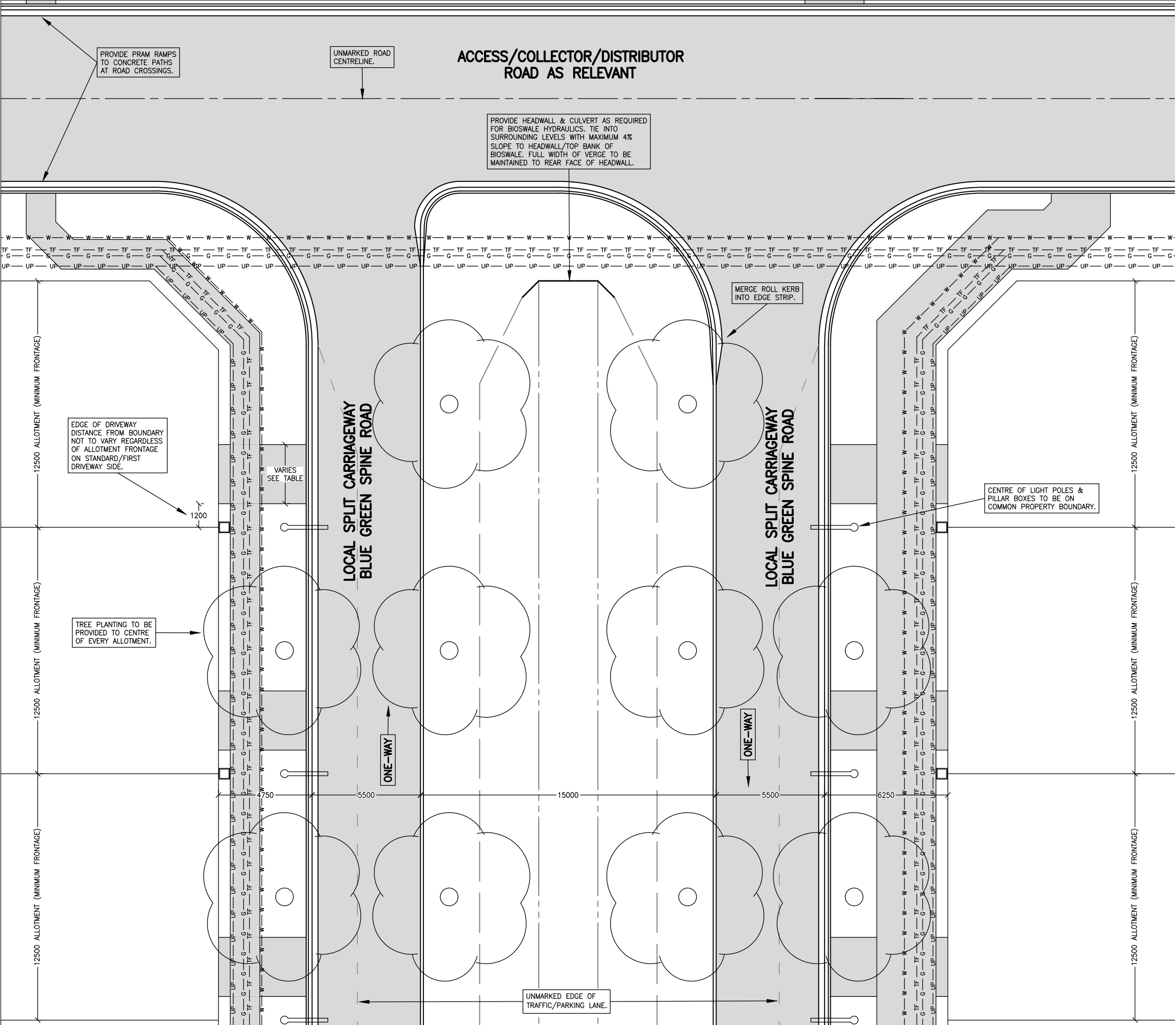
LOCAL COLLECTOR ROAD LAYOUT
SCALE 1:50

CONSULTANT	REV	DESCRIPTION	INITIALS	DATE	SCALES IN METRES (A1)	SURVEYED	CHECKED	PROJECT		
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								URBAN ROAD LAYOUT & VERGE DETAILS		
								GREENFIELD SITES FROM SEPTEMBER 2023		
								DESCRIPTION		
								LOCAL COLLECTOR ROAD LAYOUT DETAILS		
CHECKED	APPROVED							DWG No.		
								EN12046		
								SHEET No.		
								03-11		
								REV.		
								A		

BATHURST REGIONAL COUNCIL

EDGE OF DRIVEWAY DISTANCE FROM BOUNDARY NOT TO VARY REGARDLESS OF ALLOTMENT FRONTAGE ON STANDARD/FIRST DRIVEWAY SIDE.





- NOTES:**
- 1. ALL DIMENSIONS IN MILLIMETRES.
 - 2. MINIMUM ALLOTMENT FRONTAGE OF 12500 SHOWN. CORNER ALLOTMENTS TO BE SIZED TO ALLOW FOR BOUNDARY CHAMFER AT INTERSECTIONS & TO ALLOW 3000 WIDE DRIVEWAYS TO BE PLACED AT STANDARD LOCATION (1200 OFF BOUNDARY) WITH MINIMUM 6000 TO INTERSECTION TANGENT POINT.
 - 3. TRAFFIC TO BE ONE-WAY TO BOTH SIDES OF SPLIT CARRIAGEWAY ACCESS ROAD.
 - 4. VERGE ADJACENT TO LOW DENSITY HOUSING TO BE 4.75m, VERGE ADJACENT TO CONVENTIONAL DENSITY HOUSING TO BE 6.25m – SEE SHEETS 06 & 07 FOR DETAILS.
 - 5. CONCRETE DRIVEWAYS, CONCRETE FOOTPATH, TREE PLANTINGS, BIOSWALE VEGETATION & ALL SERVICE CONNECTIONS TO BE PROVIDED AT SUBDIVISION STAGE BY DEVELOPER.
 - 6. KERB INLET PITS TO BE LOCATED AT COMMON PROPERTY BOUNDARIES WITH MINIMUM 300 CLEARANCE TO DRIVEWAYS.
 - 7. TREE PLANTING TO BE PROVIDED TO CENTRE OF EVERY ALLOTMENT, EXCLUDING CORNER BLOCKS. SEE CONSENT CONDITIONS AND/OR DCP FOR REQUIRED REGULAR TREE PLANTINGS TO PASSIVELY IRRIGATED TREE PLANTINGS RATIO.
 - 8. TREE SPECIES PLANTED TO BE SPECIFIED BY COUNCIL. TO HAVE 8000 SPREAD TYPICALLY.
 - 9. DRIVEWAYS TO BE PERPENDICULAR TO ROAD CENTRELINE ACROSS VERGE.
 - 10. DRIVEWAYS TO BE PLACED ON SOUTHERN/WESTERN SIDE OF ALLOTMENT. EXCEPTIONS CONSIDERED FOR STREETS WITH STEEP LONGITUDINAL GRADES.
 - 11. FIRST DRIVEWAY RELOCATION AND SECOND DRIVEWAY CONSTRUCTION, WHEN APPROVED, ONLY PERMITTED WHERE CLEARANCES IN ACCORDANCE WITH SHEET 11 CAN BE ACHIEVED. RELOCATION OF FIRST DRIVEWAY TO BE AT OWNERS EXPENSE INCLUDING REINSTATEMENT OF KERB, CONCRETE PATH, TOPSOIL AND ANY SERVICE ADJUSTMENTS.
 - 12. 3000 SHARED CONCRETE FOOTPATH TO 6.25m VERGE, 1500 CONCRETE FOOTPATH TO 4.75m VERGE.
 - 13. STORMWATER PIPES PARALLEL TO ROAD TO HAVE MINIMUM 1200 COVER FROM INVERT OF KERB.
 - 14. STORMWATER PIPES PERPENDICULAR TO ROAD TO HAVE MINIMUM 600 COVER.
 - 15. ALL LIGHT POLES SHALL BE ENERGY ABSORBING FRANGIBLE TYPE.
 - 16. SEE SHEET 09 FOR LOCAL BLUE GREEN SPINE ROAD CROSS SECTION DETAILS.
 - 17. SEE SHEET 11 FOR ALLOTMENT SERVICE CONNECTION DETAILS.
 - 18. SEE EN12014 FOR STANDARD TREE PLANTINGS DETAILS.
 - 19. SEE EN12045 FOR PASSIVELY IRRIGATED TREE PLANTING DETAILS.
 - 20. SEE EN7882 FOR URBAN ACCESS DETAILS. CHANGES TO 4% SLOPE ACROSS VERGE NOT PERMITTED.

DRIVEWAY WIDTH ACROSS VERGE		
DRIVEWAY TYPE	ALLOTMENT FRONTAGE	WIDTH
FIRST DRIVEWAY AT SUBDIVISION STAGE ON STANDARD DRIVEWAY SIDE	12500 – 16400	3000
FIRST DRIVEWAY AT SUBDIVISION STAGE ON STANDARD DRIVEWAY SIDE	16500–18400	5000
FIRST DRIVEWAY AT SUBDIVISION STAGE ON STANDARD DRIVEWAY SIDE	18500 OR GREATER	6000
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	12500 – 15000	SECOND DRIVEWAY NOT PERMITTED
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	15000 – 18000	3000
SECOND DRIVEWAY AT DWELLING STAGE ON NON-STANDARD DRIVEWAY SIDE	18000 – 21000	3000 – 4500
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NOTE: CLEARANCES TO BE IN ACCORDANCE WITH SHEET 11. SIDE BOUNDARY STORMWATER & SEWER MAINS MAY INCREASE REQUIRE FRONTAGE WIDTHS DETAILED ABOVE FOR SECOND DRIVEWAYS.		

LOCAL BLUE GREEN SPINE ROAD LAYOUT
SCALE 1:100

CONSULTANT

CHECKED

APPROVED

REV	DESCRIPTION	INITIALS	DATE
A	ISSUED FOR APPROVAL	MC	21-09-23
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SCALES IN METRES (A1)

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SURVEYED

DRAWN

DESIGN

DATE

DATUM

MC

MC

21-09-23

CHECKED

TECHNICAL SERVICES MANAGER

DIRECTOR ENGINEERING SERVICES

BATHURST REGIONAL COUNCIL

PROJECT

URBAN ROAD LAYOUT & VERGE DETAILS
GREENFIELD SITES FROM SEPTEMBER 2023

DESCRIPTION

LOCAL BLUE GREEN
ROAD LAYOUT DETAILS

DWG No.

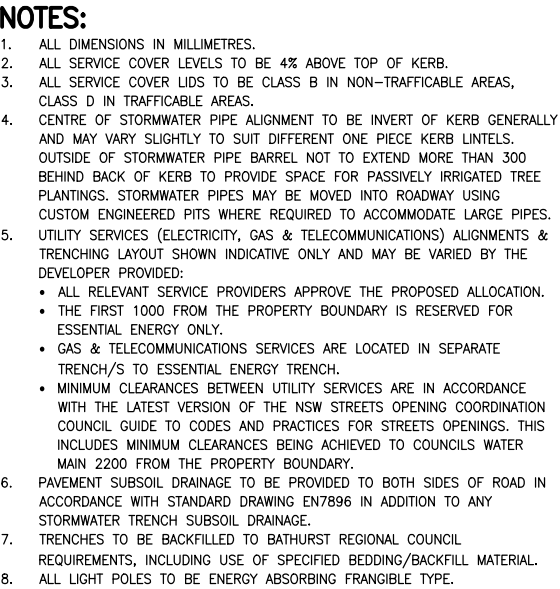
EN12046

SHEET No.

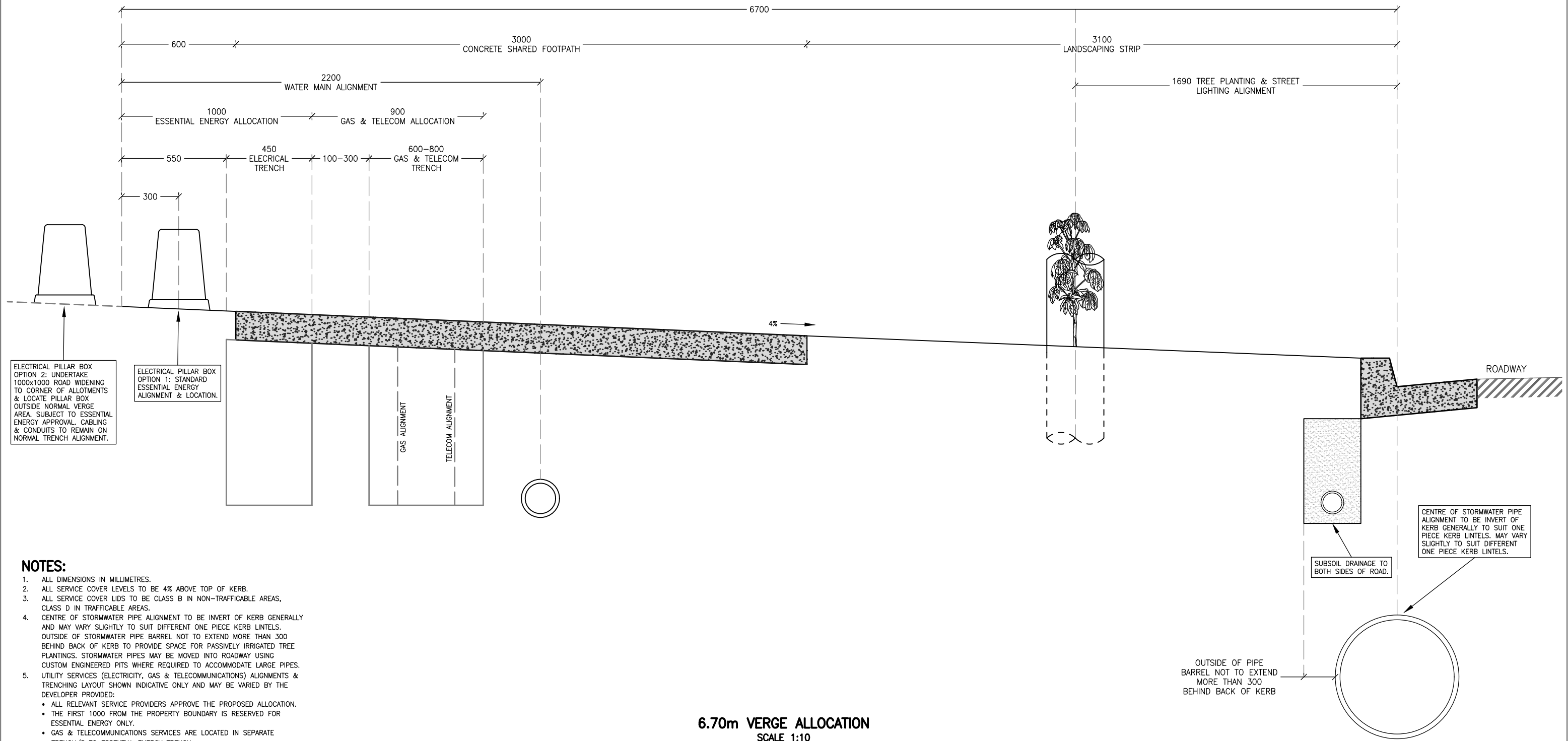
05-11

REV.

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BATHURST
REGIONAL COUNCIL

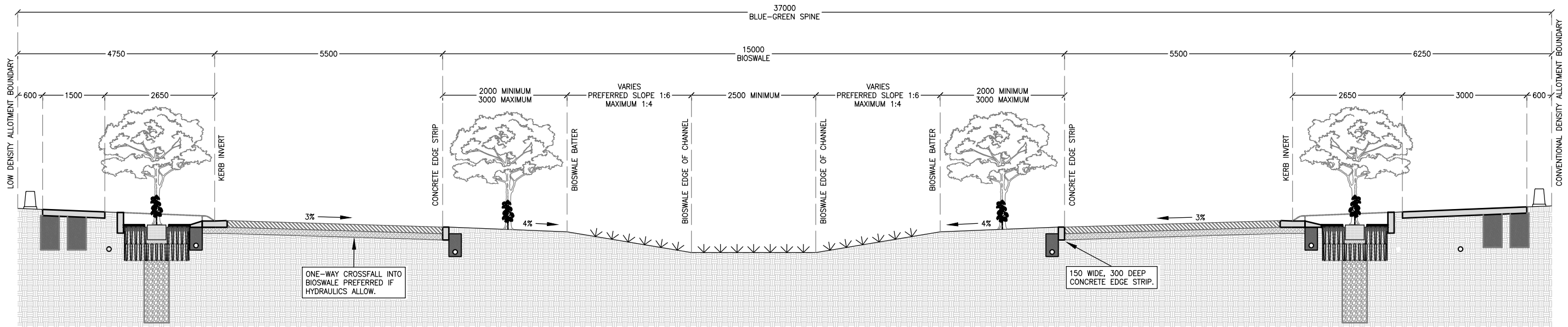


- NOTES:**
- ALL DIMENSIONS IN MILLIMETRES.
 - ALL SERVICE COVER LEVELS TO BE 4% ABOVE TOP OF KERB.
 - ALL SERVICE COVER LIDS TO BE CLASS B IN NON-TRAFFICABLE AREAS, CLASS D IN TRAFFICABLE AREAS.
 - CENTRE OF STORMWATER PIPE ALIGNMENT TO BE INVERT OF KERB GENERALLY AND MAY VARY SLIGHTLY TO SUIT DIFFERENT ONE PIECE KERB LINTELS. OUTSIDE OF STORMWATER PIPE BARREL NOT TO EXTEND MORE THAN 300 BEHIND BACK OF KERB TO PROVIDE SPACE FOR PASSIVELY IRRIGATED TREE PLANTINGS. STORMWATER PIPES MAY BE MOVED INTO ROADWAY USING CUSTOM ENGINEERED PITS WHERE REQUIRED TO ACCOMMODATE LARGE PIPES.
 - UTILITY SERVICES (ELECTRICITY, GAS & TELECOMMUNICATIONS) ALIGNMENTS & TRENCHING LAYOUT SHOWN INDICATIVE ONLY AND MAY BE VARIED BY THE DEVELOPER PROVIDED:
 - ALL RELEVANT SERVICE PROVIDERS APPROVE THE PROPOSED ALLOCATION.
 - THE FIRST 1000 FROM THE PROPERTY BOUNDARY IS RESERVED FOR ESSENTIAL ENERGY ONLY.
 - GAS & TELECOMMUNICATIONS SERVICES ARE LOCATED IN SEPARATE TRENCH/S TO ESSENTIAL ENERGY TRENCH.
 - MINIMUM CLEARANCES BETWEEN UTILITY SERVICES ARE IN ACCORDANCE WITH THE LATEST VERSION OF THE NSW STREETS OPENING COORDINATION COUNCIL GUIDE TO CODES AND PRACTICES FOR STREETS OPENINGS. THIS INCLUDES MINIMUM CLEARANCES BEING ACHIEVED TO COUNCILS WATER MAIN 2200 FROM THE PROPERTY BOUNDARY.
 - PAVEMENT SUBSOIL DRAINAGE TO BE PROVIDED TO BOTH SIDES OF ROAD IN ACCORDANCE WITH STANDARD DRAWING EN7896 IN ADDITION TO ANY STORMWATER TRENCH SUBSOIL DRAINAGE.
 - TRENCHES TO BE BACKFILLED TO BATHURST REGIONAL COUNCIL REQUIREMENTS, INCLUDING USE OF SPECIFIED BEDDING/BACKFILL MATERIAL.
 - ALL LIGHT POLES TO BE ENERGY ABSORBING FRANGIBLE TYPE.

6.70m VERGE ALLOCATION
SCALE 1:10

CONSULTANT		REV	DESCRIPTION	INITIALS	DATE	SCALES IN METRES (A1)									SURVEYED _		CHECKED			PROJECT URBAN ROAD LAYOUT & VERGE DETAILS GREENFIELD SITES FROM SEPTEMBER 2023		
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CHECKED	APPROVED					1:100	0 1 2 3 4 5	1:500	0 5 10 15 20 25	1:5000	0 50 100 150 200 250	DATUM	-			DWG No. EN12046			SHEET No. 08-11	REV. A		

- NOTES:**
- 1. ALL DIMENSIONS IN MILLIMETRES.
 - 2. VERGES ADJACENT TO LOW DENSITY HOUSING TO BE 4.75m, VERGES ADJACENT TO CONVENTIONAL DENSITY HOUSING TO BE 6.25m – SEE SHEETS 06 & 07 FOR DETAILS.
 - 3. PAVEMENT SUBSOIL DRAINAGE TO BE PROVIDED TO BOTH SIDES OF SPLIT CARRIAGEWAY ROADS IN ACCORDANCE WITH STANDARD DRAWING EN7896 IN ADDITION TO ANY STORMWATER TRENCH SUBSOIL DRAINAGE.

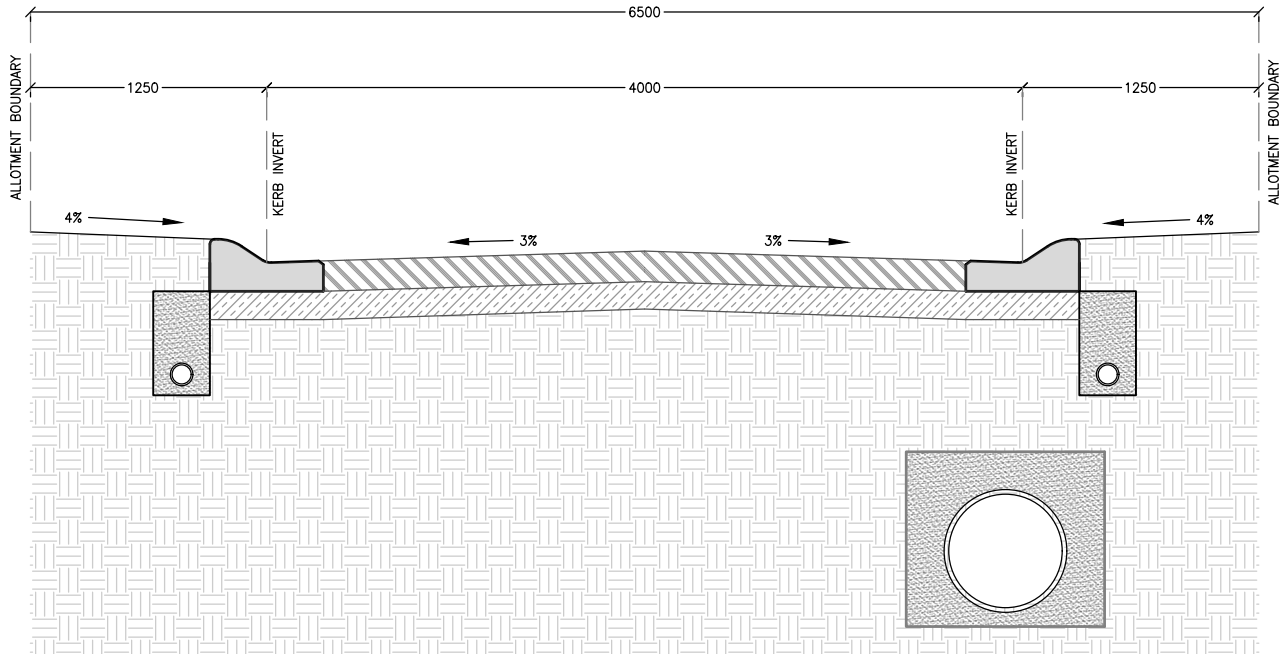


**LOCAL BLUE GREEN SPINE
ROAD CROSS SECTION**
SCALE 1:50

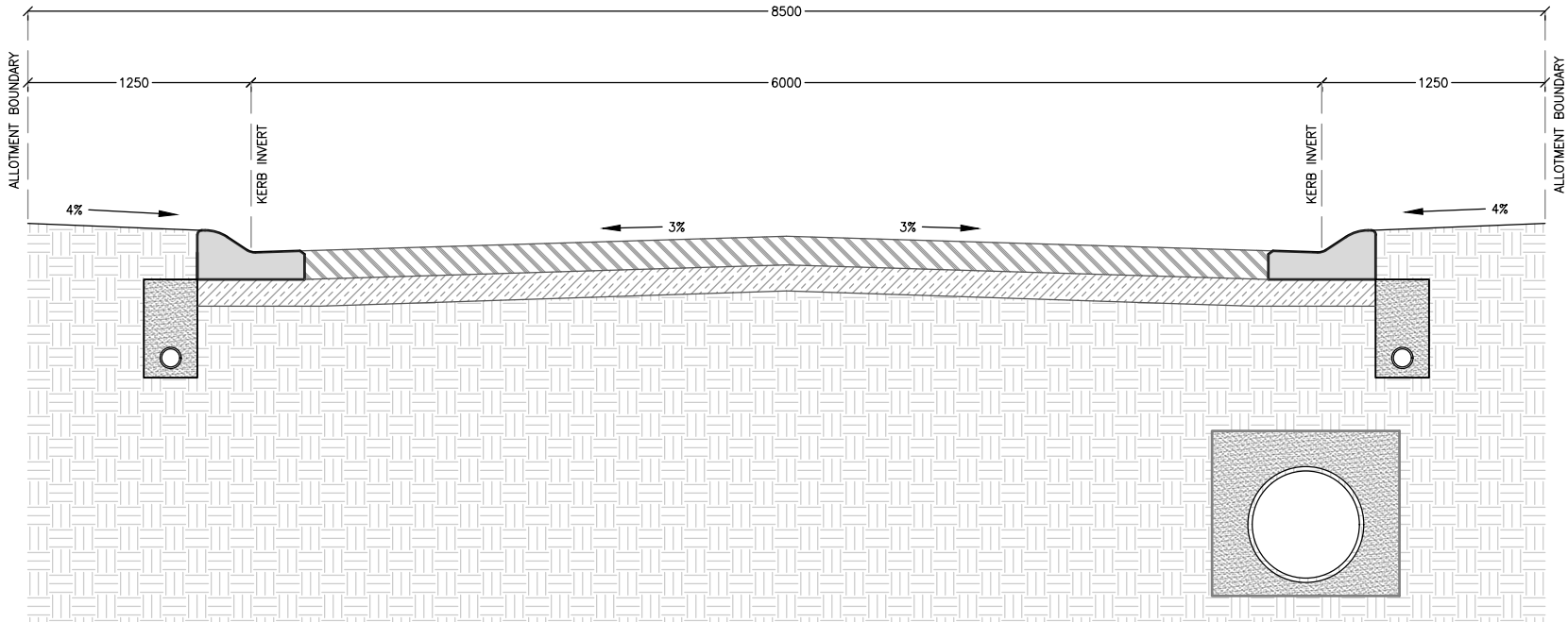
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		----	----	----	----										DESIGN MC							
		----	----	----	----										DATE 21-09-23							
CHECKED	APPROVED					1:10		1:200		1:750		DIRECTOR ENGINEERING SERVICES		DWG No. EN12046 SHEET No. 09-11 REV. A								
						1:20		1:250		1:1000												
						1:50		1:400		1:2000												
						1:100		1:500		1:5000												
									DATUM _													

NOTES:

1. ALL DIMENSIONS IN MILLIMETRES.
2. LANEWAY CONSTRUCTION GENERALLY NOT PERMITTED – ONLY TO BE USED IN SPECIAL CIRCUMSTANCES WHEN APPROVED AT APPLICATION STAGE.
3. LAYBACK CONSTRUCTION ONLY PERMITTED WITH WRITTEN PERMISSION FROM COUNCIL.
4. NO PARKING PERMITTED IN LANEWAY.
5. NO SERVICES PERMITTED IN LANEWAY APART FROM STORMWATER AND ELECTRICAL INFRASTRUCTURE AS REQUIRED TO PROVIDE LIGHTING.
6. ALL LIGHT POLES TO BE ENERGY ABSORBING FRANGIBLE TYPE.
7. LIGHT POLES TO BE LOCATED ON COMMON PROPERTY BOUNDARIES, MINIMUM 800 BEHIND INVERT OF KERB.
7. ONLY SURFACE WATER FROM LANEWAY AND INTERALLOTMENT DRAINAGE FROM ALLOTMENTS ADJACENT TO LANEWAY PERMITTED TO ENTER LANEWAY STORMWATER PIPES TO MINIMISE FLOODING RISKS.
8. CENTRE OF STORMWATER PIPE ALIGNMENT TO BE INVERT OF KERB GENERALLY AND MAY VARY SLIGHTLY TO SUIT DIFFERENT ONE PIECE KERB LINTELS. OUTSIDE OF STORMWATER PIPE BARREL NOT TO EXTEND MORE THAN 300 BEHIND BACK OF KERB TO FIT WITHIN LANEWAY. STORMWATER PIPES MAY BE MOVED INTO ROADWAY USING CUSTOM ENGINEERED PITS WHERE REQUIRED TO ACCOMMODATE LARGE PIPES.
9. STORMWATER PIPES PARALLEL TO ROAD TO HAVE MINIMUM 1200 COVER FROM INVERT OF KERB.
10. PAVEMENT SUBSOIL DRAINAGE TO BE PROVIDED TO BOTH SIDES OF LANEWAY IN ACCORDANCE WITH STANDARD DRAWING EN7896 IN ADDITION TO ANY STORMWATER TRENCH SUBSOIL DRAINAGE.
11. PROPERTY SERVICE CONNECTIONS NOT PERMITTED FROM LANEWAY – MUST COME FROM STREET.

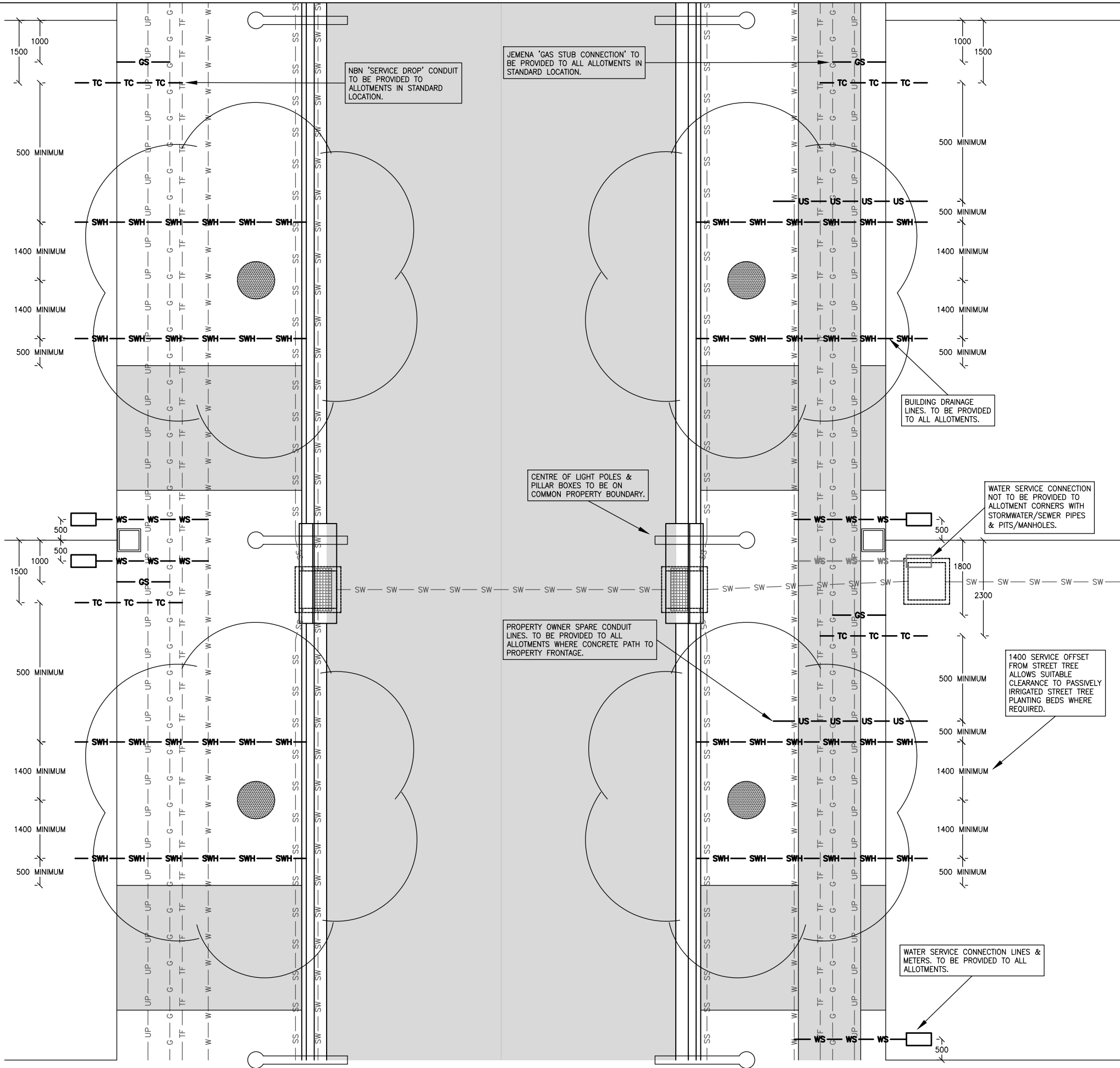


LOCAL ONE-WAY LANEWAY CROSS SECTION
SCALE 1:20



LOCAL TWO-WAY LANEWAY CROSS SECTION
SCALE 1:20

CONSULTANT		REV	DESCRIPTION	INITIALS	DATE	SCALES IN METRES (A1)									SURVEYED		CHECKED		BATHURST REGIONAL COUNCIL 	PROJECT URBAN ROAD LAYOUT & VERGE DETAILS GREENFIELD SITES FROM SEPTEMBER 2023		
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		----	----	----	----										DESIGN							
		----	----	----	----										DATE		21-09-23			DIRECTOR ENGINEERING SERVICES		
CHECKED	APPROVED														DATUM		-					



- NOTES:**
- ALL DIMENSIONS IN MILLIMETRES.
 - MINIMUM ALLOTMENT FRONTAGE OF 12500 SHOWN.
 - ALL ALLOTMENT SERVICE CONNECTIONS TO BE PROVIDED AT SUBDIVISION STAGE BY DEVELOPER AS DETAILED.
 - SERVICE CONNECTIONS TO COME FROM STREET. CONNECTIONS FROM LANEWAYS NOT PERMITTED.
 - GAS, POWER, TELECOMMUNICATIONS AND WATER SERVICE CONNECTIONS LOCATION/OFFSET FROM BOUNDARIES TO REMAIN THE SAME REGARDLESS OF ALLOTMENT FRONTAGE.
 - ALL SERVICE CONNECTION POINTS TO BE SURVEYED AND SHOWN ON WORKS AS EXECUTED PLANS AND DRAWINGS, INCLUDING OFFSET DISTANCE FROM NEAREST SIDE BOUNDARY.
 - GENERAL CLEARANCE REQUIREMENTS:
 - EDGE OF DRIVEWAYS TO BE A MINIMUM OF 1200 FROM PROPERTY SIDE BOUNDARIES. THIS APPLIES TO ANY SECOND DRIVEWAY INSTALLED AT DWELLING STAGE.
 - EDGE OF DRIVEWAYS TO BE A MINIMUM OF 500 FROM ALL SERVICE CONNECTIONS. THIS APPLIES TO ANY SECOND DRIVEWAY INSTALLED AT DWELLING STAGE.
 - EDGE OF DRIVEWAYS TO BE A MINIMUM OF 2000 FROM CENTRE OF STREET TREES. THIS APPLIES TO ANY SECOND DRIVEWAY INSTALLED AT DWELLING STAGE.
 - EDGE OF DRIVEWAYS TO BE A MINIMUM OF 800 FROM KERB INLET PITS (EXCLUDING LAYBACK WING). THIS APPLIES TO ANY SECOND DRIVEWAY INSTALL AT DWELLING STAGE.
 - SERVICE CONNECTIONS TO BE A MINIMUM OF 1400 FROM CENTRE OF STREET TREES.
 - SERVICE CONNECTIONS TO HAVE MINIMUM 500 SEPARATION.
 - GAS CONNECTION REQUIREMENTS:
 - TO BE LOCATED ON NON-DRIVEWAY SIDE OF ALLOTMENT.
 - TO BE LOCATED 1000 OFF PROPERTY SIDE BOUNDARY, UNLESS STORMWATER/SEWER PIPE & PIT/MANHOLE LOCATED IN SAME CORNER OF ALLOTMENT, IN WHICH CASE DISTANCE FROM BOUNDARY SHALL BE INCREASED TO 1800 OR GREATER AS REQUIRED.
 - SERVICE CONNECTION SPECIFICATIONS TO BE IN ACCORDANCE WITH THE LATEST JEMENA REQUIREMENTS, BUT COUNCIL STANDARD LOCATION NOT TO VARY.
 - PROVIDE STUB MARKER IN ACCORDANCE WITH JEMENA REQUIREMENTS.
 - PROVIDE LETTER "G" STAMP TO PROPERTY EDGE SIDE OF CONCRETE PATH, MINIMUM 100 HIGH, TO MARK CONDUIT LOCATION.
 - TELECOMMUNICATIONS CONNECTION REQUIREMENTS:
 - TO BE LOCATED ON NON-DRIVEWAY SIDE OF ALLOTMENT.
 - TO BE LOCATED 1500 OFF PROPERTY SIDE BOUNDARY, UNLESS STORMWATER/SEWER PIPE & PIT/MANHOLE LOCATED IN SAME CORNER OF ALLOTMENT, IN WHICH CASE DISTANCE FROM BOUNDARY SHALL BE INCREASED TO 2300 OR GREATER AS REQUIRED.
 - SERVICE CONNECTION SPECIFICATIONS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE NBN 'NEW DEVELOPMENTS - DEPLOYMENT OF THE NBN PIT AND CONDUIT NETWORK' DOCUMENT, BUT COUNCIL STANDARD LOCATION NOT TO VARY.
 - PROVIDE LETTER "T" STAMP TO PROPERTY EDGE SIDE OF CONCRETE PATH, MINIMUM 100 HIGH, TO MARK CONDUIT LOCATION.
 - ELECTRICAL CONNECTION REQUIREMENTS:
 - PILLAR BOXES & SERVICE CONNECTIONS TO BE LOCATED ON PROPERTY BOUNDARIES & INSTALLED IN ACCORDANCE WITH ESSENTIAL ENERGY SPECIFICATIONS.
 - WATER CONNECTION REQUIREMENTS:
 - TO BE LOCATED 500 OFF PROPERTY SIDE BOUNDARY.
 - TO BE INSTALLED TO COUNCIL REQUIREMENTS. SEE EN7906 FOR SPECIFICATIONS.
 - NOT TO BE LOCATED IN THE SAME CORNER OF ALLOTMENT AS A STORMWATER/SEWER PIPE & PIT/MANHOLE.
 - BUILDING DRAINAGE REQUIREMENTS:
 - A MINIMUM OF TWO CONNECTIONS SHALL BE PROVIDED TO ALLOTMENTS WITHOUT INTERALLOTMENT DRAINAGE. SEE EN7894 FOR DETAILS. THIRD CONNECTION TO BE PROVIDED FOR ALLOTMENTS OVER 1200m².
 - DEVELOPER TO LOCATE CONNECTIONS IN LOGICAL LOCATIONS BASED ON ALLOTMENT SLOPE.
 - TO EXTEND 1000 INSIDE PROPERTY BOUNDARY, FINISHED WITH RISER CAP 150 ABOVE FINISHED SURFACE LEVEL.
 - PROPERTY OWNER SPARE CONDUIT REQUIREMENTS:
 - 100Ø CLASS 8 PVC-U CONDUIT TO BE PROVIDED TO ALL PROPERTIES WITH CONCRETE PATH CONSTRUCTED TO FRONT OF ALLOTMENT.
 - TO BE FINISHED WITH RISER CAP 150 ABOVE FINISHED SURFACE LEVEL TO PROPERTY SIDE, FINISHED WITH END CAP TO ROAD SIDE.
 - TO EXTEND 1000 INSIDE BOUNDARY ON PROPERTY SIDE, 600 INSIDE CONCRETE FOOTPATH ON ROAD SIDE.
 - PROVIDE LETTER "U" STAMP TO PROPERTY EDGE SIDE OF CONCRETE PATH, MINIMUM 100 HIGH, TO MARK CONDUIT LOCATION.

**ALLOTMENT SERVICE
CONNECTION DETAILS PLAN**
SCALE 1:50

CONSULTANT		REV	DESCRIPTION	INITIALS	DATE	SCALES IN METRES (A1)			SURVEYED –		CHECKED	 BATHURST REGIONAL COUNCIL	PROJECT URBAN ROAD LAYOUT & VERGE DETAILS GREENFIELD SITES FROM SEPTEMBER 2023		
		A	ISSUED FOR APPROVAL	MC	21–09–23				DRAWN MC				DESCRIPTION		
		----	----	----	----								ALLOTMENT SERVICE CONNECTION DETAILS		
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CHECKED		APPROVED				1:10 0 0.1 0.2 0.3 0.4 0.5			1:200 0 2 4 6 8 10		1:750 0 7.5 15 22.5 30 37.5		SHEET No.		REV.
						1:20 0 0.2 0.4 0.6 0.8 1.0			1:250 0 2.5 5 7.5 10 12.5		1:1000 0 10 20 30 40 50		11–11		A
						1:50 0 0.5 1.0 1.5 2.0 2.5			1:400 0 4 8 12 16 20		1:2000 0 20 40 60 80 100				
						1:100 0 1 2 3 4 5			1:500 0 5 10 15 20 25		1:5000 0 50 100 150 200 250				
									DATE 21–09–23		DIRECTOR ENGINEERING SERVICES				
									DATUM –						