BATHURST REGIONAL COUNCIL
EARTHWORKS DETAILS AT SUBDIVISION & DWELLING CONSTRUCTION STAGES

DRAWING INDEX

SHEET	DESCRIPTION	REV
01–07	COVER SHEET INCLUDING DRAWING INDEX	A
02–07	SUBDIVISION STAGE DWELLING ALLOTMENTS RETAINING WALLS LAYOUT, NOTES & DETAILS	A
03–07	SUBDIVISION STAGE DWELLING ALLOTMENTS CROSS SECTION OPTIONS & NOTES 1	A
04–07	SUBDIVISION STAGE DWELLING ALLOTMENTS CROSS SECTION OPTIONS & NOTES 2	A
05–07	SUBDIVISION STAGE OPEN SPACE ALLOTMENTS EARTHWORKS & RETAINING WALLS OPTIONS & NOTES	A
06–07	DWELLING STAGE RETAINING WALLS LAYOUT, NOTES & DETAILS	A
07–07	DWELLING STAGE MINOR EARTHWORKS & RETAINING WALLS NOTES & OPTIONS	A

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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1:500	0	5	10	15	20	25
1:750	0	7.5	15	22.5	30	37.5
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SURVEYED _
DRAWN MC
DESIGN MC
DATE 21–09–23
DATUM AHD

CHECKED
TECHNICAL SERVICES MANAGER
DIRECTOR ENGINEERING SERVICES

BATHURST REGIONAL COUNCIL

PROJECT
BRC STANDARD EARTHWORKS DETAILS AT SUBDIVISION & DWELLING STAGES

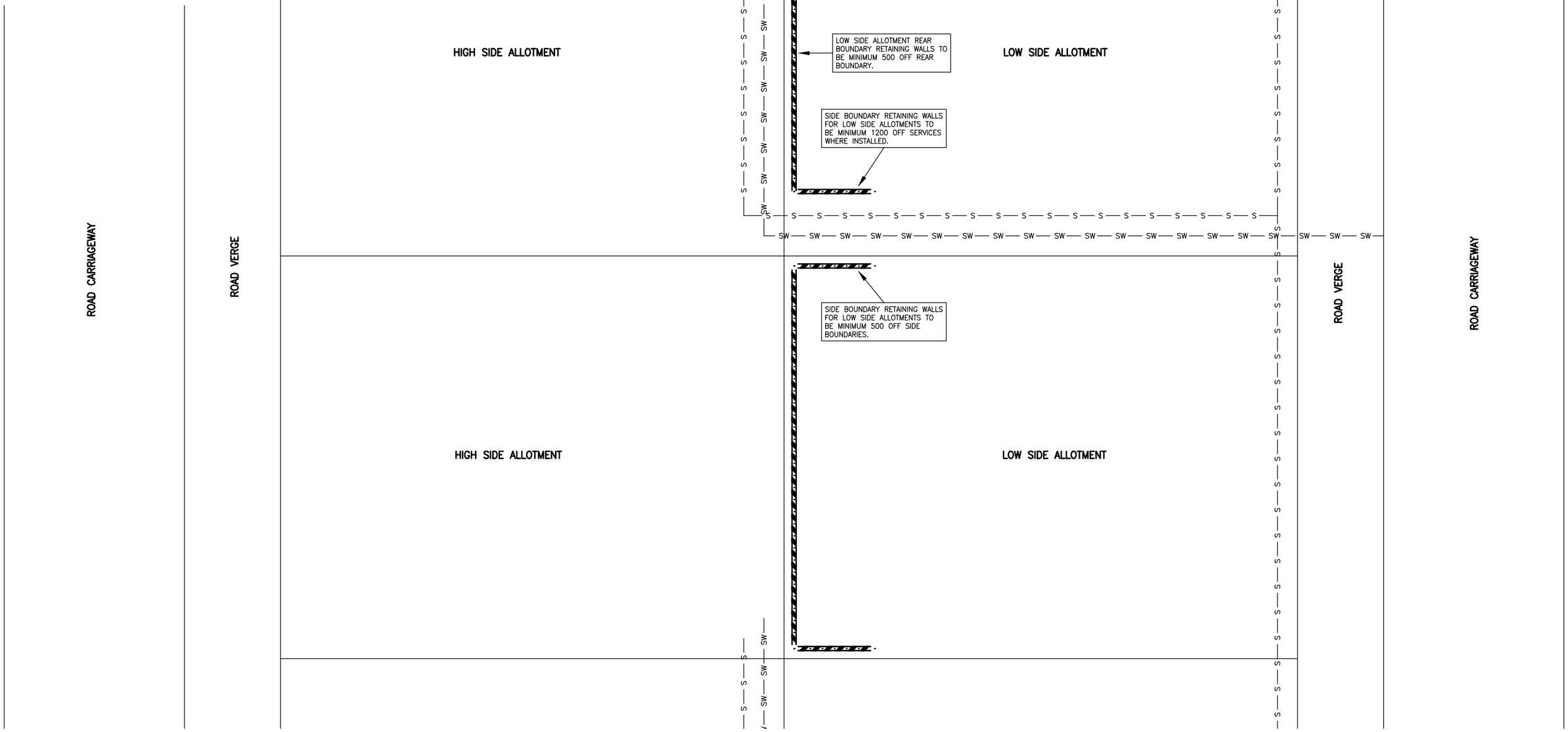
DESCRIPTION
COVER SHEET INCLUDING DRAWING INDEX

DWG No. EN12047 | SHEET No. 01–07 | REV. A

NOTES:

SUBDIVISION STAGE DWELLING ALLOTMENT RETAINING WALLS:

1. BULK EARTHWORKS AND SLOPE MANAGEMENT PLANS SHALL BE PROVIDED AT SUBDIVISION APPLICATION STAGE TO JUSTIFY THE NEED FOR THE USE OF RETAINING WALLS. CONSTRUCTION OF RETAINING WALLS AT SUBDIVISION STAGE WILL ONLY BE PERMITTED IN EXCEPTIONAL CIRCUMSTANCES.
2. MAXIMUM RETAINING WALL HEIGHT TO RESIDENTIAL/COMMERCIAL/ INDUSTRIAL ALLOTMENTS SHALL BE 1200.
3. WHERE WALLS ARE CONSTRUCTED EACH SIDE OF A COMMON ALLOTMENT BOUNDARY AND IMPART FORCE VIA THE ZONE OF INFLUENCE TO EACH OTHER, THE DEFINED OVERALL HEIGHT OF THE WALL SHALL BE THE SUM OF THE WALLS.
4. ALL RETAINING WALLS SHALL BE STRUCTURALLY CERTIFIED AT BOTH THE DESIGN AND CONSTRUCTION STAGE BY A PROPERLY QUALIFIED PERSON ON THE NATIONAL ENGINEERS REGISTRATION, REGARDLESS OF HEIGHT. THIS SHALL ALSO INCLUDE PROOF THAT ALL SERVICES ARE OUTSIDE THE ZONE OF INFLUENCE OF STRUCTURES.
5. ALL RETAINING WALLS SHALL BE CONSTRUCTED FROM MASONRY MATERIALS AND COMPLY WITH MAXIMUM HEIGHTS AND MINIMUM SETBACKS AS SPECIFIED BY THE DCP AND ENGINEERING GUIDELINES.



SUBDIVISION STAGE DWELLING ALLOTMENT ALLOWABLE RETAINING WALL CONSTRUCTION LOCATIONS

SCALE 1:100

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

SCALES IN METRES (A1)

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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
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SURVEYED	_
DRAWN	MC
DESIGN	MC
DATE	21-09-23
DATUM	AHD

CHECKED

TECHNICAL SERVICES MANAGER

DIRECTOR ENGINEERING SERVICES

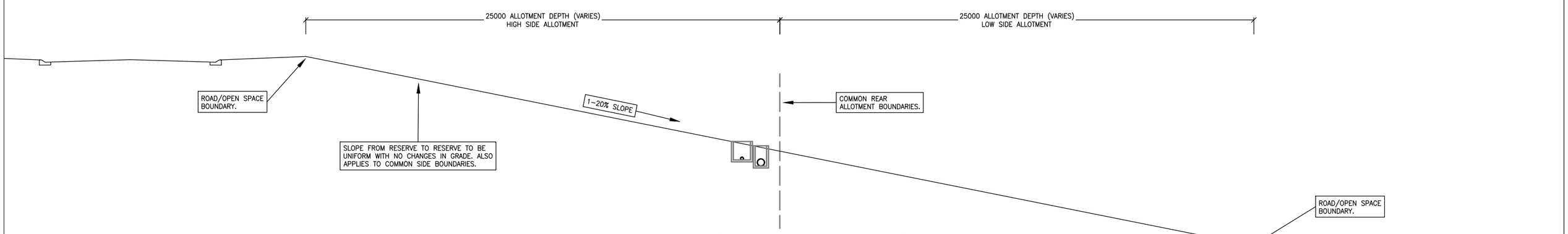
Jason T. Sharpe.

BATHURST REGIONAL COUNCIL

PROJECT
BRC STANDARD EARTHWORKS DETAILS AT SUBDIVISION & DWELLING STAGES

DESCRIPTION
SUBDIVISION STAGE DWELLING ALLOTMENTS LAYOUT PLAN, NOTES & DETAILS

DWG No.	SHEET No.	REV.
EN12047	02-07	A



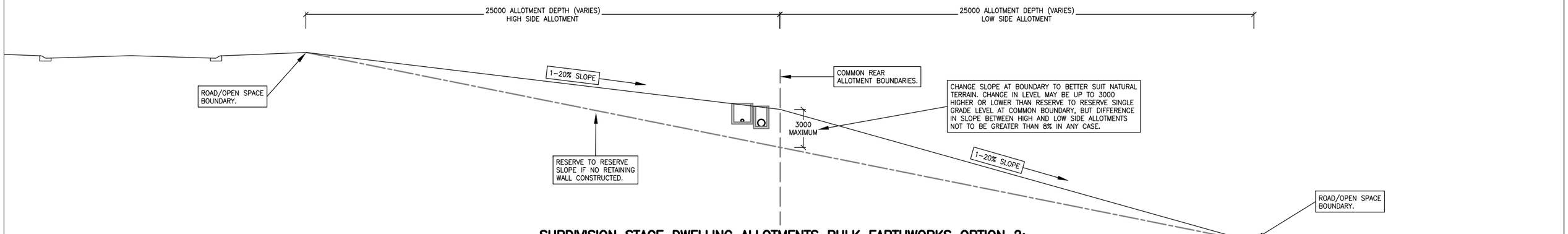
SUBDIVISION STAGE DWELLING ALLOTMENT BULK EARTHWORKS OPTION 1: CONTINUOUS SLOPE BETWEEN RESERVES

SCALE 1:100

NOTES:

SUBDIVISION STAGE DWELLING ALLOTMENT BULK EARTHWORKS & RETAINING WALLS:

1. BULK EARTHWORKS TO BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PRESERVES NATURAL SCENIC FEATURES.
2. BULK EARTHWORKS AND SLOPE MANAGEMENT PLANS SHALL BE PROVIDED AT SUBDIVISION APPLICATION STAGE TO JUSTIFY THE NEED FOR CHANGES TO NATURAL TERRAIN (INCLUDING CONSTRUCTION OF RETAINING WALLS) AND DEMONSTRATE THAT THE SUBDIVISION AND SUBSEQUENT DEVELOPMENT ON LOTS CREATED BY THE SUBDIVISION WILL RESPOND TO AND RESPECT THE NATURAL SCENIC FEATURES OF THE LAND.
3. A CONTINUOUS MINIMUM SLOPE OF 1% SHALL BE PROVIDED FROM THE FRONT TO THE REAR/REAR TO THE FRONT OF ALL ALLOTMENTS TO PREVENT THE PONDING OF WATER AT ANY POINT WITHIN THE ALLOTMENT.
4. THE MAXIMUM SLOPE IN ANY DIRECTION FOR ALL ALLOTMENTS SHALL BE 20%.
5. THE MAXIMUM LONGITUDINAL GRADE FOR ROADS SHALL BE AS DETAILED IN CLAUSE 4.5.2, SECTION 6 – ROADS OF THE ENGINEERING GUIDELINES.
6. THE MAXIMUM CHANGE IN LEVEL PERMITTED TO THE OUTER EDGE/EXTENT/PERIMETER OF THE SUBDIVISION SHALL BE 1000. THIS MAY BE FINISHED AS A RETAINING WALL OR 1:4 BATTER. WHERE THE EDGE IS AN EXISTING ROAD RESERVE, RESERVE TO RESERVE CONTINUOUS SLOPE SHAPING WILL REMAIN A REQUIREMENT.
7. ALL RETAINING WALLS SHALL BE CONSTRUCTED FROM MASONRY MATERIALS AND COMPLY WITH MAXIMUM HEIGHTS AND MINIMUM SETBACKS AS SPECIFIED BY THE DCP AND ENGINEERING GUIDELINES.
8. ALL ABOVE CONDITIONS APPLY WHERE ONLY ONE ALLOTMENT IS TO BE CONSTRUCTED BETWEEN RESERVES WHERE RELEVANT.



SUBDIVISION STAGE DWELLING ALLOTMENTS BULK EARTHWORKS OPTION 2: CHANGE IN SLOPE AT COMMON REAR BOUNDARY OF ALLOTMENTS

SCALE 1:100

CONSULTANT		REV	DESCRIPTION	INITIALS	DATE
		A	ISSUED FOR APPROVAL	MC	21–09–23
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CHECKED	APPROVED				

SCALES IN METRES (A1)

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1:50	0 0.5 1.0 1.5 2.0 2.5	1:400	0 4 8 12 16 20
1:100	0 1 2 3 4 5	1:500	0 5 10 15 20 25
1:750	0 7.5 15 22.5 30 37.5		
1:1000	0 10 20 30 40 50		
1:2000	0 20 40 60 80 100		
1:5000	0 50 100 150 200 250		

SURVEYED	_
DRAWN	MC
DESIGN	MC
DATE	21–09–23
DATUM	AHD

CHECKED

TECHNICAL SERVICES MANAGER

DIRECTOR ENGINEERING SERVICES

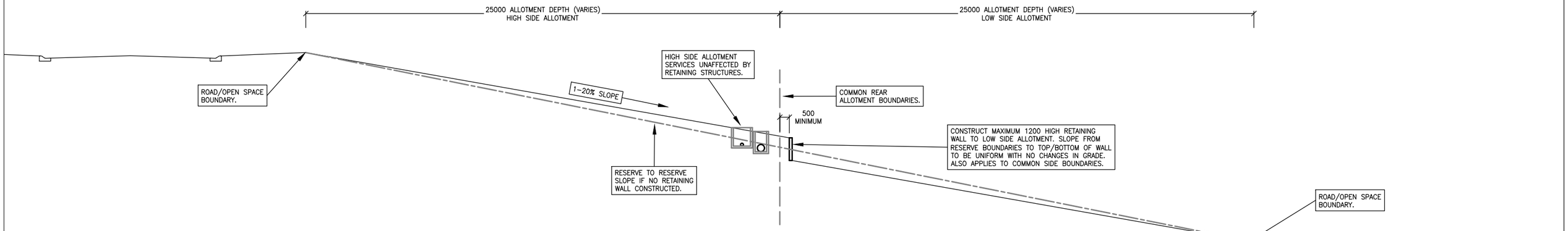
Shawn T. Thompson

BATHURST REGIONAL COUNCIL

PROJECT
BRC STANDARD EARTHWORKS DETAILS AT SUBDIVISION & DWELLING STAGES

DESCRIPTION
SUBDIVISION STAGE DWELLING ALLOTMENTS CROSS SECTION OPTIONS & NOTES 1

DWG No.	SHEET No.	REV.
EN12047	03–07	A



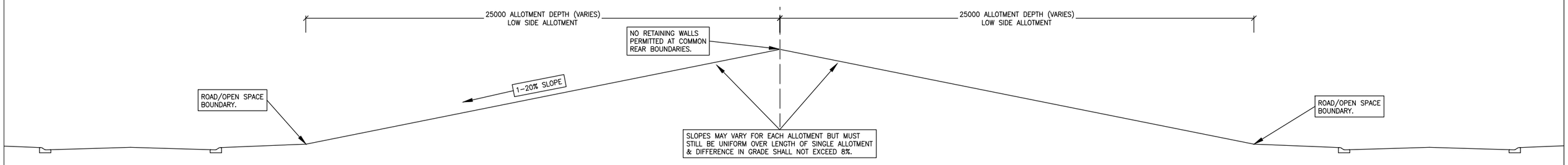
SUBDIVISION STAGE DWELLING ALLOTMENT BULK EARTHWORKS OPTION 3: RETAINING WALL TO LOW SIDE ALLOTMENT ONLY PERMITTED IN EXCEPTIONAL CIRCUMSTANCES

SCALE 1:100

NOTES:

SUBDIVISION STAGE DWELLING ALLOTMENT BULK EARTHWORKS & RETAINING WALLS:

1. BULK EARTHWORKS TO BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PRESERVES NATURAL SCENIC FEATURES.
2. BULK EARTHWORKS AND SLOPE MANAGEMENT PLANS SHALL BE PROVIDED AT SUBDIVISION APPLICATION STAGE TO JUSTIFY THE NEED FOR CHANGES TO NATURAL TERRAIN (INCLUDING CONSTRUCTION OF RETAINING WALLS) AND DEMONSTRATE THAT THE SUBDIVISION AND SUBSEQUENT DEVELOPMENT ON LOTS CREATED BY THE SUBDIVISION WILL RESPOND TO AND RESPECT THE NATURAL SCENIC FEATURES OF THE LAND.
3. A CONTINUOUS MINIMUM SLOPE OF 1% SHALL BE PROVIDED FROM THE FRONT TO THE REAR/REAR TO THE FRONT OF ALL ALLOTMENTS TO PREVENT THE PONDING OF WATER AT ANY POINT WITHIN THE ALLOTMENT.
4. THE MAXIMUM SLOPE IN ANY DIRECTION FOR ALL ALLOTMENTS SHALL BE 20%.
5. THE MAXIMUM LONGITUDINAL GRADE FOR ROADS SHALL BE AS DETAILED IN CLAUSE 4.5.2, SECTION 6 – ROADS OF THE ENGINEERING GUIDELINES.
6. THE MAXIMUM CHANGE IN LEVEL PERMITTED TO THE OUTER EDGE/EXTENT/PERIMETER OF THE SUBDIVISION SHALL BE 1000. THIS MAY BE FINISHED AS A RETAINING WALL OR 1:4 BATTER. WHERE THE EDGE IS AN EXISTING ROAD RESERVE, RESERVE TO RESERVE CONTINUOUS SLOPE SHAPING WILL REMAIN A REQUIREMENT.
7. ALL RETAINING WALLS SHALL BE CONSTRUCTED FROM MASONRY MATERIALS AND COMPLY WITH MAXIMUM HEIGHTS AND MINIMUM SETBACKS AS SPECIFIED BY THE DCP AND ENGINEERING GUIDELINES.
8. ALL ABOVE CONDITIONS APPLY WHERE ONLY ONE ALLOTMENT IS TO BE CONSTRUCTED BETWEEN RESERVES WHERE RELEVANT.



SUBDIVISION STAGE DWELLING ALLOTMENT BULK EARTHWORKS OPTION 4: BOTH ALLOTMENTS LOW SIDE

SCALE 1:100

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

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1:50	0 0.5 1.0 1.5 2.0 2.5	1:400	0 4 8 12 16 20
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1:750	0 7.5 15 22.5 30 37.5		
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1:5000	0 50 100 150 200 250		

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DRAWN	MC
DESIGN	MC
DATE	21-09-23
DATUM	AHD

CHECKED

TECHNICAL SERVICES MANAGER

DIRECTOR ENGINEERING SERVICES

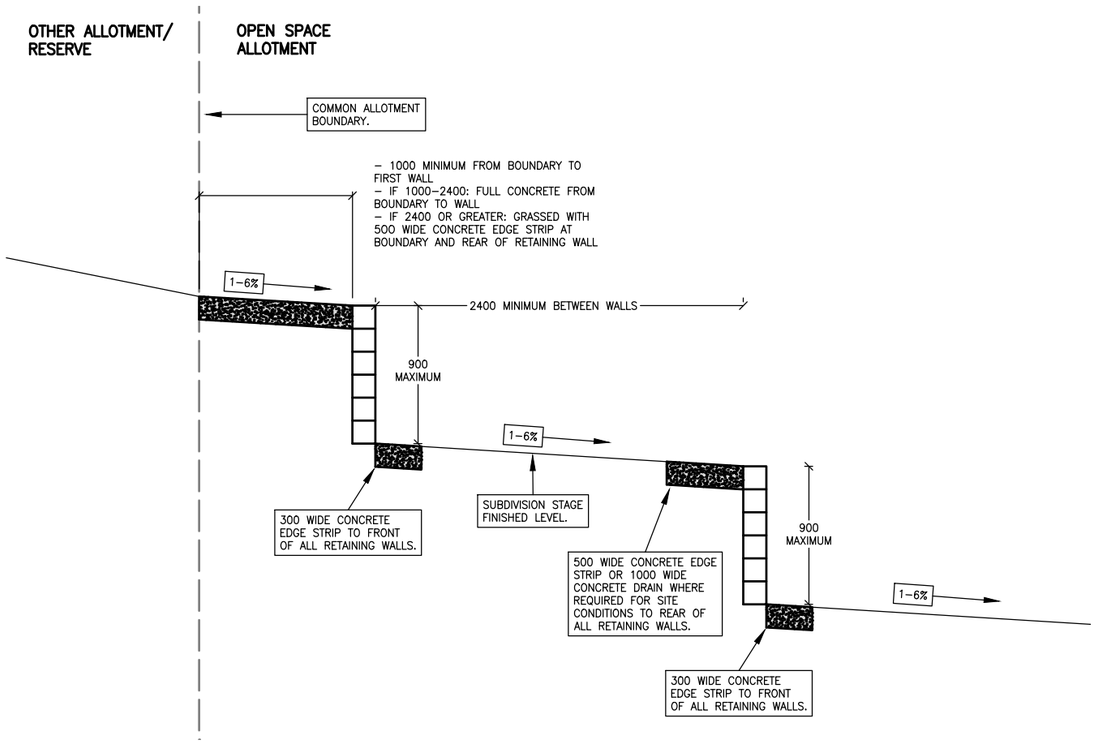
Jason T. Thorpe.

BATHURST REGIONAL COUNCIL

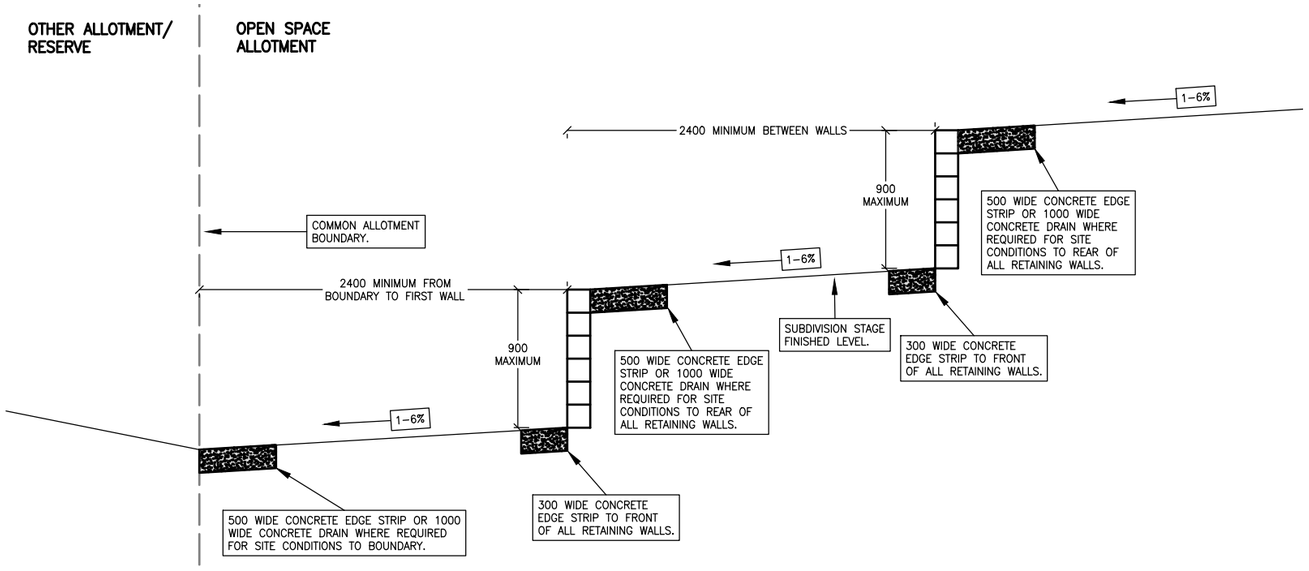
PROJECT
BRC STANDARD EARTHWORKS DETAILS AT SUBDIVISION & DWELLING STAGES

DESCRIPTION
SUBDIVISION STAGE DWELLING ALLOTMENTS CROSS SECTION OPTIONS & NOTES 2

DWG No.	SHEET No.	REV.
EN12047	04-07	A



OPEN SPACE RETAINING WALLS CASE 1:
OPEN SPACE LANDSCAPED BELOW COMMON BOUNDARY LEVEL
SCALE 1:20



OPEN SPACE RETAINING WALLS CASE 2:
OPEN SPACE AREA LANDSCAPED ABOVE COMMON BOUNDARY LEVEL
SCALE 1:20

NOTES:

SUBDIVISION STAGE OPEN SPACE ALLOTMENTS EARTHWORKS & RETAINING WALLS:

1. BULK EARTHWORKS AND SLOPE MANAGEMENT PLANS SHALL BE PROVIDED AT SUBDIVISION APPLICATION STAGE TO JUSTIFY THE NEED FOR THE USE OF RETAINING WALLS AND TERRACING. CONSTRUCTION OF RETAINING WALLS AT SUBDIVISION STAGE NOT PERMITTED UNLESS APPROVED BY COUNCIL AT APPLICATION STAGE.
2. THE MINIMUM SLOPE IN RECREATIONAL AREAS SHALL BE 1% TO A LEGAL POINT OF STORMWATER DISCHARGE.
3. THE MAXIMUM SLOPE IN RECREATIONAL AREAS SHALL BE 6%.
4. THE MAXIMUM SLOPE IN APPROVED SLOPED AREAS BETWEEN RECREATION AREAS SHALL BE 1:6.
5. ALL OPEN SPACE ALLOTMENTS SHALL BE SUITABLE FOR RIDE–ON MOWER MAINTENANCE WITH THE FOLLOWING REQUIREMENTS:
   - FINISHED SURFACE LEVEL SHALL BE OF UNIFORM LEVEL AND GRADE FREE FROM UNDULATIONS, HOLLOWS, SUDDEN LEVEL CHANGES AND FREE FROM ROCK AND DEBRIS.
   - A MINIMUM OF 2400 CLEARANCE BETWEEN ANY TWO STRUCTURES THAT PREVENTS A CLEAR TRAVEL PATH FOR SAFE MOWING INCLUDING, BUT NOT LIMITED TO, RETAINING WALLS, FENCES, VEGETATION, SEATING, PLAY EQUIPMENT AND SIGNAGE. WHERE A 2400 CLEARANCE BETWEEN STRUCTURES CANNOT BE PROVIDED, THE AREA BETWEEN THE TWO STRUCTURES SHALL BE INFILLED WITH CONCRETE 125 THICK IN A COLOUR SPECIFIED BY COUNCIL.
   - THE 2400 CLEARANCE AREA SHALL BE OF UNIFORM SLOPE NOT EXCEEDING 6% IN RECREATIONAL AREAS AND NOT EXCEEDING 1:6 IN APPROVED SLOPE AREAS. WHERE A SLOPE STEEPER THAN 1:6 IS APPROVED, THE SLOPE SHALL BE PROVIDED WITH A MAINTENANCE FREE FINISH APPROVED BY COUNCIL.
   - A MINIMUM 500 WIDE CONCRETE EDGE STRIP OR 1000 WIDE CONCRETE DRAIN SHALL BE PROVIDED TO THE REAR OF ANY RETAINING STRUCTURE TO PREVENT THE NEED FOR MOWING ADJACENT TO THE DROP.
6. MAXIMUM RETAINING WALL HEIGHT TO OPEN SPACE ALLOTMENTS SHALL BE 900.
7. RETAINING WALLS SHALL BE LOCATED A MINIMUM OF 1200 FROM UNDERGROUND SERVICES.
8. ALL RETAINING WALLS SHALL BE CONSTRUCTED FROM MASONRY BLOCKS IN AN APPROVED COLOUR.
9. CONCRETE EDGE STRIPS TO BE MINIMUM 150 DEEP.
10. DRAINAGE FROM REAR OF RETAINING WALL SHALL BE CONSIDERED AND OUTLET TO A LEGAL POINT OF DISCHARGE.
11. SEE SECTION 11 OF ENGINEERING GUIDELINES FOR FULL OPEN SPACE AREA REQUIREMENTS AND DEFINITION OF "RECREATIONAL" AND "SLOPED" AREAS.

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

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1:50	0 0.5 1.0 1.5 2.0 2.5	1:400	0 4 8 12 16 20
1:100	0 1 2 3 4 5	1:500	0 5 10 15 20 25
1:750	0 7.5 15 22.5 30 37.5		
1:1000	0 10 20 30 40 50		
1:2000	0 20 40 60 80 100		
1:5000	0 50 100 150 200 250		

SURVEYED	_
DRAWN	MC
DESIGN	MC
DATE	21–09–23
DATUM	AHD

CHECKED

TECHNICAL SERVICES MANAGER

DIRECTOR ENGINEERING SERVICES

Jason T. Kenyon.

BATHURST REGIONAL COUNCIL

PROJECT
BRC STANDARD EARTHWORKS DETAILS AT SUBDIVISION & DWELLING STAGES

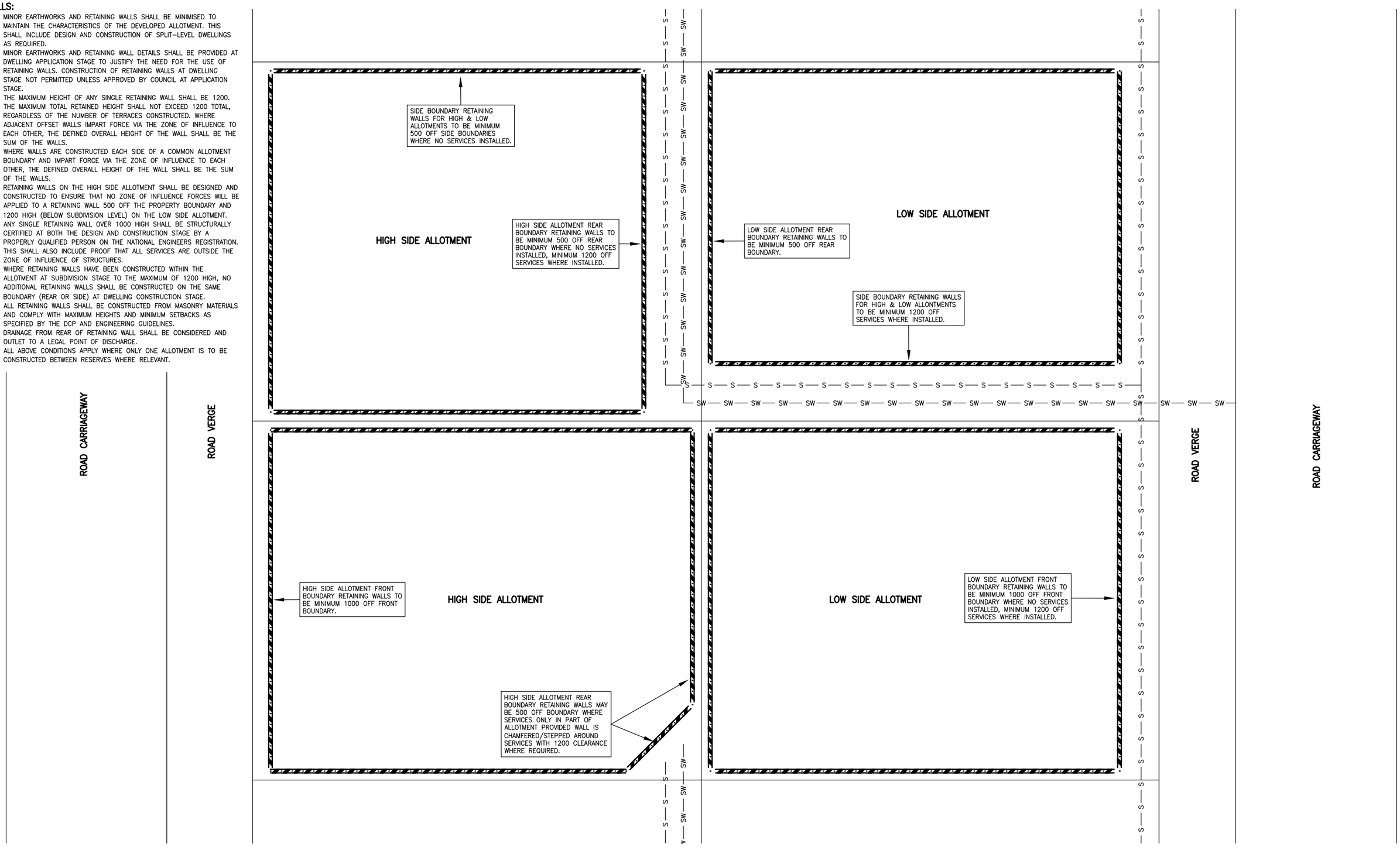
DESCRIPTION
SUBDIVISION STAGE OPEN SPACE ALLOTMENT RETAINING WALLS DETAILS & NOTES

DWG No.	SHEET No.	REV.
EN12047	05–07	A

NOTES:

DWELLING STAGE MINOR EARTHWORKS & RETAINING WALLS:

1. MINOR EARTHWORKS AND RETAINING WALLS SHALL BE MINIMISED TO MAINTAIN THE CHARACTERISTICS OF THE DEVELOPED ALLOTMENT. THIS SHALL INCLUDE DESIGN AND CONSTRUCTION OF SPLIT–LEVEL DWELLINGS AS REQUIRED.
2. MINOR EARTHWORKS AND RETAINING WALL DETAILS SHALL BE PROVIDED AT DWELLING APPLICATION STAGE TO JUSTIFY THE NEED FOR THE USE OF RETAINING WALLS. CONSTRUCTION OF RETAINING WALLS AT DWELLING STAGE NOT PERMITTED UNLESS APPROVED BY COUNCIL AT APPLICATION STAGE.
3. THE MAXIMUM HEIGHT OF ANY SINGLE RETAINING WALL SHALL BE 1200. THE MAXIMUM TOTAL RETAINED HEIGHT SHALL NOT EXCEED 1200 TOTAL, REGARDLESS OF THE NUMBER OF TERRACES CONSTRUCTED. WHERE ADJACENT OFFSET WALLS IMPART FORCE VIA THE ZONE OF INFLUENCE TO EACH OTHER, THE DEFINED OVERALL HEIGHT OF THE WALL SHALL BE THE SUM OF THE WALLS.
4. WHERE WALLS ARE CONSTRUCTED EACH SIDE OF A COMMON ALLOTMENT BOUNDARY AND IMPART FORCE VIA THE ZONE OF INFLUENCE TO EACH OTHER, THE DEFINED OVERALL HEIGHT OF THE WALL SHALL BE THE SUM OF THE WALLS.
5. RETAINING WALLS ON THE HIGH SIDE ALLOTMENT SHALL BE DESIGNED AND CONSTRUCTED TO ENSURE THAT NO ZONE OF INFLUENCE FORCES WILL BE APPLIED TO A RETAINING WALL 500 OFF THE PROPERTY BOUNDARY AND 1200 HIGH (BELOW SUBDIVISION LEVEL) ON THE LOW SIDE ALLOTMENT.
6. ANY SINGLE RETAINING WALL OVER 1000 HIGH SHALL BE STRUCTURALLY CERTIFIED AT BOTH THE DESIGN AND CONSTRUCTION STAGE BY A PROPERLY QUALIFIED PERSON ON THE NATIONAL ENGINEERS REGISTRATION. THIS SHALL ALSO INCLUDE PROOF THAT ALL SERVICES ARE OUTSIDE THE ZONE OF INFLUENCE OF STRUCTURES.
7. WHERE RETAINING WALLS HAVE BEEN CONSTRUCTED WITHIN THE ALLOTMENT AT SUBDIVISION STAGE TO THE MAXIMUM OF 1200 HIGH, NO ADDITIONAL RETAINING WALLS SHALL BE CONSTRUCTED ON THE SAME BOUNDARY (REAR OR SIDE) AT DWELLING CONSTRUCTION STAGE.
8. ALL RETAINING WALLS SHALL BE CONSTRUCTED FROM MASONRY MATERIALS AND COMPLY WITH MAXIMUM HEIGHTS AND MINIMUM SETBACKS AS SPECIFIED BY THE DCP AND ENGINEERING GUIDELINES.
9. DRAINAGE FROM REAR OF RETAINING WALL SHALL BE CONSIDERED AND OUTLET TO A LEGAL POINT OF DISCHARGE.
10. ALL ABOVE CONDITIONS APPLY WHERE ONLY ONE ALLOTMENT IS TO BE CONSTRUCTED BETWEEN RESERVES WHERE RELEVANT.



DWELLING STAGE ALLOWABLE RETAINING WALL CONSTRUCTION LOCATIONS

SCALE 1:100

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

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1:250 0 2.5 5 7.5 10 12.5
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SURVEYED	_
DRAWN	MC
DESIGN	MC
DATE	21–09–23
DATUM	AHD

CHECKED

TECHNICAL SERVICES MANAGER

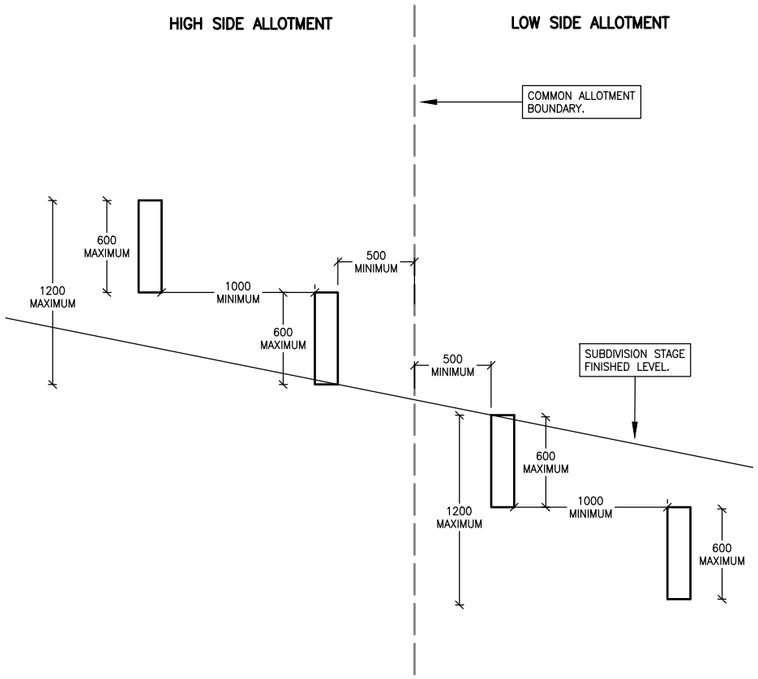
DIRECTOR ENGINEERING SERVICES

BATHURST REGIONAL COUNCIL

PROJECT: BRC STANDARD EARTHWORKS DETAILS AT SUBDIVISION & DWELLING STAGES

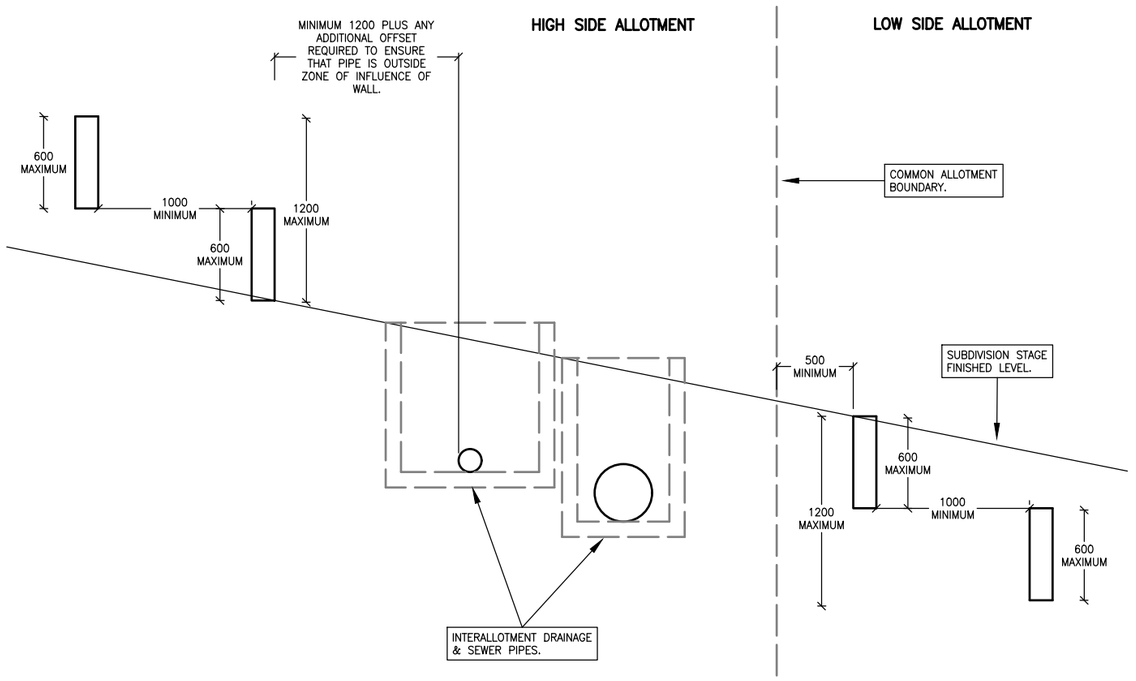
DESCRIPTION: DWELLING STAGE LAYOUT PLAN, NOTES & DETAILS

DWG No.	SHEET No.	REV.
EN12047	06–07	A



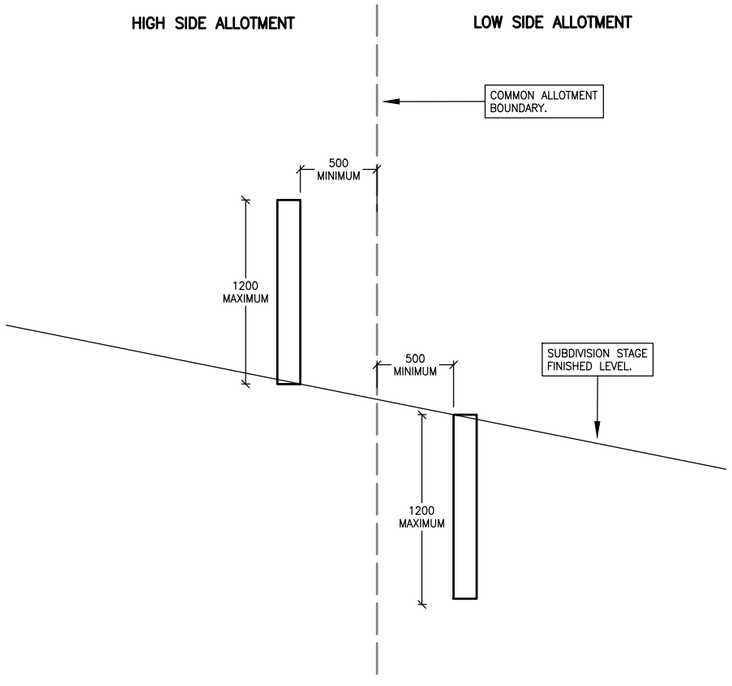
DWELLING STAGE MINOR EARTHWORKS OPTION 1: NO SERVICES – TERRACED RETAINING WALLS TO BOTH ALLOTMENTS

SCALE 1:20



DWELLING STAGE MINOR EARTHWORKS OPTION 2: TERRACED RETAINING WALLS ON HIGH SIDE ALLOTMENT WITH SERVICES, TERRACED RETAINING WALL ON LOW SIDE ALLOTMENT

SCALE 1:20



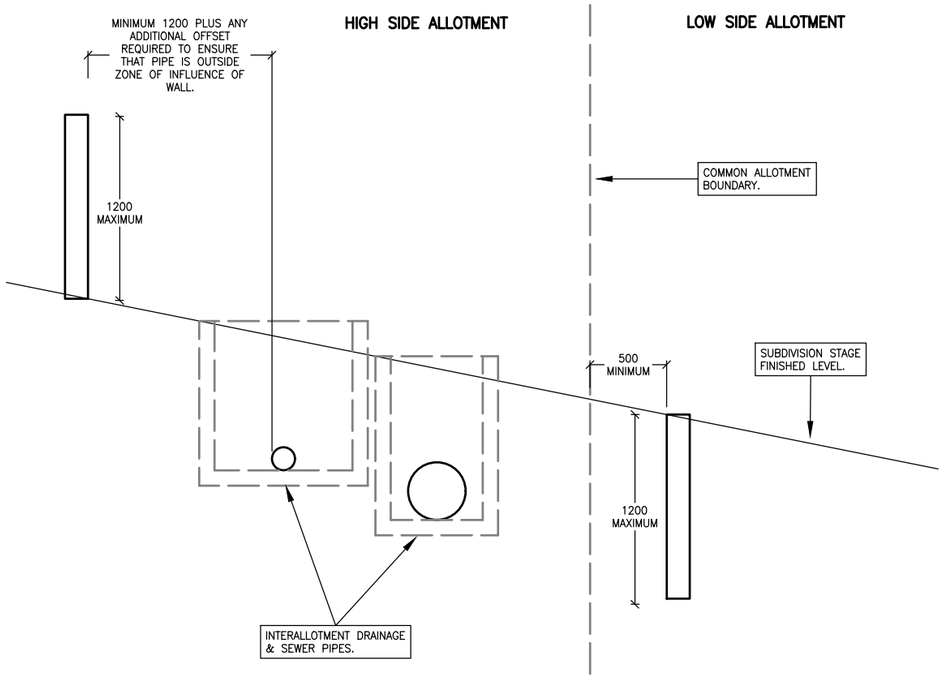
DWELLING STAGE MINOR EARTHWORKS OPTION 3: NO SERVICES – SINGLE RETAINING WALLS TO BOTH ALLOTMENTS

SCALE 1:20

NOTES:

DWELLING STAGE MINOR EARTHWORKS & RETAINING WALLS:

1. OPTIONS 3 & 4 ONLY PERMITTED WHERE APPROVAL OBTAINED AT APPLICATION STAGE.
2. MINOR EARTHWORKS AND RETAINING WALLS SHALL BE MINIMISED TO MAINTAIN THE CHARACTERISTICS OF THE DEVELOPED ALLOTMENT. THIS SHALL INCLUDE DESIGN AND CONSTRUCTION OF SPLIT–LEVEL DWELLINGS AS REQUIRED.
3. MINOR EARTHWORKS AND RETAINING WALL DETAILS SHALL BE PROVIDED AT DWELLING APPLICATION STAGE TO JUSTIFY THE NEED FOR THE USE OF RETAINING WALLS. CONSTRUCTION OF RETAINING WALLS AT DWELLING STAGE NOT PERMITTED UNLESS APPROVED BY COUNCIL AT APPLICATION STAGE.
4. THE MAXIMUM HEIGHT OF ANY SINGLE RETAINING WALL SHALL BE 1200. THE MAXIMUM TOTAL RETAINED HEIGHT SHALL NOT EXCEED 1200 TOTAL, REGARDLESS OF THE NUMBER OF TERRACES CONSTRUCTED. WHERE ADJACENT OFFSET WALLS IMPART FORCE VIA THE ZONE OF INFLUENCE TO EACH OTHER, THE DEFINED OVERALL HEIGHT OF THE WALL SHALL BE THE SUM OF THE WALLS.
5. WHERE WALLS ARE CONSTRUCTED EACH SIDE OF A COMMON ALLOTMENT BOUNDARY AND IMPART FORCE VIA THE ZONE OF INFLUENCE TO EACH OTHER, THE DEFINED OVERALL HEIGHT OF THE WALL SHALL BE THE SUM OF THE WALLS.
6. RETAINING WALLS ON THE HIGH SIDE ALLOTMENT SHALL BE DESIGNED AND CONSTRUCTED TO ENSURE THAT NO ZONE OF INFLUENCE FORCES WILL BE APPLIED TO A RETAINING WALL 500 OFF THE PROPERTY BOUNDARY AND 1200 HIGH (BELOW SUBDIVISION LEVEL) ON THE LOW SIDE ALLOTMENT.
7. ANY SINGLE RETAINING WALL OVER 1000 HIGH SHALL BE STRUCTURALLY CERTIFIED AT BOTH THE DESIGN AND CONSTRUCTION STAGE BY A PROPERLY QUALIFIED PERSON ON THE NATIONAL ENGINEERS REGISTRATION. THIS SHALL ALSO INCLUDE PROOF THAT ALL SERVICES ARE OUTSIDE THE ZONE OF INFLUENCE OF STRUCTURES.
8. WHERE RETAINING WALLS HAVE BEEN CONSTRUCTED WITHIN THE ALLOTMENT AT SUBDIVISION STAGE TO THE MAXIMUM OF 1200 HIGH, NO ADDITIONAL RETAINING WALLS SHALL BE CONSTRUCTED ON THE SAME BOUNDARY (REAR OR SIDE) AT DWELLING CONSTRUCTION STAGE.
9. ALL RETAINING WALLS SHALL BE CONSTRUCTED FROM MASONRY MATERIALS.
10. DRAINAGE FROM REAR OF RETAINING WALL SHALL BE CONSIDERED AND OUTLET TO A LEGAL POINT OF DISCHARGE.
11. ALL ABOVE CONDITIONS APPLY WHERE ONLY ONE ALLOTMENT IS TO BE CONSTRUCTED BETWEEN RESERVES WHERE RELEVANT.



DWELLING STAGE MINOR EARTHWORKS OPTION 4: SINGLE RETAINING WALL ON HIGH SIDE ALLOTMENT WITH SERVICES, SINGLE RETAINING WALL ON LOW SIDE ALLOTMENT

SCALE 1:20

CONSULTANT		REV	DESCRIPTION	INITIALS	DATE
		A	ISSUED FOR APPROVAL	MC	21–09–23
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CHECKED	APPROVED				

SCALES IN METRES (A1)

1:10	0 0.1 0.2 0.3 0.4 0.5	1:200	0 2 4 6 8 10
1:20	0 0.2 0.4 0.6 0.8 1.0	1:250	0 2.5 5 7.5 10 12.5
1:50	0 0.5 1.0 1.5 2.0 2.5	1:400	0 4 8 12 16 20
1:100	0 1 2 3 4 5	1:500	0 5 10 15 20 25
1:750	0 7.5 15 22.5 30 37.5		
1:1000	0 10 20 30 40 50		
1:2000	0 20 40 60 80 100		
1:5000	0 50 100 150 200 250		

SURVEYED	_
DRAWN	MC
DESIGN	MC
DATE	21–09–23
DATUM	AHD

CHECKED

TECHNICAL SERVICES MANAGER

DIRECTOR ENGINEERING SERVICES

Jason J. Stanyer

BATHURST REGIONAL COUNCIL

PROJECT
BRC STANDARD EARTHWORKS DETAILS AT SUBDIVISION & DWELLING STAGES

DESCRIPTION
DWELLING STAGE MINOR EARTHWORKS & RETAINING WALLS NOTES & OPTIONS

DWG No.	SHEET No.	REV.
EN12047	07–07	A