

SEE 2023 URBAN ACCESS DESIGN NOTES 8 & 9

STANDARD URBAN ACCESS PLAN
NOT TO SCALE

DRAWING INDEX		
SHEET	DESCRIPTION	REV
01-02	2023 DETAILS & SPECIFICATIONS INCLUDING DRAWING INDEX	A
02-02	PRE-SEPTEMBER 2023 DETAILS & SPECIFICATIONS	A

2023 DETAILS & SPECIFICATIONS APPLY TO:

- ALL DEVELOPMENT APPLICATIONS SUBMITTED TO COUNCIL AFTER 21 SEPTEMBER 2023.
- IN RESPECT TO DEVELOPMENT CONSENTS ISSUED FOR RESIDENTIAL DEVELOPMENTS PRIOR TO 21 SEPTEMBER 2023 - WHERE THE LAND HAS AN EXISTING CONCRETE FOOTPATH LOCATED ACROSS THE FRONTAGE, COUNCIL WILL CONSIDER WHETHER TO APPLY THE 2023 DETAILS AND SPECIFICATIONS ON A CASE-BY-CASE BASIS.

PRE-SEPTEMBER 2023 DETAILS & SPECIFICATIONS APPLY TO:

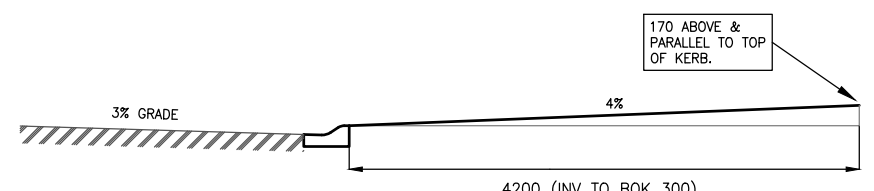
- ALL DEVELOPMENT APPLICATIONS SUBMITTED TO COUNCIL PRIOR TO 21 SEPTEMBER 2023. HOWEVER, WHERE THE LAND HAS AN EXISTING CONCRETE FOOTPATH LOCATED ACROSS THE FRONTAGE, COUNCIL WILL CONSIDER WHETHER TO APPLY THE 2023 DETAILS AND SPECIFICATIONS ON A CASE-BY-CASE BASIS.

2023 URBAN ACCESS DESIGN NOTES:

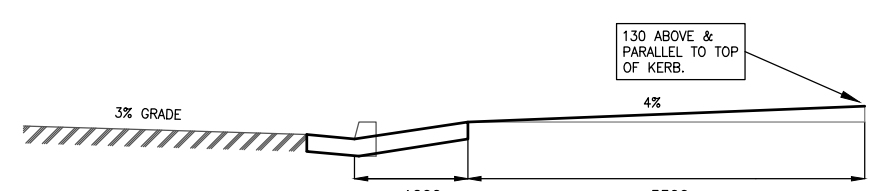
- ALL DIMENSIONS IN MILLIMETRES.
- ALL DRIVEWAYS REQUIRE APPLICATION FORM TO BE SUBMITTED TO COUNCIL FOR APPROVAL, DESIGN AND INSPECTION.
- MAIN/FIRST DRIVEWAY TO BE CONSTRUCTED AT SUBDIVISION STAGE TO ALL ALLOTMENTS IN SUBDIVISIONS WITH DEVELOPMENT APPLICATION SUBMITTED AFTER 21 SEPTEMBER 2023. THE REQUIREMENTS OF EN12046 APPLY TO ALL MAIN/FIRST AND ANY SECOND DRIVEWAY IN SUCH CASES.
- DRIVEWAYS TO BE CONSTRUCTED AT DWELLING CONSTRUCTION STAGE TO ALL ALLOTMENTS IN SUBDIVISIONS WITH DEVELOPMENT APPLICATION SUBMITTED PRIOR TO 21 SEPTEMBER 2023. THE REQUIREMENTS OF EN12046 DO NOT APPLY IN SUCH CASES.
- DRIVEWAY LEVELS SHALL BE IN ACCORDANCE WITH THE STANDARD DESIGNS SHOWN. NO VARIATIONS TO STANDARD DESIGNS PERMITTED. COUNCIL MAY ISSUE CUSTOM DESIGNS WHERE REQUIRED.
- ALL DRIVEWAYS REQUIRE INSPECTION & APPROVAL PRIOR TO & AFTER POURING.
- APPROVAL OF ALL STANDARD DESIGNS IS DEPENDENT ON INCOMING ROAD CROSSFALL. WHERE CROSSFALL IS GREATER THAN 3%, DRIVEWAY MAY NEED TO BE MODIFIED BY COUNCIL TO ENSURE COMPLIANCE.
- WIDTH OF DRIVEWAYS TO ALL ALLOTMENTS IN SUBDIVISIONS WITH DEVELOPMENT APPLICATION SUBMITTED AFTER 21 SEPTEMBER 2023 TO COMPLY WITH EN12046.
- WIDTH OF DRIVEWAYS TO ALL ALLOTMENTS IN SUBDIVISIONS WITH DEVELOPMENT APPLICATION SUBMITTED PRIOR TO 21 SEPTEMBER 2023 TO BE CONSTRUCTED AT DWELLING CONSTRUCTION STAGE SHALL BE IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
 - THE FIRST DRIVEWAY AT DWELLING CONSTRUCTION STAGE SHALL BE 3000 TO 6000 WIDE ACROSS THE VERGE.
 - A SECOND DRIVEWAY MAY BE CONSTRUCTED WITH A WIDTH OF 3000 TO 6000 WIDE ACROSS THE VERGE PROVIDED COMPLIANCE WITH CONDITIONS D & E IS STILL ACHIEVED.
 - COMBINED TOTAL OF THE FIRST AND SECOND DRIVEWAYS SHALL NOT EXCEED 9000, REGARDLESS OF COMPLIANCE WITH CONDITION D.
 - SINGLE OR COMBINED DRIVEWAY WIDTHS SHALL NOT BE MORE THAN 50% OF THE ALLOTMENT FRONTAGE ACROSS THE VERGE.
 - A PROPOSED SECONDARY DRIVEWAY SHALL:
 - BE A MINIMUM OF 1200 OFF THE PROPERTY SIDE BOUNDARY.
 - HAVE A MINIMUM OF 2000 CLEARANCE TO STREET TREES.
 - HAVE A MINIMUM OF 1200 CLEARANCE TO ELECTRICAL INFRASTRUCTURE INCLUDING LIGHT POLES, SUBSTATIONS & PILLARS.
 - NOT INVOLVE THE REMOVAL OR ADJUSTMENT OF ANY DRAINAGE INFRASTRUCTURE.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF 6000 FROM INTERSECTION KERB RETURN TANGENT POINTS.
- COUNCIL MAINTAINS THE RIGHT TO MODIFY ANY STANDARD ACCESS DESIGNS BASED ON SITE CONDITIONS.

2023 VEHICULAR ACCESS IN VERGE SPECIFICATIONS:

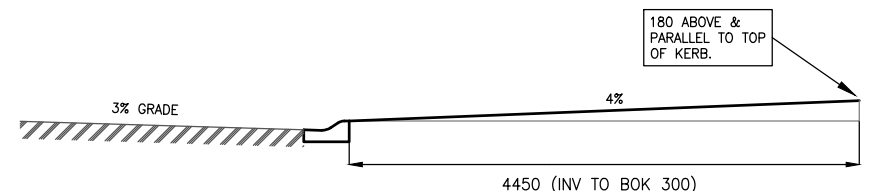
- FULL WIDTH PLAIN OR COLOURED REINFORCED CONCRETE:
 - 150mm THICK REINFORCED CONCRETE. REINFORCING STEEL TO BE MINIMUM SL72 MESH WITH 50mm TOP COVER.
 - MINIMUM 25MPa CONCRETE TO BE USED.
 - SHALL HAVE NON-SLIP FINISH.
 - EXPANSION JOINTS TO BE 9mm THICK BITUMEN IMPREGNATED FILLER BOARDS OR CONNELLY KEY JOINT OR EQUIVALENT. MAXIMUM SPACING BETWEEN EXPANSION JOINTS TO BE 3m.
 - CONCRETE PATH IS TO BE REMOVED FOR THE FULL WIDTH OF THE DRIVEWAY AND ALL IMPACTED PANELS/SECTIONS TO BE REPLACED WITH 150mm THICK CONCRETE.
 - SUITABLE REINFORCEMENT TO BE INCLUDED FOR COMMERCIAL AND INDUSTRIAL PREMISES:
 - 200mm THICK WITH 25MPa CONCRETE;
 - 2 LAYERS SL72 MESH, 50mm TOP AND BOTTOM COVER.
- NO OBSTRUCTION MAY BE BUILT IN THE VERGE THAT MAY POSE A HAZARD FOR THE PUBLIC (eg. ADDITIONAL KERBS ADJACENT TO THE DRIVEWAY, ABRUPT CHANGES IN LEVEL, ROCKERIES, etc).
- ALL SURROUNDING AREAS ARE TO BE LEFT SAFE FOR USE BY PEDESTRIANS, TO COUNCIL'S SATISFACTION.
- COUNCIL HAS THE RIGHT TO HAVE THE STRUCTURE REMOVED AND REPLACED, AT THE DEVELOPER AND/OR PROPERTY OWNER/S FULL COST, IF THE VERGE DRIVEWAY CONSTRUCTION FAILS TO MEET ANY OF THE ABOVE CONDITIONS.



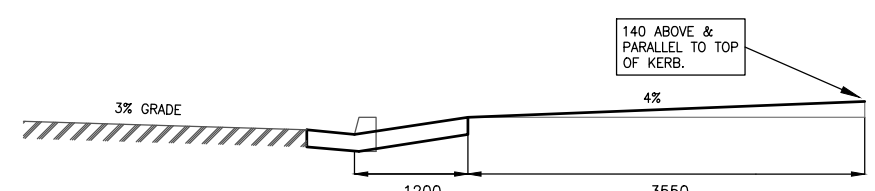
CROSS SECTION A-A FOR 4500 VERGE WITH ROLL KERB:
MAINTAIN EXISTING ROLL KERB & CONSTANT 4% GRADE



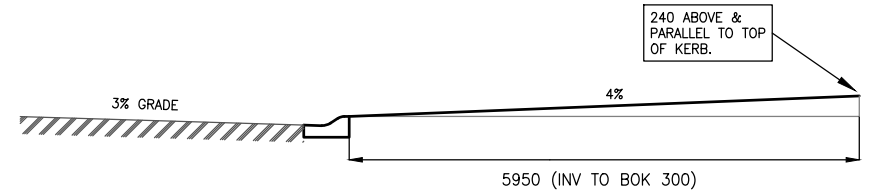
CROSS SECTION A-A FOR 4500 VERGE WITH BARRIER KERB:
CUT EXISTING BARRIER KERB & CONSTANT 4% GRADE



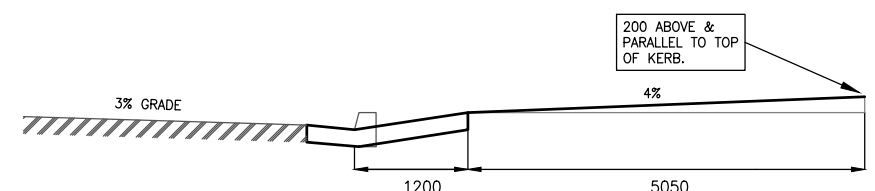
CROSS SECTION A-A FOR 4750 VERGE WITH ROLL KERB:
MAINTAIN EXISTING ROLL KERB & CONSTANT 4% GRADE



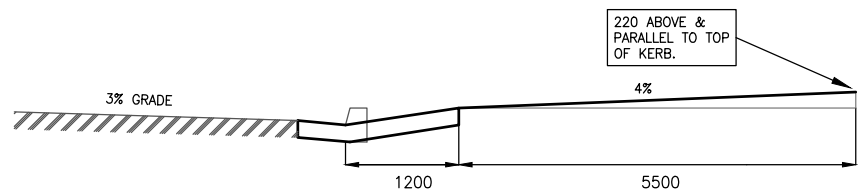
CROSS SECTION A-A FOR 4750 VERGE WITH BARRIER KERB:
CUT EXISTING BARRIER KERB & CONSTANT 4% GRADE



CROSS SECTION A-A FOR 6250 VERGE WITH ROLL KERB:
MAINTAIN EXISTING ROLL KERB & CONSTANT 4% GRADE



CROSS SECTION A-A FOR 6250 VERGE WITH BARRIER KERB:
CUT EXISTING BARRIER KERB & CONSTANT 4% GRADE

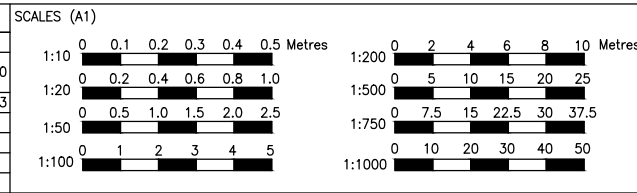


CROSS SECTION A-A FOR 6700 VERGE WITH BARRIER KERB:
CUT EXISTING BARRIER KERB & CONSTANT 4% GRADE

2023 URBAN ACCESS DESIGNS:
NOT TO SCALE

CONSULTANT	REV	DESCRIPTION	INITIALS	DATE
	A	ISSUED FOR APPROVAL	BH/MF	01-99
	B	STANDARD DESIGNS ADDED, NOTE & DRAFTING UPDATES	MC	27-05-20
	C	MODIFIED FOR PRE/POST 2023 REQUIREMENTS	MC	21-09-23
CHECKED	APPROVED			

REV	DESCRIPTION	INITIALS	DATE
A	ISSUED FOR APPROVAL	BH/MF	01-99
B	STANDARD DESIGNS ADDED, NOTE & DRAFTING UPDATES	MC	27-05-20
C	MODIFIED FOR PRE/POST 2023 REQUIREMENTS	MC	21-09-23

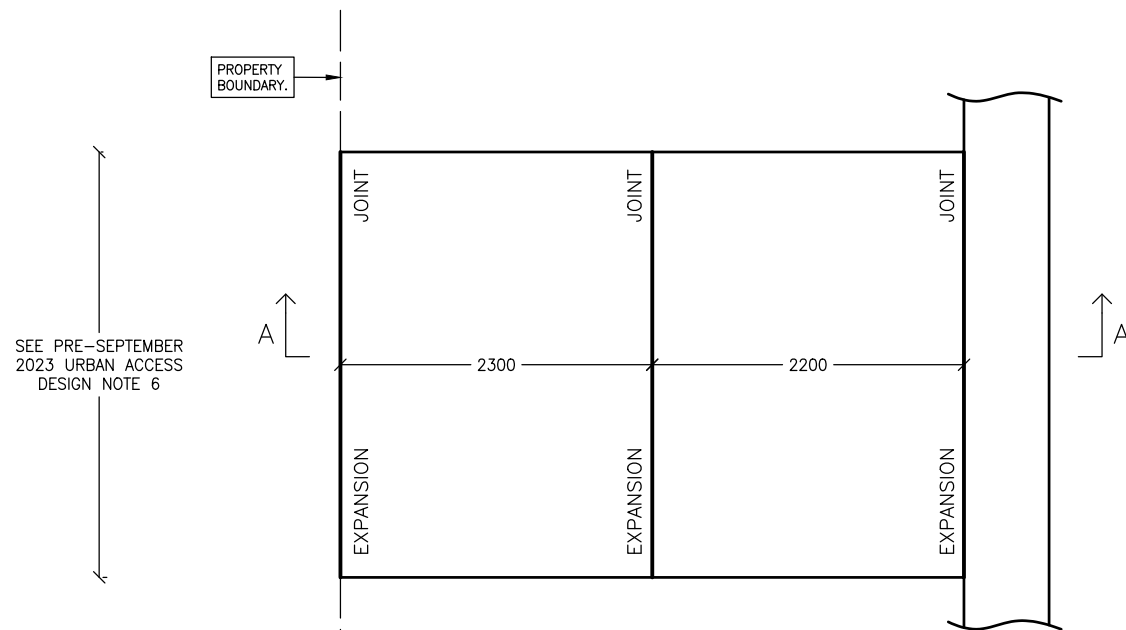


SURVEYED	MC
DRAWN	MC
DESIGN	-
DATE	21-09-23
DATUM	AHD

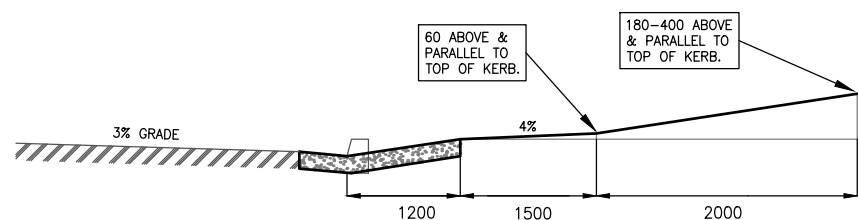
CHECKED	TECHNICAL SERVICES MANAGER
	DIRECTOR ENGINEERING SERVICES

BATHURST REGIONAL COUNCIL

PROJECT	URBAN ACCESS DETAILS		
DESCRIPTION	2023 DETAILS & SPECIFICATIONS INCLUDING DRAWING INDEX		
DWG No.	SHEET No.	REV.	
EN7882	01-02	C	

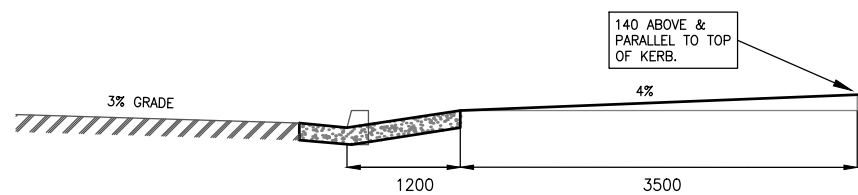


STANDARD URBAN ACCESS PLAN
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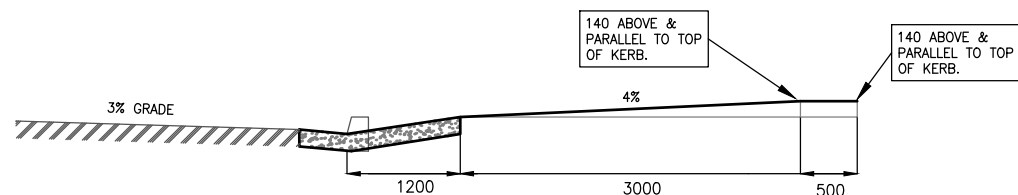
CROSS SECTION A-A OPTION 1:

CUT EXISTING KERB & HAVE MULTIPLE GRADES. RECOMMENDED WHEN EXISTING KERB IS BARRIER TYPE & HOUSE SLAB IS SIGNIFICANTLY HIGHER THAN KERB.



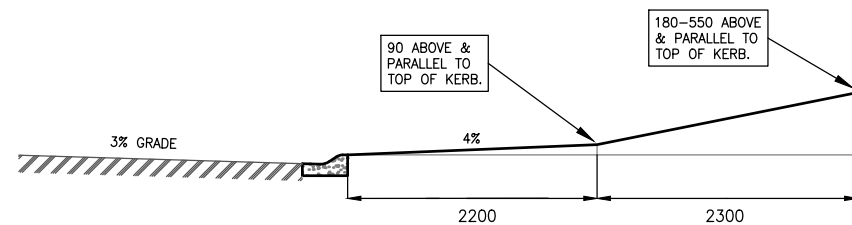
CROSS SECTION A-A OPTION 2:

CUT EXISTING KERB & HAVE CONSTANT GRADE. RECOMMENDED WHEN EXISTING KERB IS BARRIER TYPE & HOUSE SLAB IS SLIGHTLY HIGHER THAN KERB.



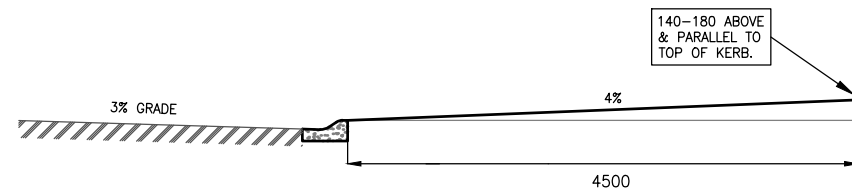
CROSS SECTION A-A OPTION 3:

CUT EXISTING KERB & HAVE CONSTANT GRADE. 0.5m FLAT AREA TO ASSIST IN ROLLING DRIVEWAY INTO DOWNHILL SLOPE. RECOMMENDED WHEN EXISTING KERB IS BARRIER TYPE & HOUSE SLAB IS THE SAME LEVEL AS OR BELOW KERB.



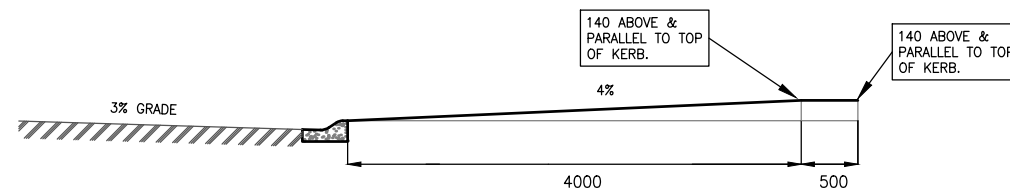
SECTION A-A OPTION 4:

MAINTAIN EXISTING KERB & HAVE MULTIPLE GRADES. RECOMMENDED WHEN EXISTING KERB IS ROLL TYPE & HOUSE SLAB IS SIGNIFICANTLY HIGHER THAN KERB.



SECTION A-A OPTION 5:

MAINTAIN EXISTING KERB & HAVE CONSTANT GRADE. RECOMMENDED WHEN EXISTING KERB IS ROLL TYPE & HOUSE SLAB IS SLIGHTLY HIGHER THAN KERB.



SECTION A-A OPTION 6:

MAINTAIN EXISTING KERB & HAVE CONSTANT GRADE. 0.5m FLAT AREA TO ASSIST IN ROLLING DRIVEWAY INTO DOWNHILL SLOPE. RECOMMENDED WHEN EXISTING KERB IS ROLL TYPE & HOUSE SLAB IS THE SAME LEVEL AS OR BELOW KERB.

PRE-SEPTEMBER 2023 URBAN ACCESS DESIGNS:
NOT TO SCALE

2023 DETAILS & SPECIFICATIONS APPLY TO:

- ALL DEVELOPMENT APPLICATIONS SUBMITTED TO COUNCIL AFTER 21 SEPTEMBER 2023.
- IN RESPECT TO DEVELOPMENT CONSENTS ISSUED FOR RESIDENTIAL DEVELOPMENTS PRIOR TO 21 SEPTEMBER 2023 - WHERE THE LAND HAS AN EXISTING CONCRETE FOOTPATH LOCATED ACROSS THE FRONTAGE, COUNCIL WILL CONSIDER WHETHER TO APPLY THE 2023 DETAILS AND SPECIFICATIONS ON A CASE-BY-CASE BASIS.

PRE-SEPTEMBER 2023 DETAILS & SPECIFICATIONS APPLY TO:

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PRE-SEPTEMBER 2023 URBAN ACCESS DESIGN NOTES:

1. ALL DIMENSIONS IN MILLIMETRES.
2. ALL DRIVEWAYS REQUIRE APPLICATION FORM TO BE SUBMITTED TO COUNCIL FOR APPROVAL, DESIGN AND INSPECTION.
3. ALL STANDARD DESIGNS ARE BASED ON A STANDARD 4500 WIDE VERGE FOR RESIDENTIAL AREAS DEVELOPED PRIOR TO 2023. DRIVEWAYS WITH A NON-STANDARD VERGE WIDTH IN PREVIOUSLY DEVELOPED RESIDENTIAL/COMMERCIAL/INDUSTRIAL AREAS WILL REQUIRE AN APPROPRIATE PROVIDED DESIGN OR DESIGN BY COUNCIL.
4. DRIVEWAYS SHALL BE DESIGNED WITH THE FIRST 2200 FROM THE KERB AT 4%. THIS IS TO PROVIDE A SAFE WALKING ENVIRONMENT FOR PEDESTRIANS, ASSIST VEHICULAR ACCESS AND TO PREVENT DAMAGE TO VEHICLES AND PAVEMENT CAUSED BY SCRAPING.
5. APPROVAL OF ALL STANDARD DESIGNS IS DEPENDENT ON INCOMING ROAD CROSSFALL. WHERE CROSSFALL IS GREATER THAN 3%, DRIVEWAY MAY NEED TO BE MODIFIED BY COUNCIL TO ENSURE COMPLIANCE.
6. DRIVEWAY WIDTHS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:
 - A. THE FIRST DRIVEWAY AT DWELLING CONSTRUCTION STAGE SHALL BE 3000 TO 6000 WIDE ACROSS THE VERGE.
 - B. A SECOND DRIVEWAY MAY BE CONSTRUCTED WITH A WIDTH OF 3000 TO 6000 WIDE ACROSS THE VERGE PROVIDED COMPLIANCE WITH CONDITIONS D & E IS STILL ACHIEVED.
 - C. COMBINED TOTAL OF THE FIRST AND SECOND DRIVEWAYS SHALL NOT EXCEED 9000, REGARDLESS OF COMPLIANCE WITH CONDITION D.
 - D. SINGLE OR COMBINED DRIVEWAY WIDTHS SHALL NOT BE MORE THAN 50% OF THE ALLOTMENT FRONTAGE ACROSS THE VERGE.
 - E. A PROPOSED SECONDARY DRIVEWAY SHALL:
 - a. BE A MINIMUM OF 1200 OFF THE PROPERTY SIDE BOUNDARY.
 - b. HAVE A MINIMUM OF 2000 CLEARANCE TO STREET TREES.
 - c. HAVE A MINIMUM OF 1200 CLEARANCE TO ELECTRICAL INFRASTRUCTURE INCLUDING LIGHT POLES, SUBSTATIONS & PILLARS.
 - d. NOT INVOLVE THE REMOVAL OR ADJUSTMENT OF ANY DRAINAGE INFRASTRUCTURE. THE EDGE OF THE DRIVEWAY/LAYBACK SPLAY SHALL HAVE A MINIMUM OF 300 CLEARANCE TO KERB INLET PITS.
7. ALL DRIVEWAYS SHALL BE A MINIMUM OF 6000 FROM INTERSECTION KERB RETURN TANGENT POINTS.
8. COUNCIL MAINTAINS THE RIGHT TO MODIFY ANY STANDARD ACCESS DESIGNS BASED ON SITE CONDITIONS.
9. NON-STANDARD DESIGNS SUBMITTED FOR APPROVAL SHALL INCLUDE A LONGITUDINAL SECTION OF THE DRIVEWAY DRAWN AT A SCALE OF 1:20.

PRE-SEPTEMBER 2023 VEHICULAR ACCESS IN VERGE SPECIFICATIONS:

1. FULL WIDTH PLAIN OR COLOURED CONCRETE:
 - A. 150mm THICK UNREINFORCED OR REINFORCED CONCRETE.
 - B. MINIMUM 25MPa CONCRETE TO BE USED.
 - C. SHALL HAVE NON-SLIP FINISH.
 - D. EXPANSION JOINTS TO BE 9mm THICK BITUMEN IMPREGNATED FILLER BOARDS OR CONNELLY KEY JOINT OR EQUIVALENT. MAXIMUM SPACING BETWEEN EXPANSION JOINTS TO BE 3m.
 - E. CONCRETE PATH IS TO BE REMOVED FOR THE FULL WIDTH OF THE DRIVEWAY AND ALL IMPACTED PANELS/SECTIONS TO BE REPLACED WITH 150mm THICK CONCRETE.
 - F. SUITABLE REINFORCEMENT TO BE INCLUDED FOR COMMERCIAL AND INDUSTRIAL PREMISES:
 - i) 200mm THICK WITH 25MPa CONCRETE;
 - ii) 2 LAYERS SL72 MESH, 50mm TOP AND BOTTOM COVER.
2. PLAIN OR COLOURED ASPHALTIC CONCRETE:
 - A. 40mm THICK ASPHALTIC CONCRETE (HOTMIX) LAID ON A SUB-BASE OF 100mm THICK COMPACTED ROAD BASE.
 - B. 140mm THICK ASPHALTIC CONCRETE (HOTMIX).
 - C. BOTH OF WHICH ARE REQUIRED TO HAVE 150mm x 150mm CONCRETE EDGE STRIP CONSTRUCTED EITHER SIDE OF THE DRIVEWAY.
3. PAVING BRICK OR BLOCKS:
 - A. MINIMUM 65mm THICK.
 - B. TYPE - HERRINGBONE, BASKET WEAVE OR STRETCHER BOND.
 - C. TO BE LAID ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - D. A CONCRETE EDGE STRIP 150mm x 150mm IS TO BE CONSTRUCTED ON EACH SIDE OF THE DRIVEWAY.
4. NO OBSTRUCTION MAY BE BUILT IN THE VERGE THAT MAY POSE A HAZARD FOR THE PUBLIC (eg. ADDITIONAL KERBS ADJACENT TO THE DRIVEWAY, ABRUPT CHANGES IN LEVEL, ROCKERIES, etc).
5. ALL SURROUNDING AREAS ARE TO BE LEFT SAFE FOR USE BY PEDESTRIANS, TO COUNCIL'S SATISFACTION.
6. COUNCIL HAS THE RIGHT TO HAVE THE STRUCTURE REMOVED AND REPLACED, AT THE DEVELOPER AND/OR PROPERTY OWNER/S FULL COST, IF THE VERGE DRIVEWAY CONSTRUCTION FAILS TO MEET ANY OF THE ABOVE CONDITIONS.

CONSULTANT	REV	DESCRIPTION	INITIALS	DATE	SCALES (A1) 1:10 0 0.1 0.2 0.3 0.4 0.5 Metres 1:20 0 0.2 0.4 0.6 0.8 1.0 1:50 0 0.5 1.0 1.5 2.0 2.5 1:100 0 1 2 3 4 5 1:200 0 2 4 6 8 10 Metres 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	SURVEYED -	CHECKED	PROJECT	URBAN ACCESS DETAILS					
	A	ISSUED FOR APPROVAL	BH/MF	01-99					DRAWN MC	TECHNICAL SERVICES MANAGER	DESCRIPTION	PRE-SEPTEMBER 2023 DETAILS & SPECIFICATIONS		
	B	STANDARD DESIGNS ADDED, NOTE & DRAFTING UPDATES	MC	27-05-20					DESIGN -			DIRECTOR ENGINEERING SERVICES	DWG No.	SHEET No.
CHECKED	APPROVED	C	MODIFIED FOR PRE/POST 2023 REQUIREMENTS	MC	21-09-23	DATE	21-09-23	DATUM	AHD	EN7882	02-02	C		

