

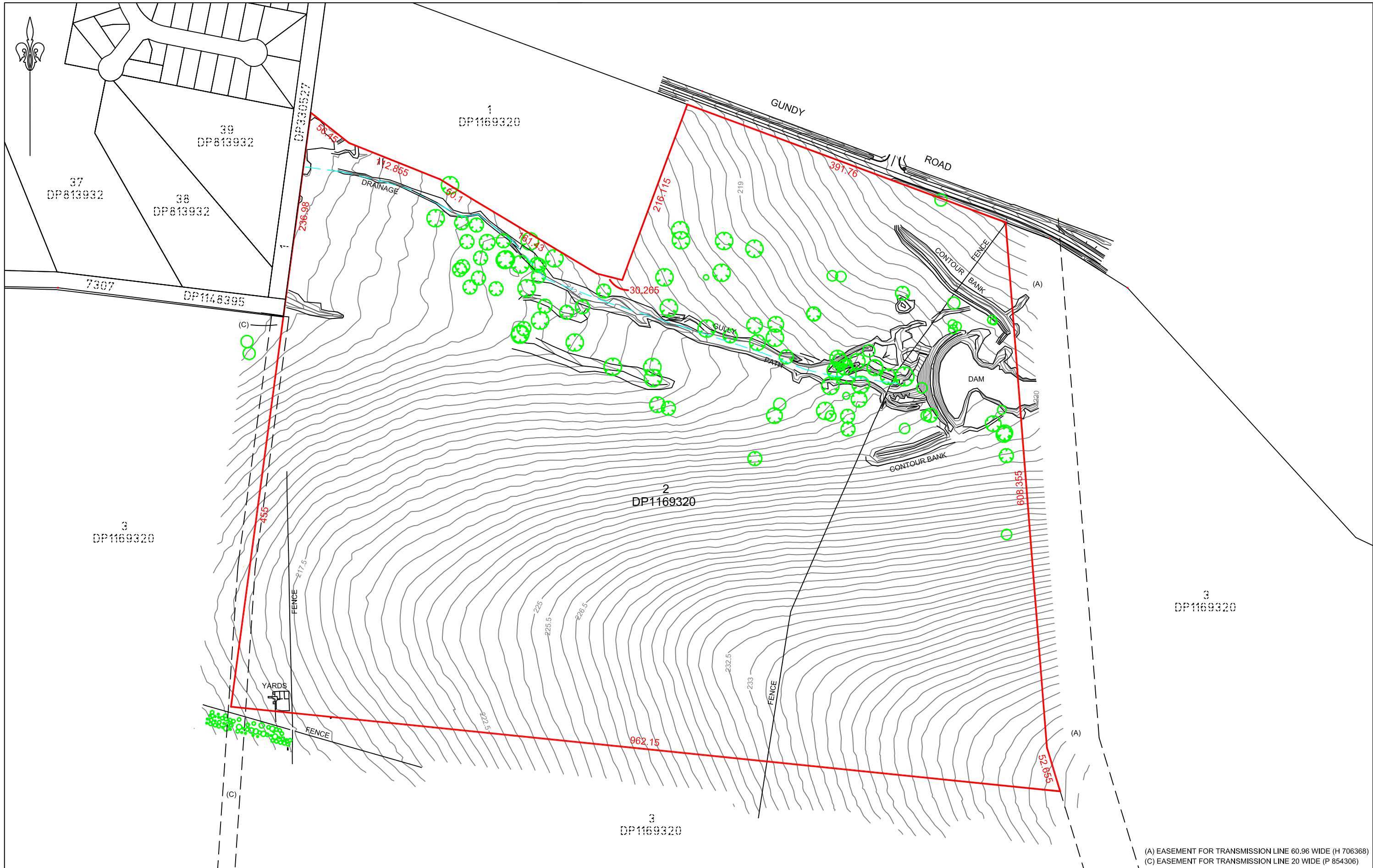
GUNDY ROAD, SCONE

PROPOSED SUBDIVISION OF LOT 2 IN DP1169320

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STAGE_003	STAGING PLAN - STAGE 4
STAGE_004	STAGING PLAN - STAGE 5
STAGE_005	STAGING PLAN - STAGE 6
STAGE_006	STAGING PLAN - STAGE 7
STAGE_007	STAGING PLAN - STAGE 8
STAGE_008	STAGING PLAN - STAGE 9
STAGE_009	STAGING PLAN - STAGE 10
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STAGE_012	STAGING PLAN - STAGE 13
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DUPLEX_001	DUPLEX LOTS PLAN
BUSROUTE_001	BUS ROUTE PLAN
WATER_001	WATER SERVICING STRATEGY
SEW_001	SEWER DRAINAGE STRATEGY
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SEW_003	CATCHMENT 2
SEW_004	CATCHMENT 3
EMERG_001	EMERGENCY ACCESS PLAN & RURAL INTERFACE SECTION





(A) EASEMENT FOR TRANSMISSION LINE 60.96 WIDE (H 706368)
(C) EASEMENT FOR TRANSMISSION LINE 20 WIDE (P 854306)

MM HYNDES BAILEY & Co.
REGISTERED SURVEYORS - TOWN PLANNING - CIVIL DESIGN
Surveying the Hunter since 1920



Ph: 02 65432475 Email: office@hbsurveys.com.au
PO Box 26, MUSWELLBROOK NSW 2333

DETAIL AND CONTOUR SURVEY FOR PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:4000	A3	CONT. INT: 0.5m
V.SCALE	DATUM:	
DATE: 8.03.2022	FILE: DETAIL_001	

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER	JOB REF:
PARISH: SCONE	217133
COUNTY: BRISBANE	VER P



(V1) RESTRICTION ON THE USE OF LAND
(V2) POSITIVE COVENANT
(V3) GUNDY ROAD - LANDSCAPE ZONE (RESTRICTION ON USE OF LAND NO ACCESS)
(APZ 10m) - ASSET PROTECTION ZONE 10m WIDE
(APZ 12) - ASSET PROTECTION ZONE 12m WIDE

STAGE	LOTS	AVG. AREA
1	21	891
2	22	909
3	13	882
4	18	770
5	13	765
6	30	789
7	23	798
8	32	802
9	27	804
10	36	827
11	21	810
12	35	862
13	24	881
14	28	903
15	21	827
16	20	758
TOTAL	384	829

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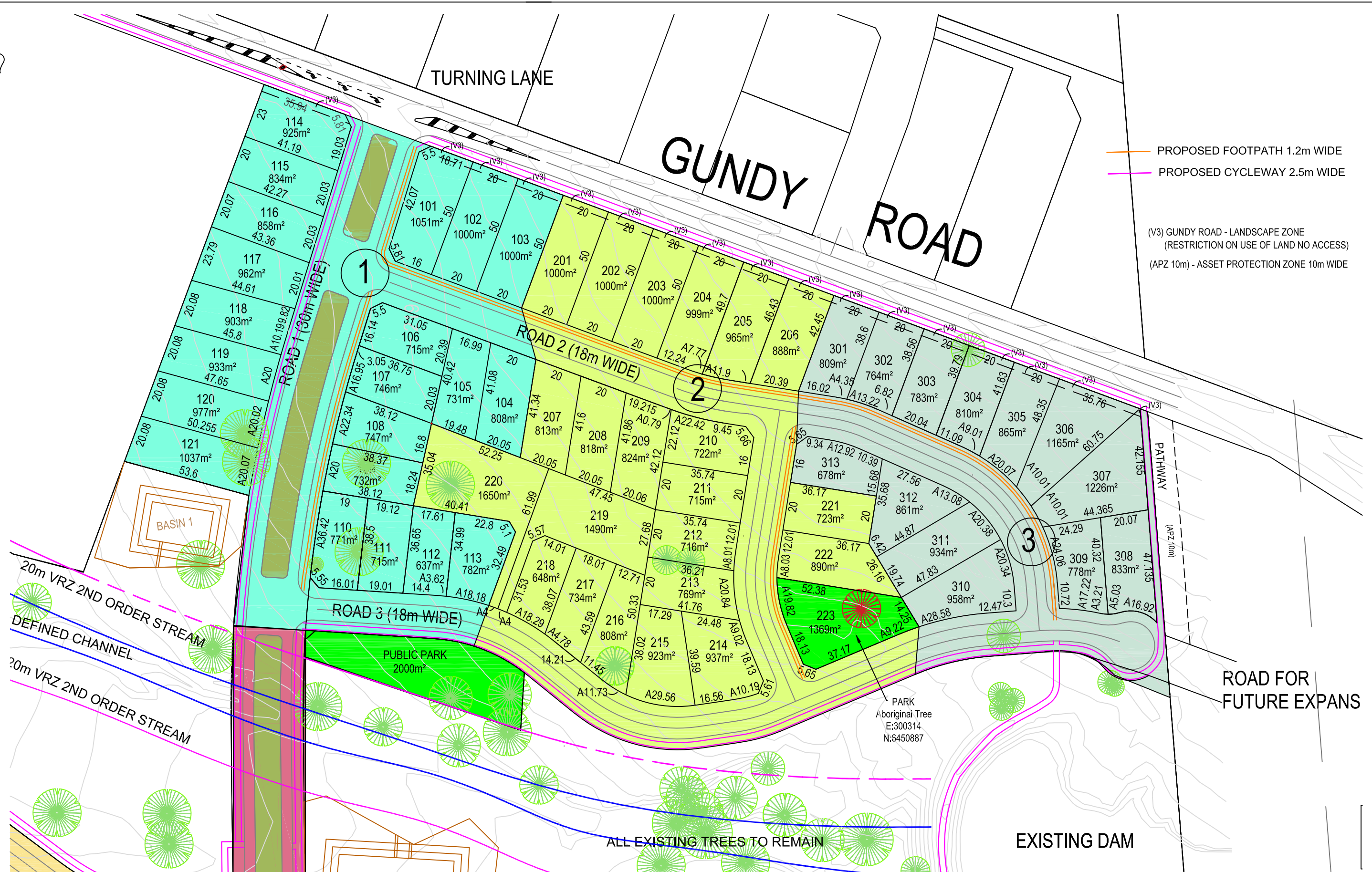
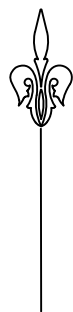
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(PO Box 26), MUSWELLBROOK NSW 2333

STAGING PLAN OVERALL SITE
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:4000	A3	CONT. INT:
V.SCALE		DATUM:
DATE 8.03.2022		FILE: STAGE_001

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER	JOB REF: 217133
PARISH: SCONE	
COUNTY: BRISBANE	VER P





E.300314
N:6450887

PROPOSED FOOTPATH 1.2m WIDE
PROPOSED CYCLEWAY 2.5m WIDE

ALL EXISTING TREES TO REMAIN

EXISTI

BASIN 2

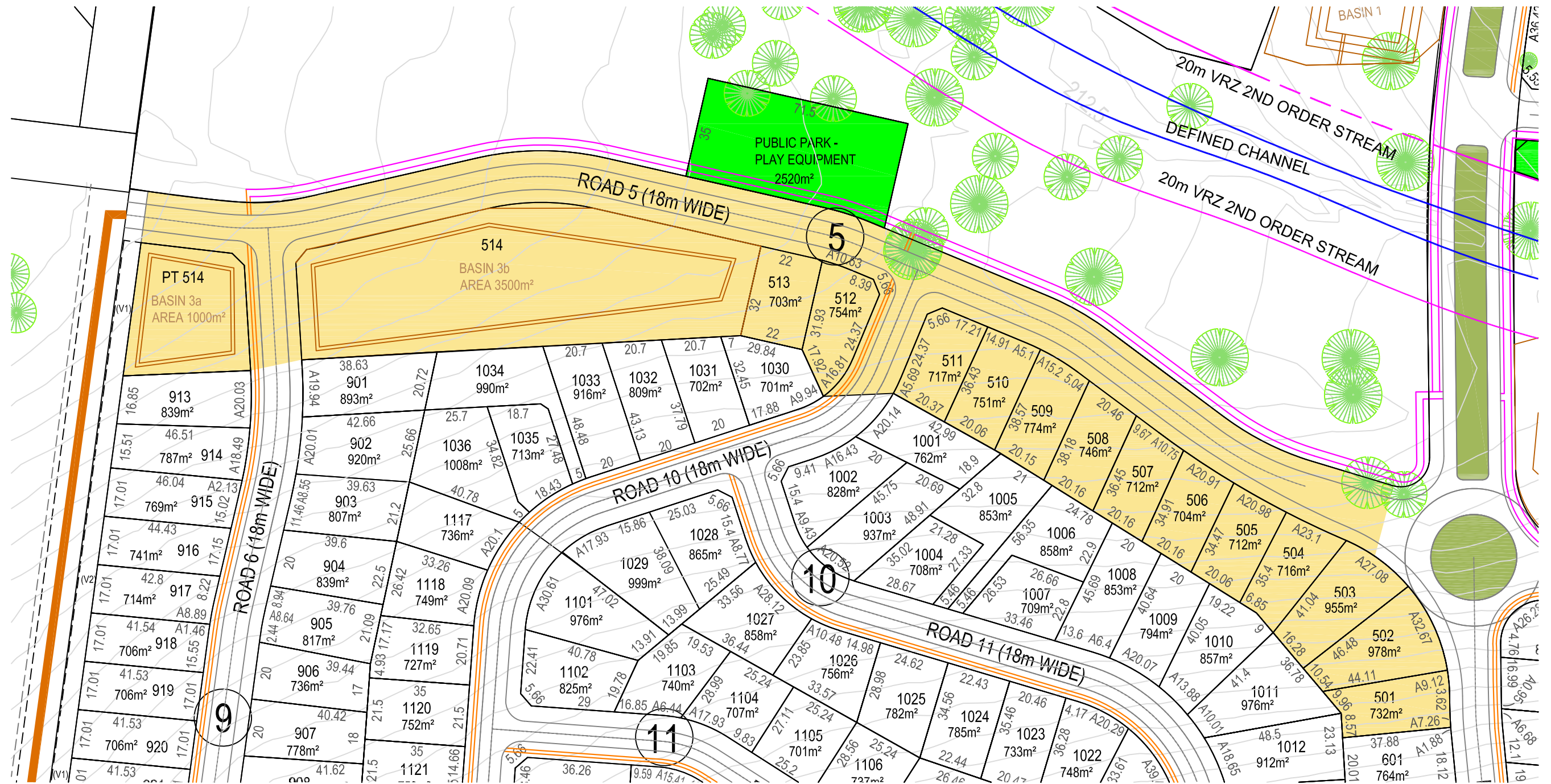
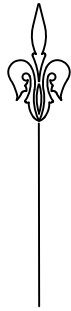
PUBLIC PARK
2610m²

ROAD 4 (18m WIDE)

ROAD 9 (18m WIDE)

ROAD 8 (18m WIDE)





(APZ 12) - ASSET PROTECTION ZONE 12m WIDE
(V1) RESTRICTION ON THE USE OF LAND
(V2) POSITIVE COVENANT
(X1) - RESTRICTION ON USE OF LAND
NO DEVELOPMENT ON LOT 514 WITHOUT
COUNCIL CONSENT REGARDING SALINITY MANAGEMENT

PROPOSED FOOTPATH 1.2m WIDE
PROPOSED CYCLEWAY 2.5m WIDE

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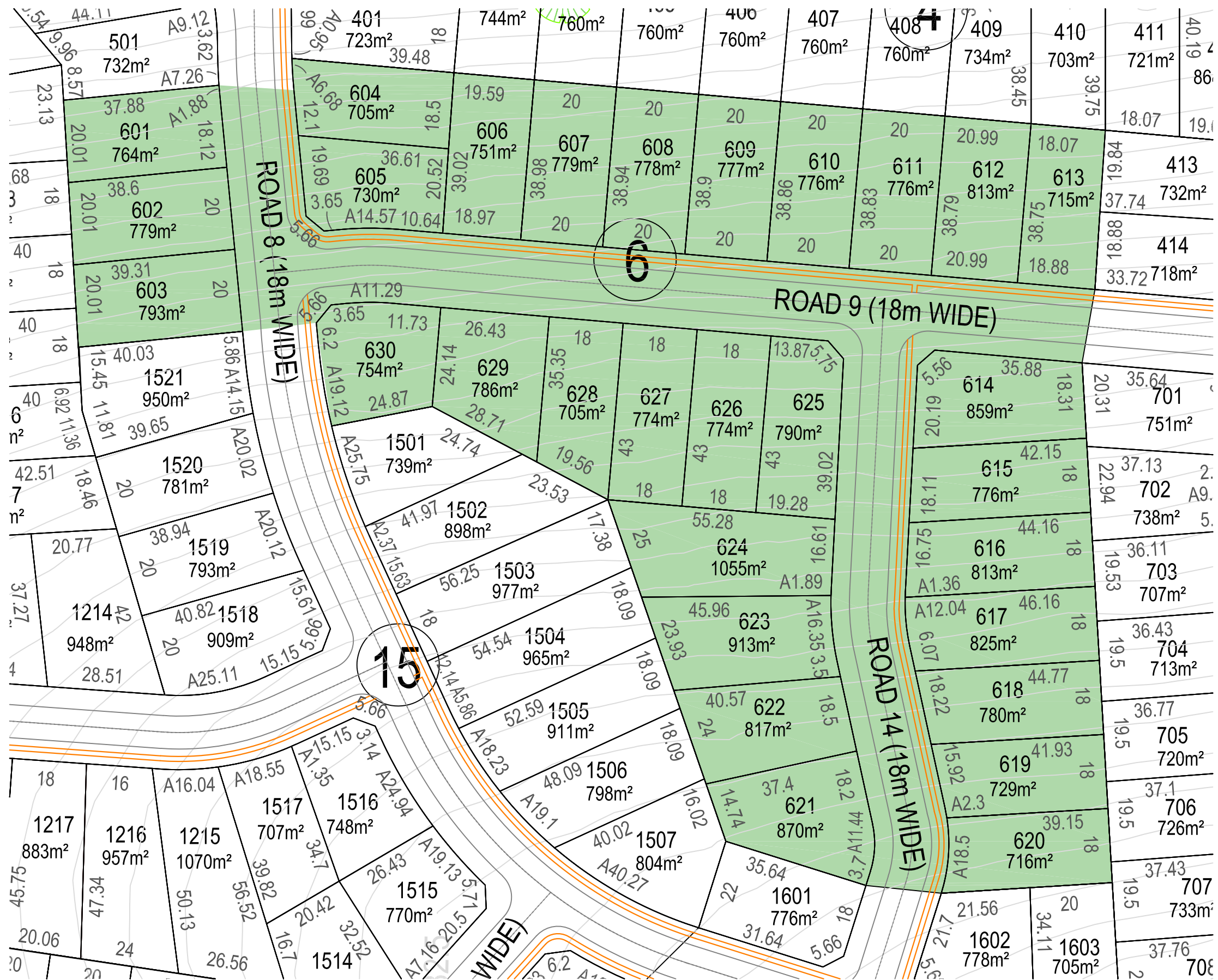
STAGING PLAN - STAGE 5
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:1500	A3	CONT. INT:
V.SCALE		DATUM:
DATE 8.03.2022		FILE: STAGE_004

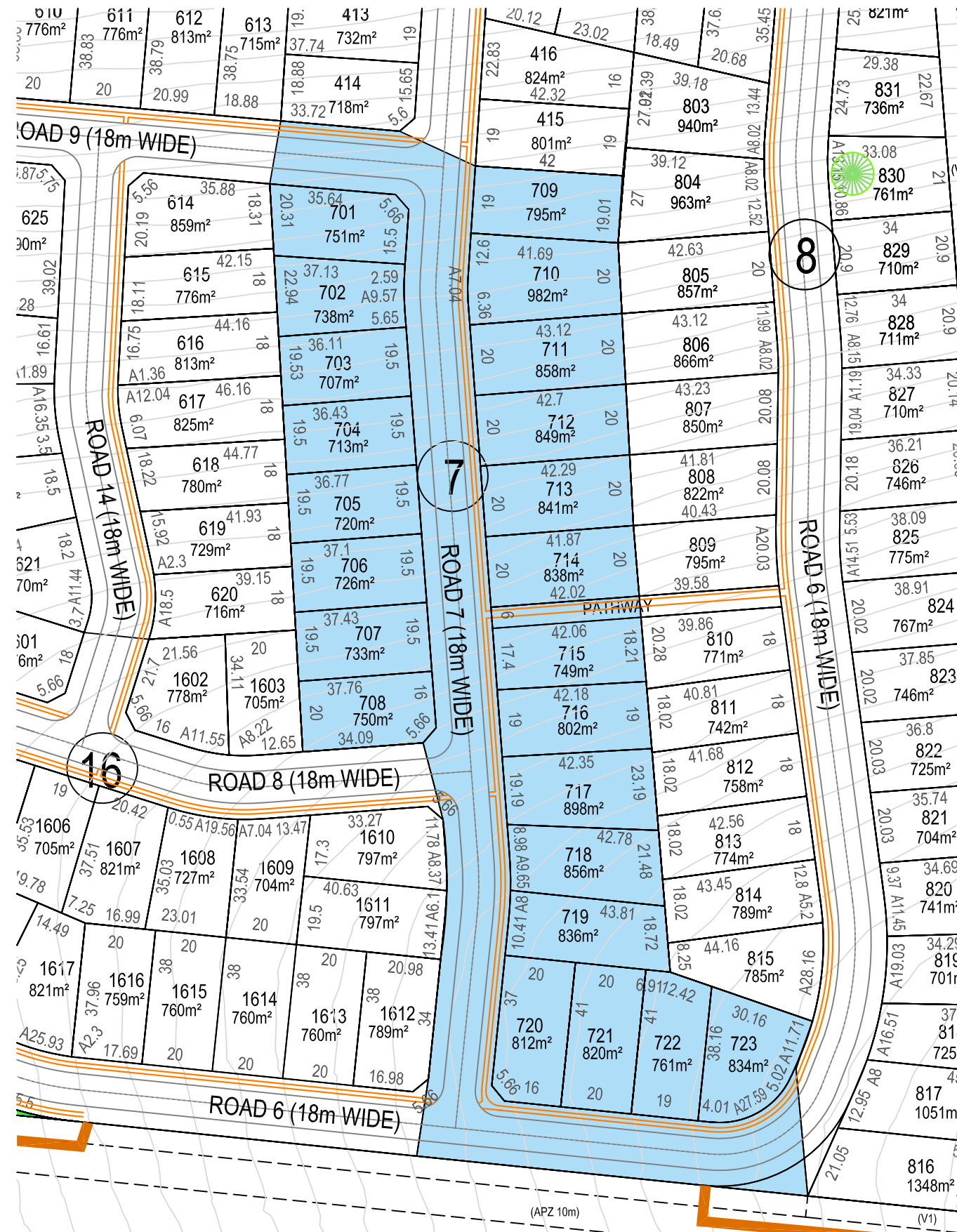
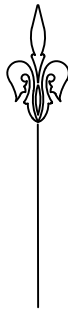
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LGA: UPPER HUNTER
PARISH: SCONE
COUNTY: BRISBANE

JOB REF:
217133
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(V1) RESTRICTION ON THE USE OF LAND
(APZ 10m) - ASSET PROTECTION ZONE 10m WIDE

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STAGING PLAN - STAGE 7
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:1500

A3

CONT. INT:

V.SCALE

DATUM:

DATE 8.03.2022

FILE: STAGE_006

CLIENT: CHARLES DAVID PTY LTD

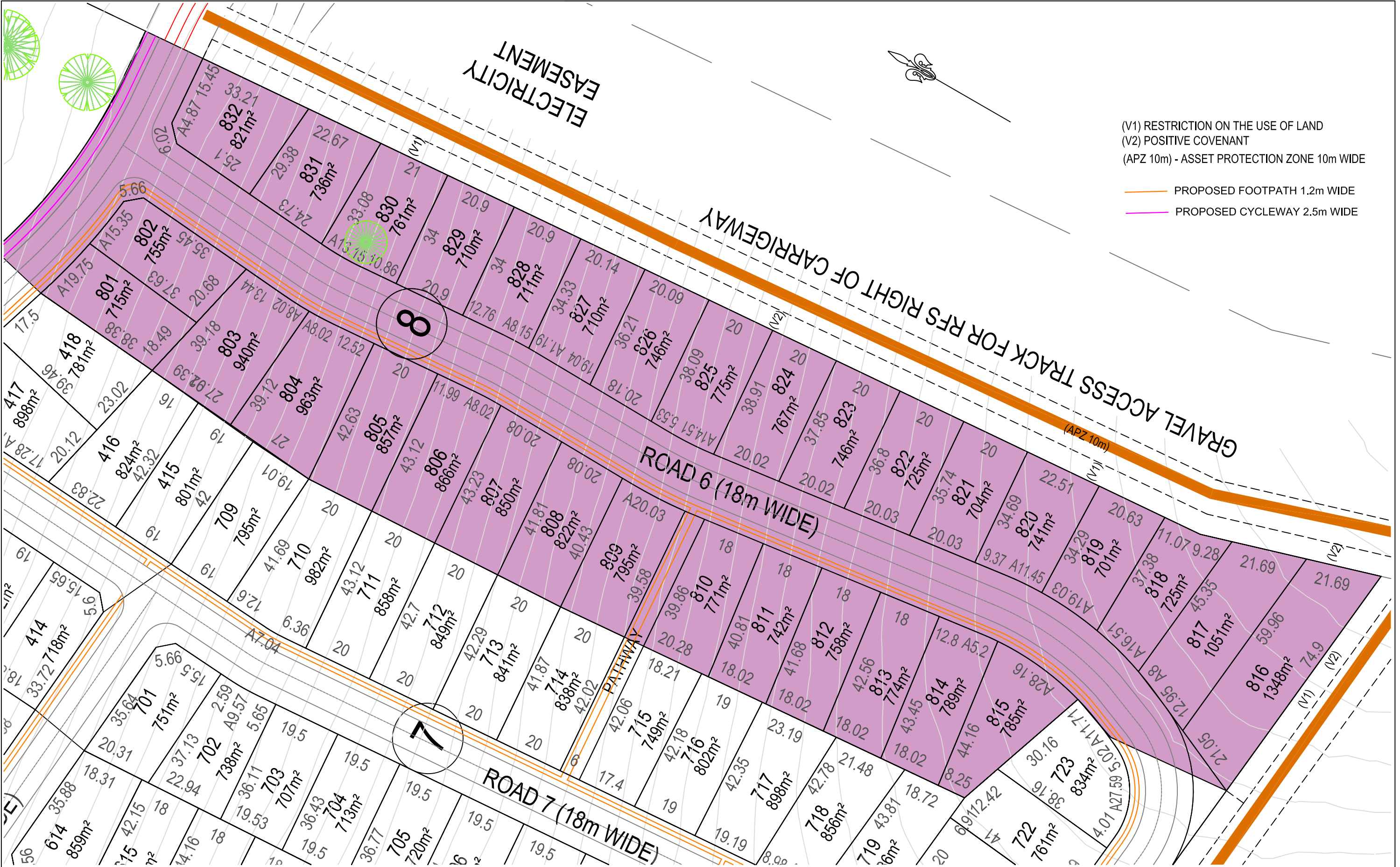
LGA: UPPER HUNTER

PARISH: SCONE

COUNTY: BRISBANE

JOB REF:
217133

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(V1) RESTRICTION ON THE USE OF LAND
(V2) POSITIVE COVENANT
(APZ 10m) - ASSET PROTECTION ZONE 10m WIDE

PROPOSED FOOTPATH 1.2m WIDE
PROPOSED CYCLEWAY 2.5m WIDE

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STAGING PLAN - STAGE 8
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

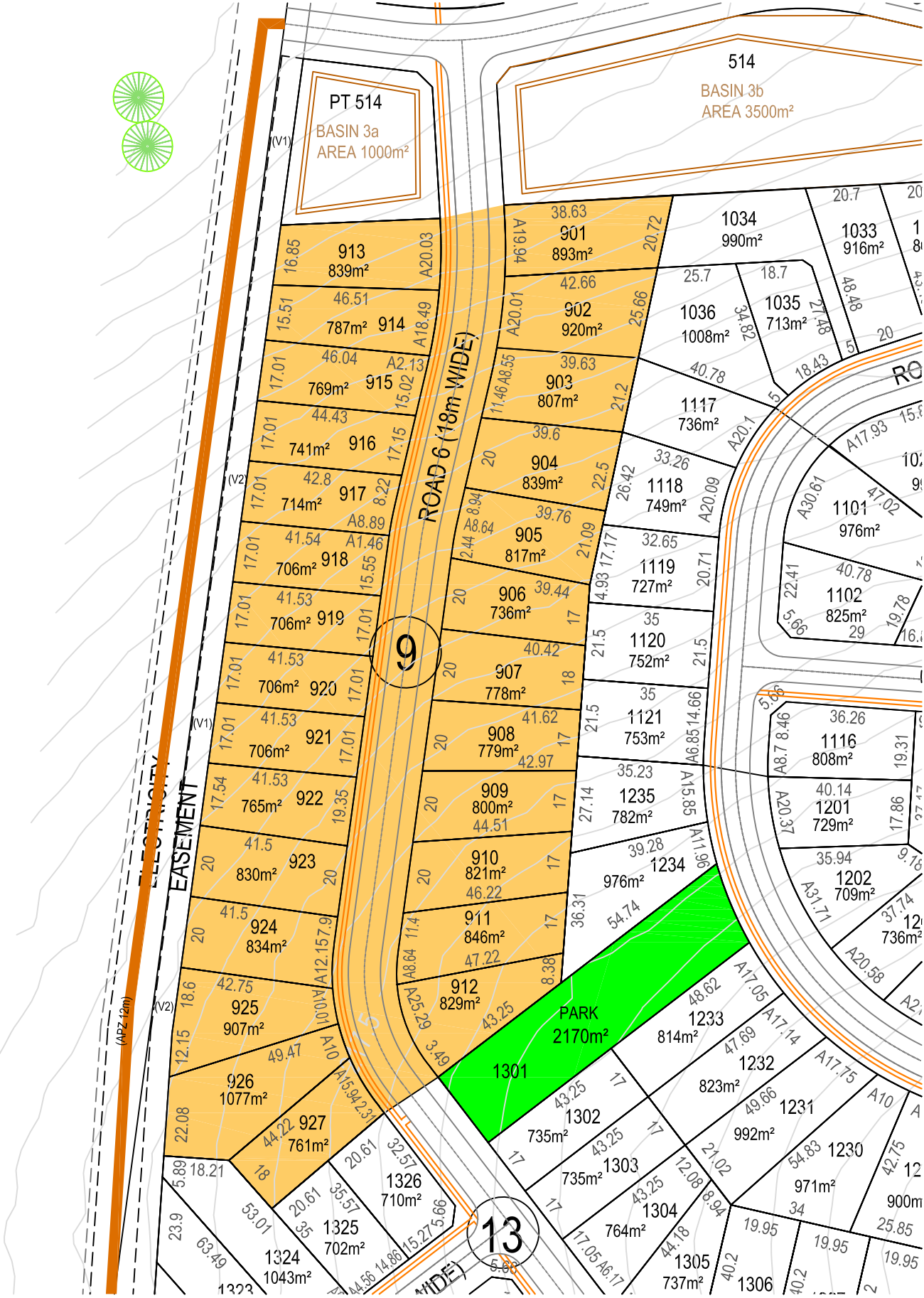
H.SCALE: 1:1500	A3	CONT. INT:
V.SCALE	DATUM:	
DATE 8.03.2022	FILE: STAGE_007	

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER	JOB REF: 217133
PARISH: SCONE	
COUNTY: BRISBANE	VER P



(V1) RESTRICTION ON THE USE OF LAND
(V2) POSITIVE COVENANT
(APZ 12) - ASSET PROTECTION ZONE 12m WIDE



PROPOSED FOOTPATH 1.2m WIDE

MM HYNDES BAILEY & Co.
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STAGING PLAN - STAGE 9
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:1500	A3	CONT. INT:
V.SCALE		DATUM:
DATE 8.03.2022		FILE: STAGE_008

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

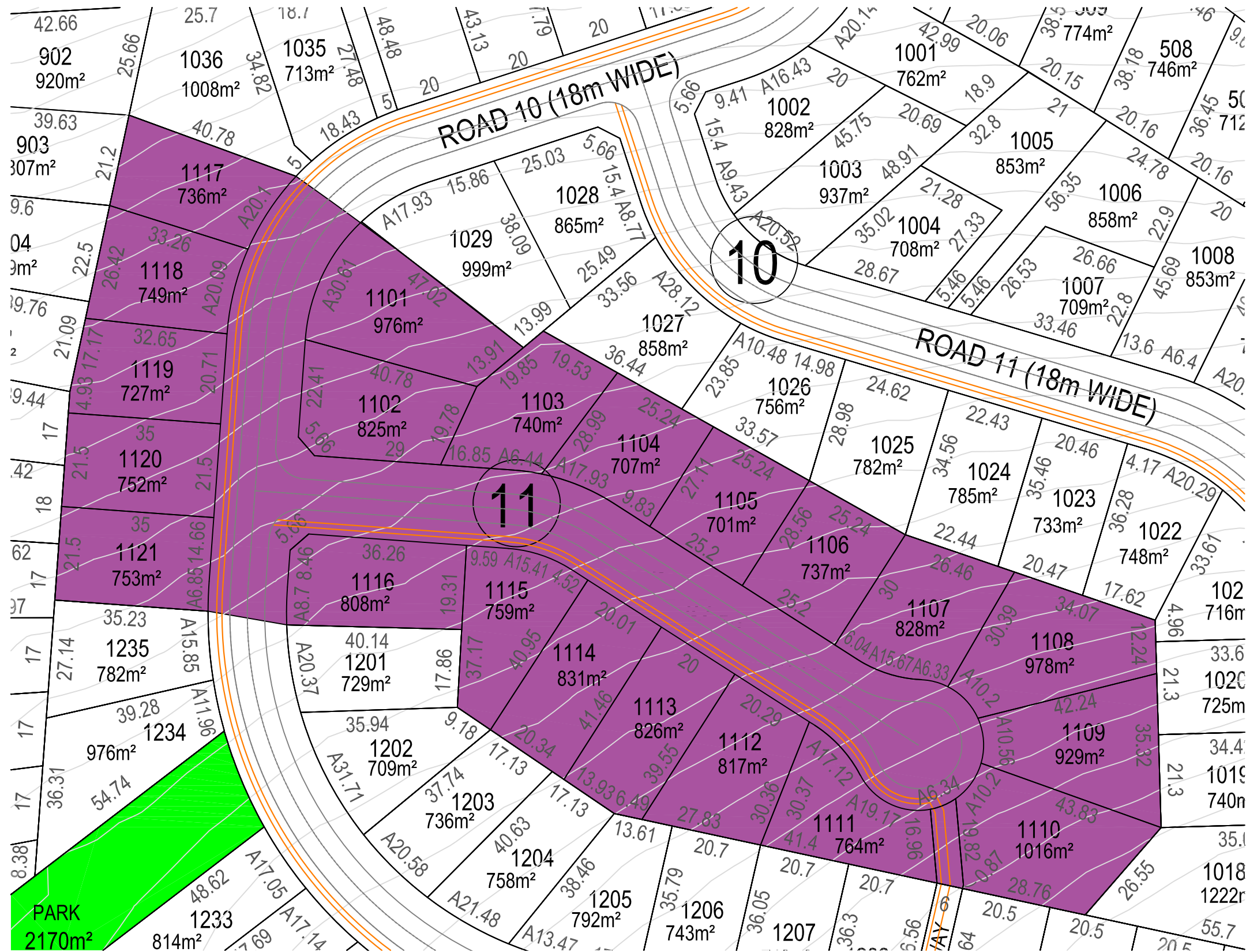
PARISH: SCONE

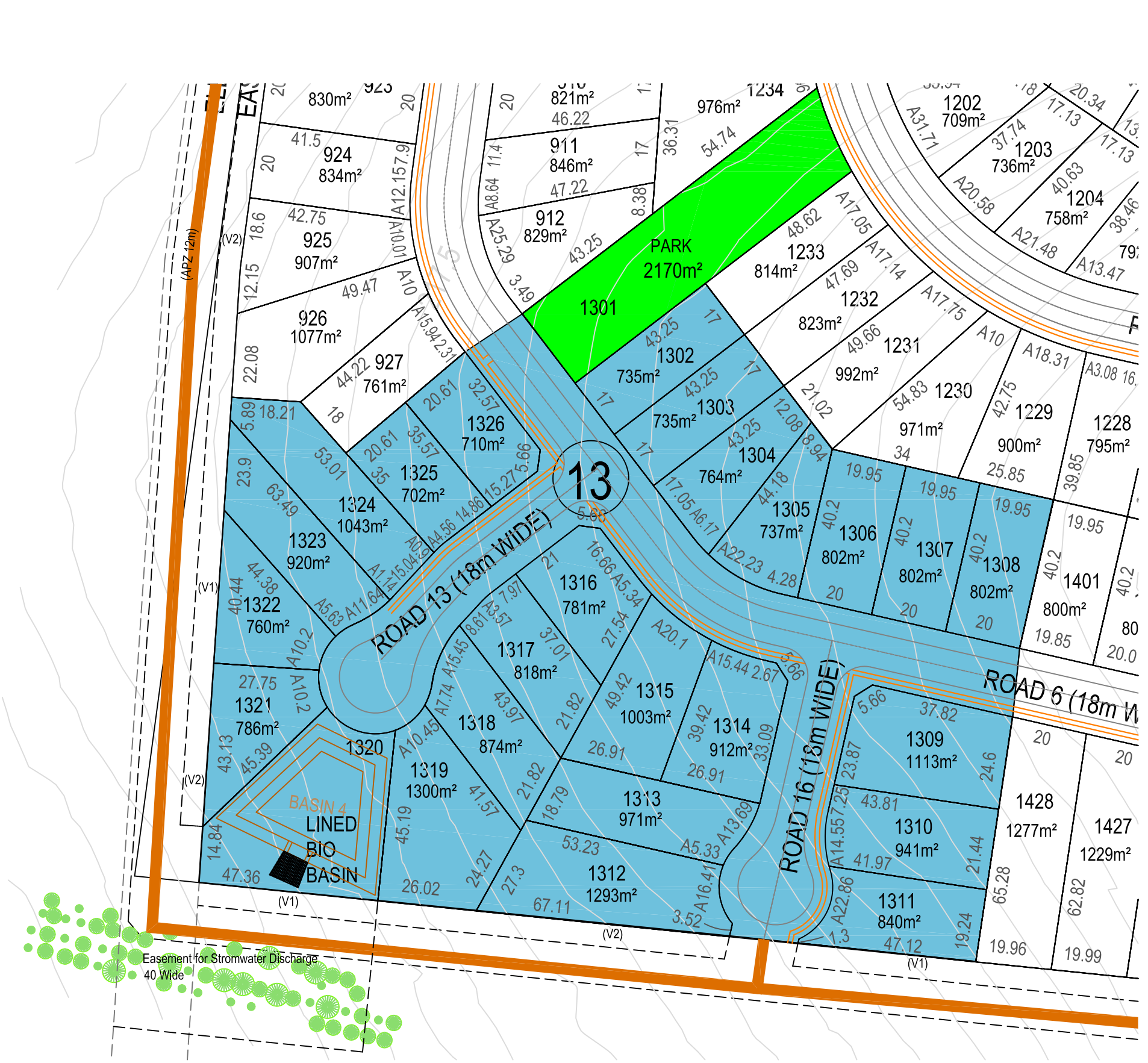
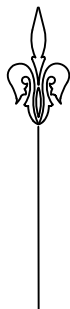
COUNTY: BRISBANE

JOB REF:

217133

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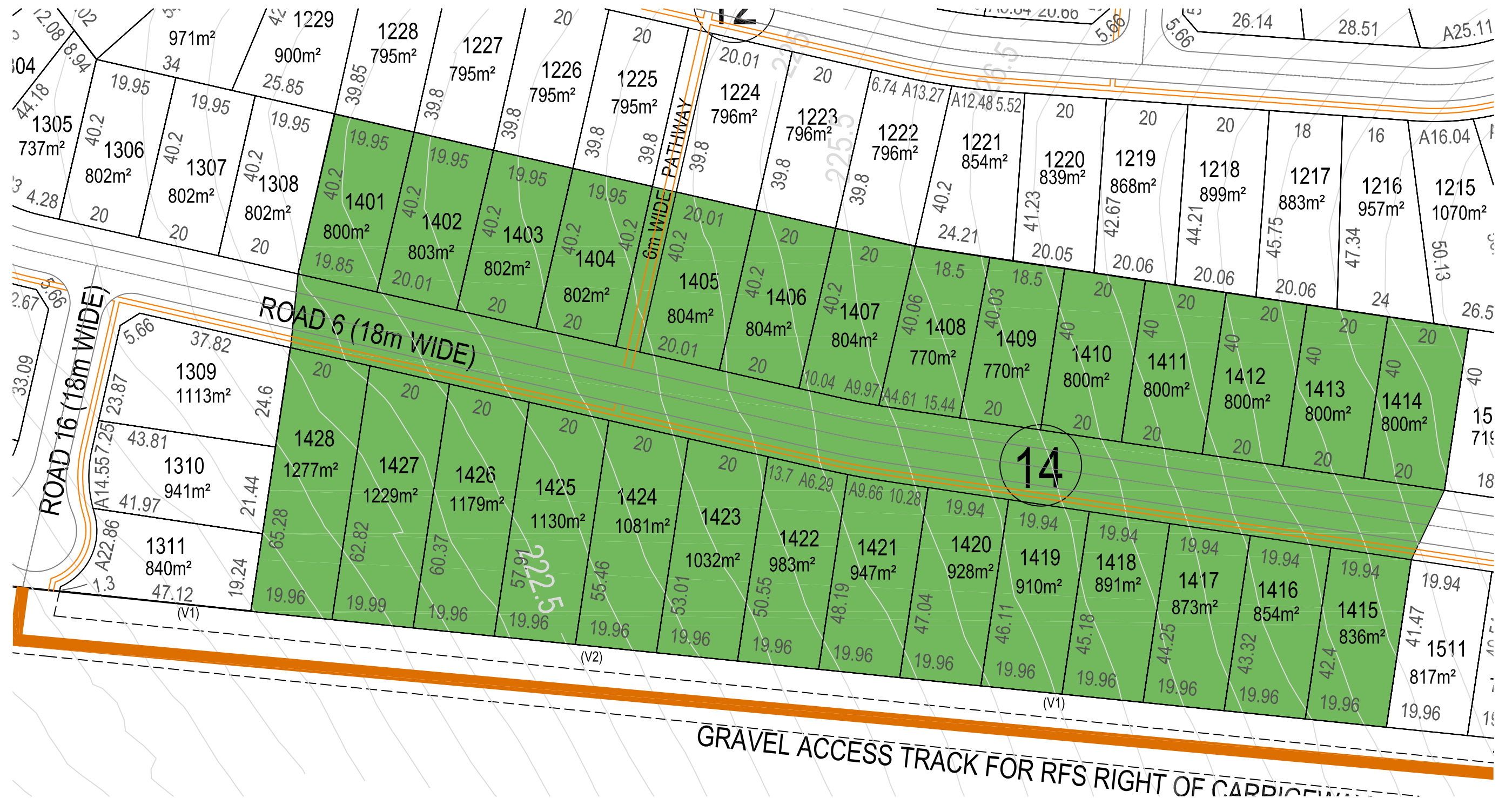




- PROPOSED FOOTPATH 1.2m WIDE
- (V1) RESTRICTION ON THE USE OF LAND
- (V2) POSITIVE COVENANT
- (APZ 12) - ASSET PROTECTION ZONE 12m WIDE
- (APZ 10m) - ASSET PROTECTION ZONE 10m WIDE



PROPOSED FOOTPATH 1.2m WIDE



(APZ 10m) - ASSET PROTECTION ZONE 10m WIDE
(V1) RESTRICTION ON THE USE OF LAND
(V2) POSITIVE COVENANT

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STAGING PLAN - STAGE 14
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:1500	A3	CONT. INT:
V.SCALE		DATUM:
DATE 8.03.2022		FILE: STAGE_013

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER	JOB REF: 217133
PARISH: SCONE	
COUNTY: BRISBANE	VER P



PROPOSED FOOTPATH 1.2m WIDE



(V1) RESTRICTION ON THE USE OF LAND
(V2) POSITIVE COVENANT
(APZ 10m) - ASSET PROTECTION ZONE 10m WIDE

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STAGING PLAN - STAGE 15
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:1500	A3	CONT. INT:
V.SCALE		DATUM:
DATE 8.03.2022		FILE: STAGE_014

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

PARISH: SCONE

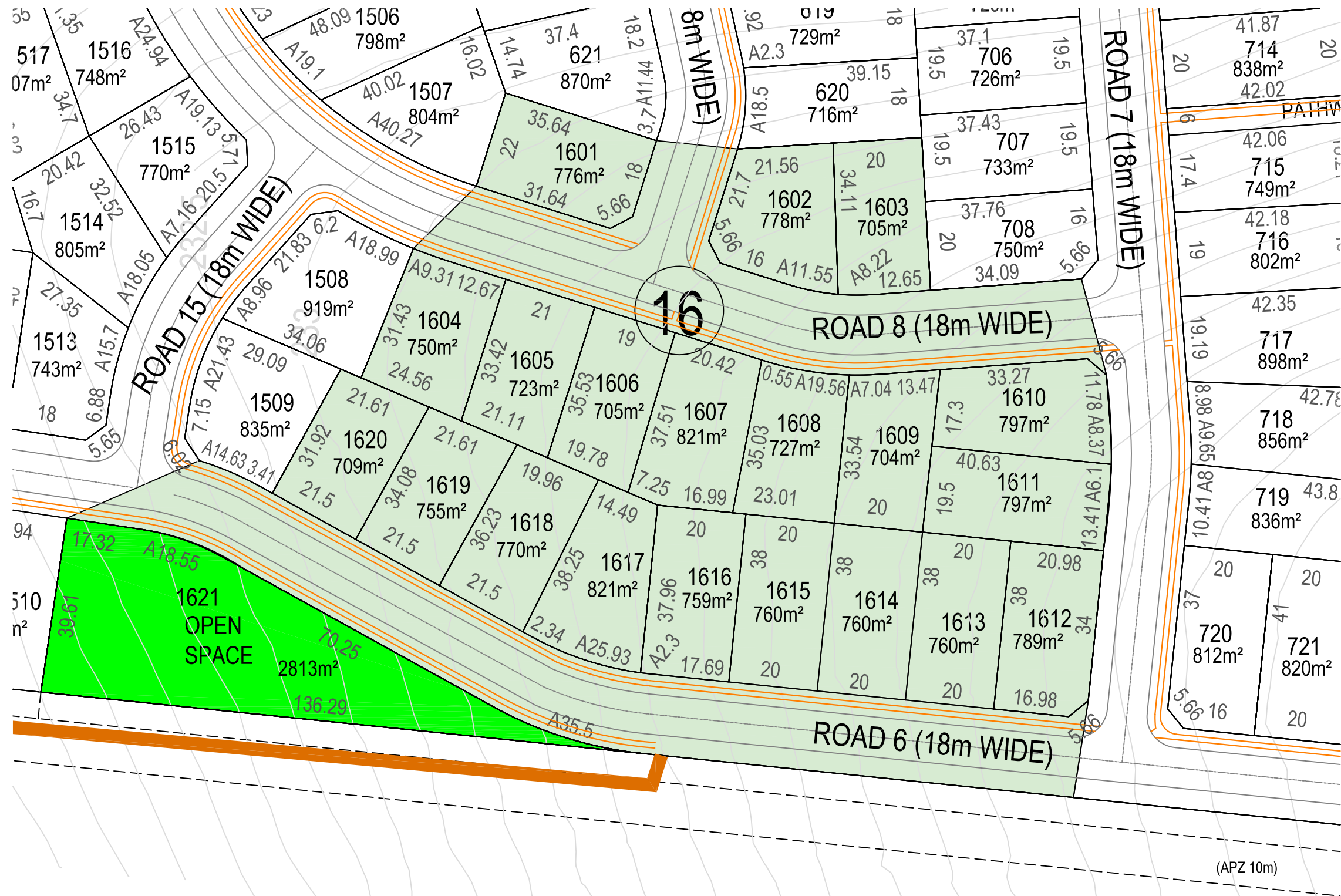
COUNTY: BRISBANE

JOB REF:
217133

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PROPOSED FOOTPATH 1.2m WIDE



(APZ 10m) - ASSET PROTECTION ZONE 10m WIDE

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STAGING PLAN - STAGE 16
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

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H.SCALE: 1:1500	A3	CONT. INT:
V.SCALE		DATUM:
DATE 8.03.2022		FILE: STAGE_015

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

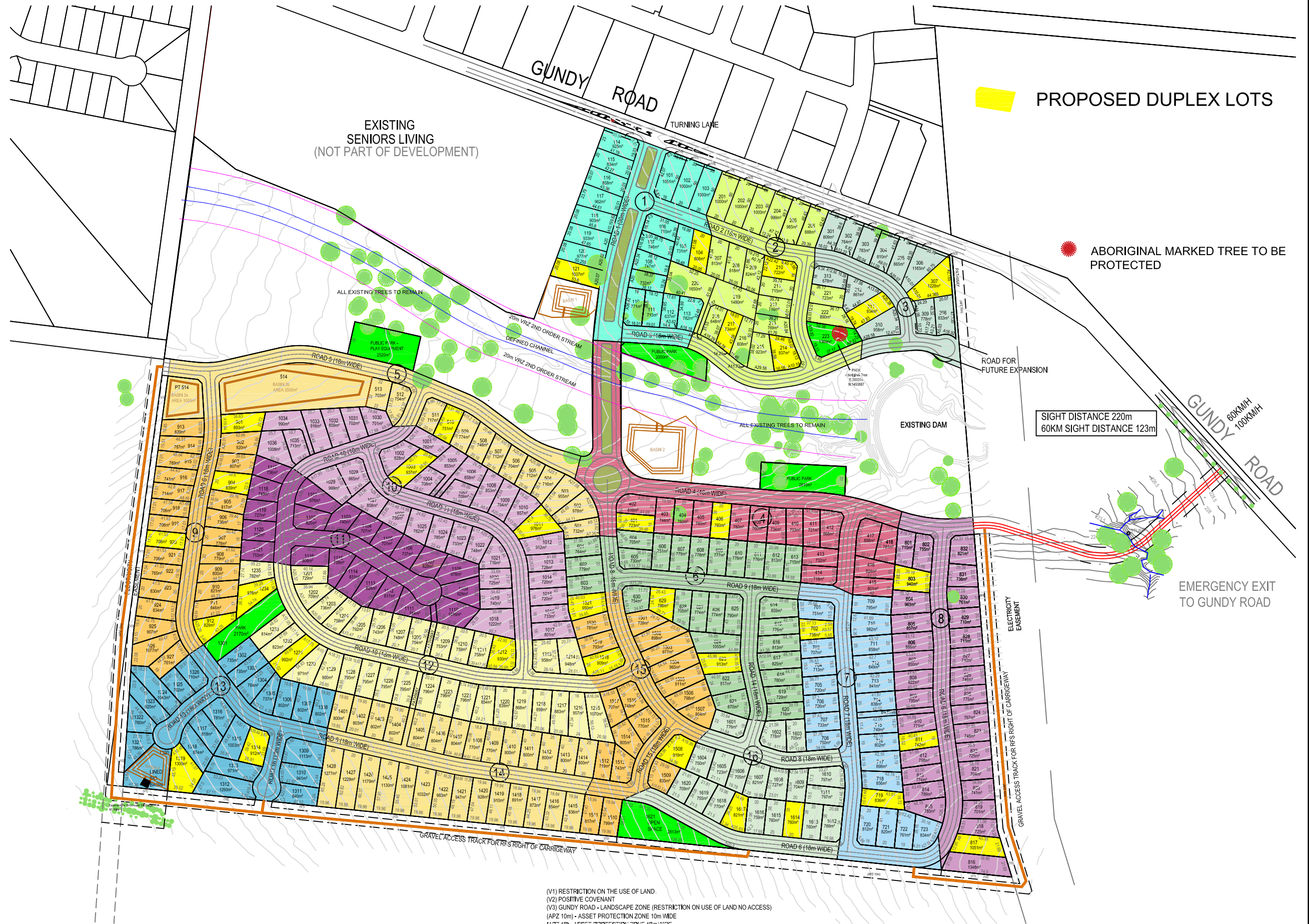
PARISH: SCONE

COUNTY: BRISBANE

JOB REF:
217133

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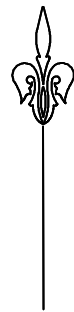


JOB REF:
217133

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REPORT BY RGH ENGINEERS
EXTERNAL SEWER SERVICE
STRATEGY (OPTION 1)

CONNECT TO EXISTING
SEWER MANHOLE

EXISTING
SENIORS LIVING
(NOT PART OF DEVELOPMENT)

TURNING LANE

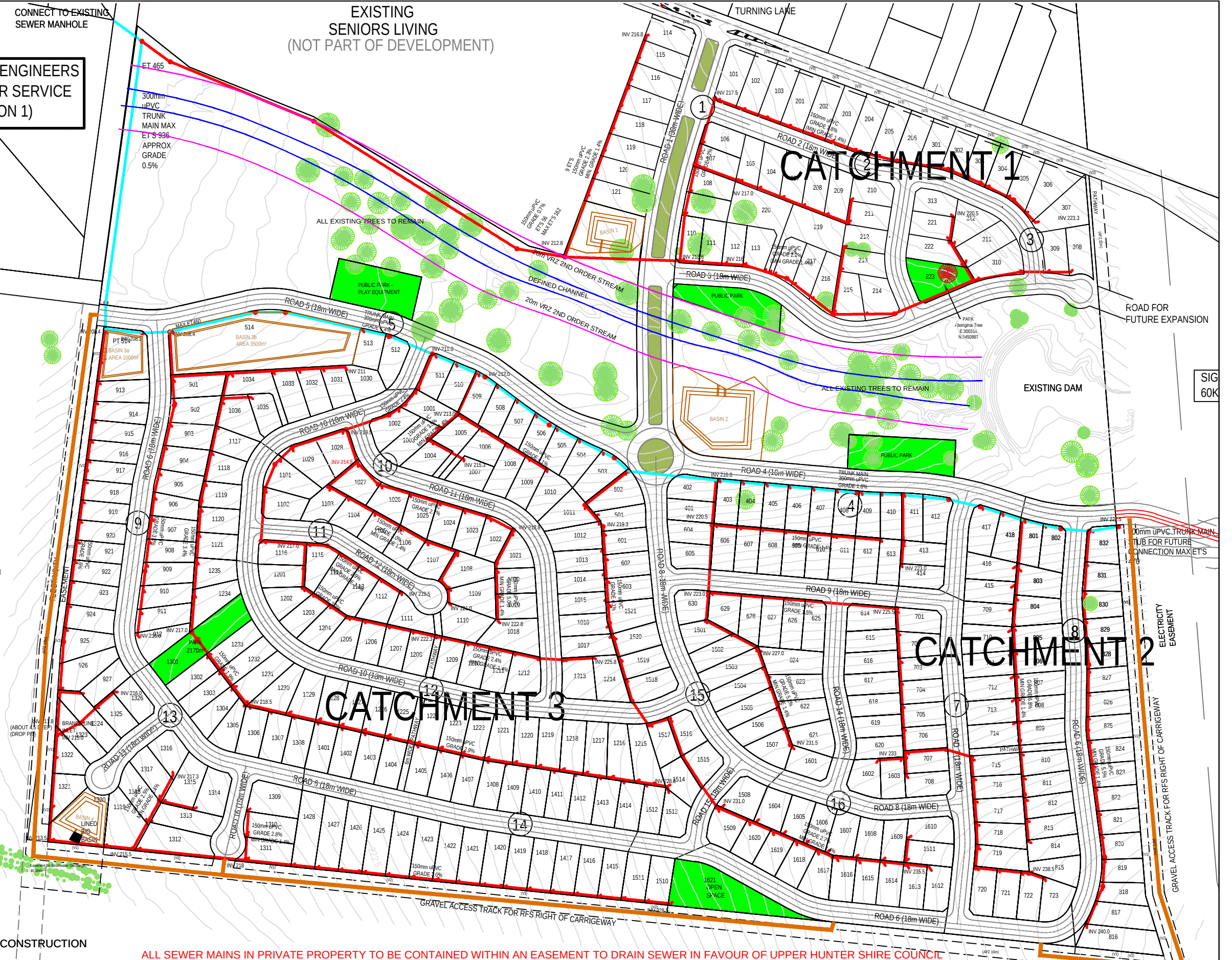
CATCHMENT 1

ROAD FOR
FUTURE EXPANSION

SIG
60K

PLAN KEY

- ACCESS CHAMBER
- PROPERTY JUNCTION
- 150MM GRAVITY RETICULATION SEWER MAIN
- 300MM GRAVITY TRUNK SEWER MAIN



ON SITE SEWERAGE DRAINAGE STRATEGY
SEWERAGE CODE OF AUSTRALIA WSA 002
THESE PLANS ARE STRATEGY ONLY ARE ARE NOT FOR CONSTRUCTION

ALL SEWER MAINS IN PRIVATE PROPERTY TO BE CONTAINED WITHIN AN EASEMENT TO DRAIN SEWER IN FAVOUR OF UPPER HUNTER SHIRE COUNCIL

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PROPOSED INTERNAL SEWERAGE DRAINAGE STRATEGY
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:3250

A3

CONT. INT: 0.5m

V.SCALE

DATUM: AHD

DATE 8.03.2022

DRAWING: SEW_001

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

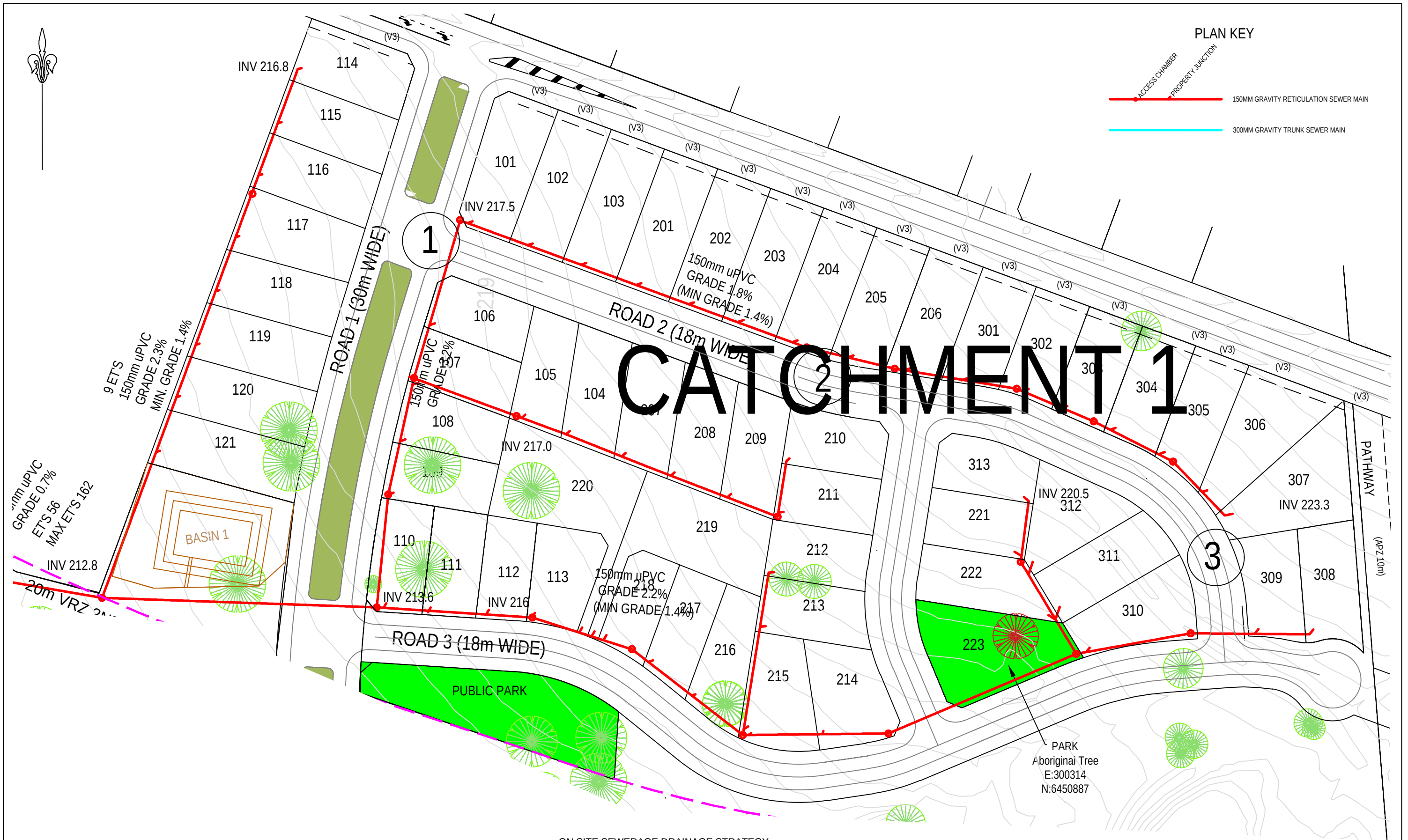
PARISH: SCONE

COUNTY: BRISBANE

JOB REF:

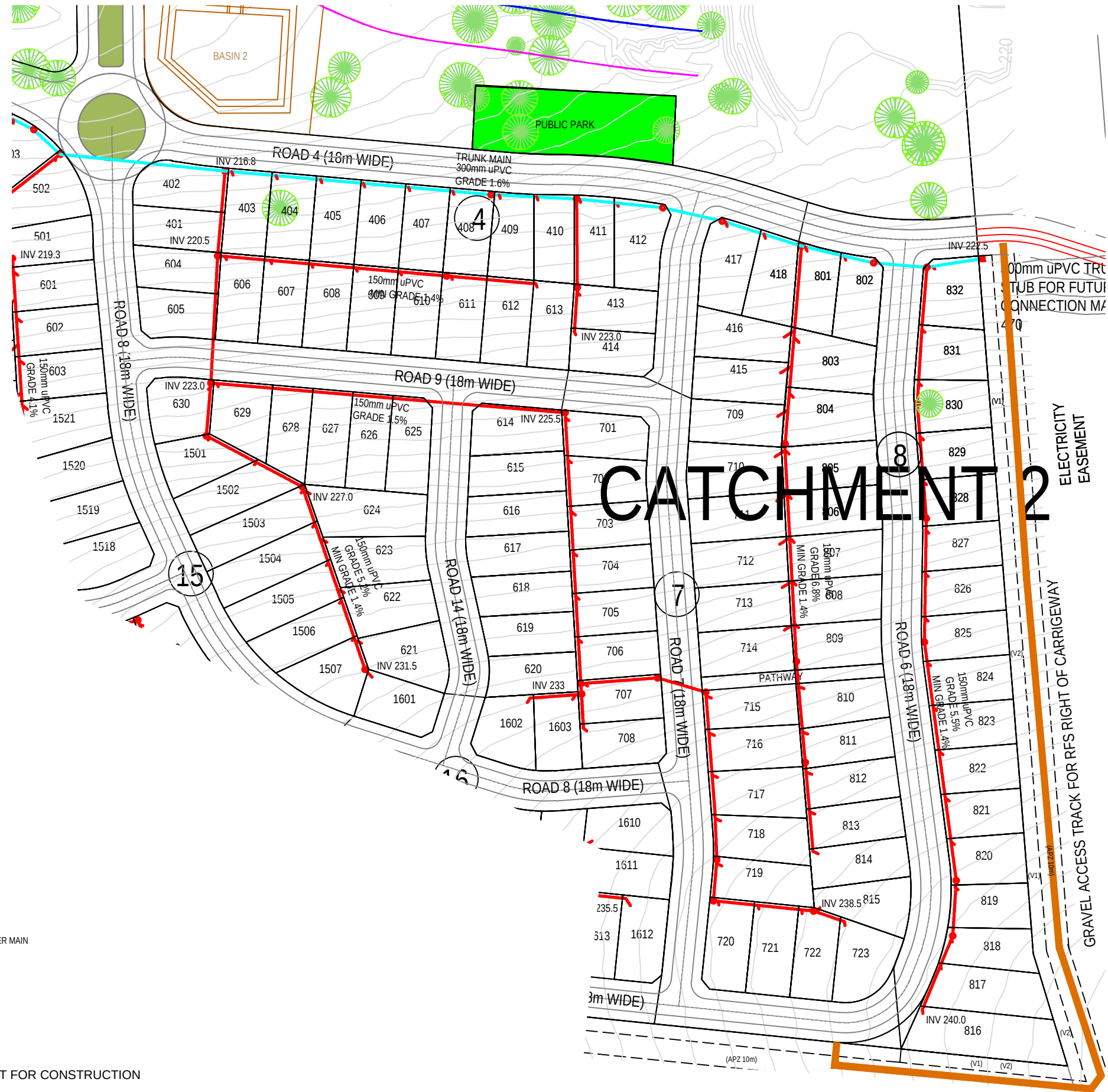
217133

VER. P

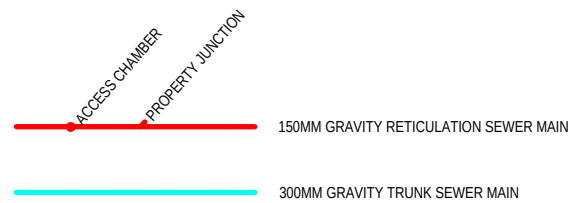


ON SITE SEWERAGE DRAINAGE STRATEGY
SEWERAGE CODE OF AUSTRALIA WSA 002
THESE PLANS ARE STRATEGY ONLY ARE ARE NOT FOR CONSTRUCTION





PLAN KEY



ON SITE SEWERAGE DRAINAGE STRATEGY
SEWERAGE CODE OF AUSTRALIA WAS 002
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16 COMMON ROAD (PO Box 26), MUSWELLBROOK NSW 2333



PROPOSED INTERNAL SEWERAGE DRAINAGE STRATEGY
CATCHMENT AREA 2
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:2000

A3

CONT. INT: 0.5m

V.SCALE

DATUM: AHD

DATE 8.03.2022

DRAWING: SEW_003

CLIENT: CHARLES DAVID PTY LTD

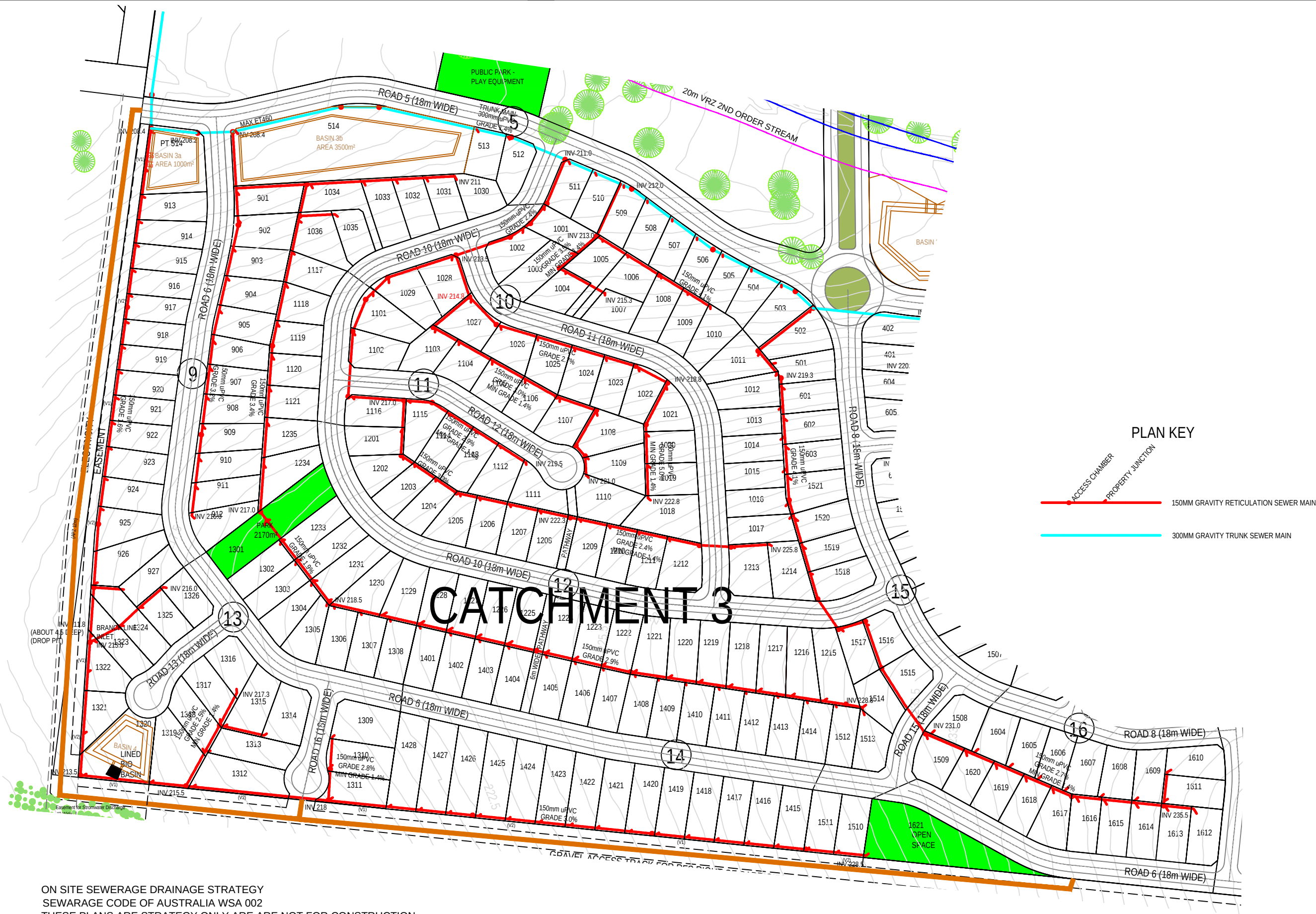
LGA: UPPER HUNTER

PARISH: SCONE

COUNTY: BRISBANE

JOB REF:
217133

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PLAN KEY

- ACCESS CHAMBER
- PROPERTY JUNCTION
- 150MM GRAVITY RETICULATION SEWER MAIN
- 300MM GRAVITY TRUNK SEWER MAIN

ON SITE SEWERAGE DRAINAGE STRATEGY
SEWERAGE CODE OF AUSTRALIA WSA 002
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REGISTERED SURVEYORS - TOWN PLANNING - CIVIL DESIGN
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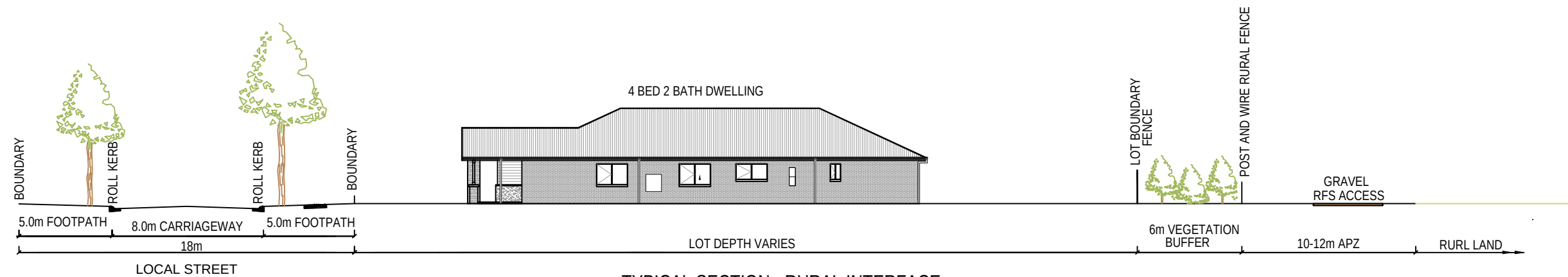
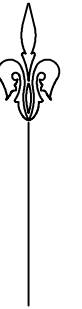
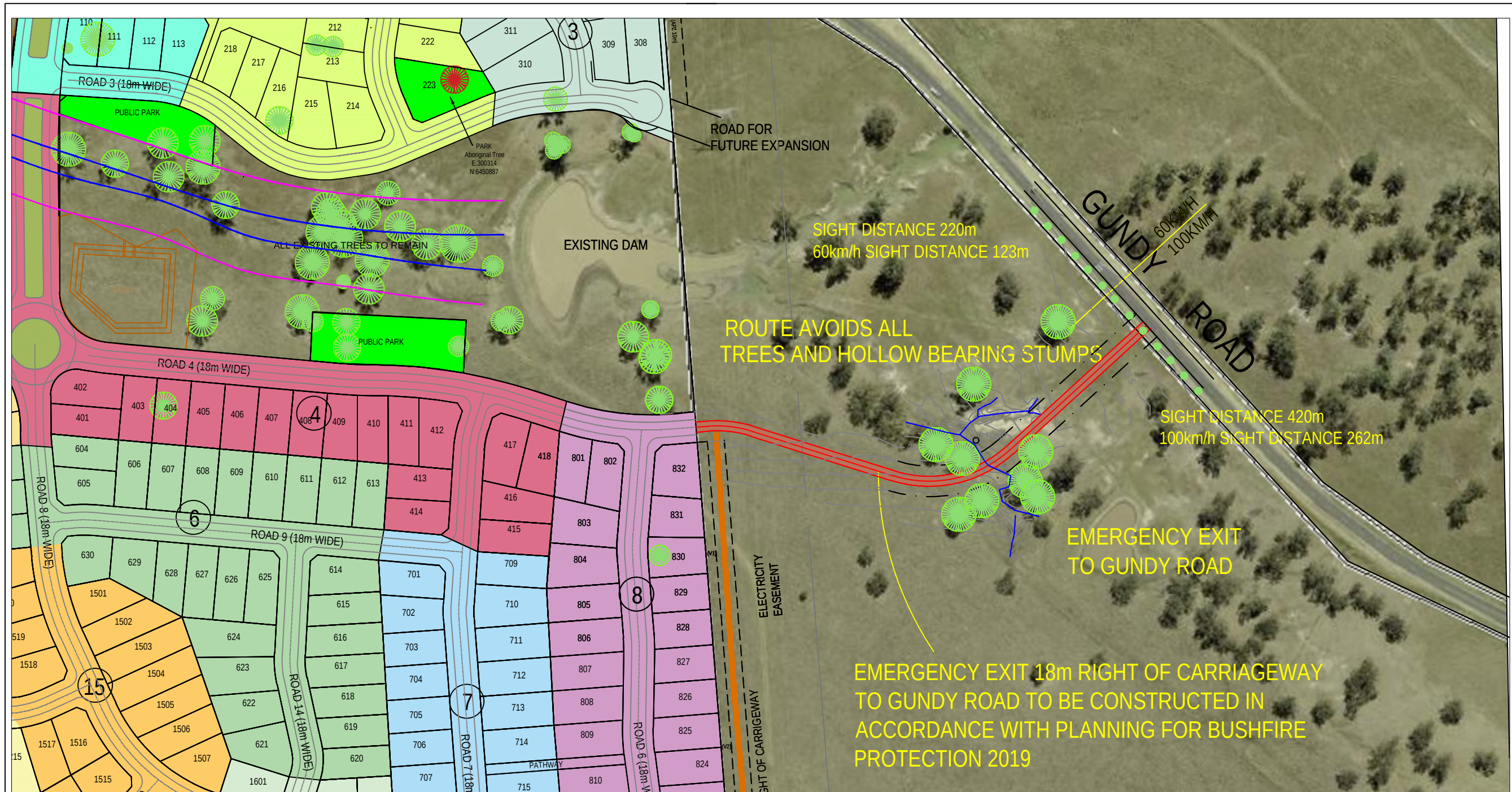
PROPOSED INTERNAL SEWERAGE DRAINAGE STRATEGY
CATCHMENT AREA 3
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:2500	A3	CONT. INT: 0.5m
V.SCALE		DATUM: AHD
DATE 8.03.2022		DRAWING: SEW_004

CLIENT: CHARLES DAVID PTY LTD

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PARISH: SCONE	
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TYPICAL SECTION - RURAL INTERFACE

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PLAN;
SHOWING EMERGENCY ACCESS TO GUNDY ROAD
SECTION SHOWING RURAL INTERFACE BUFFER ZONES
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:2500

A3

CONT. INT:

V.SCALE

DATUM:

DATE 8.03.2022

FILE: VER O_MASTER

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

PARISH: SCONE

COUNTY: BRISBANE

JOB REF:
217133

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