

GUNDY ROAD, SCONE

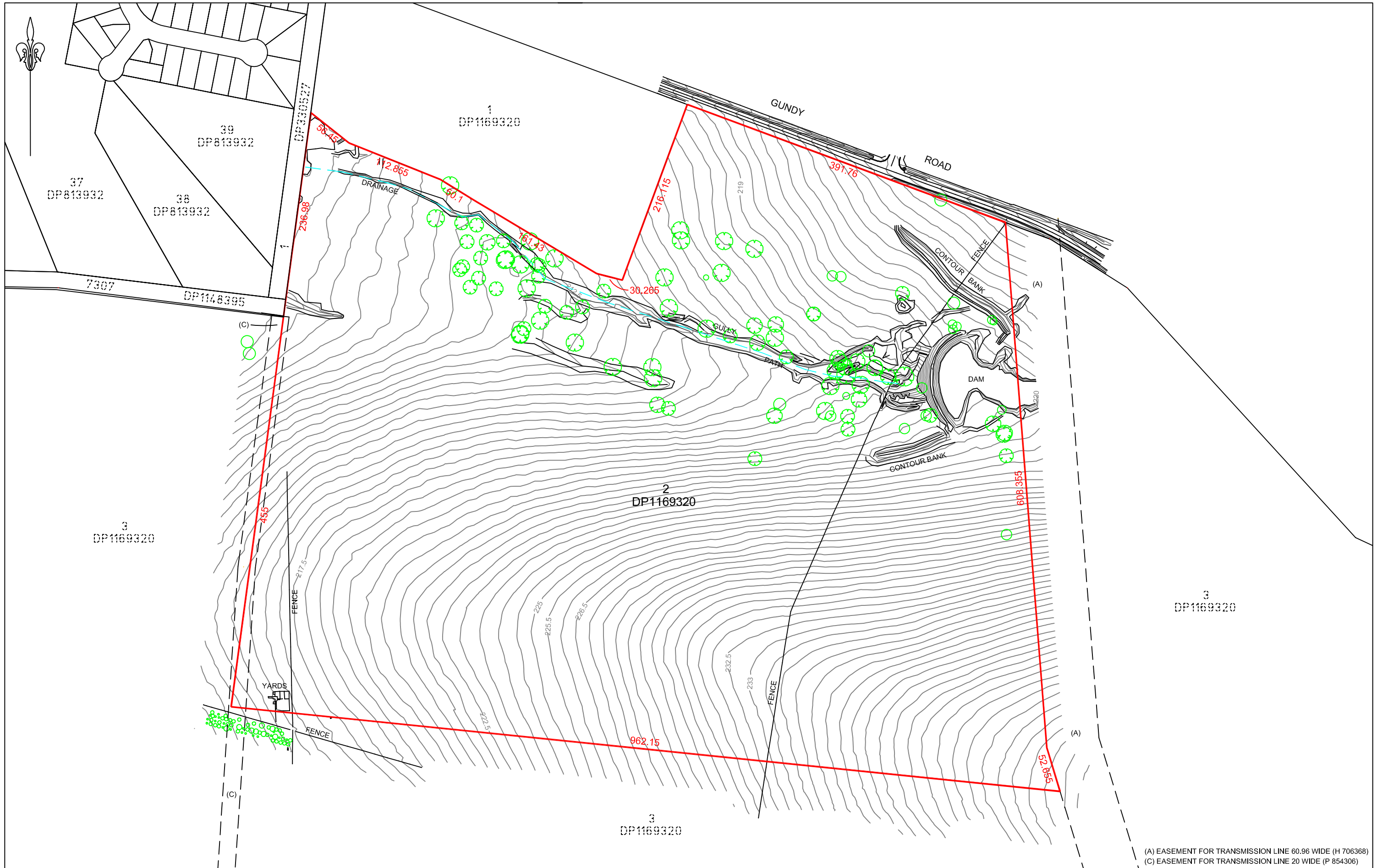
PROPOSED SUBDIVISION OF LOT 2 IN DP1169320

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BUS ROUTE PLAN
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CATCHMENT 2
CATCHMENT 3
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

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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: 15.02.2022

FILE: DETAIL_001

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

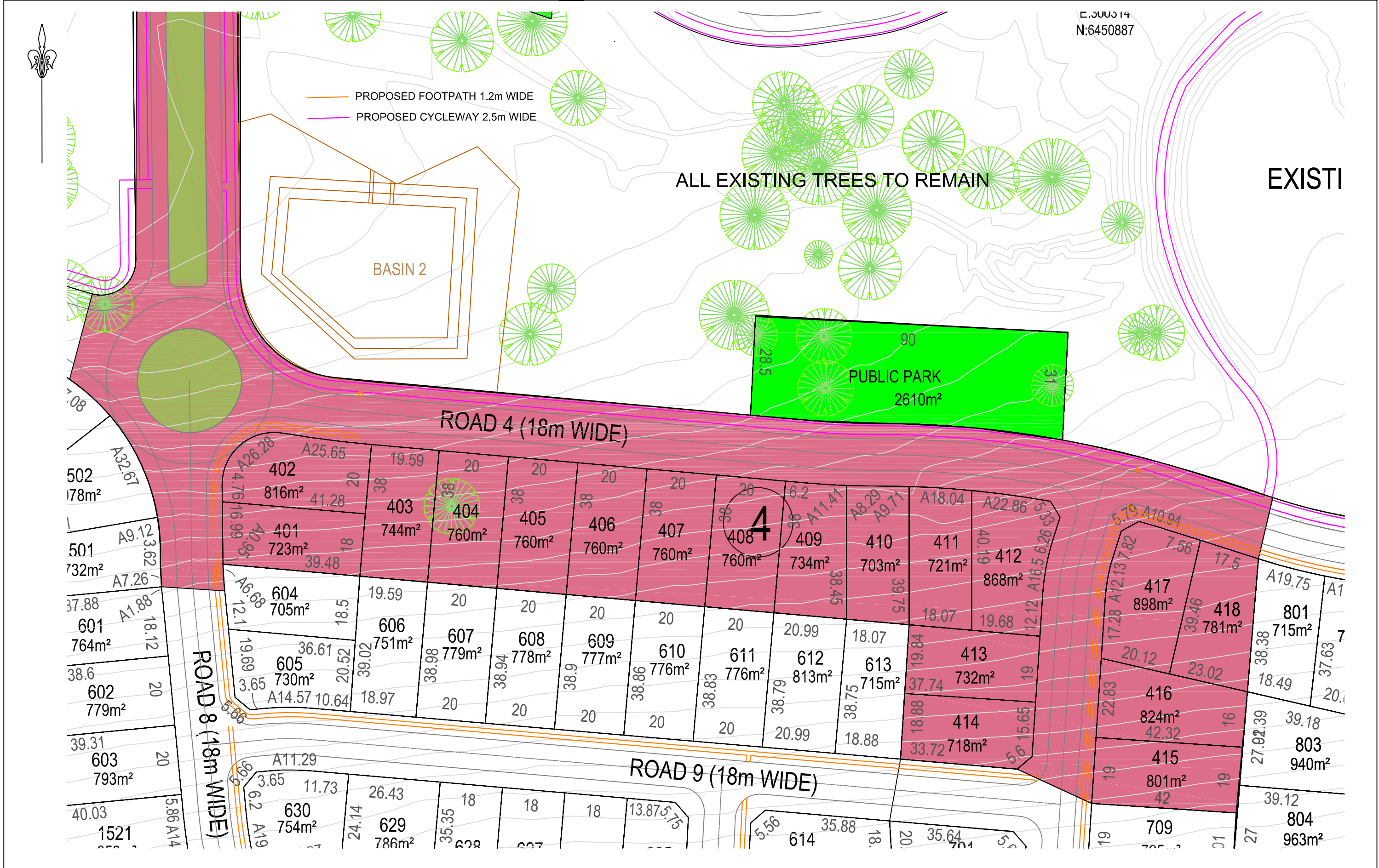
PARISH: SCONE

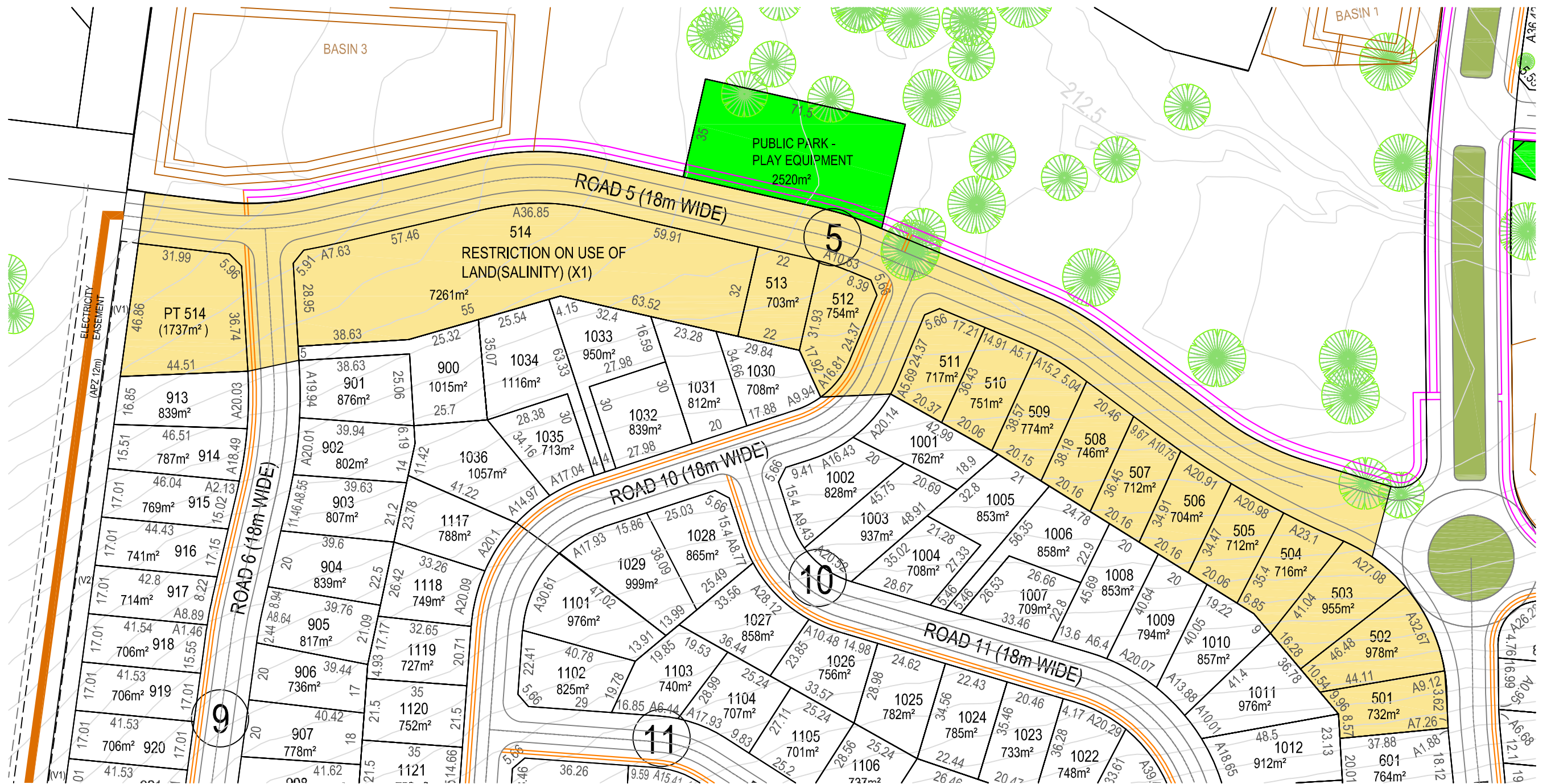
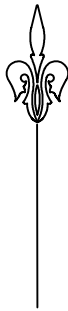
COUNTY: BRISBANE

JOB REF:
217133

VER O







(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

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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 15.02.2022	FILE: STAGE_004	

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

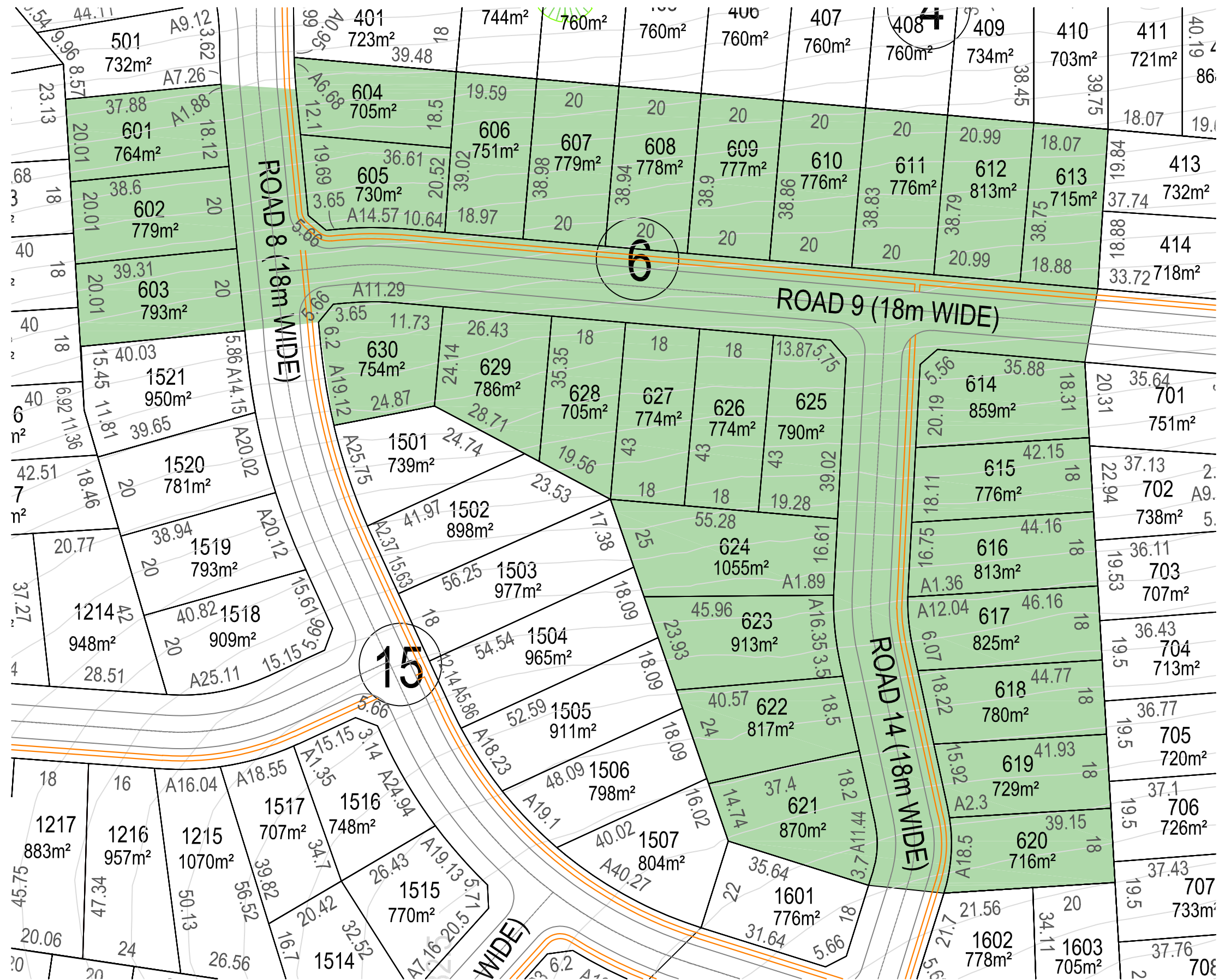
PARISH: SCONE

COUNTY: BRISBANE

JOB REF:

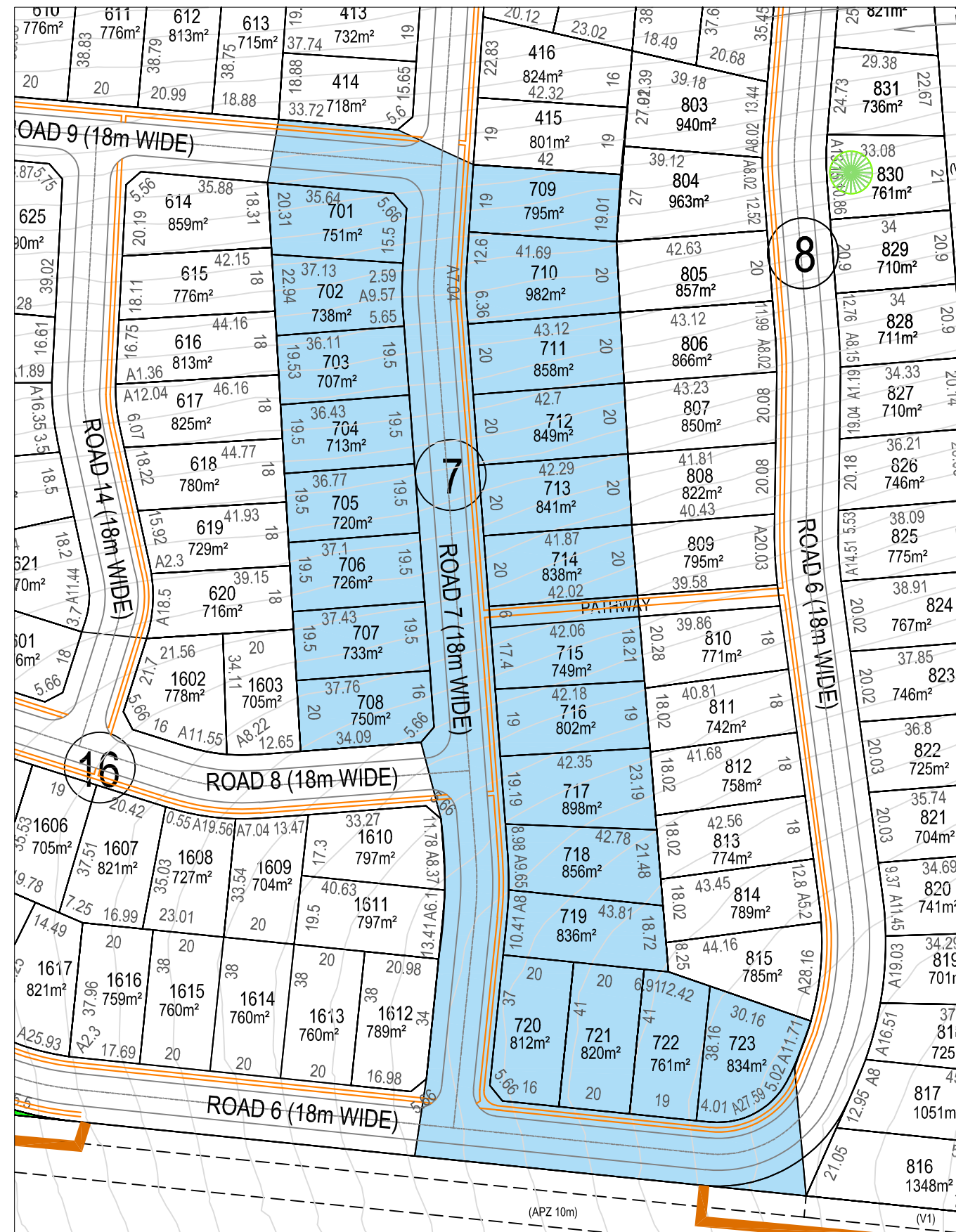
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PROPOSED FOOTPATH 1.2m WIDE





(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 15.02.2022

FILE: STAGE_006

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

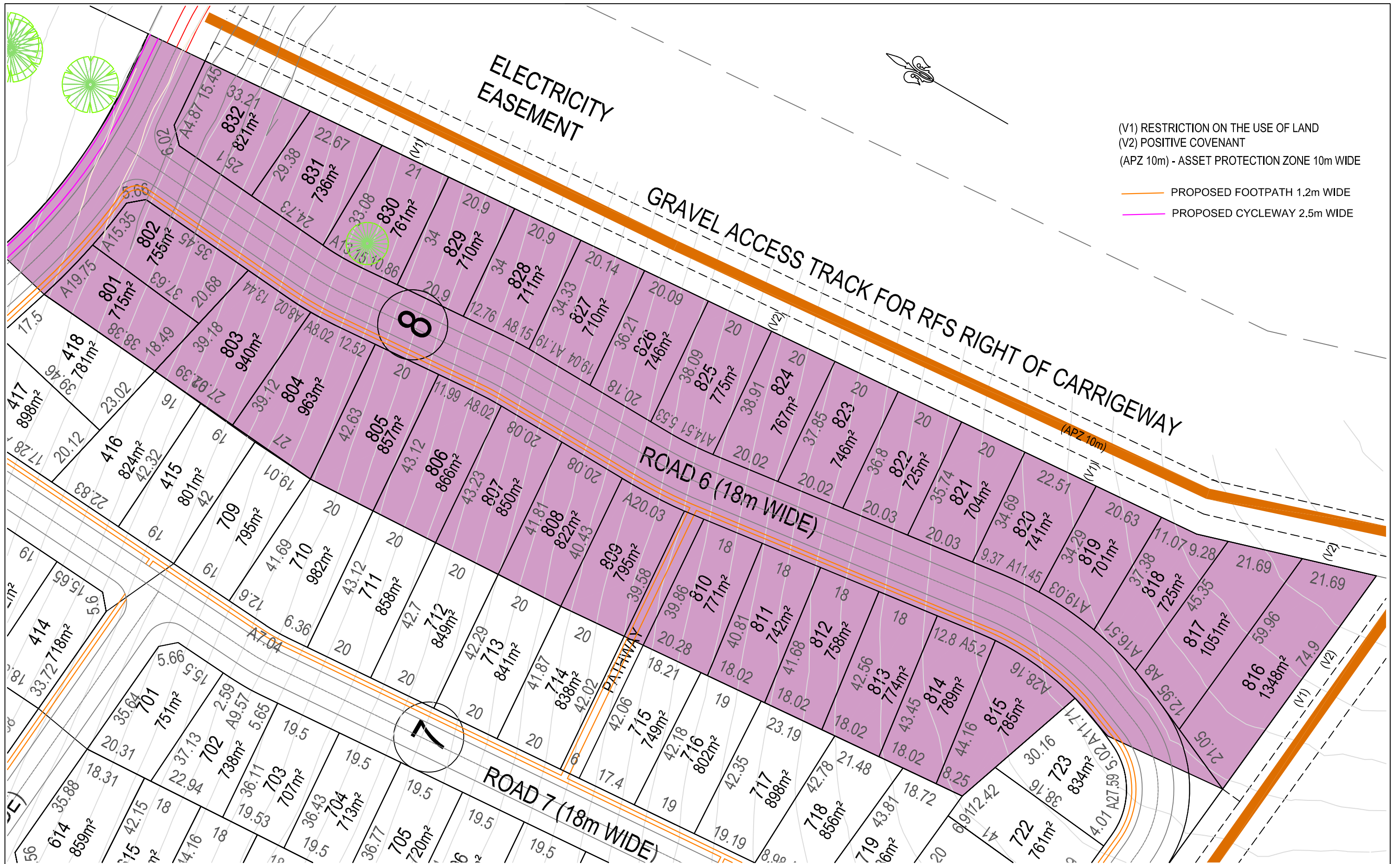
PARISH: SCONE

COUNTY: BRISBANE

JOB REF:

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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

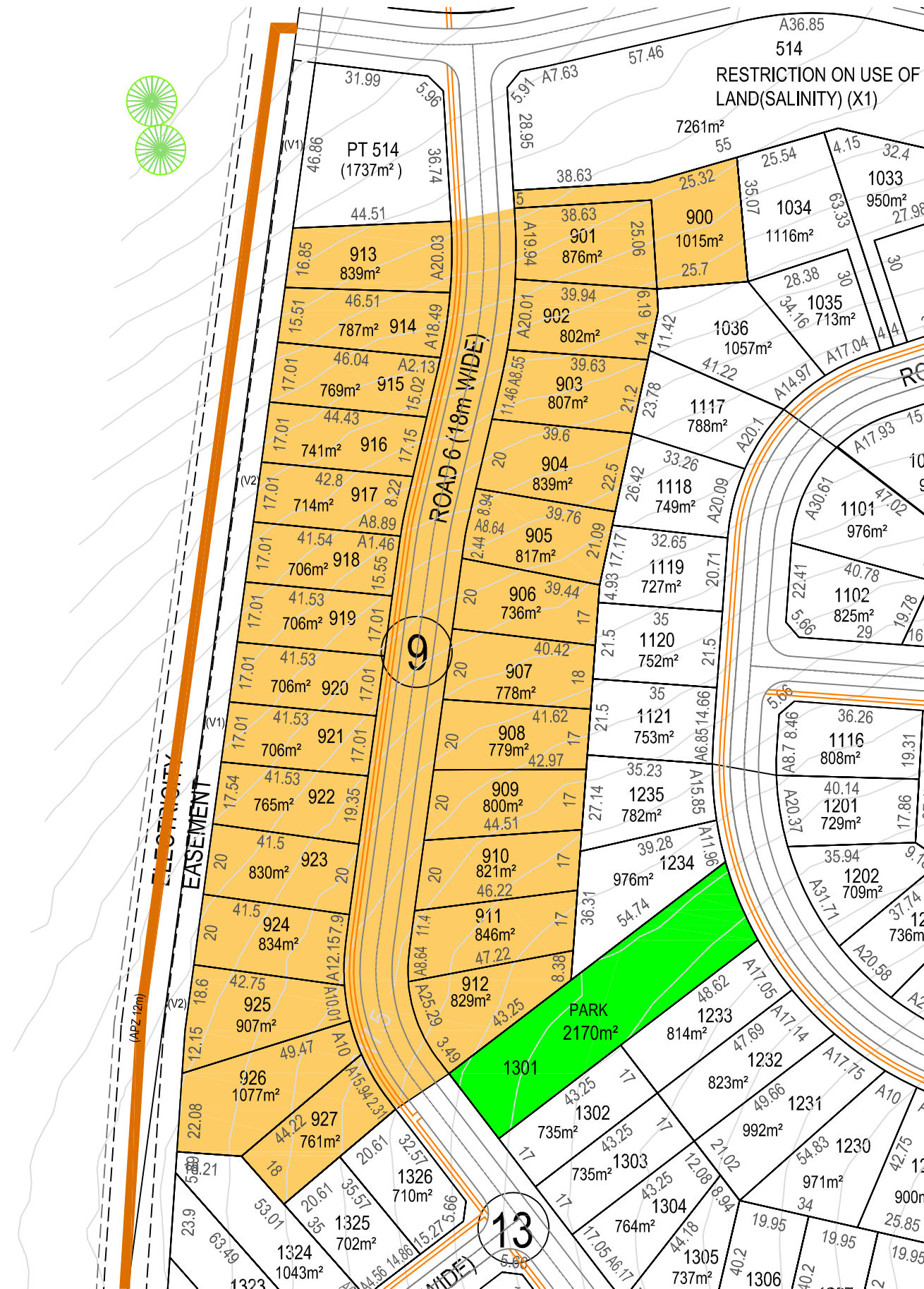
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V.SCALE		DATUM:
DATE 15.02.2022		FILE: STAGE_007

CLIENT: CHARLES DAVID PTY LTD

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



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



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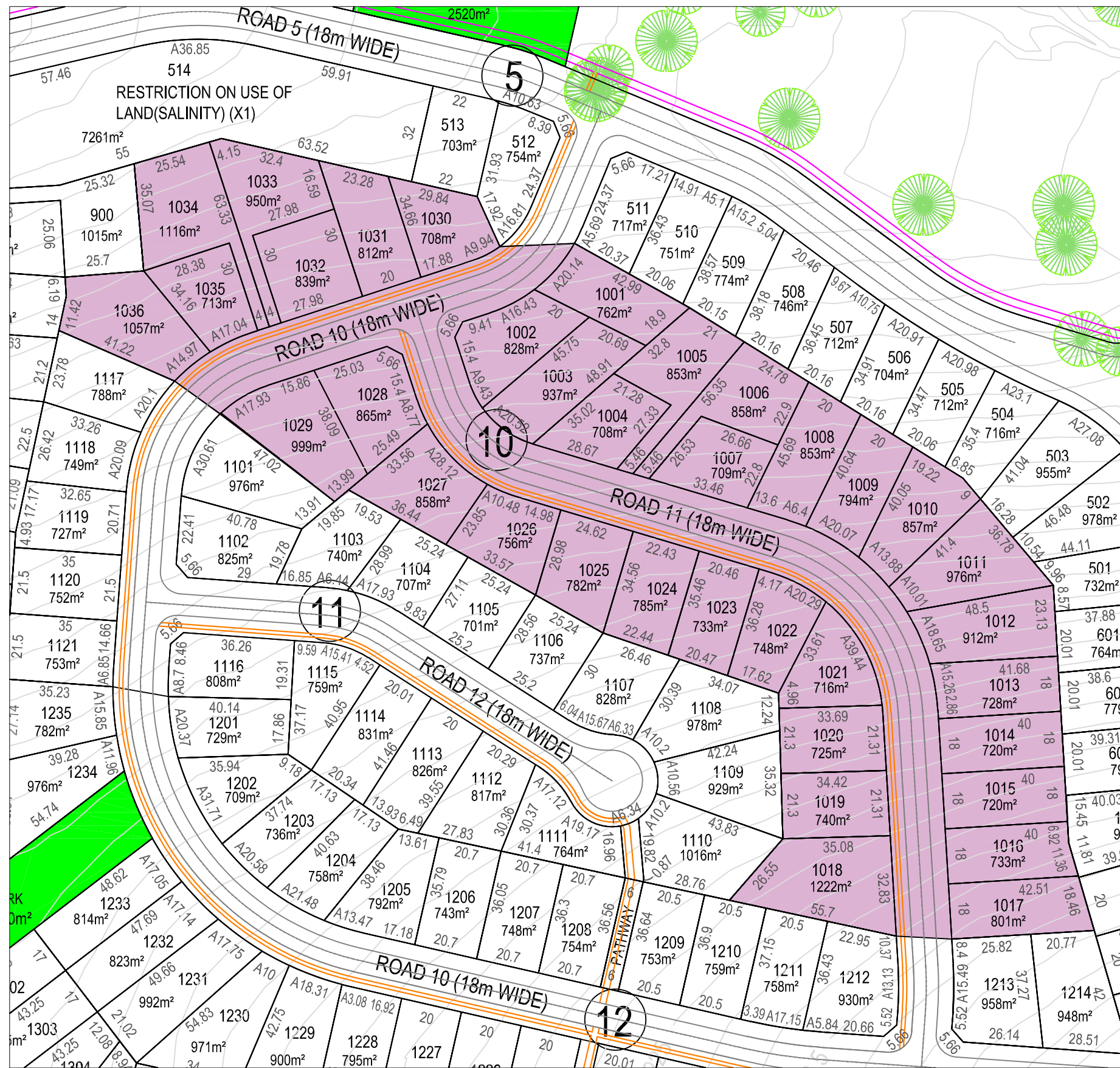
STAGING PLAN - STAGE 9
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

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H.SCALE: 1:1500	A3	CONT. INT:
V.SCALE		DATUM:
DATE 15.02.2022		FILE: STAGE_008

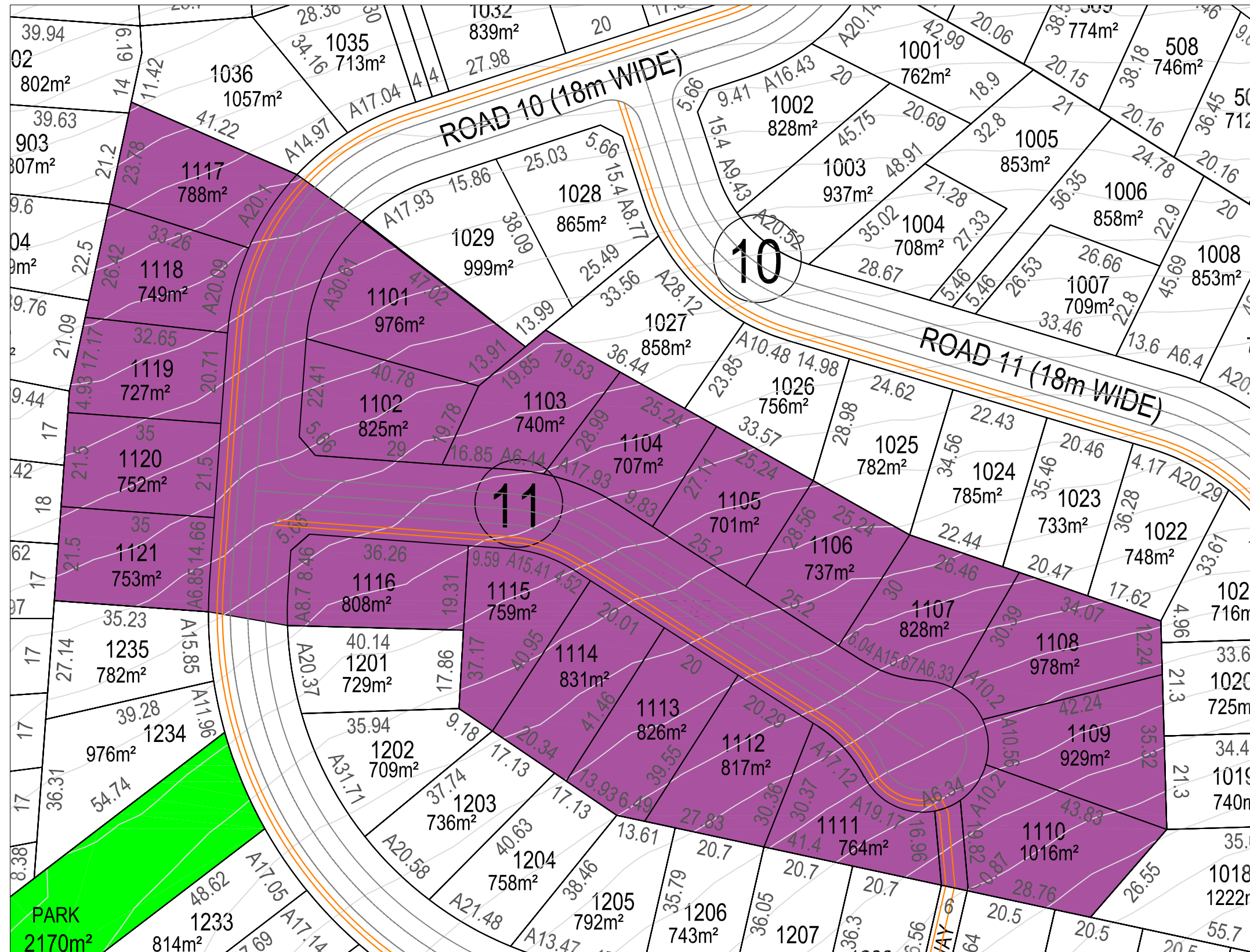
CLIENT: CHARLES DAVID PTY LTD

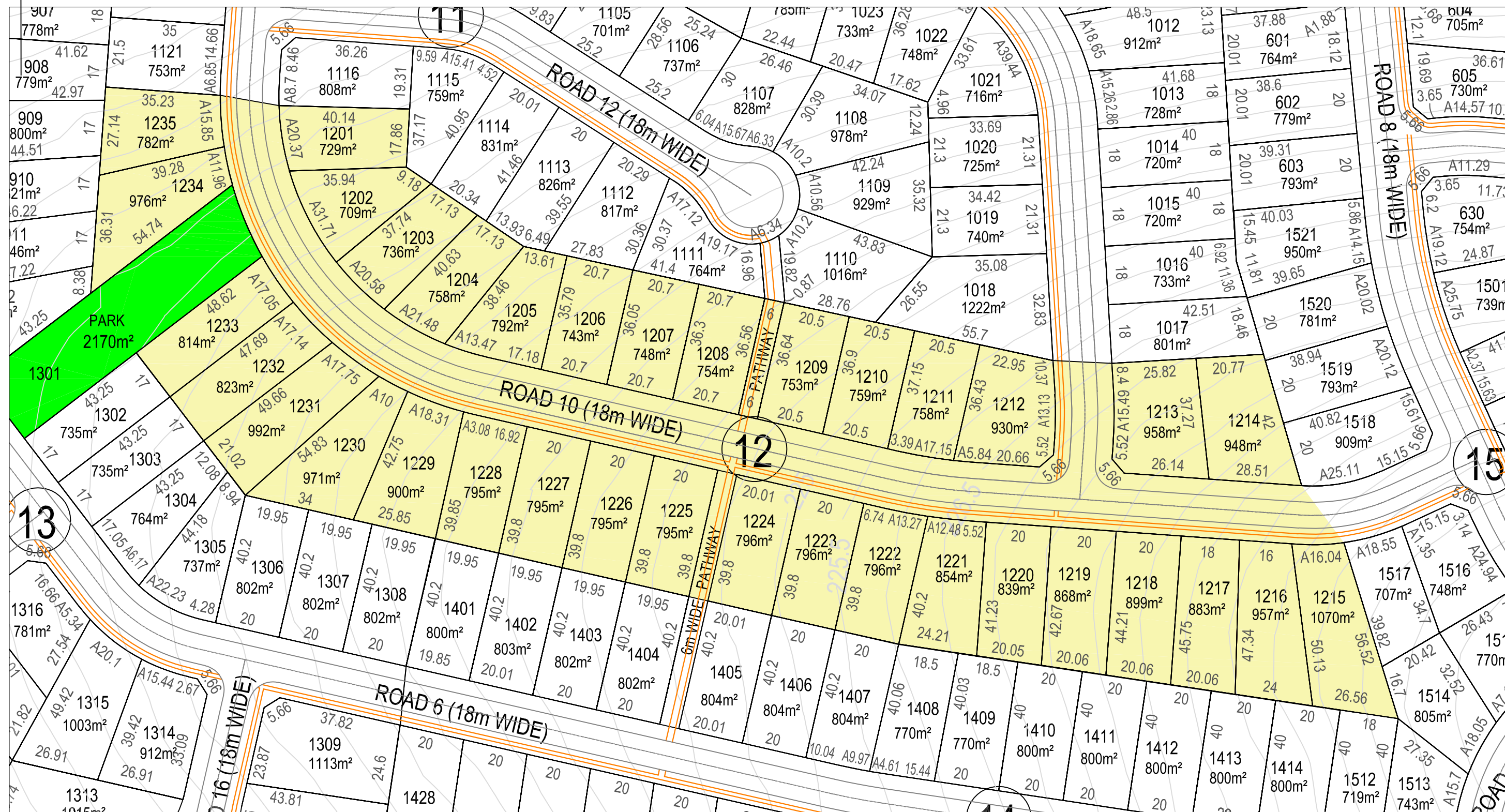
LGA: UPPER HUNTER	JOB REF: 217133
PARISH: SCONE	
COUNTY: BRISBANE	VER O



- PROPOSED FOOTPATH 1.2m WIDE
- PROPOSED CYCLEWAY 2.5m WIDE



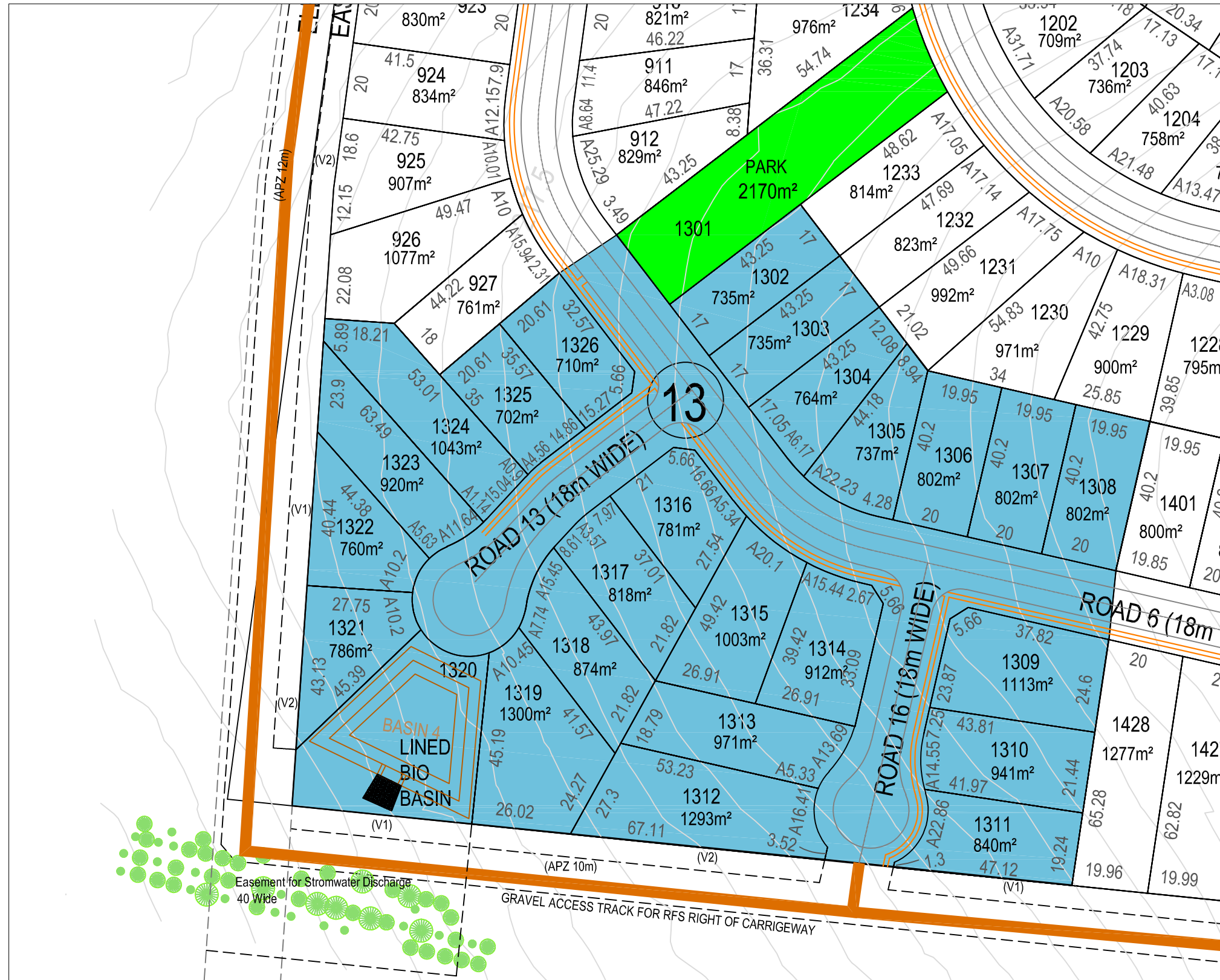






PROPOSED FOOTPATH 1.2m WIDE

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



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STAGING PLAN - STAGE 13
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

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H.SCALE: 1:1500

A3

CONT. INT:

V.SCALE

DATUM:

DATE 15.02.2022

FILE: STAGE_012

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

PARISH: SCONE

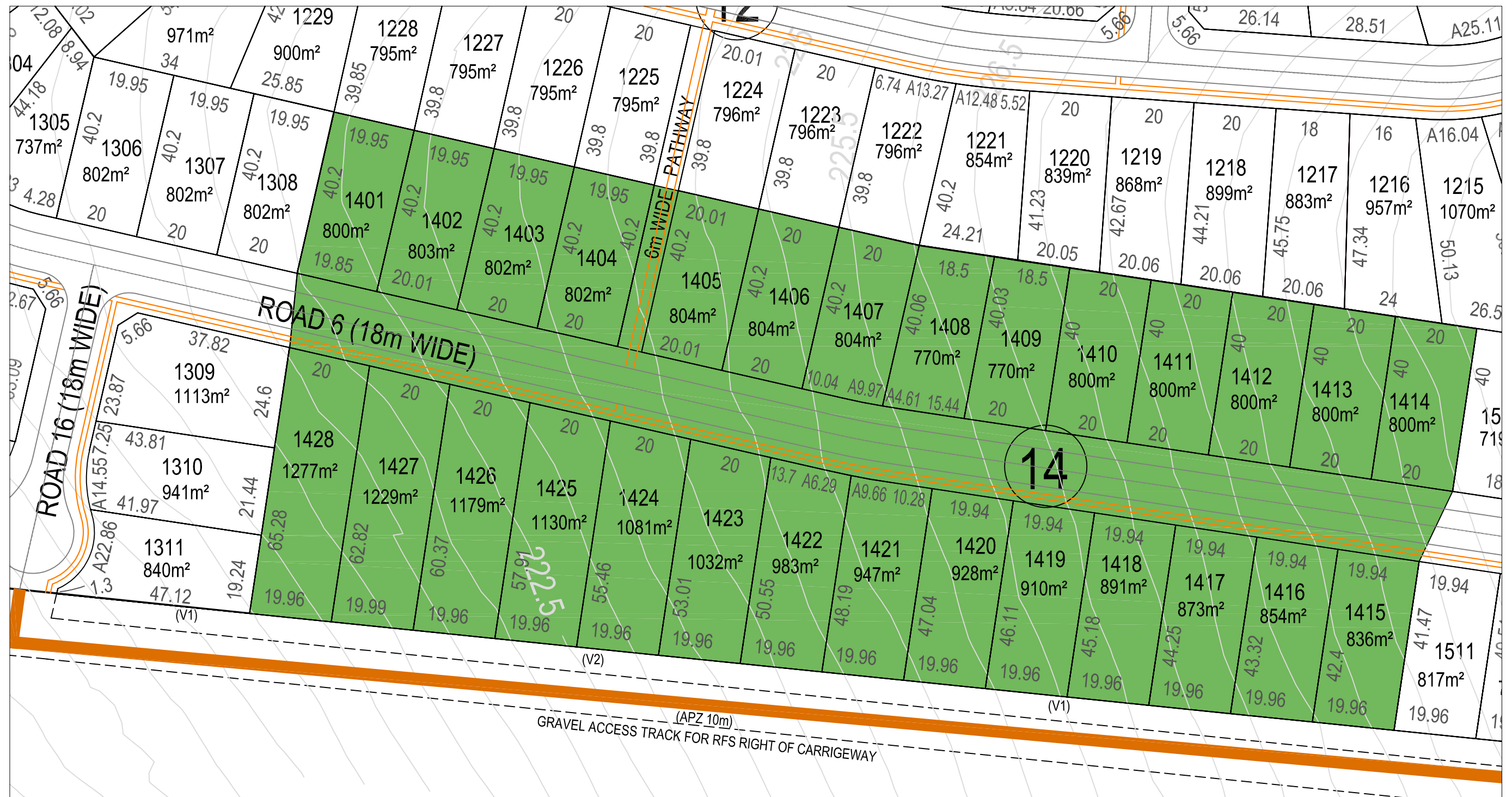
COUNTY: BRISBANE

JOB REF:
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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 15.02.2015		FILE: STAGE_013

CLIENT: CHARLES DAVID PTY LTD

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

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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 15.02.2022

FILE: STAGE_014

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

PARISH: SCONE

COUNTY: BRISBANE

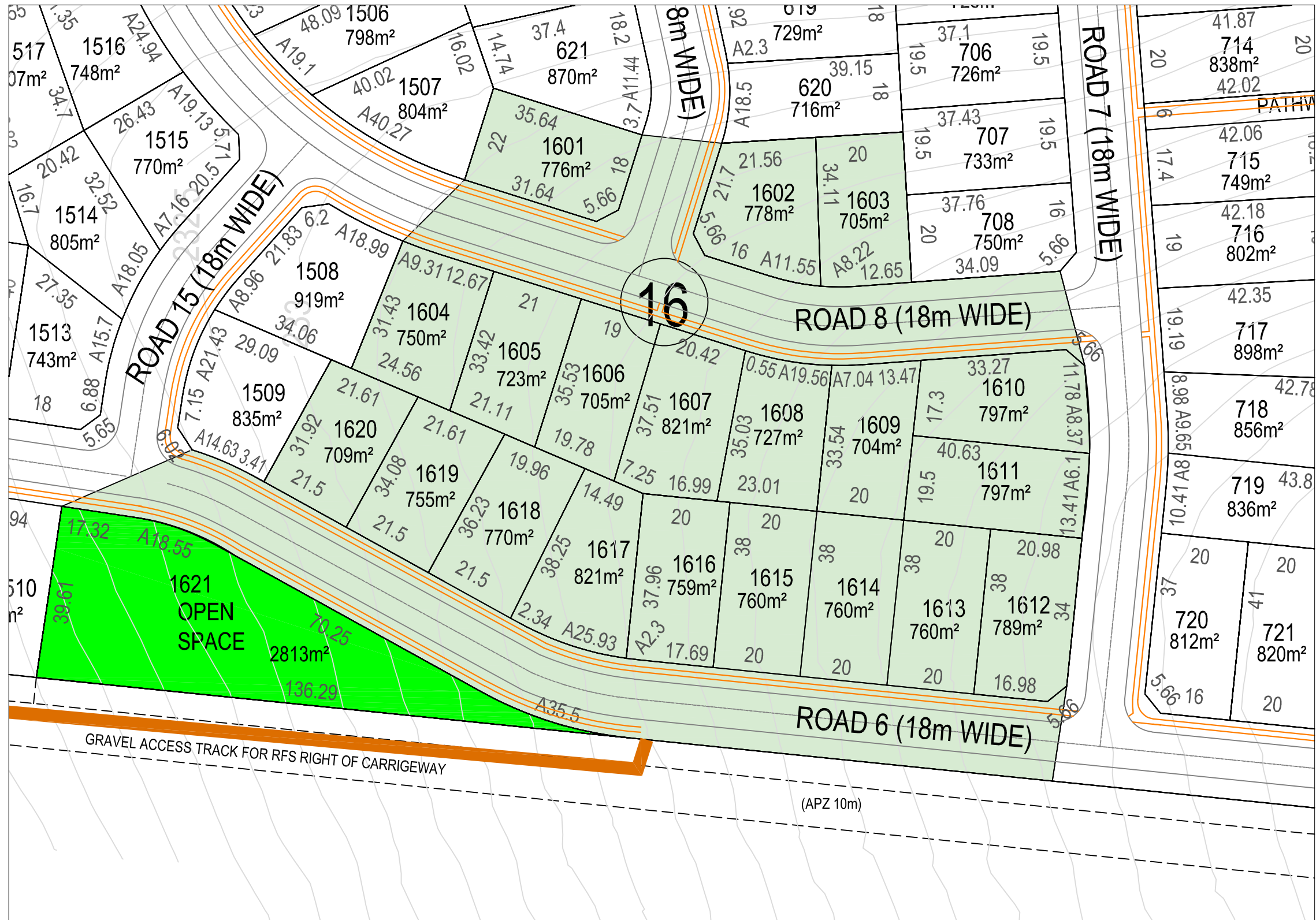
JOB REF:

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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

H.SCALE: 1:1500

A3

CONT. INT:

V.SCALE

DATUM:

DATE 15.02.2022

FILE: STAGE_015

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

PARISH: SCONE

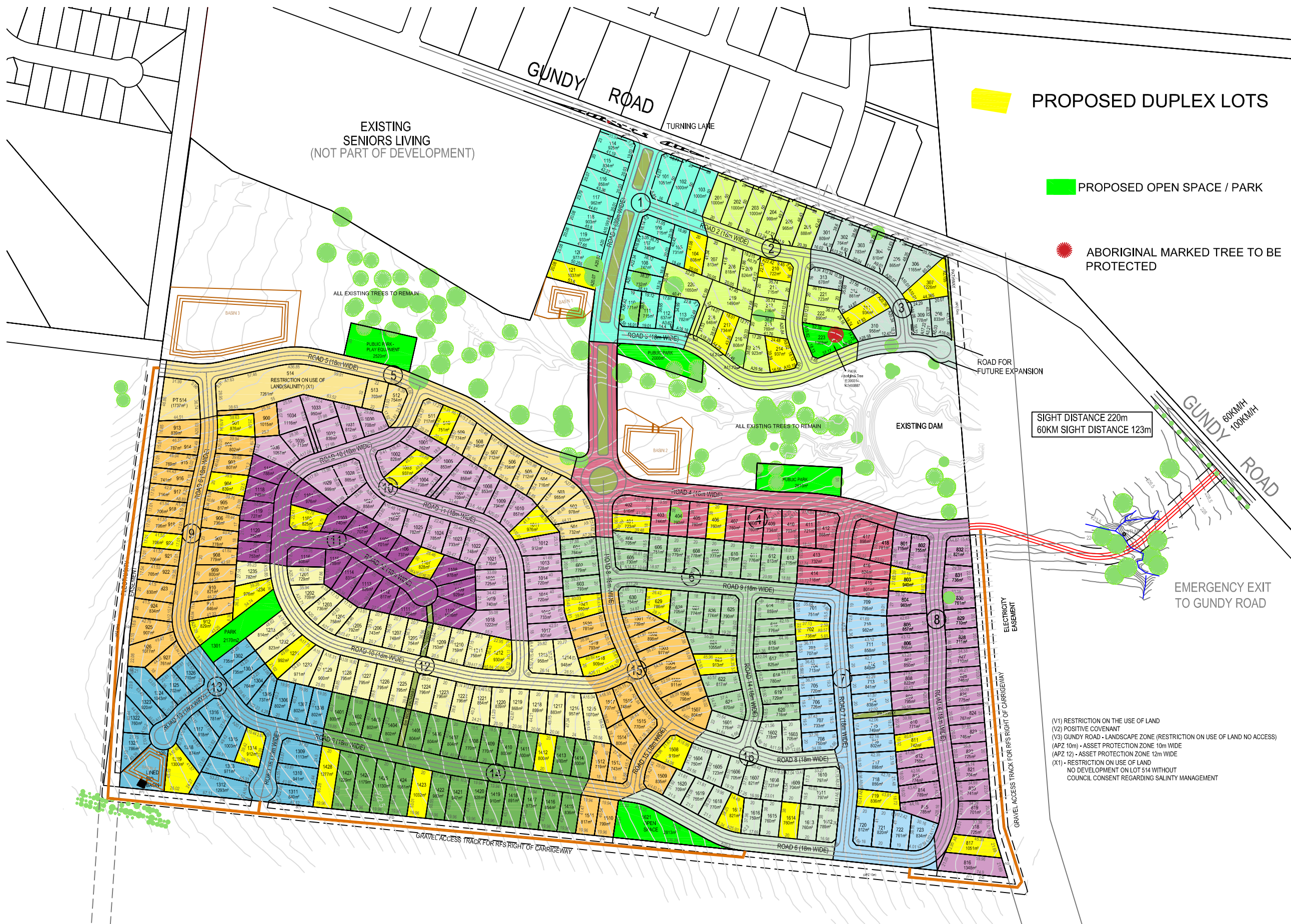
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PROPOSED DUPLEX LOTS
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:4000

A3

CONT. INT:

V.SCALE

DATUM:

DATE 15.02.2022

FILE: DUPLEX_001

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

PARISH: SCONE

COUNTY: BRISBANE

JOB REF:

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PROPOSED BUS ROUTE
Natspec Geometric Road Design Section 41
Bus Route Carriageway width 9m

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PROPOSED BUS ROUTE
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:4000

A3

CONT. INT:

V.SCALE

DATUM:

DATE 15.02.2022

FILE: BUS_001

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

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COUNTY: BRISBANE

JOB REF:

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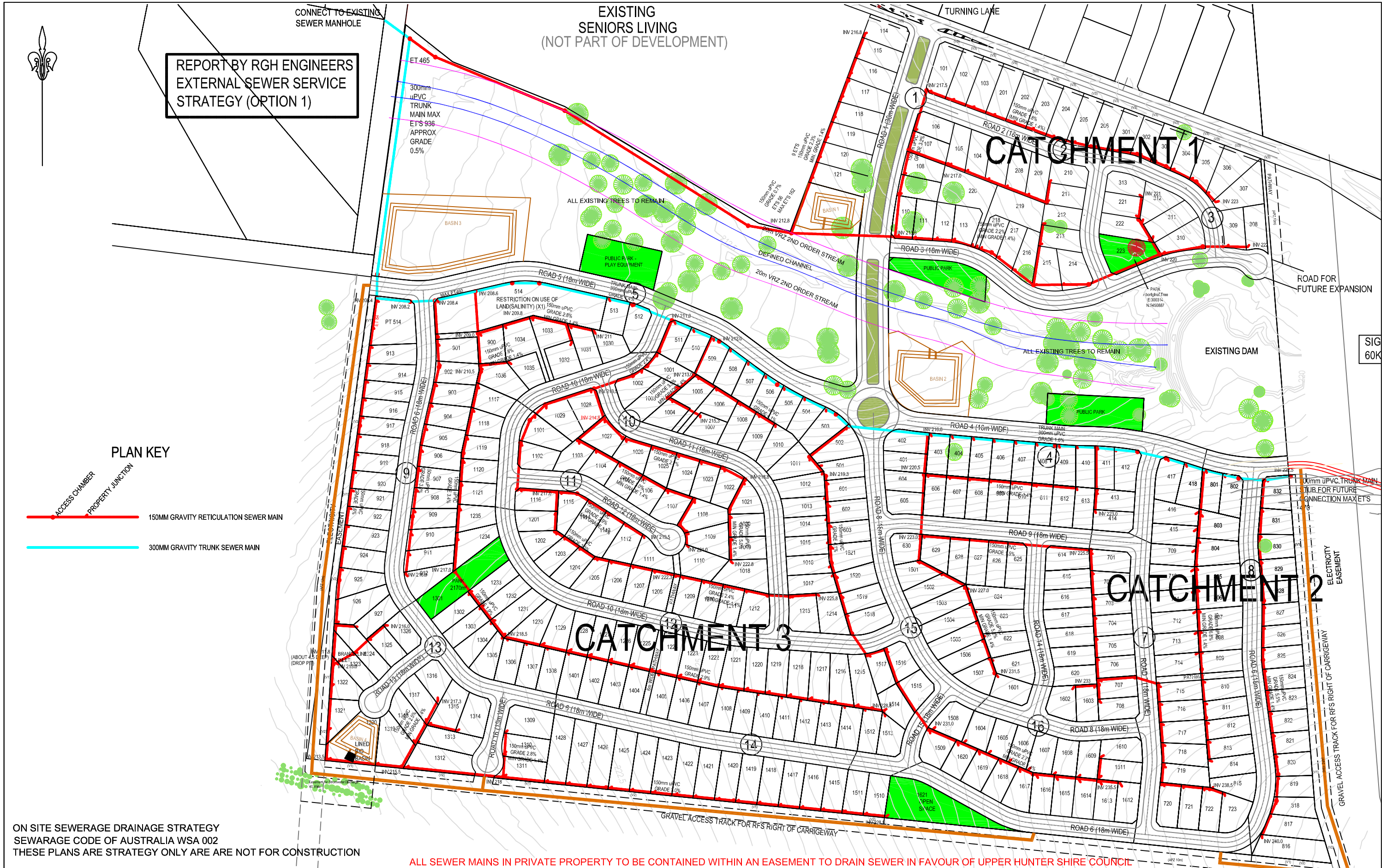
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STAGE	LOTS
1	21
2	22
3	13
4	18
5	13
6	30
7	23
8	32
9	28
10	36
11	21
12	35
13	24
14	28
15	21
16	20
TOTAL	385

(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
(X1) - RESTRICTION ON USE OF LAND
NO DEVELOPMENT ON LOT 514 WITHOUT
COUNCIL CONSENT REGARDING SALINITY MANAGEMENT





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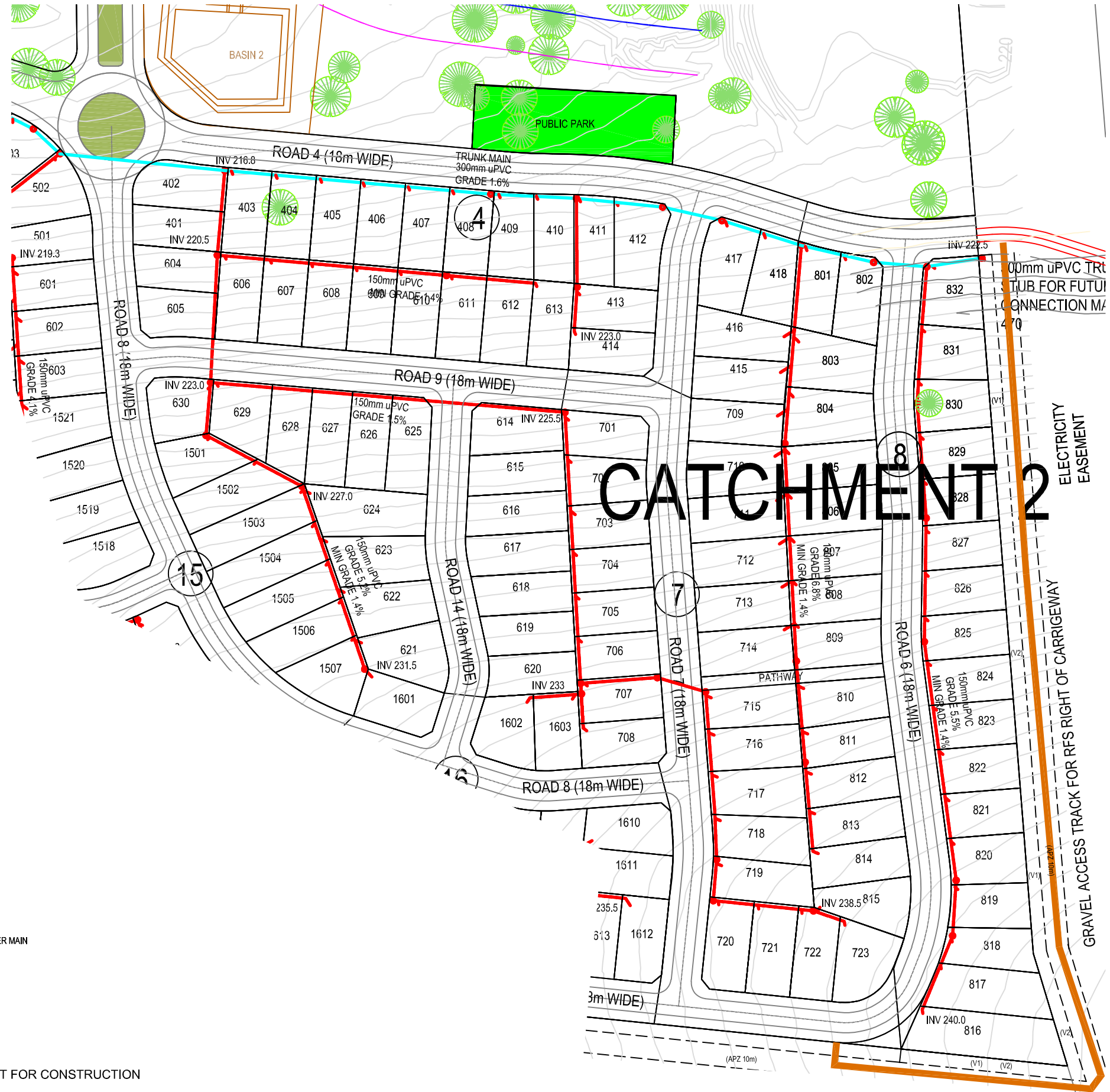


PROPOSED INTERNAL SEWERAGE DRAINAGE STRATEGY
PROPOSED SUBDIVISION
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:3250	A3	CONT. INT: 0.5m
V.SCALE		DATUM: AHD
DATE 15.02.2022		DRAWING: SEW_001

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER	JOB REF: 217133
PARISH: SCONE	
COUNTY: BRISBANE	VER. 0



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 WAS 002
THESE PLANS ARE STRATEGY ONLY ARE ARE NOT FOR CONSTRUCTION

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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 15.02.2022

DRAWING: SEW_003

CLIENT: CHARLES DAVID PTY LTD

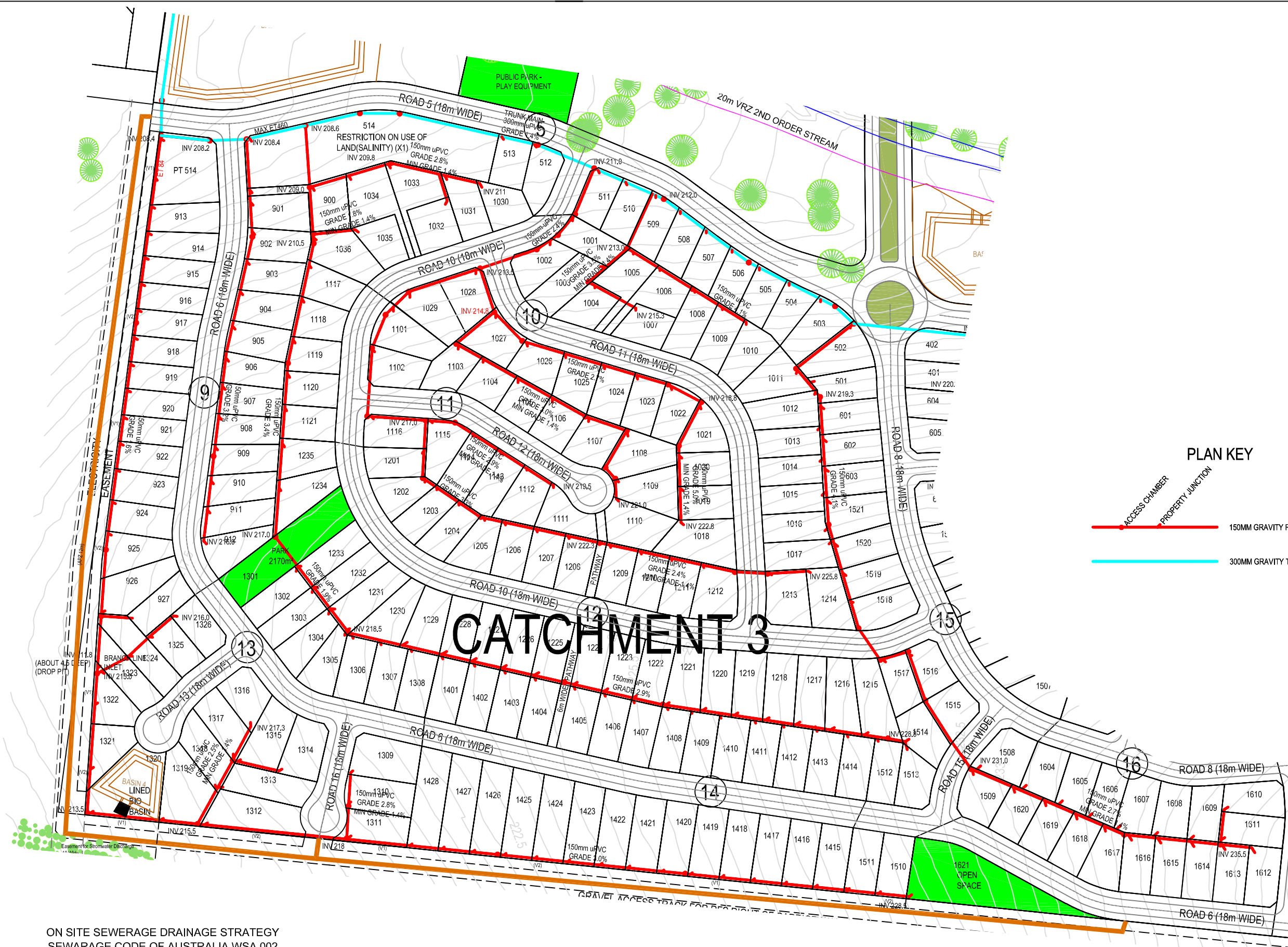
LGA: UPPER HUNTER

PARISH: SCONE

COUNTY: BRISBANE

JOB REF:
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