



SHEET 1: COVER SHEET
SHEETS 2-5: DETAIL SHEET
SHEETS 6-9: SERVICE LOCATION

NOTES:-

1. PLEASE REFERENCE TO A549848-2013-CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUI) FOR THE DEFINITION OF SERVICE LOCATION ACCURACIES SHOWN IN THIS PLAN.
 2. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED BY ELECTRONIC DETECTION, TEST, INSPECTION AND/OR BY ESTIMATION BASED UPON SUPPLIED DEVD INFORMATION PLANS. ADDITIONAL SERVICES MAY EXIST THROUGHOUT THE SITE, OF WHICH THEIR LOCATION WAS UNKNOWN AT THE TIME OF UNDERTAKING THE SURVEY. TRUE LEVELS & POSITION WILL NEED TO BE VERIFIED BY POTHOLES BEFORE ANY CONSTRUCTION COMMENCES. SERVICE LOCATION HAS BEEN UNDERTAKEN IN PART OF THE CURRENT SCOPE OF WORKS ONLY.
 3. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON PRELIMINARY BOUNDARY DEFINITION ONLY. ANY FUTURE PLAN OF SURVEY OF ADJOINING LOTS REGISTERED SUBSEQUENT TO THIS INITIAL SURVEY MAY IMPACT SUBJECT BOUNDARIES. ALL DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY AND REGISTRATION OF THE TITLE LAND REGISTRY SERVICE. IT IS RECOMMENDED THAT A SURVEY PLAN BE REGISTERED PRIOR TO ANY DETAIL DESIGN OR CONSTRUCTION.
 4. SPOT LEVELS AND CONTOURS SHOWN HEREON ARE FOR DESIGN PURPOSES ONLY AND ARE TO BE USED ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
 5. SOME SPOT LEVELS HAVE BEEN REMOVED FROM THE PLAN FOR CLARITY. ADDITIONAL SPOT LEVELS CAN BE ACCESSED ON THE ELECTRONIC COPY OF THIS PLAN FOR MORE DETAILED DESIGN WORKS.
 6. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF DESIGN AND SHOULD NOT BE USED FOR ANYTHING OTHER THAN THAT PURPOSE.
 7. THE GUTTER AND RIDGE LEVELS HAVE BEEN LOCATED WHERE VISIBLE VIA INDIRECT METHODS. THE TRUE EXTENT OF SOME RIDGE AND GUTTER LINES WERE NOT ABLE TO BE LOCATED AND MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION OR DETAILED DESIGN WORKS.
 8. DIGITAL CADASTRAL DATABASE (DCDB) BOUNDARIES HAVE BEEN OBTAINED FROM NSW LAND REGISTRY SERVICES (LRS) AND ARE APPROXIMATELY ONLY.
 9. CO-ORDINATES SHOWN ON THIS DRAWING ARE DERIVED FROM A LOCALISED GROUND DISTANCE BASED GRID, ESTABLISHED FROM THE MGA CO-ORDINATES OF SSM 98869.
- E: 346062.682
N: 6300786.945
- THE ORIGIN OF LEVELS IS PM 33788.
- RL: 19.245

SUBSURFACE UTILITY INVESTIGATION (SUI) QUALITY LEVEL LABELLING UTILITY INFORMATION BY A CLASSIFICATION CODE ALLOWS THE USER OF THIS INFORMATION TO UNDERSTAND CLEARLY HOW THE INFORMATION WAS COLLECTED AND THEN PLACE AN APPROPRIATE AMOUNT OF RELIANCE ON IT. PROJECT RISKS RELATED TO UNDERGROUND UTILITIES CAN THEN BE PROPERLY MANAGED.

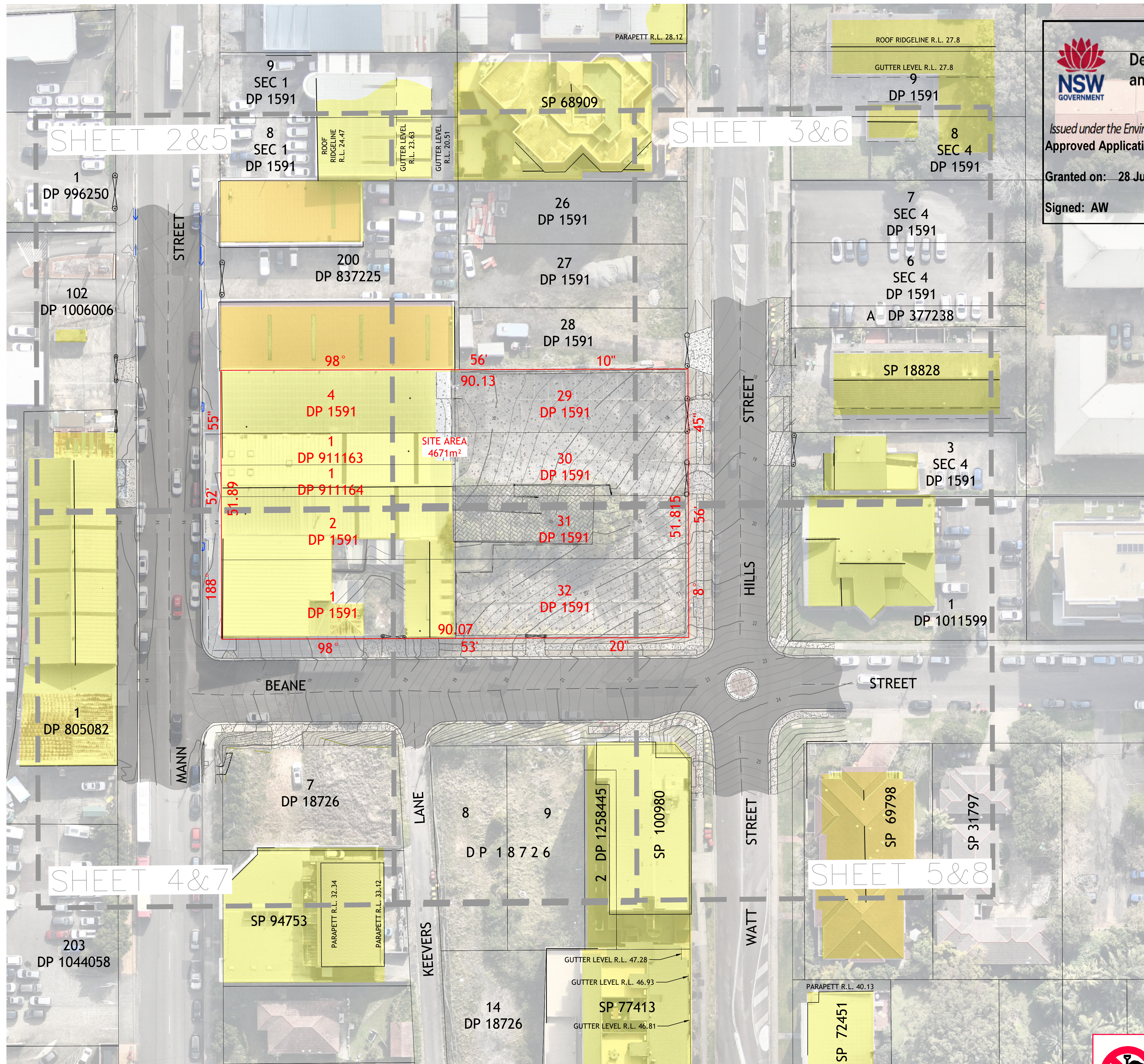
QL - 'A': INFORMATION IS THE HIGHEST POSSIBLE LEVEL OF ACCURACY AND IS OBTAINED BY EXPOSING THE UNDERGROUND UTILITY USING A NON-DESTRUCTIVE EXCAVATION (POTHOLING) TECHNIQUE. THE VERTICAL INFORMATION FOR THIS LOCATING METHOD IS TO THE TOP OR SHALLOWEST PART OF THE LOCATED SERVICE. THE 3D LOCATION IS RECORDED BY SURVEY AS AN X, Y, Z COORDINATE.

QL - 'B': INFORMATION IS COLLECTED BY DESIGNATING THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND UTILITIES BY USING ELECTROMAGNETIC PIPE AND CABLE LOCATORS, SONDES OR FLEXI-TRACE EQUIPMENT. THIS IS THE MOST COMMON FORM OF UTILITY LOCATING AND ALTHOUGH AN X, Y AND Z AXIS CAN BE ESTABLISHED IT IS NOT ALWAYS ENTIRELY ACCURATE DUE TO DIFFERING ELECTROMAGNETIC FIELDS, SOIL CONDITIONS AND MULTIPLE BANKS OF CABLES AFFECTING THE LOCATING SIGNAL.

QL - 'C': INFORMATION IS COLLECTED BY CORRELATING THE SURVEY OF VISIBLE UTILITY SURFACE FEATURES SUCH AS MARKER PLATES OR WATER HYDRANTS AND ACQUIRED DIAL-BEFORE-YOU-DIG PLANS TO "DRAW" A STRING WHICH SHOWS THE APPROXIMATE POSITION OF SERVICES. THIS METHOD DOES NOT USUALLY SHOW MULTIPLE BANKS OF CABLES AND DOES NOT ALWAYS SHOW THREE DIMENSIONAL INFORMATION.

QL - 'D': INFORMATION IS THE MOST BASIC LEVEL OF UTILITY LOCATIONS USING ONLY INFORMATION BASED ON EXISTING DIAL-BEFORE-YOU-DIG PLANS AND BY MEASURING BOUNDARY OFFSETS AS WELL AS ASSISTANCE VIA GROUND PENETRATING RADAR ETC. THIS METHOD OF UTILITY LOCATIONS SHOULD ALWAYS BE TREATED AS AN INDICATION OF THE PRESENCE OF A SERVICE ONLY AND SHOULD NOT BE USED FOR DESIGN.

ALL UTILITIES ARE QL - 'D' UNLESS OTHERWISE NOTED

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Approved Application No: SSD 47749715

Granted on: 28 July 2023

Signed: AW

Sheet No: 1 of 81

LEGEND

- | 1 | PHOTOGRAPH DIRECTION |
|---|------------------------------------|
| | UNDERGROUND STORMWATER PIPE (QL C) |
| | MINOR CONTOUR LINE |
| | MAJOR CONTOUR LINE |
| | BOUNDARY LINE |
| | BUILDING |
| | FENCE LINE |
| | ROOF RIDGE LINE |
| | TOP RETAINING WALL |
| | BOTTOM RETAINING WALL |
| | BACK OF KERB |
| | CROWN |
| | AWNING |
| | DRIVEWAY |
| | GUTTER LEVEL |
| | EDGE OF BITUMEN |
| | EDGE OF CONCRETE |
| | TOP OF KERB |
| | EDGE OF PAVERS |
| | HAND RAIL |
| | LIP LINE |
| | KERB INVERT |
| | BDY DCOB |
| | UNDERGROUND SEWER (QL D) |
| | UNDERGROUND SEWER (QL B) |
| | UNDERGROUND STORMWATER (QL D) |
| | UNDERGROUND COWMS (QL B) |
| | ELECTRICAL OVERHEAD |
| | MISC SERVICE (QL D) |
| | UNDERGROUND ELECTRICITY (QL B) |
| | UNDERGROUND WATER MAIN (QL B) |
| | UNDERGROUND GAS PIPE (QL D) |
| | COMMUNICATIONS PIT |
| | KERB INLET PIT |
| | DRAIN |
| | HYDRANT |
| | STOP VALVE |
| | WATER METER |
| | SEWER INVERT |
| | SEWER MAIN HOLE |
| | POWER POLE |
| | STREET LIGHT |
| | GAS GRID MARKER |
| | GATE |
| | SIGN |
| | MISCELLANEOUS PIT |
| | INDICATES SEWER DEPTHS |

drawing title:
DETAIL AND CONTOUR
SURVEY UPON LOTS
1,2,4,29,30,31&32 IN DP
1519 & LOT 1 DP 911163
& LOT 1 DP 911164

location: 305 MANN STREET
GOSFORD

council: CENTRAL COAST COUNCIL

dwg ref: 190852-DET-001-A



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AUSTRALIA



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ver.	date	comment	surveyed	drawn	checked	pm	co-ordinate information	level information	scale (A1 original size)	page
A	16.09.22	INITIAL ISSUE	K.R.	A.E.	B.W.	B.W.	CO-ORDINATE SYSTEM: MGA 56 ORIGIN OF CO-ORDINATES: S.S.M. 98869 DATE OF SURVEY: 02.09.22	DATUM: AHD ORIGIN OF LEVELS: P.M. 33788 CONTOUR INTERVAL: 0.2m		1 OF 9



REFER TO SHEET 1 FOR ALL RELEVANT SITE NOTES
AND SERVICES CLASSIFICATIONS AND LEGEND.

WARNING
OPTICAL FIBRE
IN AREA

WARNING
UNDERGROUND
ELECTRICITY LINE



DIAL 1100
BEFORE YOU DIG

• project management • civil engineering • infrastructure • superintendency • economic analysis • social impact • town planning • surveying • development feasibility • visualisation • urban design



REFER TO SHEET 1 FOR ALL RELEVANT SITE NOTES
AND SERVICES CLASSIFICATIONS AND LEGEND.

A red circular sign with a diagonal slash over a black silhouette of a person digging with a shovel.

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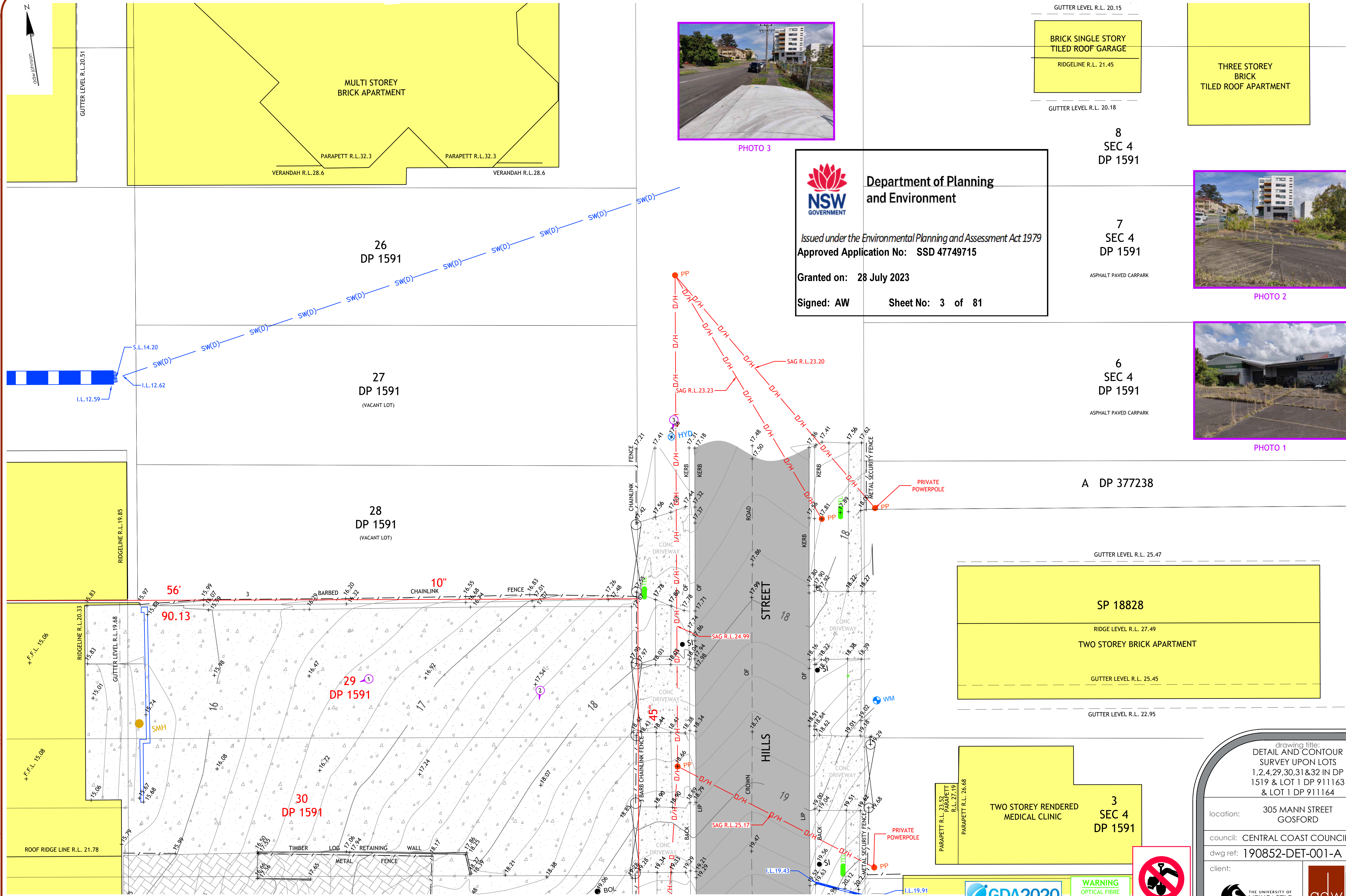


PHOTO 3

GUTTER LEVEL R.L. 20.15

BRICK SINGLE STORY
TILED ROOF GARAGE

RIDGELINE R.L. 21.45

GUTTER LEVEL R.L. 20.18

THREE STOREY
BRICK
TILED ROOF APARTMENT

8
SEC 4
DP 1591

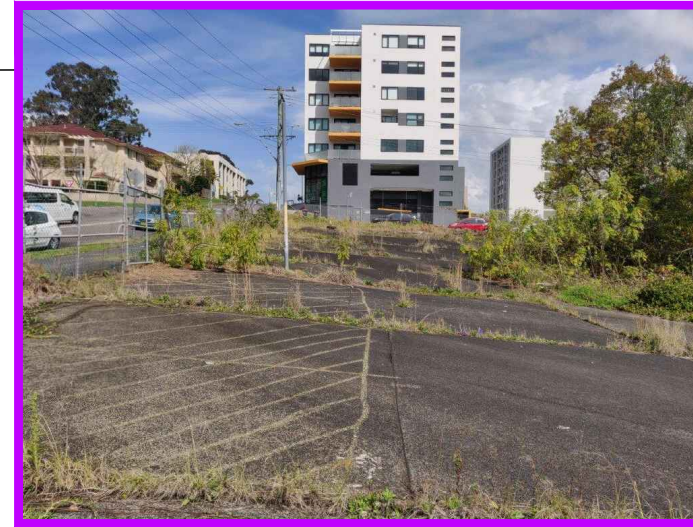


PHOTO 2

7
SEC 4
DP 1591

ASPHALT PAVED CARPARK

6
SEC 4
DP 1591

ASPHALT PAVED CARPARK



PHOTO 1

A DP 377238

GUTTER LEVEL R.L. 25.47

SP 18828

RIDGE LEVEL R.L. 27.49

TWO STOREY BRICK APARTMENT

GUTTER LEVEL R.L. 25.45

GUTTER LEVEL R.L. 22.95

PARAPETT R.L. 23.58
PARAPETT R.L. 27.19
PARAPETT R.L. 26.68

TWO STOREY RENDERED
MEDICAL CLINIC

3
SEC 4
DP 1591



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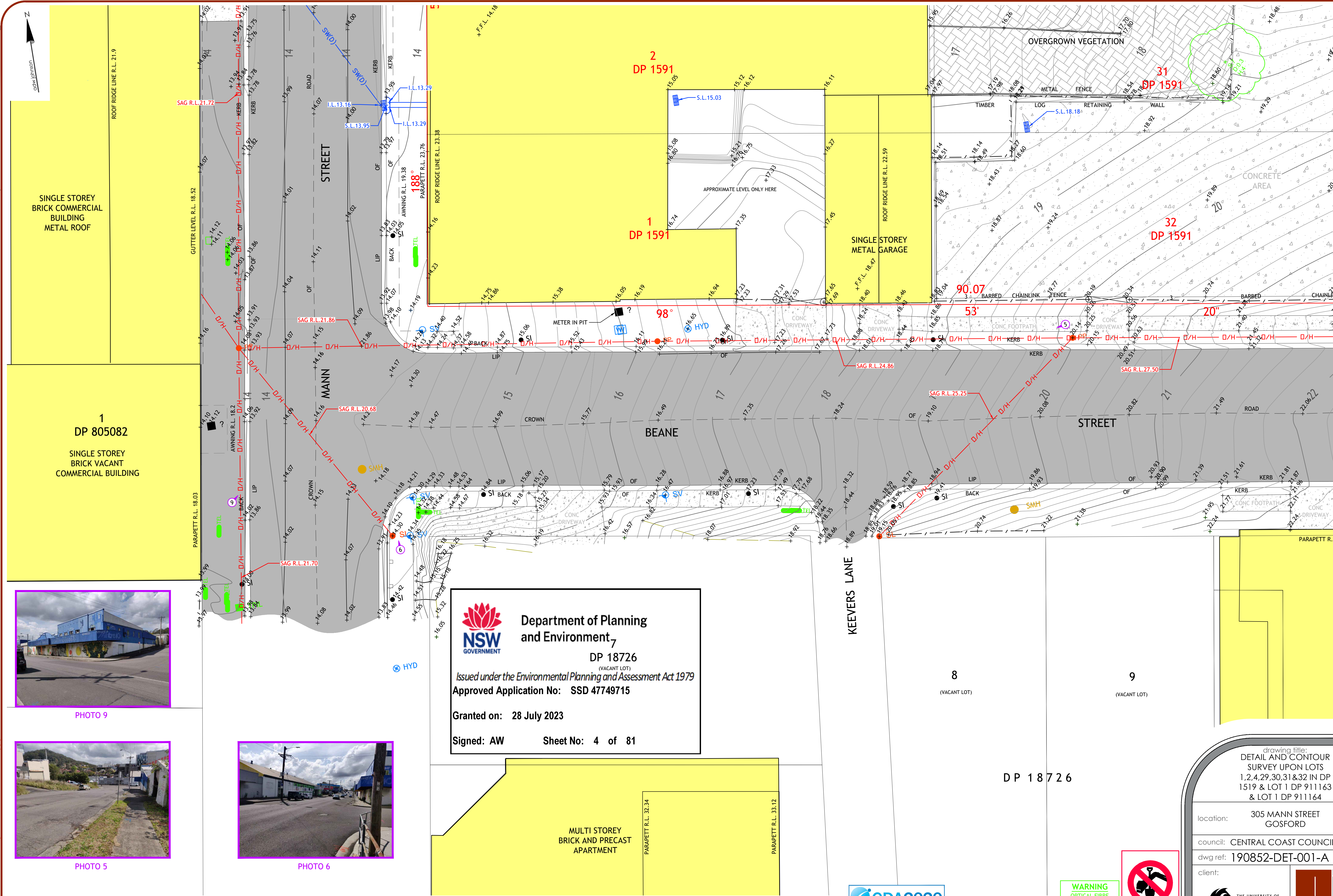


PHOTO 9

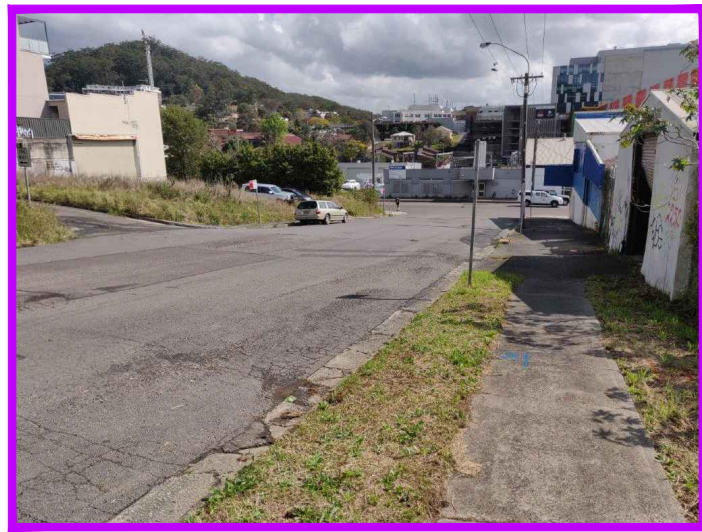


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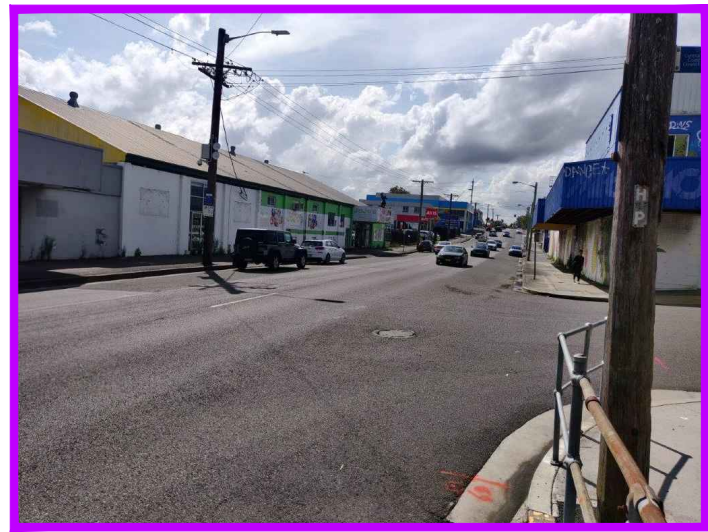


PHOTO 6



Department of Planning
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DP 18726
(VACANT LOT)

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Approved Application No: SSD 47749715

Granted on: 28 July 2023

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WARNING
OPTICAL FIBRE
IN AREA

WARNING
UNDERGROUND
ELECTRICITY LINES



location:

305 MANN STREET
GOSFORD

council:

CENTRAL COAST COUNCIL

dwg ref:

190852-DET-001-A

client:

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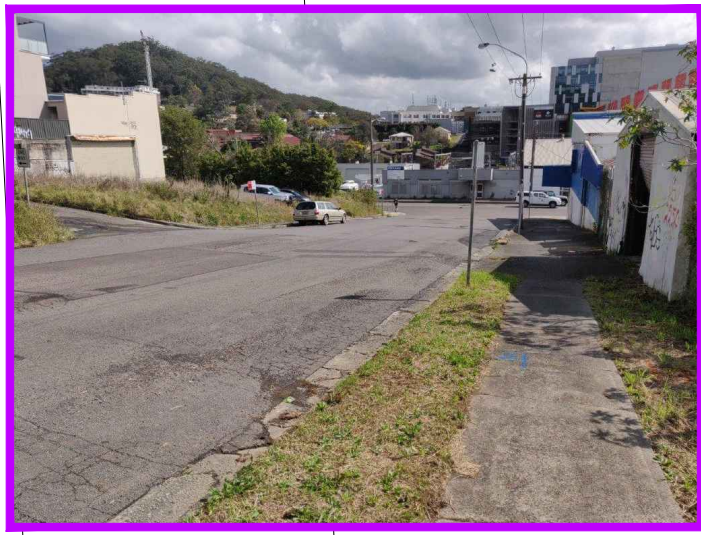
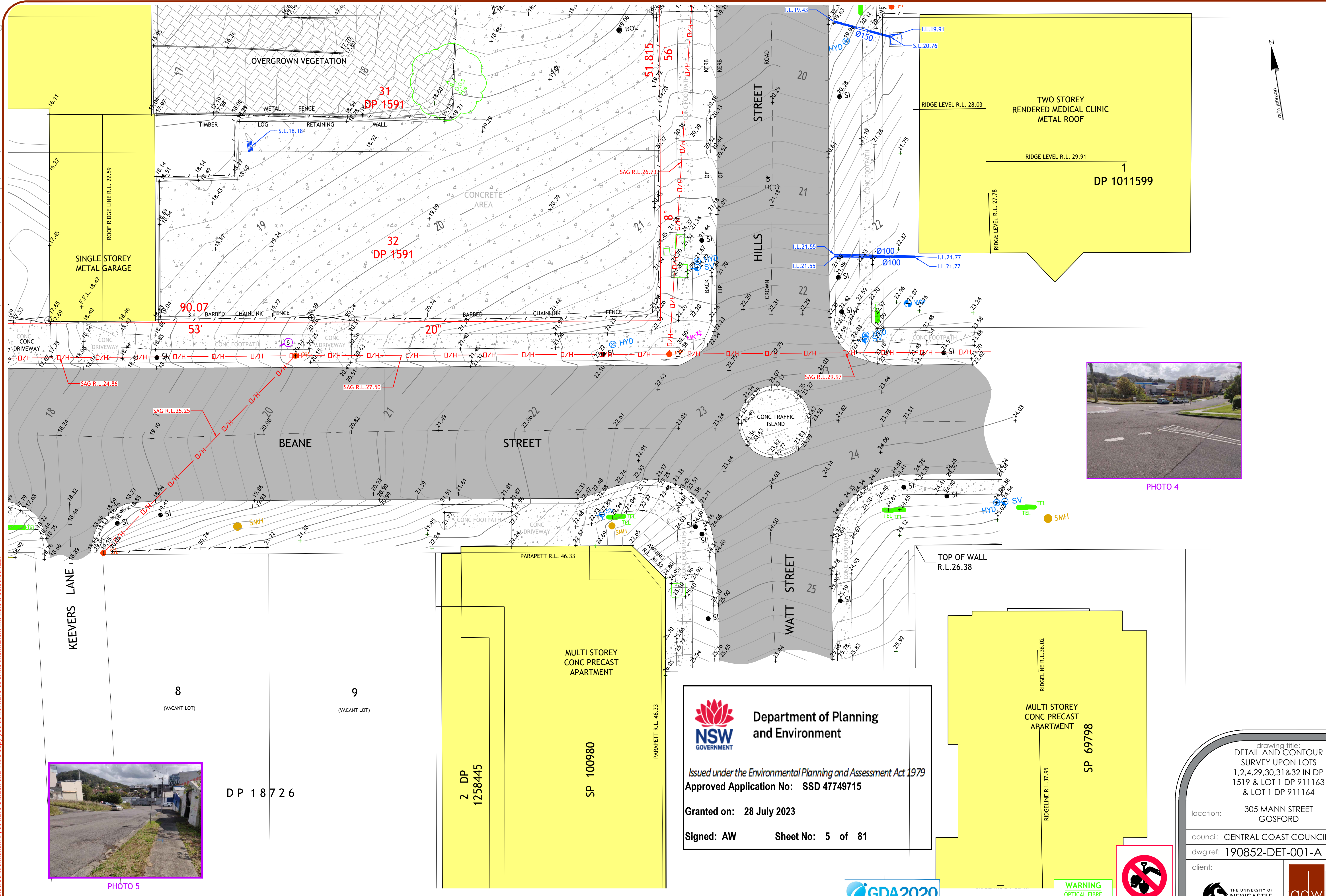


PHOTO 5



PHOTO 4

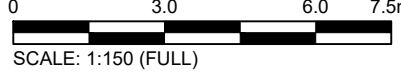


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DETAIL AND CONTOUR
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1,2,4,29,30,31&32 IN DP
1519 & LOT 1 DP 911163
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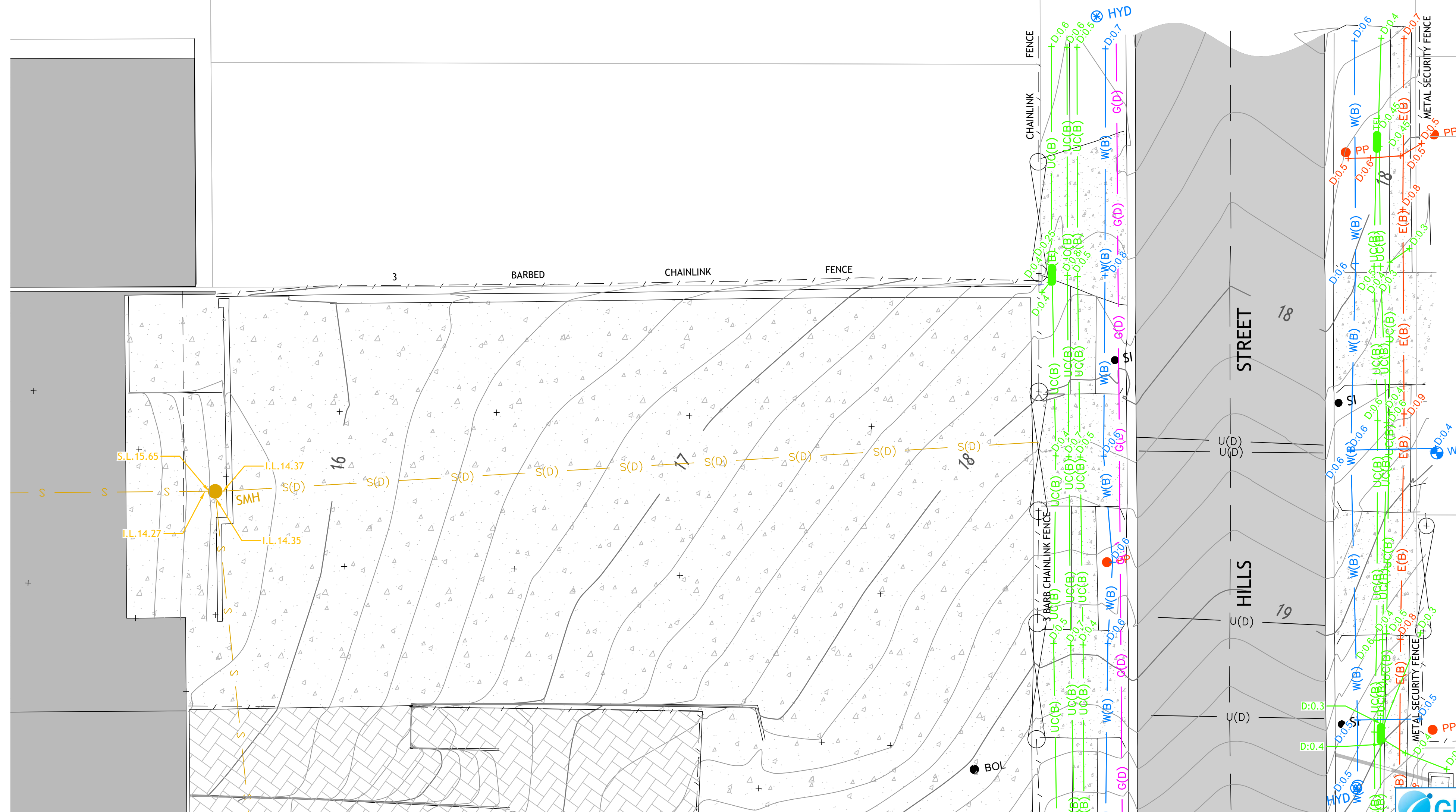
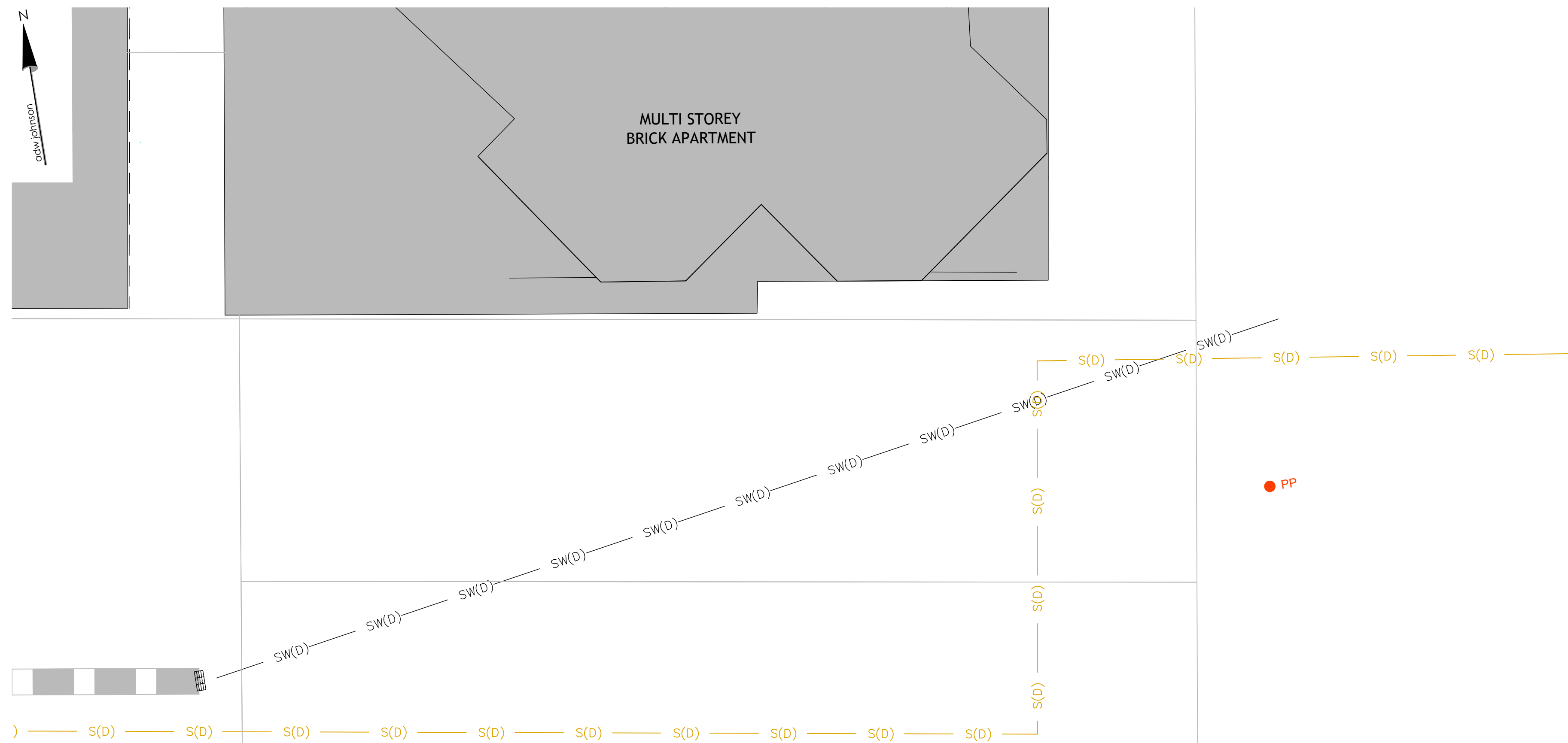
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 **GDA2020**

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BRICK SINGLE STORY
TILED ROOF GARAGE

THREE STOREY
BRICK
TILED ROOF APARTMENT



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TWO STOREY BRICK APARTMENT

TWO STOREY RENDERED
MEDICAL CLINIC

drawing title:
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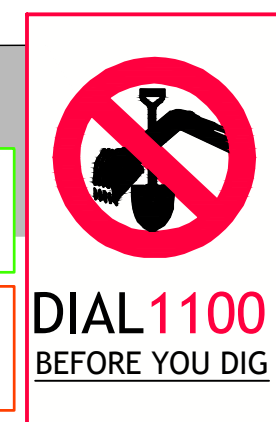
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WARNING
OPTICAL FIBRE
IN AREA

WARNING
UNDERGROUND
ELECTRICITY LINE

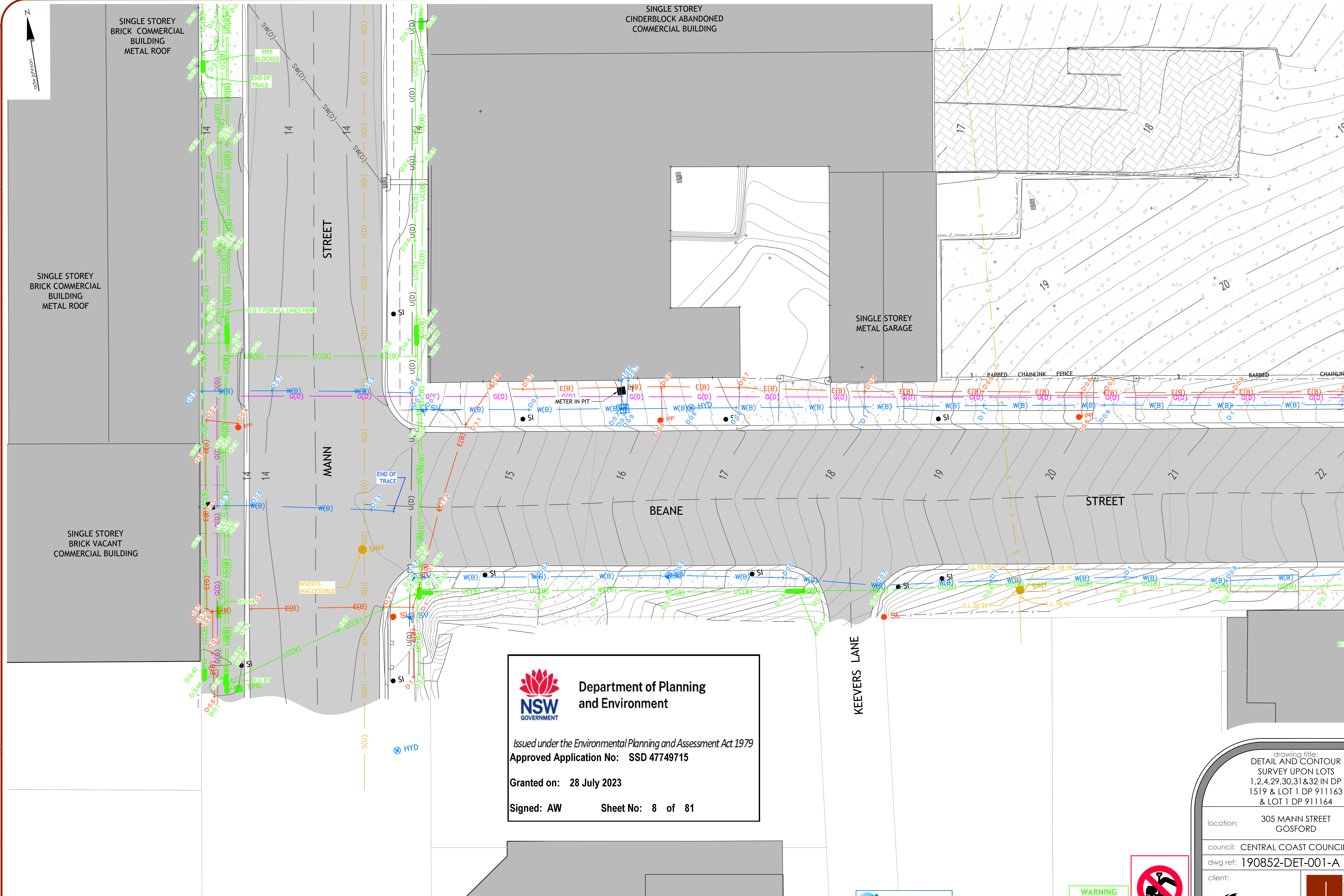


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• *project management* • *civil engineering* • *infrastructure* • *superintendency* • *economic analysis* • *social impact* • *town planning* • *surveying* • *development feasibility* • *visualisation* • *urban design*

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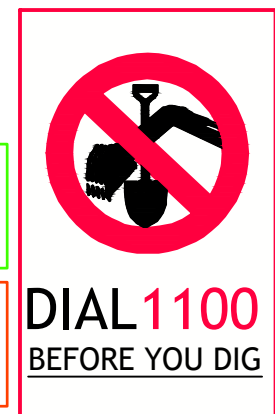
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drawing title:
DETAIL AND CONTOUR
SURVEY UPON LOTS
1,2,4,29,30,31&32 IN DP
1519 & LOT 1 DP 911163
& LOT 1 DP 911164

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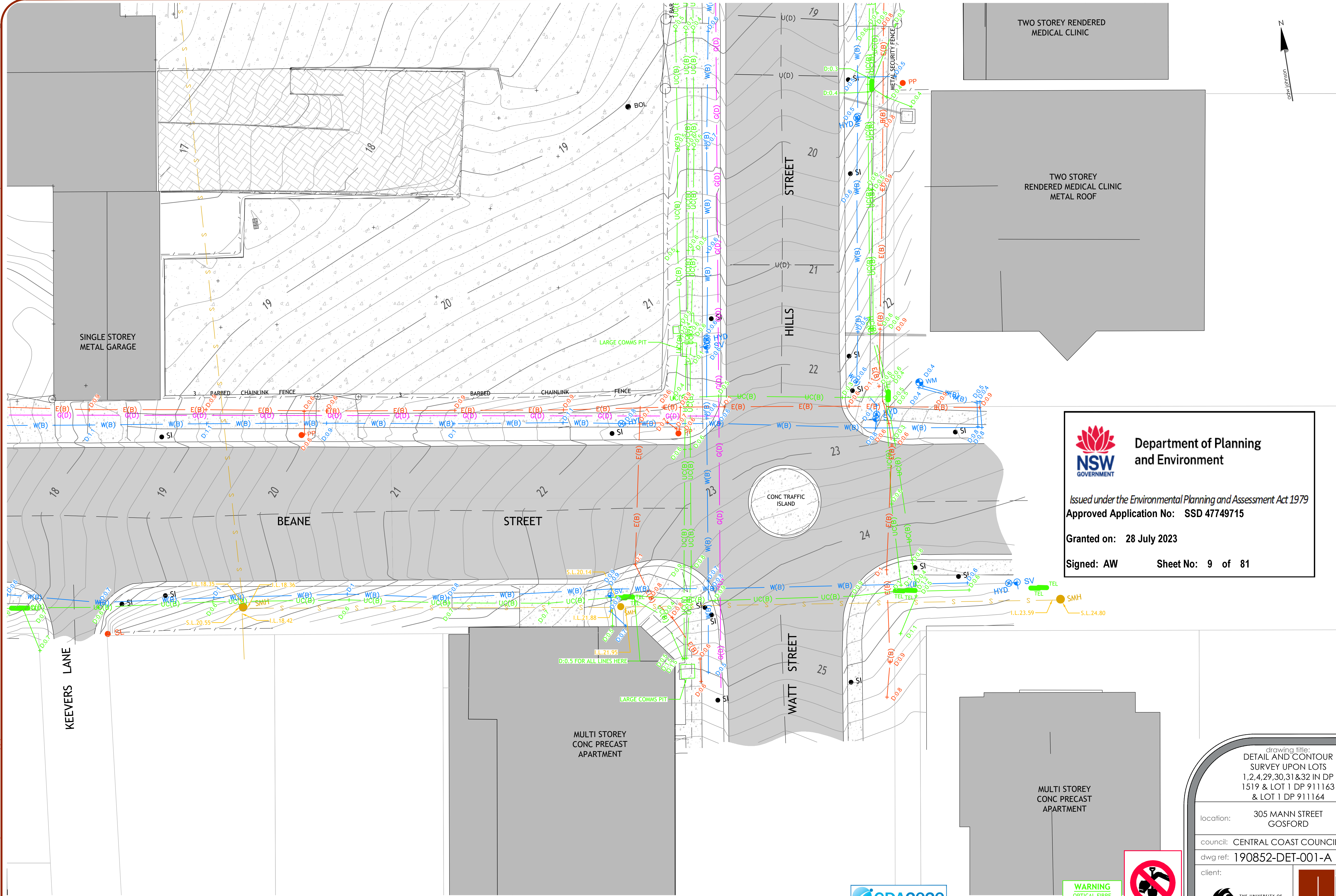
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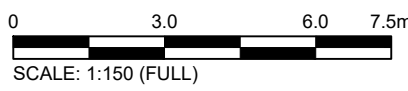


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WARNING
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UNDERGROUND
ELECTRICITY LINES



DIAL 1100
BEFORE YOU DIG

drawing title:
**DETAIL AND CONTOUR
SURVEY UPON LOTS
1,2,4,29,30,31&32 IN DP
1519 & LOT 1 DP 911163
& LOT 1 DP 911164**

location: **305 MANN STREET
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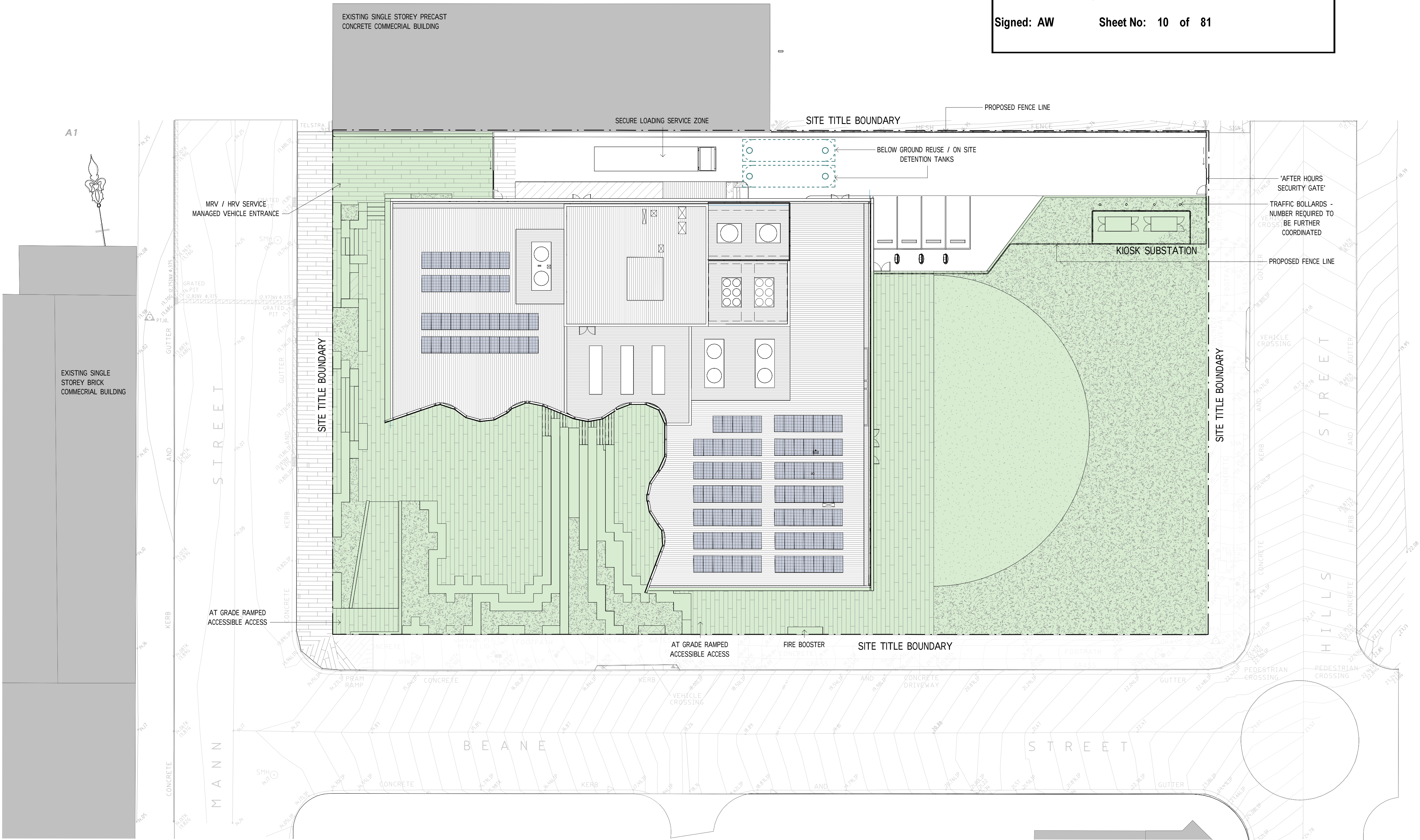
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Sheet No: 10 of 81



UoN CCC SITE AREA: 4671.9m²
FSR(MAX) 5:1 - 23,360m²

ACOUSTIC ENGINEERING
RAPT
106/10 Kemrick Street
The Junction, NSW 2201
T 0488 512 224
www.raptconsulting.com.au

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ESD CONSULTANT
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INDIGENOUS CULTURAL CONSULTANT
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Geelong West, VIC 3218
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TRAFFIC
SECA
Ground Floor, 161 Scott Street,
Newcastle, NSW 2300
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REV.	DESCRIPTION	DATE
1	SSD REPORT (DRAFT ISSUE)	18.11.2022
2	SSD REPORT (ISSUE TO URBIS FOR REVIEW)	07.12.2022
3	ISSUE TO URBIS FOR TGA	20.12.2022
4	ISSUE TO URBIS FOR DEVELOPMENT APPLICATION	16.01.2023

CLIENT:

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lyons@lyonsarch.com.au
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PROJECT
UNIVERSITY OF NEWCASTLE
CENTRAL COAST CAMPUS
305 MANN STREET
GOSFORD, NSW 2250

DRAWING TITLE
SITE PLAN

FOR INFORMATION

SSD-47749715

SCALE
1 : 200 @B1

JOB No. DRAWN CHECKED DATE
UN12 DS HP AUG. 2022

DRAWING No. REVISION
DA-A-1001 4

ALL DIMENSIONS ARE IN MILLIMETRES. ALL LEVELS ARE IN METRES.
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.
CHECK DIMENSIONS ON SITE.

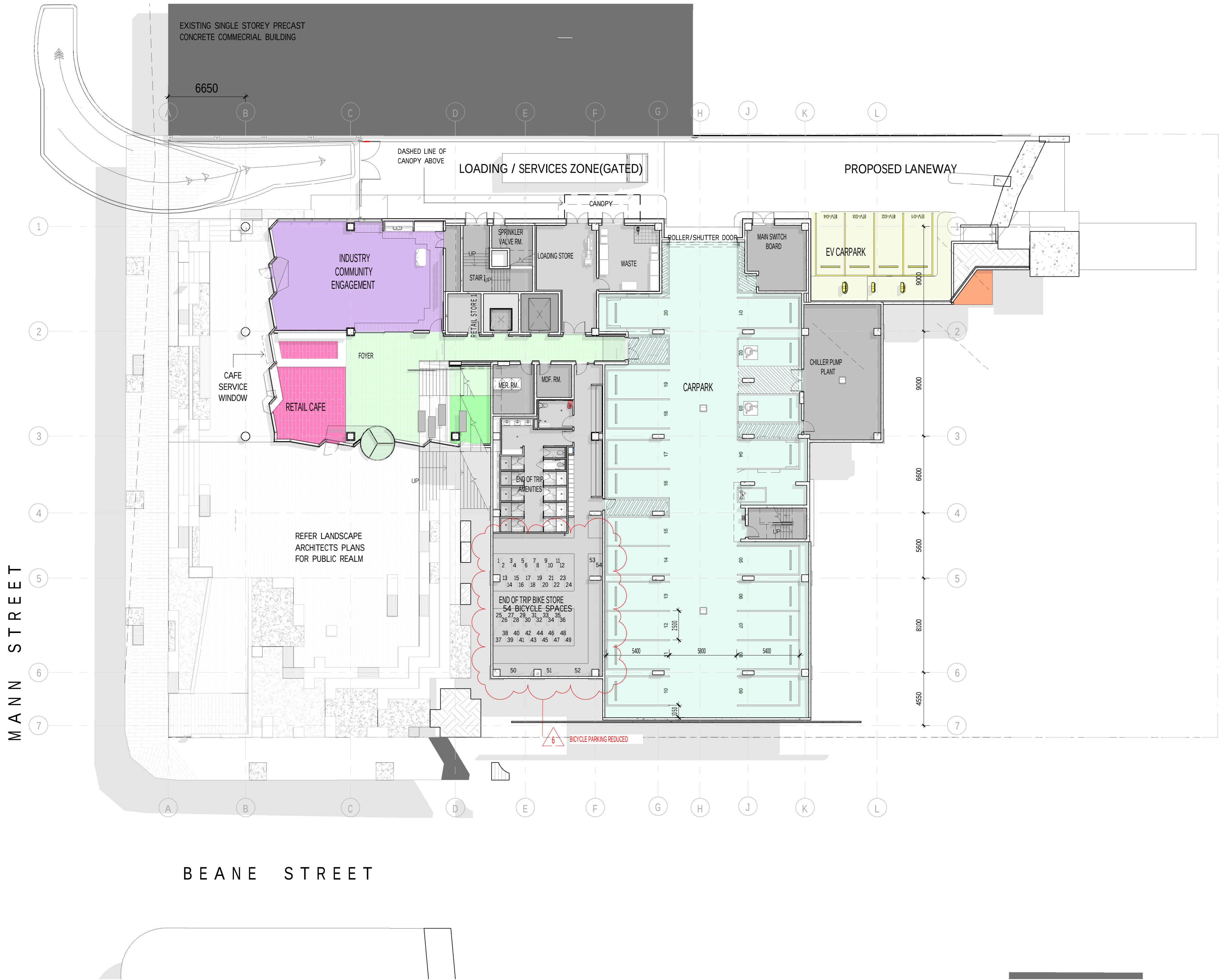


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LANDSCAPE ARCHITECT
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REV.	DESCRIPTION	DATE
5	ISSUED FOR DEVELOPMENT APPLICATION	28.06.2023
6	ISSUED FOR DEVELOPMENT APPLICATION	12.07.2023

CLIENT:



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PROJECT

UNIVERSITY OF NEWCASTLE
CENTRAL COAST CAMPUS
305 MANN STREET
GOSFORD, NSW 2250

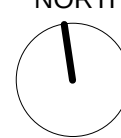
DRAWING TITLE

CONTEXT PLAN -
GROUND LEVEL

FOR INFORMATION

SSD-47749715

NORTH



SCALE

1 : 200 @B1

JOB No.

DRAWN

CHECKED

DATE

UN12 -

RH

MAY 2023

DRAWING No.

REVISION

SD-DA-A-3000

6

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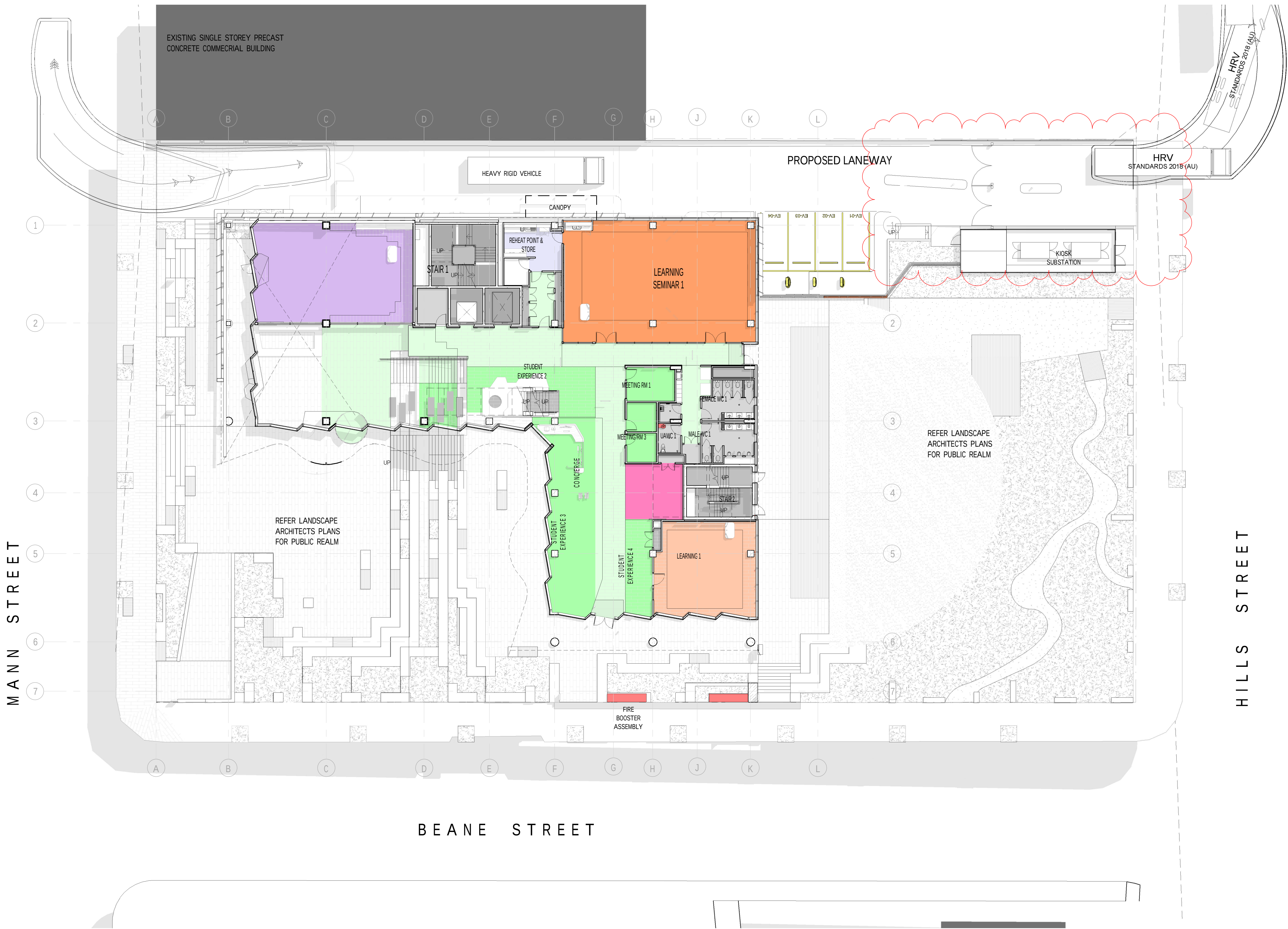


Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 47749715

Granted on: 28 July 2023

Signed: AW Sheet No: 12 of 81



ACOUSTIC ENGINEERING RAPT 106/10 Kemrick Street The Junction, NSW 2201 T 0488 512 224 www.raptconsulting.com.au
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CIVIL & STRUCTURE ENGINEERING Northrop Level 3/620 Collins St. Melbourne VIC 3000 T (03) 9600 2645 northrop.com.au
DDA CONSULTANT Lindsay Perry Access Level 5, 369 Royal Parade Parkville, VIC 3052 T 1300 715 866 www.architectureandaccess.com.au
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REV.	DESCRIPTION	DATE
1	SSD REPORT (DRAFT ISSUE)	18.11.2022
2	SSD REPORT (ISSUE TO URBIS FOR REVIEW)	07.12.2022
3	ISSUE TO URBIS FOR TOA	20.12.2022
4	ISSUE TO URBIS FOR DEVELOPMENT APPLICATION	16.01.2023
5	ISSUED FOR DEVELOPMENT APPLICATION	28.06.2023

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PROJECT
UNIVERSITY OF NEWCASTLE
CENTRAL COAST CAMPUS
305 MANN STREET
GOSFORD, NSW 2250

DRAWING TITLE
**CONTEXT PLAN - LEVEL
01**

FOR INFORMATION	NORTH
SSD-47749715	SCALE 1 : 200 @B1
JOB No. DRAWN CHECKED UN12 - RH	DATE MAY 2023
DRAWING No. SD- DA-A-3001	REVISION 5
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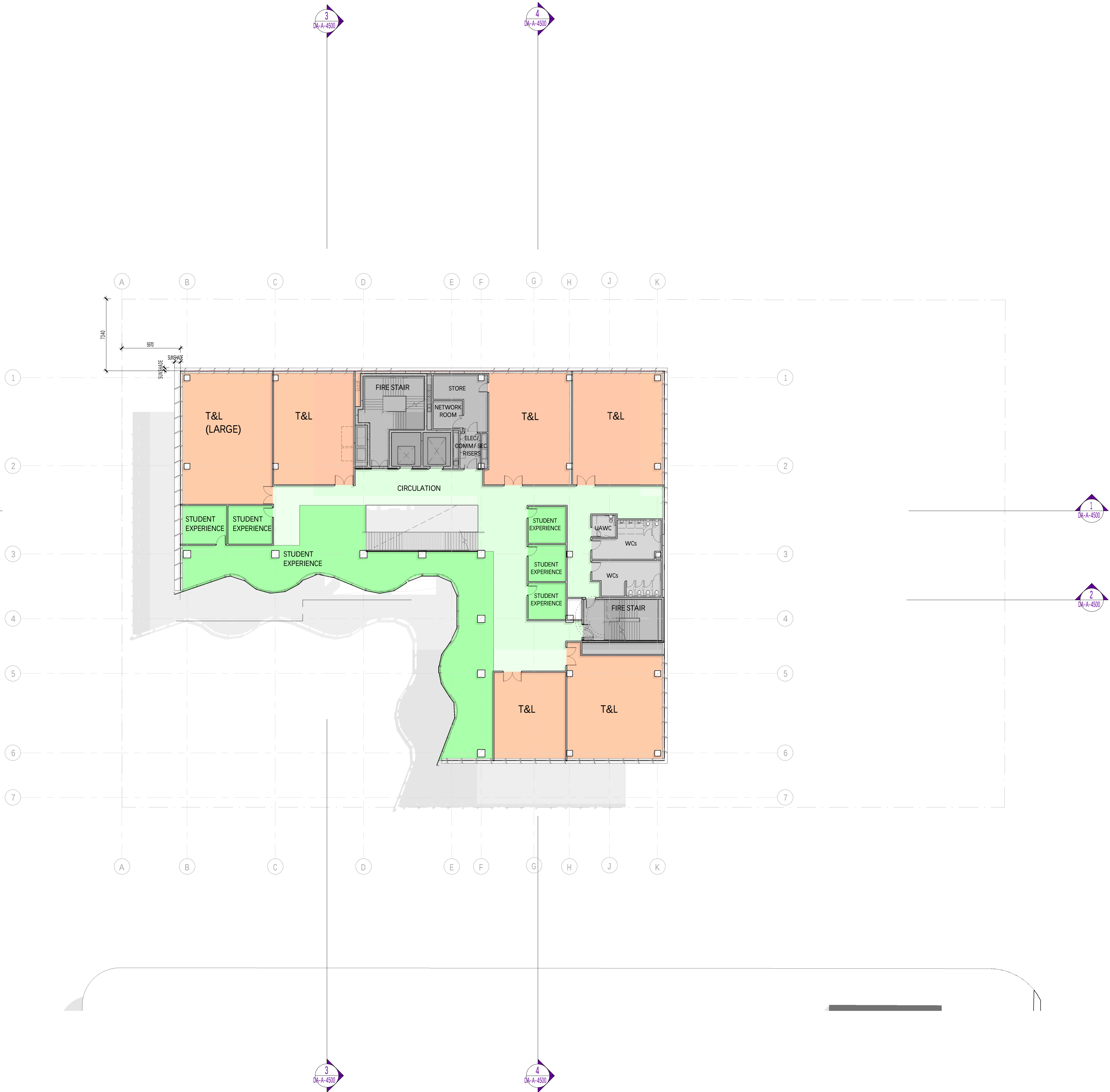


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305 MANN STREET
GOSFORD, NSW 2250
DRAWING TITLE
PLAN - LEVEL 02

FOR INFORMATION

SSD-47749715

NORTH



SCALE

1 : 200 @B1

JOB No.

DRAWN

CHECKED

DATE

UN12

-

RH

AUG. 2022

DRAWING No.

REVISION

SD-

DA-A-3002

4

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