

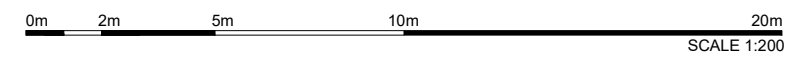
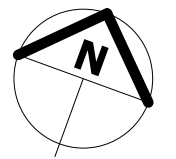
NOTE: ALL DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE W. AS2601-2001

DEVELOPMENT CONSENT APPROVAL

DA/1923/2022
Dated: 18 July 2023

1 : 200

Demolition Plan



NOT FOR CONSTRUCTION

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Rev	Description	Date
C	Preliminary DA for Review	02.05.2022
D	Draft Development Application	05.05.2022
E	Development Application	08.06.2022
F	Revised per council RFI	30.09.2022
G	Revised for DA Issue	05.10.2022
H	Revised for DA	29.04.2023
I	Terraces adjusted	12.05.2023

Alison Road Residential Development

49 Alison Rd, Wyong
Demolition Plan

Ghanshyam Projects
PROJECT NUMBER 2021-143
DATE JUNE 2022

STATUS Development Application
DRAWN BY BR
SCALE 1 : 200
REVISION I
DRAWING NO. **A007**

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DEVELOPMENT CONSENT APPROVAL

DA/1923/2022
Dated: 18 July 2023

DEVELOPMENT SUMMARY

SITE AREA	- 840sqm
LANDSCAPING	- 25% (210sqm)
VISITOR PARKING	- 1 SPACE

AREA SUMMARY

UNIT 01	GFL - 40sqm
	FFL - 65sqm
TOTAL	- 105sqm
GARAGE	- 19sqm
POS	- 45sqm
TERRACE	- 16sqm
UNIT 02	GFL - 47sqm
	FFL - 65sqm
TOTAL	- 112sqm
GARAGE	- 18sqm
POS	- 45sqm
TERRACE	- 16.5sqm
UNIT 03	GFL - 36sqm
	FFL - 62sqm
TOTAL	- 98sqm
GARAGE	- 19sqm
POS	- 45sqm
TERRACE	- 16.3sqm
UNIT 04	GFL - 39sqm
	FFL - 58sqm
TOTAL	- 97sqm
GARAGE	- 22sqm
POS	- 45sqm
TERRACE	- 16sqm

Rev	Description	Date
A	Townhouse Option	22.02.2022
B	Concept Design	31.03.2022
C	Preliminary DA for Review	02.05.2022
D	Draft Development Application	05.05.2022
E	Development Application	08.06.2022
F	Revised per council RFI	30.09.2022
G	Revised for DA Issue	05.10.2022
H	Revised for DA	29.04.2023
I	Terraces adjusted	12.05.2023

NOT FOR CONSTRUCTION

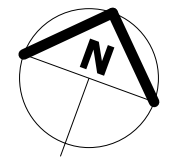
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Alison Road Residential Development

49 Alison Rd, Wyong



Ghanshyam Projects

Site Plan

PROJECT NUMBER 2021-143

DATE JUNE 2022

STATUS Development Application

DRAWN BY BR

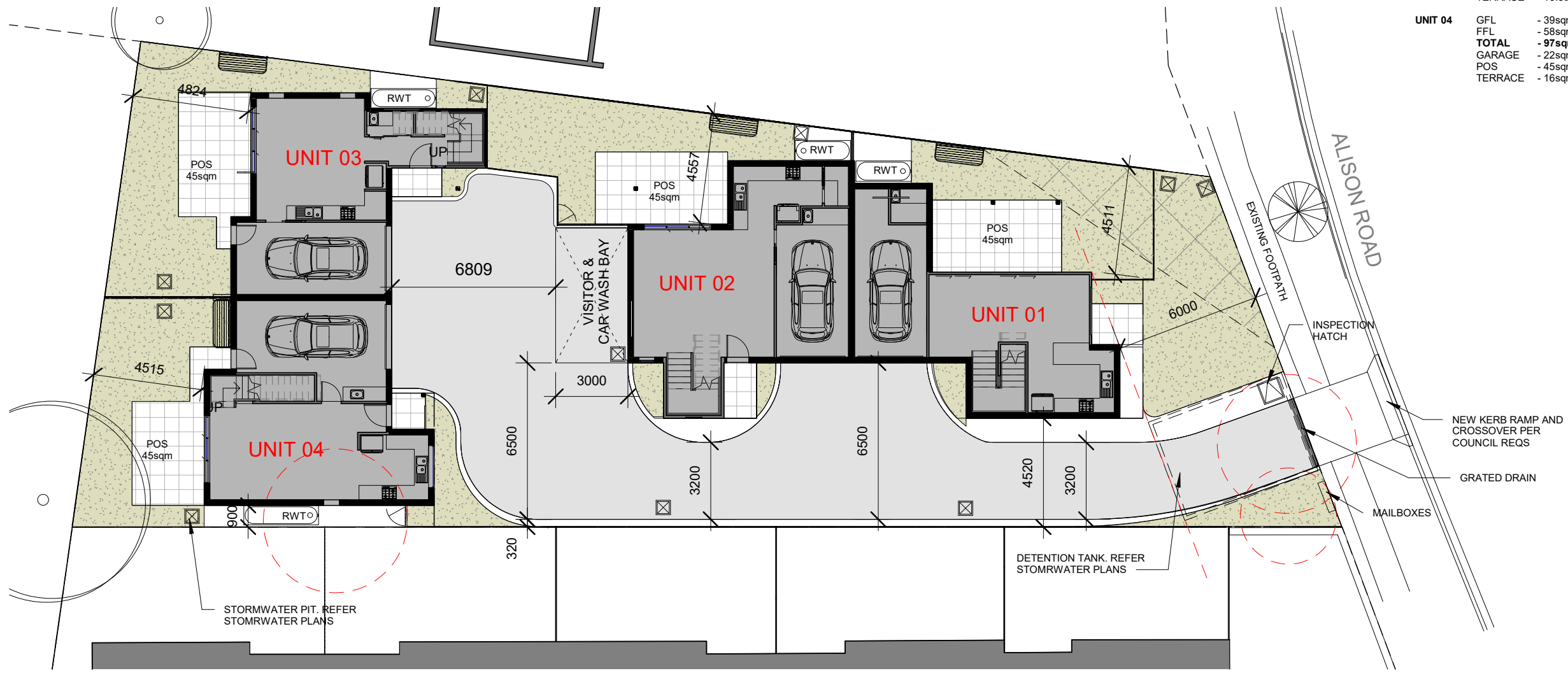
SCALE 1 : 200

DRAWING NO.

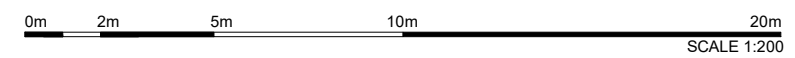
REVISION I **A100**



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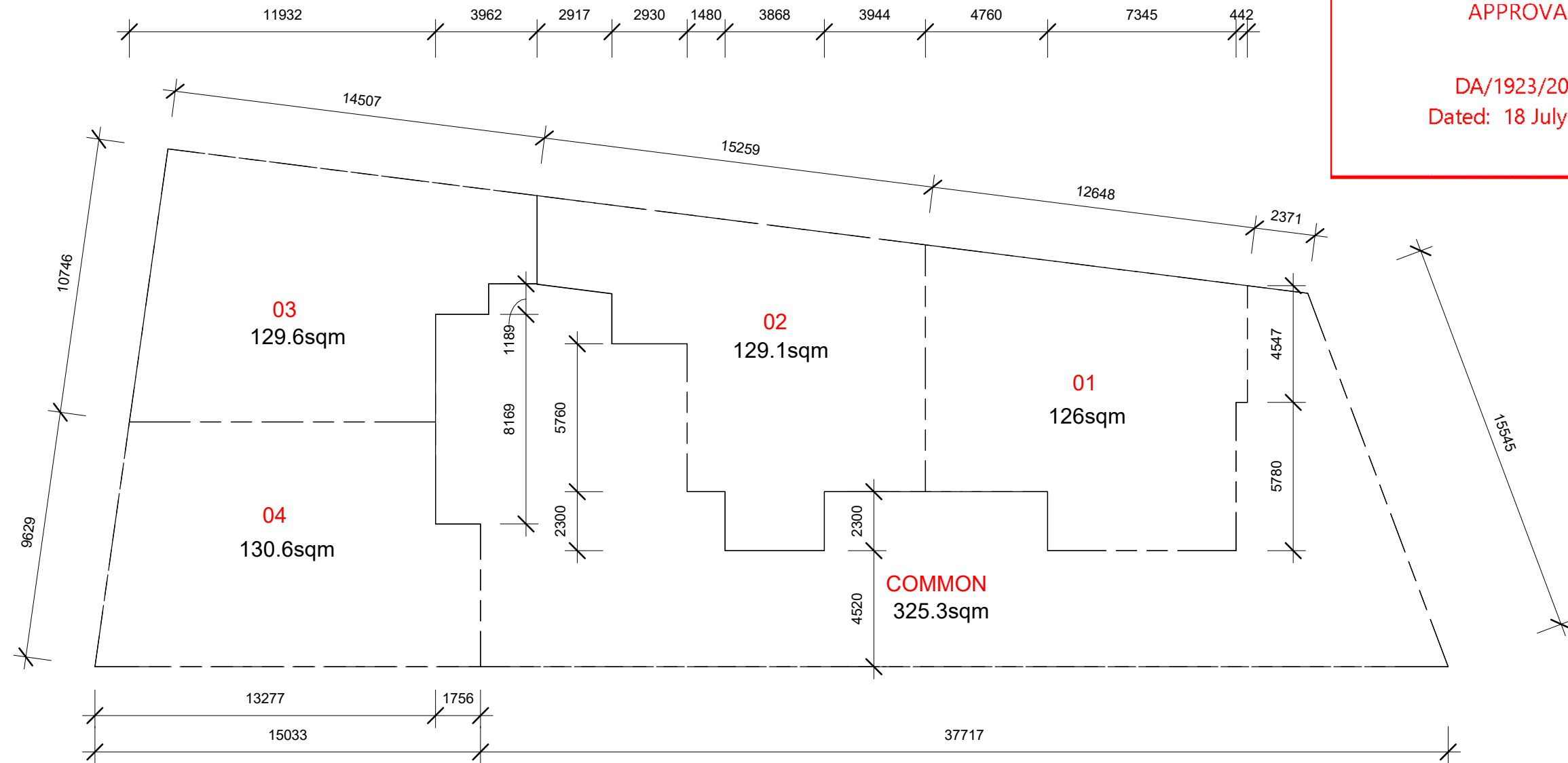
1 Site Plan
1 : 200





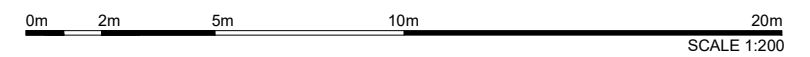
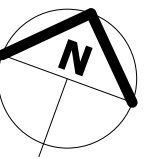
DEVELOPMENT CONSENT
APPROVAL

DA/1923/2022
Dated: 18 July 2023



1 Draft Strata Subdivision

1 : 200



NOT FOR CONSTRUCTION

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Rev	Description	Date
D	Draft Development Application	05.05.2022
E	Development Application	08.06.2022
F	Revised per council RFI	30.09.2022
G	Revised for DA Issue	05.10.2022
H	Revised for DA	29.04.2023
I	Terraces adjusted	12.05.2023

Alison Road Residential Development

49 Alison Rd, Wyong
Draft Strata Subdivision Plan

Ghanshyam Projects

PROJECT NUMBER 2021-143
DATE JUNE 2022

STATUS Development Application
DRAWN BY BR
SCALE 1 : 200
REVISION I
DRAWING NO. **A101**

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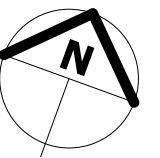
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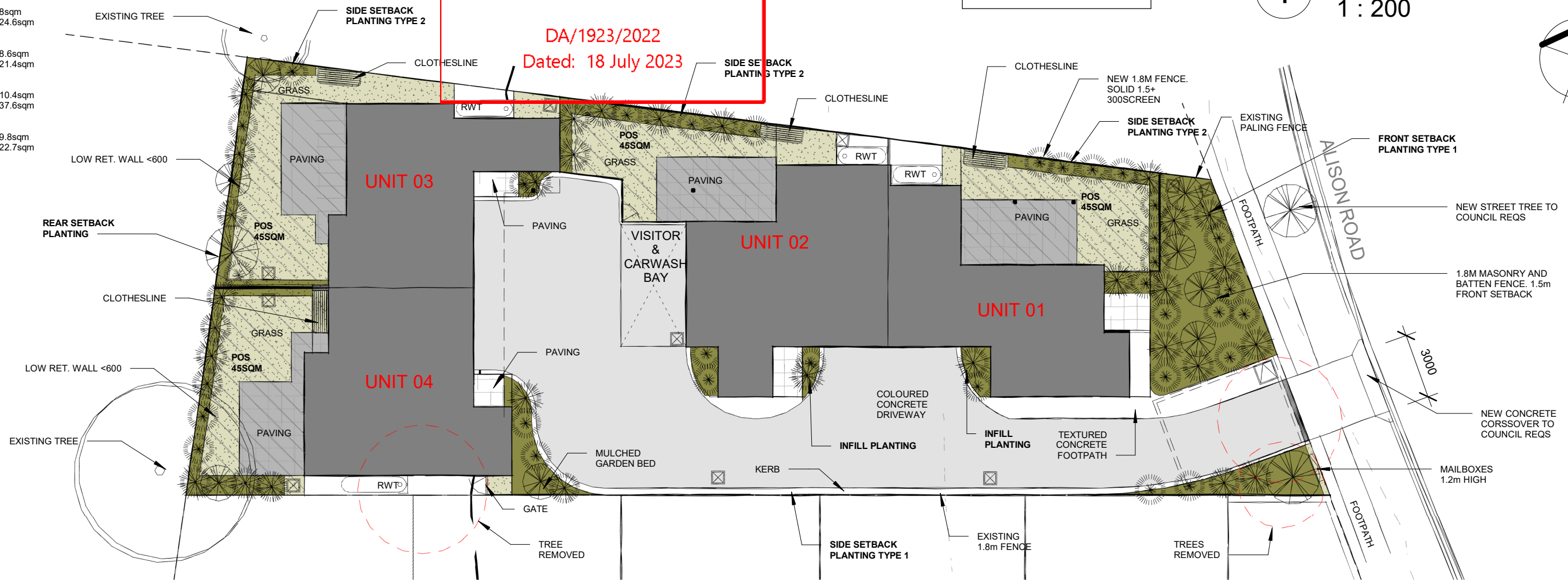
SITE AREA - 840sqm
LANDSCAPING - 210sqm
- 25%

1 Landscape Plan

1 : 200

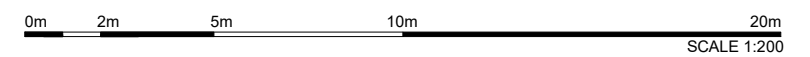


- COMMON**
- GARDEN - 62sqm
- LAWN - 0sqm
- PRIVATE**
- UNIT 01**
- GARDEN - 8sqm
- LAWN - 24.6sqm
- UNIT 02**
- GARDEN - 8.6sqm
- LAWN - 21.4sqm
- UNIT 03**
- GARDEN - 10.4sqm
- LAWN - 37.6sqm
- UNIT 04**
- GARDEN - 9.8sqm
- LAWN - 22.7sqm



SIDE SETBACK PLANTING	REAR SETBACK PLANTING	FRONT SETBACK PLANTING	INFILL PLANTING	FENCES	PAVING
TYPE 1 FOREST OAK (5-8m) SWAMP OAK (4-8m) YELLOW TOP ASH (3-5m) GREY MYRTLE (3-4m) CRIMSON BOTTLEBRUSH (2-3m) HAIRPIN BANKSIA (1.5m) NATIVE VIOLET (cover) SPINY MAT RUSH (1m)	TYPE 1 SWAMP OAK (4-8m) YELLOW TOP ASH (3-5m) CRIMSON BOTTLEBRUSH (2-3m) HAIRPIN BANKSIA (1.5m) NATIVE VIOLET (cover) TICK BUSH (2-4m) SPINY MAT RUSH (1m)	TYPE 1 SWAMP OAK (4-8m) YELLOW TOP ASH (3-5m) GREY MYRTLE (3-4m) SNOW IN SUMMER (4-8m) NATIVE VIOLET (cover) SPINY MAT RUSH (1m) FALSE SARSAPARILLA (cover)	HAIRPIN BANKSIA (1.5m) NATIVE VIOLET (cover) SPINY MAT RUSH (1m) GEEBUNG (1m) GRASS - WINTER GREEN COUCH	SIDE & REAR BOUNDARY FENCES - EXISTING 1.8m PALING - NEW 1.8m PALING AS REQUIRED FRONT FENCES - 1.8m HIGH RENDERED MASONRY & VERTICAL BATTEN INTERNAL FENCES - 1.8m TIMBER PALING FENCES	DRIVEWAYS - NATURAL COLOURED PATTERN CONCRETE WALKWAYS & KERBS - TEXTURED CONCRETE CARWASH BAY - POROUS PAVING (REFER STORMWATER) PORCHES & TERRACES - SELECTED TILE OVER SLAB STEPPING STONES - COLOUR CONCRETE
TYPE 2 GEEBUNG (1m) CRIMSON BOTTLEBRUSH (2-3m) HAIRPIN BANKSIA (1.5m) NATIVE VIOLET (cover) SPINY MAT RUSH (1m)					

NOTE: ALL LANDSCAPE SELECTIONS TO BE CONFIRMED BY SUPPLIER FOR APPROPRIATENESS OF USE. ALL PLANTING INSTALLED TO SUPPLIERS SPECIFICATIONS AND AUSTRALIAN STANDARDS.



NOT FOR CONSTRUCTION

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F	Revised per council RFI	30.09.2022
G	Revised for DA Issue	05.10.2022
H	Revised for DA	29.04.2023
I	Terraces adjusted	12.05.2023

Alison Road Residential Development

49 Alison Rd, Wyong
Landscape Plan

STATUS: Development Application
 DRAWN BY: BR
 SCALE: 1 : 200
 Ghanshyam Projects

PROJECT NUMBER: 2021-143
 DATE: JUNE 2022
 REVISION I
 DRAWING NO. **A105**

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ABN 70 619 983 023



1

Ground Floor

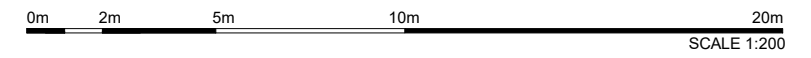
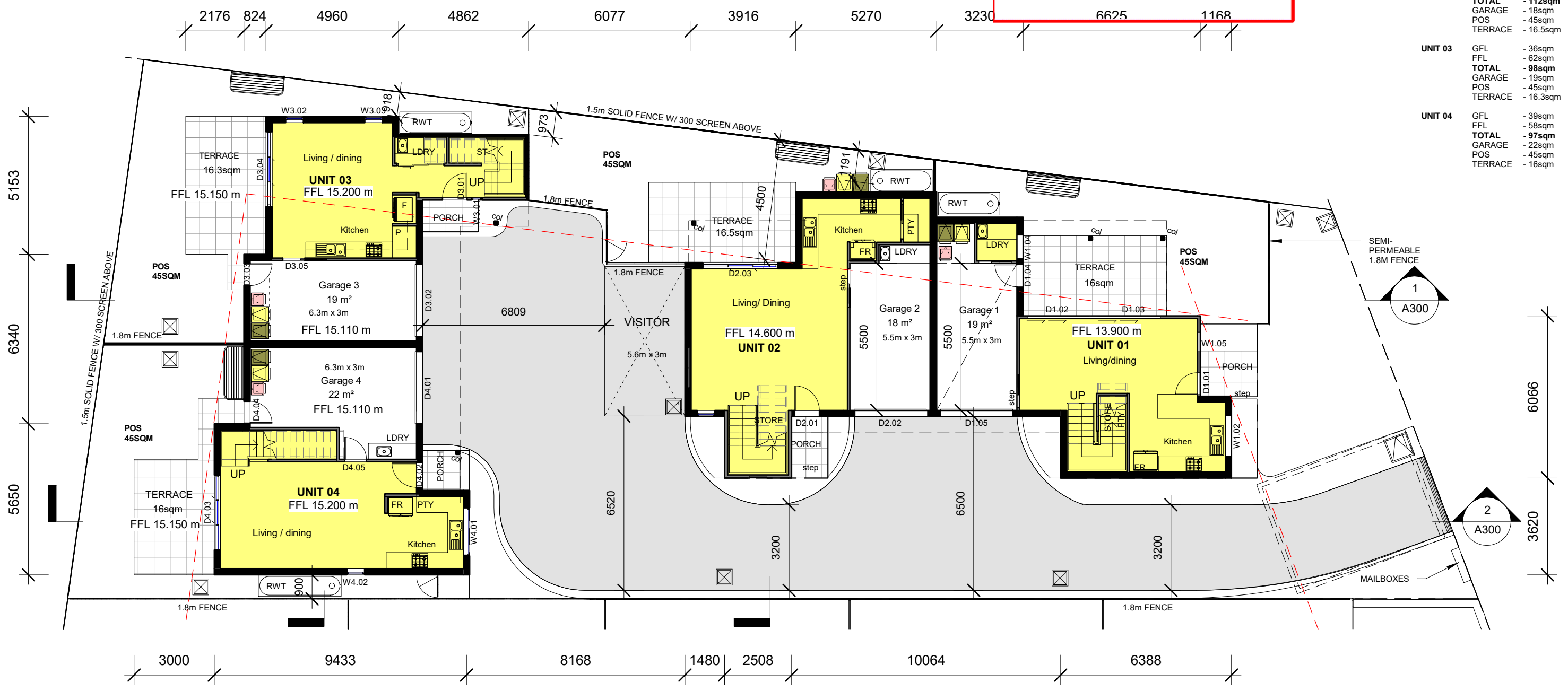
1 : 150



**DEVELOPMENT CONSENT
APPROVAL**

DA/1923/2022
Dated: 18 July 2023

DEVELOPMENT SUMMARY	
SITE AREA	- 840sqm
LANDSCAPING	- 25%
VISITOR PARKING	- 1 SPACE
AREA SUMMARY	
UNIT 01	GFL - 40sqm FFL - 65sqm TOTAL - 105sqm GARAGE - 19sqm POS - 45sqm TERRACE - 16sqm
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UNIT 03	GFL - 36sqm FFL - 62sqm TOTAL - 98sqm GARAGE - 19sqm POS - 45sqm TERRACE - 16.3sqm
UNIT 04	GFL - 39sqm FFL - 58sqm TOTAL - 97sqm GARAGE - 22sqm POS - 45sqm TERRACE - 16sqm



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H	Revised for DA	29.04.2023
I	Terraces adjusted	12.05.2023

Alison Road Residential Development

49 Alison Rd, Wyong

Ground Floor Plan

Ghanshyam Projects

PROJECT NUMBER: 2021-143

DATE: JUNE 2022

STATUS: Development Application

DRAWN BY: BR

SCALE: As indicated

REVISION I: **A110**

DRAWING NO.

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1

Level 1

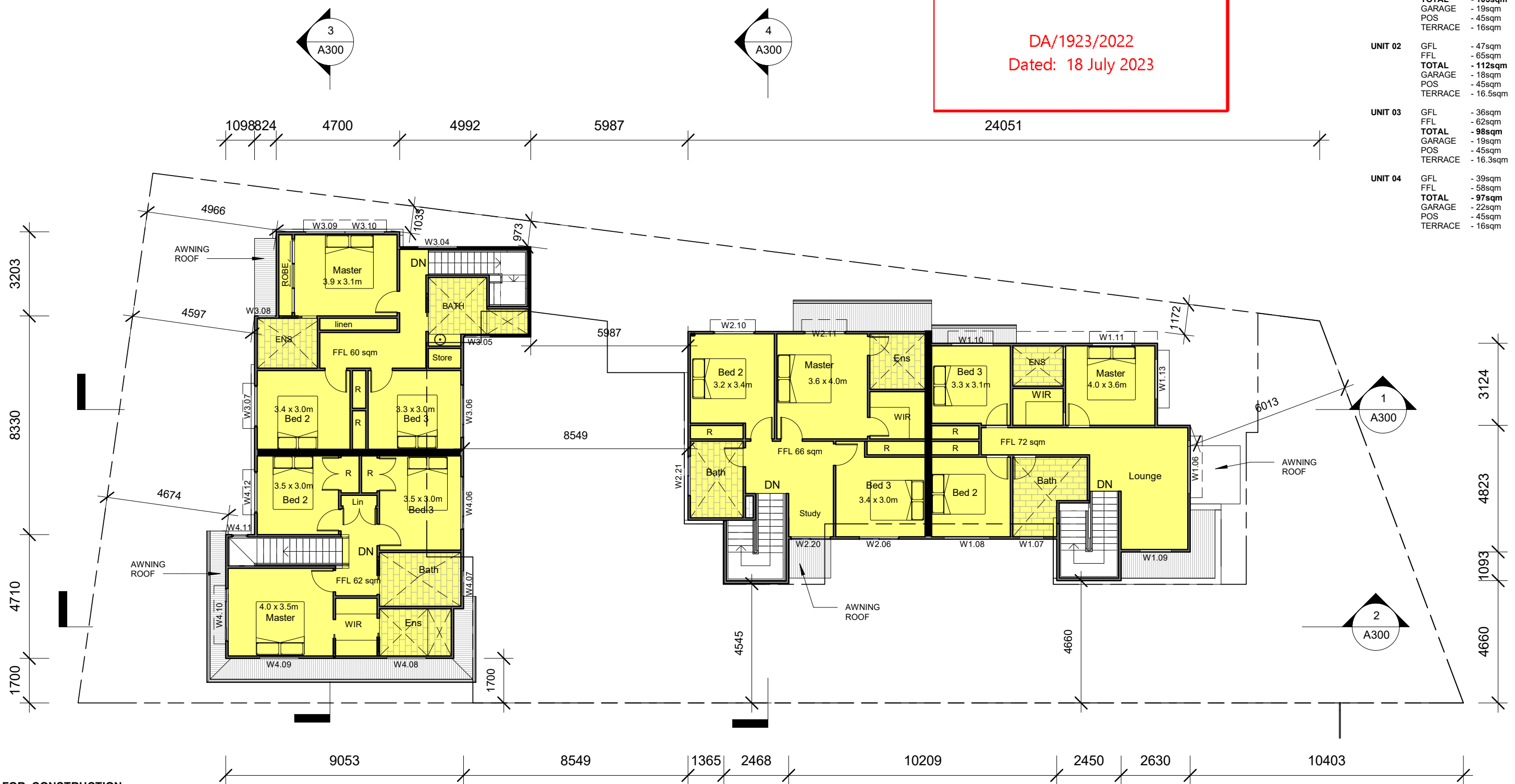
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DEVELOPMENT CONSENT APPROVAL

DA/1923/2022
Dated: 18 July 2023

DEVELOPMENT SUMMARY	
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I	Terraces adjusted	12.05.2023

Alison Road Residential Development

49 Alison Rd, Wyong

First Floor Plan

Ghanshyam Projects

PROJECT NUMBER: 2021-143
DATE: JUNE 2022

STATUS: Development Application

DRAWN BY: BR

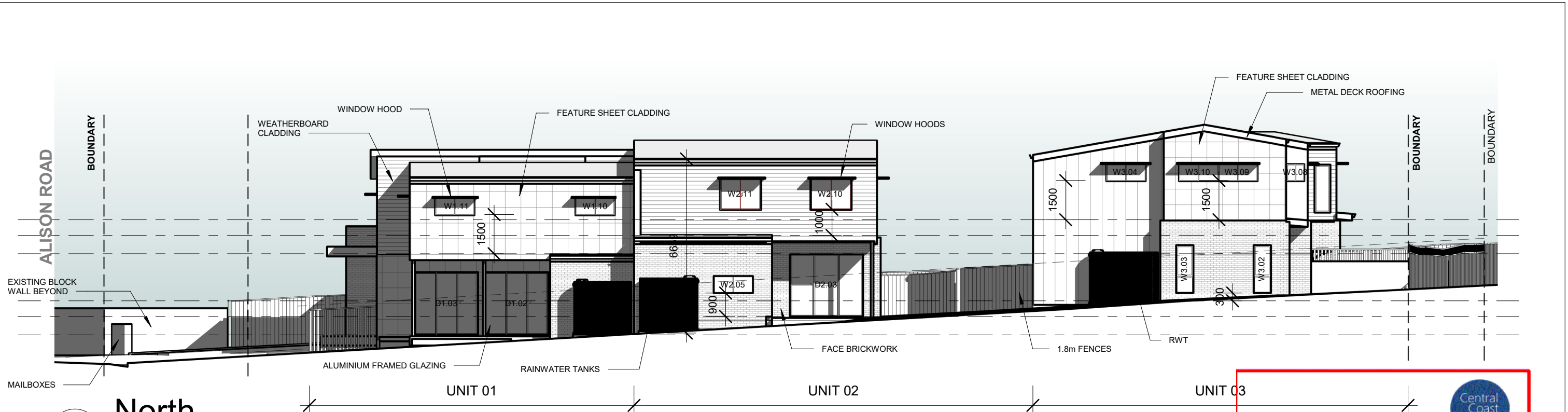
SCALE: 1 : 150

REVISION I: **A111**

DRAWING NO.:

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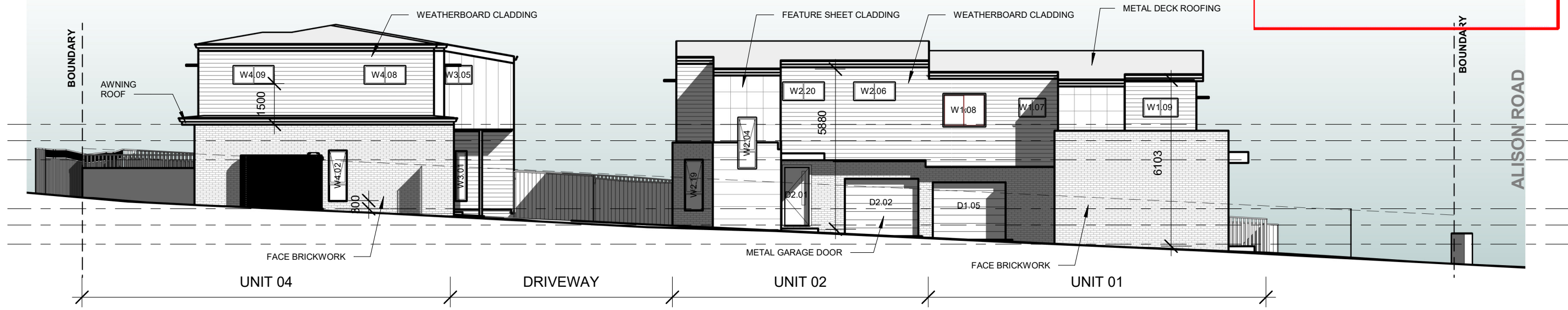
ABN 70 619 983 023



- 1 North
1 : 150
- 2 South
1 : 150


**DEVELOPMENT CONSENT
APPROVAL**

 DA/1923/2022
 Dated: 18 July 2023



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I	Terraces adjusted	12.05.2023

Alison Road Residential Development

49 Alison Rd, Wyong

Elevations

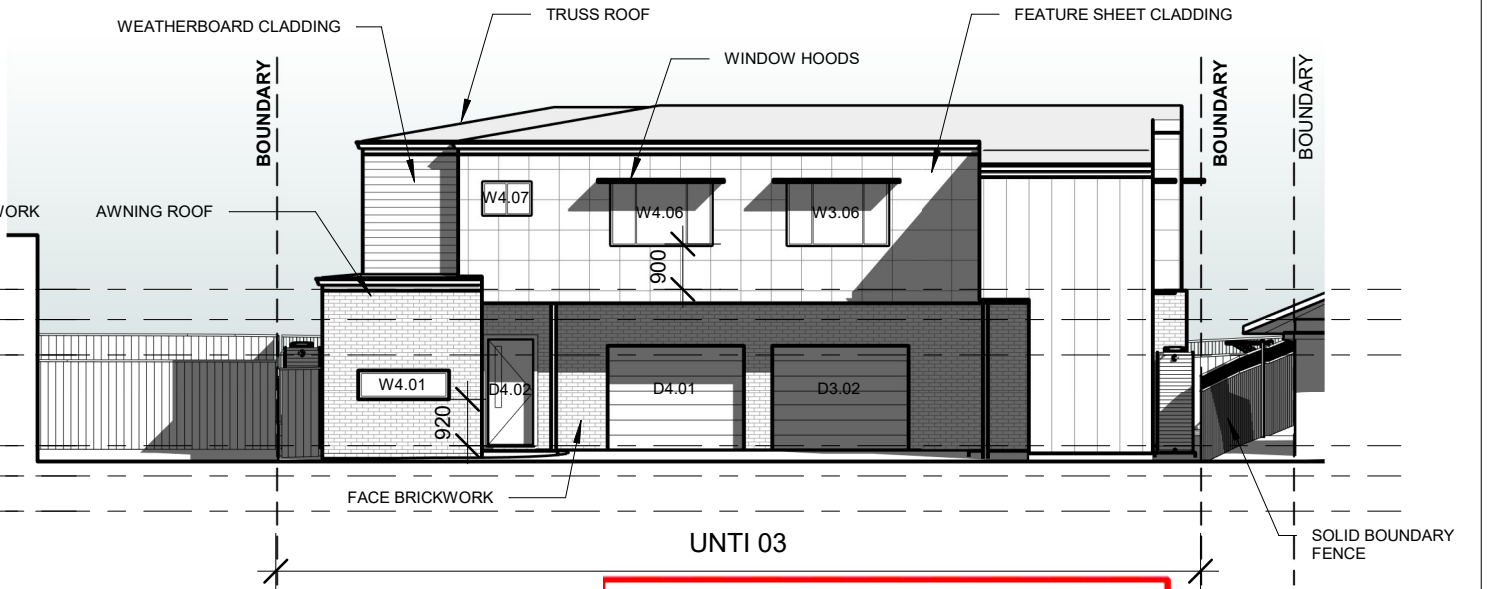
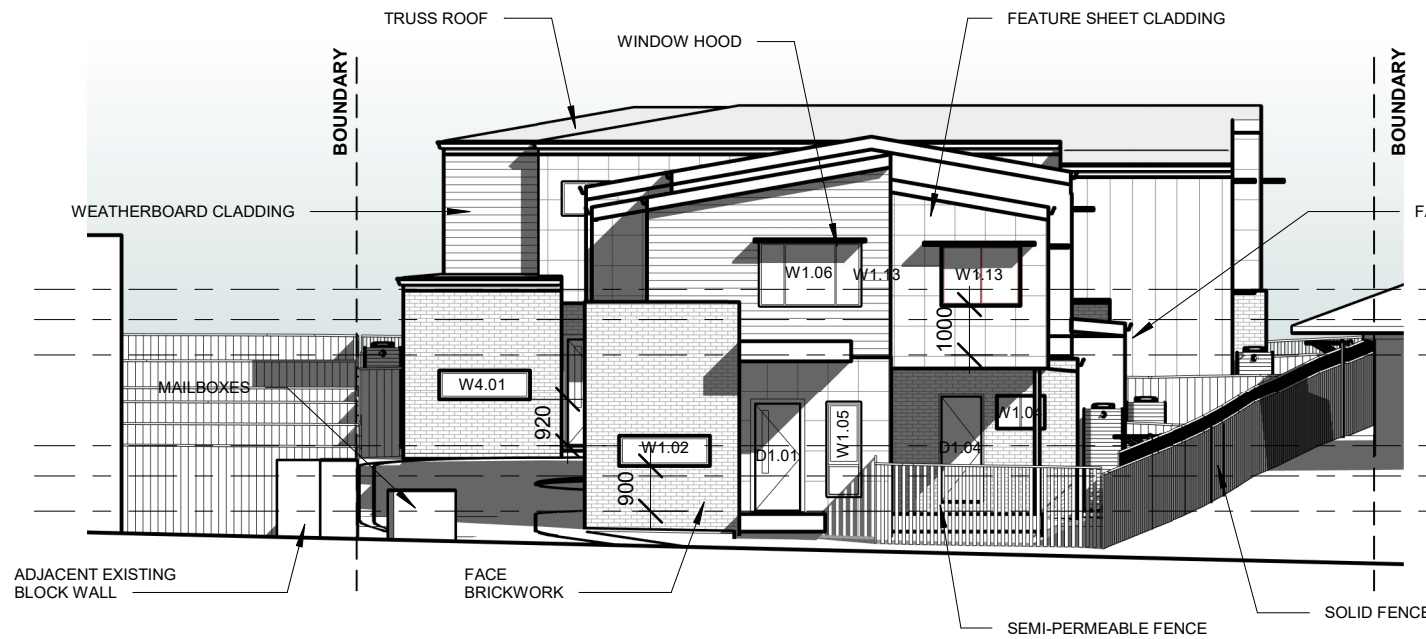
Ghanshyam Projects
 PROJECT NUMBER 2021-143
 DATE JUNE 2022

STATUS Development Application
 DRAWN BY BR
 SCALE 1 : 150
 REVISION I
 DRAWING NO. **A200**

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1 East (Alison Rd)
1 : 150

2 East (internal)
1 : 150

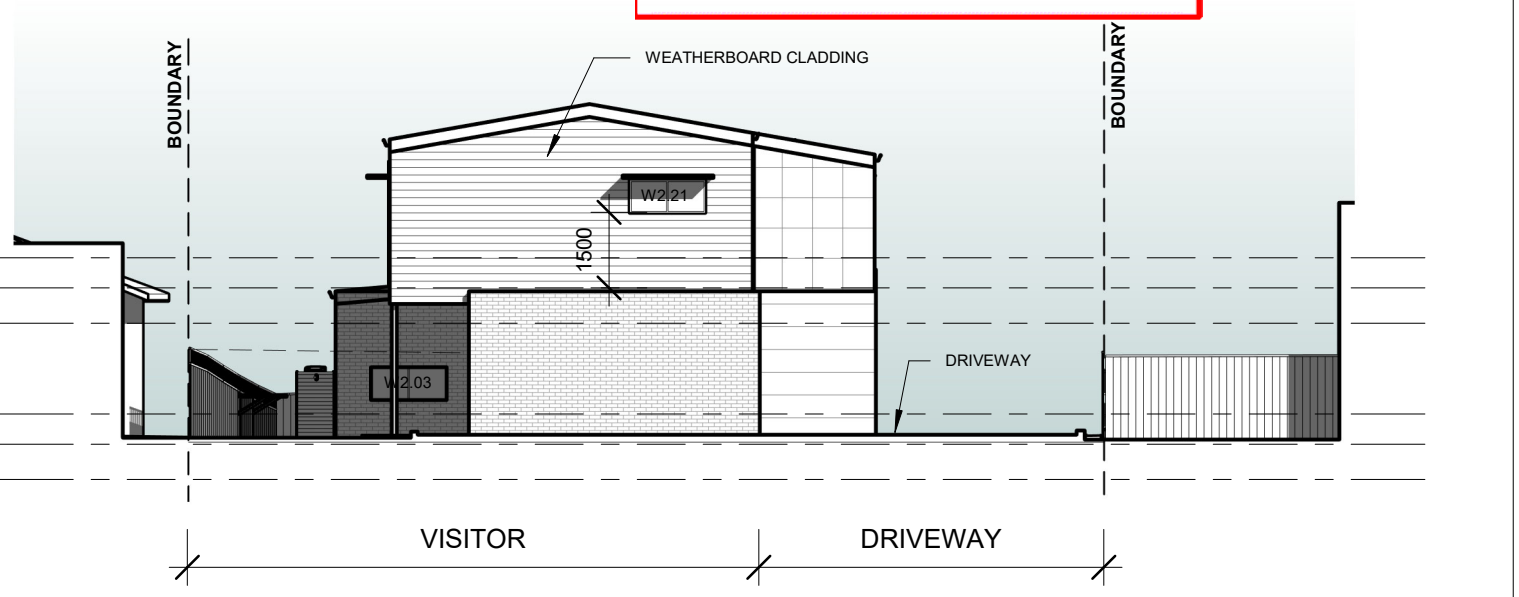
3 West
1 : 150

4 West (internal)
1 : 150



DEVELOPMENT CONSENT APPROVAL

DA/1923/2022
Dated: 18 July 2023



NOT FOR CONSTRUCTION

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I	Terraces adjusted	12.05.2023

Alison Road Residential Development

49 Alison Rd, Wyong

Elevations

Ghanshyam Projects

PROJECT NUMBER 2021-143

DATE JUNE 2022

STATUS Development Application

DRAWN BY BR

SCALE 1 : 150

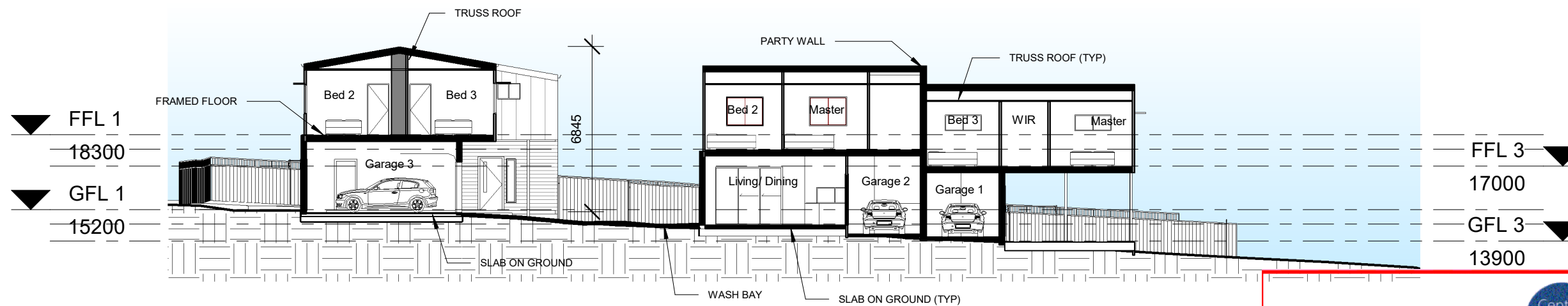
REVISION I

DRAWING NO. **A201**

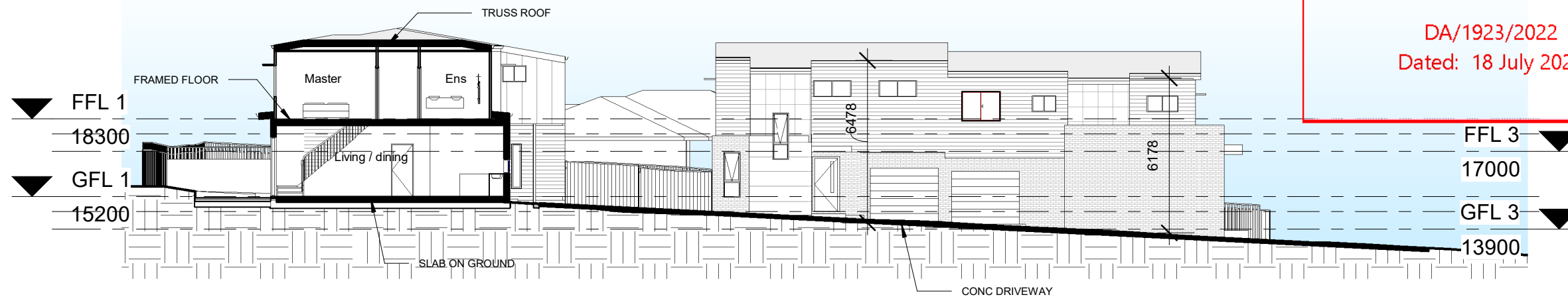
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ABN 70 619 983 023

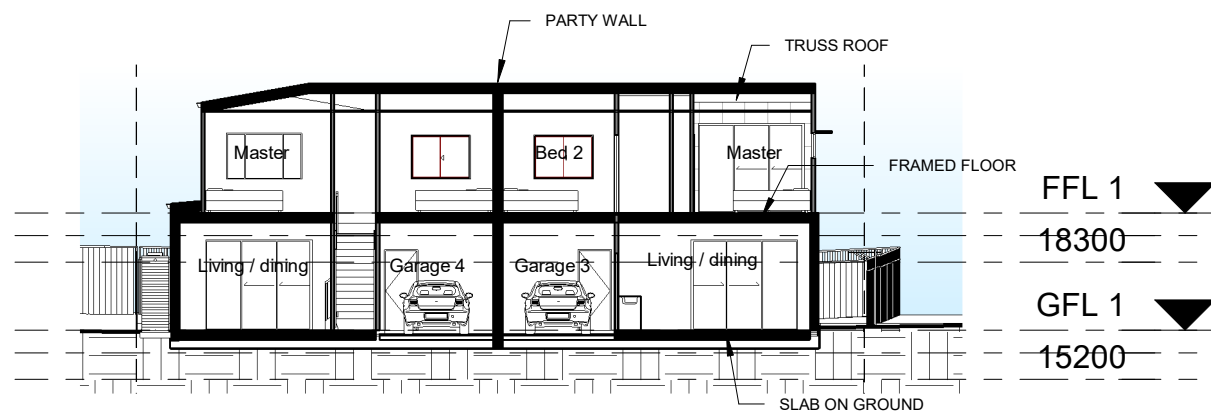




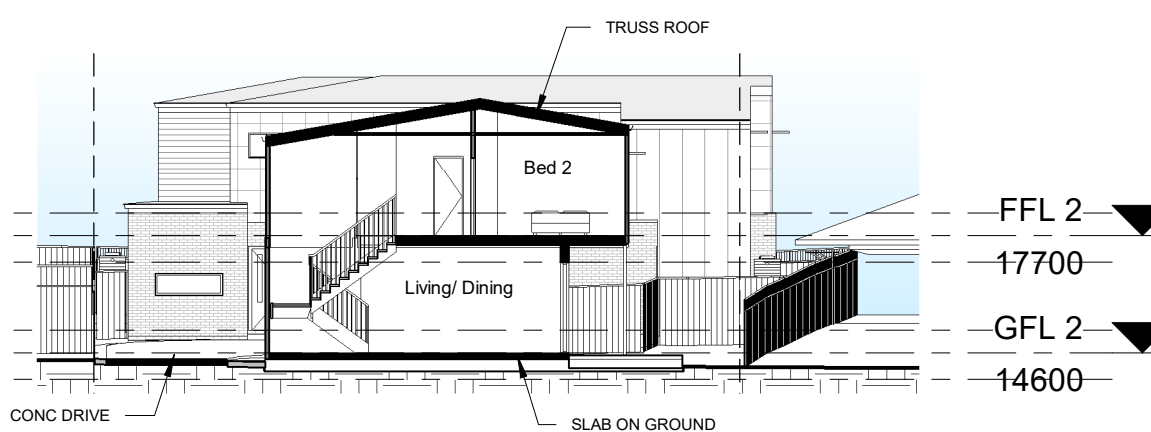
1 Section A
1 : 200



2 Section B
1 : 200



3 Section C
1 : 200



4 Section D
1 : 200


**DEVELOPMENT CONSENT
APPROVAL**

 DA/1923/2022
 Dated: 18 July 2023

Rev	Description	Date
B	Concept Design	31.03.2022
C	Preliminary DA for Review	02.05.2022
D	Draft Development Application	05.05.2022
E	Development Application	08.06.2022
F	Revised per council RFI	30.09.2022
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Alison Road Residential Development

49 Alison Rd, Wyong

Ghanshyam Projects

Sections

PROJECT NUMBER 2021-143

DATE JUNE 2022

STATUS Development Application

DRAWN BY BR

SCALE 1 : 200

DRAWING NO.

REVISION I **A300**



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