



111 Wall Park Avenue Blacktown NSW

4  1  2 

Situated within a short drive to two stations, primary and high schools, friendly parklands, Blacktown Hospital and several main arterials, this prime serving of Blacktown real estate has been DA approved for a two-storey boarding house containing nine boarding rooms and one room for an on-site manager.

The current home is solid and serviceable, uncomplicated and family-friendly, and if you intend to live in and extend, add, update or ultimately demolish, you and your family have an excellent base. The location is extra-convenient as well, meaning no-one will miss a beat in their lifestyle or their day-to-day activities.

But most importantly, this is a brilliant commercial opportunity and the hard work has already been done!

Features:

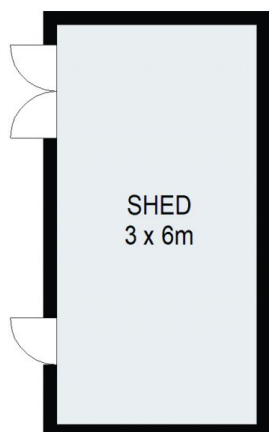
Price : DA Approved 10 Room Boarding House
Land Size : 600.7 sqm
View : <https://www.agiuspropertygroup.com.au/sale/nsw/western-sydney/blacktown/residential/house/7762493>



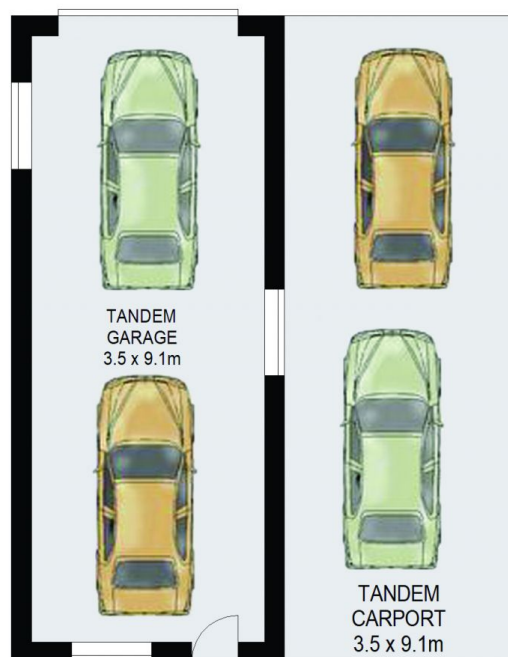
Alistair Agius
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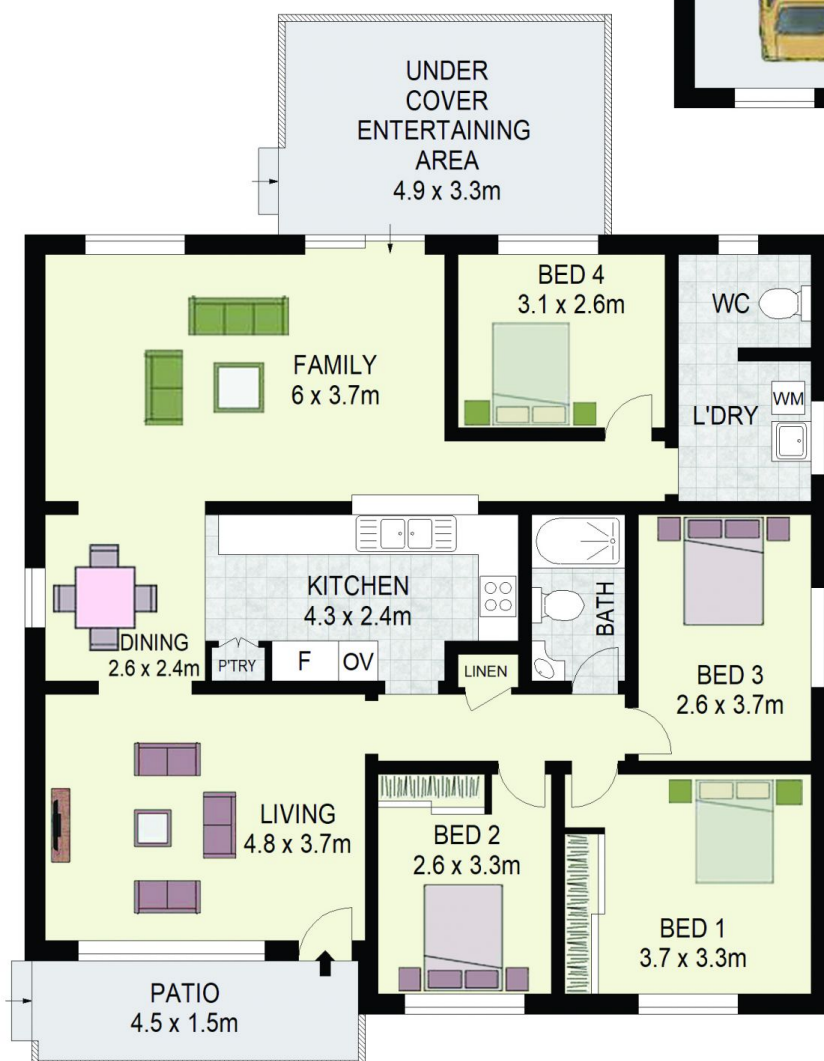
William Dengate
0435 831 185



(NOT IN POSITION)



(NOT IN POSITION)



111 Wallpark Avenue,
Blacktown

ALISTAIR AGIUS
0447 928 888



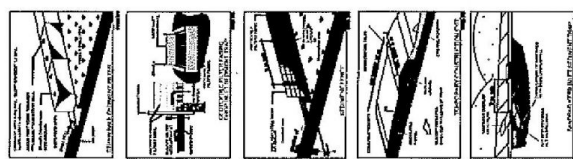
DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries. Floor Plans by ShutterBooth Sydney.



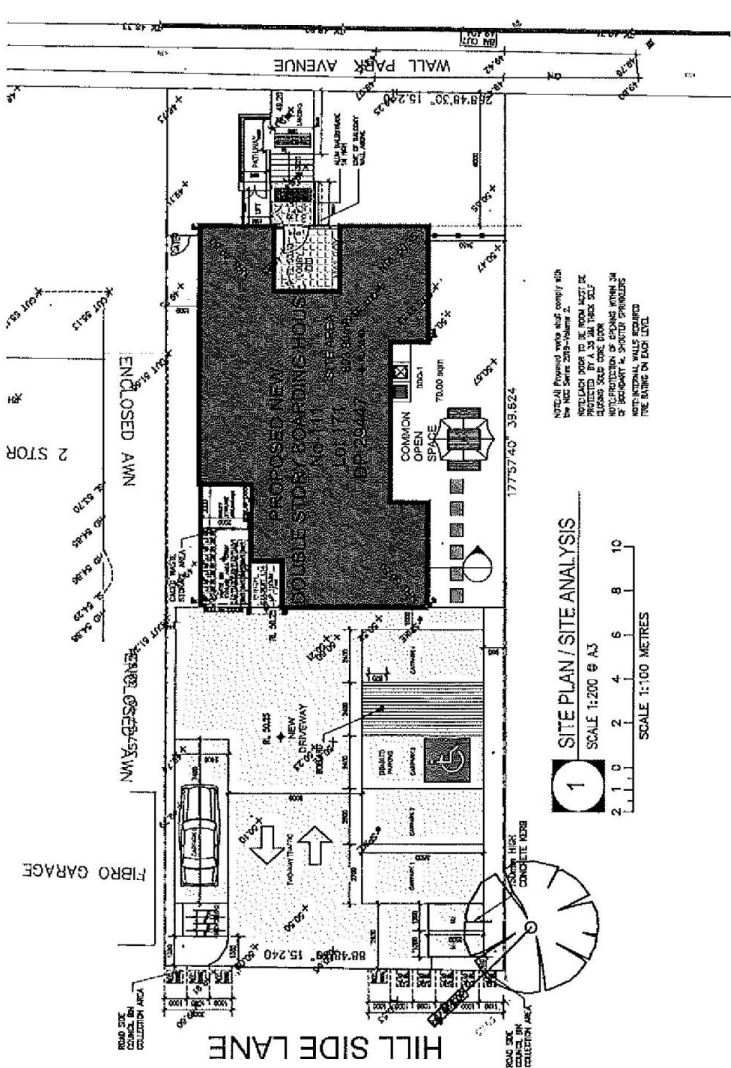
REVISIONS

NO.	DESCRIPTION	BY	DATE
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SEDIMENT CONTROL

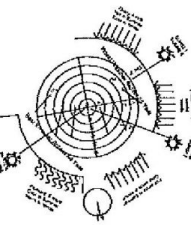


WALL PARK AVENUE



1 SITE PLAN / SITE ANALYSIS
SCALE 1:200 @ A3
SCALE 1:100 METRES

CLIMATIC SITE ANALYSIS



DESIGN CALCULATION DATA

	ROOM-1	ROOM-2	ROOM-3	ROOM-4	ROOM-5	ROOM-6	ROOM-7	ROOM-8	ROOM-9	ROOM-10	TOTAL
BOARDING ROOMS	= 20.56	20.30	19.93	31.25	20.56	16.55	20.30	25.43	20.00	28.30	223.18 s.q.m.
TOTAL ROOM AREA	= 20.56	20.30	19.93	31.25	20.56	16.55	20.30	25.43	20.00	28.30	223.18 s.q.m.
LOBBY	= 9.07										9.07 s.q.m.
COMMUNAL LIVING ROOM	= 40.38										40.38 s.q.m.
UPPER OPEN SPACE	= 20.70										20.70 s.q.m.
BALCONY						5.5					5.5 s.q.m.
TOTAL ROOM AREA											298.83 s.q.m.
REQUIRED PRIVATE OPEN SPACE	= 20 sqm										
PROPOSED PRIVATE OPEN SPACE	= 27.70 sqm										
CAR PARKING REQUIRED	= 0.5 Car Spaces per boarding room = 5										
CAR PARKING PROVIDED	= 5 Car Spaces										
MOTORCYCLE REQUIRED	= 0.2 Motorcycle spaces per boarding room=2.0										
MOTORCYCLE PROVIDED	= 2										
BICYCLE RACKS REQUIRED	= 0.2 Cycle spaces per boarding room=2.0										
BICYCLE RACKS PROVIDED	= 2										
SITE AREA	= 603.80 s.q.m.										



DEVELOPMENT CONSENT

DA-19-00570
11/06/2021

This document and conditions of consent form the approval issued under the provisions of the Environmental Planning and Assessment Act 1979,
Kerry Robinson, OAM
Chief Executive Officer