



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.

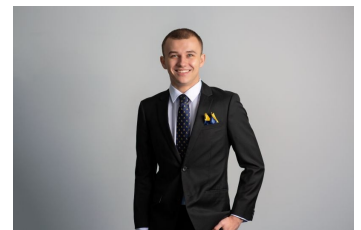
But most importantly, this is a brilliant commercial opportunity and the hard work has already been done!

Features:

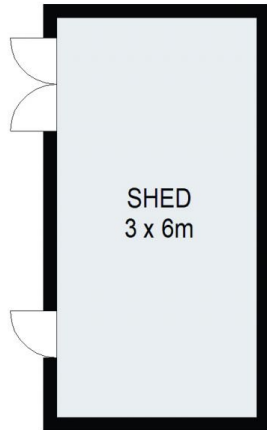
Price : DA Approved 10 Room Boarding House
Land Size : 600.7 sqm
View : <https://www.agiuspropertygroup.com.au/sale/nsw/western-sydney/blacktown/residential/house/7762493>



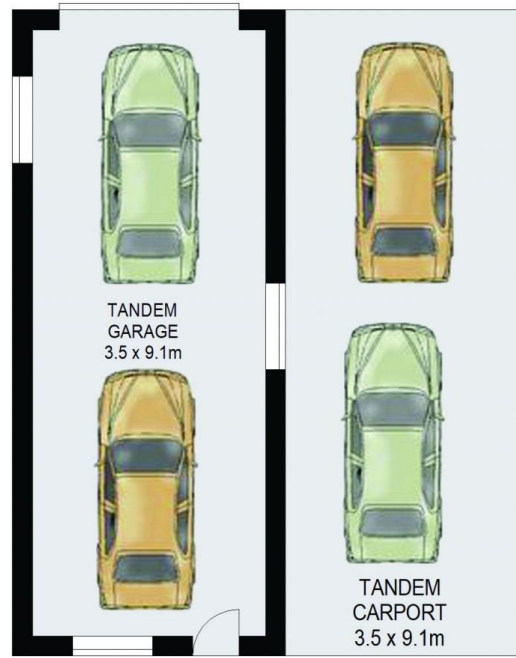
Alistair Agius
02 8320 0598



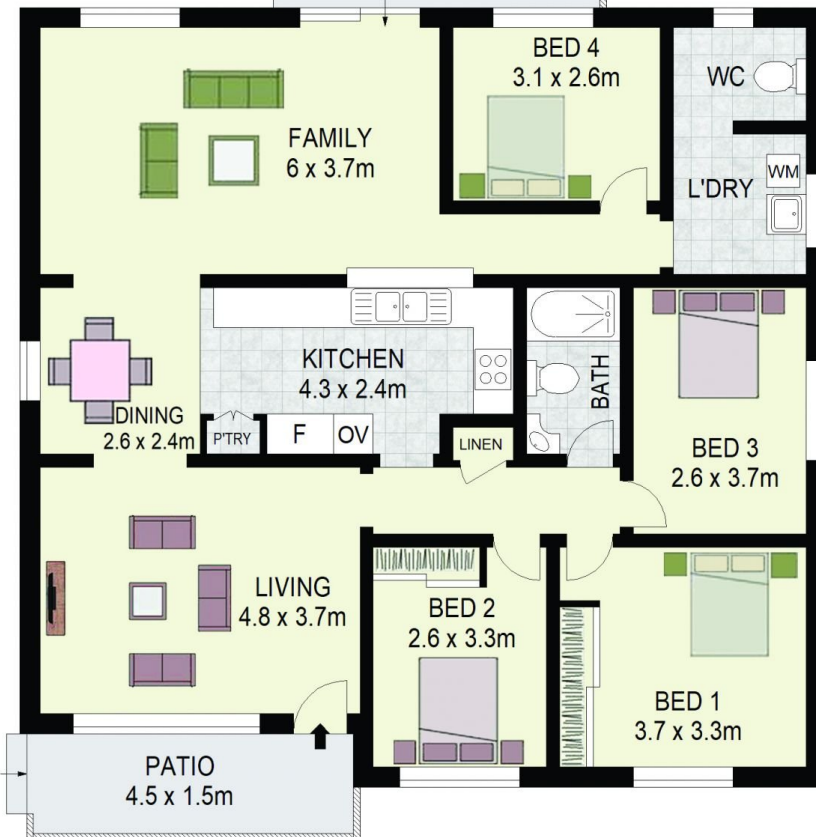
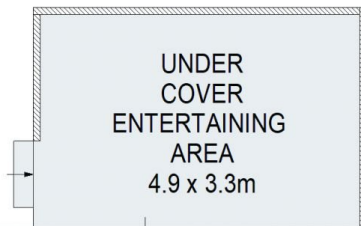
William Dengate
0435 831 185



(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.



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REVISIONS:

NO	DATE	BY	DESCRIPTION
1	15/03/2010	AL	ISSUED FOR PERMIT
2	15/03/2010	AL	ISSUED FOR PERMIT
3	15/03/2010	AL	ISSUED FOR PERMIT
4	15/03/2010	AL	ISSUED FOR PERMIT
5	15/03/2010	AL	ISSUED FOR PERMIT
6	15/03/2010	AL	ISSUED FOR PERMIT
7	15/03/2010	AL	ISSUED FOR PERMIT
8	15/03/2010	AL	ISSUED FOR PERMIT
9	15/03/2010	AL	ISSUED FOR PERMIT
10	15/03/2010	AL	ISSUED FOR PERMIT

SEDIMENT CONTROL

1. A SEDIMENT CONTROL PLAN IS REQUIRED FOR ALL DEVELOPMENTS WHERE THE DISTURBANCE OF SOIL IS LIKELY TO OCCUR. THIS PLAN SHOULD BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE PLAN SHOULD SHOW THE LOCATION AND DESIGN OF ALL SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE PLAN SHOULD ALSO SHOW THE LOCATION AND DESIGN OF ALL SEDIMENT CONTROL MEASURES TO BE INSTALLED AND MAINTAINED AFTER THE END OF CONSTRUCTION.

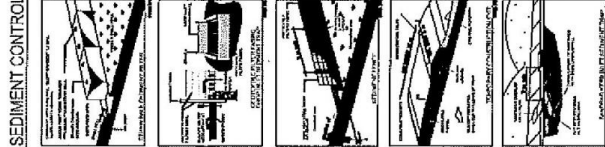
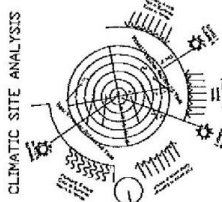
2. SEDIMENT CONTROL MEASURES SHOULD BE DESIGNED TO PREVENT SOIL FROM BEING WASHED AWAY BY RAIN OR OTHER WATER. THE MEASURES SHOULD BE DESIGNED TO TRAP AND HOLD SEDIMENT IN PLACE UNTIL IT CAN BE REMOVED BY HAND OR OTHER MEANS. THE MEASURES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO NOT CAUSE OBSTRUCTION TO TRAFFIC OR PEDESTANS.

3. SEDIMENT CONTROL MEASURES SHOULD BE INSTALLED AT ALL POINTS WHERE SOIL IS LIKELY TO BE DISTURBED. THIS INCLUDES ALL EXCAVATIONS, CUTS, AND FILLING OPERATIONS. SEDIMENT CONTROL MEASURES SHOULD ALSO BE INSTALLED AT ALL POINTS WHERE SOIL IS LIKELY TO BE WASHED AWAY BY RAIN OR OTHER WATER. THIS INCLUDES ALL ROADS, DRIVEWAYS, AND PATHS.

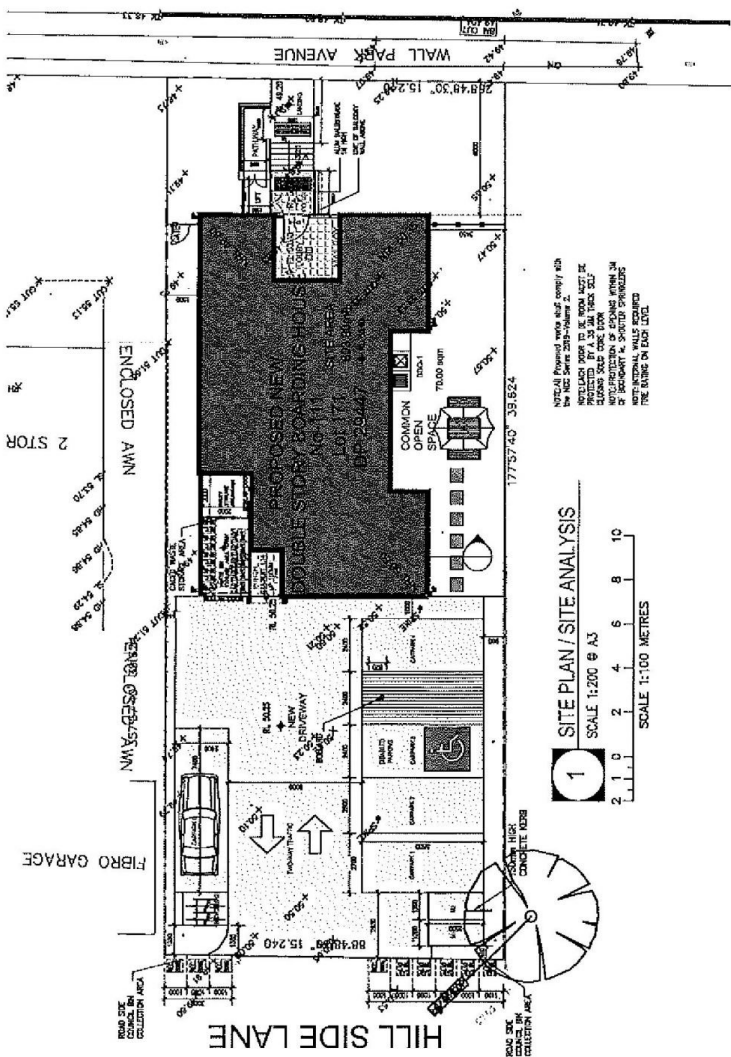
4. SEDIMENT CONTROL MEASURES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO NOT CAUSE OBSTRUCTION TO TRAFFIC OR PEDESTANS. THE MEASURES SHOULD BE DESIGNED TO BE EASY TO REMOVE AND REPLACE AS NECESSARY.

5. SEDIMENT CONTROL MEASURES SHOULD BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE MEASURES SHOULD BE REMOVED AND REPLACED AS NECESSARY.

6. SEDIMENT CONTROL MEASURES SHOULD BE INSTALLED AND MAINTAINED AFTER THE END OF CONSTRUCTION. THE MEASURES SHOULD BE REMOVED AND REPLACED AS NECESSARY.



WALL PARK AVENUE



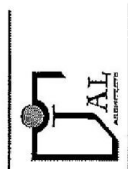
DESIGN CALCULATION DATA

	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	= 6.07										6.07 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											268.83 s.q.m.
REQUIRED PRIVATE OPEN SPACE	= 20 sqm										20 sqm
PROPOSED PRIVATE OPEN SPACE	= 27.70 sqm										27.70 sqm
CAR PARKING REQUIRED	= 0.5 Car Spaces per boarding room = 5										5
CAR PARKING PROVIDED	= 5 Car Spaces										5
MOTORCYCLE REQUIRED	= 0.2 Motorcycle spaces per boarding room=2.0										2
MOTORCYCLE PROVIDED	= 2										2
BICYCLE RACKS REQUIRED	= 0.2 Cycle spaces per boarding room=2.0										2
BICYCLE RACKS PROVIDED	= 2										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



ARCHITECTS INTERIORS LANDSCAPE PLANNING

27 HARTSHORN ROAD, 7TH FLOOR
MOUNTAIN VIEW, AUCKLAND
PH: 09 232 2222
WWW.ALARCHITECTS.CO.NZ

PROJECT: PROPOSED 2 STOREY BOARDING HOUSE
NO. 11 WALL PARK AVENUE
BLACKTOWN NSW 2148

CLIENT: MR MICHAEL EDO HAROLD BERKMAN
MS CHRISTINE JOY BERKMAN

DESIGNER: SHARON TEEZ

TITLE: SITE PLAN/SITE ANALYSIS PLAN
SEDIMENT CONTROL PLAN
AREA CALCULATION DATA

DRAWN: SA
CHECKED: AMN
DATE: 22.03.2021
SHEET: 45 OF 45

PROJECT No: 060-17-18
DATE: 02/14

