

## Property Report

181 Knox Road, Doonside Nsw  
2767

Date: 01/07/2024



**George Mathew**

georgemathew@yahoo.com

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 5 DP246741

ORIENTATION

East

LOCAL GOVERNMENT (COUNCIL)

Blacktown

FRONTAGE

22.09m Approx

LEGAL DESCRIPTION

5/246741

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

566m² Approx

Corelogic Property Data

HOUSE

 -  -  3

SALE HISTORY

\$620,000	05/08/2017
\$270,000	17/12/2009

State Electorates

LEGISLATIVE COUNCIL

Unavailable

LEGISLATIVE ASSEMBLY

BLACKTOWN

Schools

CLOSEST PRIVATE SCHOOLS

St John Vianney's Primary School (1064 m)  
St Francis of Assisi Primary School (1926 m)  
Mountain View Adventist College (2141 m)

CLOSEST PRIMARY SCHOOLS

Crawford Public School (603 m)

CLOSEST SECONDARY SCHOOLS

Doonside High School (880 m)

Council Information - Blacktown

PHONE

02 9839 6000 (Blacktown City Council)

EMAIL

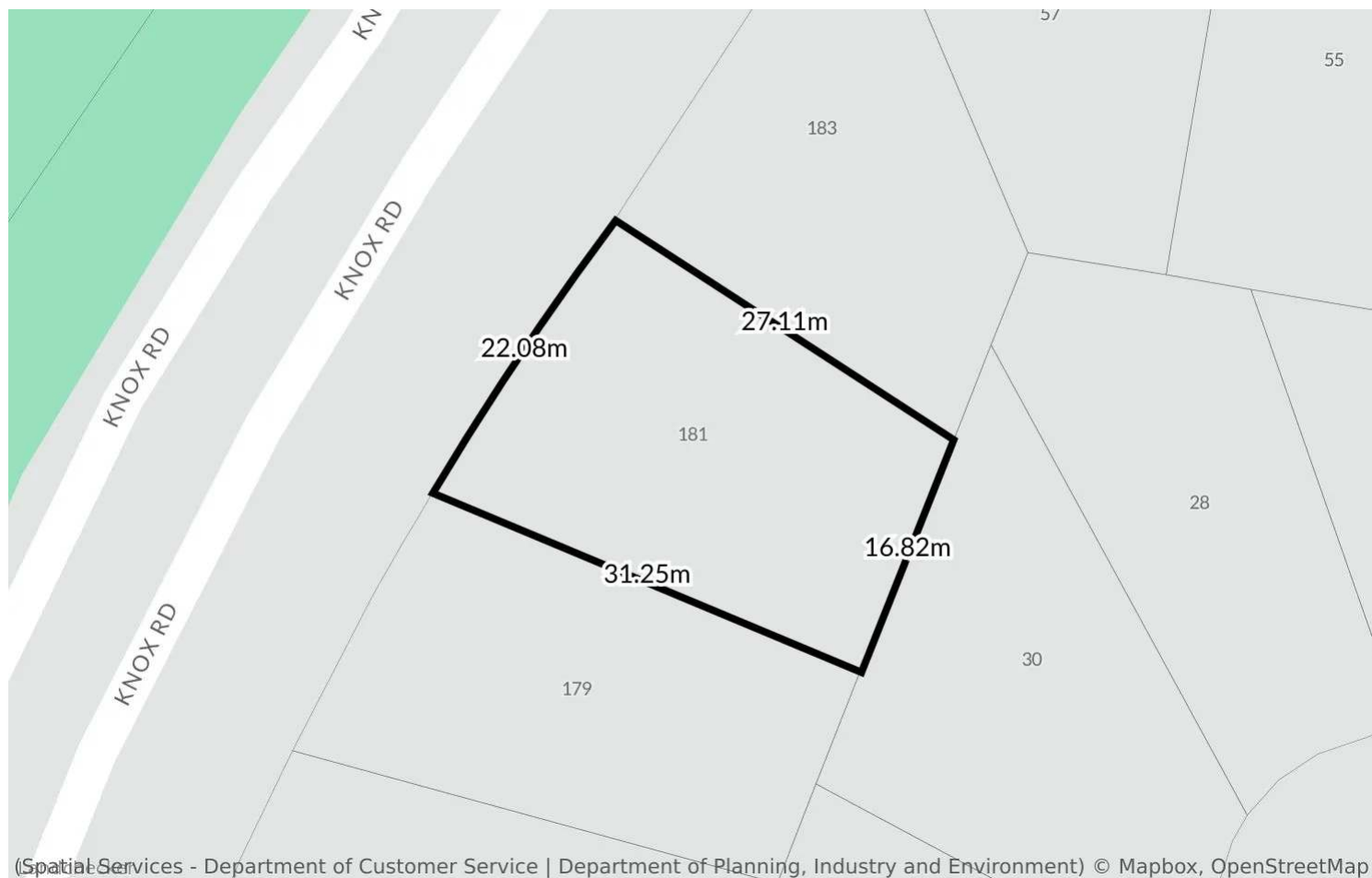
council@blacktown.nsw.gov.au

WEBSITE

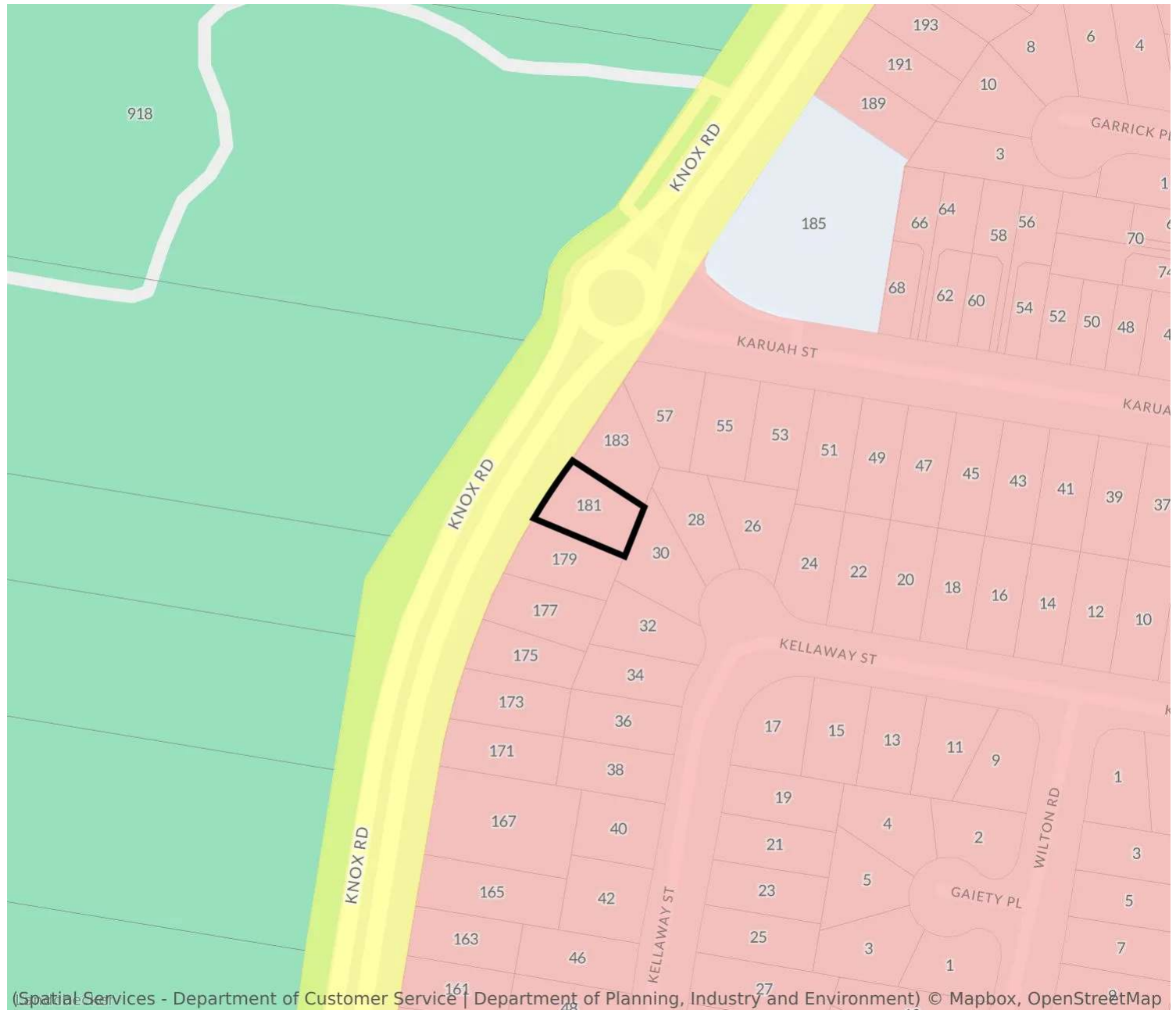
<http://www.blacktown.nsw.gov.au>

# SITE DIMENSIONS

181 Knox Road, Doonside Nsw 2767







### **R2 - Low Density Residential - Blacktown Local Environmental Plan 2015 Map Amendment No 2**

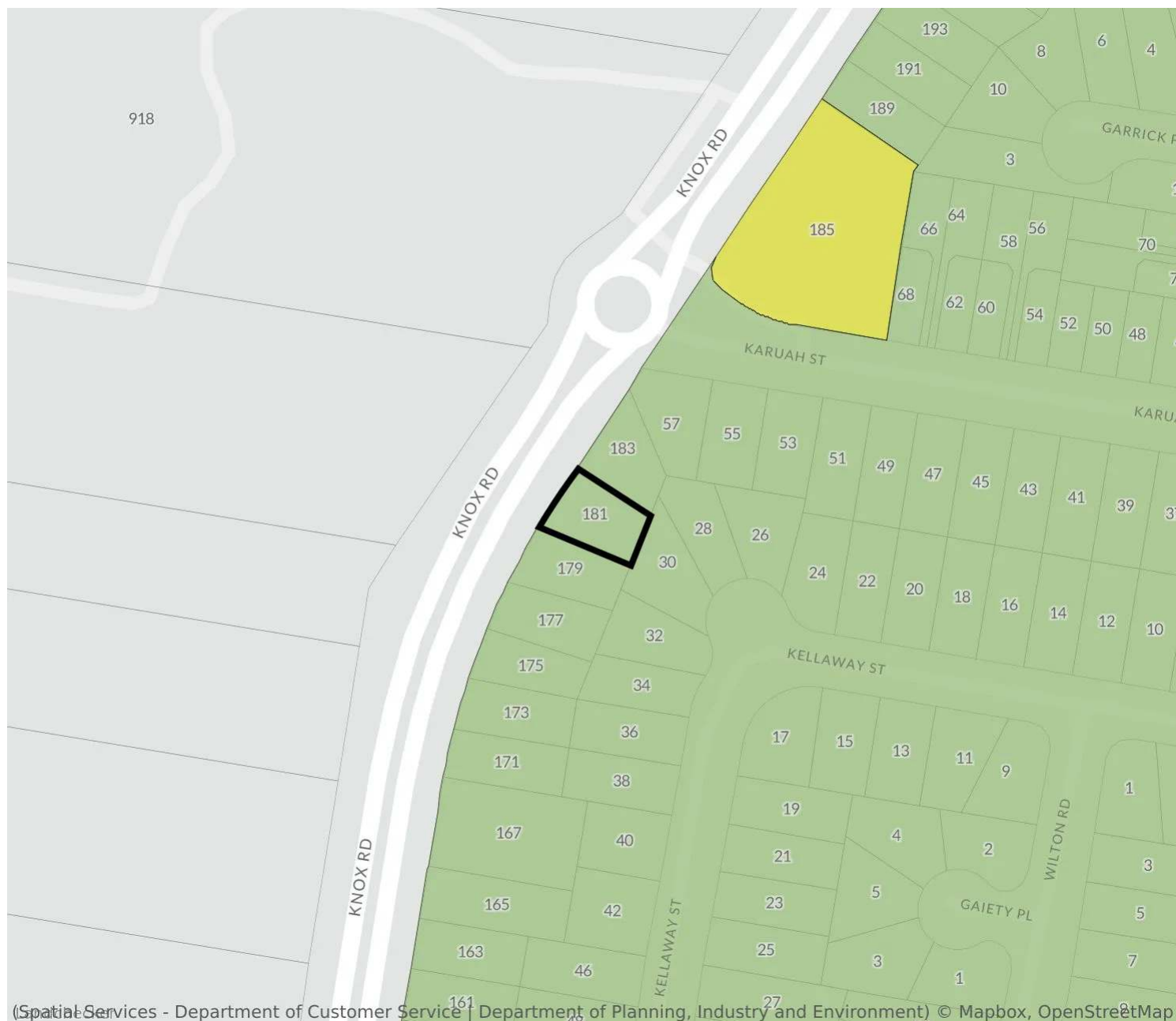
To provide for the housing needs of the community within a low density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To enable certain activities to be carried out within the zone that do not adversely affect the amenity of the neighbourhood.

#### 2015-239 Low Density Residential

For confirmation and detailed advice about this planning zone, please contact BLACKTOWN council on 02 9839 6000.

#### **Other nearby planning zones**

- E1 - Local Centre
- SP2 - Infrastructure



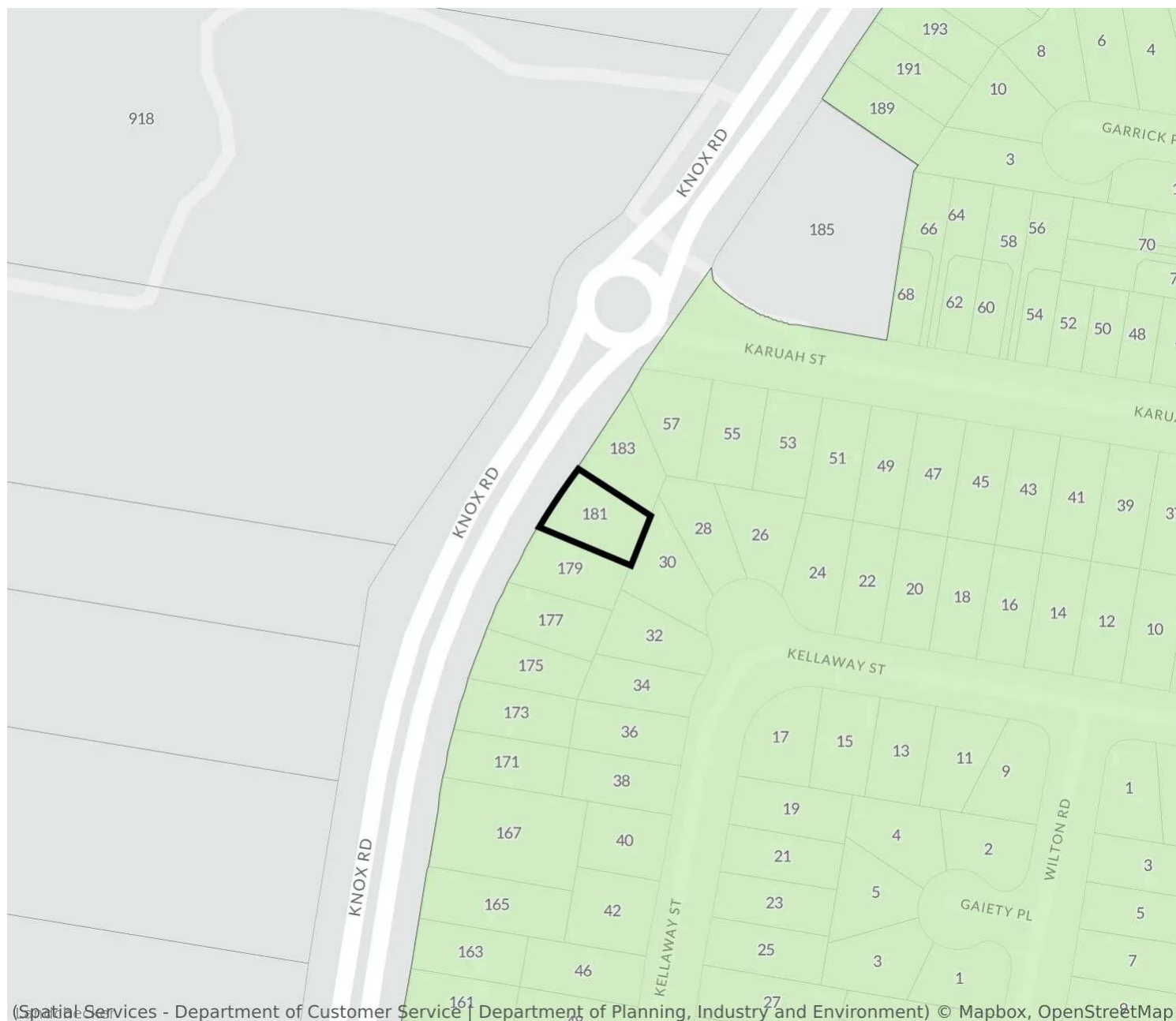
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## 9 m - Height Of Building Blacktown Local Environmental Plan 2015 Clause 4.3 Height of buildings

(1) The objectives of this clause are as follows(a)to minimise the visual impact, loss of privacy and loss of solar access to surrounding development and the adjoining public domain from buildings,(b)to ensure that buildings are compatible with the height, bulk and scale of the surrounding residential localities and commercial centres within the City of Blacktown,(c)to define focal points for denser development in locations that are well serviced by public transport, retail and commercial activities,(d)to ensure that sufficient space is available for development for retail, commercial and residential uses, (e)to establish an appropriate interface between centres, adjoining lower density residential zones and public spaces. (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. NoteSee clauses 4. 3A, 4. 3B and 7. 7A for exceptions to the maximum height of buildings. cl 4. 3: Am 2020 (197), Sch 1[1].

### 2015-239 Blacktown Local Environmental Plan 2015 Clause 4.3 Height Of Buildings

For confirmation and detailed advice about this building height, please contact BLACKTOWN council on 02 9839 6000.



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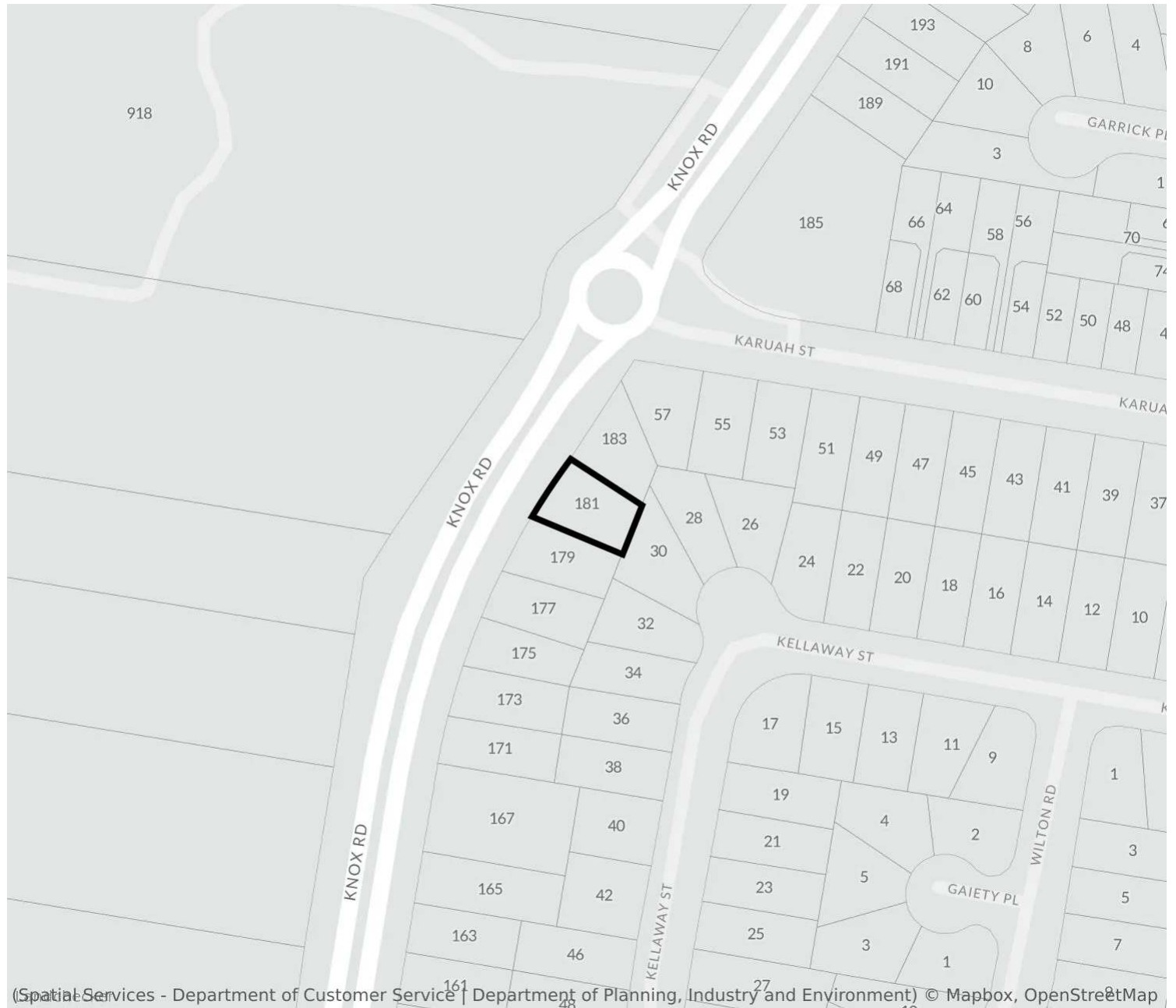
## 450 m<sup>2</sup> - Minimum Lot Size - Blacktown Local Environmental Plan 2015 Clause 4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows (a) to establish minimum lot sizes for residential development, (b) to ensure that new residential development is compatible with the existing character of the surrounding residential area. (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan. (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land. (3A) Despite subclause (3), the size of any such lot may be less than the minimum size shown on the Lot Size Map in relation to land within the former Ashlar Golf Course if (a) the subdivision is carried out for the purposes of a semi-detached dwelling or an attached dwelling, and (b) the size of any resulting lot is not less than (i) in the case of subdivision carried out for the purposes of a semi-detached dwelling 200 square metres, or (ii) in the case of subdivision carried out for the purposes of an attached dwelling 140 square metres. (3B) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included when calculating the size of the lot for the purpose of this clause. (4) This clause does not apply in relation to the subdivision of any land (a) by the registration of a strata

plan or strata plan of subdivision under the Strata Schemes Development Act 2015, or (b) by any kind of subdivision under the Community Land Development Act 2021. (4A) In this clause, former Ashlar Golf Course means land comprised in Lot 1, DP 222469 and Lot 1, DP 785936, Springfield Avenue and Crudge Road, Blacktown.

### 2015-239 Blacktown Local Environmental Plan 2015 Clause 4.1 Minimum Subdivision Lot Size

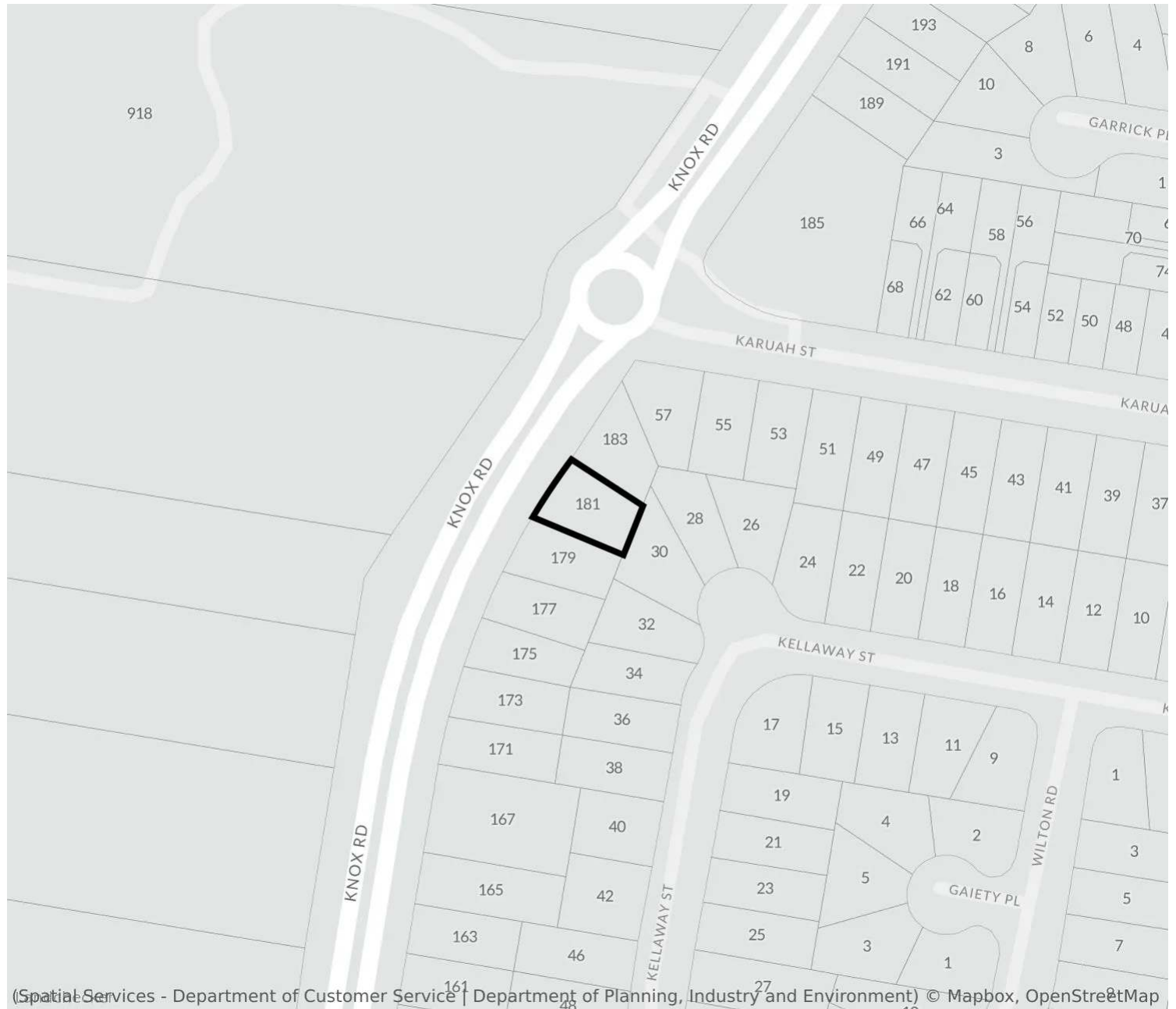
For confirmation and detailed advice about this minimum lot size area, please contact BLACKTOWN council on 02 9839 6000.



## Floor Space Ratio

This property has not been specified a floor space ratio.  
For confirmation and detailed advice about this floor space ratio,  
please contact BLACKTOWN council on 02 9839 6000.

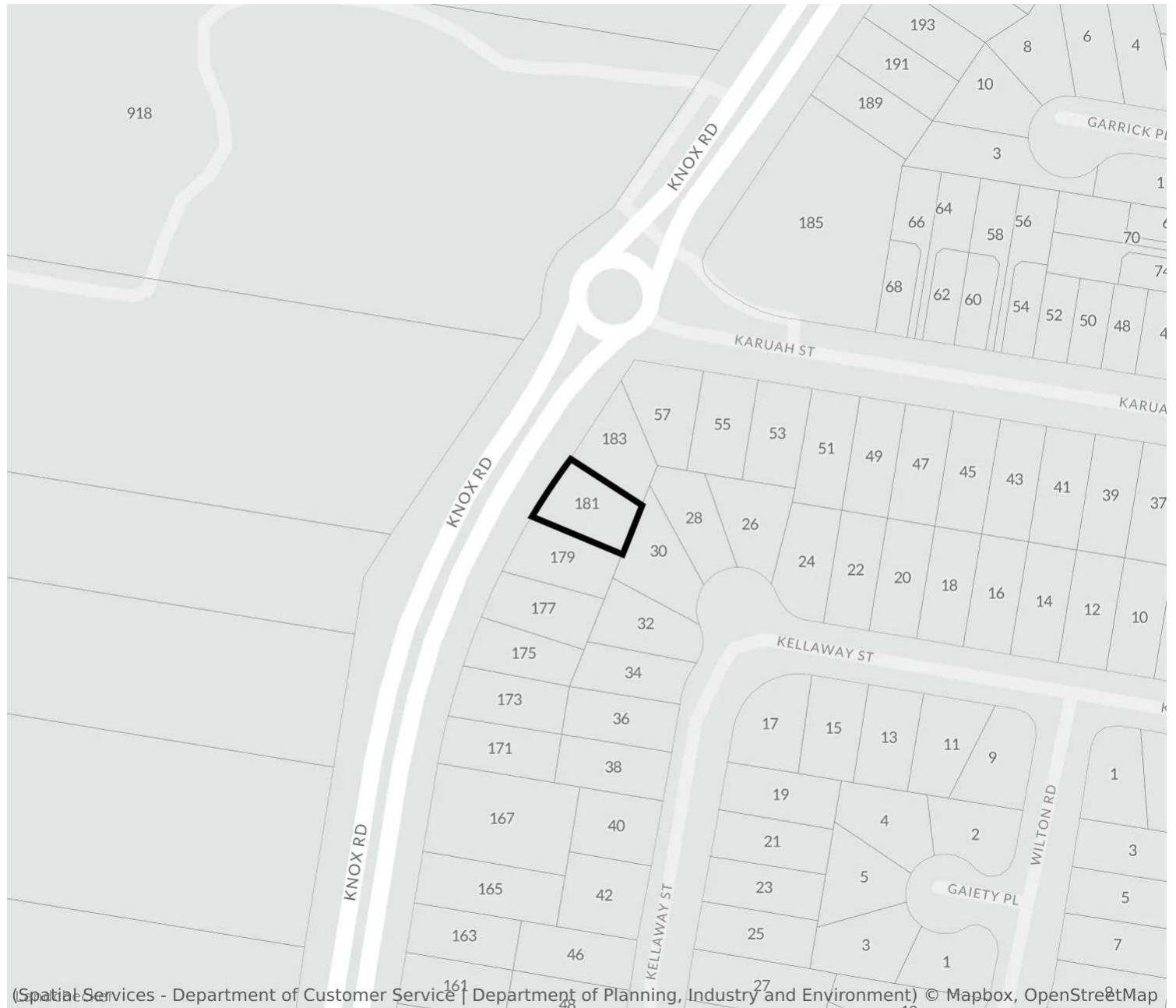


**Heritage**

This property has not been specified as a heritage area.

For confirmation and detailed advice about this heritage area, please contact BLACKTOWN council on 02 9839 6000.



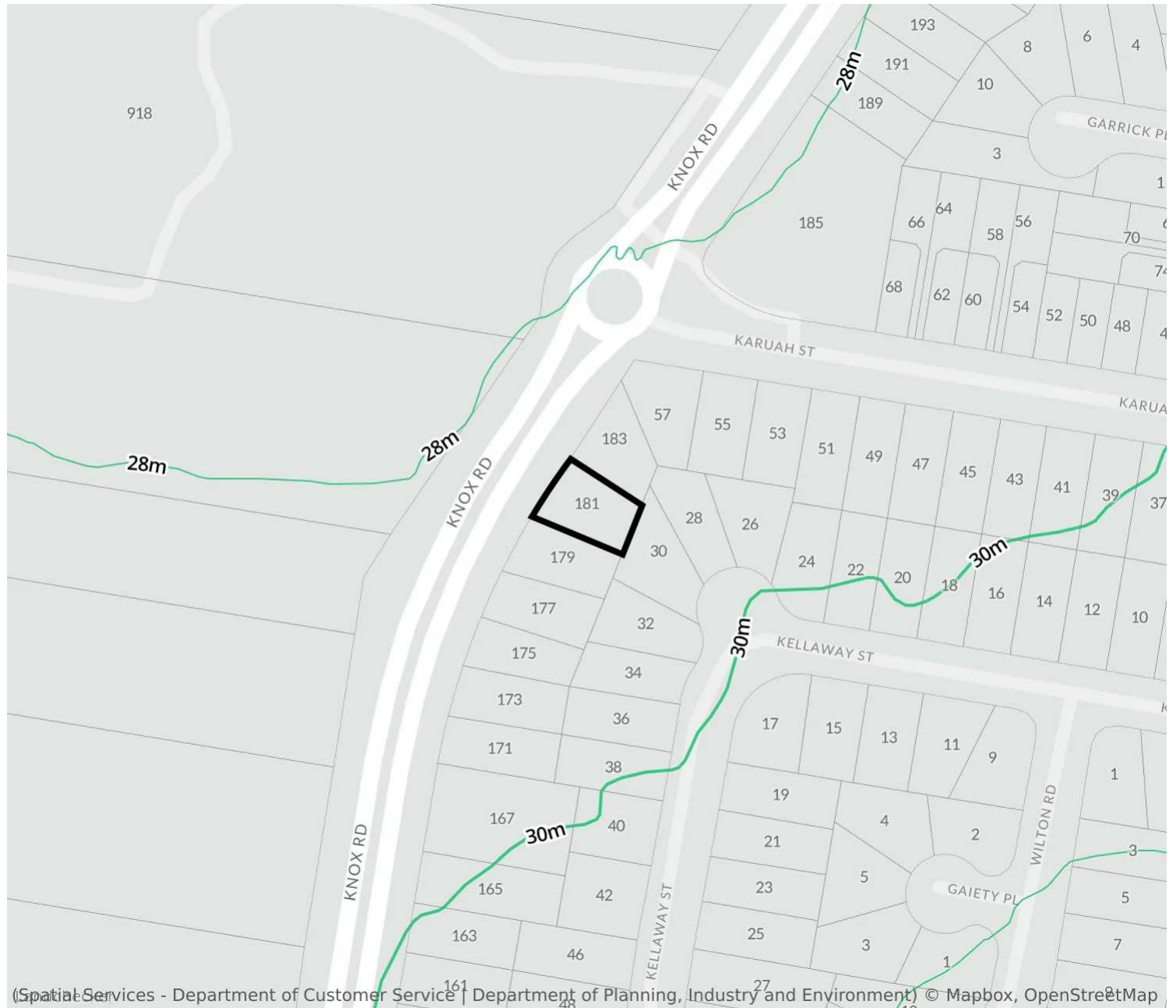


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## Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.

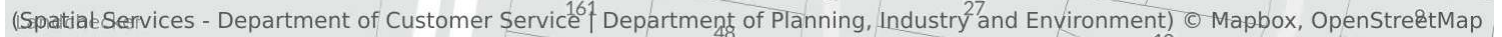
For confirmation and detailed advice about the bushfire prone area of this property, please contact BLACKTOWN council on 02 9839 6000.



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## 1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact BLACKTOWN council on 02 9839 6000.

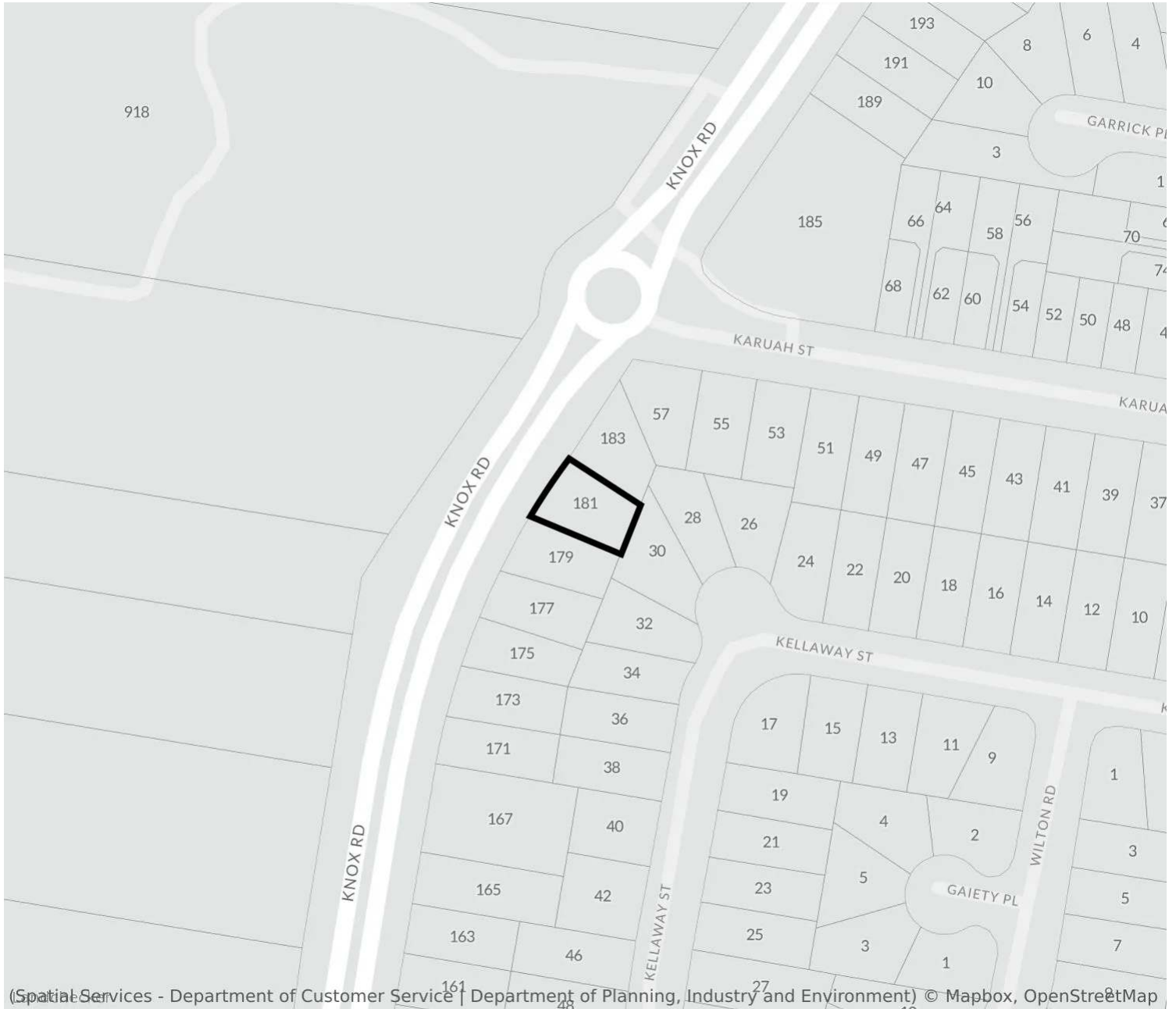


The easement displayed is indicative only and may represent a subset of the total easements.  
For confirmation and detailed advice about the easement on or nearby this property, please contact BLACKTOWN council on 02 9839 6000.



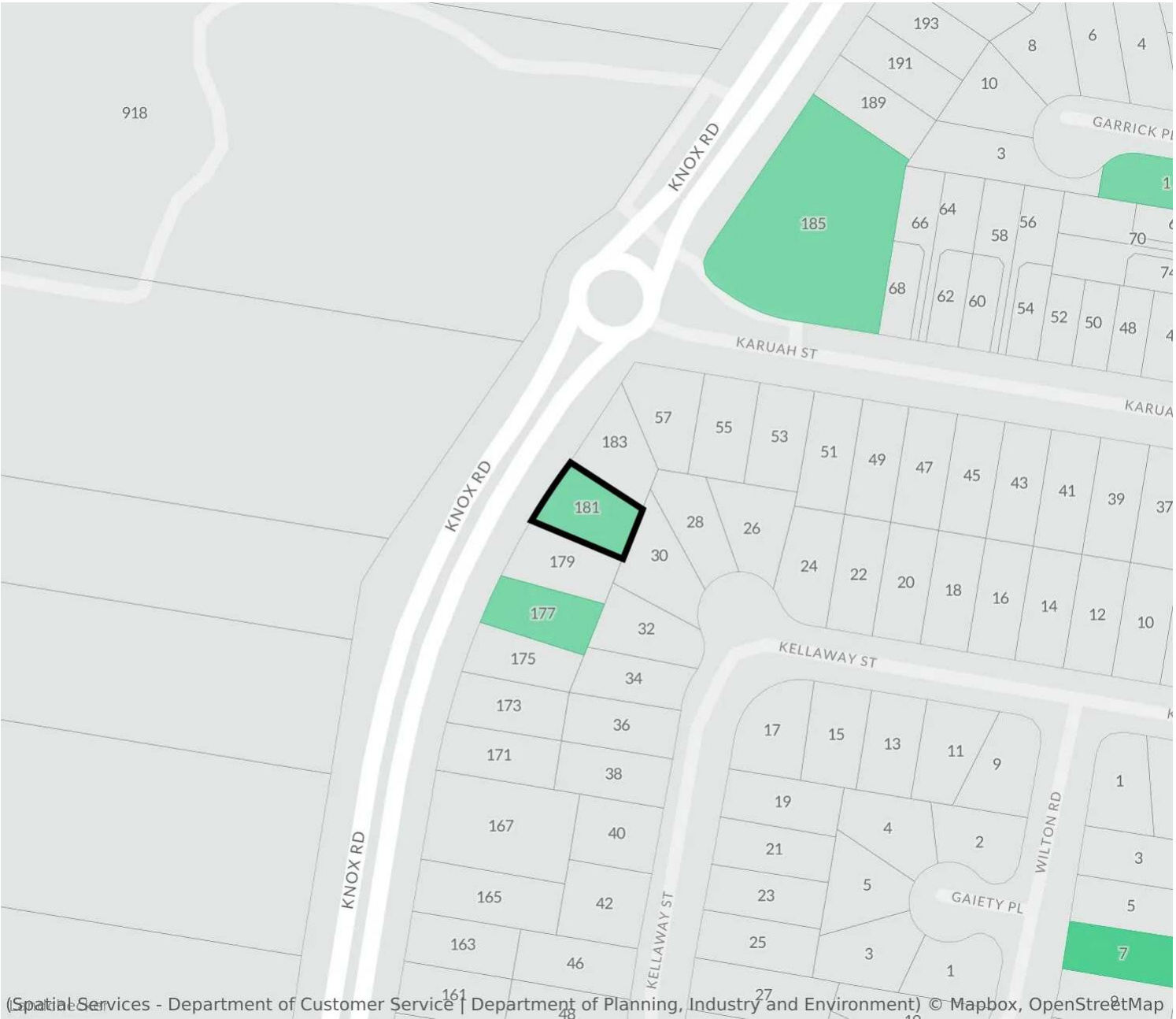
## PLANNING PERMIT HISTORY

181 Knox Road, Doonside Nsw 2767



Status	Code	Date	Description
APPROVED	CDC-24-00137		Secondary Dwelling & Studio

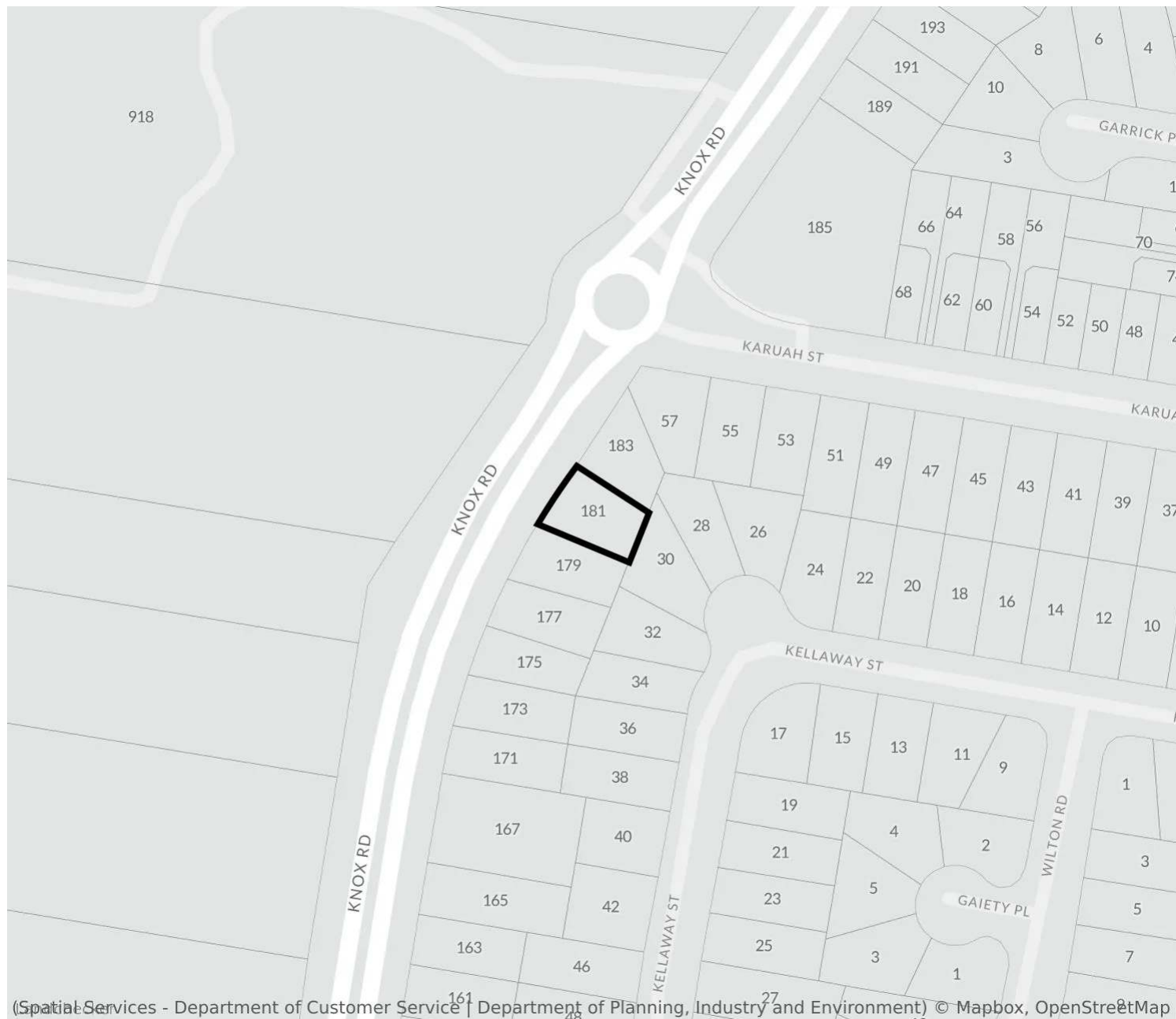
For confirmation and detailed advice about this planning permits, please contact BLACKTOWN council on 02 9839 6000.



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Status	Code	Date	Address	Description
APPROVED	CDC-24-00199		<u>2/185 Knox Road, Doonside</u>	Internal Fit-out and use as a Chiropractor Clinic - shop 2
APPROVED	CDC-24-00137		<u>181 Knox Road, Doonside</u>	Secondary Dwelling & Studio
APPROVED	DA-21-01645		<u>177 Knox Road, Doonside</u>	Demolition of the existing structures, tree removals and construction of a single storey 4 bedrooms NDIS group home residence. The proposal also includes provision of boundary fencing along rear and side boundaries of the site with a total height of 2.5m consisting of a 1.8m high colorbond fence on top of 700-500 mm horizontal louvres above the ground levels to allow for free flow of flood waters.

For confirmation and detailed advice about this planning permits, please contact BLACKTOWN council on 02 9839 6000.



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## Flood

This property has not been specified as a flood area.

For confirmation and detailed advice about this flood area, please contact BLACKTOWN council on 02 9839 6000.



# COMPARABLE SALES (RESIDENTIAL)

181 Knox Road, Doonside Nsw 2767



**17 Niblo Street**  
Doonside, NSW 2767

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<b>LAND AREA</b>	695m <sup>2</sup>
<b>FLOOR AREA</b>	-
<b>TYPE</b>	House
<b>LAST SALE</b>	\$831,000 (14/07/2023)
<b>ZONE</b>	R2



**39 Crawford Road**  
Doonside, NSW 2767

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<b>LAND AREA</b>	601m <sup>2</sup>
<b>FLOOR AREA</b>	100m <sup>2</sup>
<b>TYPE</b>	House
<b>LAST SALE</b>	\$812,000 (05/09/2023)
<b>ZONE</b>	R2



**77 Earle Street**  
Doonside, NSW 2767

1 1 2

<b>LAND AREA</b>	575m <sup>2</sup>
<b>FLOOR AREA</b>	61m <sup>2</sup>
<b>TYPE</b>	House
<b>LAST SALE</b>	\$783,000 (20/04/2024)
<b>ZONE</b>	R2



**13 Lyall Avenue**  
Dean Park, NSW 2761

- 1 2

<b>LAND AREA</b>	550m <sup>2</sup>
<b>FLOOR AREA</b>	91m <sup>2</sup>
<b>TYPE</b>	House
<b>LAST SALE</b>	\$820,000 (16/12/2023)
<b>ZONE</b>	R2



**23 Wangara Street**

Doonside, NSW 2767

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**LAND AREA** 645m<sup>2</sup>  
**FLOOR AREA** 90m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$860,000 (29/07/2023)  
**ZONE** R2



**71 Breakfast Road**

Marayong, NSW 2148

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**LAND AREA** 601m<sup>2</sup>  
**FLOOR AREA** 91m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$886,000 (14/10/2023)  
**ZONE** R2



**24 Balbeek Avenue**

Blacktown, NSW 2148

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**LAND AREA** 556m<sup>2</sup>  
**FLOOR AREA** -  
**TYPE** House  
**LAST SALE** \$911,000 (18/06/2024)  
**ZONE** R2



**14 Balbeek Avenue**

Blacktown, NSW 2148

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**LAND AREA** 556m<sup>2</sup>  
**FLOOR AREA** -  
**TYPE** House  
**LAST SALE** \$850,000 (14/10/2023)  
**ZONE** R2



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