

Reserve 105 'Derwent Reserve' Walters Road, Blacktown

Subject Site	Lot 83 DP 28339
Site area	1,352 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	B1 Neighbourhood Centre
Proposed minimum lot size	Nil. No change.
Proposed height of building	12 m consistent with the adjoining B1 Neighbourhood Centre
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 4 February 1957 for 'Public Garden and Recreation Space' as dedicated by a development subdivision.
Estimated land value	\$1,352,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. The rezoning and reclassification of the land will enable its sale and provide for the community need for commercial land.

