

Reserve 134 'Headingly Reserve' Redwood Street, Blacktown

Subject Site	Lot 30 DP 204269
Site area	406 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with Council's policy for low density residential areas
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 7 April 1961 for 'public garden and recreation space' as dedicated by a development subdivision.
Estimated land value	\$400,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. The sale of the land will reduce Council's maintenance burden and will free funds to improve other more utilised district level reserves.



Reserve 377 Shadwell Crescent, Kings Langley

Subject Site	Lot 556 DP 244360
Site area	1,405 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Easement for electricity (DP 244360); easement for electricity (DP 514428) as noted on Certificate of Title Folio Identifier 556/244360
Details of original acquisition	Council acquired the land on 13 March 1973 for 'public reserve' as dedicated by a development subdivision.
Estimated land value	\$960,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. Reserve 731 is located across the road and provides the local community with a better and larger area of easily accessible public outdoor recreation space. The sale of the subject site will not significantly impact on local recreational opportunities or the permeability of the area. The sale of the land will allow Council to rationalise maintenance costs and free funds to improve other more utilised district level reserves.



Reserve 114 Cooida Street, Seven Hills

Subject Site	Lot 51 DP 31087
Site area	562 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 19 March 1960 for 'public garden and recreation space' as dedicated by a development subdivision.
Estimated land value	\$600,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. Reserve 115 is located in at the end of the road and provides the local community with a better and larger area of easily accessible public outdoor recreation space. The sale of the land will allow Council to rationalise maintenance costs and free funds to improve other more utilised district level reserves.



Reserve 318 Hope Street, Seven Hills

Subject Site	Lot D DP 36060, Lot G DP 36466, Lot H DP 36466, Lot 362 DP 36466
Site area	1,178 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	Partial rezoning to R4 High Density Residential
Proposed minimum lot size	Nil. No change.
Proposed height of building	14 m consistent with the adjoining R4 High Density Residential
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Dedicated to Council on 7 August 1974 as 'Public Reserve' under section 6(b) of the <i>Housing Act 1912</i> .
Estimated land value	\$10,000
Justification for reclassification	It is proposed to rezone and reclassify only the part of the reserve located east of the lane (Lot G DP 36466, Lot H DP 36466, and Lot 362 DP 36466). The lots are small and not currently used as public outdoor recreation space. It is considered reasonable to rezone the land to be consistent with the adjoining R4 High Density Residential zone. All funds from the sale of the land will be dedicated to improving the part of the reserve located all along the western side of the lane.



Reserve 563 Prospect Highway, Seven Hills

Subject Site	Lot 47 DP 263823
Site area	157 sqm
Current zoning	R2 Low Density Residential
Proposed zoning	No rezoning proposed. Land to be reclassified.
Proposed minimum lot size	No change. 450 sqm.
Proposed height of building	9 m consistent with Council's policy for low density residential areas
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 12 January 1983 for 'public reserve' as dedicated by a development subdivision.
Estimated land value	\$5,000
Justification for reclassification	The subject site is a small parcel of land on the Prospect Highway that is too small to have value as recreation space or open space. The reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves. Although the site has an area less than the minimum lot size, it is likely that the land will be purchased by adjoining landowners to slightly enlarge their existing property. This is considered to be a reasonable and orderly outcome for the sale of this unutilised site.



Reserve 564 Prospect Highway, Seven Hills

Subject Site	Lot 13 DP 262177
Site area	23 sqm
Current zoning	R2 Low Density Residential
Proposed zoning	No rezoning proposed. Land to be reclassified.
Proposed minimum lot size	No change. 450 sqm.
Proposed height of building	9 m consistent with Council's policy for low density residential areas
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 16 December 1981 for 'public reserve' as dedicated by a development subdivision.
Estimated land value	\$5,000
Justification for reclassification	The subject site is a small parcel of land on the Prospect Highway that is too small to have value as recreation space or open space. The reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves. Although the site has an area less than the minimum lot size, it is likely that the land will be purchased by adjoining landowners to slightly enlarge their existing property. This is considered to be a reasonable and orderly outcome for the sale of this unutilised site.



Reserve 68 Freeman Street, Lalor Park

Subject Site	Lot 491 DP 209195
Site area	2,403 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	The land was dedicated to Council on 7 August 1974 by NSW Housing Commission as 'public reserve' pursuant to Section 6(b) of the <i>Housing Act 1912</i> .
Estimated land value	\$1,800,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. The area is well served by larger reserves in close proximity. The sale of the land will allow Council to dedicate more resources to maintaining and improving other district level reserves.



Reserve 181 Hayes Road, Seven Hills

Subject Site	Lot 50 DP 28701
Site area	567 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 13 July 1964 for 'public reserve' as dedicated by a development subdivision.
Estimated land value	\$550,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. There are a number of reserves within 400m radius of the subject site which provide suitable outdoor recreation space to meet community needs. The sale of the land will reduce Council's maintenance burden and will free funds to improve other more utilised outdoor recreation areas.



Reserve 537 Tallawong Avenue, Blacktown

Subject Site	Lot 615 DP 29101
Site area	972 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	Easment for electricity (DP 29101) as noted on Certificate of Title Folio Identifier 615/29101
Details of original acquisition	Council acquired the land on 12 March 1958 for 'Public Garden and Recreation Space' as dedicated by a development subdivision.
Estimated land value	\$972,000
Justification for reclassification	The subject site is not utilised for recreation and is located in close proximity to other larger areas of public outdoor recreation space. It is considered appropriate to rezone the land B1 Neighbourhood Centre consistent with the adjoining land. The rezoning and reclassification of the land will enable its sale and provide for the community need for commercial land.



Reserve 40 Archer Street, Blacktown

Subject Site	Lot 85 DP 27795
Site area	577 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 13 June 1957 for 'Public Garden and Recreation Space' as dedicated by a development subdivision.
Estimated land value	\$600,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. Reserve 39 is located across the road and provides the community with a better and larger area of easily accessible public outdoor recreation space. The reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves.



Reserve 159 Caldwell Place, Blacktown

Subject Site	Lot 161 DP 29659
Site area	549 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with Council's policy for low density residential areas
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 22 May 1959 for 'Public Garden and Recreation Space' as dedicated by a development subdivision.
Estimated land value	\$600,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. The area is well served by larger reserves in close proximity. The reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves.



Reserve 237 Palmer Place, Blacktown

Subject Site	Lot 82 DP 202949
Site area	193 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with Council's policy for low density residential areas
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 12 May 1961 for 'Public Garden and Recreation Space' as dedicated by a development subdivision.
Estimated land value	\$450,000
Justification for reclassification	The subject site is a small parcel of land on the Palmer Place that is too small to have value as recreation space or open space. The rezoning and reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves. Although the site has an area less than the minimum lot size, it is likely that the land will be purchased by adjoining landowners to slightly enlarge their existing property. This is considered to be a reasonable and orderly outcome for the sale of this unutilised site.



Reserve 452 Musgrove Crescent, Doonside

Subject Site	Lot 131 DP 249254
Site area	553 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land in 1975 for 'Public reserve' as dedicated by a development subdivision.
Estimated land value	\$550,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. The area is well served by larger reserves in close proximity. The rezoning and reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves.



Reserve 455 Wilkie Crescent, Doonside

Subject Site	Lot 10 DP 250716
Site area	578 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	The land was acquired by Council on 28 June 1999 using Section 94 funds.
Estimated land value	\$550,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. The rezoning and reclassification will facilitate the sale of the land which will provide residential land for to meet community need for additional housing.



Reserve 488 Siandra Avenue, Shalvey

Subject Site	Lot 4 DP 1039130
Site area	1,171 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	The land was acquired by Council on 7 July 1998 from NSW Land and Housing Corporation using Section 94 funds.
Estimated land value	\$720,000
Justification for reclassification	The subject site is located adjacent to Reserve 431, which is a well utilised area of public outdoor recreation space. It is considered that the subject site does not provide significant recreational value. It is reasonable to rezone the land to R2 Low Density Residential to provide opportunity for community demand for more housing. The rezoning and reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves.



Reserve 631 Crawley Avenue, Hebersham

Subject Site	Lot 706 DP 875917
Site area	1,048 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	The land was transferred to council ownership on 7 July 1998 from the NSW Land and Housing Corporation.
Estimated land value	\$650,000
Justification for reclassification	The site does not provide significant community benefit in the form of public outdoor recreation space. Reserve 640 'Dorne Park' is located across the road and provides the community with a better, larger area of easily accessible public outdoor recreation space. The sale of the subject site will not significantly impact on local recreational opportunities or permeability of the area. The rezoning and reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves.



Reserve 698 Edwina Place, Plumpton

Subject Site	Lot 3152 DP 714465
Site area	1,028 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Nil
Details of original acquisition	Council acquired the land on 6 September 1985 for 'Public reserve' as dedicated by the NSW Land and Housing Commission.
Estimated land value	\$800,000
Justification for reclassification	The subject site is not currently used for recreational purposes and the area is well served by larger reserves in close proximity. It is reasonable to rezone the land R2 Low Density Residential consistent with the surrounding area and provide for community need for additional residential land.



Reserve 866 Gracilis Way, Bidwill

Subject Site	Lot 3300 DP 1112757
Site area	330 sqm
Current zoning	R2 Low Density Residential
Proposed zoning	No rezoning proposed. Land to be reclassified.
Proposed minimum lot size	No change. 450 sqm.
Proposed height of building	No change. 9 m.
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Easement to drain water (DP 814645) as noted on Certificate of Title Folio Identifier 3300/1112757
Details of original acquisition	The land was transferred to Council ownership on 9 November 2007 from the NSW Land and Housing Corporation.
Estimated land value	\$300,000
Justification for reclassification	The land has limited open space or recreational value. The area is well served by larger reserves in close proximity. The reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves. Although the site has an area less than the minimum lot size, it is likely that the land will be purchased by adjoining landowners to slightly enlarge their existing property. This is considered to be a reasonable and orderly outcome for the sale of this unutilised site.



Reserve 402 'Clune Reserve' Carlisle Avenue, Blackett

Subject Site	Lot 802 DP 242535
Site area	1,174 sqm
Current zoning	RE1 Public Recreation
Proposed zoning	R2 Low Density Residential
Proposed minimum lot size	450 sqm consistent with surrounding area
Proposed height of building	9 m consistent with surrounding area
Current classification	Community
Proposed classification	Operational
Trusts, estates, etc	Easement for water supply (DP 565820) as noted on Certificate of Title Folio Identifier 802/242535
Details of original acquisition	The land was dedicated to Council on 19 March 1974 by NSW Housing Commission as 'public reserve' pursuant to section 6(b) of the <i>Housing Act 1912</i> .
Estimated land value	\$900,000
Justification for reclassification	The subject site is irregular parcel of land located at the Carlisle Avenue access to Reserves 636 and 362. The lot is not used for recreational purposes. The adjoining reserves are well utilised public outdoor recreation spaces that serve community needs. The rezoning and reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves.



Reserve 674 Buckwell Drive, Hassall Grove

Subject Site	Lot 41 DP 818818, Lot 42 DP 818818, Lot 5 DP 858865
Site area	889 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	The land was acquired by Council on 23 October 1992 and 21 June 1996.
Estimated land value	\$300,000
Justification for reclassification	The subject site is long and narrow and is unsuitable for use as public recreation space. It is considered reasonable to rezone the land to be consistent with the adjoining R3 Medium Density Residential. The rezoning and reclassification will facilitate the sale of the land which will allow Council to dedicate more resources to maintaining and improving its district level reserves.

