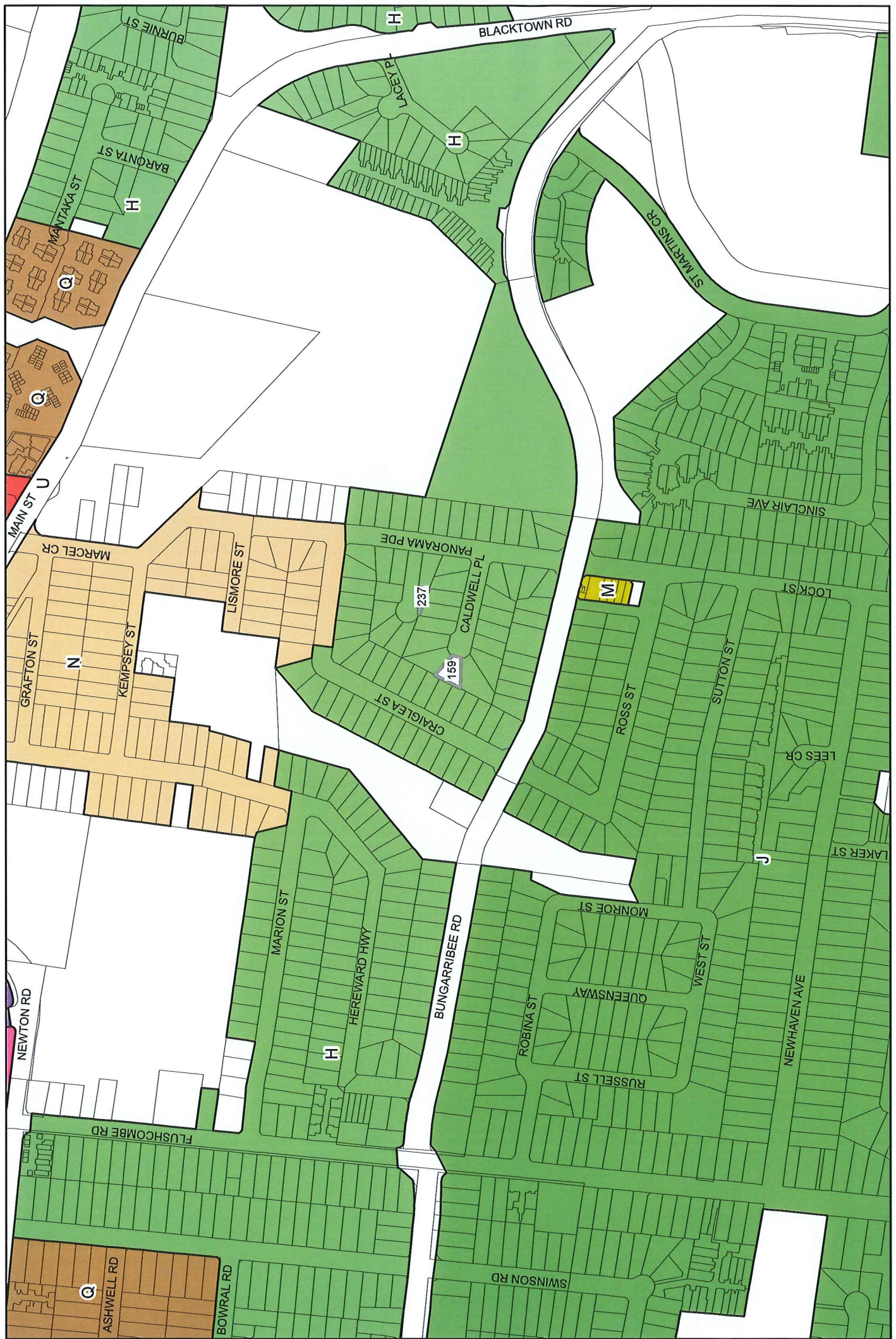
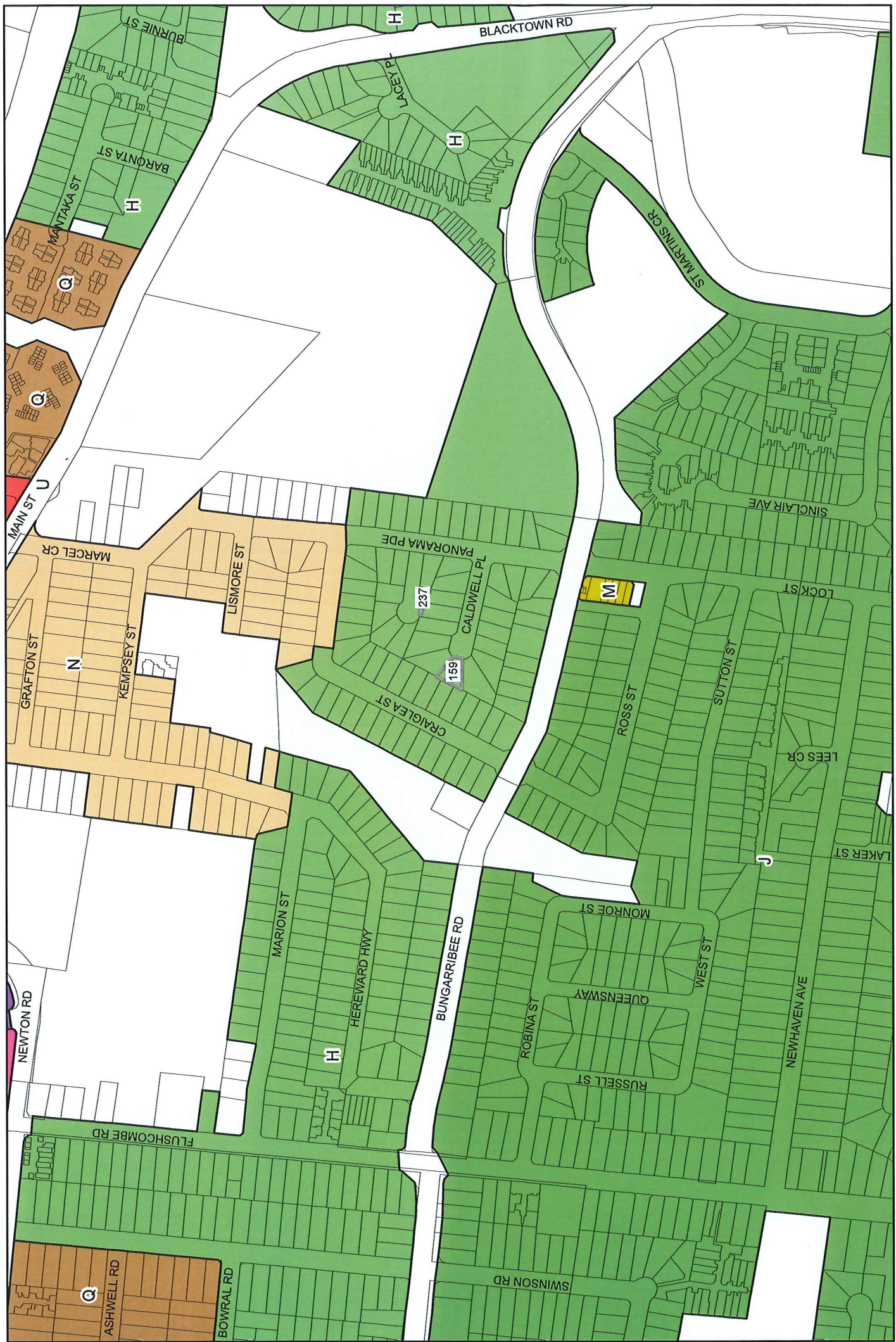




Reserve 159, Caldwell Place, Blacktown
Proposed Minimum Lot Size



Reserve 159, Caldwell Place, Blacktown
Current Height of Building

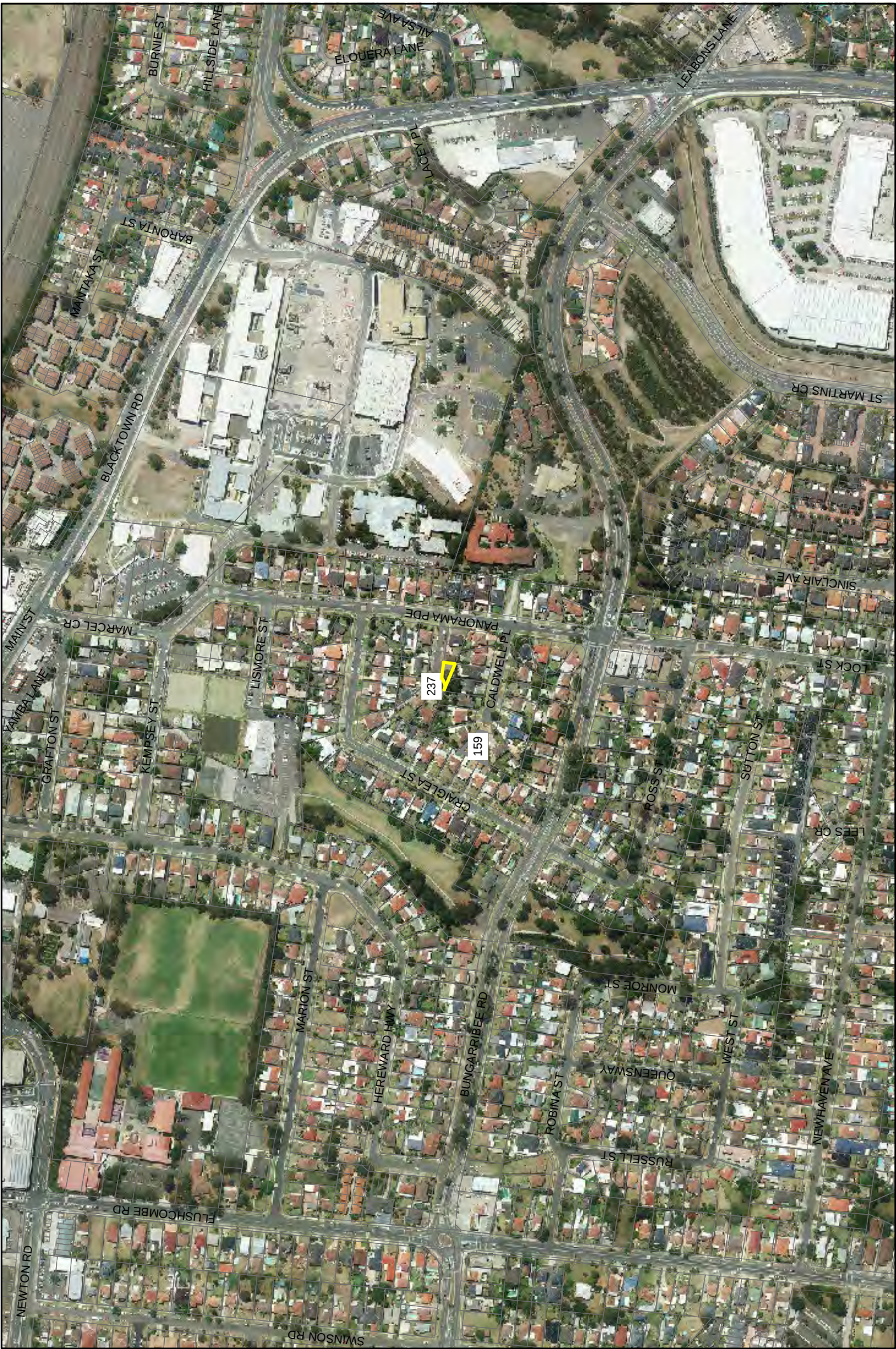


Reserve 159, Caldwell Place, Blacktown
Proposed Height of Building

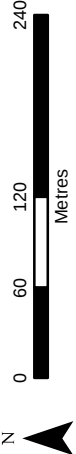
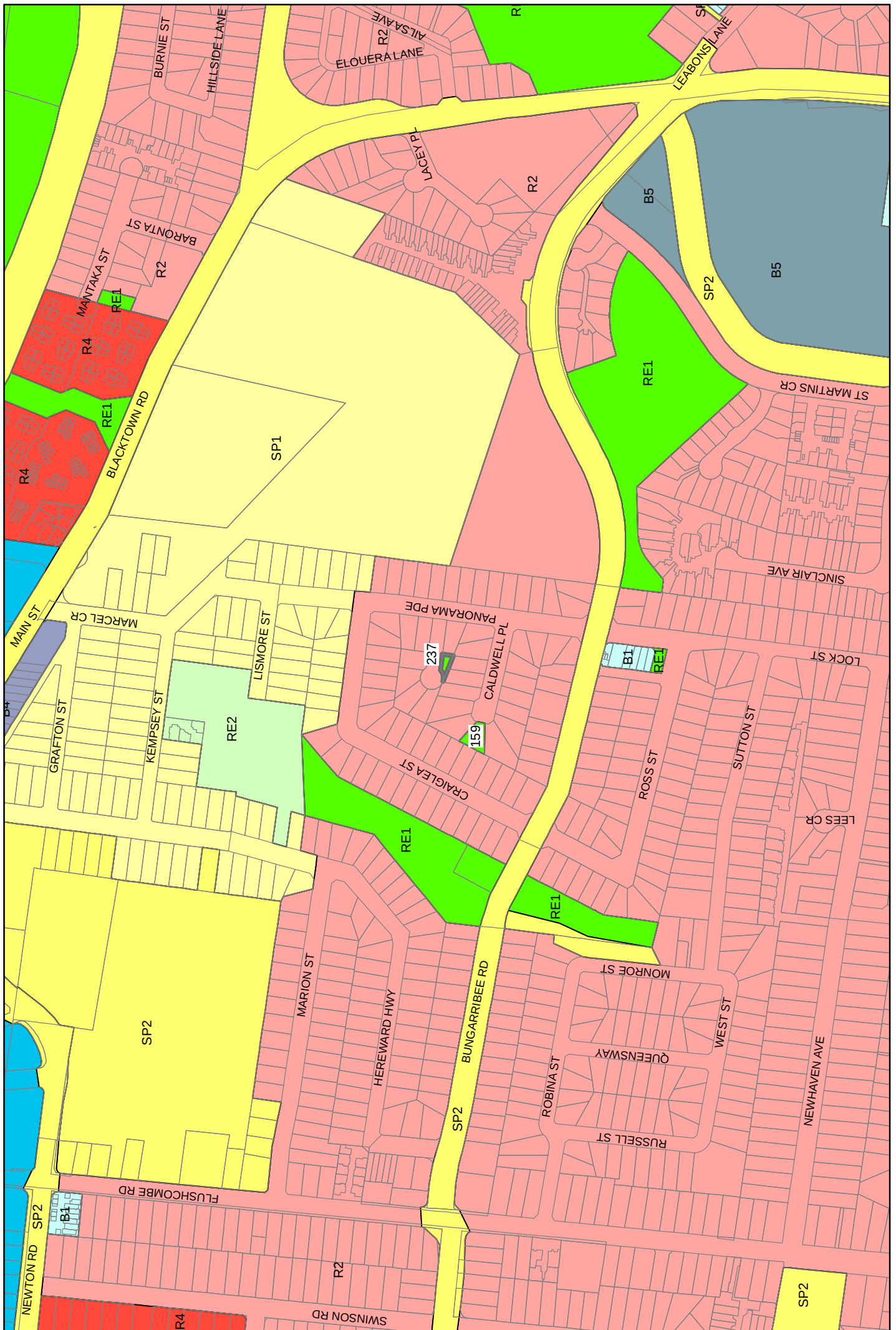
Reserve 237 Palmer Place, Blacktown

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.

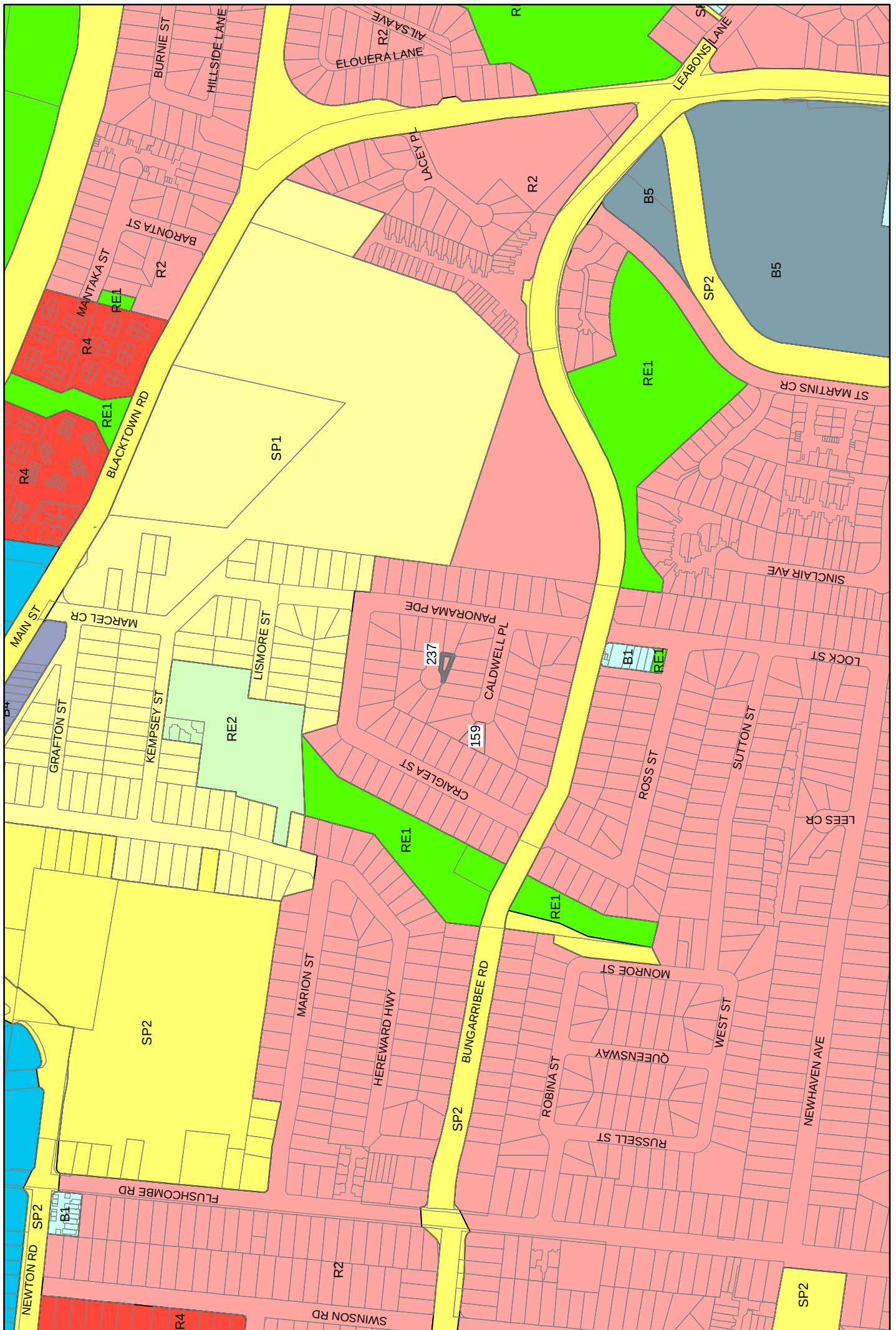




Reserve 237, Palmer Place, Blacktown
Air Photo Image - Copyright Sinclair Knight Merz 2014



Reserve 237, Palmer Place, Blacktown
Current Land Zone



Reserve 237, Palmer Place, Blacktown
Proposed Land Zone



Reserve 237, Palmer Place, Blacktown
Current Minimum Lot Size



Reserve 237, Palmer Place, Blacktown
Proposed Minimum Lot Size



Reserve 237, Palmer Place, Blacktown
Current Height of Building

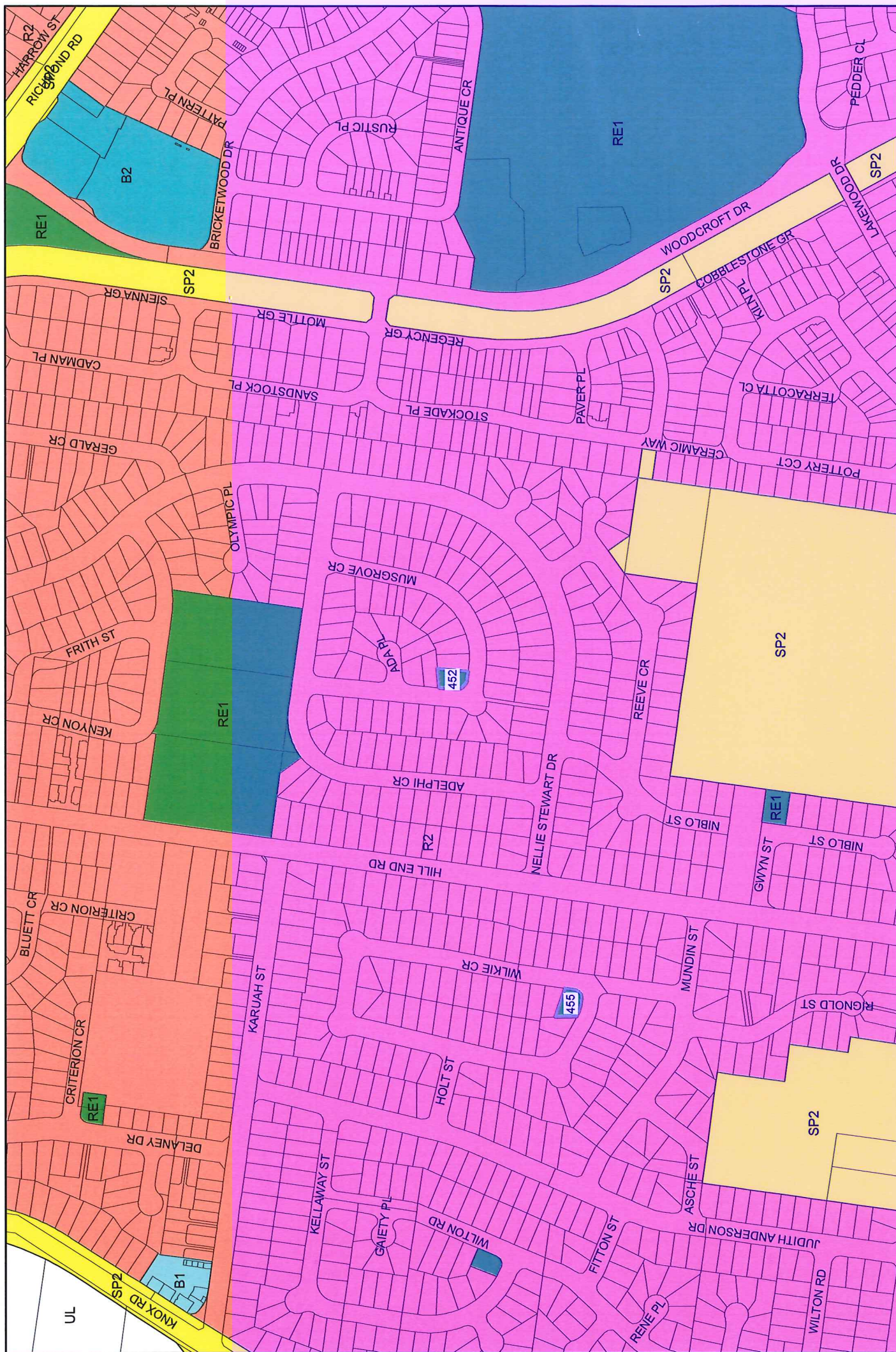


Reserve 237, Palmer Place, Blacktown
Proposed Height of Building

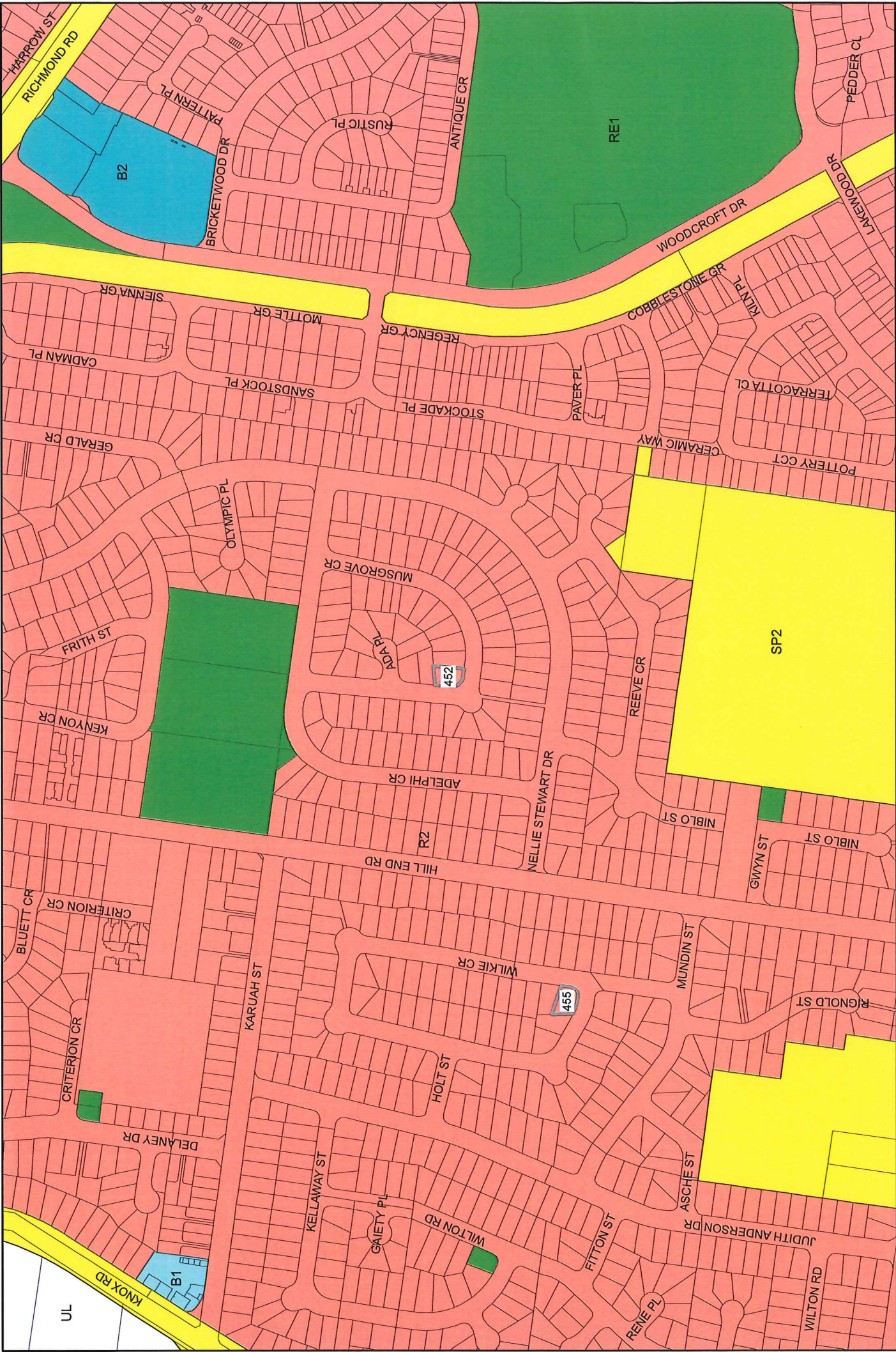
Reserve 452 Musgrove Crescent, Doonside

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.

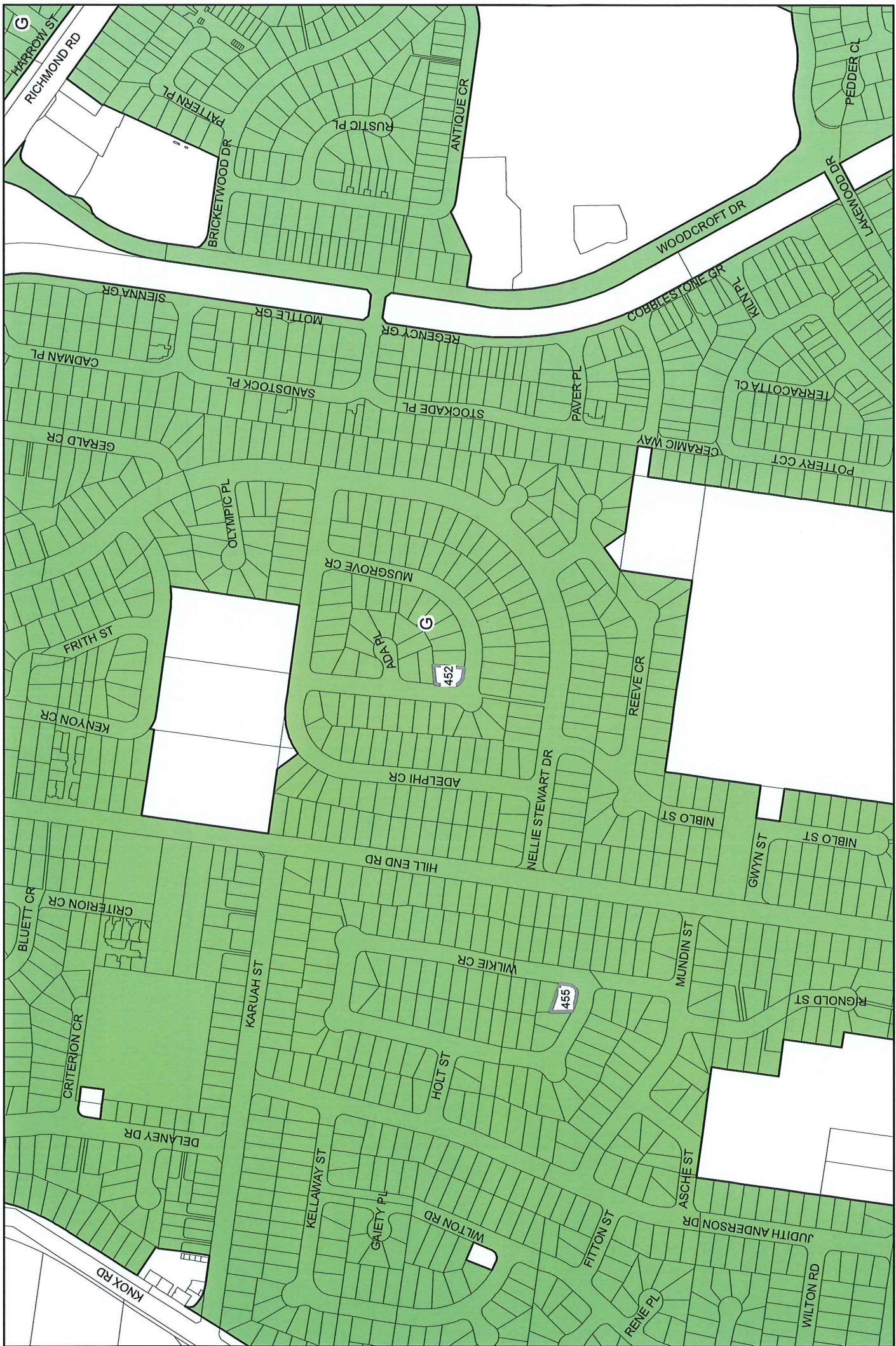




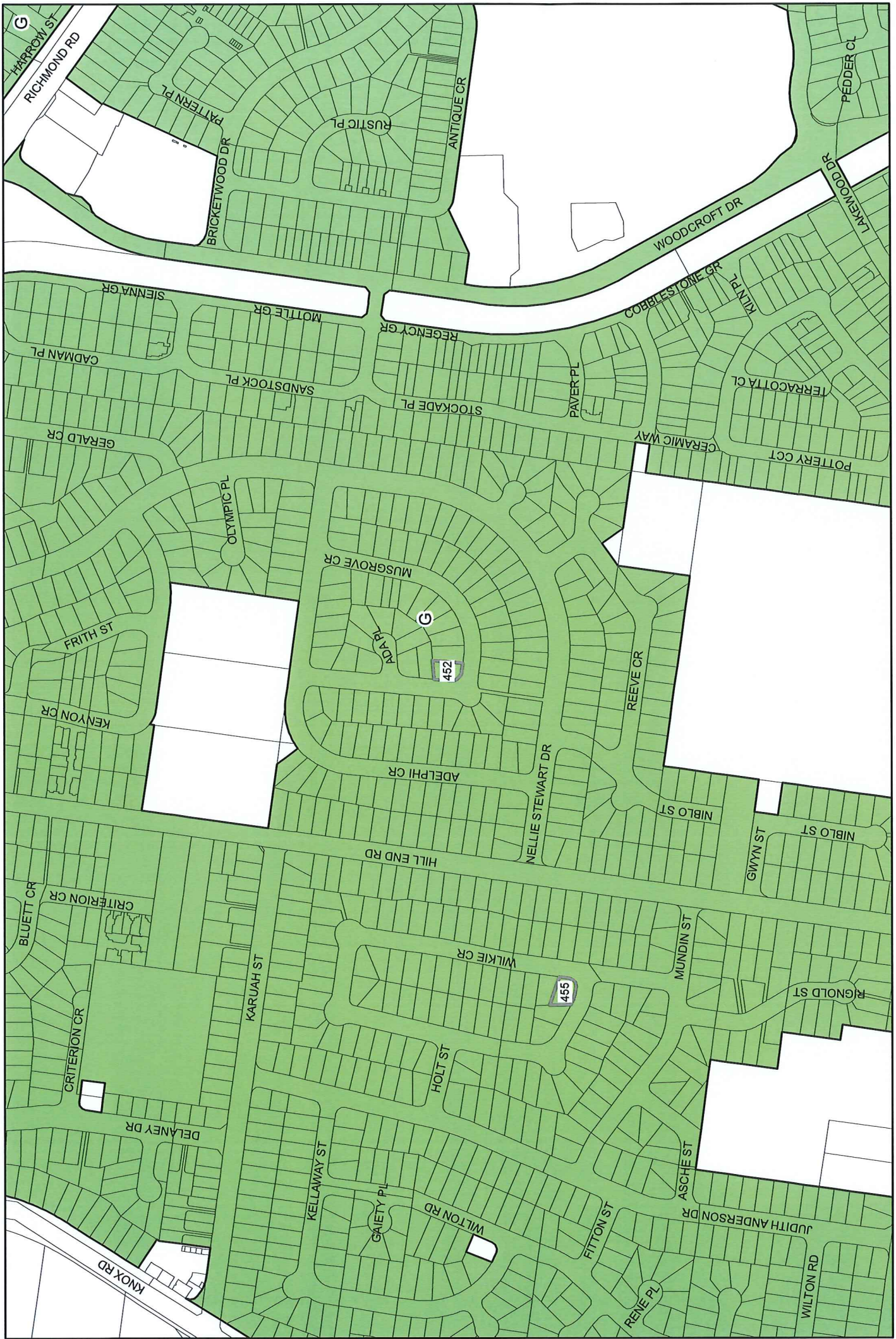
Reserve 452, Musgrave Crescent, Doonside
Current Land Zone



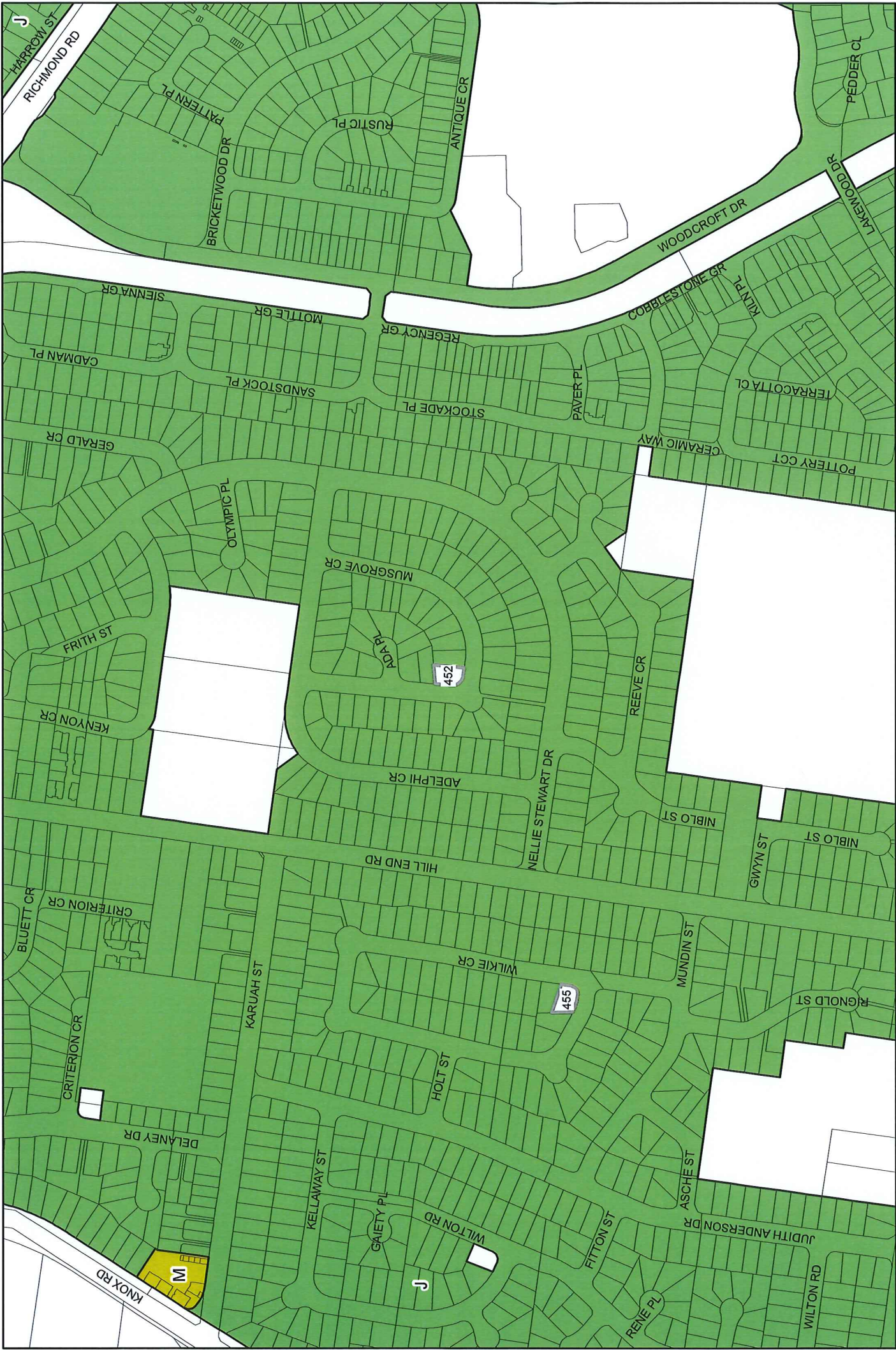
Reserve 452, Musgrave Crescent, Doonside
Proposed Land Zone



Reserve 452, Musgrove Crescent, Doonside
Current Minimum Lot Size



Reserve 452, Musgrove Crescent, Doonside
Proposed Minimum Lot Size



Reserve 452, Musgrove Crescent, Doonside
Current Height of Building