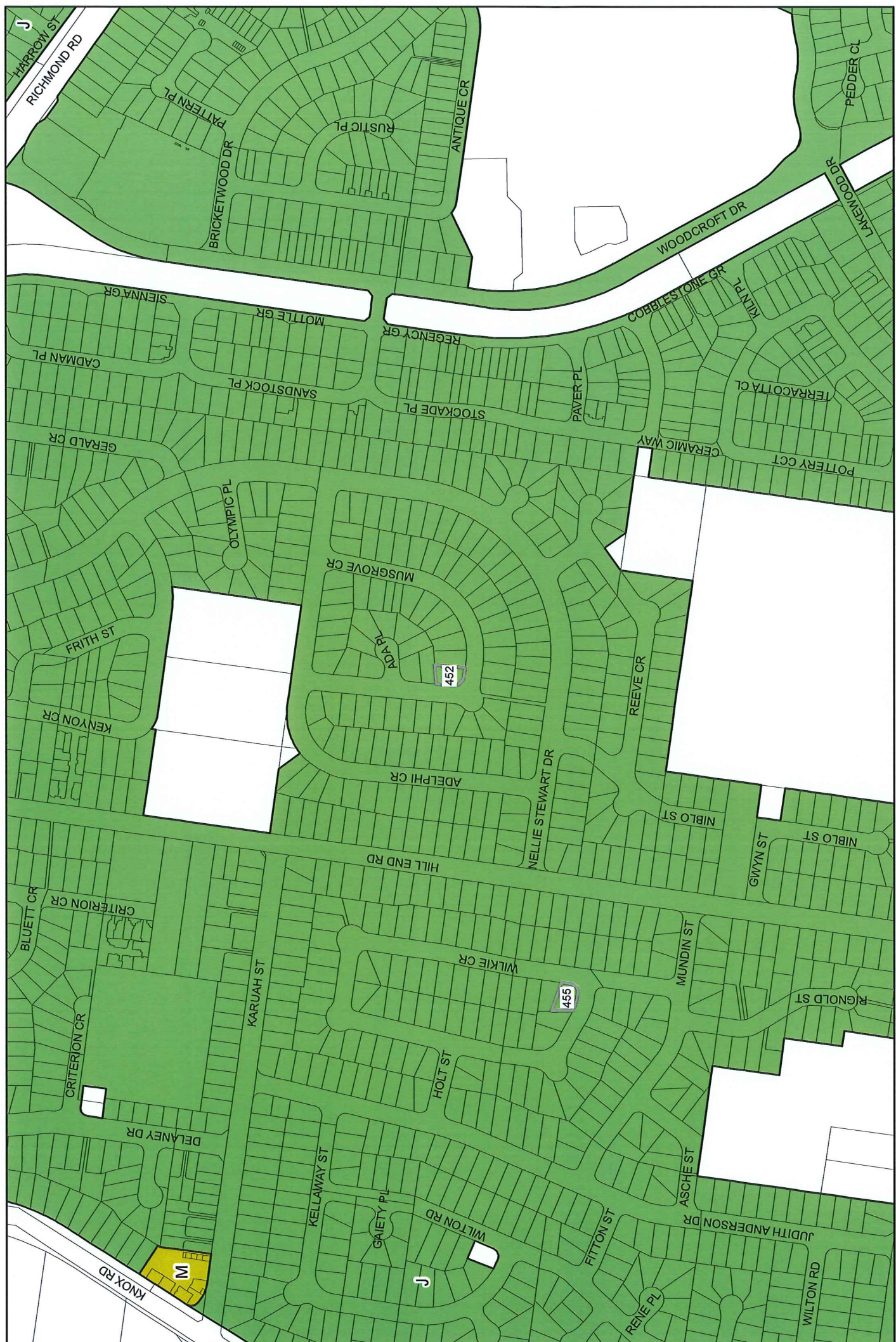
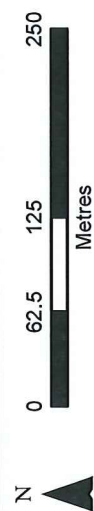
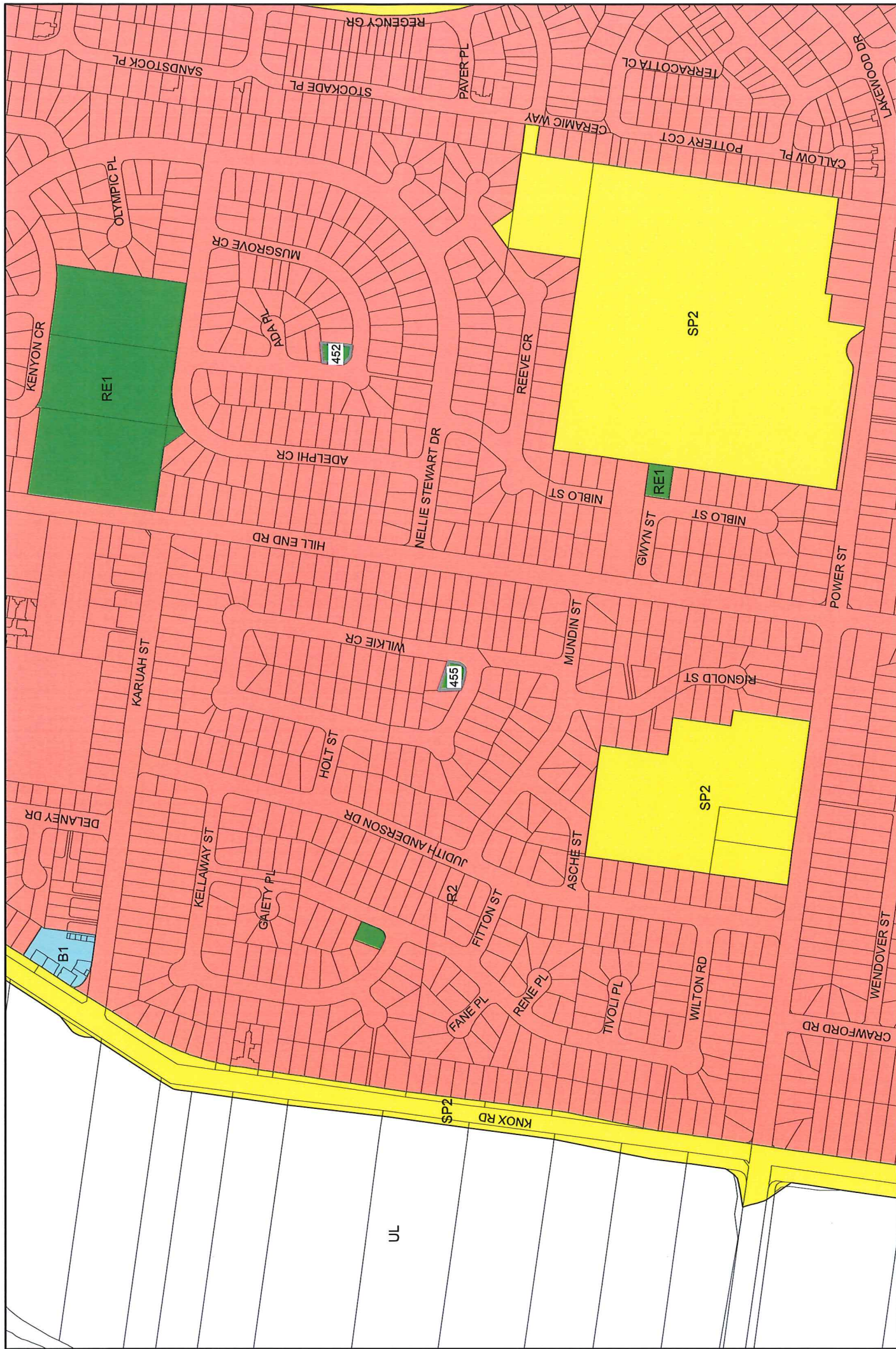


Reserve 452, Musgrove Crescent, Doonside
Proposed Height of Building

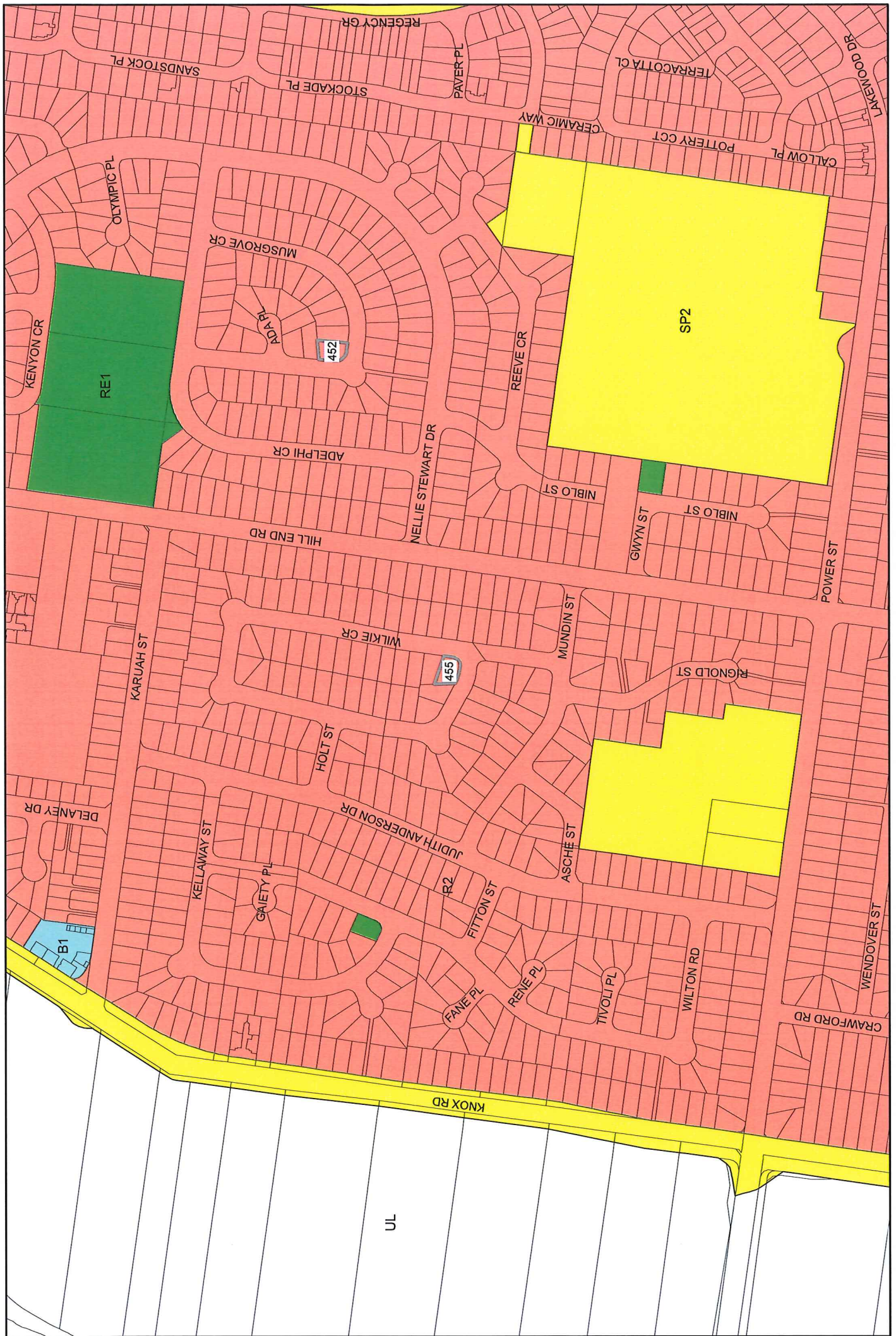
Reserve 455 Wilkie Crescent, Doonside

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.

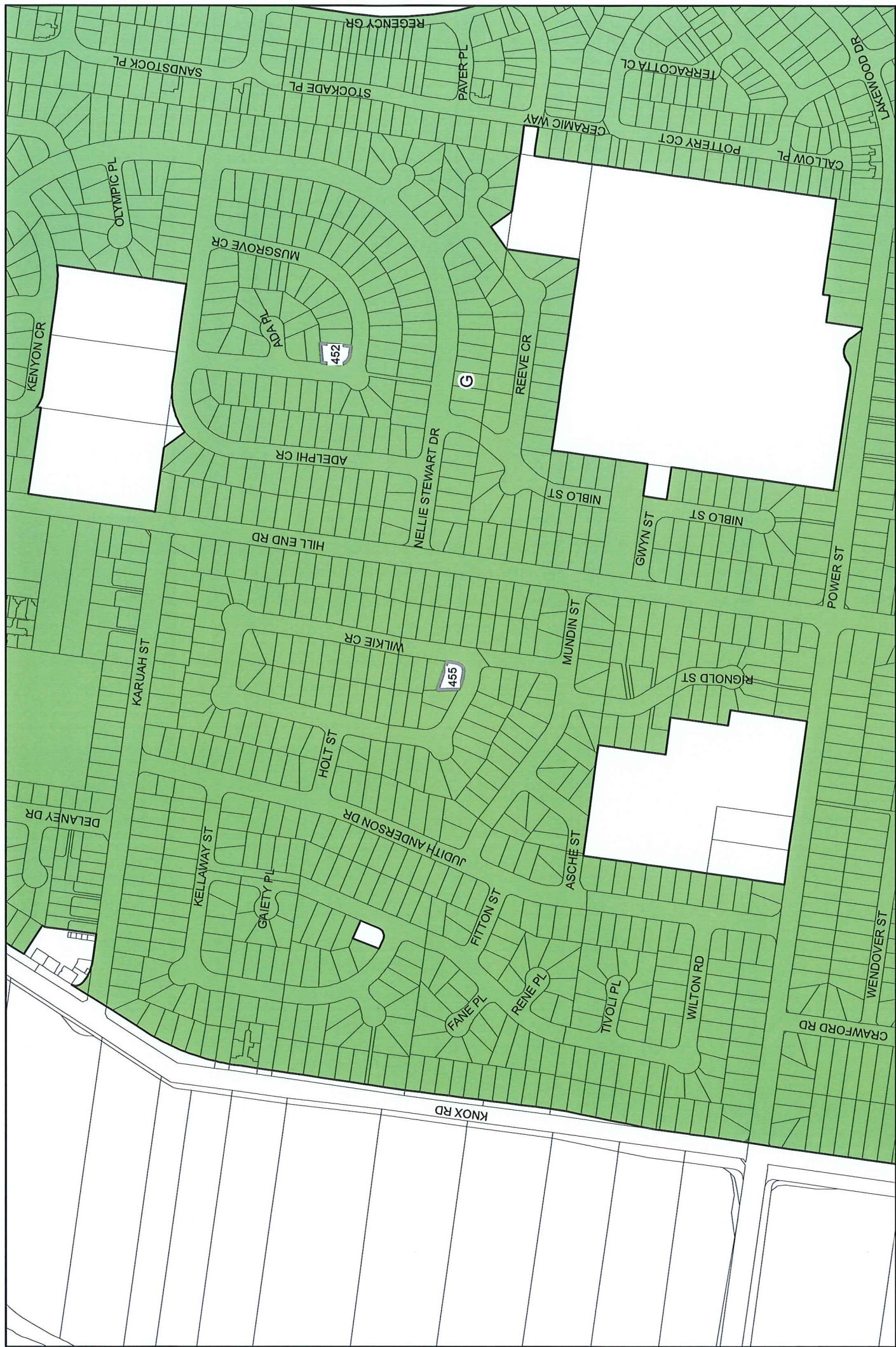




Reserve 455, Wilkie Crescent, Doonside
Current Land Zone

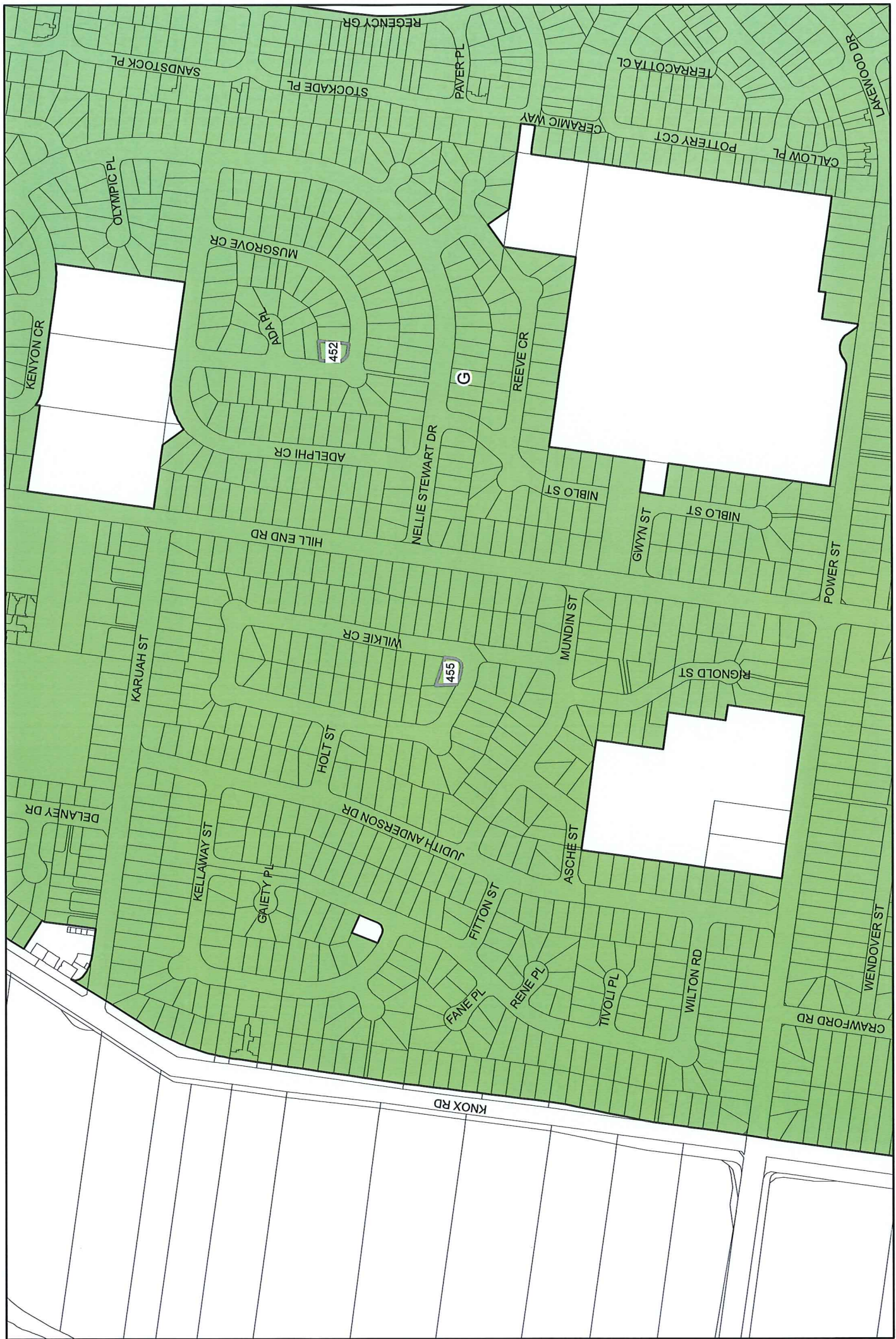


Reserve 455, Wilkie Crescent, Doonside
Proposed Land Zone

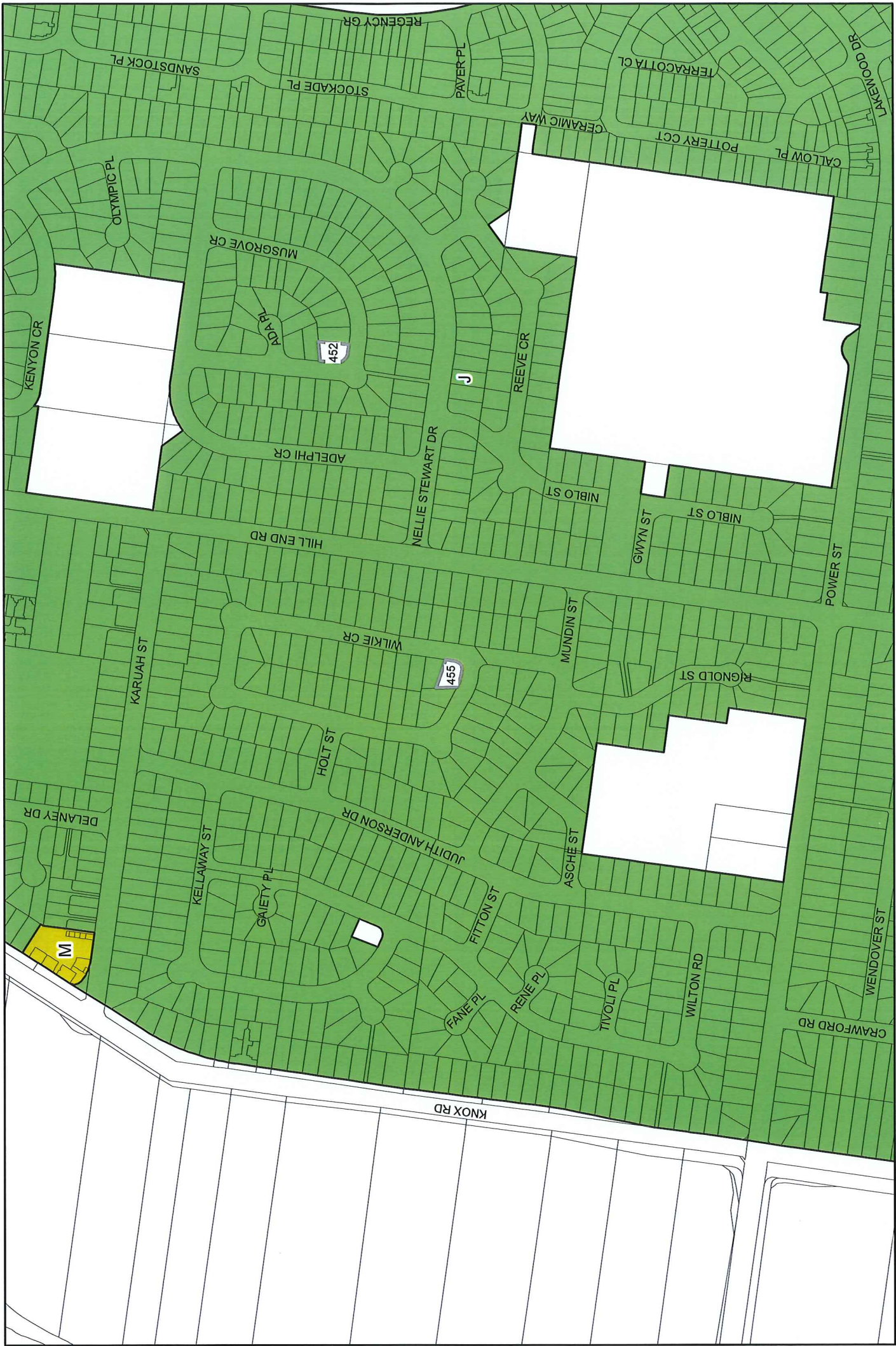


Reserve 455, Wilkie Crescent, Doonside
Current Minimum Lot Size

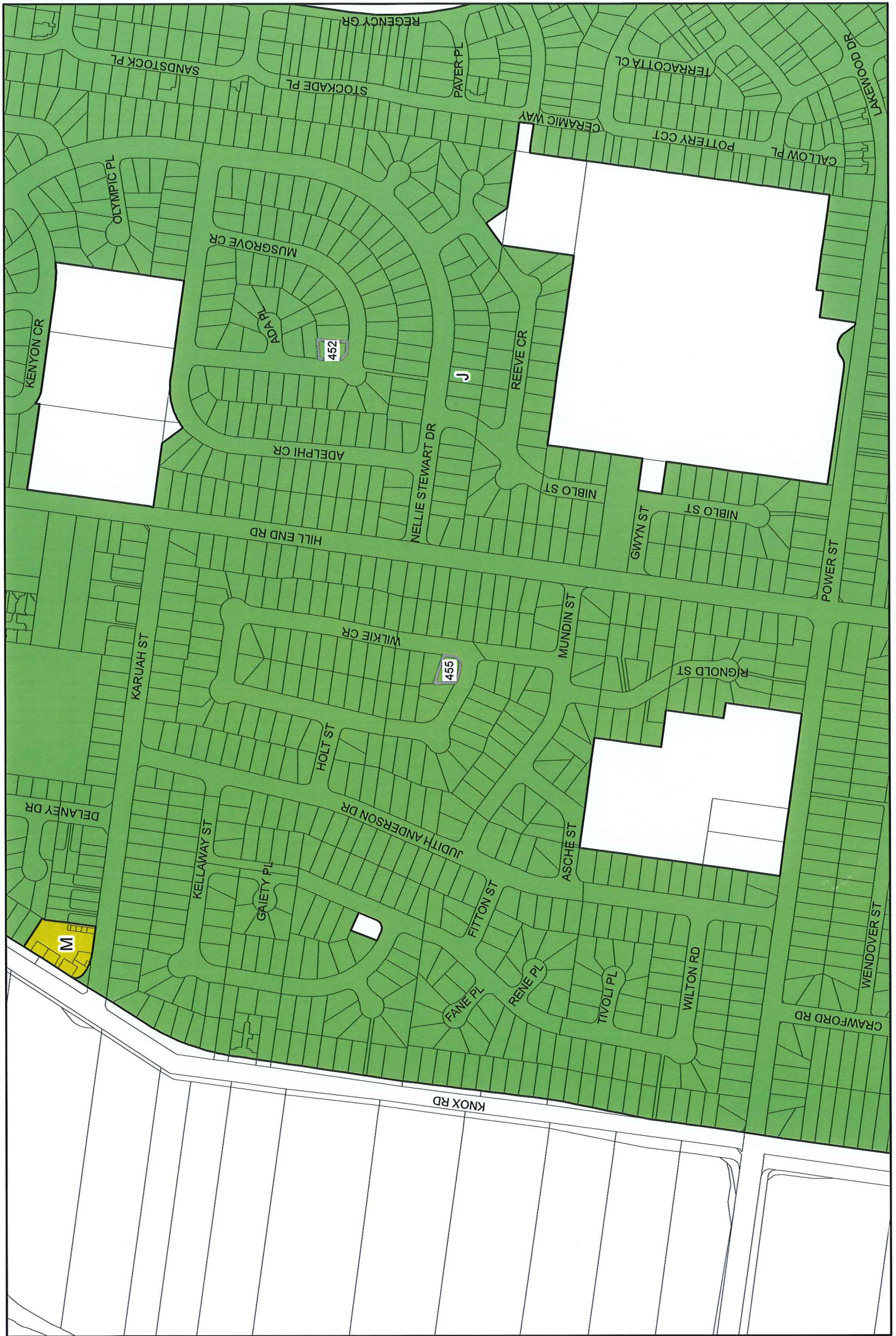




Reserve 455, Wilkie Crescent, Doonside
Proposed Minimum Lot Size



Reserve 455, Wilkie Crescent, Doonside
Current Height of Building

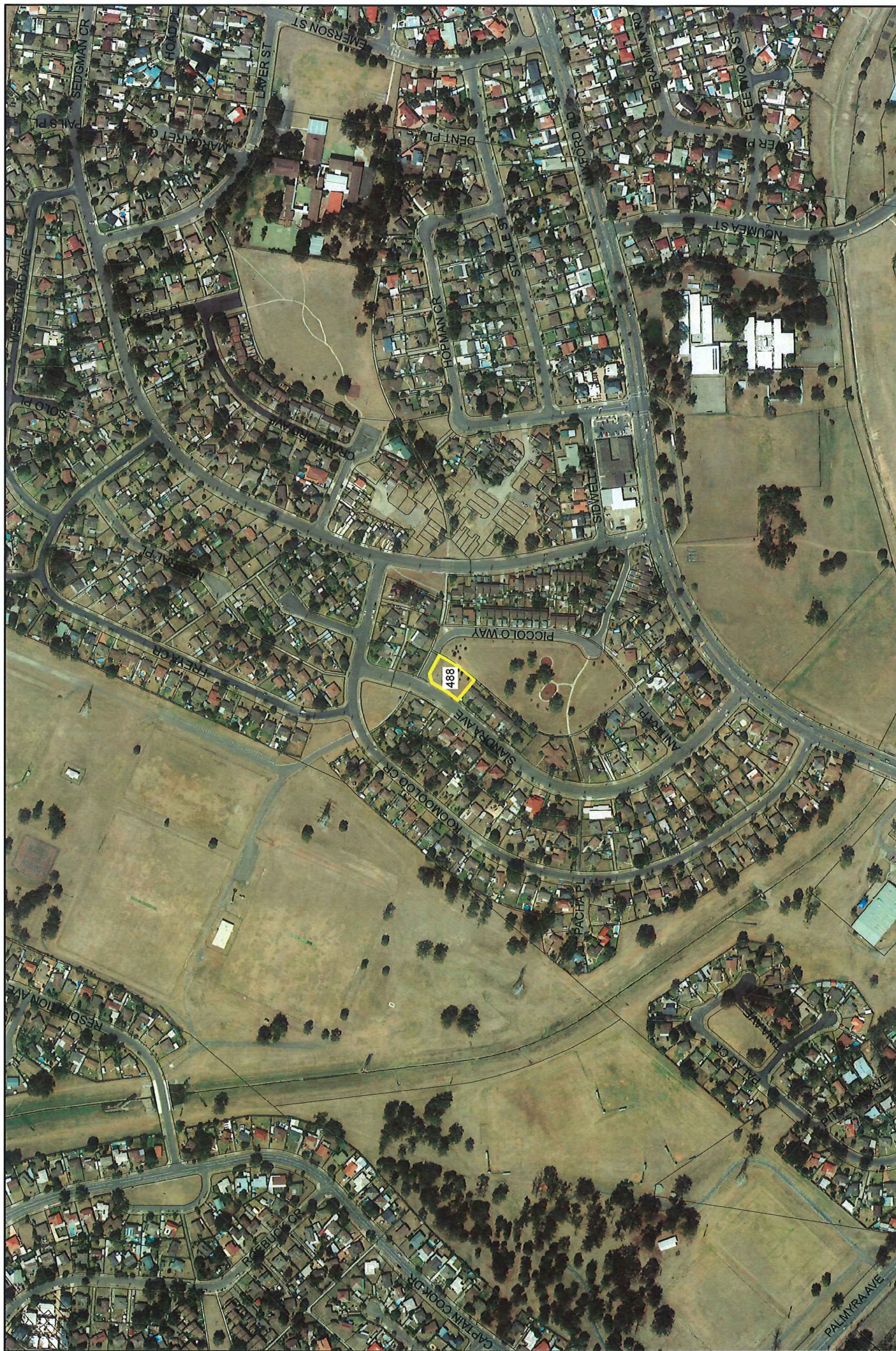


Reserve 455, Wilkie Crescent, Doonside
Proposed Height of Building

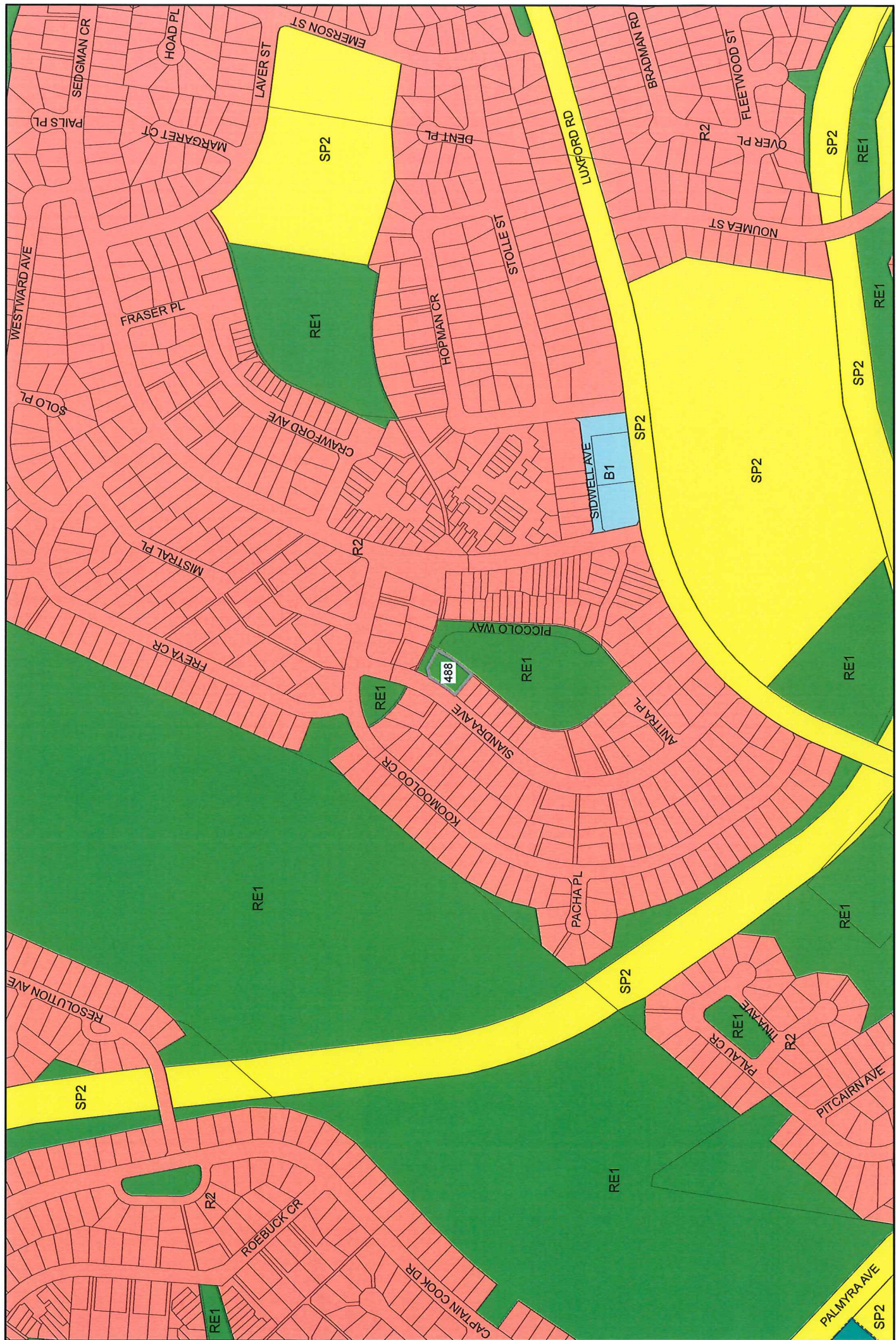
Reserve 488 Siandra Avenue, Shalvey

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.

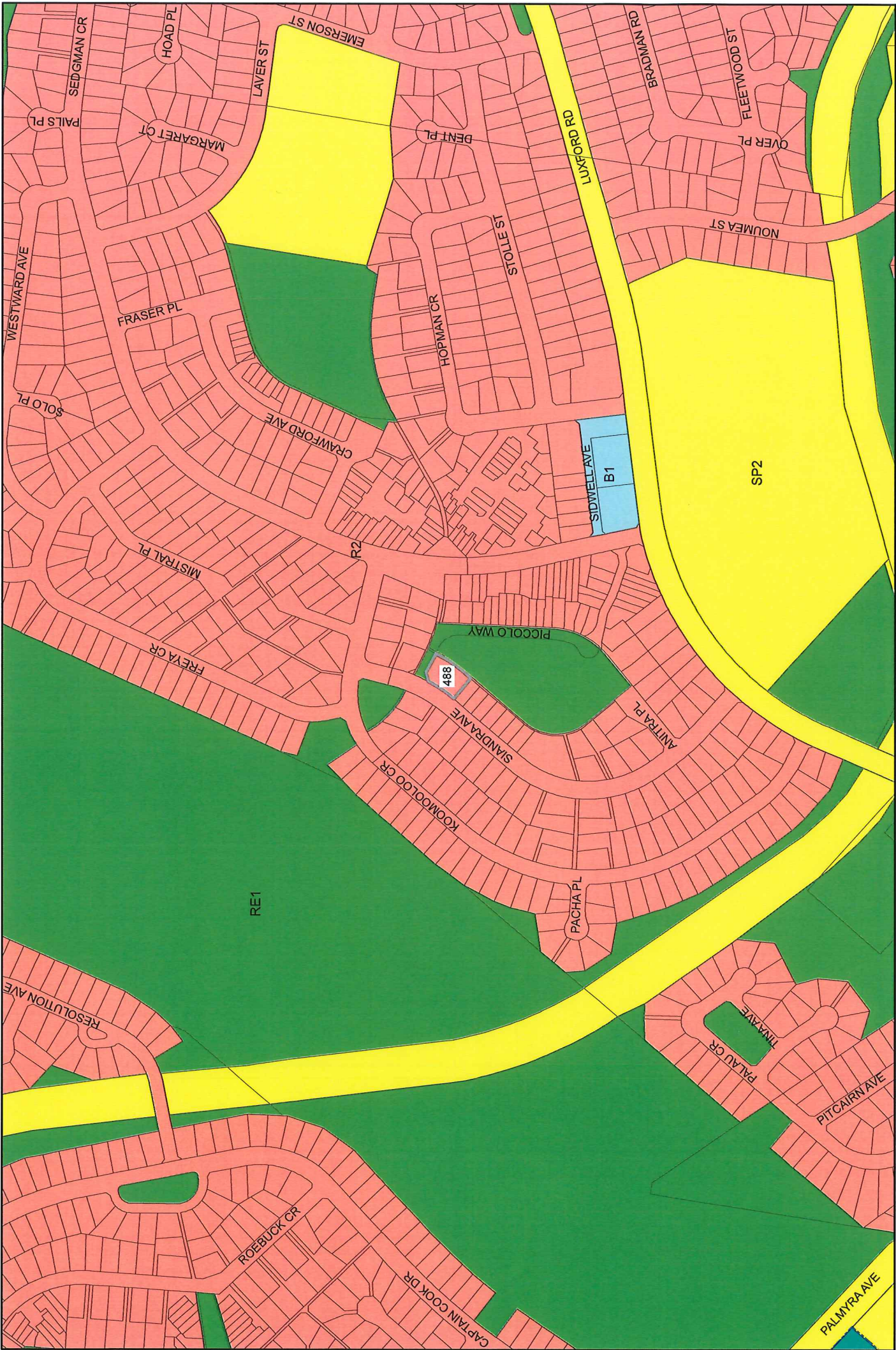




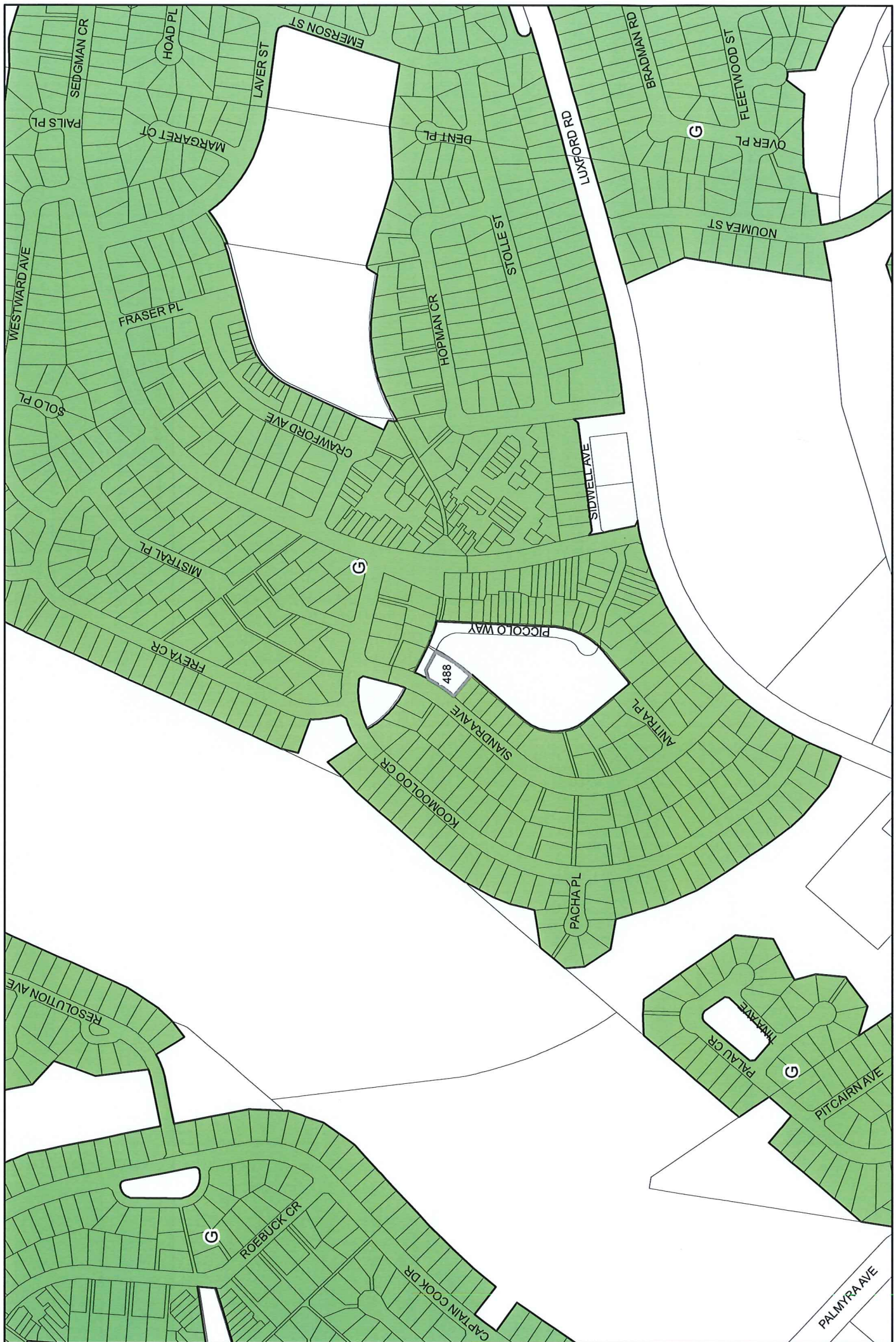
Reserve 488, Siandra Avenue, Shalvey
Air Photo Image - Copyright Sinclair Knight Merz 2014



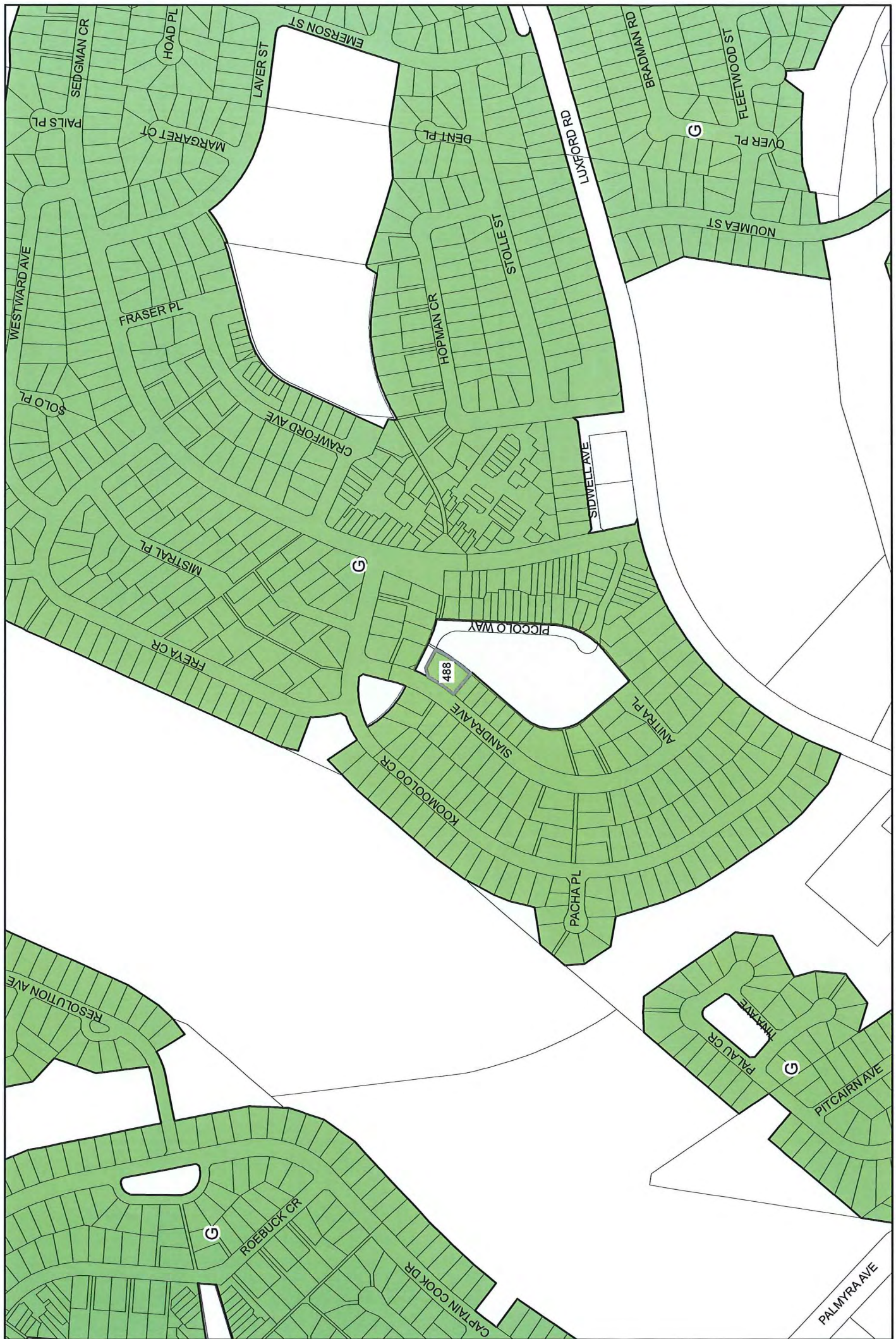
Reserve 488, Siandra Avenue, Shalvey
Current Land Zone



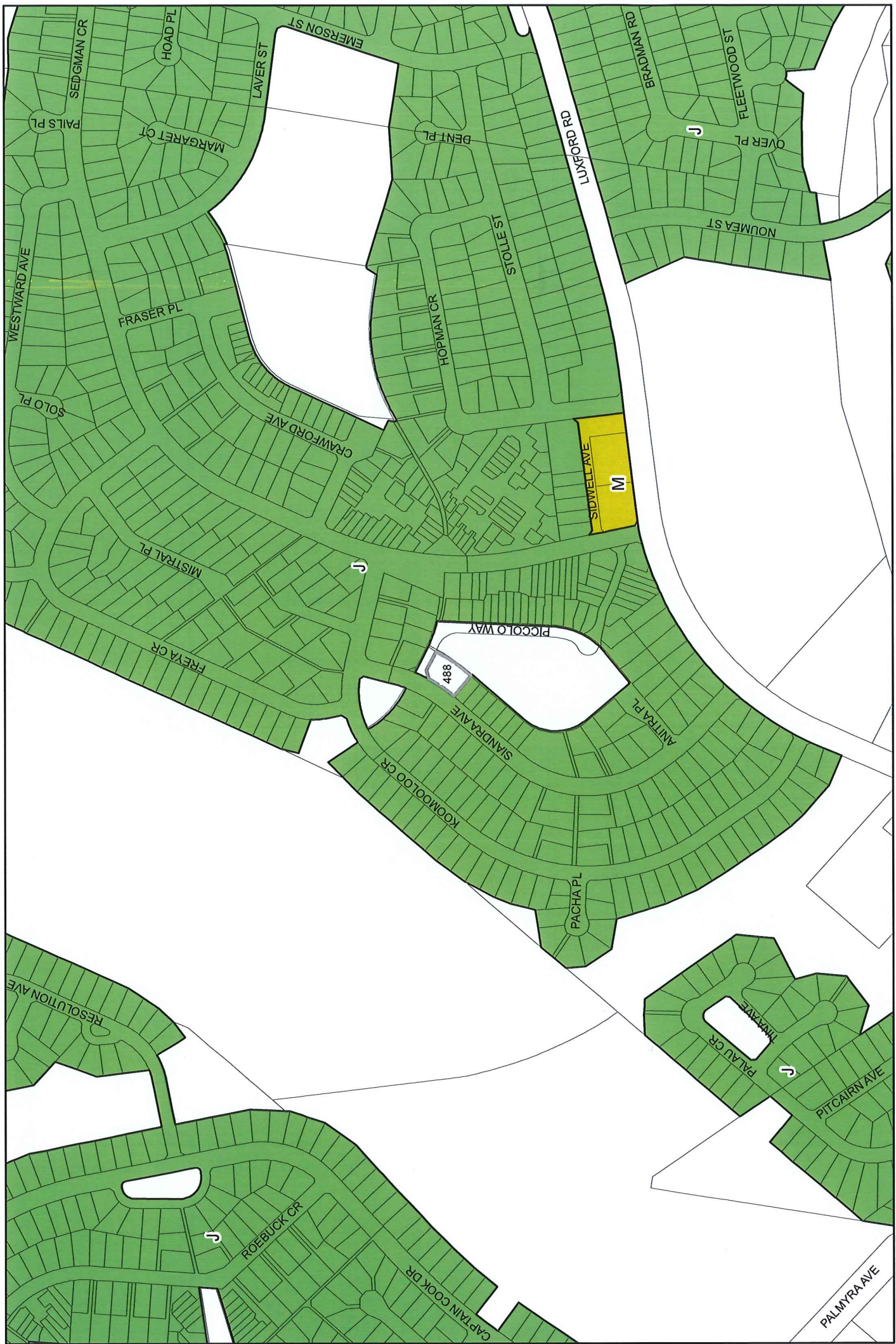
Reserve 488, Siandra Avenue, Shalvey
Proposed Land Zone



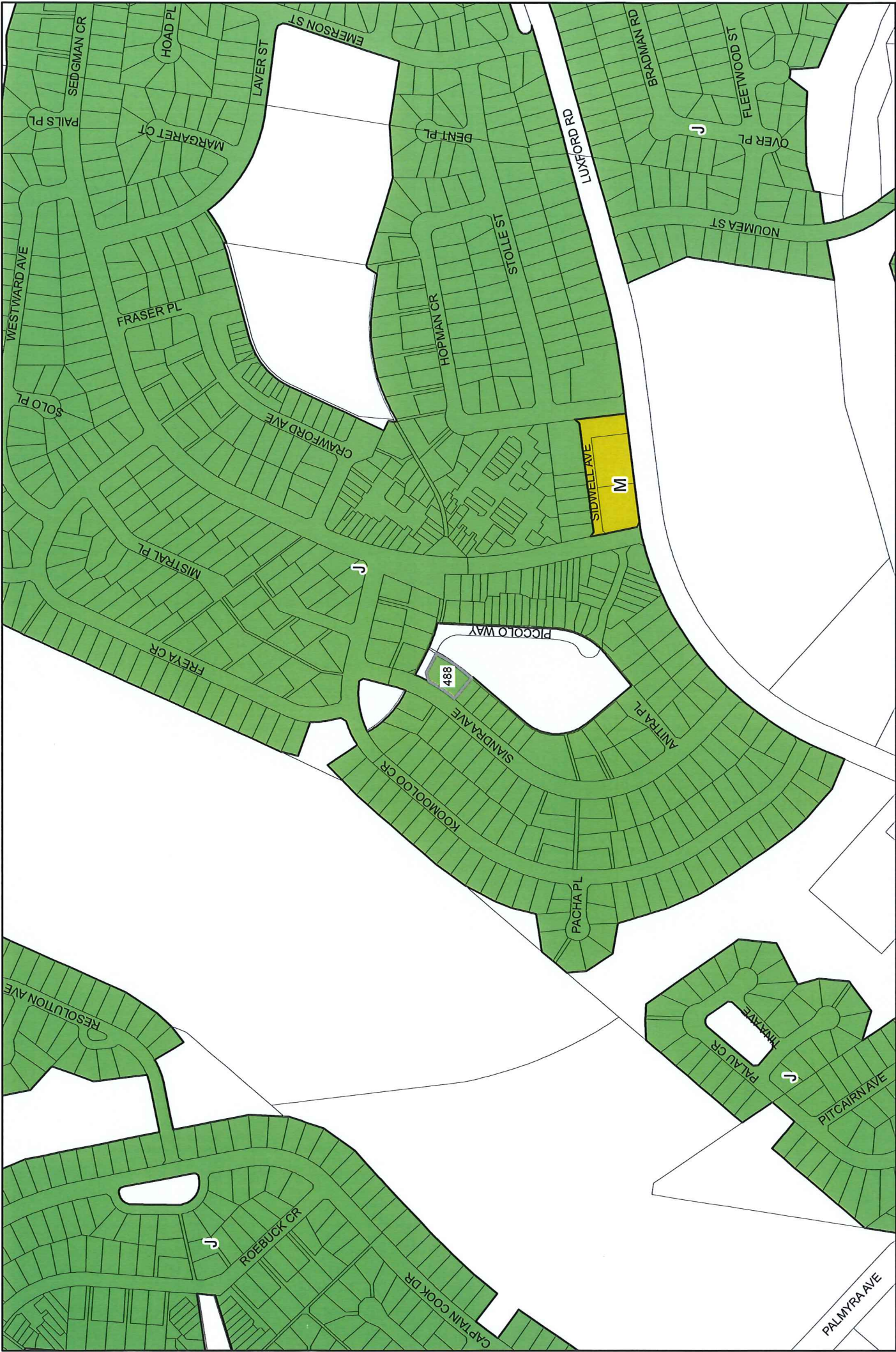
Reserve 488, Siandra Avenue, Shalvey
Current Minimum Lot Size



Reserve 488, Siandra Avenue, Shalvey
Proposed Minimum Lot Size



Reserve 488, Siandra Avenue, Shalvey
Current Height of Building



Reserve 488, Siandra Avenue, Shalvey
Proposed Height of Building

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.

