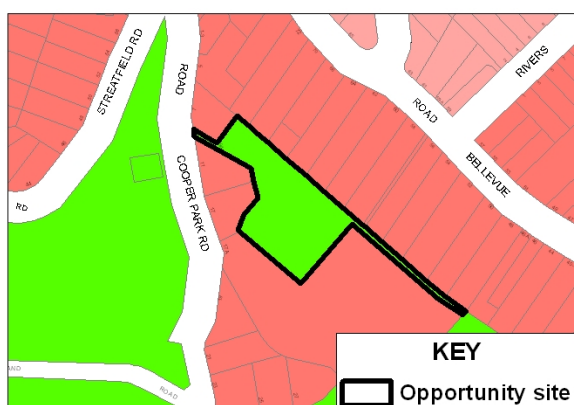


## Opportunity site summary

### Cooper Park bowling green: 9A Cooper Park Road, Bellevue Hill

This opportunity site contains one parcel zoned 6 Open Space. The site is owned by Council. The site is surrounded by low and medium density residential development.

Access to the site is restricted and the matter of vehicular access to the site will need to be satisfactorily resolved to allow redevelopment of any type on the site.



Planning changes for discussion:

	<b>Current</b>		<b>Proposed</b>
Zone	6 Open Space	to	R3 Medium Density Residential
Floor space ratio	–	to	0.75:1
Height	–	to	9.5m (2 storeys)
			<b>Net yield* = 16</b>

Key justifications for planning changes:

- The site is vacant and has not operated as a bowling green since Council took ownership. Notwithstanding, there are ongoing maintenance costs to Council, associated with security, demolition of buildings and vandalism etc.
- There are few sites in Woollahra of this size that are undeveloped. The site presents an opportunity to provide for a reasonable sized medium residential redevelopment, subject to resolution of access issues.
- It is likely the community will be concerned about the loss open space facilitated by the rezoning. Council will need to ensure that monies derived from the redevelopment of the site is directed back to other community open space provisions.

\* Net yield figures provided are estimates only