



2.5 TOPOGRAPHY

The topography within the Study Area is undulating with an east-west ridge line that runs along Castle Hill Road. This divides the Study Area into two distinct topographical areas with heights ranging between approximately 88-180 metres above sea level.

The resulting slopes exceed 10 percent. These areas have been nominated as lands at risk of landslip. The development of slopes greater than 10 percent and within landslip risk areas, requires alternative development and construction techniques and may limit the types of buildings that can be constructed.



Images illustrating the changes in topography within the Study Area

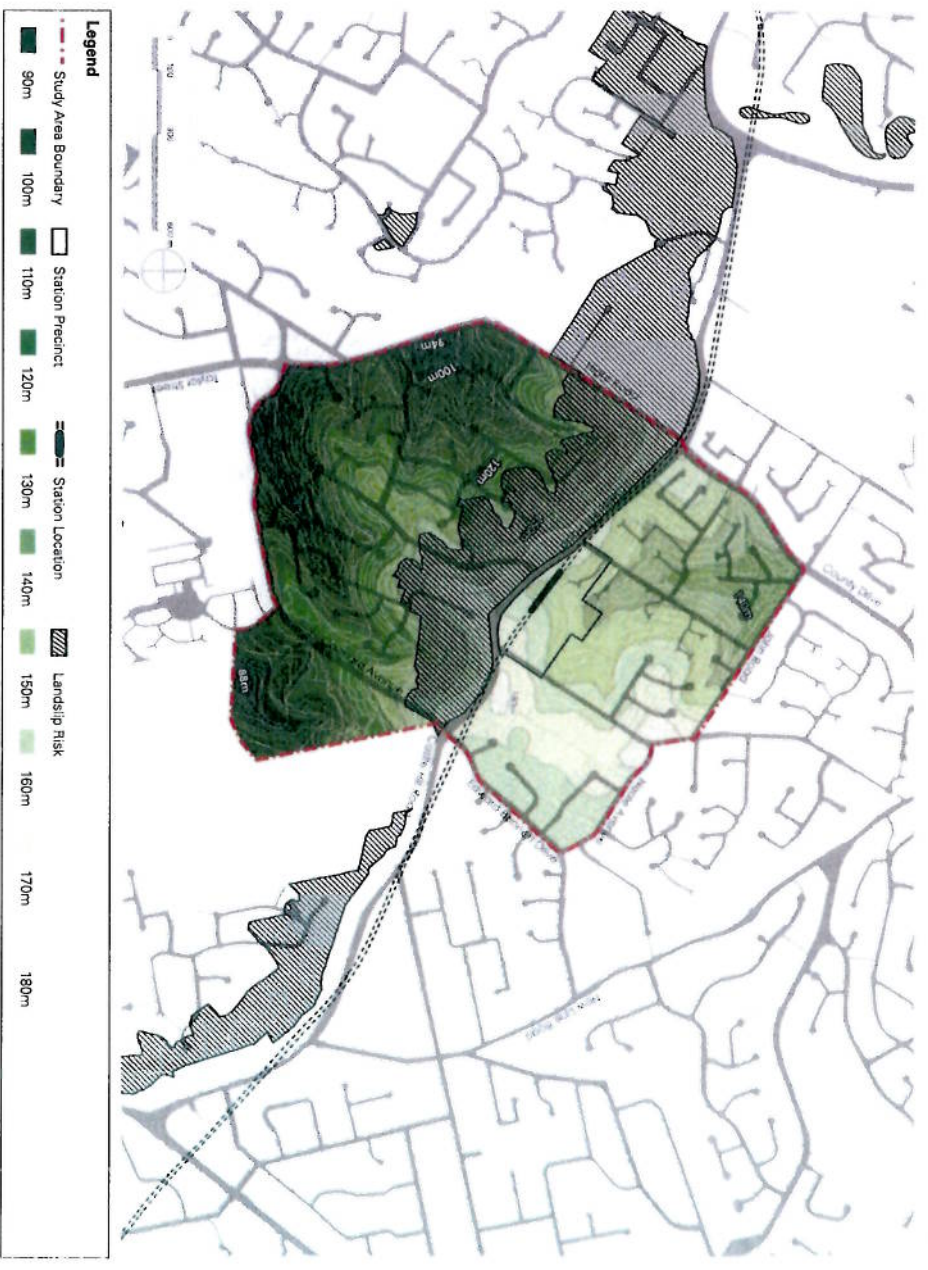


Figure 9 Topography within the Study Area

NURU CHERRYBROOK STATION, DRAFT STRUCTURE PLAN - PAGE 11



2.7 RECENT RESIDENTIAL DEVELOPMENT

The assessment of recent residential development includes development that has occurred over the last 15 years.

An analysis of recent residential development indicates that incremental low density residential development has occurred throughout the Study Area. Please refer to the images provided on page 7 that illustrates the character of the recent residential development.

Recent development is concentrated along Glenhope Road to the south of Castle Hill Road, and surrounding Robert Road and Ridgmont Close in the north of the Study Area. There have also been several recent development approvals for the subdivision of remaining undeveloped sites for residential development.

Consideration has also been given to the condition and age of the existing building stock and impact of these factors on the likelihood of land being redeveloped in the lifetime of the Draft Structure Plan. Recent development is considered a short to medium term constraint to development as the average life cycle of a building is generally 30-40 years. A high proportion of dwellings within the Study Area have been recently built and/or are of sufficient quality to be excluded as potential urban renewal/redevelopment opportunity sites in the short to medium term. Refer to section 4 for an overview of the opportunity sites within the Study Area.

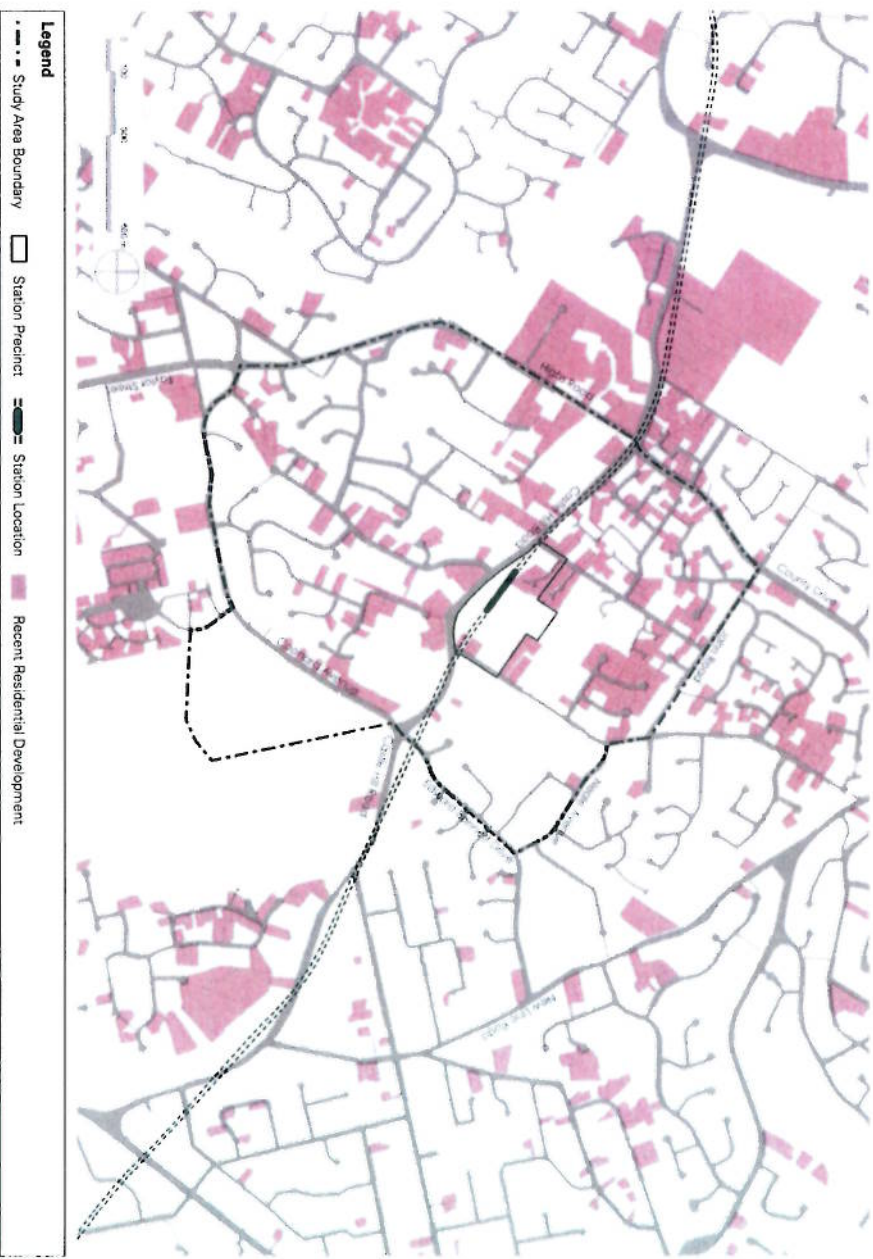


Figure 11: Recent Residential Development within the Study Area

