Rehabilitation of watercourse corridor as future open space will provide improved ecological connectivity and water quality.

This land is suitable for a conservation or open space outcome following development of balance site.

This land has been assessed as not suitable for development based on the following constraints:

- High Value and Medium Value Ecological Constraints
- Extreme slopes 1:3 (33.33%) or steeper (unless it's a small patch on its own that can be easily graded without affecting adjoining land parcel development options/ connectivity)
- Land above RL 60 (servicing issues and bushfire risk/ fire fighting capabilities and scenic amenity values)
- Within 30m from the outer bank of watercourse

**Development Statistics**

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Total Net Developable Area</th>
<th>Sub-Total Non-Developable Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban Neighbourhood</td>
<td>46,863 ha</td>
<td>46,863 ha</td>
</tr>
<tr>
<td>Sub-Total Developable Area</td>
<td>68,078 ha</td>
<td>59%</td>
</tr>
</tbody>
</table>

**Density Estimate**

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>High Density</th>
<th>Low Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>CW1</td>
<td>10.9</td>
<td>8.4</td>
</tr>
<tr>
<td>CW2</td>
<td>10.4</td>
<td>8.1</td>
</tr>
<tr>
<td>CW3</td>
<td>10.9</td>
<td>8.4</td>
</tr>
<tr>
<td>CNE1</td>
<td>20.4</td>
<td>13.3</td>
</tr>
<tr>
<td>CNE2</td>
<td>21.3</td>
<td>14.3</td>
</tr>
<tr>
<td>CSE1</td>
<td>13.3</td>
<td>9.7</td>
</tr>
<tr>
<td>CSE2</td>
<td>12.5</td>
<td>9.6</td>
</tr>
</tbody>
</table>

Assumes average 25% for Local Roads

Note: Density = Total Yield divided by Developable Area

Note: Increased density at a suburban scale may be suitable subject to amalgamation of properties together with an acceptable earthworks strategy and built form outcome

Note: a nominal non-developable area has been accounted for around all existing watercourses in density calculations.

Note: Density may be reduced to address bushfire mitigation as part of detailed planning for Di

**Legend**

- Courtney Drive Investigation Area
- Minor Residential Connector
- Key Local Road
- Local Road & Multi-Use Track
- Indicative Vehicle Bridge Location (subject to detailed assessment)
- Indicative Pedestrian/ Cycle Bridge Location (subject to detailed assessment)
- Bus Stop
- Watercourse (extent of development within 30m from the outer bank of watercourse to be determined, subject to detailed ecological and hydrological assessment)
- RL 60
- Existing Rural Zone Boundary
- Green Space Network (includes existing dwellings)
- This land is suitable for a conservation or open space outcome following development of balance site.
- This land has been assessed as not suitable for development based on the following constraints:
  - High Value and Medium Value Ecological Constraints
  - Extreme slopes 1:3 (33.33%) or steeper (unless it's a small patch on its own that can be easily graded without affecting adjoining land parcel development options/ connectivity)
  - Land above RL 60 (servicing issues and bushfire risk/ fire fighting capabilities and scenic amenity values)
  - Within 30m from the outer bank of watercourse

**A-Z of Features**

- Watercourse
- Recreational Open Space & 400M Catchment
- Suburban Neighbourhood
- Suburban Neighbourhood (Constrained)

**Development Statistics**

- CW1: 10.9
- CW2: 10.4
- CW3: 10.9
- CNE1: 20.4
- CNE2: 21.3
- CSE1: 13.3
- CSE2: 12.5

**Net Density Estimate**

- Average: 16.0
- Range: 12.2

**Notes**

- Increased density at a suburban scale may be suitable subject to amalgamation of properties together with an acceptable earthworks strategy and built form outcome.
- A nominal non-developable area has been accounted for around all existing watercourses in density calculations.
- Density may be reduced to address bushfire mitigation as part of detailed planning for Di.
Precincts & Character

Courtney West

• Characterised by its proximity to Conservation open space, its higher elevation (key areas of High Scenic Amenity Value), proportion of steeper land and a number of overland flow paths/waterways.

• Extent of development is subject to acceptable resolution of bushfire hazard through a management plan at development assessment stage and relies on the ability for amalgamation of sites to address bushfire management.

• Typically larger blocks and lower densities. Smaller lots are not acceptable due to the increased bushfire risk, unless it can be demonstrated that the yield is an equivalent outcome with the concept plan and visual amenity is not affected.

• Housing will respond to the steep slopes minimising the need for significant earthworks and any negative visual impacts such as large exposed retaining walls. Pole homes and split level slab on ground homes will be common (refer Council’s slope sensitive design guidelines). Some traditional/conventional housing outcomes may be acceptable adjacent to Courtney Drive where access is not an issue.

• Precinct wide approaches to land stability and access are encouraged to minimise excessive earthworks and engineered outcomes.

• Developers are encouraged to investigate alternate development approaches that are suited to the conditions, such as community title developments that utilise private roads to access more constrained land, or alternate local streets typologies such as one way loops and split level roads to minimise retaining/batters.

Courtney South East

• Characterised by its proximity to an existing residential neighbourhood of medium to large lots (approx 600-1200sqm), the extension of Courtney Drive to connect with Reserve Road, the Yaun Creek Corridor at the edge and the nature of the topography and slope.

• Higher areas of the precinct considered suitable for some significant earthworks, to reduce the amount of land above RL60 (unlock more development potential) and achieve an extension of Courtney Drive that improves the development potential and connectivity.

• Based primarily on slope, lot sizes similar to the adjoining residential area are the most appropriate response for the majority of housing in this precinct. Increased density at a suburban scale maybe suitable subject to amalgamation of properties together with an acceptable earthworks/landscape strategy and built form outcomes.

• Some smaller, more traditional lots sizes and forms are appropriate adjacent to the Yaun Creek corridor where land is flatter and the level of access to open space and public transport is greater.

• Housing will respond to an earthworks strategy minimising negative visual impacts such as large exposed retaining walls. Split level slab on ground homes will be common (refer Council’s slope sensitive design guidelines).

• Yaun Creek is considered an edge to the neighbourhood and a key character element, local roads and pedestrian and cycle networks must be designed to maximise visual connection.

Courtney North East

• Characterised by its proximity to established road and bus networks, open spaces (proposed and existing), gentle topography and the lowest elevations of the Investigation Area.

• Requires some road resumption to allow for realignment of Baileys Mountain Road, improving access and historic flooding issues for the whole investigation Area.

• Subject to detailed environmental and hydrological assessment and an amalgamated development site, realignment of an overland flow path to run adjacent to Baileys Mountain Road will allow for increased development opportunities and a high quality entry to the area.

• Lots should address Baileys Mountain Road (accessed internally) and a pedestrian and cycle link should be considered.

• Housing is at a suburban scale with larger blocks on steeper land and small lots or dual occupancy/multiple dwellings where on flat land with good access to open space.

• Characterised by its proximity to established road and bus networks, open spaces (proposed and existing), gentle topography and the lowest elevations of the Investigation Area.