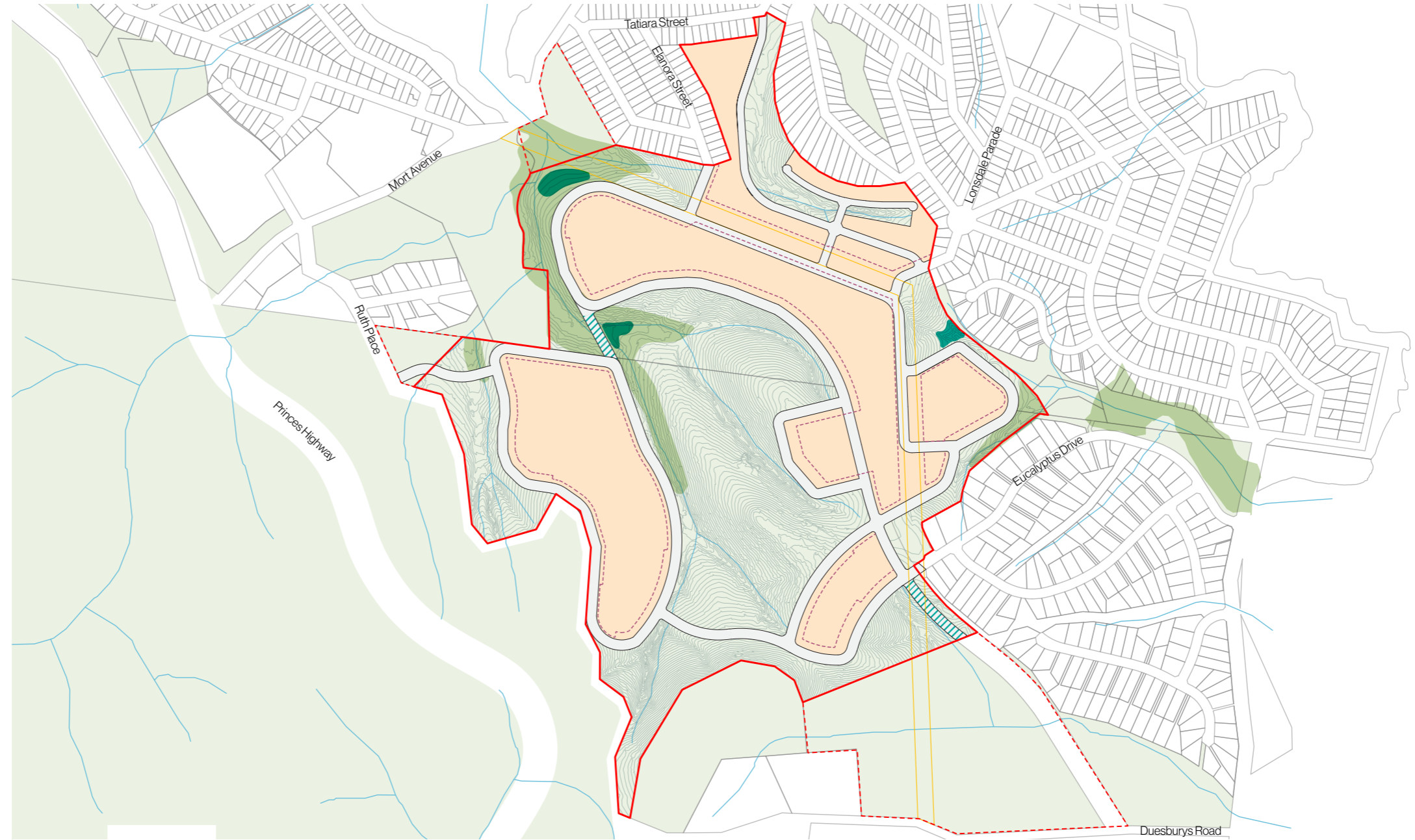


DALMENY LAND RELEASE AREA

Key Outcomes

- Minimise impact to local habitat, retaining hollow-bearing trees, endangered ecological communities, and wildlife connectivity
- Promote bushfire resilience with ring-roads, appropriate APZs, and multiple access points.
- Retain watercourses and riparian corridors for ecology and stormwater management.
- Retain bushland forest for potential passive recreation.
- Retain existing trees within developable area and introduce street tree planting.
- Limit development to landform with a topographic slope of less than 1:4 (or 25%)

	Total Area (Approx.)	Percent of Total Area
Dalmeny LRA	1,156,000m ²	100%
Subject Site	976,100m ²	84.5%
Developable Land	618,100m ²	53.4%
Retained Vegetation	632,800m ²	54.8%



Indicative lot yield of 300-480 lots.

LEGEND

- [Red outline] Site Boundary
- [Grey outline] Key Circulation and Perimeter Areas
- [Light green fill] Open Space
- [Yellow outline] Electricity Easement
- [Red dashed outline] Excluded from MP
- [Blue hatched fill] Potential Links
- [Pink dashed outline] Asset Protection Zone (pending confirmation)
- [Dark green fill] Indicative Wetlands (subject to detailed design)
- [White outline] Context Lots
- [Orange fill] Developable Area
- [Dark green fill] Threatened Ecological Community

Scale 1:10,000 @ A3
0m 50 100 250 500m

DRAFT MASTER PLAN DEC 2023