EMAIL TEMPLATE- DALMENY DRAFT MASTER PLAN

**To:** Eurobodalla Shire Councillors

**Who can make a submission:** anyone who has concerns about the potential impacts of the

development. You don’t need to be an expert.

**Write an email to all Councillors, relevant staff and the Mayor (addresses below)**

**What to say:** We encourage you to prepare something that is **unique to you**, as long

or as short as you like. You might want to draw from the following points.

Remember, a “submission” can just be a sentence or two – it’s up to you.

Email addresses to ‘copy and paste’

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Dear ESC Councillors,

I am a resident/ratepayer/holiday maker/regular visitor of the Dalmeny area.

I am writing to you about the proposed Draft Master Plan for the Dalmeny Land Release Area.

**Other points you could include:**

Please meet with the Dalmeny community about the development proposal to hear our concerns.

Please respond to my email.

I am opposed to the Draft for the following reasons:

**Select points that you feel strongly about from the following list.**

**We recommend that you don’t ‘copy and paste’ all of the points. Try to make your letter individual for greater impact.**

**Mummaga Lake and Dalmeny Beach**

* The proposed development is in the Lake catchment area with many waterways throughout.
* Clearing, construction and the importation of fill will increase the amount of runoff carrying pollutants into our lake water.
* Mummaga Lake and Dalmeny beach are the heart of our community and should not be placed at risk.
* Due to the layout of the Draft Master Plan, stormwater retention and mitigation works would have to be sited in a wetlands area and Endangered Ecological Communities (Swamp Oak Floodplain Forest, River Flat Eucalypt Forest, Swamp Sclerophyll Forest).
* These areas are nurseries for fish and other aquatic life.
* There has been no assessment of how the development would affect the Lake as this was omitted from the recent Estuary Management Plan.
* Mummaga Lake is classified as a sensitive Intermittently Closed and Opening Lake and Lagoon (ICOLL), and includes areas of Endangered Coastal Salt Marsh and the nesting sites of Endangered Shore Birds (e.g. Hooded Plover and Pied Oystercatcher).
* The area is already a known flood zone with roads, the Dalmeny Fire Shed, and many houses affected when storm events coincide with high tides. An increase in stormwater from this development could be disastrous.

**Increased risk and impacts of fires:**

* The development site is on bushfire-prone land, surrounded by State Forest.
* The layout of the Master Plan is spread out, with a long perimeter facing the bush, which is the opposite of what the RFS guidelines recommend.
* The land is sloping and the draft Plan would place homes on ridges, which increases fire risk
* Fire Management of the area, including clearing for asset protection, and planned burns will have serious impacts on the threatened species living there.

**Housing**

* This proposal doesn’t address the specific housing needs of our area.
* To lower property prices through increased supply, all the lots would have to come on the market at once, and there is no incentive for developers to do this.
* This proposal won’t help with affordable housing, rentals or smaller homes for people wanting to downsize and age in place.
* The area already has many 3-bedroom family homes, which often stay on the market for months. This isn’t the type of housing we are lacking.
* The new houses would be very expensive to build as they will require a high fire rating.

**Traffic**

* I’m worried about the safety of my children walking on our street with all the extra traffic from the development, especially because Dalmeny does not have footpaths.
* Trucks and construction vehicles will damage local roads, create noise and risks to pedestrians.
* Some of the proposed roads are in areas that flood, or on drainage lines.

**Lack of Services**

* We are being asked to sacrifice something we love about Dalmeny without the benefits of additional services.
* There is already a shortage of GPs, Allied Health, childcare, parking, road upgrades and footpaths.
* In peak holiday periods the Dalmeny campground alone has 500-600 people. This proposal would potentially see an extra 1000 residents year-round. Our roads, parking, shops and beach infrastructure were not designed to cope with this number of people.

**Threats to threatened species and ecological communities:**

* This proposed development would clear Yellow-bellied Glider and Glossy Black Cockatoo habitat. These species depend on connected mature forests and cannot afford to lose more habitat.
* ESC is supposed to be committed to protecting local Yellow-bellied Glider populations.
* Individually retained trees do not provide the same habitat value as forests.
* This Plan does not avoid the areas where threatened species have been observed or provide connected corridors.
* Road construction and slope stabilisation works, introducing dust, mud and weed seeds, will have a drastic impact on the Endangered Ecological Communities, because roads and housing are proposed on land sloping severely towards these vital zones.