

23<sup>rd</sup> February 2018

Victorian Planning Authority  
Level 25, 35 Collins Street  
MELBOURNE VIC 3000

Dear Sir / Madam,

**Re: Amendment C234/Pakenham East Precinct Structure Plan**

I have downloaded and studied your reports and maps regarding the proposed Pakenham East as well as attending a “drop in session”. I have studied 2016 census data. I have driven along Mt Ararat Road North & South. I have considered relevant information on the Cardinia Shire Web site.

The documentation states the northern boundary of the proposal is the high voltage power line easement. The plans however show the proposed area extending north of the easement. Why is there this inconsistency? It is a VERY big step to propose continuing the urban sprawl north of the high voltage power easement.

The land between Abrehart Road and Deep Creek on your maps does not show any zoning. Why is this? Being adjacent to your proposed project it is important to know what this is to be used for to help the community make an informed comment on the proposed project.

There is no report on transport not only for the proposed project but also the impact the proposal will have on other towns that rely on freeway usability such as Warragul, Drouin, Garfield, Bunyip, Koo Wee Rup and Pakenham. All of these towns are rapidly increasing in population.

I asked at the “drop in session” what the current population of Pakenham was – none of the representatives could answer my question. I came away with the feeling that **this proposed project had been designed without thought of consequences beyond its boundaries.**

Australian Bureau of Statistics 2016 Census shows 76.4% people travelled to work by car and the Cardinia Shire web site states 55% of residents travel outside the Shire to work. The pressure on roads within Pakenham such as Racecourse Road is already resulting in banking up 75% or more of the length of Racecourse Road in the mornings as one example. Getting off the Freeway traffic is often banked well back on the Freeway.

On Wednesday 7<sup>th</sup> February a normally 30 minute trip to Berwick turned into 1 hour 45 minutes due to an accident near Clyde Road. Ok accidents happen but there is no way off the freeway – hundreds of vehicles were held up. I understand that at the same time there was a serious accident on the Princes Highway, the only other alternative, also preventing travel westbound. If the roads cannot cope even with traffic now what will it be like in coming years?

The Pakenham railway station carpark is full and overflowing week days. Taking a train, even mid-morning results in standing room only (and not much of that) for those getting on after Beaconsfield. I did mention the station parking issue at the “drop in session” and was told there will be a track along the railway so people can ride bicycles or walk and not have to use cars. 2016 Census – only 7% of people in postcode 3810 went to work by train and 1% walked to work.

Driving along Mt. Ararat Road it is obvious that the road is not a natural barrier to continuation of the urban sprawl. It would not be long, if the proposal is approved, before there are demands the

sprawl continue and consume Nar Nar Goon and beyond. I understand developers are already anticipating this by buying land.

Looking at a map of Melbourne it is evident the urban sprawl is over represented on the east side.

**It is my view the project should not proceed and instead a suitable site found on the Northern or Western sides of Melbourne that does not have the transport problems that we already have and which are continually increasing.**

**I draw your attention to the following two extracts:**

**Cardinia Shires Liveability Plan 2017 – 29, page 18**

**ensuring preservation of farming land rather than being taken *up by development***

**Herald Sun Friday 23 February 2018 – page 1.**

**“The Nation’s independent infrastructure advisor warns that if unchecked urban sprawl is allowed to continue, Melbourne is in danger of “losing its prized place as the most liveable city in the world” “**

Yours sincerely,

[Redacted signature]

[Redacted contact information]

I think you chose an unfortunate time of year to seek community comment with many families just returning from holiday and busy sending children off to school and getting back to work. The time allotted for consideration is also very short in my opinion to allow proper discussion within the community for such a major proposal.