

Pakenham East Precinct Structure Plan (PSP)

An informal meeting was held by the Nar Nar Goon (NNG) Progress Association on the 13th Feb 2018 at the NNG fire station to discuss the Pakenham East PSP. The following points were raised:

POSITIVES:

- Creation and extension of native corridors along Hancocks Gully and Deep Creek to proposed retarding basin/wetland areas
- Creation of 2 x local parks/open space to hilltops along ridge line preserving the landscape skyline
- Connectivity of walking/bike paths along railway reservation into the precinct

NEGATIVES:

- Lack of consideration for any future transition between urban Pakenham East precinct and the more rural NNG region along the eastern boundary
- Narrow focus of the Victorian Planning Authority (VPA) and Council in relation to the PSP and only development works within that boundary
- Lack of any basic forecasting of traffic flow and the potential impact on NNG rural road network
- Lack of any basic forecasting on the use of the NNG railway station and it's carpark, our schools and kinder
- Assumption made by VPA representative that majority of movement will be to the west (towards Pakenham township) without any basic modelling/presentation
- No paths connecting east towards NNG township however walking/cycling paths are proposed to connect west towards Pakenham via railway reservation
- Any development of the precinct must be in conjunction with state and local government infrastructure coming on line. Failure to do so will put pressure on the limited rural services available in NNG including our schools, public transport and sporting facilities
- Deliberate omission of proposed development bordering the PSP within the Cardinia Lakes estate bordered by Deep Creek (east), Atlantic Dve/Abrehart Rd (west), Superior Waters (north) and Princes Highway (south). This does not enable the community to take a cohesive overall perspective of the development of this area
- Development of land north of the transmission lines. As there is an arbitrary boundary to the east (Mt Ararat ridgeline), there should be a northern boundary. This should remain the transmission line easement that currently exists westward towards the Pakenham township
- Loss of significant vegetation and habitat, particularly along the Princes Hwy to make room for road duplication and 4 x traffic signalled intersections
- No proposal for a Pakenham East train station to service precinct and a lost opportunity to work in conjunction with the PTV train maintenance yard currently under construction directly to the south
- Concerns over the visual impact of the multi storey high density housing proposed (up to 4 storeys). Preference for this type of development not to be sighted on high ground. Lack of assurance as to the quality and appearance of these dwellings. We are of the understanding that building approval is at the discretion of Council officers. An example discussed was the visual impact, location and appearance of the multi-storey dwellings to the entrance of Cardinia Lakes estate (RHS of Windermere Blvd/Princes Hwy)
- Lack of freeway access ramp to directly service the Pakenham East precinct
- Short time frame in which a submission can be made in particular toward the end of the summer holiday period