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I am writing this submission with regard to the proposed Pakenham East Precinct (PSP1210 Pakenham East Precinct Structure Plan). My submission will raise issues which I foresee as having a detrimental impact on the environment, as well as my health and lifestyle, as my property is on the west side of Ryan Road. I will also detail positive aspects of the proposal.

The area bounded by the east side of Ryan Road through to the west side of Pinehill Drive, as well as Johanna and Fairway Courts, has all been low-density housing, which is why I bought in this area four years ago. Homes in this area reflect this low-density lifestyle with open spaces, and many properties have small numbers of livestock. I see the development of the east side as an obstacle to this, as there will be increased traffic, both person and vehicular, on Ryan Road, thereby increasing the risks of keeping livestock. I also believe that this proposal will increase environmental noise, pollution and the potential risk of motor vehicle accidents. All these issues will affect my health, the environment and financial wellbeing. I left the suburbs and moved into a semi-rural environment because of my extremely bad Asthma.

There is no way of assessing the impact on the property prices in the area with the development of the Pakenham East Precinct, especially with the changing of the housing density to Housing Interface 2 - to the east side of Ryan Road from the highway through to Canty Lane - and from Canty Lane to the railway line changing to Housing Interface 1. Turning Ryan Road into a connector road, with an estimated 4,000 vehicles per day, will increase the noise and pollution in the precinct through increased traffic and human noise, due to the higher-density living, which will impact greatly on the area.

The land included in the proposal, on the east side of Ryan Road, between Princes Highway and Canty Lane, is set on a flood plain and has always had a small building envelope because of this. I have witnessed significant flooding of the area, when water has overflowed from Deep Creek into Ryan Road. Many properties are known to be unable to use their land closest to Deep Creek over the winter months, as it is too wet.

I have not seen any surveys/studies conducted on the environment or wildlife in the area. The tawny frog mouth owls, kookaburras, rosellas, growling grass frogs and a copious amount of other animals/birds, all of which we see in and around our property, will be seriously harmed or killed, due to the removal of their habitat from the area.

The changing of the density of the land on the east side of Ryan Road to Housing Interface 2, will increase the number of local roads required to move traffic out of that area into Ryan Road. Your proposal does not address whether there will be a limit on the number of local roads joining onto Ryan Road between Princes Highway and Canty Lane. These additional roads will directly impact on the low-density and vegetation overlay that my property is currently zoned.

In the original draft proposal, the land on the east side of Ryan Road, between the Princes Highway and Canty lane, was not included. This would be the preferred outcome, as it allows for the whole area to

remain low-density. However, if this is not possible, I would like to see it maintained as Housing Interface 3, which we understand to be a minimum of 2,000 square metres per block.

The changing of Ryan Road to a Connector Road 3 with a 24-metre-wide surface, is totally inappropriate. I understand from your diagram on page 88 of the proposal, that the road will be two lanes wide with a bike path, footpath and parking bays running both east and west sides of the road. In your diagram, there is no mention of which way the diagram is facing (i.e. where is North?). I fail to understand why there needs to be a footpath on both sides of the road. More importantly, however, is the inclusion of the parking bays on both sides of the road. Firstly, our property is in the low-density area and parking bays certainly do not fit in with this scheme. Secondly, as per the diagram, the appearance of the street scape appears harsh and needs to be softened. Thirdly, in increasing the density from ten houses in Ryan Road to approximately one hundred houses, the proposal does not address that most households will have two or more cars each (approximately two hundred cars or more) and no provision appears to have been made for the additional streets joining onto Ryan Road, nor does your proposal allow for sufficient parking requirements on the person's own property or for local roads to be wide enough to allow for parking in front of these newly-created properties. In Council's proposal, there is no mention of the types of traffic speed reduction devices to be used. This will become an area of high risk. Furthermore, with all the increased traffic in Ryan Road coming from the proposed high-density housing in the Pakenham East Precinct, I feel this will negatively impact my access to my low-density, lifestyle property.

However, I do feel that the proposal does take into account the need for public spaces and this seems to have been addressed. There is a great positive in the creation of a small shopping precinct, as this allows for increased employment in the area, which is always a good thing for the community. I do like that there are plans for both government and non-government schools in the area. I see this as a progressive step, as choice of schooling is important.

In conclusion of my submission, I would hope that my lifestyle and property value are both protected. I hope that my concerns about the road interface bounding my property and the changing of the housing density on the east side of Ryan Road are taken seriously and that more satisfactory outcomes are reached. Due to the nature of this proposal, my lifestyle choice is being taken from me. I bought my property four years ago and moved in two years ago, to live in low-density housing. I believe that the changes to Ryan Road to a high-density environment will affect the beautiful street and the large elegant housing and blocks. I love it when people comment on this hidden oasis. The changes you have proposed will affect the environment, the wildlife and will definitely affect my asthma/health.

*I'll need a temporary extension of two weeks as I had not received the environmental and impact study last week, when I rang and requested it. I have also tried to email my request but it keeps on bouncing back, as undelivered*

*Two people on Ryan road had not been informed of the changes or of the meetings at the library. Could there be more people that don't know?*

Regards

