

## **Amendment C234 Cardinia Planning Scheme.**

### **Pakenham East Precinct Structure Plan PSP**

I am lodging this submission regarding the Pakenham East Precinct Structure Plan.

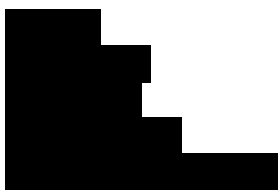
#### **POSITIVES:**

- Creation and extension of native corridors along Hancocks Gully and Deep Creek to proposed retarding/wetland areas.
- Creation of 2 local parks/open space to hilltops along ridge line preserving the landscape skyline
- Slope management build
- Increased setback along eastside Deep Creek
- 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 Nar Nar Goon region along the eastern boundary
- Lack of forecasting in not already having developed a Strategic Plan and clear Town boundary for Nar Nar Goon especially when Pakenham East PSP is 2 kilometres west from Nar Nar Goon Township. And when other small towns in area have Strategic Plans already developed,
- Total disappointment at lack of demonstrated foresight, consideration or mention of the Pakenham East PSP on the overall future of Nar Nar Goon Township especially when the bulk of land to be developed is within Nar Nar Goons postcode.
- Narrow focus of the Victorian Planning Authority (VPA) and Cardinia Council in relation to the PSP and only development works within that boundary.
- Lack of any basic updated forecasting of traffic flow and the potential impact on Nar Nar Goon rural road network.
- Lack of any basic forecasting on the increased traffic flow and use of Nar Nar Goon railway station its carpark and roads around location. Railway owned land adjacent to Station currently up for sale now, would be ideal for extended carpark to deal with increased traffic. Pakenham Railway Station currently at carpark saturation with cars parking along Railway Ave almost up to Racecourse Road. New housing development directly north of Pakenham Railway Station/Henry St/ Racecourse Rd corner already impacting on traffic flow in this area. Increased traffic from Pakenham East will only add to this issue, resulting in increased traffic options at Nar Nar Goon.
- Lack of any basic forecasting on the increased numbers swell for schools and Kindergarten. Schools already running at capacity. Currently State Primary School at capacity no plans to extend.
- Assumption made by VPA representative that majority of traffic movements from Pakenham East PSP area will be towards the west of Nar Nar Goon. Traffic flows have already increased due to peak time gridlock in the Racecourse / Baldhill Roads area of Pakenham. Traffic already travel the NNG freeway entrance / exit ramps then west back along Princes Hwy.
- No paths connecting east towards Nar Nar Goon Township however walking /cycling paths are proposed to connect west towards Pakenham via railway reservation.
- Any development of the precinct must be inconjunction with state and local government infrastructure coming on line. Failure to do so would put pressure on the limited rural services available in Nar Nar Goon including 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 Drive/Abrehart Road (west), Superior Waters (north) and Princes Hwy (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 Pakenham Township.
- Loss of significant vegetation and habitat, particularly along Princes Hwy to make room for road duplication and 4 x traffic signalled intersections.
- No proposal for a Pakenham East train station precinct and a lost opportunity to work in conjunction with Public Transport Victoria train maintenance yard which is currently under construction directly to the south. Lack of forecasting for an additional off / on freeway ramp, no consideration demonstrated regarding the increased daily rail movements impact on Racecourse/Baldhill Roads/Freeway exit peak times gridlock.
- PTV heavy truck construction traffic currently travel through Nar Nar Goon. Overall truck movements B-Doubles/Semi Trailers have increased through Nar Nar Goon. Already high volume horse transport traffic on racedays/nights.
- Major concern with visual impact and character of multi storey high density 4 storey housing blocks.
- Lack of assurance as to the quality of build and total appearance of these dwellings. An example already exists which support our concerns, anxiety regarding this issue. The entrance to Cardinia Lakes Estate right hand side Windermere Blvd/Princes Hwy, is an example of poor location, ugly visual impact walkup multi storey high density, with an overall appearance of how multi storey dwellings look. Under no circumstances do I support 4 storey potential prison block type dwellings and cannot see the justification on the area. I am of the understanding that building approval is at the discretion of Council Officers.
- Timing of consultation period and short time frame in which PSP was released. Taking in school holidays period, school return, very busy end of holiday period.
- Total numbers/options of government subsidised social housing not shown or forecasted in Pakenham East PSP area.



23 February 2018