

I'm writing this submission for the Pakenham East PSP. I have attended both information sessions held at the Pakenham library.

My concern is the land sizes. Block sizes are roughly going to be between 300 – 700m².

Many of the estates in the Cardinia and Casey Shires are quite small for habitation. All these estates seemed to be aimed at first home buyers due to the small size and inexpensive prices. The average being between 400 - 600m². There are many families and 2nd or 3rd home buyers that would like larger blocks of land to be able to build their homes for growing families and have a lifestyle. Blocks being over 900m².

The concern with the smaller block of land is even though you can build a large home being a 2 storey. You are still having to be so close to the border of land and therefore your neighbour. With the constant smaller blocks comes more congestion with traffic and people. Not enough infrastructure is built to keep up with the demand.

I would like to see a section of the estate released as larger blocks of land and not just the areas that can't be sold eg the area that will be under the powerlines.

Around the borders of the PSP in my opinion would be a suitable location, due to the larger blocks on the border of Ryan Road. I'm sure many of the households don't want small blocks on their fence line when they have purchased a lifestyle of large blocks of an acre or more.

With the large lots shouldn't the character of that area be preserved.