I attended the drop in session held at Nar Nar Goon Soldiers Memorial Hall on the 13th February 2018.

I am writing to voice my concerns regarding this development.

- Road infrastructure: Assumption made by VPA representative that majority of movement will be to the west (towards Pakenham township) without any basic modelling/presentation. With the addition of 4 proposed stop lights along the Princes Hwy and no provision for an on/off ramp on the freeway, getting to the Pakenham township will add to the travel time. During peak times it takes up to 20 minutes to get through the stop lights and with the addition of 4 proposed stop lights will only add to the pressure. I would expect road users to double back from the Pakenham East precinct towards NNG in order to access the freeway as it is quicker and easier, rather than used the route prescribed in the PSP which is via Pakenham.

- V/Line Train service: Commuters travelling by rail will discover that it is quicker to travel to NNG to catch the V/Line service rather than drive to the Pakenham Station. Having 22,000 people discover this is going to put enormous pressure on the V/line service. There has been no consideration for a railway extension into the Pakenham East area.

- With an estimated 22,000 people expected for Pakenham East, the 3 primary schools which will each cater for around 500 children will not seem to be enough to service this area. This will again force people into NNG to access schools that have the country charm and are small in comparison to these large schools. The High School which has been allocated space is one of the last things to be built, again putting pressure on existing education facilities in the area.

- Pakenham Aquatic Centre: contains a 25m pool, small heated pool and toddler paddling pool. This facility is already under strain and is not big enough to service the area now. Add 22,000 residents and this facility will suffer along with the people who use it. There is no consideration for an aquatic centre in the new Pakenham East area or for the expansion of the current aquatic centre which could clearly use a 50mm pool and a hydrotherapy pool for elderly and recovery patients etc.

- 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. All development proposed for the other side of the transmission lines should be amended.

- Heritage protection: While it is good to have a plan to protect heritage sites, it seems developers have no consideration of heritage zones with in our area. I refer to an article printed in the Pakenham Gazette 31/01/2018 where a house that was to be protected under the heritage scheme was demolished. It only shows that developers are here to make a quick dollar with no respect to the environment and the history of the area. The Council was slow to act and the developer was quick to move.

- Loss of significant vegetation and habitat, particularly along the Princes Hwy to make room for road duplication and 4 x traffic signalled intersections.

- 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)

- Short time frame in which a submission can be made in particular toward the end of the summer holiday period

Regards
Council laments history lost

By Bonny Burrows

Cardinia Shire Council is “disappointed” to learn a property of significance has been torn down.

A 1920’s house at 140 Ryan Road, Pakenham, which sits within the land proposed for the new Pakenham East suburb, was bulldozed late last year by Parklea Developments.

The council has condemned the property’s demolition, with its general manager of planning and development, Andrew Paxton telling the Gazette the council had sought to introduce a heritage overlay to protect the property as part of the Pakenham East Precinct Structure Plan.

“Unfortunately, the demolition of the property has occurred prior to the introduction of the proposed heritage overlay, which forms part of the draft Pakenham East Precinct Structure Plan currently on exhibition,” Mr Paxton said.

“The actions by the developer are disappointing since the council communicated that proposed planning controls were soon to be introduced to protect this property.”

All that’s left of the property. 177069

Andrew Facey of Parklea said all works undertaken were by the book.

He stressed all the approvals to enable the land at 140 Ryan Road to be cleared had been signed off prior to the commencement of work.

“We got a demolition permit six months ago and it was pulled down three months ago,” Mr Facey said.

He said the house was in no condition to be saved.

“That old house was a danger and full of asbestos,” Mr Facey said.