

Pakenham East Development Plan

To whom it may concern,

As residents of the Ryan Road precinct, we felt that it was imperative to voice our concerns over the Pakenham East Development Plan proposal.

We purchased our property nearly 10 years ago for the lifestyle that it offered, larger land sizes, less congestion and traffic, the surrounding environment and wildlife that the area attracts and it's close proximity to the township, yet far enough away that most locals are not even aware that the area actually exists.

For these reasons, we are making a formal objection to the proposed planning application and we would like you to consider the following points below, relating to the current low residentially zoned area –

- All adjoining roads through to the new estate to be contained to the new estate and not allowing a connection into the Ryan Road precinct.
- All traffic in the Ryan Road precinct is for the existing residents and their guests, also considering that the existing residents funded the sealing works along a section of Ryan Road between Canty Lane and Pine Hill Drive.
- All blocks/subdivisions facing onto Ryan Road are kept consistent with the low residential area at a minimum lot size of 1-acre blocks, as this also encourages a different demographic of purchasers, who are usually owner occupied, rather than investment properties.
- No off-street parking along Ryan Road or the current adjoining streets as it will only encourage traffic to stop unnecessarily.
- No construction in the flood zone areas along Deep Creek through to Canty Lane.
- Review of the amount of traffic lights between Nar Nar Goon and Ryan Road, Pakenham.
- Review of a freeway entry/exit point directly into the new estate.

We hope you take everything into consideration as this not only relates to environmental issues, it is also a major safety concern for all residents and families from the local Childcare Centre on Ryan Road.

Kind Regards,

████████████████████

████████████████████