

Victorian Planning Authority

Level 25

35 Collins Street

Melbourne 3000

To whom it may concern,

We are greatly concerned about the planned development of Pakenham East and the lack of consideration to the established residences of Ryan Road, Pinehill Drive, Fairway Court & Johanna Court, Pakenham.

We all bought properties in this low density zoned area, outlaying large mortgages to secure a more relaxed lifestyle on one to two acres of land.

We understand that there is a desire to accommodate the ever-increasing population of Melbourne and there will always be a cost for this, be it reduced open space to greater volumes of traffic.

However, my wife and I object to the establishment of a high density residential area so close to Ryan Road and, the ramifications to the land owners who currently live on Ryan Road and in the adjoining area. The impact to their lifestyle will be significant. At the time of their purchase, they could not have foreseen what was planned for the triangle of land south of Princess Highway and to the east of Ryan Road.

Whilst we acknowledge that development of some sort will be inevitable, we strongly urge the planning authority to consider implementing the following:

- That the properties on the east side of Ryan Road maintain their low-density zone and only allow properties that are at least one acre in area.
- Maintain use of Ryan Road only for current residences and have all access points to the new development on the east side of Ryan Road via the Princess Highway. The increase in the volume of traffic along Ryan Road will have a major impact on the lives of landowners who currently live on Ryan Road and in the adjoining streets.
- Ryan Road residences do not need nor require space for off street parking since their properties can accommodate visitor's vehicles.
- That consideration should be given to the already over congested roads of Pakenham itself. Racecourse Road/Koo Wee Rup Road/Bald Hill Road is a traffic nightmare as well as McGregor Road to the west of Pakenham township. With the population increase to the east of Pakenham, the current infrastructure will not be able to cope. Pakenham East residences will require transport to get to the township of Pakenham to access such vital services as the railway station since it is unreasonable to expect people to walk the 5 kilometres or so to get there. We note that on any given weekday, it is impossible to gain a parking spot to catch the train from Pakenham Railway Station.
- Consideration be given to the significant amount of native flora and fauna that will be impacted by rezoning a low density zoned area to one of significant increase in traffic and congestion and the deletion of the open spaces. We are concerned that such species as the

growing grass frog and the numerous species of bird life will be forced to compete with others for limited space.

We urge you to reconsider developing Ryan Road to accommodate the proposed residential development to the east of Ryan Road and thereby respect the rights of the current landowners who chose to purchase in this low-density area for lifestyle reasons.

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