



19/02/2018

**Victorian Planning Authority**  
**Level 25, 35 Collins Street,**  
**MELBOURNE Vic 3000**

To Whom it may concern

**RE:- Amendment C234, and Pakenham East PSP**

We are quite unhappy with the development proposed by this Amendment, principally because of the destruction of the peaceful environment in which we now live, and threatened by the introduction of over 7000 new homes on lots of generally much less than 600 sq metres. We have derived this information from the "Pakenham East FAQs" leaflet which has been circulated, together with data include in the proposed amended documents.

We acknowledge that the proposal limits lots abutting the east side of Ryan Road southerly from Canty Lane are to be not less than 700 Sq metres but we also note that if the figures quoted of 16.5 homes per hectare results in lot sizes of 606 Sq metres. To remain more in keeping in context with current development on the west side of Ryan Road, we suggest that these new lots on the east side should be not less than 1000 SQ. Metres, and limited to not more than one home on each lot, and also provision for parking of cars on site for not less than 2 cars, or the number of bedrooms plus 1. This would help to alleviate the roadside car parking as currently predominate on such areas as the Cardinia Lakes Estate, on the north side of the Princes Highway, about 1.5 kilometres to the west.

We know that current house lots sizes are down to 300 Sq. Metres in Cardinia Shire (e.g., Pakenham Race Course subdivision) and on enquiry to a Sales Person there one day, we were advised that Council would not permit us to buy and consolidate in title two adjoining lots to make one of 600 sq. Metres. We could not find out why.

We believe that such small lots, with minimum spaces between walls of houses on abutting lots, and minimal available spaces for children to play, let alone for garden plots will eventually lead to slum like areas.

The inevitable increase locally in traffic is also a worry. We have found on several occasions that the amount of traffic exiting the bypass at the Koo Wee Rup Road junction and heading north along Race Course Road is such that it can take over 20 minutes to travel from the Bypass to our home via Race Course Road and the Princes Highway, and that it can be much quicker and less stressful to continue on to the Nar Nar Goon exit and returning along the Highway. The increased traffic from 7000 new homes does not bear thinking about.

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We also are concerned what the extension easterly of Pakenham's development will have on businesses on small towns further east, such as Nar Nar Goon, Tynong, and Garfield, none of which are well served by convenience shopping, supermarkets etc., and appear to be slowly stagnating. Bunyip, which is the next further west, at least has an IGA supermarket, but apparently not even a newsagent.. Should not, or could not the development proposed by this Amendment be moved accordingly to one or other of these areas, tuis providing a much needed local stimulus for further development? And the land itself would be much cheaper.

Yours faithfully,

