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**TOWN PLANNING APPLICATION | 71 RACECOURSE ROAD  
PAKENHAM, VIC**

**PROPOSED SERVICED APARTMENTS**





urban context | PROJECT INTRODUCTION / LOCALITY PLAN

This report has been prepared to accompany a planning permit application to Cardinia Shire Council for a commercial development at 71 Racecourse Road, Pakenham VIC 3810.

The total development site has an approximate 103.7 m on the Northern boundary, 42.89m to the West, 105.3m to the South & 18.65m to the East. The overall site area is 2757 m<sup>2</sup>. Currently the existing sites is an empty lot, next to single storey club house (Cardinia Club) and three storey commercial building (Mercure Hotel). It is proposed to develop a three storey services apartments and additional 45 carparks at rear with all existing vegetation to be removed.

The site is located in General Residential Zone (GRZ and GRZ1). Retail, commercial activities, public transport services and parks, are all within close proximity. Excellent public transport infrastructure is readily accessible with two train stations, Pakenham Station (1.2 km) and Cardinia Road Station (7.8 km).



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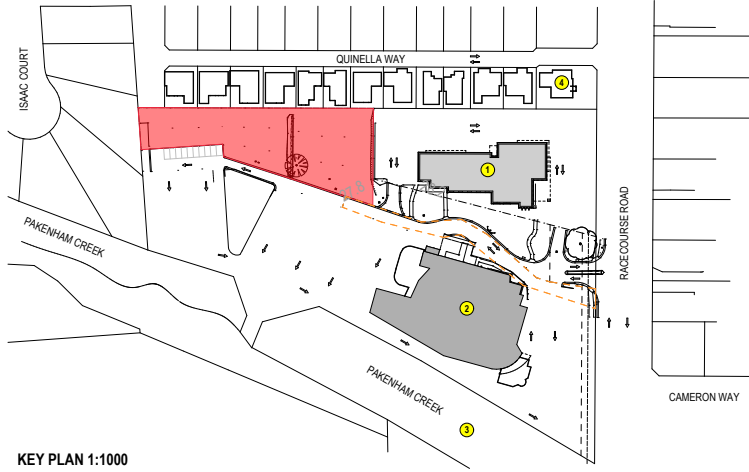
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T	23/07/2024	Final Working Application
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PROJECT  
PROPOSED SERVICED APARTMENT DEVELOPMENT  
71 RACECOURSE ROAD, PAKENHAM  
DRAWING TITLE  
LOCALITY PLAN



SCALE	N.T.S @A3	DATE	MAY 2023
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KEY PLAN 1:1000



1. MERCURE HOTEL  
3 STOREY COMMERCIAL BUILDING



2. CARDINIA CLUB  
SINGLE STOREY COMMERCIAL BUILDING



3. PAKENHAM CREEK  
ENVIRONMENTAL SIGNIFICANCE



4. 79 RACECOURSE ROAD  
SINGLE STOREY RESIDENTIAL BUILDING



EXISTING SITE CONDITIONS



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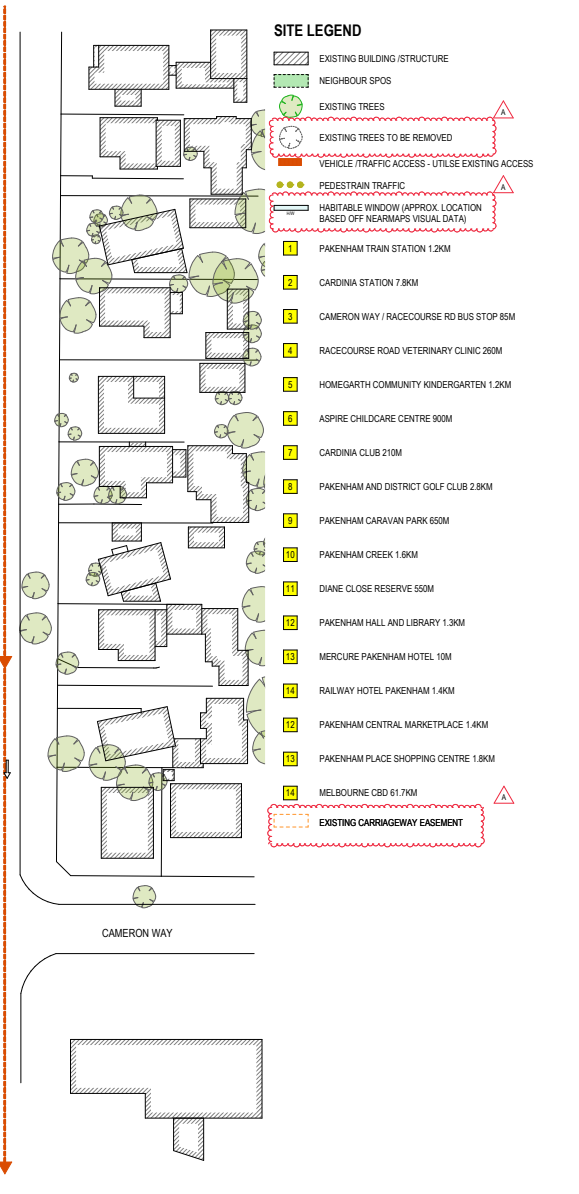
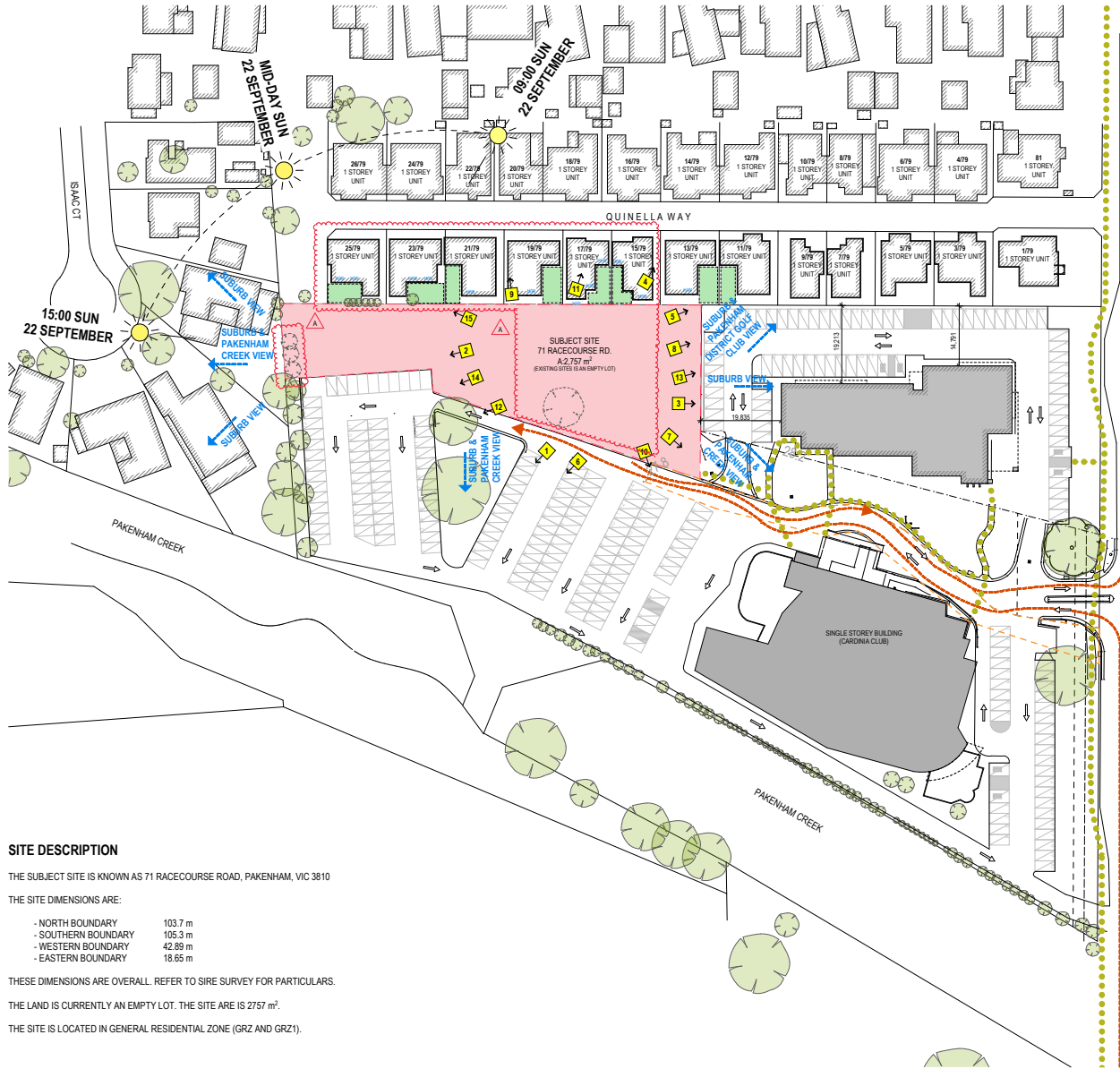
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PROJECT PROPOSED SERVICED APARTMENT DEVELOPMENT  
71 RACECOURSE ROAD, PAKENHAM  
DRAWING TITLE EXISTING STREET PHOTOS

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**SITE LEGEND**

- EXISTING BUILDING /STRUCTURE
- NEIGHBOUR SPOTS
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- VEHICLE /TRAFFIC ACCESS - UTILISE EXISTING ACCESS
- PEDESTRIAN TRAFFIC
- HABITABLE WINDOW (APPROX. LOCATION BASED OFF NEARMAPS VISUAL DATA)
- 1 PAKENHAM TRAIN STATION 1.2KM
- 2 CARDINA STATION 7.8KM
- 3 CAMERON WAY / RACECOURSE RD BUS STOP 85M
- 4 RACECOURSE ROAD VETERINARY CLINIC 260M
- 5 HOMEARTH COMMUNITY KINDERGARTEN 1.2KM
- 6 ASPIRE CHILD CARE CENTRE 900M
- 7 CARDINA CLUB 210M
- 8 PAKENHAM AND DISTRICT GOLF CLUB 2.8KM
- 9 PAKENHAM CARAVAN PARK 650M
- 10 PAKENHAM CREEK 1.6KM
- 11 DIANE CLOSE RESERVE 550M
- 12 PAKENHAM HALL AND LIBRARY 1.3KM
- 13 MERCURE PAKENHAM HOTEL 10M
- 14 RAILWAY HOTEL PAKENHAM 1.4KM
- 12 PAKENHAM CENTRAL MARKETPLACE 1.4KM
- 13 PAKENHAM PLACE SHOPPING CENTRE 1.8KM
- 14 MELBOURNE CBD 61.7KM
- EXISTING CARRIAGEWAY EASEMENT

**SITE DESCRIPTION**

THE SUBJECT SITE IS KNOWN AS 71 RACECOURSE ROAD, PAKENHAM, VIC 3810

THE SITE DIMENSIONS ARE:

- NORTH BOUNDARY 103.7 m
- SOUTHERN BOUNDARY 105.3 m
- WESTERN BOUNDARY 42.89 m
- EASTERN BOUNDARY 18.65 m

THESE DIMENSIONS ARE OVERALL. REFER TO SIRE SURVEY FOR PARTICULARS.

THE LAND IS CURRENTLY AN EMPTY LOT. THE SITE AREA IS 2757 m<sup>2</sup>.

THE SITE IS LOCATED IN GENERAL RESIDENTIAL ZONE (GRZ AND GRZ1).



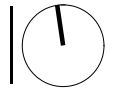
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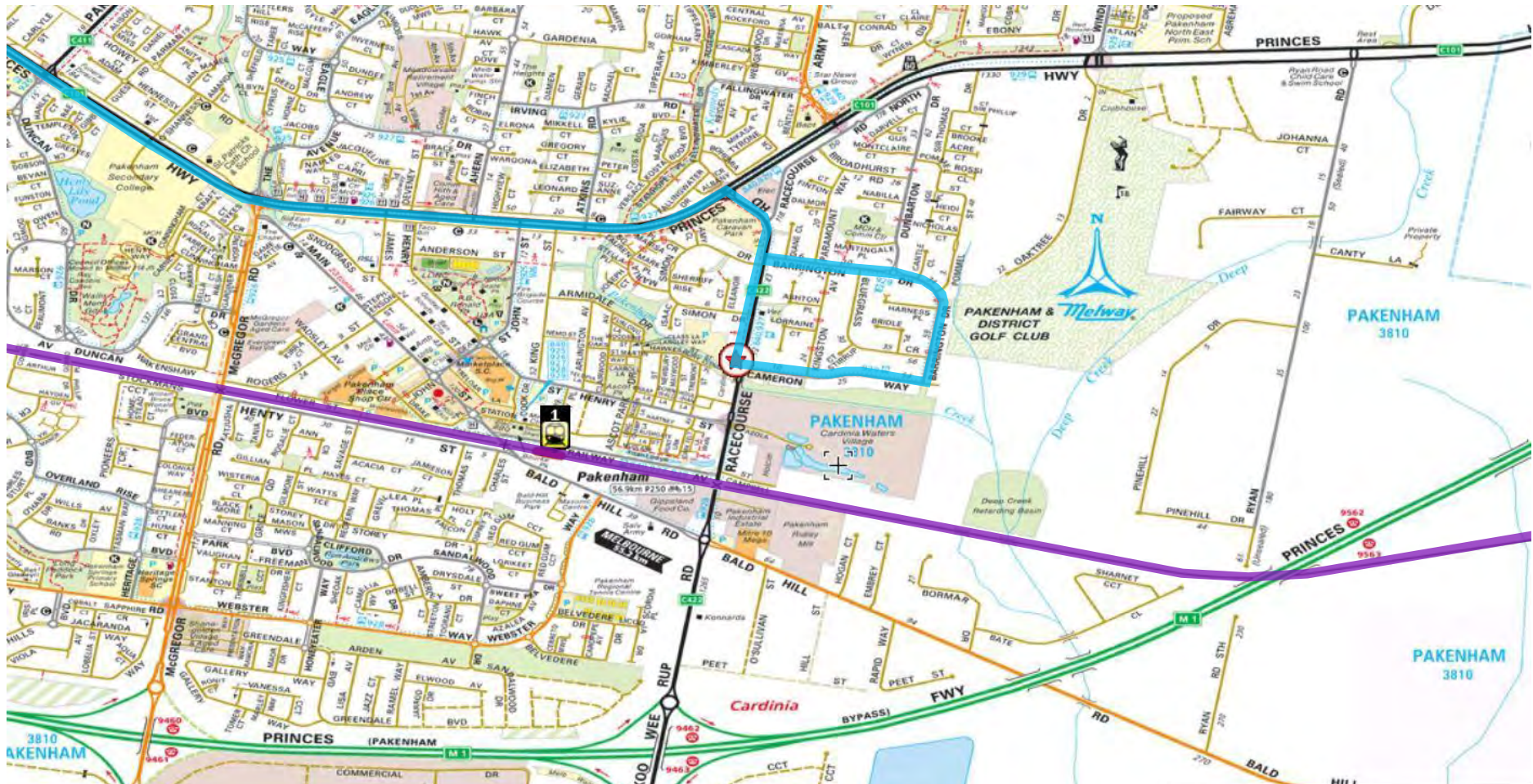
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15/05/2024	FS/UT	Response to R1

PROJECT: PROPOSED SERVICED APARTMENT DEVELOPMENT  
71 RACECOURSE ROAD, PAKENHAM

DRAWING TITLE: SITE ANALYSIS



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**PUBLIC TRANSPORT**

- NEAREST TRAIN STATION  
PAKENHAM STATION
- DISTANCE  
1.2KM
- NEAREST HIGHWAY  
PRINCESS HWY.
- DISTANCE  
700M
- NEAREST BUS STOP  
CAMERON WAY/RACECOURSE RD.
- DISTANCE  
60M

**LEGEND**

- SUBJECT SITE
- TRAIN ROUTE
- BUS ROUTE
- TRAIN STATION
- BUS STOP



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DATE	ISSUE NAME
10/05/2024	Final Planning Application

PROJECT: PROPOSED SERVICED APARTMENT DEVELOPMENT  
71 RACECOURSE ROAD, PAKENHAM  
DRAWING TITLE: PUBLIC TRANSPORT ANALYSIS



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