



# Appendix G Analysis of Caroline Springs and Officer AC

Site Photos



Area 1 - Westwater Club & Hotel



Areas 2&3 - Restaurants



Area 4 - Restaurant's car park access



Area 8 - Convenience Restaurant



Area 11 - Facade toward Caroline Springs Blvd



Area 12 - Service Apartments, Offices



Area 12 - Offices

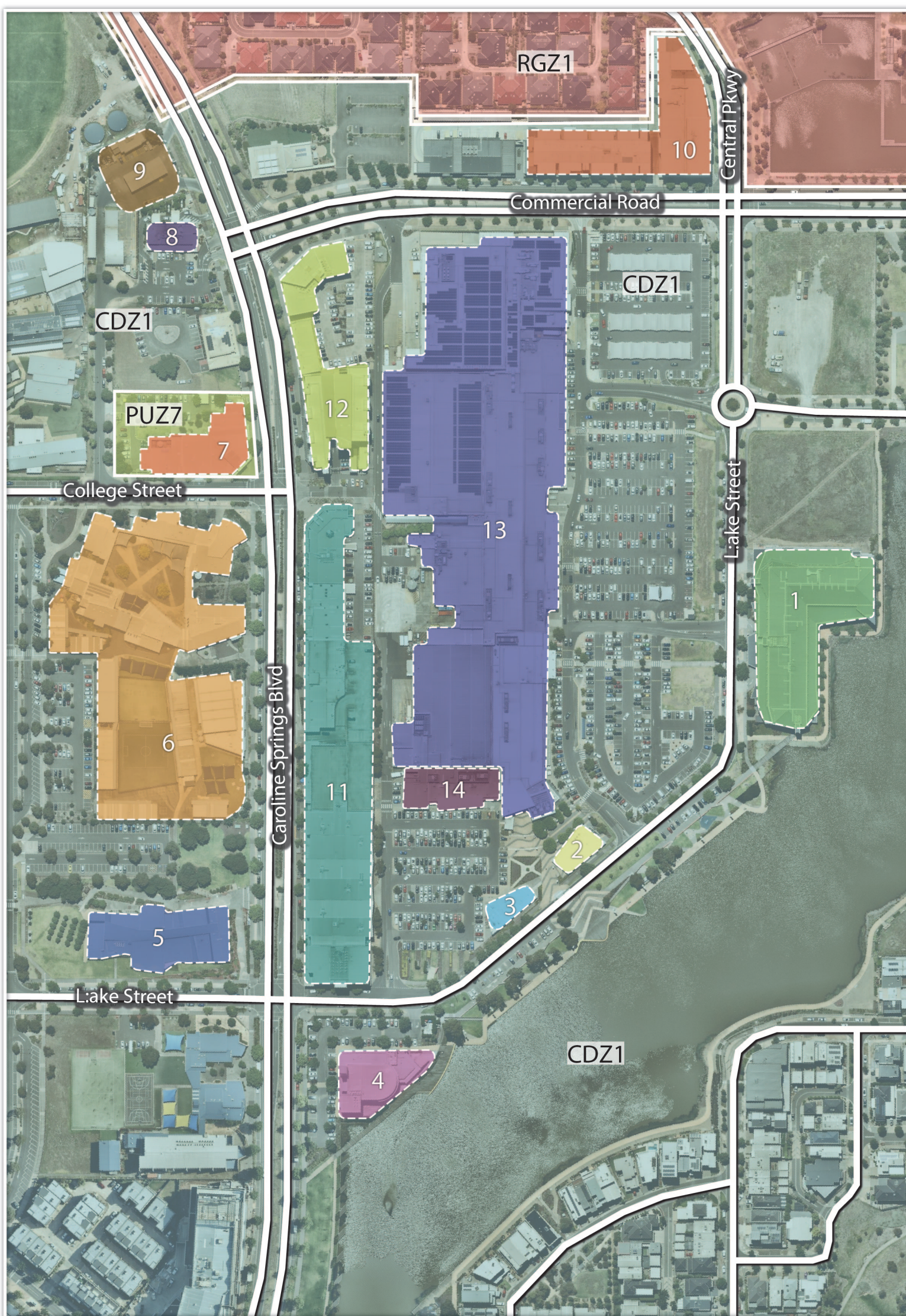


Area 13 - Internalised Shopping Mall



Area 14 - Restaurants and take away food premises

Activity	Caroline Springs town centre
Food and groceries	7,000
Non-food goods	9,400
Food service	4,800
Selected retail services	800
<b>Total retail floorspace</b>	<b>22,000</b>
Non-retail floorspace	53,300
<b>Total floorspace</b>	<b>75,300</b>



Legend

- 1 WestWater Club (Gaming and Entertainment Venue) and Mercure Caroline Springs (Hotel and Business Function Rooms) in a combined building
- 2 Restaurant with seating for 120 inside
- 3 Restaurant with seating inside for 150
- 4 Restaurant with seating inside and outside for up to 200. Also Gym (Recreational Facility)
- 5 Public Library
- 6 Lakeside Senior College
- 7 Caroline Springs Police Station
- 8 Convenience Restaurant
- 9 Service Station
- 10 Take away food premises, restaurant with 120 seats
- 11 Mix of take away food premises x 5, offices, pharmacy, 1 X restaurant 200 seats, 50 outside, Convenience Restaurant x 2 (one with 30 seats and one with 10)
- 12 Serviced Apartments, Office, Massage Parlour
- 13 Internalised mall including supermarkets, specialty stores – plus 60 seat café (30 inside 30 outside), 180 seat food court in mall, 90 seat café inside mall
- 14 Restaurant with seating for 120, 2 X takeaway food premises

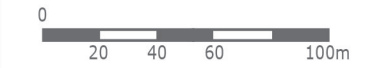
ZONING

- CDZ1 CDZ1 - Comprehensive Development Zone 1
- RGZ1 RGZ1 - Residential Growth Zone 1
- PUZ7 PUZ7 - Public Use Zone

Drawing Title:  
**Strip Shopping Centre Analysis**

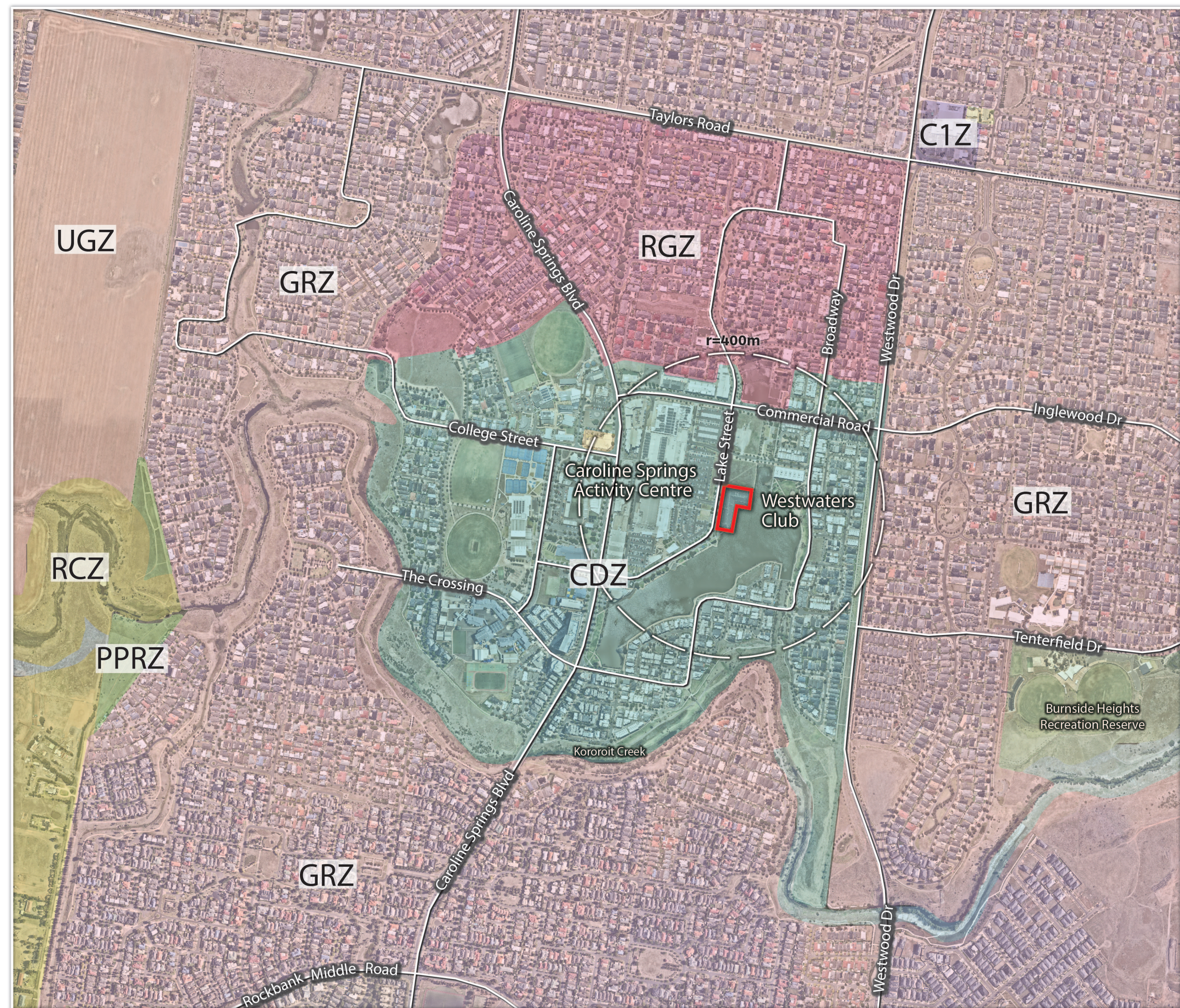
Venue:  
Caroline Springs Activity Centre

Project No:	17666P
Date:	25.02.21
Drawn:	AUW
Scale:	-
Version:	V1
Board:	5 of 5



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8 Gwynne Street  
Cremorne VIC 3121  
ABN 93 983 380 225  
Ratio.com.au  
T +61 3 9429 3111  
F +61 3 9429 3011  
mail@ratio.com.au





- Legend**
- Subject sites
  - UGZ - Urban Growth Zone 1
  - GRZ - General Residential Zone 1
  - RGZ - Residential Growth Zone 1
  - CDZ - Comprehensive Development Zone 1
  - PUZ - Public Use Zone
  - C1Z - Commercial 1 Zone
  - PPRZ - Public Park and Recreation Zone
  - RCZ - Rural Conservation Zone

Drawing Title:  
**Urban Context /  
 Planning Map**

Venue:  
 Westwaters Club,  
 Caroline Springs

	Project No:	17666P
	Date:	22.02.21
	Drawn:	AUW
	Scale:	-
	Version:	V1
Board:	4 of 5	



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 8 Gwynne Street  
 Cremorne VIC 3121  
 ABN 93 983 380 225  
 Ratio.com.au  
 T +61 3 9429 3111  
 F +61 3 9429 3011  
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Site Photos



Area 2 - Service Station



Area 3 - Large Medical Centre



Area 4 - Australia Post and Take away premises



Area 4 - Access from Damon Street



Areas 5 - Various premises



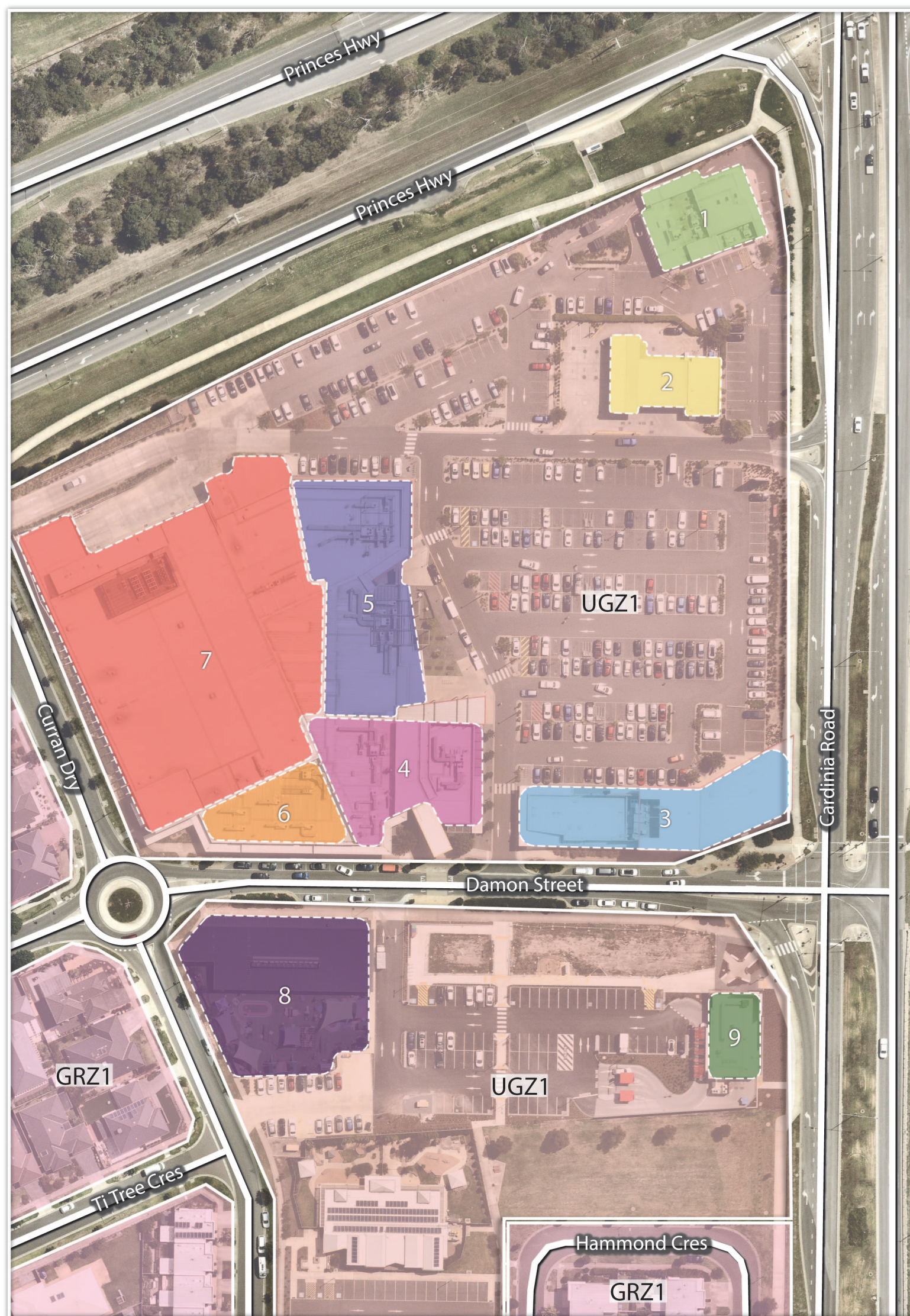
Areas 4 & 5 - Access from parking area



Area 8 - Child Care Centre



Area 9 - Convenience Restaurant



Legend

- 1 Convenience Restaurant
- 2 Service Station
- 3 Large Medical Centre
- 4 Australia Post, 4 Take Away Food Premises (no seats)
- 5 Convenience Restaurant, Café with 30 seats inside/10 outside, 2 x Hairdresser, Take Away Premises, 2 x vacant shops
- 6 24 hour gym
- 7 Internalised mall including large format supermarket, specialty stores, kiosks, take away food premises.
- 8 Child Care Centre
- 9 Convenience Restaurant

ZONING

- GRZ1 GRZ1 - General Residential Zone 1
- UGZ1 UGZ1 - Urban Growth Zone 1

Drawing Title:

**Strip Shopping Centre Analysis**

Venue:

Arena Shopping Mall



Project No: 17666P  
 Date: 25.02.21  
 Drawn: AUW  
 Scale: -  
 Version: V2  
 Board: 3 of 3



Cardinia Road PSP extract for Activity Centre

Neighbourhood Activity Centre Cardinia Road North:

5,000 sq m core retail floor space

- Neighbourhood core retail and peripheral commercial role comprising a supermarket and associated shops and services.
- Public transport access via Principal Public Transport Network (PPTN) route along the Princes Highway and local bus route along Cardinia Road.

ratio:consultants  
 8 Gwynne Street  
 Cremorne VIC 3121  
 ABN 93 983 380 225  
 Ratio.com.au  
 T +61 3 9429 3111  
 F +61 3 9429 3011  
 mail@ratio.com.au



Site Photos



Area 1 - Small Restaurant, take away premises



Area 2 - Internalised Shopping Mall



Area 3 - Cafe and Restaurant



Area 4 - Small offices, laundromat, grocery store



Areas 5&6 - Medical / Dental Centre, Pharmacy

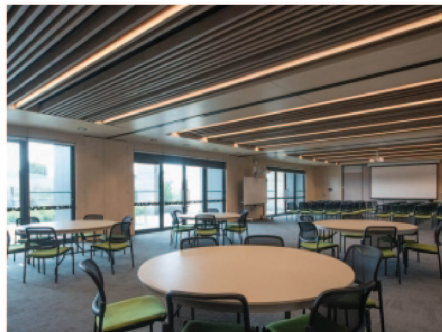


Area 7 - Child Care Centre

Areas 8 - Toomah Community Centre

Includes a range of facilities including:

- numerous multi-function meeting, rooms that can accommodate up to 20
- Rooms suitable for community groups, includes a community kitchen
- Can host events but appears to be relatively formal and operates on a booking system.
- Centre includes a small café with 10 seats internal and 15 external.

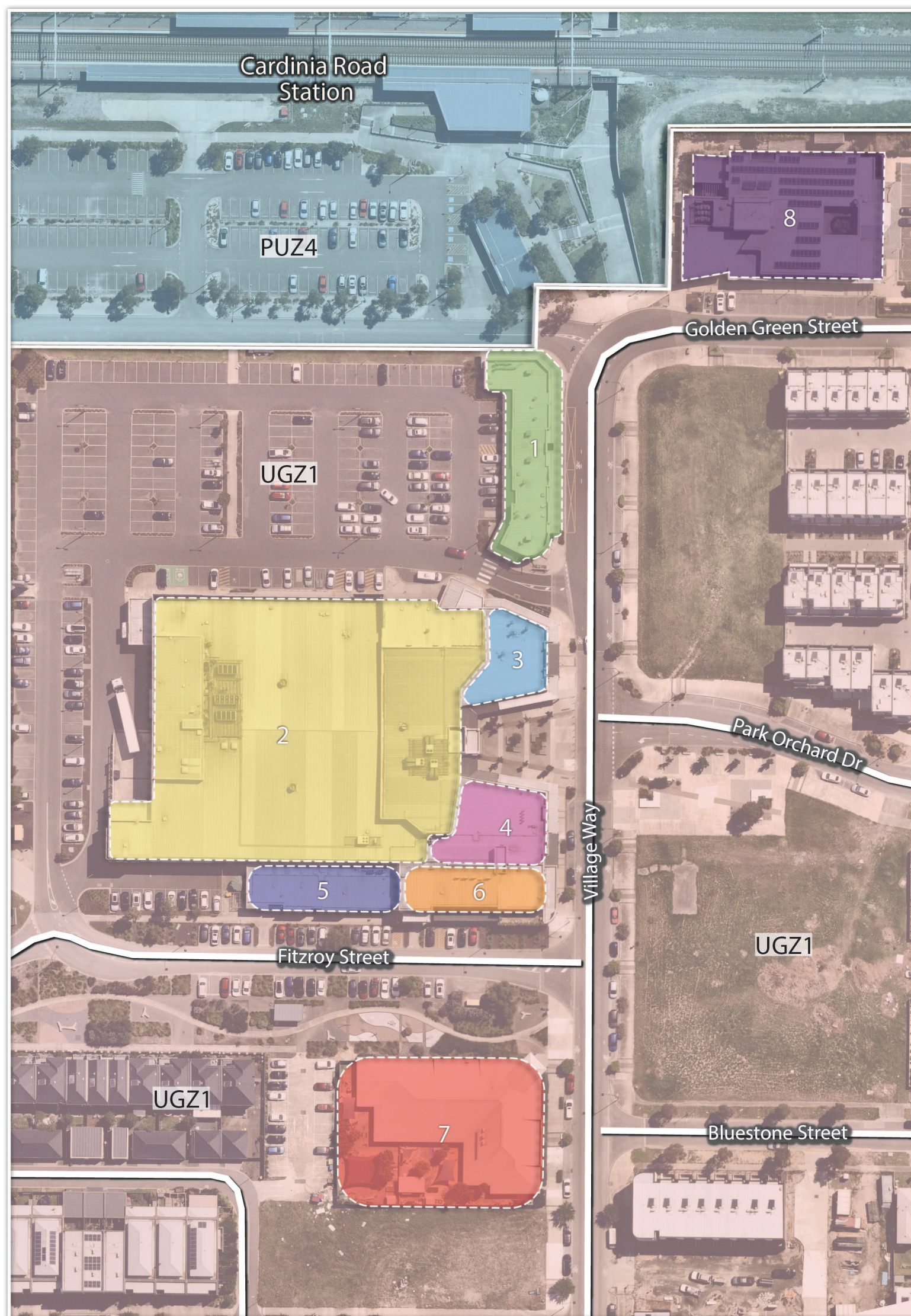


Cardinia Road PSP extract for Activity Centre

Neighbourhood Activity Centre Cardinia Road South:

10,000 sq m core retail floor space

- Neighbourhood core retail and peripheral commercial role comprising a supermarket and associated shops and services.
- Restricted retail services along Cardinia Road.
- Neighbourhood community services including primary school and community centre.
- Support the development of a new railway station and park and rail facility on the east side of Cardinia Road.
- Public transport access via new railway station and local bus routes along a new east-west local road connection across Cardinia Road (Henry Road extension) (which is to form part of the grade separated crossing of the railway line and Cardinia Road).
- Safe and accessible pedestrian links via an east-west pedestrian bridge (which is to form part of the grade separated crossing of the railway line and Cardinia Road).



Legend

- 1 Small Restaurant – 30 seats, 3 Take away premises, no seating
- 2 Internalised mall with large format supermarket, speciality stores and bottle shop
- 3 Café – 35 seats inside and 20 seats outside – tables up to 10, Restaurant – 80 seats inside only
- 4 Small office, laundromat, grocery store
- 5 Medical Centre
- 6 Medical/Dental Centre and Pharmacy
- 7 Child Care Centre
- 8 Toomah Community Centre

ZONING

- PUZ4 PUZ4 - Public Use Zone - Transport
- UGZ1 UGZ1 - Urban Growth Zone 1

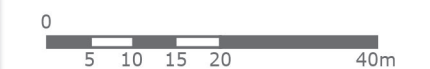
Drawing Title:

Strip Shopping Centre Analysis

Venue:

Cardinia Road Activity Centre







Project No:	17666P
Date:	25.02.21
Drawn:	AUW
Scale:	-
Version:	V2
Board:	2 of 3



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 8 Gwynne Street  
 Cremorne VIC 3121  
 ABN 93 983 380 225  
 Ratio.com.au  
 T +61 3 9429 3111  
 F +61 3 9429 3011  
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Legend

-  Subject sites
-  UGZ - Urban Growth Zone 1
-  GRZ - General Residential Zone 1
-  CDZ - Comprehensive Development Zone 1
-  Railway
-  Train Station

Drawing Title:  
**Urban Context /  
Planning Map**

Venue:  
Club Officer

	Project No:	17666P
	Date:	22.02.21
	Drawn:	AUW
	Scale:	-
	Version:	V1
Board:	1 of 3	



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T +61 3 9429 3111  
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