

FEATURES OF PAKENHAM

NEW INDUSTRIAL ESTATE

A 595 hectare mixed-use industrial and business park located at the heart of Pakenham's 2,500 hectare employment corridor. The precinct will be a multi-functional regional employment node that delivers a range of jobs to Pakenham, interconnected with regional transport routes and rapidly growing communities. The employment precinct is expected to generate 18,500 jobs and will provide a major catalyst for attracting investment in the employment corridor.



TRANSPORT

The Pakenham train line is the backbone of the Cardina Shire public transport system, with 2 train stations in Pakenham and redevelopments of the trainline throughout the shire. The line links the south east growth corridor to Melbourne CBD and Melbourne inner suburbs.

Pakenham has its own bypass that keeps traffic flowing through the Cardina Shire, an extension of the M1 freeway. Significant infrastructure has been implemented for the future growth of Cardina Shire.



SCHOOLS

Pakenham has several brand new private colleges and many to be opening shortly to support the significant growth in families moving to Pakenham. Prestigious private education, many with supporting campuses in the City of Casey and South East Melbourne. New private and public schools are built every year as new estates are opened within the Pakenham, Officer and surrounding suburbs.



MEDICAL FACILITIES

Several new state of the art medical super centres are opening in Cardina Shire to support the growth of the population. Pakenham has one of the highest population growths of medical physicians per capita in Victoria, with medical infrastructure pre-empting the population boom.



NEW PAKENHAM RACECOURSE

Victorias only new racecourse situated in Tynong, a brand \$62 million facility is replacing the old Pakenham racecourse is expected to bring new commerce to the shire, with corporate events and supporting industry throughout the Cardina Shire.



FUTURE OF PAKENHAM

KEY POPULATION FACTS

It is expected to increase by over 28,300 people to 62,969 by 2026, at an average annual growth rate of 4.07%. This is based on an increase of over 10,500 households during the period, with the average number of persons per household falling from 2.74 to 2.70 by 2026.

The largest increase between 2011 and 2026 is forecast to be in Couple families with dependents, which will increase by 3,179 households and account for 33.2% of all households.

[Source: forecast.id.com.au/cardinia]

HOUSING SUPPLY

There are also significant differences in the supply of residential property within the Shire which will also have a major influence in structuring different population and household futures over the next five to twenty years. Large new 'greenfield' opportunities have been identified in the growth corridor area, notably Pakenham Precinct, Cardinia Road Precinct, Cardinia Road Employment, Officer Precinct and Pakenham East Precinct.

[Source: forecast.id.com.au/cardinia]

PAKENHAM MIGRATION

The shire has been able to provide affordable home owning opportunities for families and prospective families from the south-eastern suburbs of Melbourne. After a number of decades of more incremental growth, the importance of the Shire within the south-eastern suburban housing market of Melbourne is set to increase dramatically.

The first factor is the declining amount of easily developable 'greenfield' land in the Casey to the west, where residential development opportunities in the Narre Warren South-Berwick area have been predominantly exploited. The second factor is the significant demand for new housing from new young families and couples from within Casey, as well as areas to the west, such as Dandenong, Keysborough and Rowville. This is based on the fact that many of these areas developed in the 1970s and 1980s, with strong demand from the new generation wishing to build their own households. In addition, the City of Greater Dandenong is a major 'port' for overseas migrants, some of whom would be expected to settle within Cardinia over the coming decades.

[Source: forecast.id.com.au/cardinia]

PAKENHAM	FORECAST		
Summary	2016	2021	2026
Population	46,397	56,261	62,969
Change in population (5yrs)	11,791	9,864	6,708
Average annual change	6%	3.9%	2.3%
Households	16,731	20,498	23,089
Average household size	2.75	2.72	2.70
Dwellings	17,636	21,442	23,999
Dwelling occupancy rate	94.87	95.60	96.21

