

Notice of an Application for an Amendment to a Planning Permit

The land affected by the application is located at:	L1 LP149743 V9621 F126 250 Brown Road, Pakenham VIC 3810
The application is to:	Amendment to Planning Permit T240412 (issued for Alterations and Additions to an Existing Dwelling) to amend the endorsed plans.

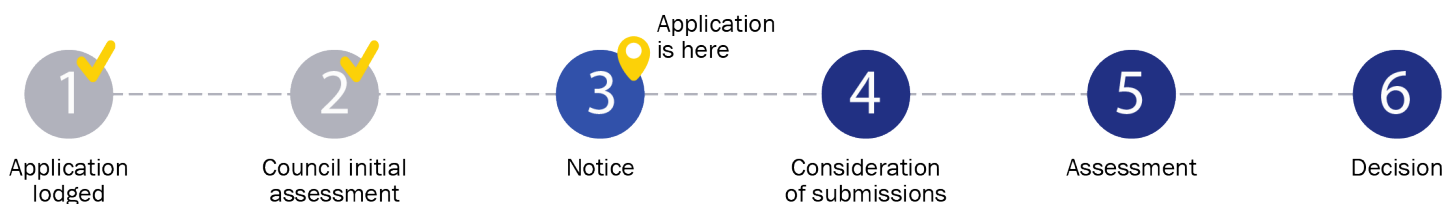
APPLICATION DETAILS

The applicant for the amendment to the permit is:	Amber Rees Design
Application number:	T240412 - 1
<p>You may look at the application and any documents that support the application at the office of the Responsible Authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p>	



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:		12 August 2025
WHAT ARE MY OPTIONS? Any person who may be affected by the proposed amendment to permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected.	The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.





ePlanning

Amendment Summary

Portal Reference	M225999H
Reference No	T240412

Basic Information

Proposal Type	Single Dwelling, Advertising Has Occurred
Proposed Use	Alterations and Additions to an Existing Dwelling
Current Use	Existing dwelling and associated sheds
Cost of Works	\$1,250,000
Amended Cost of Works	\$0
Amendments	Plans Changed
Proposed Changes	Extend gable roof over decking area to front of kitchen, and add additional width to bedroom wing to allow for construction of basebrick work.
Site Address	250 Brown Road Pakenham VIC 3810

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Not Applicable, no such encumbrances apply.

Contacts

Type	Name	Address	Contact Details
Applicant	Amber Rees Design	16 Hamilton Street, Corinella VIC 3984	M: 0437-253-564 E: arddesign@bigpond.com
Owner			
Preferred Contact	Amber Rees Design	16 Hamilton Street, Corinella VIC 3984	M: 0437-253-564 E: arddesign@bigpond.com

Fees

Regulation Fee Condition	Amount	Modifier	Payable
11 - Class 3 Amendment to a class 2, 3, 4, 5 or 6 permit (change in cost of \$10,000 or less)	\$220.50	100%	\$220.50
Total			\$220.50



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Documents Uploaded

Date	Type	Filename
18-06-2025	Site Plan	534_TP_11_6_2025.pdf
18-06-2025	Additional Document	copy of title.PDF
18-06-2025	Additional Document	copy of plan.PDF

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

Site User	<div>Amber Rees Design</div>
Submission Date	18 June 2025 - 11:23:AM

Declaration

☒ By ticking this checkbox, I, declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 09621 FOLIO 126

Security no : 124125424679F
Produced 18/06/2025 10:37 AM

LAND DESCRIPTION

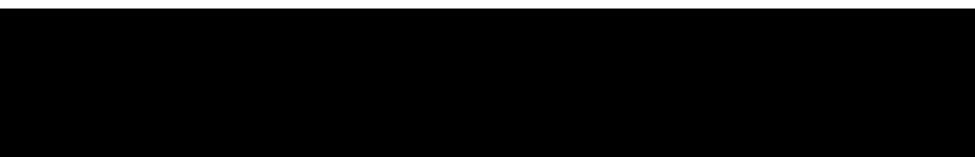
Lot 1 on Plan of Subdivision 149743K.

PARENT TITLES :

Volume 08364 Folio 164 Volume 09610 Folio 974

Created by instrument LP149743K 17/07/1985

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES



Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP149743K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

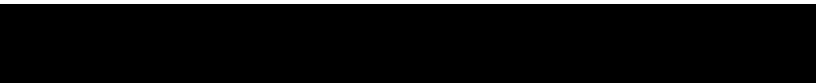
-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 250 BROWN ROAD PAKENHAM VIC 3810

ADMINISTRATIVE NOTICES

NIL



DOCUMENT END

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Document Type	Plan
Document Identification	LP149743K
Number of Pages (excluding this cover sheet)	1
Document Assembled	18/06/2025 10:37

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TOWN PLANNING PLANS
AMENDMENT C
11TH JUNE 2025

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DESIGN PROFESSION

CLIENT _____

PROJECT:
PROPOSED ADDITION TO
EXISTING DWELLING

ADDRESS:
250 BROWNS ROAD
PAKENHAM

TITLE:	
SITE DEVELOPMENT PLAN	
DESIGN:	A. REES DP-AD30125
DWN BY:	A. REES
DATE:	03 : 2024
SCALE:	1 : 500 @ A1
REVISION:	-

DRAWING NO:	534
STATUS:	TOWN PLANNING

EXISTING CROSSOVER

LINE OF EXISTING GRAVEL DRIVEWAY TO BE ALTERED TO ALLOW ACCESS INTO PROPOSED GARAGE

EXISTING CARPORT AND SHEDS TO BE DEMOLISHED

PROPOSED STEEL SHED AND CARPORT AS PER PLANNING PERMIT NUMBER T240237

PROPOSED STEEL SHED AND CARPORT AS PER
PLANNING PERMIT NUMBER T240237

BROWN ROAD

260 BROWN ROAD

250 BROWN ROAD

— FRONT GATE &
ENTRANCE FENCE

EXISTING
CROSSOVER AND
GRAVEL DRIVEWAY

240 BROWN ROAD

13 METERS WIDE EASEMENT

EXISTING DAM

SITE DEVELOPMENT PLAN

SCALE 1 : 500

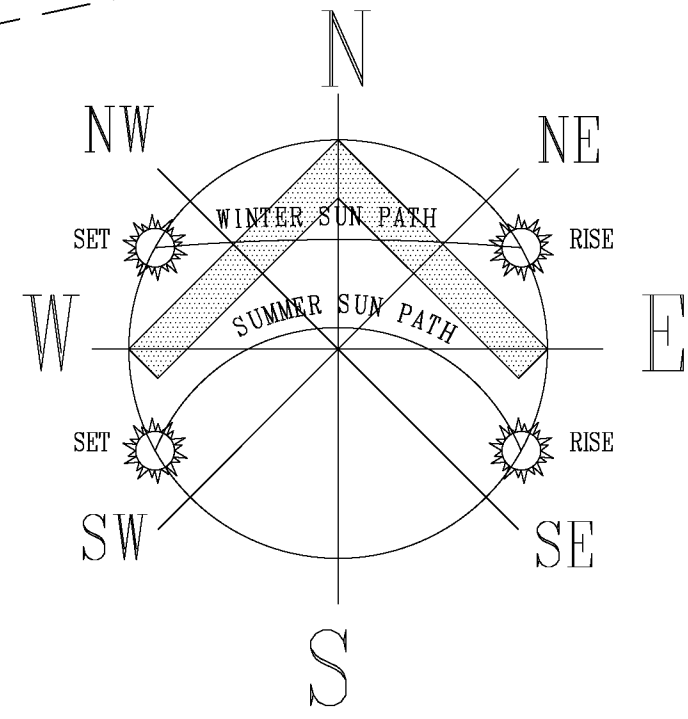


16 HAMILTON STREET
CORINELLA VIC 3984
MOB: 0437 253 564
EMAIL: arddesign@bigpond.com

TOWN PLANNING PLANS
AMENDMENT C
11TH JUNE 2025



PROJECT:	
PROPOSED ADDITION TO EXISTING DWELLING	
ADDRESS:	
250 BROWNS ROAD PAKENHAM	
TITLE:	
EXISTING SITE CONDITIONS	
DESIGN:	A. REES DP-AD90125
DWN BY:	A. REES
DATE:	05 - 2024
SCALE:	1 : 250 @ A1
REVISION:	-
DRAWING NO:	534
STATUS:	TOWN PLANNING

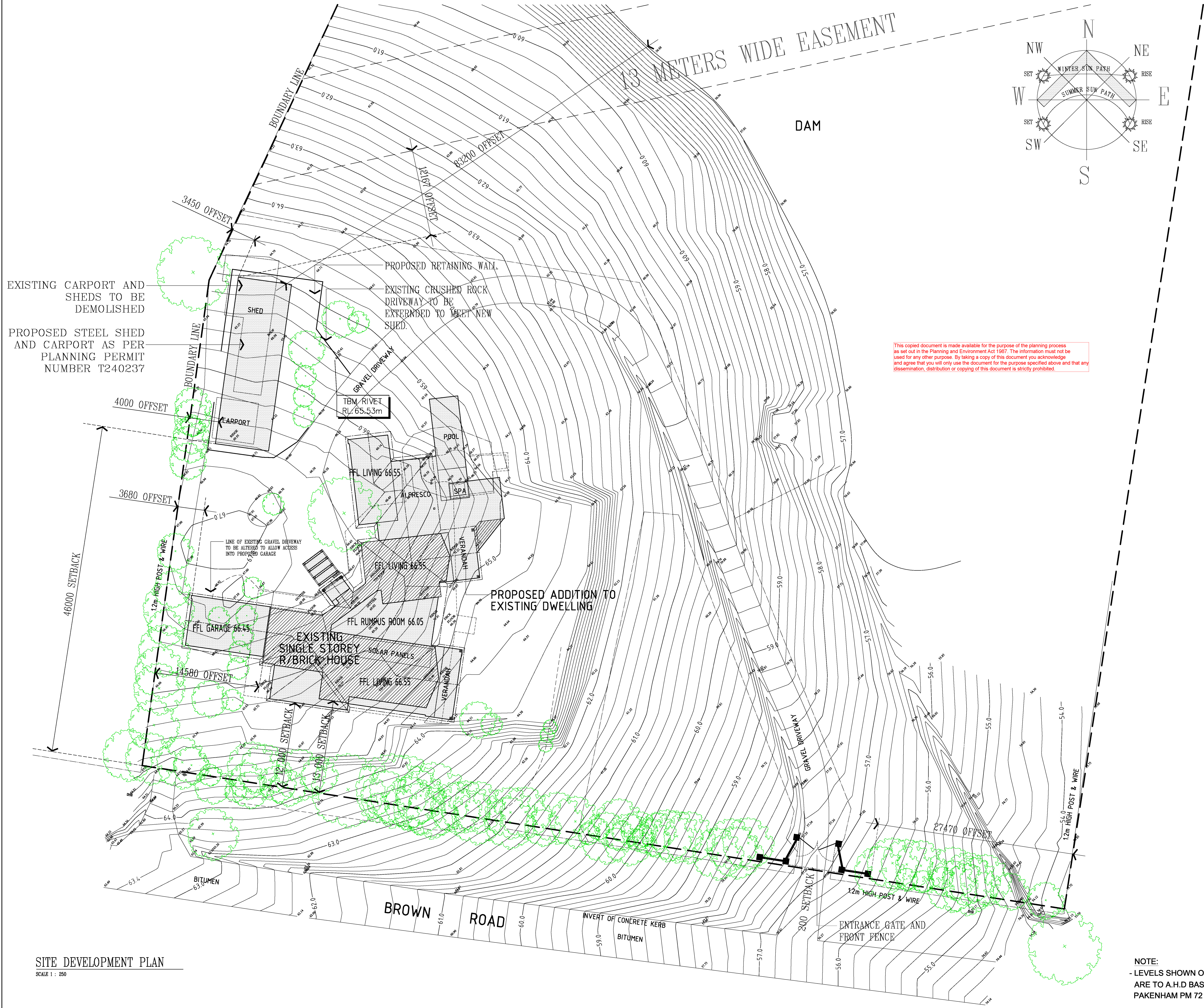
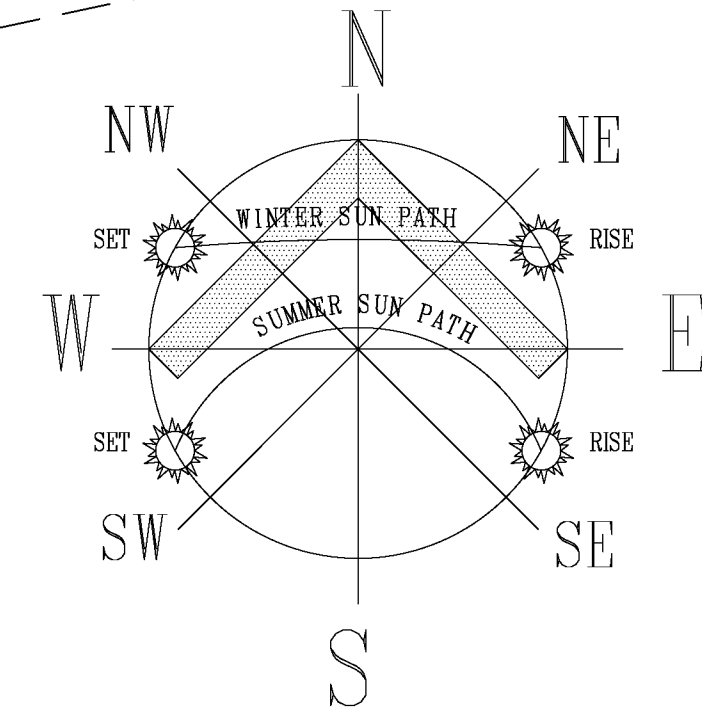


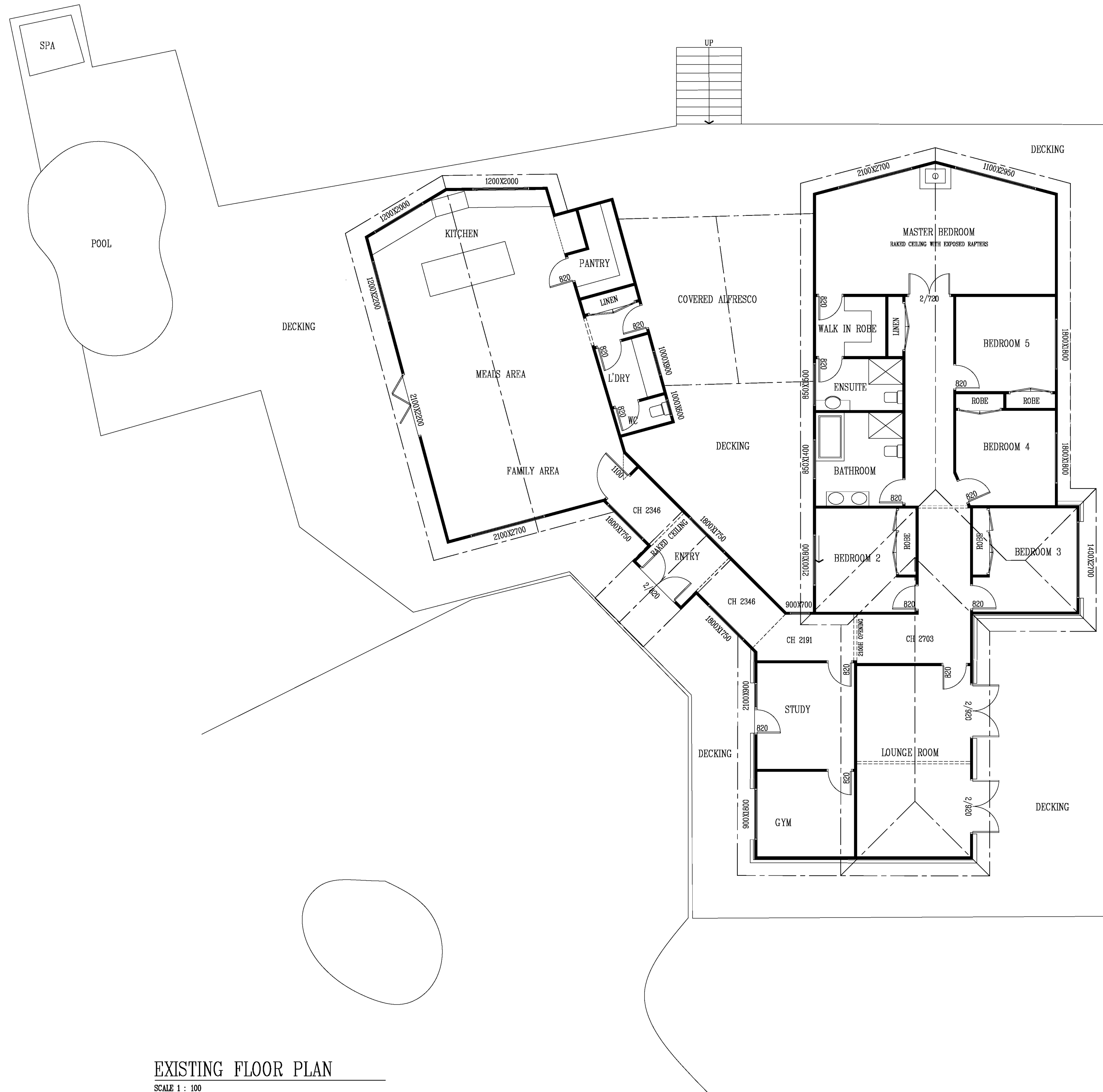
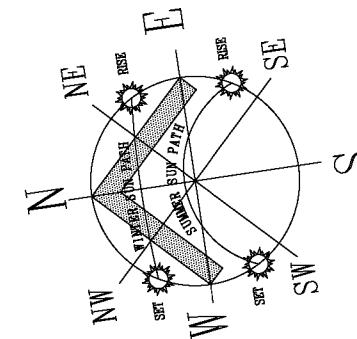
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EXISTING CARPORT AND
SHEDS TO BE
DEMOLISHED

PROPOSED STEEL SHED
AND CARPORT AS PER
PLANNING PERMIT
NUMBER T240237







EXISTING FLOOR PLAN

SCALE 1 : 100

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TOWN PLANNING PLANS
AMENDMENT C
11TH JUNE 2025



CLIENT:

T

PROJECT:

PROPOSED ADDITION TO
EXISTING DWELLING

ADDRESS:

250 BROWNS ROAD
PAKENHAM

TITLE:

EXISTING FLOOR PLAN

DESIGN: A. REES

DP-AD90125

DWN BY: A. REES

DATE: 05 - 2024

SCALE: 1 : 100 @ A1

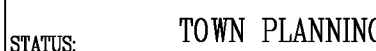
REVISION: -



DRAWING NO: 534

STATUS: TOWN PLANNING

 WALLS TO BE DEMOLISHED
 PROPOSED 90mm TIMBER WALLS
 EXISTING WALLS

SCALE 1 : 100



 WALLS TO BE DEMOLISHED
 PROPOSED 90mm TIMBER WALLS
 EXISTING WALLS
 PROPOSED 240mm BRICK VENEER WALLS

AREA OF EXISTING LIVING AREA
AREA OF PROPOSED LIVING AREA
TOTAL LIVING AREA
AREA OF DEMO. DECKING/ALFRESCO
AREA OF PROPOSED GARAGE
AREA OF PROPOSED POOL HOUSE / GYM
AREA OF PROPOSED MASTER BED BALCONY
AREA OF PROPOSED ENTRANCE PERGOLA
AREA OF PROPOSED ALFRESCO / BALCONY
AREA OF PROPOSED PORCH
TOTAL EXISTING BUILDING AREA
TOTAL DEMO. OF EXISTING BUILDING AREA
TOTAL PROPOSED BUILDING AREA
TOTAL FINISHED BUILDING AREA

316.89 m2	34.11 IMP	SQ
134.62 m2	14.49 IMP	SQ
451.51 m2	48.60 IMP	SQ
-400.06 m2	-43.06 IMP	SQ
77.85 m2	8.38 IMP	SQ
65.90 m2	7.09 IMP	SQ
20.66 m2	2.22 IMP	SQ
11.85 m2	1.27 IMP	SQ
144.45 m2	15.55 IMP	SQ
6.65 m2	0.71 IMP	SQ
716.95 m2	80.22 IMP	SQ
-400.06 m2	-43.06 IMP	SQ
461.98 m2	49.71 IMP	SQ
778.87 m2	86.87 IMP	SQ

SCALE 1 : 100

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DESIGN PROFESSION**

PROJECT:
PROPOSED ADDITION TO
EXISTING DWELLING

ADDRESS: _____

250 BROWNS ROAD

TITLE: PROPOSED FLOOR PLAN

DESIGN:	A. REES
	DP-AD30125
DWN BY:	A. REES
DATE:	03 : 2024
SCALE:	1 : 100 @ A1
REVISION:	-

DRAWING NO: 534

STATUS: TOWN PLANNING



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CORINELLA VIC 3984
MOB: 0437 253 564
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TOWN PLANNING PLANS
AMENDMENT C
11TH JUNE 2025



CLIENT:

PROJECT:

PROPOSED ADDITION TO
EXISTING DWELLING

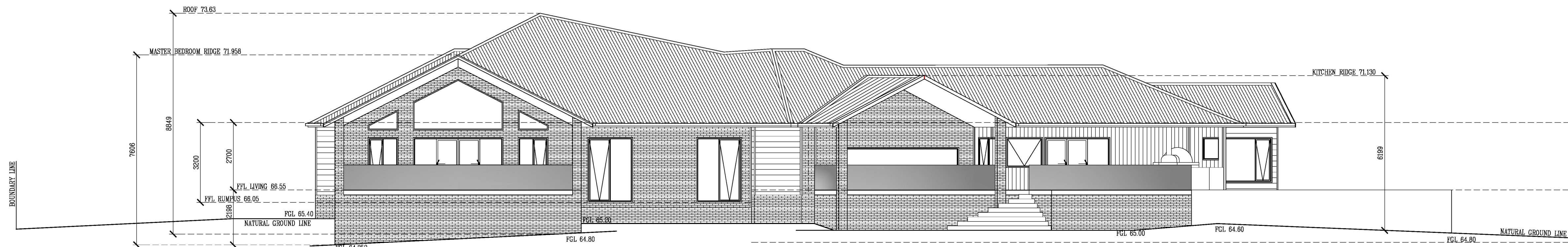
ADDRESS:
250 BROWNS ROAD
PAKENHAM

TITLE:
ELEVATIONS

DESIGN: A. REES
DP-AD90125
DWN BY: A. REES
OS - 2024
DATE: 1 : 100 @ A1
REVISION: -

DRAWING NO: 534

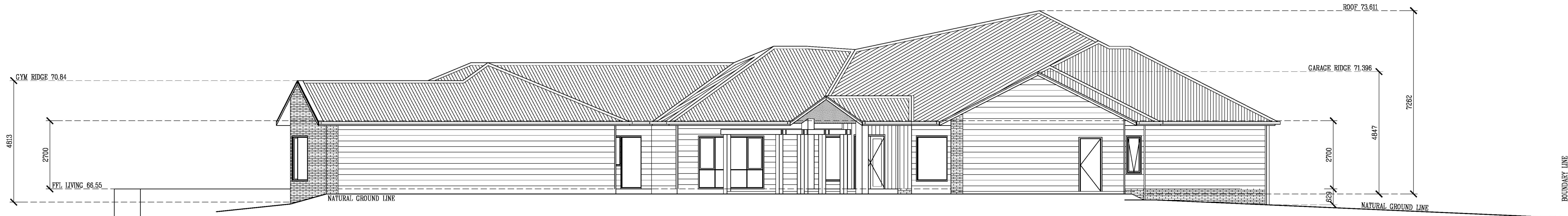
STATUS: TOWN PLANNING



EAST ELEVATION

SCALE 1 : 100

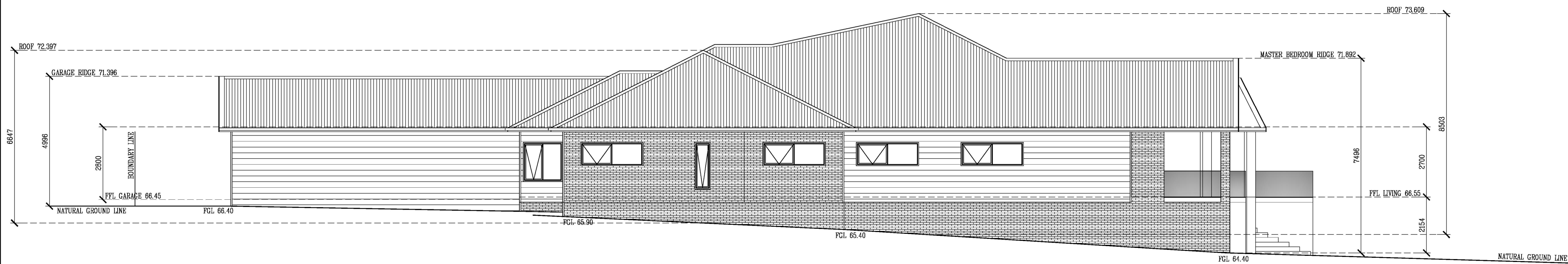
3
7



WEST ELEVATION

SCALE 1 : 100

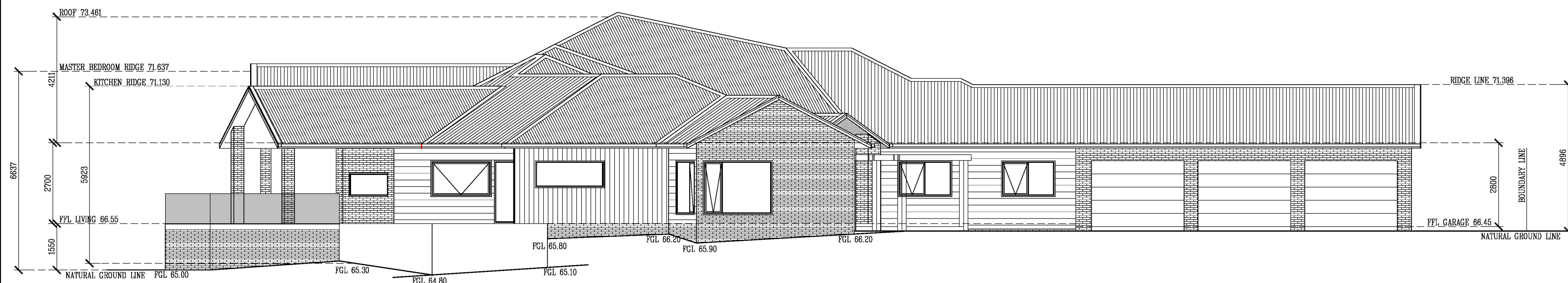
1
7



SOUTH ELEVATION

SCALE 1 : 100

2
7



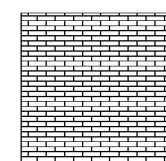
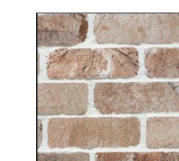
NORTH ELEVATION

SCALE 1 : 100

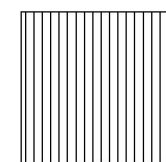
4
7

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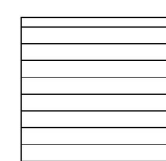
EXTERNAL COLOURS AND FINISHES



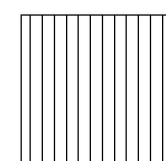
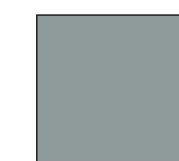
RECYCLED BRICK VENEER EXTERNAL WALLS



JAMES HARDIE SCYON VERTICAL 133 'AXON' CLADDING
FINISHED COLOUR PAINTED BLUE GUM



JAMES HARDIE SCYON HORIZONTAL 400 'AXON' CLADDING
FINISHED COLOUR PAINTED WHITE



COLORBOND CUSTOM ORB ROOF CLADDING PITCH AT 27
DEGREES WITH 450 EAVE OVERHANG.
FINISHED COLOUR - BLUE GUM
ROOF CLADDING, GUTTER & FASCIA



1000 HIGH PERFORATED ALUMINIUM BALUSTRADE