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

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



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:

- 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.



lodged

Council initial assessment

Application is here

Notice

of submissions

Consideration



Assessment

Decision

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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	Not Applicable, no such encumbrances
agreement or other obligation such as an easement or building envelope?	apply.

Contacts

Туре	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. Box7, Pakenham VC, 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	Туре	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	Amber Rees Design	
Submission Date	18 June 2025 - 11:23:AM	

Declaration

By ticking this checkbox, I, leclare 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.



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 8.30amâ€"5pm Phone: 1300 787 624 After Hours: 1300 787 624

Fax: 03 5941 3784

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders,

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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Title 9621/126 Page 1 of 1



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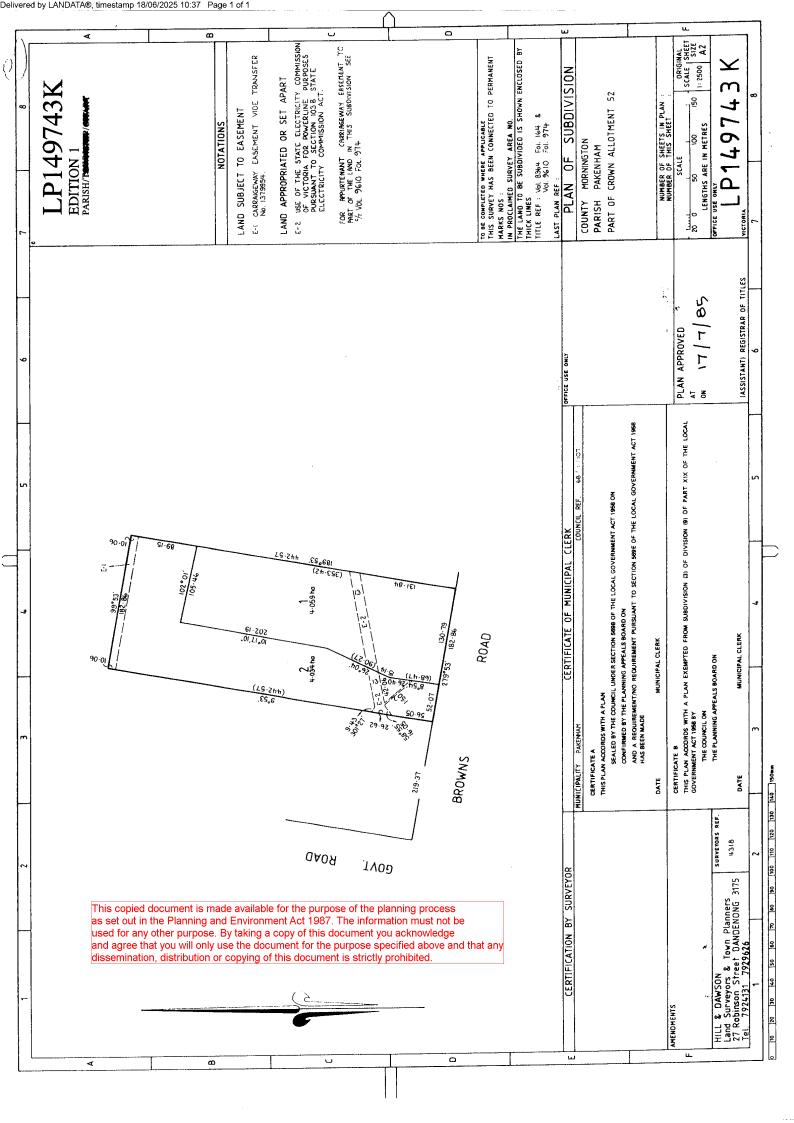
Document Type	Plan
Document Identification	LP149743K
Number of Pages	1
(excluding this cover sheet)	
Document Assembled	18/06/2025 10:37

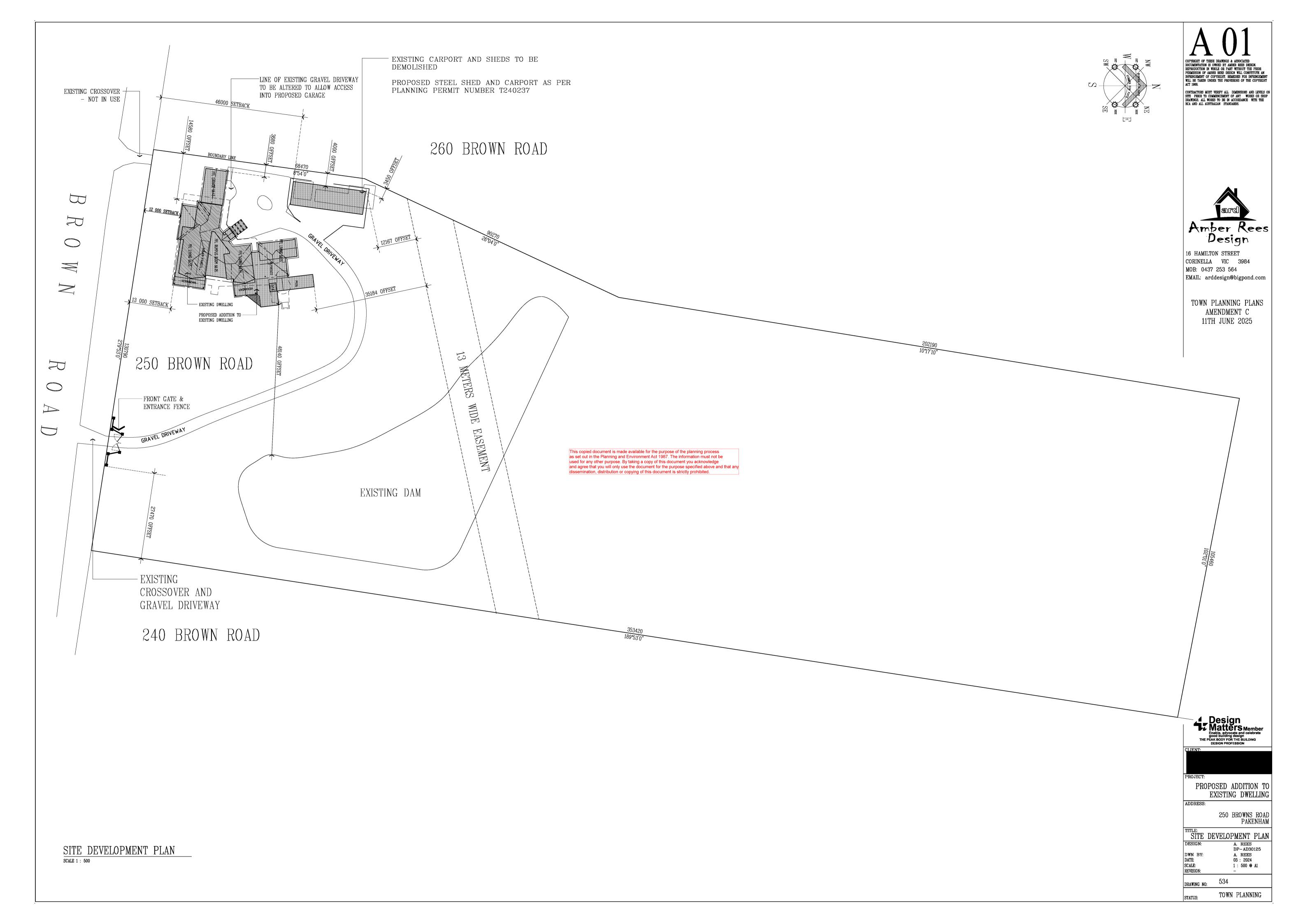
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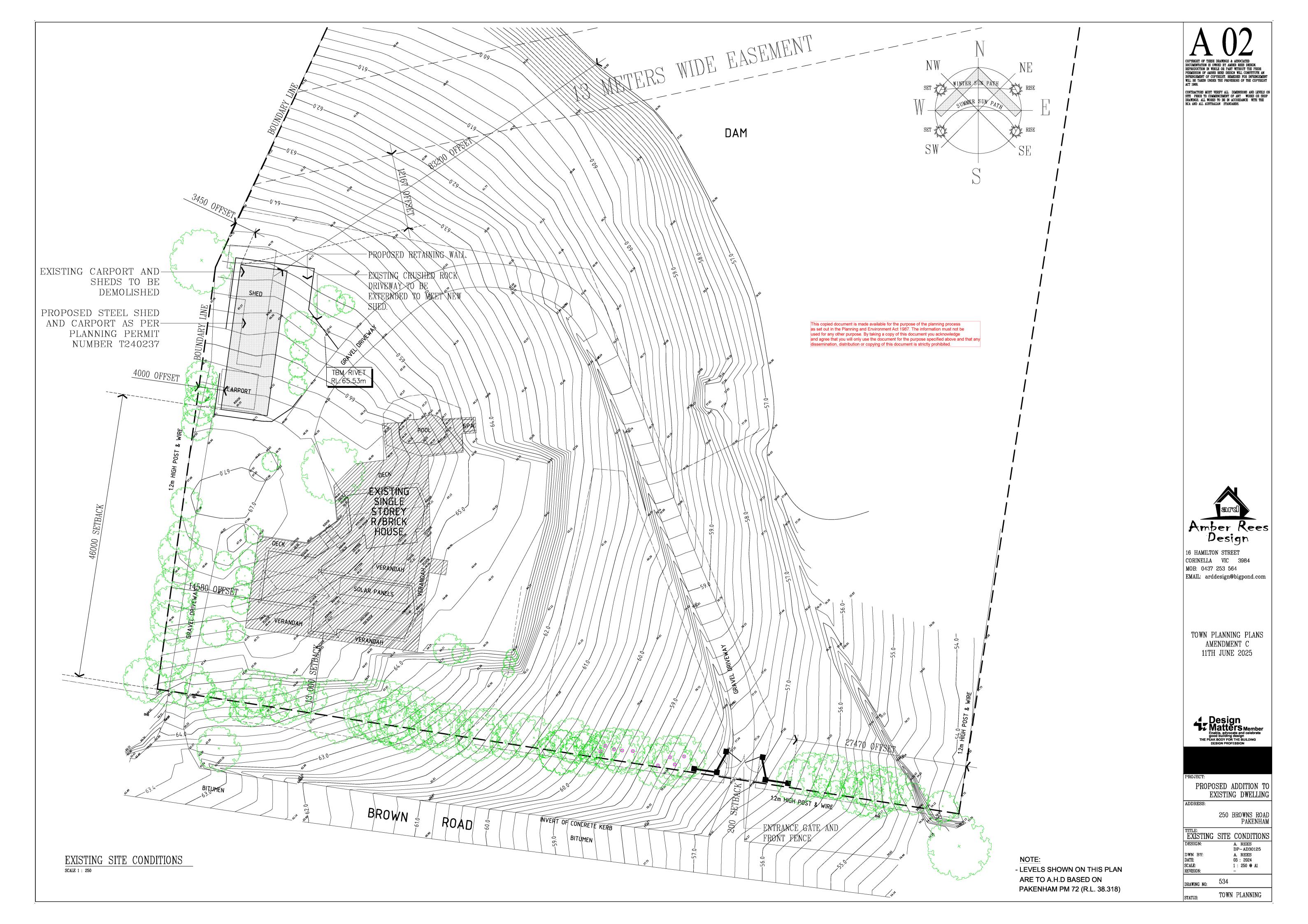
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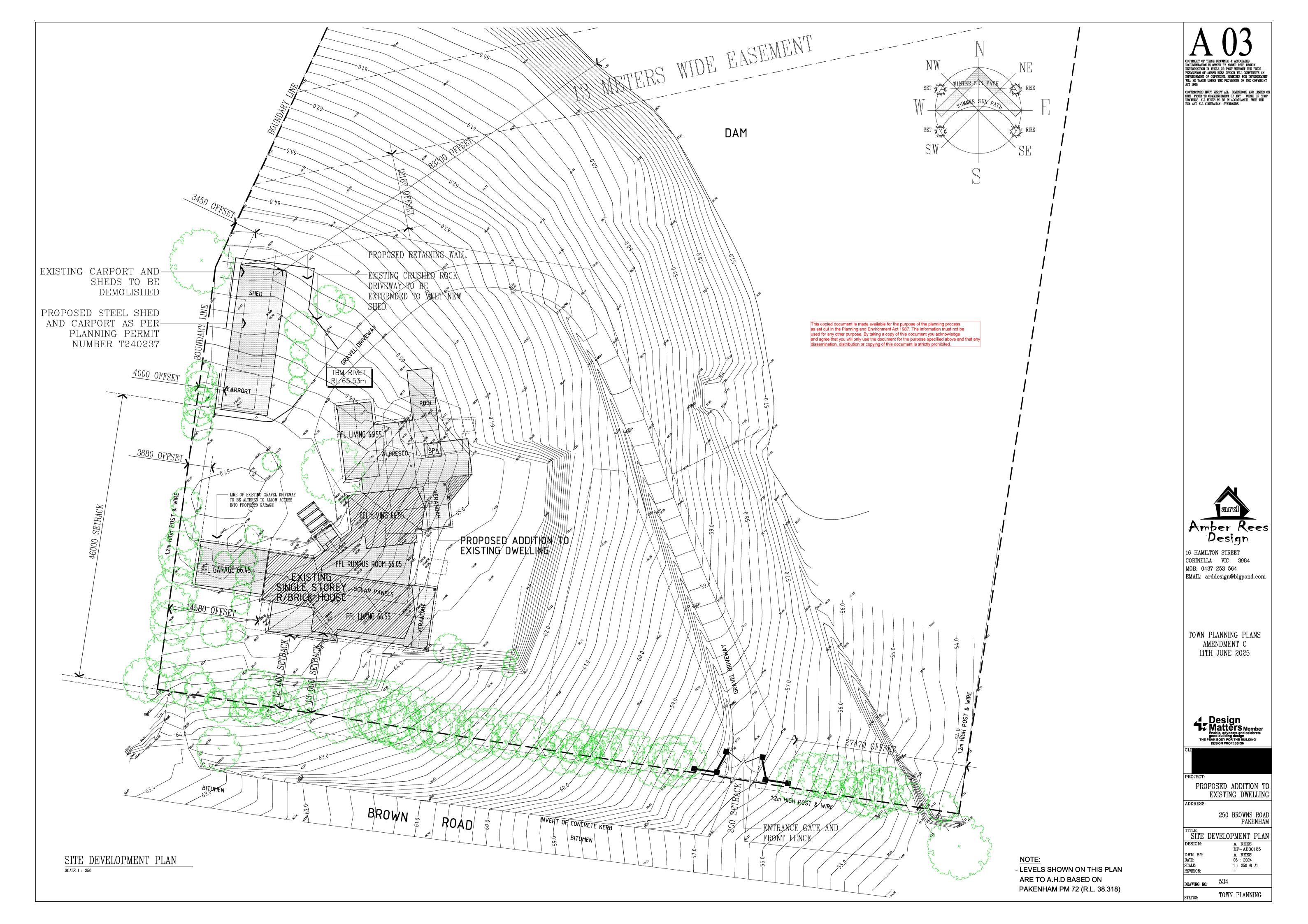
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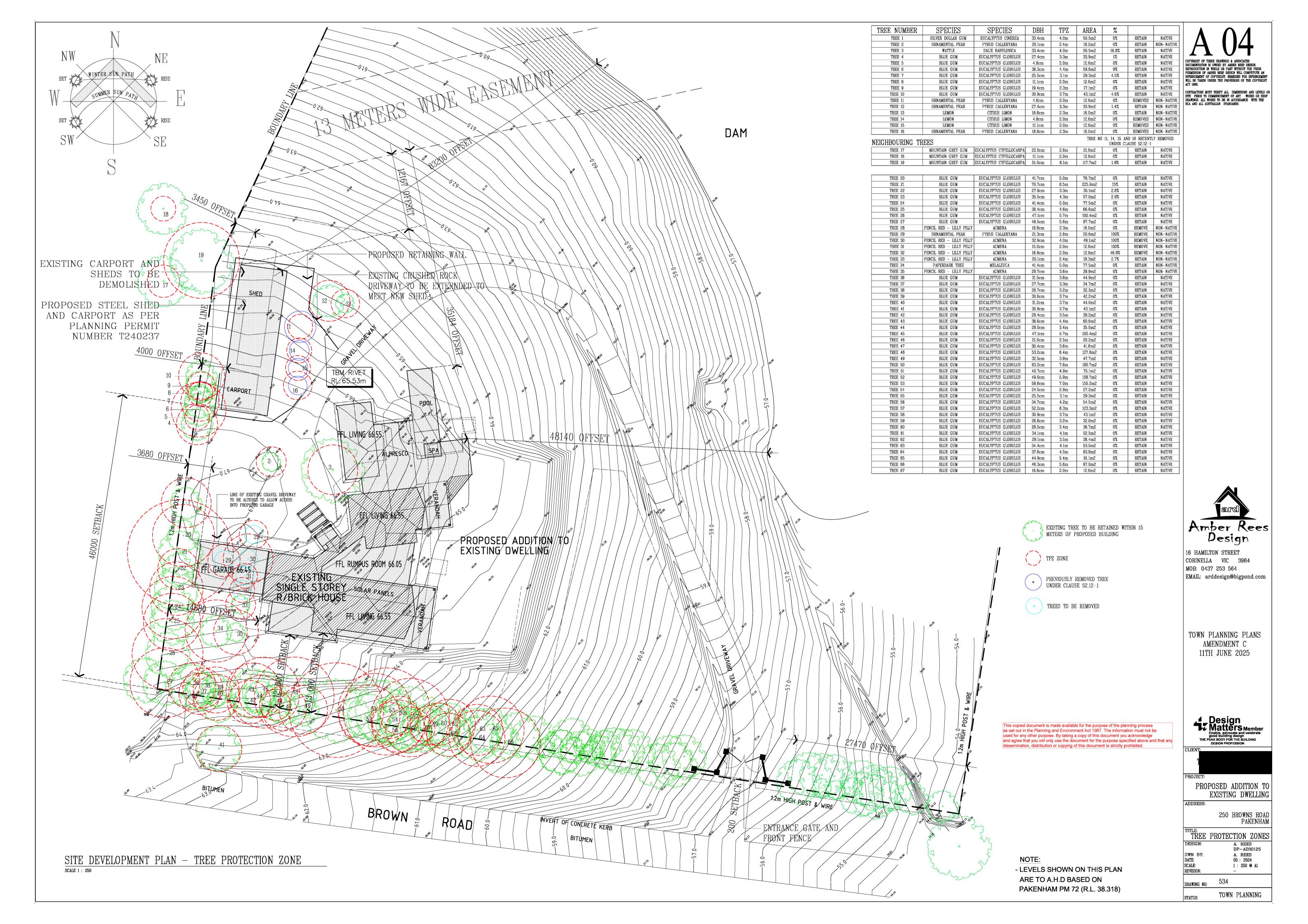
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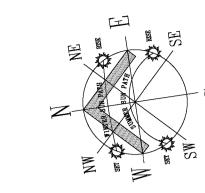


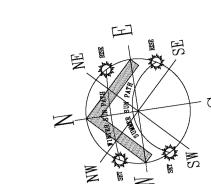


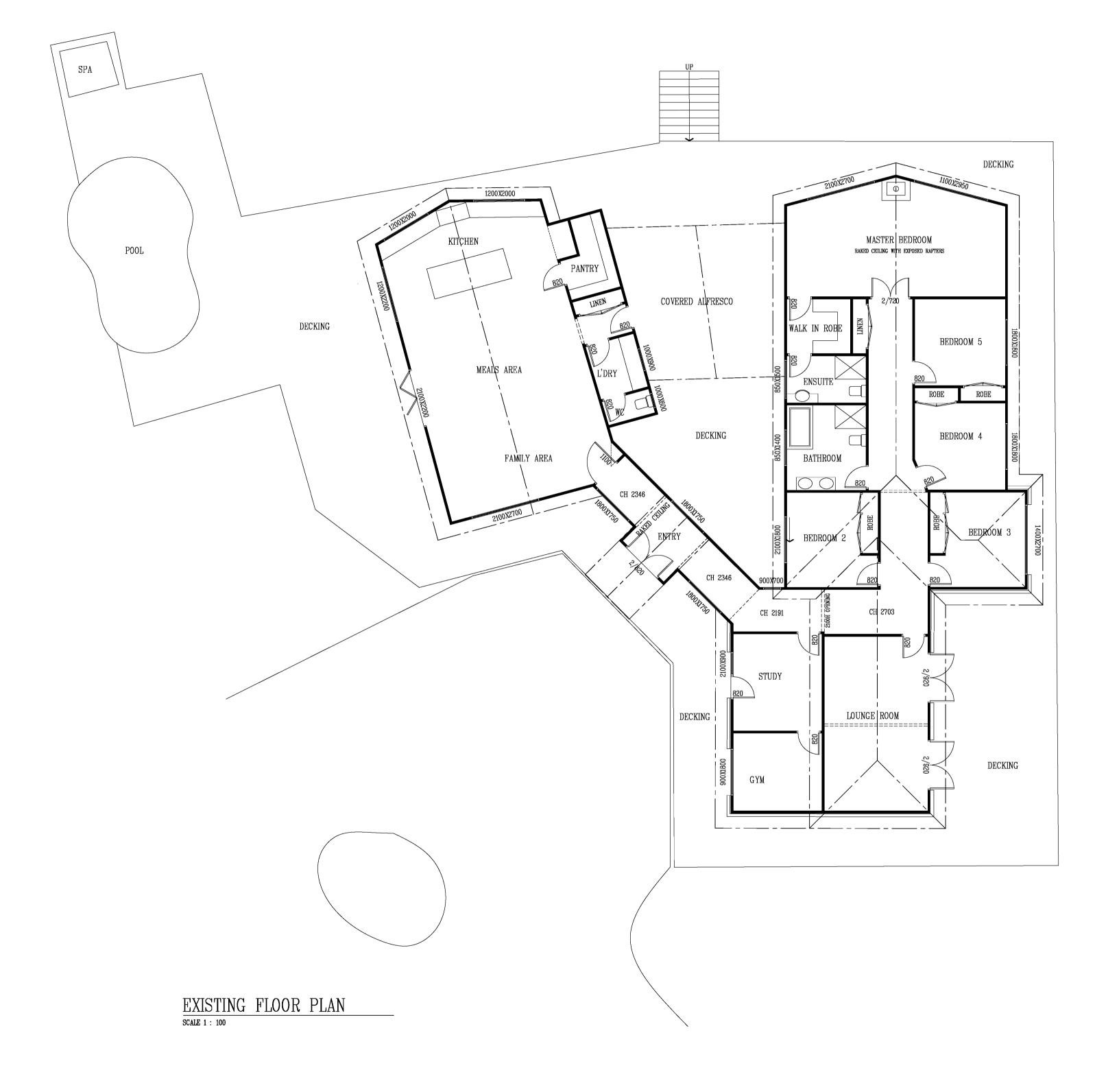












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CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS OR SHOP DRAWINGS. ALL WORKS TO BE IN ACCORDANCE WITH THE BCA AND ALL AUSTRALIAN STANDARDS.

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

TOWN PLANNING PLANS AMENDMENT C 11TH JUNE 2025



PROPOSED ADDITION TO EXISTING DWELLING

250 BROWNS ROAD PAKENHAM

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

DRAWING NO: 534 TOWN PLANNING

ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. ANY DESCREPANCY SHALL BE REPORTED TO AMBER REES DESIGN BEFORE COMMENCING WORK. DOORS TO SANITARY COMPARTMENTS TO BE PROVIDED WITH 'LIFT OFF HINGES' OR SIMILAR WHERE INDICATED BY THUS *

OFFSET DOOR JAMES FRAM ADJACENT WALLS TO SUIT SELECTED ARCHITRAVES. SCRIBE FLUSH TO ADJACENT WALLS ALL ARCHITRAVES SELECTED THAT ARE LARGER THAN 42mm WHERE THERE IS INSUFFICIENT SPACE. REFER TO SITE PLAN FOR ALL DOWN PIPE ALL EXTERNAL TIMBERS USED SHALL BE TREATED FOR WEATHER EXPOSURE.

INTERCONNECTED SMOKE ALARMS CONNECTED TO MAINS
ELECTRICAL POWER WITH BATTERY BACKUP COMPLYING
WITH AS 3786 (§)

FLOW RATES OF EACH EXHAUST TO BE AS FOLLOWS KITCHEN RANGEHOOD/LAUNDRY 40L/s
BATHROOM/ENSUITE/WC EXHAUST 25L/S
ALL EXHAUST FANS TO BE VENTED TO ATMOSPHERE A VAPOUR PERMEABLE MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH AS 4200.2 TO EXTERNAL WALLS AS PER BCA 2019 CLAUSE 3.8.7.2

WALL LEGEND:

WALLS TO BE DEMOLISHED PROPOSED 90mm TIMBER WALLS

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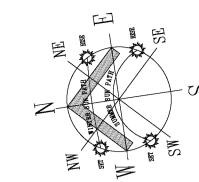
SCALE 1: 100

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EXISTING WALLS

SPA $\vdash -+--$ DECKING MASTER | BEDROOM POOLEXISTING DECKING BEDROOM 5 MEAIS AREA DECKING BEDROOM 4 FAMILY AREA BATHROOM BEDROOM 3 BEDROOM 2 CH 2346 CH 2703 CH 2191 STUDY LOUNGE ROOM DECKING DECKING GYM - EXISTING DECKING TO BE REMOVED - EXISTING EXTERNAL WALL CLADDING TO BE REMOVED PROPOSED DEMO. FLOOR PLAN



GENERAL NOTES -DEMOLITION OF RESIDENTIAL WORKS NCC 2022 BCA VOL 2

ALL MATERIAL & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.

PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601-2001: THE DEMOLITION OF STRUCTURES.

DURING THE PROCESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN, AND DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.

THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR.

THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH, AS REQUIRED BY THE COUNCIL

NO PART OF ANY EXTERNAL WALL IN OR WITHIN 3.00M OF A STREET ALIGNMENT MAY BE PULLED DOWN, EXCEPT DURING HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.

PROTECTIVE OUTRIGGERS. FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY

OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.

DUST CREATING MATERIAL, UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING BUT SHALL BE LOWERED BY HOSTING APPARATUS OR REMOVED BY MATERIAL CHUTES, ALL CHUTES SHALL BE COMPLETELY ENCLOSED AND A DANGER SIGN SHALL BE AT THE DISCHARGE END OF EVERY CHUTE.

ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.

DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING CAPACITY OF THE FLOOR OR STRUCTURE, AND SUCH MATERIAL SHALL NOT BE SO PILED OR STACKED THAT IT WILL ENDANGER WORKMEN OR OTHER PERSONS AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.

NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION OR OTHER-WISE BECOME DANGEROUS.

BEFORE DEMOLITION IS COMMENCED AND ALSO DURING THE PROGRESS OF SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER -OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.

ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.

THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORMWATER, SEWER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.

THE POSITION OF CAPPED SEWER AND STORMWATER DRAINS, SEALED OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE ARE TO BE CLEARLY MARKED ON THE SITE.

ANY SEPTIC TANK(S) ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY, AND ANY SOAK WELLS, LEACH DRAINS OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.

ANY SWIMMING POOLS, PONDS OR THE LIKE EITHER ON THE DEMOLITION SITE OR ON THE NEIGHBORING ALLOTMENTS WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE, SO AS TO COMPLY WITH AS1926 SWIMMING POOL SAFETY PARTS 1 & 2 PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.

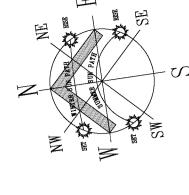
MATERIALS REMOVED OR DISPLACED FORM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.

REMOVAL OF BUILDINGS BY ROAD MUST BE APPROVED BY RELEVANT COUNCILS TRAFFIC ENGINEER.

A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING DEMOLITION WORKS TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH EPA VICTORIA PUBLICATION #275: CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL PROVIDE PROPEX OR EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORMWATER INLET PITS/SUMPS AND INSTALL 'SLIT STOP' FILTER BAGS OVER ALL STORMWATER ENTRY PITS DURING DEMOLITION WORKS. 'SUPERGRO' OR EQUIVALENT EROSION CONTROL FABRIC TO BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION DURING RENEGOTIATION PERIOD.

IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AS AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION OR DURING THE COURSE OF THE DEMOLITION WORKS THE BUILDER SHALL ENGAGE AN AUTHORIZED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL

A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.





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TOWN PLANNING PLANS AMENDMENT C 11TH JUNE 2025





PROPOSED ADDITION TO EXISTING DWELLING

> 250 BROWNS ROAD PAKENHAM

PROPOSED DEMO. PLAN A. REES DP-AD30125 A. REES DATE: 03 : 2024 SCALE: 1 : 100 🛛 A1 REVISION:

534 DRAWING NO: TOWN PLANNING

