
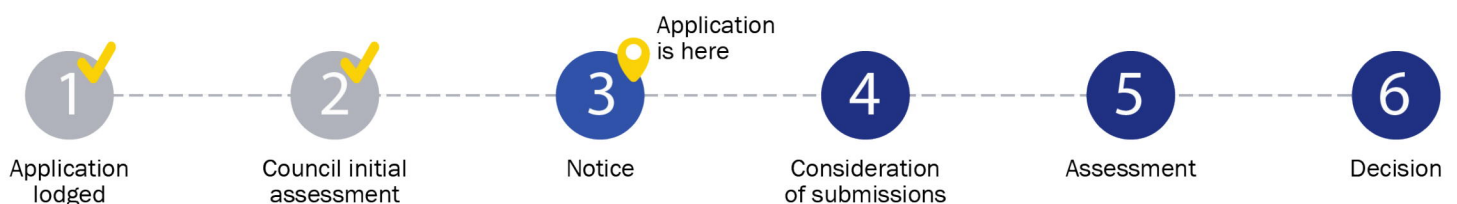


Notice of Application for a Planning Permit

| | | |
|--|---|--|
| The land affected by the application is located at: | CP151693 V9432 F125 11 Edmunds Road, Cockatoo VIC 3781 | |
| The application is for a permit to: | Buildings and Works (Additions and Alterations to Existing Dwelling and Open Deck) | |
| A permit is required under the following clauses of the planning scheme: | | |
| 43.02-2 | Construct a building or construct or carry out works | |
| APPLICATION DETAILS | | |
| The applicant for the permit is: | [REDACTED] | |
| Application number: | T250305 | |
| <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: | | |
| 19 September 2025 | | |
| WHAT ARE MY OPTIONS? <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p> | <p>An objection must:</p> <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. | <p>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.</p> |



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ePlanning

Application Summary

Portal Reference A22561X9

Basic Information

| | |
|---------------|--|
| Proposed Use | Renovation and small extension of existing 3 bedroom 1 bath dwelling. Switching around floor plan and extending a new lounge and kitchen area. Introducing new building materials for cladding and insulation to improve bushfire protections of the structure |
| Current Use | Currently lived in by the owners as a residential dwelling. |
| Cost of Works | \$200,000 |
| Site Address | 11 Edmunds Road Cockatoo 3781 |

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

Total \$1,420.70

Documents Uploaded

| Date | Type | Filename |
|------------|----------------------|--|
| 01-06-2025 | A Copy of Title | Copy of Title .pdf |
| 01-06-2025 | Alteration statement | 2506_Cooper_SK-30 JAN 2025.pdf |
| 01-06-2025 | Alteration statement | 11 Edmunds - Written statement .pdf |
| 01-06-2025 | Site plans | 2506_Cooper_SK-30 JAN 2025.pdf |
| 01-06-2025 | Additional Document | GE250072 - Planning Information Response.pdf |



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

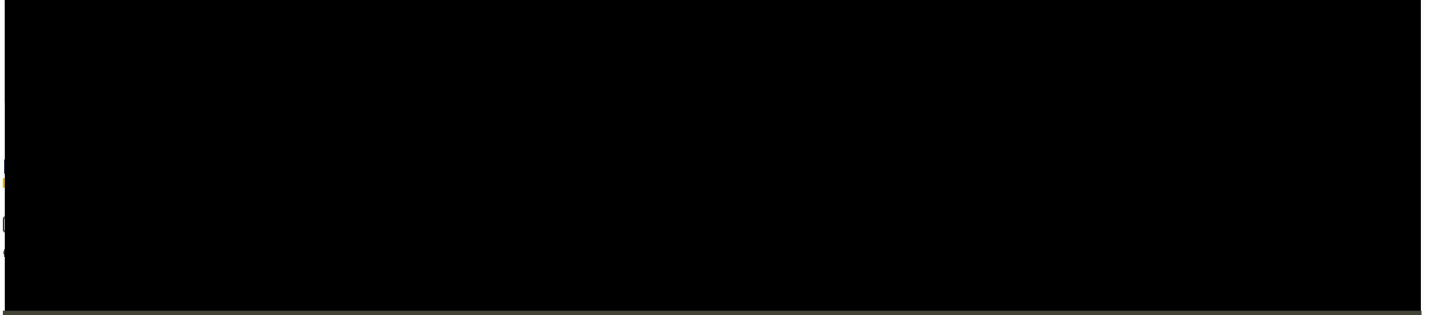
Email: mail@cardinia.vic.gov.au

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

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☐ 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



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Purton Road, Pakenham, Victoria



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

Page 1 of 1

VOLUME 09432 FOLIO 125

Security no : 124126608229N

Produced 28/07/2025 04:50 PM

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LAND DESCRIPTION

Land in Plan of Consolidation 151693.

PARENT TITLES :

Volume 07084 Folio 659 Volume 08930 Folio 380

Created by instrument CP151693 29/09/1981

MORTGAGE AX491027P 27/11/2023
COMMONWEALTH BANK OF AUSTRALIA

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 CP151693 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: 11 EDMUNDS ROAD COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 27/11/2023

DOCUMENT END

Imaged Document Cover Sheet

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| Document Identification | CP151693 |
| Number of Pages (excluding this cover sheet) | 1 |
| Document Assembled | 28/07/2025 16:50 |

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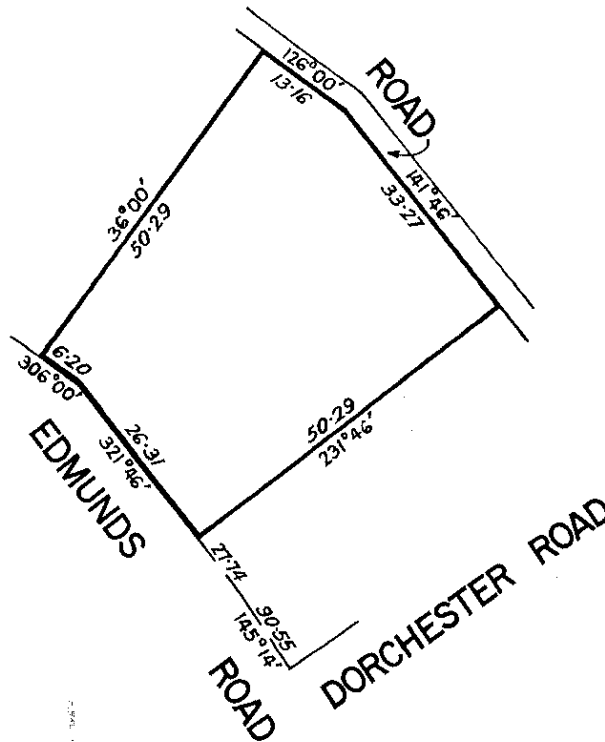
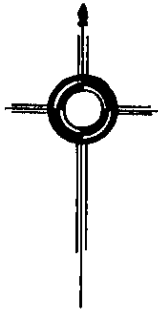
CPI 51693

**PLAN OF CONSOLIDATION
PART OF CROWN ALLOTMENT 79
PARISH OF GEMBROOK
COUNTY OF EVELYN**

Scale: 0 8 16 32 48
LENGTHS ARE IN METRES

LITHO SH.2

V. 7084 F. 659
V. 8970 F. 380



CIP
ACCEPT
\$20.00
1/4 (1) 1/4
1/4 (1) 1/4
R.R. 1/4

APPROVED

[Signature]
8/9/81 8.55

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VAL. 9432 125

SHIRE OF PAKENHAM

REF. NO. 60/3/P17/212

**SEAL & ENDORSEMENT
OF MUNICIPALITY**

Sealed Pursuant to the provisions of
Sec. 569 A B of the Local Gov. Act

The Corporate Seal of the President, Councillors and Ratepayers of
the **SHIRE OF PAKENHAM** was hereunto affixed in the presence of:

PRESIDENT, *[Signature]*
COUNCILLOR, *[Signature]*
SECRETARY, *[Signature]*

Dated this 17th day of June 1980

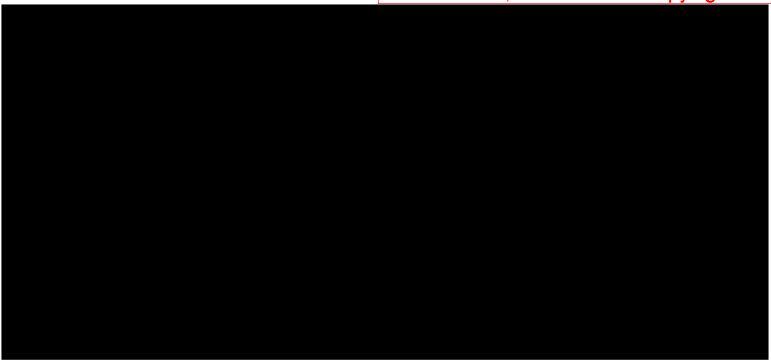
SURVEYORS CERTIFICATION

I certify that this plan has been made by me
or under my immediate supervision and accords
with title.

[Signature]
LICENSED SURVEYOR

DATED 22-4-80

Ref C.O.S. 5491(21)
P 17-2



We are seeking planning approval for a modest extension and renovation to our existing single-storey dwelling located at 11 Edmunds Road, Cockatoo.

Summary of Proposed Works:

The proposal involves the following changes:

- Internal renovation of the existing layout to improve functionality and liveability.
- A new extension of approximately 30.2 m² at the rear of the dwelling, to provide additional living space.
- Construction of a new verandah (31.8 m²) and open deck (61.6 m²) to enhance outdoor living opportunities.
- A small balcony (5.7 m²) to connect indoor and outdoor areas.
- Removal of the existing back verandah and shed to accommodate the new works.

Key Planning Considerations:

- The total site area is 1984.8 m², and the proposed site coverage remains low at 11.1%, well within acceptable limits.
- Permeability exceeds 80%, ensuring minimal impact on stormwater runoff and maintaining garden character.
- The new works are designed to match the existing dwelling's form and materials, using Zincalume roofing and weatherboard cladding (with optional upgrades to bushfire-retardant materials as noted).
- The proposed additions maintain appropriate setbacks from all boundaries and preserve existing neighbourhood character.
- Privacy is preserved through the inclusion of 1.7m high screens on the deck and balcony, as well as compliance with overlooking controls.
- The works have been designed in accordance with Bushfire Attack Level (BAL) 29 requirements, including subfloor enclosure, fire-retardant cladding options, and ember protection measures.

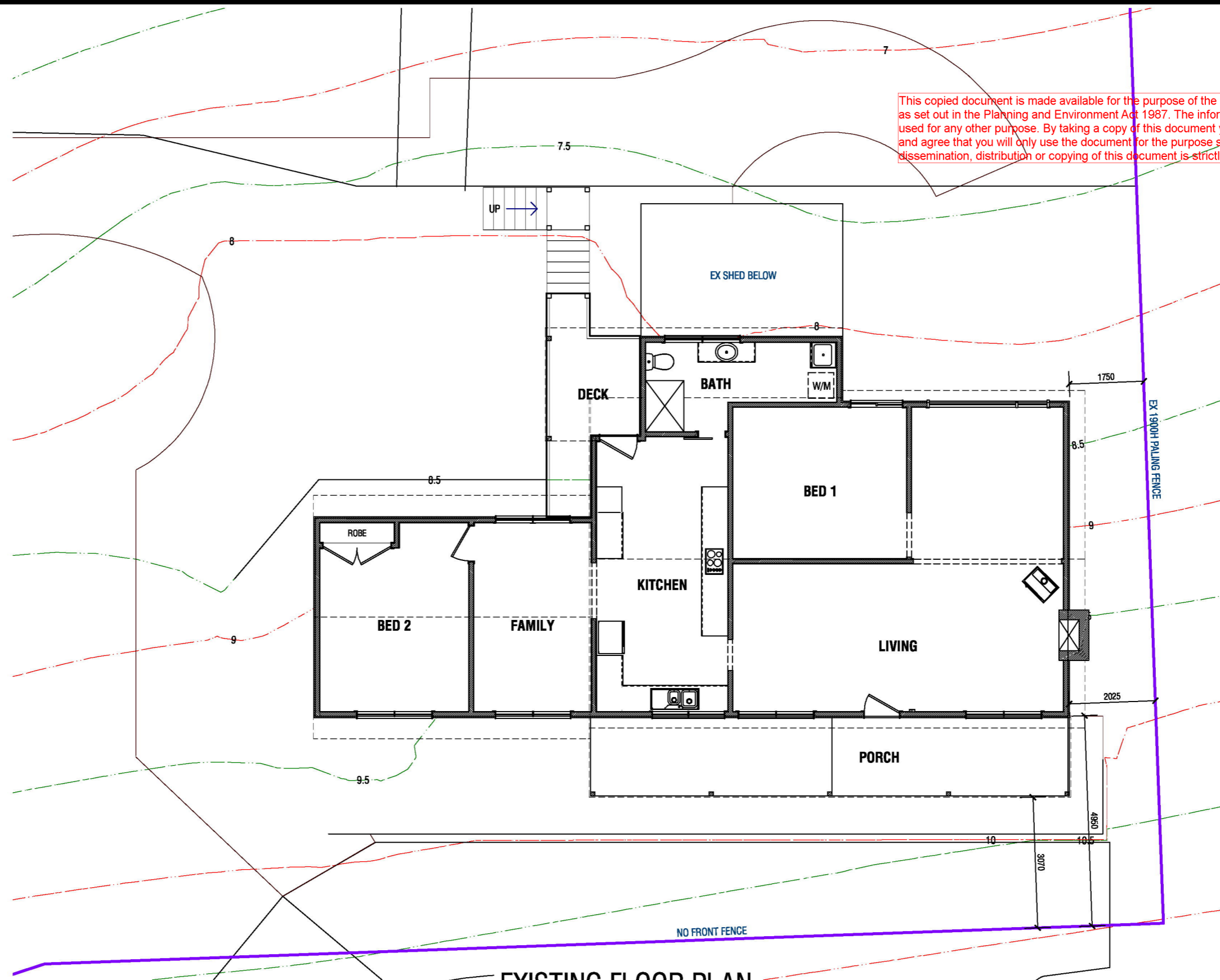
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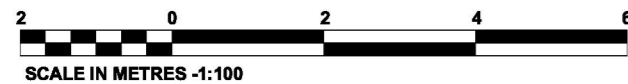
The intention of this renovation is to adapt the existing home to better suit the needs of our family while improving thermal performance, spatial layout, and indoor-outdoor connectivity. The development respects the established character of the area and has been designed with care to ensure minimal visual or environmental impact on neighbouring properties or the broader landscape.

We believe this proposal contributes positively to the long-term sustainability and liveability of the home, and we respectfully request Council's support for the planning application.

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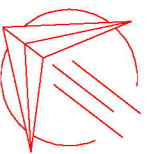
EXISTING FLOOR PLAN
1:100



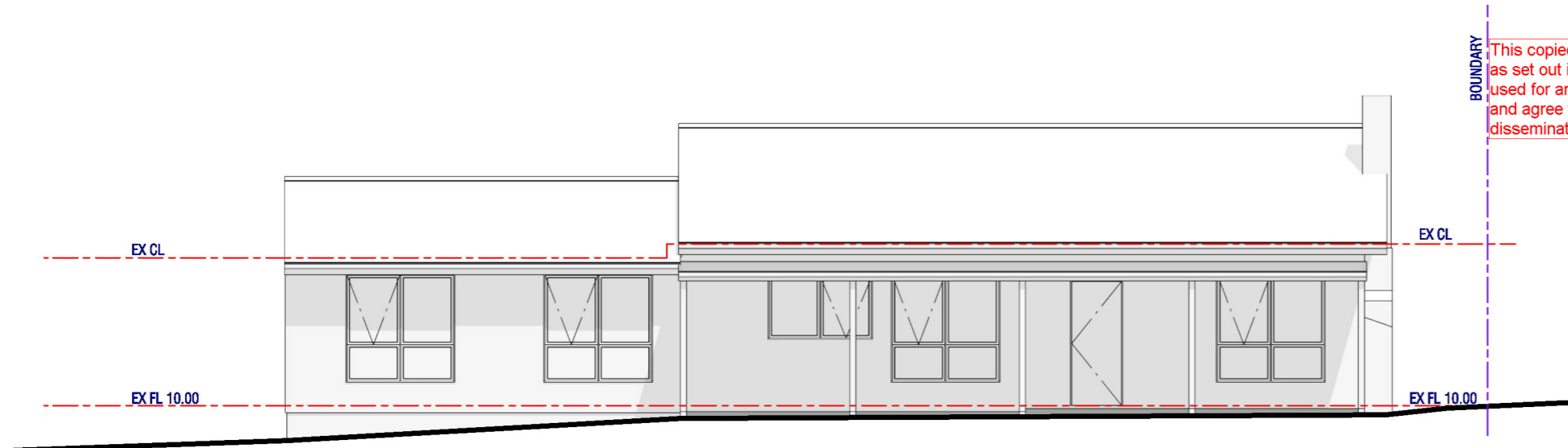
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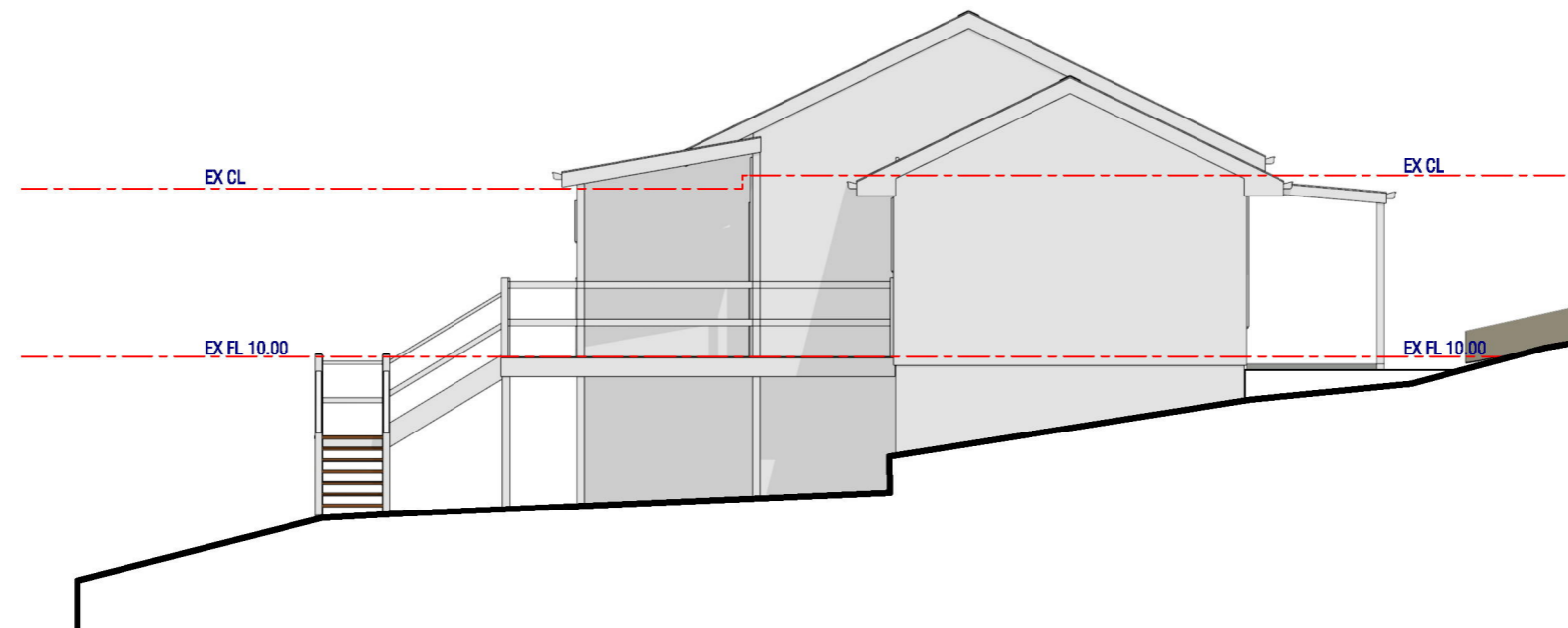
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anders@asplannedrafting.com
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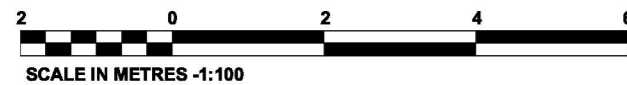
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EX SOUTH-WEST ELEVATION



EX NORTH-WEST ELEVATION

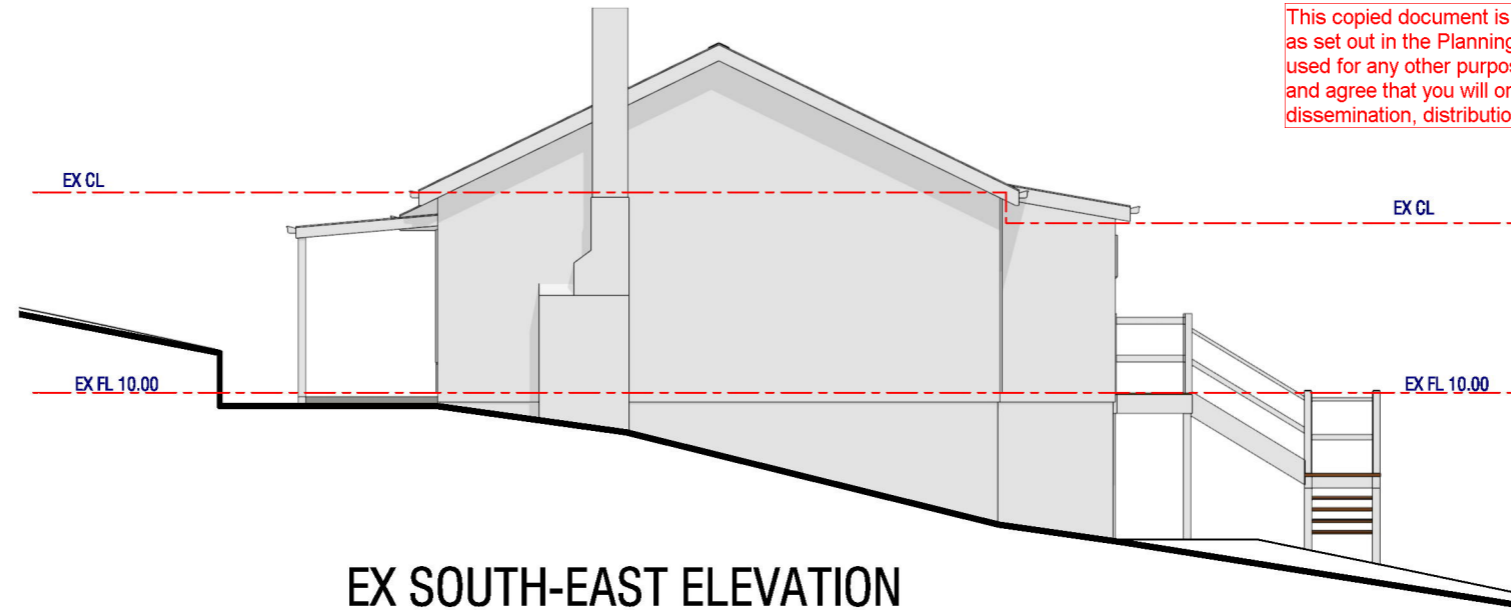


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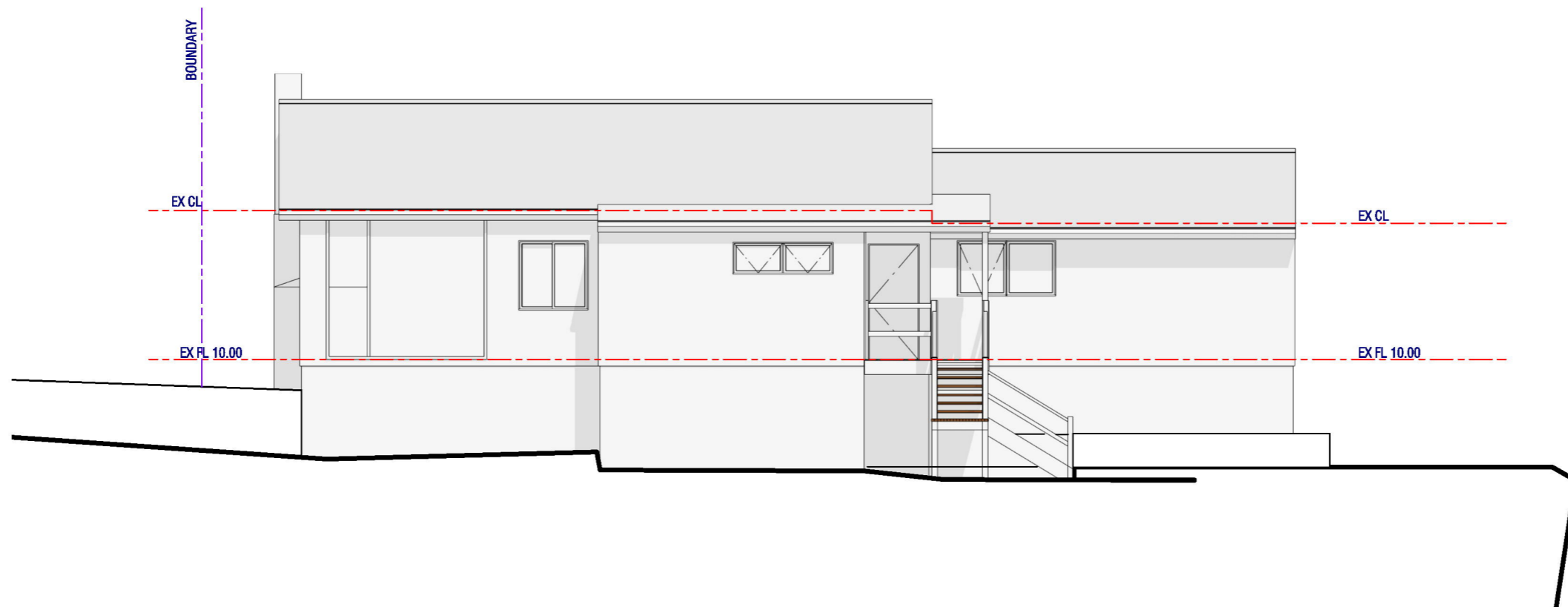


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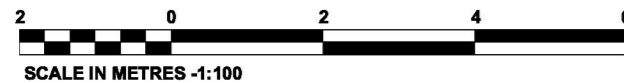
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EX SOUTH-EAST ELEVATION



EX NORTH-EAST ELEVATION

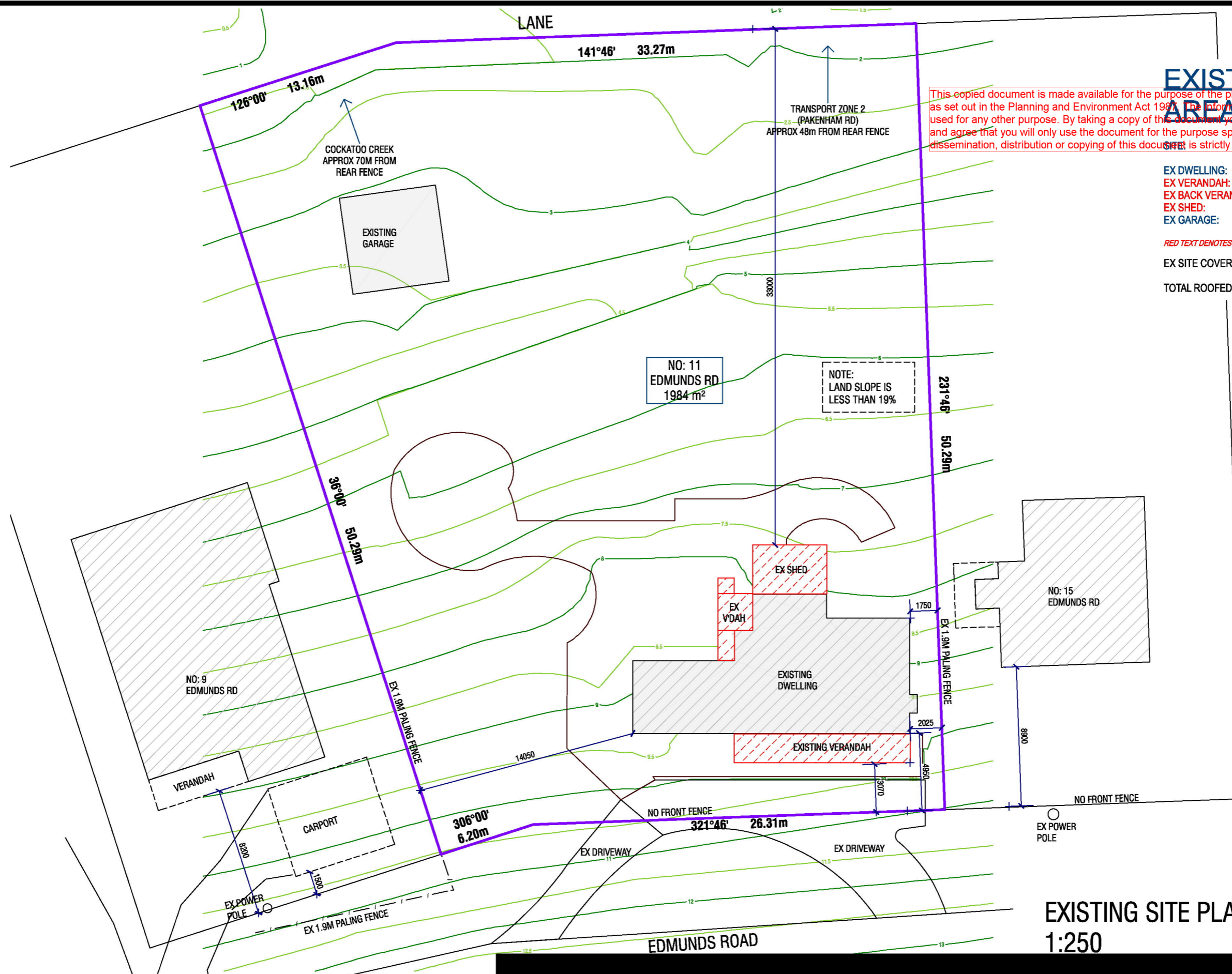


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EXISTING AREA ANALYSIS:

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| | |
|-------------------|---|
| EX DWELLING: | 119.7 m ² |
| EX VERANDAH: | 21.0 m ² |
| EX BACK VERANDAH: | 8.3 m ² (5.2m ² UNDER ROOF) |
| EX SHED: | 14.8 m ² |
| EX GARAGE: | 38.4 m ² |

RED TEXT DENOTES AREA TO BE REMOVED

EX SITE COVER: 199.1 m² = 10.0%

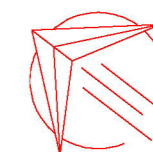
TOTAL ROOFED AREA: 199.1 m²

EXISTING SITE PLAN
1:250

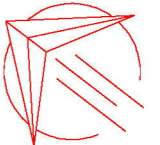
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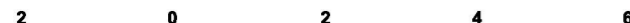
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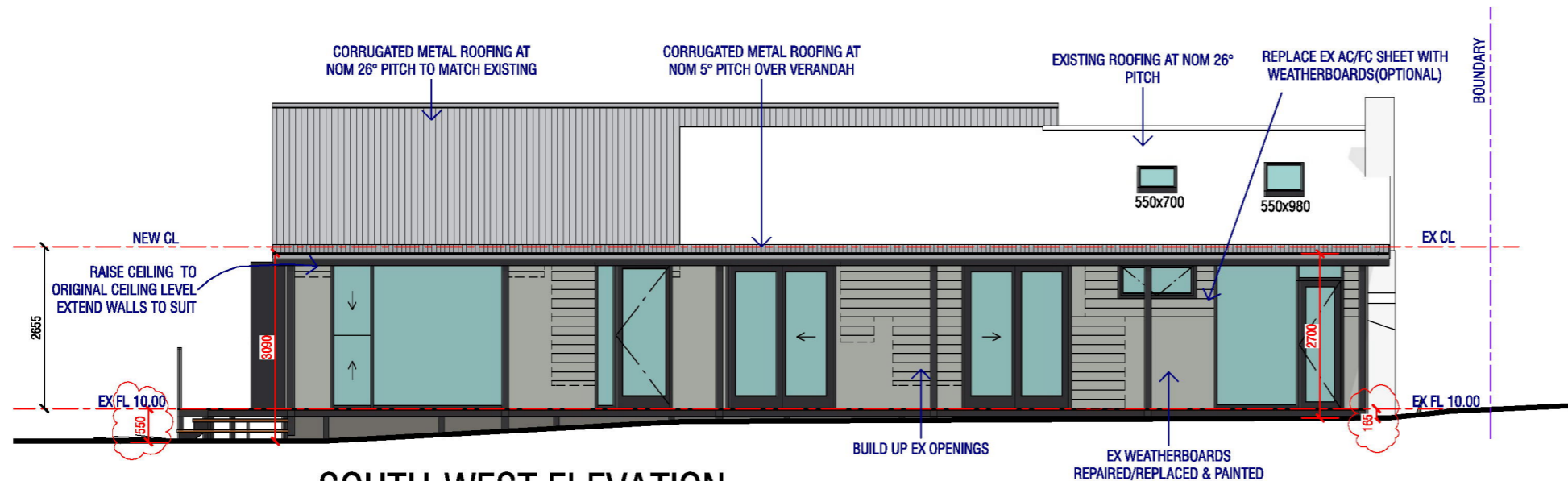


NO FRONT FENCE



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Democracy Now!
The people's voice
Member



SOUTH-WEST ELEVATION

MATERIALS:

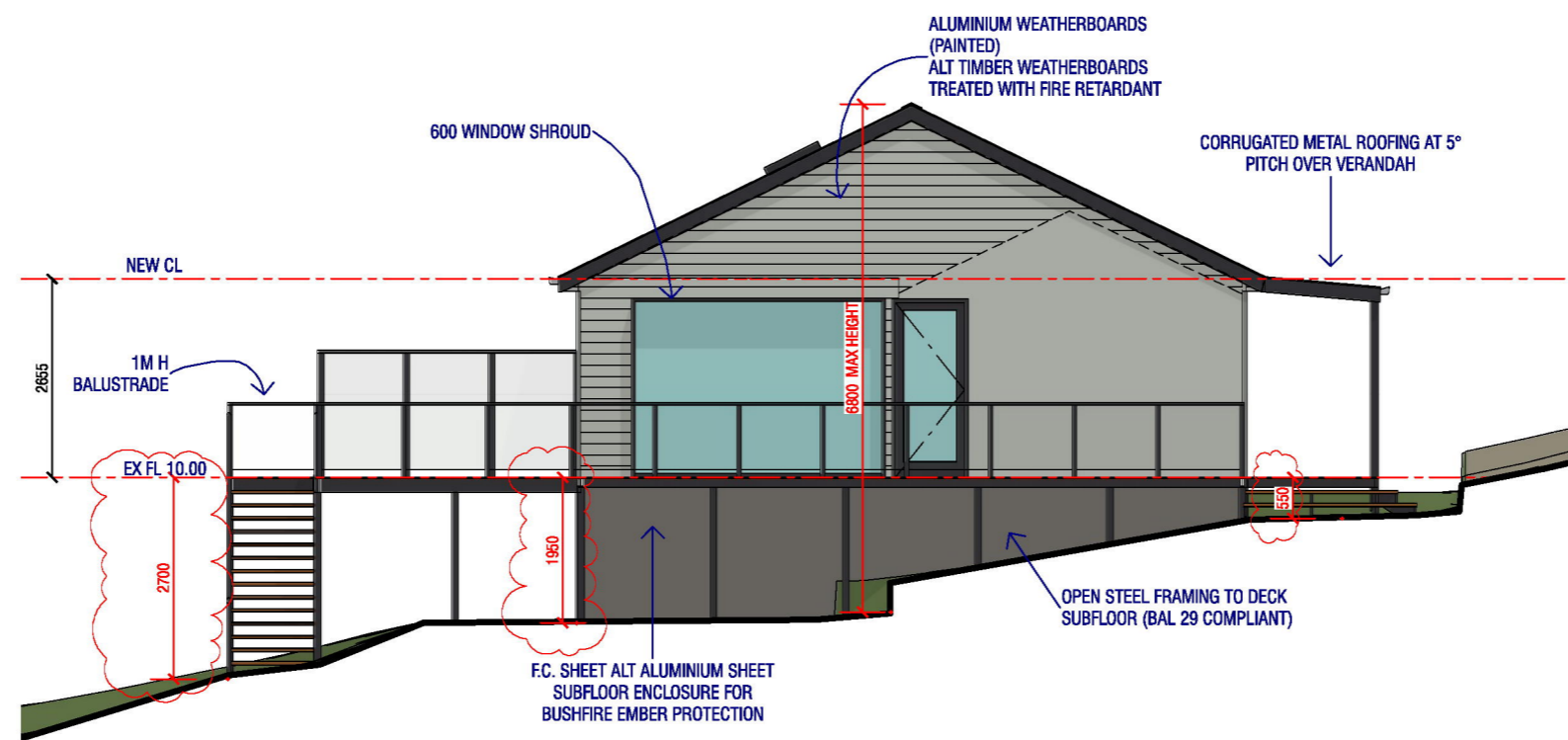
ROOF: COLORBOND "WALLABY"
OR SIMILAR APPROVED



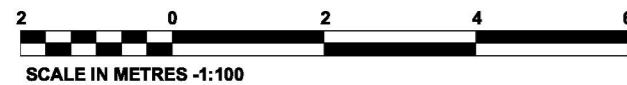
WALLS: ALUMINIUM
WEATHERBOARDS "WHITE"
OR SIMILAR APPROVED



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NORTH-WEST ELEVATION



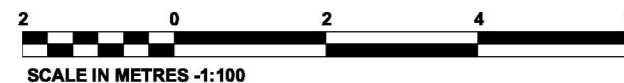
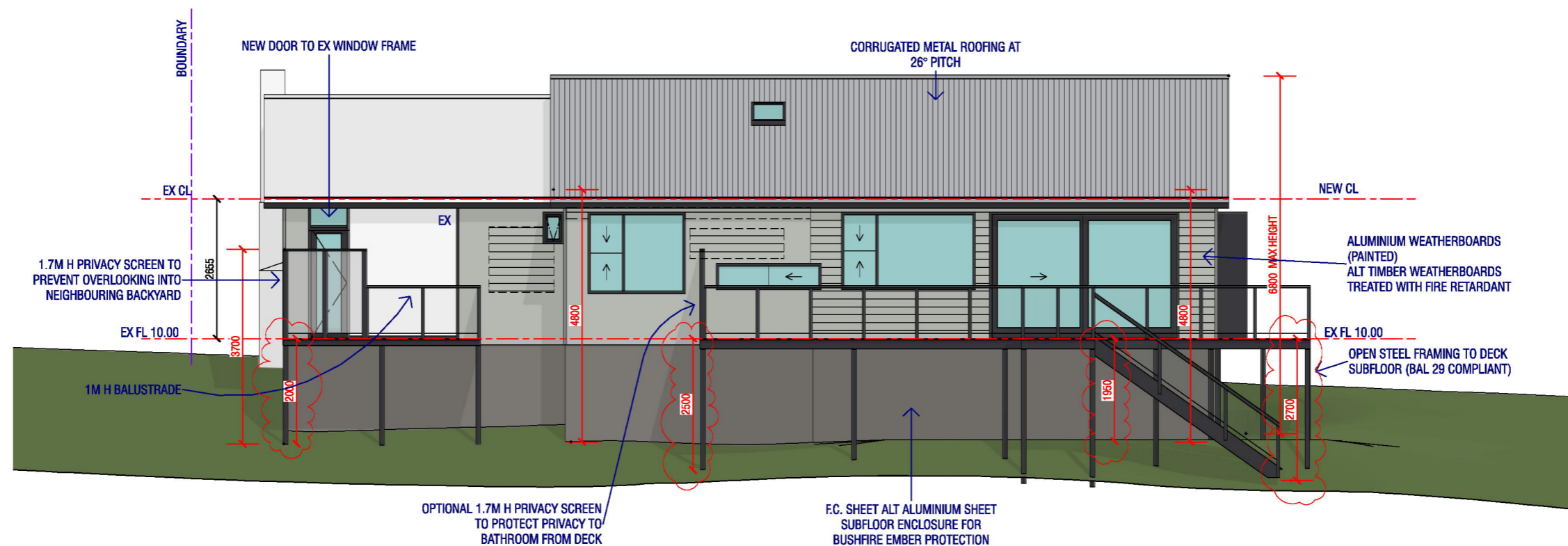
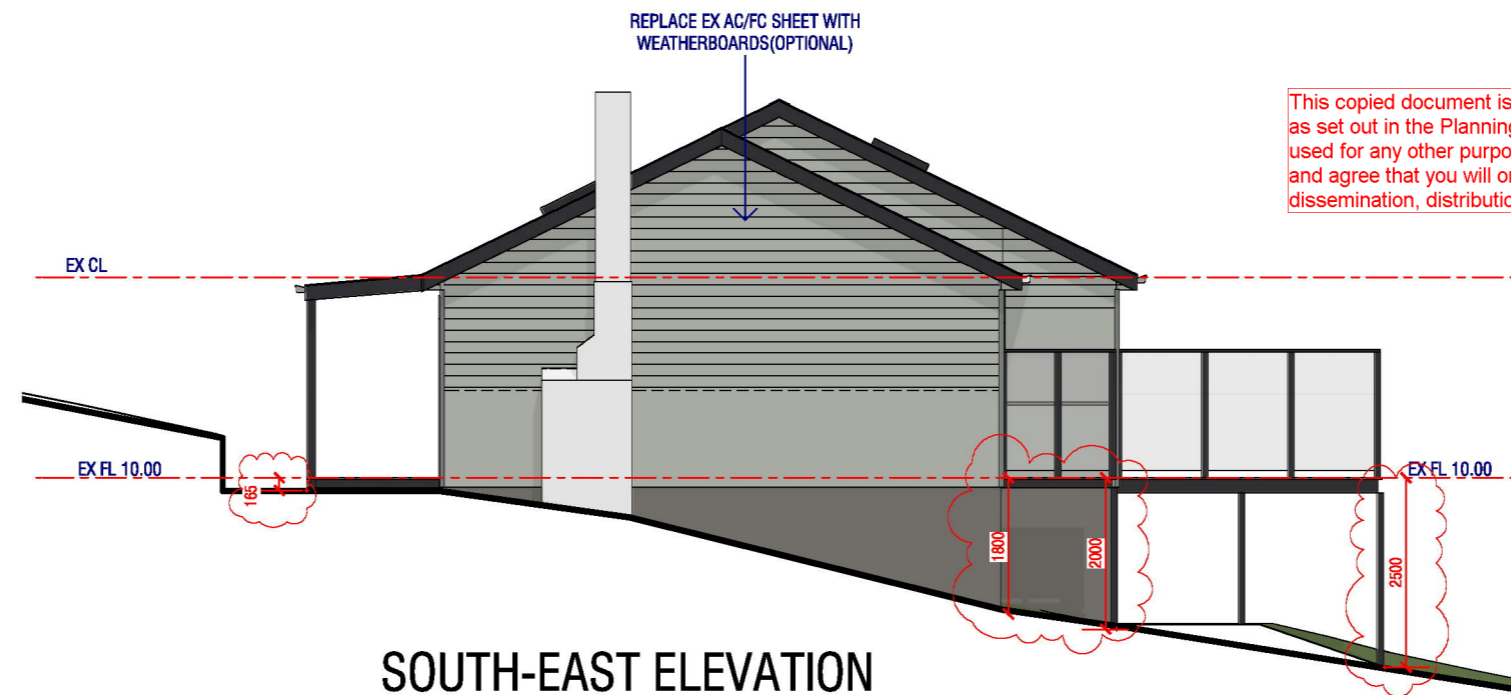
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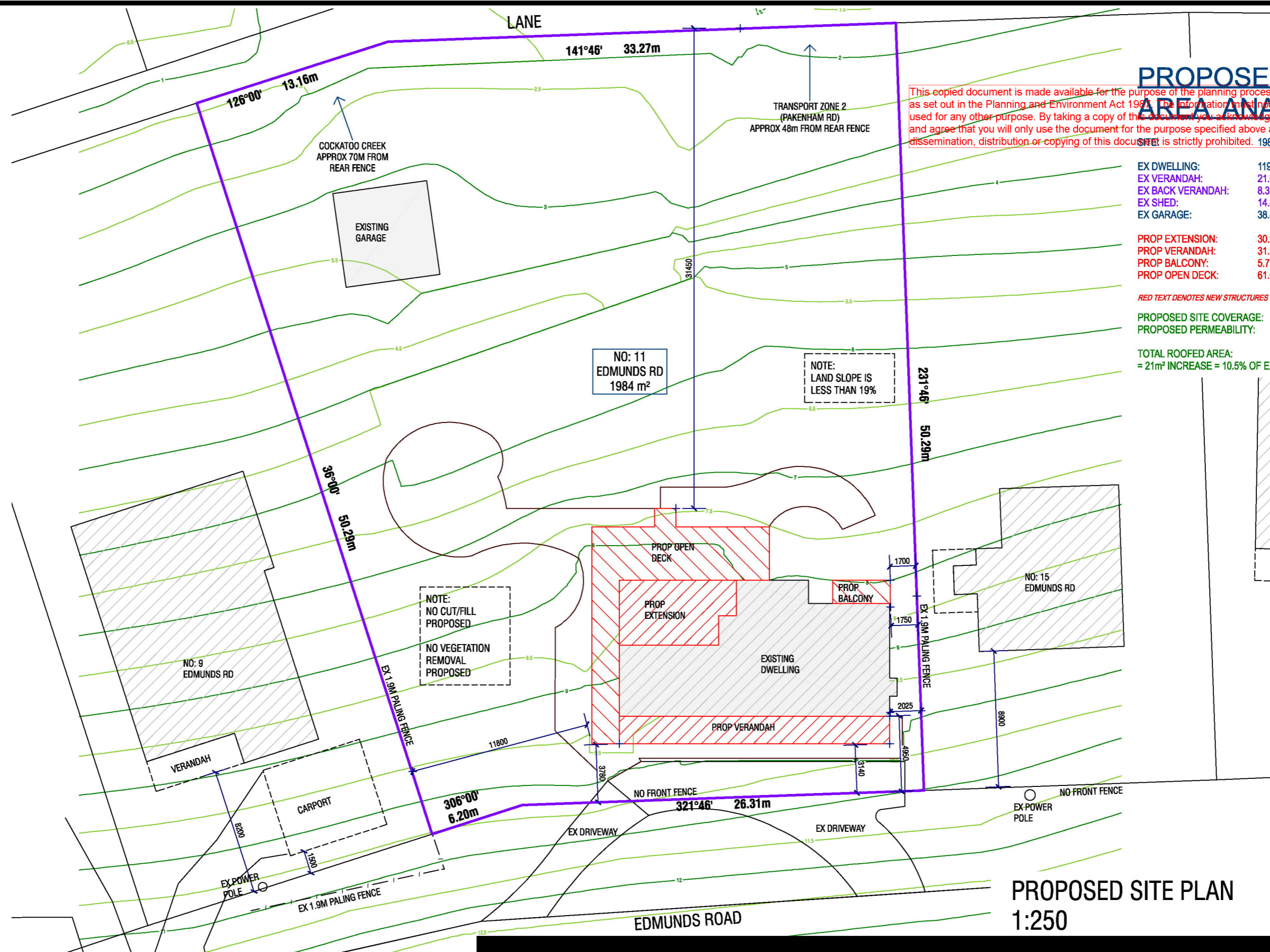
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PROP EXTENSION: 30.2 m²
PROP VERANDAH: 31.8 m²
PROP BALCONY: 5.7 m²
PROP OPEN DECK: 61.6 m²

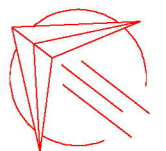
RED TEXT DENOTES NEW STRUCTURES

TOTAL ROOFED AREA: 220.1m²
= 21m² INCREASE = 10.5% OF EXISTING



PROPOSED SITE PLAN

1:250



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REAR VIEW -NORTH

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REAR VIEW EAST

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