

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:	Section 72 Amendment to Planning Permit T240412 to make changes to the endorsed plans

APPLICATION DETAILS

The applicant for the amendment to the permit is:	Amber Rees Design
Application number:	T240412 - 2

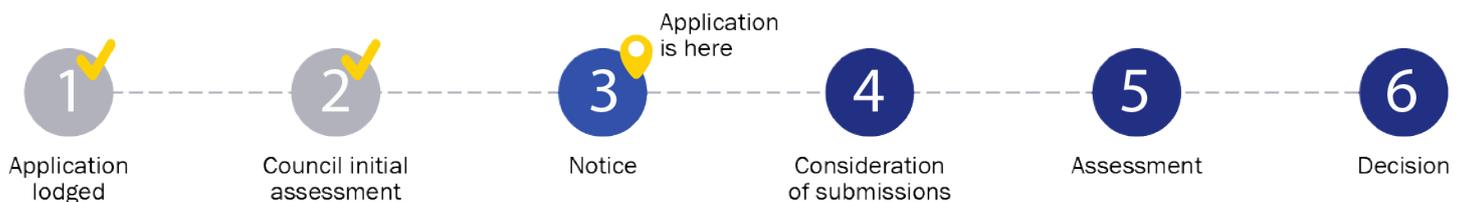
You may look at the application and any documents that support the application at the office of the Responsible Authority:
Cardinia Shire Council, 20 Siding Avenue, Officer 3809.
This can be done during office hours and is free of charge.
Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans 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:	13 April 2026
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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.
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ADVERTISED MATERIAL
Planning Application: T240412-2
Date Prepared: 27 March 2026

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Amendment Summary

Portal Reference	M12623JT
Reference No	T240412 - 1

Basic Information

Proposal Type	Single Dwelling, Advertising Has Occurred
Proposed Use	Amendment to Planning Permit T240412 (issued for Alterations and Additions to an Existing Dwelling) to amend the endorsed plans.
Current Use	Existing dwelling and associated sheds
Cost of Works	\$1,250,000
Amended Cost of Works	\$9,000
Amendments	Plans Changed
Proposed Changes	Reduced addition and alteration to dwelling. Removal of proposed above ground pool, proposed in ground pool.
Site Address	250 Brown Road Pakenham VIC 3810

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

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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)	\$226.90	100%	\$226.90
Total			\$226.90

Documents Uploaded

Date	Type	Filename
24-02-2026	Site Plan	534_TP_24_02_2026.pdf
24-02-2026	Additional Document	Copy of title.PDF
24-02-2026	Additional Document	Plan of sub.PDF
24-02-2026	Additional Document	534_Cover letter.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 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

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	16 Hamilton Street, Corinella VIC 3984	M: 0437-253-564 E: arddesign@bigpond.com
Submission Date	26 February 2026 - 10:08: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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Purton Road, Pakenham, Victoria



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

VOLUME 09621 FOLIO 126

Security no : 124132443058H
Produced 24/02/2026 03:17 PM

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

NUMBER		STATUS	DATE
AZ808169Q (E)	DISCHARGE OF MORTGAGE	Registered	14/11/2025
AZ808170G (E)	TRANSFER	Registered	14/11/2025
AZ808171E (E)	MORTGAGE	Registered	14/11/2025

-----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	24/02/2026 15:17

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16 Hamilton Street
CORINELLA VIC 3984
ABN 94 481 735 775

24th February 2026

Cardinia Shire Council
Town Planning Department

ADDRESS: 250 Brown Road, Pakenham Vic 3810

REF: T240412

RE: Application to amend approved plans for proposed addition to existing dwelling.

Please find application to amendments to the approved town planning permit application, for the proposed addition to existing dwelling. The amended plans are attached to show reduction in proposed building works. Application to remove the proposed above ground pool, and proposed in ground pool, detached pool house.

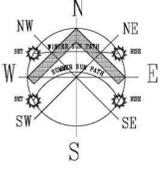
If you should require any further information, please don't hesitate to contact me.

Yours Faithfully



A 01

CONCEPT OF THESE DRAWINGS IS ASSOCIATED WITH THE PROVISION OF A DEVELOPMENT PLAN FOR THE PROPOSED DEVELOPMENT OF A GRAVEL DRIVEWAY AND CARPORT AS PER PLANNING PERMIT NUMBER T2404237. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SERVICE OR PRODUCT. THE CLIENT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACT AND SHALL BE TAKEN TO HAVE ACCEPTED THE PERFORMANCE OF THE CONTRACT AS SHOWN ON THESE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACT AND SHALL BE TAKEN TO HAVE ACCEPTED THE PERFORMANCE OF THE CONTRACT AS SHOWN ON THESE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE CONTRACT AND SHALL BE TAKEN TO HAVE ACCEPTED THE PERFORMANCE OF THE CONTRACT AS SHOWN ON THESE DRAWINGS.



Amber Rees Design
 16 HAMILTON STREET
 CORINNELLA VIC 3984
 MOBILE: 0437 253 564
 EMAIL: ardesign@bigpond.com

ADDRESS:	250 BROWNS ROAD PAKENHAM
TITLE:	SITE DEVELOPMENT PLAN
DESIGNER:	A. REES
DRAWN BY:	DP-AD000125
DATE:	03/2024
SCALE:	1:500 @ A1
REVISION:	
DRAWING NO.:	534
STATUS:	TOWN PLANNING

EXISTING STEEL SHED AND CARPORT AS PER PLANNING PERMIT NUMBER T2404237

260 BROWN ROAD

13 METERS WIDE EASEMENT

EXISTING DAM

250 BROWN ROAD

EXISTING CROSSOVER AND CROSSOVER AND GRAVEL DRIVEWAY

240 BROWN ROAD

BROWN ROAD

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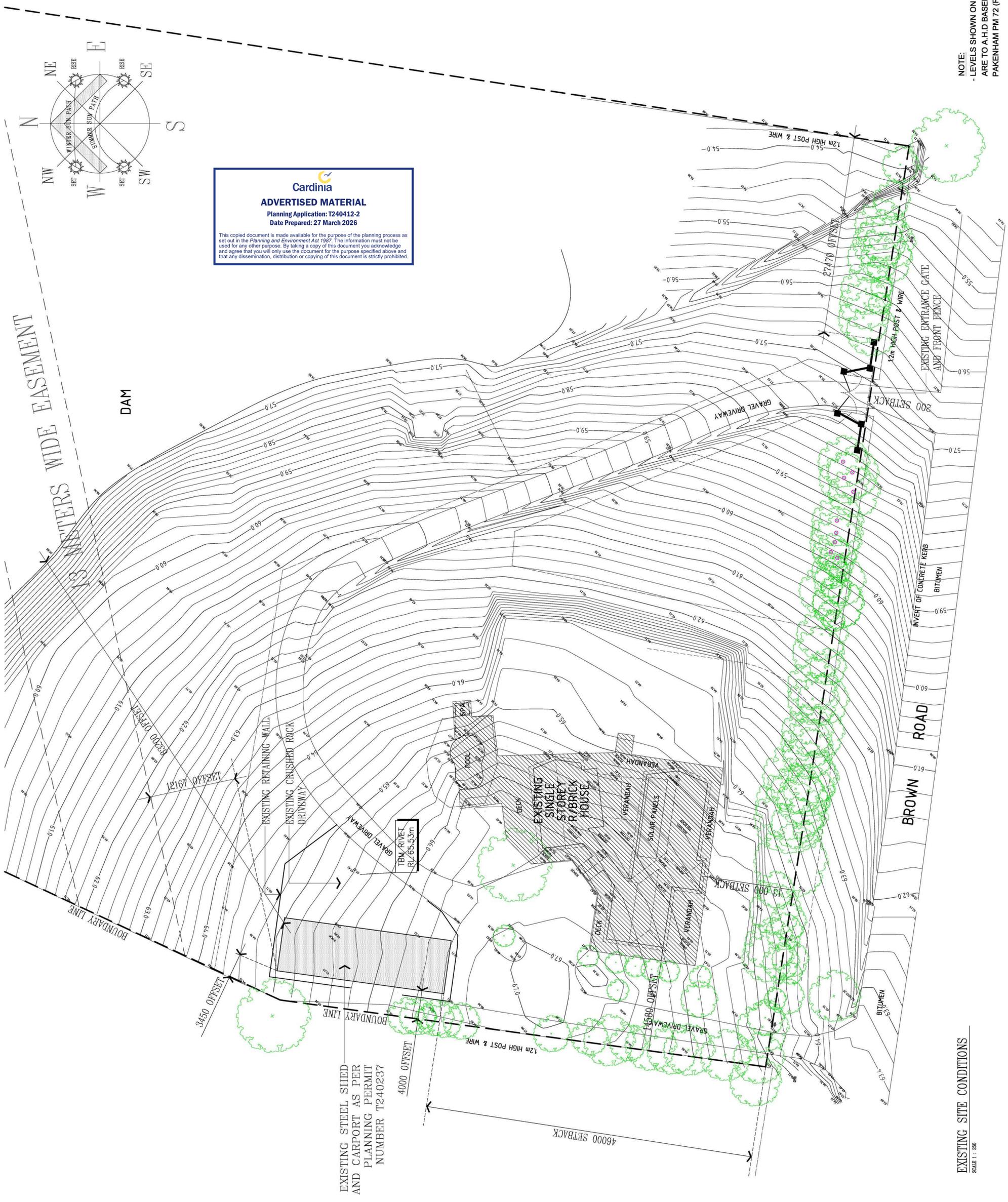
SITE DEVELOPMENT PLAN
 SCALE 1:500

CONCEPT OF THESE DRAWINGS IS ASSOCIATED WITH THE PROVISION OF A PLANNING PERMIT FOR THE PROVISION OF A STEEL SHED AS PER PLANNING PERMIT NUMBER T240237. THESE DRAWINGS WILL BE TAKEN UNDER THE SUPERVISION OF THE CONTRACTOR AT ALL TIMES.

THESE DRAWINGS ARE TO BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING PERMIT NUMBER T240237. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE CONTRACTOR AND THE PLANNING PERMIT NUMBER T240237.

Amber Rees Design
 16 HAMILTON STREET
 CORINNELLA VIC 3984
 MOBILE: 0437 253 564
 EMAIL: ardesign@bigpond.com

EXISTING SITE CONDITIONS	
DESIGNER:	A. REES
DATE:	27/03/2026
SCALE:	1:250 @ A1
DRAWING NO.:	534
STATUS:	TOWN PLANNING



Cardina
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EXISTING SITE CONDITIONS
 SCALE 1: 250

NOTE:
 - LEVELS SHOWN ON THIS PLAN
 ARE TO A.H.D BASED ON
 PAKENHAM PM 72 (R.L. 38.318)

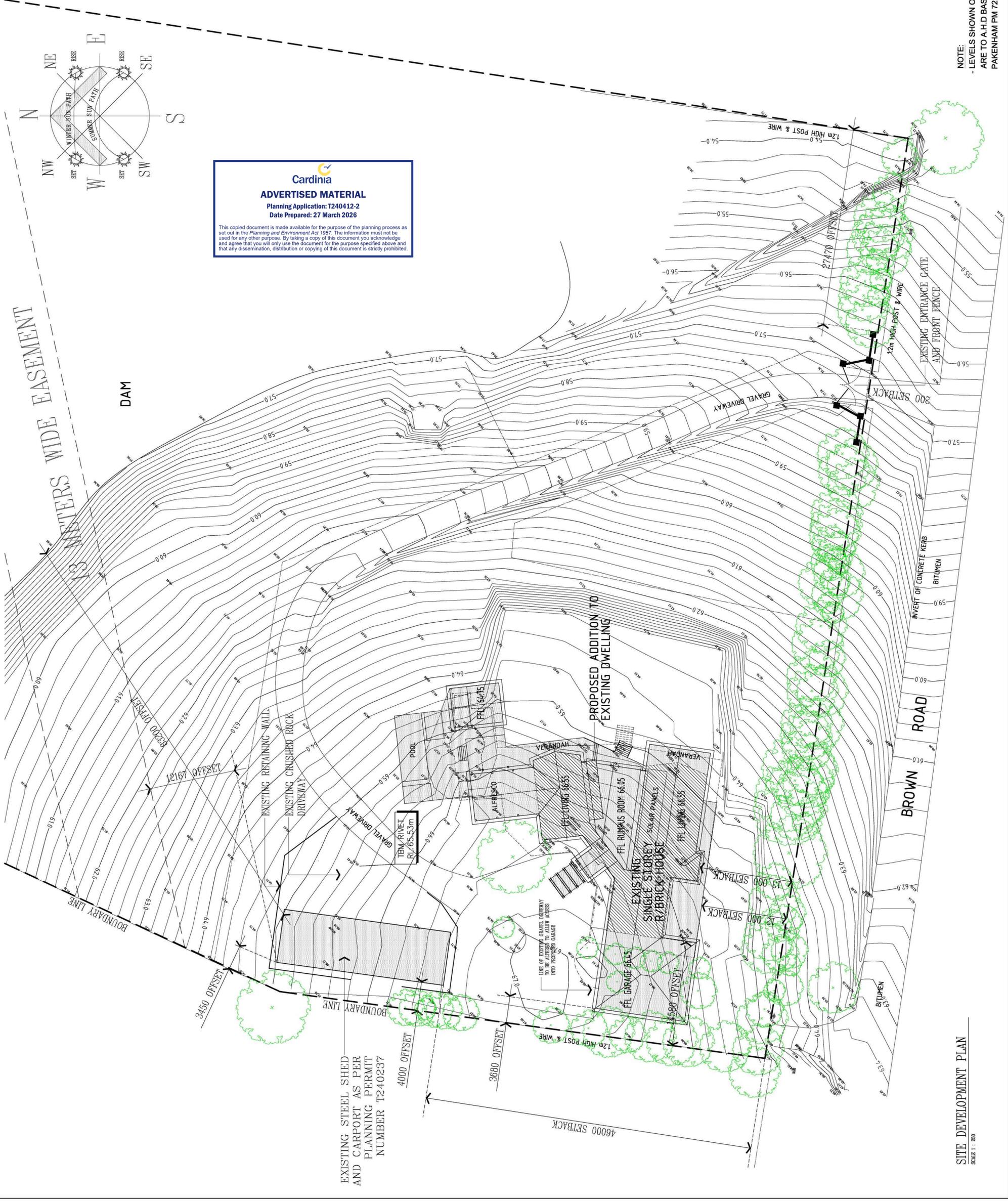
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 16 HAMILTON STREET
 CORINNELLA VIC 3984
 MOBILE: 0437 253 564
 EMAIL: ardesign@bigpond.com

ADDRESS: 250 BROWNS ROAD
 PAKENHAM
TITLE: SITE DEVELOPMENT PLAN
 DESIGNER: A. REES
 DRAWN BY: DP-AD00026
 DATE: 03/03/26
 SCALE: 1:250 @ A1
 REVISION: -
 DRAWING NO: 534
 STATUS: TOWN PLANNING

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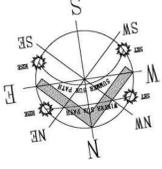


EXISTING STEEL SHED
 AND CARPORT AS PER
 PLANNING PERMIT
 NUMBER T240237

SITE DEVELOPMENT PLAN
 SCALE 1:250

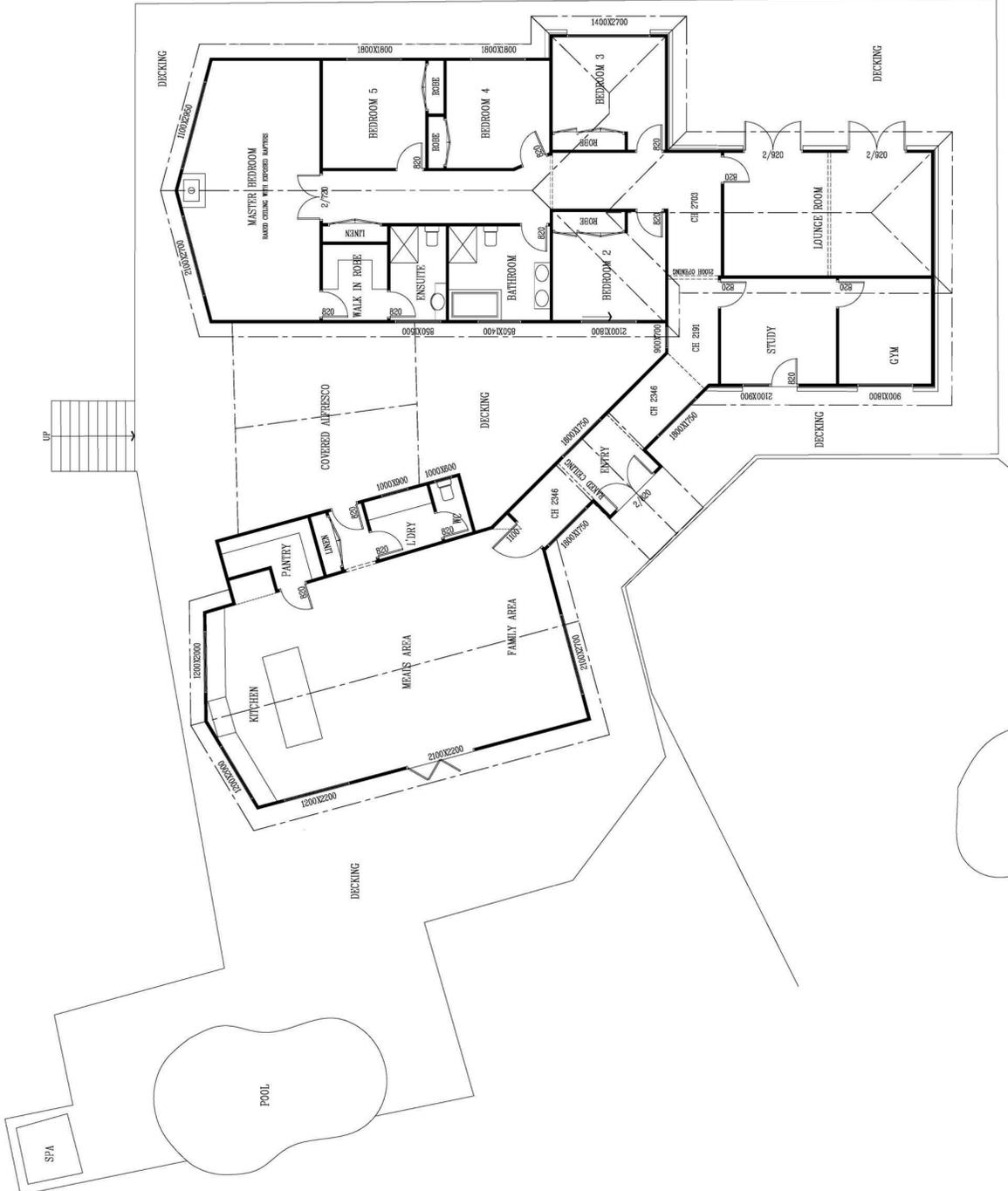
NOTE:
 - LEVELS SHOWN ON THIS PLAN
 ARE TO A.H.D BASED ON
 PAKENHAM PM 72 (R.L. 38.318)

CONTRACTOR OF THESE DRAWINGS IS ASSOCIATED WITH THE DESIGN AND CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THE INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR.



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 16 HAMILTON STREET
 CORINNELLA VIC 3984
 MOBILE: 0437 253 564
 EMAIL: ardesign@bigpond.com

CI	FF	AI
250 BROWNS ROAD PAKENHAM		
TITLE: EXISTING FLOOR PLAN		
DESIGNER:	A. REES	
DRAWN BY:	DP - AD300125	
DATE:	03/03/2026	
SCALE:	1:100 @ A1	
REVISION:	-	
DRAWING NO.:	534	
STATUS:	TOWN PLANNING	

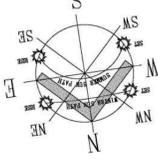


EXISTING FLOOR PLAN
 SCALE 1:100

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CONTRACTOR OF THESE DRAWINGS IS ASSOCIATED WITH AMBER REES DESIGN & ARCHITECTURE. THE INFORMATION IS GIVEN IN GOOD FAITH AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.



GENERAL NOTES - DEMOLITION OF RESIDENTIAL WORKS

DEMOLITION OF RESIDENTIAL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING REGULATIONS 2011 NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA (BCA) VOLUME 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

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

DURING THE PROCESS OF THE DEMOLITION THE WORKS SHALL BE PROTECTED BY A TEMPORARY EXTERNAL WALL CLADDING TO BE REMOVED OR BY AN EXPERIENCED FOREMAN AND DEMOLITION SHALL BE EXECUTED STREET BY STREET COMMENCING AT THE ROOF AND WORKING DOWNWARDS.

THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRELIMINARY 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 3.0M OF A STREET ALIGNMENT MAY BE FOLLOD DOWN EXCEPT DURING HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.

PROTECTIVE OUTRIGGER FENCES AWAY FROM THE EXISTING BARBICADES 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 DEMOLITION SITE. ALL MATERIALS TO BE REMOVED 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 PARTIALLY 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. ALL MATERIALS TO BE REMOVED SHALL BE 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 ANY POSITION UNLESS IT IS GUARANTEED TO HOLD OR BE PROTECTED BY OTHER MEANS BEING DANGER.

BEFORE DEMOLITION IS COMMENCED AND ALSO DURING THE DEMOLITION PROCESS, THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES OR 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 REQUIRED, THE RELEVANT ELECTRICAL SUPPLY AUTHORITY SHALL ADVISE 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 CAPTED 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 TANKS ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY, AND ANY SOAK WELLS, LEACH TRENCHES OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.

ANY STANDING POOLS, POND OR THE LIKE EITHER ON THE DEMOLITION SITE OR ON THE ADJACENT PROPERTY SHALL BE EMPTIED AND FENCED AND MAINTAINED AS TO COMPLY WITH AS 2629. STANDING POOL SAFETY PARTS 1 & 2 PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.

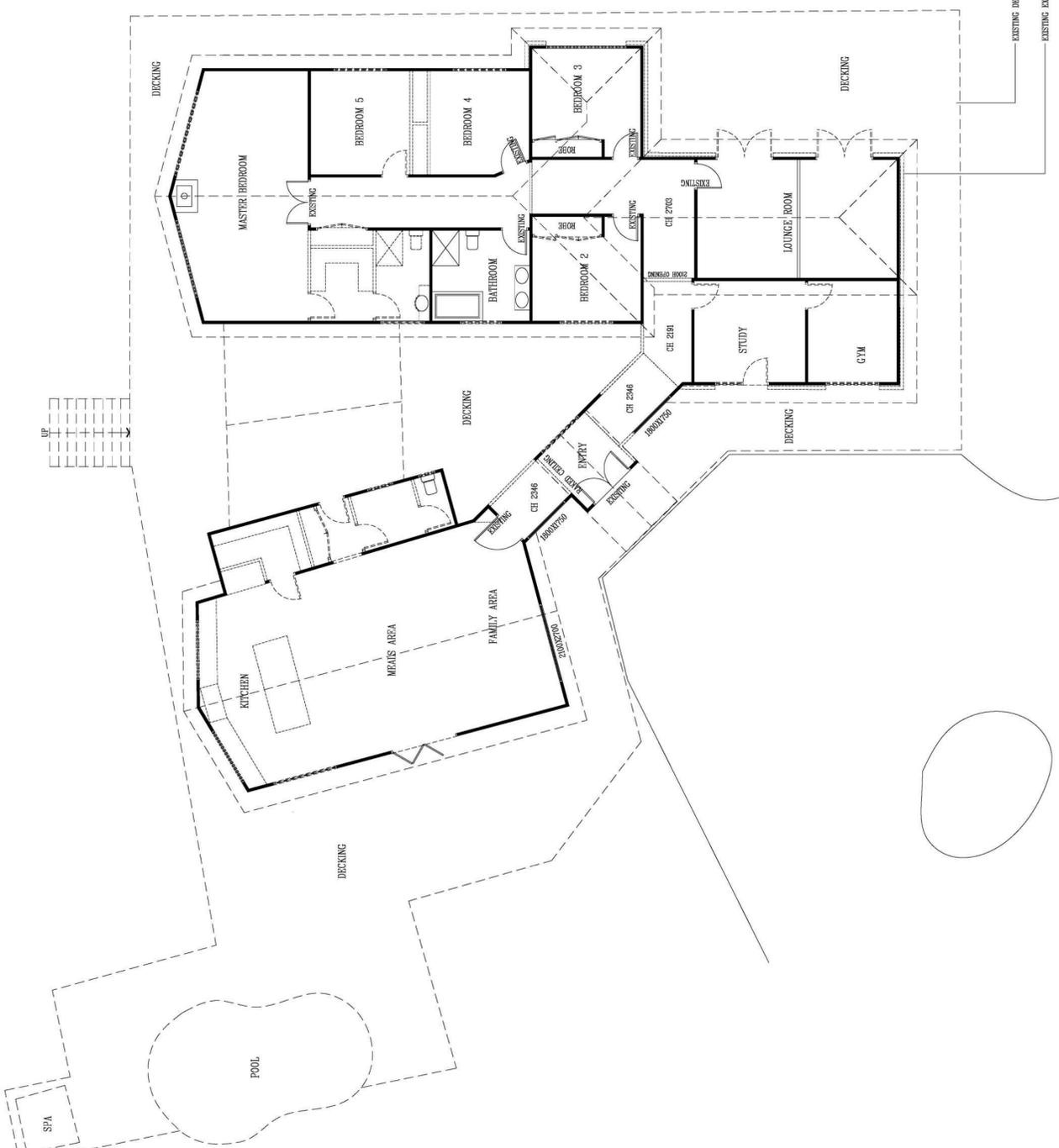
MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE REMOVED FROM THE DEMOLITION SITE.

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 #22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

IT IS THE BUILDER'S RESPONSIBILITY TO CUT OUT AS ADULT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASSISTANCE IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASSISTANCE IS PRESENT IN THE EXISTING WORKS, THE BUILDER SHALL ADVISE THE RELEVANT ELECTRICAL SUPPLY AUTHORITY AND THE RELEVANT GAS SUPPLY AUTHORITY PRIOR TO THE COMMENCEMENT 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 DRAWINGS DOES NOT CONSTITUTE AN ENDORSEMENT OF THE REQUIRED BUILDING PERMIT.



PROPOSED DEMO. FLOOR PLAN
SCALE 1:100

Amber Rees Design
16 HAMILTON STREET
CORINNELLA VIC 3984
MOBILE: 0437 253 564
EMAIL: artdesign@bigpond.com

250 BROWNS ROAD
PAKENHAM
VIC 3840
TITLE: PROPOSED DEMO. PLAN
DESIGNER: A. REES
DRAWN BY: DP-AD30125
DATE: 03/03/26
REVISION: 1:100 @ A1
DRAWING NO: 534
STATUS: TOWN PLANNING

ALL DIMENSIONS AND LEVELS SHALL BE GIVEN TO THE FACE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.



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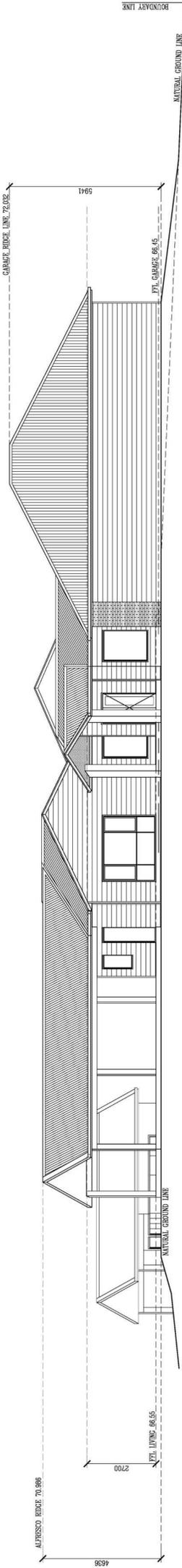
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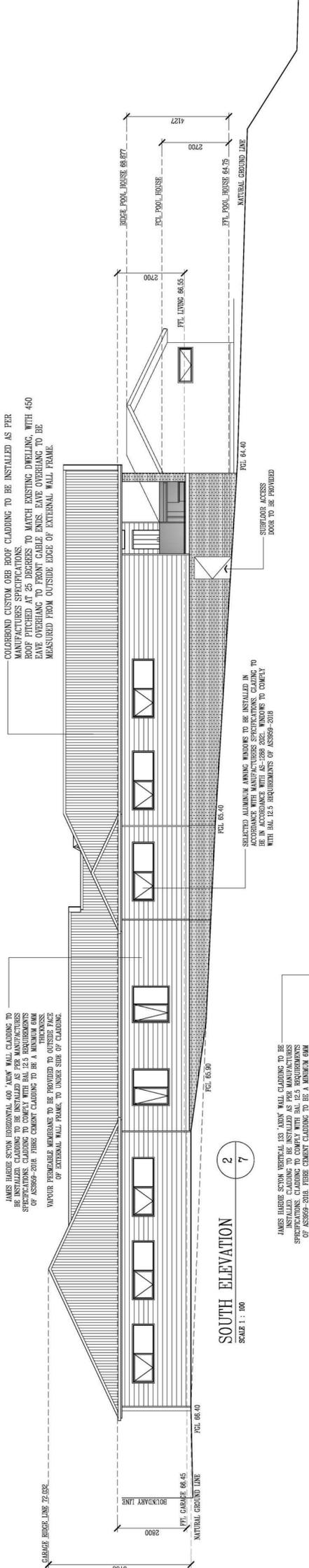
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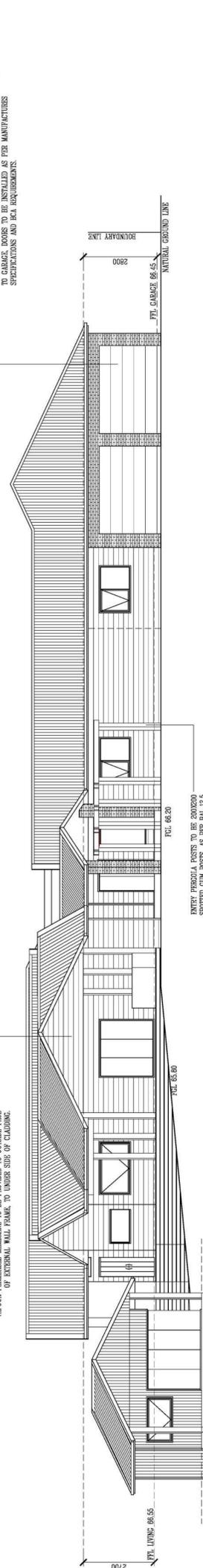
ADDRESS: 250 BROWNS ROAD
 PAKENHAM
 TITLE: ELEVATION
 DESIGN: A. REES
 DP-AD30125
 DRY BY: 28/03/2026
 DATE: 03/03/2026
 SCALE: 1:100 @ A1
 REVISION: -
 DRAWING NO: 534
 STATUS: TOWN PLANNING



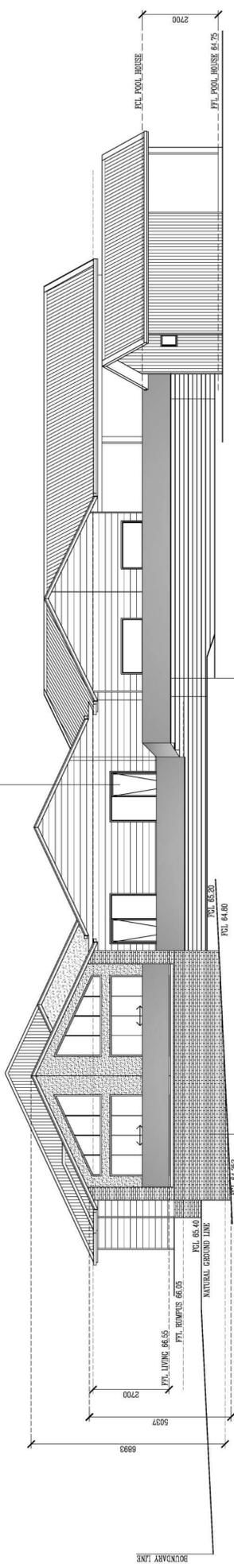
WEST ELEVATION
 SCALE 1:100



SOUTH ELEVATION
 SCALE 1:100



NORTH ELEVATION
 SCALE 1:100



EAST ELEVATION
 SCALE 1:100

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

COLORBOND CUSTOM ORB ROOF CLADDING TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ROOF PITCHED AT 25 DEGREES TO MATCH EXISTING DWELLING. WITH 450 EAVE OVERHANG TO FRONT GABLE ENDS. EAVE OVERHANG TO BE MEASURED FROM OUTSIDE EDGE OF EXTERNAL WALL FRAME.

JAMES HARDIE SCYON HORIZONTAL 400 'AXON' WALL CLADDING TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CLADDING TO COMPLY WITH BAL 12.5 REQUIREMENTS OF AS3959-2018. FIBRE CEMENT CLADDING TO BE A MINIMUM 6MM THICKNESS. VAPOUR PERMEABLE MEMBRANE TO BE PROVIDED TO OUTSIDE FACE OF EXTERNAL WALL FRAME TO UNDER SIDE OF CLADDING.

JAMES HARDIE SCYON VERTICAL 133 'AXON' WALL CLADDING TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CLADDING TO COMPLY WITH BAL 12.5 REQUIREMENTS OF AS3959-2018. FIBRE CEMENT CLADDING TO BE A MINIMUM 6MM THICKNESS. VAPOUR PERMEABLE MEMBRANE TO BE PROVIDED TO OUTSIDE FACE OF EXTERNAL WALL FRAME TO UNDER SIDE OF CLADDING.

SELECTED ALUMINIUM FINISH WINDOWS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CLADDING TO COMPLY WITH BAL 12.5 REQUIREMENTS OF AS3959-2018.

SELECTED ALUMINIUM FINISH WINDOWS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. CLADDING TO COMPLY WITH BAL 12.5 REQUIREMENTS OF AS3959-2018.

ENTRY TERRACE POSTS TO BE INSTALLED IN ACCORDANCE WITH AS-1288 2021. WINDOWS TO COMPLY WITH BAL 12.5 REQUIREMENTS OF AS3959-2018.

SELECTED ALUMINIUM FINISH WINDOWS TO BE INSTALLED IN ACCORDANCE WITH AS-1288 2021. WINDOWS TO COMPLY WITH BAL 12.5 REQUIREMENTS OF AS3959-2018.

PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 100MM. BALUSTRADES TO BE - 1000MM MIN ABOVE BALCONIES - 1000MM MIN ABOVE TERRACES - 1000MM MIN ABOVE STAIR WALKING AND LANDINGS TERRACES MIN 240 RESSOS 190 MAX

SUBFLOOR TO BE INCREASED TO COMPLY WITH BAL 12.5 REQUIREMENTS. SUBFLOOR TO BE INCREASED TO COMPLY WITH BAL 12.5 REQUIREMENTS. SUBFLOOR TO BE INCREASED TO COMPLY WITH BAL 12.5 REQUIREMENTS. SUBFLOOR VENTILATION TO BE COVERED WITH A NON-CORROSIVE METAL MESH WITH A MINIMUM APERTURE OF 2MM. SUBFLOOR VENTILATION TO BE PROVIDED TO PERIMETER OF DWELLING AS PER NCC SCHEDULES B6.1/6.2 AND LOCATED TO BE COVERED WITH A NON-CORROSIVE METAL MESH WITH A MINIMUM APERTURE OF 2MM TO BAL 12.5 REQUIREMENTS.

CONCEPT OF THESE DRAWINGS IS ASSOCIATED WITH THE PROVISIONS OF THE PLANNING AND ENVIRONMENT ACT 1987. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SERVICE. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

Amber Rees Design
 16 HAMILTON STREET
 CORINNELLA VIC 3984
 MOBILE: 0437 253 584
 EMAIL: ardesign@bigpond.com

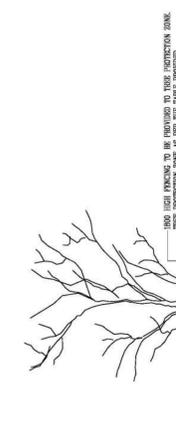
CLIENT: [REDACTED]
 PROJECT: [REDACTED]
 ADDRESS: 250 BROWNS ROAD PAKENHAM
 TITLE: MANAGEMENT PLAN
 DESIGNER: A. REES
 DATE: 27/03/2026
 SCALE: 1:250 @ A1
 DRAWING NO: 534
 STATUS: TOWN PLANNING

Cardina
ADVERTISED MATERIAL

Planning Application: T240412-2
 Date Prepared: 27 March 2026

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NOTE:
 - LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON PAKENHAM PM 72 (R.L. 38.318)



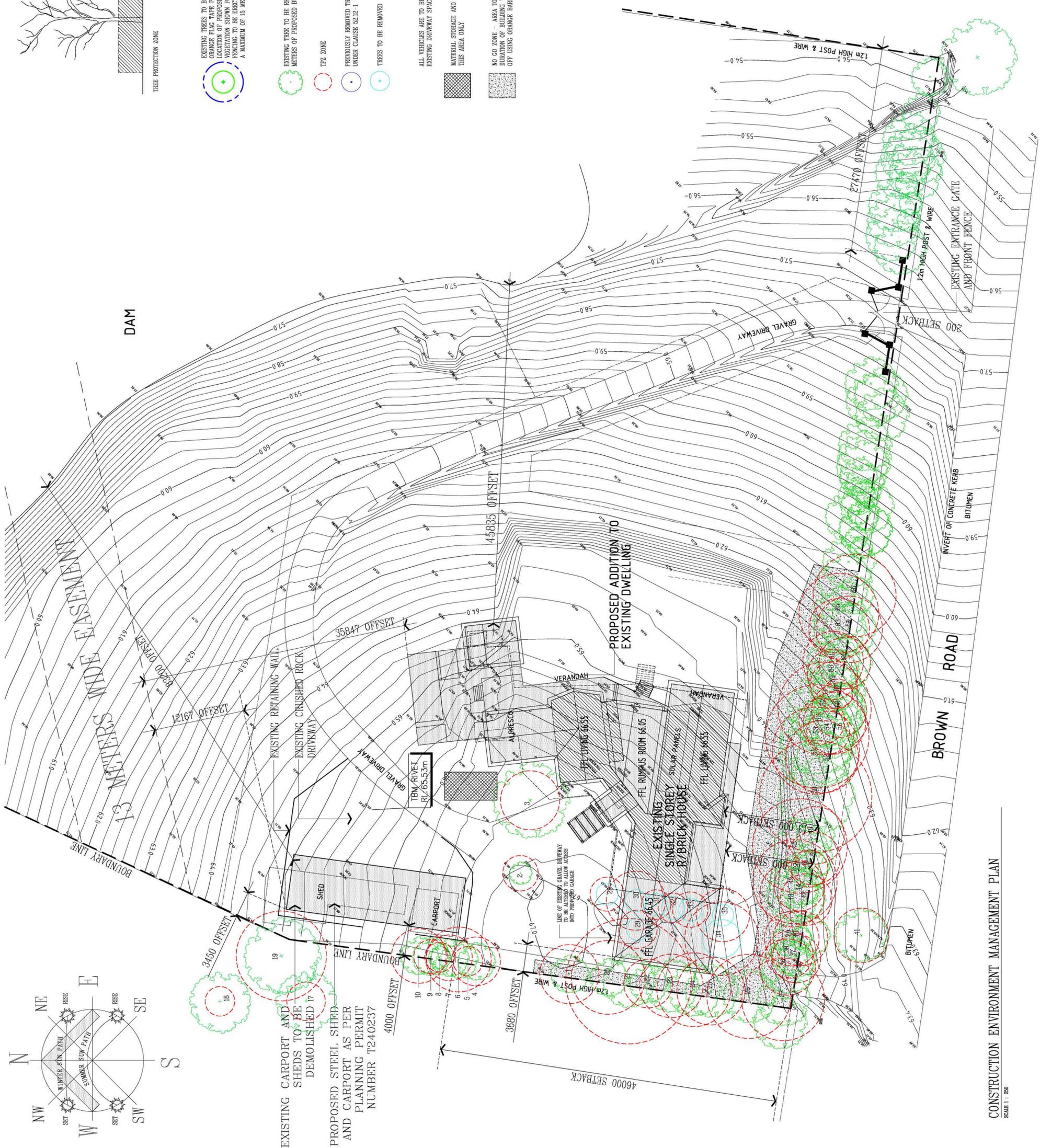
EXISTING TREES TO BE RETAINED. ALL TREES TO BE RETAINED ARE TO BE MARKED WITH ORANGE FLAG TAPE PRIOR TO THE REMOVAL OF ANY TREES ON THE SITE. LOCATION OF PROPOSED FENCING TO BE ERRECTED AROUND ALL TREES AND PATCH OF VEGETATION SHOWN FOR RETENTION. FENCING TO BE ERRECTED AT A RADIUS OF 1.2 X THE DIAMETER AT A HEIGHT OF 1.3 METERS TO A MAXIMUM OF 15 METERS BUT NO LESS THAN 2 METERS. FENCING TO BE 1.8 METERS HIGH

- EXISTING TREES TO BE RETAINED WITHIN 15 METERS OF PROPOSED BUILDING
- TPZ ZONE
- PREVIOUSLY REMOVED TREE UNDER CLAUSE 32.12-1
- TREES TO BE REMOVED

ALL VEHICLES ARE TO BE PARKED ON THE EXISTING DRIVEWAY SPACE ONLY

MATERIAL STORAGE AND STOCK PILING IN THIS AREA ONLY

NO CO ZONE - AREA TO BE PROTECTED FOR DURATION OF BUILDING WORKS. AREA TO BE TAPED OFF USING ORANGE BARRIER OR FLAG TAPE.



EXISTING CARPORT AND SHEDS TO BE DEMOLISHED
 PROPOSED STEEL SHED AND CARPORT AS PER PLANNING PERMIT NUMBER T240237

PROPOSED ADDITION TO EXISTING DWELLING

Planning Permit

Planning scheme: Cardinia Planning Scheme

Responsible authority: Cardinia Shire Council

Permit number: T240412

Amendment number: T240412-1

Address of the land: L1 LP149743 V9621 F126, 250 Brown Road, Pakenham VIC 3810



THE PERMIT ALLOWS:

Planning scheme clause	Matter for which the permit has been granted
35.04-5	Construct a building or construct or carry out works associated with a use in Section 2 (Dwelling).
35.04-5	Construct a building within nominated setbacks.
42.01-2	Construct a building or construct or carry out works.

The following conditions apply to this permit:

Compliance with Documents Approved under this Permit:

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Amended Plans Required for Endorsement:

2. Before the development starts, amended plans must be approved and endorsed by the responsible authority. The plans must:
 - a. be prepared to the satisfaction of the responsible authority;
 - b. be drawn to scale with dimensions
 - c. submitted in electronic form;
 - d. be generally in accordance with the plans forming part of the application, but modified to show the following details:
 - i. The East and West elevations re-labelled in a correct manner.

Layout Not Altered:

3. The layout of the development must not be altered from the layout shown on the approved and endorsed plans without the written consent of the responsible authority.

Construction Environment Management Plan (CEMP):

4. Prior to commencement of any works, a site-specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will form part of the permit. The CEMP must address all environmental values and include:
 - a. Site plan that shows the following:
 - i. Location and identifying numbers of all trees and understorey vegetation to be retained.

Permit number: T240412

Signature for the responsible authority: 

Date issued: 07 April 2025

- ii. Location of any hollow bearing trees and threatened flora, which are to be protected as no-go zones for the duration of works.
 - iii. Location of tree protection fencing at the boundary of tree protection zones for all trees to be retained and the boundary of all patches of understorey vegetation to be retained within the construction impact area.
 - iv. Location of materials, stock piling and vehicle access, which must not encroach into any tree protection zones or no-go zones for the duration of works.
5. Prior to commencement of any works, all contractors are to be provided a hard copy of the CEMP and to undertake a pre-construction induction for significant fauna and flora species, by a site supervisor or suitably qualified ecological consultant.
 6. For the duration of any tree removal works or pruning of tree limbs with hollows or that are over 30cm diameter, a qualified zoologist or registered wildlife carer must be present onsite to manage any displaced native fauna. . All works must be undertaken in accordance with the approved CEMP to the satisfaction of the responsible authority.

Tree Protection:

7. Before the development including demolition starts:
 - a. All trees approved for removal must be clearly demarcated from trees approved for retention, using barricade tape or similar
 - b. A tree protection fence must be erected around every tree(s) proposed to be retained at a radius of at a radius of 12 × the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk(s) to define a "Tree Protection Area".

The fence must be constructed of pickets and chain mesh or similar to the satisfaction of the Responsible Authority and remain in place until construction is completed. The ground surface of the "Tree Protection Area" must be covered by a 100mm deep layer of mulch and be watered regularly to the satisfaction of the Responsible Authority.

Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:

- i. vehicular access.
- ii. trenching or soil excavation.
- iii. storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
- iv. entry and exit pits for underground services.
- v. any other actions or activities that may result in adverse impacts to all retained vegetation.

Engineering (Drainage (Stormwater) & Earthworks):

8. Before the development starts, sediment trap fences or devices, must be constructed from heavy duty materials and maintained to ensure their ongoing effective operation. If the soil is to be exposed for a period of in excess of thirty (30) days, sediment trap fences or devices must be installed down slope to ensure that there is no runoff into any of the nearby watercourses.
9. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
10. No polluted or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses. To this end, pollution or litter traps must be provided on the subject land.

Permit number: T240412

Signature for the responsible authority:

Date issued: 07 April 2025


ADVERTISED MATERIAL
 Planning Application: T240412-2
 Date Prepared: 27 March 2025
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11. All stormwater must be conveyed by means of drains to satisfactory points or areas of discharge approved by the Responsible Authority, so that it will have no detrimental effect on the environment or adjoining property owners.
12. Stormwater works must be provided on the subject land so as to prevent overland flows onto adjacent properties.

Health (Wastewater):

13. Before the development is occupied;
 - a. All sewage and sullage wastewater from the proposed development must be discharged into a new, EPA approved, on-site secondary wastewater treatment system to the satisfaction of the Responsible Authority.
 - b. The existing on-site wastewater treatment system must be decommissioned to the satisfaction of the Responsible Authority. This includes:
 - i. Cleaning out tank of water sludge.
 - ii. Disconnecting pipework and electrical wiring.
 - iii. Breaking in the tank or piercing holes in the base and filling with earth, sand or gravel.

Swimming Pool Management and Backwash:

14. Before the practical completion of the swimming pool, provision must be made for swimming pool backwash water to be disposed of and retained within the boundaries of the land to the satisfaction of the Responsible Authority and not discharged into the septic system or over the effluent distribution area.

Commencement:

15. This permit will operate from the issued date of this permit.

Expiry – Development

16. This permit will expire if one of the following circumstances apply:
 - a. The development is not started within 2 years of the issued date of this permit
 - b. The development is not completed within 4 years of the issued date of this permit

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

End of conditions



Permit number: T240412

Signature for the responsible authority: *Bohme*

Date issued: 07 April 2025

Amendments to this permit

This permit has been amended as follows:

Date of amendment	Amendment number	Brief description of amendment	Name of responsible authority that approved the amendment	Section of the Act under which the permit has been amended
01 October 2025	T240412 - 1	Amend approved plans.	Cardinia Shire Council	Section 74



Permit number: T240412

Signature for the responsible authority: *Thorne*

Cardinia Shire Council

Date issued: 07 April 2025

Page 4 of 6



Important information about this permit

What has been decided?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning and Environment Act 1987*).

Can the responsible authority amend this permit?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning and Environment Act 1987*.

When does a permit begin?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from:
 - the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - the date on which it was issued, in any other case.

When does the permit expire?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of the land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.



What about reviews?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.



Receipt

Receipt No	EPLANo11332
Amount Paid	\$226.90
Transaction Status	Processing
Transaction Date	26/02/2026 10:09:16 AM
Reference 1	T29360982
Reference 2	T240412
Reference 3	M12623JT

Applicant

Applicant Address

Owner

Owner Address

Preferred Contact

Preferred Contact Address



Site Address

250 Brown Road, Pakenham VIC 3810

Portal Reference
ReferenceNumber

M12623JT
T240412

InvoiceNumber
InvoiceDate
InvoicePayByDate

516904
26-Feb-2026
28-Mar-2026



Regulation	Description	Amount	Modifier	Modified Amount
11 - Class 3	Amendment to a class 2, 3, 4, 5 or 6 permit (change in cost of \$10,000 or less)	\$226.90	100%	\$226.90
Total Amount				\$226.90