

Office Use Only

VicSmart?

YES

NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

? Click for further information.

[Clear Form](#)

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which VicSmart class or classes:

⚠ Classes of VicSmart application are listed in zones, overlays, particular provisions and the schedule to Clause 59.15

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'Yes', with whom?:

Sophie Pritchard

Date: *22/01/2026* day / month / year

The Land **?**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
	<i>53</i>	<i>Nine mile Creek Rd</i>
Suburb/Locality:	<i>Koroit</i>	Postcode: <i>3282</i>

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No.:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title	First Name	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: _____ Postcode: _____

*Please provide at least one contact phone number **

Contact Information for applicant OR contact person below

Business phone:	Email: _____
Mobile phone:	Fax: _____

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*

Same as applicant

Name:		
Title	First Name	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: _____ Postcode: _____

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title	First Name	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: _____ Postcode: _____
Owner's Signature (Optional):		Date: _____ day / month / year

Information requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes No

Declaration i

This form must be signed by the applicant *

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

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: 	Date: 22/01/2026 day / month / year
--	--

TITLE PLAN		EDITION 1	TP 110577Q						
Location of Land Parish: WARRINGTON Township: Section: Crown Allotment: Crown Pattern: 12(PT)		Notations							
Last Plan Reference: Granted From: VGL 10199 EOL 611 Depth Limitation: NIL		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 17/03/1999 VERIFIED: PB							
<table border="1"> <tr> <td colspan="2">TABLE OF PARCEL IDENTIFIERS</td> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CP 12 (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CP 12 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CP 12 (PT)									
LENGTHS ARE IN METRES	Acres = 0.4046856000000001 Metres = 0.201108 x Links		Sheet 1 of 1 sheets						

PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au on 20 October 2008 08:52 PM

PROPERTY DETAILS

Address	53 NINE MILE CREEK ROAD KOROIT 3282
Lot and Plan Number	More than one parcel - see link below
Standard Parcel Identifier (SPI)	More than one parcel - see link below
Local Government Area (Council)	MOYNE
Council Property Number	532279
Planning Scheme	Moyné
Directory Reference	Vicroads 510 C7

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation	Southern Rural Water	Legislative Council:	WESTERN VICTORIA
Urban Water Corporation	Wannon Water	Legislative Assembly:	SOUTH-WEST COAST
Melbourne Water	Outside drainage boundary	OTHER	
Power Distributor	POWERCOR	Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation

Fire Authority: **Country Fire Authority**

[View location on map](#)

Planning Zones

[Planning zone \(FZ\)](#)

[Schedule 10, The Planning Zone \(FZ\)](#)



C12 - Commercial 1

INZ - Industrial 1

TRZ2 - Principal Road Network

FZ - Forming

PUZ3 - Public Use-Health & Community

Railway station

GRZ2 - General Residential

TRZ1 - State Transport Infrastructure

Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend

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Note: by accepting this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(b) of the Sale of Land Act 1962 (Vic).

PLANNING PROPERTY REPORT



Victoria
State
Government
Planning
and Environment

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

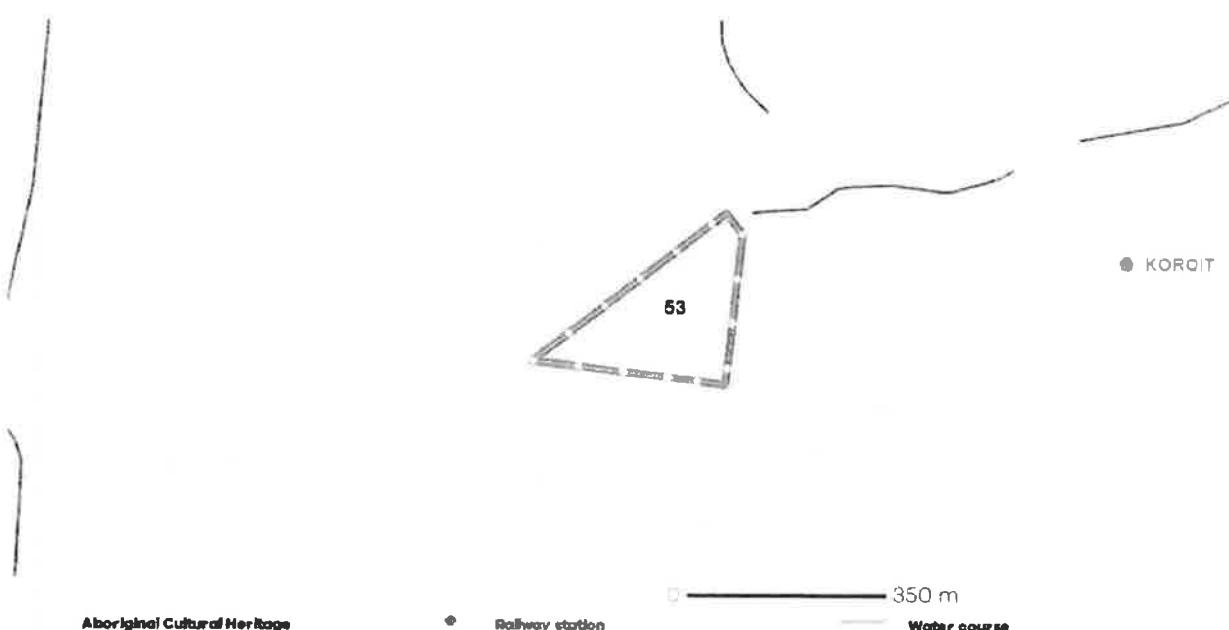
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is triggered, planning permission or consent work authority will be required under the cultural heritage management plan for the proposed activity.

For further information about whether a Cultural Heritage Management Plan is required go to:

<http://www.vicplanning.vic.gov.au/ahm/>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <http://www.vicplanning.vic.gov.au/ahm/>



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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land Act 1995.

PLANNING PROPERTY REPORT



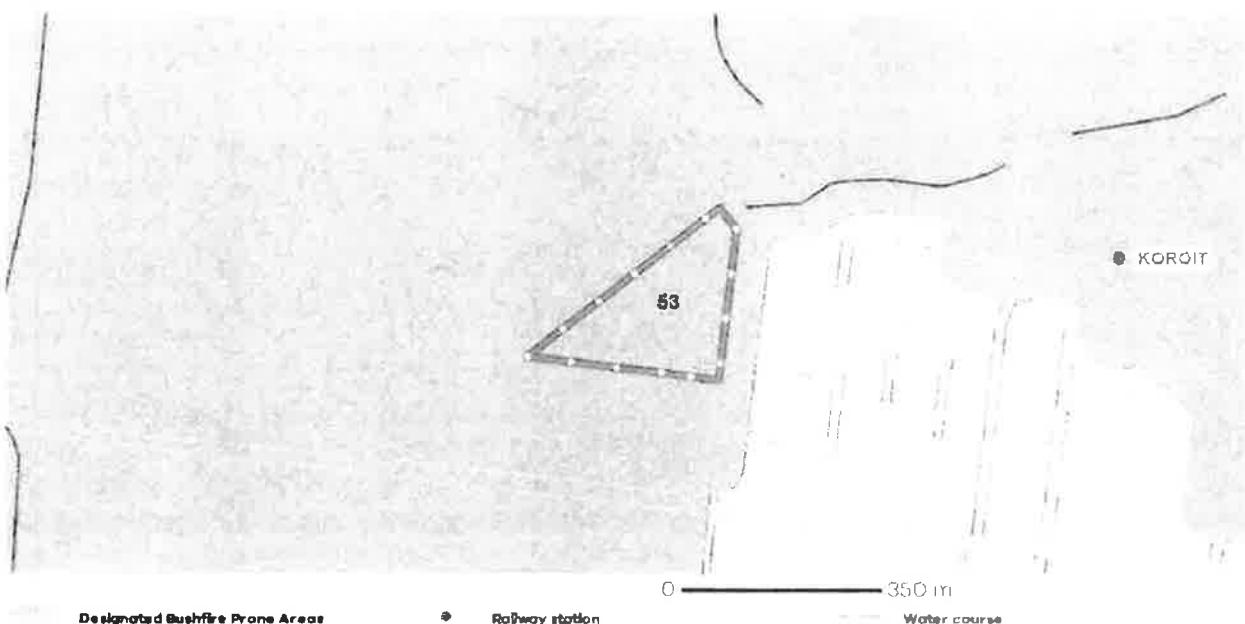
Victoria
State
Government
Planning
and
Environment
Ministry

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if a part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

For more information on the BPA, including the BPA definition, mapping and boundaries, see [BPA Information](#).



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on [Victimap](#) at <https://www.victimap.vic.gov.au/property/plans> or at the relevant local council.

Create a BPA definition plan in [Victimap](#) to ensure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.vbavictoria.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.victimap.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\) with local variations in Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit.environment.vic.gov.au](https://naturekit.environment.vic.gov.au).

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Note: While this disclaimer is valid, any person relying on the information in this report for the purpose of a statement that land is not bushfire prone and/or required by section 32(2)(b) of the SBC is doing so at their own risk.

PROPERTY REPORT



PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can be found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



Selected Property



Railway station



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PROPERTY REPORT: 53 NINE MILE CREEK ROAD KORORIT 3282

Page 2 of 2

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

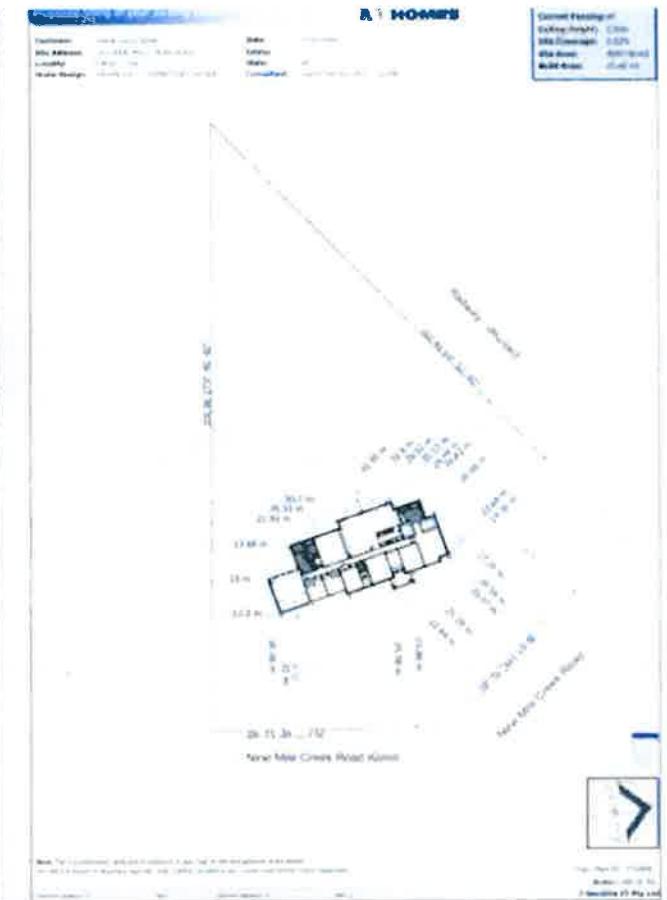
The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)



VIEW TO WEST.





Proposed siting of single storey dwelling.



JG King Sovereign 37

(artist's impression)



ELEVATION C



ELEVATION D

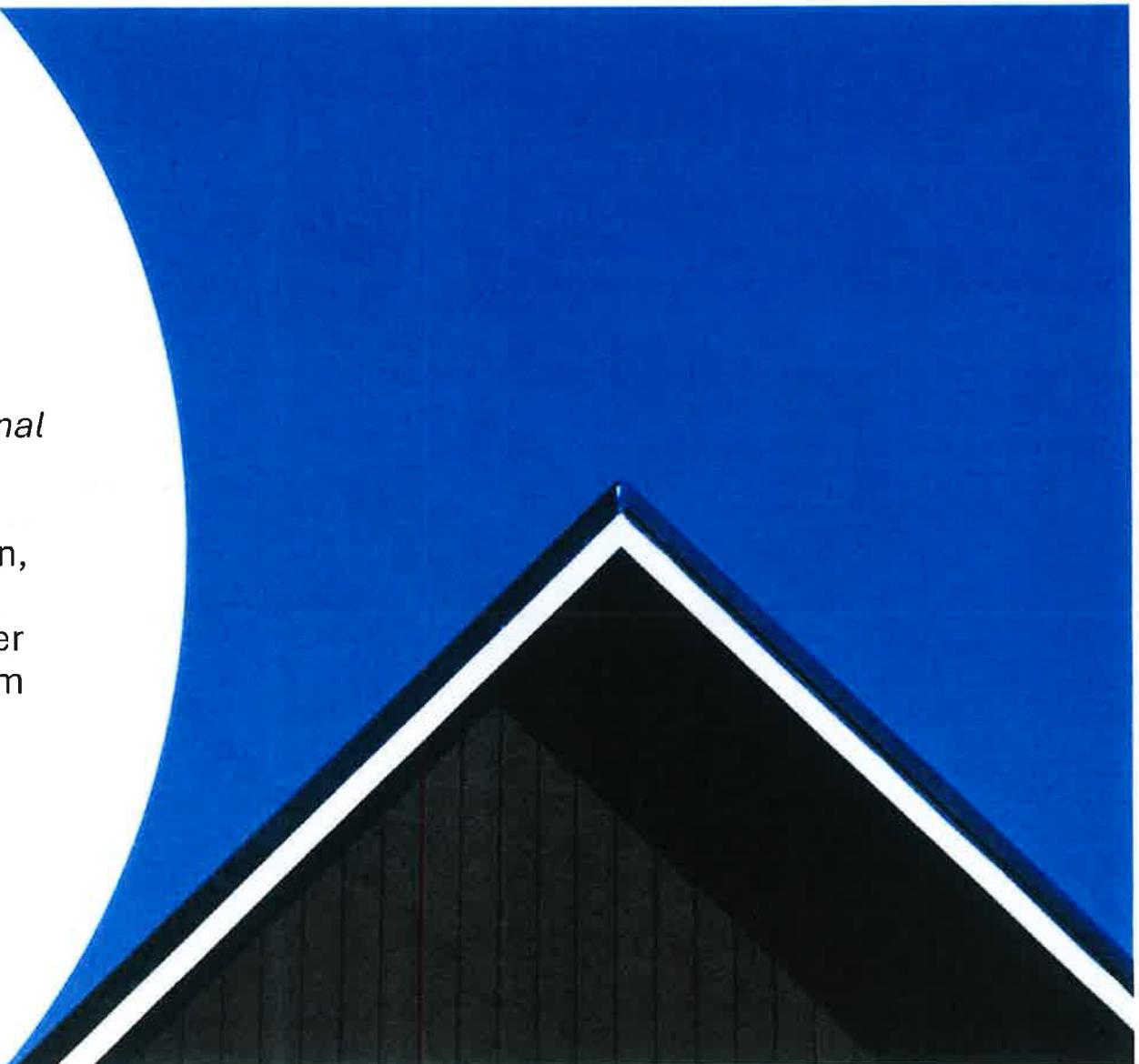
ELEVATIONS

 ALPHA

ARCHITECTURE LTD.

8 STAR

An 8-star energy rating signifies *exceptional* energy efficiency for Australian homes, meaning very little energy is needed for heating/cooling due to superior insulation, high-performance windows, and airtight sealing, resulting in lower bills and greater comfort; it's far above the 6-star minimum code and indicates a well-designed, thermally comfortable dwelling that drastically reduces running costs and emissions.



HOW IT'S ACHIEVED

The *Nationwide House Energy Rating Scheme* (NatHERS) assesses home design:

- Superior Insulation: Excellent insulation in walls, roofs, and floors.
- High-Performance Glazing: Advanced windows that reduce heat transfer.
- Tight Sealing: Minimizing air leaks around doors, windows, and other openings.
- Smart Design: Correct orientation, shading, and harnessing natural ventilation.



Proposed Siting of your JG King Home

JG King Building Group Pty Ltd | www.jgkhomes.com.au

Customer:

Site Address: Lot 1 NINE MILE CREEK ROAD

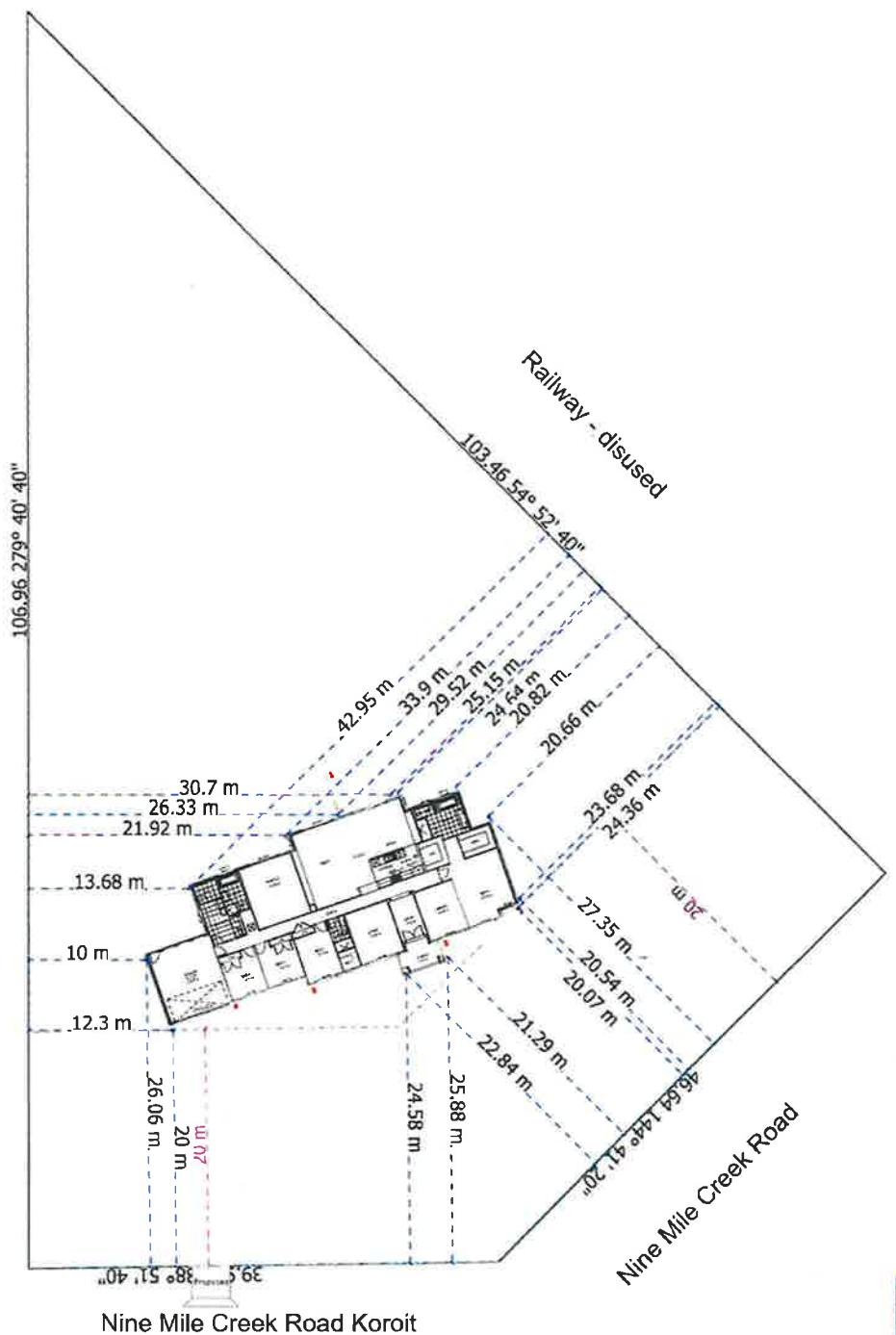
Locality: KOROIT (3282)

Home Design: SOVEREIGN 37 HOMESTEAD FACADE



Date: 13/01/2026
Estate:
State: VIC
Consultant:

Incomplete Sub: No
Current Fencing: All
Ceiling Height: 2.55m
Site Coverage: 0.52%
Site Area: 4547.48 m²
Build Area: 23.48 m²



Note: This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
 This siting is subject to developer approval, state building regulations and council requirements (where applicable).

Customer Signature (1)

Date (1)

Customer Signature (2)

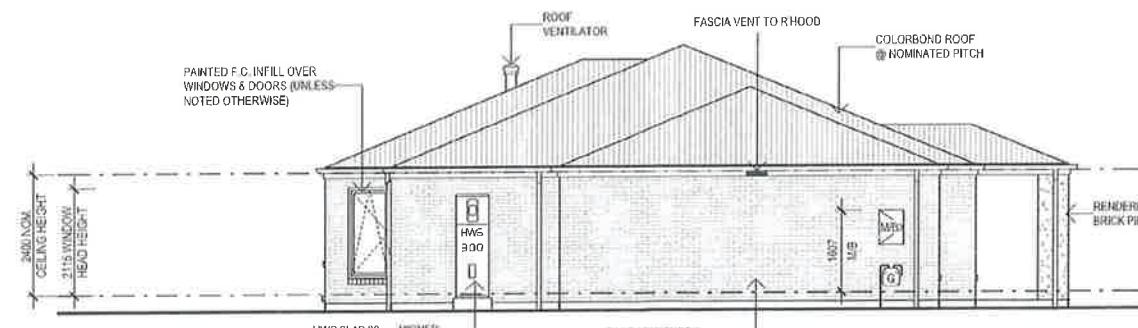
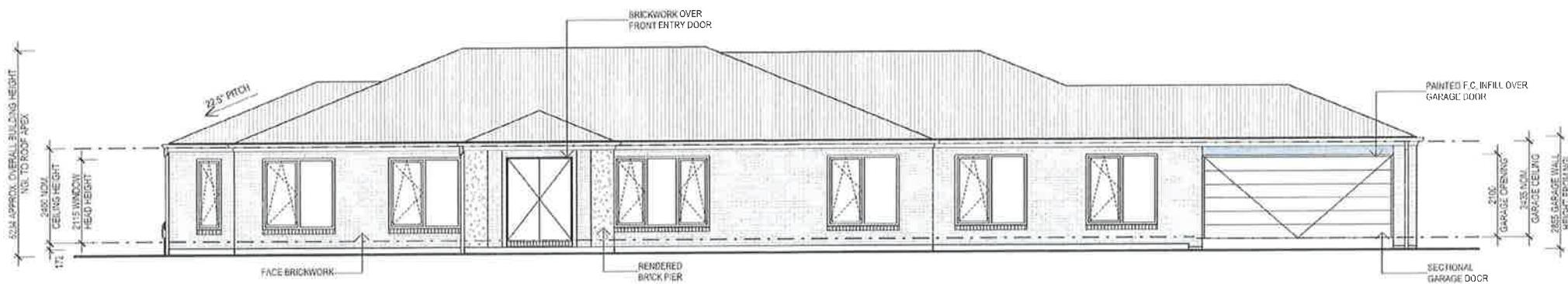
Date (2)

(Geo Plan ID: 771485)

Scale: 1:400 @ A3

© GeoSite IT Pty Ltd





GENERAL NOTES	
• WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST INCH. CEILINGS UNLESS NOTED OTHERWISE	
• ALL GLAZING TO COMPLY WITH AS/NZS 2087.2011 (REFER TO ENERGY RATING FOR ALL GLAZING VALUES) & AS 2379.2011	
• HWS = HOT WATER SYSTEM HWS = HOT WATER SYSTEM MB = METER BOX G = GAZETTER	

CLIENT APPROVAL/REVIEW

I/WE AGREE THAT THIS CONTRACT DRAWING SET IS AN ACCURATE REFLECTION OF OUR REQUIREMENTS & AGREE THAT THESE DRAWINGS ARE THE DRAWINGS REFERRED TO ON PAGE 35 OF THE MAJOR DOMESTIC BUILDING CONTRACT DRAFTED BY J.G. KING PTY LTD & MYSELF/OURSELVES

SHEET TITLE		CATEGORY
HOUSE NAME	HAND	
SOVEREIGN 37	RH	A
FACADE NAME		
HOMESTEAD		
SHEET SCALE	ORIGINAL SHEET SIZE	COPYRIGHT
1:100	A3	2025
THIS DRAWING IS OWNED EXCLUSIVELY BY J.G. KING PTY LTD. IT IS NOT TO BE COPIED, REPRODUCED, OR OTHERWISE USED IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF J.G. KING PTY LTD. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. DO NOT SCALE DRAWINGS, WHETHER DRAFTED OR COPIED, TO ANY SCALE OTHER THAN THAT STATED ON THE DRAWING. DRAWINGS ARE TO BE USED FOR CONSTRUCTION PURPOSES.		



CLIENT	ADDRESS	JOBSITE	JOB DATE
JG KING HOMES PTY. LTD.	261 SALMON STREET		XX/XX/20XX
	PORT MELBOURNE VIC 3207		
	JOB NO.	000MLC000	
	DRAFTER	MITEK	CHECKED
	MASTER RELEASE DATE:	02/02/2025	MF
	SHEET NO.	04	16