

From www.planning.vic.gov.au at 02 September 2025 02:00 PM

PROPERTY DETAILS

Address: **10 AUDAS LANE BEAUFORT 3373**
 Lot and Plan Number: **Plan PC373000**
 Standard Parcel Identifier (SPI): **PC373000**
 Local Government Area (Council): **PYRENEES**
 Council Property Number: **523044700**
 Planning Scheme: **Pyrenees**
 Directory Reference: **Vicroads 556 H11**

www.pyrenees.vic.gov.au

[Planning Scheme - Pyrenees](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Central Highlands Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **RIPON**
 Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

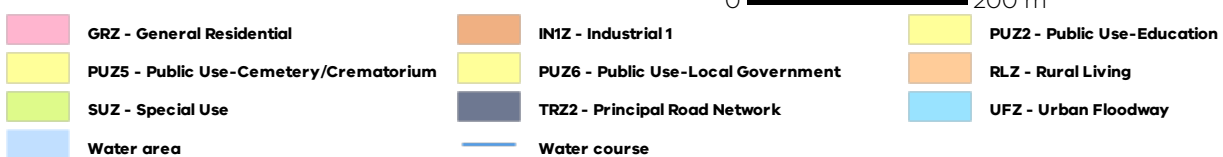
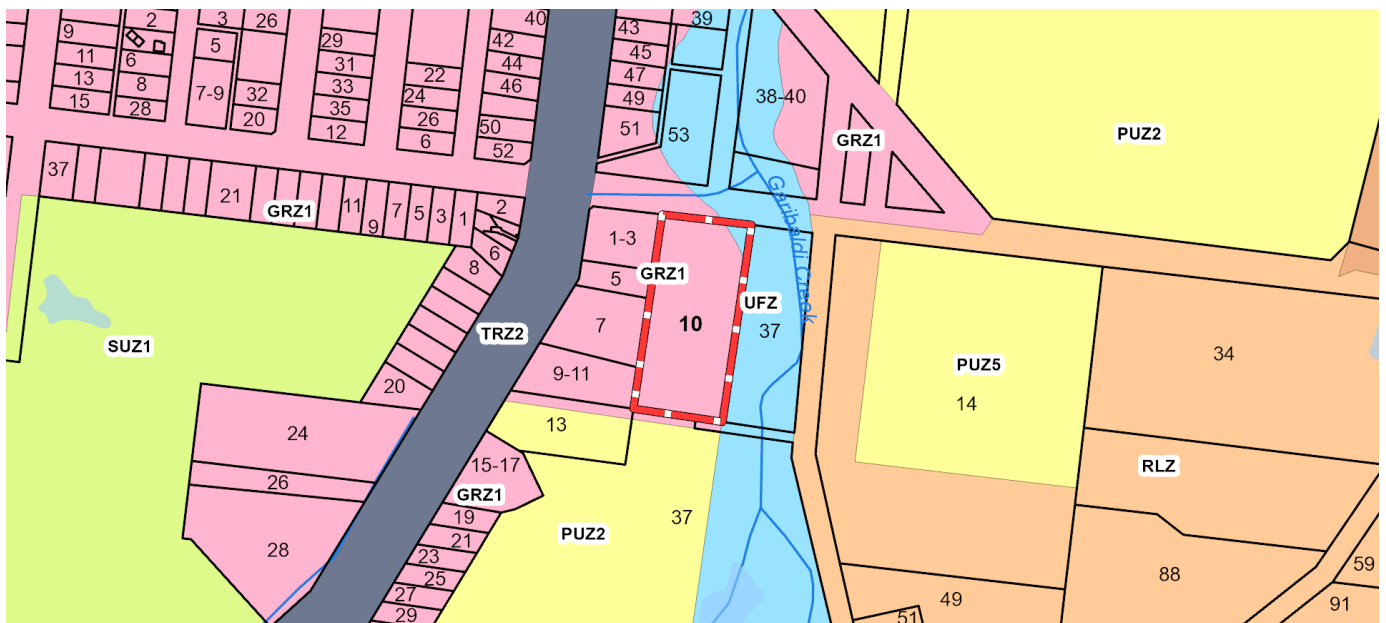
Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

[URBAN FLOODWAY ZONE \(UFZ\)](#)

[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)



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

Copyright © - State Government of Victoria

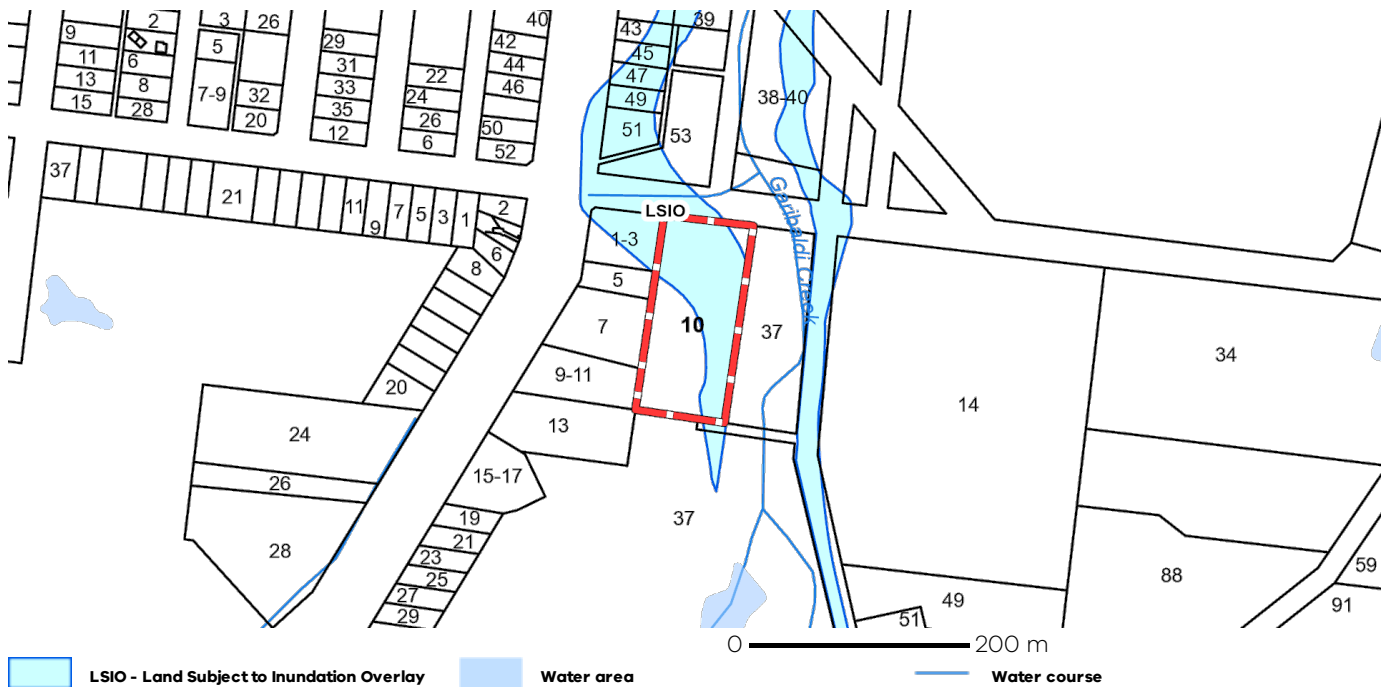
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

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 1962 (Vic).

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

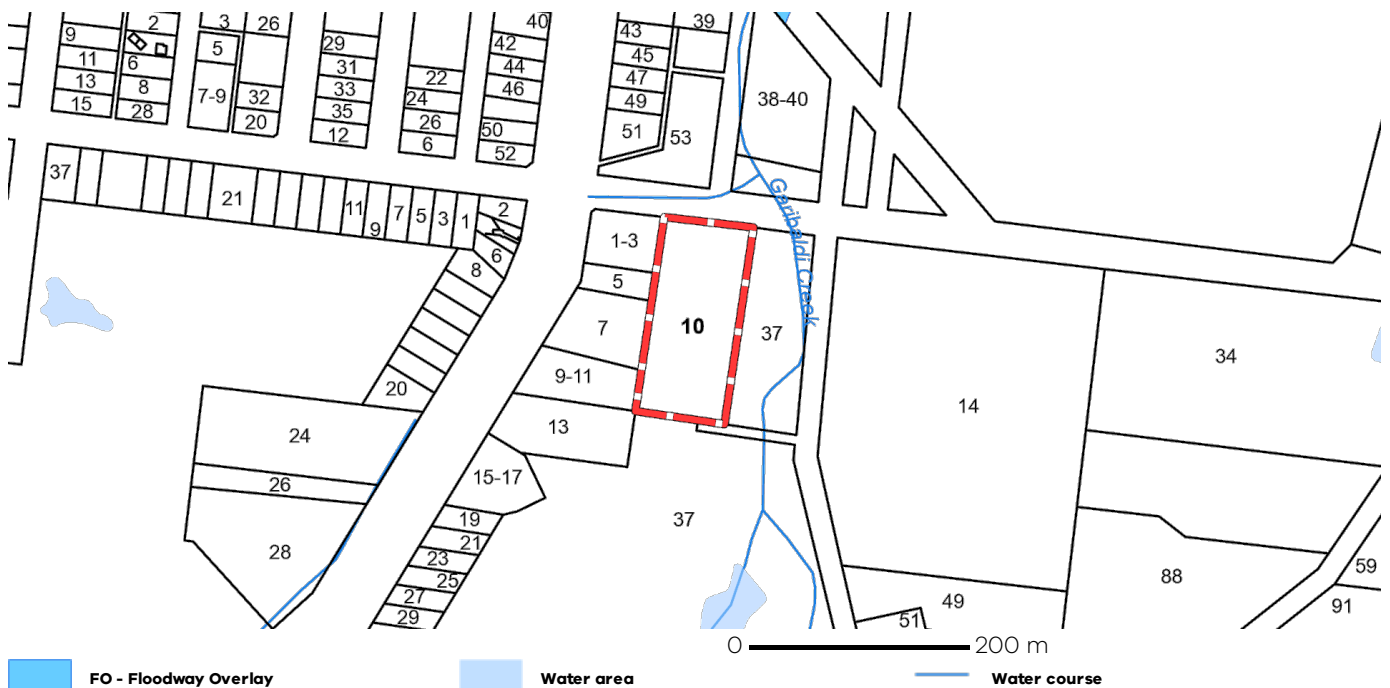


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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 required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <https://heritage.achris.vic.gov.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 28 August 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

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

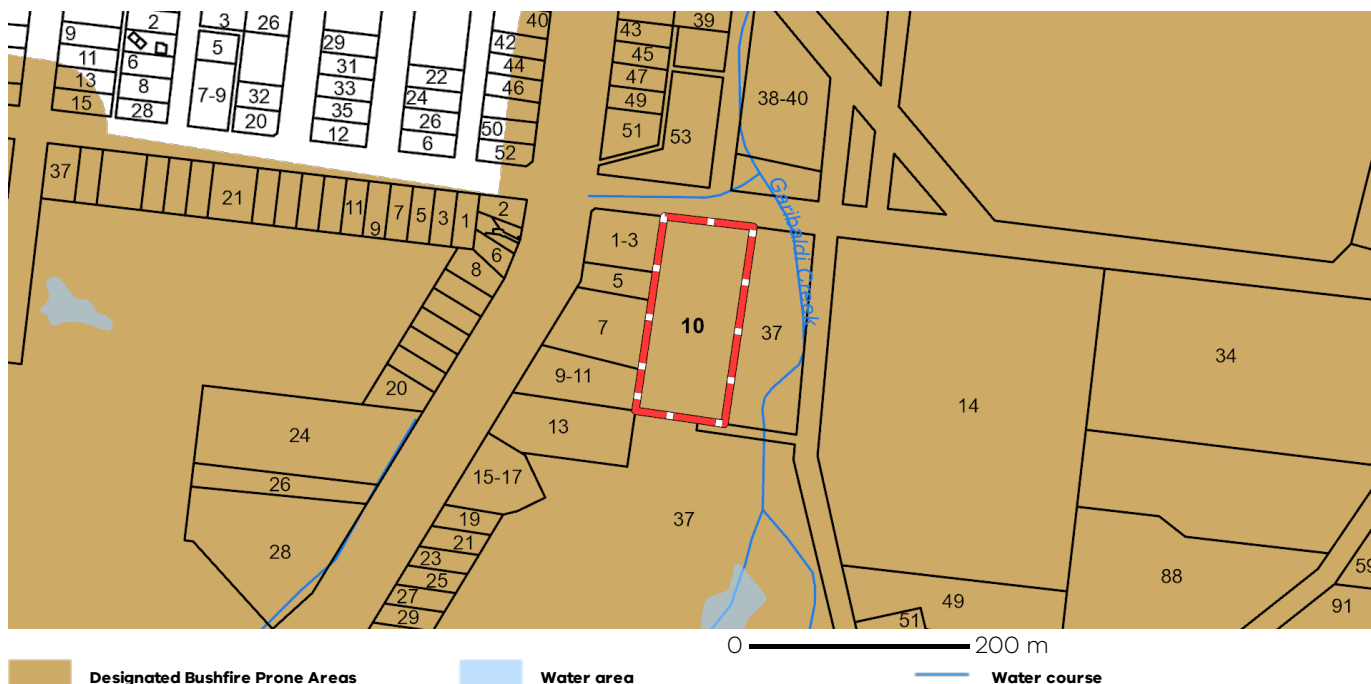
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



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 VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure 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.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region 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 Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.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://www.environment.vic.gov.au)

Delivered by LANDATA®, timestamp 24/04/2020 11:42 Page 1 of 2

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

Signed by Council: Pyrenees Shire Council, Council Ref: PC373000G, Original Certification: 04/09/2013, S.O.C.: 04/09/2013

| | | | |
|---|--|--|--|
| PLAN OF CONSOLIDATION | | LRS use only EDITION 1 | Plan Number PC373000G |
| Location of Land Parish: TRAWALLA Township: _____ Section: A Crown Allotments: 7 & 8 Crown Portion: _____ Title Reference: VOL.9117 FOL.693 Last Plan Reference: TP310027N Postal Address: SOUTH STREET (at time of subdivision) BEAUFORT 3373 MGA Co-ordinates E 710 950 Zone 54 (of approx. centre of land in plan) N 5 854 100 | | Council Certification and Endorsement Council Name: PYRENEES SHIRE COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / / | |
| | | LRS use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 18 / 10 / 2013 | |
| | | LRS use only PLAN REGISTERED TIME 10.22am DATE 23 / 10 / 2013 Denise Satti Assistant Registrar of Titles | |
| | | Notations DEPTH LIMITATION: 15.24 metres below the surface applies to all land in this plan. | |
| Easement Information Legend: E - Encumbering Easement A - Appurtenant Easement R - Encumbering Easement (Road) | | THIS IS A SPEAR PLAN SURVEY: This plan is not based on survey. | |
| Easement Reference | Purpose | Width (Metres) | Origin Land Benefited/In Favour Of |
| | | | |
| | | | |
| STEELE SURVEYING PTY LTD Land Surveyors 6 Dawson Street North Ballarat 3350 Phone (03) 5333 2699 | | Sheet 1 of 1 Sheet | |
| ORIGINAL SCALE 1:1500 SHEET SIZE A3 | SCALE 15 0 15 30 45 60 LENGTHS ARE IN METRES | LICENSED SURVEYOR (PRINT) RICHARD JOHN STEELE SIGNATURE _____ DIGITALLY SIGNED _____ REF 2716 DATE / / VERSION 1 | DATE / / COUNCIL DELEGATE SIGNATURE _____ |

Signed by: Richard John Steele (Steele Surveying Pty Ltd) Surveyor's Plan Version (1) SPEAR Ref: S035341S 01/05/2013

APPLICATION TO AMEND A CURRENT PLANNING APPLICATION UNDER SECTION 50 OR 57A

Please use this form to amend a current planning permit application or current amendment application; under section 50 and section 57A of the Planning and Environment Act 1987 and to provide the information required by regulation 16 of the Planning and Environment Regulation 2005.

- Section 50 – Before Public Notification at request of applicant**
 Section 50A – Before Public Notification at request of responsible authority
 Section 57A – After Public Notification (40% of the original fee)

Land Details

| | |
|-----------------|--|
| Application No. | <i>PA2533/16</i> |
| Address | <i>10 Audas Lane, Beaufort</i> |
| Amendments | <i>Addition of 2m x 2.5 m promotional sign</i> |

Applicant Details

| | |
|----------------|---------------------------------------|
| Name | <i>Ray Davies</i> |
| Postal Address | <i>5 Lawrence Street, Beaufort</i> |
| Phone/Email | <i>ray.davies@pyrenees.vic.gov.au</i> |

Declaration

I am the applicant; and that all the information in this application is true and correct



The owner (if not myself) has been notified



I have provided all necessary supporting information and documents.



Signature



Date

20/04/2026

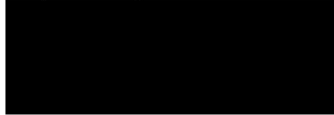
For more information, please contact the Planning Department on pyrenees@pyrenees.vic.gov.au Attn: Planning or phone (03) 5349 1100.



PO box 46 Beaufort VIC 3373
ABN 52 835 309 588

09/02/2025

Ray Davies,



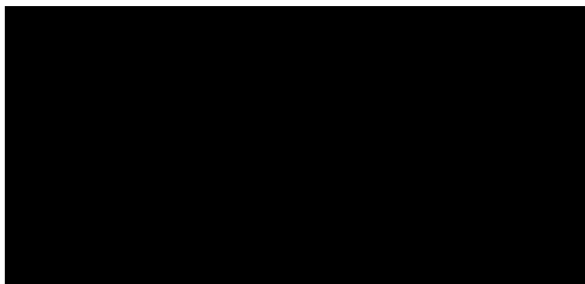
I am writing to you on behalf of the Business for Beaufort committee to request changes to the conditions placed on the travellers using the RV free camp in Audus lane Beaufort. At our recent meeting held on Tuesday the 4th of February it was moved that we write to Council requesting a change to the stay over time. Presently it is posted that there is a limit of 24 hours; we see this as a restriction to promoting the longer term stay by travellers.

As an organization strongly promoting tourism in the area, we see a huge advantage to allowing travellers to stay longer and explore the surrounds, and most importantly supporting the local economy by shopping locally. Therefore our request is that council consider changing the time limit from 24 to 72 hours.

We would also like consideration given to allowing above ground fires pits to be used as there are numerous other sites with the same conveniences. Also allowing signage on the back of the entrance sign advertising our local Radio station would be an advantage to our town. Other advertising there would be an enormous advantage as well.

Thank you again.

Yours sincerely,



BEAUFORT RV FREE CAMP
SITE MAP AND PROPOSED SIGNAGE

RV Park site map



This copied is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.

**BEAUFORT RV FREE CAMP
SITE MAP AND PROPOSED SIGNAGE**

Proposed civic signage (measurements 2.5 metres wide X 2-metre-high sign, total height from ground level 2.7 metres)

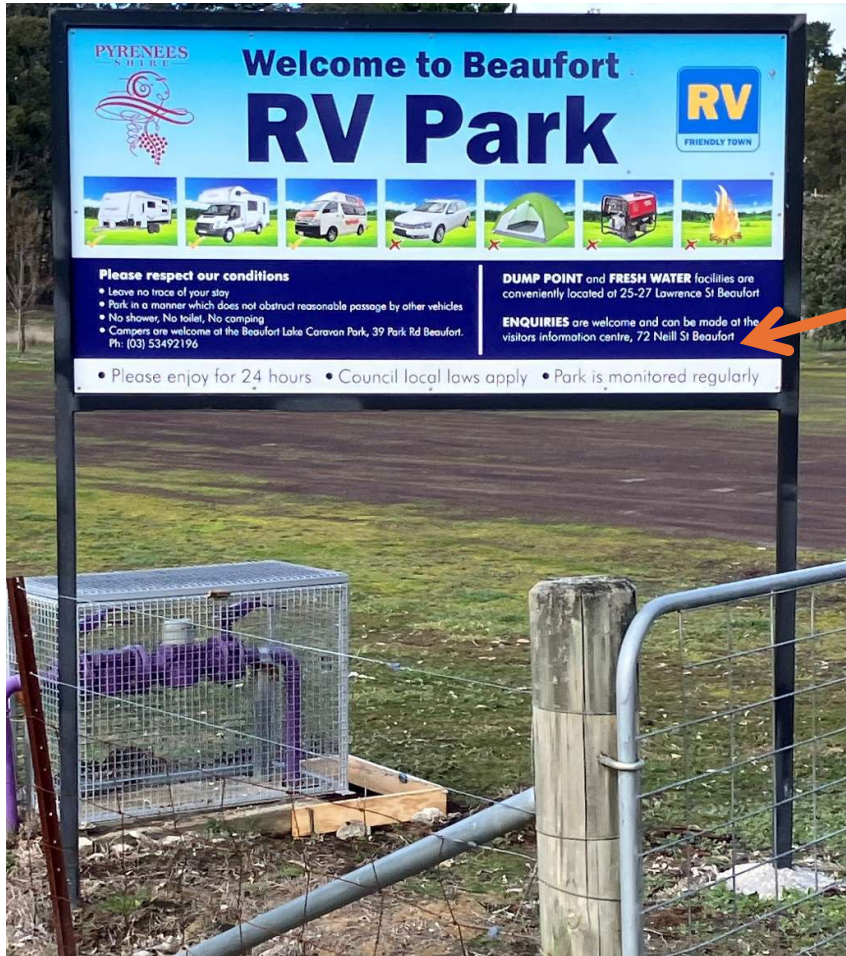
Located 9 metres from RV park entry sign and 2 metres (minimum) inside boundary fence



This copied is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.

BEAUFORT RV FREE CAMP
SITE MAP AND PROPOSED SIGNAGE

Present RV free park signage to be extended from 24 hours to 72 hours length of stay (200 cm X 100 cm)



Proposed position of Visitor
Radio FM 88 sign on reverse
side of existing sign

Proposed FM 88 signage for reverse side of entry sign (200 cm X 100 cm)

This copied is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.

BEAUFORT RV FREE CAMP
SITE MAP AND PROPOSED SIGNAGE



This copied is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. This document must not be used for any purpose which may breach any copyright.