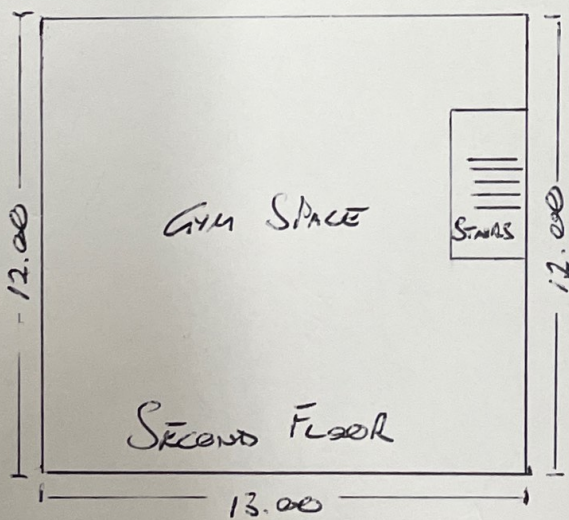
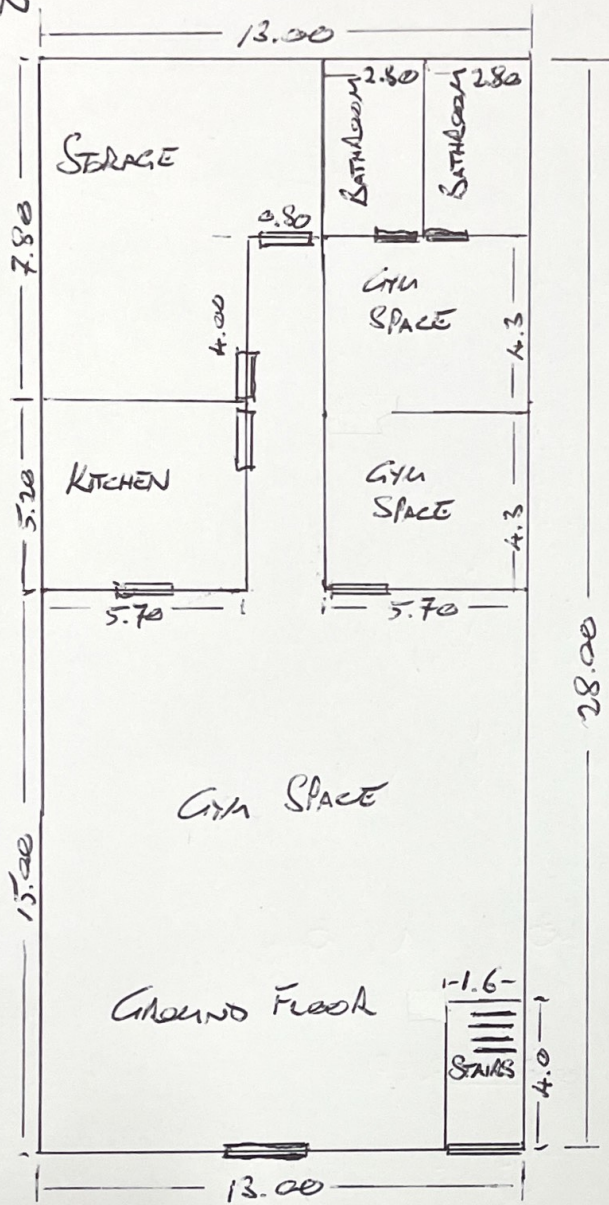
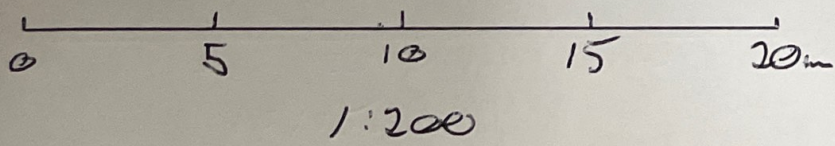


56A NEILL STREET BEAUFORT FLOOR PLAN

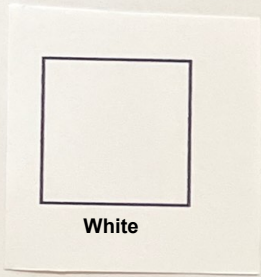
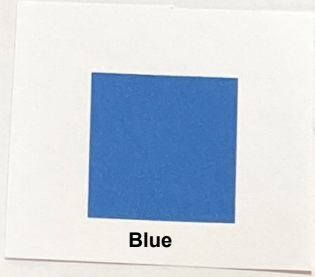
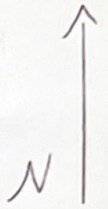


ADVERTISED



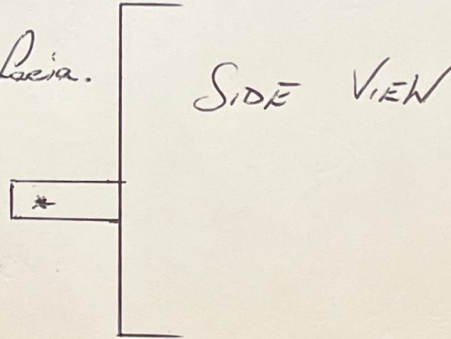
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

56A NEILL STREET BEAUFORT
PROPOSED SIGNAGE



FRONT VIEW
 * Approximate size of signage writing 3.00m x 1.00m

* Existing signage fascia.



External materials, finishes and colours schedule.

* No change to existing external walls.

* Signage fascia band:

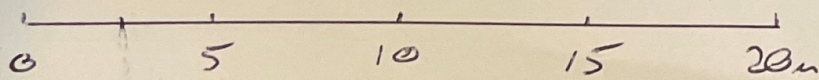
Material: Painted metal / existing fascia band.

Colour: Charcoal, Blue and White

* No change to existing windows and external doors.

Note: No changes are proposed to the original building facade. Signage is limited to the existing fascia band only.

ADVERTISED



1:200

This copied document 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. The document must not be used for any purpose which may breach copyright legislation.



Planning Enquiries
 Phone: (03) 5349 1100
 Web: www.pyrenees.vic.gov.au

Office Use Only

VicSmart: **No**
 Specify class of VicSmart application:
 Application No: **REFPA20260013**
 Date Lodged: **6/02/2026**

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit 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 (*) are mandatory and must be completed.

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

Application type

Is this a VicSmart Application?*

No
 If yes, please specify which VicSmart class or classes:
⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

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

False
 If 'yes', with whom?:
 Date: 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: 56A	St. Name: NEILL STREET
Suburb/Locality: BEAUFORT		Postcode: 3373

Formal Land Description*

Complete either A or B

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

A Lot No: **Lot 1** Lodged Plan Title Plan Plan of Subdivision No: **005701E**

OR

B Crown Allotment No: **4** Section No: **7**

Parish/Township Name: **Beaufort**

If this application relates to more than one address, please attach details.

The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

① For what use, development or other matter do you require a permit?*

Change of Use Description

The proposal seeks approval for the change of use of a currently vacant commercial premises to operate as a gym (indoor recreation facility). The gym will provide fitness and training services to the local community, operating between 5:00am and 9:00pm daily, with an expected membership base of 50–100 members. Attendance will be staggered throughout the day, with only a small number of people on-site at any given time.

No external building works are proposed as part of this application, other than minor internal fit-out works to make the space suitable for gym use. The proposal will make productive use of a currently vacant building, contribute to the activation of the local centre, and provide a health and wellbeing service that complements surrounding community and civic land uses.



Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

① Estimated cost of development for which the permit is required*

Cost **\$0.00**



You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant Building for the past 3 years



Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details

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

Applicant *

The person who wants the permit

Name:

Organisation (if applicable):

Postal Address If it is a PO Box, enter the details here:

Unit No:

Owner *

The person or organisation who owns the land

Name:

Organisation (if applicable):

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

Postal Address	If it is a PO Box, enter the details here:	
Unit No.:		
Owner's Signature (optional):	Date:	
	day / month / year	

Information Requirements

Is the required information provided?

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

- Yes
- No

Declaration ⓘ



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: 6 February 2026
	day / month / year

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
<input type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	

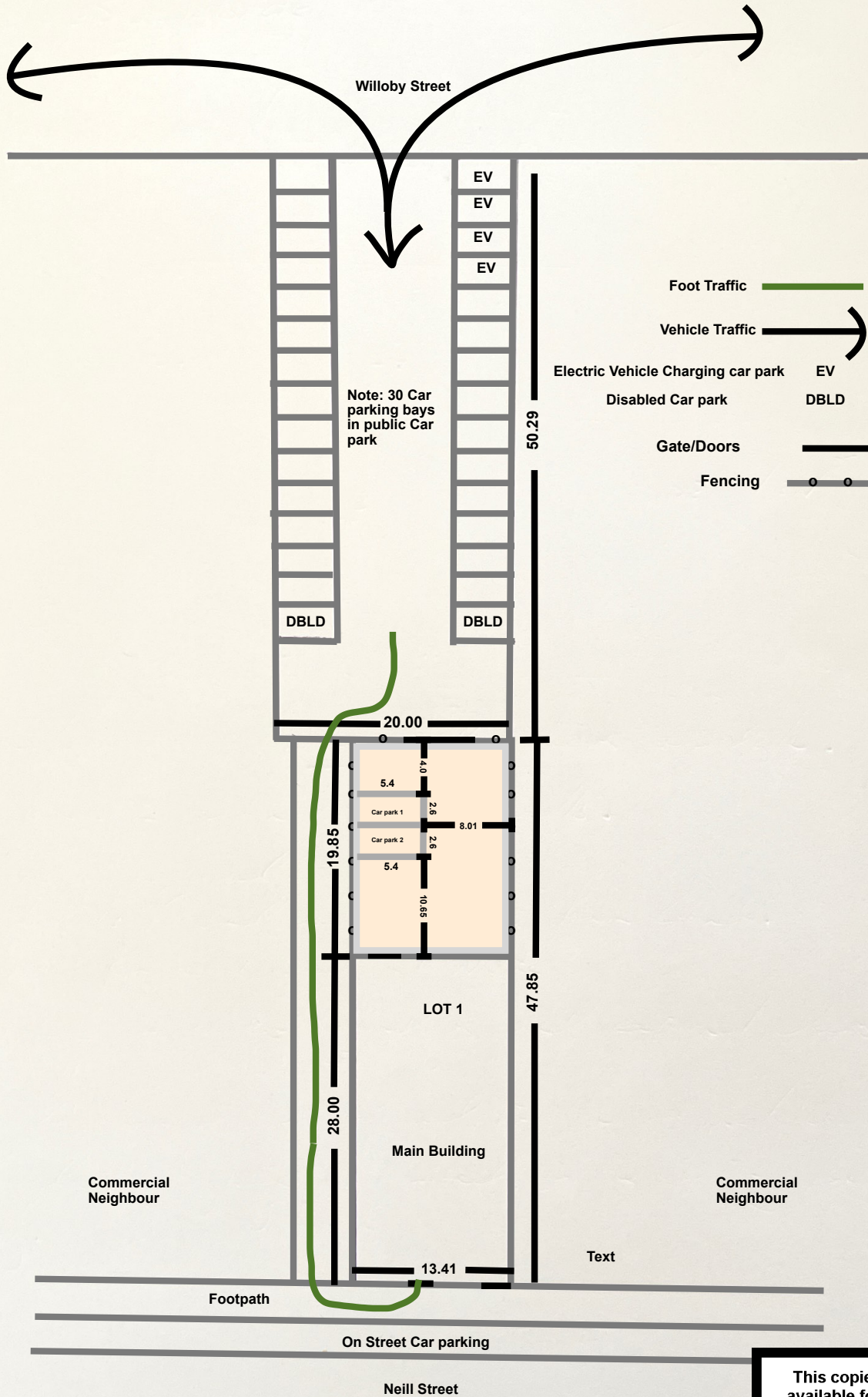
Lodgement

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

Contact information:
Telephone: (03) 5349 1100
Email: pyrenees@pyrenees.vic.gov.au



This copied document 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. The document must not be used for any purpose which may breach

Car Parking Demand Statement:

Planning Permit Application-56A Neill Street, Beaufort VIC

The subject site is located at 56A Neill Street, Beaufort, within the township centre of Beaufort. The building previously operated as a grocery store and is now proposed to be used as a small local gym facility.

The site is well serviced by existing public parking located immediately in front of the building, along Neill street, and immediately behind the building with access to the building entry via an existing carriageway. The existing public car park at the rear of the building provides 26 car parking spaces, including two accessible (disabled) parking spaces. In addition, the car park includes four electric vehicle charging bays which may also function as standard parking when not in the use of charging.

A further five car parking spaces are located within the gated area associated with the premises, providing additional on-site parking for owners and staff of the gym.

In total, the immediate area surrounding the building provides more than 50 car parking spaces available within very close proximity to the entrance of the premises with large car parking at the rear and parking spaces along the main street, Neill street.

The building previously operated as a grocery store, which relied on the same parking supply to service customers. Retail uses such as grocery stores typically generate higher parking turnover and short-term vehicle movements compared to a gym facility.

The proposed gym is expected to operate as a small local fitness facility serving approximately 50-100 members in total, with patronage distributed throughout the day, with estimates of up to 15 members at any one time. Gym attendance typically occurs in staggered intervals, with members arriving and departing at different times rather than all at once. As a result, peak parking demand is expected to be moderate and well below the capacity of the existing parking supply.

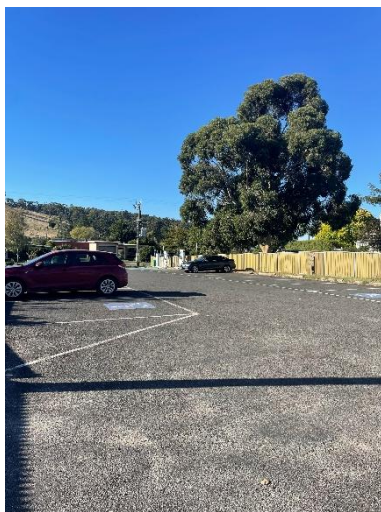
The site is located within the centre of the Beaufort township, where shared public parking is common and is intended to service the multiple nearby businesses and community uses.

Given the availability of existing public parking immediately in front of and to the rear of the site, together with the additional parking within the property, it is considered that adequate parking is available to accommodate the proposed gym use without generating adverse impacts on surrounding traffic flow or parking availability.

Photos are also attached as requested in the RFI on:

- Tuesday 31st March in the morning, lunchtime and evening;
- Thursday 9th April in the morning, lunchtime and evening; and
- Saturday 11th April in the morning.







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

Page 1 of 1

VOLUME 10268 FOLIO 669

Security no : 124131882903W
Produced 04/02/2026 04:38 PM

LAND DESCRIPTION

Lot 1 on Title Plan 005701E.
Created by Application No. 076519C 22/01/1996

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors



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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP005701E 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: 56A NEILL STREET BEAUFORT VIC 3373

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP005701E
Number of Pages (excluding this cover sheet)	1
Document Assembled	04/02/2026 16:43

Copyright and disclaimer notice:

© 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®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

EDITION 1	TITLE PLAN	TP 5701E
-----------	-------------------	-----------------

Location of Land
 Parish: BEAUFORT
 Township: BEAUFORT
 Section: 7
 Crown Allotment : 4 (PART)
 Crown Portion :

LTO base record: T/SHIP 2 (5058)
 Last Plan Reference:
 Title Reference:

Depth Limitation: NIL

Notations:

Warning as to dimensions :
 Any dimension and connecting distances shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

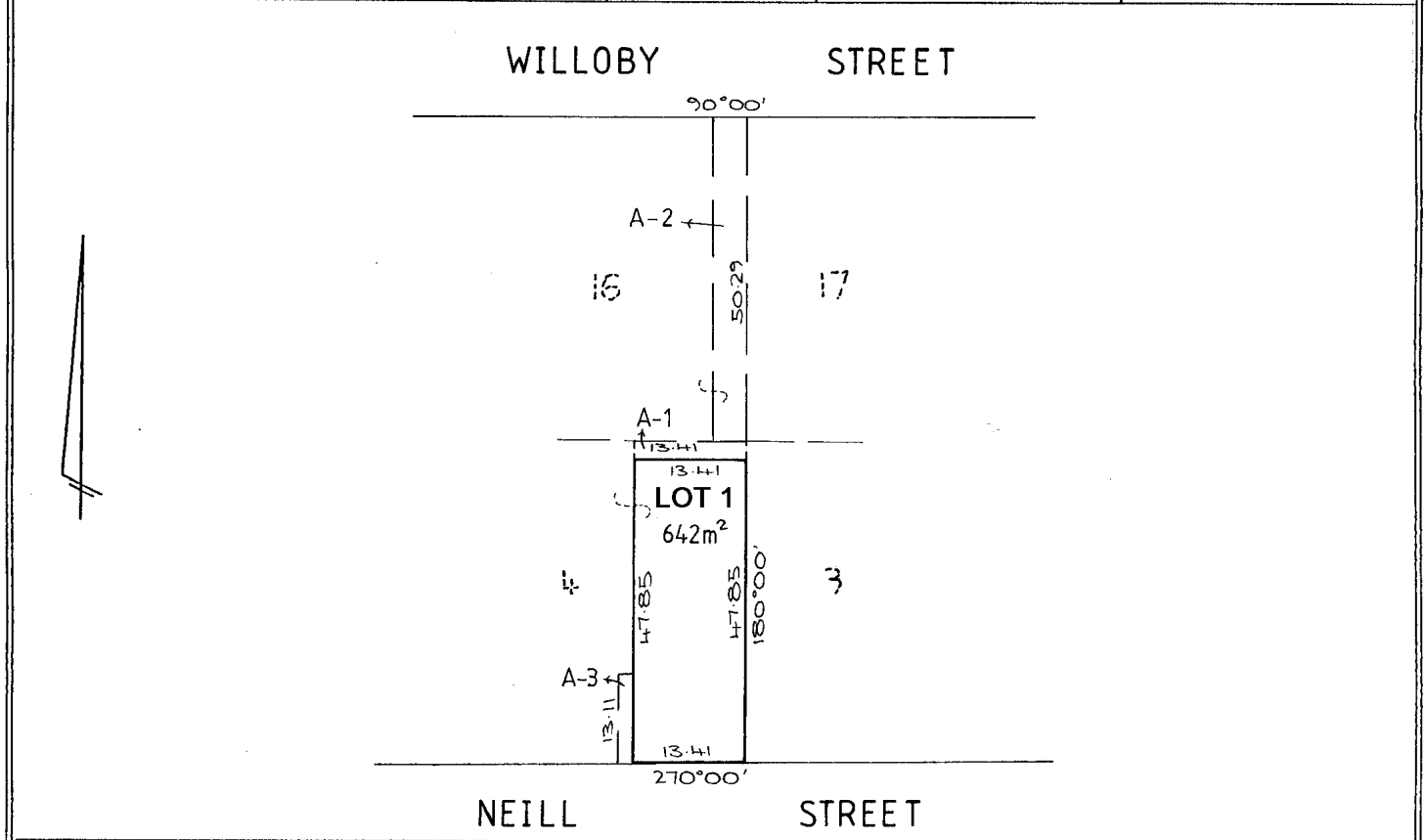
Easement Information				
E - Encumbering Easement R - Encumbering Easement (Road) A - Appurtenant Easement				
Easement Reference	Purpose	Width (Metres)	Origin	Land benefitted/In favour of
A-1	CARRIAGEWAY	2.44	BOOK. 206 NO.371	LAND IN THIS PLAN
A-2	CARRIAGEWAY	5.49	BOOK. 206 NO.371	LAND IN THIS PLAN
A-3	CARRIAGEWAY	1.22	BOOK. 206 NO.371	LAND IN THIS PLAN

THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE

Checked by *[Signature]*

Date / 12/196

Assistant Registrar of Titles



LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO. AP 76519C
-----------------------	-------	---------------	---------------------------

- **Hours of operation.**

Anticipated hours of operation are between 5am and 9pm.

- **The Anticipated noise levels.**

Each loudspeaker or loudspeaker system is to be placed in such a position that, while it is in use, it remains:

- located entirely inside the building.
- situated not less than three metres from any public entrance to the building
- directed in such a manner that the device does not point towards any wall which contains an external window or entrance to the building unless the wall is more than 15 metres from the device itself
- operating at a level that does not exceed 65 dB two metres from the facade.

- **Employee Numbers.**

3 employees

- **Visitors/Seating Numbers**

The proposed gym will operate on a membership basis, with approximately 50–100 total members. Attendance will be spread throughout the day, as members typically use the gym for short sessions rather than remaining for long periods.

- Peak attendance: Based on industry data and comparable facilities, we expect 5–15 members on-site at any given time, even during morning and evening peak periods.
- Average attendance: During off-peak hours, usage is expected to drop to fewer than 5 members at a time.
- Duration of visits: The typical gym session is 45–60 minutes, which helps distribute attendance across the extended operating hours (5:00am–9:00pm).

Seating Provision

The facility will not provide spectator seating or waiting areas, as members generally arrive, train, and depart directly.

- A small bench seating area will be provided in the reception/entry zone for short-term waiting or rest, accommodating 2–3 people maximum.
- No fixed or formal seating is proposed within the gym floor area.

Conclusion

The modest number of members on-site at any one time, combined with the absence of large spectator or waiting areas, ensures that the proposed use will have minimal impact on parking demand and local amenity.

- **Other licences or permits sought.**

Nil

Site and Surrounds Statement:

Proposed use: Gym/ Indoor Recreation Facility

Subject Site: 56A Neill Street, Beaufort Victoria

The Site:

The subject site is located at 56A Neill Street, Beaufort, within the township's main commercial precinct. Neill Street functions as Beaufort's primary retail and service spine, accommodating a mix of small-scale commercial uses that service both local residents and visitors.

The site is generally level and has direct frontage to Neill street, providing good pedestrian and vehicular access. Existing development along this section of Neill street is predominantly single-storey, with buildings built close to the street frontage, reflecting the traditional main street character of the town.

Adjoining and Nearby uses:

Immediately adjoining properties to the site are occupied commercial and retail uses, consistent with the established town centre pattern. These include cafes, food premises, speciality retail, and service based businesses. The subject site directly interfaces with other commercial premises and does not adjoin any sensitive residential uses.

Properties within close proximity include:

-A bakery and cafes located within the same block and directly opposite the site.

-Ryans IGA Beaufort, located a short walking distance along Neill street.

-A mix of retail shops, a butcher, pharmacy, newsagency and gift stores along both sides of Neill street.

These uses contribute to a high level of pedestrian activity during daytime trading hours and reinforce the commercial nature of the precinct.

Surrounding Area character:

The broader surrounds are characterized by a low scale township environment, with commercial development concentrated along Neill street and residential area extending beyond the immediate town centre. Built form is modest in height, typically one storey, with varied facades that reflect incremental development over time.

Neill street is well serviced by existing infrastructure, including on-street parking, footpaths and nearby public facilities. The surrounding land uses are compatible with continued commercial and community based activities.

Residential development is generally located beyond the town centre and does not directly interface with the subject site.

Suitability of the site for the proposed use:

The proposed gym/ indoor recreation use is considered compatible with the surrounding commercial land uses and the established character of Neill Street. The use complements nearby retail and service activities and is well situated to a town centre location with good accessibility for residents and visitors.

The absence of immediately adjoining residential interfaces reduces the potential for amenity impacts, and the proposal aligns with the existing pattern of commercial and community based uses within the Beaufort township.

Conclusion:

The subject site at 56A Neill street is located within Beaufort's established commercial town centre and is surrounded by compatible retail, service and food based uses. The low scale built form, absence of immediately adjoining residential interfaces and proximity to complementary businesses support the ongoing use of the site for commercial and community based activities.

The proposed gym/ indoor recreation facility is consistent with the existing character and function of Neill street and is considered an appropriate use within the location. The site's accessibility, surrounding land use pattern and town centre context demonstrate that the proposal can operate without unreasonable impacts on surrounding properties and is well suited to the established commercial environment.