

Application No: PA25085

Property No: 514017616

Address of Land: Lot 6 21 BROADBENT COURT BEAUFORT VIC 3373 Australia

Proposal: Development of Industrial Shed

- Please find updated site plan attached
- Hours of Operation & staff numbers: response below from [REDACTED]

As at the moment the shed will be used as depot for my bus and depending when my work finishes the bus will be coming home at all hours. When on the school run it will be between 7am and 5 pm but when used on charter work hours will vary.

Two or three workers depending on drivers or mechanic working on the bus may be at one time

- Provision of car parking- is it possible to apply for a reduction in car parking along with this permit, we have calculated that the required number is 15, however only 13 spaces fit on the property allowing for all turning circles. It is unlikely there will ever be enough people on site to fill all car parks planned.

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Action Steel Pty Ltd



20-24 Playford Street
Stawell VIC 3380



PO Box 555
Stawell VIC 3380



sales@actionsteel.com.au
actionsteel.com.au



1800 68 78 88

SITE PLAN NOTES

A:

EFFLUENT DISPOSAL TO CONNECT TO EXISTING INFRASTRUCTURE IN STREET.

B:

THE FLOOR LEVEL OF ANY BATHROOM OR OFFICE FACILITIES WITHIN THE WAREHOUSE SHALL BE FINISHED AT OR ABOVE 386.00m AHD.

C:

ALL ELECTRICAL FITTINGS AND SEWERAGE OPENINGS SHALL BE LOCATED AT OR ABOVE 386.00m AHD.

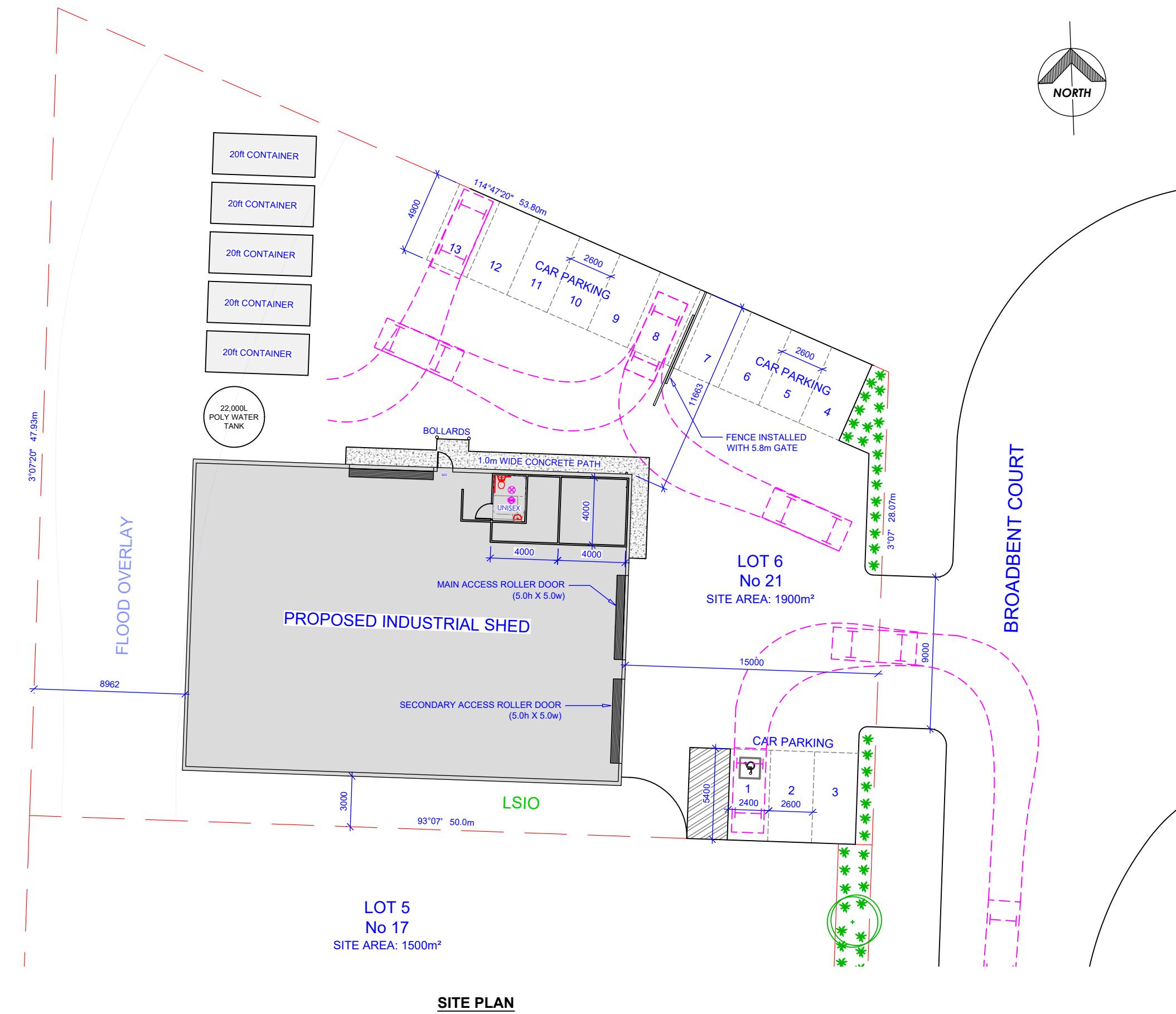
D:

THERE SHALL BE NO ADDITIONAL FILL INTRODUCED TO THE PROPERTY OUTSIDE OF THE FILL PAD FOR THE WAREHOUSE.



BROADBENT COURT

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Application No: PA25085

Address of Land: Lot 6 21 BROADBENT COURT BEAUFORT VIC 3373 Australia

Proposal: Development of Industrial Shed Request for Further Information

RE: RFI 04/12/2025

Response from Land Owner:

As you can see from the plans for this shed this a project of the highest quality that will clearly be fitting to the two new adjoining sheds that we have chosen to be of the same colour and built by the same manufacture to make this area of the industrial precent uniform and inviting to prospective business's if required by the owners.

The industrial shed in Broadbent court at this moment will be primary used as a depot for my school bus and as the maintenance facility for me to carry out any repairs on it. As well as this it will be my main maintenance facility for all repairs to my other farming vehicles as it will be high enough to allow all me trucks and tractors in it and be on concrete, fully enclosed with the wall height allowing me to install vehicle lifting jacks if required.

On top of this it will be used to store our pre and post processed wool tops and yarn that we are currently paying for it to be stored in another town and will become our base if we move forward with the next stage of our wool business.

The construction of this shed I believe will be the first to incorporate a concrete dado wall in the industrial precent to one raise the standard of what most sheds look like but to also increase security of the premise's The outside open areas will be maintained as to the standard of an industrial area with manicured grass, appropriate shrubs and garden areas and gravel handstands.

There will be no permit of licence required for my use but as it is in Industrial 1 Zone future use will be unknown as I intend you lease out the building when I no longer require it for my other business's as I do with my other industrial buildings in the town and adjoining towns.

There will be no excessive noise from the use of my building that is outside normal use from a shed in Industrial 1 Zone and as all of my driveway will be concreted as well no air borne emissions or to any adjoining land or water. As per normal business hours delivery times will be during day light hours on most occasion.

The shed is being built from non-reflection colorbond so there will be no excessive glare and there will be installed outside security lights that will be placed to only show on the property.

As I'm building this for my own use the shipping containers were a way to generate some income to help pay for it.



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I've already got interested people wanting to rent some off me. As well as this some of my residential tenants who live in our smaller houses ask me if there is anywhere, they can store excess furniture and goods as they have come from a lot larger house and don't want to part with some goods at this stage.

They will be all placed along the back of the lot facing east, on a concrete plinth raised up off the ground to a height to allow any flood water to pass underneath and unlike some other similar facilities in town allow the contents to remain undamaged.

All my containers will be of the same quality and painted in the same colours as to match the shed.

The storage container area will be open to tenants during business hours as well and as there will be less than 10 units there will not be an increase in much traffic flow to the site. The area to the north of the shed will open as a vehicle turn around for tenants to turn around and unload into their storage facility. As my site is 1900 square meters there will be ample off-site parking areas inside the fence area as well as some to each side of the concrete driveway.



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1800 68 78 88

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

Office Use Only

VicSmart: **No**

Specify class of VicSmart application:

Application No: **REFPA20250124**

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Date Lodged: **20/10/2025**

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: 21	St. Name: BROADBENT COURT
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: 6	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No: PS542495
OR					
B	Crown Allotment No:		Section No:		
	Parish/Township Name:				

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?*

Proposal is to build an industrial shed, 25.5m long x 18m wide x 6.75m high.

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! 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 **\$156,486.00**

! 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 **①**

Describe how the land is used and developed now*

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

Land is currently an empty lot.

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

Title Information **①**

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 **①**

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

Applicant *

The person who wants the permit

Name:
Title: **Miss** First Name: **Shelley** Surname: **Johnson**

Organisation (if applicable): **Action Steel**

Postal Address
Unit No: **20-24** St. No: **20-24** St. Name: **Playford Street**

Suburb/Locality: **Stawell**

State: **VIC**

Postcode: **3380**

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 (if so, go to 'contact information')

Name:

Title: **Miss** First Name: **Shelley** Surname: **Johnson**

Organisation (if applicable): **Action Steel**



Postal Address		If it is a PO Box, enter the details here:																						
Unit No.:	St. No.: 20-24	St. Name: Playford Street																						
Suburb/Locality: Stawell		State: VIC	Postcode: 3380																					
<p><i>Please provide at least one contact phone number *</i></p>																								
<p>Contact Information</p> <table border="1"> <tr> <td>Business Phone</td> <td>Email:</td> </tr> <tr> <td>Mobile Phon</td> <td>Fax:</td> </tr> </table>				Business Phone	Email:	Mobile Phon	Fax:																	
Business Phone	Email:																							
Mobile Phon	Fax:																							
<p>Owner *</p> <p>The person or organisation who owns the land</p> <p><i>Where the owner is different from the applicant, provide the details of that person or organisation.</i></p> <table border="1"> <tr> <td>Name:</td> </tr> <tr> <td>Title</td> <td>First Name:</td> <td>Surname</td> </tr> <tr> <td colspan="3">Organisation (if applicable):</td> </tr> <tr> <td colspan="2">Postal Address</td> <td>If it is a PO Box, enter the details here:</td> </tr> <tr> <td>Unit No.:</td> <td>St. No. [REDACTED]</td> <td>St. Nam [REDACTED]</td> </tr> <tr> <td colspan="2">Suburb/Locality:</td> <td>State: [REDACTED]</td> <td>Postcode: [REDACTED]</td> </tr> <tr> <td colspan="2">Owner's Signature (optional):</td> <td colspan="2">Date: [REDACTED] day / month / year</td> </tr> </table>				Name:	Title	First Name:	Surname	Organisation (if applicable):			Postal Address		If it is a PO Box, enter the details here:	Unit No.:	St. No. [REDACTED]	St. Nam [REDACTED]	Suburb/Locality:		State: [REDACTED]	Postcode: [REDACTED]	Owner's Signature (optional):		Date: [REDACTED] day / month / year	
Name:																								
Title	First Name:	Surname																						
Organisation (if applicable):																								
Postal Address		If it is a PO Box, enter the details here:																						
Unit No.:	St. No. [REDACTED]	St. Nam [REDACTED]																						
Suburb/Locality:		State: [REDACTED]	Postcode: [REDACTED]																					
Owner's Signature (optional):		Date: [REDACTED] 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: 20 October 2025

day / month / year

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Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?
<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).



Most applications require a fee to be paid.
Contact Council to determine the appropriate fee.

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:

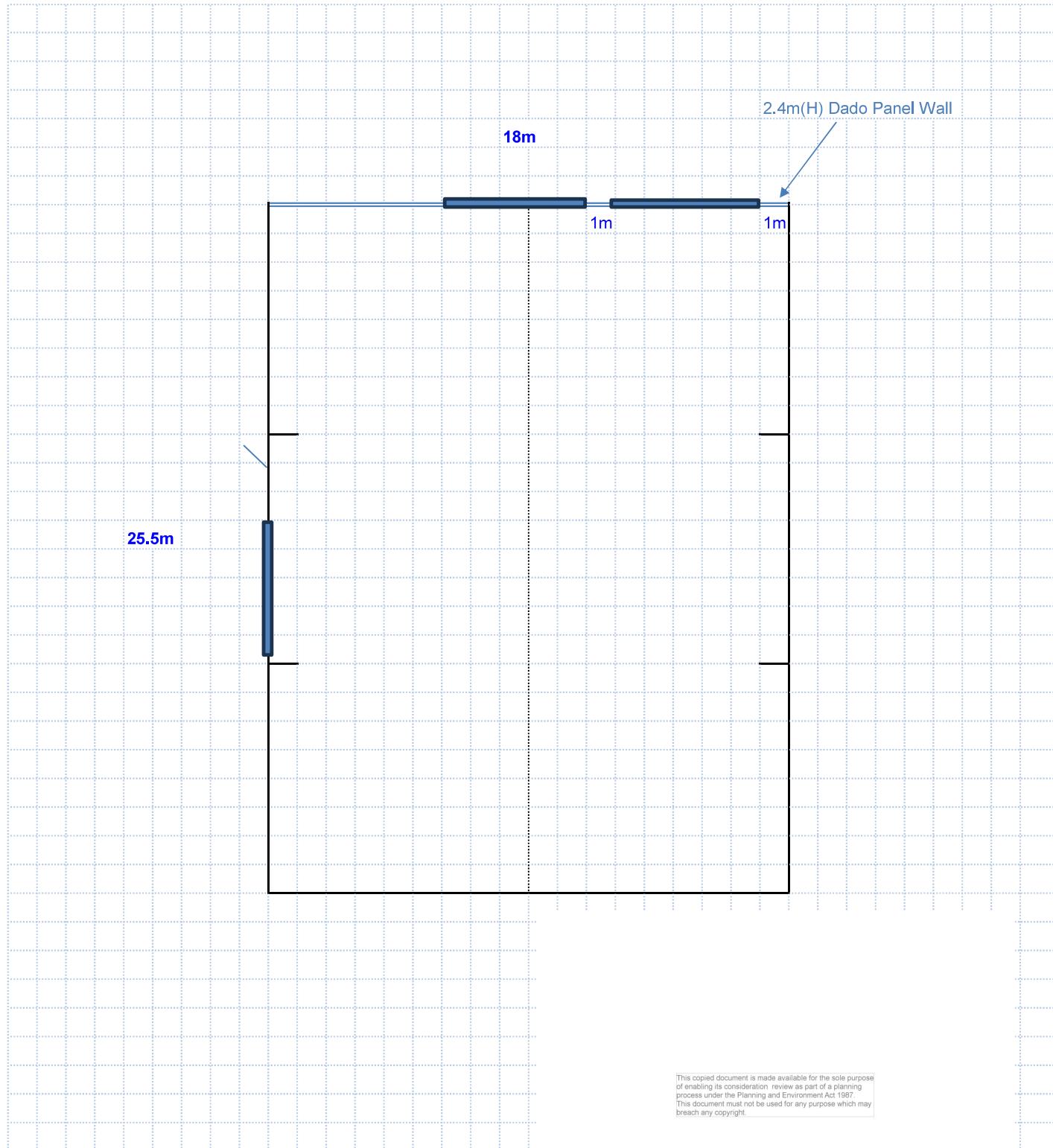
Telephone: (03) 5349 1100
Email: pyrenees@pyrenees.vic.gov.au

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FLOOR PLAN

CONCEPT PLAN:
PROPOSAL NO:

38166.2



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Concept Drawing

CONCEPT PLAN:
PROPOSAL NO:

38166.2



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Document Type	Plan
Document Identification	PS542495U
Number of Pages (excluding this cover sheet)	3
Document Assembled	20/10/2025 08:55

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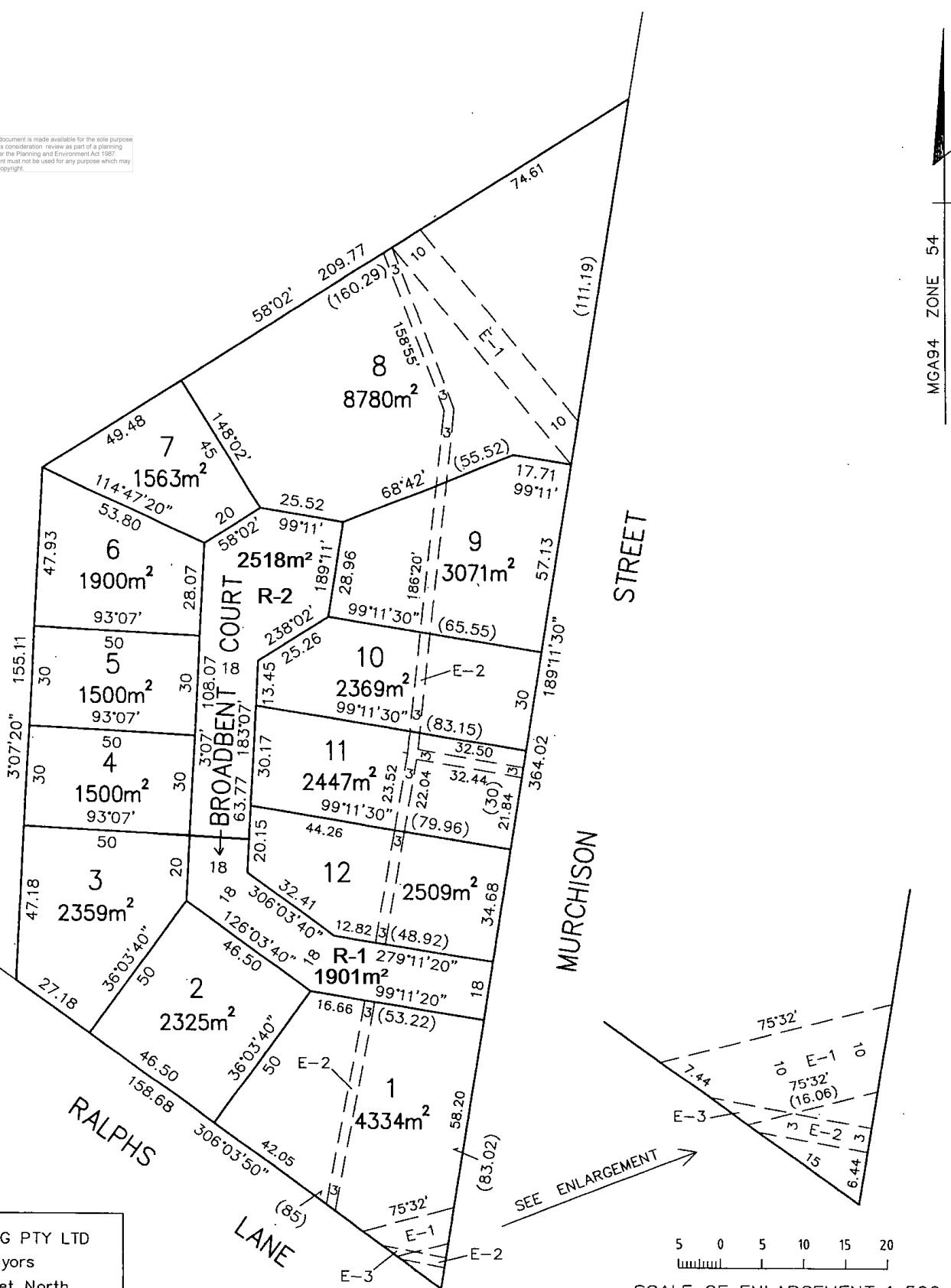
PLAN OF SUBDIVISION			Stage No.	LR use only	Plan Number						
			EDITION 2		PS542495U						
Location of Land Parish: BEAUFORT Township: BEAUFORT Section: 66 Crown Allotment: 28, 29 & 2004 Crown Portion: — Title References: VOL.4340 FOL.856 & VOL.10907 FOL.117			Council Certification and Endorsement Council Name: PYRENEES SHIRE COUNCIL Ref: 514017610 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 28/3/06 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 18/4/06								
Vesting of Roads or Reserves <table border="1"> <tr> <th>Identifier</th> <th>Council/Body/Person</th> </tr> <tr> <td>ROAD R 1</td> <td>PYRENEES SHIRE COUNCIL</td> </tr> <tr> <td>ROAD R 2</td> <td>PYRENEES SHIRE COUNCIL</td> </tr> </table>						Identifier	Council/Body/Person	ROAD R 1	PYRENEES SHIRE COUNCIL	ROAD R 2	PYRENEES SHIRE COUNCIL
Identifier	Council/Body/Person										
ROAD R 1	PYRENEES SHIRE COUNCIL										
ROAD R 2	PYRENEES SHIRE COUNCIL										
Notations Staging This is a staged subdivision Planning Permit No. 973/04 PYRENEES SHIRE COUNCIL Depth Limitation: 15.24m APPLIES TO CROWN ALLOTMENTS 28 & 29 15m APPLIES TO CROWN ALLOTMENT 2004											
<small>This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process. It is the responsibility of the user to ensure that this document must not be used for any purpose which may breach any copyright.</small>											
Survey:- This plan is based on survey. This survey has been connected to permanent marks no(s) 2, 7, 27 & 31 In Proclaimed Survey Area no. 72											
Easement Information Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)					LR use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 20/6/06						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	THIS IS AN LR COMPILED PLAN						
E-1 & E-3	DRAINAGE	SEE DIAG.	THIS PLAN	PYRENEES SHIRE COUNCIL	FOR DETAILS SEE MODIFICATION TABLE HEREIN						
E-2 & E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN. SEC.136 WATER ACT 1989	CENTRAL HIGHLANDS REGION WATER AUTHORITY	Sheet 1 of 2 Sheets						
STEELE SURVEYING PTY LTD Land Surveyors 6 Dawson Street North Ballarat 3350 Phone (03) 5333 2699			LICENSED SURVEYOR (PRINT) RICHARD JOHN STEELE SIGNATURE DATE 18/4/06 REF 1853 VERSION 4		— — DATE 18/4/06 COUNCIL DELEGATE SIGNATURE Original sheet size A3						

PLAN OF SUBDIVISION

Stage No.

Plan Number

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STEELE SURVEYING PTY LTD
Land Surveyors
6 Dawson Street North
Ballarat 3350
Phone (03) 5333 2699

ORIGINAL

SCALE

12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) RICHARD JOHN STEELE

SIGNATURE _____ DATE /

REF 1853A VERSION

Sheet 2 of 2 Sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

0 10 20 30 40 50 80 70 80 90 100 110mm

T.0.2

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS54245U

MASTER PLAN (STAGE 1) REGISTERED DATE 1/7/06 TIME 9:48 AM

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

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

Page 1 of 1

VOLUME 11018 FOLIO 522

Security no : 124129126030X
Produced 20/10/2025 08:55 AM**LAND DESCRIPTION**

Lot 6 on Plan of Subdivision 542495U.
PARENT TITLE Volume 10954 Folio 101
Created by instrument PS542495U Stage 2 06/07/2007

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
[REDACTED]

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 PS542495U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ645593G (E)	NOMINATION OF ECT TO LC	Completed	30/09/2025
AZ646069U (E)	WITHDRAWAL OF CAVEAT	Registered	30/09/2025
AZ646070L (E)	TRANSFER	Registered	30/09/2025

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 21 BROADBENT COURT BEAUFORT VIC 3373

ADMINISTRATIVE NOTICES

NIL

ECT Control 23915R NWF LAWYERS PTY LTD
Effective from 30/09/2025

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