

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 20 July 2026 11:58 AM

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**

VICTORIA
State
Government

Department
of Transport
and Planning

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](#)

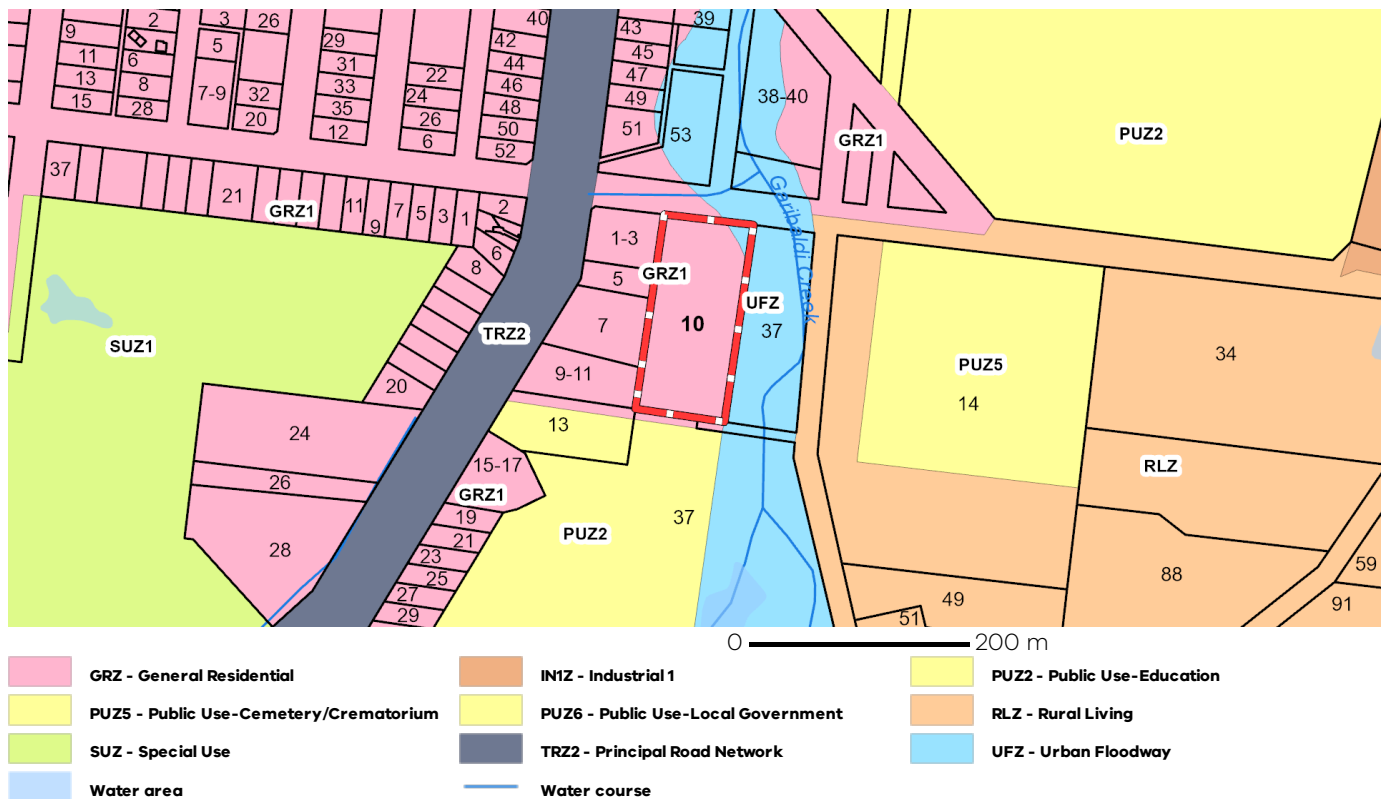
Planning Zones

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

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

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

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



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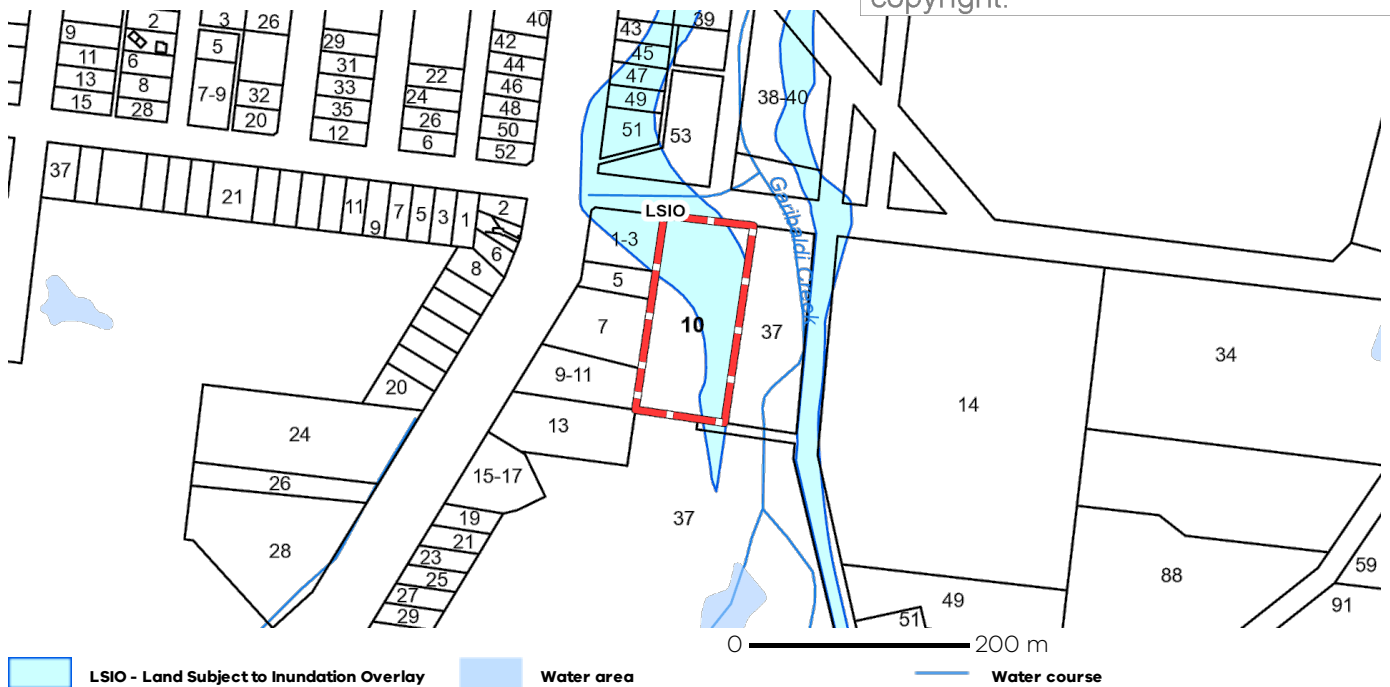
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

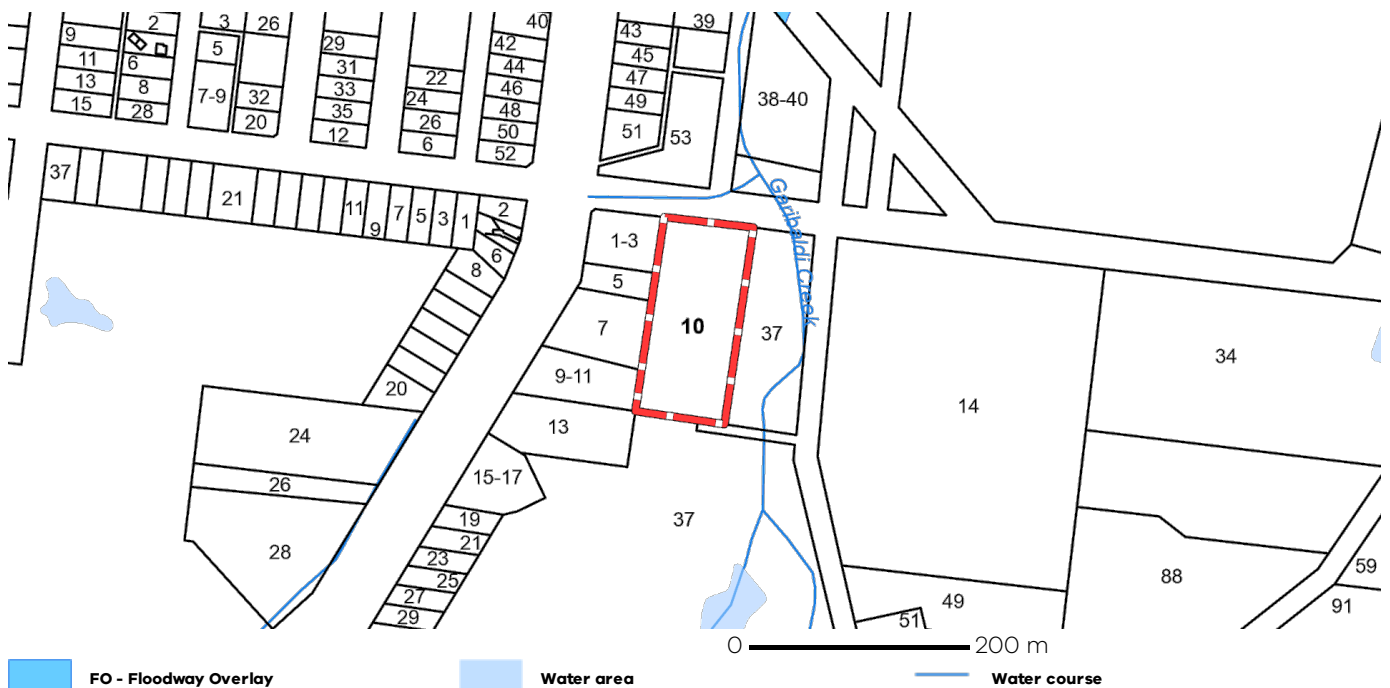
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)



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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>



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Further Planning Information

Planning scheme data last updated on 14 July 2026.

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.vic.gov.au/vicplan/>

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

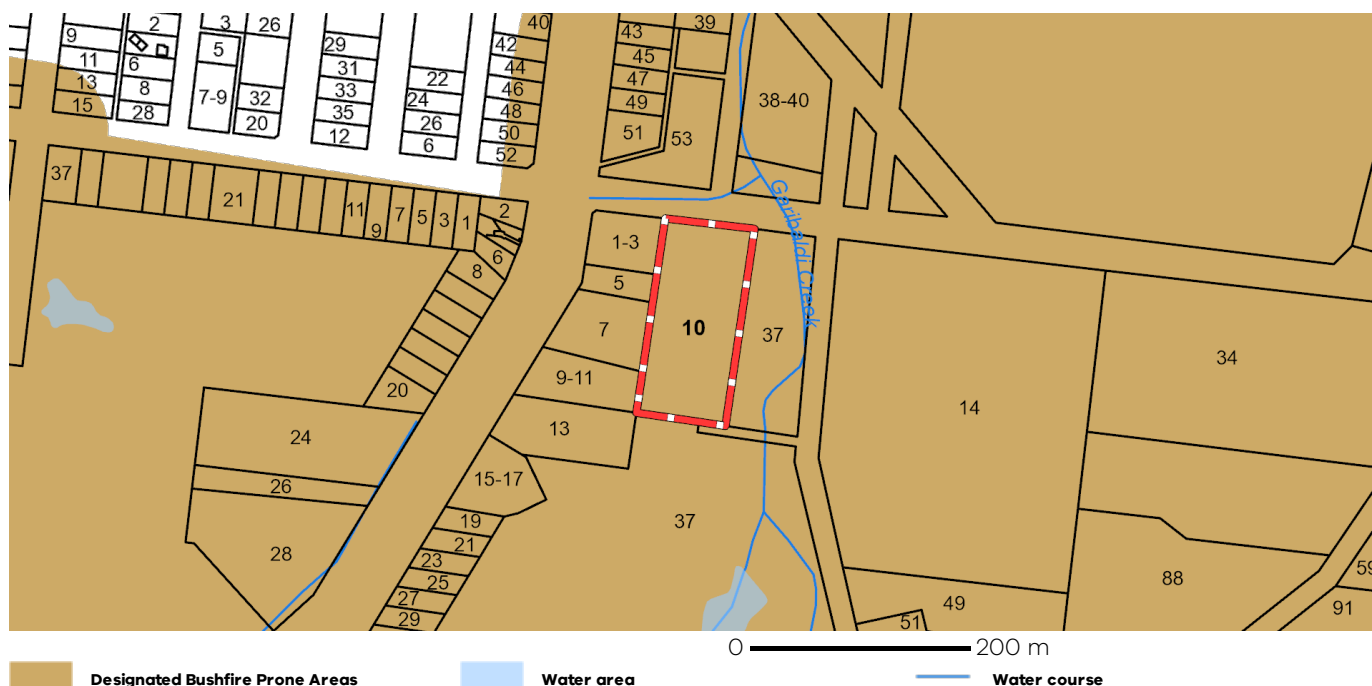
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Designated Bushfire Prone Areas

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 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 \(environment.vic.gov.au\)](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)

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

Page 1 of 1

VOLUME 11453 FOLIO 673

Security no : 124138683186K
Produced 17/09/2026 11:34 AM

LAND DESCRIPTION

Land in Plan of Consolidation 373000G.
PARENT TITLE Volume 09117 Folio 693
Created by instrument PC373000G 23/10/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole 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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PC373000G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	RECTIFY REFER TO INST.	STATUS	DATE
BA456665T		Registered	27/05/2026

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

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

Street Address: 10 AUDAS LANE BEAUFORT VIC 337

ADMINISTRATIVE NOTICES

NIL

eCT Control REGISTRAR OF TITLES
Effective from 12/06/2025

DOCUMENT END

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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	PC373000G
Number of Pages (excluding this cover sheet)	2
Document Assembled	17/09/2026 11:34

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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 (of approx. centre of land in plan) E 710 950 Zone 54 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 x 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.
				THIS IS A SPEAR PLAN SURVEY: This plan is not based on survey.
Easement Information				
Legend: E – Encumbering Easement A – Appurtenant Easement R – Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

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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 _____ DATE / / REF 2716 VERSION 1	DATE / / COUNCIL DELEGATE SIGNATURE _____
---	--	---	--

Office Use Only

VicSmart:

No

Specify class of VicSmart application:

Application No:

REFPA20260085

Date Lodged:

20/07/2026

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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?

True

If 'yes', with whom?: **Virginia McLeod**

Date: **22/07/2026**

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: **10**

St. Name: **AUDAS LANE**

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:



Lodged Plan



Title Plan



Plan of Subdivision

No: **PC373000**

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?*

This proposal is for construction of a new 10 x 24 metre shed for use by the Beaufort Men's Shed.



Provide additional information on the proposal, including planning scheme, requested by Council or outlined in description of the likely effect of the proposal.

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

Cost **\$300,000.00**

Insert '0' if no development is proposed (eg. change of use,



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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.

The property is owned by the Pyrenees Shire Council. Council have previously developed the site to include a croquet court, storage shed and community facility utilised primarily as a 'clubhouse' by the Beaufort Croquet Club and Beaufort Apex Club. In more recent years, Council has developed part of the site as a Free RV Park.



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: Ms	First Name: Sheena	Surname: Brown
Organisation (if applicable): Pyrenees Shire Council		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No: 5	St. Name: Lawrence
Suburb/Locality: Beaufort		State: Victoria
		Postcode: 3373

Owner *

The person or organisation who owns the land

Name:		
	First Name: 	Surname: 
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.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:
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: 20 July 2026

day / month / year

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Checklist ⓘ

Have you:

☐	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
☐	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
☐	A full and current copy of the information for each individual parcel of land forming the subject site.	
☐	A plan of existing conditions.	
☐	Plans showing the layout and details of the proposal.	
☐	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
☐	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

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Re: Planning Application for 'Change of Use' – 10 Audas Lane, Beaufort 3373

Background:

The property located at 10 Audas Lane, Beaufort, [REDACTED] Council have previously developed the site to include a croquet court, storage shed and community facility utilised primarily as a 'clubhouse' by the Beaufort Croquet Club and Beaufort Apex Club. In more recent years, Council has developed part of the site as a Free RV Park.

Council have long been supporters of the Beaufort Men's Shed, whose DEECA managed premises was significantly damaged due to a flood event. Council committed to assisting the Men's Shed to relocate and a new build shed is proposed at 10 Audas Lane, Beaufort. This intention forms the background for any potential requirement for a 'Change of Use' planning application.

Details:

Expected Hours of Operation:

- Monday-Sunday 8am to 9pm (excluding days of **Extreme** and **Catastrophic** fire danger rating).

Anticipated Noise Levels: Power tools will be used intermittently, including a variety of saws and a thicknesser reported to < 110 dB, which can be mitigated with use of attached dust extractors. Power tools will be operated within permitted times for residential noise and keeping in mind service times of the Beaufort Community Church, located at 1 Park Road Beaufort.

Employee / Patron Numbers: 30

Visitor Seating Numbers: It is anticipated there could be < 20 visitors on occasion.

Other Licence or Permit applications: On receipt of a planning permit, a building permit will be sought for this proposed project.

Description of surrounding land uses:

- To the North of the site is a public road, then residential dwelling >100m from proposed shed site
- To the East is the proposed Beaufort Linear Park project walking trail along the Garibaldi Creek
- To the South is the oval and grounds of the Beaufort Secondary College
- To the West, the site sits behind three residential properties and the Beaufort Community Church. The proposed shed site is >65 metres from the nearest dwelling

or church building, all of which face away from the site and are separated by solid sheet metal panel boundary fencing.

Car Parking: 11 spaces – parking has been provided to consolidate the use and share parking with other stakeholders and includes 1 disabled parking space. If required, further parking can be accommodated within the onsite Free RV Park grounds.

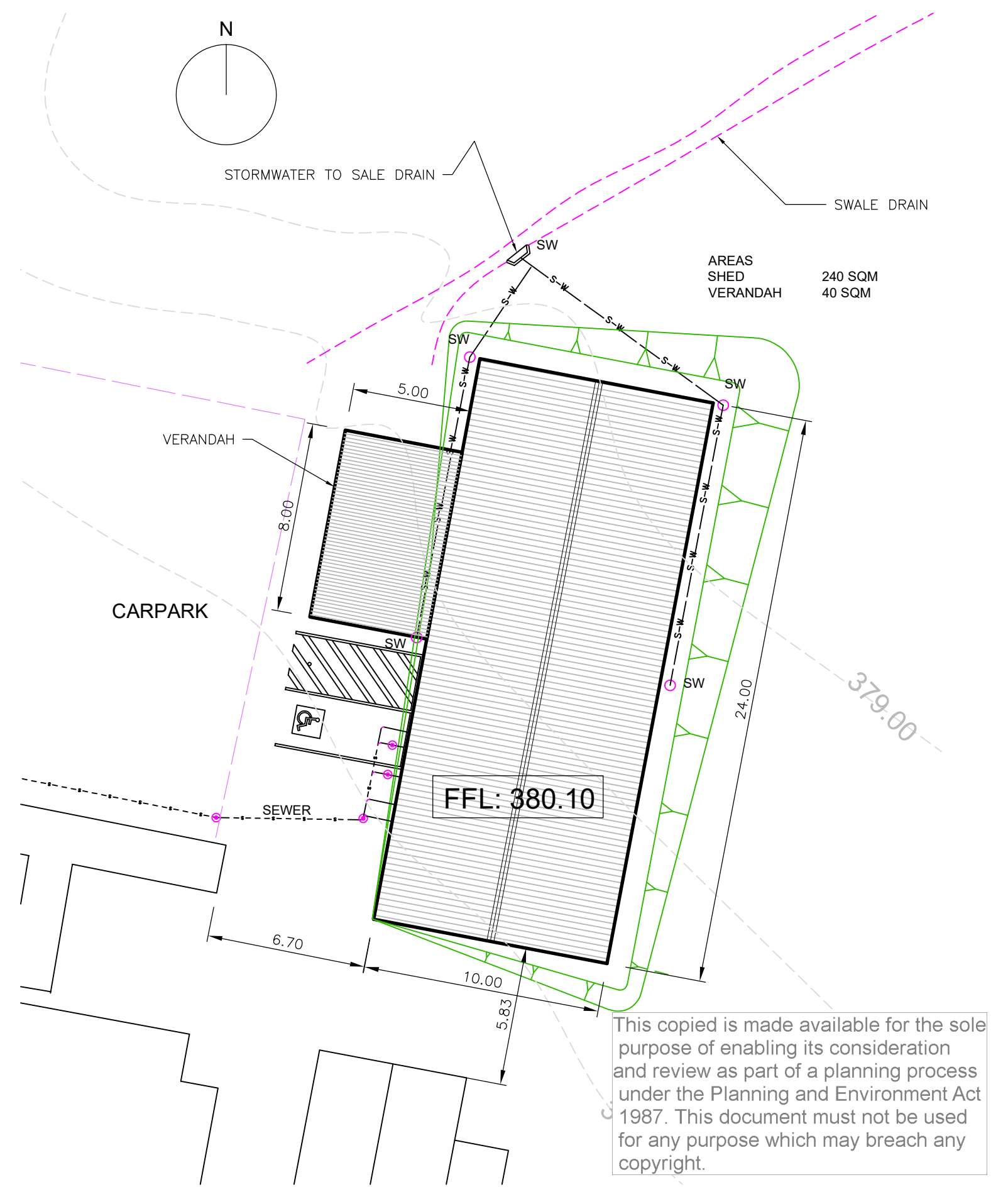
Other:

- Stakeholder user groups of the site and existing facilities, including the Free RV Park, Beaufort Apex Club and Beaufort Croquet Club are in support of the project as it fits well within the established community / stakeholder purpose and times of use.

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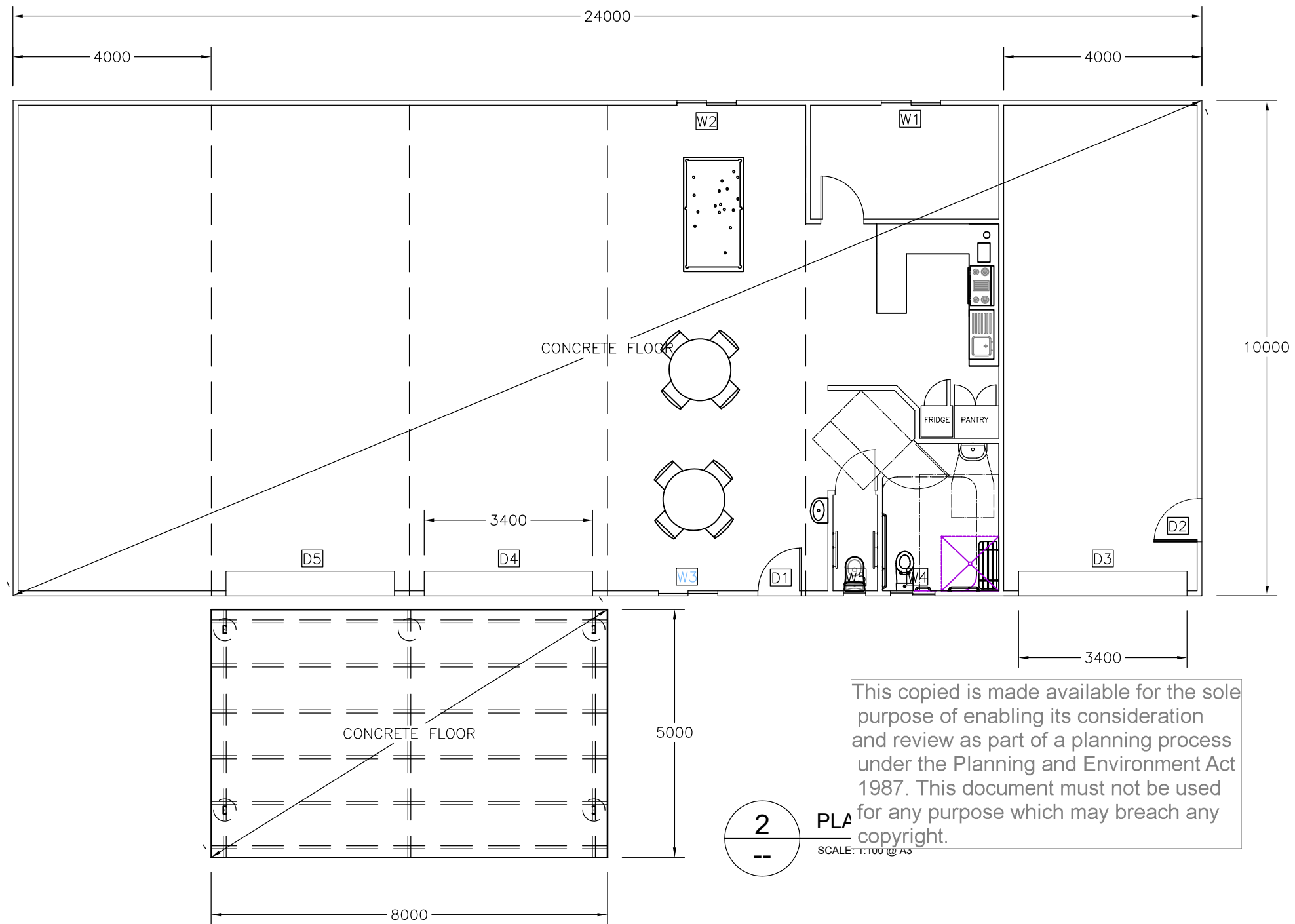
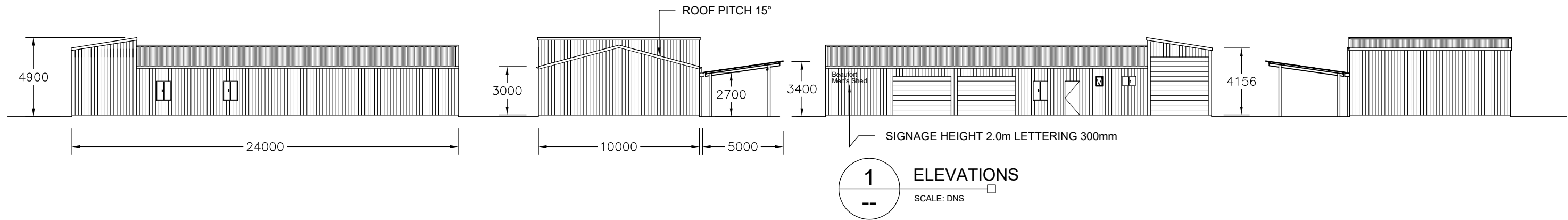


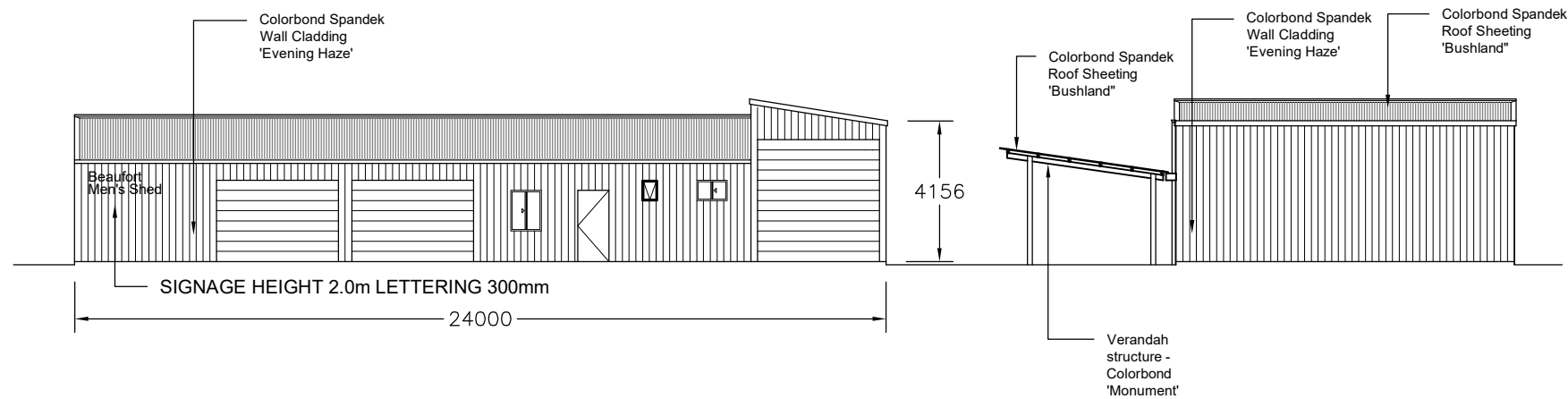
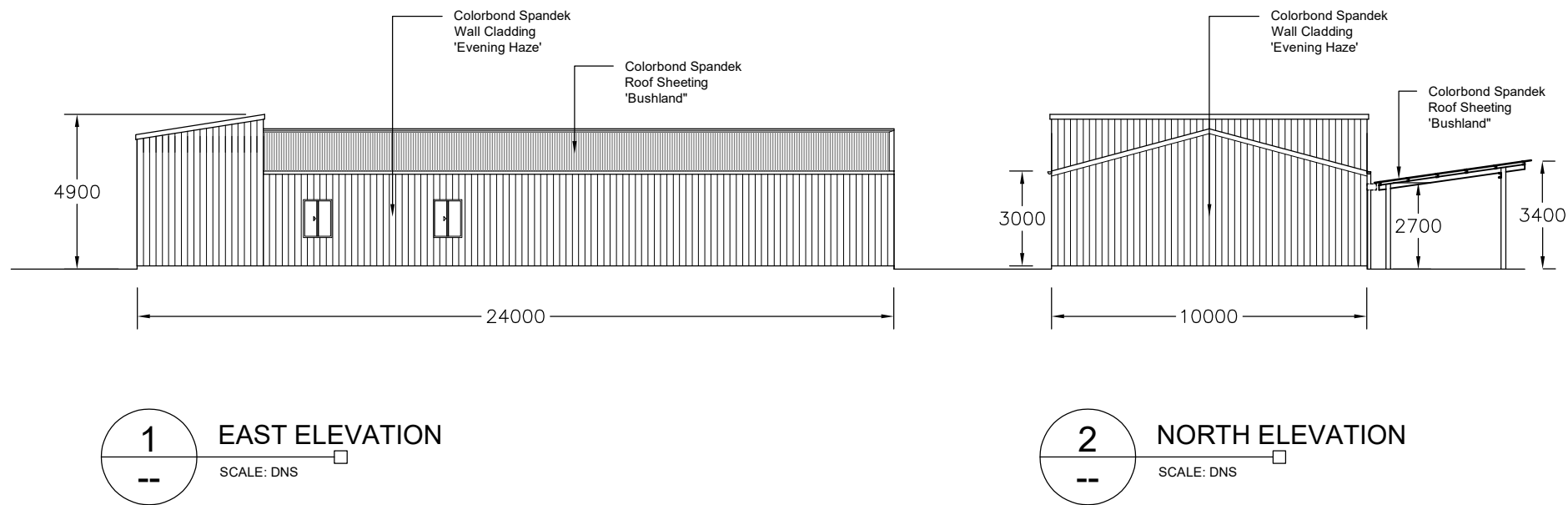
1 LOCATION PLAN
 -- SCALE: DNS



2 SITE PLAN
 -- SCALE: DNS

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EXTERNAL COLOR SCHEDULE		
Aluminium Door + Window Framing	Powdercoat finish	To match Colorbond 'Bushland'
Roller Doors	Doors + MetalFraming	Paint finish to match Colorbond 'Evening Haze'
Wall Cladding	All walls	To match Colorbond 'Evening Haze'
Roof Sheeting	All roofing	To match Colorbond 'Bushland'
Roof Plumbing	Cappings, Downpipes + Gutters & Downpipes to verandah	Colorbond 'Bushland' on Main Shed & Colorbond 'Monument' on Verandah
Verandah Framing	Framing Posts, Beams & Fascia	To match Colorbond 'Monument'
Verandah Roof	Colorbond Spandek roofing sheet	Finish to match Colorbond 'Bushland'
External Fittings	Junction boxes, conduits, and light fixture housings	Paint finish to match adjacent wall color



Response to Clause 53.02-6 – Bushfire Prone Area

Street Address:	10 Audas Lane Beaufort 3373
Land Size:	14510.75
Zone:	General Residential Zone – Schedule 1 (GRZ1)
Overlays:	LSIO – Land Subject to Inundation Overlay
Other Regulatory Constraints:	Bushfire Prone Area Area of Cultural Heritage Sensitivity - Cultural Heritage Management Plan provided

Site Features

The subject Council owned land is located at 10 Audas Lane, Beaufort and is Situated within the Residential Zone Schedule 1 (GRZ1) and Bushfire Prone Area. The site contains an existing croquet court, storage shed, community facility and Free RV Park. The site is generally flat, with level conditions to the south and west, a minor upslope from the south east through to north-east, with an earth-mound creating a downslope from the north to north-west. Vegetation on the site is managed by the contracted user groups of the community facility.

See M01 E – BPA Location and Site Plan

Surrounding Context

North: To the north, the site interfaces Audas Lane, then a privately owned property including existing residential dwelling, located >100m from proposed shed site, and managed garden areas.

East: To the east, the site adjoins the proposed Beaufort Linear Park walking trail along the Garibaldi Creek. This area of excluded vegetation is managed by the Department of Education.

South: To the south, the site interfaces with the oval and grounds of the Beaufort Secondary College. This area of excluded vegetation is managed by the Department of Education.

West: To the west, the site sits behind three residential properties and the Beaufort Community Church, all providing managed excludable vegetation, separated from the site by solid sheet metal panel boundary fencing.

Classifiable vegetation in accordance with AS:3959

Within 100 metres of the subject site, vegetation is generally limited to grassland and fragmented by existing residential and Department of Education development, road reserves and maintained open areas. The southern and eastern interface is dominated by Department of Education maintained grassland/open space. To the

north it interfaces Audas lane and managed residential land beyond, with vegetation to the west being associated with established dwellings and domestic gardens.

Overall, there appears to only be grassland as classifiable vegetation within 100 metres of the building site. The grassland is sited on a slope between 0-5 degrees. The bushfire hazard is low and the proposed development is capable of achieving a BAL – 12.5 outcome, with defendable space of 22 metres being shown wholly within the relevant lot boundary.

BUSHFIRE PROTECTION MEASURES

a) Defendable Space

Defendable space is provided for a distance of 22 metres around the building or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- The canopy of trees must be separated by at least 5 metres
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

The building must comply to a minimum Bushfire Attack Level of BAL 12.5

c) Water Supply

The following requirements apply:

- An effective capacity of 10,000 litres
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.

- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

d) Access

Access Required: Yes <100 metres

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle

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e) Vulnerable People

The capacity for vulnerable people to evacuate

- Men's Shed members and visitors include older adults, some of whom may have limitations in mobility and / or experience a degree of cognitive decline. These factors may affect an individual's capacity to respond rapidly and safely to an immediate emergency threat, including their ability to evacuate without assistance. However, Men's Shed members and visitors do not meet the definition of 'vulnerable people' under the Victorian Vulnerable People in Emergencies Policy, as they retain the capacity to self-evacuate, including by driving themselves from the area, or have access to a person who can provide assistance to relocate to a place of safety

The Men's Shed's emergency management arrangements will therefore prioritise risk reduction, preparedness, early warning and timely decision making. These measures are intended to provide members and visitors with sufficient time to respond to an emergency and, wherever practicable, to avoid a situation in which immediate evacuation is required.

Whether emergency management arrangements are provided and are sufficient for the site

- The Beaufort Men's Shed are identified in Council's Municipal Emergency Management Plan (MEMP), being included under the Vulnerable Persons Places of Congregation
- Emergency management will be included in the Members site induction, on completion of works, and in their elected Safety Officer brief.

Whether the risk to vulnerable occupants warrants the closure of the use or development on days of elevated fire danger

- The lease agreement with Council will incorporate provisions requiring the Men's Shed site to be closed and activities suspended on days declared as Extreme or Catastrophic Fire Danger Rating days, consistent with the Victorian emergency management framework and relevant fire danger advice.
- The Men's Shed will also comply with all applicable directions, warnings, restrictions and advice issued by relevant emergency services and government authorities. This includes adherence to Total Fire Ban restrictions, including any prohibitions or restrictions applicable to activities undertaken at or in the vicinity of the site

Whether measures to shelter in place are warranted and whether the measures will protect human life

- The Men's Shed is not designated or intended to operate as a formal emergency shelter or refuge facility. The primary emergency management strategy is to reduce exposure to hazards through prevention, preparedness, early warning, timely decision-making and, where required, early closure or relocation.
- Notwithstanding this, in the event of an unforeseen or rapidly developing emergency where immediate evacuation or relocation is not practicable or would present a greater risk to occupants, the Men's Shed building may be utilised as a temporary place of shelter for members and visitors until conditions permit safe relocation or evacuation.

The net benefit provided to any existing vulnerable people

- The proposed Men's Shed will provide a positive social and community benefit, particularly for older members of the local community, through opportunities for social connection, participation and community engagement. While some members may experience reduced mobility or cognitive impairment, they generally retain the capacity to self-evacuate or access appropriate assistance to do so.
- Bushfire risk will be managed through mandatory site closure on Extreme and Catastrophic Fire Danger Rating days, compliance with Total Fire Ban restrictions and relevant emergency service warnings and direction, and early cessation of activities where warranted. These measures will minimise exposure to bushfire risk and reduce the likelihood of immediate evacuation, while facilitating the continuation of community benefits.

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Pyrenees
Shire Council

Application for Advertising Signage

Background:

The property located at 10 Audas Lane, Beaufort, is owned by the Pyrenees Shire Council. Council have previously developed the site to include a croquet court, storage shed and community facility utilised primarily as a 'clubhouse' by the Beaufort Croquet Club and Beaufort Apex Club. In more recent years, Council has developed part of the site as a Free RV Park.

Council now proposes to support the Beaufort Men's Shed to relocate and build a new shed on the site. This application forms the intention to include signage on the new building, which will be in keeping with existing signage on the Croquet / Apex facility.

Location

- Existing signage can be found on the existing Croquet / Apex facility.
See photo image below
- Proposed "Beaufort Men's Shed" sign will be located on the new North-west shed bay, facing the facility entry and carpark.
See M04 A – Elevations and Colour Schedule

Dimensions

- Height 650mm x length 2500mm x depth 70mm
- The bottom edge of the sign will sit 2000mm above natural ground level

Other

- The style, font, material and colour of the sign will mirror that of the existing signage. See plans M01 E and M02 C for further site specific information



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Wadawurrung
Traditional Owners
Aboriginal Corporation

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24th of August 2026

Aboriginal Heritage Act 2006 Section 63

Cultural Heritage Management Plan – Notice of Approval

The Wadawurrung Traditional Owners Aboriginal Corporation acting as the Registered Aboriginal Party hereby approve the cultural heritage management plan referred to below:

Proposed Dog Park, Men's Shed and Community Hub, Beaufort

Cultural Heritage Management Plan number: 20936

Sponsor: Pyrenees Shire Council (ABN: 94 924 356 468)

Heritage Advisor: Matthew Barker and Annette Millar

Authors: Matthew Barker and Annette Millar

Date: 24th of August 2026

Pages: Cover Page, Title Page, ii-vi, 1-107

Received for Approval: 21st of August 2026

Pursuant to s.64 (1) of the Act this cultural heritage management plan takes effect upon the granting of this approval and once a copy is lodged with the Secretary of DPC. *

Siobhan Privitera
RAP Manager

*This notice of approval should be inserted after the title page and bound with the body of the management plan.

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