

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	32 & 34 Gibbo Street BENAMBRA VIC 3900 CA: 2 Sec: 4, CA: 5 Sec: 4
The application is for a permit to:	Two lot subdivision
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.05-5 (TZ)	Subdivision (boundary realignment)
The applicant for the permit is:	Crowther & Sadler Pty Ltd
The application reference number is:	5.2026.14.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ♦ **be made to the Responsible Authority in writing,**
- ♦ **include the reasons for the objection, and**
- ♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to applicant giving notice
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If you object, the Responsible Authority will tell you its decision.

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

Page 1 of 1

VOLUME 01987 FOLIO 367

Security no : 124128524363J
Produced 30/09/2025 12:50 PM

LAND DESCRIPTION

Crown Allotment 5 Section 4 Township of Benambra Parish of Hinno-Munjie.
PARENT TITLE Volume 01861 Folio 076
Created by instrument 0207289 07/02/1888

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BENAMBRA NEIGHBOURHOOD HOUSE
AZ618264F 22/09/2025

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP783128P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AZ614925H (E)	CONV PCT & NOM ECT TO LC	Completed	21/09/2025
AZ618264F (E)	TRANSFER	Registered	22/09/2025

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

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

Street Address: 32 GIBBO STREET BENAMBRA VIC 3900

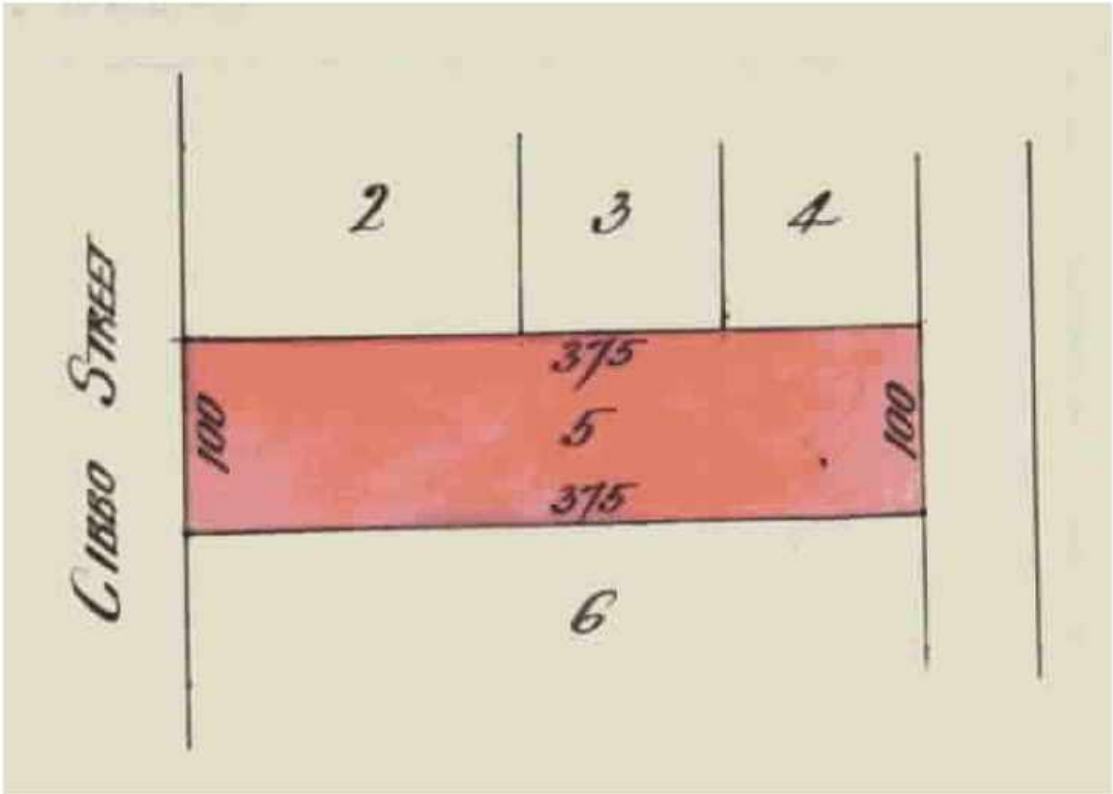
ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 765128P
Location of Land Parish: HINNO-MUNJIE Township: BENAMBRA Section: 4 Crown Allotment: 5 Crown Portion: Last Plan Reference: Derived From: VOL 1987 FOL 367 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 12/05/2003 VERIFIED: L.S.	
			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

Printed 5/02/2026

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

Page 1 of 1

VOLUME 08046 FOLIO 059

Security no : 124128524760B
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LAND DESCRIPTION

Crown Allotment 2 Section 4 Township of Benambra Parish of Hinno-Munjie.
PARENT TITLE Volume 07931 Folio 154
Created by instrument 2641698 20/05/1954

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BENAMBRA NEIGHBOURHOOD HOUSE INC
V540136W 22/07/1998

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP330760W 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: 34 GIBBO STREET BENAMBRA VIC 3900

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 330760W
Location of Land Parish: HINNO-MUNJIE Township: BENAMBRA Section: 4 Crown Allotment: 2 Crown Portion: Last Plan Reference: Derived From: VOL 8046 FOL 059 Depth Limitation: NIL		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 24/02/2000 VERIFIED: BH
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets Printed 5/02/2000	

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Page 5 of 34

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 23 January 2026 1:56 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 21185 CoT Vol_1987_Fol_367.pdf; 21185 CoT Vol_8046_Fol_059.pdf; 21185 Prop V1.pdf; 458513 LCA (Mens Shed).pdf; 21185 Report.pdf; Planning_Permit_Application_2026-01-23T13-55-53_30559742_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name: Crowther & Sadler Pty Ltd

Business trading name: Crowther & Sadler Pty Ltd

Email address: contact@crowthersdaler.com.au

Postal address : PO Box 722, Bairnsdale 3875

Preferred phone number: 51 52 5011

Street number: 32 & 34

Street name: Gibbo

Town: Benambra

Post code: 3900

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : Neighbourhood House and Dwelling

Description of proposal : Two Lot Subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: Yes

Officer's name: Martin Richardson & Crowther & Sadler Regular Meeting

ExtraFile: 1

Invoice Payer: Crowther & Sadler Pty Ltd - Fee has been Waived as non-for-profit organisation

Address for Invoice: PO Box 722 Bairnsdale 3875

Invoice Email: contact@crowthersadler.com.au

Primary Phone Invoice: 51 52 5011

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

Full copy of Title: [21185 CoT Vol_1987_Fol_367.pdf](#), [21185 CoT Vol_8046_Fol_059.pdf](#)

Plans: [21185 Prop V1.pdf](#)

1. Supporting information/reports: [458513 LCA \(Mens Shed\).pdf](#)

Planning report: [21185 Report.pdf](#)

Planning Report

Two Lot Subdivision (Boundary Realignment)
32 and 34 Gibbo Street, Benambra

Our reference – 21185

January 2026



FS 520900



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	Application Form	
	Proposed Subdivision Plan (Version 1)	
	Land Capability Assessment (<i>Simon Anderson Consultants</i>)	
	Copy of Titles (Crown Allotment 5, Section 4 Township of Benambra and Crown Allotment 2, Section 4, Township of Benambra)	

Note: Applicable planning application fee has been waived by the Manager of Planning as the application is a non-for-profit organisation.

1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision (boundary realignment) at 32 and 34 Gibbo Street, Benambra. The Report addresses the provisions of the Township Zone as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and immediate surrounds (Source: Google Earth)

2. Subject Land & Surrounding Context

The subject land is formed by two properties formally known as Crown Allotment 5, Section 4 Township of Benambra or more commonly known as 32 Gibbo Street, Benambra and Crown Allotment 2, Section 4, Township of Benambra otherwise known as 34 Gibbo Street, Benambra.

The southern property that forms part of the subject land being 32 Gibbo Street, is a larger property with a length of 75.74 metres, a width of 20.15 metres and an area of 1,526.16 square metres. This property contains a single storey weatherboard dwelling at the eastern end of the site which is accessed from an unnamed road.



Image of 32 Gibbo Street looking east (Source: Google Earth)

In front of the property on Gibbo Street is a small visitor information building.



Image of the visitor information building looking east (Source: Google Earth)

The northern part of the subject land being 34 Gibbo Street, is a smaller property with a length of 35.35 metres, a width of 20.15 metres and an area of 712.3 square metres. The land is developed with the Benambra Neighbourhood House which is a single storey timber building located within the western part of the property close to Gibbo Street.



Image of 34 Gibbo Street looking east (Source: Google Earth)

North of the subject land is 36 Gibbo Street which is a Council reserve (Dejarlais Park) developed with a children's playground, seating shelter and a basketball court.



Image of Dejarlais Park at 36 Gibbo Street looking east (Source: Google Earth)

At 56 Macfarlane Street which is also to the north of the subject land is a small property developed with a steel shed accessed directly from Macfarlane Street.



Image of 56 Macfarlane Street looking south (Source: Google Earth)

Further across Gibbo Street is a single storey weatherboard dwelling located on the corner of Gibbo Street and Macfarlane Street at 33 Gibbo Street and south of this property is the Benambra General Store, which is a single storey weatherboard building.



Image of 33 Gibbo Street looking south from Macfarlane Street (Source: Google Earth)



*Image of the Benambra General Store looking west from Gibbo Street
(Source: Google Earth)*

South of the subject land is a vacant property of a similar size as 32 Gibbo Street.

Benambra is a small rural settlement that is located within the north-eastern part of the Omeo Valley. The township has limited services with most services such as the neighbourhood house, the general store and hotel located along Gibbo Street.

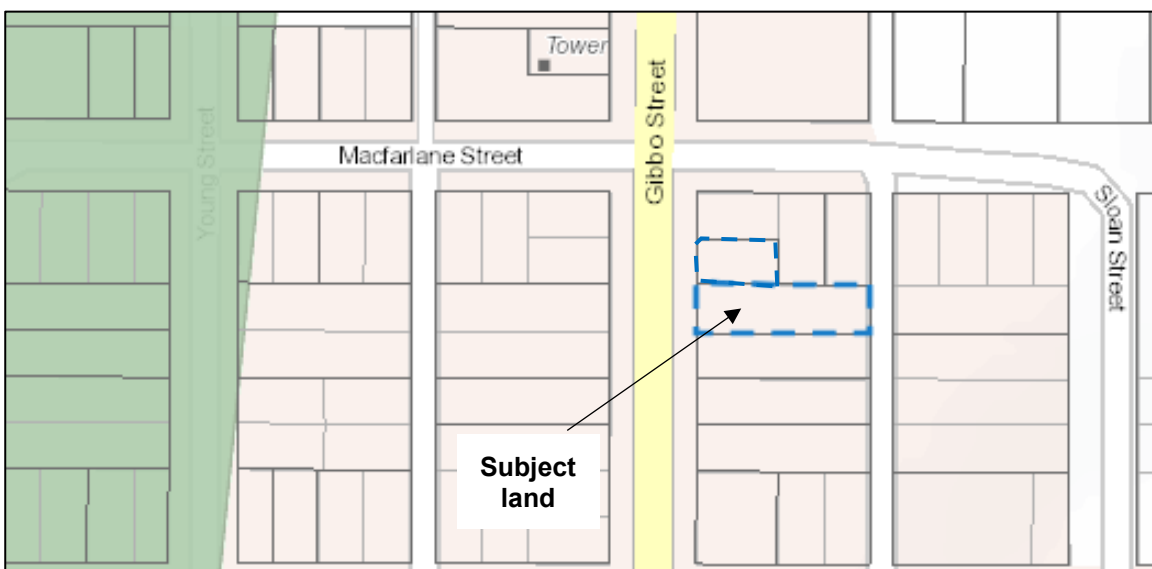
The application is required to be referred pursuant to Section 55 of the *Planning and Environment Act 1987* as the land is within the Hume special water supply catchment area. The application is required to be referred to the relevant water board.

It is noted that Clause 52.29 Land Adjacent to the Principal Road Network is not a planning permit trigger as the application seeks to realign a boundary and no access to a road in a Transport Zone 2 is being sought.

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Extract from Cultural Heritage Sensitivity mapping, showing culturally sensitivity areas in dark green (Source: VicPlan)

The subject land is not within an area of cultural heritage sensitivity and a two lot subdivision in the Township Zone is not a high impact activity as such, there is no requirement for a CHMP.

5. Planning Policy

5.1 Planning Policy Framework

The proposed two lot subdivision finds positive planning policy support within Clause 11.01-1S Settlement which seeks to facilitate the sustainable growth and development of Victoria. The proposed subdivision reinforces the settlement boundary of Benambra being within the central township area, provides for an infill development opportunity and assists to direct growth into an existing settlement. The proposal will assist to provide for the future development of a community facility within the town and is within an area that has minimal exposure to natural hazards.

The subdivision facilitates the development of a Mens Shed that will support the resilient community of the Benambra district and will allow for an improved land use and development at a local level as sought within Clause 11.01-1R Settlement – Regional Victoria.

Consistent with Clause 11.01-1L-01 East Gippsland Settlements the subdivision will provide for infill and incremental development of an existing town and provides an infill development opportunity where wastewater can be managed.

The subject land is well placed for the restructure subdivision as the land contains little environmental and landscape values and is not subject to environmental risks as outlined in Clauses 12 and 13.

Located within the Hume special water supply catchment area the proposed subdivision respects Clause 14.02-1S Catchment planning and management. The application is accompanied by a Land Capability Assessment demonstrating that wastewater can be managed minimising the risk of harm to surface waters and groundwater.

The proposed subdivision will allow for the creation of a compact neighbourhood, provides for safe allotments and avoids the need to remove vegetation as encouraged by Clause 15.01-3S Subdivision design.

The neighbourhood character and resultant development within Benambra is varied being heavily influenced by wastewater considerations. The proposed subdivision restructure will result in the creation of a lot at 32 Gibbo Street that reflects other lots within the nearby area and provides a larger lot at 34 Gibbo Street similar to other community facilities and commercial development allotments as sought within Clause 15.01-5S Neighbourhood character.

5.2 Municipal Planning Strategy

Clause 02.03-1 Settlement and housing – Rural settlements supports the proposal as the subdivision will facilitate consolidating development within the existing town boundaries of Benambra through the creation of a larger lot 1 that will accommodate the Benambra Mens Shed. The enabling subdivision to provide for the development of the Benambra Mens Shed will support the rural settlement and provide for the long-term viability of the settlement.

The proposed subdivision will not necessitate the removal of native vegetation and water quality of the area will be maintained as demonstrated by the land capability assessment consistent with Clause 02.03-2 Environmental and landscape values.

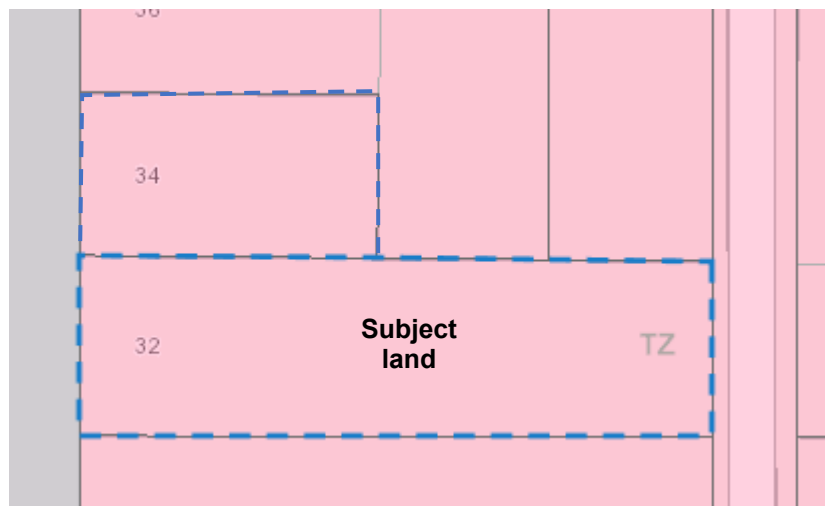
The subject land is located within the special water supply catchment area. The application is supported by a land capability assessment which advises that wastewater can be managed without harm to human health and the environment as sought within Clause 02.03-4 Natural resource development.

The proposed subdivision will enable the development of the Benambra Mens Shed providing for a community facility as encouraged within Clause 02.03-9 Infrastructure.

6. Planning Elements

6.1 Township Zone

The subject land is zoned Township zone in accordance with the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

Purposes of the Township Zone are addressed by the proposed subdivision as solid planning policy support for the proposal is contained within the State Planning Policy Framework and Municipal Planning Strategy, it provides for a lot that will contain existing residential development and provides for a larger allotment that is used for a community use and the lot layout is consistent with the varying lot pattern within the area.

Pursuant to Clause 32.05-5 Subdivision an application must meet the objectives and should meet the standards of Clause 56 for the class of subdivision proposed.

In this case the class of subdivision is a 2 lot subdivision. An assessment against the objectives and standards of Clause 56 has been undertaken and the following table includes the findings:

Objective	Response
56.04-2 Lot area and building envelopes	Complies <p>Proposed lot 1 will contain the existing Benambra Neighbourhood House.</p> <p>Proposed lot 2 will contain an existing dwelling and provides sufficient area to respect the dwelling and surrounds, provision for private open space and allows for wastewater management.</p>

Objective	Response
56.04-5 Common Areas	N/A There are no areas of Common Property proposed.
56.06-8 Lot access	Complies Benambra Neighbourhood house does not rely on vehicle access from Gibbo Street. The proposed subdivision will afford the Benambra Neighbourhood House vehicle access if required. Further approval will be required to create access from Gibbo Street. Access to the dwelling at 32 Gibbo Street is obtained from the eastern unnamed road. The proposed boundary realignment will not alter the current lot access arrangements.
56.07-4 Urban run-off management	Complies The proposed subdivision will not alter the existing stormwater drainage situation currently taking place. Indeed, with a reliance on rainwater harvesting from buildings stormwater runoff from the proposed lots will be minimised and any overflow from rainwater tanks can be connected to a legal point of discharge.

Decision Guidelines

The following dot points provide some comment against the key elements of the project in response to the Decision Guidelines.

- Positive planning policy support for the proposed subdivision is contained within the Planning Policy Framework and Municipal Planning Strategy.
- The neighbourhood character with respect to subdivision is varied with lots of various sizes and configurations. Proposed lot 1 will provide for a larger allotment consistent with community facilities and commercial lot sizes in the town. Lot 2 will reflect lot sizes within the township consistent with the neighbourhood character.
- No vegetation requires removal to facilitate the subdivision.
- Drainage, electricity and telecommunications will be made available to both lots.
- A land capability assessment accompanies the application demonstrating that wastewater can be managed.
- The subdivision allows for the spacing of existing buildings on the subject land.
- A high level of compliance with the objectives and standards of Clause 56 is achieved.

6.2 Wastewater Disposal


The application for the two lot subdivision is supported with a Land Capability Assessment that identifies a land application area located on 32 Gibbo Street, Benambra.

The Land Capability Assessment advises that the wastewater system is required to provide secondary treatment requiring a detailed design for the proposed wastewater system and approval by Council. On the basis of the installation of an appropriate wastewater system and a regular management program there will be no risk to human health or the environment.

7. Conclusion

The proposed two lot subdivision (boundary realignment) at 32 and 34 Gibbo Street, Benambra is considered to accord with all relevant provisions of the Township Zone and access provisions of the East Gippsland Planning Scheme. The proposal is consistent with the Planning Policy Framework and Municipal Planning Strategy and will provide for a positive planning and social outcome for Benambra.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Mens Shed 32-36 Gibbo St Benambra Client: Benambra Neighbourhood House Inc. Checked:	Date: 11 Nov 2025 Designed: SJA Job No.: 458513-B
	Page No.: 1 of 11	

LAND CAPABILITY ASSESSMENT ON-SITE DOMESTIC WASTEWATER



32-36 Gibbo St, Benambra

1.0 INTRODUCTION


SAC were engaged to undertake an LCA for the purpose of on-site domestic wastewater management of the Proposed Mens Shed at 32-36 Gibbo St, Benambra. The field investigation and report have been undertaken by suitable experienced staff.

The assessment was completed in accordance with the EPA's *Guideline for Onsite Wastewater Management (May 2024)*, guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publication No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and East Gippsland Shires *Domestic Wastewater Management Plan*.

Detailed recommendations presented on p7 of report. LCA is to be read in conjunction with Site Features Plan 458513-LC1.

Subject Land	32-36 Gibbo St, Benambra
Client	Benambra Neighbourhood House Inc.
Email Address	benambraneighbourhoodhouse@gmail.com
Contact	Trudy Anderson (Mob: 0428 599 250)
Map Reference	Vicroads 51 D9
Municipality	Benambra Neighbourhood House Inc.
Proposed Development	Occupancy = 10 pers/day (Mens Shed) & 2 pers/day (Neighbourhood House)
Design Flow	10 L/person/day (for Community Halls, as per AS 1547:2012)
Anticipated Wastewater Load	120 L/day
Treatment System Required	Secondary treated effluent to minimum 20/30 standard (ie. AWTS ¹ or sand filter)
Disposal System Required	Sub-surface irrigation – Area of 80m ²

¹ AWTS – Aerated Wastewater Treatment System (EPA approved)
458513 LCA (Mens Shed)

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Mens Shed 32-36 Gibbo St Benambra	Date: 11 Nov 2025 Designed: SJA Job No.: 458513-B
	Client: Benambra Neighbourhood House Inc.	
	Checked:	
	Page No.: 2 of 11	

2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisional purposes (often requires further lot-specific assessment at later date)	<input type="checkbox"/>
	Detailed investigation for lot-specific management requirements	<input checked="" type="checkbox"/>



Figure 1: Locality Plan

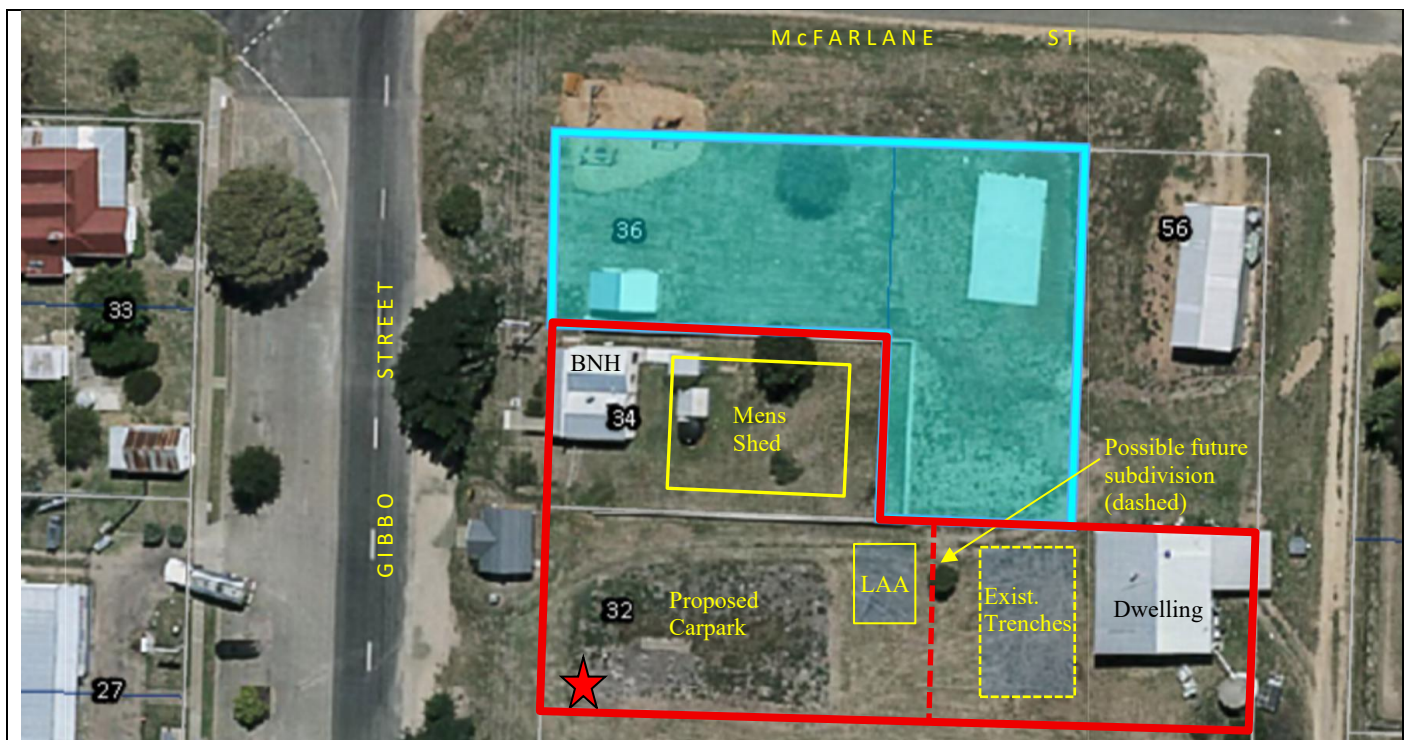




Figure 2: Aerial view of subject site (approximate title boundaries shown)

 Simon Anderson Consultants <small>CIVIL STRUCTURAL PROJECT ENGINEERS</small> P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Mens Shed 32-36 Gibbo St Benambra Client: Benambra Neighbourhood House Inc. Checked:	Date: 11 Nov 2025 Designed: SJA Job No.: 458513-B
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3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	Township of Benambra No. 34 – (CA. 2 Sec. 4) No. 32 – (CA. 5 Sec. 4)	
No. of Lots Proposed	N/A (possible future subdivision of No. 32)	
Lot size (EPA recommended minimum lot size = 1.0 ha)	No. 34 – 689 m ² No.32 – 1593 m ²	Individual Lots both less than the EPA recommended 1.0ha. Will require well managed and designed disposal system (refer to criteria outlined in Recommendations)
Dwelling Usage	Likely to be permanent	
Adjoining Lot sizes	Small lots 1500 - 4500m ² in size.	Overall volume of wastewater being disposed to land in the local district is high.
Current Land Use	No.34 – Neighbourhood House (Septic & Trenches) No.32 – Existing Dwelling (Septic & Trenches)	Neighbourhood house existing septic & trenches to be removed to accommodate proposed mens shed (refer Appendix E)
Infrastructure		
Zoning & Overlays	Township Zone (TZ)	
Nearest Reticulated Sewer	Township of Omeo	Not feasible to connect to reticulated sewer. The area is unlikely to be sewered in the short to medium term future.
Reticulated Water	None available on existing allotment	On-site roof water collection – Occupants will rely on tank water and bore water for potable and non-potable supply
Power	Available on existing allotment	Allows ready use of wastewater treatment plant
Land Features		
Geology	Qu – Aeolian: Lunette deposits, sand, silt, and clay of the Quaternary derivation (from 1:250,000 Geological Map Series TALLANGATTA)	Observed Soils dominated by loam, overlying stiff heavy clay
Elevation	Approx 875m AHD	
Landscape Elements	Subject site is located on a deep clay lunette on the east side of Lake Omeo.	
Fill	Minor fill (approx. 100mm in depth) was encountered throughout the subject site	Imported good quality topsoil to a depth of 200mm may be required over the irrigation area
Aspect	Area of investigation slopes to the west	Increases sun exposure for improved efficiency of effluent disposal field
River/Stream Catchment	No creeks or waterways in allotments.	Risk is reduced
Dams/Surface Water	None	Risk is reduced
Rock Outcrop	None	Reduces limitations and maximises efficiency of effluent disposal fields
Erosion	No evidence of sheet or rill erosion.	The erosion hazard is low.
Vegetation	Grass/Lawn	No vegetation clearing required for establishment of effluent disposal field
Climate	Cool Temperate (sub-Alpine) climate, varies from mild in summer, to very cold in winter. No dry season	Reduces variation in efficiency of effluent field
Solar Exposure	High. Minimum shading based on single tree within park area.	Maximises efficiency of effluent disposal field
Recommended Buffer Distances	All buffer distances recommended in Table 4-10 of <i>EPA Guideline for Onsite Wastewater Management, (May 2024)</i> are achievable and do not significantly limit siting of the LAA in this case	The required 20m buffer distance from the groundwater bore limits siting of the LAA in property No. 32.
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has adequate land that is suitable and available for land application of treated effluent.	By using a system that provides secondary treatment and pressurized sub-surface irrigation, there will be ample protection for surface and groundwater

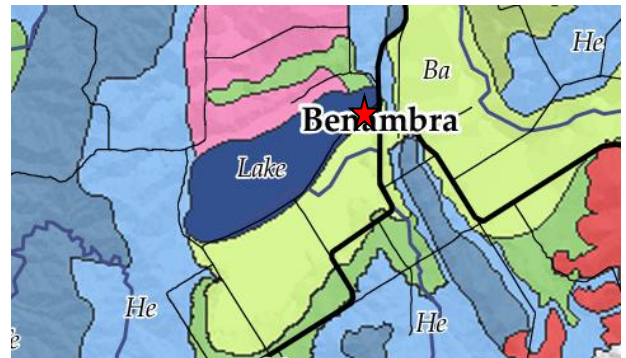
 Simon Anderson Consultants <small>CIVIL STRUCTURAL PROJECT ENGINEERS</small> P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Mens Shed 32-36 Gibbo St Benambra	Date: 11 Nov 2025 Designed: SJA Job No.: 458513-B
	Client: Benambra Neighbourhood House Inc.	
	Checked:	
	Page No.: 4 of 11	

4.0 SOIL ASSESSMENT & CONSTRAINTS

The sites soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.1 Published Soils Information

Soils of the site have been mapped and described in Victorian Resources Online “Soils and Landforms of Far East Gippsland” and are described as belonging to the Benambra (Ba) map unit. This unit occurs on level plains and low rises called lunettes, south east of Lake Omeo. Most of the surface soils are dark clays with a well developed structure becoming olive grey heavy clay with depth.



Soil profile morphology

Surface soil

A11	0-7 cm	Black (10YR2/1); <i>fine sandy clay loam</i> ; moderate 0.5-4 cm <i>angular blocky structure</i> ; clear smooth boundary to:
A12	7-15 cm	Black (10YR2/1); <i>fine sandy light clay</i> ; moderate 0.5-4 cm <i>angular blocky structure</i> ; clear smooth boundary to:

Subsoil


B21	15-30cm	<i>Mottled</i> black and dark yellowish brown; <i>heavy clay</i> ; strong 0.5-1 cm <i>angular blocky structure</i> ; occasional 1 cm carbonate concretions; clear smooth boundary to:
B22	30-60 cm	<i>Mottled</i> black and dark yellowish brown; <i>heavy clay</i> ; strong 1-5 cm <i>blocky peds</i> arranged in columns; occasional 2 cm carbonate concretions; clear smooth boundary to:
B23	60-100 cm +	<i>Mottled</i> olive and black; <i>heavy clay</i> ; strong 0.5-2 cm <i>subangular blocky</i> peds weakly arranged in columns; calcium carbonate concretions up to 25 cm common – decreasing below 100 cm.



4.2 Soil Survey and Analysis

A Soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigation was conducted, as shown on the Site Features Plan, using a hand auger (B1-B3). This was sufficient to adequately characterise the soils, as no variation would be expected throughout the small area of interest.


Samples of all discrete soil layers for test bore 1 were collected for subsequent laboratory analysis of pH², electrical conductivity³ and Emerson Aggregate Class⁴. The soil profile of bores 3 is detailed below.

	Depth (m)	Description	Horizon	 BORE 3
	0.0 0.1	TOPSOIL: Brown, Moist, Loamy	FILL	
	0.2 0.3	SILT: Dark Brown, Moist, Dense, Clayey	A2	
	0.4 0.5 0.6 0.7 0.8 0.9 1.0+	CLAY: Yellowish/Brown, Moist, Very Stiff	B1	
	Note: Bore 2 same soil profile as B3			

² The pH of 1:5 soil/water suspensions was measured using a Merck pH strip

³ EC (dS m⁻¹) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.


⁴ Appendix C shows photographic results of Emerson Aggregate Test (Slaking/Dispersion)
458513 LCA (Mens Shed)

 Simon Anderson Consultants <small>CIVIL STRUCTURAL PROJECT ENGINEERS</small> P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Mens Shed 32-36 Gibbo St Benambra	Date: 11 Nov 2025 Designed: SJA Job No.: 458513-B
	Client: Benambra Neighbourhood House Inc.	
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Soil Features: TEST BORE B1			
Soil Horizon	FILL	A1	B1
Depth (mm)	0-100	100-300	300+
Boundary Type	NA	Sharp	Sharp
Field Texture Grade ⁵	-	CL	HC
Structure	-	Moderate	Massive
pH	-	7	7
EC (dS m ⁻¹)	-	0.05	0.03
Dominant Colour	-	10YR3/2 Very Dk Greyish Brown	10YR5/6 Yellowish Brown
Mottles	-	-	-
Dispersion	-	8	1
Coarse Fragments (% Volume)	-	-	-
Soil Category⁶ (AS/NZ1547:2012)	-	4a	6c
Design Irrigation Rate ⁷ (DIR mm/day)	-	3.5	2
Design Loading Rate ⁸ (DLR mm/day)	-	10	NR

NA: Not Applicable

NR: Not Recommended

	Depth (m)	Description	Horizon	
	0.0	FILL: Silt & Clay Loam	FILL	
	0.1	SILT: Moist Loamy Topsoil	A1	
	0.2			
	0.3	CLAY: Moist Very Stiff	B1	
	0.4			
	0.5			
	0.6			
	0.7			
	0.8			
	0.9			
	1.0			
	1.2			
	1.5+			

Soil Bore Log Profile


⁵ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁶ As identified in Victorian EPA Guideline for Onsite Wastewater Management (May 2024) Table 4- 9

⁷ For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)

⁸ For absorption trenches and bed

458513 LCA (Mens Shed)

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5.0 LAND CAPABILITY ASSESSMENT MATRIX

Land features	Land capability class rating				
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General characteristics					
Site drainage	No visible signs of dampness	Moist soil, but no water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category ⁹	2 and 3	4		5	1 and 6
Presence of mottling	None				Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating¹⁰			Poor		4

* relevant to the sites most restrictive soil layer(s)

⁹ Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012

¹⁰ A description of each Land Capability Class Rating is provided in Appendix A. 458513 LCA (Mens Shed)

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6.0 CONCLUSION

This LCA has been prepared to accompany a development application to Benambra Neighbourhood House Inc. for a Proposed Mens Shed and associated necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability.

The site has a number of limitations that result in the development being unsuitable for Primary treatment only (i.e. traditional septic tank and subsoil absorption trenches):

- Limiting Horizon B1 (Heavy Clays) have a very low permeability rate,
- Heavy Clays at very shallow depths (300mm),
- Massively structured (Category 6c) clay soils not suitable for disposal via absorption trenches.


The following section provides an overview of a suitable system, with sizing and design considerations. **Detailed design for the system is beyond the scope of this study, but should be undertaken at the time of building application and submitted to Council.**

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Mens Shed on 32-36 Gibbo St, at the location indicated on the Site Features Plan 458513-B - LC1:

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Several suitable options are available, including aerated wastewater treatment systems (AWTS) and single pass sand filters. Either of these options is capable of achieving the desired level of performance and final selection is the responsibility of the property owner, who will forward details to Council for approval.
- On-site disposal of domestic wastewater should occur within the proposed Land Application Area (refer Site Features Plan 458513-LC1). The client is allowed flexibility in selecting the final location and configuration of the irrigation system, provided it remains within this envelope and in accordance with the relevant codes/standards.
- Calculation of Irrigation Area based on AS/NZ 1547 equation $A = Q/DIR$
 - Q – 120 L/day;
 - DIR – 2 mm/day;
 - Irrigation Area – 60 m²
- To determine if the irrigation area recommended above is adequate, a water balance¹¹ modelling has been undertaken to achieve zero wet weather storage. The calculations are summarized below, with full details in Appendix B.
 - Average daily effluent load – 120 L
 - Design irrigation rate (DIR) – 2 mm/day;
 - Crop factor – 0.6 to 0.85; and
 - Retained Rainfall – 75%.
 - **Irrigation Area – 80m²**
 - Max Wet Weather Storage Depth – 0 mm (therefore area shown in bold to be adopted)
- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Guideline for Onsite Wastewater Management*, (May 2024).
- The owner shall consult an irrigation expert familiar with wastewater irrigation equipment, to help design and install the irrigation system. The irrigation plan must ensure good, even application of effluent.

¹¹ Water Balance undertaken in accordance with EPA Publication 168 (1991), Guidelines for Wastewater Irrigation. 458513 LCA (Mens Shed)

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8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the AWTS & sub-surface irrigation, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the disposal field;
- Overflow from all water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the sub-surface irrigation system to be undertaken when the soils are dry or moist, not when the ground is saturated;
- Sub-surface irrigation system to be designed to minimise root intrusion from trees;
- Sub-surface irrigation system to utilise pressure dosing to ensure effluent is applied uniformly throughout the effluent disposal area

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed AWTS & sub-surface irrigation, the owners/occupiers will need to ensure that:

- No buildings or impermeable surfaces are constructed on or over the effluent disposal areas;
- Heavy equipment is kept away from effluent disposal areas whilst the soil is saturated;
- The effluent disposal field is maintained as a grassed area, or planted out with shrubs that tolerate wet conditions, have high evapo-transpiration capacity and can tolerate phosphorus levels typically found in treated effluent;
- Trees and/or thick shrubs **are not** to be planted out along the northern or western edges of the effluent disposal areas to prevent exposure to both wind and sun .


The installer of the AWTS & sub-surface irrigation is to ensure that the owners/occupants are aware of and fully understand their responsibilities in relation to operating the treatment system, maintenance requirements and what should be done in the event of any problems. The satisfactory ongoing performance and longevity of the AWTS & sub-surface irrigation can be enhanced by:

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.
- Fats, oils, milk, tea leaves, coffee grounds and other kitchen food liquids, particles and scraps should be composted in a compost bin. These organic wastes **SHOULD NOT** be disposed of into the onsite wastewater treatment system.

NOTE: This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of East Gippsland Shire Council after development approval is obtained and prior to plumbing works commencing.

APPENDIX A

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The proposed subdivision is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long-term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management program will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialized design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing. It is recommended that, in order to achieve BPEM, wastewater-processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.
Rating 4	High	Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during siting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimize the environmental impact. Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.
Rating 5	Severe	Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome. Reticulated sewerage is usually the only acceptable option.

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APPENDIX B

Omeo 083025

Evap.data

Orbost 084030
Mean

average Pan evaporation

Source: AS1547-1994 - Table G1

(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)

1	2	3	4	5	6	7	8	9
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal
	per	Eo		+C*Eo	P	Rainfall		rate/month
	month	(B.Met)				Re=(1-r)P	2	(Et-Re)+
								LTAR*N
		mm	mm	mm	mm	mm	mm	mm
								per month
								120
								L
								m2
Jan	31	5.0	155.0	132	43.2	30.2	62	163.5
Feb	28	4.6	128.8	109	44.6	31.2	56	134.3
Mar	31	3.5	108.5	92	44.7	31.3	62	122.9
Apr	30	2.4	72.0	43	36.6	25.6	60	77.6
May	31	1.6	49.6	30	38.9	27.2	62	64.5
Jun	30	1.3	39.0	23	46.6	32.6	60	50.8
Jul	31	1.4	43.4	26	44	30.8	62	57.2
Aug	31	2.0	62.0	37	52	36.4	62	62.8
Sep	30	2.6	78.0	47	58.2	40.7	60	66.1
Oct	31	3.4	105.4	90	68.7	48.1	62	103.5
Nov	30	4.0	120.0	102	60.7	42.5	60	119.5
Dec	31	4.6	142.6	121	55.7	39.0	62	144.2
Totals			1104.3	853	593.9	415.7		

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	reset if	equivalent
	area	rate	rate		depth of	depth	depth	depth	Et deficit	storage
	(m2)	(8)/(2)	per month		stored	effluent	effluent	effluent	<0	10 x area
		(above)			effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	80	47	164	-117	-293	0	-293	-293	0	0
Feb		42	134	-92	-231	0	-231	-231	0	0
Mar		47	123	-76	-191	0	-191	-191	0	0
Apr		45	78	-33	-81	0	-81	-81	0	0
May		47	65	-18	-45	0	-45	-45	0	0
Jun		45	51	-6	-14	0	-14	-14	0	0
Jul		47	57	-11	-27	0	-27	-27	0	0
Aug		47	63	-16	-41	0	-41	-41	0	0
Sep		45	66	-21	-53	0	-53	-53	0	0
Oct		47	104	-57	-143	0	-143	-143	0	0
Nov		45	120	-75	-186	0	-186	-186	0	0
Dec		47	144	-98	-244	0	-244	-244	0	0
Jan		47	164	-117	-293	0	-293	-293	0	0
Feb		42	134	-92	-231	0	-231	-231	0	0
Mar		47	123	-76	-191	0	-191	-191	0	0
Apr		45	78	-33	-81	0	-81	-81	0	0
May		47	65	-18	-45	0	-45	-45	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area
40%
Variables Table
Runoff Coeff =
0.3

percentage runoff

Summer Crop Factor =
0.85

crop transpiration rate Oct-Mar

Winter Crop Factor =
0.6

crop transpiration rate -Apr-Sep

Change as required

LTAR =
2

L/m2/day

FLWS=
120

L/day

Estimated area of effluent drainfield =
80


square metres

Maximum depth of stored effluent =
0

mm depth

Water Balance Model for amenities block

(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

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APPENDIX C


RECORD OF FIELD TEXTURE DETERMINATION						
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon (mm)	Grade
-						
A1	None	Slight	Moderate	Very	40	CL
B1	None	Extremely	Extremely	Extremely	75+	HC

NONE SLIGHT MODERATE VERY EXTREMELY

APPENDIX D

Soil Category	Field Texture Grade		Behaviour of moist blobs	Ribbon length (mm)	Approx clay content %
1	S	Sand	coherence nil to very slight, cannot be moulded; sand grains of medium size; single sand grains stick to fingers	nil	< 5%
2	LS	Loamy sand	slight coherence; sand grains of medium size; can be sheared between thumb and forefinger to give minimal ribbon of about 5mm	about 5	about 5%
	CS	Clayey sand	slight coherence; sand grains of medium size; sticky when wet; many sand grains stick to fingers; discolours fingers with clay stain	5 - 15	5% to 10%
	SL	Sandy loam	bolus coherent but very sandy to touch; will form ribbon; dominant sand grains of medium size and readily visible	15 - 25	10% to 20%
3	FSL	Fine sandy loam	as for sandy loams, except that individual sand grains are not visible, although they can be heard and felt	15 - 25	10% to 20%
	L	Loam	bolus coherent and rather spongy; smooth feel when manipulated but with no obvious sandiness or "silkeness"; may be somewhat greasy to touch if much organic material present	25	about 25%
	ZL	Silty loam	coherent bolus, very smooth to silky when manipulated, will form a very thin ribbon and dries out rapidly	25	10% to 25%
4	SCL	Sandy clay loam	strongly coherent bolus, sandy to touch; medium size sand grains visible in finer matrix	25 - 40	20% to 30%
	FSCL	Fine sandy clay loam	as for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt.	40 - 50	20% to 30%
	CL	Clay loam	coherent plastic bolus, smooth to manipulate	40 - 50	30% to 35%
	ZCL	Silty clay loam	as for clay loams but not spongy; very smooth and silky; dries out rapidly	40 - 50	30% to 35%
	SC	Sandy clay	plastic bolus; fine to medium sand can be seen, felt or heard in clayey matrix	50 - 75	35% to 40%
5	SiC	Silty clay	plastic bolus; smooth and silky to manipulate; long but very fragmentary ribbon; dries out rapidly	50 - 75	30% to 40%
	LC	Light clay	plastic bolus; smooth to touch; slight resistance to shearing between thumb and forefinger	50 - 75	35% to 40%
	LMC	Light medium clay	plastic bolus; smooth to touch; slight to moderate resistance to ribboning shear	75	40% to 45%
6	MC	Medium clay	smooth plastic bolus; handles like plasticine and can be moulded into rods without fracture; has moderate resistance to ribboning shear	> 75	45% to 55%
	HC	Heavy clay	smooth plastic bolus; handles like stiff plasticine; can be moulded into rods without fracture; has firm resistance to ribboning shear	> 75	50% +

*Soil Texture Grade Table (International System, soil sieved < 2mm) &
Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012*

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APPENDIX E

Decommissioning Septic Tank Systems

When existing premises are connected to a reticulated sewer system or a new septic system is installed, all redundant septic tank(s) are to be decommissioned using the procedure detailed below. This is to ensure that the redundant tank(s) do not cause any future public health or environmental problems.

Decommissioning should be done within 90 days of connecting to mains sewerage or a new system.

Procedure

1. Licensed plumber undertakes connection works from dwelling to reticulated sewerage system or new septic system.
2. All effluent and sludge is to be removed from the redundant septic tank(s) by an approved contractor (for a list of contractors please conduct a Google search or use the Yellow pages).
3. Contractor to apply lime to inside of tank and wash down. Resultant sullage water to be pumped out.
4. Septic tank inlet and outlet points are thoroughly sealed.
5. A hole or holes adequate for drainage purpose is to be provided to the bottom of the tank(s).
6. The concrete lids and portion of the tank walls are to be broken to ground level or below ground level.
7. The tank(s) are to be filled with solid, non-putrescible fill; with the ground surface made good. If settling of the fill material occurs over time it may be necessary to make good the ground surface with further fill.
8. Subsurface irrigation pipe work (purple) may be removed for further landscaping. Care must be taken when touching any part of the system to avoid contamination from sewerage. Thorough hand washing must occur following works.
9. Associated pumps and alarms can be removed.
10. Tanks should only be removed from the ground if appropriate advice has been received from Council regarding structural footing and decontamination requirements.

9.0 REFERENCES

Environment Protection Authority (July 2016). Publication No. 891.4, *Code of Practice – Onsite Wastewater Management*.

Environment Protection Authority (Mar 2013). Publication No. 746.1, *Land Capability Assessment For On-Site Wastewater Management*.

Environment Protection Authority (1991). Publication 168, *Guidelines for Wastewater Irrigation*.

Environment Protection Authority (May 2024), *Guideline for Onsite Wasterwater Management*

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McDonald, R.C., Isbell, R.F., Spreight, J.G., Walker, J and Hopkins, M.S. (1990). *Australian Soil and Land Survey: Field Handbook. Second Addition*. Inkata Press, Melbourne.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-Site Domestic Wastewater Management*.

Victorian Resources Online; <http://vro.depi.vic.gov.au/dpi/vro/vrosite.nsf/pages/vrohome>

Munsell Soil-Color Charts (2009 Year Revised / 2012 Production)

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NOTES:

DENOTES NATURAL SURFACE LEVEL 10.23

DENOTES FLOOR LEVEL FL 12.00 APP.

ALL LENGTHS ARE IN METRES

DENOTES HABITABLE ROOM WINDOW
DENOTES NON HABITABLE ROOM WINDOW
(UPPER FLOOR & SILL R.L. WHERE NOTED)

CONTOUR INTERVAL IS 0.20m

LEVELS ARE TO ARBITRARY DATUM

PLEASE NOTE:
TITLES BOUNDARIES SHOWN MAY NOT REPRESENT EXACT TITLE POSITION.
FOR EXACT TITLE POSITION IT IS RECOMMENDED THAT A TITLE RE ESTABLISHMENT SURVEY BE CARRIED OUT BY A LICENCED SURVEYOR

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PLEASE NOTE:
SITE FEATURES PLAN & DESIGN DETAILS TO BE READ IN CONJUNCTION WITH LCA REPORT No. 458513 (11-11-25)

EXISTING SEPTIC TANK TO BE DE-COMMISSIONED BY A LICENSED PLUMBING PRACTITIONER AND IN ACCORDANCE WITH EPA REQUIREMENTS (refer EPA Publication 891.4, July 2016, Appendix D, pgs 55-56)

legend

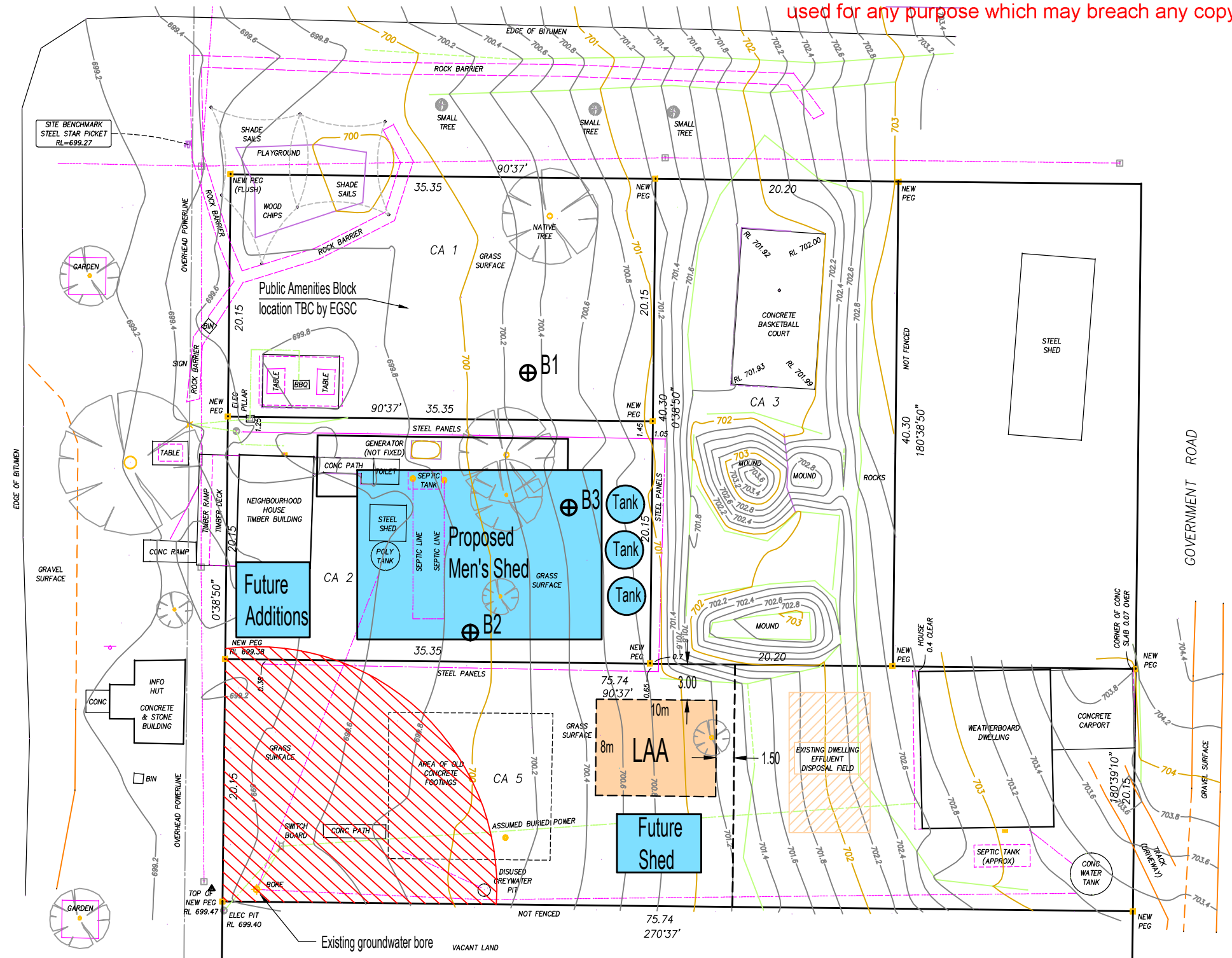
⊕ B1 TEST BORE LOCATION

EXCLUSION ZONE - 20 m buffer distance required from ground water bore

IRRIGATION AREA - 80 m² required for proposed Men's Shed

GIBBO STREET

McFARLANE STREET



SITE FEATURES PLAN

SCALE 1:400

REV	DESCRIPTION	CHKD	DATE	Design:
A	Revised Mens Shed location & Alternative disposal field options	JDP	31/5/2025	JDP
B	Revised disposal field location (car park - reduced sizing)	JDP	11/11/2025	JDP
				Checked: SJA
				Date: 31 MAY 2025

Project:
SITE ANALYSIS
32-36 Gibbo St, Benambra
Client:
Benambra Neighbourhood House

Job No:
458513
Drawing No:
LC1
Revision No:
B



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BAIRNSDALE SA 3870

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BENAMBRA NEIGHBOURHOOD HOUSE
32 & 34 GIBBO STREET, BENAMBRA

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
162 MACLEOD STREET, BAIRNSDALE, VIC., 3676
P. (03) 5182 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21100-21199\21185 Benambra NH\21185 Prop V1.pro

SCALE (SHEET SIZE A1)

1 : 200

SCALE (SHEET SIZE A3)

1 : 400

SURVEYORS REF.

21185

VERSION 1 - DRAWN 17/04/2025

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

BEARING DATUM - MGA2020-55 VIDE GNSS OBSERVATIONS
RE-ESTABLISHMENT DATUM VIDE API46757W & RE97279

HEIGHTS ARE TO AHD - DATUM VIDE GNSS OBSERVATIONS
CONTOUR INTERVAL : 0.2m

DATE OF SURVEY : 8/5/2025

PROPOSED SUBDIVISION

PARISH OF HINNOUMUNJIE
TOWNSHIP OF BENAMBRA
SECTION 4
CROWN ALLOTMENTS 2 & 5