

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	7 Waterhole Gully Road BONANG VIC 3888 Lot: 2 PS: 715269
The application is for a permit to:	Works Associated with a Section 2 Use of Land for Extractive Industry (Quarry)
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
35.07-4	Works Associated with a Section 2 Use of Land for Extractive Industry (Quarry)
The applicant for the permit is:	Chris Whelan Civil Engineering Pty Ltd
The application reference number is:	5.1998.270.2

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 the applicant giving notice
---	---

If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Wednesday, 19 November 2025 9:23 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: WA1163 - Approval Checklist - PLN-001868 - _____, Title - Search.pdf; Planning-Property-Report.pdf; WA1163 - Referral Response DTP - WPV PLN-001868.pdf; WA1163 - Statutory endorsement information for council - PLN-001868 - Jamie Ingram.docx; WA1163 - Referral Response DEECA PEA - WPV PLN-001868.pdf; WA1163 - Notice of Statutory Endorsement and Statement of Reasons - WPV PLN-001868.pdf; Title - Plan.pdf; WA1163 - Draft Schedule of Conditions.pdf; 1355-Ingram-WA1163 Work Authority and Work Plan Variation Rev 02.pdf; WA1163 - Referral Response Heritage Victoria - WPV PLN-001868.pdf; WA1163 - Referral checklist work plan variation.docx; 1355-Ingram-WA1163 Initial Site Meeting Minutes 240723.pdf; WA1163 - Referral Response EG CMA - WPV PLN-001868.pdf; Planning_Permit_Application_2025-11-19T21-22-40_29028341_0.pdf; RE: Planning Permit Application Received - WA1163 - Bonang

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: Chris Whelan

Business trading name: Chris Whelan Civil Engineering Pty Ltd

Email address: chris@chriswhelanciveng.com.au

Postal address : PO Box 144, Bairnsdale Vic 3875

Preferred phone number: 0418804508

Owner's name:

Owner's business trading name (if applicable):

Owner's postal address:

Street number: 7

Street name: Waterhole Gully Road

Town: Bonang

Post code: 3888

Lot number: 2

Plan number: PS715269S

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 : A 5Ha parcel of land is currently used as farm grazing (beef stock) along with a small existing gravel extraction under WA1163. Further information is attached.

Description of proposal : The current gravel extraction area (area 1) of WA1163 on Waterhole Gully Road, Bonang is proposed to be extended to Area 2 for further gravel extraction. The operation of Area 2 will conjointly be run with Area 1. Further details are shown on attached plans

Estimated cost of development: \$5000

Has there been a pre-application meeting: Yes

Officer's name: Martin Richardson

Your reference number: 1355 - WA1163

ExtraFile: 10

Invoice Payer:

Address for Invoice:

Invoice Email

Primary Phone Invoice:

Invoice Secondary Phone

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

2. Supporting information/reports: [WA1163 - Approval Checklist - PLN-001868 -](#)

Full copy of Title: [Title - Search.pdf](#), [Title - Plan.pdf](#)

Planning report: [Planning-Property-Report.pdf](#)

7. Supporting information/reports: [WA1163 - Referral Response DTP - WPV PLN-001868.pdf](#)

1. Supporting information/reports: [WA1163 - Statutory endorsement information for council - PLN-001868 -](#)

- 6. Supporting information /reports:** [WA1163 - Referral Response DEECA PEA - WPV PLN-001868.pdf](#)
- 3. Supporting information/reports:** [WA1163 - Notice of Statutory Endorsement and Statement of Reasons - WPV PLN-001868.pdf](#)
- 4. Supporting information/reports:** [WA1163 - Draft Schedule of Conditions.pdf](#)
- Plans:** [1355-Ingram-WA1163 Work Authority and Work Plan Variation Rev 02.pdf](#)
- 9. Supporting information/reports:** [WA1163 - Referral Response Heritage Victoria - WPV PLN-001868.pdf](#)
- 5. Supporting information/reports:** [WA1163 - Referral checklist work plan variation.docx](#)
- 10. Supporting information/reports:** [1355-Ingram-WA1163 Initial Site Meeting Minutes 240723.pdf](#)
- 8. Supporting information/reports:** [WA1163 - Referral Response EG CMA - WPV PLN-001868.pdf](#)

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 11866 FOLIO 403

Security no : 124130062933A
Produced 19/11/2025 08:47 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 715269S.
PARENT TITLES :
Volume 09433 Folio 372 Volume 10835 Folio 577
Created by instrument PS715269S 03/04/2017

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
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 PS715269S 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: 7 WATERHOLE GULLY ROAD BONANG VIC 3888

DOCUMENT END



Imaged Document Cover Sheet

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

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

Document Type	Plan
Document Identification	PS715269S
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/11/2025 20:47

Copyright and disclaimer notice:

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

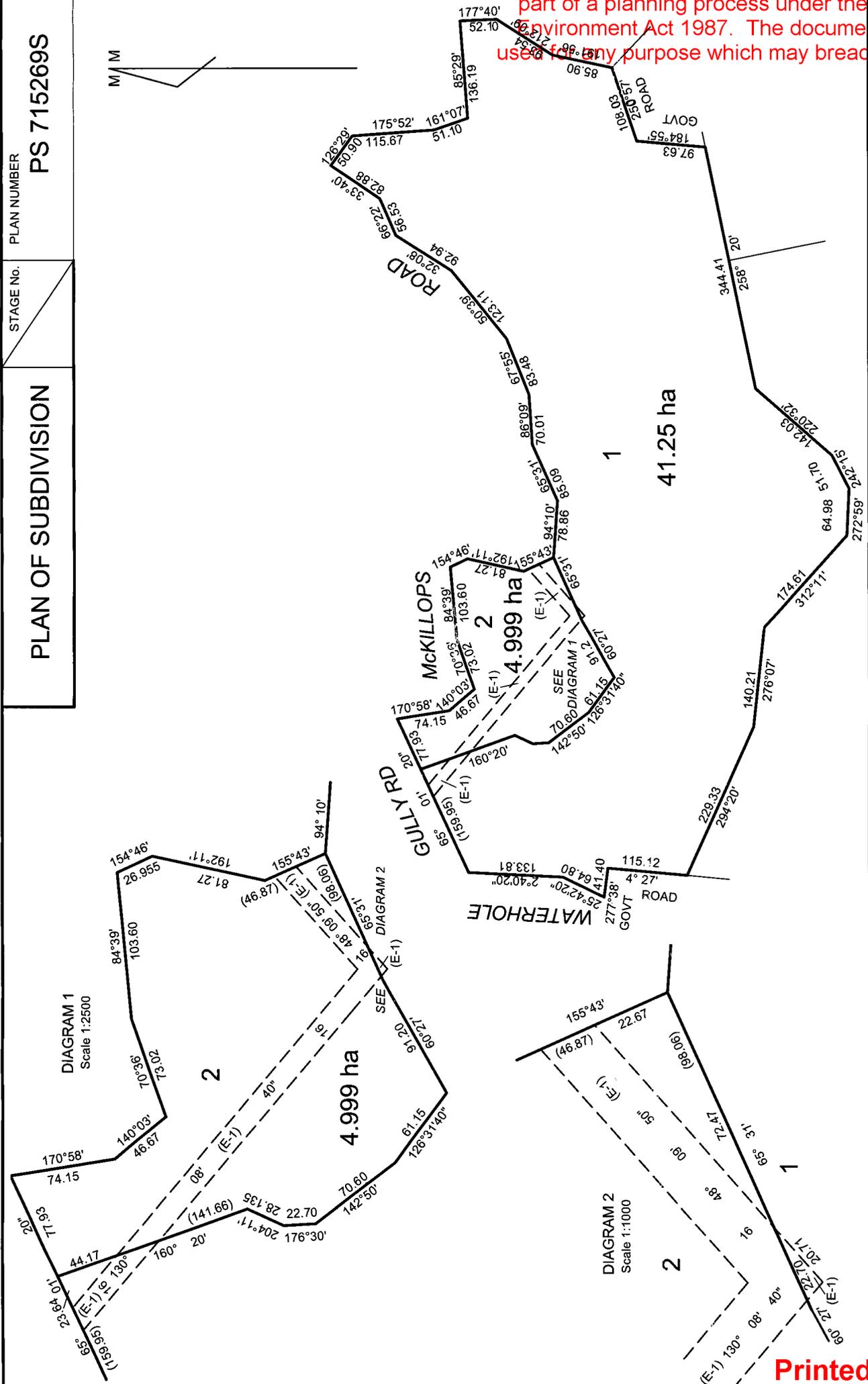
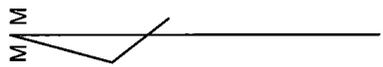
The document is invalid if this cover sheet is removed or altered.

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

PLAN OF SUBDIVISION		STAGE No. _____	Plan Number PS715269S
<p>LOCATION OF LAND</p> <p>PARISH: BONANG</p> <p>TOWNSHIP: _____</p> <p>SECTION: _____</p> <p>CROWN ALLOTMENT: 35E & 35G (PART) & FORMER GOVERNMENT ROAD (PART)</p> <p>CROWN PORTION: _____</p> <p>LTO BASE RECORD: _____</p> <p>TITLE REFERENCE: Volume 09433 Folio 372 Volume 10835 Folio 577</p> <p>LAST PLAN REFERENCE/S: TP 819480 & TP 294901</p> <p>POSTAL ADDRESS: 519 MCKILLOPS ROAD BONANG VICTORIA 3888</p> <p>MGA Co-ordinates E: 650094 ZONE: 55 (of approx. centre of land in plan) N: 5884114</p>		<p>COUNCIL CERTIFICATION AND ENDORSEMENT</p> <p>COUNCIL NAME EAST GIPPSLAND SHIRE COUNCIL REF: 13/2015/CRT</p> <p>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 24 of the Subdivision Act 1988.</p> <p>OPEN SPACE:</p> <p>(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</p> <p>Council Delegate <i>[Signature]</i> Council Seal Date 18 / 11 / 2015</p> <p>Re-certification under Section 11(7) of the Subdivision Act 1988: Council Delegate Council Seal Date / /</p>	
VESTING OF ROAD AND / OR RESERVE		NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON	<p>STAGING This is not a staged subdivision. Planning Permit No. - 284/2013/P</p> <p>DEPTH LIMITATION: 15.24 METRES</p>	
NIL	NIL	<p>SURVEY LOT 2 ON THIS PLAN & WATERHOLE GULLY ROAD FRONTAGE ARE BASED ON SURVEY.</p> <p>LOT 1 IS COMPILED FROM TP294901 & TP819480</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO.18 & 26 IN PROCLAIMED SURVEY AREA No. -</p>	
EASEMENT INFORMATION		LR USE ONLY	
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT	
		RECEIVED <input checked="" type="checkbox"/>	
		DATE: 15 / 03 / 2017	
		LR USE ONLY	
		PLAN REGISTERED	
		TIME: 10:35 am	
		DATE: 3 / 04 / 2017	
		R. W. Grimwood Assistant Registrar of Titles	
		SHEET 1 OF 2 SHEETS	
 <p>Surveying & Valuations PO BOX 639 EDEN NSW 2551 PHONE: (02) 6496 3418</p>		<p>LICENSED SURVEYOR (PRINT) ROBERT GORDON WEBB</p> <p>SIGNATURE <i>[Signature]</i> DATE 09.07.2015</p> <p>REF: 1928 B VERSION: 0</p>	
TYPE: 1928 B.0 - SHEET 1		DATE 18 / 11 / 2015 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	

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

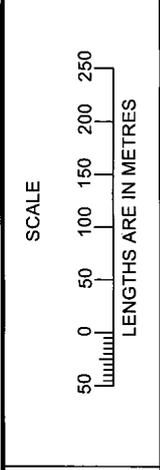
PLAN OF SUBDIVISION
 PS 715269S
 STAGE No.
 PLAN NUMBER



SHEET 2
 DATE 19/11/2015
 COUNCIL DELEGATE SIGNATURE
 ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) ROBERT GORDON WEBB
 SIGNATURE DATE 09.07.2015
 REF: 1928 B VERSION: 0

ORIGINAL SCALE 1:5000
 SHEET SIZE A3



Surveying & Valuations
 PO BOX 639
 EDEN NSW 2551
 PHONE: (02) 5498 3418
 TYPE: 1928 B.0 - SHEET 2



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 19 November 2025 09:07 PM

PROPERTY DETAILS

Address: **7 WATERHOLE GULLY ROAD BONANG 3888**
 Lot and Plan Number: **Lot 2 PS715269**
 Standard Parcel Identifier (SPI): **2\PS715269**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **98811**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 68 C4**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**
 Registered Aboriginal Party: **None**
 Fire Authority: **Country Fire Authority**

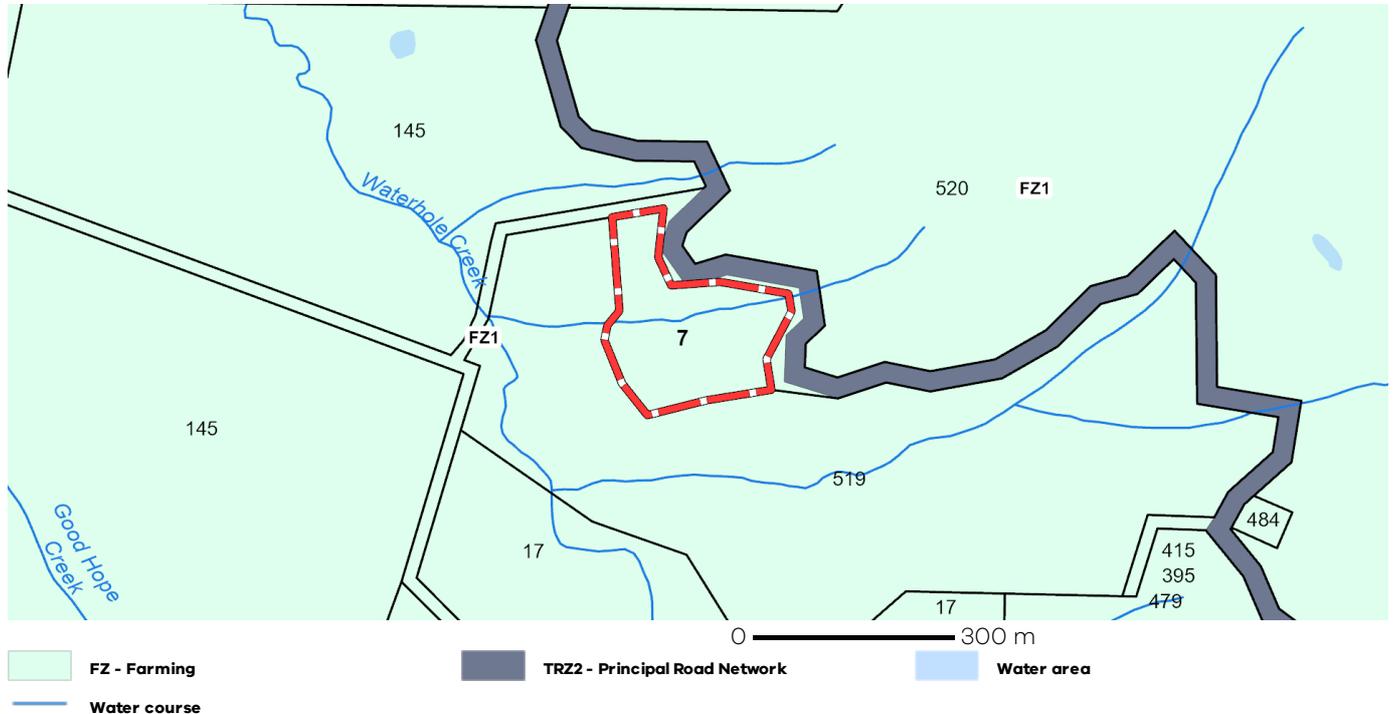
[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)

[TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK \(TRZ2\)](#)



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

Copyright © - State Government of Victoria

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

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(1b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 7 WATERHOLE GULLY ROAD BONANG 3888

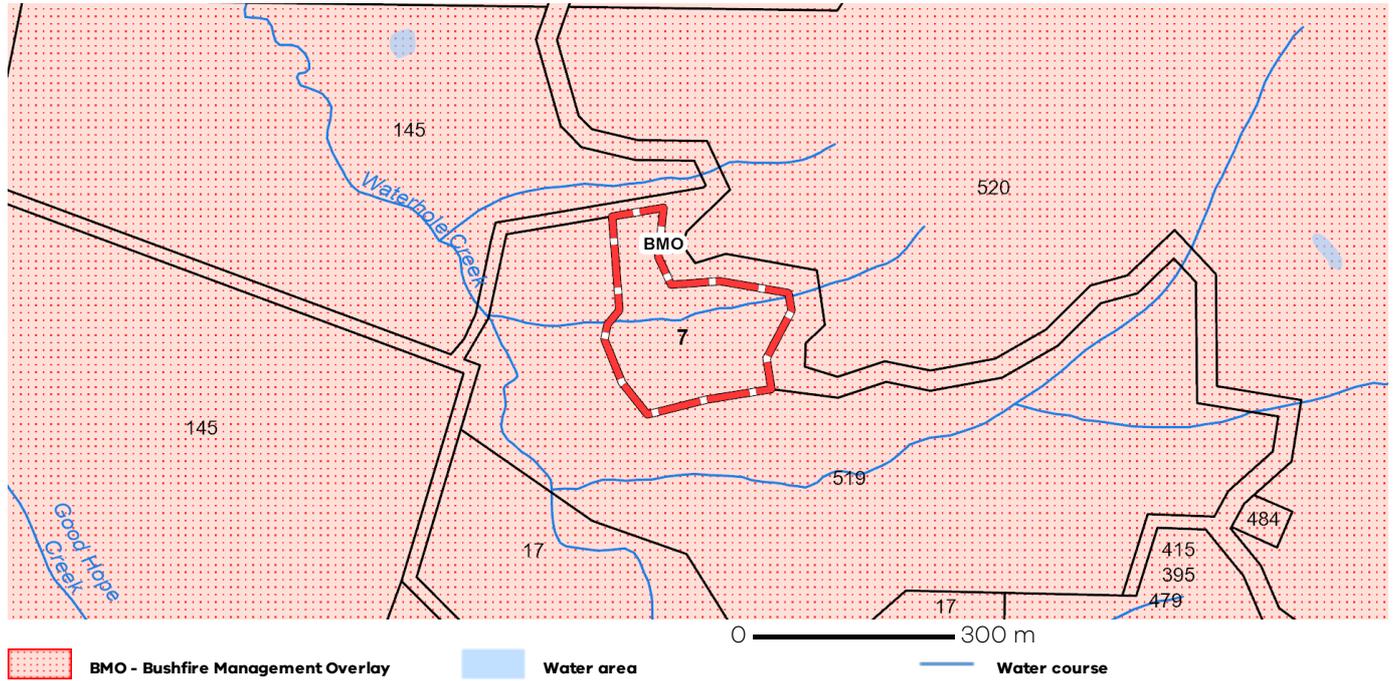
PLANNING PROPERTY REPORT

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



Planning Overlays

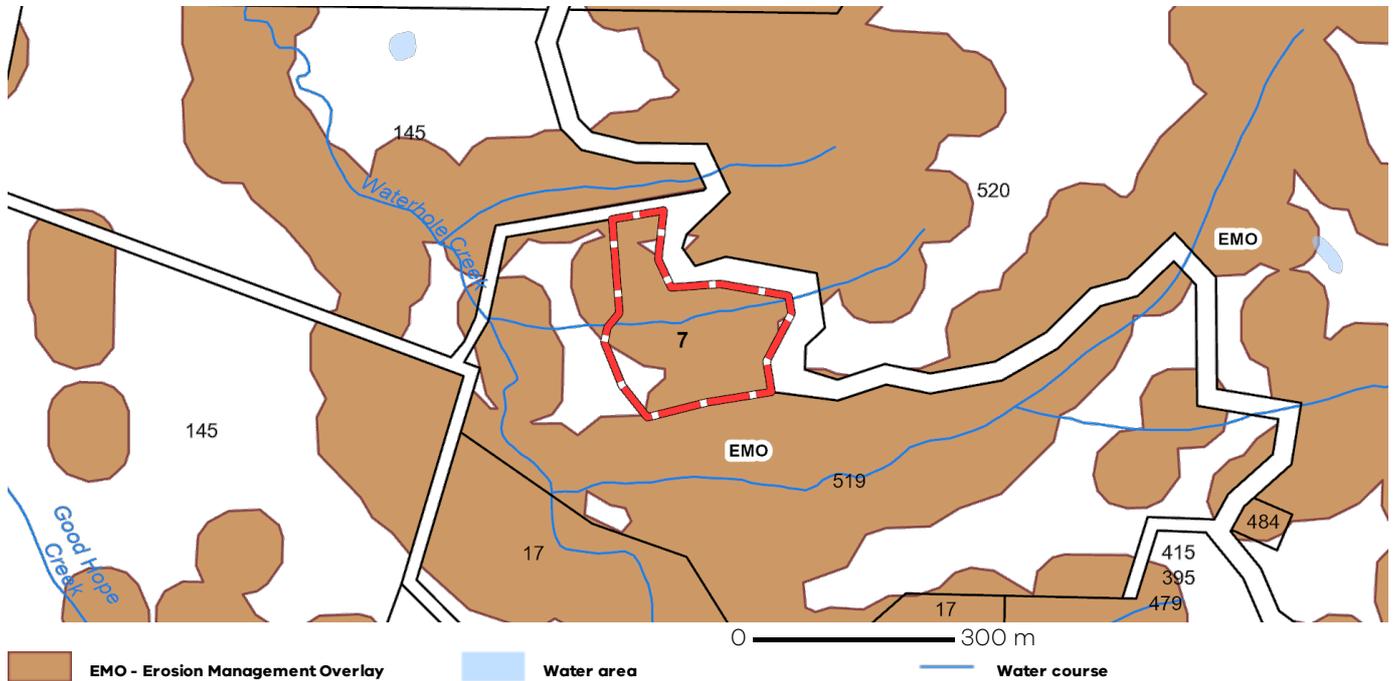
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(1) of the Sale of Land 1962 (Vic).



PLANNING PROPERTY REPORT

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.

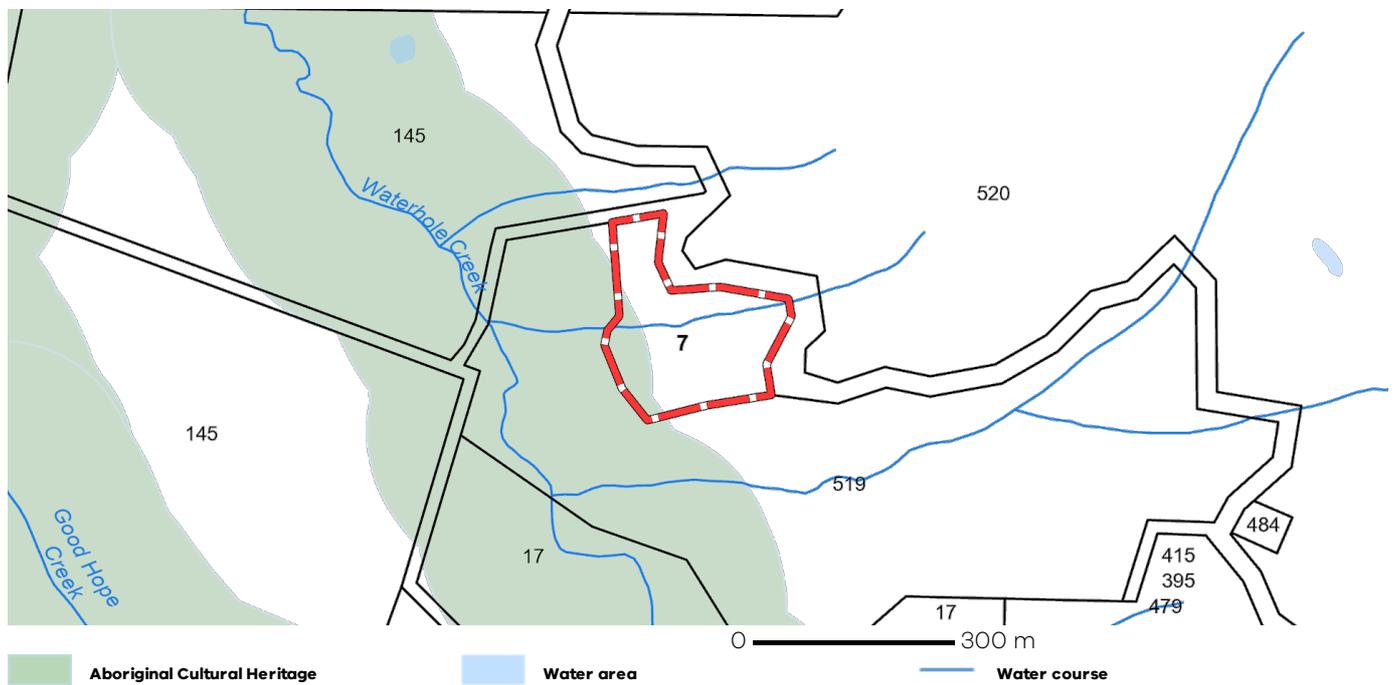
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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>



PLANNING PROPERTY REPORT

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

Further Planning Information

Planning scheme data last updated on 14 November 2025.

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

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

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

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

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

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

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

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

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.vic.gov.au/vicplan/>

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

PLANNING PROPERTY REPORT

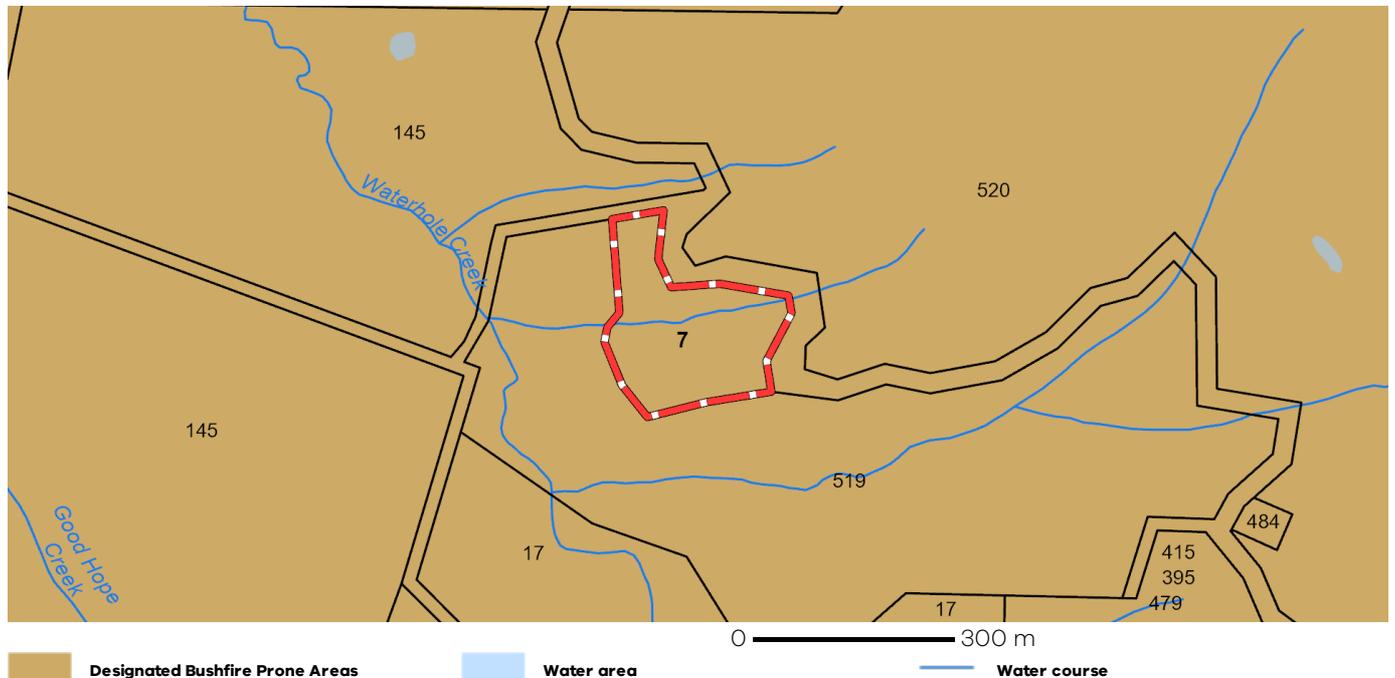
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

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 \(environment.vic.gov.au\)](http://NativeVegetation.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 \(environment.vic.gov.au\)](http://NatureKit.environment.vic.gov.au)

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(1) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 7 WATERHOLE GULLY ROAD BONANG 3888

PLANNING PROPERTY REPORT

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



Extractive Industry Work Authorities (WA)

All or parts of this property are within 500 metres of Extractive Industry Work Authorities (current).

On 22 March 2022, Amendment VC219 introduced changes to all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protection for nearby accommodation in rural zones.

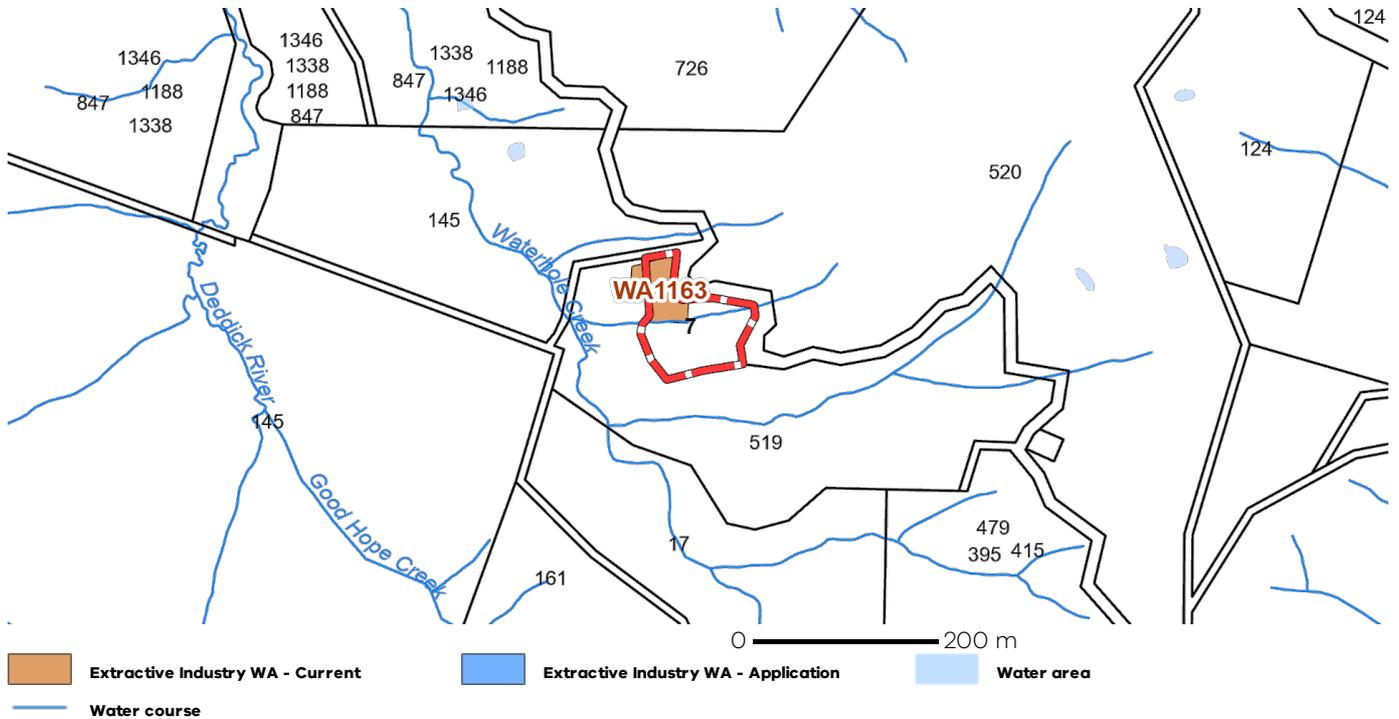
The amendment made changes to the Rural Living Zone, Green Wedge Zone, Green Wedge Zone A, Rural Activity Zone, Farming Zone and Rural Conservation Zone, introducing a permit requirement for accommodation and building and works associated with accommodation that is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 (MRSD Act).

The Amendment also introduced new referral and notice requirements, and decision guidelines.

VicPlan mapping shows property information, including whether a work authority application has been made or approved under the MRSD Act.

Guidance on accessing work authority maps is detailed at the DELWP [Extractive Resources \(planning.vic.gov.au\)](https://planning.vic.gov.au) webpage.

Further information on extractive and mining activities in Victoria can be found on the [GeoVic - Earth Resources](https://www.geovic.vic.gov.au) website which is maintained by the Resources Branch within the Department of Jobs, Precincts and Regions. Limited information is available for unregistered users (anonymous user).



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

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C(1) of the Sale of Land 1962 (Vic).

Contact: Martin Ireland
 Telephone No: (03) 5153 9500
 Email: feedback@egipps.vic.gov.au

Corporation Centre
 273 Main Street (PO Box 1618)
 Bairnsdale Victoria 3875

Telephone: (03) 5153 9500

National Relay Service: 133 677

Residents' Information Line: 1300 555 886

Facsimile: (03) 5153 9576

Email: feedback@egipps.vic.gov.au

ABN: 81 957 967 765

4 January 2017

Dear

East Gippsland Planning Scheme – Planning advice for 519 McKillops Road Bonang (Gravel pit)

Thank you for your recent correspondence in relation to the above mentioned address and the planning requirements for an extension to the gravel pit currently in operation.

I note that a planning permit was issued in 2013 for a realignment of the property and lot boundaries. I am of the understanding that the Plan of Subdivision has been released by Council and is with the Titles office waiting for registration.

In reviewing the property history, I found that the planning permit application in 2013 stated that the gravel pit was operating in compliance with Section 77T of the *Mineral Resources (Sustainable Development) Act 1990*. If this still holds true, then *no* planning permit is required for the expansion of the gravel pit in accordance with Clause 52.08 of the Planning scheme. For planning purposes, the gravel pit is defined as 'stone extraction'.

If the gravel pit is not operating in compliance with Section 77T of the *Mineral Resources (Sustainable Development) Act 1990*, a planning permit will be required. To lodge a planning permit application Council would require:

- A completed and signed application form;
- A Geotechnical Risk Assessment **or**, if a suitably qualified and experienced geotechnical practitioner demonstrates to the satisfaction of the responsible authority that a geotechnical risk assessment is not relevant to the assessment of an application, the responsible authority may reduce or waive the requirement for a geotechnical risk assessment.
- A copy of Title issued within the last 30 days;
- Detailed and dimensioned plans of the proposal;
- The prescribed fee (fee is dependent on the "cost" of the works);

The application would be referred to the Catchment Management Authority and the Country Fire Authority for comment.

If you have any questions about this advice, please contact the Planning Department on 5153 9500.

Yours sincerely

MARTIN IRELAND
Senior Statutory Planner

PLANNING PERMIT

Permit No: 98/00270/DM
 Planning Scheme: (AMENDED)
 Responsible Authority: ORBOST
 East Gippsland Shire

Form 4.4

ADDRESS OF THE LAND

Bonang-Gelantipy Road, BONANG VIC 3888

(CA 35B)

BN: 11472

THE PERMIT ALLOWS

The land to be developed and used for an **Extractive Industry (Gravel Extraction)** in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Use not altered

1. The use and development as shown on the endorsed plan(s) must not be altered without the written consent of the responsible authority.

Natural Resources and Environment (Minerals and Petroleum Victoria)

2. The requirements of **Natural Resources and Environment** are:

Planning administration

- 2.1 The use and development of the subject land must at all times be in accordance with the Work Authority, issued pursuant to the Extractive Industries Development Act 1995.

Commencement

- 2.2 The use and development of the subject land must not commence until the Work Authority is granted in accordance with the requirements of the Extractive Industries Development Act 1995.

Expiry

- 2.3 This permit will expire if the Work Authority for the use issued under the provisions of the Extractive Industries Development Act 1995 is cancelled in accordance with Section 24 of this Act.

Rehabilitation

- 2.4 Rehabilitation must be in accordance with the approved work plan pursuant to the requirements of the Extractive Industries Development Act 1995.

Permit amended by removing original Condition 1, which was an ambiguous and irrelevant Time Clause.

Date Issued: 15 September, 1998

Amended on 17 October, 2002

Signature for the
Responsible Authority

Page 1 of 1

Contact: John Traa
Our Ref: 98/00270/DM
Phone (03) 51539500

17 October, 2002

Dear Sir or Madam,

Re: Planning Permit No. 98/00270/DM
For: Gravel Extraction
Location: Bonang-Gelantipy Road,
BONANG VIC 3888

Please find enclosed an amended permit, which has had Condition number one removed to eliminate potential confusion created by having two time clauses in the permit. The remaining Conditions have been renumbered. The permit has been amended under the provisions of Section 71 of the Planning and Environment Act, 1987.

If you have any questions about your permit or its requirements, please do not hesitate to contact me.

Yours faithfully

JOHN TRAA
Statutory Planner



File No: SYS87EGD032
Ref: COR/25/57831

Mr Chris Whelan
Civil Engineer
Chris Whelan Civil Engineering Pty Ltd
PO Box 144
BAIRNSDALE VIC 3875

Dear Mr Whelan

WORK AUTHORITY 1163 – INGRAM - BONANG

Dear Chris,

I refer to your correspondence with regards to the above work authority and work plan variation.

The Department of Transport and Planning has no objection to the variation in the work authority and work plan. The Department acknowledges that Area 1 will form part of the extended works authority (only on the basis of rehabilitation), and Area 2 will form the main extraction area.

Should you have any enquiries regarding this matter, please contact Nick Francolino on 51722639 or Nick.Francolino@transport.vic.gov.au.

Yours sincerely

Harvey Dinelli
Associate Director Transport Strategy

Date: 07/02/2025



Department of Environment, Land, Water & Planning

Our reference: 00008320
Your reference: PLN-001868

Leonardo Guaraldo
Assistant Director, Assessments
Earth Resources Regulator
Level 9, 8 Nicholson Street
Melbourne, Victoria 3002

By email: Workplan.Approvals@deeca.vic.gov.au

Dear Leo

PROPOSAL: WORK PLAN VARIATION (PLN-001868) FOR WORK AUTHORITY 1163
APPLICANT:
ADDRESS: 7 WATERHOLE GULLY ROAD, BONANG VIC 3888

Thank you for your correspondence dated 3 March 2025 requesting the Department of Energy, Environment and Climate Action (DEECA) Planning and Environment Assessment (PEA) review and provide comment on the Work Plan Variation PLN-001868.

The authority holder is seeking a variation to incorporate two areas of over-extraction. The authority holder proposes to remove up to 10,000 cubic metres of gravel per annum from two pits. The overall work authority is approximately 4.7 hectares in size.

This response is provided under delegation from the Secretary to the Department of Energy, Environment and Climate Action (DEECA) in accordance with Section 77TE of the *Mineral Resource (Sustainable Development) Act 1990*.

DEECA does not object to the approval of the proposed Work Plan Variation PLN-001868 and recommends the following conditions be added to the Work Plan.

Protection of native vegetation to be retained

1. A native vegetation protection fence constructed to the satisfaction of the Department of Energy, Environment and Climate Action, around all native vegetation to be retained with at least a 15-meter buffer along the waterway.
2. The *1355-Ingram-WA1163 Risk Assessment*, states exclusion zones will be delineated and fenced and vehicles or items of plant prohibited from the exclusion zone. Also prohibited:
 - vehicular or pedestrian access;
 - trenching or soil excavation;
 - storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
 - construction of entry and exit pits for underground services; or

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



- any other actions or activities that may result in adverse impacts to retained native vegetation.

If you have any queries, or require clarification please contact pe.assessment@decca.vic.gov.au.

Yours sincerely

Carmel Jamieson
Team Leader Planning and Environmental Assessment
Major and State Projects
Department of Energy, Environment and Climate Action

13/03/2025



c/o Chris Whelan
Chris Whelan Civil Engineering Pty Ltd
PO Box 144
BAIRNSDALE VIC 3875
By email: chris@chriswhelanciveng.com.au

Dear Chris,

WORK AUTHORITY WA1163 – WORK PLAN VARIATION PLN-001868 - NOTICE OF STATUTORY ENDORSEMENT AND STATEMENT OF REASONS

I refer to the work plan variation application (PLN-001868) for WA1163 first lodged on 25 February 2025 and finally submitted on 3 September 2025.

As delegate of the Department Head, I hereby give Jamie Ingram notice of my decision and statement of reasons pursuant to section 77TD of the Mineral Resources (Sustainable Development) Act 1990 (Act) that the work plan variation application (PLN-001868) including work plan specific conditions is statutorily endorsed.

Referrals have been undertaken under section 77TE of the Act. A list of the referral authorities who have been given a copy of the work plan variation application is included in the enclosed referral consultation checklist.

Section 77G of the Act requires that a work plan must contain the information prescribed by the Mineral Resources (Sustainable Development) (Extractive Industries) Regulations 2019 (Regulations) and in particular, Part 2.

The work plan variation has been endorsed as I am satisfied that it contains all the information required by the Regulations and that it provides an appropriate level of detail in relation to such information.

Application for planning permission should now be made and include the following documents:

- This notice
- Statutory endorsement information for council
- The referral checklist
- Agency referral responses
- An unaltered stamped and signed version of the statutorily endorsed work plan, including any work plan specific conditions, as determined by Resources Victoria and as requested by referral authorities under section 77TD(3) of the act.

Approval of the work plan is sought by making application to the department following the issue of the Planning permit. Please complete and return the applicant checklist for the approval of a work plan and the specified required information with the application.

After the work plan is approved, you will be advised of the remaining requirements for the grant of the extractive industry work authority.

A rehabilitation bond is required to undertake extractive industry activities on the work authority. The Earth Resources Regulation Rehabilitation Liability Assessments and Bonds team will be in contact with you and the council regarding the requirements for the rehabilitation bond. A copy of the standard Work Authority Schedule of Conditions is also provided for your and Council's information.

A copy of the statutorily endorsed work plan will be made available for download on the Resource Rights Allocation Management (RRAM) portal.

Please be advised that it is an offence to operate without the required permit/s, approvals and consents.

Enquiries on this matter may be directed to Sam Elliott, Assessments Office

Yours sincerely,

Leo Guaraldo
Assistant Director, Assessments

17/11/2025

Enc:

Statutory endorsement information for council

Statutorily endorsed work plan variation, with attached work plan specific conditions

Referral checklist

Agency referral responses

Applicant checklist for the approval of work plan variation

Schedule of conditions

Schedule of Conditions

Part A General Conditions

1. Working in Accordance with the Approved Work Plan

- 1.1 The Work Authority holder must carry out work in accordance with the Approved Work Plan and any subsequent Approved Work Plan Variations.
- 1.2 Where any inconsistency occurs between an Approved Work Plan and/or an Approved Work Plan Variation or the associated Approved Work Plan conditions, and the Work Authority conditions and/or regulations, the Work Authority conditions and/or regulations have precedence.
- 1.3 Where requested by the Department Head, the Work Authority holder must submit a Work Plan Variation.

2. Public Liability Insurance

- 2.1 Prior to commencing any work, the Work Authority holder must have public liability insurance that covers all work authorised under the Work Authority and ensure the insurance is maintained at all times while work occurs under the Work Authority.

3. Work Authority Boundaries

- 3.1 The Work Authority holder must erect and maintain posts along the boundary of the Work Authority so that the boundary of the Work Authority is clearly identifiable.
- 3.2 The Work Authority holder must ensure the posts required at 3.1 meet the following specifications:
 - (a) the post is not less than one metre high above the ground;
 - (b) the post is painted white;
 - (c) the Work Authority number is painted within the top 20cm of the post, is legible and in a contrasting colour to the white post;
 - (d) the posts must be situated so that each post is clearly visible from each post on either side of that post.
- 3.3 The Work Authority holder must erect and maintain a legible sign at the entrance to the Work Authority that contains the following information:
 - (a) the name of the Work Authority holder and the Work Authority number;
 - (b) the Manager of the Work Authority; and
 - (c) emergency contact details.

4. Public Safety

- 4.1 The Work Authority holder must ensure that public safety is maintained within the Work Authority area at all times, including through the use of fencing, gates and signage as required around the work area.
- 4.2 The Work Authority holder must ensure that all fences are maintained to prevent access to the work site and that all gates are locked when the work site is unattended.

5. Fire Risk Management

- 5.1 The Work Authority holder must take all reasonable measures to prevent the ignition and spread of fire.
- 5.2 The Work Authority holder must ensure that all buildings, fixed plant and mobile equipment are fitted with fire-fighting equipment, such as fire extinguishers, fire blankets, knapsack spray pumps and rake-hoes.
- 5.3 The Work Authority holder must develop and implement a fire response and readiness plan.

6. Designated Parking Areas

- 6.1 The Work Authority holder must provide designated parking areas for employees and visitors at the work site.
- 6.2 The Work Authority holder must ensure that the designated parking area is of sufficient size to accommodate the expected number of vehicles that employees and visitors may bring to the work site on a daily basis.
- 6.3 The Work Authority holder must ensure that designated parking areas are designed and constructed to provide safe access for vehicles and people.

7. Complaints Management

- 7.1 The Work Authority holder must establish and maintain a complaints register.
- 7.2 In response to a complaint, the Work Authority holder must record the following information in the complaints register:
 - (a) the date and time of the complaint;
 - (b) who the complaint was from;
 - (c) the specific issue/s raised in the complaint; and
 - (d) the actions taken to address the specific issue/s raised in the complaint.

8. Non-compliance and Environment Incident Notification

- 8.1 In the event that the Work Authority holder becomes aware of:
 - (a) any non-compliance with the conditions of the Work Authority and/or the Approved Work Plan, including the intersection of ground water where dry extraction is proposed, and/or;
 - (b) an environmental incident that will or is likely to cause, significant harm to the environment;
the Work Authority holder must as soon as is practicably possible notify the Chief Inspector of the non-compliance and/or environmental incident.
- 8.2 The Work Authority holder must also notify any other relevant government department, agency or management authority of the non-compliance and/or incident.
- 8.3 Where requested to provide a written report on the non-compliance or environmental incident, the Work Authority holder must provide a written report within 5 business days of the request that includes the following information:
 - (a) the date and time of the non-compliance and/or environmental incident;
 - (b) the cause, or likely cause of the non-compliance and/or environmental incident;
 - (c) the impacts, or likely impacts of the non-compliance and/or environmental incident;
 - (d) the actions that have been taken to prevent, minimise or otherwise manage the impacts, or likely impacts of the non-compliance and/or environmental incident; and
 - (e) the actions that will be taken to prevent such a non-compliance and/or environmental incident from happening again in the future.

Part B Activity based Conditions

9. Ground Disturbance

- 9.1 The Work Authority holder must minimise the area of ground disturbance throughout the life of the quarry operation.
- 9.2 The Work Authority holder must not open up any area for quarrying and ancillary operations except where approved in the Approved Work Plan.

10. Topsoil Management

- 10.1 All topsoil to a depth of 150mm below the natural surface to be excavated must be retained at the Work Authority. At the commencement of excavation, the Work Authority holder must

ensure that topsoil over the area to be excavated is removed and placed in dedicated topsoil stockpiles not exceeding 2m in height.

- 10.2 The Work Authority holder must ensure that topsoil stockpiles are protected from erosion and compaction.

11. Erosion, Drainage and Discharge Controls

- 11.1 The Work Authority holder must design, install and maintain erosion and sediment controls to prevent erosion of areas of disturbed land and sedimentation of waterways.
- 11.2 Where quarry activities are being conducted in waters or on the banks of waterways with water in them, the Work Authority holder must ensure that sedimentation of the water in the water way is minimised to an acceptable level.
- 11.3 The Work Authority holder must prevent contaminated runoff from entering receiving waterways.

12. Water Dams

- 12.1 The Work Authority holder must ensure that the location, design, construction, operation and safety management of water dams on the Work Authority area are undertaken in accordance with the Approved Work Plan.

13. Vegetation Management and Buffer Zones

- 13.1 The Work Authority holder must avoid, minimise and/or offset the removal and disturbance of native vegetation.
- 13.2 The Work Authority holder must erect and maintain posts or star pickets painted yellow to stand not less than 0.75 metres in height around the final approved limits of extraction, or as agreed in writing with the Chief Inspector.
- 13.3 Extraction limit posts as required at 13.2 must be situated so that each post is clearly visible from each adjacent post.
- 13.4 The Work Authority holder must not undertake any excavation work, or remove any vegetation, whether in part or in whole, within any buffer zone shown on the approved work plan.
- 13.5 The Work Authority holder must maintain the buffer zone to ensure that an effective screen is provided between the relevant quarry works and surrounding land and/or buildings.
- 13.6 Unless otherwise agreed, the Work Authority holder must use species that are Indigenous to the area and are appropriate to the Work Authority area's Ecological Vegetation Class (EVC) when establishing plants within the buffer zone.

14. Noxious Weeds and Pests

- 14.1 The Work Authority holder must establish and implement a program to control and/or eradicate noxious weeds and pest animals within the Work Authority area.
- 14.2 The Work Authority holder must take measures to prevent the spread of declared noxious weeds, pest animals and plant diseases within the Work Authority area.
- 14.3 The Work Authority holder must ensure that all mobile machinery is thoroughly cleaned prior to coming onto or leaving a work area affected by noxious weeds and plant diseases.
- 14.4 The Work Authority holder must ensure that all soil that is imported into and exported out of the Work Authority area is free of disease and noxious weeds.

15. Dust Emissions

- 15.1 The Work Authority holder must prevent a dust release that causes adverse impacts to the surrounding area and residents.

16. Noise Emissions

- 16.1 The Work Authority holder must ensure that noise emissions are minimised as far as is practicable and comply with the requirements of the Approved Work Plan.

16.2 The Work Authority holder must avoid causing unacceptable noise.

17. Visual Amenity

- 17.1 The Work Authority holder must take ensure that the colour of fixed plant and buildings do not cause an unwarranted negative impact on surrounding visual amenity.
- 17.2 The Work Authority holder must consult with the Chief Inspector or their delegate and the Crown Land manager or the responsible authority on private land prior to painting any fixed plant and/or buildings.

18. Heritage Sites

- 18.1 The Work Authority holder must ensure that no work is carried out, without appropriate consent, within 100 metres laterally of a registered Aboriginal place recorded in the Victorian Aboriginal Heritage Register, or within 100 metres below that place.
- 18.2 The Work Authority holder must ensure that no work is carried out, without appropriate consent, within 100 metres laterally of an archaeological site on the Heritage Inventory or a place or object included in the Heritage Register or within 100 metres below that site, place or object.

19. Hazardous Materials Management

- 19.1 The Work Authority holder must prevent contamination of the environment by the release of fuels, lubricants and/or hazardous materials.
- 19.2 The Work Authority holder must ensure that all fuels, lubricants and/or hazardous materials are stored in accordance with the relevant requirements of the current Australian Standards for the Storage and Handling of Flammable and Combustible Liquids.
- 19.3 The Work Authority holder must ensure that any drainage from an area where fuels, lubricants and/or hazardous materials are stored, and/or used is directed to a sump or interceptor trap.
- 19.4 The Work Authority holder must ensure that spill prevention and clean up equipment is readily available in the vicinity of all plant and machinery, including mobile and fixed fuel storages and that appropriate signage and training instructs staff on its use.
- 19.5 The Work Authority holder must ensure that spills of fuels, lubricants and/or hazardous materials are cleaned up as quickly as practicable. Such spillage must not be cleaned up by hosing, sweeping or otherwise releasing such contaminant into waterways or stormwater drainage systems. Equipment and soil contaminated by fuels, lubricants, hazardous materials and clean up substances which cannot be salvaged must be disposed of in an approved waste facility.

20. Slope Stability

- 20.1 The Work Authority holder must ensure that all slopes/batters including excavations, roadways, stockpiles and dumps must be designed, constructed and maintained to ensure stability.
- 20.2 If there is a significant slope failure event, the Work Authority holder must cease all operations, notify the Chief Inspector and not recommence operations until authorised to do so by the Chief Inspector.

21. Internal Roads

- 21.1 The Work Authority holder must consult with the Chief Inspector, the Crown Land manager or private landowner/occupier prior to establishing any roads and access ways on the Work Authority area.
- 21.2 The Work Authority holder must construct any roads on the Work Authority area in accordance with the direction provided by the Chief Inspector, the Crown Land manager or private landowner/occupier.
- 21.3 The Work Authority holder must ensure that an internal road is only used by:

- (a) employees of, or persons authorised by, the relevant Crown land manager, or persons engaged in fire control where the Work Authority covers Crown land; or
- (b) the landowners or their agent/s where the Work Authority covers private land.

21.4 The Work Authority holder must ensure that all roads on the Work Authority area are properly formed, surface treated, drained and maintained to provide for the safe operation of the road.

22. Derelict and Redundant Plant

22.1 The Work Authority holder must ensure that all derelict and redundant plant, vehicles, machinery and equipment be removed from the Work Authority area and deposited at an appropriate waste disposal site or otherwise stored or disposed of in accordance with the Approved Work Plan.

23. Rehabilitation

- 23.1 The Work Authority holder must ensure that progressive rehabilitation of disturbed land is carried out as soon as possible.
- 23.2 The Work Authority holder must ensure that, as required, Indigenous species used in rehabilitation must be sourced from the local area, be of local provenance and be appropriate to the site's Ecological Vegetation Class (EVC).
- 23.3 The Work Authority holder must ensure that final rehabilitation is in accordance with the Approved Work Plan.

24. Working Hours

24.1 The Work Authority holder must conduct all works in accordance with the working hour requirements of the planning consent or the Approved Work Plan or Work Plan Variation or Work Plan Conditions. Where any inconsistency occurs between the planning consent and the Approved Work Plan or an Approved Work Plan Variation or Work Plan Conditions, the working hour requirements of the planning consent have precedence.

25. Slimes Production and Management

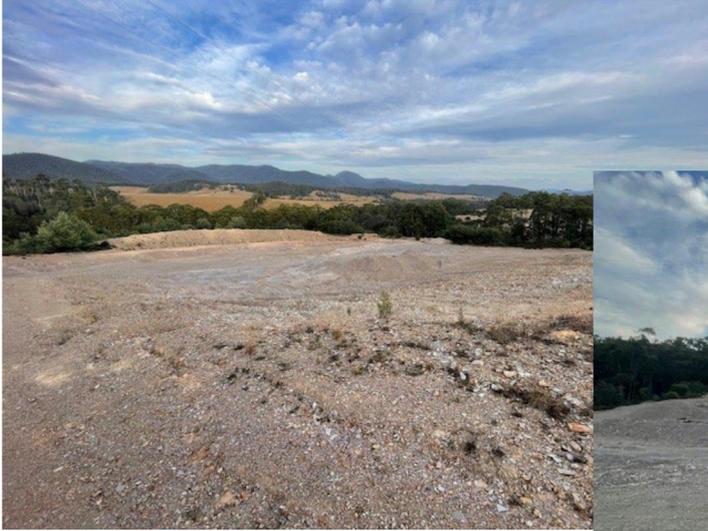
If authorised under the Approved Work Plan or an Approved Work Plan Variation

- 25.1 The Work Authority holder is subject to Conditions 25.2 and 25.3 if the Work Plan or Work Plan Variation details slimes as part of the work on site.
- 25.2 The Work Authority holder must take all reasonable measures to minimise the generation of slimes material.
- 25.3 The Work Authority holder must ensure that the location, design, construction, operation and safety management of slimes dams on the Work Authority area are undertaken in accordance with the Approved Work Plan.

26. Airblast and Ground Vibration Limits

If authorised under the Approved Work Plan or an Approved Work Plan Variation

- 26.1 The Work Authority holder is subject to Conditions 26.2 and 26.3 if the Work Plan or Work Plan Variation details blasting as part of the work on site.
- 26.2 The Work Authority holder must ensure that the peak particle velocity resulting from blasting operations, as measured in the vicinity of any sensitive location in accordance with the current Australian Standards for Explosives - Storage and Use - Use of Explosives, does not exceed 5mm/s on more than 5% of blasts fired in a 12 month period and 10mm/s at any time unless otherwise approved in a Work Plan or Work Plan Variation.
- 26.3 The Work Authority holder must ensure that the airblast overpressure from blasting operations, as measured in the vicinity of any sensitive location in accordance with the current Australian Standards for Explosives - Storage and Use - Use of Explosives, does not exceed 115 dB(L) on more than 5% of blasts fired in a 12 month period, and 120 dB(L) at any time unless otherwise approved in a Work Plan or Work Plan Variation.



WA1163

WORK AUTHORITY & WORK PLAN VARIATION

7 WATERHOLE GULLY ROAD
BONANG VIC 3888

Abstract

A Work Authority and Work Plan Variation is proposed for the current extraction of gravel road making material at WA1163 being the Possum Creek Gravel Pit near Bonang.

Prepared by Chris Whelan
CHRIS WHELAN CIVIL ENGINEERING PTY LTD

DISCLAIMER

This report is confidential and has been prepared for and Department of Energy, Environment and Climate Action (DEECA) – Earth Resources Regulator (ERR).



Chris Whelan

Civil Engineering

Address: PO Box 144, BAIRNSDALE, VIC 3875
Mobile: 0418 804 508
Email: chris@chriswhelanciveng.com.au
ABN: 16 629 891 596

DOCUMENT INFORMATION			
Prepared For:		Report Date:	Feb 2025
Prepared By:	Chris Whelan	Revision:	02 – Sept 2025
Reviewed By:	Chris Whelan		
Signed:		Date:	09/02/2025 23/06/2025 Rev 01 03/09/2025 Rev 02
File Name:	1355-Ingram-WA1163 Work Authority and Work Plan Variation.docx		



CONTENTS

DISCLAIMER..... i

CONTENTS ii

1 INTRODUCTION 1

 1.1 ENGAGEMENT 1

 1.2 BACKGROUND 2

2 INITIAL PROPOSAL INFORMATION 3

 2.1 INFORMATION PROVIDED 3

3 WORK PLAN AND WORK AUTHORITY VARIATION 4

 3.1 ADMINISTRATION 4

 3.2 GENERAL 4

 3.3 ENVIRONMENTAL RISKS & CONTROLS 5

4 COMMUNITY ENGAGEMENT PLAN 9

 4.1 COMPLAINTS 9

5 REHABILITATION 10

 5.1 PROPOSED POST QUARRY LAND USE AND LANDFORM 10

 5.2 REHABILITATION DOMAINS 10

 5.3 REHABILITATION RISKS 11

 5.4 REHABILITATION MILESTONES 12

6 MAP 13

7 PROXIMITY TO DWELLINGS 16

8 PLANNING ADVICE 17

9 PLANNING PROPERTY REPORT 19

10 LAND TITLE DOCUMENTATION 19

11 APPENDICES 20

 11.1 PLANNING ADVICE 20

 11.2 WORK AUTHORITY & WORK PLAN VARIATION 21

 11.3 RISK ASSESSMENT 22

 11.4 PLANNING PROPERTY REPORT 23

 11.5 CURRENT LAND TITLE CERTIFICATION 24

 11.6 DEPT of TRANSPORT – AUTHORISATION 25

 11.7 COMPLAINT REPORT FORM 26

 11.8 COMPLAINT REGISTER 27

1 INTRODUCTION

1.1 ENGAGEMENT

Chris Whelan Civil Engineering Pty Ltd (CWCE) has been engaged by _____ to prepare a Work Authority and Work Plan Variation for Work Authority WA1163 – Possum Gully Gravel Pit.

This report forms the requirements for a Work Authority and Work Plan Variation over the Possum Gully Gravel Pit WA 1163 (formerly Currie’s Gravel Pit), at 7 Waterhole Gully Road, Bonang, in the Shire of East Gippsland.

The report is a requirement to develop a Work Authority and Work Plan Variation for an existing Work Authority as per ‘*Guideline for Extractive Industry Projects, December 2020*’.

This report details the information made available in relation to current conditions, and proposed variations of the Work Authority and Work Plan.

1.2 BACKGROUND

A current Work Authority exists for the site known as WA1163 – Possum Gully Gravel Pit.

Initially the gravel pit was operated by the Orbost Shire in the early 1980's prior to the amalgamation of various Shire Councils to form the Shire of East Gippsland in the 1990's. The East Gippsland Shire Council then operated the pit in conjunction with VicRoads during the 1990's. The gravel pit has been known in the past as WA 798 registered to Eastern Road Profiling Pty Ltd. During this period prior to [redacted] acquiring and operating the Work Authority the McKillops Road alignment was realigned to the East to enable further extraction of suitable material.

[redacted] has been operating and extracting material out of the gravel pit since approximately 2001. A Work Plan was prepared by Streeter Civil Engineering Services Pty Ltd which was approved with conditions on 6th June 2002, incorporating an amendment to Planning Permit 98/00270/DM, issued by East Gippsland Shire Council on 17th October 2002. Refer to Appendix 1 – Approved Work Plan.

[redacted] has been operating and extracting gravel material from the Work Authority initially leasing the land from the owner until December 2013, where he then purchased the 5 hectare property upon which WA 1163 exists and continues to presently operate the extraction area.

The current approved Work Plan relates to the extraction zone within an area to the north of the watercourse, which is approximately 1.11ha. The current approved extraction area will be known as Area 1. Area 1 has been exhausted from suitable material for road making material and [redacted] commenced the process for approvals for Area 2 – Refer below.

In preparing this proposal, it is noted that some works within the expansion area of Area 2 has commenced. This has occurred since February 2017 to November 2023, where the operator believed (in error) that this area formed part of his existing Work Authority. Planning advice was issued from the East Gippsland Shire Council on 4th January 2017 noting approval for further extraction within the 5 hectare property. This however was not received nor approved, along with amended work plans, by Earth Resources, resulting in cease of the new operation in Area 2 in November 2023. Refer to Appendix 2 – Planning Advice.

2 INITIAL PROPOSAL INFORMATION

2.1 INFORMATION PROVIDED

2.1.1 PROPOSED NEW WORK

The existing gravel extraction has been in operation since 1996, where an approved Work Authority and Work Plan was granted in December 2002 which remains current. The existing approved extraction operation has been in use by Council, VicRoads and private enterprise for road construction and road maintenance in the Bonang area.

The current Work Authority relates only to extraction within an area to the north of a watercourse which occupies approximately 1.11Ha of the allotment. The majority of this area has now been exhausted for extraction purposes, and primarily contains large areas of overburden, stockpiled from the operation. Some specialised material is still extracted and used as needed.

A new area, Area 2, is located to the south of the watercourse which is outside the current approved Work Authority area and approved Work Plan under WA1163. Area 2 extraction proceeded, unfortunately, by mis information provided to the Work Authority holder, [redacted] was notified that he was able to proceed with extraction of the new area as they had received planning advice from Council, and it was on his own land. As a result, the Work Authority holder, [redacted] has been issued with a stop work notice Section 110 for this new Area 2 extraction in November 2023.

Work has ceased in Area 2, pending approval of the Work Authority and Work Plan variation.

[redacted] wishes to proceed with a Work Authority and Work Plan Variation to continue to operate his extraction operation out of Area 2.

The material located in Area 2 is of similar standard and composition to that of Area 1. The material will continue to be used for road making in conjunction with the owner/operators existing earthmoving business.

The total area of extraction is less than 5 hectares in size, however greater than 5m in depth. The Code of Practice for Small Quarries does not apply to this Work Authority. The Work Authority and Work Plan Variation will be prepared using the '*Guideline for Extractive Industry Projects, December 2020*'.

This proposal also notes the area outside the Title Boundary, but within the existing Work Authority area (east of Area 1 towards McKillops Road). This portion of the Work Authority belongs to Department of Transport (DoT - VicRoads) of which an agreement letter is attached. This relates to the rehabilitation of the batter that exists in this area.

3 WORK PLAN AND WORK AUTHORITY VARIATION

A Work Plan Variation is required as the depth of the proposed extraction is greater than 5m. The excavation depth from the existing natural surface will be in excess of 5m with depths shown on the typical sections. This will also constitute a new Work Authority Boundary to capture the proposed extraction area.

3.1 ADMINISTRATION

PARTICULARS	
Applicant	
Consultant	Chris Whelan Civil Engineering Pty Ltd Chris Whelan PO Box 144 BAIRNSDALE Vic 3875
Landowner	
Site Address	7 Waterhole Gully Road BONANG Vic 3888
Municipality	East Gippsland Shire Council
Land Status	Private
Extractive Industry Work Authority No.	WA 1163
Variation	Work Authority Variation and Work Plan Variation
Additional Area	1.14 Hectares (Area 2)
Approximate Volume	60,000m ³ (Area 2)

3.2 GENERAL

3.2.1 STONE TYPE

The stone type is road making gravel. The gravel source is well graded with medium PI to a depth of greater than 5m.

The material found in this gravel pit varies in suitability for its intended use as road making and maintenance gravel and thorough mixing of the material is required.

3.2.2 METHOD OF EXTRACTION

Method of extraction will remain the same as the current approved conditions. The use of a bulldozer is used to excavate the material in a 'shaving' technique where the material is pushed from the top to the bottom in thin layers to ensure even blending of material at the stockpile site. The gravel is pushed up into a stockpile using a ramp that is formed as the stockpile grows. Batter slopes are to be kept to a maximum of 3(H) to 1(V) inwards from the perimeter of the works. The batters of the Area 2 extraction are to be consistent with the current approved Work Plans. The stockpiles may be levelled off to aid with loading.

Mobile equipment used onsite may include bulldozers, excavator, crusher, screen, loaders and trucks. No fixed plant is envisaged to be used onsite.

No changes to the current method of winning, stockpiling or transport of material is proposed as part of this variation.

No blasting to occur.

3.2.3 EXTRACTION LIMITS

Lowest level of pit floor to be approximately RL 679m towards the sediment basin. The existing floor level of Area 2 is approximately 687m. The maximum depth of excavation from the existing surface is approximately 12m deep.

Approximate volume of material available with this variation is 60,000m³.

3.2.4 ANNUAL PRODUCTION ESTIMATION

Current extraction volumes are to remain, with a maximum of 10,000m³ of gravel to be extracted per annum, with an average of approximately 5,000m³. The operation is based heavily on supply and demand of material through the owners offsite earthmoving business which can fluctuate severely as a result.

3.2.5 HOURS OF OPERATION

Hours of operation will remain consistent with current practices being between 6am to 6pm Monday to Saturday.

3.2.6 BUFFER ZONES AND EXTRACTION LIMITS

Excavation to not occur within 5m of the Work Authority boundaries, or within the exclusion zones as detailed on the Work Plans. Maintain a minimum of 6m from any electrical power poles, stays, stay wires and associated infrastructure. All items of plant/vehicles/personnel etc are also to be excluded from the exclusion zones. This remains consistent with current approved conditions.

All exclusion zones to be appropriately fenced and signed to prohibit any potential entry from vehicles and items of plant.

3.3 ENVIRONMENTAL RISKS & CONTROLS

A Risk Assessment for the site has been prepared in accordance with the *Preparation of Works Plans and Work Plan Variations Guideline for Extractive Industry Projects*.

The owner/operator – Jamie Ingram is solely responsible for the risk assessment, implementation and controls.

A Risk Assessment Table is attached with reference to the following identified risks.

3.3.1 DUST EMISSIONS

Dust emissions will be continually monitored and appropriately controlled by ceasing works in extreme conditions and/or use of a water truck to suppress dust particles. The extraction of gravel associated with the Work Plan Variation is not envisaged to increase from the current approved onsite practice.

The site is largely protected from high wind impacts, typically requiring minimal intervention to control dust. The operator does have access to a water truck through his associated earthmoving business, which would be available for onsite use when required.

The main road, McKillops Road, that passes adjacent the gravel pit is a gravel road.

The current arrangement has been adequate for the current approved conditions, with zero dust issues experienced at nearby sensitive receptors.

3.3.2 NOISE EMISSIONS

All internal combustion engines are to be fitted with mufflers and spark arrestors which shall be designed and maintained so as to effectively reduce noise and comply with AS 1019 – Spark Arrestors.

There have been no noise complaints registered for the site. The current approved processes are adequate for the site. Many of the neighbouring houses on adjacent farmland are vacant.

3.3.3 EROSION

There is a water course that traverses the property in an east to west direction that runs into Waterhole Creek. The generally dry watercourse is situated approximately in the middle of the subject property with Area 1 to the north and the proposed Area 2 to the south.

Current Work Authority conditions requires that no discharge of quarry waste shall leave the site, and that the discharge from site must be free from pollution that includes silt and clay.

A detention basin has been established in Area 1 to catch and detain all runoff from the site, which has been effective to date.

The works on Area 2 have also included the establishment of a sediment basin to capture all runoff from disturbed areas. Contours drains have been created around the perimeter of the disturbed area and directed to the dam.

A sediment basin will need to be constructed within the new Work Authority area. The basin will have the storage capacity to withhold the stormwater runoff over the disturbed area from a 10% AEP storm event. Details of the sediment basin are shown on the Work Plan.

3.3.4 HYDROCARBON STORAGE

All hydrocarbons (Fuel) are to be stored in appropriately bunded storage units. It is not anticipated that large quantities of diesel fuel will be stored onsite. Plant and equipment are to be parked at a minimum 20m from any buffer exclusion zone.

All other waste (rags, grease cartridges etc) to be removed from site regularly.

3.3.5 VERMIN AND NOXIOUS WEEDS

The presence of vermin on site will be monitored by the operator on a regular basis. Vermin will be controlled using appropriate approved methods.

Noxious weeds on site will be monitored on an ongoing basis. Controls will be put in place as and when required to control the extent of noxious weeds on site.

3.3.6 RUBBISH/WASTE

All hard rubbish and waste to be disposed off site on a regular basis. Disposal of all waste to approved was disposal facility. Work Authority area to be free from all rubbish materials.

3.3.7 VEGETATION

Majority of Area 2 has been cleared of grass and disturbed for gravel extraction. Areas of vegetation along the gully between Areas 1 and 2 has been retained as a buffer. The buffer zone along the gully is to be fenced off to prohibit any plant/equipment/vehicles entering, as per Work Plan.

There is no known vegetation of significance within the disturbed area of Area 2, which forms part of this variation.

3.3.8 CULTURAL HERITAGE SIGNIFICANCE

An Aboriginal Cultural Heritage Significance Overlay exists adjacent the proposed Work Authority boundary. The overlay encroaches the Title Property Boundary of the applicant, however the proposed Work Authority boundary is outside the current Cultural Heritage Sensitive area.

Local Aboriginal monitors with connection to the land have assessed the area with no concerns for the disturbance/extraction area that has and will occur.

3.3.9 IMPORTATION OF MATERIAL

It is not envisaged that material will be imported to the site. Adequate topsoil has been stripped from Area 2 and stockpiled for rehabilitation purposes at exhaustion of the quarry or progressively as required.

3.3.10 LANDFILL

The quarry extraction area is intended for extraction only. Landfill is not intended for the site.

3.3.11 EXPLOSIVES

No explosives are to be used or stored on site.

3.3.12 FIRE PREVENTION

The risk of fire resulting from works within the extraction area will be mitigated by the following;

- All internal combustion engines shall be fitted with mufflers and spark arrestors which shall be designed and maintained as to effectively reduce noise, and comply with AS1019 Spark Arrestors.
- During times of extreme heat a water truck, and/or a firefighting equipped trailer with appropriate water tank and pump will be onsite and ready during these times.
- Situation to be monitored for days of Total Fire Ban. No ground engaging or hot works to occur.
- Fire extinguishers to be maintained and mounted on mobile machinery.
- Surrounding grass land to be maintained and cut short where possible in the immediate vicinity of the extraction area.

3.3.13 GROUND INSTABILITY

Batters are to be maintained at no steeper than 3(H) to 1(V) as per work plan.

3.3.14 SITE SECURITY

The property that the current and proposed Work Authority resides has a rural farm fence fully surrounding the permitter. Access to the extraction areas (both Area 1 and Area 2) are via separate gates along the McKillops Bridge Road. These gates are locked and secured when the site is unattended. Adequate signage is placed on the two gates which includes WA number, contact details for the operator along with appropriate 'no unauthorised entry' signage displayed.

All visitors are required to report to the operator on their arrival to the site.

4 COMMUNITY ENGAGEMENT PLAN

The current quarry extraction has been in operation at the Area 1 site for more than 40 years, and under the current operator for more than 20 years. To date no complaints have been filed or raised against the operation of the current quarry. The working of Area 2 will generally be the same operational sequence, utilisation of mobile plant, and extraction of the same material, as Area 1 currently is.

The nearest resident to the quarry operation of the proposed Area 2 is greater than 600m. All residents within the region of the gravel extraction are predominantly graziers with agricultural farmland. Verbal discussions regarding the operation of the gravel extraction have been discussed with neighbouring residences – owners of nearby farmland, who also utilise the gravel resource for farm road access.

The local farming township of Bonang is approximately 8km away with a population of only 50.

Based on the ‘no complaints’ history, location of the quarry being within a farming agricultural rural region, and the location of the quarry out of the small settlement of Bonang, this variation does not give rise to community consultation. Some of the houses within a 2km radius of the extraction on nearby farmland are vacant.

Adequate signage is currently displayed, and be maintained, on the entrance gate that clearly states the Work Authority (WA) Number, and contact details (mobile phone number) for Operator of the extraction area.

4.1 COMPLAINTS

Should a complaint arise as a result of the quarry operation, then a complaint form (Appendix 11.7) can be lodged through the operator of the quarry.

A register for complaints (appendix 11.8) will also be recorded and updated as required.

All contact information for the quarry operator along with the relevant Work Authority Number will be displayed on the access gates to both Area 1 and Area 2.

5 REHABILITATION

5.1 PROPOSED POST QUARRY LAND USE AND LANDFORM

5.1.1 LAND USE

The land is currently owned by the operator of the Work Authority who intends to reinstate the area of the extraction zone back to grazing land. Prior to the extraction occurring for Area 2, the land was used solely for agricultural grazing.

The land use surrounding the disturbed area is primarily used for grazing purposes.

5.1.2 LANDFORM

The landform has changed due to the extraction of gravel material from the area. Stockpiles of topsoil and overburden are evident in the area. These stockpiles will be required to flatten some of the batter slopes to acceptable grades for agricultural use (as described in the original approved Work Plan). Any steep edges of excavation will be pushed onto the pit floor and the overburden stockpiles will be used for backfill material to facilitate a uniform undulating surface with a batter slope generally 3(H):1(V) or flatter. Topsoil that was initially stockpiled separately, will then be spread back over the disturbed area.

The final state of the landform will be:

- Safe – by erecting a farm fence around the boundary perimeter, excavating batters that are not steep (less than or equal to 3(H):1(V)).
- Stable – by excavating all batters to equal to or less than 3(H):1(V). Spreading topsoil and encouraging pasture growth to stabilise the batters.
- Sustainable – maintaining the land for grazing purposes by enhancing pastures and eradicating weeds.

5.2 REHABILITATION DOMAINS

Area 2 rehabilitation area is a relatively small site which is low in complexity. The post-quarrying landform is generally to reinstate back to agricultural grazing conditions.

Such domains include the following:

5.2.1 WATER CONTAINMENT

Water catchment and sediment ponds are to be cleaned from silt and other pollutants during the final stages of the rehabilitation process. This should occur once the grasses have appropriately established, and topsoil stabilised over the site. The catchment dam will remain in place for a future water source use in agriculture grazing purposes.

The base of the current pit excavation will be reshaped so that it is free draining and will not hold rainfall runoff. Cut off drains will remain present until pasture grasses have established which will help intercept rainfall runoff intensity and prevent scouring. The cut off drains will then be removed and rehabilitated. The catchment dam at the southern end will remain and be used for agricultural uses.

5.2.2 WASTE LANDFORMS (STOCKPILES)

Stockpiles of topsoil and overburden are to be used in the final rehabilitation of the site. The overburden stockpile, consisting of a mixture of gravel and subsoils, will be used to fill against existing batters to flatten the slopes to acceptable grazing conditions. The topsoil stockpiles will then be spread over the levelled disturbed areas including the pit floor and batters.

All stockpiles are to be used to shape the site that is free draining, gently sloping and aesthetically pleasing.

Anticipated stockpile approximate quantities are as below:

Overburden – consisting of mixture of gravel and subsoils	2850m ³
Topsoil	1450m ³

All rehabilitated material will be onsite.

5.2.3 PIT AREA – EXTRACTION AREA – PROCESSING AREA

The disturbed pit area (approx. 1.1 hectares) will have previously stockpiled overburden pushed/placed over the disturbed area to flatten the batter slopes to an undulating landform suitable for grazing. The excavated batter slopes will be no steeper than 3(H) to 1(V) being consistent with the surrounding landscape of the region. The batter slope lengths will vary to a length up to 40m on a 3(H):1(V) grade, providing stability.

All disturbed areas to be ripped and scarified, especially where severe soil compaction has occurred, contour ripping on slopes will also be carried out where required to loosen compacted areas and to ensure that topsoil binds adequately. The disturbed area will then be harrowed with agricultural equipment to produce a suitable seedbed, and sow down to pasture. This is consistent with the approved Work Plan documentation.

All mobile plant and equipment removed from site at the conclusion of extracting from the site. No fixed processing plant is proposed to be onsite.

5.2.4 ROADS

Internal roads are to be rehabilitated similar and in conjunction with the pit area.

5.3 REHABILITATION RISKS

5.3.1 REHABILITATED LAND PROJECT RISK

The rehabilitated land will be returned back to grazing farmland that will have no associated risks resulting from the extractive operation. All surfaces will be gradual (flatter than 3(h) to 1(v) which is generally in line with the surrounding region. The permitter fence and site access will remain to allow access to the farmland. No further risks are identified for post closure of the quarry operation.

5.3.2 COMMUNITY

The neighbouring community and region surrounding the quarry is primarily agricultural grazing farmland, and as such the rehabilitation of the quarry back to grazing farmland meets the desired end landform.

5.4 REHABILITATION MILESTONES

Rehabilitation milestones are reference below for tasks to be performed at the conclusion of quarry operations.

Schedule of Rehabilitation Milestone		
Milestone	Description	Timing
1. Waste Landforms - Stockpiles - Pit Area - Access Roads	- Push and excavate steep batters to flatten slopes.	Within 6 months to commence earthworks and within 2 years from closure to complete all earthworks to shape the required landform
	- Utilise overburden stockpiles to assist in flattening batter slopes where required to acceptable slopes for grazing purposes.	
	- Consult agronomist for suitable pasture prior to seeding	
2. Water Containment	- Rip pit floors and batters prior to placing topsoil previously stockpiled.	During the Autumn following the earthworks to spread topsoil, harrow and sow to pasture
	- Place topsoil over the disturbed areas.	
	- Harrow and sow down to pasture	
2. Water Containment	Remove cut off drains once pasture has established. Remove silt and other contaminants from catchment pond	After pasture has established and topsoil is stable

The operator of the Work Authority is also the owner of the land upon which the extraction operates. Continual monitoring and best farming practices will occur during correct seasonal farming practices to ensure the disturbed area is adequately returned to grazing agricultural conditions post operation. Continual monitoring should take place for 2 years following adequate striking of pasture.

6 MAP

The location of WA1163 is on the McKillops Road, west of the township village of Bonang in Eastern Victoria.

Direction to the site from Bairnsdale would be to travel east out of town veering North at the roundabout onto the Great Alpine Road through to Bruthen, continuing onto the Bruthen - Nowa Nowa Road to Nowa Nowa, continuing back onto the Princes Highway to Orbost. Turning left off the Princes Highway, then right at the intersection into the township of Orbost. Travel North through the town centre, turning right onto the Bonang Road. Continue on Bonang Road for 90.4km then veer left onto McKillops Road for approximately 6.4km to the Work Authority site. The majority of the Bonang Road is bitumen, but is narrow and widening.

The location of the property is at the intersection of Waterhole Gully Road and McKillops Road approximately 7km northwest of the Bonang Village. Access into the Work Authority is off the McKillops Road. The property address according to the current property report is 7 Waterhole Gully Road, Bonang with the Shire of East Gippsland.

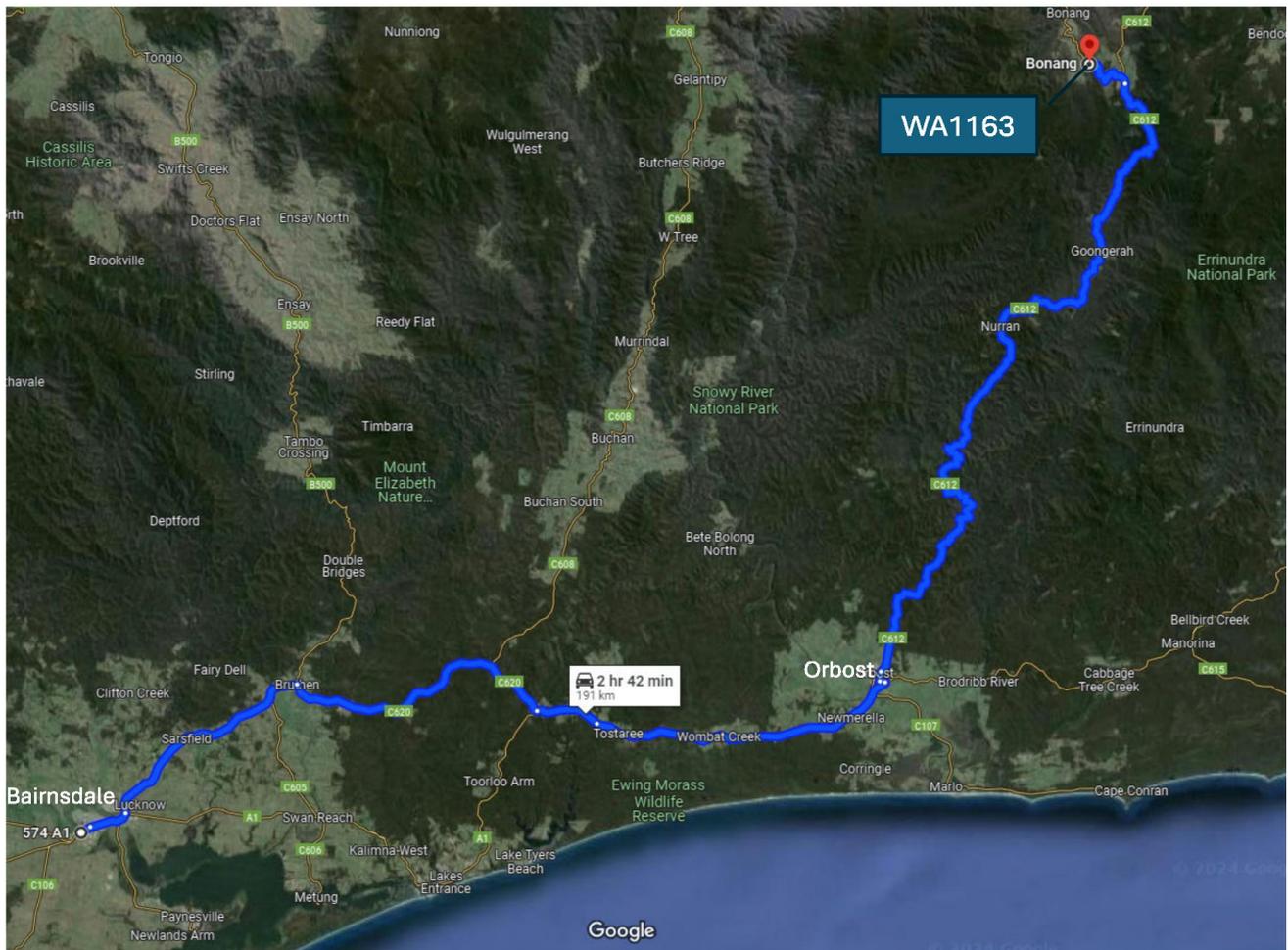


Figure 1: Map to subject site from Bairnsdale



Figure 2: Location of subject site from Bonang



Figure 3: Work Authority 1163 – Existing WA Area 1 and Proposed Area 2 Location



Figure 4: Image from VicMaps indicating the property boundary and the extraction areas

Refer to attached drawing set 1355-Ingram-WA1163 for details of the proposed variation.

7 PROXIMITY TO DWELLINGS

There are no existing dwellings with an allotment area less than, or greater than 0.4ha within 100m of the proposed Work Authority area.

An area indicating existing dwellings with 2km to the Work Authority area are shown on the attached plan - Appendix 3.

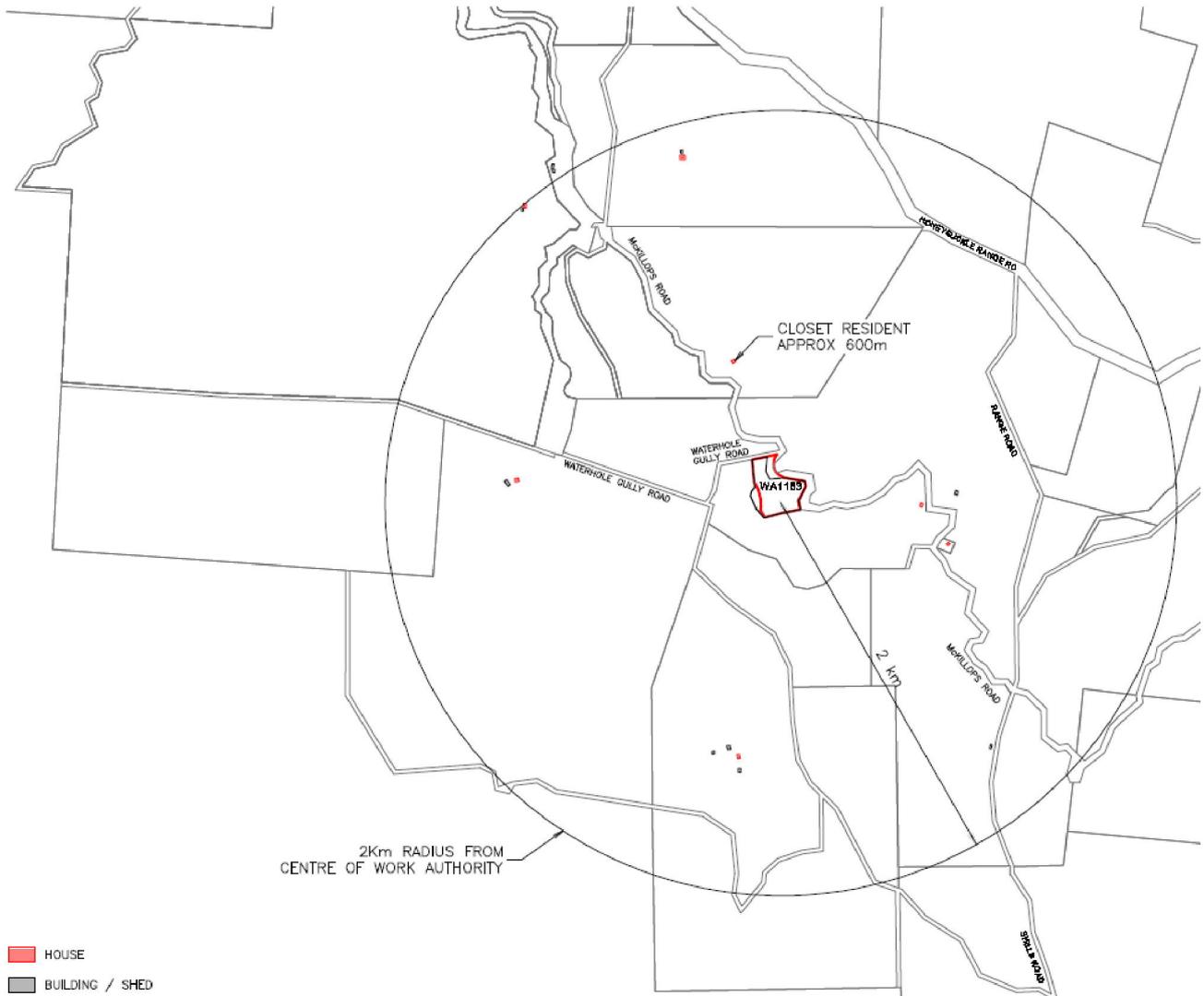


Figure 5: Location of residences within 2km radius

8 PLANNING ADVICE

The current Work Authority and Work Plan has been approved by a Planning Permit 98/00270/DM issued by the East Gippsland Shire Council dated 17th October 2002. This is an amended planning permit as originally issued on 15th September 1998.

During 2013 a Planning Permit 284/2013/P was approved to subdivide the property that the current WA 1163 exists. Approximately 46.3 Hectares was subdivided into two lots. One lot being approximately 41.33 Hectares – remained grazing farmland.

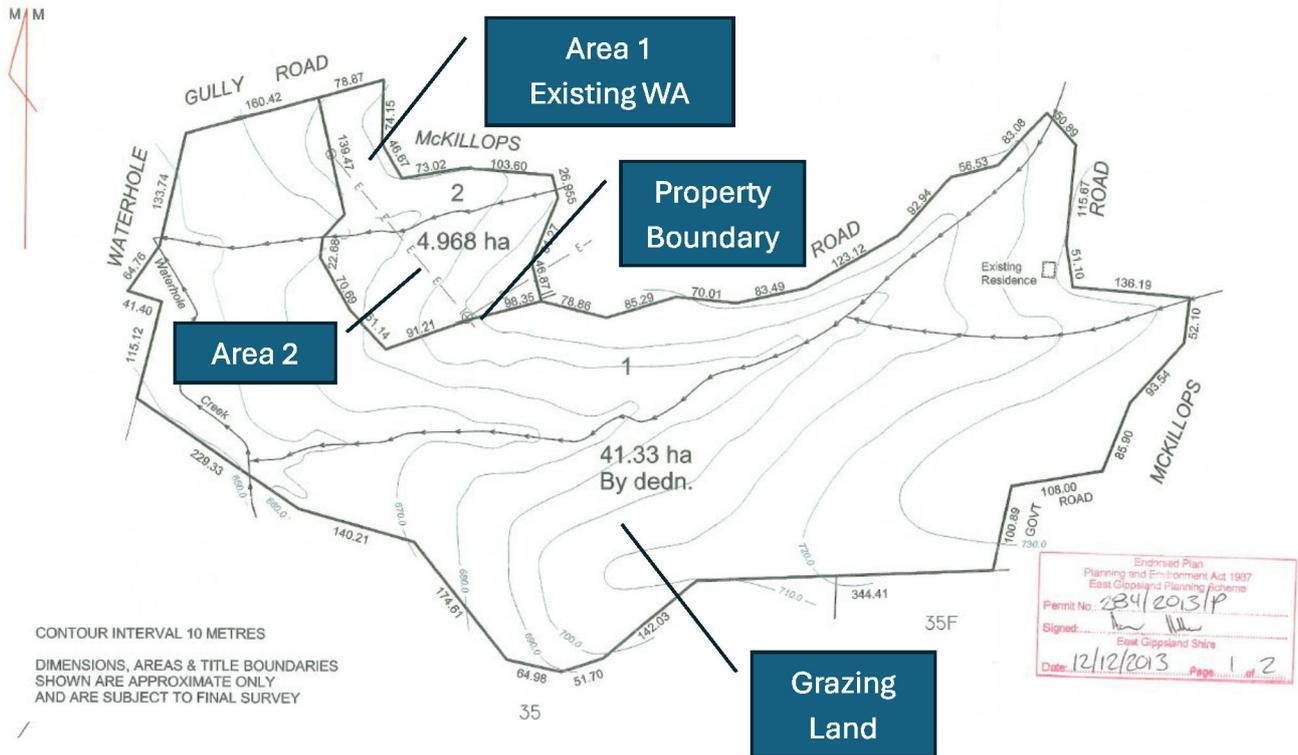


Figure 6: Property 2 Lot Subdivision – Lot 2 contains WA1163

Lot 2, being 5 hectares in size is where the subject Work Authority exists and was subsequently purchased by the operator of the Work Authority in 2013.

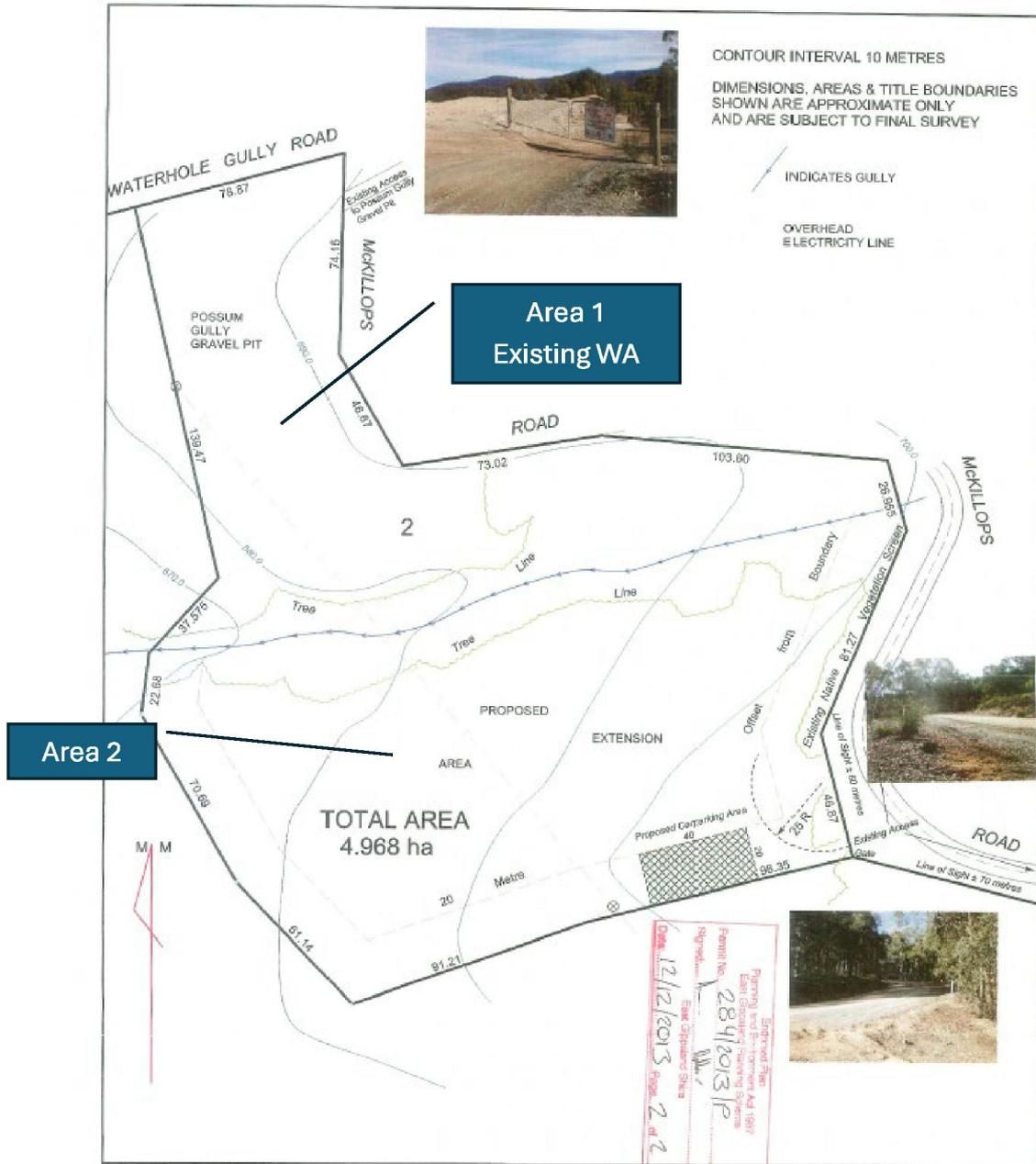


Figure 7: Lot 2 - 5 Hectare site of the Work Authority WA1163

During 2017 Planning Advice was issued by the East Gippsland Shire Council stating that 'no planning permit is required for the expansion of the gravel pit in accordance with Clause 52.08 of the Planning scheme'. Refer to Appendix 2 – Planning Advise.

9 PLANNING PROPERTY REPORT

A Planning Property Report is attached in Appendix 4.

10 LAND TITLE DOCUMENTATION

A boundary establishment survey was conducted in 2019 where title pegs were placed at the corners of the 5-hectare Lot 2 which encompasses the existing Work Authority.

Land title documentation has been obtained and is included in Appendix 5.

11 APPENDICES

11.1 PLANNING ADVICE

Contact: Martin Ireland
 Telephone No: (03) 5153 9500
 Email: feedback@egipps.vic.gov.au

Corporate Centre
 273 Main Street (PO Box 1618)
 Bairnsdale Victoria 3875

Telephone: (03) 5153 9500

National Relay Service: 133 677

Residents' Information Line: 1300 555 886

Facsimile: (03) 5153 9576

Email: feedback@egipps.vic.gov.au

ABN: 81 957 967 765

4 January 2017

East Gippsland Planning Scheme – Planning advice for 519 McKillops Road Bonang (Gravel pit)

Thank you for your recent correspondence in relation to the above mentioned address and the planning requirements for an extension to the gravel pit currently in operation.

I note that a planning permit was issued in 2013 for a realignment of the property and lot boundaries. I am of the understanding that the Plan of Subdivision has been released by Council and is with the Titles office waiting for registration.

In reviewing the property history, I found that the planning permit application in 2013 stated that the gravel pit was operating in compliance with Section 77T of the *Mineral Resources (Sustainable Development) Act 1990*. If this still holds true, then *no* planning permit is required for the expansion of the gravel pit in accordance with Clause 52.08 of the Planning scheme. For planning purposes, the gravel pit is defined as 'stone extraction'.

If the gravel pit is not operating in compliance with Section 77T of the *Mineral Resources (Sustainable Development) Act 1990*, a planning permit will be required. To lodge a planning permit application Council would require:

- A completed and signed application form;
- A Geotechnical Risk Assessment **or**, if a suitably qualified and experienced geotechnical practitioner demonstrates to the satisfaction of the responsible authority that a geotechnical risk assessment is not relevant to the assessment of an application, the responsible authority may reduce or waive the requirement for a geotechnical risk assessment.
- A copy of Title issued within the last 30 days;
- Detailed and dimensioned plans of the proposal;
- The prescribed fee (fee is dependent on the "cost" of the works);

The application would be referred to the Catchment Management Authority and the Country Fire Authority for comment.

If you have any questions about this advice, please contact the Planning Department on 5153 9500.

Yours sincerely

MARTIN IRELAND
Senior Statutory Planner



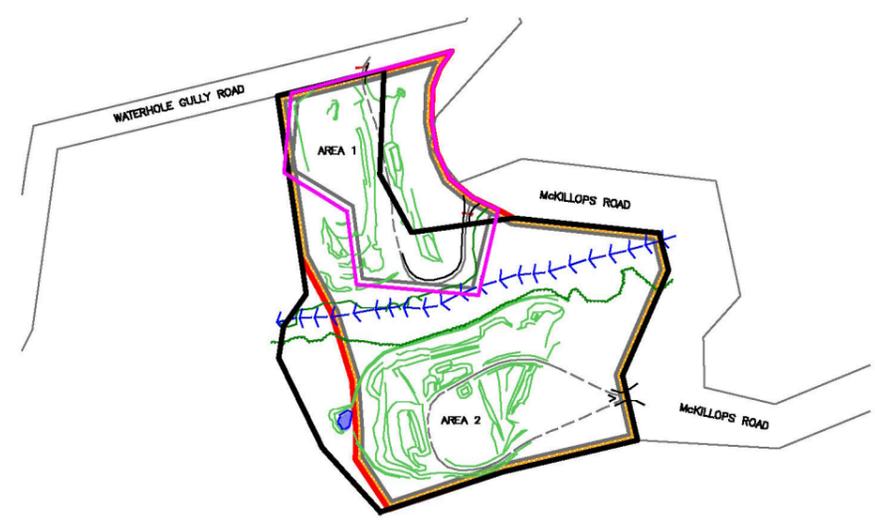
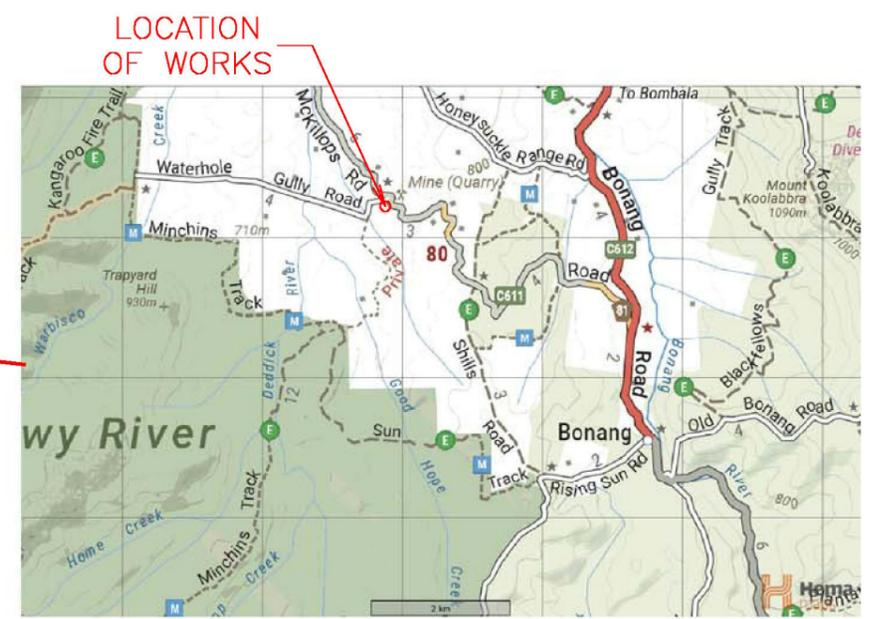
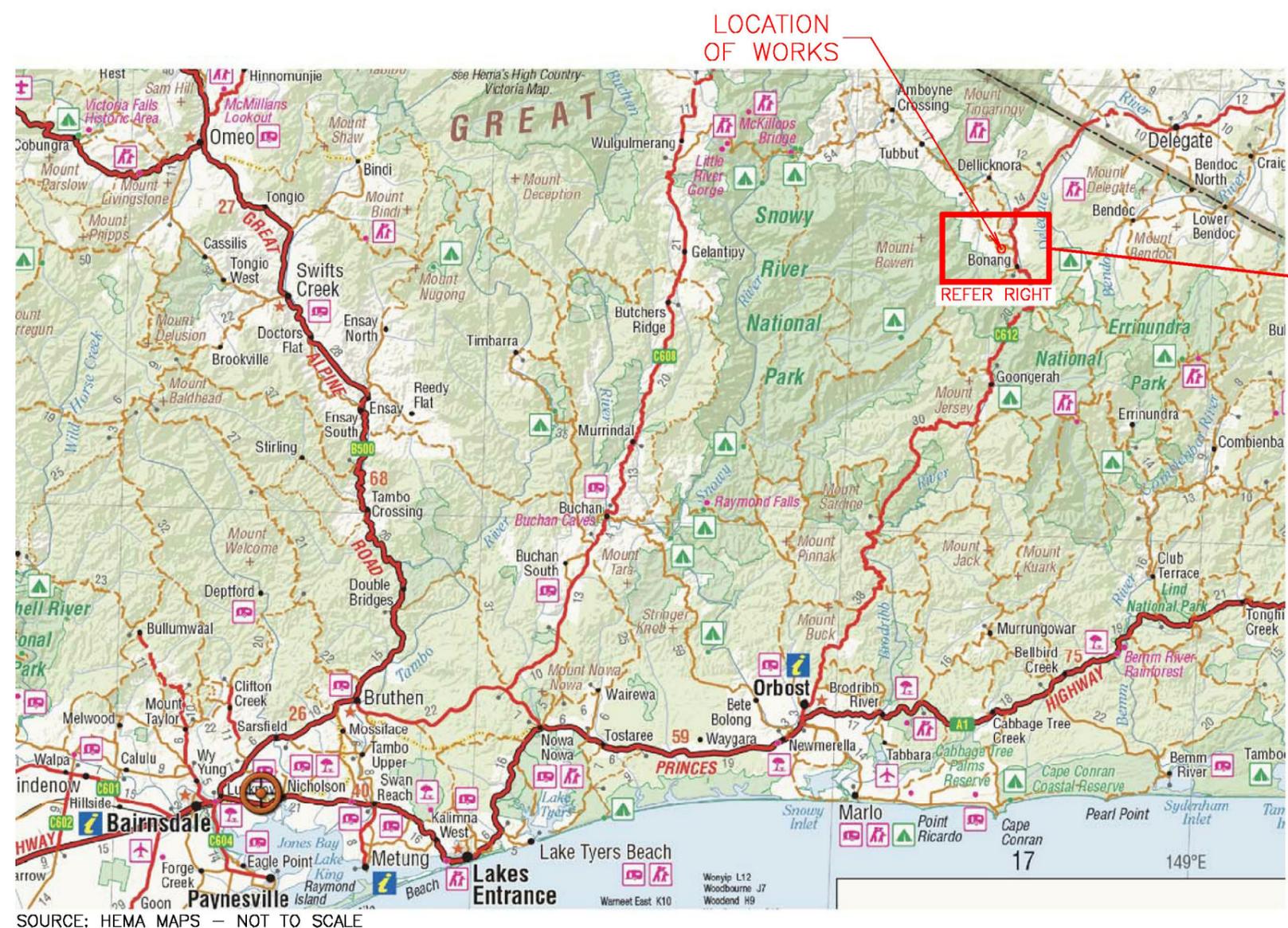
11.2 WORK AUTHORITY & WORK PLAN VARIATION

1355- -WA1163 – Drawings

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

WA1633 - POSSUM GULLY GRAVEL PIT

WORK AUTHORITY & WORK PLAN VARIATION



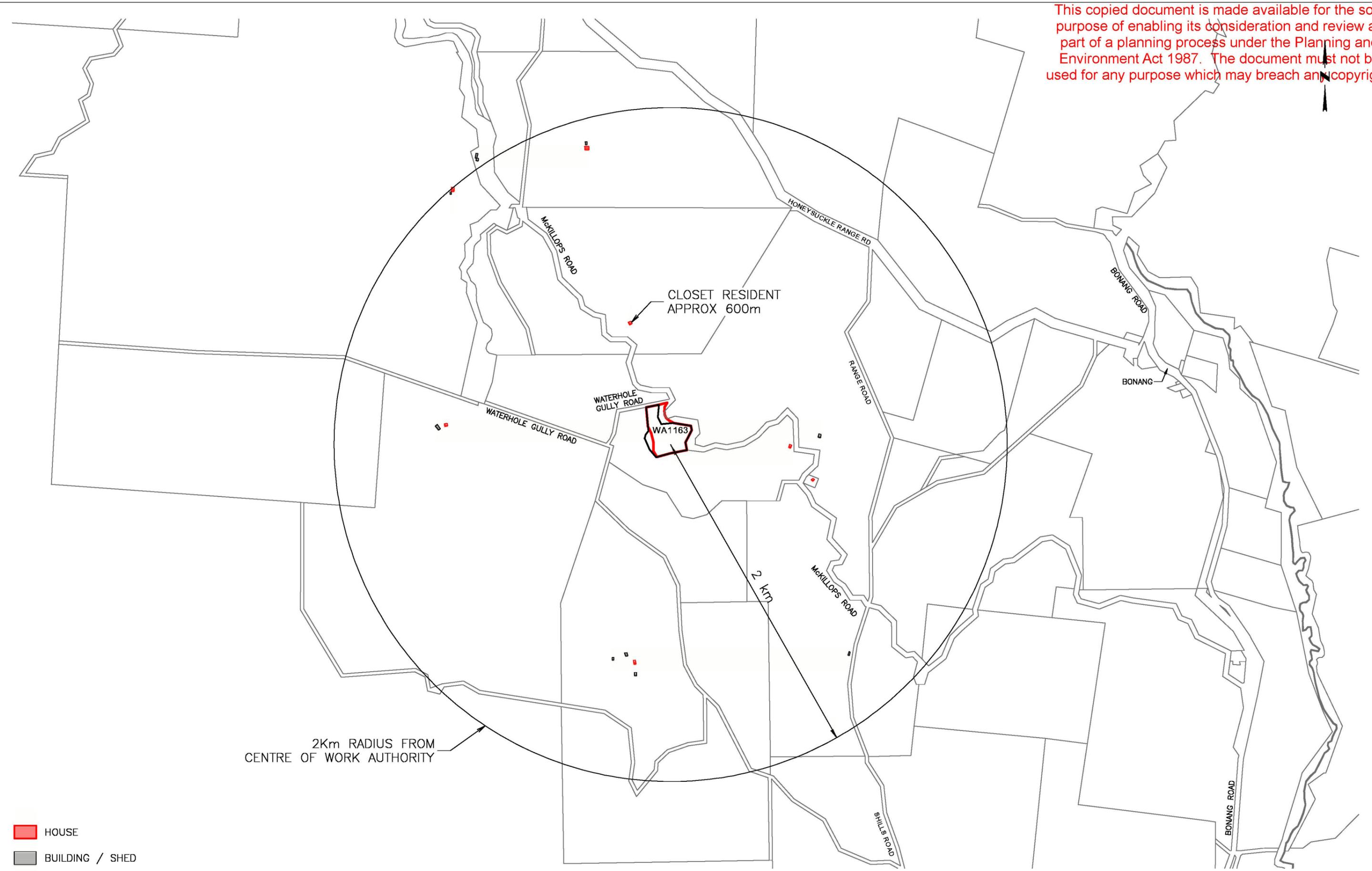
REV	Appr.	DATE	REVISION
A	CW	07/03/2024	ORIGINAL ISSUE
B	CW	09/02/2025	ISSUED FOR SUBMISSION
C	CW	23/06/2025	REVIEW AMENDMENTS
D	CW	03/09/2025	MINOR AMENDMENTS

Chris Whelan
Civil Engineering
PO BOX 144, BAIRNSDALE, 3875
Mob: 0418 804 508
Email: chris@chriswhelanciveng.com.au

SURVEYED: UNKNOWN	CHECKED: CHRIS WHELAN
DESIGNED: CHRIS WHELAN	APPROVED:
DATUM: Australia/GDA94	
ZONE: Zone 55	

PROJECT: WA1633 - POSSUM GULLY GRAVEL PIT WORK AUTHORITY & WORK PLAN VARIATION	SCALE: (A3) NOT TO SCALE
LOCALITY PLAN	DATE: FEB 2025
CLIENT:	SHEET: 1 OF 8

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



2Km RADIUS FROM CENTRE OF WORK AUTHORITY

■ HOUSE
 BUILDING / SHED

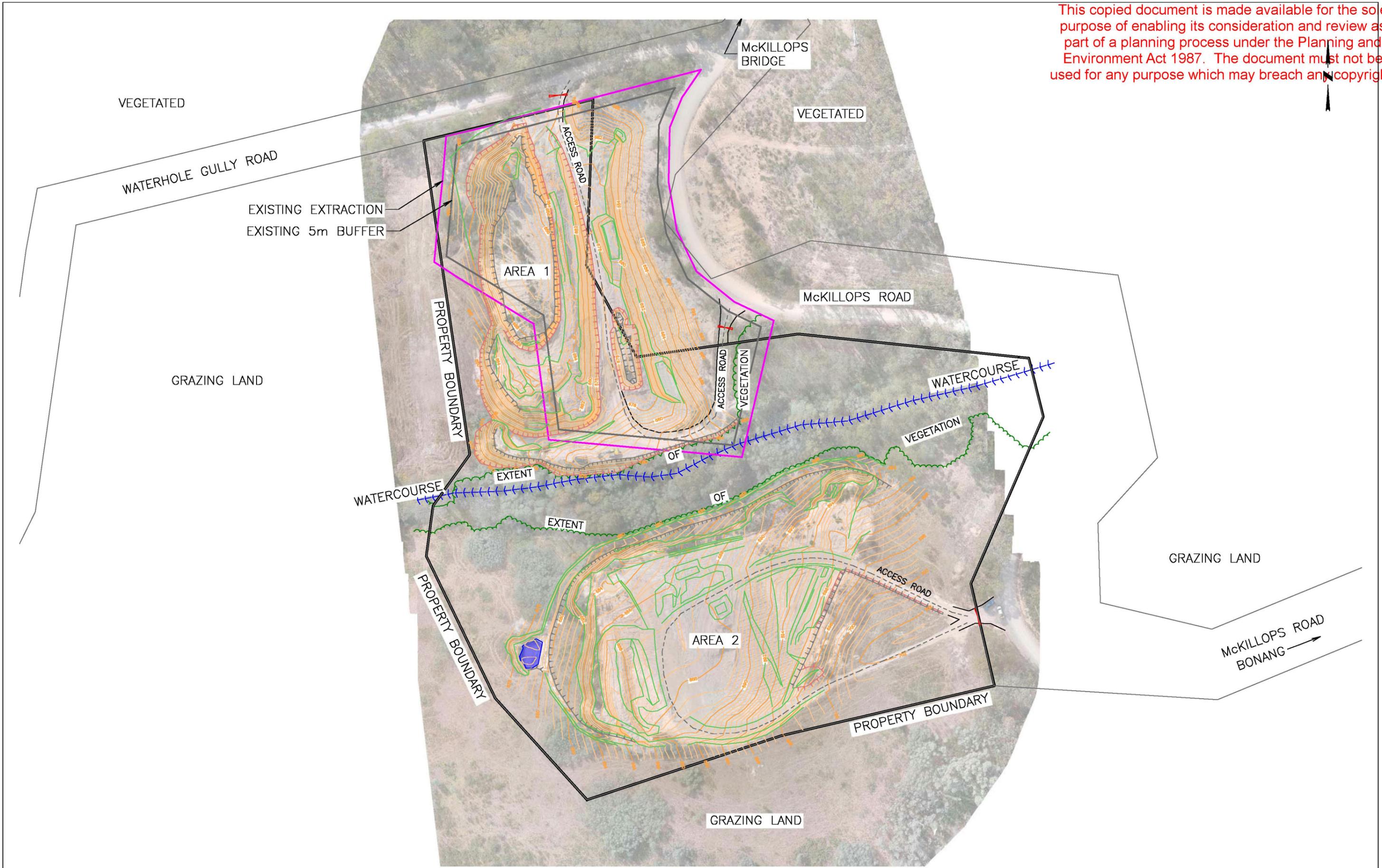
REV	Appr.	DATE	REVISION
A	CW	07/03/2024	ORIGINAL ISSUE
B	CW	09/02/2025	ISSUED FOR SUBMISSION
C	CW	23/06/2025	REVIEW AMENDMENTS
D	CW	03/09/2025	MINOR AMENDMENTS

Chris Whelan
 Civil Engineering
 PO BOX 144, BARNSDALE, 3875
 Mob: 0418 804 508
 Email: chris@chriswhelanciveng.com.au

SURVEYED: UNKNOWN	CHECKED: CHRIS WHELAN
DESIGNED: CHRIS WHELAN	APPROVED:
DATUM: Australia/GDA94	
ZONE: Zone 55	

PROJECT: WA1633 - POSSUM GULLY GRAVEL PIT WORK AUTHORITY & WORK PLAN VARIATION	SCALE: (A3) 1:20,000
LOCALITY PLAN - 1:20,000	DATE: FEB 2025
CLIENT:	SHEET 2 OF 8

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



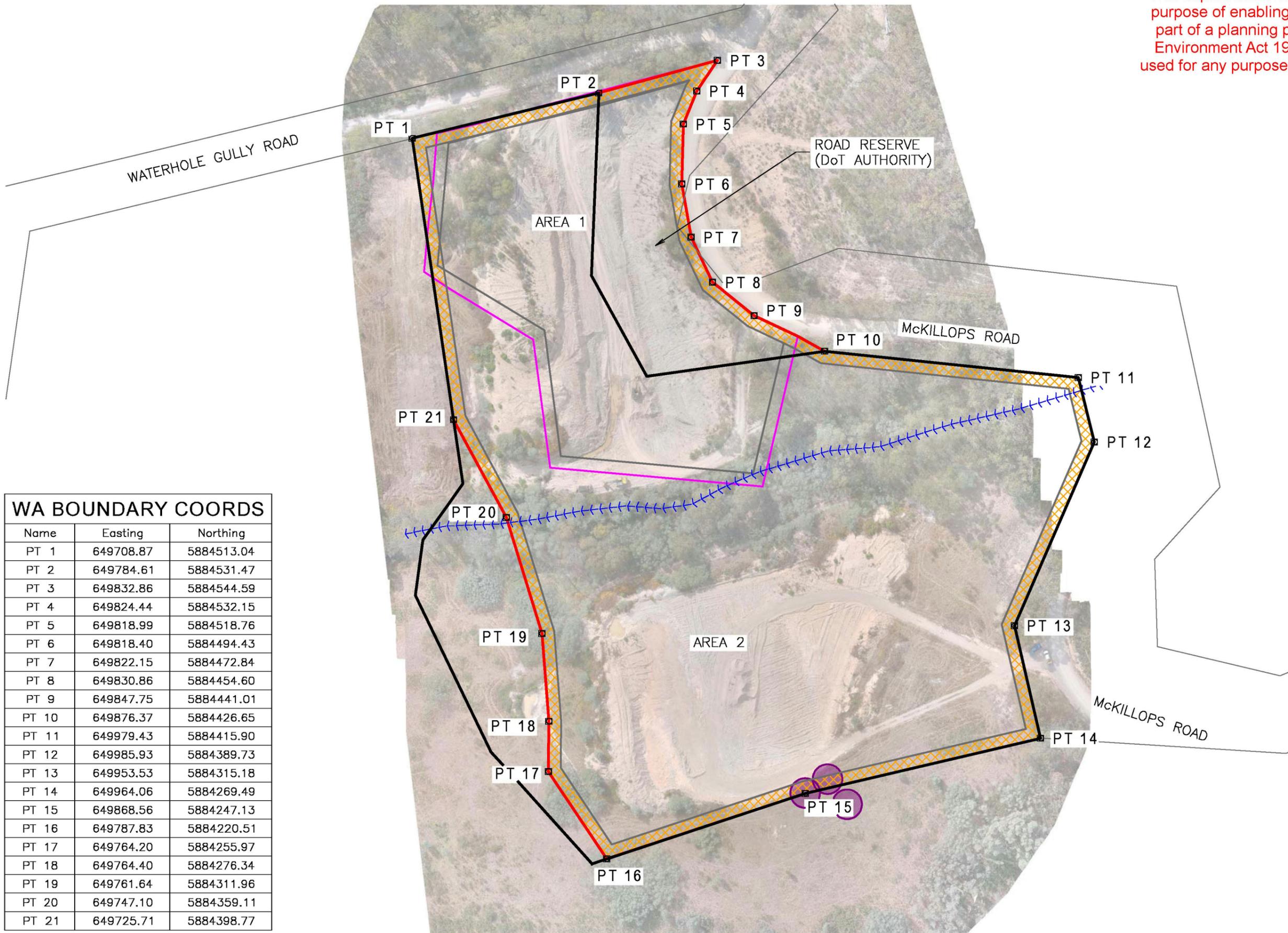
REV	Appr.	DATE	REVISION
A	CW	07/03/2024	ORIGINAL ISSUE
B	CW	09/02/2025	ISSUED FOR SUBMISSION
C	CW	23/06/2025	REVIEW AMENDMENTS
D	CW	03/09/2025	MINOR AMENDMENTS


Chris Whelan
 Civil Engineering
 PO BOX 144, BAINSDALE, 3875
 Mob: 0418 804 508
 Email: chris@chriswhelanciveng.com.au

SURVEYED: UNKNOWN	CHECKED: CHRIS WHELAN
DESIGNED: CHRIS WHELAN	APPROVED:
DATUM: Australia/GDA94	
ZONE: Zone 55	

PROJECT: WA1633 - POSSUM GULLY GRAVEL PIT WORK AUTHORITY & WORK PLAN VARIATION	SCALE: (A3) 1:1500
FEATURE SURVEY	DATE: FEB 2025
CLIENT:	SHEET 3 OF 8

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



Pattern	Description
—	TITLE BOUNDARY
—	EXISTING WA BOUNDARY
—	EXISTING BUFFER ZONE
----	WATER COURSE
—	NEW WA BOUNDARY
—	6m POWER POLE BUFFER
XXXX	5m BUFFER ZONE

WA BOUNDARY COORDS

Name	Easting	Northing
PT 1	649708.87	5884513.04
PT 2	649784.61	5884531.47
PT 3	649832.86	5884544.59
PT 4	649824.44	5884532.15
PT 5	649818.99	5884518.76
PT 6	649818.40	5884494.43
PT 7	649822.15	5884472.84
PT 8	649830.86	5884454.60
PT 9	649847.75	5884441.01
PT 10	649876.37	5884426.65
PT 11	649979.43	5884415.90
PT 12	649985.93	5884389.73
PT 13	649953.53	5884315.18
PT 14	649964.06	5884269.49
PT 15	649868.56	5884247.13
PT 16	649787.83	5884220.51
PT 17	649764.20	5884255.97
PT 18	649764.40	5884276.34
PT 19	649761.64	5884311.96
PT 20	649747.10	5884359.11
PT 21	649725.71	5884398.77

GDA 94 ZONE 55

REV	Appr.	DATE	REVISION
A	CW	07/03/2024	ORIGINAL ISSUE
B	CW	09/02/2025	ISSUED FOR SUBMISSION
C	CW	23/06/2025	REVIEW AMENDMENTS
D	CW	03/09/2025	MINOR AMENDMENTS

Chris Whelan
Civil Engineering
PO BOX 144, BARNSDALE, 3875
Mob: 0418 804 508
Email: chris@chrishelanciveng.com.au

SURVEYED: UNKNOWN	CHECKED: CHRIS WHELAN
DESIGNED: CHRIS WHELAN	APPROVED:
DATUM: Australia/GDA94	
ZONE: Zone 55	

PROJECT: WA1633 - POSSUM GULLY GRAVEL PIT WORK AUTHORITY & WORK PLAN VARIATION	SCALE: (A3) 1:1500
PROPOSED WORK AUTHORITY VARIATION	DATE: FEB 2025
CLIENT:	SHEET 4 OF 8

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



Pattern	Description
—	TITLE BOUNDARY
—	EXISTING WA BOUNDARY
—	EXISTING BUFFER ZONE
—	NEW WA BOUNDARY
—	6m POWER POLE BUFFER
—	5m BUFFER ZONE
—	15m VEGETATION BUFFER
—	FENCE
—	MAJOR/MINOR CONTOUR
—	CATCH DRAIN
—	EXCLUSION ZONE
—	SEDIMENTATION BASIN
—	EXTRACTION AREA

REV	Appr.	DATE	REVISION
A	CW	07/03/2024	ORIGINAL ISSUE
B	CW	09/02/2025	ISSUED FOR SUBMISSION
C	CW	23/06/2025	REVIEW AMENDMENTS
D	CW	03/09/2025	MINOR AMENDMENTS

Chris Whelan
Civil Engineering
PO BOX 144, BAINSDALE, 3875
Mob: 0418 804 508
Email: chris@chriswhelanciveng.com.au

SURVEYED: UNKNOWN	CHECKED: CHRIS WHELAN
DESIGNED: CHRIS WHELAN	APPROVED:
DATUM: Australia/GDA94	
ZONE: Zone 55	

PROJECT: WA1633 - POSSUM GULLY GRAVEL PIT WORK AUTHORITY & WORK PLAN VARIATION	SCALE: (A3) 1:1500
PROPOSED WORK PLAN VARIATION - OVERVIEW	DATE: FEB 2025
CLIENT:	SHEET 5 OF 8

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



Pattern	Description
—	TITLE BOUNDARY
—	EXISTING WA BOUNDARY
—	EXISTING BUFFER ZONE
—	WATER COURSE
—	NEW WA BOUNDARY
—	6m POWER POLE BUFFER
—	5m BUFFER ZONE
—	15m VEGETATION BUFFER
—	FENCE
—	MAJOR/MINOR CONTOUR
—	CATCH DRAIN
—	EXCLUSION ZONE
—	SEDIMENTATION BASIN
—	EXTRACTION AREA

REV	Appr.	DATE	REVISION
A	CW	07/03/2024	ORIGINAL ISSUE
B	CW	09/02/2025	ISSUED FOR SUBMISSION
C	CW	23/06/2025	REVIEW AMENDMENTS
D	CW	03/09/2025	MINOR AMENDMENTS



Chris Whelan

 Civil Engineering

 PO BOX 144, BARNSDALE, 3875

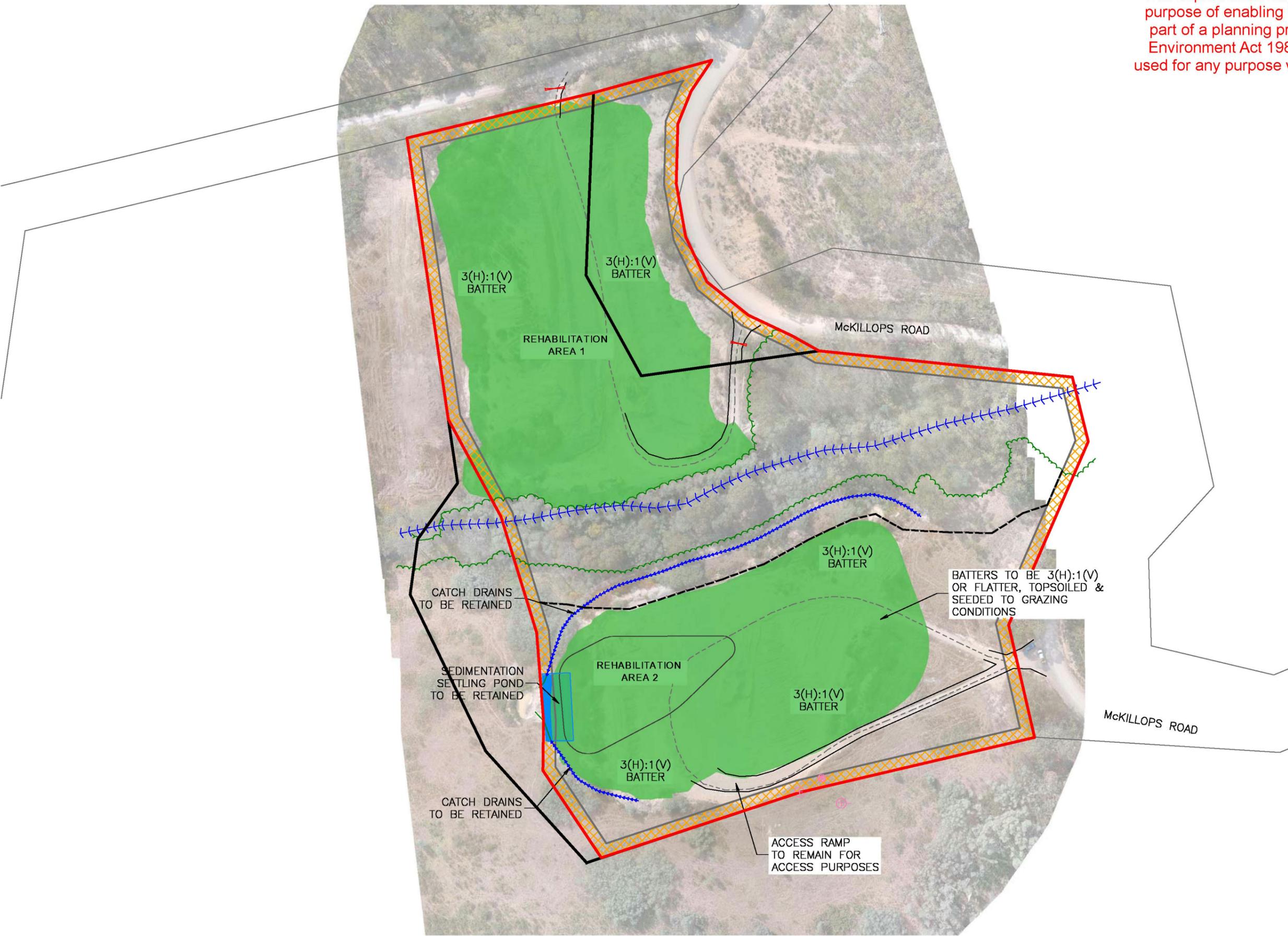
 Mob: 0418 804 508

 Email: chris@chriswhelanciveng.com.au

SURVEYED: UNKNOWN	CHECKED: CHRIS WHELAN
DESIGNED: CHRIS WHELAN	APPROVED:
DATUM: Australia/GDA94	
ZONE: Zone 55	

PROJECT: WA1633 - POSSUM GULLY GRAVEL PIT WORK AUTHORITY & WORK PLAN VARIATION	SCALE: (A3) 1:1500
PROPOSED WORK PLAN	DATE: FEB 2025
CLIENT:	SHEET 6 OF 8

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



Pattern	Description
—	TITLE BOUNDARY
—	EXISTING WA BOUNDARY
—	EXISTING BUFFER ZONE
—	WATER COURSE
—	NEW WA BOUNDARY
—	6m POWER POLE BUFFER
—	5m BUFFER ZONE
—	FENCE
—	MAJOR/MINOR CONTOUR
—	CATCH DRAIN
—	EXCLUSION ZONE
—	SEDIMENTATION BASIN
—	EXTRACTION AREA
—	REHABILITATED AREA

REV	Appr.	DATE	REVISION
A	CW	07/03/2024	ORIGINAL ISSUE
B	CW	09/02/2025	ISSUED FOR SUBMISSION
C	CW	23/06/2025	REVIEW AMENDMENTS
D	CW	03/09/2025	MINOR AMENDMENTS



Chris Whelan

 Civil Engineering

 PO BOX 144, BAINSDALE, 3875

 Mob: 0418 804 508

 Email: chris@chrswheleanciveng.com.au

SURVEYED: UNKNOWN	CHECKED: CHRIS WHELAN
DESIGNED: CHRIS WHELAN	APPROVED:
DATUM: Australia/GDA94	
ZONE: Zone 55	

PROJECT: WA1633 - POSSUM GULLY GRAVEL PIT WORK AUTHORITY & WORK PLAN VARIATION	SCALE: (A3) 1:1000
PROPOSED REHABILITATION AREAS	DATE: FEB 2025
CLIENT:	SHEET: 7 OF 8

11.3 RISK ASSESSMENT

RISK REGISTER FOR WORK AUTHORITY: WA 1163																				
Risk No.	Hazard	Risk Event	Phase			Sensitive Receptors				Inherent Risk Assessment			Control Measure	Perormance Standards	Residual Risk Assessment			Monitoring and Ongoing Management		Detailed Risk Assessment Plan Attached?
			Setup/ Construction	Operation/ Production	Rehabilitation	Details of sensitive receptor	Location and proximity to site	How hazard may harm or damage sensitive receptor	Evidence to support assessment	Likelihood	Consequence	Risk Rating			Likelihood	Consequence	Risk Rating	Aspect to be monitored and managed	Details of monitoring and ongoing management	
1	Dust	Dust landed on house and garden of neighbours - result in inhalation	Yes	Yes	Yes	Neighbouring residences	Greater than 600m	Health and amenity	Current practice NIL complaints from current operation	Possible	Moderate	Medium	- Train staff on the measure used to reduce dust generation - Use water truck to spray area in dry windy conditions - Minimise dust producing activities during windy conditions	- Water spray used as required - Limit operations during windy conditions	Rare	Minor	Low	- Dust deposition at nearest sensitive residential location - Excessive visible dust being generated on site	- Apply best management practices and controls are effective - Visual observation during windy conditions - Zero complaints from nearest sensitive receptors - Document and action complaints with current EPA Guidelines	No
2	Noise	Excessive noise at any sensitive receptors from processing plant	Yes	Yes	Yes	Neighbouring residences	Greater than 600m	Amenity	Current practice NIL complaints from current operation	Likely	Minor	Medium	- Comply with operating hours - Turn off plant and equipment when not in use - Mufflers to be fitted to plant and equipment as per manufacturers recommendations	- Only operate during approved hours - Equipment maintained as per manufacturers specifications	Unlikely	Minor	Low	Noise at nearest sensitive receptors	- Document complaints - Adequacy of control measures will be periodically accessed through routine site inspections and community feedback	No
3	Erosion	Loss of sedimentation from the site	Yes	Yes	Yes	Nearby named waterway	200m	Environment/ habitats Sediment build up on waterway Turbidity/discooured water in waterway	Current site practice Recent ERR inspections Updated work plan	Likely	Moderate	High	- Diversion drains to divert clean stormwater away from disturbed areas - All surface water collected on site is retained in storage dams to reuse on site, where possible - Construct, manage and maintain appropriate drainage and holding dam	- No offsite water release - Compliance to Workplan	Rare	Moderate	Medium	- Drainage inspection - Inspections of erosion controls	- Inspect and maintain drains, sediment and erosion control features	No
4	Fuel/Oil HydroCarbons	Risk to environment - All aspects	Yes	Yes	Yes	Nearby named waterway	200m	Environment/ habitats Fuel polluting waterway	Current practice NIL incidents	Possible	Moderate	High	- Minimise the amount of fuels, lubricants and hazardous materials stored on site	- Limit the amount of fuel storage onsite - Utilise mobile fuel tankers for fueling plant and equipment - Refuel plant in areas clear of storm water drains	Rare	Moderate	Medium	- Volume of fuel stored on site	- Minimise onsite fuel storage - Remove if not in use - No spillage of hazardous material	No
5	Weeds	Infestations Degrade ecological values	Yes	Yes	Yes	Nearby grazing land	<100m	Environment/ habitats	Current practice	Possible	Minor	Medium	- Wash machines on arrival to site - Initiate weed control inspections - Eradicate as required	- Eradication of noxious weeds - Continual review of inspections - Limit disturbance areas	Unlikely	Minor	Low	Site flora	- Inspect all areas for noxious weeds and erosion	No
6	Rubbish	Visual impact Soil contamination Water contamination	Yes	Yes	Yes	Nearby named waterway	200m	Environment/ habitats	Current practice	Likely	Minor	Medium	- Regularly inspect Work Authority area for rubbish - Remove as soon as practical offsite	- Dispose of rubbish to approved disposal facilities	Unlikely	Minor	Low	Waste stored onsite	- All rubbish types to be removed from site daily	No
7	Vegetation	Loss of flora	Yes	Yes	Yes	Native vegetation	Adjacent	Limited loss of habitat, erosion, increased run off	Work Plan 15m buffer from existing vegetation	Likely	Moderate	High	- Exclusion zones delineated and fenced off - No vehicles or items of plant to enter exclusion zones - Disturbance to only occur as per approved Work Plan	- Limit disburbed areas within extraction zone - Protected areas to be fenced off	Rare	Moderate	Medium	Site Fauna	- Continual monitoring to ensure compliance with Work Plan (buffer zones enforced)	No
8	Cultural Heritage	Destruction of cultural significance	Yes	Yes	Yes	Cultural heritage sensitivity	Adjacent	Destroy heritage	Work Plan Exclusion zone	Possible	Major	High	- Cultural significance overlay to be fenced - No vehicles or items of plant to enter exclusion zones	- Limit disburbed areas within extraction zone - Protected areas to be fenced off	Rare	Major	Medium	Site heritage zone (southern edge)	- Maintain exclusion zones	No
9	Fire	Destruction of Fauna, plant and equipment	Yes	Yes	Yes	Public, land and property	Adjacent	Destroy	Work Plan	Possible	Major	High	- Spark arrestors fitted to plant - No hot work on Total Fire Bans - Fire fighting equipment present on extreme days - Fire extinguishers available on each item of plant	- Ensure spark arrestors fitted - No ground engaing or hot works - Well equipped fire fighting equipment onsite - Fire extinguishers maintained	Rare	Major	Medium	Site surroundings Weather conditions	- Continual monitoring of weather conditions during warmer summer months	No
10	Ground Instability	Batter slump	Yes	Yes	Yes	Workers	Within	Injury	Work Plan	Unlikely	Major	High	- Maintain no steeper than 3(H) to 1(V) batters	- Continual observation of batter excavation	Rare	Major	Medium	Extraction area (batters)	- Continual observation to batter slopes 3(H):1(V)	No
11	Site Access	Unauthorised persons entering pit area	Yes	Yes	Yes	Members of the public	Within	Injury	Work Plan	Likely	Major	High	- Perimeter fence around the site - Locked gates whilst no site activity - Unauthorised Persons to contact site personnel prior to entering - Appropriate signage for hazards and unauthorised entry	- Ensure adequate signage at entrance - Gates are locked when unattended - Visitors are escorted	Rare	Major	Medium	Site security	- Record of visitors	No

PERSONNEL ACCOUNTABLE	
Personnel	Roles and Responsibilities
1	Owner/operator Responsible for all site matters

ADVERTISED

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



11.4 PLANNING PROPERTY REPORT



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 28 February 2024 02:21 PM

PROPERTY DETAILS

Address: **7 WATERHOLE GULLY ROAD BONANG 3888**
 Lot and Plan Number: **Lot 2 PS715269**
 Standard Parcel Identifier (SPI): **2\PS715269**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **98811**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 68 C4**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**

OTHER

Registered Aboriginal Party: **None**

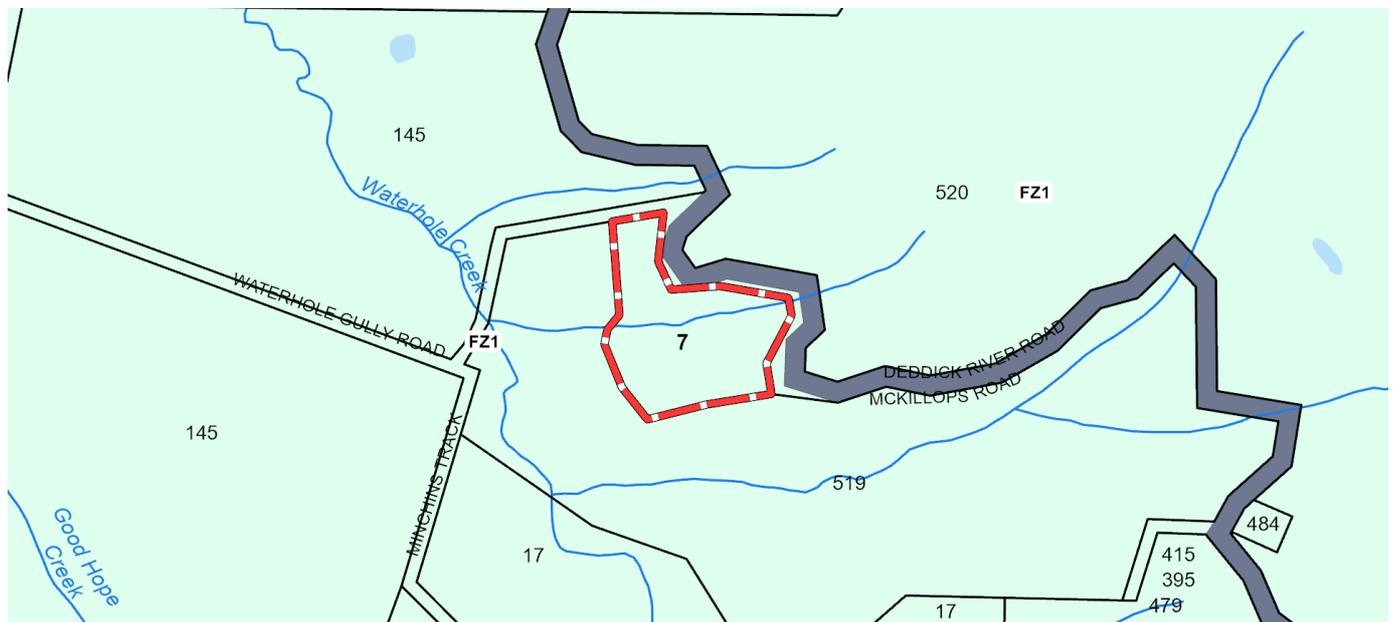
[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)

[TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK \(TRZ2\)](#)



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

Copyright © - State Government of Victoria

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

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (1) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 7 WATERHOLE GULLY ROAD BONANG 3888

Printed 19/02/2026

Page 1 of 6
Page 66 of 94

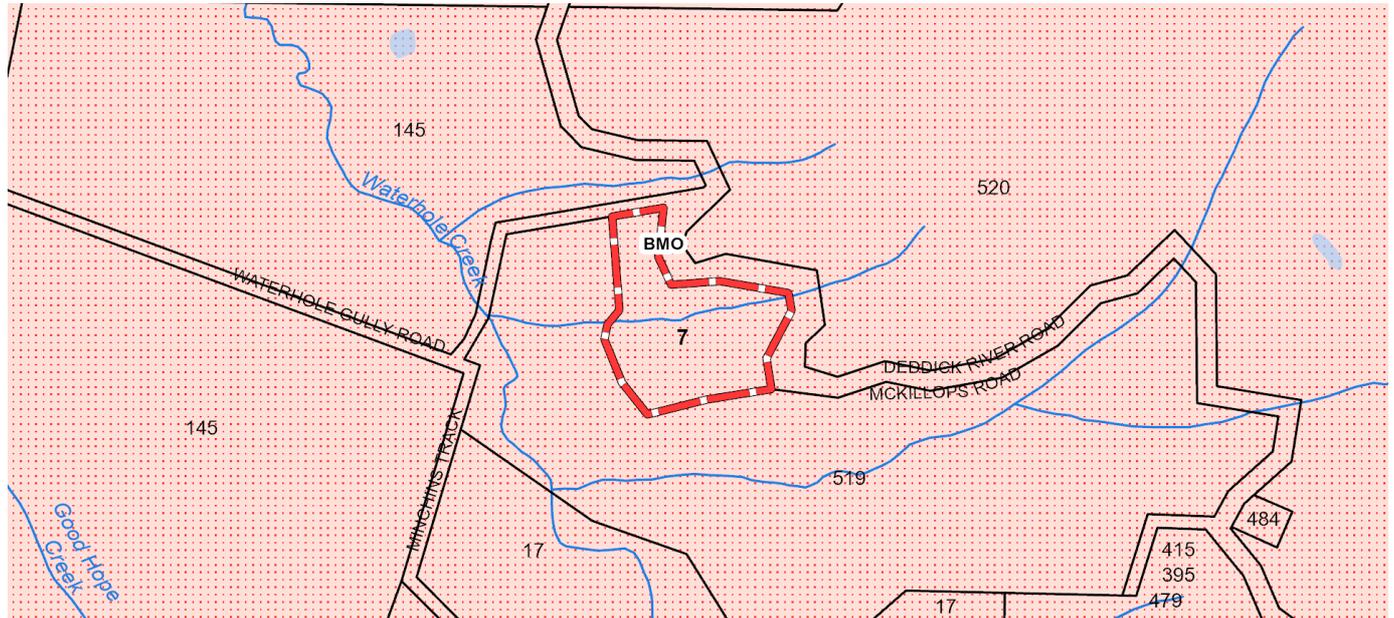
PLANNING PROPERTY REPORT

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



Planning Overlays

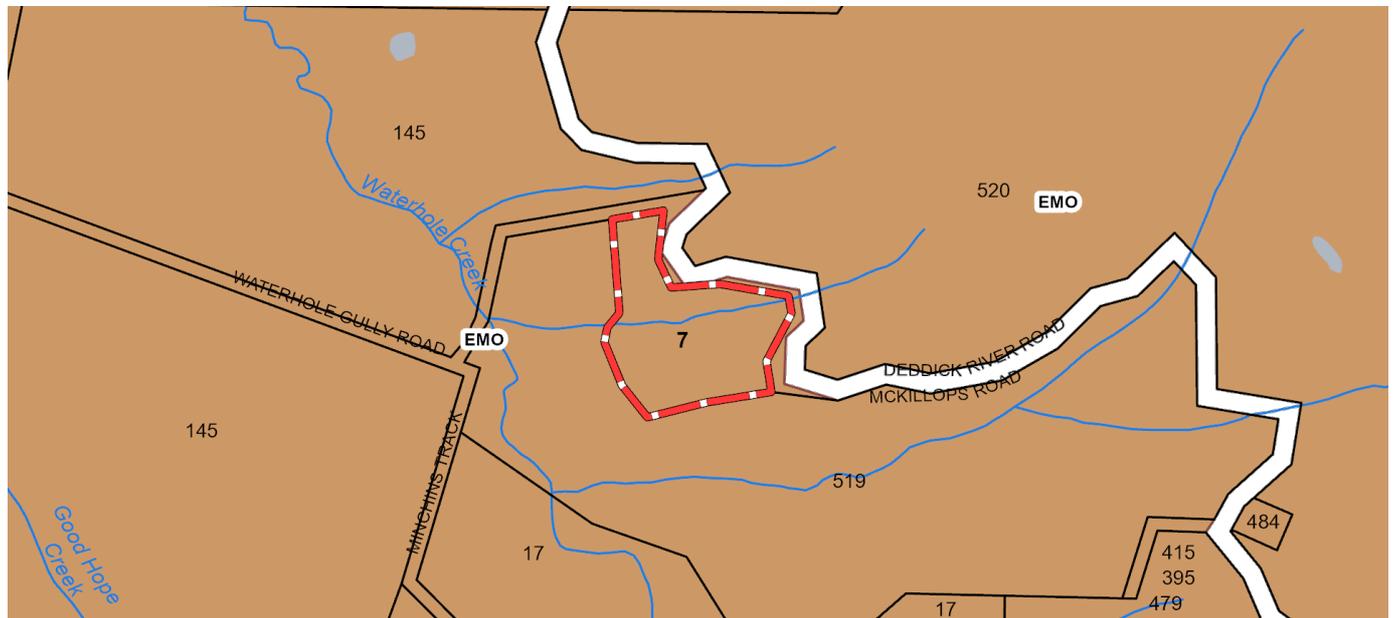
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



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

Copyright © - State Government of Victoria

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

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (1) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

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



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.

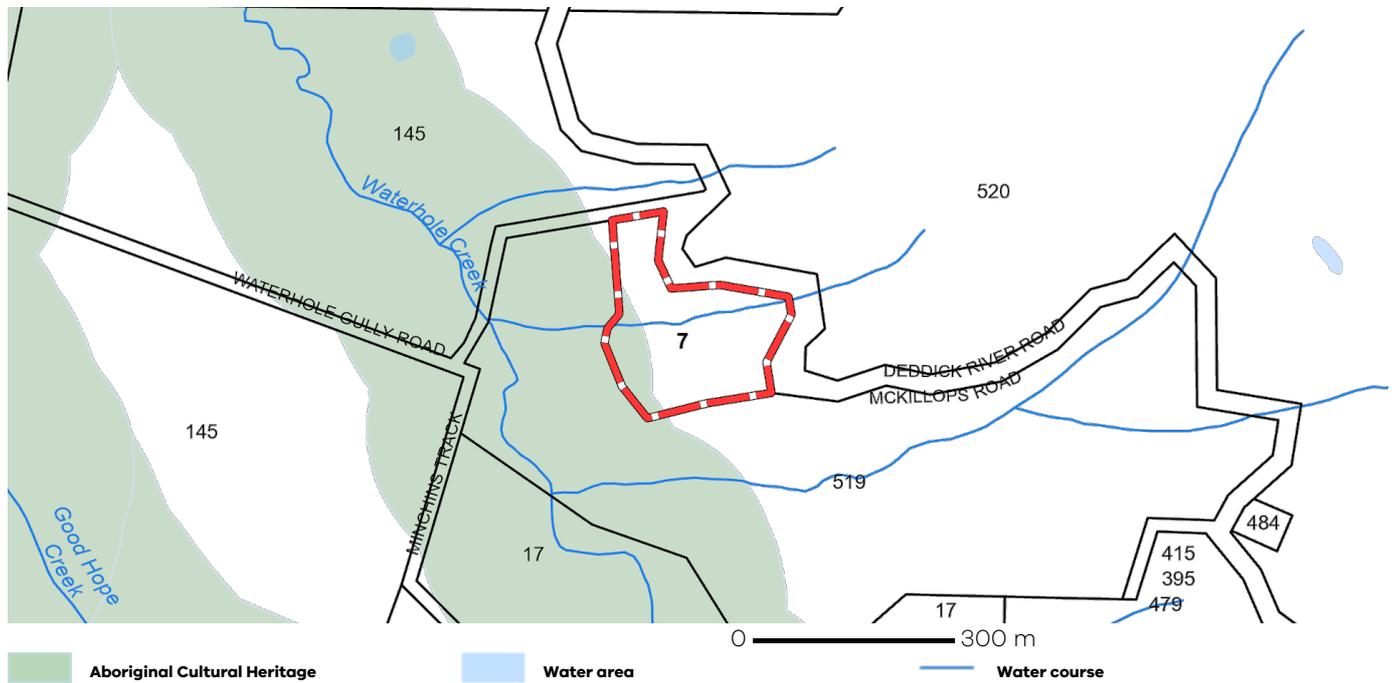
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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 <http://www.aav.nrms.net.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.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



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

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (1) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

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

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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

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

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

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

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

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

PLANNING PROPERTY REPORT

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

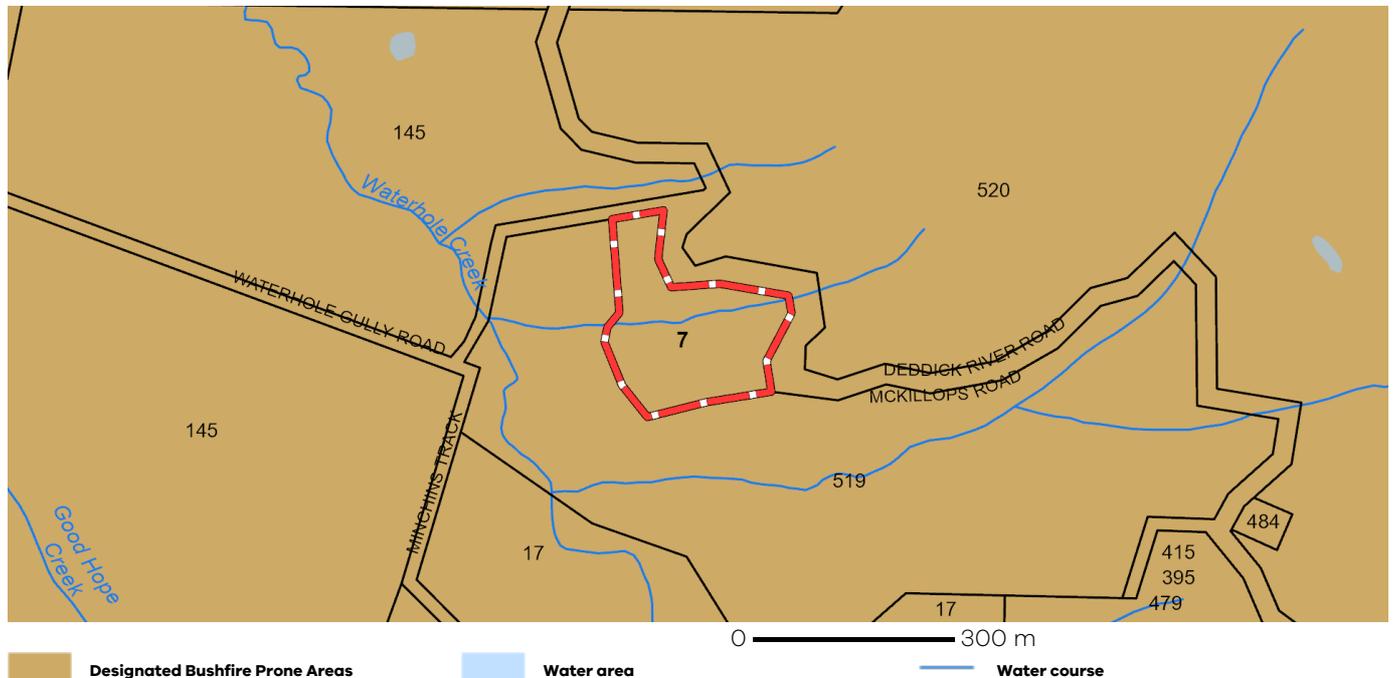


Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

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



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(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 \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

Copyright © - State Government of Victoria

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

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (1) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

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



Extractive Industry Work Authorities (WA)

All or parts of this property are within 500 metres of Extractive Industry Work Authorities (current).

On 22 March 2022, Amendment VC219 introduced changes to all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protection for nearby accommodation in rural zones.

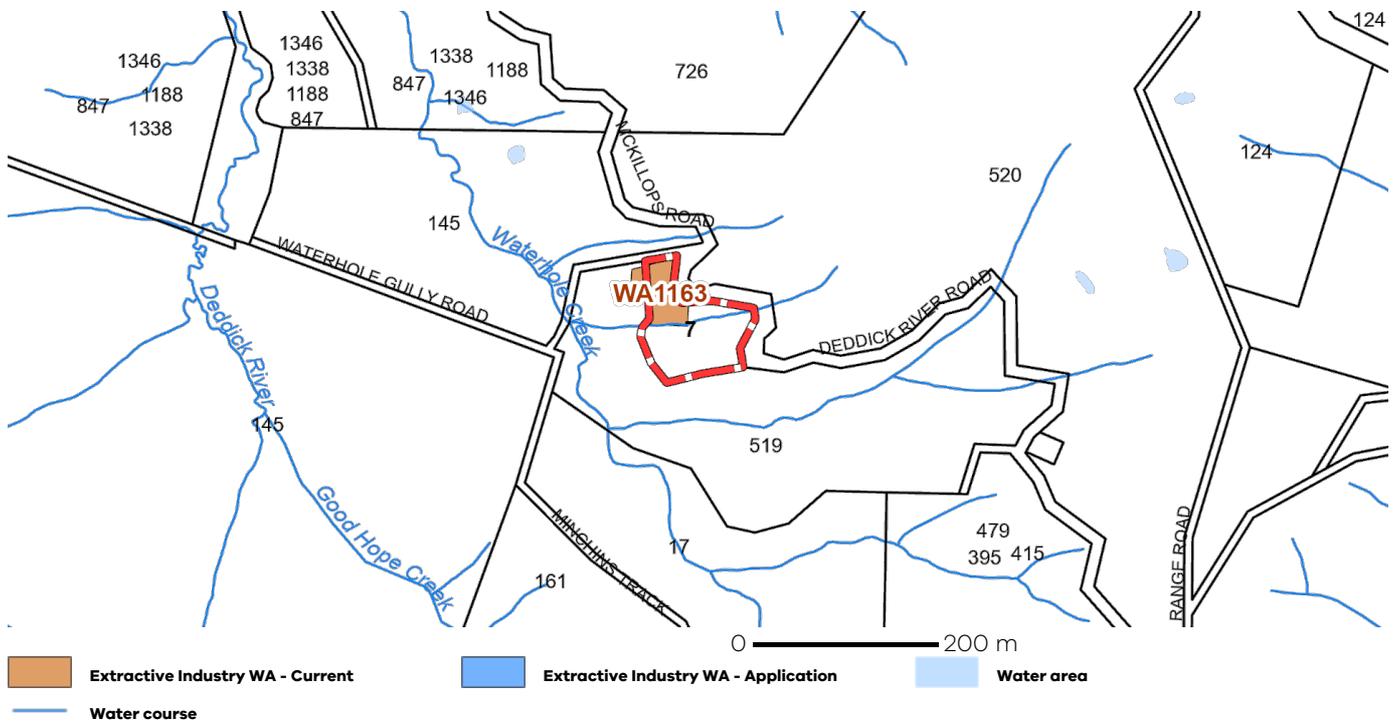
The amendment made changes to the Rural Living Zone, Green Wedge Zone, Green Wedge Zone A, Rural Activity Zone, Farming Zone and Rural Conservation Zone, introducing a permit requirement for accommodation and building and works associated with accommodation that is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990 (MRSD Act).

The Amendment also introduced new referral and notice requirements, and decision guidelines.

VicPlan mapping shows property information, including whether a work authority application has been made or approved under the MRSD Act.

Guidance on accessing work authority maps is detailed at the DELWP [Extractive Resources \(planning.vic.gov.au\)](https://www.delwp.vic.gov.au/extractive-resources) webpage.

Further information on extractive and mining activities in Victoria can be found on the [GeoVic - Earth Resources](https://www.geovic.vic.gov.au/earth-resources) website which is maintained by the Resources Branch within the Department of Jobs, Precincts and Regions. Limited information is available for unregistered users (anonymous user).



11.5 CURRENT LAND TITLE CERTIFICATION

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 11866 FOLIO 403

Security no : 124130062933A
Produced 19/11/2025 08:47 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 715269S.
PARENT TITLES :
Volume 09433 Folio 372 Volume 10835 Folio 577
Created by instrument PS715269S 03/04/2017

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
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 PS715269S 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: 7 WATERHOLE GULLY ROAD BONANG VIC 3888

DOCUMENT END



Imaged Document Cover Sheet

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

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

Document Type	Plan
Document Identification	PS715269S
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/11/2025 20:47

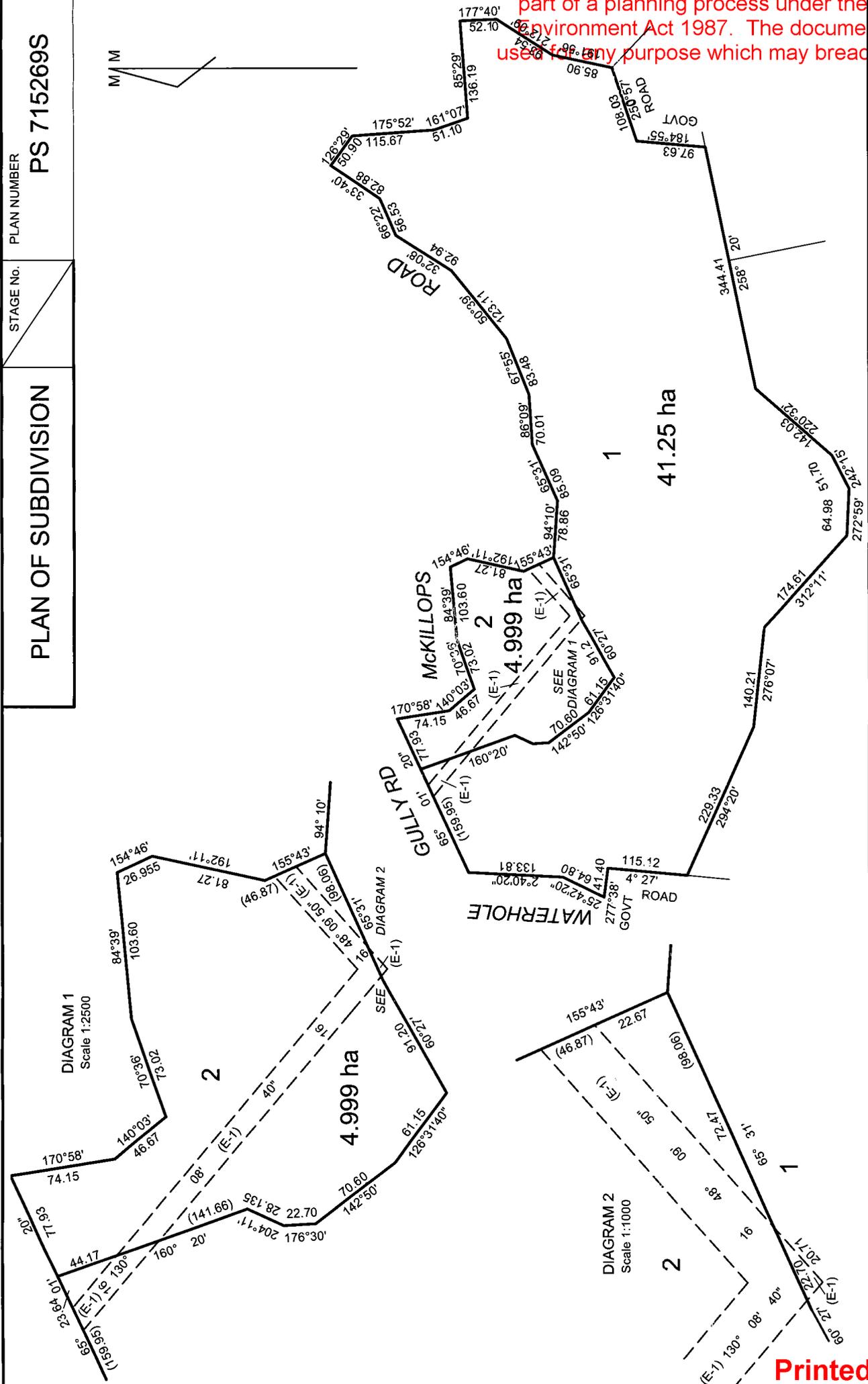
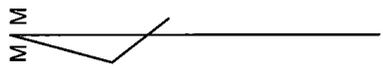
Copyright and disclaimer notice:

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

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

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

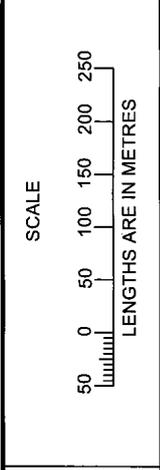
PLAN OF SUBDIVISION
STAGE No.
PLAN NUMBER
PS 715269S



SHEET 2
DATE 19/11/2015
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR (PRINT) ROBERT GORDON WEBB
SIGNATURE DATE 09.07.2015
REF: 1928 B VERSION: 0

ORIGINAL SCALE SHEET SIZE
1:5000 A3



Surveying & Valuations
PO BOX 639
EDEN NSW 2551
PHONE: (02) 5498 3418
TYPE: 1928 B.0 - SHEET 2



11.6 DEPT of TRANSPORT – AUTHORISATION



File No: SYS87EGD032
Ref: COR/25/57831

Mr Chris Whelan
Civil Engineer
Chris Whelan Civil Engineering Pty Ltd
PO Box 144
BAIRNSDALE VIC 3875
chris@chriswhelanciveng.com.au

Dear Mr Whelan

WORK AUTHORITY 1163 – INGRAM - BONANG

Dear Chris,

I refer to your correspondence with regards to the above work authority and work plan variation.

The Department of Transport and Planning has no objection to the variation in the work authority and work plan. The Department acknowledges that Area 1 will form part of the extended works authority (only on the basis of rehabilitation), and Area 2 will form the main extraction area.

Should you have any enquiries regarding this matter, please contact Nick Francolino on 51722639 or Nick.Francolino@transport.vic.gov.au.

Yours sincerely

Harvey Dinelli
Associate Director Transport Strategy

Date: 07/02/2025

ADVERTISED

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



11.7 COMPLAINT REPORT FORM

WA 1163 - COMPLAINT REPORT

DATE:	
TIME:	
COMPLAINT RECEIVED FROM:	
DESCRIPTION OF COMPLAINT:	
EVIDENCE:	
ACTIONS TAKEN:	
CLOSED OUT BY:	
FOLLOW UP DOCUMENTS:	

RECORD ON COMPLAINT REGISTER



11.8 COMPLAINT REGISTER

Leonardo Guaraldo
Assistant Director, Assessments
Resources Victoria, Regulatory Operations
GPO Box 500
MELBOURNE VIC 3001
By email: workplan.approvals@deeca.vic.gov.au

Dear Leonardo,

STATUTORY ENDORSEMENT REFERRAL OF WORK PLAN VARIATION PLN-001868

Thank you for referring this work plan to Heritage Victoria.

Our records indicate that there are no places currently included in the Victorian Heritage Register (VHR) or Heritage Inventory (HI) within the subject area.

Heritage Victoria does not object to statutory endorsement of the variation to the approved work plan.

Please note the VHI is not a comprehensive list of all historical archaeological sites in the state. The absence of sites in the VHI is not necessarily reflective of the distribution of archaeological sites on the ground, and the *Heritage Act 2017* provides blanket protection for all historical archaeological sites in Victoria. If archaeological deposits are identified at any stage during works, this office must be notified immediately. Please be aware that consent from this office is required for any works that will impact on any historical archaeological sites.

Should you have any queries, please contact Zoe Christodoulou at Heritage Victoria on 03 7040 6039 or email Heritage.Victoria@transport.vic.gov.au

Yours sincerely,

Steven Avery
Executive Director
Heritage Victoria

Date: 10 October 2025

WA1163 - BONANG
WORK AUTHORITY & WORK PLAN VARIATION

ADVERTISED
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.
Chris Whelan
 Civil Engineering
 PO Box 144, BARRNSDALE VIC 3875

WA1163 – POSSUM GULLY GRAVEL PIT - INGRAM - BONANG
WORK AUTHORITY & WORK PLAN VARIATION

1. MEETING INFORMATION

DETAILS	
Site	WA 1163 – Possum Gully Gravel Pit
Location (Address)	7 Waterhole Gully Road, Bonang VIA TEAMS ONLINE MEETING
Date	23 rd July 2024
Time	11am (meeting commenced at approximately 11:15am)

2. ATTENDEES

	NAME	POSITION TITLE	ATTENDANCE	
Applicant		Owner/Operator	<input checked="" type="checkbox"/>	
Consultant	Chris Whelan (CW)	Principal	<input checked="" type="checkbox"/>	
ERR	Ben Seamons	Senior Assessment Officer	<input checked="" type="checkbox"/>	
	Caroline Ochocinski	Assessment Officer	<input type="checkbox"/>	Apology
Council	Martin Richardson	Manager Planning	<input checked="" type="checkbox"/>	
	Robert Pringle	Statutory Planning Coordinator	<input checked="" type="checkbox"/>	
DEECA	Carmel Jamison	Natural Environment Program Officer	<input checked="" type="checkbox"/>	
	Kate Biles	Natural Environment Program Officer	<input checked="" type="checkbox"/>	
Other Authorities	Nicole Porter	EPA	<input checked="" type="checkbox"/>	
	Patrick Brooks	EPA	<input checked="" type="checkbox"/>	
			<input type="checkbox"/>	
			<input type="checkbox"/>	

WA1163 – - BONANG
WORK AUTHORITY & WORK PLAN VARIATION

ADVERTISED
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may infringe copyright.
Chris Whelan
 Civil Engineering
 PO Box 144, BARRNSDALE VIC 3875

3. AGENDA

ITEM	WHO	NOTES
1 Welcome and introduction of attendees	Consultant/All	<ul style="list-style-type: none"> Welcome by CW. Introduction of each attendee.
2 Roles and responsibilities <ul style="list-style-type: none"> Legislative process under the MRSDA Relationship of process with Planning and Environment Act 1987 	ERR Representative	Ben from ERR explained the process; <ul style="list-style-type: none"> CW to prepare the work authority variation submission, including work plan, which is to include the responsible authorities requirements and comments. ERR 30 days to refer to authorities for comment. Referral then to council for Planning Permit.
3 Proposal overview	Consultant	CW provided background of the existing work authority area and the proposed new extraction area by use of slides.
4 Site description <ul style="list-style-type: none"> Current use Geology Reserves Sensitive receptors 	Consultant	CW provided an overview of the site.
5 Current approvals or licences in place	Consultant	CW provided that a current work authority and work plan exists for Area 1, not for Area 2.
6 Proposed extraction method <ul style="list-style-type: none"> Locations of equipment, dumps and dams (slimes/tailings) Blasting requirements Batter angles 	Consultant	CW provided an overview of the proposed extraction methods via slide presentation.
7 Proposed rehabilitation and end use	Consultant	CW provided that the landform would be transformed back to farm agricultural grazing conditions.

WA1163 – - BONANG
WORK AUTHORITY & WORK PLAN VARIATION

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

Chris Whelan
 Civil Engineering
 PO Box 144, BARRNSDALE VIC 3875

ITEM	WHO	NOTES
<p>8</p>	<p>Earth Resources Regulation (ERR) comments and requirements</p> <ul style="list-style-type: none"> • Work plan requirements • Potential hazards and risks <ul style="list-style-type: none"> ○ Member of the public ○ Land, property and infrastructure ○ Environment • Surface water and groundwater • Other management plans <ul style="list-style-type: none"> ○ Blast management ○ Ground control management ○ Community engagement ○ Rehabilitation • Final landform and end use • Other 	<p>ERR representative Ben commented on the following;</p> <ul style="list-style-type: none"> • Realign proposed work authority boundary to include the disturbed area outside the current work authority and title boundary (adjacent McKillops Road). • Resource left in Area 1 – Jl described that it is still in use as selected material for particular projects. Still plans on being in use in conjunction with Area 2. • Depth of extraction for Area 2 – to be established and specified on work plans. Risk register to determine extent of geotechnical consultant engagement. Also if ground water is expected to be encountered. • Caroline to discuss with CW in the development of the plan regarding groundwater etc. • Correspondence to responsible authorities to be cc'd to Ben
<p>9</p>	<p>Council comments and requirements</p> <ul style="list-style-type: none"> • Planning permit requirements • Road access and traffic management • Community consultation 	<p>EGSC representative Martin commented on the following;</p> <ul style="list-style-type: none"> • Area 2 outside the current approved work authority, therefore requires a planning permit. • Application to be provided at the completion of ERR assessment. <p>EGSC representative Robert commented on the following;</p> <ul style="list-style-type: none"> • Area that is outside the existing work authority is on VicRoad (DoT) road reserve and for CW to discuss with representative from DoT planning. Robert provided DoT contact details. • Road adjacent work authority is Road Transport Zone 2.
<p>10</p>	<p>Department of Environment, Energy and Climate Action (DEECA) comments and requirements</p> <ul style="list-style-type: none"> • Planning overlays • Flora and fauna reports • <i>Environment Protection and Biodiversity Conservation Act 1999</i> 	<p>DEECA representative Carmel commented on the following;</p> <ul style="list-style-type: none"> • Proposed work authority area is on private land with limited native vegetation. • Exclusion zones around the native vegetation in the gully needs to be fenced off and documented on the plans. Ie

WA1163 - BONANG
WORK AUTHORITY & WORK PLAN VARIATION

ADVERTISED
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may infringe any copyright.
Chris Whelan
 Civil Engineering
 PO Box 144, BARRNSDALE VIC 3875

ITEM	WHO	NOTES
		<p>no laydown area, vehicles etc to have access in the buffer zones.</p> <ul style="list-style-type: none"> • Clause 52 – clear 4m from boundary for boundary fence. • Provide a report into what is proposed to be disturbed, how it is going to be protected and provide area on a plan <p>DEECA representative Kate commented on the following;</p> <ul style="list-style-type: none"> • Identify area of native vegetation disturbed in the proposed area. • Planning permit needs a native vegetation removal report. • Kate to provide a link to determine the offset required as the process has changed. • No endangered or threatened species are evident in the area. <p>ERR (Ben) added that the preventative measures need to be detailed in the work plan.</p>
<p>11</p>	<p>Other regulator/agency comments and requirements</p> <ul style="list-style-type: none"> • EPA • Local Catchment Management Authority • First Peoples-State Relations (formerly Aboriginal Victoria) • Heritage Victoria <ul style="list-style-type: none"> ○ Heritage overlay • Other 	<p>Consultant</p> <p>EPA representative Nicole commented on the following;</p> <ul style="list-style-type: none"> • Items that need to be addressed are noise, dust, groundwater and surface water. • Waste backfill and materials from offsite to be described if applicable. • Guidelines and publications sent through to CW. • How risk is to be minimised on the surrounding environment to be documented. <p>EPA representative Patrick commented on the following;</p> <ul style="list-style-type: none"> • Storm water (surface water) containment needs to be satisfactory for large rain events. <p>ERR – Ben added that this needs to be detailed in the submission</p>

WA1163 – - BONANG
WORK AUTHORITY & WORK PLAN VARIATION

ADVERTISED
 This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may infringe copyright.
Chris Whelan
 Civil Engineering
 PO Box 144, BARRNSDALE VIC 3875

ITEM	WHO	NOTES
		<p>CW – Representatives from other authorities were unable to attend today's meeting however have provided email responses to the proposal;</p> <ul style="list-style-type: none"> • CMA – No works within 30m of waterways. • SRW – Considered the proposal and does not intend on attending the site visit. • First Peoples – A CHMP requirement is on the fringe of the blanket offset area based on the distance from Waterhole Gully Creek. CW to gain further advice for the requirement to include a CHMP. • Heritage Victoria – Subject area does not contain any Victorian Inventory sites or places in the Victorian Heritage Register.
<p>12</p>	<p>Work plan assessment process</p> <ul style="list-style-type: none"> • Submitting the work plan • Fees • Assessment of work plan • Further information • Reassessment • Statutory referral to Referral Authority and agency comment sought from other relevant agencies • Statutory endorsement of work plan • Planning permit • Approval • Application for work authority & rehabilitation bond • Grant of work authority • Start work 	<p>ERR Representative Ben discussed that early discussions between authorities are vital for the approval process timeline.</p>

WA1163 – - BONANG
WORK AUTHORITY & WORK PLAN VARIATION

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.
Chris Whelan
Civil Engineering
PO Box 144, BARRNSDALE VIC 3185

ITEM		WHO	NOTES
13	Next steps	Consultant	<ul style="list-style-type: none">• CW to produce minutes of the meeting.• Prepare the submission for comment shortly.

Meeting concluded at approximately 12.00 noon.



EGCMA Ref: EGCMA-F-2024-00147
Document No: 2
Council Ref: WA1163
Date: 13 March 2025

Callum Simpson
(Acting) Environmental Assessments Officer

Dear Callum,

Planning Permit Application No.: WA1163

Property Street: 7 Waterhole Gully Road Bonang Vic 3888
Cadastral: Lot 2 PS715269, Parish Of Bonang

I refer to your correspondence received at the East Gippsland Catchment Management Authority ('the Authority') on 3 March 2025 in relation to a Work Plan Variation for Work Authority WA1163 – Possum Gully Gravel Pit. The Authority understands that you require our comments on the proposed Work Plan Variation.

The Authority notes that work in the proposed work area (Area 2) commenced in February 2017 and ceased in November 2023.

A designated waterway runs west through the centre of the parcel to Waterhole Creek (Figure 1). The waterway is within the exclusion zone and no works are to occur in that area.

Access to the proposed work area is from McKillops Road and there is no road connection across the waterway between Area 1 (the current extraction area) and Area 2.

All works must be located at least 30 metres from the top of the bank of the waterway.

Should you have any queries, please do not hesitate to contact Susan O'Sullivan on 1300 094 262 or email planning@wgcma.vic.gov.au. To assist the Authority in handling any enquiries please quote **EGCMA-F-2024-00147** in your correspondence with us.

Yours sincerely,

Adam Dunn
Gippsland Floodplain Officer

The information contained in this correspondence is subject to the disclaimers and definitions attached.

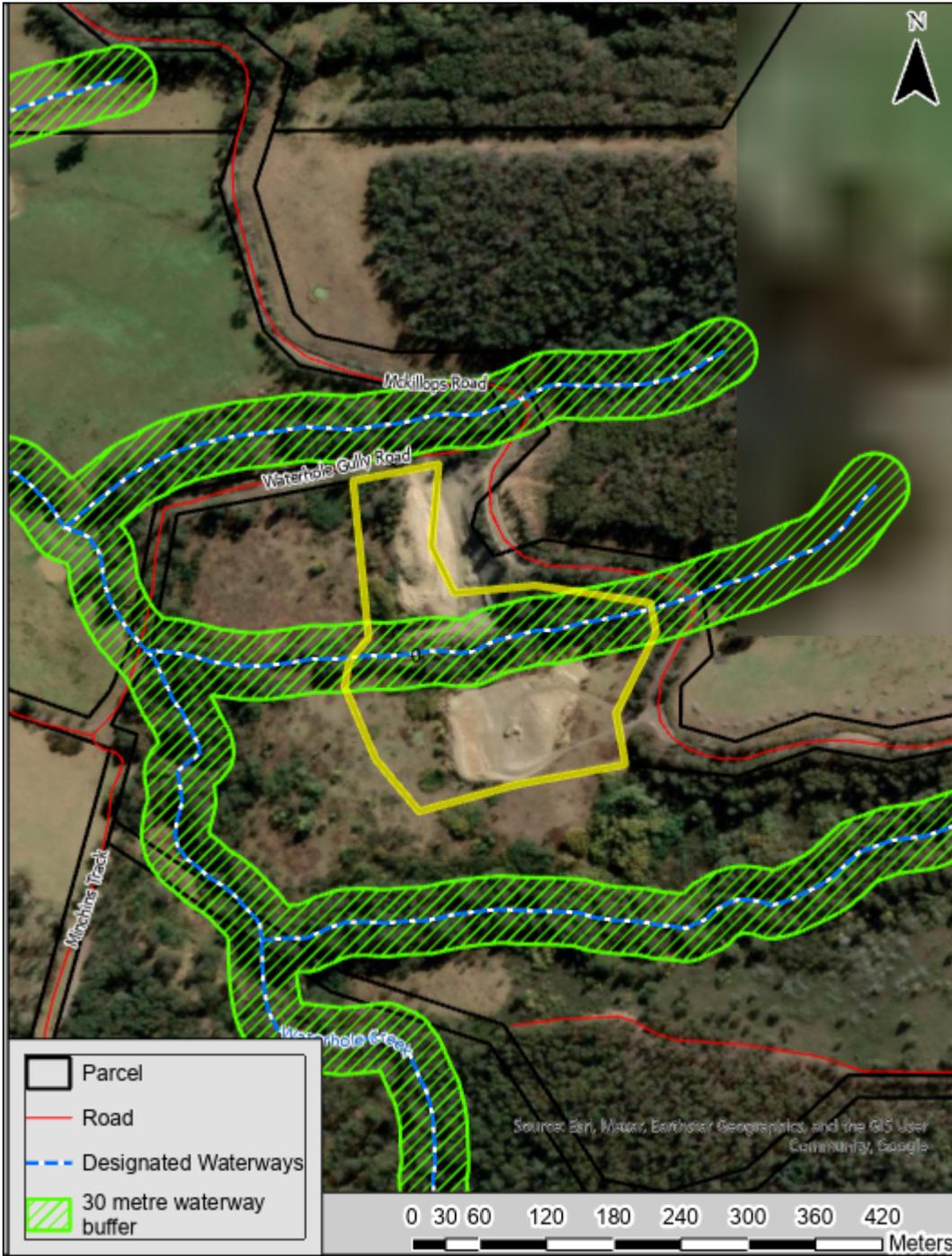


Figure 1 – Designated waterways and 30 metre buffers

Definitions

1. **AEP** as Annual Exceedance Probability is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

2. **AHD** as Australian Height Datum is the adopted national height datum that generally relates to height above mean sea level. The elevation is in metres.
3. **ARI** as Average Recurrence Interval is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as, or larger than, the design flood event. For example, floods with a discharge as large as, or larger than, the 100 year ARI flood will occur on average once every 100 years.
4. **Finished Floor Level** is the level of the top layer of the floor. This is the layer of floor that you will see and walk on.
5. **Flood Resistant Materials** are materials used in building construction that are capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Some examples of this are concrete, metal, brick and some timber. Avoid using materials like carpet, plaster and some timber.
6. **Nominal Flood Protection Level** is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.

Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for, or makes no warranty regarding, the accuracy or naming of this proposed development location according to its official land title description.
3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
4. This letter has been prepared for the sole use by the party to whom it is addressed, and no responsibility is accepted by the Authority regarding any third-party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
5. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

6. Please note that land levels provided by the Authority are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.
7. The flood information provided in this letter is generally more up to date than the Flood Overlay (FO) or Land Subject to Inundation Overlay (LSIO). This is because the Authority continually updates its flood information whenever new information becomes available. The overlays mentioned above are maintained by Council and are often out of date (by years in some areas).

Chris Whelan

Civil Engineering

20 November 2025

Att: Planning Department
East Gippsland Shire Council
PO Box 1618
BAIRNSDALE Vic 3875

Address: PO Box 144, BAIRNSDALE, VIC 3875
Mobile: 0418 804 508
Email: chris@chriswhelanciveng.com.au
ABN: 16 629 891 596

RE: WA1163 - Bonang – Gravel Extraction Extension

Dear Richard,

I refer to a planning permit application submitted via online form last night (19/11/2025) in relation to a gravel pit expansion for _____ in Bonang.

Last year in July we had a coordination online meeting with yourself and representatives from other regulatory agencies and authorities to discuss the variation and extension of the current Work Authority and Extraction Area.

Within the submission is a Notice of Statutory Endorsement from Earth Resource Regulator stating that they are satisfied with the plans for the Work Authority and Work Plan Variation for WA1163 – 7 Waterhole Gully Road, Bonang, providing an issue of a planning permit for the works.

I have supplied all the supporting documents for this including approvals from Department of Transport regarding the McKillops Road Boundary, East Gippsland Catchment Management Authority, Heritage Victoria, and DEECA.

Should you require any further information please contact myself via email,

Look forward to a response shortly.

Yours Sincerely

Chris Whelan BEng (Hons) MIEA NER
Chris Whelan Civil Engineering Pty Ltd