



7 October 2019

Mr Tony Marks
Strategic Planning Manager
Victorian Planning Authority

ISSUED BY EMAIL

Dear Sir

**Boral Resources (Vic)
Pty Ltd**

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**RE: *Beveridge North West Precinct Structure Plan*
*Amendment C106mth to the Mitchell Planning Scheme***

I refer to the Victorian Planning Authority's recent release of the *Beveridge North West Precinct Structure Plan* (the PSP) for public comment. As a respected quarry operator across Australia, Boral now seeks to provide feedback in the context of our decades of experience within the extractive resources sector and our detailed appreciation of the current unprecedented and sustained demand for raw materials throughout Victoria which continues to impact the industry's ability to respond to favourable market conditions.

Boral critically reviewed the report prepared by Coffey Services Pty Ltd (on behalf of the Victorian State Government) entitled *Wallan/Beveridge Extractive Resources Analysis (2017)*. Boral now subsequently seeks to challenge the validity of this report and highlight where several significant assumptions of fact have been made in terms of Boral's forward capacity to complement and enhance the construction materials supply chain in northern metropolitan Melbourne.

We note that the report relies upon, and references, the proximity of four existing Boral sites (and similarly, a number of our competitors' operations) within a 50 kilometre radius of the PSP. It is therefore implied (throughout this report) that Boral's existing operational capacity at Deer Park (Work Authority 97), Bacchus Marsh (Work Authority 92), Wollert (Work Authority 102) and Montrose (Work Authority 96) may be in a position to tangibly contribute to satisfying the northern region's demand for a range of construction materials (high quality aggregates, various grades of roadbase and sand) in the event that the approval being sought by fellow operator, Northern Quarries is summarily rejected in future. We further note that, at no time in the preparation and production of this report, was Boral contacted to substantiate or justify these assumptions. Our concern for the accuracy of the content of this report understandably extends beyond our footprint to those of our competitors (also named in this report) that may reasonably be experiencing similar challenges in terms of their forward contracted commitments (existing projects including key *Big Build* deliverables) and resources nearing end-of-life.

In addition, there is a host of external variables worthy of inclusion in this report which continue to threaten the effectiveness of the sector including lack of skilled workforce resources, cost of carting, transport congestion reducing productivity, residential development encroachment and an inherently complex approvals process.

These factors are equally relevant to future production capacity in the northern region of metropolitan Melbourne as they are to other parts of the state.

In providing a response to the exhibition of the proposed PSP plans, Boral challenges the consistent theme of this report that any of the operations (nominated in this report) would have the capacity to absorb indeed a fraction of the demand that the proposed quarry (the subject of Work Authority 1473) would seek to meet in part within the northern region. Furthermore, we believe that the opinion we have espoused through this response directly aligns with the sector's challenges outlined by Earth Resources Regulation through the recent release of *Helping Victoria Grow: Extractive Resources Strategy*.

In closing, while we acknowledge the good intentions of the Victorian State Government in commissioning this report to provide an informed expert opinion to the Victorian Planning Authority (VPA), we assert that the obvious lack of commercial-in-confidence data is somewhat concerning given this document will contribute to determining the fate of not just the proposed venture (referenced as Work Authority 1473) but all future similar applications in proximity to the PSP.

To sustain the momentum of our state's ambitious infrastructure expansion, Victoria requires around eight tonnes of extracted materials per head of population each year. The construction materials industry needs the support of the State Government if we are to continue to deliver and sustain these quantities through a transformed supply chain. Our industry doesn't build quarries, we build communities - we provide raw materials to construct cities, homes, factories, schools, hospitals, roads, bridges and tunnels.

I look forward to learning of your favourable consideration of this submission. In the event that I can provide you with any further substantiation of our concerns, please do not hesitate to me via either of the methods listed below.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter Head', written over a light blue horizontal line.

Peter Head
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BORAL CONSTRUCTION MATERIALS

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