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Subject: Amendment C158 - Beveridge North West PSP
Date: Friday, 10 December 2021 12:37:54 PM

Dear sirs,

We wish to place on record our objections to the proposed quarry, adjacent to the Northern Highway, on the Wallan Beveridge border.

Our objections can be seen as falling into three categories. Thus:

1/ Traffic:

Traffic entering and exiting the quarry site will have to use the Northern Highway to travel either north or south to their destinations.

This road is currently beyond capacity and, although Rural Roads Victoria have plans to upgrade this road, that is all they are – plans. These plans have now been in existence for some time and nothing has happened to date. Currently this road has daily tail backs and with the increasing population in this area they get worse every week.

Notwithstanding an upgrade to this road, it will still not satisfy the need. It must not be forgotten that another (clay) quarry was approved in the Shire (against the Council's objections) and the heavily laden trucks from this quarry will be using this road to deliver their products to their brick works south of Wallan. These trucks will transit Wallan and turn South down the Northern Highway passing the proposed quarry site. How more, new quarry trucks will either exit or join the Northern with these heavily laden trucks passing every few minutes (in their "season") is anybody's guess and a recipe for disaster.

2/Economic:

It is claimed that this installation will provide economic benefit to the Shire providing a very small number of direct jobs (19, I believe) but a much larger impact in terms of servicing the site going forward.

To suggest a significant broader job impact is, quite frankly ridiculous. There will be not one extra truck driver, not one extra electrician nor plumber.

Building houses on the site will, however do exactly that. To build a further 3000 homes in this area will provide a massive stimulus to the townships. More local grocery shopping, more white goods purchases, more general activity in all areas. And more electricians and plumbers etc. because domestic households require much greater servicing than does a quarry. Consider, if the quarry requires an electrician very frequently, they will simply employ one. One extra job. Building three thousand extra homes will have a fifty year need for (as an example) electrical services. Electrical domestic equipment does not have a fifty year lifespan. This is true of all the trades. House building not only creates jobs in the building process but also an ongoing demand. That is simply Economics 101.

It has been suggested that the location of the quarry will have an impact on the cost of housing. It is claimed with the proximity to the houses being built will reduce the cost of quarry materials used in these house builds.

The website "business.vic.gov.au" quotes the variable per kilometer costs for various truck sizes and for quarry type activity this varies between 57 cents per kilometer and \$1.4 per kilometer. The marginal cost of delivering the same rock from an alternative quarry (let's say 10 kilometers

as opposed to 5 kilometers) would be between 6 and 14 dollars per truck load.

Given the vagaries of house building with uncertain material costs, variable labour costs and, most of all, uncertain weather conditions the argument that house prices might increase by 20 dollars or so without this quarry are simply ridiculous. Particularly when you consider the cost of the house is somewhere in the region in excess of \$200,000 and the major builders regularly offer discounts at various time of tens of thousands of dollars. Let's exaggerate: Our new house will require lots of rock. It will cost an extra \$100 for the rock to come from elsewhere. Can I expect a \$100 dollar price reduction down from \$320,000 (realestate.com.au "How much does it cost to build a house in Victoria"). Will I really only have to pay \$319,900?

Social:

The Government has recognized the housing needs of a growing population by declaring the area South of Wallan as an Urban Growth Area. Fast tracking a whole series of infrastructure plans to allow for a

large numbers of people requiring housing and jobs. To then lock off 300 plus hectares for a quarry seems perverse in the extreme. To suggest that this will "only be for 20 years" and that land will not be required for housing in that period is even more non-sensical.

Every forecast for population growth in the South of Mitchell Shire has proved an underestimate over the last five years.

This is particularly relevant when you consider there is no shortage of the type of rock to be quarried in Victoria.

In terms of social policy this is exactly the sort of thing we would expect a thoughtful Government to oppose. It will make a few wealthy people more wealthy to the detriment of the many.

In summary:

This is not a "not in my back yard" plea. There are already quarries operating within Mitchell and we would have no objection to another IN THE RIGHT PLACE.

So simply not in THIS PART OF OUR BACKYARD please.

Your sincerely,

David and Frances Lowe

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