

# North Central Quarry

2021 Information handout



**CONUNDRUM HOLDINGS**



*North Central Quarry as a temporary land use will play an important role within the local community once operations commence.*

*It will provide local people choice and access to quality material; a range of employment and commercial opportunities; and a repository (or habitat) for native flora and fauna which wouldn't otherwise exist.*

*We are committed to supplying transparent information & responding to questions, our key objectives are to identify issues, resolve misconceptions & meet expectations where possible.*

**If you would like to visit one of our sites, please contact us - [northcentralquarry@conholdings.com.au](mailto:northcentralquarry@conholdings.com.au)**

## Application insight and opportunity

The application for Conundrum Holdings to successfully open the North Central Quarry WA1473 is perfectly timed to support local industry.

It is an opportunity to immediately protect this vital resource for future generations, provide more local jobs and produce much needed material for Victoria's 'Big Build' to kick-start the state and federal economic and social rebuild.

This site is part of the Extraction Industry Interest Area and earmarked since 1996 – it is the only site remaining within Metro Melbourne. that provides for cost effective transport and rock extraction.

## Project overview

Conundrum Holdings is proudly Australian - a locally owned & operated multi-generation family business seeking to supply much needed basalt and rock to Victoria's ever-increasing infrastructure projects and private operators.

Quality basalt is in very short supply industry-wide, we are running out of high-quality material (and quarries!), SIMPLY there are no better placed shovel-ready extraction sites.

Access to quarry materials supply is vital for building local and state-wide communities. Currently, every person in Victoria uses on average between 8 - 10 tonnes of quarry material per annum.

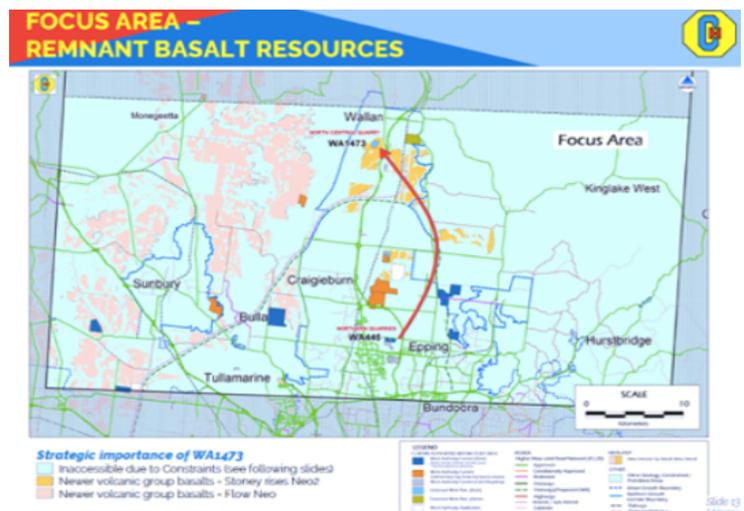
## Investment Highlights – immediate impact for 60+ Local JOBS, local stimulus, local training, local opportunities.

- Part of a 4-site (quarry, concrete, transport depot & head office) \$25M Conundrum Holdings investment into Mitchell Shire
- These sites will bring new wide-ranging JOBS & APPRENTICESHIP training in quality laboratories, office admin, drivers etc.
- There will be a variety of 60+ jobs directly available to Mitchell Shire workers on and off-site.
- The cash flow will be supporting 1500+ customers and 700+ Suppliers and going a small way to replacing the very real and very immediate depletion of hard rock quarries in Melbourne's north.
- The new site will bring significant and on-going community economic activity to the region.

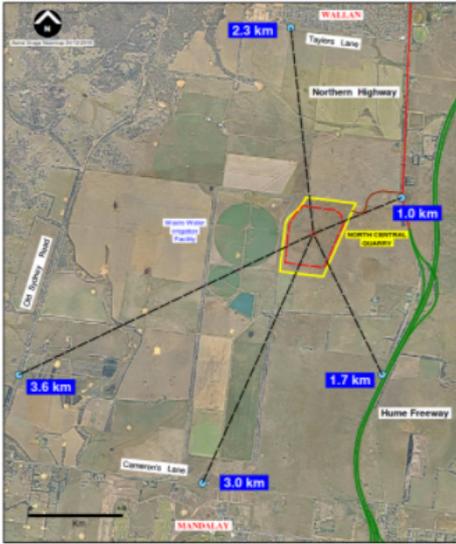
**Melbourne's north has a proud history of providing the literal 'bedrock' of our past & present as close as possible to the community – and this new site 20km north of the existing quarry will continue that tradition.**

**After surveying over 500,000 hectares this UNIQUE site presents a once-only opportunity for local industry to access a vital and strategic resource that is diminishing right now - it's ideally suited and almost impossible to replicate!**

- Identified by the government as a potential Melbourne supply source (Extractive Industry Interest Area, since 1993)
- Direct linkage to a highway and has no housing abutting the site access
- Remote from sensitive receptors
- Close to growth areas reducing transport costs and carbon footprint
- Buffered by waste-water irrigation facility, highway and rural land
- Minimal environmental footprint due to the presence of rock at the surface, and depth and quality of the resource
- It's SHOVEL READY a real opportunity to support the region's growth, and Conundrum Holdings are experts, ready to go & have the capacity to make this happen!
- It's been in the pipeline for 15 years, all the hard work's been done above ground – now it needs to start below.
- Quarrying is an essential temporary land use to maintain our standard of living - access this resource now before it's lost to development.



# Get the REAL facts, not the myths about our quarry!



## Myth: The quarry would be visible throughout Wallan

Reality:

The Quarry will be located immediately west of Spring Hill, below the contour RL330 to protect the landscape value of the area as requested by Mitchell Shire Council.

Conundrum prides itself on its ability to blend its sites into the surrounding environment, mitigating visual impact upon the land and considering community uses. A wide range of measures were taken in the original design of the site concerning extents, orientation, access road positioning, and building/plant heights.

The quarry's design is the cumulation of Conundrum's many years of experience, supported by consultants skilled in pit design and vegetation selection, and cross checked through 3D modelling. These measures will be part of the continuous improvement model seeing modifications made throughout the working life of the quarry to respond to issues identified by employees and our community.

## This vital strategic resource needs protection NOW.

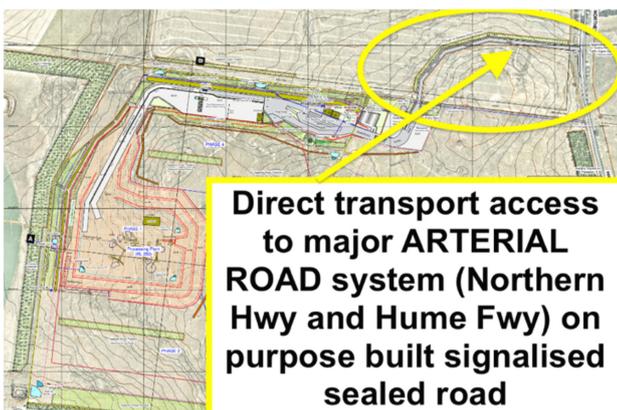
- Victoria desperately needs this vital material for state wide and local projects - the Big Build, North and West Melbourne City Deal, Airport Rail Link, BIFT etc.
- Site delivers the smallest carbon footprint & reduces greenhouse gas emissions.
- It's a unique logistical option for unimpeded delivery to the expanding Melbourne market via federal roads network - it limits transport demands on local roads.
- Support structures are already in place – HML Northern Highway is only 1.5kms away, power is available, the site is well buffered with man-made and natural protection.
- This will create primary and secondary jobs, supporting customers and suppliers.
- It's short-term - only 30-year life span allowing area transition from quarrying to housing – quarry activity precedes development.
- If this resource is lost, it is lost forever as houses cannot be moved.
- It delivers minimal environmental impact, free of trees and water courses.
- The site respectfully protects identified cultural heritage significance.
- A proudly local opportunity to improve infrastructure for all Victorians.
- Excellent, proven and attractive rehabilitation for the area post-quarry.
- This is legislatively responsible – complies with the Mineral Resources Act.

## Myth: Trucks will be moving at all hours, driving down local streets

Reality:

**The Quarry's entrance will intersect directly onto the Northern Highway  
No shire roads are proposed as part of the access route.**

**All traffic will use a purpose-built, sealed & signalised access road, providing the safest & most direct route to the nearby Northern Hwy and Hume Fwy, both part of the HML Arterial Road System (built to withstand heavy vehicles).**



Sales (when on-road trucks attend the site) is limited to 6am to 5pm Monday to Friday and 7am to noon on Saturday. Work outside of these hours (say to support a major road project) will require government permission and would only be for short periods.

North Central Quarry is projected to introduce 50 to 60 truck trips (100 to 120 truck movements) per day over the first decade, a fractional increase on the Northern Hwy which ALREADY carries approximately 21,500 vehicles per day.

Customers require materials in the early part of the day with over 85% of truck movements done before 2pm avoiding the PM peak.

As a community we need to meet our social responsibilities with respect to climate and carbon footprint, and minimising the costs for future generations. This site will assist by utilising those basalt resources as close as practical to the end user.

On top of that, we understand the construction of the Watson Street diamond interchange has been announced by the Hon. Alan Tudge on August 4, 2020 with \$50 million of federal funding being made available.



# The REAL deal for opportunity in our community!

## Myth: The quarry will become a tip

Reality:

No. This a temporary land use, and the site's legacy will see it transition to parkland and residential land, integrating into the pre-planned broader development.

The site has already been deemed 'not for waste' and will be rehabilitated and beautified adding value to the area and a wonderful parkland legacy. A quarry is the most natural and best-use lifecycle of the land right now with PSP housing still decades away from the site.

- Now - Clearly green rural farmland
- Soon - Short term quarry
- Then - Beautification and rehabilitation
- Life - Housing in keeping with known PSP timelines
- Legacy - Site maximised, multiple uses, homes & families



## Myth: Basalt contains silica and will cause silicosis

Reality:

### There has been no detectable levels of crystalline silica present in the samples analysed.

The most common form of crystalline silica is quartz, which is commonly found as a late crystallizing mineral in igneous rocks forming from magmas with a high silicon dioxide content.

Basalts are formed from magmas with a low silicon dioxide content and contain no or very small amounts of quartz. If the mineral olivine is present in the basalt, there will be no primary quartz. Most Victorian basalts contain olivine.

In July 2014 Bell Cochrane & Associates undertook a petrographic examination of sections of diamond drill core samples taken from the site. There was no crystalline silica present in any of the 30 samples examined under the microscope which confirmed there would be no risk of silicosis due to quartz (crystalline silica) from the basalts at this site.

Work SAFE Victoria in their Dust containing crystalline silica in the extractive industry states that crystalline silica (quartz) is found in stone products such as reconstituted stone, granite and sandstone.

WorkSAFE Victoria does not list basalt. Safe Work Australia's Adopted National Exposure Standards for Atmospheric Contaminants in the Occupational Environment also does not list basalt as an atmospheric contaminant, e.g a hazardous substance.

**Want the REAL story, to make up your own mind?**

**Contact us direct, we are a local family business!**



**General public: [NorthCentralQuarry@conholdings.com.au](mailto:NorthCentralQuarry@conholdings.com.au) - 5782 3478 - Sarah Andrew – Project Manager**

**Website for application details: [www.conholdings.com.au/north-central-quarry](http://www.conholdings.com.au/north-central-quarry).**



**Media only: [office@cozalive.com](mailto:office@cozalive.com) 0405 141 146 – Ian Cohen – Media Manager**