

# Update on the Quarries

Community Update  
Wednesday 19 April 2023

# Agenda

1. Introduction
2. Our Shared Vision
3. Management of the Quarries
4. History of the Quarries
5. Quarries Strategy
6. The process from here

# Our shared Vision – Advancing our Region

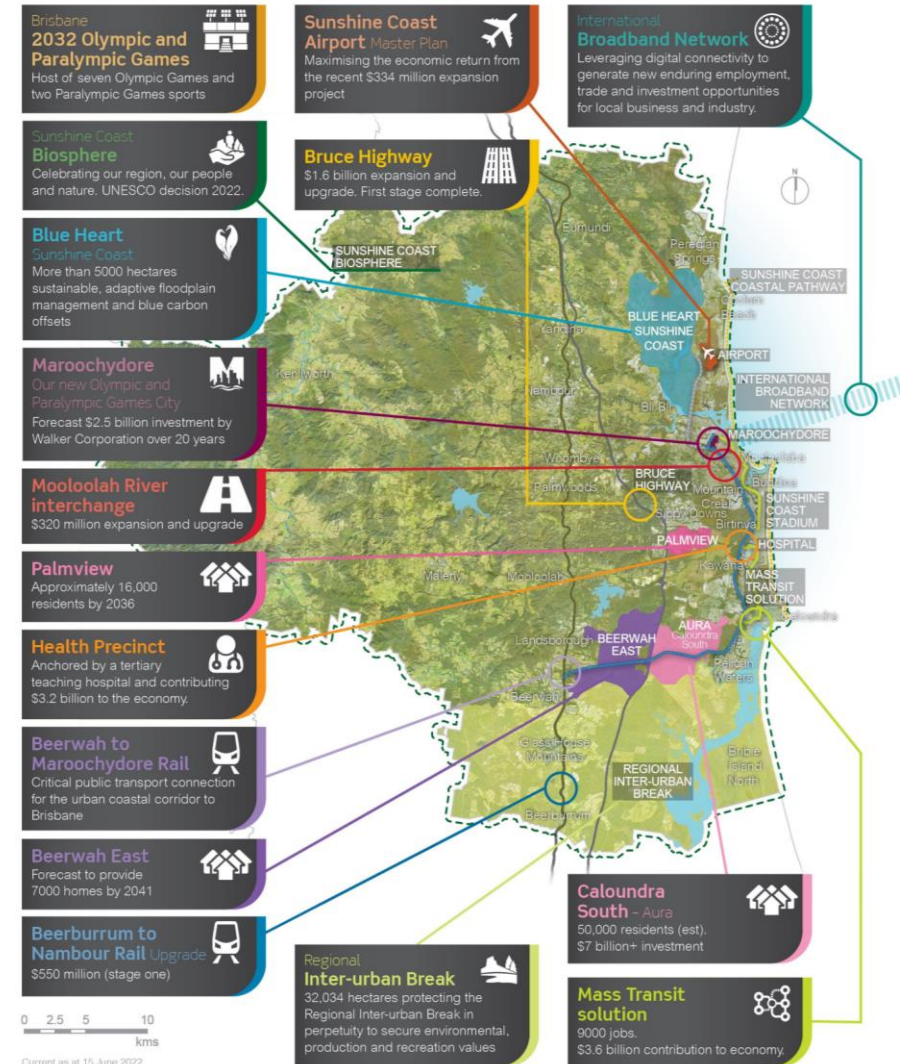
**Vision** – Australia’s most sustainable region

**Healthy. Smart. Creative.**

**Purpose** – To serve our community with *excellence*, *respect our past*, and position our region *for the future*

**Our Values**

**Care, Respect, Trust, Curious, Connected**

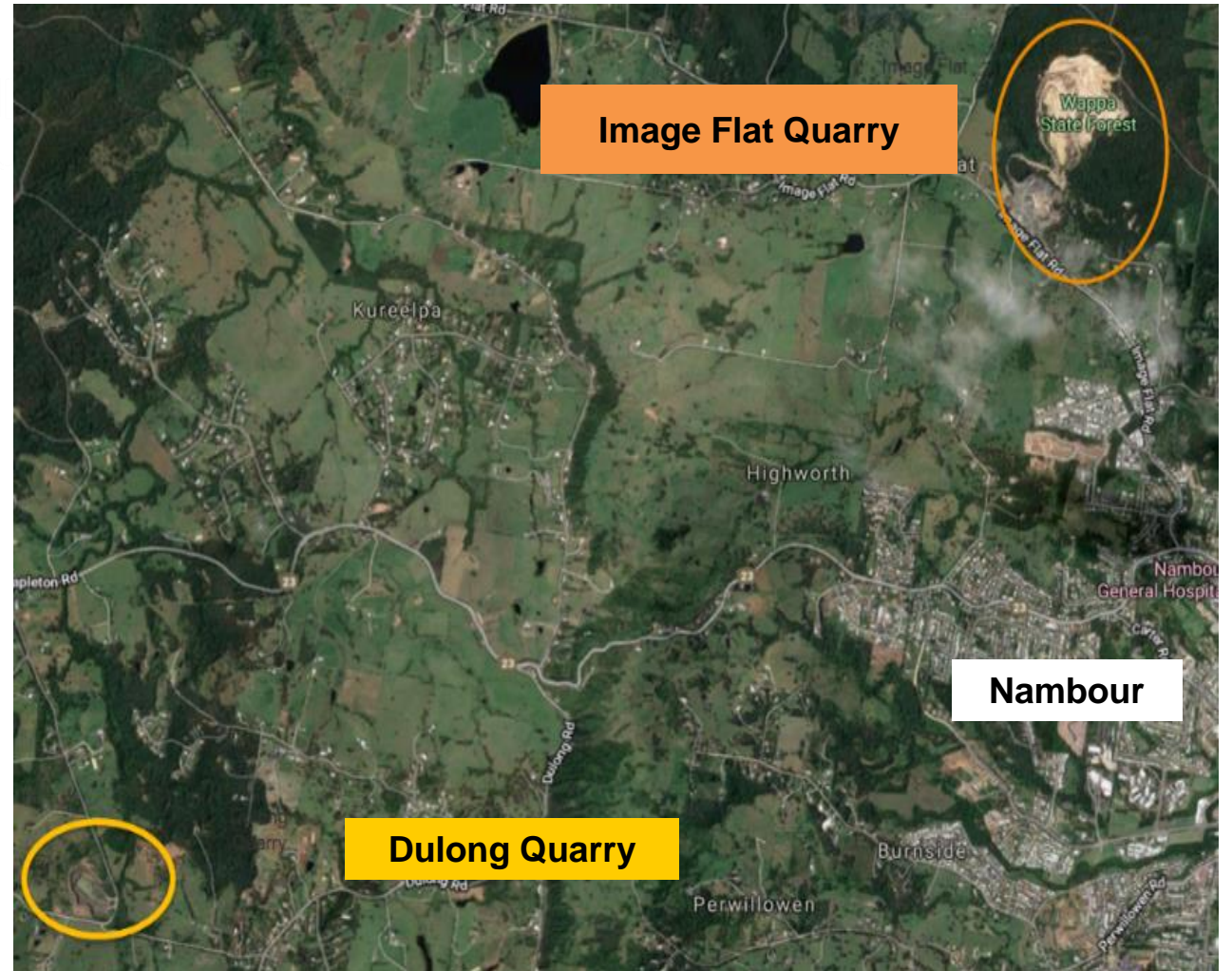


# Role of the Quarries – Advancing our Region

Image Flat Quarry (IFQ) has been in operation since 1959 as a source of construction rock (rhyolite).

*Both quarries are recognised as resources of state significance and are identified as Key Resource Areas ('KRA') within the Queensland State Planning Policy ('SPP')*

The Dulong Quarry is used for extraction of high-quality basalt rock used in asphalt and sealing aggregate for road surfacing.



# History of the Quarries – *Advancing our Region*

**2000s:** This decade saw production and demand decline for Image Flat and Dulong Quarry.

**2015:** Onsite static crushing equipment tagged out. Mobile crushing occurred plus purchasing of aggregates for asphalt.

**2018:** Static crushing equipment decommissioned and removed from site.

Mobile crushing commissioned to supply basalt for asphalt production plus road base and quarry products for Council's maintenance and construction crews.

**2020:** The asphalt plant at Image Flat Quarry was temporarily closed for operational reasons.

**2022:** Council undertook a strategic assessment of quarry operations at Image Flat and Dulong which included an independent review performed by a national business advisory and a mining advisor.

**8 December 2022** - *Officers presented five options for consideration and Council voted to pursue the preferred option to seek Expressions of Interest (EOI) to lease quarry operations to a commercial entity.*

# History of the Quarries – *Advancing our Region*

**1960:** The former Maroochy Shire Council established Image Flat Quarry for the purpose of providing crushed rock suitable for the concrete wall of Wappa Dam. Workload increased over time until the late 60s when the crushing plant almost couldn't keep up with demand.

**1970s:** Council negotiated with the former Department of Forestry (now known as the Department of Agriculture, Fisheries and Forestry) to quarry the area to the northern side of Council's property at Image Flat, with royalties being paid to the Department for quarried rock.

The housing development boom resulted in the Image Flat quarry operating on double shifts, crushing from 3.00am until 10.00pm six days per week.

**1977:** Council purchased land on Sherwell Road (old school site) to establish Dulong Quarry for extraction of rock to use in spray sealing and asphalt production.

**1980s:** Recommissioned asphalt plant installed at Image Flat Quarry. Largest year of production in 1984 with 62,099 tonne of rock produced by Dulong Quarry.

A combined total of 728,000 tonnes of roadbase, aggregate, crushed and broken rock products were produced by Dulong Quarry and Image Flat Quarry for supply to Maroochy Shire Council as well as commercial civil contractors and the concreting industry.



5.9 Mt

80+ years

## Dulong Quarry

- Basalt rock resource extracted from this site.
- Extraction only – no processing on site.
- Maximum allowance of 2 blasts per year. This limits the actual volume of material that can be extracted from this site.
- Material blasted onsite and transported to Image Flat quarry for processing.



8.5 Mt

58+ years

## Image Flat Quarry

- Rhyolite rock resource
- On-site contract crushing services
- Image Flat Quarry has no restrictions on number of blasts per year. The average number of blasts per year varies depending on demand.



# Management of the Quarries



Operator of the Mine - Sunshine Coast Council

Representative > Group Executive, Built Infrastructure - Scott Taylor

Asset Manager > Branch Manager, Civil Asset Management - Lisa Devine

Senior Site Executive > Quarry Services Manager - John Howard

Quarry Supervisor – Operational Performance and plant operations

Impact – Drilling and Blasting (Contractor)

Crushing and Screening – Sales and Hire (Contractor)

Electrical Engineering Manager (Contractor)

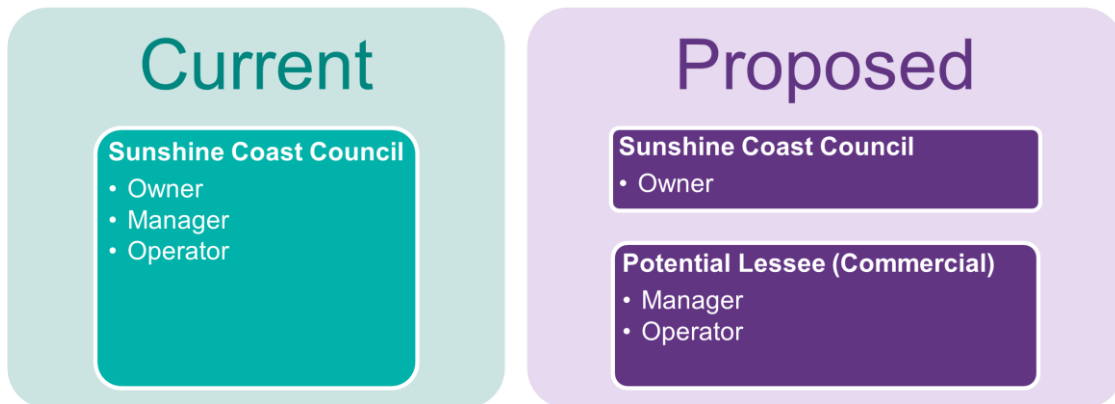
# Quarries Strategy

- Council is pursuing the opportunity to seek external management of the Quarry business and sites by a commercial operator through a lease arrangement, with Council retaining ownership of the sites.
- As the Asset Owner, Council recognises its stewardship role for sustainable development within the region and is seeking to facilitate the following outcomes:
  - Sourcing an operator with industry expertise to improve the performance of the quarries core operations and services.
  - Enabling council (through appropriate contractual terms and its role as planning authority) to maintain the sustainable development of the operating sites in accordance with the land use development and environmental approvals, specifically ensuring the responsible management of any native species habitat and/or offsets.
  - Providing an exemplar opportunity to support the research and development of a local supply of recycled materials as a substitute for sand and aggregate in road materials, as well as innovative approaches to delivering sustainable products
  - Enabling council to retain ownership of the land so that at the end of each quarry's useful economic life, the site can be repurposed in a manner that reflects council's priorities and the land use planning regime in place at that time.

# Quarries Strategy – Expression of Interest

In December 2022, Council voted to seek Expressions of Interest to lease the Quarry sites to a suitably qualified commercial operator via an EOI process (outlined arrangement as per below diagram).

This was based on a review of Council's Quarry operating sites to consider options for improved financial performance.



# Quarries Strategy – Expression of Interest

## EOI lease Fact Sheet

**Sunshine Coast Council**  
www.sunshinecoast.qld.gov.au

**Fact sheet**  
www.sunshinecoast.qld.gov.au

**Image Flat and Dulong Quarry – Q&A fact sheet**

Sunshine Coast Council operates two quarries at Image Flat and Dulong. Image Flat Quarry has been in operation since the 1960s, and Dulong since the 1970s. Today these quarries manufacture and supply premium quality rock products for the construction, maintenance and repair of 2597km of sealed roads and 474km of unsealed roads.

This Fact Sheet provides information on Council's Dulong and Image Flat rock quarries and the recent decision by Council to call for Expressions of Interest (EOI) for the lease of these quarry sites.

What are the operating hours of Image Flat Quarry and Dulong Quarry?

The conditions of Environmental Authority Permit EPPR00777413 allow Image Flat and Dulong Quarry to operate 24 hours a day, seven days per week. However, Council chooses to operate Image Flat Quarry within the hours of 6am to 5pm, Monday to Friday, excluding public holidays. The quarries do not operate during the annual two-week shutdown over the Christmas and New Year holiday period.

What is the frequency and timing of blasts at Image Flat and Dulong Quarry?

In accordance with the operating conditions of the Environmental Authority Permit, there are no limits on the number of blasts allowed to occur at Image Flat Quarry. Council chooses to blast around five times per year at Image Flat Quarry however, this may be higher or lower at times, depending on the demand for rock product.

At Dulong Quarry, a maximum of two blasts are allowed to occur annually within the operating conditions of the Environmental Authority Permit (EPPR00777413).

How are blasts planned and managed at Image Flat and Dulong Quarry?

Council contracts a qualified external provider with expertise in blasting at environmentally sensitive sites. Best practice blasting techniques are used to minimise environmental disturbance at both quarries. Other measures include:

- Blasting contractors modify blast designs and use specialised explosive products to further reduce the effects of vibration and overpressure for neighbouring residents.
- Blasts are fired between the hours of 9am and 3pm, Monday to Friday, as a courtesy to neighbouring properties.
- Vibration and overpressure are monitored at multiple locations in and around the quarries and at the perimeter of neighbouring properties.
- All blasts are surveyed with a laser instrument to give an accurate 3D model of rock mass.
- Blasts are designed by qualified specialist blasting engineers.
- Blast holes are fired in a specific sequence at precise times to achieve the lowest possible vibration and overpressure.

How and why did Council make the decision to pursue an external operator model for operations at Image Flat and Dulong Quarry?

A review of Council's Quarry business and operating sites undertaken in 2022 considered options to improve the performance.

During the Council Ordinary Meeting held on December 9, 2022, Council voted on the following resolution:

Continued page 2...

1 of 2 Quarry Fact Sheet

**Fact sheet**  
www.sunshinecoast.qld.gov.au

How many trucks are typically used when hauling rock product from Dulong Quarry for crushing and processing at Image Flat Quarry?

An average sized blast of 30,000 tonnes of rock requires five trucks per day hauling one load each for a duration of 27 working days. Blasts occur a maximum two times per year at Dulong Quarry as per the Environmental Authority Permit.

Will the lease of Image Flat Quarry and Dulong Quarry result in changes to truck movements, blast frequency or extraction amounts?

If the quarry sites are leased to a commercial operator, it is possible there may be changes to how the quarry sites are currently operated. This may include, but not be limited to, changes in operating hours, truck movements, blast frequency or extraction amounts.

Council won't know these details until the responses are received from commercial operators as part of the EOI process. Council will consider all EOIs as part of the market sounding process.

Have your questions been answered?

Council is committed to sustainability and minimising printed material. In addition to this printed resource, we have provided an extensive list of frequently asked questions and further information on our website.

Scan the QR code or visit the below website for more details on:

- Location and history of quarry sites
- Operating hours
- Quarry permits
- Blast frequency and vibration
- Communication with neighbouring properties
- How to register for updates.

Does Council have plans to close Image Flat Quarry and Dulong Quarry?

Council does not plan to close the quarry sites. The continuation of obtaining rock products from the quarries provides a regional benefit to the Sunshine Coast Community and ratepayers.

2 of 2 Quarry Fact Sheet

## Project webpage on OurSc

TRENDING NOW Sydney trio ready to rock the Coast

Thursday, March 16, 2023  
26.7° Maroochydore

**Our SUNSHINE COAST**  
Connecting our Community

HOME COMMUNITY BUSINESS LIFESTYLE ENVIRONMENT COUNCIL PODCASTS

Home > Image Flat and Dulong Quarry – Frequently Asked Questions

### Image Flat and Dulong Quarry – Frequently Asked Questions

Sunshine Coast Council owns and operates two quarries located at Image Flat and Dulong. Image Flat Quarry has been in operation since the 1960s, and Dulong since the 1970s.

These quarries are designated Key Resource Areas by the State of Queensland and support economic growth in the region through the manufacture and supply of premium quality products for the purpose of construction, architecture, landscaping, road infrastructure and maintenance.

Council uses rock products from these quarries for the construction, maintenance and repair of 2597km of sealed roads and 474km of unsealed roads.

The below Frequently Asked Questions provide information on Council's Dulong and Image Flat rock quarries and the recent decision by Council to call for Expressions of Interest (EOI) for the lease of these quarry sites.

The information in this document is presented in three sections:

- Operational Q&A (Current operations)
- Quarry Operations Lease Expression of Interest Q&A (Proposed operations)
- Council Communication and Updates.

### Operational Q&A (Current operations)

What is the history of operations at Image Flat Quarry and Dulong Quarry?

1959: The former Marooch Shire Council established Image Flat Quarry for the purpose of providing crushed rock suitable for the concrete wall of Wappa Dam. Workload increased over time until the late 60s when the crushing plant almost couldn't keep up with demand.

1970: Council purchased land on Sherwell Road (old school site) to establish Dulong Quarry for extraction of rock to use in spray sealing and asphalt production.

1970s: Council negotiated with the former Department of Forestry (now known as the Department of Agriculture, Fisheries and Forestry) to quarry the area to the northern side of Council's property at Image Flat. The royalties were paid to the Department for quarried rock. The housing development boom resulted in Image Flat quarry operating on double shifts, crushing from 3am until 10pm, six days per week.

## Public meeting on 9 February coordinated by the Dulong Quarry Action Group



# Expression of Interest – Revised EOI Timeline

|                         |  |
|-------------------------|--|
| <b>Jan – Mar 2023:</b>  | Draft & review EOI#1 Documents   |
| <b>Feb – Mar 2023:</b>  | GE BIG attended Community meetings – <i>revised program, decision to recommence external sales</i> |
| <b>End of Apr 2023:</b> | Release EOI#1 to Industry  |
| <b>May 2023:</b>        | <b>Community Q&amp;A following the release of EOI materials</b>                                    |
| <b>Jun – Jul 2023:</b>  | Receive and assess EOI#1 responses from Industry   |
| <b>Aug 2023:</b>        | Release EOI#2 (Tender) to shortlisted Industry   |
| <b>Oct – Nov 2023:</b>  | Receive and assess EOI#2 Tender responses from shortlisted Industry                                |
| <b>Dec 2023:</b>        | <b>Seek to appoint</b> the preferred Commercial Operator (preferred lessee).                       |

# Summary

- The Council has started the discovery phase to find an operator who can improve the performance of the Quarries through an initial Expression of Interest.
- Both quarries are recognised as resources of state significance and are identified as Key Resource Areas ('KRA') within the Queensland State Planning Policy ('SPP')
- The legal structure will be a lease, ensuring compliance with the Owner's obligations such as environmental operations and offsets, land use planning, development for extraction areas and sales permits
- Any material change in use from the current planning approval will require the operator to make a planning application as per the normal process
- The information (beyond this presentation and supporting Q&A document) is commercial in confidence
- We will come back to the community for an open session throughout the process when we can share more

# Thank you.



Our region.  
**Healthy. Smart. Creative.**

See council's website for further details  
[www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)

# Role of the Quarries – *Advancing our Region*

