
Submission in Support — Bluestone Hardrock Quarry Project

Submitted by: Tom Adams, Adams Building (ABN 72 639 140 757) **Position:** Support

I am a licensed residential builder operating in the Newcastle and Lake Macquarie region, specialising in renovations, additions and custom homes. I am writing in support of the Bluestone Hardrock Quarry Project and wish to offer a perspective from within the residential building industry — the industry that ultimately depends on the material this project would supply.

Hard rock aggregate is a fundamental building material. There is virtually no stage of a residential build that does not rely on it. Quarried aggregate is the primary constituent of concrete used in footings, slabs, retaining structures, driveways and paths. Crushed rock is used as road base and sub-base for driveways and access roads, as drainage aggregate behind retaining walls, as bedding for stormwater and sewer pipework, and as compacted fill beneath slabs. Every home I build, and every home built across the Hunter starts with, and is held up by, quarried rock. It is not an optional input; there is no substitute.

Local supply directly affects housing cost and delivery. Aggregate is a low-value, high-mass product, which means cartage distance is one of the largest components of its delivered cost. When local quarry capacity tightens, material must be hauled from further afield, and that cost flows straight through to concrete prices, civil works and ultimately the price of new housing. At a time when the NSW Government has set ambitious housing supply targets and builders are contending with sustained materials cost escalation, securing long-term local sources of construction aggregate is essential.

Reliability of supply matters as much as price. Constrained aggregate supply causes batching delays that ripple through entire construction programs, adding holding costs that are ultimately borne by homeowners. Additional regional quarry capacity strengthens the resilience of the supply chain that residential construction depends on.

I acknowledge the community's concerns regarding haulage routes and traffic, and I consider these are appropriately dealt with through conditions of consent such as managed haulage hours, road maintenance contributions and a driver code of conduct rather than refusal of a project supplying a material the state's housing program cannot function without.

I support the approval of the Bluestone Hardrock Quarry Project.

Tom Adams
Director
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