

23 December 2024

Games Independent Infrastructure and Coordination Authority  
Queensland Government

Via online submission portal available [here](#):

### **100 Day Review of Games Infrastructure and Planning**

Cement Concrete & Aggregates Australia (CCAA) welcomes the opportunity to provide comments to the Games Independent Infrastructure and Coordination Authority (GIICA) on the 100 Day Review of Games infrastructure and planning.

CCAA is the voice of the heavy construction materials industry in Australia. Our members operate cement manufacturing and distribution facilities, concrete batching plants, hard rock quarries and sand and gravel extraction operations throughout the nation. CCAA members produce the majority of Australia's cement, concrete & aggregates, and ranges from large global companies to SMEs and family operated businesses.

Heavy construction materials are vital to delivering the transport, energy, water, housing, defence, and social infrastructure required to support Australia's built economy, generating over \$15 Billion in annual revenue and employing 30,000 Australians directly and a further 80,000 indirectly.

#### **Executive Summary**

Queensland is facing a critical supply risk on affordable heavy construction materials. The future pipeline of Olympic Games infrastructure together with the Government's proposed road, rail, housing, water and energy projects will drive unprecedented demand for cement, concrete, sand and hard rock. Such material supply risks could significantly impact on the **deliverability** and **affordability** of the Games.

To address these issues, CCAA calls on the GIICA to recommend to the Queensland Government to implement the following:

- Develop a **Heavy Construction Materials Plan** for Queensland
- **Model the supply / demand imbalance** for heavy construction materials to identify greatest supply risk
- **Streamline approvals** to bring new resource to market urgently
- Introduce a **Quarry Approvals Coordinator** function in government to attract investment and support approvals
- Provide stronger **planning protection** for Key Resource Areas
- Encourage public procurement practices that reflect the Government's **sustainability** policies of net zero by 2050.

#### **Key Facts**

- Every Queenslanders needs 8 tonnes per year of stone, sand, gravel and cement to build the roads, houses and other infrastructure they need
- High rise buildings use up to 1,000 tonnes of stone and sand per floor
- Highways use 14,000 tonnes of stone and sand per kilometre

- The average home uses 110 tonnes of stone and sand and over 50m<sup>3</sup> of concrete
- Wind farms use up to 1000 m<sup>3</sup> of concrete
- Heavy construction materials average **29 per cent** of infrastructure project costs.

## Background

The infrastructure and construction sectors are currently in a phase of strong growth. The future pipeline of Olympic Games infrastructure together with the Government's proposed road, rail, housing, water and energy projects **will drive unprecedented demand for cement, concrete, sand and hard rock in Queensland.**

[Oxford Economics](#) forecasts that direct investment for the Brisbane Olympics will exceed \$10 billion, with intense competition for resources expected. They have warned that this could lead to **resource reallocation, impacting supply capacity and potentially driving cost escalation.**

Regulatory reform of the approvals process and greater planning certainty across State and Local Governments are **urgently needed to increase supply and avoid affordability risks.**

CCAA recognises the recent work by the Department of Natural Resources and Mines in quantifying the [demand:supply risks](#) for quarry materials but more work to identify and remove barriers to increasing supply is required.

[Infrastructure Australia](#) has identified that “shortages in local quarry supply threatens the deliverability of major public infrastructure works, increases project costs and schedule delays, and contributes greater emissions by bringing heavy materials to site from further afield.

Reducing quarry approval times would allow for increases in output in response to projected demand, with the additional benefit of reducing costs and carbon emissions.

In South East Queensland, increased infrastructure demand fuelled by population growth and the Brisbane 2032 Olympics **will exert pressure on local quarry reserves for the next decade”.**

## How does this impact the 2032 Olympics?

Heavy construction materials are clearly an important component in building the infrastructure necessary for the successful presentation of one of the world's flagship events.

However, the systemic problems outlined above will directly impact on the affordability and deliverability of the event, a key issue identified in the terms of reference.

For the Games to be affordable, the identified systemic problems require the Government to support and implement systemic solutions.

## **Solution: Develop a Heavy Construction Materials Plan (HCMP) for Queensland**

In August 2024, CCAA released the [2024 Queensland Election Policy Priorities – Delivering the Sustainable Supply of Heavy Construction Materials](#) document.

It calls for a coordinated and integrated suite of measures to future-proof industry to ensure a sustainable supply of heavy construction materials (sand and hard rock) close to markets, including for the Olympics.

CCAA believes an integrated HCMP for Queensland is needed to ensure supply can readily and affordably match demand and should include key elements that have been successfully used in other jurisdictions.

### **Understanding Supply and Demand**

The recent work by the Department of Natural Resources & Mines in quantifying the [demand:supply risks](#) indicates a significant increase in demand for quarry materials across all sectors in all regions across Queensland. However, due to data limitations “it is difficult to truly determine the adequacy of the market to respond to future demand for quarry materials”<sup>1</sup>.

A detailed supply/demand analysis is critical so that future demand can be understood, and suppliers (quarries) can have time to respond. This is particularly the case where many quarries have existing production caps or other constraints that limit their capacity to quickly respond to changes in demand.

### **Streamlining approvals to bring new resources to market**

Regulatory reform of the approvals processes across State and Local Governments are urgently needed to increase supply and avoid affordability risks. A significant disconnect still exists with Local Councils in how to manage quarry approvals with pressure from local communities often overriding the recognition by the State Government of the strategic importance of an area, including [Key Resource Areas](#) (KRAs). Practical local council conditions that do not unduly restrict truck movements and operating hours are required to increase supply to meet the increased demand.

The multiple acts and layers of government are creating excessive approval delays, costing industry and government millions of dollars and often forcing companies to abandon capital investment.

The Government needs to actively review the outdated assessment processes to simplify and streamline them, in order to actively bring material to market.

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<sup>1</sup> Queensland Quarry Demand and Supply Risks, Report for Queensland Department of Resources and Cement Concrete & Aggregates Australia, September 2023.

## **Introducing a Quarry Approvals Coordinator function in government**

As called out in Infrastructure Australia's 2023 Market [Capacity Report](#):

*With major public infrastructure playing a key role in Australia's economic ambitions, the 2023 Infrastructure Market Capacity report explains that a sustained focus on improving the productivity of the construction sector, increasing material and labour supply while continuing to actively manage demand, are crucial to the future success of the industry.*

An initiative that has been identified to fast-track approvals is the [Quarry Approvals Coordinator](#) function in Victoria. This one-stop-shop acts as the front-door to the quarry industry and works across government to actively manage a timely delivery of new resources.

CCAA recommends that this function be established within a central agency to replicate the success seen in other jurisdictions.

## **Protecting our future resources**

Protection of future sand and hard rock resources close to market is vital to ensure we can affordably supply major projects, including the Olympics into the future.

Stronger planning protection for KRAs is required to protect buffer zones.

This buffer protection is critical to ensure valuable sand and hard-rock resources are not permanently sterilised by housing or other developments that limit access to the resource in the future.

## **Sustainable Games**

One of the guiding principles of the review is to promote sustainability. A key aspect of sustainability and Government policy is to reach Net Zero by 2050.

As the demand for concrete grows to fuel the State's infrastructure and Olympic ambitions, there is an urgent need to work together to reduce emissions from the built environment. An important aspect of this is to enable the delivery of Lower Carbon solutions.

The [Heavy Construction Industry's Climate Ambition Statement](#) released in 2021, and the [Industry Decarbonisation Pathways Report](#) outlines the industry's commitment to work towards decarbonisation throughout the value chain, and emphasises that achieving these significant decarbonisation objectives can only be achieved through collaboration. In late 2024, the [Cement & Concrete Industry Decarbonisation Facilitation Plan](#) was also released. This provides more detail on the pathway strategies needed to decarbonise Australia's built environment.

Establishing public procurement practices that reflect government policies on reducing emissions and encouraging the circular economy is a critical enabler to achieve our collective net zero goal.

## Conclusion

The HCMP would:

- Ensure proximate and adequate materials supply for Olympic, housing, infrastructure, and energy projects.
- Protect extractive resources and concrete batch plants from urban encroachment and sterilisation.
- Facilitate a sustainable Olympics by encouraging decarbonisation and the circular economy.
- Facilitate a sustainable materials supply chain that would help to **deliver** an affordable Olympics.

## Recommendation

So as to ensure the efficient and predictable supply of heavy construction materials to Olympic infrastructure, the Authority should recommend in its 100 day report the development of a Heavy Construction Materials Plan for Queensland.

To discuss this submission further, please contact Roger Buckley at [roger.buckley@ccaa.com.au](mailto:roger.buckley@ccaa.com.au).

Yours sincerely

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