

149 McKimmies Road

BUNDOORA

FACT SHEET

27 MAY 2024

THE SITE

Intrapac Property (Intrapac) and associated parties have purchased the disused quarry site at 149 McKimmies Road, Bundoora. The boundary of the purchased area is shown in red below. The site is 36 hectares and has approximately one kilometre of frontage to Darebin Creek.

The property was operated as a quarry from the 1960s to the early 1990s. Since quarrying ceased, clean fill has been imported to rehabilitate the site.

The importation of fill is programmed to finish in early 2025. Intrapac Property acquired the site in 2021 and has been undertaking the rehabilitation of the site since early 2022.



A NEW RESIDENTIAL PRECINCT

Following the rehabilitation of the old quarry, Intrapac intends to redevelop the site into a new residential precinct. The project will include a diverse mix of housing, including social and affordable dwellings. It is anticipated approximately 750 new dwellings will be created. The project will greatly improve the site's environmental condition, taking it from a derelict industrial site to a well-planned and landscaped residential area. Protection, rehabilitation and enhancement of the adjacent Darebin Creek environs is an integral part of the project.

REZONING

The site is currently zoned for industrial use and redevelopment as a residential precinct requires rezoning. A planning panel hearing to consider the rezoning was held over April and May 2024 and it is anticipated the panel's decision will be published in the next few months.

CURRENT ACTIVITY ON SITE

Current site activity continues the historical importation of clean fill material (i.e. it complies with rigorous EPA standards for use in a residential development). The imported material is used to complete the quarry filling to match adjacent ground levels and to consolidate the area for future house construction. This process includes temporarily placing extra material (surcharge) on the site in four stages. The placement of surcharge material on the northern portion of the quarry will be completed in May 2024. The surcharge will be left in place for approximately 6 months and then shifted to the next stage.

The quarry remediation process involves the movement of large quantities of material, requiring large machinery. All efforts are made to limit the off-site effects of this work. Noise and dust are constantly monitored, and site activities are modified on an ongoing basis to limit off-site effects.

All stockpiled material will be transferred to the quarry area by mid-2024, and the importation of clean fill is scheduled to be completed by early 2025.

All efforts are being made to limit the off-site effects of this activity, including the continuous operation of water trucks to suppress dust. Additionally, a digital monitoring system has been installed on-site. This equipment measures air quality, noise, wind speed and direction and automatically alerts site staff if pre-set limits are exceeded. Site activities will be modified to ensure the exceedance ceases if this occurs. Naturally, prevailing weather conditions significantly impact the generation of dust and the transfer of dust and noise.

FUTURE SITE ACTIVITY

Future site activity will include completion of the quarry remediation works, civil works to build the infrastructure required for the new residential precinct and ultimately, the construction of homes and landscaping to complete the project. The timing of these future activities will depend on several factors, including geotechnical performance and analysis, gaining the various required approvals, the effect of weather events and the market for the residential properties.

The quarry remediation process will see alternating periods of low activity, while the surcharge remains in place, and higher activity when the surcharge is moved from one stage to the next. It is currently expected that the surcharging of the last (southern) stage of the quarry will be completed by mid-2027. Construction of the infrastructure required for the residential development follows the completion of remediation for each stage and is anticipated to commence on the first (northern) stage in late 2025. We anticipate housing construction may commence in early 2026.

FOR MORE INFORMATION

To access more information on this project, please go to 149mckimmies.com.au

Alternatively, you can contact the project team at 149info@intrapac.com.au or call us and leave a voice message at (03) 7046 4041, and we'll call you back within one business day.