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## **CEO Letter: Reedy Creek Key Resource Area Project and West Burleigh Construction and Waste Resource Recovery Project**

**To the Gold Coast City Council CEO,**

For 50 years Boral, the largest Australian-owned construction materials company in the nation, has helped enable the growth and development of the Gold Coast.

Through our integrated Gold Coast operations, spanning hard rock quarries with recycling capability, and downstream concrete batching and asphalt manufacturing plants, we have provided the essential raw and manufactured construction materials needed to build critical urban infrastructure to support the City's continued growth including motorways, roads, bridges, hospitals, light rail, along with the delivery of a range of residential housing.

Over the past half century, Boral has supplied more than 40 million tonnes of quarry construction materials to the Gold Coast building and construction industry – a major economic pillar of the Gold Coast economy.

In the past 10 years alone, materials from our Gold Coast operations have enabled a number of key regional infrastructure projects including Gold Coast Airport upgrades, the Tugan Bypass, stages of the Gold Coast Light Rail, multiple Pacific Motorway (M1) upgrades, the Gold Coast Commonwealth Games Precinct and the Coomera Connector.

As an industry leader, we are well aware of the forecast population growth outlined in the Shaping SEQ 2023. It is understood that the region is projected to reach a population of over 5.9 million people by 2046, requiring an additional 836,800 dwellings to be delivered along with essential supporting infrastructure. Specifically, the Gold Coast is projected for significant growth with a population projected to reach over 1 million people to 2046, requiring an additional 161,700 dwellings to be delivered, again with supporting urban infrastructure.

We are also aware that this significant growth will put further strain on the City's diminishing landfill capacity, with less than 10 years of available airspace.

Through this development application, we offer an innovative solution to build capacity and capability for the Gold Coast to deal with this growth challenge through:

- Unlocking the State's Key Resource Area 96 as part of the Reedy Creek Key Resource Area Project (RCKRA Project) to:
  - i. maintain a continued supply of local quarry materials of up to 1.2million tonnes annually in the southern Gold Coast area to meet the projected demand from the building and construction industry;
  - ii. reduce the impact of additional truck movements on the M1; and
  - iii. reduce additional transport pollution and costs
  - iv. maintain a healthy, competitive market, which assists in housing delivery and affordability; and deliver a localised net environmental benefit,

including ongoing maintenance and management of the Reedy Creek site.

- Providing critical waste infrastructure as part of the West Burleigh Construction and Waste Resource Recovery Project (WBCWRR Project) to:
  - i. rehabilitate the existing void at West Burleigh Quarry through the disposal of residual non-putrescible construction waste to create a safe and stable landform in a timely manner;
  - ii. protect the City's diminishing municipal landfill airspace;
  - iii. avoid the need to transport it elsewhere at significant congestion or environmental costs;
  - iv. positively contribute to the City's and State Government's waste management strategies;
  - v. ensure overburden from Reedy Creek can be used to manage the cover and cell construction at West Burleigh; and,
  - vi. deliver a localised net environmental benefit.

In summary, our proposal would see the continuation of quarrying operations in the area, with the commencement of quarrying activities at Reedy Creek, coinciding with the decommissioning of quarrying activities at West Burleigh, situated nearby on the eastern side of the M1. As outlined in our proposal, our West Burleigh site – which has a projected economic life of approximately 13 years (subject to market conditions) - would then transition to a Construction & Demolition, Commercial and Industrial (non-putrescible) landfill with resource recovery facilities.

The timeframes required to develop these Projects, complete significant capital works programs and establish operations mean we must put forward this proposal now to ensure ongoing, continuity of aggregate supply in the southern Gold Coast area.

Given the Gold Coast is a linear city, any absence of aggregate supply in the southern region would translate into reduced competition and the need to source raw aggregates for required construction materials from quarries situated in the north. As a result, this would lead to over 31,000 additional trucks and heavy vehicles annually on the M1. The flowthrough effects of this scenario mean longer transport times, increased material costs and as a result, a direct impact on housing costs and affordability.

We understand a proposal of this type requires careful consideration and must address the questions and concerns held by stakeholders, particularly those in the surrounding community. Feedback and consultation undertaken in recent years has been incorporated into the design, siting and operational parameters of this proposed development, which will deliver modern, state of the art facilities, with a key focus on limiting impacts to the community and the environment.

As an Australian-owned business with almost 80 years continuous operation, Boral has built a reputation of being a responsible and respected operator. What follows in this detailed



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application is a measured and considered proposal that balances the delivery of significant long-term economic and environmental benefits to the community and more broadly the City.

We know that there is a current housing crisis, we know the cost of most things we need are going up, and we know construction costs are rising. That is why Boral is planning for the Gold Coast's future now. This application gives builders and the construction industry a local resource, materials for people to build their new homes, asphalt so commuters have good local roads, and Council a solution to the very real problem of waste disposal in the City.

Importantly, this application gives us 13 years to work with Council and the State Government to ensure this project is first class.

I commend this application to you and thank you in advance for your consideration of our proposal.

Regards,

**Vik Bansal**

Boral CEO and Managing Director