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**PROPOSED CALL IN NOTICE FOR A DEVELOPMENT APPLICATION UNDER THE  
PLANNING ACT 2016**

**Lot 105 Tallebudgera Creek Road, Tallebudgera Valley, QLD 4228 and Lot 112  
Bermuda Street, Lot 4 Pacific Highway and 1 Ladds Ridge Road, Burleigh Heads QLD  
4220**

**Lot 105 SP144215, Lot 112 SP106901, Lot 4 RP183125, Lot 1 RP167430**

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Pursuant to section 102(2) of the *Planning Act 2016* (the Planning Act), I give notice that I am proposing to call in and assess and decide a development application by Boral Resources (QLD) Pty Limited, with respect to premises located at Lot 105 Tallebudgera Creek Road, Tallebudgera Valley, QLD 4228 and Lot 112 Bermuda Street, Lot 4 Pacific Highway and 1 Ladds Ridge Road, Burleigh Heads QLD 4220.

The development application information is set out below:

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<b>Applicant:</b>	Boral Resources (QLD) Pty Limited
<b>Assessment manager:</b>	Council of the City of Gold Coast (the Council)
<b>Properly made date:</b>	22 April 2025
<b>Development application (as described in the confirmation notice):</b>	<p>Development Permit for Material change of use (Impact Assessment) for:</p> <ul style="list-style-type: none"><li>• Reedy Creek Key Resource Area Project involving Extractive industry (quarry); and</li><li>• West Burleigh Construction Waste and Resource Recovery Project involving High impact industry (Waste transfer station, Resource recovery and Non-Putrescible construction waste (Construction &amp; Demolition waste and Dry Commercial and Industry waste) disposal facility)</li></ul> <p>Development Permit for Material change of use (Code Assessment) for:</p> <ul style="list-style-type: none"><li>• Environmental relevant activities ERA 16(2)(c) &amp; ERA 16(3)(c) – Extractive and screening activities, associated with Reedy Creek Key Resource Area Project</li><li>• Environmental relevant activities ERA 54(1), ERA 54(3)(c) – Mechanical waste reprocessing, ERA 60(2)(h) – Waste disposal &amp; ERA 62(1)(a) - Resource recovery and transfer facility operation, associated with the West Burleigh Construction Waste and Resource Recovery Project</li></ul> <p>Development Permit for Operational work (Code Assessment) for carrying out Vegetation clearing associated with the Reedy Creek Key Resource Area Project</p>
<b>Referral triggers:</b>	<p>Schedule 10, Part 3, Division 4, Table 3, Item 1 – Material change of use that involves clearing native vegetation.</p> <p>Schedule 10, Part 5, Division 4, Table 2, Item 1 – Non-devolved environmentally relevant activities.</p> <p>Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Development impacting on State transport infrastructure.</p>

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Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1  
– Material change of use of premises near a State transport corridor or that is a future State transport corridor.

Schedule 10, Part, 10, Division 4, Subdivision 3, Table 1, Item 1  
– Development for extractive industries in key resource areas

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The development application documentation is available via the Council's PD Online portal at <https://www.goldcoast.qld.gov.au/Planning-building/PD-Online>, under application reference COM/2025/101.

On 29 January 2026, a member of the public wrote to me requesting the application be called in under the Planning Act.

On 13 February 2026 the Honourable Ms Ros Bates MP, Member for Mudgeeraba, the Honourable Ms Laura Gerber MP, Member for Currumbin and Mr Hermann Voster MP, Member for Burleigh wrote to me requesting the application be called in under the Planning Act.

On 16 February 2026, two members of the public wrote to me requesting the application be called in under the Planning Act.

### **Reasons for the proposed call in**

Under section 91 of the Planning Act, I may call in a development application only if the application involves, or is likely to involve, a State interest.

A State interest is defined in schedule 2 of the Planning Act as an interest that the Planning Minister considers:

1. *affects an economic or environmental interest of the State or a part of the State; or*
2. *affects the interest of ensuring the Act's purpose is achieved.*

I consider the proposed development involves, or is likely to involve, the economic and environmental interests of the State or part of the State.

In forming this view, I have had regard to the following matters which I am informed relate to the proposed development:

- The application material identifies the application is for the Reedy Creek Key Resource Area (RCKRA) Project, which:
  - specifically proposes the phased establishment of an Extractive Industry on Lot 105 SP144215, with a total disturbance footprint of 56.4ha (approx. 26% of the total site area), comprising a:
    - 33.6ha extraction pit
    - 18ha infrastructure and processing area
    - 4.8ha quarry dam and access road.
  - proposes to extract approximately 58Mt of hard rock over an estimated 50-year project lifespan (subject to market conditions), with a maximum production output of 1.2Mtpa.
- The application material identifies that the application is also for the West Burleigh Construction Waste & Resource Recovery (WBCWRR) Project, which proposes the establishment of a construction waste and resource recovery operation over Lot 112 SP106901, Lot 4 RP183125 and Lot 1 RP167430, comprising of three components to support the applicant to meet its environmental obligations to rehabilitate quarry void spaces on Lot 112 SP106901 to achieve a safe and stable landform under its existing quarry Environmental Authority (EA) EPPR00810513, being:

- a non-putrescible construction waste landfill to rehabilitate the existing quarry void so this strategic landholding can be beneficially reused for future commercial and/or industrial purposes, open space and conservation outcomes;
  - staged resource recovery activities, with the first stage of resource recovery initially occurring within the pit using mobile equipment until quarry activities cease. Once quarry activities cease in 2038, a permanent commingled resource recovery facility will be established within the existing quarry infrastructure area; and
  - a vegetated buffer area around the periphery of the site to provide visual relief and support long-term environmental objectives.
- The application material identifies that the proposal will result in the clearing of approximately 56.4ha of vegetation, including 1.1ha of mapped koala habitat. The vegetation proposed to be cleared includes the progressive removal of 9,724 Non-juvenile koala habitat trees over the life of the RCKRA Project.
  - The State Planning Policy (SPP) Assessment Benchmark Mapping identifies part of the premises as subject to the Reedy Creek KRA 96 (Lot 105 SP114215) and additional parts of the premises within the West Burleigh KRA 70 (Lot 112 SP106901 and Lot 4 RP183125).
  - The SPP provides that KRAs are identified to protect important extractive resources from incompatible land uses.
  - The application material identifies that the RCKRA Project site will be accessed via Old Coach Road, the mapped KRA haulage route to the M1.
  - The site is within the Extractive industry zone, Open space zone and Rural zone (and within the Rural zone is located within the (Rural landscape and environment precinct) of the *Gold Coast City Plan 2016*.
  - The purposes of the Extractive industry zone code is to:
    1. provide for the extraction and/or processing of natural resources such as sand, gravel, quarry rock, clay and soil. Development such as storage, processing, storage, treatment and transport facilities may be provided in the Extractive industry zone where such development is ancillary to the extractive industry;
    2. identify committed extractive resource areas with economically viable extractive resources to cater for current and future resource needs;
    3. manage the impacts of extractive industries on the environment and sensitive land uses surrounding the development;
    4. ensure that site rehabilitation enhances ecological functions and visual amenity of the resource areas and facilitates reuse of the land for a range of appropriate activities; and
    5. describe the land uses, built form and lot design envisaged in the zone.
  - The purpose of the Open space zone code is to:
    1. provide for local, district, and regional scale parks that serve the recreational needs of a wide range of residents and visitors. Where required to meet community needs, development may include shelters, amenity facilities, picnic tables and playgrounds and infrastructure to support safe access and essential management.
  - The purposes of the Rural zone code is to:
    1. provide for rural uses including Cropping, Intensive horticulture, Intensive animal husbandry, Animal keeping and other primary production activities;

2. provide opportunities for non-rural uses that are compatible with agriculture, matters of environmental significance, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes; and
  3. protect or manage significant natural resources, and processes to maintain the capacity for primary production.
- The purpose of the Rural zone (Rural landscape and environment precinct) will be achieved through additional overall outcomes being:
    1. Land uses do not impact on the matters of environmental significance, landscape and scenic amenity values of the land.
    2. Natural landscape and matters of environmental significance are protected and conserved to assist in maintaining a green frame to the city's urban area, particularly on the Hinterland ranges and foothills, which contribute to the city's distinct form, visual attractiveness and role as a major tourist destination.
  - The development application has been publicly notified and I am aware that a substantial number of submissions were made to the local government on this matter highlighting significant community interest.
  - I have received three requests to call in the development application, namely:
    - By email from a member of the public requesting I call in the development application and raising matters including:
      - concern about the ongoing development application for the quarry and the uncertainty it is generating within the Reedy Creek community
      - strong community concern, environmental impacts and incompatibility with surrounding residential areas
      - that without state intervention, a refusal by Council would likely be appealed in the Planning and Environment Court
      - that the community is seeking clear leadership from the State Government to ensure an outcome that protects nearby residents, local schools and the environment
      - that approval of the development would have serious consequences for thousands of residents, including impacts on health, habitat, neighbourhood character and property values.
      - that urgent Ministerial intervention is sought to provide clarity and reassurance to the community.
    - By letter from Ms Ros Bates MP, Member for Mudgeeraba, Ms Laura Gerber MP, Member for Currumbin and Mr Hermann Voster MP, Member for Burleigh requesting I call in the development application and raising matters including:
      - community opposition to the quarry and their rejection of a similar proposal a decade ago
      - local councillors seeking to shift responsibility onto the State government
      - identifying the Key Resource Area is not an approval to extract resources, and it does not remove council's role as the assessment manager
      - failure to properly inform affected residents about the public notification period
      - confidence in the local decision-making process has been severely compromised.

- By email of 16 February 2026, Ms Rebecca and Mr Stephen Churchouse submitted a request that the Planning Minister exercise his Ministerial powers to call in the Application, raising matters including:
  - their opposition to the previous application refused by the council and upheld by the Planning and Environment Court
  - air, noise and traffic impacts
  - displacement of wildlife
  - impacts on property values.

More specifically, I am satisfied that the application involves or is likely to involve the following economic and environmental interests of the State or part of the State:

1. The **State Planning Policy dated July 2017 (SPP)** sets out the planning and development assessment policies regarding matters of State interest.

I consider the following State interests as identified in the SPP are relevant:

- **Planning for economic growth** – Planning plays a critical role in achieving economic growth. It needs to encourage growth in Queensland’s traditionally strong primary industries, and construction and tourism sectors, while also supporting new and emerging sectors to grow and prosper.
  - **Mining and extractive resources** – Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible. The SPP notes that the supply of extractive resources such as sand, gravel, rock, clay and soil is essential to support development and construction activities and the delivery of infrastructure. The SPP also notes that the identification of a key resource area does not in any way authorise the extraction of the resource or provide a right to establish or operate an extractive industry.
- **Infrastructure** – State and local government and the private sector plan, deliver and facilitate a wide range of infrastructure for transport, energy, water, roads, airports, ports and public utilities. This infrastructure drives our economy and provides essential services and facilities to communities across the state.
  - **Transport infrastructure** – The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported. The SPP states that development can affect the safety and structural and operational integrity of state transport infrastructure if it is not appropriately located, designed, constructed and maintained. Planning for development must consider the location of existing infrastructure as well as access, design features, safety requirements, and current and future operating conditions.
- **Liveable communities and housing** – Liveable communities are well-serviced, accessible and attractive environments that provide the foundations for a healthy sustainable and prosperous Queensland.
  - **Liveable communities** – Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life. The SPP states that planning ensures that decisions about appropriate development support the housing, employment, education, infrastructure, and other needs of the community. Planning should support positive and innovative responses to current and future challenges and ensure development outcomes will benefit Queensland’s communities in the long-term.

- **Environment and heritage** – Queensland is one of the most biologically diverse places on earth, home to a complex and varied coastal environment with outstanding natural values.
  - **Biodiversity** – Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes. The SPP states that safeguarding biodiversity at the national, state, regional and local levels is essential. Promoting ecological resilience to manage the impacts on ecosystems from climate change is also essential. Planning and development decisions can maintain and enhance biodiversity by protecting ecosystems, their ecological processes, and the ecosystem services on which we rely. The government is committed to preserving a viable, wild population of koalas in South East Queensland. Where coupled with effective conservation and management strategies, planning can play an important role in the preservation and enhancement of koala habitat in locations that will support an ongoing viable koala population.
- 2. **ShapingSEQ 2023** is a regional plan that advances a range of State interests defined in the SPP by providing context, defining key outcomes, and establishing planning strategies and directions to achieve the desired outcomes.

I am satisfied that the following policies about State interests in *ShapingSEQ 2023* are relevant to the proposed development:

- **Sustain:** SEQ is one of the most biodiverse regions in the world, with rich natural and cultural landscapes that support community wellbeing, tourism, and First Nations identity. Protecting these assets while building resilience to climate change and natural hazards is essential for a sustainable future.
  - **Biodiversity** – The regional biodiversity network and MSES are protected and enhanced to support the natural environment and contribute to a sustainable region. *ShapingSEQ 2023* seeks to avoid fragmentation of regional biodiversity corridors and rehabilitate degraded areas to maintain habitat and support fauna movement.
  - **Koala conservation** – A network of interconnected koala habitat is maintained to sustain SEQ’s koala population over the long-term. *ShapingSEQ 2023* seeks to protect and connect koala habitat, particularly within and between koala priority areas to support viable koala populations that are distributed widely across SEQ in rural, rural residential and urban landscapes. It also seeks to plan development and infrastructure to avoid koala habitat areas, in particular those within koala priority areas, and ensure habitat connectivity for long-term viable populations.
  - **Natural economic resources** – The region’s natural economic resources are managed sustainably and efficiently to meet the needs of existing and future communities. *ShapingSEQ 2023* seeks to protect and manage the region’s limited extractive resources, such as sand and quarry rock, to ensure the ready availability of construction materials to support cost-effective development into the future (Map 18, Table 12).
- **Live:** SEQ’s quality of life depends on creating well-designed, inclusive and resilient communities. Integrating nature, cultural heritage and First Nations design principles into urban environments supports health, wellbeing, and social connection, while reinforcing SEQ’s unique subtropical identity and sense of place.
  - **Working with and enhancing natural systems** – The liveability and sustainability of SEQ’s urban environments are enhanced by incorporating urban greening networks. *ShapingSEQ 2023* seeks to respect and add to local

landscape character and ecological diversity to create places that demonstrate a strong respect for nature.

### **Reasons for Call In**

I have decided to propose to call in the development application, for the following reasons:

- The proposal involves, or is likely to involve, the State interests set out above.
- The proposal therefore relates to the natural economic resources of the State which are a key driver of the economy and support the needs of other industries and the community.
- The proposed development includes the establishment of an extractive industry on the site, which proposes a total disturbance footprint of 56.4ha (approx. 26% of the total site area) and the extraction of approximately 58Mt of hard rock over an estimated 50-year project lifespan (subject to market conditions), with a maximum production output of 1.2Mtpa.
- I note further that both the Reedy Creek Key Resource Area Project and the West Burleigh Construction Waste and Resource Recovery Project are proposed within areas identified as key resource areas under KRA 96 and KRA 70, respectfully. Key resources areas are identified to protect important extractive resources from incompatible land uses.
- However, the proposal is partly on Rural zoned land under the planning scheme, and within a Rural landscape and environment precinct, which seeks to ensure land uses do not impact on the matters of environmental significance, landscape and scenic amenity values of the land.
- I note that the development application identifies a proposed total disturbance footprint of 56.4ha, and the proposal includes clearing of native vegetation across the site within areas mapped for environmental significance, including regulated native vegetation and koala habitat.
- The site is also adjacent to major existing and future state-controlled transport infrastructure and the proposal has the potential to impact these assets.
- I have received three requests to call in the development application, two being from community members, and a joint letter from Ms Ros Bates MP, Member for Mudgeeraba, Ms Laura Gerber MP, Member for Currumbin and Mr Hermann Voster MP, Member for Burleigh, and am satisfied that there is strong community interest to the proposal given the large number of submissions received by the Council during the public notification period for the application.
- Accordingly, I consider the proposed development requires consideration of a number of aspects relating to the responsible extraction of natural resources as well as infrastructure, environmental and community considerations, which can be achieved through assessment under the call in process.
- It is proposed to restart the assessment of the application at the decision stage as there is a large amount of assessment material available for my consideration, further information can be sought from State agencies in the absence of the SARA Referral agency response, and the application has recently undergone public notification, with a substantial number of submissions received by the Council.
- I have determined that the decision to issue the proposed call in notice is compatible with human rights under the *Human Rights Act 2019*.

### **Proposed call in**

The process for assessing and deciding the application stops on the day this notice is given.

If I decide to call in the development application:

- the process for assessing and deciding the development application is proposed to restart at the start of the Decision period under Chapter 1, Part 5 of the Development Assessment Rules; and
- I do not intend to direct the decision-maker to assess all or part of the application.

If I decide to call in the development application, my decision on the development application is taken to be the original decision maker's decision.

Although my decision is taken to be a decision of the original decision maker, my decision cannot be appealed in the Planning and Environment Court, as the application is an excluded application for the purposes of section 229 and Schedule 1 of the Planning Act.

### **Representations on the proposed call in notice**

Written representations can be made to me about the proposed exercise of my power to call in the development application.

Representations are specifically sought about:

- whether or not the proposed development involves, or is likely to involve, a State interest
- whether or not I should exercise my powers to call in the development application
- any matter stated in this proposed call in notice.

Written representations must be made by **Tuesday 3 March 2026** to:

Deputy Premier  
 Minister for State Development, Infrastructure and Planning  
 Minister for Industrial Relations  
 c/- Director, Improvement and Assessment Division  
 Planning Group  
 Department of State Development, Infrastructure and Planning  
 Email: ministerial.callin@dsdip.qld.gov.au  
 Post: PO Box 15009, CITY EAST QLD 4002

### **Findings on material questions of fact and evidence or other material on which findings of material questions of fact were based**

In forming my decision to propose to call in the development application, I had regard to the following material:

<b>Documents</b>
Departmental briefing note (Reference: MBN25/135) and attachments, including: <ul style="list-style-type: none"> <li>• Preliminary Assessment Report prepared by the Department</li> <li>• draft proposed call in notice</li> <li>• draft correspondence to the Council, applicant and submitters enclosing the proposed call in notice</li> <li>• human rights assessment under the HR Act.</li> </ul>

**Legislation and statutory instruments relevant to my decision are:**

- *Planning Act 2016*
- *Planning Regulation 2017*
- *Human Rights Act 2019*
- *State Planning Policy July 2017*
- *ShapingSEQ 2023*
- *Gold Coast City Plan 2016*

**Dated: 16 February 2026**

A handwritten signature in black ink, appearing to read 'Jarrod Bleijie', with a long horizontal flourish extending to the right.

**JARROD BLEIJIE MP  
DEPUTY PREMIER  
Minister for State Development, Infrastructure and Planning  
Minister for Industrial Relations**