

# Boral Quarries Lawnton

Creating a new 'life' for an old resource

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For more than four decades, the land making up the Boral Lawnton Quarry has been extracted for its valuable sand resources. As these activities near their end, we're framing plans to allow new future uses for the site to emerge.

## Connect with Boral Land & Property

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## Sand and changing demand...

The Lawnton Quarry was opened during 1978 to make use of the sand reserves located in the North Pine River corridor for the production of building and construction materials.

The 'fine' sand found within the 170 hectares the quarry currently occupies provides a quality core component of basic building and construction products such as concrete and asphalt.

Positioned at the eastern end of Lawnton Pocket Road near Strathpine, the quarry has therefore directly contributed to Brisbane's northern suburbs as they have grown across the past 40 years.



Materials produced using sand from our Lawnton site form the basis of a wide range of public and private infrastructure which the local community uses each and every day.

During the past decade, with the original resources largely consumed and quarrying nearing the end of its economic viability, we've started to consider future plans for our landholding.

Among the options reviewed has been the potential re-purposing of parts of the site which formerly served as 'buffer' between our extractive activities and surrounding residential areas.



In line with this idea, during 2014 we released a large portion of the western end of the original quarry, now under preparation for a new housing estate.

Throughout the past 12 months we've been looking at a further 13 hectare section, again at the quarry's western boundary, which could support a similar alternate use as a residential estate.

This land has mostly been rehabilitated post-quarrying, or is due for rehabilitation once activities have been completed on the site.

## Creating a new community

Reflecting its present use, the land occupied by the quarry is covered by various zonings, historically designed to preserve and protect both extractive operations and the surrounding environment from incompatible development.

These zonings, part of the Moreton Bay Regional Council Planning Scheme, include Extractive Industry and Limited Development areas.



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Developments such as these also often include **new facilities** such as parks and recreation spaces which provide benefit to both new and existing residents.

It should be noted that approval of the MCU at this stage will **only** permit the land to be re-used for development at **some point in the future**.

It **does not** define what that development will look like, how many and what sort of houses will be built, what roads and fixtures will be included, and so on.

In order for any future re-use of the latest portion of the quarry we wish to release, we need to obtain approval for a **Material Change of Use (MCU) variation** to the Scheme.

Approval would see the current combination of zonings adjusted to facilitate progressive growth of the new community, joining Strathpine via the adjacent residential estate under development.

The MCU application has been prepared and submitted to Council for assessment. This application will be placed on **exhibition** for **public comment** in **November** and **December**.

Once the exhibition is underway, our application documents will be available on Council's website at [www.moretonbay.qld.gov.au](http://www.moretonbay.qld.gov.au). Details on how you can have your say will also appear on the website.

## More people, more housing

*Brisbane's northern suburbs, including the Moreton Bay Regional Council area, are one of the country's key growth areas with an increasing population.*

The change in population will bring with it a shift in the requirements **all** residents will have when it comes to choice of accommodation.

We believe opening up the future surplus part of our land will help address those requirements. If the MCU is approved, the opportunity to design a new community with a mix of housing will be enabled.



All of these aspects will be determined via separate planning applications to regulators such as Council. These would be assessed on merit via the standard planning process, inclusive of **public consultation**.



## Floods, fauna, future...

*Those familiar with our quarry and the land surrounding it may have concerns about any potential re-use of the quarry, including in relation to the effects of flooding, and flora and fauna.*

For this reason, our MCU application is supported by **specialist studies** which have examined these issues and others connected to potential re-use.

The **'impact assessments'**, which have focused on **water management, traffic** and **ecology** among other topics, include recommendations for **mitigating** potential effects, and options for **integrating** these into future neighbourhood design.

With respect to fauna, we'll liaise with **ecological experts** to determine the use of our lands by **koalas**, and work to incorporate any recommendations for potential offsets.

Again, approval of the MCU will **only** permit development of the site **at some point in the future**, **not** initiate building straight away.

Ensuring these issues are included in the MCU application means guidelines are established from the very beginning, **before** any building commences.

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