



13 MAY 2025

# CCA meeting with the Gold Coast City Full Council

## Industry representatives:

Mr Charlie Stoneman - Heidelberg Materials  
and Chair CCA QLD State Committee

Mr Declan Mackle - Nucrush

Mr Paul Noakes - Boral Construction Materials and Cement

Mr Greg Malpass - Holcim (Australia) Pty Ltd

Mr Jed Zipf - Coastal Sands

Mr Richard Sidney - Coastal Sands

Mr David Rynne - CCA



# Outline

- Overview of CCAA
- Our objectives
- Our major operations
- Our GC socio-economic contribution
- The drivers of GC heavy materials construction demand
- Our community value proposition
- The community risks of supply constraints
- A way forward



# About CCAA

Cement Concrete & Aggregates Australia is the voice of the heavy construction materials industry in Australia.

CCAA members produce the majority of Australia's cement, concrete, and aggregates, which are crucial to Australia's building and construction sectors. These materials support the development of our nation's transport, energy, water, housing, defence, and social infrastructure.

The industry generates approximately \$15 Billion in annual revenues and employs approximately 30,000 Australians directly and a further 80,000 indirectly.

## STRATEGIC PLAN 2024-2026

CCAA launched a new Strategic Plan in September 2024, as part of our ongoing commitment to our members and our industry/government stakeholders. [Access Strategic Plan 2024-2026](#)



## Strategic Summary

<b>OUR VISION</b>	We share a vision of a sustainable industry
<b>OUR MISSION</b>	Our mission is to create a sustainable operating environment in which the industry can succeed
<b>OUR ROLE</b>	Influencing the political, regulatory and market environment to ensure growth of the industry Supporting the industry's licence to operate Leading the understanding of our industry and its vital role in society
<b>STRATEGIC PRIORITIES</b>	Advocacy & Reputation Resource Access, Security & Efficient Logistics Sustainability & Decarbonisation
<b>VALUES</b>	Influential Leader Collaborative Partner Dedicated Advocate Sustainability Champion



# Foundation Members





# Members





# Associate Members



# Our objectives

## CCAA is eager to work with the GCCC to:

- Promote an open, regular and enduring dialogue – information sharing and engagement
- Develop an improved shared understanding of different perspectives and issues and to improve our approach and operations
- Develop a more proactive approach to planning and operational matters
- Achieve your Community Growth and Urban Readiness priorities



# Our major operations

## Key points

- Decades of successful operations
- Significant vertical integration = lowers costs for councils and consumers
- The major operators are highly experienced and reputable

### THE GC HAS

- Excellent materials endowment
- Efficient transport connections
- An established knowledge hub
- An accessible labour market

Major operations within the Gold Coast LGA

	No. of major operations	Major operators	Gold Coast LGA production per annum (approx.)		Gold Coast LGA direct economic contribution (jobs and revenues) (est.)	
					Revenues	Jobs
Quarry production (hardrock and sand)	10+	Boral / Heidelberg / Holcim / Nucrush / Fulton Hogan / BMI / Coastal Sands	11,000,000	tonnes	\$ 2,860,000,000	2,345
Cement manufacture / import / distribution	6+	Boral / Wagners / Nucrush / Nielsens / Cement Australia / Holcim (distribution only)	1,300,000	tonnes	\$ 195,000,000	574
Concrete production (ready-mix)	7+	Boral / Heidelberg / Hymix / Nucon / Nielsens / Holcim / Adbri / Wagners	2,000,000	m3	\$ 600,000,000	1,747
Recycled material supply	3+	Boral	500,000	tonnes	\$ 25,000,000	187
Bitumen manufacture	4+	Numerous	200,000	tonnes	\$ 334,000,000	626
Asphalt production	3+	Boral	300,000	tonnes	\$ 52,500,000	489
<b>TOTALS</b>			<b>15,300,000</b>		<b>\$ 4,066,500,000</b>	<b>5,968</b>

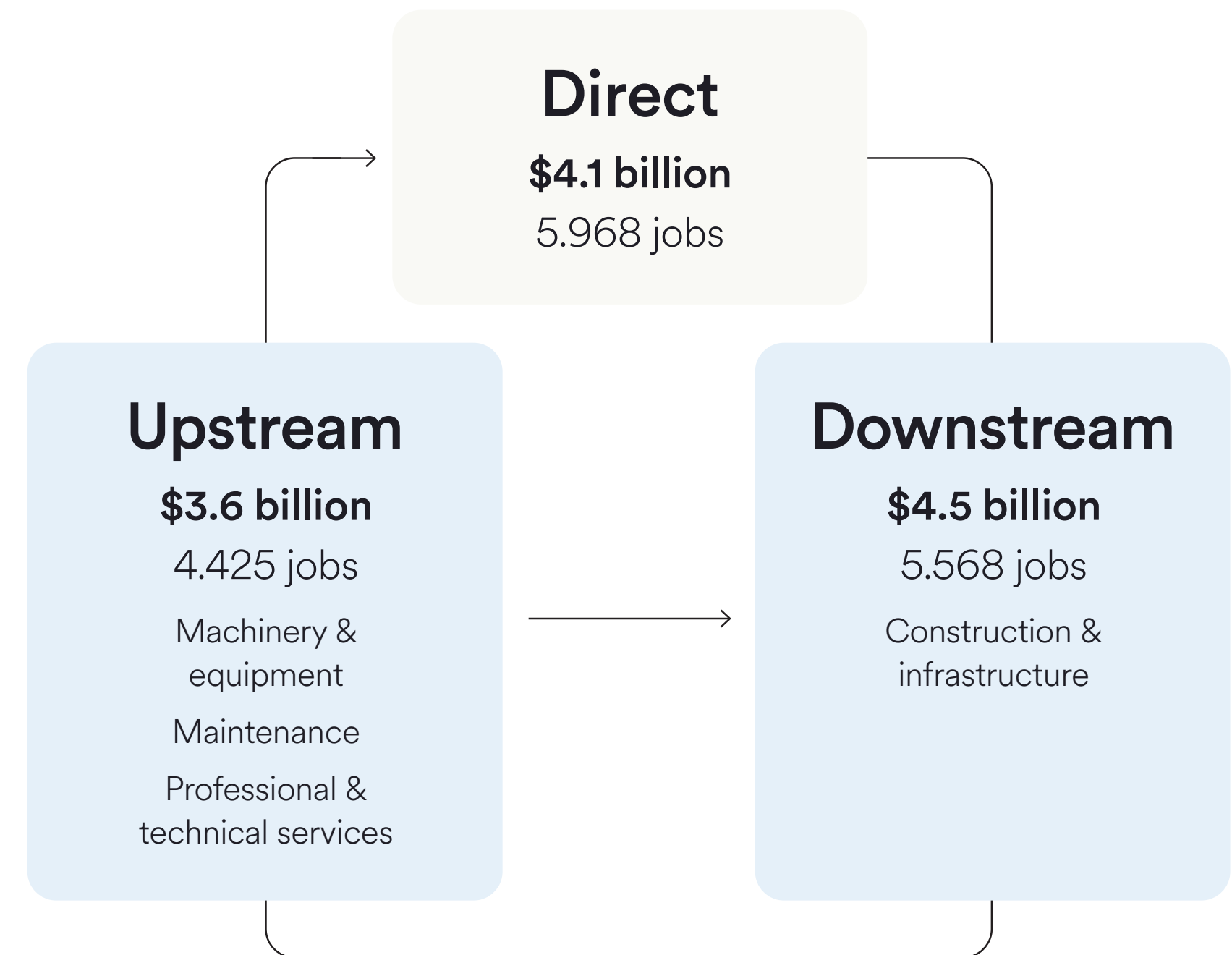
Source: CCAA member company calculations

# Our socio-economic contribution to the Gold Coast LGA

## Key points

DIRECTLY and INDIRECTLY the cement, concrete and aggregates industry currently supports an estimated:






- \$12.2 billion in industry revenues +
- 15,961 jobs ...in the Gold Coast LGA.



Source: CCAA calculations applying ABS Input-output economic multipliers

# The drivers of GC heavy construction materials demand

- An anticipated 1 million residents by 2046 (including 388,300 new residents) will drive the need for new and improved transport, health and education infrastructure
- Significant # of new high-rise apartments as a solution to the housing crisis (185,000 new dwellings required)

		 <b>20-STOREY APARTMENT BUILDING</b>
	<b>CONCRETE TONNES (m3)</b>	<b>9000</b>
	<b># OF AGITATOR TRUCKS</b>	<b>1,500</b>
	<b>AGGREGATE TONNES (t)</b>	<b>15,000</b>
	<b># OF 25t TRUCK AND DOG VEHICLES</b>	<b>600</b>

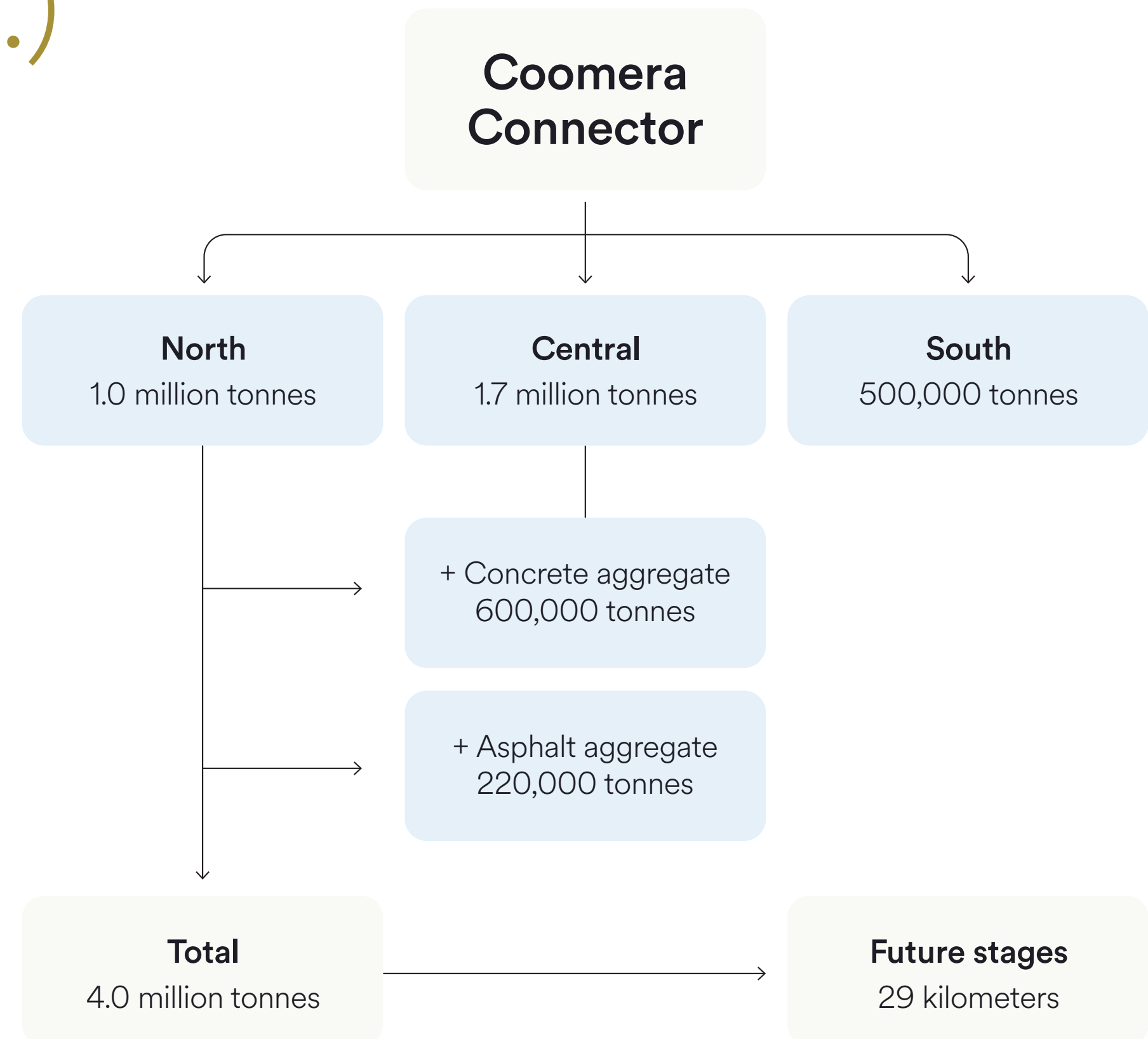
Source: CCAA calculations applying ABS Input-output economic multipliers

Source: CCAA member company calculations



# The drivers of GC heavy construction materials demand (cont.)

- Significant road projects eg Coomera Connector

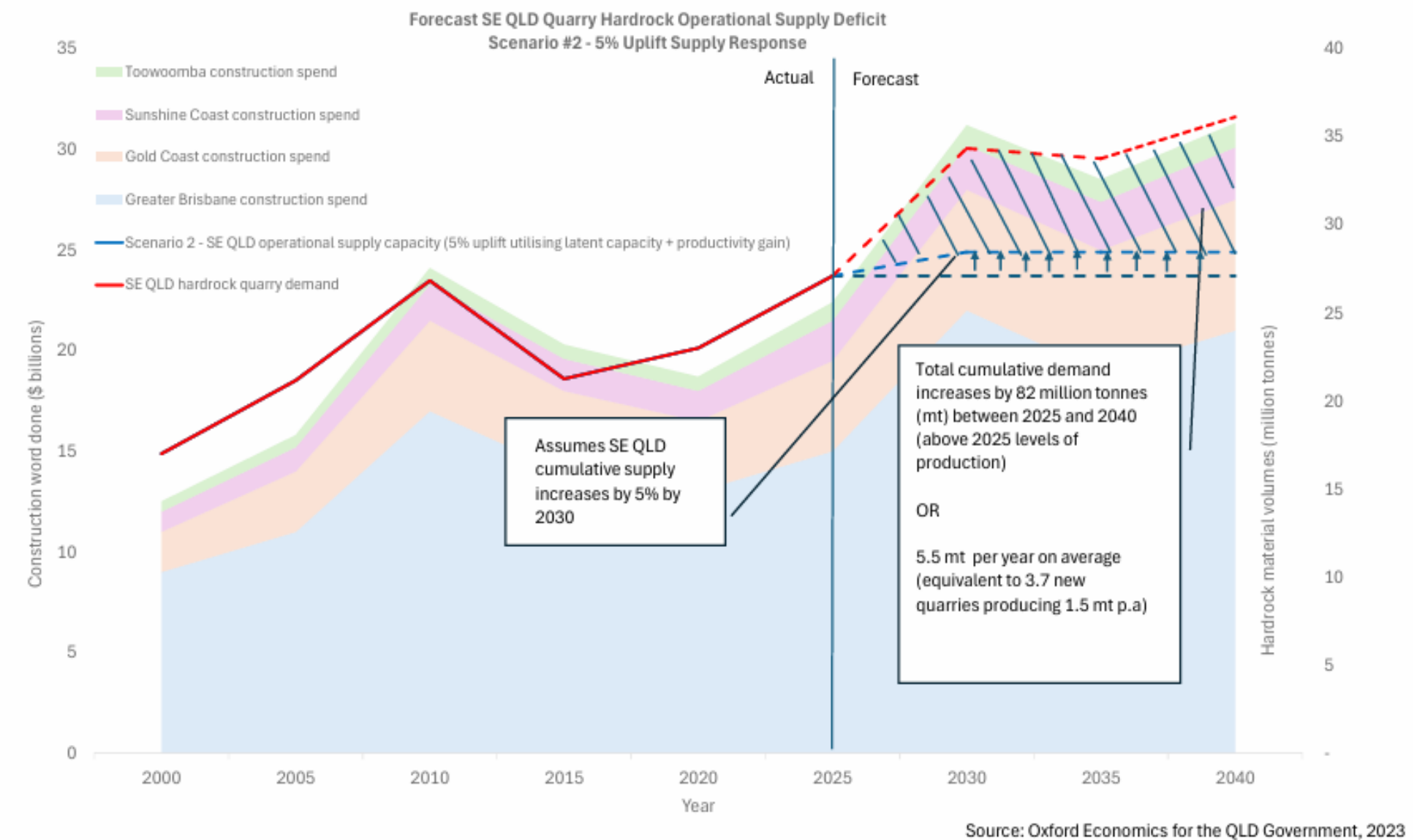


Source: CCAA member company calculations

# The drivers of GC heavy construction materials demand (cont.)

## Key points

- Very strong population growth = unprecedented construction demand
- Our industry is almost at peak production (as determined by DA and EA conditions) meaning productivity gains and new and expanded quarries in will be required to meet materials demand





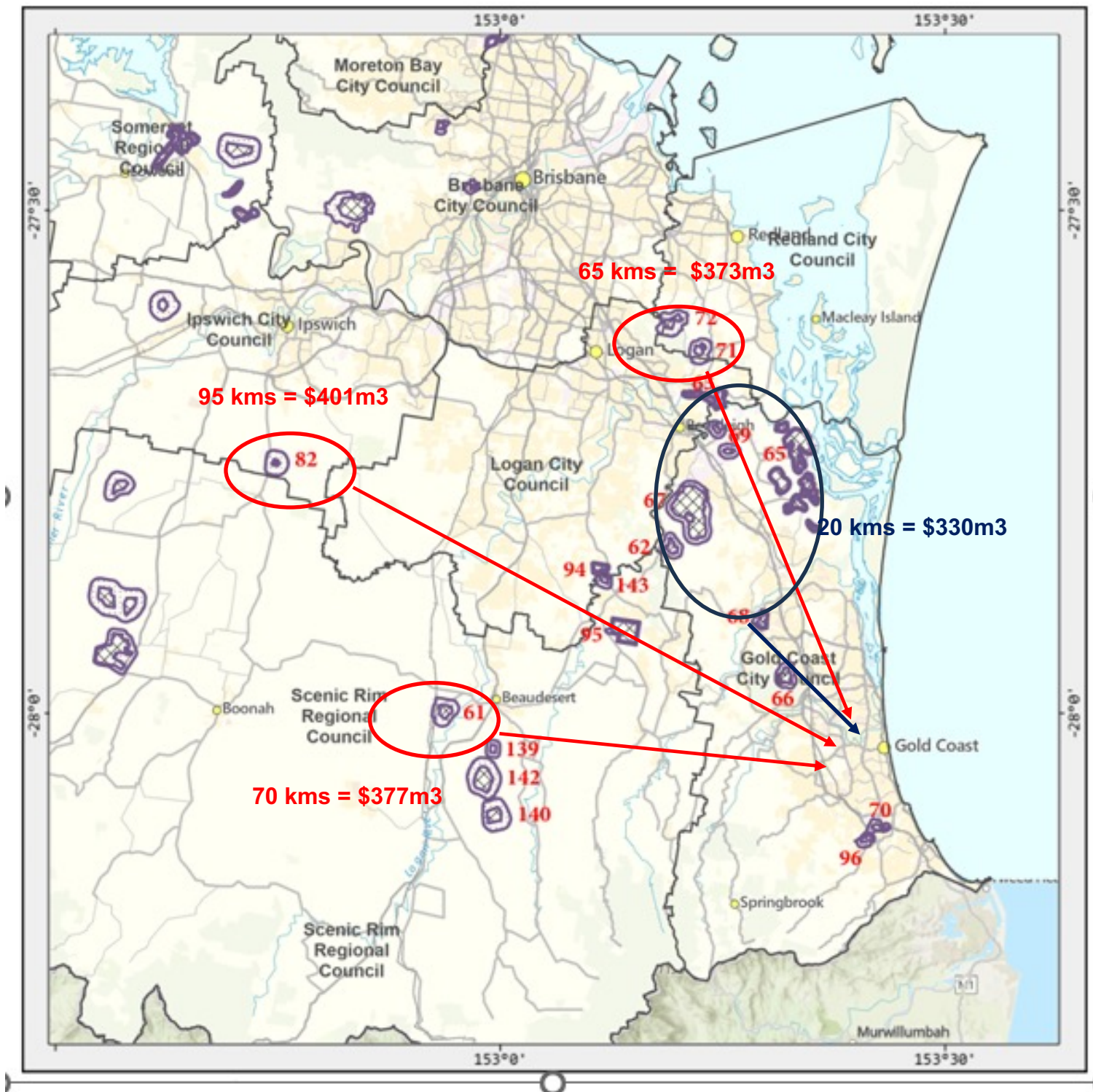
# Our community value proposition

## Our industry will continue to:

- Invest to build the materials supply capacity to build the essential infrastructure to support our quality of life
- Engage communities and be responsive to issues as they arise
- Buy locally and support local employment
- De-carbonise operations to meet our commitment to net-zero GHG emissions by 2050
- Utilise recycled waste and bolster the GC's circular economy
- Pursue zero-harm safety policies
- Pursue best practice environmental stewardship.

# The risks of supply constraints

## INCREASE IN CONCRETE COSTS



## Calculations:

- Increasing the distance aggregates are hauled by 45, 50 and 75kms will increase aggregate costs by 29%, 32% and 48% respectively
- Aggregates are 45% of total concrete costs
- Increasing the distance aggregates are hauled by 45, 50 and 75kms will increase concrete costs by 13%, 14% and 22% respectively

Source: CCAA member company calculations

# A way forward

We understand the GCCC's objectives...

The image displays a grid of nine icons representing various urban objectives, a report cover, and a project collage.

- Icon 1:** A balanced distribution of growth (Three people icons with an upward arrow).
- Icon 2:** Environmental protection and enhancement (A hand holding a plant).
- Icon 3:** Well serviced neighbourhoods supporting diverse urban lifestyles (A building icon with people icons).
- Icon 4:** Movement choice (A person on a bicycle).
- Icon 5:** Community amenity, services and infrastructure (Five hands joined in a circle).
- Icon 6:** High quality sub tropical and nature-connected urban design (A sun, trees, and a landscape).
- Icon 7:** Housing choice and diversity (A house icon with stars).
- Icon 8:** Jobs and opportunities (A computer monitor with people icons).
- Icon 9:** Building trust (A checkmark inside a seal).

**Report Cover:** civic\_shifts. OUTCOMES REPORT *\_Community Growth Priorities Urban Change Readiness Program*  
Prepared for The City of Gold Coast, December 2024

**Project Collage:** Urban Change Readiness project  
SUMMARY REPORT  
OCTOBER - NOVEMBER 2024

How best to continue the discussion to achieve your objectives?



Thank you!

Questions?