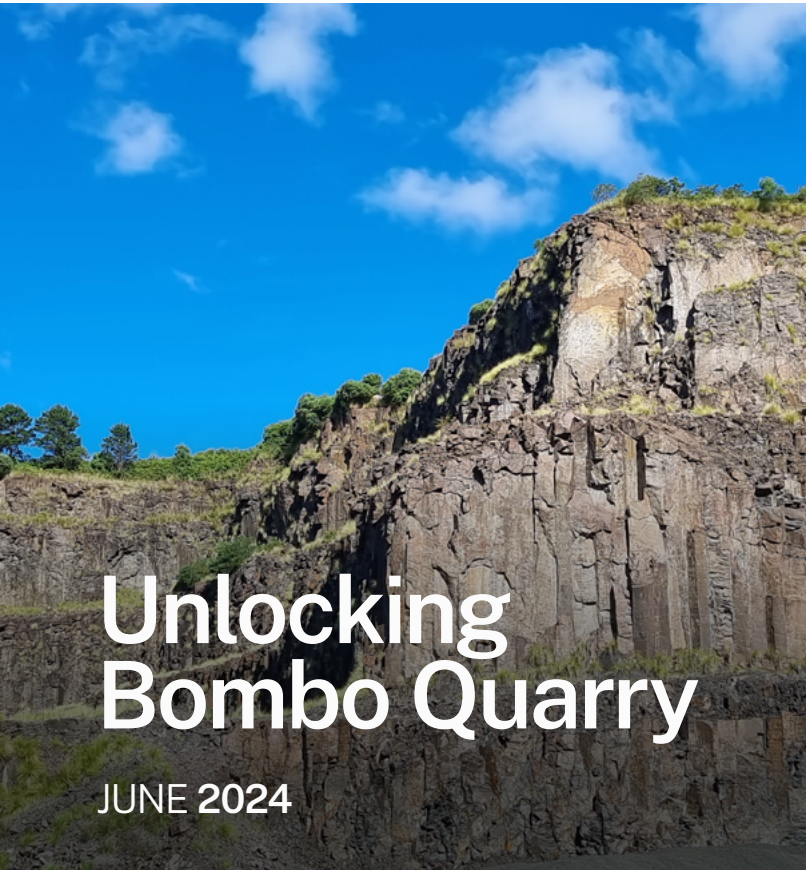


UNLOCKING

Bombo Quarry



Unlocking Bombo Quarry

JUNE 2024

For more than 75 years Bombo Quarry has been playing a critical role in supplying ballast, aggregates and road base across NSW.

Although part of the quarry site is still operational, the Precinct's landowners, Transport Asset Holding Entity (TAHE) and Boral, are planning for its long-term future, and have prepared a draft Master Plan to ensure the site remains an iconic south coast location.

Unlocking Bombo Quarry Master Plan (the draft Master Plan) is a once-in-a-generation opportunity to create a sustainable and vibrant community where people can live, work and play once quarry operations come to an end.

Detailed investigations are taking place to inform the draft Master Plan which will form part of the overall rezoning for the Precinct.

The draft Master Plan responds to current and future growth opportunities, as well as Kiama Council's (Council) recent development of its Growth and Housing Strategy. It also supports actions within the NSW Government's Illawarra Shoalhaven Regional Plan 2041, including developing a vision for the site.

As our plans evolve, we will be working closely with the NSW Government, Council and the local community to transform the future of this unique site, while respecting the area's unique landform and character.

Unlocking Bombo Quarry draft Master Plan

Bombo Quarry will become a place that celebrates its rich heritage, regenerates the landform, and provides a range of sustainable homes and jobs for current and future generations.

Over the next 5, 10 and 20 years, the future precinct will seek to address the challenges of housing affordability and diversity by providing a range of housing types, including affordable options.



Features of our draft Master Plan

TAHE and Boral have been working with a team of experts to identify the site's opportunities and constraints. The draft Master Plan has been designed in response to these investigations and what's possible on this site post quarry uses.



A range of housing to support targets within the Kiama region.

In line with state and local government targets, we propose to deliver approximately 2,000 residences, offering housing types such as apartments, townhouses, medium and low density homes.

A percentage of these homes will be designated for affordable housing options.



Precinct dedicated to parks and community space.

Parks and community spaces will form an important component of the Precinct.

The open space will be informed by the Connecting to Country strategy and include public parks, children's play equipment, community outdoor meeting areas and public walkways.



New roads and pedestrian links for seamless connectivity and access to Bombo Beach.

A priority of our draft Master Plan is to make it easier for residents to live a healthy lifestyle by planning pedestrian-friendly pathways that provide links within Bombo, and to neighbouring areas.

This could include a new pedestrian and bike path to Bombo Beach and Bombo Station.



More local jobs, during and post-construction.

We could deliver up to 400 construction jobs and 800 ongoing jobs.

Ongoing employment opportunities being considered are retail and services, allied health, food and beverage, commercial, childcare and light industrial services.



Deep connection with Country and Indigenous culture and heritage.

We are listening to Aboriginal stakeholders and Traditional Custodians to inform how we respect the site's history.

Our draft Master Plan is designed to honour and respect Aboriginal culture and heritage through meaningful connections to the local landscapes.



Ecology

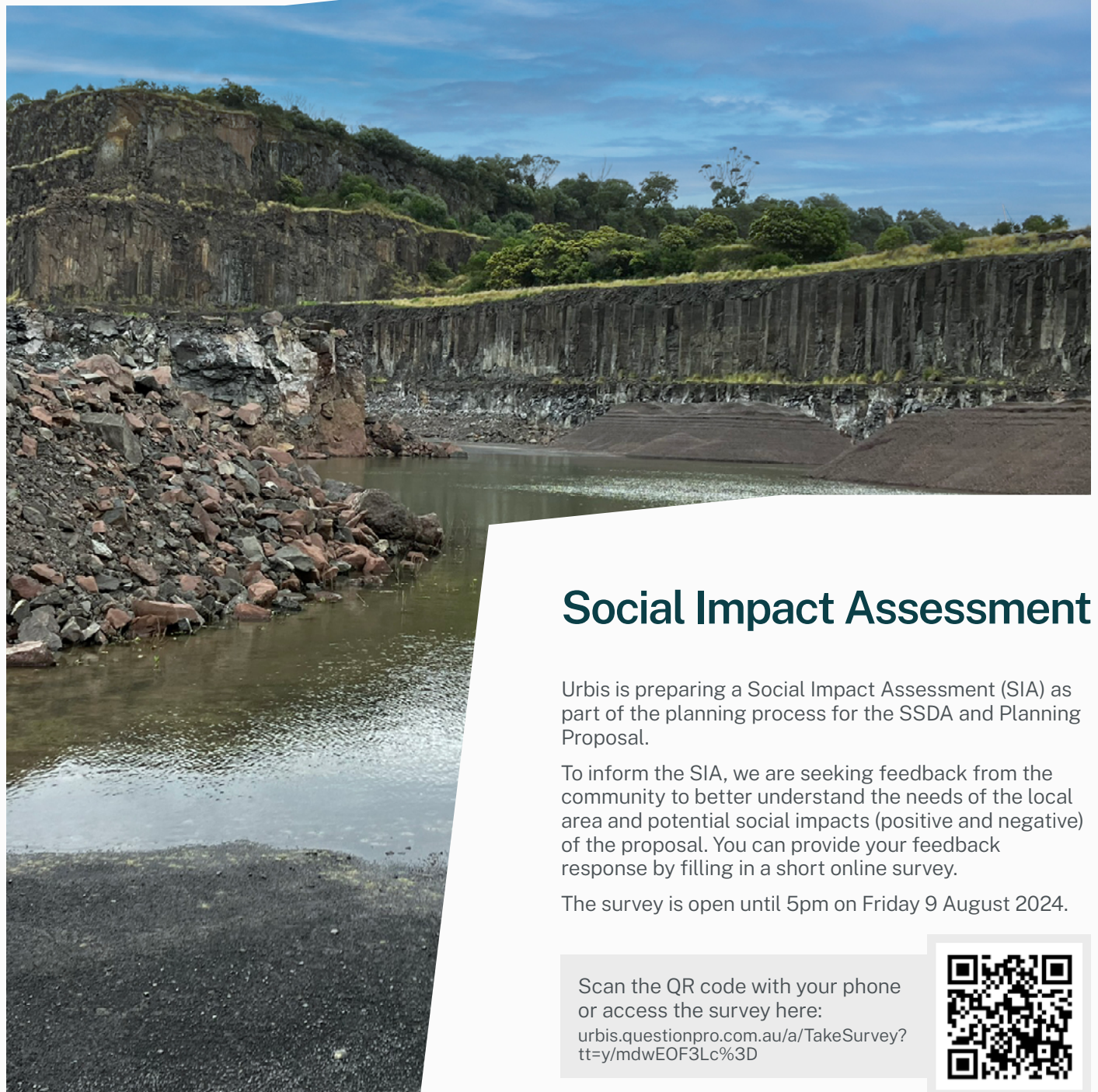
We will identify and integrate opportunities to enhance and promote local ecology.

The Planning Process

Unlocking Bombo Quarry development involves two planning applications:

- **State Significant Development Application (SSDA)** – seeking approval through the Department of Planning, Housing and Infrastructure (DPHI) to rehabilitate the quarry by carrying out quarry-filling earthworks.
- **Planning Proposal** – seeking approval to rezone the Precinct to allow the land to be used and developed, in line with state and local government objectives for the Precinct.

The Planning Proposal will set the parameters for future development within the Precinct.



Social Impact Assessment

Urbis is preparing a Social Impact Assessment (SIA) as part of the planning process for the SSDA and Planning Proposal.

To inform the SIA, we are seeking feedback from the community to better understand the needs of the local area and potential social impacts (positive and negative) of the proposal. You can provide your feedback response by filling in a short online survey.

The survey is open until 5pm on Friday 9 August 2024.

Scan the QR code with your phone or access the survey here:
urbis.questionpro.com.au/a/TakeSurvey?tt=y/mdwEOF3Lc%3D



UNLOCKING

Bombo Quarry

Before we finalise our draft Master Plan, we are engaging with the local community so we can develop a unique place and future for the Bombo Quarry Precinct.

PROJECT TIMELINE

JUNE – JULY 2024 – WE ARE HERE:

- We are sharing the draft Master Plan with the community to collect feedback. This will be incorporated into the final Master Plan.

LATER IN 2024:

- We will lodge a Planning Proposal informed by the Master Plan seeking approval for changes to the land uses within the Bombo Quarry Precinct.
- We will lodge the SSDA seeking approval for earthworks and site rehabilitation. This will be followed by a public exhibition period, where the community will have an opportunity to provide feedback.
- We will update the community on how feedback, ideas and aspirations for Bombo Quarry have shaped the final Master Plan.

2025:

- A decision will be made on the SSDA and Planning Proposal.

POST 2025:

- Commence rehabilitation of the Precinct and progress toward delivering new homes in line with the NSW Government's Illawarra Shoalhaven Regional Plan 2041 and Council's Growth Strategy.



WE WANT TO HEAR FROM YOU

TAHE and Boral believe that the future Bombo Quarry Precinct should be shaped with the local community.

To find out more and have your say, join us at a community information session:

In person (no registration required)

Wednesday, 24 July

5.00pm – 7.30pm

North Kiama Neighbourhood Centre

The project team will be available to answer your questions and listen to your feedback. There will be no formal presentation. Rather, the community can arrive at any time during the session.

Online (registration required via QR code below)

Wednesday, 31 July

5pm – 6.30pm

Online via zoom

Scan the QR code to register your interest in attending the online session.



CONTACT US DIRECTLY

You can also provide your feedback by contacting the project team via the contact details below.

Urbis Engagement has been commissioned to collect your feedback and provide further information about the project.

You can reach the team on:

✉ engagement@urbis.com.au

☎ 1800 244 863

unlockingbomboquarry.com.au