

Welcome

The **Unlocking Bombo Quarry** webinar will start soon

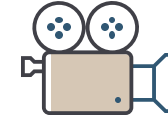


Acknowledgement of Country

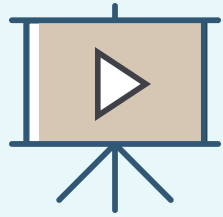
We wish to acknowledge the Traditional Custodians of the various lands from which we gather today, with a particular acknowledgement of the Wodi Wodi people of Dharawal country on which the site sits, and pay our respects to their Elders past, present and emerging.



Session format



This session will be recorded



Short presentation
followed by Q&A



You can ask questions
by typing in the Q&A

How to ask a question



Q&A – The Q&A option is on the panel at the bottom of your screen. During this session, you can ask questions in the chat by clicking the speech icon and typing your question.



Q&A



Show captions

Today's agenda

1. Background and project context

2. About landowners

3. A new community for Bombo

4. The Planning Process and timeline

5. Site rehabilitation (Development Application)

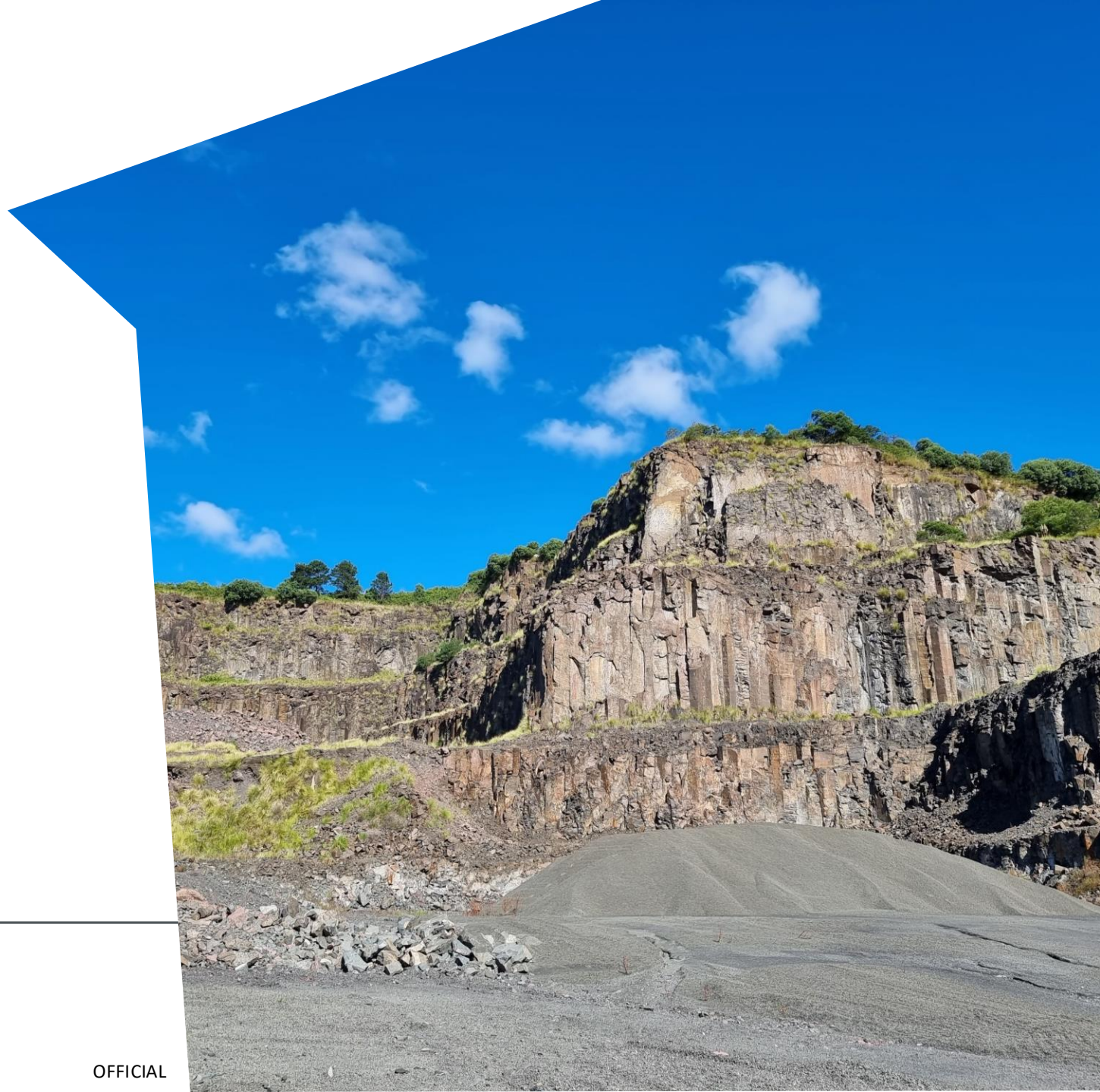
6. Rezoning (Planning Proposal)

7. Question and Answers



www.unlockingbomboquarry.com.au

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Background

Project context



Unlocking Bombo Quarry

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

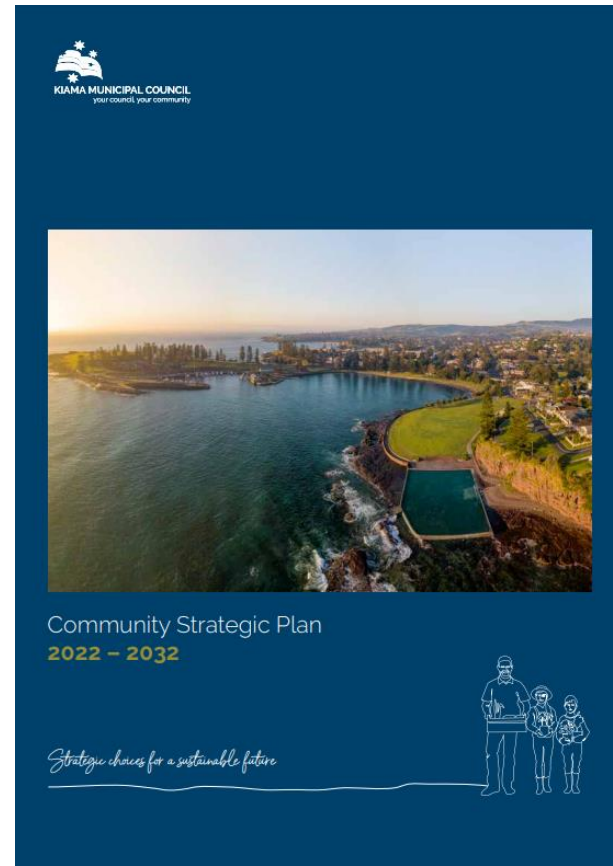
TAHE and Boral are developing a master plan that considers the future of the precinct to ensure it continues to contribute to Kiama's status as an iconic South Coast location.

Master planning will support:

- NSW Government's Illawarra Shoalhaven Regional Plan 2041
- Kiama Municipal Council's Growth Strategy



Strategic alignment



What are we seeking approval for?

Unlocking Bombo Quarry requires a number of activities including two key initial planning applications:

- **Development Application (DA)** – seeking approval to rehabilitate the quarry including earthworks to fill the quarry voids.
- **Planning Proposal** – seeking approval to rezone the quarry, establishing the allowable land uses required to bring the Master Plan to life.

A **draft Master Plan** is being developed to inform the planning proposal and demonstrate how a new coastal village could be established at Bombo.



The Landowners



About Boral

Boral is the largest vertically integrated construction materials company in Australia. Boral's network includes prized quarry and cement infrastructure, bitumen, construction materials recycling, asphalt and concrete batching operations.



About Transport Asset Holding Entity (TAHE)

TAHE is the owner of an extensive portfolio of railway assets in NSW, including tracks, trains, stations and significant land holdings around stations, including retail spaces. We work across the private, public and not-for-profit sectors to support the NSW Government's vision for NSW. Our approach is designed to assure safe, resilient assets, unlock social value and support sustainable outcomes for our cities and regional communities.



The Landowners

A new community for Bombo



A new coastal village that celebrates its iconic south coast character



Benefit the local population by providing new parks, retail and community facilities.



Improve walkability by delivering new pedestrian, bike paths and easy connection to Bombo Beach and Bombo Station.



Begin delivering approximately 2000 new homes over the next 5, 10 and 20 years.



Provide local employment opportunities through the creation of new retail and commercial opportunities.



Guiding principles for the Bombo Quarry Precinct



Village vibe:

A distinct and vibrant new coastal village defined by the quarry landform that complements the south coast character.



Thriving economy:

Supporting the unique local tourism, retail, and creative scene; while creating jobs in new and emerging sectors.



Housing for all:

Supporting the south coast with diverse housing that reflects the local character.



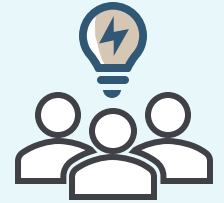
Connected to nature:

A rejuvenated coastal precinct that celebrates and integrates the scenic, ecological and cultural qualities of the landscape and connections to Wodi Wodi Country.



Active and healthy:

A connected, safe and walkable village with active transport for a more sustainable and healthier lifestyle.

















Resilient community:

Adaptability to social, economic and environmental change, future-proofing for generations to come.



Unlocking Bombo Quarry draft Master Plan

-  Site Boundary
-  Quarry Wall (Retained)
-  Public Open Space - Parks
-  General Residential
A diverse mix of apartments, terraces, attached and detached dwellings
-  Local Centre
Commercial and retail uses
-  Transition - Large Lots
Larger lots in the most visually sensitive areas of the Site
-  Bombo Beach
-  Bombo Station
-  Potential Site Access Points
-  Activity Nodes
Focus for non-residential uses
-  Main Connector Road - Potential Bus Route
-  Bombo Station and Beach Link
-  Active Transport Links
-  SCO Train Line



Indicative draft Master Plan



Providing jobs and enhanced services for the community.



→ Viewpoint



Indicative illustration of the proposed Bombo Village Centre

Legend

- Mixed Use
- Commercial, Employment and Knowledge

Supporting economic growth and the community



Enhancing lifestyle and health through the provision of recreational spaces for the community.

-  Site Boundary
-  Passive Open Space
-  Active Open Space
-  Retained Quarry Wall
-  Bombo Beach
-  Surrounding Green Space
-  Water Bodies
-  Drainage
-  Indicative Road Layout
-  Detention



Indicative Open Space Plan

Creating great community places



Providing opportunities for purposeful and recreational movement of people both within the precinct and beyond.

- Site Boundary
- Bombo Beach
- Open Space
- Quarry Wall
- Water Bodies
- Bombo Station
- Princes Highway
- Main Connector Road - Potential Bus Route
- Train Line
- Bombo Station Link
- Surrounding Local Roads
- Indicative Local Roads
- Potential Site Access Points



Indicative Movement Plan

Connecting people and places



Delivering a diversity of housing to support housing targets within the Kiama region.



→ Viewpoint



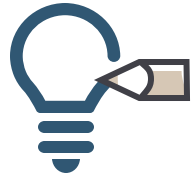
Indicative illustration of the proposed Master Plan – View from the north west

A diversity of housing within a vibrant new coastal village

The planning process



Project timeline



Early 2024

- Testing the site's opportunities and constraints



June – July 2024

- Sharing the draft Master Plan with the community to collect feedback.



Later in 2024

- Lodge a Planning Proposal and Development Application (DA).
- 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 DA and Planning Proposal.



Post 2025

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



Development Application





Caring for the environment and community



Traffic management

TAHE and Boral are consulting with Council and the State Government to inform detailed assessments to ensure minimal impact on the community during construction.



Earthworks management

Quarry earthworks will include a combination of existing material on site and imported material.

All materials used in the earthworks will be tested and monitored to ensure suitability for the proposed future urban use.

Planning Proposal





Planning proposal boundary

Questions?

You can also contact us at:

- engagement@urbis.com.au
- 1800 244 863

unlockingbomboquarry.com.au



Indicative illustration of the proposed draft Master Plan – view from the west

Contact us

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Social impact assessment

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

To inform the SIA, fill in this short online survey.



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Thank you

