

UNLOCKING

Bombo Quarry



Unlocking Bombo Quarry

SEPTEMBER 2026

The Transport Asset Manager of NSW (TAM) and Boral are working together to progress plans for the future of the Bombo Quarry Precinct, with the aim of creating a new coastal village with a sustainable, vibrant community once quarrying ends.

Following community consultation on the Master Plan in 2024, the project team has considered both council and community feedback and made some changes to the original plan. This community update outlines how feedback has been incorporated into the final plan and next steps in the planning process. We will continue engaging with key agencies and stakeholders as this project progresses.

FEEDBACK AND ENQUIRIES

If you have any questions or concerns, please reach out to the team via the contact details below or visit the project website for more information:



engagement@urbis.com.au



1800 244 863



unlockingbomboquarry.com.au

THE VISION

For more than 75 years Bombo Quarry has been supplying ballast, aggregates and road base across NSW. TAM and Boral are planning for the future of the Bombo Quarry Precinct once quarrying activities cease.

The Master Plan for the Precinct will provide the opportunity to:



Deliver more than 2000 new homes of a diverse housing mix over the next 5, 10 and 20 years.



Create local jobs for the community across a range of industries.



Provide new parks, retail and community facilities for all to enjoy.



Deliver new paths for walking and bike riding, with easy connections to Bombo Beach and Kiama.



Transport
Asset Manager



Building
something
great

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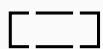
INDICATIVE STRUCTURE PLAN

M1 Princes Highway

Riversdale Rd

Riversdale Rd

Dido St



Site Boundary



Quarry Wall (Retained)



Public Open Space - Parks



General Residential

A diverse mix of apartments, terraces, attached and detached dwellings



Village Centre

Commercial and retail uses



Transition - Large Lots

Larger lots in the most visually sensitive areas of the Site



Potential School Site



-  Bombo Beach
-  Bombo Station
-  Potential Site Access Points
-  Activity Nodes
Focus for non-residential uses
-  Main Collector Road - Potential Bus Route
-  Active Transport Links
-  SCO Train Line

What we heard

Throughout 2024, TAM and Boral consulted the community to understand how they would like to see the Precinct evolve. Activities included in-person and online community information sessions, meetings with adjoining landowners and near neighbours of the Precinct and local community groups. Through that engagement, we heard the following:

- The Master Plan should accommodate mixed housing types, including affordable and higher density housing.
- Support for the creation of more local jobs to benefit the local economy.
- Support for the inclusion of retail and commercial space in the Master Plan.
- Questions about quarry operation and fill management strategies.
- A need for additional social infrastructure, particularly schools, health services, recreation and open space.
- The Master Plan should carefully consider environmental and services infrastructure factors.

Over the last 12 months, we have been working to update the Master Plan based on this feedback. A State Significant Development Application is currently being prepared for the site rehabilitation earthworks, as well as a Planning Proposal to rezone the Precinct.

The planning pathway

The NSW Minister for Planning and Public Spaces, with the endorsement of Kiama Municipal Council, has designated the quarry-filling and rehabilitation works as State Significant in recognition of the importance of the Precinct in supporting the economy and growth of the area.

As such, we will seek approval for the proposed development via:

- A State Significant Development Application (SSDA) to the NSW Department of Planning, Housing and Infrastructure (DPHI), for earthworks activities to rehabilitate the quarry and make suitable for the future land use.
- A Planning Proposal submitted to Kiama Municipal Council, to establish land use planning required to support the development of a new coastal village.

Listening to feedback

UPDATES TO THE MASTER PLAN:



A range of housing types and densities, including apartments, townhouses, medium and low-density homes.



Approximately five to six hectares of employment land focused around the town centre, supporting the creation of jobs for Kiama locals into the future.



An enhanced open space network, incorporating dual playing fields and forming a 'green spine' through the Precinct.



Provision for the potential future delivery of a new NSW Government primary school.



A more considered approach to site servicing, environmental management, fill management and heritage conservation.



A network of local roads that connect the Bombo Quarry Precinct to the broader Kiama Urban Expansion Area.

