

16 September 2024

Mr Adrian Vilella  
Urbis  
Level 8, 123 Pitt Street  
SYDNEY NSW 2000

By email: [REDACTED]

Dear Adrian

### **Bombo Quarry Redevelopment**

I refer to our letter dated 23 January 2024 (attached) and subsequent meetings and phone conversations held since then regarding the Bombo Quarry redevelopment.

The Bombo Quarry lands, present a unique and unparalleled growth opportunity providing housing, recreation and employment lands for our local government area, our community, and the broader region. We continue to be committed to working closely with all parties to seek positive, innovative, and long-term sustainable planning outcomes for the site and our local government area.

We reaffirm our commitment to the sites' inclusion in our strategic planning, and note that it is included in the:

- Kiama Council Local Strategic Planning Statement (LSPS) 2020
- NSW Government's Illawarra Shoalhaven Regional Plan 2041
- Kiama Council Draft Growth and Housing Strategy 2024

We acknowledge the landowner's group preference for the rehabilitation works to be assessed as a State Significant Development under section 4.36(3) of the Environmental Planning and assessment Act 1979 by the Minister based on the public interest and the complexities of the project.

We also remain committed to the Master Planning and Rezoning process for the site and look forward to working closely with the landowners and their representatives through both the Planning Proposal process as well as any future Development Applications that are subsequently submitted to Council for assessment and determination.

We continue to embrace our working relationship and ongoing collaboration and connection to this project. In this regard it is recommended that a steering committee led by Council be established with relevant stakeholders to guide and oversee the project over the next 20 years.

Please contact me directly if you would like to discuss this matter further.

Yours faithfully



Jane Stroud  
**Chief Executive Officer**  
Encl.

**Attachment Kiama Council letter to Urbis 23 January 2024**

Phone application

Reference:  
24/7987

23 January 2024

Mr Adrian Vilella  
Director  
Urbis  
Level 8, 123 Pitt Street  
SYDNEY NSW 2000

By email: [REDACTED]

Dear Adrian

**Bombo Quarry  
State significant development request for rehabilitation  
and land reformation works**

I refer to your letter dated 22 December 2023 and subsequent phone conversations held in January 2024, regarding the representations made by Urbis (on behalf of the landowners group) for the proposed development application at Bombo Quarry.

As outlined in the meetings held with all landowners and stakeholders, the parcel of land at Bombo Quarry, presents a unique and unparalleled growth opportunity for both our local government area, our community, and the region. Like you, we are committed to working closely with all parties to seek positive, innovative, and sustainable planning outcomes for the site and our local government area.

As has been outlined within Council's existing planning documents, Bombo Quarry will play an integral role in Council's growth strategy. Council is committed to both the development of our future Housing and Growth Strategy (including Bombo Quarry) and the development and implementation of a site-specific masterplan/vision for the land.

We note your request to seek an Extraordinary Meeting of Council to discuss your intent to seek for the Minister to declare the site as State significant development under section 4.36(3) of the Environmental Planning and Assessment Act 1979. Having considered your request and the reasons specified, it has been determined the request made is not supported, as in Council's view this is not the appropriate action at this time. This is considering the request seeking for Council to publicly and without detailed information "transition" or revoke its planning powers in relation to this development proposal.

Council is also concerned that the request is based on Council's resourcing or capacity, which is an internal consideration and operational in nature, this should not be considered by either an external applicant or through an Extraordinary Meeting. Such discussions have both probity and reputational impacts which are not supported.

It is recommended that the landowners group instead frame any State significant application to the Minister around the public interest, unique values of the site, opportunity it presents and the requirements for a site to be State significant under the Act and Regulations. Any request for the site to be State significant should not be based on Council's resources, ability or capacity.

**All correspondence** Chief Executive Officer PO Box 75 Kiama NSW 2533**Contacts** P (02) 4232 0444E [council@kiama.nsw.gov.au](mailto:council@kiama.nsw.gov.au)W [www.kiama.nsw.gov.au](http://www.kiama.nsw.gov.au)

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24/7987

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Council understands that as part of any application for State significant development that the Minister (via his department) may seek the advice or consult with the Local Government entity. Council has chosen to instead provide feedback and input into any decision process at that stage, once the details of the application, compliance with State significant criteria and other parameters are known and understood.

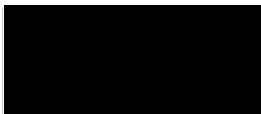
We remain committed to working closely with you through both the development application and future planning proposal process. We are excited to commence work on the vision/masterplan for the site in conjunction with the Department of Planning, Housing and Infrastructure. We hope to continue to have close contact with Urbis and all stakeholders throughout this process and appreciate the openness and collaborative approach you have taken to date for this project.

Whilst Council cannot support the request for an extraordinary meeting and for the transition of our planning powers at this time, we remain committed to this project and to the delivery of appropriately located housing and economic lands for our local government area.

We continue to embrace our working relationship and ongoing collaboration and connection to this project and with all stakeholders, especially with the landowners group.

If you have any further questions or wish to discuss the matter, please do not hesitate to contact me directly.

Yours faithfully



Jessica Rippon  
Director Planning, Environment and Communities