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Southern Regions  
NSW Department of Planning, Industry and Environment  
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## **SUBMISSION ON DRAFT ILLAWARRA SHOALHAVEN REGIONAL PLAN 2041**

As a significant employer in the region through our integrated construction materials businesses (including quarries, concrete, asphalt and timber) and the land owner of part of the Bombo quarry precinct which is specifically identified in the draft Illawarra Shoalhaven Regional Plan 2041, the Boral Land & Property Group, a department within Boral that manages property and approvals for the company, makes this submission on behalf of the wholly owned Boral subsidiary companies.

In general, we support the vision of the draft Regional Plan and the overall direction for the Illawarra Shoalhaven over the next 20 years. In particular, we support the recognition given to the future use of the Bombo quarry precinct as an emerging growth area and key contributor to residential and employment growth in the Kiama and greater Illawarra-Shoalhaven Region (Objectives 18 and 20) and the acknowledgement given to the importance of hard rock resource lands (Objective 10).

### **Response to Objectives 18 and 20**

We acknowledge the need to work with Kiama Municipal Council and State agencies, as well as consult with the Kiama community more broadly on the 'shared vision' for the Bombo quarry precinct, however, we emphasise that any future land uses must be viable and economically feasible. Project viability must be ensured and this stems from the need to create a suitable landform for the proposed residential and employment land uses which goes beyond standard quarry rehabilitation. The availability of appropriate fill materials and the costs associated with transport to Bombo present a challenge which needs to be mitigated through appropriate master planning of the precinct.

With respect to community consultation, it is noted that an isolated group within the local community has commenced seeking support at both a local and state level for a proposed 'Epicentre' which has targeted a large (19 hectare) portion of the Bombo quarry precinct, which is predominantly across Boral owned land. It is important that the NSW Government recognises there is no approval from Boral as the landowner to use any of its site for this proposal. Any use of this nature across a large area of predominantly privately owned land will require agreement from the various landowners and sufficient government funding to purchase land at the appropriate market rate.

The 'Epicentre' proposal is premature and does not align with the direction of the draft Regional Plan and the recently finalised Kiama Local Strategic Planning Statement (LSPS). This proposal goes well beyond the Regional Plans process of considering 'opportunities to enhance and complement local and regional open space and recreation opportunities' and can't be supported. In recent media reports, the group has suggested the 'Epicentre' would host 12 large events a year and be large enough for 5000 festival goers. This proposed use cannot align with the residential aspirations for the precinct with respect to noise, traffic and general amenity.

### **Response to Objective 10**

Boral currently owns and operates Dunmore Quarry and Dunmore Sand and Soil located on Tabbitta Road, Dunmore. These State significant quarries directly employ over 55 people and indirectly employ a further 50 people and are a key suppliers of construction materials locally and within the

broader region. Further, these quarries directly supply sand and aggregate to a number of concrete and asphalt plants across the region, including Boral's concrete and asphalt operations at Nowra, Port Kembla, and Dunmore, as well as supply into Boral's plants in south-western Sydney and the South Coast.

Objective 10 acknowledges the long history of extractive operations in the Illawarra region, and the economic contribution these operations make in the region and to the State more broadly. Strategy 10.1 directly addresses the issue of protecting areas of resource against encroachment of incompatible land uses. This issue was highlighted in Boral's submission to Shellharbour City Council's LSPS, where the importance of a strategy for rural lands was highlighted, particularly given the range of uses being considered by Council, including on-site sales, restaurants, tourist accommodation and boutique farm uses. While these uses may compliment agricultural production they are incompatible with resource extraction and production.

Strategy 10.2 contemplates opportunities to preserve and protect biodiversity values in and around extractive operations. Boral supports the protection of biodiversity through current legislation (*Biodiversity Conservation Act 2016* and the Federal *Environment Protection and Biodiversity Conservation Act 1999*). Offset schemes and payment into the NSW Biodiversity Conservation Fund under the current legislation ensures that threatened and vulnerable species are protected. Opportunities for additional biodiversity conservation measures would need to account for obligations already committed to as a part of any planning approval.

## Summary

In conclusion, we request the NSW Department of Planning, Industry and Environment:

1. Acknowledges that there is no approval from the landowners for the development of the epicentre proposal in the Bombo quarry precinct and that consideration of this proposal is premature and inconsistent with both the Regional Plan and Kiama LSPS;
2. Recognise in the Regional Plan that any future land uses proposed for the Bombo quarry precinct must be viable and economically feasible taking into account the need to create a suitable landform for the proposed residential and employment land uses which goes beyond standard quarry rehabilitation. The availability of appropriate fill materials and the costs associated with transport to Bombo present a challenge which needs to be mitigated through appropriate master planning of the overall precinct; and
3. Protect existing extractive operations and identified future resource areas from encroachment of incompatible land uses and ensure opportunities for biodiversity conservation measures do not create additional unfeasible obligations on extractive industry operators.

Your consideration of our submission would be appreciated, and we would be happy to meet or discuss this further should it be necessary. Should you have any further questions related to the information provided in this letter, please do not hesitate to contact me on 0418 748070 or [kate.jackson@boral.com.au](mailto:kate.jackson@boral.com.au).

Yours faithfully,

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

Boral Land & Property Group