



KIAMA MUNICIPAL COUNCIL
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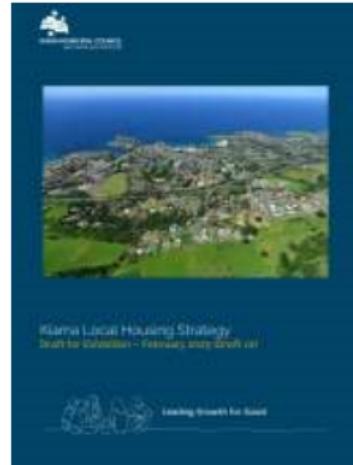
Public Exhibition Engagement Report Draft Local Housing Strategy (Draft v2)

The Local Housing Strategy will provide a framework for how growth can best be accommodated to ensure sustainable and responsive delivery of housing, including a range of dwelling types and land uses and certainty on infrastructure provision.

The Local Housing Strategy is being developed based on the NSW Guidelines, an evidence base, and informed by extensive and ongoing community and stakeholder engagement and feedback.

This report presents a summary of the community and stakeholder feedback received during the public exhibition of Draft v2.

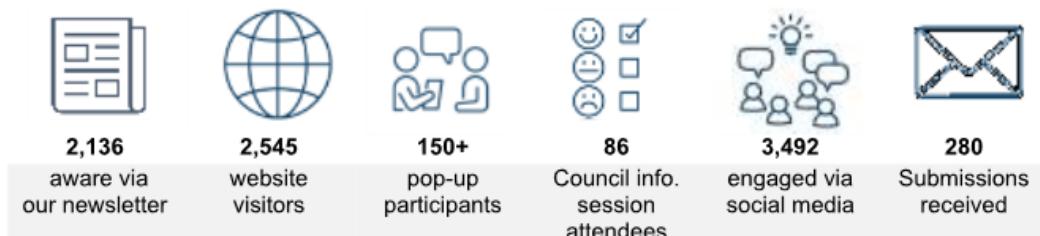
A summary of the feedback on the initial Growth and Housing Engagement Report (June 2024) and the Draft v1 Public Exhibition Engagement Report (November 2024) can be viewed here:
<https://yoursay.kiama.nsw.gov.au/local-housing-strategy>



Public exhibition period

Friday 21 February 2025 to Sunday 27 April 2025 (65 days).

How community got involved



What we heard

Some submissions support well planned growth and the opportunities it provides such as coordinated planning and delivery of infrastructure, and some submissions raised concerns about overdevelopment and the inclusion of some greenfield development sites. A desire for more affordable housing in the Kiama LGA, protecting our environment and the impact of short term rental properties was also raised.

Outcome

We have considered all submissions on Draft v2, as well as previous feedback and the NSW Governments Housing Strategy Guideline, and this has informed the Final Housing Strategy preparation.

What's next

The final Local Housing Strategy will be prepared and reported back to Council for endorsement. Once adopted, the Local Housing Strategy implementation will guide future growth in the Kiama Council area.

Summary table of feedback received and staff responses – Individual submissions

Note: All submissions have been read and considered in full. This report provides a high level summary of the key themes raised.

Feedback received	Response	Outcome
<p>Affordable Housing</p> <p>21% of individual submissions were in relation to affordable housing. These submissions raised concern around the cost of housing in the LGA, as well as the need for more affordable housing which could be achieved through targets, Council owned catalyst sites and/or partnerships between developers and Community Housing Providers.</p> <p>The role of Council should be clearly articulated. The strategy should set clear and measurable targets for social and affordable housing, ie 5% of all new developments, and this should be mandated.</p> <p>Other housing issues were also raised including:</p> <ul style="list-style-type: none"> - Homelessness - Underutilised existing housing stock - Accessible building design - Social equity and fairness - Increased need for affordable housing for older single women. <p>Action 24 refers to affordable boarding houses however this is already provided for in the SEPP.</p>	<p>The provision of social and affordable housing has been considered in detail and is a complex area that requires collaboration between multiple stakeholders.</p> <p>As part of the exhibition process, staff met with Community Housing Providers to discuss options and mechanisms for securing this outcome. The current NSW planning controls and proposed actions in the Strategy, including consideration of a regional scheme, both allow and encourage the provision of social and affordable housing in the Kiama LGA.</p> <p>There is also an action to explore opportunities to partner with Community Housing Providers on Council's catalyst sites when these are developed. A range of service providers and other strategic documents aim to support homelessness.</p> <p>The Kiama LGA also provides significant seniors living housing stock to help meet the need of that demographic.</p> <p>The Strategy includes several Actions to encourage the provision of social and affordable housing.</p> <p>The SEPP has been reviewed, and it is agreed that Action 24 is not required.</p>	<p>No change has been made to Action 6, 19 or 26.</p> <p>Action 24 has been removed.</p> <p>24. Advocate for the NSW Government to amend the SEPP Housing to require boarding housing dwellings to be let at affordable rents.</p>
<p>Agricultural lands</p> <p>20% of individual submissions mentioned agricultural land. The majority of these were in relation to the need to protect agricultural land highlighted the significant scenic contribution that our rural land makes to the</p>	<p>The value of agricultural lands is acknowledged, and the strategy includes the following action:</p> <p><i>Action 16 - Prepare and adopt a Rural Lands Strategy which identifies areas of prime agricultural land and</i></p>	<p>Section 2.4 on page 27 has been updated as follows:</p> <p>Part of our rural lands are still agriculturally productive. These lands play an important role in</p>

Feedback received	Response	Outcome
<p>unique character of the area. The important contribution of our green rolling hills and the benefit of tourism, associated with this visual landscape and historical cultural value, was a significant issue raised by most submissions that listed agricultural land as being an important issue.</p> <p>The need to protect agricultural land to ensure food production was also highlighted. Concern was raised that the environmental, economic and social impacts of development on Kiama's farmlands and sterilisation of agricultural lands that are used for food production is not addressed in the strategy.</p> <p>The need for an Agricultural Lands Strategy was also raised.</p>	<p><i>opportunities for ensuring the ongoing protection of our rural landscapes.</i></p> <p>It is envisaged that a scenic rural landscape or visual impact assessment will form part of a future Rural Land Study and that individual rezoning applications will also need to address the visual impact of any future development on the scenic qualities of each area proposed for future urban development.</p> <p>All rezoning applications will consider the agricultural value of the land and aim to ensure that appropriate buffers exist between urban areas and on-going agricultural uses on rural farmland in order to minimise potential land use conflicts. A visual impact assessment will also be required.</p>	<p>the LGA's economy and must be protected, with appropriate interface management provided between urban and agricultural uses. The NSW Governments Right to Farm Policy and Council's proposed Rural Lands Strategy will guide, protect and manage agricultural land.</p>
<p>Council Catalyst sites</p> <p>The council catalyst sites should be earmarked for social and affordable housing.</p>	<p>The strategy notes that several key catalyst sites, such as the Shoalhaven Street Precinct, Havilah Place and the Civic Precinct, are identified by the Kiama Town Centre Study and associated DCP. Master planning of these sites is required to ensure appropriate residential densities and complementary uses occur. Opportunities to partner with Community Housing Providers will also be explored.</p>	<p>No change to the draft strategy.</p>
<p>Employment Lands</p> <p>Any new development needs new shops and services to support the new population.</p> <p>People need jobs, especially young people, to work and reside in the local area.</p> <p>The strategy does not provide any information or context about how much or what type of employment lands is needed.</p> <p>Opportunities should be identified for mixed use zones to include employment lands and/or higher density residential opportunities near transport</p>	<p>The provision of employment land to support new development is incorporated throughout the strategy:</p> <ul style="list-style-type: none"> • <u>Our housing needs</u> <ul style="list-style-type: none"> 4. <i>Housing that enhances thriving local centres with services</i> <i>Our centres need to provide for more things to do, places to go, local jobs, and entertainment. Our centres need to be alive and vibrant with creative places that cater to all demographics.</i> • <u>Non-negotiable principle</u> 	<p>The non-negotiable principle has been updated to:</p> <ul style="list-style-type: none"> • Employment lands are provided in accordance with the Kiama Employment Lands Strategy. <p>Action 9 was updated as follows:</p> <p>Prepare an Employment Lands /Economic Development Strategy</p>

Feedback received	Response	Outcome
<p>interchanges/improvements and existing transport should be provided to include business/café/ community focal points to encourage a sense of community.</p> <p>The existing sense of community should be recognised, valued and encouraged as part of any new urban development.</p>	<p><i>Employment lands are provided in accordance with the Kiama Employment Lands Strategy.</i></p> <ul style="list-style-type: none"> Action 9 <p><i>Prepare an Employment Lands Strategy so that growth is supported by jobs and services.</i></p> <p>The Employment Lands Strategy (ELS) will provide strategic direction for employment land in the LGA by providing clear information and guidance including a demand and supply analysis for retail, commercial and industrial land. The Draft ELS is being prepared and is expected to be reported to Council in August for public exhibition.</p>	<p>so that growth is supported by jobs and services.</p>
<p>Environmental and open space land</p> <p>The Kiama LGA has significant environmental values and visual landscape amenity and this should be protected. This was consistently raised in a lot of submissions (31% of individual submissions).</p> <p>This includes the Spring Creek wetlands, the Tourist drive and the rolling green hills that Kiama is known for. Suggest Saddleback Mountain Road be identified as an area of heritage significance.</p> <p>Concern about hydrology changes to Spring Creek wetlands & protection of endangered vegetation and the biodiversity conservation and wildlife corridors</p> <p>Need to ensure commitment to providing additional environmental and open space lands. Need to be clearer on requirements.</p> <p>This beautiful town. Kiama's rolling green hills, natural landscapes and unique character are what make it a truly special place.</p>	<p>The value of environmental and open space land and community concern about the loss of and impact to environmental lands is acknowledged. Any proposed development will be required to address the impact of the proposal on the environment as well as considering opportunities to conserve and rehabilitate natural areas to achieve sustainable development outcomes. The consideration of environmental outcomes and environmental lands is in addition to the assessment and provision of active and passive open space to be utilised by the community. This is a requirement of the Ministerial Directions and is reinforced through Council's non-negotiable principles for open space and environmental land.</p> <p>Council is also currently undertaking a review of the Spring Creek Flood Study which will help to guide suitable development areas and mitigate flooding impacts by ensuring that adequate water quality and quantity measures are in place.</p>	<p>The non-negotiable principles have been updated to:</p> <ul style="list-style-type: none"> Useable open space that meets both quantum and quality standards is provided. Areas of high environmental significance are identified, retained and managed as appropriate.

Feedback received	Response	Outcome
<p>Noting the constraints on the land, it is important to make the best use of the developable land and encourage opportunities for additional dwelling yield. Climate change should be better addressed.</p>	<p>Climate change is considered as part of the net zero strategy and is also included in LSPS Theme 4.</p>	
<p>Expression of Interest (EOI) Four submissions were in relation to nominating land for inclusion in the strategy:</p> <ul style="list-style-type: none"> - 3 of these were for new residential areas that are considerable in size and adjoining current or proposed urban areas. - One was a small parcel of land adjoining a proposed urban area. 	<p>The Landowners Expression of Interest (EOI) process formed part of the initial engagement process and was reopened during the public exhibition of Draft v1. Each EOI was assessed by a Project Panel against the set criteria in the Probit Plan, resulting in the sites being included in Draft v2.</p> <p>The EOI was not re-opened during the exhibition of Draft v2. The EOIs were briefly reviewed and other than the small lot in Gerringong, these were not able to be considered for inclusion at this time. Any significant change to the land identified in the LHS would require a re-exhibition of a Draft Strategy, and this is not proposed at this time. The strategy includes a review program, so these lots may be considered as part of a future review of the strategy. It should also be noted that the Structure Plan will consider broader connectivity to the south, including to the South Kiama Urban Release Area and/or additional access to the M1.</p>	<p>No change to the greenfield sites in the draft strategy.</p> <p>One minor mapping change:</p> <ul style="list-style-type: none"> - 86 Campbell Street, Gerringong: include the small lot to the southeast of the site to ensure future road connectivity (Lot 3 DP 604657).
<p>Greenfield development Many submissions raised concern that there is too much land identified for greenfield development. Concern that inclusion in the strategy pre-empts an outcome and that these sites will be rezoned and developed. A preference for infill development over greenfield. The focus for new areas to be Bombo Quarry rather than the identified greenfield sites.</p>	<p>The community concern about greenfield development, and the preference for infill and the development of Bombo Quarry is acknowledged, along with the concerns about adequate infrastructure provision. In order to achieve the infrastructure needs of the LGA there needs to be adequate growth to meet the different thresholds and enabling cost sharing and apportionment.</p> <p>All rezoning proposals will be assessed in accordance with the Ministerial Directions, and Council's non-negotiable principles.</p>	<p>The non-negotiable principles have been updated.</p>

Feedback received	Response	Outcome
<p>With any greenfield development there needs to be a staging plan to ensure alignment of the delivery of infrastructure and the logical roll out of development. The rolling green hills, natural landscapes and unique character are what make Kiama a truly special place and this should not be developed.</p>	<p>It is also noted that although the strategy covers a 20-year period, the identified growth areas are unlikely to be delivered within this timeframe. Instead, the strategy represents a longer-term plan for future development which enables infrastructure planning to occur at a broader level.</p>	
<p>Greenfield development sites</p> <ul style="list-style-type: none"> Bombo Quarry Precinct - The Bombo quarry was identified in many submissions as the preferred location for new housing, as well as schools, sports fields, parks, industrial land, commercial and retail land. Riversdale Precinct – concern was raised about potential development on this site and that it should not be included in the strategy at this time. Dido Street Precinct – Access to the site is via the Dido Street bridge, which needs to be upgraded to unlock the development. Kiama West (Springside Hill) Precinct – many submissions raised strong concern about potential development on this site. It was also noted that Council did not support the Planning Proposal and therefore it should not be included in Councils Local Housing Strategy. South Kiama – There were limited submissions that referenced this site, comments were in regards to the loss of rural landscape and traffic concerns. Jamberoo <ul style="list-style-type: none"> Some of the submissions that supported the Golden Valley Stage 2 site were specifically in 	<p>• Bombo Quarry Precinct – it is agreed that this is a suitable development site, and staff are working with the landowners to progress the planning for this site. In addition to the rezoning process the site also requires a DA for remediation and land reformation, and for these works to be carried out. The site alone cannot accommodate all of the required supporting infrastructure, and development of this site requires a more holistic approach to ensure future outcomes.</p> <p>• Riversdale Road Precinct – the community concerns about this proposed greenfield site are acknowledged. The proximity and potential connection to the Bombo Quarry site and broader Kiama Urban Expansion Area will enable infrastructure to be planned, funded and delivered. There is a minor adjustment of the boundary proposed.</p> <p>• Dido Street Precinct – the Spring Creek Flood Study review currently being undertaken will guide the required design for the upgrade of Jamberoo Road and the reconstruction of the Dido Street bridge.</p> <p>• The Kiama West (Springside Hill) Planning Proposal was not supported by Council, at that time, (ie April 2024) as there were a number of issues that needed to be worked through. The proposal has been supported by the Southern Regional Planning Panel which means that Council is no longer the Plan Making Authority for the rezoning application and will only be consulted</p> <p>There are no changes proposed to the greenfield sites identified in the draft strategy.</p> <p>The text and tables on pages 30 to 36 have been restructured to provide one consolidated table of greenfield sites.</p> <p>The Drualla Road subdivision at Jamberoo was removed as this has been completed.</p> <p>Maps</p> <p>The following minor mapping changes have been made to ensure the boundaries follow the existing urban area and/or the road boundary:</p> <ul style="list-style-type: none"> Riversdale Road Precinct: include the small lot at the northwest boundary (Lot 1 DP 599014). Dido Street Precinct: include the small lot at the southeastern boundary (Lot A DP 162726) Kiama West (Springside Hill): include the land to the west of the 	

Feedback received	Response	Outcome
<p>relation to the need for a new preschool in Jamberoo.</p> <ul style="list-style-type: none"> - Some submissions raised objection to the proposed Macquarie Street extension due to environmental concerns, the need for an adequate buffer to agricultural lands and drainage impacts. Other submissions suggested that the Macquarie Street extension could occur in isolation (due to fragmented land ownership issues). - An extension of Golden Valley Stage 2 (to the south) was proposed. • Gerringong – concern raised about the proposed development as it will increase traffic movement through adjoining estates. The small lot to the southeast was nominated for inclusion to ensure connectivity to the main road. 	<p>during the process. It is therefore imperative that Council proactively plans for growth to ensure that any approvals for development in our LGA are based on our principles and will ensure a good outcome for the community.</p> <ul style="list-style-type: none"> • South Kiama – The South Kiama Urban Release Area was rezoned by the NSW Government and a site specific DCP adopted by Council in 2025. The Stage 1 subdivision DA is under assessment. • Jamberoo – Whilst many submissions supported the Golden Valley Stage 2 site in support of a pre-school, there is no certainty that the site is suitable and there is no certainty of this outcome, therefore the site needs to be considered on its merit. It is noted that the planning for any development on Macquarie Street will require a coordinated approach to ensure infrastructure delivery. The strategy only includes the northern part of Golden Valley Stage 2 to maintain the southern urban boundary for Jamberoo. • Gerringong – Any potential traffic or flooding impacts of new development will be assessed with the relevant application. The minor adjustment of the boundary is supported to ensure relevant land parcels are included to provide for future road connectivity. 	<p>site, to abut the existing urban area (Lot 3 DP 1292780 and Lot 99 DP 1042908)</p> <ul style="list-style-type: none"> - 48 Campbell Street, Gerringong: update boundary to match the urban release area proposed in the Planning Proposal. - 86 Campbell Street, Gerringong: include the small lot to the southeast of the site to ensure future road connectivity (Lot 3 DP 604657).
<p>Housing affordability</p> <p>Concern about the price of housing in Kiama and the unaffordability for community members and employees to rent or purchase a home in the LGA.</p>	<p>It is acknowledged that the Kiama LGA has one of the highest land values in the State and therefore living in Kiama will not be affordable for everyone.</p> <p>In terms of general housing affordability, increasing the supply of housing in the LGA will directly and indirectly help to increase the supply of land and help reduce the purchase or rental cost of housing. It is however noted that</p>	<p>No change to the draft strategy.</p>

Feedback received	Response	Outcome
	Council does not have the ability or directly or solely influence housing affordability.	
Housing needs Some submissions reiterated the need for a diverse range of housing. The current population is ageing so a range of housing types to suit older people are required. There were also comments in relation to having more affordable, accessible and diverse housing options.	The Strategy encourages a diverse range of housing options. <ul style="list-style-type: none"> <u>Priority 2 - Diversity of Housing Options</u> <i>This Strategy recognises the limitations of our existing planning controls in supplying diverse housing options. This Strategy identifies the need to review our planning controls to increase the feasibility of infill development. Providing an appropriate range and variety of housing types, particularly within our existing centres, will enable our aging population to downsize therefore freeing up our existing housing stock for larger households. A variety of housing sizes also helps to address housing affordability in the LGA.</i> <u>Non-negotiable principle</u> <i>There is a mix of land use controls to ensure a diversity of housing typologies.</i> Council will continue to work collaboratively with developers to ensure a range of housing typologies are provided.	No change to the draft strategy.
Housing Targets The State Government's housing targets set for the Kiama LGA are considered excessive and not suitable for this area. The targets are not representative of historical dwelling completion rates. The targets should be separated from the projections.	The NSW Government has responded to the National Housing Accord by releasing 5 year housing targets for 43 councils across NSW, including Kiama. The targets aim to prioritise more diverse and well-located homes in areas with existing infrastructure capacity – such as transport and water servicing, with financial and accelerated infrastructure support.	No change to the draft strategy.
Infill development Some submissions encouraged the use of infill development to meet our housing supply targets, other	The Strategy acknowledges that a mix of infill and greenfield development is needed to support the expected	The Infill opportunities discussion on page 29 has been updated based on

Feedback received	Response	Outcome
<p>submissions raised concern about increased densities and a lack of supporting infrastructure.</p> <p>The character, size and hierarchy of settlements should be protected and only small/medium scale developments (ie less than 4 storeys) permitted as infill.</p> <p>There should be tight regulation and careful planning of any infill development.</p> <p>Section 2.5 Infill Opportunities - suggest that the last dot point be moved to be the first dot point.</p> <p>Suggest the strategy be updated based on the ToD and low-mid rise reforms.</p>	<p>population growth and ensure the housing targets are met.</p> <p>The recent Kiama Town Centre review has increased the planning controls to enable higher density and a mix of dwelling types.</p> <p>The Strategy acknowledges that opportunities for appropriate infill development, that reinforces the existing settlement hierarchy, responds to heritage conservation measures and controls whilst contributing to a sense of community must be found in order to address the housing needs of existing and future residents.</p>	<p>the recent NSW Government low and mid-rise housing reforms.</p>
<p>Infrastructure</p> <p>31% of individual submissions mentioned infrastructure. These submissions raised concern about a lack of infrastructure to support the existing population, let alone the planned growth.</p> <p>The strategy does not provide enough detail on what infrastructure is required to support the future population, or how it will be funded and delivered.</p> <p>Infrastructure must be provided upfront, not retrospectively.</p> <p>Infrastructure included traffic, public transport, community facilities, schools, water and sewer.</p> <p>It is important to explain the role of the state government and other agencies in infrastructure planning, funding and delivery.</p> <p>The road network, Sydney Water system and car parking is at capacity, especially during peak tourist times. Additional growth cannot be accommodated.</p>	<p>The need for new and upgraded infrastructure is acknowledged and is a key component of the Local Housing Strategy Actions. Along with identifying housing needs the strategy identifies and plans for infrastructure. The identification of longer term growth enables holistic planning to be undertaken to ensure that infrastructure is adequately planned, funded and delivered.</p> <p>This includes the preparation of a Structure Plan for the Kiama Urban Expansion Area which then enables an Infrastructure Framework.</p> <p>In regard to funding, there are multiple options being explored. This includes local development contributions (section 7.11 or section 7.12), planning agreements, Housing and Productivity Contributions and State government grants.</p>	<p>Action 5 has been updated as follows:</p> <p>Review and update the Kiama Section 7.12 Contributions Plans to incorporate relevant components of the Infrastructure Framework to support the infrastructure planning, delivery and funding.</p>

Feedback received	Response	Outcome
<p>Kiama Urban Expansion Area</p> <p>The proposal to plan for greenfield development across broader precinct areas is supported, and this will ensure that each expansion area contributes to road and transport connectivity, servicing and infrastructure, a mix of land uses, housing diversity, employment lands and open space.</p> <p>The following was also noted:</p> <ul style="list-style-type: none"> - Need to ensure connectivity to the Princes Highway and Bombo Train Station - Precinct Plan to be developed with owners and State Agencies in a coordinated and collaborative approach - Cost sharing - Site specific DCP supported to enable a diversity of housing options - Sequencing and staging will be important - The Dido Street bridge crossing upgrade is key to unlocking existing zoned land and future sites - The State government needs to fund infrastructure. 	<p>The purpose of identifying the Kiama Urban Expansion Area is to clearly set a boundary for development in the Kiama LGA. Currently, without a Local Housing Strategy in place and without Council identifying land for developments there are no boundaries for developers and speculative proposals may proceed on that basis.</p> <p>Council staff are engaging with State Agencies including the Department of Planning, Housing and Infrastructure, Sydney Water, Transport for NSW, Schools NSW and Endeavour Energy on this approach, and the feedback is that identifying this growth area will provide certainty to enable infrastructure to be planned, funded and delivered.</p> <p>The strategy includes Action 7:</p> <p><i>Develop a structure plan for the Kiama urban expansion area, as identified by this Strategy, to identify appropriate road networks, servicing networks, zonings, staging and timing. This will be consistent with the non-negotiables outlined in this Strategy, in collaboration with DPHI, Sydney Water, Endeavour Energy, Schools Infrastructure and TfNSW, and relevant landowners.</i></p>	<p>The boundary has been amended slightly to follow the road line and to ensure there are no gaps between the existing urban area (see Greenfield development sites).</p>
<p>Local Strategic Planning Statement (LSPS)</p> <p>The concurrent review (albeit minor) review of the LSPS is supported as this will ensure that there is less confusion surrounding site identification across the two documents.</p>	<p>Noted and agreed.</p> <p>The minor update of the LSPS will be finalised with the adoption of the Local Housing Strategy.</p>	<p>No change to the draft strategy.</p> <p>The update to the LSPS will be adopted with the Local Housing Strategy.</p>
<p>Non-Negotiable principles for greenfield development</p> <p>The non-negotiable principles were generally supported, with some suggested changes based on concern that the strict interpretation may inhibit site</p>	<p>The comments on the non-negotiable principles are welcomed as this is a key element of the role the strategy will play when being implemented.</p> <p>All Planning Proposals will be assessed against and need to be consistent with the Ministerial Directions, and these</p>	<p>The non-negotiable principles have been updated to:</p> <p>Non-Negotiable principles for greenfield development:</p>

Feedback received	Response	Outcome
<p>specific outcomes, and suggestions for additional principles. It was also noted that it is important that all of these principles are applied to all sites.</p> <p>The term 'non-negotiable' should be changed to 'guiding' so it doesn't inadvertently constrain housing opportunities, and the term master plan should be flexible to allow a structure plan to be in place.</p> <p>Some sites may not be suitable for employment lands, so this should be guided by the Employment Lands Strategy.</p> <p>The need to limit financial liability to Council is acknowledged, however the concept of in perpetuity funding should be removed as this is not feasible for developers.</p> <p>Heritage items can include places, and these values should also be maintained.</p> <p>Environmental lands also need to be identified, and the outcome should be to improve the values.</p> <p>Additional principles suggested for agricultural lands, affordable housing.</p> <p>The exhibited Strategy provides clearly articulated non-negotiable outcomes for the community and environment that outline the important outcomes, and this should not be weakened.</p>	<p>principles will provide another layer of robustness to any proposals put forward to council.</p> <p>The principles have been reviewed, and the wording has been updated accordingly.</p> <p>An additional principle around affordable housing has been included.</p>	<ul style="list-style-type: none"> There are appropriate road, pedestrian and public transport networks and connections. State Government infrastructure and all required services have been planned for. The Sydney Water system has capacity to provide sewer and water services. There is a mix of land use controls to ensure a diversity of housing typologies. Employment lands are provided in accordance with the Kiama Employment Lands Strategy. Any financial liability to Council is minimised. Useable open space that meets both quantum and quality standards is provided. Heritage places, items and values are identified and preserved as appropriate. Areas of high environmental significance are identified, retained and managed as appropriate. The provision of social and affordable housing has been adequately considered.
Population and dwelling projections	Population and dwelling projections are prepared by agencies such as the Australian Bureau of Statistics	The Strategy has been updated to remove reference to the DPHI

Feedback received	Response	Outcome
<p>14% of individual submissions raised concern with the population projections in the Strategy.</p> <p>These submissions suggest that the strategy should be updated with the 2024 projections. These are lower than the 2022 projections, and by using the 2022 projections the additional greenfield sites are not needed.</p> <p>The difference between housing targets and population projections should also be clarified.</p>	<p>(ABS), NSW Government and companies such as REMPLAN and .id Forecast. Each set of projections are based on different methodologies and are regularly reviewed and updated.</p> <p>The Strategy has been prepared using an evidence base, including the 2022 AEC Report which is based on the DPHI 2022 projections.</p>	<p>projections, and to note that population projections will be updated over the life of the strategy.</p>
<p>Short term rental accommodation (STRA)</p> <p>13% of individual submissions mentioned STRA.</p> <p>During peak tourist times there is no car parking in the town centre and congestion in and out of Kiama.</p> <p>Concern raised about the level of dwellings being used as short-term rental. This means that dwellings sit vacant for large parts of the year, and residents are not able to obtain long term rental housing. There are also impacts on the surrounding neighbours.</p> <p>Suggestions that Council limit or restrict the use of STRA in the Kiama LGA.</p> <p>Some submissions supported tourism and STRA and noted both the economic and social benefits to the LGA.</p>	<p>It is noted that many properties in the Kiama LGA are used for short term rental accommodation, providing accommodation options for tourists and revenue for property owners.</p> <p>The STRA is regulated and permitted through NSW (not Council) Legislation and Policy.</p> <p>The Strategy includes Action 25:</p> <p><i>Monitor the NSW Government's review of short-term rental accommodation (STRA) framework to ensure STRA continues to play a role in the LGA's visitor economy while at the same time ensuring the provision of long-term rental accommodation.</i></p>	<p>No change to the draft strategy.</p>
<p>Other comments</p> <p>These comments resulted in minor changes:</p> <ul style="list-style-type: none"> - On page 13 - Barren Grounds Nature Reserve is incorrectly referred to as a Park. - Under section 1.4 the 90 primary school students are noted twice. 	<p>These minor changes will be made to the final Strategy.</p>	<p>The draft strategy has been updated.</p>

Summary table of feedback received and staff responses – State agencies and peak bodies

Feedback received	Response	Outcome
<p>Community Housing Industry Association NSW (CHIA) CHIA represents registered, not-for-profit community housing providers (CHPs) in NSW.</p> <p>The actions in support of securing more affordable housing in Kiama is welcomed, however further recommendations are encouraged.</p> <p>Purpose-built social and affordable rental housing, managed by registered CHPs, will provide a long-term, secure and affordable supply of housing that is not left vacant or underutilised, as can be the case with privately-owned housing.</p> <p>While state and federal governments have a clear role to play, there are several mechanisms available to local councils to support the delivery of social and affordable housing. Actions that Council can implement are:</p> <ul style="list-style-type: none"> - Establish clear targets for social and affordable housing - Support social and affordable housing feasibility through a review of local planning controls - Discount council fees and charges for community housing providers - Resource implementation and monitoring of the strategy <p>Council can also investigate opportunities to partner with CHPs, leverage council owned land, establish an affordable housing contribution scheme, and update the Planning Agreements Policy.</p> <p>Council could also establish an affordable housing advisory group that includes representation from local community housing providers.</p>	<p>The comments from CHIA are welcomed.</p> <p>The strategy includes an action to explore opportunities to partner with Community Housing Providers on Council's catalyst sites when these are developed.</p> <p>A range of service providers and other strategic documents aim to support homelessness.</p> <p>The Kiama LGA also provides significant seniors living housing stock to help meet the need of that demographic.</p> <p>The Strategy includes several Actions to encourage the provision of social and affordable housing on new greenfield sites.</p> <p>Collaboration and investigations for opportunities will be ongoing.</p>	<p>No change to the draft strategy.</p> <p>Consultation will be ongoing throughout the implementation of the strategy.</p>
Endeavour Energy Endeavour Energy provide Standard Conditions for Development Applications and Planning Proposals. The Conditions provided are Version 10, dated January 2025. These conditions are provided as a standard response for Planning Proposals and Development Applications.	<p>The comments from Endeavour Energy are welcomed.</p> <p>All applicants are strongly encouraged to submit a Scoping Proposal (ie a Planning Proposal pre-lodgement) to</p>	No change to the draft strategy.



Public Exhibition Engagement Report
Draft Local Housing Strategy (Draft v2)

Feedback received	Response	Outcome
	<p>Council. This process enables preliminary consultation with State Agencies to occur. The applicant is then provided with the referral comments and requirements. This process includes a referral to Endeavour.</p> <p>There is also a non-negotiable principle to ensure that services are planned for.</p>	<p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>
Heritage NSW An Aboriginal Cultural Heritage Assessment Report, prepared early in the planning process, provides the best opportunity to identify and protect Aboriginal cultural heritage values and should be completed as part of any Planning Proposal. Any development adjoining state heritage listed items should be referred to Heritage NSW and a Statement of Heritage Impact statement prepared. Where a Statement of Heritage Impact identifies potential impact on historical archaeology, and for the newly identified development sites, a historical archaeological assessment should be prepared. A pre-lodgement services is also offered to assist council and/or proponents understand the Heritage assessment requirements.	<p>The comments from Heritage NSW are welcomed.</p> <p>All applicants are strongly encouraged to submit a Scoping Proposal (ie a Planning Proposal pre-lodgement) to Council. This process enables preliminary consultation with State Agencies to occur. The applicant is then provided with the referral comments and requirements. This process includes a referral to Heritage NSW.</p> <p>The non-negotiable principle has been updated to also refer to a heritage 'place' which encompasses areas of Aboriginal Heritage.</p>	<p>Non-negotiable principle for heritage updated.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>
NSW Department of Climate Change, Energy, Environment and Water (DCCEEW) Encouraging infill development is preferred, and development in areas of environmental constraint are discouraged. Council will continue to be engaged with for each proposal to discuss biodiversity assessment pathways and options, and flooding and riparian issues.	<p>The comments from NSW DCCEEW are welcomed.</p> <p>All applicants are strongly encouraged to submit a Scoping Proposal (ie a Planning Proposal pre-lodgement) to Council. This process enables preliminary consultation with State Agencies to occur. The applicant is then provided with the referral comments and requirements. This process includes a referral to Heritage NSW.</p>	<p>Non-negotiable principle for environment updated.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>

Feedback received	Response	Outcome
<p>As previously advised, the Kiama West Site is not supported. The proposed on-site utility hub/water centre sets a concerning precedent for the next speculative PP to also pursue and is not supported.</p> <p>The submission also provided a list of requirements for planning proposals.</p>	<p>Agencies to occur. The applicant is then provided with the referral comments and requirements. This process includes a referral to NSW DCCEEW.</p> <p>There is also a non-negotiable principle for environmental lands.</p>	
<p>NSW Department of Planning, Housing and Infrastructure (DPHI)</p> <p>The DPHI thanks Kiama Municipal Council for the opportunity to review Version 2 of the Draft Strategy and commend Council on the strategic and collaborative approach undertaken in its development involving the Department, other State agencies and service providers.</p> <p>The Department reiterates its support of Council's important commitment to strategically plan for and deliver much needed housing in the Kiama local government area (LGA) over the next 20 years.</p> <p>The Department is generally supportive of the approach taken in the Draft Strategy and the updates made, including the new Kiama urban expansion area and associated actions as it will be important to coordinate delivery of the expansion area and the provision of infrastructure across this area.</p> <p>Should Council wish to submit the draft strategy to the Department for endorsement, the Department will undertake a detailed assessment of the final Strategy prior to any endorsement.</p>	<p>The comments from NSW DPHI are welcomed.</p> <p>Should the Local Housing Strategy be endorsed by Council, it will be submitted to the DPHI for endorsement.</p>	<p>No change to the draft strategy.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>
<p>NSW Department of Primary Industries and Regional Development – Agriculture and Biosecurity (DPI)</p> <p>The inclusion of an action to develop a Rural Lands Strategy is commended as it is an important part of the strategic direction of housing in the LGA.</p> <p>Whether or not included in the final strategy, it is strongly recommended that decision making on further greenfield sites (i.e. Tier 5 sites under the Urban Development Program categorisation scheme) be deferred until after the Rural Lands Strategy has been completed. This is essential for determining strategic merit of any further development on rural lands.</p>	<p>The comments from NSW DPI are welcomed.</p> <p>All applicants are strongly encouraged to submit a Scoping Proposal (ie a Planning Proposal pre-lodgement) to Council. This process enables preliminary consultation with State Agencies to occur. The applicant is then provided with the referral comments and requirements. This</p>	<p>Section 2.4 on page 27 has been updated as follows:</p> <p>Part of our rural lands are still agriculturally productive. These lands play an important role in the LGA's economy and must be protected, with appropriate interface management provided</p>

Feedback received	Response	Outcome
<p>We note the removal of references to a managed transition or interface between urban and rural lands, found in the earlier version for example under the heading 'Our non-negotiables' on page 50.</p> <p>Master planning should be undertaken. This provides an opportunity to consider the urban/rural interface. The need for buffers and other land use conflict mitigation measures should be determined through undertaking proposal-specific Land Use Conflict Risk Assessments (LUCRAs). Undertaking a Rural Lands Strategy would also assist with this.</p>	<p>process includes a referral to NSW DPI.</p> <p>All rezoning applications will consider the agricultural value of the land and aim to ensure that appropriate buffers exist between urban areas and ongoing agricultural uses on rural farmland in order to minimise potential land use conflicts. A visual impact assessment would also be required</p> <p>A future Rural Land Study is expected to include a scenic landscape or visual impact assessment.</p>	<p>between urban and agricultural uses. The NSW Government's Right to Farm Policy and Council's proposed Rural Lands Strategy will guide, protect and manage agricultural land.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>
<p>NSW Environment Protection Authority (EPA)</p> <p>The EPA thanks Kiama Municipal Council for the opportunity to review Version 2 of the Draft Strategy.</p> <p>Previous comments provided on the Bombo Quarry Precinct Scoping Proposal noted a potential land use conflict through the introduction of more sensitive land uses near existing Environment Protection Licences (EPLs) namely EPLs 79, 313, and 2269. The EPA recommended matters for consideration in relation to contaminated land, air and water quality, noise, and waste management. These matters raised by the EPA are relevant for consideration as part of this Strategy.</p> <p>The EPA recommends using strategic planning to identify and locate land use zones in a manner that avoids and minimises land use conflict. The EPA recommends that Kiama Municipal Council consider the EPA's comments in Attachment A during planning for more housing.</p> <p>The EPA acknowledges the Traditional Custodians of Kiama, the Wodi Wodi people of the Dharawal Nation. We encourage ongoing meaningful engagement with these custodians in considering the proposed Strategy.</p>	<p>The comments from NSW EPA are welcomed.</p> <p>All applicants are strongly encouraged to submit a Scoping Proposal (ie a Planning Proposal pre-lodgement) to Council. This process enables preliminary consultation with state agencies to occur. The applicant is then provided with the referral comments and requirements. This process includes a referral to NSW EPA.</p> <p>All rezoning applications will consider the environmental constraints of the land and any potential land use conflict.</p> <p>There is also a non-negotiable principle for environmental lands.</p>	<p>Non-negotiable principle for environment updated.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>



Public Exhibition Engagement Report
Draft Local Housing Strategy (Draft v2)

Feedback received	Response	Outcome
<p>NSW Rural Fire Service (RFS)</p> <p>It is noted that much of the Kiama LGA is identified as bush fire prone land. Strategic planning needs to ensure that future residential and special fire protection purpose land uses are only located in appropriate areas to minimise the risk to life and property from bush fire attack. It is recommended the Greenfield Development section of the Strategy includes statements to ensure future planning proposals and subdivisions located on or in proximity to bush fire prone land adequately address Planning for Bush Fire Protection.</p> <p>The preparation of a Strategic Bush Fire Study (SBFS), as part of the preliminary studies undertaken for any planning proposal, should occur where land is located in proximity to bush fire risks. The SBFS shall be in accordance with the Strategic Planning Principles of Planning for Bush Fire Protection to ensure only appropriate development occurs in areas where bush fire hazards exist. The SBFS addresses a number of considerations which should inform the suitability of a site (and its surrounding location in the landscape) for the proposed land uses in consideration of strategic access networks, proposed densities and likely internal and external impacts as a result of bush fire impacts.</p>	<p>The comments from NSW RFS are welcomed.</p> <p>All applicants are strongly encouraged to submit a Scoping Proposal (ie a Planning Proposal pre-lodgement) to Council. This process enables preliminary consultation with State Agencies to occur. The applicant is then provided with the referral comments and requirements. This process includes a referral to NSW RFS.</p> <p>All rezoning applications will consider any bush fire constraints on the land and the Planning for Bushfire Protection complied with.</p>	<p>No change to the draft strategy.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>
<p>NSW State Emergency Service (SES)</p> <p>The NSW SES is the agency responsible for dealing with floods, storms and tsunami in NSW. This role includes planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.</p> <p>The SES notes and appreciate the consideration of flooding as a key constraint for the local housing strategy. The SES have no further comments at this stage.</p>	<p>The comments from NSW SES are welcomed.</p> <p>All applicants are strongly encouraged to submit a Scoping Proposal (ie a Planning Proposal pre-lodgement) to Council. This process enables preliminary consultation with State Agencies to occur. The applicant is then provided with the referral comments and requirements. This process includes a referral to NSW SES.</p>	<p>No change to the draft strategy.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>



Public Exhibition Engagement Report
Draft Local Housing Strategy (Draft v2)

Feedback received	Response	Outcome
	All rezoning applications will consider any flooding constraints.	
<p>Property Council</p> <p>The Property Council is Australia's peak representative of the property and construction industry and welcomes the opportunity to provide feedback on the draft strategy.</p> <p>The strategy is welcomed as it will improve housing diversity and supply in the Kiama LGA.</p> <p>The Property Council is aligned with Kiama Council's housing vision and understand the benefits of housing when it is well placed and adapted to the region's unique characteristics.</p> <p>We are encouraged by the Action and Implementation Plan developed to support the Strategy, which has explicit actions that are clear in responsibility, timing and measurement of progress.</p> <p>Other key recommendations include:</p> <p>Work with industry to investigate improved development feasibilities (Action 1,2,13).</p> <p>Prioritise the development of an infrastructure framework to service the proposed dwelling uplift, providing certainty to industry. Delay increases to 7.12 contributions during the National Housing Accord period. If contributions reform is necessary, conduct thorough consultation with the development industry.</p> <p>Conduct industry consultation on Kiama Council's affordable housing contributions proposal.</p> <p>Develop a structure plan for the Kiama urban expansion area and consult industry for transparency.</p> <p>Prepare an Employment Lands and Economic Development Strategy once the NSW Government's Industrial Lands Action Plan is progressed.</p> <p>Provide quarterly completions data to Councillors and industry.</p>	<p>The comments from Property Council are welcomed.</p> <p>Most of the suggestions are addressed in the strategy or strategy actions.</p> <p>Council staff are presenting quarterly reports to Council including dwelling approvals and completions.</p> <p>The development contributions framework will be reviewed to ensure that infrastructure is adequately planned, funded and delivered.</p> <p>The industrial land in the Kiama LGA is categorised as local, so any impact of the NSW Governments Industrial Lands Action Plan will inform a future review of Council's Employment Lands Strategy.</p> <p>The strategy includes an action on advocating for STRA reforms.</p> <p>Council will continue to engage with the Property Council and other peak industry bodies as the strategy is implemented.</p>	<p>No change to the draft strategy.</p> <p>Consultation will be ongoing.</p>

Feedback received	Response	Outcome
<p>Work with industry on advocacy to the NSW Government regarding the Housing SEPP and Short-Term Rental Accommodation (STRA), (Action 24,25).</p> <p>Incentivise Liveable Housing Design within identified projects and work with developers on its implementation.</p>		
<p>Subsidence Advisory</p> <p>The existing and potential new greenfield opportunities identified in the strategy are not undermined by historic mine workings according to our records and are not within a declared Mine Subsidence District. Approval from Subsidence Advisory NSW is not required for proposed development at these locations under the Coal Mine Subsidence Compensation Act 2017 (the Act).</p>	<p>The comments from Subsidence Advisory are welcomed.</p> <p>All applicants are strongly encouraged to submit a Scoping Proposal (ie a Planning Proposal pre-lodgement) to Council. This process enables preliminary consultation with State Agencies to occur. As advised, a referral to Subsidence Advisory will not be required for the greenfield sites.</p>	<p>No change to the draft strategy.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>
<p>Sydney Water</p> <p>Sydney Water is committed to continued collaboration with Council to support housing growth in the Kiama LGA.</p> <p>Both the housing targets and dwelling projections were noted. It was reiterated that early planning for long term asset upgrades and new infrastructure is crucial. In that regard, the LHS is welcomed as it will provide certainty on development locations and in turn provide an evidence-based justification to support their planning and investment decisions.</p> <p>Some parts of Jamberoo are connected to a Priority Sewerage Program (PSP) which was designed to accommodate existing and committed development, and was not intended for ongoing, ad-hoc growth. Additional information and certainty is required to support growth in the PSP area.</p> <p>The Kiama LGA is serviced by two Water Resource Recovery Facilities (WRRFs) at Bombo and Gerringong-Gerroa. The Bombo WRRF plant upgrades may be required within the next decade, depending on growth.</p>	<p>The comments from Sydney Water are welcomed.</p> <p>Council staff are meeting regularly with Sydney Water to collaborate and share information.</p> <p>It is imperative that Council can provide Sydney Water with certainty on proposed developments to enable Sydney Water to undertake their required planning and infrastructure delivery.</p>	<p>No change to the draft strategy.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>



Public Exhibition Engagement Report
Draft Local Housing Strategy (Draft v2)

Feedback received	Response	Outcome
<p>Sydney Water are undertaking a Process Capability Assessment to determine capacity.</p> <p>There are also plans to investigate drinking water and wastewater network capacity gaps. The larger developments may require network upgrades.</p> <p>Sydney Water will continue to collaborate with Council.</p>		
<p>Transport for NSW (TfNSW)</p> <p>TfNSW's key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with Future Transport Strategy 2056.</p> <p>TfNSW supports the preparation of this Strategy. TfNSW has undertaken a preliminary high level traffic analysis which indicates there will not be enough capacity on the Princes Highway (M1) to support the additional traffic generated by the homes and that many kilometres of additional lanes would be required to maintain an acceptable level of traffic flow.</p> <p>TfNSW has no plans for such upgrades and does not believe it would be feasible for developer contributions to achieve such upgrades. On this basis, TfNSW believes measures to reduce vehicular trip generation from the land releases areas on the M1 must be explored, identified and, ideally, formalised as part of a land use and transport structure plan before individual planning proposals proceed. TfNSW has provided a list of measures to reduce vehicular trip generation.</p> <p>A detailed transport impact assessment would be required to formally quantify the impacts and to support proposed solutions. A more holistic review of proposed land uses and supporting transport arrangements culminating in a land use and transport structure plan (or the like) is required. This Plan would include measures to minimise vehicular trip generation and most specifically, vehicular trip generation on the M1. Once such a plan is identified, the detailed transport impact assessment, including modelling, would need to be undertaken to verify the solutions are appropriate.</p>	<p>The comments from Transport for NSW are welcomed.</p> <p>The impact of growth on the M1 and the need to ensure alternative transport routes, including road, pedestrian and public as well as the provision of local services to limit traffic on the M1.</p> <p>All applicants are strongly encouraged to submit a Scoping Proposal (ie a Planning Proposal pre-lodgement) to Council. This process enables preliminary consultation with State Agencies to occur. The applicant is then provided with the referral comments and requirements. This process includes a referral to NSW RFS.</p>	<p>No change to the draft strategy.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>
Urban Development Institute of Australia (UDIA)	The comments from UDIA are welcomed.	Minor updates have been made to the strategy.



Public Exhibition Engagement Report
Draft Local Housing Strategy (Draft v2)

Feedback received	Response	Outcome
<p>The UDIA is the States leading development industry body with over 450 members and appreciates the opportunity to provide comments.</p> <p>Council should update the strategy so that all greenfield sites are assessed under one approach.</p> <p>Clarify terms such as master plan and structure plan.</p> <p>Initiate work on an Affordable Housing Strategy.</p> <p>Reconsider the non-negotiable principles around land dedication and open space.</p> <p>The timeframe of Bombo Quarry should be revised to 10-15 years.</p> <p>To ensure a housing pipeline the development readiness of the site, rather than tiers, should be used.</p> <p>The new greenfield opportunities are welcomed, and these will play an important role in meeting housing targets.</p> <p>The commensurate update to the LSPS is supported to avoid confusion.</p> <p>Continued engagement with Sydney Water is encouraged to ensure sites have been adequately planned for.</p> <p>Infill development needs to be more feasible, the low and mid-rise housing policy is supported, as well as the DCP and Contribution Plan reviews.</p> <p>The short term and ongoing actions should be reviewed and reprioritised to align with Council resources, with other suggestions made on the Actions.</p> <p>The non-negotiable principle around land dedication and financial impact to Council should be reviewed and updated.</p>	<p>The greenfield opportunities tables have been consolidated.</p> <p>The non-negotiable principle that references masterplan has been updated.</p> <p>The strategy includes actions around affordable housing provision.</p> <p>The non-negotiable principle for land dedication has been updated.</p> <p>The tiering structure has been used to ensure consistency with State Agencies who use this. The UDP pipeline can have more detailed information on status of each site.</p>	<p>Consultation with peak bodies, including the UDIA, will be ongoing throughout the implementation of the strategy.</p>
<p>Other State Agency comments</p> <p>Please also refer to the previous Engagement Reports as State Agency comments were also provided on Draft v1.</p>	<p>The comments from state agencies and peak bodies are welcomed.</p>	<p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>



Local Housing Strategy **2025**

Leading Growth for Good





Authorisation

Owner/Responsible Officer	Manager Planning and Development
Department	Strategies and Communities
Date endorsed	[INSERT DATE]
Council Resolution number	[INSERT NUMBER]
Next review date	[INSERT DATE]
TRIM reference	[INSERT REFERENCE]

Review and version control

The Strategy should be reviewed every five years.

Date endorsed	Brief detail of amendments
16 July 2024	Draft Growth and Housing Strategy (Draft v1) for exhibition
18 February 2025	Draft Local Housing Strategy (Draft v2) for exhibition
[date]	Final Local Housing Strategy for adoption
[date]	[insert detail here]
[date]	[insert detail here]

Council reserves the right to review, vary or revoke this Strategy.

Contents

Section 1 - Introduction.....	8
1.1 Executive summary.....	8
1.2 Planning policy and context.....	10
1.3 Local Government Area snapshot.....	12
1.4 What our community told us.....	14
1.5 Housing vision.....	16
Section 2 - The evidence.....	17
2.1 Demographic overview.....	17
2.2 Housing demand.....	21
2.3 Housing supply.....	22
2.4 Land use constraints.....	25
2.5 Land use opportunities.....	28
Section 3 - The priorities.....	35
3.1 The Local Housing Strategy objectives.....	36
3.2 Land use planning approach.....	38
Section 4 - Actions.....	39
4.1 Implementation.....	39
4.2 Action plan.....	40
4.3 Monitoring and review.....	45

List of Figures

Figure 1	Local Housing Strategies in context.....	11
Figure 2	Kiama LGA strategic and regional context.....	12
Figure 3	Centre and village populations 2021.....	18
Figure 4	Kiama LGA bushfire map.....	26

List of Tables

Table 1	Definitions.....	5
Table 2	Household composition in Kiama LGA, 2021.....	19
Table 3	UDP Housing Supply Pipeline Categories.....	22
Table 4	Theoretical capacity of net additional dwellings by suburb.....	23
Table 5	Housing supply gaps based on current supply.....	24
Table 6	Greenfield sites identified in this Strategy.....	30
Table 7	Action and implementation plan.....	40

Words that matter

The following terms and definitions are relevant to the strategy.

Table 1 Definitions

Word	Definition
Affordable housing	Housing that households on very low to moderate incomes can afford, as defined in the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (Housing) 2021: <ul style="list-style-type: none">• very low – 50% of median income• low – 50%–80% of median income, and• moderate – 80%–120% median income. This type of housing is social or affordable rental housing provided or managed by a Community Housing Provider.
Age in place	The ability for people to stay living in their local area, close to their established networks and known services, as they get older.
Build to rent	A housing product that refers to the construction of a property for rental purposes. It offers increased security of tenure, more choice, property management, and high quality places to live for renters. Built-to-rent is an established housing product in the UK, and early developments are emerging in Greater Sydney.
Community Housing Provider (CHP)	Non-government organisations which manage and/or own more than 54,000 social and affordable housing properties in NSW.
Dwellings	All types of housing, from secondary dwellings and studios to apartments, townhouses, terraces, semi-detached homes and standalone homes.
DPHI	The NSW Government's Department of Planning, Housing and Infrastructure's (DPHI) role is to help design and create thriving communities, towns and cities in an effective and sustainable way, to support growth in NSW.
Endeavour Energy	An electrical distribution network that distributes affordable, safe and reliable electricity to households and streetlights in the Illawarra region.
Greenfield	New housing developments on land that has not been previously developed or used for other urban purposes. Also referred to as urban release areas.
Home ownership	When people own where they live, either outright or with a mortgage.
Homelessness	The lack of a 'home', not the lack of a 'roof', where the space someone lives lacks security, stability, privacy and safety. Homeless people include people sleeping rough, living in improvised dwellings or tents, living in temporary shelters and couch-surfing.

Homes NSW	The state department which provides housing and homelessness services across NSW, including providing public and social housing.
Households	The people that live in a home. This may be a person living on their own, a family, or a group of students, for example. Each household's requirements will change depending on what they collectively earn, how many people live there and the different relationships between those people.
Housing affordability	The ability of a household to afford the cost of housing, whether renting or owning.
Housing diversity	A housing market which has a wide range of housing available. This can be in terms of size (number of bedrooms and other rooms), type (apartment, house, unit), tenure (private ownership, rental, social housing, supported living) and location (urban, suburban, rural).
Housing pipeline	The forecast housing supply for an area based on its zoning patterns, growth patterns, market patterns and the sequencing of construction.
Housing spectrum	People's diverse housing experiences, including homelessness, home ownership, renting and housing needs for seniors or people with disability. People move back and forth along the spectrum depending on life events, aspirations and capacity.
Housing stress	A condition that occurs when a household has an income in the bottom 40% of either Greater Sydney's or regional NSW's income distribution and is paying more than 30% of its income in housing costs.
Housing typologies	The shape and form of housing, including the varying scale, layout, number of bedrooms and whether housing is usable and accessible by all people. The availability of different housing typologies depends on an area's landscape, topography, planning controls and proximity to centres, services, facilities, and transport.
Infill	The re-development of vacant or underutilised land within an existing urban area.
Local Infrastructure contributions	Contributions of money, works or land, collected from developments by a Council through a Section 7.11 or 7.12 Contributions Plan or a Planning Agreement. These contributions help fund the infrastructure that people living in that development will need such as parks and sportsfields, community centres, local roads, shared use pathways and stormwater infrastructure.
State Infrastructure Contributions	Contributions of money, works or land, collected by the NSW State Government through a Special Infrastructure Contribution (SIC), Housing and Productivity Contribution (HPC) or Planning Agreement (also known as a VPA) towards regional and state infrastructure such as state roads, schools and regional open space.
Liveability	What a place is like to live in, including comfort and safety factors, the environment, and the types of nearby services and opportunities.
Local character	What makes a neighbourhood distinctive and gives a place identity, including the way it looks and feels. A combination of land, people, the built environment, history, culture and tradition create local character.

Local housing strategies	Long-term plans that establish the future housing needs for a local government area and the aspirations of the community. Some regional or district plans may also require local housing strategies. Once adopted, this document is the Kiama Municipal Council Local Housing Strategy.
Local Strategic Planning Statements (LSPS)	20-year visions for land use in each local government area. These statements outline how to manage growth, special traits that contribute to local character and shared community values. The Kiama Municipal Council LSPS was adopted in 2020.
Long term rental	A privately owned rental property which is intended for permanent residence by the occupant. Occupants are protected by tenancy laws and a fixed-term or ongoing contract with the property owner.
Mortgage stress	A condition that occurs when a household is paying more than 30% of its income in mortgage repayments and associated housing costs.
Private rental	Rental accommodation in the private market.
Rent-to-buy	A model that seeks to help first home buyers into home ownership by supporting tenants to save for a deposit. The model can take various forms, such as leasing arrangements where renters buy the home at the end of a pre-determined rental period, and at a pre-agreed price.
School Infrastructure	The NSW Government Department responsible for delivering new and upgraded schools to cater to growth, including in the Kiama LGA.
Seniors housing	Seniors housing is designed to meet the needs of seniors and people with a disability. Seniors housing includes: <ul style="list-style-type: none"> Residential care facilities – sometimes also known as nursing homes or aged care homes. Residents receive full time care. Independent living units – apartments or villas for seniors and people with a disability. Residents can live independently. Hostels – includes single or shared residential accommodation staffed by support workers.
Short Term Rental Accommodation (STRA)	A dwelling used by the host to provide accommodation in the dwelling on a commercial basis for a temporary or short-term period under the State Environmental Planning Policy (Housing) 2021.
Sydney Water	A NSW Government owned Statutory Corporation that provides potable drinking water, wastewater and stormwater services to the Kiama LGA. Their Growth Servicing Plan identifies the growth areas that Sydney Water will install or upgrade pipelines to ensure new urban release areas can be serviced.
TfNSW	The NSW Government's Transport for NSW (TfNSW) leads the development of a safe, efficient, integrated transport system that keeps people and goods moving, connects communities and shapes the future of our cities, centres and regions.

Sources: NSW Legislation, NSW Government, Housing 2041 – NSW Housing Strategy, Kiama Council

Section 1 - Introduction

1.1 Executive summary

The Kiama community is growing, with an extra 6,917 people anticipated to call the area home by 2041. With more people comes greater demand on our supply of housing which is already facing challenges – we have a high number of households experiencing housing stress and housing costs are increasing.

The National Housing Accord is an agreement between the Australian Government and states, territories, local governments, institutional investors and the construction sector. It includes an initial aspirational target to build 1.2 million new well-located homes over 5 years (from mid-2024). The Commonwealth is also providing \$3.5 billion in payments to state, territory and local governments to support the delivery of new homes towards this target.

The NSW Government has responded to the National Housing Accord by releasing 5-year housing targets for 43 councils across NSW, including Kiama. The 5-year housing target issued for the Kiama Local Government Area (LGA) is 900 additional dwellings by 2029.

The Local Housing Strategy (this Strategy) provides a framework for the right amount and types of new homes to be provided in the right locations supported by infrastructure. The purpose of this Strategy is to set a clear vision, and to identify the outcomes and actions needed to achieve this vision and accommodate current and future residents.

This Strategy acknowledges the benefits of housing growth. When growth is planned and delivered alongside infrastructure, communities reap the benefits of more amenities and services. This can improve quality of life, boost tourism, and stimulate local economies by attracting new businesses and residents. Increasing housing supply provides an opportunity to deliver more diverse housing types that cater to a broader demographic of people.

This Strategy identifies that our existing zoned land has the capacity to feasibly supply 2,341 additional homes. However, there is a need to review our existing planning controls to ensure a steady housing supply pipeline to satisfy long-term needs and fluctuations in demand.

This Strategy has identified both existing and new greenfield development areas to compliment infill development and ensure our future population can be accommodated.

A key action of this Strategy is to work with State Agencies and various landholders to develop Structure Plans and/or Precinct Plans for the future growth areas as it's imperative that a collaborative and coordinated approach to planning and infrastructure delivery occurs.

The vision for the future of the Kiama LGA is to have well planned communities, with houses in the right locations and the services and infrastructure that is needed. This Local Housing Strategy will be monitored and reviewed every five years in response to changing needs.

Methodology

This Strategy has been developed through the following steps:

- **Policy and planning:** analysis of the planning and policy context and what this means for our future housing and growth in our LGA.
- **Community profile and needs:** analysis of our community profile and the different housing needs we have across different life stages, abilities and incomes.
- **Housing supply and demand:** assessment of our current and future housing supply, demand and capacity.
- **Consultation to shape the Strategy:** identifying community values and opportunities for growth, including from less-heard voices like our children and young people, to find out what the future of Kiama LGA should look and feel like.
- **Identifying priorities:** including objectives, approach, delivery mechanisms and options.
- **Exhibition of the Draft Strategy:** the Draft Strategy goes to Council for endorsement and is placed on public exhibition to enable community and stakeholder comment.
- **Finalisation of the Strategy:** the Strategy is endorsed by Council, sent to DPHI for endorsement and then implemented, with review and monitoring every five years.

Priorities

This Strategy identified four key priorities to lead growth and housing within the Kiama LGA, including:

1. **Priority 1** – Sufficient and well-located housing supply.
2. **Priority 2** – Diversity of housing options.
3. **Priority 3** – Infrastructure is provided to support population growth.
4. **Priority 4** – Our centres and villages thrive.

Implementation

The implementation of this Strategy will be enabled through changes made to existing planning controls, including the preparation of planning proposals to amend the Kiama Local Environmental Plan 2011 (KLEP 2011), amendments to Council's existing Development Control Plan (KDCP 2020) and continued review of Council's contributions plans and other plans and policies. Additionally, Council will undertake the role of advocacy, lobbying and education of a broad range of stakeholders.

1.2 Planning policy and context

This Strategy aligns with National, State, regional and local strategic policies and plans.

National Housing Accord

The National Housing Accord is the agreement between the Australian Government and states, territories, local governments, institutional investors and the construction sector. It includes an initial aspirational target to build 1.2 million new well-located homes over 5 years (from mid-2024). The Commonwealth is also providing \$3.5 billion in payments to state, territory and local governments to support the delivery of new homes towards this target.

NSW Housing Targets

The NSW Government has responded to the National Housing Accord by releasing five year housing targets for 43 councils across NSW, including Kiama. The targets aim to prioritise more diverse and well-located homes in areas with existing infrastructure capacity – such as transport and water servicing, with financial and accelerated infrastructure support.

Illawarra Shoalhaven Regional Plan

The Illawarra Shoalhaven Regional Plan sets the strategic framework for the region, aiming to protect and enhance the region's assets and plan for a sustainable future. It is a 20-year land use plan prepared in accordance with section 3.3 of the *Environmental Planning and Assessment Act 1979* and applies to the local government areas of Wollongong, Shellharbour, Kiama and Shoalhaven.

The Regional Plan, based on the 2019 Population Projections, anticipates a growth in the region's population of at least 100,000 by 2041 (or 58,000 dwellings) across the region, which the Kiama LGA will need to play a role in delivering.

The Regional Plan identifies that Kiama's Local Housing Strategy should include ways to:

- encourage infill development within the centres of Kiama and Gerringong
- review development controls to ensure they create flexible and feasible conditions for increased housing supply, and
- set urban growth boundaries that delineate areas of acceptable urban growth.

Kiama Local Strategic Planning Statement 2020

Our *Local Strategic Planning Statement 2020 (LSPS)* sets the overarching vision and community expectations for growth and development within our Municipality. Since the LSPS was adopted, there has been further direction and focus from both the State and Federal governments on housing demand and supply. The establishment of the Housing Accord and dwelling targets from the State Government has set clear expectations of the need for housing supply throughout Australia.

The LSPS identified existing greenfield sites considered suitable for urban expansion. This Strategy reconfirms Council's policy position on sites that could be considered for future development and which have strategic merit.

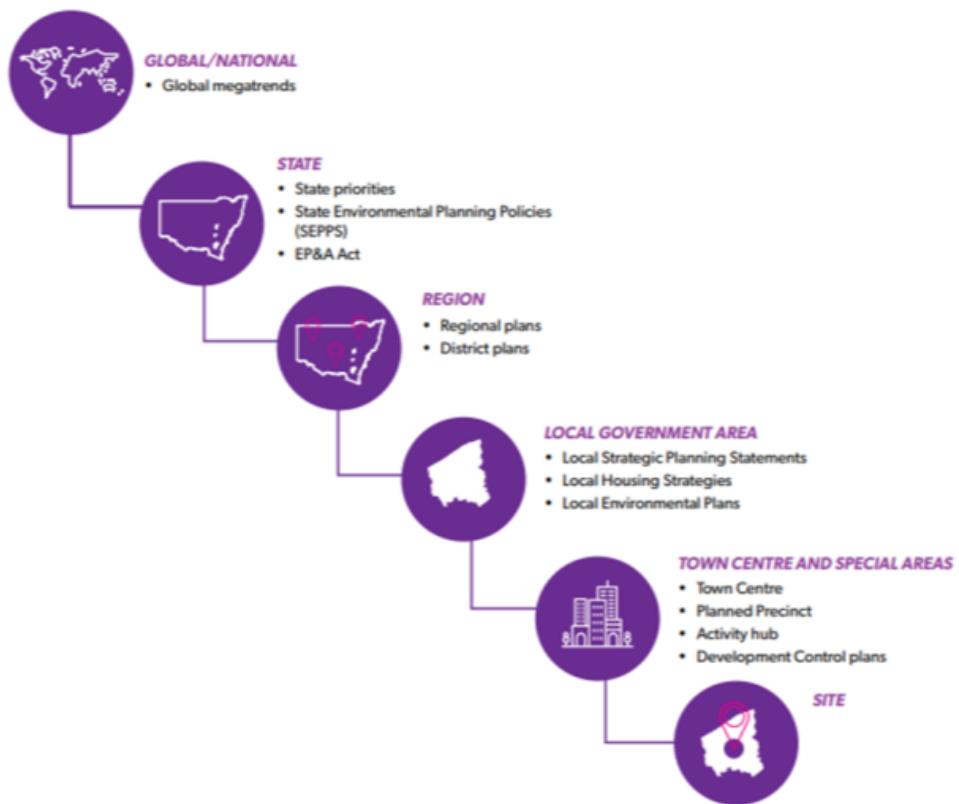
Local Housing Strategy (this document)

The Kiama Municipal Council Local Housing Strategy (this Strategy) provides a framework for new homes in the right locations and identifies ways of delivering the right amount and types of housing supported by infrastructure. The purpose of this Strategy is to set a clear vision, outcomes and actions needed to accommodate current and future residents.

As part of developing this Strategy, Council established a collaborative working group with DPHI, TfNSW, Sydney Water, Schools Infrastructure, and Endeavour Energy to ensure housing opportunities identified by this Strategy can be appropriately serviced. Council will also continue to collaborate with the Urban Development Program (UDP) which is the NSW Government's program for monitoring and coordinating housing development, land supply, and infrastructure delivery.

The relevant legislation and local planning policies include:

Figure 1 Local Housing Strategies in context



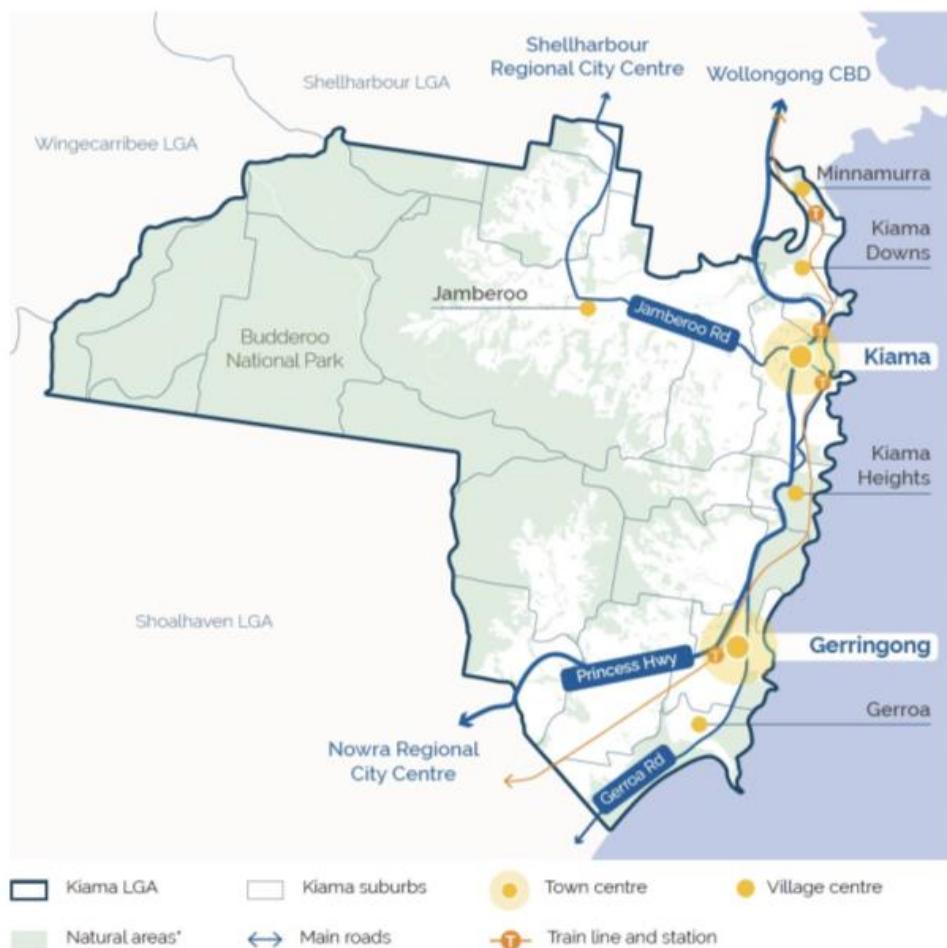
Source: NSW Government 2018

1.3 Local Government Area snapshot

Location

Our LGA is an area of 257 sq km and lies on NSW's South Coast bordering Shoalhaven, Shellharbour, and Wingecarribee LGAs. We are strategically located 40km south of Wollongong and 120km south of Sydney.

Figure 2 Kiama LGA strategic and regional context



* Natural areas include: National Parks and Nature Reserves (E1), Environmental Conservation (E2) and Environmental Management (E3) land use zones.

Source: Cred Consulting, 2024

Local characteristics

The Kiama LGA is a naturally beautiful place and home to an abundance of beaches, rainforests, mountains, escarpment, rural landscape and the Kiama Blowhole, the world's largest blowhole. Over 60% of the LGA is natural area and we are bordered by environmentally significant and protected areas, including the Buderoo National Park and Barren Grounds Regional Reserve to the west.

The two strategic centres of Kiama and Gerringong are our major economic hubs. These centres provide localised services to residents. Both centres benefit from direct access to the Princes Highway and contain stations for the South Coast Rail Line.

Our strategic centres are supported by the surrounding local centres of Minnamurra, Kiama Downs, Kiama Heights, and Gerroa. The ongoing distinction between the existing centres set within the coastal and rural landscapes and the unique heritage and architecture of the buildings, are important to the Kiama community.

Over recent years the LGA has experienced jobs growth in the following areas:

- Health Care & Social Assistance
- Construction
- Professional/Financial Services
- Tourism & hospitality
- Arts & recreation

The Kiama Municipality State of the Economy Report projects a need for between 17,500sqm of additional commercial & industrial floorspace to accommodate the projected additional 500-920 jobs by 2032. Given the LGA's central positioning within the Illawarra-Shoalhaven region it has a unique opportunity to provide a specialised role in the region's emerging economies, particularly renewable energy and health via the Illawarra Offshore Wind Zone, Illawarra Renewable Energy Zone and the new Shellharbour Hospital and Integrated Services Project.



Images: Mountain bike rider; walking near beach (Kiama Council, 2023)

1.4 What our community told us

While developing this Strategy we engaged with more than 1,600 people, including community members (residents and visitors), landowners, workers, business owners, developers, precinct groups, Councillors, young people and children, and State Government agencies over a 3-month period.

Our first round of engagement included:

- 200 high school students
- 90 primary school students
- 9,061 flyers sent with rates notices
- Over 2,000 brochures handed out
- Over 300 survey responses
- Precinct and committee group meetings
- 60 attendees at industry forum
- 35 landowner expression of interest (EOIs)
- 1,000 people reached at community pop ups.

“Kiama’s Growth and Housing Strategy should strike the balance between community expectations with priorities needed by Government locally, State and Nationally.”

- Participant comment

During the public exhibition of Draft v1, the following submissions were received:

- 125 written submissions from individuals and organisations
- 235 written submissions from individuals (form submission)
- Nine written submissions for state government agencies
- Six landowner expression of interest (EOIs)
- Direct and indirect feedback from community pop ups and high school students.



Images: Community and Stakeholder engagement activities (Kiama Council, 2024)

Our housing needs

Throughout the engagement and exhibition, the following housing needs were identified:

1. **More housing diversity**

Most of our dwellings are 3+ bedroom houses. Our older residents need smaller homes to move into locally so that they can stay connected to their communities. We also need diverse housing types to provide opportunities for younger people, young couples and families.

2. **More affordable housing options for our young people and key workers**

Our housing costs are among NSW's highest. We need more affordable, and more long term rental housing near transport and services to house our people.

3. **Increased density in our centres for smaller homes, flats and apartments**

Most residential land in our LGA is zoned for Low Density. To enable more infill development and smaller homes, we may need changes to the planning scheme.

4. **Housing that enhances thriving local centres with services**

Our centres need to provide more things to do, places to go, local jobs, and entertainment. Our centres need to be alive and vibrant with creative places that cater to all demographics.

5. **Growth that respects and enhances our natural environment**

Our beautiful natural environment plays a significant social, economic and cultural role, and must be protected as part of any growth.

6. **Future homes safely away from hazards**

We need to locate and design new housing to respond to bush fire, flooding, sea level rise and coastal erosion risks and vulnerabilities.

7. **New and improved infrastructure to support growth**

We have good transport corridors, but the frequency of regional and local public transport could be increased. Much of our infrastructure is ageing. By enabling new housing, we can access funding for infrastructure renewals.

8. **Housing that generates employment**

Housing cannot occur in isolation and must be part of a broader community including places to work. Employment lands are a pivotal component of growth and need to complement a broad growth plan, rather than being considered in isolation.

“

I love living in Kiama and want to stay here. But the house I have is too big for me now that I am alone. It would be nice if there was a smaller home in town that is more suited to my needs as I grow older.”

- Participant comment

”

It's a beautiful place but pretty boring. I don't want to live with my parents anymore, but there are no rentals to move into. I'll probably move to Sydney where I can get my own place close to the action.”

- Participant comment

1.5 Housing vision

Kiama is a naturally beautiful area made up of connected and unique communities where we prioritise thoughtful development, placing the right houses in the right locations, with the services and infrastructure the community need.

We foster a welcoming and inclusive place, respecting the stewardship we have for our environment, while being open to developing and creating new and meaningful ways to enjoy this place.

We change and adapt as we reach a population of 31,000 and welcome new people into our community, living in a diverse range of homes, that meet the needs of people young and old.

Our housing vision reflects our community's aspirations and the challenges we need to address. Informed by our LSPS and Community Strategic Plan, we emphasise that connection, belonging, sustainability and leadership are important to our local identity.

We recognise the role a healthy housing system plays in our Council-wide goals and that as our population will grow, we can lead the change so that everyone that chooses to make Kiama home can find housing that supports their lifestyle and needs.



Image: Looking south towards Gerringong (source: Kiama Council)

Section 2 - The evidence

2.1. Demographic overview

Current population

Note: The demographic data in this section has been sourced from REMPLAN (2024).

In 2021, around 22,970 people called the Kiama LGA home. Our population is concentrated along the coastline in small towns as well as small hinterland villages. We have an average household size of around 2 persons per dwelling.

An older population

With a median age of 48 years, the LGA has an older age profile compared to the Illawarra Shoalhaven region and NSW. Around 36% of our population is aged over 60 years, and in the past 5 years the 65-to-69-year age group has increased by 422 people (or 28%). At the same time, our younger population aged 20 to 24 years decreased by around 110 people (or 13%).

A generally more affluent population

Our community is generally more highly educated and have higher median household incomes, compared to the Illawarra Shoalhaven region and NSW average. However, it's important to note, that 25% of our residents earn less than \$400 a week.

Less culturally diverse

There are a smaller proportion of people who were born overseas and speak a language other than English at home compared to the Illawarra Shoalhaven region and NSW average.

Predominantly couples without children households

Almost half (49%) of all households living in Kiama are couple families without children. This is significantly higher than the Illawarra Shoalhaven region and NSW averages.

Low unemployment and a high proportion of retirees

Our LGA has more employed residents than local jobs, however this has improved across the decade with more residents able to find jobs locally. In 2022, there were 3,735 fewer jobs than employed residents. This may suggest the region is not generating enough jobs to support its resident base, or neighbouring regions provide better opportunities.

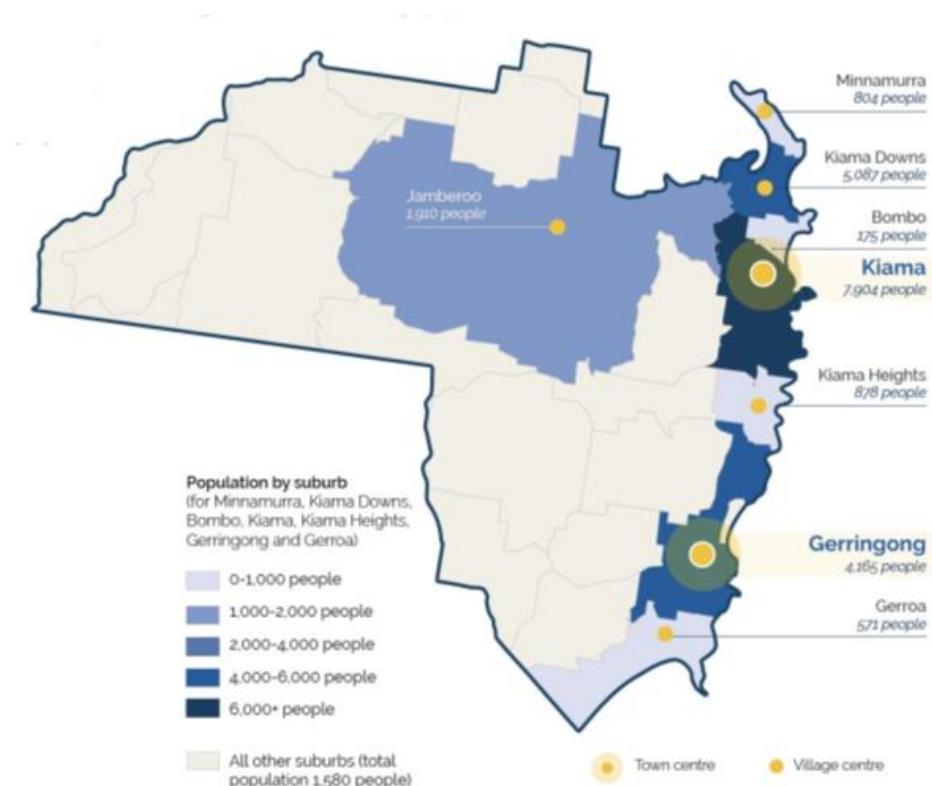
- 53% are employed (9,642 persons)
- 40% are not in the labour force (i.e. retired), and
- 2% are unemployed.

However, this difference between jobs and residents has shrunk by 843 over the last ten years. The share of residents working locally increased marginally between 2016 and 2021 from 35.8% to 36.8%. However, almost two out of three workers still work outside the LGA.

A coastal community

Our community live in a mixture of small villages and larger centres, mostly located along the coast. As shown in **Figure 3**, Kiama is our largest population with 7,904 people, followed by Kiama Downs with 5,087 and Gerringong with 4,165 people.

Figure 3 Centre and village populations 2021



Source: REMPLAN, 2024

Existing housing trends

Most of our current housing is detached dwellings

There are currently around 10,851 dwellings located across our LGA. Over three quarters of these dwellings (or 8,000) are separate houses which reflects our relaxed rural character. Also, over 6,200 dwellings in our LGA have three or four bedrooms. This is despite the predominant household composition being couples without children. While there can be many reasons that people may live in a home with an additional bedroom, this indicates that there are currently limited options for smaller dwellings across the LGA. The proportion of medium and higher density housing such as townhouses, units and apartments is growing and is generally located in the towns of Kiama and Gerringong.

Overall:

- 41% of dwellings are 4 bedrooms
- 38% are 3 bedrooms
- 14% are 2 bedrooms, and
- 3% of dwellings are 0 to 1 bedrooms (ABS).

Despite our supply of large houses, we have a low number of people per household. Over half of our LGA's households are one-or-two persons.

Table 2 Household composition in Kiama LGA, 2021

Number of persons usually resident	Family households	Non-family households	Total
One	-	1,957	1,957
Two	3,368	136	3,501
Three	1,108	27	1,132
Four	1,240	6	1,248
Five	580	0	580
Six or more	195	0	195
Total	6,491	2,126	8,613

Source: ABS Census

We have a low provision of long-term rental housing

There are very high rates of home ownership across our LGA. Notably, there is a significantly higher proportion of households who own their property outright (45%). This is most likely related to the older age of residents (higher than NSW overall of 32%).

There is also a comparatively low proportion of rented households in our LGA, making up just 17% of the total tenure share. This lack of rental housing impacts the ability of our young people and workers to live in our LGA.

Rental households are more likely to experience housing stress

Housing stress refers to when a household spends more than 30% of their household income towards housing costs. In our LGA, around 32% of rented households are experiencing housing stress. This is compared to 7% of homeowners.

We have high proportions of short- term accommodation and unoccupied dwellings

Due to our desirable sea side location there is a tendency for our housing stock to be used as tourist accommodation or holiday homes rather than permanent residences. This can have a number of impacts on our local housing market, such as increasing property prices, reducing the availability of purchase or long-term rental options for full time residents and increasing neighbourhood amenity issues. According to the Property Council, there were 744 registered Short Term Residential Accommodation (STRA) properties in the LGA during May 2024. This represents 7% of our total housing stock.

In 2021 there were 1,701 unoccupied private dwellings (some of which will be used as STRA), representing 16% of our total housing stock. The most unoccupied dwellings were in the Gerringong - Gerroa - Werri Beach area (24.4%). This is significantly higher than the NSW average of 9.4%.

Housing costs are increasing

Between 2012 and 2020, house and unit price growth in our LGA remained high, but fairly steady (both around 10-11% p.a.). However, since 2020, house prices in particular have increased significantly (27% p.a.). The median dwelling price of \$1.295M was more than double the regional NSW average of \$610,000. It is a similar story for rental prices.

Between 2012 and 2020 rent for both houses and units remained fairly steady (about 3-4% p.a.). However, since 2020, rents have also increased more significantly, at around 9% p.a. for houses and 7% p.a. for units. In 2022, the median rent for a house in our LGA was \$680 per week. This is higher than the Illawarra- Shoalhaven Region and NSW Regional average.

Affordable housing

According to the Australian Bureau of Statistics' Socio-Economic Indexes for Areas (SEIFA), the Kiama LGA is among the least disadvantaged local government areas in Australia. This reflects a population where more people have qualifications, fewer households have low incomes and fewer people are in low skilled occupations. While the numbers of disadvantaged people in Kiama is low, it is nevertheless appropriate to look at the affordability of housing.

The Illawarra Community Housing Trust own and manage some social housing dwellings in the LGA. There is also a significant stock of independent living units and other forms of accommodation for our elderly population and support for them to enter into these premises. While local government has not typically been involved in the broader aspects of housing policy, in practice, councils are increasingly asked to respond to housing affordability and homelessness challenges, through direct action, collaboration and advocacy.

Our LGA has median rents and dwelling prices far above the regional NSW average. The COVID impacted years of 2020/21 and 2021/22 saw large increases in dwelling costs in most regional locations, however our LGA saw extraordinary rises. In June 2021, rents had risen by 19% (9% for regional NSW) and dwelling prices had risen by 47% (regional NSW - 16%). Costs were driven by a combination of demand and also lack of supply as people were not leaving/moving in the same numbers as before. The high costs impacted domestic migration levels. Our LGA is attracting working families and pre-retirees from domestic locations, international migration in this age bracket too, but also younger age groups.

Given the demographics of the population, the previous focus has been on the provision of affordable housing development specifically catered for seniors. Council has invested in the provision of both Independent Living Units and aged care. An additional seniors living development has also been provided by other providers throughout the LGA.

Some residents are experiencing homelessness

Measuring rates of homelessness is notoriously difficult. According to available data, 74 (0.3%) people in Kiama indicated they were experiencing homelessness in the 2021 Census. The population experiencing homelessness indicates that they are staying in temporary arrangements, supported housing, or caravan parks, rather than unsheltered homelessness.

2.2 Housing demand

This section provides analysis of the demand for new housing, to identify the type and level of housing needed to support our LGA.

Projected dwelling demand

The NSW Government regularly publishes population projections to assist both State and Local governments policy decisions and infrastructure and service delivery. The projections are based on the current planning frameworks and strategies, and are subject to change with changes in policy. These projections are not targets.

The Regional Plan, based on the 2019 Population Projections, anticipates a growth in the region's population of at least 100,000 by 2041 (or 58,000 dwellings) across the region. At the time of its publication, the Regional Plan anticipates that an additional 2,318 dwellings will be needed in Kiama by 2041.

Housing targets

The NSW Government has released 5-year housing completion targets for 43 councils across Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle and 1 target for regional NSW.

As outlined by the NSW DPHI, the housing targets have been based on:

- **Planned growth:** The housing target for each council is based on the number of homes already in the pipeline for delivery which have existing approvals or where rezonings have already occurred
- **Projected growth:** The targets then factor in the expected delivery of homes which can occur in the next 5 years based on the NSW Government's Planning reforms. These factor in the proposed changes resulting from the Low- and Mid-Rise Housing reforms.

The dwelling targets therefore differ to the population and dwelling projections for each LGA. The dwelling target issued for the Kiama LGA is 900 dwellings over the next 5 years. It is noted that at present, only the 5-year targets have been issued. Notwithstanding, this Strategy demonstrates how these targets will be met as well as the longer term projections.

The ability for a dwelling to be completed is based on a variety of decision makers, stakeholders and driven by the development industry and landowners. Council cannot control completion timing, however the State Government will provide an overview of each council's performance on their website to show progress towards this target for all LGAs. Council is being assessed on the areas of control that can be influenced and managed by Council. This is being undertaken through a Ministerial Order of Expectations which provides requirements for processing timeframes of both Development Applications and Planning Proposals. Council will need to actively work to improve development assessment timeframes and processes to enable decisions to be made efficiently on development applications.

2.3 Housing supply

This section provides analysis on the supply of housing, the capacity and feasibility of the existing planning controls, and other sources of new housing.

A pipeline of supply approach

The NSW DPHI's Urban Development Program has developed the following tiering structure (Table 3). This is used in this Strategy to categorise greenfield sites which are informed by each site's timing and delivery phase. For example, while a site may be identified as having strategic merit for further investigation, this land may not be required for 10-15 years if there is adequate zoned land for supply until then. This tiering structure will be used across all future development sites and integrated with the UDP framework to enable infrastructure to be planned ahead of delivery.

Table 3 UDP Housing Supply Pipeline Categories

Tier	Definitions
Tier 1a Development ready land	Land is zoned, infrastructure enabled, bio-certified and subdivision approved.
Tier 1b Short term zoned land supply (awaiting consent)	Land is zoned, infrastructure enabled and biocertified. This land is fully or substantially serviced by enabling infrastructure but has not received subdivision approval.
Tier 2a Medium term zoned land supply (less constrained)	Land is zoned, environmental and/or infrastructure constraints are likely to be resolved within 5 years. The process by which constraints are to be resolved is complete or underway with a high degree of certainty around any mitigation requirements. Trunk infrastructure may be funded but not delivered
Tier 2b Longer term zoned land supply (more constrained)	Land is zoned, environmental or infrastructure constraints are likely to be resolved in 5+ years. The pathway to resolution may not be well understood or it may be understood but there may be a funding or implementation barrier or other barriers that require resolution.
Tier 3 Land under consideration for rezoning	Changes to local environment controls including re-zoning are underway with the land being subject to a current or proposed planning proposal that is yet to be determined. These sites are not counted towards current housing land capacity.
Tier 4 Strategically identified land	Land identified in a strategic plan (such as Regional Plan or Local Housing Strategy and/or Local Strategic Planning Statement). While strategic investigation will have typically confirmed suitability of these sites from a land use planning perspective more detailed investigation and planning and approvals are required. These sites are therefore not counted towards current housing land capacity.
Tier 5 Investigation Area	Potential future investigation, land is not identified in a strategic plan. The suitability of these sites to deliver housing is subject to further investigation, likely to require changes to established planning controls, the delivery of enabling infrastructure and/or environmental offset strategies. These sites are therefore not counted towards current housing land capacity.

Source: Urban Development Program

Theoretical capacity

Our existing *Kiama Local Environmental Plan (LEP) 2011* allows for a number of dwelling types within zones that are identified throughout the LGA. Of the 15 zones identified in the Kiama LEP, seven permit at least one type of housing.

The theoretical capacity of our LGA is the number of dwellings that would be delivered if the current land use controls, in our LEP, were fully developed.

As noted in the AEC report, Kiama has theoretical capacity for a further 5,885 dwellings if all zoned lands are developed to their full potential, as shown in Table 4.

Table 4 Theoretical capacity of net additional dwellings by Suburb

Development typology						
Suburb	Subdivision (single housing lots)	Integrated Housing	Dual Occupancy	Townhouse	RFB up to 4 stories	Total
Gerringong	0	56	981	0	258	1,295
Gerroa	0	0	240	0	0	240
Jamberoo	33	26	127	0	13	199
Kiama	12	92	1,067	0	1,915	3,086
Kiama Downs	0	8	990	0	0	998
Minamurra	0	0	63	0	4	67
Total	45	182	3,468	0	2,190	5,885

Source: Kiama Housing Supply Feasibility Analysis (AEC, 2022)

Feasible capacity

Due to site constraints, planning controls, rising construction costs and market factors developing land to its full theoretical capacity is not possible.

The *Kiama Housing Supply Feasibility Analysis* (AEC, 2022) has analysed the feasible capacity of our existing zoned land. This analysis has concluded that under the current planning controls:

- Single standalone dwellings & dual occupancies are unfeasible in R2 Low Density zoned land in Gerringong, Jamberoo and Kiama Downs
- Townhouses are unfeasible in R3 Medium Density zoned land in Kiama under 4 storeys
- Residential Flat Buildings (RFBs) are unfeasible in R3 Medium Density zoned land in Kiama & Gerringong under 4 storeys
- Terraces are unfeasible in R2 Low Density zoned land in Jamberoo, and
- Mixed Use (including Shop-top Housing) are unfeasible in R3 Medium Density zoned land in Kiama & Gerringong under 4 storeys

The AEC Report has concluded that under the current zoning and development control arrangements Kiama has feasible capacity for a further 1,874 dwellings.

Housing supply gaps

An analysis of the short-term (i.e. 5 year) housing supply gap and medium to long-term (i.e. beyond 5 years) housing supply gap has been undertaken.

Short-term supply gap

We know that the NSW Housing targets set a target for an additional 900 houses to be built in the Kiama LGA by 2029. The NSW Government have confirmed that these houses will either already be approved or be delivered within existing zoned and serviced land.

The AEC Report has concluded that under the current zoning and development control arrangements Kiama has feasible capacity for a further 1,874 dwellings.

Since the preparation of the AEC Report development consents have been issued for the Golden Valley and Henry Parkes urban expansion areas. Approval has been granted for 87 housing lots within these sites. A Development Control Plan (DCP) has been adopted for the South Kiama urban release area. This DCP indicates that a total of 380 housing lots could be approved within this site.

The Illawarra-Shoalhaven Urban Development Program's (UDP) dashboard indicates that, over the past ten years, on average 154 houses are approved in the Kiama LGA. The highest number of housing approvals coincided with the release of Cedar Grove Stage 2 and Wyalla Road release areas. As we have seen with recent greenfield developments (i.e. Cedar Grove Stage 2), many of these residential lots will contain multiple houses as dual occupancies are permissible in our R2 Low Density Zone.

The majority of the 900 targets houses will be delivered via these greenfield developments. It is anticipated that the remaining houses will be delivered via infill development as a result of the recent town recent reviews and the State Government's Mid-Rise reforms.

However, given the AEC Report findings, our existing planning controls need to be reviewed to increase the feasibility of a variety of housing typology in our centres and to ensure a steady pipeline of housing approvals.

Long-term supply gap

The Regional Plan outlines that there is an implied dwelling demand for an additional 2,318 dwellings in the Kiama LGA by 2041. Table 5 outlines that even if all the available feasible infill development occurs, we do not have sufficient zoned land or approved greenfield sites to supply the forecasted housing demand.

Table 5 Housing supply gaps based on current supply

Feasibly Capacity (Infill)	Current Greenfield supply (Tier 1a and 1b sites)	20 Year Dwelling Demand	Housing Gap
1,874	467	2,318	-23

Source: Kiama Housing Supply Feasibility Analysis (AEC, 2022) and Illawarra Shoalhaven Regional Plan 2041

In order for the Kiama LGA to adequately plan for future population and housing demand, consideration needs to be given to explore additional release areas.

2.4 Land use constraints

This section includes the identification of land use constraints to new housing in the LGA. Some of the major constraints explored in this section include:

Environmental factors

Our environment plays an integral role in the economic, social and natural environment makeup of the area.

Our topography is very hilly, rising sharply from the coast, with a large alluvial valley from Kiama to Jamberoo. This provides some areas with stunning views and scenic amenity but also makes delivering or extending infrastructure to service new housing costly.

Part of our rural lands are still agriculturally productive. These lands play an important role in the LGA's economy and must be protected, with appropriate interface management provided between urban and agricultural uses. The NSW Government's Right to Farm Policy and Council's proposed Rural Lands Strategy will guide, protect and manage agricultural land.

The Kiama LGA is vulnerable to a number of natural hazards:

- **Flooding**
- **Bushfire:** (see Figure 4), and
- **Coastal erosion and inundation.**

Limiting housing development in areas vulnerable to natural hazards is a key recommendation of the NSW Reconstruction Authority

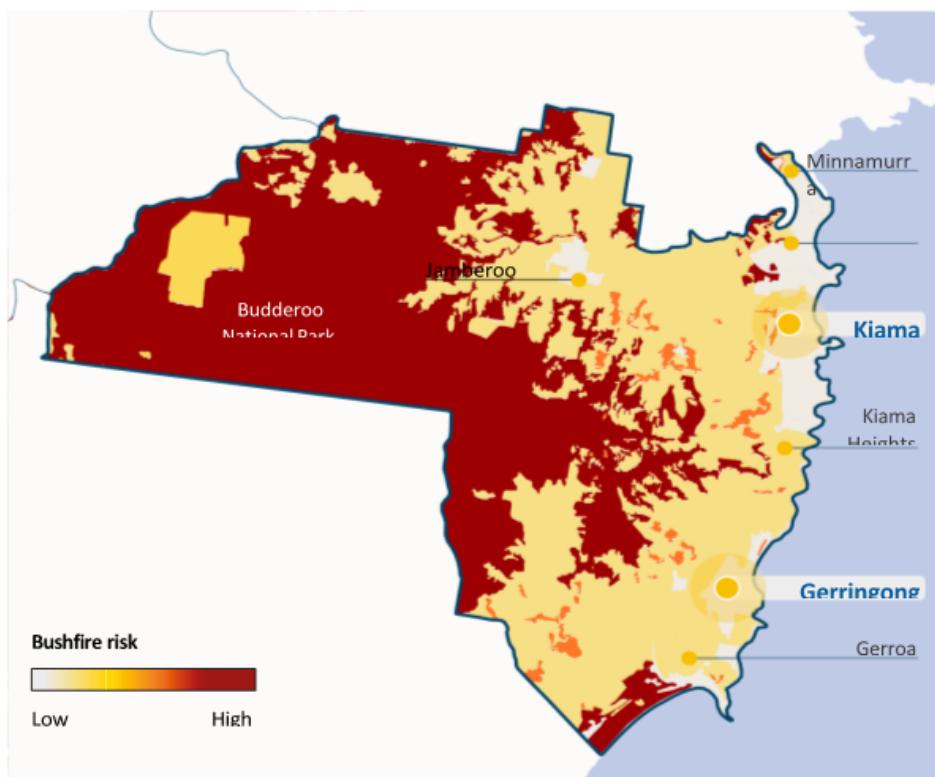
It is imperative that any development is in areas that are not subjected to significant natural hazard impacts and not to put our residents in harm's way.

This region has experienced multiple substantial events including storms, flooding and bushfire, and recovery from these events has a social and economic impact on the whole community as well as placing a significant burden on Council. As has been seen throughout NSW, the location of houses on floodplains or in locations that increases risk is unacceptable and should be avoided.

Constraints

- Many of our towns and villages are constrained from growth by natural areas (e.g. Kiama Heights and Gerroa). The ability to deliver housing in these areas is limited due to protection of environmentally significant and vulnerable land.
- The hilly terrain of the LGA makes the delivery of infrastructure difficult and costly.
- The majority of our population live on the coast; Areas of particular risk include:
 - Jones Beach.
 - Spring Creek mouth, Blowhole Point, Surf Beach and south Kendalls Beach.
 - Easts Beach and Munna Munnora Creek,
 - The southern end of Werri beach to Pacific Avenue, including the Werri Beach Holiday Park and Bowling Club.
 - the Crooked River mouth, including parts of Burke Parade
- Inland areas, particularly around Jamberoo, are bushfire prone
- Large amount of natural and rural landscape areas limiting residential growth potential
- Rural lands used for primary production need to be retained, and
- There is limited understanding and mapping of flood risk across the LGA.

Figure 4 Kiama LGA bushfire map



Source: Six Maps and NSW SEED Database

Infrastructure

Infrastructure is key to the livability of communities and helps to create vibrant places.

To support our existing and growing communities, it is important to ensure that infrastructure is well planned, funded and delivered in a timely manner. This will reduce pressure on existing infrastructure and ensure that the demand for infrastructure due to population growth is met.

Infrastructure planning, funding and delivery is the responsibility of a range of stakeholders including Council, State Government and agencies, developers, and landowners. Council has a role in aligning delivery of local housing with infrastructure delivery through the funding of infrastructure via, for example, development contributions, grants, budget allocations, user fees and charges, and public private partnerships.

Council will continue to work with infrastructure providers to ensure identified growth areas can be serviced and the required infrastructure delivered in a timely manner.

Infrastructure can be provided by councils (local infrastructure) or state government agencies (state or regional infrastructure and utilities). Any proposed rezoning must have an Infrastructure Delivery Plan with a funding and delivery commitment before it can be progressed (see also Council's non-negotiable principles for greenfield development).

State and regional infrastructure

The NSW Government and agencies are responsible for planning, funding and delivering state and regional infrastructure including state and regional level transport infrastructure including road and rail, schools and education facilities, hospitals and other health facilities, regional open space and sporting facilities and regional stormwater facilities.

Our LGA is serviced by Sydney Water. The capacity of Sydney Water's wastewater network is currently a constraint and will need to be increased to service growth as off grid solutions are not supported. Council will continue to work with Sydney Water on capacity testing and identifying the required upgrades for inclusion in Sydney Water's Growth Servicing Plan.

Endeavour Energy generally has adequate energy service and supply for both existing and new developments and are exploring opportunities for resilient and sustainable energy solutions, including community batteries and alternative energy sources.

There are various providers for reliable phone and internet connections.

Local infrastructure

Council is responsible for planning and funding local infrastructure including open space (parks, reserves and sports fields), community facilities (libraries, community centers, cultural facilities, public art), road transport (roads, intersections, bridges), active and public transport (shared use pathways, pedestrian bridges, bus stops) and stormwater management (detention basins, enhanced storage areas).

Constraints

- Public transport outside of trains in the north of the LGA does not replace the need for cars.
- Our rail line is only partially electrified and infrequently serviced.
- Social and physical infrastructure is ageing and in need of renewal. There is a higher than regional average of community halls and facilities placing burden on asset maintenance.
- The lack of identified growth has meant that infrastructure upgrades including roads, water, sewerage, schools have not been identified for the Kiama LGA.



2.5 Land use opportunities

There are a range of factors to consider in planning for the future growth, location and type of housing to be delivered across the Kiama LGA. From the location of current and future jobs to areas of environmental significance, and the availability of community facilities and services like schools and healthcare, to the capacity of our road network. We also want to ensure that new housing makes a positive contribution to our community, and responds to the unique built and natural features that contribute to the character of our diverse LGA.

Infill opportunities

There is existing residential zoned land which has the capability to provide greater housing densities within our existing centres. Since the adoption of the LSPS, Council has enabled a range of infill opportunities within the Kiama Town Centre. The Kiama Town Centre LEP amendment allowed for additional heights, density and planning provisions on key strategic sites.

Approvals have also been granted for shop top housing within Gerringong Town Centre which contributes to supply. The LSPS identifies the need to undertake a Gerringong Town Centre study to increase densities within the centre.

The NSW Government has recently implemented the Transport Orientated Development (TOD) and the Low and Mid-rise Reforms. These reform packages aim to increase residential densities within 800 metres of train stations and employment centres, allowing for the provision of housing supply that is well located and serviced and thereby reducing the need for greenfield expansion.

The Kiama LGA was not identified as a TOD site, however the Low and Mid-Rise reforms do apply to the Kiama Town Centre. Given the AEC Report findings, it is clear that the existing planning controls for medium density housing impact the feasibility of these housing typologies. A review of these planning controls is required within the Gerringong and Kiama Strategic Centres.

Several key and catalyst sites, such as the Shoalhaven Street Precinct, Havilah Place and the Civic Precinct, are identified by the Kiama Town Centre Study and associated DCP. Master planning of these sites is required to ensure appropriate residential densities and complementary uses occur.

For development that occurs in infill areas, the opportunity to provide additional land for open space will be limited. However, existing open space sites will be reviewed and upgraded as required. These upgrades will generally be funded through development contributions.

Opportunities

- Opportunity to review planning controls and policies to encourage the delivery of more diverse and smaller housing product. This can include encouraging the building of dual occupancy and medium density dwellings to achieve housing targets.
- Active transport is valued by our community and supported by scale of settlements. There are opportunities to improve active transport links within centres.
- We can encourage new housing growth within existing centres and facilities to make use of existing infrastructure.
- Improved local public transport is needed. We can work with other regional LGAs to improve public transport routes within and between our existing centres.

Greenfield opportunities

In addition to the infill development opportunities identified, this Strategy also recognises the need for new land to be identified to house the future population of the Kiama LGA.

The process to identify potential new greenfield opportunities included in this Strategy were:

- A review of the sites identified in the LSPS. Through this review two sites were reconsidered and are not included in this Strategy.
- A review of the demand, supply and gap analysis, to determine future needs.
- A Landowner Expression of Interest process, where sites were nominated and considered in accordance with a Probity Plan based on a set criteria..

It is important to note that the inclusion of sites in this Strategy does not pre-empt an outcome, but rather, it is a step in the process that these sites are strategically identified. All proposals will be considered on their merit in accordance with relevant legislation and policies, Ministerial Directions and Council's non-negotiable principles for greenfield development.

The non-negotiable principles for greenfield development are:

Non-negotiable principles for greenfield development:

- There are appropriate road, pedestrian and public transport networks and connections.
- State Government infrastructure and all required services have been planned for.
- The Sydney Water system has capacity to provide sewer and water services.
- There is a mix of land use controls to ensure a diversity of housing typologies.
- Employment lands are provided in accordance with the Kiama Employment Lands Strategy.
- Any financial liability to Council is minimised.
- Useable open space that meets both quantum and quality standards is provided.
- Heritage places, items and values are identified and preserved as appropriate.
- Areas of high environmental significance are identified, retained and managed as appropriate.
- The provision of social and affordable housing has been adequately considered.

The sites are identified as potential new greenfield opportunities are shown at Table 6:

Table 6 Greenfield sites identified in this Strategy

Site	Approximate lot yield*	Tier	Status
Kiama Downs, Bombo, Kiama			
Lot 442 Henry Parkes Drive, Kiama Downs (LSPS 1)	37	Tier 1a - Development ready land	Subdivision under construction
Lot 1 Riverside Drive, Bombo (LSPS 2)	20	Tier 4 - Strategically identified land	Strategically identified
25 Cole Street, Kiama	6	Tier 4 - Strategically identified land	Strategically identified
2 Caliope Street, Kiama	14	Tier 4 - Strategically identified land	Strategically identified
Kiama Urban Expansion Area			
Bombo Quarry (LSPS 3)	2,100	Tier 4 - Strategically identified land	Master planning
Riversdale Road Precinct	800	Tier 4 - Strategically identified land	Strategically identified
Dido Street Precinct (part is LSPS 4)	150	Tier 2b - Longer term zoned land supply	Zoned. Part of the site was subject to a DA.
	308	Tier 4 - Strategically identified land	Strategically identified
Kiama West (Springside Hill)	1,000	Tier 3 - Land under consideration for rezoning	Planning Proposal rezoning review under assessment
South Kiama Urban Release Area			
South Kiama Urban Release Area (LSPS 5)	380	Tier 1b - Short term zoned land supply	Stage 1 DA under assessment
Gerringong Urban Expansion Area			
48 Campbell St, Gerringong (Sunnymede) (LSPS 7)	147	Tier 3 - Land under consideration for rezoning	Planning Proposal under assessment
86 Campbell Street and Lot 3 DP 604657, Gerringong	170	Tier 4 - Strategically identified land	Strategically identified
Jamberoo Urban Expansion Area			
Macquarie Street, Jamberoo (LSPS 9)	42	Tier 4 - Strategically identified land	Strategically identified
Golden Valley Way - Stage 1	50	Tier 1a - Development ready land	Subdivision DA approved
Golden Valley Way - Stage 2	67	Tier 4 - Strategically identified land	Strategically identified
TOTAL	5,291		

Source: Kiama Municipal Council, 2025

* The approximate lot yield is subject to detailed investigation and is subject to change.

Henry Parkes Drive, Kiama Downs

Tier: 1a Development ready land supply

The site is zoned R2 Low Density Residential, with a minimum lot size of 450sqm. This site has subdivision approval to create 37 residential lots to accommodate new dwellings in the short term and will contribute to the initial 900 dwellings required by 2029.



Lot 1 Riverside Drive, Bombo

Tier 4 – Strategically identified land

This site is currently zoned SP2 and may be suitable for residential development consistent with the adjacent land. This site is strategically located close to transport links and would be well integrated into the existing residential landscape of this locality. A range of housing types may be provided.



25 Cole Street, Kiama (part)

Tier 4 – Strategically identified land

The western part of this site adjoins the existing urban area and may be suitable for residential development. The remainder of the site contains environmentally sensitive land that will need to be preserved for conservation and is not suitable for housing.



2 Caliope Street, Kiama (part)

Tier 4 – Strategically identified land

The western part of this site adjoins the existing urban area and may be suitable for residential development. The remainder of the site contains environmentally sensitive land that will need to be preserved for conservation and is not suitable for housing.



Bombo Quarry

Tier 4 – Strategically identified land

The Bombo Quarry is a long recognised, regionally significant site with potential reuse for urban development following closure of quarrying activities and site remediation.

The Site has capacity to provide around 2,100 new dwellings as well as employment lands and passive and active recreation spaces.



The NSW DPHI, in conjunction with Council and stakeholders, developed a vision for the future of the Bombo Quarry. Significant work is also being undertaken by a combined stakeholder group to develop a masterplan and future rezoning proposal for the site.

Riversdale Road Precinct

Tier 4 – Strategically identified land

The Riversdale Road Precinct is adjacent to the Bombo Quarry Precinct and forms part of the Kiama Urban Expansion Area. The existing Riversdale Road provides a natural urban boundary to the west.

The site is suitable for a range of housing types, as well as open space and environmental conservation, and will provide connectivity to adjoining sites.



Dido Street Precinct

Tier 2b: Longer term zoned land supply, and Tier 4 – Strategically identified land

The Dido Street Precinct is located directly to the south of Bombo Quarry and directly east to the Riversdale Road Precinct. The Dido Street Precinct is made up of multiple lots including two lots that are zoned for residential development. This site has constraints that need to be resolved prior to development.



Kiama West (Springside Hill)

Tier 3 Land under consideration for rezoning

This site is 114 hectares of land located to the west of the existing Kiama urban area, with Jamberoo Road to the north and Saddleback Mountain Road to the south.

The Planning Proposal lodged with Council in 2024 proposed 1,000 dwellings, open space, social and affordable housing and environmental conservation, and was not supported at that time. The rezoning review application is with the Southern Regional Planning Panel.



South Kiama Urban Release Area

Tier 1b Short term zoned land supply

The South Kiama Urban Release Area is a significant growth site for this area that will yield approx. 380 lots. The development includes residential lots, open space, riparian corridors and associated infrastructure.

The Stage 1 development application has been lodged and this site is expected to contribute to the short-medium supply.



48 Campbell Street, Gerringong – (Sunnymede)

Tier: 3 Land under consideration for rezoning

This site is the eastern part of 48 Campbell Street, and is known as Sunnymede. This extension is consistent with the Gerringong Charette and the Kiama LSPS.

A planning proposal has been supported by the Council to proceed to Gateway. The site is a proposed new Urban Release Area and is estimated to provide approximately 148 residential lots, open space and riparian corridors.



86 Campbell Street, Gerringong

Tier 4 – Strategically identified land

This site is located immediately south of the proposed urban development at 48 Campbell Street and is estimated to provide approximately 170 residential lots.

The inclusion of this site provides a logical extension of the urban boundary and will provide better opportunities for additional vehicular access to the site. For this reason, the boundary includes Lot 3 DP 604657.



Jamberoo - Macquarie Street

Tier 4 – Strategically identified land

The Kiama Urban Strategy and Kiama LSPS identified a logical southern expansion of Jamberoo between Wyalla Road and Golden Valley Road.

Given the fragmented ownership, wastewater capacity issues and need for an additional access road, there will need to be considered planning by all landowners to develop the site, which could yield approx. 42 lots.



Golden Valley - Stage 1, Jamberoo

Tier: 1a Development ready land supply

The site is zoned R2 Low Density Residential, with a minimum lot size of 800sqm. This site has subdivision approval to create 50 residential lots to accommodate new dwellings in the short term and will contribute to the 900 dwellings required by 2029.



Golden Valley - Stage 2, Jamberoo

Tier 4 – Strategically identified land

The site is located adjacent to the DA approved Golden Valley Stage 1 development, and provides a logical extension as well as opportunities for additional vehicular access/egress to the site.

While this site extends the urban boundary to the east, it is important that the existing southern urban boundary is maintained.



Urban expansion areas

As shown in Table 7, this Strategy identifies 14 potential greenfield development sites. Of these, four are smaller, individual sites that will extend the existing urban area. The other ten sites are larger and will form part of broader urban expansion areas.

The four new urban expansion areas that have emerged are:

1. Kiama urban expansion area
2. South Kiama Urban Release Area
3. Gerringong urban expansion area
4. Jamberoo urban expansion area

These urban expansion areas will have structure plans prepared and are, or may be, identified as an Urban Release Area in the Kiama Local Environmental Plan 2011 (LEP). This will enact Part 7 of the LEP and require a site-specific Development Control Plan (DCP) to be prepared.

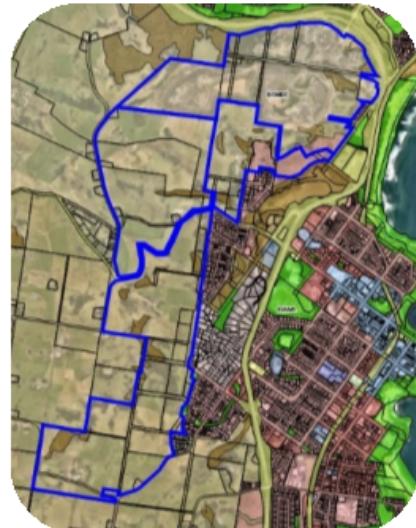
With the identification of these urban expansion areas, the LGA is assured that it not only has sufficient housing supply options, but that the required and highly desired infrastructure and social amenities will be adequately planned, funded and delivered for the LGA. It is also important to note that, as per the UDP Pipeline, it is unlikely that all of the identified housing opportunities will be delivered within the 20 year timeframe of this Strategy. Mechanisms to ensure coordinated rezoning approaches are also being investigated with DPHI.

1. Kiama urban expansion area

The Kiama urban expansion area is made up of four precincts including:

- Bombo Quarry Precinct
- Dido Street Precinct
- Riversdale Road Precinct
- Kiama West (Springside Hill) Precinct.

Together, these Precincts have the potential to deliver over 4,000 residential lots. In addition to this, the Area could also be the home to new educational facilities and regionally significant passive and active recreational spaces. The Area's proximity to the Princes Highway and Bombo Train Station presents unique opportunities to ensure future development is integrated with these regional transport spines. This is a key advantage of this Area, particularly in regard to its employment opportunities. While there is a need to ensure local services are provided, there are also opportunities for specialised employment areas to emerge.



This urban expansion area will require detailed structure planning to ensure the development outcomes meet Council's non-negotiables, and that the required infrastructure is planned, funded and delivered. This will require a collaborative and coordinated approach to planning and infrastructure delivery with all stakeholders including DPHI, TfNSW, Sydney Water, Endeavour Energy, School Infrastructure, landowners, developers and the community.

If rezoned, this area would be identified as an Urban Release Area and each precinct will need a precinct plan and site-specific Development Control Plan (DCP) chapter to be developed.

2. South Kiama urban release area

The South Kiama Urban Release Area is located west of the Princes Highway between Saddleback Mountain Road, Kiama and Weir Street, Kiama Heights. The site is 40 hectares and is zoned for urban development including residential, recreational, and environmental protection uses.

It is anticipated that the site will yield approximately 380 lots and will contribute to the 900 dwellings required by 2029.

A new site-specific DCP chapter has been prepared for this site and the Stage 1 Development Application has been lodged and is under assessment. Stage 1 includes 81 residential lots and a letter of offer to enter into a Planning Agreement which will secure the infrastructure required for the site.



3. Gerringong urban expansion area

The Gerringong urban expansion area includes:

- Elambra West - 48 Campbell Street
- Elambra West (South) - 86 Campbell Street

This area has the potential to deliver approximately 318 residential lots and provides opportunities to ensure flood free access for future residents by providing additional connections to Elambra Parade and/or Crooked River Road, Union Way and Millewa Avenue.

If rezoned, this area would be identified as an Urban Release Area and a site specific DCP prepared.



4. Jamberoo urban expansion area

The Jamberoo urban expansion area includes:

- Macquarie Street
- Golden Valley Way Stage 1
- Golden Valley Way Stage 2

The Jamberoo urban expansion area has the potential to deliver approximately 159 new residential lots and will provide additional east-west road connections for Jamberoo whilst ensuring that the urban footprint remains within the village's existing visual catchment.



Sydney Water will shortly be commencing a capacity analysis of their water and wastewater networks. Council will assist Sydney Water with this analysis to determine the realistic capacity of the Jamberoo urban expansion area.

Section 3 - The priorities

3.1 The Local Housing Strategy objectives

This section identifies four priority objectives, derived from the Housing Needs identified by the community during the consultation period. These priority objectives will be used to lead good growth and housing in our LGA.



Priority 1 Sufficient and well-located housing supply

This Strategy clearly identifies which parts of our towns and villages are suitable for infill development, as well as areas where urban expansion is suitable to create new neighborhoods.

Housing growth avoids areas that have been identified as having considerable environmental constraints, high character values, and areas which are at risk from bushfires, floods, and coastal hazards.

Priority 2 Diversity of housing options

This Strategy recognises the limitations of our existing planning controls in supplying diverse housing options. This Strategy identifies the need to review our planning controls to increase the feasibility of infill development.

Providing an appropriate range and variety of housing types, particularly within our existing centres, will enable our aging population to downsize therefore freeing up our existing housing stock for larger households. A variety of housing sizes also helps to address housing affordability in the LGA.



Priority 3
Infrastructure is provided to support population growth and vice versa

The Strategy acknowledges the need for sufficient housing supply to attract local and state infrastructure investment. The greenfield opportunities have been strategically identified to ensure a logical rollout of infrastructure and to minimise the amount of development fronts within the LGA.

Consolidating housing development within existing strategic centres and within the identified greenfield opportunities will encourage utilisation of public and active transport options.



Priority 4
Our centres and villages thrive

This Strategy recognises that our LGA is characterised by compact, historic centres and rolling, rugged natural landscapes. This Strategy seeks to ensure that new housing enhances and contributes to the unique character of our towns and villages.

This Strategy acknowledges the economic and social benefits of greater housing densities within walking distances of train stations and employment centres.

3.2 Land use planning approach

The implementation of this Strategy will predominantly be enabled via a land use planning approach. This includes changes made to existing planning controls, including amendments to the Kiama Local Environmental Plan 2011, the Kiama Development Control Plan 2020 and continued review of Council's contributions plans and other plans and policies.

Place-based studies	Review of planning controls	Review of State reforms
Place-based analysis and delivery of Structure Plans for our urban expansion areas to ensure that urban release areas deliver great places and to outline a nuanced approach to any planning control amendments.	Analysis of planning controls including review of controls for the R3 zone, controls for medium density housing in residential zones and controls for Residential Flat Building development in the Kiama & Gerringong Strategic Centres.	Review TOD and Mid-Rise Reforms including the need to incorporate changes in the LEP and DCP and establish local character areas.



LEP and DCP amendments

Incorporate potential amendments to LEP and DCP informed by place-based studies. Include potential updates to the LEP and DCP as a result of the review of controls for the R3 zone, controls for medium density housing and the application of the State reforms in the Kiama & Gerringong Strategic Centres.



Contributions review

Review and update contributions framework based on projected dwellings and future population to ensure that local infrastructure is delivered when needed.

As outlined previously, Council also undertakes the role of advocacy, lobbying and education of a broad range of stakeholders. Council will also continue to progress existing initiatives such as developer forums and continue to work with several development partners on the identified strategic lands.

“Growth is OK, but we need the infrastructure to support it.”

- Participant

Section 4 - Actions

4.1 Implementation

It is important that Council details the actions that it will take to enable the priorities, development opportunities, proposals and desired outcomes detailed in this Strategy to be achieved. The delivery of housing to meet long-term needs as well as the 5-year housing targets set for us by the State Government cannot be achieved entirely by Council. It will take advocacy, collaboration, partnership and ultimately delivery by the development industry, landowners and homeowners.

The action plan has been developed with consideration of Council's current resource allocation, budget and priorities.

It is noted that in accordance with the Strategic Finance and Governance Improvement Plan (adopted by Council in June 2024) there are several priorities and actions already in place which require Council, the community and staff attention and implementation, to ensure compliance with the Performance Improvement Order. With this in mind, the actions have been created to be realistic of the current limitations and expectations of our organisation.

In recognising the national housing crisis, and that no single solution will resolve the complexity of housing issues, this Strategy provides the framework to enable Council to play its role in leading partnerships with government and key stakeholders about where, and how we facilitate and support future housing growth.



Image: Entry to Kiama (source: Kiama Council)

4.2 Action plan

This action plan will be continuously updated and reviewed annually as progress is made on actions and plans implemented.

Table 7 *Action and implementation plan*

No.	Action	Council's role	Timeframe	LSPS Planning Priority
1	Undertake LEP Review to investigate options to improve feasibility of development within existing strategic centers of Kiama & Gerringong for medium density development within the R3 zone and to consider the appropriate application of the NSW Government's Mid-Rise reforms.	Lead	Short 1-2yrs	LSPS Planning Priority 1 Undertake planning work to identify future opportunities to amend LEP controls which facilitate varied housing options within the boundaries of the existing towns and villages.
2	Undertake DCP Review, of Chapters 2, 3, 5, 6 and 12 of the Kiama DCP 2020, to: <ul style="list-style-type: none"> investigate opportunities to increase feasibility of infill development better respond to urban heat, sustainable waste and water sensitive urban design, and incorporate the principles of Livable Housing Design in a proportion of new housing. 	Lead	Short 1-2yrs	LSPS Planning Priority 2 Undertake a DCP review to ensure controls are appropriate, including improvements to structure, removal of inconsistencies, and inclusion of Heritage and town centre controls.
3	Develop an infrastructure framework to indicate the necessary local and regional infrastructure required to service short, medium and long-term housing supply in collaboration with DPHI, Sydney Water, Endeavour Energy, Schools Infrastructure and TfNSW.	Lead	Short 1-2yrs Ongoing	LSPS Planning Priority 4 Prepare and finalise the local infrastructure contributions framework to provide updated contributions plans which support the delivery of infrastructure within the Municipality.

No.	Action	Council's role	Timeframe	LSPS Planning Priority
4	Collaborate with DPHI to ensure relevant components of the infrastructure framework is included in the Illawarra-Shoalhaven UDP's Infrastructure Opportunities Plan	Collaborate	Short 1-2yrs Ongoing	LSPS Planning Priority 4 Maintain our role within the DPIE Urban Development Program/ Regional Plan review and/or other similar collaborations.
5	Review and update the Contributions Plans to incorporate relevant components of Infrastructure Framework to support infrastructure planning, delivery and funding.	Lead	Short 1-2yrs Ongoing	LSPS Planning Priority 4 Prepare and finalise the local infrastructure contributions framework to provide updated contributions plans which support the delivery of infrastructure within the Municipality.
6	Update the Kiama Planning Agreement Policy to include provision for affordable housing contribution options.	Lead	Short 1-2yrs	LSPS Planning Priority 1 Plan for and balance housing supply and demand.
7	Develop a structure plan for the Kiama urban expansion area, as identified by this Strategy, to identify appropriate road networks, servicing networks, zonings, staging and timing, consistent with the non-negotiables outlined in this Strategy, in collaboration with DPHI, Sydney Water, Endeavour Energy, Schools Infrastructure and TfNSW, and relevant landowners.	Lead	Short 1-2yrs	LSPS Planning Priority 1 Review and investigate planning proposals submitted to Council for those greenfield dwelling opportunities identified in the town maps attached to this LSPS.
8	Develop a program of continual improvement of internal processes to ensure we satisfy the Ministerial Expectation Order for application lodgement and assessment timeframes.	Lead	Short 1-2yrs Ongoing	LSPS Planning Priority 1 Plan for and balance housing supply and demand.
9	Prepare an Employment Lands Strategy so that growth is supported by jobs and services.	Lead	Short 1-2yrs	LSPS Planning Priority 5 Identify land and propose appropriate zoning that is suitable for small scale service industrial uses in the short to medium term.

No.	Action	Council's role	Timeframe	LSPS Planning Priority
10	Finalise the previously commenced Kiama Vegetation Study.	Lead	Short 1-2yrs	LSPS Planning Priority 10 Undertake a Municipal wide vegetation study to ensure biodiversity, corridor and bushfire mapping is accurate.
11	Prepare and adopt a Social Infrastructure Plan which identifies the growing community's social infrastructure and amenity requirements.	Lead	Medium 3-5yrs	LSPS Planning Priority 4 Support the delivery of required infrastructure.
12	Assist Sydney Water in undertaking a capacity analysis of the Sydney Water networks within the Kiama LGA, specifically in relation to the network's ability to service the Golden Valley Stage 2 urban release area and/or the Macquarie Street urban release area.	Partner	Short 1-2yrs Ongoing	LSPS Planning Priority 4 Support the delivery of required infrastructure.
13	Investigate opportunities to improve feasibility of medium density development within the E1 zone and to consider the appropriate application of the NSW Government's Mid-Rise, TODD and Vibrancy reforms (to be undertaken as part of Gerringong Town Centre study/masterplan, as flagged by Kiama LSPS 2020).	Lead	Medium 3-5yrs	LSPS Planning Priority 7 Undertake a town centre planning study for the township of Gerringong.
14	Implement the appropriate land use planning actions identified by the Kiama Coastline Coastal Management Program (CMP) to ensure housing development is not located in vulnerable areas.	Lead	Medium 3-5yrs	LSPS Planning Priority 10 Complete and implement the open coast Coastal Management Program (CMP) to ensure the Municipality's open coast is appropriately managed.

No.	Action	Council's role	Timeframe	LSPS Planning Priority
15	Undertake LEP Review to ensure environmental lands are appropriately zoned and that the appropriate mix of uses are permitted on environmental lands.	Lead	Medium 3-5yrs	LSPS Planning Priority 10 Following completion of the Municipal wide vegetation study, review environmental zonings and terrestrial biodiversity layers of the Kiama Local Environmental Plan (LEP) 2011 to ensure environmental lands are appropriately zoned.
16	Prepare and adopt a Rural Lands Strategy which identifies areas of prime agricultural land and opportunities for ensuring the ongoing protection of our rural landscapes.	Lead	Medium 3-5yrs	LSPS Planning Priority 8 Develop a contemporary Rural Landuse Strategy to foster and promote viable agriculture.
17	Undertake LEP Review to ensure rural lands are appropriately zoned and that planning controls facilitate opportunities for appropriately managing rural lands.	Lead	Medium 3-5yrs	LSPS Planning Priority 8 Review land use tables of rural zonings in the Kiama Local Environmental Plan (LEP) 2011 to ensure appropriate mix of uses permitted in rural zones, balancing environmental outcomes.
18	Investigate opportunities, as identified by the NSW Government Architect to protect and enhance areas of with local character.	Lead	Long 5-10yrs	LSPS Planning Priority 2 Update development controls for residential areas with local character and built form statements to guide new developments.
19	Collaborate with ISJO, Wollongong City Council, Shellharbour City Council & Shoalhaven City Council on regional affordable housing opportunities.	Collaborate	Ongoing	LSPS Planning Priority 1 Plan for and balance housing supply and demand.
20	Support Planning Proposals for greenfield sites identified in the Strategy that comply with relevant Ministerial Directions and SEPPS and meet Council's non-negotiable principles for greenfield development so they can proceed to Gateway to enable community consultation.	Lead	Ongoing	LSPS Planning Priority 1 Review and investigate planning proposals submitted to Council for those greenfield dwelling opportunities identified in the town maps attached to this LSPS.

No.	Action	Council's role	Timeframe	LSPS Planning Priority
21	Provide quarterly reports to the elected Council on dwelling approvals and completions.	Lead	Ongoing	LSPS Planning Priority 1 Monitor housing and land supply to ensure demand is being met and provide quarterly public reports on dwelling approvals and completions.
22	Participate in the Illawarra-Shoalhaven UDP to actively monitor dwelling approvals and completions and identify servicing constraints.	Collaborate	Ongoing	LSPS Planning Priority 4 Maintain our role within the DPIE Urban Development Program/ Regional Plan review and/or other similar collaborations.
23	Advocate for changes to BASIX in line with the State Government's net zero by 2050 aspirations.	Advocate	Ongoing	LSPS Planning Priority 12 In conjunction with ISJO advocate to both Federal and State governments for overarching regional approaches to reduce greenhouse gas emissions, for example changes to BASIX commitments.
24	Monitor the NSW Government's review of short-term rental accommodation (STRA) framework to ensure STRA continues to play a role in the LGA's visitor economy while at the same time ensuring the provision of long-term rental accommodation.	Lead	Ongoing	LSPS Planning Priority 6 Advocate for the implementation of the State Government's new regulatory framework for short-term rental accommodation (STRA).
25	Explore opportunities to partner with Community Housing Providers on Council's catalyst sites.	Partner	Ongoing	LSPS Planning Priority 1 Plan for and balance housing supply and demand.

4.3 Monitoring and review

Council will establish regular monitoring and reporting to inform a review of this Strategy.

This will include at a minimum:

- annual reviews of housing delivery and supply against the action and implementation plan to ensure that the local housing strategy and the LSPS are delivering the Strategy objectives in a timely manner
- five yearly reviews of the evidence base and housing stock against the broader aims of district and regional plans to ensure that the Strategy is aligned with the housing needs
- ten-year review of the Strategy to ensure the 20-year vision statement, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of district and regional plans, and the Strategy action and implementation plan

The actions of this Strategy will be integrated into Council's Delivery Programs and Operational Plans. Half yearly status reports of these Programs and Plans are provided.



Image: Aerial view of Kendalls beach and surrounds (source: Kiama Council)

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Sydney Water, Growth Servicing Plan 2024-2029 (2024): [Growth Servicing Plan 2024-2029](https://www.sydneypipe.com.au/growth-servicing-plan-2024-2029)

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KIAMA MUNICIPAL COUNCIL
your council, your community

Kiama Local Strategic Planning Statement **2020**
UPDATED 2025



Acknowledgement of Country

In preparation of this statement, Council acknowledges the traditional owners of the lands the Wadi Wadi people of the Dharawal nation, and pays respect to elders both past, present and emerging.

Images © Peter Izzard Photography 2020

A message from the Mayor

When I was first elected as Mayor, in 2016, I had a vision of consolidating a number of existing Council committees into a single, cohesive Planning Committee. It was my hope that the Planning Committee could determine what the expectations of the community are for the Kiama area in 20 years.

This hope has become reality with the work done by the community, Planning Committee, elected Councillors and Council staff to prepare our LSPS. It has been encouraging to see the high level of community involvement in the preparation of our LSPS. It was particularly encouraging to see the positive and innovative ideas of our young people who attended the High School and Primary Schools workshop.

Our LSPS outlines what the community sees as their vision for the Kiama in 20 years. As the 'highest' planning document within Council, the planning priorities and associated actions will shape the comprehensive reviews of the Kiama Local Environmental Plan (LEP) 2011 and the Kiama Development Control Plan (DCP) 2012. Assessments for future developments are made against our LEP and DCP to achieve the community's vision outlined in this document.

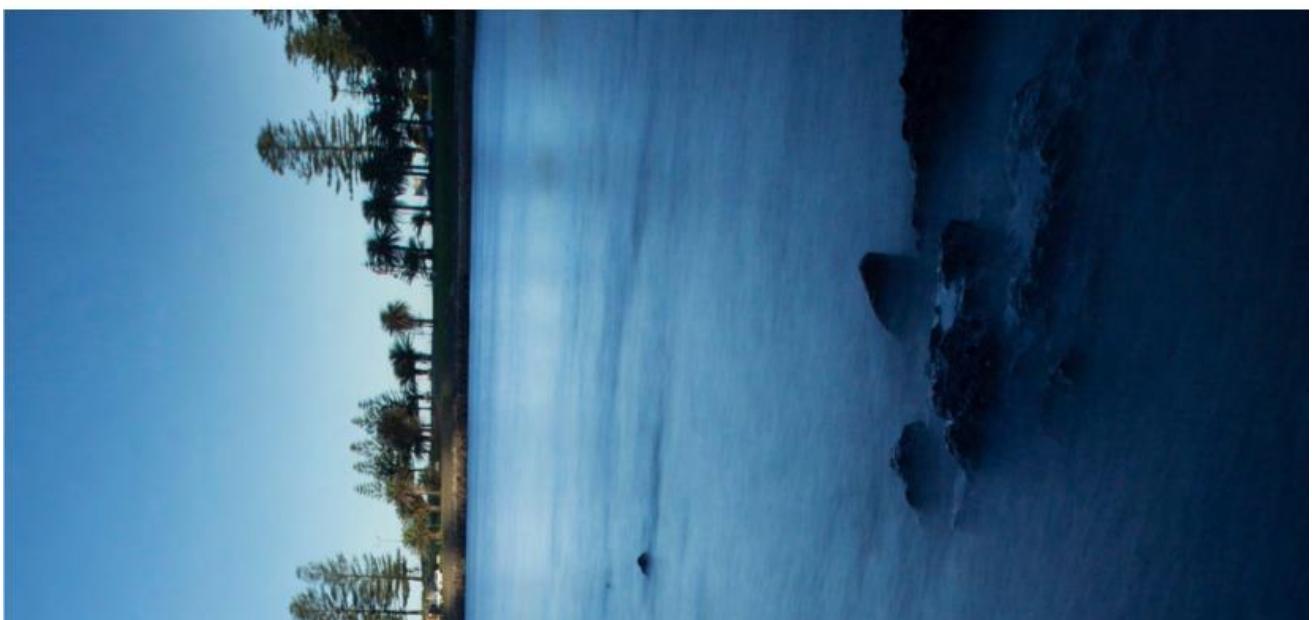
Our LSPS will also provide a solid foundation for the review of Council's Community Strategic Plan that is scheduled for 2020, with the election of the new Council.

I see this document as the legacy I sought when the Planning Committee was formed in 2016. The community's vision for the Kiama area has



been captured and the planning priorities and action contained within this document will help to achieve this vision.

Mayor, Cr Mark Honey







Contents

1.0	Introduction	6
2.0	Community Involvement in the Plan	9
3.0	What you told us	10
4.0	The priorities you identified	11
5.0	Global and regional context.....	12
6.0	Local context - about Kiama.....	14
7.0	Our Community's Vision and Values.....	18
8.0	Our Themes and Planning Priorities	20
9.0	Housing Supply and Demand	22
10.0	Future Housing Opportunities	23
11.0	Our Priorities and Action Plans	28
12.0	Implementation, Monitoring and Reporting	48
13.0	Appendices	49



1.0 Introduction

1.1 About the Local Strategic Planning Statement

The 2019 Population Projections indicate that the population of Kiama is estimated to increase by 4,000 people between 2016 and 2041, from 22,100 to 26,100. This is a decrease from previous projections.

To manage this growth and build capacity in our townships and rural communities, the Kiama LSPS, sets 20-year plan, integrating land use, transport and infrastructure planning. This plan aligns with the Directions set out in the Illawarra-Shoalhaven Regional Plan.

Our LSPS sets the land use framework for Kiama Municipality's economic, social and environmental land use needs over the next 20 years. It addresses the planning and development issues of strategic significance to the community through planning priorities and actions, spatial land use direction and guidance.

The LSPS gives effect to the Illawarra-Shoalhaven Regional Plan implementing the directions and actions at a local level. It is also informed by other State-wide and regional policies including the Kiama Region Economic Development Strategy (REDS) and the NSW Marine Based Tourism Strategy.

The LSPS works with Kiama's Community Strategic Plan (CSP), which has a similar but broader purpose on how Council will through land use planning meet the community's needs. The CSP's community vision of 'working together for a healthy, sustainable and caring community' permeates through our LSPS. Figure 1 and Appendix 1 show the relationship between the LSPS and Council's Integrated Planning and Reporting Framework.

The planning priorities and actions contained in the LSPS provide the rationale for decisions about how we will use our land to achieve the community's broader goals and what updates are required to the LEP and DCP.

This work will also inform future iterations of Council's Operational Plan and will be an integral element of the Integrated Planning and Reporting Framework.

1.2 Legislative Framework

In March 2018 the State Government introduced new requirements for councils to prepare and make local strategic planning statements.

Local strategic planning statements (LSPS) will set out:

- the 20-year vision for land use in the local area
- the special characteristics which contribute to local identity
- shared community values to be maintained and enhanced
- how growth and change will be managed into the future.

Councils will show how their vision gives effect to the regional or district plan, based on local characteristics and opportunities, and the council's own priorities in the community strategic plan it prepares under local government legislation. Informed by the strategic and community planning work undertaken across regions, districts and local government areas, the LSPS will be the key resource to understand how strategic and statutory plans will be implemented at the local level.

This Statement has been prepared in accordance with section 3.9 of the Environmental Planning and Assessment Act 1979 (the Act) which requires that it include or identify the following:

- the basis for strategic planning in the area, having regard to economic, social and environmental matters
- the planning priorities for the area that

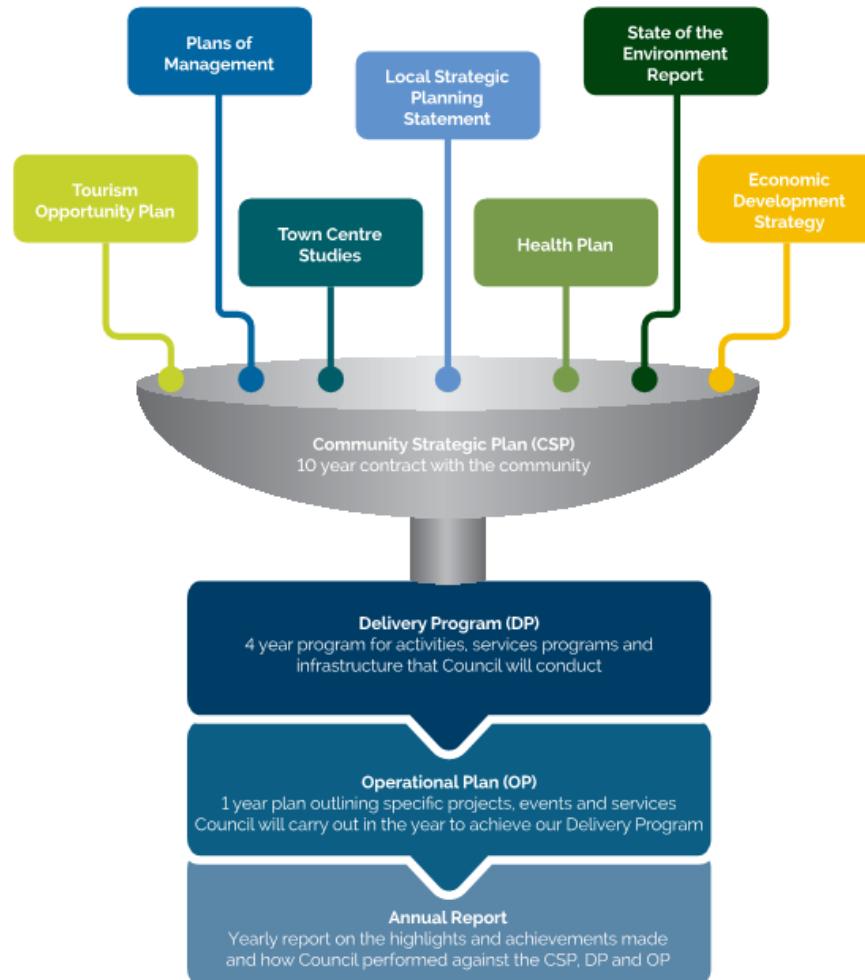


Figure 1: Relationship between Local Strategic Planning Statement and Council's Integrated Planning & Reporting Framework.

are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the Local Government Act 1993

3. the actions required for achieving those planning priorities
4. the basis on which the council is to monitor and report on the implementation of those actions.

1.3 Relationship with Plans and Strategies

All councils within NSW are required to prepare a local strategic planning statement to act as a link between the strategic priorities identified at a regional level, and the fine-grained planning at a local level expressed in council's local environmental plan and development control plans, to ensure consistency in strategic planning approaches. See Figure 2.

The link or line-of-sight between the LSPS and the Kiama Community Strategic Plan, the Illawarra-Shoalhaven Regional Plan and other regional and state strategic planning instruments (Kiama REDS) is illustrated in Appendix 1, Appendix 2 and Appendix 3.

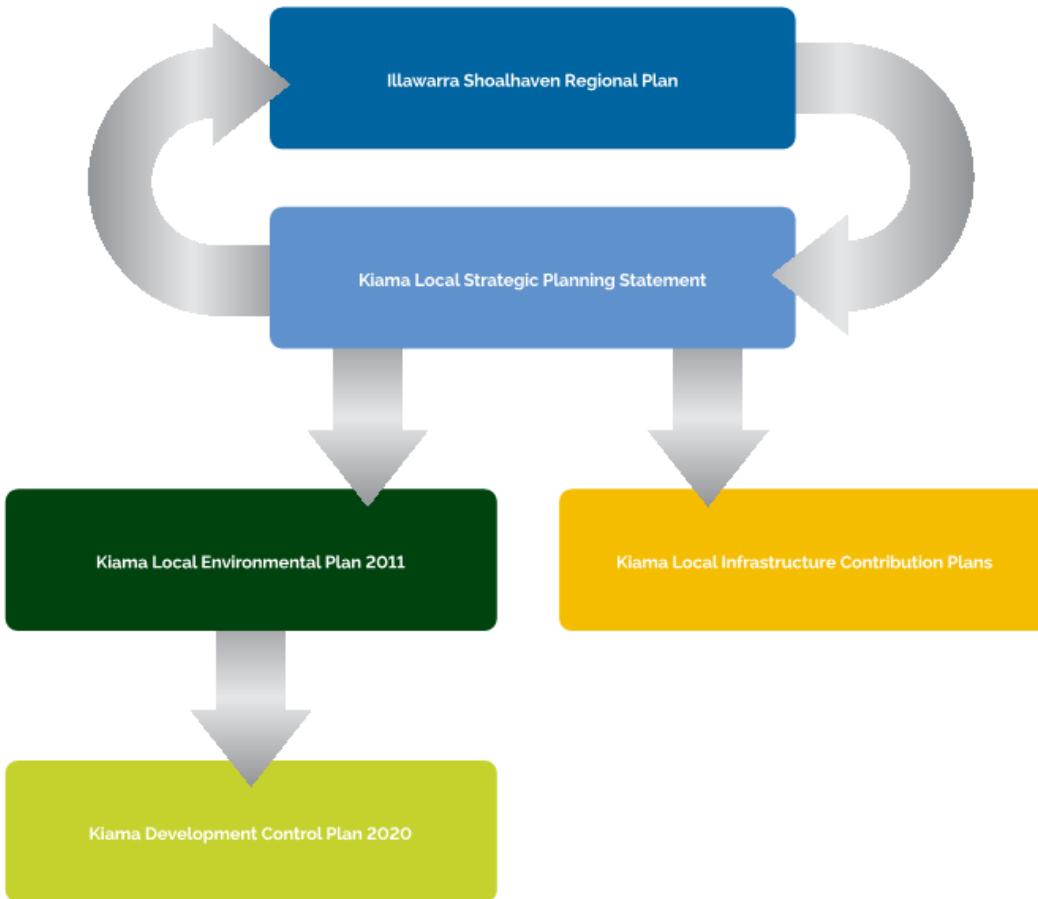


Figure 2: Relationship between the Local Strategic Planning Statement and Regional and Local Planning documents

2.0 Community Involvement in the Plan

Council prepared this Statement following extensive community engagement undertaken in 2018 and 2019.

Council outlined a year-long process for developing the LSPS, with opportunities for community involvement in each step along the way.

Phase One, of the year-long community engagement, involved a series of community, business and tourism workshops to identify the priorities, issues and themes for the Statement.

Three community workshops and a business and tourism operators workshop were held. Workshops were also held with local primary and high school students to gather their thoughts on what's special about where they live, and how they imagine it changing over the next 20 years.

The outcomes from this initial round of community and stakeholder engagement have helped Council to identify the issues and priorities that require more detailed consideration.

Phase Two, of the community engagement, involved a series of community workshops to discuss the outcomes of the process so far and interactive discussions were encouraged.

The main purpose of the workshops was to:

- provide an overview of the research undertaken to date
- test the key elements of a potential narrative for Kiama

- explore the local character of places
- discuss the emerging policy outcomes that may be considered in the development of the draft LSPS around the following themes:
 - growth and residential development
 - economic growth and jobs
 - resource lands
 - environment
 - places and people
 - infrastructure.

Technical papers were prepared for each theme to inform the conversation with the community. These technical papers were uploaded to the Council's website as a record of the information discussed at the workshops.

In addition to the community workshops, Council conducted a number of surveys to supplement the information collected at the community workshop.



3.0 What you told us

A summary of the key outcomes from across the workshops are provided below:

The Environment

The community values the unique natural landscapes and colours of Kiama – from the deep green bio-diversity of the escarpment, through to the agricultural pasture lands and rolling green hills of the coastal landscape and earthy hues of the coastline and deep blue of the ocean.

The community wants to see the natural environment and open spaces retained and protected and for Kiama to be a sustainable place that embraces renewable energy and smart technology and that responds to the challenges of climate change.

The Economy

The community acknowledged Kiama's strong reliance on tourism and reflected on the more diverse economy and employment opportunities that exist in the past including a better range of shops in the town and a stronger agriculture sector.

The community wants to see a more diverse and sustainable economy that balances tourism with growth in the commercial and clean technology sectors.

The People

The community spirit and resilience of the people of Kiama is seen as a particular strength – the community is friendly, connected and has a commitment to volunteerism.

The community wants to retain the existing community spirit but would like to see more diversity with different cultures and more young people in the community.

The Character

The community values the distinction between towns and villages set within the coastal and rural landscapes and the unique heritage and architecture of the buildings of the towns.

The community is concerned that over-development will ruin this existing character and wishes to see modest growth that embraces a local architectural language rather than generic higher density buildings.



4.0 The priorities you identified

Throughout the community consultation the following key priorities and areas of importance were identified by the community:

- the need to control and manage development to ensure that Kiama does not lose its distinctive character
- environmental sustainability, including the conservation of the natural environment and promoting use of sustainable energy to move towards a carbon neutral future
- the economic sustainability of the organisation and the need to support local businesses and promote tourism.
- protect existing heritage buildings
- protect existing agricultural land for farming
- encourage local job creation.

The two (2) issues that were of the highest concern for Kiama residents were:

- over-development: pressure on infrastructure, urban sprawl and disappearance of heritage
- over-population: challenging existing character and causing infrastructure and parking concerns.

Residents thought that the best things about living in Kiama was the sense of community, the natural beauty of the area and its relaxed village feel and country atmosphere.

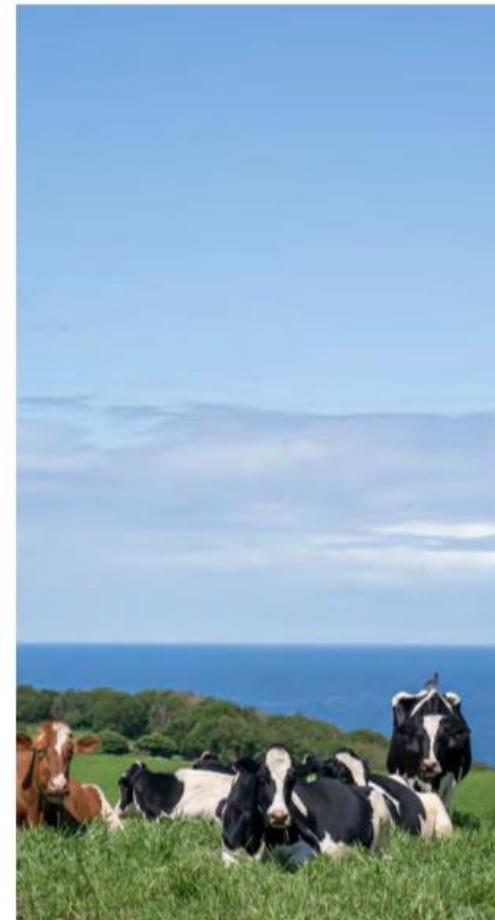
The outcomes that received the lowest levels of support were:

- more residential development in town centres outside Kiama Municipal Council developing more housing estates

- developing more medium and high-density housing in Kiama town centre.

Interestingly, the more housing that is provided the less likely people are to move to Kiama. This tells us that the strength of the Kiama housing market is linked with its low scale residential development that respects its environmental, heritage and agricultural context.

The outcomes from both consultation phases have established the Vision, key themes and planning priorities of the LSPS.



5.0 Global and regional context

As we look forward, the State government has encouraged us to consider any global trends that may influence Kiama's future.

The CSIRO has published a report called Our Future World which highlights 6 global megatrends that will change the way we live. This report has been cited by the NSW Government Chief Planner as a context for local strategic planning statements – the Chief Planner included a 7th megatrend for consideration.

1. More for less – increasing demand for limited resources
2. Planetary pushback – protection of biodiversity and the global climate
3. The silk highway – rapid economic growth and rise of the middle class in Asia
4. Forever young – an aging population that is also an asset
5. Digital immersion – an increasingly technologically connected society
6. Great expectations – rise of the individual consumer
7. Porous boundaries – technology and globalisation are changing global relationships.

These global trends will have an impact on the future of Kiama and we are able to respond to them through:

- Securing food producing lands as a resource
- protecting high value environments

- increasing use of renewable energy
- exploring employment opportunities in clean technology
- opportunities from new tourist market
- planning for our aging population
- using technology to connect community and improve services
- being open to innovation – such as autonomous vehicles
- stronger regional relationships that support service and policy efficiencies.



5.1 Our place within the Illawarra-Shoalhaven Region

The Kiama Municipality is located on the New South Wales south coast, bordering with the local government areas of Shoalhaven, Shellharbour, and Wingecarribee Councils. The Kiama Municipality is connected to the Illawarra-Shoalhaven Region via the Princes Highway and the South Coast Train Line. Due to its centralised location within the region the Kiama Municipality is uniquely positioned to take advantage of the opportunities available in the neighbouring local government areas.

However, due to its size and natural constraints, substantial development in the Kiama Municipality is limited.

Kiama's proximity to the south of Sydney makes it an attractive destination for many day-trippers and overseas visitors.



Figure 3: Regional context

6.0 Local context - about Kiama



6.1 Our Community

The population of the Kiama Municipality is expected to reach 26,100 by 2041 which represents an increase of 4,000 people from 2016.

Proximity to jobs and higher-level services in Wollongong, Shellharbour and Nowra is a key driver of this ongoing growth, with new residents attracted to the coastal lifestyle, particularly people of around retirement age.

Our population is dispersed across two towns and three villages. However, many people live and work in the rural areas surrounding the existing settlements.

Our community is ageing and by 2041, 32 per cent of our forecasted population in the Kiama Municipality will be aged over 65 years, representing an increase of 12 per cent from 2016.

There is also an increasing number of families without children in the area (49% of the family compositions, an increase from 44.6% in 2016). This change in the population demographic will continue to increase the importance of the health care and social assistance sector in the Kiama Municipality, with employment in the sector rising since 2011.

The proximity to Wollongong and Shellharbour also provides employment opportunities for a large portion of our

working population (30% of the workforce is employed in Wollongong, and 16% in Shellharbour).

The proximity to these cities allows the Kiama Municipal community to gain employment in a variety of professional jobs, with 40% of our workforce employed as managers, professionals or clerical and administration workers.

The growing populations of the region has also provided opportunity for the construction industry having the highest jobs growth rate between 2011 and 2016.



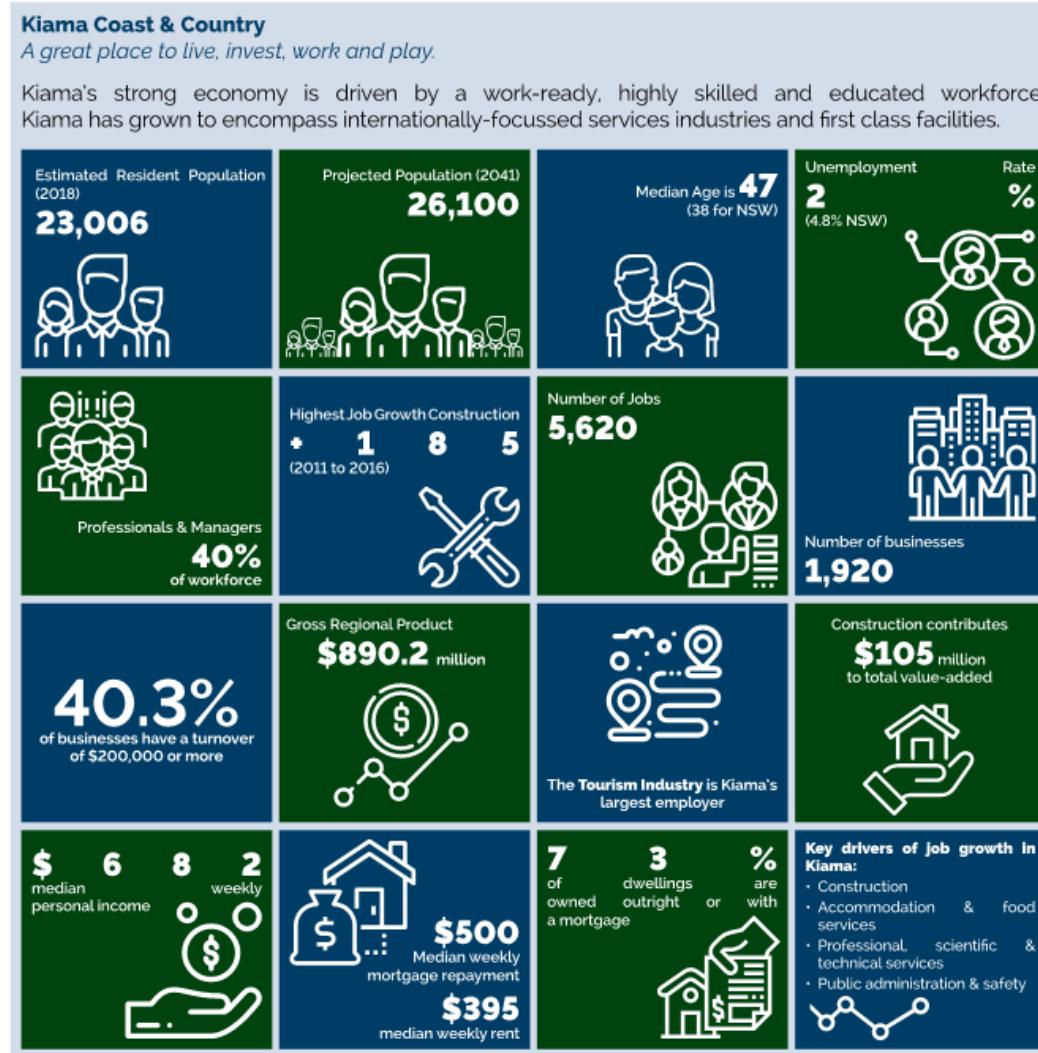
6.2 Our Environment and Resource Lands

The environment which makes up the Kiama Municipality is defined by its unique natural landscapes and 'colourscapes' of Kiama – from the deep green biodiversity of the escarpment, through to the agricultural pasture lands and rolling green hills of the coastal landscape and earthy hues of the coastline and deep blue of the ocean. Our environment plays an integral role in the economic, social and natural environment makeup of the council area.

These assets have been utilized by the traditional land owners, the Wadi Wadi people, who recognised the favourable climate and water resources and continue to have long standing cultural and community connection with the land.

Our diverse environmental areas provide important habitat for rare and vulnerable species and endangered communities such as the green and golden bell frog, loggerhead turtle, blue-billed duck, spotted-tailed quoll, Illawarra Subtropical Rainforest and Littoral Rainforest.

In the Kiama Municipality the Budgeroo National Park, Barren Grounds Nature Reserve, Minnamurra River, Crooked River, lagoons and wetlands, such as Werri Lagoon and Spring Creek, are environmental assets that have a regional, state and national significance.



Kiama is the southern edge of the humid subtropical climate, with warm summers averaging about 25 degrees Celsius and mild winters averaging about 14 degrees Celsius. Rainfall is spread relatively evenly throughout the year with the wettest months being in autumn and the driest in spring. These conditions combine with higher than average rainfall (1,209mm per annum at 2011/2012, compared to 554.5mm across the state), allows the agricultural sector to thrive. Our agricultural lands leverage off the climate conditions and fertile soils and contributes \$26 million to the local gross regional product.

The Municipality's volcanic soil and high rainfall resulted in Kiama becoming one of the birthplaces of the Australian dairy industry with the first Dairy Factory (The Kiama Pioneer Factory) and first Dairy Co-operative in Australia.

6.3 Our Towns and Villages

The Kiama Municipality is made up of two main towns, three villages and several rural localities. These places provide localised services to residents and are the centre of a diverse economy.

The ongoing distinction between the existing towns and villages set within the coastal and rural landscapes and the unique heritage and architecture of the buildings of the towns are vitally important to the Kiama community.

Kiama is a major town centre servicing the local area and surrounding suburbs, providing a range of business, retail and entertainment uses including supermarkets, health and other services. Kiama has a strong existing cultural heritage and tourism function that will continue to support development and performance.

Kiama includes some higher density residential development. Kiama train station is located within the Kiama town centre.

The Kiama Town Centre has an attractive relaxed seaside town character with connected open spaces that celebrates the scenic qualities of the location and promotes the history of the place and its people.

The centre is a comfortable and attractive place to access and walk around with reduced traffic congestion. It provides a mix of retail and services for locals and visitors, day to day, in the evenings and on weekends during every season of the year.

Parts of Kiama, including the southern suburb of Kiama Heights, are characterised by low density residential development.

The original housing of these areas tends



to be modest sized houses with big yards. In recent time a prevalence of dual occupancies has occurred.

Gerringong is a local town centre providing a range of business and retail uses, including supermarket, health and other services. Gerringong is reliant on higher order centres for shopping and employment. Gerringong train station is located on the western edge of the Gerringong township.

The town of Gerringong and the village of Gerroa are perched on headlands overlooking the ocean. This physical context supports a local lifestyle which is active, healthy and strongly connected to surfing culture. Celebrating and protecting the coastal landscape and pristine beaches is a community priority.

Jamberoo is a village centre that supports the daily needs of local residents.

Jamberoo has a rural village charm which is at the heart of its character. It is nestled within a magnificent scenic landscape which acts to separate it from other urban centres.

The village itself has a strong connection to its dairying and farming history which is celebrated in the architecture, form and scale of the place.

The northern suburbs of Kiama are focussed around the river, beach and parklands. While the community comes together as one, it celebrates three distinct identities:

- the village of Minnamurra is seen as a river community, comprising of older homes transitioning to newer housing around the Minnamurra River
- the suburb of Kiama Downs is seen as two communities:
 - a beach community, east of

Riverside Drive, comprising of large homes that take advantage of coastal views and access to the beach lifestyle, and

- a parklands community, west of Riverside Drive, comprising of contemporary housing which provides homes for families with easy access to open parklands.



7.0 Our Community's Vision and Values

At the core of our story is a celebration of our natural setting and heritage which supports a high quality lifestyle for our community. Our coastline and biodiversity lands provide the unique natural landscapes and colours of Kiama – from the deep green biodiversity of the escarpment, through to the agricultural pasture lands and rolling green hills of the coastal landscape and earthy hues of the coastline and deep blue of the ocean.

Over the next 20 years the Kiama Municipality will leverage the area's natural and heritage settings and agricultural strengths to generate economic and social growth opportunities that continue to recognise the underlying natural and heritage values and rural and coastal strengths.

Our fertile soils and hard rock deposits, which supported early growth in agricultural, quarrying and logging, continue to be used for productive and viable agriculture.

Our heritage buildings provide character and scale for our towns and villages.

Tourism will continue to be a major contributor to the Municipality's economy. By utilising our natural assets and linking tourism opportunities to the NSW Marine Based Tourism Strategy the amount of visitors who stay over-night in the Municipality will increase. This growth in the tourism sector will not occur to the detriment of the amenity of residents.

The Kiama Municipality will have more diverse local job opportunities, particularly in tourism, health and aged services, education and training and

knowledge services. Bombo quarry will provide opportunities for an appropriate balance between employment lands and suitable residential uses for the benefit of the local community. Activation of the Kiama harbour precinct brings economic development, employment and recreational opportunities.

Agriculture will be valued as a viable contributor to the Municipality's economy rather than just for its scenic qualities. Important agricultural lands will be protected, with appropriate buffers between housing and agricultural lands being enforced, and the appropriate mix of land uses will be identified. The production of local, diverse, high quality produce, will be encouraged.

The Kiama Municipality will see a moderate amount of housing growth. This will include greenfield expansions in suitable locations and infill development focussed on appropriate medium density within existing centres. The separation between our towns and villages will be maintained and a diversity of housing products encouraged.

The distinct nature and character of our towns and villages will be maintained. The character and heritage values of our towns and villages will be preserved and quality architectural additions will be actively encouraged. Our towns and villages will be accessible places for all members of the community and will provide appropriate recreational and cultural facilities. Our towns and villages will foster opportunities and partnerships with the traditional owners of the lands.

The high value biodiversity of the Kiama Municipality will be protected from unsuitable development. Appropriate plans of management will be adopted for the Municipality's coastal areas and waterways. We will respond to climate change by embracing renewable energy and smart infrastructure adaption, supporting sustainability of the environment and community resilience.

We will continue to monitor the likely changes in demands to utility infrastructure and work with service providers to ensure appropriate utility infrastructure is provided to service the needs of the community. Council will provide sufficient car parking within our towns and villages. Our towns and villages will be accessible, bike friendly and will have improved integration of private/public/community transport, with safe roads and access to markets and other regions.

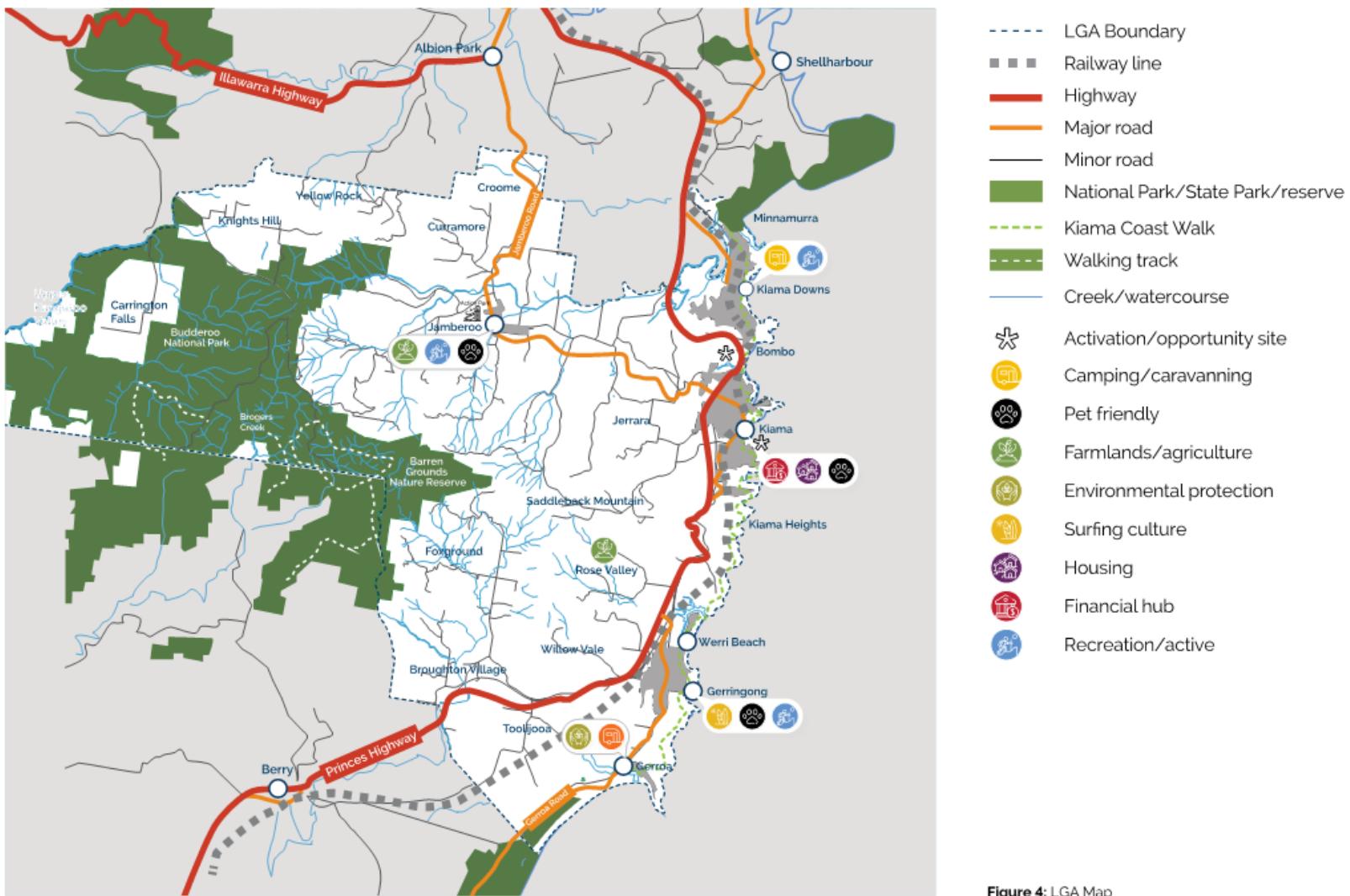


Figure 4: LGA Map

8.0 Our Themes and Planning Priorities

To achieve the 20-year vision for the Kiama Municipality, Council has identified the following key Themes and Planning Priorities to indicate the focus of future strategic planning in the Kiama Municipality



Theme 1 Manage sustainable growth

- PP1** Plan for and balance housing supply and demand
- PP2** Champion architectural excellence
- PP3** Connect the Municipality
- PP4** Support the delivery of required infrastructure



Theme 4 Mitigate and adapt to climate change and protect our environment

- PP10** Conserve areas of environmental significance
- PP11** Responsibly manage resources and waste
- PP12** Plan for and adapt to the impacts of natural hazards and the changing climate



Theme 2 Develop a diverse and resilient economy

- PP5** Foster economic diversity
- PP6** Manage tourism development and the visitor economy
- PP7** Strengthen commercial centres



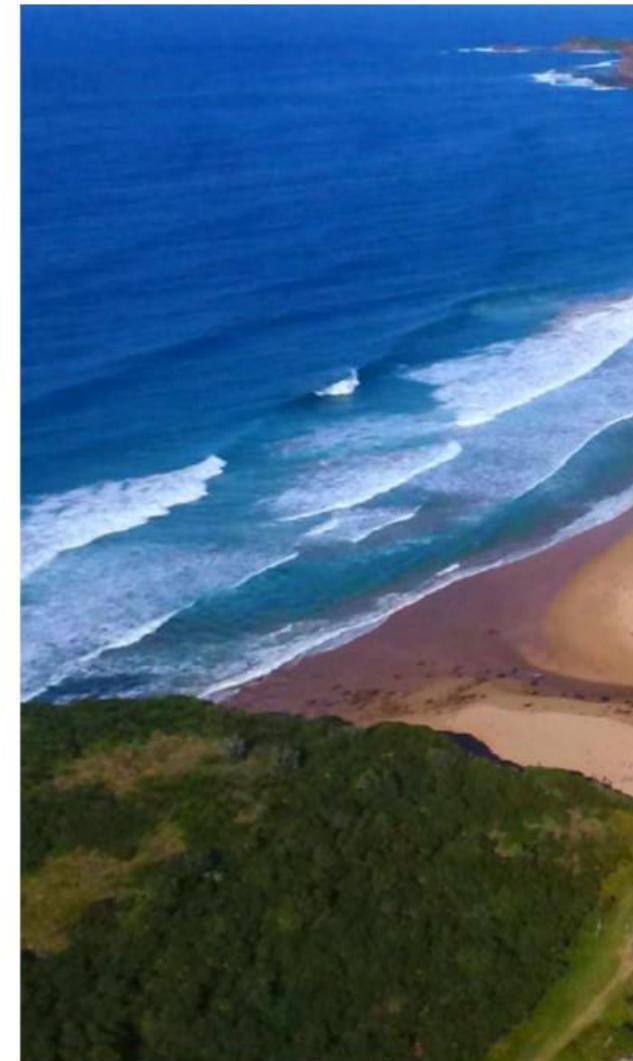
Theme 3 Protect rural landscapes

- PP8** Protect viable agriculture and agricultural lands
- PP9** Protect scenic rural landscapes

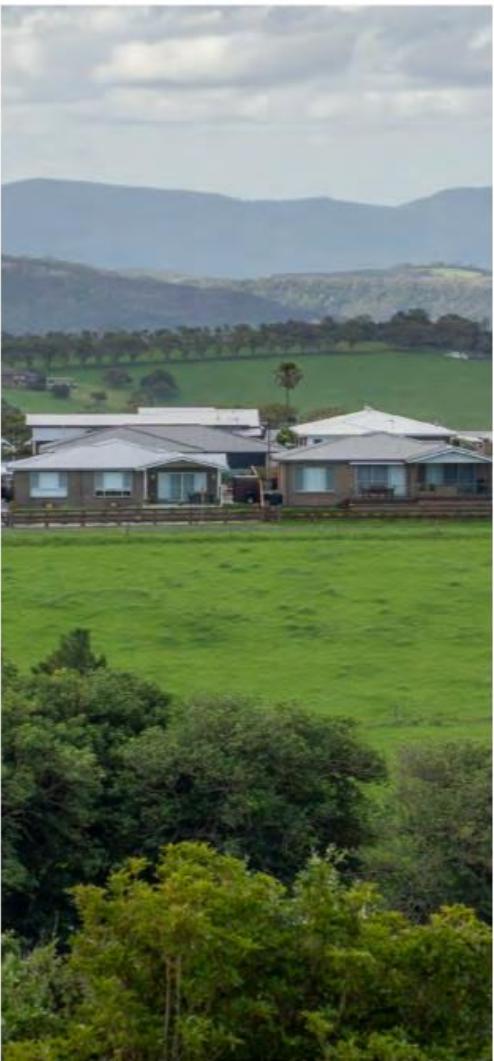


Theme 5 Foster vibrant and accessible places

- PP13** Support and create vibrant places
- PP14** Identify and safeguard areas and items of heritage significance
- PP15** Celebrate and protect local character







9.0 Housing Supply and Demand

9.1 Greenfield Expansion

Kiama's capacity to meet projected housing demand requires consideration of housing supply areas, strategically identified by the recently repealed Kiama Urban Strategy 2011, including future new release areas in the planning pipeline. It is considered that the existing greenfield dwelling opportunities within Kiama are sufficient for the short to medium term.

In addition to these greenfield sites, it is noted that towards the end of the 20-year life of our LSPS, we would expect the Bombo Quarry site to be rehabilitated and available for a mix of residential, commercial, tourism and employment uses. While the strategic planning for the end use of the Quarry is ongoing, it could provide up to 2,000 new dwellings in the long term.

9.2 Infill Potential

Theoretically, there may be many thousands of potential dwellings that could be developed however only a small portion of those would be expected to translate to actual new housing. In valuable markets such as those in the Kiama Municipality, dual occupancies are typically (but not exclusively) pursued on sites that are vacant, where the existing building is nearing the end of its economic life or there is room for a second dwelling

without demolishing the existing dwelling. Therefore, we can expect that most of the dual occupancy redevelopment potential will remain a 'theoretical' capacity.

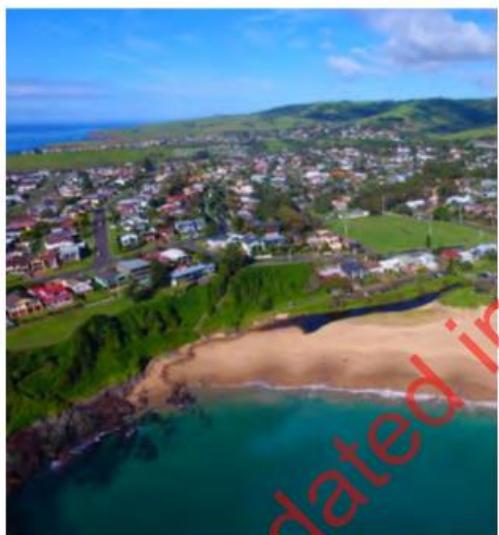
One of the dynamics that influence redevelopment of increased densities is the relationship between floor space ratio/height controls and development feasibility. Development feasibility is very sensitive to changes in land and development costs and so we need to be open to review development controls from time to time to ensure a steady market supply of new housing.

The recently adopted Kiama Town Centre Study made recommendations about potential increases to maximum building heights and floor space ratios that would support higher development outcomes in appropriate areas of the town. Implementing these recommendations will support improvement in infill redevelopment feasibility where appropriate. If Council were to undertake town centre planning in other centres, such as Gerringong, a similar review of development controls could be considered.

10.0 Future Housing Opportunities

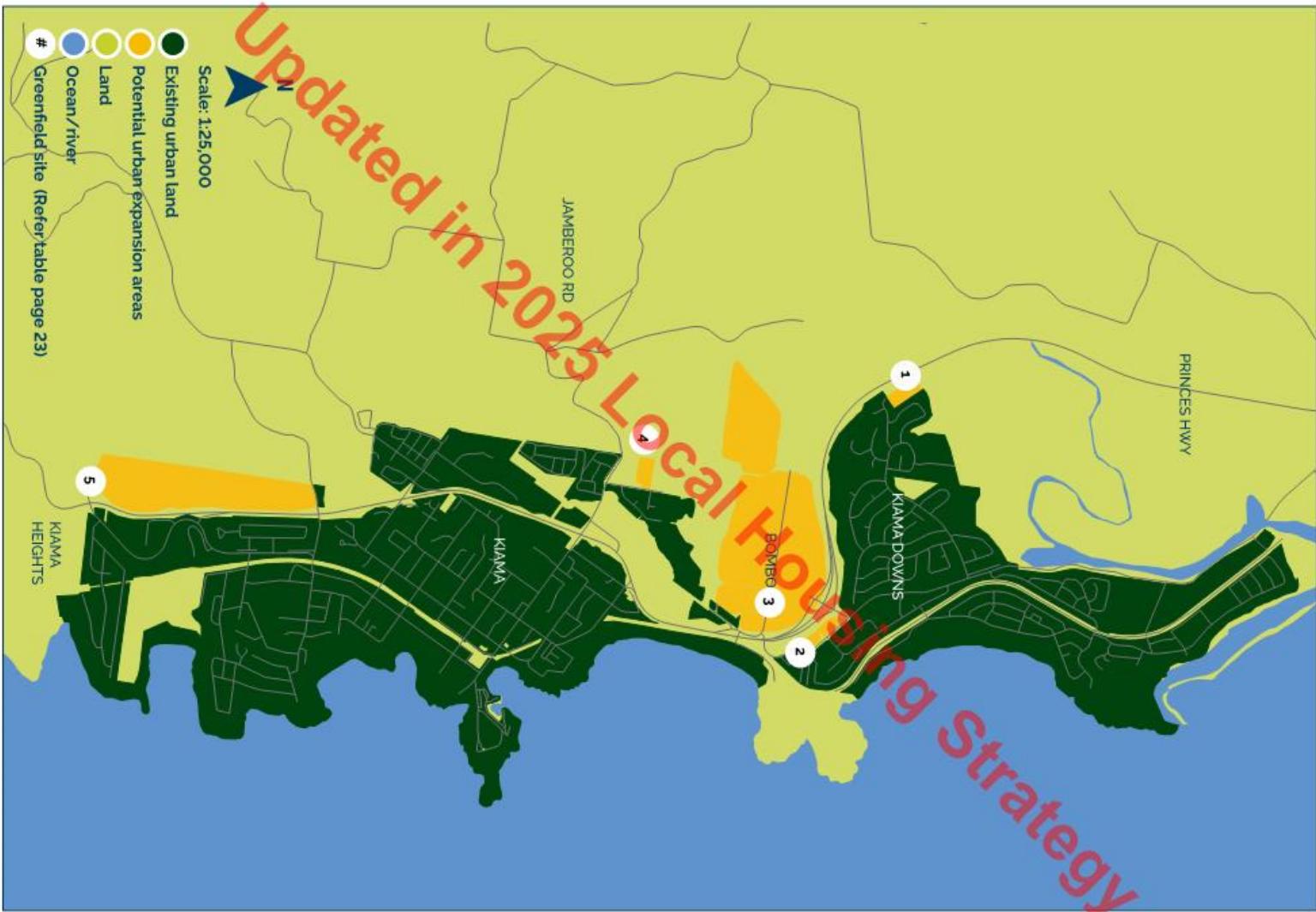
The following maps provide areas which have been identified for possible future expansion. These areas have been identified through the Kiama Urban Strategy and have been the subject of community consultation and discussion.

Future additional land has been identified by proponents through the exhibition period of the LSPS. It is intended for any future additional land to be identified through appropriate community consultation processes and form the subject of future versions of this LSPS or a dedicated Housing Strategy.



Greenfield Site	Property Description	Property Address
1	Part of Lot: 442 DP: 1201831	Henry Parkes Drive, Kiama Downs
2	Part of Lots: 101 & 102 DP: 1110563	Riversdale Drive, Kiama Downs
3	Lot: 8 DP: 31576 Lot: 7 DP: 1121098 PT: 4 DP: 553706 Lot: 0 SP: 62590 Lot: 5 DP: 1135747 Lots: 52-54 DP: 1012601 Lots: 100 & 101 DP: 1121118	Bombo Quarry
4	Part of Lots: 101 & 102 DP: 1110563	
5	Lots: 3 & 4 DP: 1019217 Lot: 1 DP: 707300 Lot: 5 DP: 740252 Lot: 102 DP: 1077617 Part of Lot: 1 DP: 625748 Part of Lot: 101 DP: 1077617	17 Dido Street, Kiama Weir Street, Kiama
6	Lot: 1 DP: 1106703 Lot: 12 DP: 1166490 Lots: 6 & 7 DP: 1161126 Lots: 14, 15, 17-20 Sec: 2 DP: 910891	Rowlins Road, Gerringong
7	Part of Lot: 2 DP: 1168922	48 Campbell Street, Gerringong – West Elambra
8	Lot: 31 DP: 602586	15 Drualla Road, Jamberoo
9	Lot: 1 DP: 719625 Part of Lot: 3 DP: 773150 Part of Lot: 25 DP: 773151 Part of Lot: 42 DP: 773152 Part of Lot: 24 DP: 773153 Part of Lot: 2 DP: 1183082 Part of Lots: 1 & 6 DP: 710456	Macquarie Street, Jamberoo

Greenfield opportunities Map 1: Kiama



Greenfield opportunities Map 2: Gerrington/Gerroa



Greenfield opportunities Map 3: Jamberoo





11.0 Our Priorities and Action Plans



Theme 1 : Manage Sustainable Growth

Population Growth

The Illawarra-Shoalhaven Regional Plan projects that 2,850 additional houses are needed in Kiama between 2016 and 2036 to cater for demand. With the upcoming review to the Regional Plan it is likely that this projection will decrease in line with the results of the recent 2019 Population Projects.

While we may argue that the current amount of growth Kiama is being asked to accommodate is too high, it is nonetheless appropriate that we plan for and manage growth in our Municipality to ensure that the mix of housing suits our current and future residents and reflects the desired future character of our towns and villages. Four (4) planning priorities have been identified to manage growth in our Municipality.

The 2019 Population Projections tell us that our population is aging and that we can expect a growth in single and couple households. Over time we need to plan for a larger proportion of our housing stock to be smaller dwellings and apartments. We will want to encourage families to come and live in Kiama, so having the capacity to provide traditional suburban homes should also be a part of our housing mix.

With decreasing household sizes, the

2019 Population Projections projects that 1,400 additional houses are needed in Kiama between 2021 and 2041 to cater for demand.

In the last 10 years, only 42% of new dwellings were located in greenfield areas, highlighting the importance of infill redevelopment to the Kiama housing market. Over the same 10-year period, 65% of new dwellings were detached housing compared to 35% being multi-unit housing.

In considering the historical mix of housing supply along with the projections for future family types, planning for a balanced mix of housing types would seem to be reasonable.

Transport and Infrastructure

Strong regional connections have the potential to inject billions of dollars in the regional economy and create thousands of new jobs for regional residents. While not in Kiama, a strong and connected region will benefit Kiama by:

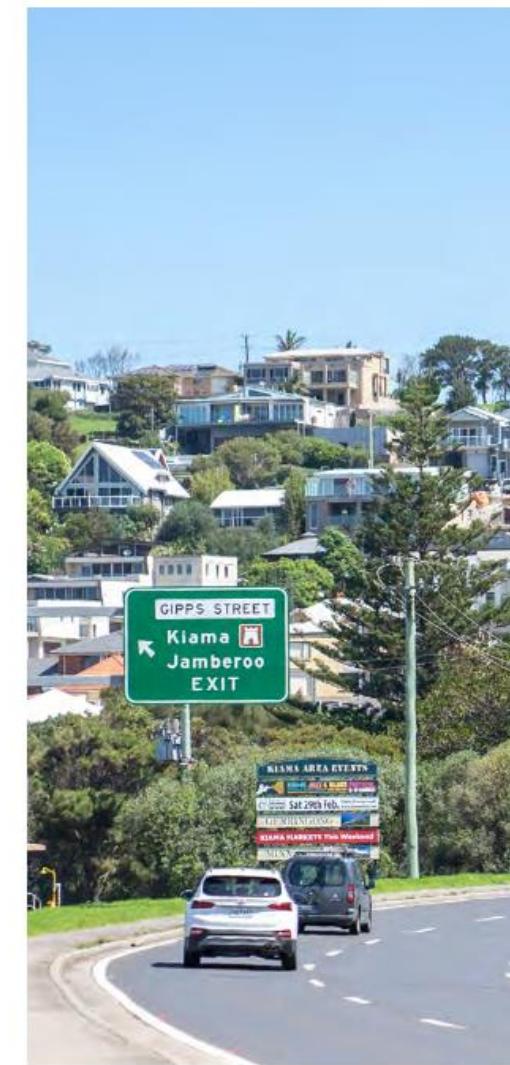
- encouraging investment in new businesses
- making it easier for visitors to access Kiama
- reducing the burden of commuting for those residents who travel outside the council area or region for work.

Regional peak bodies such as Illawarra-Shoalhaven Joint Organisation, Regional Development Australia Illawarra and Illawarra Business Chamber all support and advocate for investment into improved regional infrastructure that connect us with economic opportunities. It is appropriate for Kiama Council to align with this position and advocate where appropriate for improvement to regional transport connections.

As far as regional through connections are concerned, the completion of the Gerringong to Berry upgrade a few years ago completed the Princes Highway upgrades through the Kiama local government area. Further upgrades to the south (Berry to Bomaderry) and north (Yallah to Oak Flats) will improve Kiama's connections with the rest of the region and beyond.

The NSW government announced earlier this year that there will be an investment in rolling stock on the South Coast Rail Line which will increase the capacity of the train service connecting Kiama south to Bomaderry and north to Wollongong and Sydney.

Looking to the future, Kiama will need to think creatively about how to better connect our communities and provide our residents with improved accessibility





to services. This may include consideration of alternative transport such as shuttle services and the increased use of community transport and other forms of active transport.

In recently adopting the Kiama Town Centre Study, Council committed to undertake a traffic and parking study for the centre to address concerns about congestion, lack of parking and the movement for all modes of transport. The study will be undertaken over the next 12 months.

This traffic and parking study will assist in the preparation of a new contributions plan framework. This work will enable Council to determine the monetary contribution developers should make towards the provision of public car parking and the provision of new and adapted infrastructure assets.

Infrastructure Delivery

Infrastructure is critical to the proper functioning and wellbeing of the community both now and in the future. As the towns and villages continue to grow and change within the Kiama Municipality, it is important to provide infrastructure in the right place at the right time.

Servicing authorities, including Sydney Water and Endeavour Energy, are members of the Illawarra-Shoalhaven Urban Development Program. The committee that supports the program provides the forum for sharing of development information that informs the development of appropriate servicing strategies. The sites identified as potential urban expansion areas within the Municipality have been considered by the servicing authorities. While some network upgrades may be required over time, no concerns have been raised to the inclusion of these development areas.

Smart infrastructure uses technology and

integrated data processing to improve the performance of our infrastructure and services. Kiama is a partner in the Integrated Smart Water Management System project which has been funded from the federal government's Smart Cities and Suburbs program. Kiama High is one of ten regional schools involved in the project which will help students understand how the use of sensors and data can monitor and provide information about waterways and flood risk.

Our Planning Priorities

- PP1** Plan for and balance housing supply and demand
- PP2** Champion Architectural Excellence
- PP3** Connect the Municipality
- PP4** Support the delivery of required infrastructure

Action Plan – Managing Sustainable Growth

Action	Council's Role	Timeframe	Key Stakeholders	Responsibility
PP1 Plan for and balance housing supply and demand				
Prepare and adopt a Housing Strategy, utilising the Department of Planning, Industry & Environment's 'Local Housing Strategy Guideline and Template, to detail how and where housing will be provided in the Municipality.	Lead	Short-medium (within 2021/2022 financial year)	Council, DPIE, Housing Providers & Broader Community	Strategic Planning
Review and investigate planning proposals submitted to Council for those greenfield dwelling opportunities identified in the town maps attached to this LSPS.	Lead	Ongoing	Council, DPIE & Broader Community	Strategic Planning
Undertake planning work to identify future opportunities to amend LEP controls which facilitate varied housing options within the boundaries of the existing towns and villages.	Lead	Short	Council, DPIE & Broader Community	Strategic Planning
Facilitate higher density development as recommended by the Kiama Town Centre Study through the review and amendment of Development Controls within the study area.	Lead	Short-Medium	Council, DPIE & Broader Community	Strategic Planning
Work with land owners, State agencies and the community to establish the shared future vision of the Bombo Quarry.	Collaborate	Medium	Council, DPIE & Broader Community	Strategic Planning
Monitor housing and land supply to ensure demand is being met and provide quarterly public reports on dwelling approvals and completions	Lead	Ongoing	Council, DPIE & Broader Community	Strategic Planning
PP2 Champion Architectural Excellence				
Update development controls for residential areas with local character and built form statements to guide new developments.	Lead	Ongoing	Council, Broader Community and Proponent/s of new release areas.	Strategic Planning
Undertake a DCP review to ensure controls are appropriate, including improvements to structure, removal of inconsistencies, and inclusion of Heritage and town centre controls.	Lead	Short	Council & Broader Community	Strategic Planning

Action	Council's Role	Timeframe [*]	Key Stakeholders	Responsibility
PP3 Connect the Municipality				
Complete the Kiama traffic and parking study to identify the future needs of the Kiama Municipality	Lead	Short	Strategic Planning, Transport & Broader Community.	Engineering and Works
Advocate for ongoing prioritisation, by the NSW Government for connections to Kiama such as rail improvements and ongoing improvements to the Princes Highway.	Advocate	Ongoing	Transport NSW, Access Committee & Broader Community	Strategic Planning & Engineering and Works
Partner with community organisations to investigate options for alternative transport such as community transport or shuttle services.	Partner	Medium	Strategic Planning, Road Safety, Transport NSW, Access Committee & Broader Community.	Strategic Planning & Engineering and Works
Complete a walking & cycling strategy to identify opportunities for improved walking and cycling within and between town centres	Lead	Medium	Road Safety, Transport NSW, Access Committee, Pedestrian/Cycle Committee & Broader Community.	Strategic Planning & Engineering and Works
PP4 Support the delivery of required infrastructure				
Maintain our role within the DPIE Urban Development Program/ Regional Plan review and/or other similar collaborations	Advocate	Ongoing	Council, DPIE & other agencies.	Strategic Planning
Prepare and finalise the local infrastructure contributions framework to provide updated contributions plans which support the delivery of infrastructure within the municipality	Lead	Short	Engineering & Works, Broader Community and DPIE	Strategic Planning

Timeframe^{*}: short-term - 1-2years, medium-term - 2-6years, long-term - 6-20years



Theme 2: Develop a Diverse and Resilient Economy

The economic vision for Kiama under the Kiama REDS 2018-2022 is:

To be a strong vibrant economy outside of current holiday peaks with carefully managed growth and employment opportunities in tourism, agribusiness and other emerging industries and to capitalise on the region's unique opportunities in digital connectivity.

Visitor Economy (Tourism)

Council has developed a tourism opportunity plan that seeks to identify new tourism experiences and infrastructure requirements and to facilitate and encourage investment.

The swelling of our population during the peak holiday season impacts on the amenity of local residents and so the policy focus is to increase the value of tourism rather than to further increase visitor numbers. By utilising our natural assets and linking tourism opportunities to the NSW Marine Based Tourism Strategy we can increase the amount of visitors who stay overnight.

Health, Disability and Aged Care

With around an additional 3,750 residents aged 60+ over the next 20 years, employment and demand for space in the allied health and other aged care/ seniors services will increase. Council's own Blue Have Care is a major local player in this sector and offers a true continuum of aged care services and a wide range of disability services for people in the Illawarra region.



ICT/knowledge services

The liveability and attractiveness of the area, and the presence of high-speed broadband has the effect of business owners wanting to locate and grow their technology businesses. This has seen a significant growth in ICT jobs growth which brings with it higher value jobs and associated economic multiplier benefits.

Education

The nature of jobs in this sector would complement and be in alignment with our current labour force. We have a comparatively high proportion of our labour supply having completed year 12 or equivalent and a high proportion hold formal university qualifications. The Education sector is the second highest occupation of employment of our residents.

Agriculture

Kiama has a strong history in agriculture however recent industry adjustments have changed the viability of traditional farming businesses. New farm based enterprises have the potential to grow the local economy however any reform in this sector needs to ensure the long term protection of agricultural land as a resource for food and fibre production.

In addition to the key sectors discussed above, Kiama is also well placed to support economic activity and job creation in other sectors such as the creative and cultural arts economy and the continued importance of retail, construction and public administration.

Kiama has just 3.58ha of land zoned for light industry – this represents 0.014% of the total area of the Municipality. The demand for light industrial land and premises in Kiama is solid with a number of businesses having indicated that they wish to expand. The lack of available land is forcing

businesses that need additional space to relocate to industrial and business parks in neighbouring local government areas. Three (3) planning priorities have been identified to develop a diverse and resilient economy for our Municipality.

Our Planning Priorities

- PP5** Foster Economic Diversity
- PP6** Manage tourism development and the visitor economy
- PP7** Strengthen Commercial Centres



Action Plan – Develop a Diverse and Resilient Economy

Action	Council's Role	Timeframe	Key Stakeholders	Responsibility
PP5 Foster Economic Diversity				
Support growth in key industries and encourage twenty-first century industry and business models through well planned urban and rural land development.	Lead	Medium	Chambers of Commerce, Destination Kiama, NSW Gov, Business operators & Broader Community	Strategic Planning
Identify land and propose appropriate zoning that is suitable for small scale service industrial uses in the short to medium term	Lead	Short	Council, DPIE & Broader Community	Strategic Planning
PP6 Manage tourism development and the visitor economy				
Drive tourism growth beyond its current seasonal peak and develop opportunities that will grow overnight visitor expenditure	Lead	Ongoing	Tourism & Events, Economic Development, Chambers of Commerce, Destination Kiama, NSW Gov, Business operators & Broader Community	Strategic Planning
Advocate for the implementation of the State Government's new regulatory framework for short-term rental accommodation (STRA).	Lead	Short	Broader Community and State Government	Strategic Planning
Work with the State Government on the implementation of the Marine Based Tourism Strategy, in particular the protection of marine biodiversity, development opportunities for marine based assets (such as lifesaving clubs) and options for enhancing recreational activities and attractions.	Partner	Short	Strategic Planning, Property, Engineering & Works, Chambers of Commerce, Destination Kiama, NSW Gov, Business operators & Broader Community	Economic Development and Tourism
Work with the State Government on the activation of the Kiama Harbour and participate in planning and stakeholder engagement opportunities for this project.	Partner	Short	Strategic Planning, Property, Engineering & Works, Chambers of Commerce, Destination Kiama, NSW Gov, Business operators & Broader Community	Economic Development
PP7 Strengthen Commercial Centres				
Develop and enact an implementation strategy for the Kiama Town Centre Study recommendations that relate to Council assets, road networks etc.	Lead	Short	Strategic Planning, Economic Development, Chambers of Commerce, Business operators & Broader Community	Engineering and Works
Undertake a town centre planning study for the township of Gerringong	Lead	Short-Medium	Gerringong Community	Strategic Planning

Timeframe: short-term - 1-2years, medium-term - 2-6years, long-term - 6-20years



Theme 3: Protect Rural Landscapes

Over a third of the Kiama Municipality is zoned for Primary Production or Rural Landscape. The net value of agriculture exports from Kiama is \$26M per annum.

Kiama has a strong history in agriculture, however recent industry adjustments have changed the viability of traditional farming businesses. New farm based enterprises have the potential to grow the local economy however any reform in this sector needs to ensure the long term protection of agricultural land as a resource for food and fibre production.

Two (2) planning priorities have been identified to protect rural landscapes in our Municipality.

We need to be very careful about the types and mix of agricultural and/or ancillary uses that we permit in our rural zones. The introduction of uses that fundamentally shift the market value of important agricultural lands (such as rural residential and some tourism uses) should be avoided. As should introducing smaller rural lot sizes that have the potential to impact on production capacity, land values and business viability. Consideration of different land tenure arrangements may be appropriate to support new farming enterprises.

The agriculture sector is susceptible to a relatively high level of risk rising from:

- economic factors such as global markets, trade, inflation and transportation disruptions
- production factors such as access

to resources, changes in energy and water prices, production costs, profits, production process failures and labour disruptions

- environmental factors such as resource depletion, pollution and natural/man-made disasters
- governance issues such as regulatory environment and sovereign risk
- to a lesser extent, societal challenges such as community attitudes towards development, pressure groups and public liability claims.

These planning priorities reflect the Municipality's aspirations for agriculture to be valued as a viable contributor to the Municipality's economy rather than just for its scenic qualities. This is a viable option due to our favourable climate and strategic connectivity to domestic and international markets.

Our Planning Priorities

PP8 Protect viable agriculture and agricultural lands

PP9 Protect scenic rural landscapes





Action Plan – Protect Rural Landscapes

Action	Council's Role	Timeframe	Key Stakeholders	Responsibility
PP8 Protect viable agriculture and agricultural lands				
Lobby State Government to finalise the Agricultural Lands Mapping project, as identified in the Illawarra-Shoalhaven Regional Plan, to ensure the earliest possible completion of this project, particularly for the Kiama Municipality.	Advocate	Short	Council & DPIE.	Strategic Planning
Following completion of the Agricultural Lands Mapping project, review rural zonings of the Kiama Local Environmental Plan (LEP) 2011 to ensure agricultural lands are appropriately zoned.	Lead	Short-Medium	Council, DPIE, Property Owners & Broader Community	Strategic Planning
Review land use tables of rural zonings in the Kiama Local Environmental Plan (LEP) 2011 to ensure appropriate mix of uses permitted in rural zones, balancing environmental outcomes	Lead	Short-Medium	Council, DPIE, Property Owners, Agricultural Industry & Broader Community	Strategic Planning
Work with the Illawarra-Shoalhaven Joint Organisation (ISJO) and neighbouring Councils to lobby State Government to make changes to Standard Industry LEP and other relevant environmental planning instruments to facilitate the protection of agricultural lands	Collaborate	Medium	Council, ISJO, Regional councils Broader Community.	Strategic Planning
Continue to participate in the Sydney Peri-Urban Network (SPUN) of Councils and/or other similar collaborations.	Advocate	Ongoing	SPUN councils.	Strategic Planning
Develop a contemporary Rural Landuse Strategy to foster and promote viable agriculture.	Lead	Medium	Council, Agricultural Industry, State & Federal Govt & Broader Community	Strategic Planning
PP9 Protect scenic rural landscapes				
Investigate opportunities to introduce planning controls to protect scenic rural landscapes.	Lead	Ongoing	Council, DPIE & Broader Community	Strategic Planning

Timeframe: short-term - 1-2years, medium-term - 2-6years, long-term - 6-20years



Theme 4: Mitigate and adapt to Climate Change and Protect our Environment

The environment which makes up the Kiama Municipality is defined by its unique natural landscapes and colours – from the deep green biodiversity of the escarpment, through to the agricultural pasture lands and rolling green hills of the coastal landscape and earthy hues of the coastline and deep blue of the ocean. Our environment plays an integral role in the economic, social and natural environment makeup of the council area.

Three (3) planning priorities have been identified to adapt to climate change and protect our environment.

In the Kiama Municipality the Budderoo National Park, Barren Grounds Nature Reserve, Minnamurra River, Crooked River, lagoons and wetlands, such as Werri Lagoon and Spring Creek, are environmental assets that have a regional, state and national significance.

The Region is expected to experience increase in all temperature variables, more frequent and intense storms and flooding, and increased fire risk. Impacts may include power outages, infrastructure damage, erosion, changes to plant growth, impact on vulnerable groups and financial cost. Understanding these changing weather patterns will be important for Council to build sustainable and resilient communities.

Understanding environmental areas outside national, state and nature reserves at a local level is a key challenge for the Kiama Municipality. The opportunity

to enhance the protection of habitat and threatened species, particularly by providing connections through private land holdings is an important issue which Council will consider when making planning decisions.

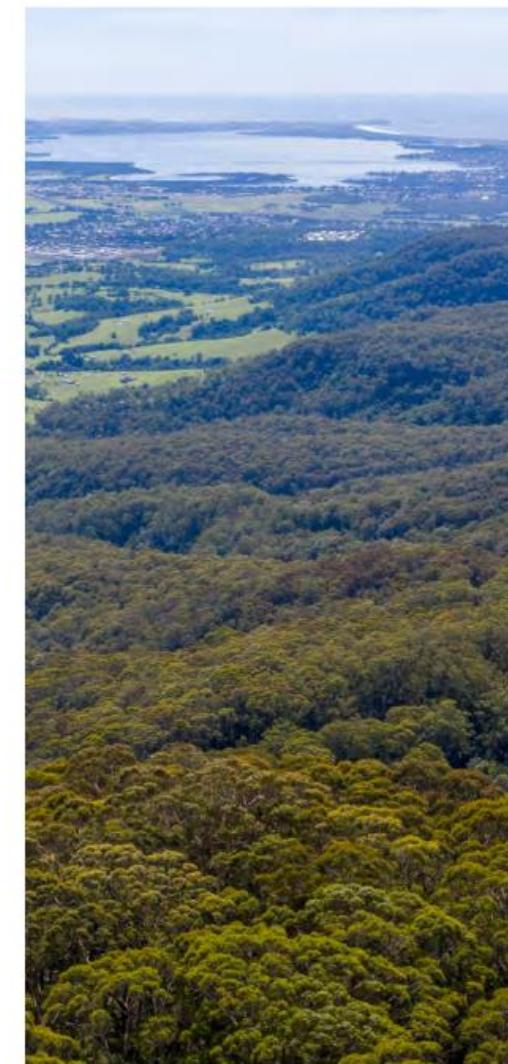
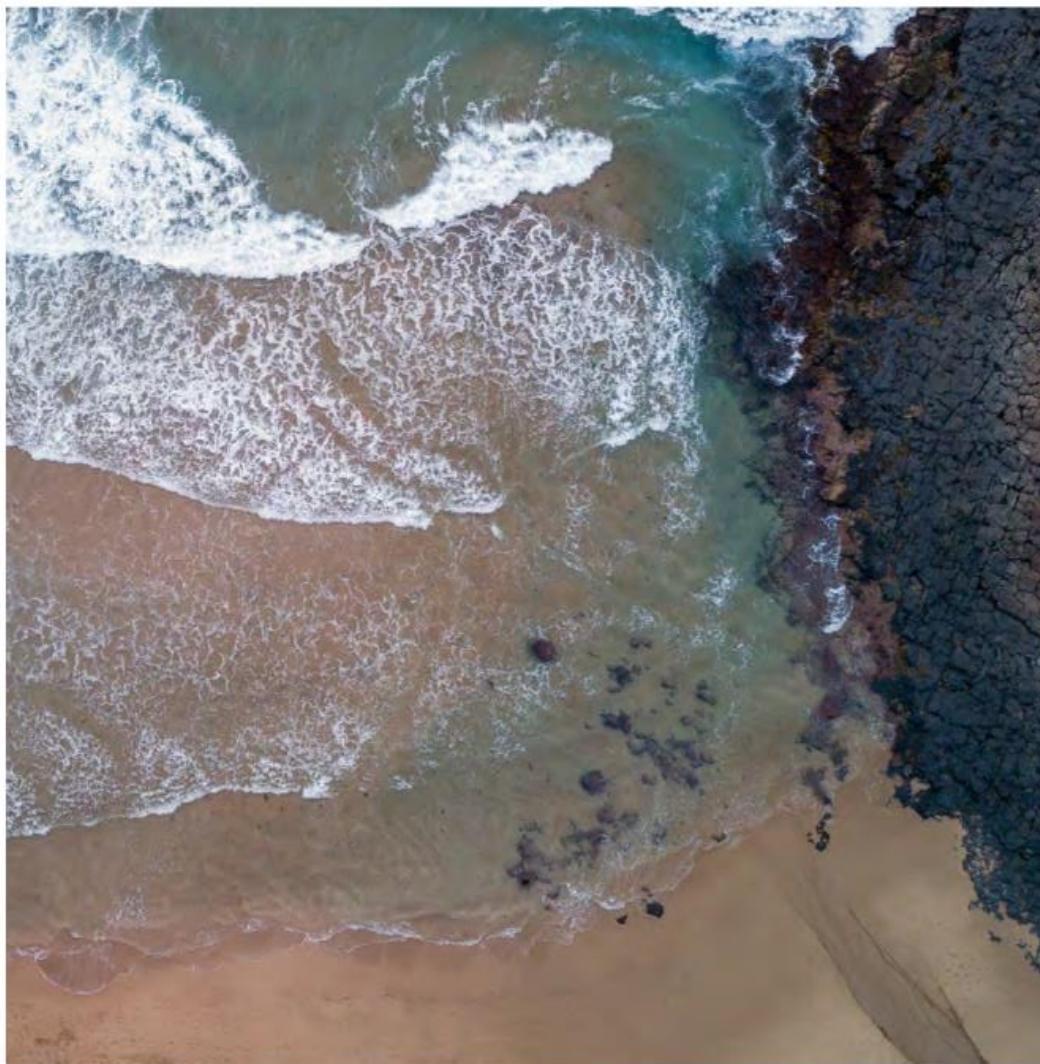
To enable these areas to be fully appreciated, additional work is required to better understand the environmental values on the land. The current baseline data was prepared over ten years ago. It now needs to be reviewed to accurately understand the location of key biodiversity corridors and environmental values throughout the Municipality. As new development occurs through our towns and villages, it will be important for Council to understand the location of key environmental values and the extent to which new development may impact them.

Council is preparing a Coastal Management Plan (CMP) – a long term strategy for managing the coastline of the Kiama Municipality. Funding assistance from NSW Government Coast and Estuary Program is supporting this project. The CMP will help identify risks to our coastal communities and establish ways of managing those risks.

Responsible Management of Resources

The Illawarra Shoalhaven Joint Organisation (ISJO) is actively engaged with the region's councils, including Kiama Council, in a number of environment, sustainability and climate change policy areas. These include current and potential programs relating to illegal dumping,





litter, waste, climate change mitigation and adaptation, biodiversity, renewable energy and community education. We will continue to collaborate regionally to ensure improved outcomes and efficiencies across these program areas.

We will continue to collaborate regionally to ensure improved outcomes and efficiencies across these program areas.

Kiama Council has been recognised as a leader in sustainable waste management and diversion of waste from landfill. Council and residents have benefitted from the various waste services, programs and events all aimed at reducing waste going to landfill, increasing resource recovery including quality compost from our food and garden organics recycling.

Council continues to look at all waste services currently provided to its residents and aims to identify potential improvements for resource recovery. We will focus on opportunities presented through innovation, new technologies and facilities and community education to continue to reduce the amount of waste we send to landfill and increase the value of resources being recovered and recycled.

In 2009, Council endorsed a regional climate change adaption strategy and action plan as a local policy. The plan includes detailed actions relating to planning and development, environment, community and corporate services, and infrastructure and services. Implementation of the prioritised actions required collaboration between local and State authorities.

More recently, the Shoalhaven and Illawarra Enabling Regional Adaptation (SIERA) report was released in June 2019 and contains an overview of the region's vulnerability to climate change and suggests adaptation actions.

It is beneficial for Council to bring these initiative together and consider additional areas for investment as a contemporary local climate change mitigation and adaption policy. This would be a refresh of the 2009 climate change adaptation strategy.

Due to the combination of steep escarpment and flat coastal plains, many of the catchments in the Kiama LGA are susceptible to flash flooding. Flash flooding occurs when large amounts of rain fall during a short period, causing creek waters to rise quickly and with very little warning before water enters properties.

While a number of flood studies supporting specific developments (such as sewerage schemes, Princes Highway upgrades, individual building developments) have been completed in the past, Council is now working towards completing overall catchment wide flood studies to allow further floodplain risk management to be implemented.

To date, flood studies have been completed for the Surf Beach, Spring Creek and Werri Lagoon/Ooaree Creek catchments as identified by the Kiama Catchment and Flood Risk Committee as a priority. These were prioritised based on past urbanisation, increasing development potential in the lower catchment areas and reported existing flooding issues in these locations. Further studies are planned for the Minnamurra River and Munna Munnora catchments in the near future as grant funding permits.

Council is due to review and update bushfire mapping consistent with current bushfire prone land mapping guidelines. We have had initial discussions with the Rural Fire Service about the process, including gaining access to the official data layers to inform our mapping review.

Our Planning Priorities

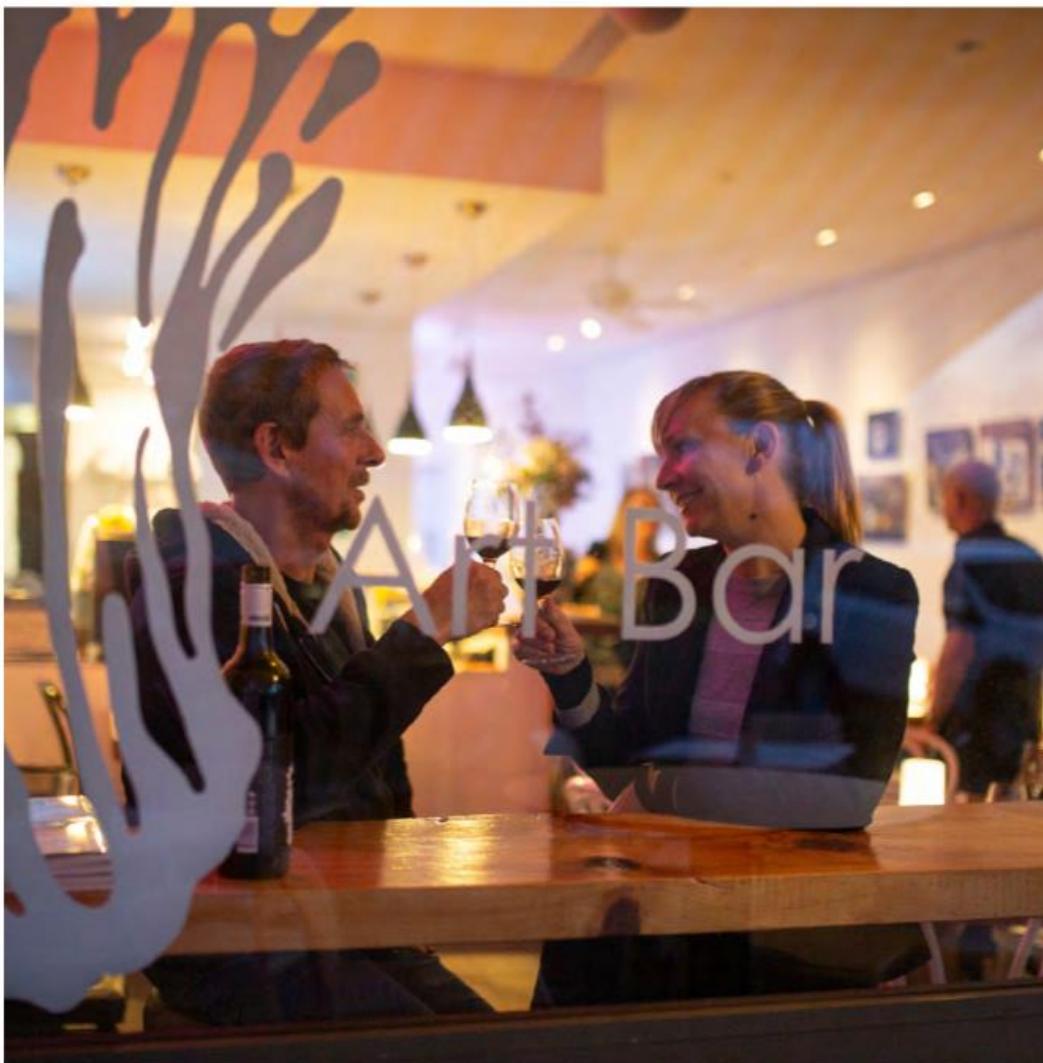
- PP10** Conserve areas of environmental significance
- PP11** Responsibly manage resources and waste
- PP12** Plan for and adapt to the impacts of natural hazards and the changing climate

Action Plan – Adapt to Climate Change and Protect our Environment

Action	Council's Role	Timeframe	Key Stakeholders	Responsibility
PP10 Conserve areas of environmental significance				
Undertake a Municipal wide vegetation study to ensure biodiversity, corridor and bushfire mapping is accurate	Lead	Short	Council, DPIE & Broader Community.	Strategic Planning
Following completion of the Municipal wide vegetation study, review environmental zonings and terrestrial biodiversity layers of the Kiama Local Environmental Plan (LEP) 2011 to ensure environmental lands are appropriately zoned.	Lead	Medium	Council, DPIE, Property Owners & Broader Community	Strategic Planning
Review land use tables of environmental zonings in the Kiama Local Environmental Plan (LEP) 2011 to ensure appropriate mix of uses permitted in environmental zones	Lead	Short-Medium	Council, DPIE, Property Owners & Broader Community	Strategic Planning
Complete and implement the open coast Coastal Management Program (CMP) to ensure the Municipality's open coast is appropriately managed	Lead	Short	Strategic Planning, Engineering & Works, DPIE, Coastal Council and Broader Community.	Environment & Health
Prepare scoping studies and update the existing Coastal Zone Management Plans for Minnamurra and Crooked Rivers to ensure that the Minnamurra and Crooked Rivers are appropriately managed	Lead	Medium	Strategic Planning, Engineering & Works, DPIE, Coastal Council and Broader Community.	Environment & Health
Prepare scoping studies to be used to develop Coastal Management Programs for: <ul style="list-style-type: none"> • Werri Lagoon, • Spring Creek and other smaller estuaries, and • Littoral rainforests 	Lead	Medium	Strategic Planning, Engineering & Works, DPIE, Coastal Council and Broader Community.	Environment & Health
PP11 Responsibly manage resources and waste				
Plan for and review all waste services currently provided to identify potential for improved resource recovery	Lead	Ongoing	ISJO, Illawarra-Shoalhaven councils & Broader Community.	Environment & Health
Continue to collaborate with ISJO on regional approaches on environment, sustainability and climate change policy areas and collaborative regional purchasing.	Collaborate	Ongoing	ISJO, & Illawarra-Shoalhaven councils	Procurement, Engineering & Works, Environment & Health, Strategic Planning

Action	Council's Role	Timeframe	Key Stakeholders	Responsibility
PP12 Plan for and adapt to the impacts of natural hazards and the changing climate				
Following completion of the Municipal wide vegetation study update existing Bushfire Prone Land Map, in accordance with NSW Rural Fire Service's requirements, to ensure land-use planning decisions are made utilising up-to date/current data.	Lead	Medium	Council, RFS & Broader Community	Strategic Planning
Seek funding for Catchment Flood Studies and associated Risk Management Studies/Plans	Advocate	Ongoing	Council, DPIE & Broader Community	Engineering & Works
As part of DCP review program, update flood related development controls in accordance with NSW guidelines.	Lead	Medium	Council, DPIE & Broader Community	Strategic Planning
Complete and implement a contemporary local climate change adaption policy that brings together existing initiatives.	Lead	Medium	Council, DPIE & Broader Community	Strategic Planning
Complete and implement a Net Zero Emission Strategy for the Municipality	Lead	Medium	Council, DPIE & Broader Community	Strategic Planning
Complete and implement an Urban Greening Strategy	Lead	Medium	Council, Landcare & Broader Community	Strategic Planning
In conjunction with ISJO advocate to both Federal and State governments for overarching regional approaches to reduce greenhouse gas emissions, for example changes to BASIX commitments.	Advocate	Short	ISJO, Illawarra-Shoalhaven councils.	Strategic Planning

Timeframe: short-term = 1-2years, medium-term = 2-6years, long-term = 6-20years



44 Kiama Municipal Council Local Strategic Planning Statement 2020



Theme 5: Foster Vibrant and Accessible Places

The unique character and heritage of our towns and villages play a significant role in supporting a high quality of life that are valued by visitors and locals and attracts new residents to the Municipality. The character of our places make them distinctive and unique. Character encompasses the way a place looks and feels. It is created by a combination of land, people, built environment, history, culture and tradition, both Aboriginal and non-Aboriginal, and it looks at how they interact to create an area's distinctive character.

Three (3) planning priorities have been identified to foster vibrant and accessible places in our Municipality.

As the population demographics of the Kiama Municipality continues to grow and change it will be necessary for Council to accommodate the change by ensuring that suitable open space, sporting and community facilities are provided.

Council continually invests in existing recreational and community facilities. Grant funding has been received for works to the Kevin Walsh Sports Precinct, Hyams Creek pedestrian bridge and amenity facilities at North Street, Jones Beach and Cooke Park/Boat Harbour Amenities.

Council will continue to look for opportunities to attract grants to provide the recreation and community facilities the community require.

Council is continuing to work towards providing an arts precinct within the Kiama Town Centre and the new Gerringong Library and Museum (GLaM).

As part of the preparation of a new contributions plan framework a recreation needs assessment will be undertaken to determine the current and future demand for recreational and community facilities. This work will enable Council to determine the monetary contribution developers should make to recreational and community facilities.

A key strength of the character of our towns and villages are their numerous historic buildings. Protecting them and ensuring their long-term survival will require considerable effort and needs to be championed by all, including state and local government, private landowners, tenants and building users as well as the wider community.

Council has committed to reviewing the existing heritage listed items and to potentially consider the inclusion of additional heritage items in the LEP, including establishing a heritage conservation area for the Civic Quarter of the Kiama Town Centre. This work will be carried in conjunction with the Kiama Historical Society to identify additional items.

We currently do not have a thorough appreciation of the Aboriginal cultural heritage of Kiama or how we may be able to recognise that culture to support local Aboriginal people within our community. There is an opportunity to undertake a project to identify and heritage list Aboriginal sites of cultural and historical significance and to appropriately promote that heritage. The concept of this project was initiated by local Aboriginal community members and has been discussed over the last few years.

The Local Character and Place Guideline, recently released by the NSW Government, which outlines

what local character and place is, and how it fits into the planning system and introduces the concept of character overlays in the LEP is something that Council will continue to investigate, particularly how the character overlays will influence complying development certification (i.e. approvals issued by private certifiers).

Our Planning Priorities

- PP11 Support and create vibrant places
- PP12 Identify and safeguard areas & items of heritage significance
- PP13 Celebrate and protect local character



Action Plan – Foster Vibrant and Accessible Places

Action	Council's Role	Timeframe	Key Stakeholders	Responsibility
PP14 Support and create vibrant places				
Implement the landuse planning actions contained within the Kiama Town Centre Study and future Gerringong Town Centre Study	Lead	Ongoing	Economic Development, Destination Kiama, Chambers of Commerce & Broader Community	Strategic Planning
Progress and facilitate the Kiama Arts Precinct project	Lead	Short	Cultural Board, Council & Broader Community	Community & Cultural Development
Prepare and adopt Plans of Management for Council owned and managed land to ensure public places are managed to create vibrant and inclusive spaces	Lead	Short-Medium	Council & Broader Community	Property
Undertake analysis of the community's recreational and cultural facilities needs in order to ensure future planning provides for these needs	Lead	Short-Medium	Engineering & Works, Broader Community and DPIE	Strategic Planning
PP15 Identify and safeguard areas & items of heritage significance				
Establish a holistic review program to review the existing heritage register contained in Schedule 5 of the Kiama LEP 2011.	Lead	Ongoing	Heritage NSW, Historical Societies & Broader Community	Strategic Planning
Finalise Kiama Town Centre Heritage Review Project, as identified by the Kiama Town Centre Study, to consider the outcomes of the KTC Study and to identify other potential heritage items and/or areas.	Collaborate	Short	Heritage NSW, Historical Societies & Broader Community	Strategic Planning
Update associated inventory sheets to ensure all relevant information is available regarding the heritage significance of heritage listed items/ areas	Advocate	Ongoing	Heritage NSW, Historical Societies & Broader Community	Strategic Planning
Create a heritage conservation area (HCA) for Civic Precinct	Lead	Short	Heritage NSW, Historical Societies & Broader Community	Strategic Planning
As part of annual DCP review, update existing heritage controls in the Kiama Development Control Plan 2020, to ensure that identified heritage items/areas are adequately protected.	Lead	Short	Heritage NSW, Historical Societies & Broader Community	Strategic Planning
In consultation with the local Aboriginal Community, seek funding to investigate appropriate identification, celebration and protection of Aboriginal Cultural Heritage	Lead	Ongoing	Strategic Planning, Aboriginal Community, Lands Council, Council & Broader Community	Community & Cultural Development

Action	Council's Role	Timeframe	Key Stakeholders	Responsibility
PP16 Celebrate and protect local character Undertake a review and study of areas with significant/contributory local character, as identified by Government Architect, and prepare appropriate character statements, LEP maps and relevant DCP controls	Lead	Short-Medium	DPIE & Broader Community	Strategic Planning

Timeframe*: short-term - 1-2years, medium-term - 2-6years, long-term - 6-20years



12.0 Implementation, Monitoring and Reporting

Our LSPS describes the long-term land use strategy for the Kiama Municipality to 2040. This statement is intended to be a living document and will be revised on an ongoing, as-needs-basis so that the plan remains responsive, relevant and local.

In order to ensure that the actions contained within this Statement are funded, appropriately allocated within the organisation and partnerships formed, the Action Plans will be incorporated into Council's strategic integrated planning framework.

Council will monitor and report on progress of the LSPS priorities, actions and outcomes via the existing Integrated Planning & Reporting framework (IP&R) in accordance with the Local Government Act 1993. To this end, it is intended that the statement will be reported on annually, as part of the Annual Report, to demonstrate completion of the various actions identified throughout the document. Revisions to the LSPS may also be required in response to significant changes within the Municipality, such as new infrastructure investment and employment opportunities or significant changes in projected population growth.

A comprehensive review will also be undertaken every four years, in line with Council's Delivery Program.

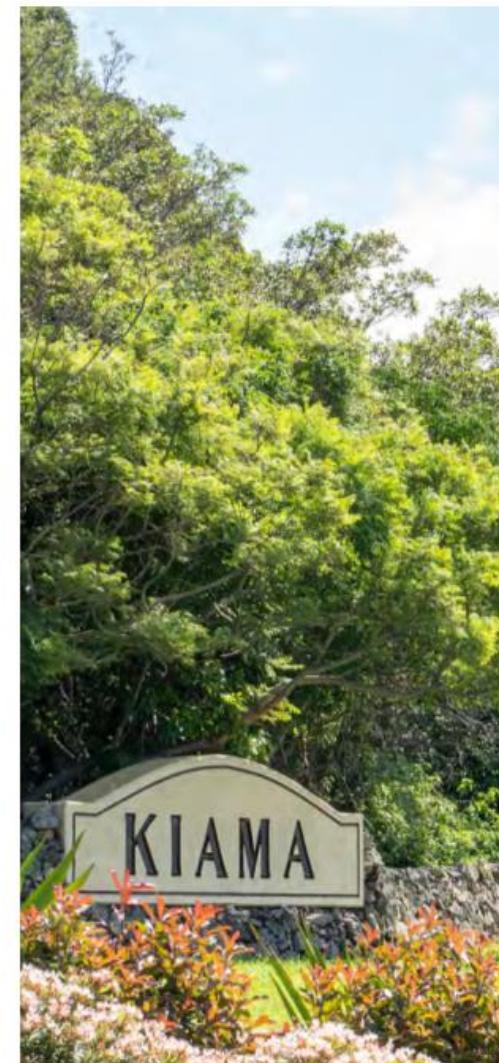
Community feedback will be regularly sought. It is anticipated that this consultation will identify continuous improvement opportunities and will ensure that the LSPS continues to reflect the community's social and economic needs as well

as their vision of the future desired state of the local area.

There will be a need to collaborate with other councils in the region and the Illawarra-Shoalhaven Joint Organisation (ISJO) due to the wider role that Kiama's strategic planning and decision-making plays in achieving the objectives of the Illawarra-Shoalhaven Regional Plan and the Kiama REDS as outlined in the Appendix of this document.

It also recognises the potential impact that strategically important decisions regarding critical infrastructure, environmental issues, housing, investment and a range of other topics covered in the LSPS may have on the plans of neighbouring communities. These valued cross boundary partnerships will also help deliver Kiama's vision by driving efficiencies in accessing government funding, attracting inward investment and accessing a wider field of expertise.

Strategies and studies required by this statement will primarily be funded in future 4-year delivery programs and annual operational plans of Council, although availability of funding via the Regional Growth fund and other state agency opportunities will also be explored.



Appendix 1 – Relationship between LSPS & Kiama Community Strategic Plan 2017-2027

Kiama Local Strategic Planning Statement - Themes					
	Manage sustainable growth	Develop a diverse and resilient economy	Protect rural landscapes	Mitigate and adapt to climate change and protect our environment	Foster vibrant and accessible places
Kiama Community Strategic Plan Objectives	Objective 1: A healthy, safe and inclusive community				12 - Planning for and assisting specific needs groups 13 - We live in a safe community
Objective 2: Well planned and managed spaces, places and environment	2.1 - Maintain the separation and distinct nature of local towns, villages and agricultural land 2.3 - The principles of ecological sustainable development and compliance underpin town planning and local development 2.5 - Effectively managed our transport, drainage and other infrastructure and assets		2.1 - Maintain the separation and distinct nature of local towns, villages and agricultural land	2.1 - Maintain the separation and distinct nature of local towns, villages and agricultural land 2.2 - Our community and natural environments are adaptive, resilient and sustainable and informed of predicted climate change impacts. 2.4 - Effectively manage our waste and resources	2.1 - Maintain the separation and distinct nature of local towns, villages and agricultural land
Objective 3: A diverse, thriving economy		3.1 - Promote and encourage business development and economic prosperity in the local area 3.3 - Promote and support tourism in the local area	3.1 - Promote and encourage business development and economic prosperity in the local area	3.2 - Recognise and support Council as a significant purchaser in the local area	3.1 - Promote and encourage business development and economic prosperity in the local area
Objective 4: Responsible civic leadership that is transparent, innovative and accessible	4.2 - Council embraces good governance and better practice strategies 4.3 - Council and the community working together	4.3 - Council and the community working together	4.3 - Council and the community working together	4.3 - Council and the community working together	4.3 - Council and the community working together

Appendix 2 – Relationship between LSPS & Illawarra-Shoalhaven Regional Plan 2036

Kiama Local Strategic Planning Statement - Themes					
	Manage sustainable growth	Develop a diverse and resilient economy	Protect rural landscapes	Mitigate and adapt to climate change and protect our environment	Foster vibrant and accessible places
Illawarra-Shoalhaven Regional Plan Goals	Goal 1: A prosperous Illawarra-Shoalhaven		Direction 1.3.5: Development a stronger marine-based tourism industry, capitalising on the region's numerous small ports. Direction 1.4.2: Support the development of new industrial land Direction 1.4.3: Support growth in the priority growth sectors through flexible employment lands guidelines for the Illawarra-Shoalhaven		
	Goal 2: A variety of housing choices, with homes that meet needs and lifestyles	Direction 2.1.1: Review housing opportunities within the Kiama Local Government Area so it can respond to changing housing needs Direction 2.5.1: Monitor land and housing supply through the Illawarra Urban Development Program			

Kiama Local Strategic Planning Statement - Themes					
	Manage sustainable growth	Develop a diverse and resilient economy	Protect rural landscapes	Mitigate and adapt to climate change and protect our environment	Foster vibrant and accessible places
Illawarra-Shoalhaven Regional Plan Goals	Goal 3: A region with communities that are strong, healthy and well-connected	Direction 3.2.1: Investigate options to improve public transport service levels which better link centres, corridors and growth areas to Metro Wollongong Direction 3.2.3: Investigate tourism-related transport services in Kiama and Shoalhaven	Direction 3.2.3: Investigate tourism-related transport services in Kiama and Shoalhaven		Direction 3.3.1: Review and update the Neighbourhood Planning Principles Direction 3.3.2: Support Council-led revitalisation of centres Direction 3.3.3: Development and implement strategies to invest in sporting and recreational infrastructure Direction 3.4.1: Conserve heritage sites when preparing local planning controls
	Goal 4: A region that makes appropriate use of agricultural and resource lands			Direction 4.1.1: Identify regionally important agricultural lands and reflect the outcomes in local planning controls	

Kiama Local Strategic Planning Statement - Themes					
	Manage sustainable growth	Develop a diverse and resilient economy	Protect rural landscapes	Mitigate and adapt to climate change and protect our environment	Foster vibrant and accessible places
Goal 5: A region that protects and enhances the natural environment Illawarra-Shoalhaven Regional Plan Goals				<p>Direction 5.1.1: Avoid, minimise and mitigate the impact of development on significant environmental assets.</p> <p>Direction 5.1.2: Protect high environmental value land at Seven Mile Beach, Gerroa</p> <p>Direction 5.1.3: Protect the region's biodiversity corridors in local planning controls</p> <p>Direction 5.1.4: Create a consistent approach to protect important riparian areas in planning and development controls</p> <p>Direction 5.2.1: Apply contemporary risk management to coastal and other hazards</p> <p>Direction 5.3.1: Develop long term waste-management capacity</p> <p>Direction 5.4.1: Protect sensitive estuaries and coastal lakes</p>	

Appendix 3 – Relationship between LSPS & Kiama Regional Economic Development Strategy

		Kiama Local Strategic Planning Statement - Themes				
		Manage sustainable growth	Develop a diverse and resilient economy	Protect rural landscapes	Mitigate and adapt to climate change and protect our environment	Foster vibrant and accessible places
Kiama Regional Economic Development Strategy Elements	Element 1: Drive tourism growth beyond its current seasonal peak and develop opportunities that will grow overnight visitor expenditure	Develop a Bombo Quarry Precinct Master Plan. Current Concept Plan shows hotel, commercial, residential, industrial and recreational precincts. The Plan should consider opportunities for emerging industries and new business models.	Encourage additional length of stay and off-season visits to Kiama via redevelopment of Kiama Harbour and Kiama Visitor Centre.			Progress Kiama arts and culture precinct
	Element 2: Enhance the liveability of Kiama and capitalise on the region's unique opportunities in digital connectivity	Advocate for the construction of the Albion Park interchange			Upgrades to civic centres and office spaces – that includes digital connectivity, parking and amenities (toilet blocks, picnic areas, gas BBQs and signage). Upgrade of the Kevin Walsh Oval, Jamberoo.	

Kiama Local Strategic Planning Statement - Themes					
	Manage sustainable growth	Develop a diverse and resilient economy	Protect rural landscapes	Mitigate and adapt to climate change and protect our environment	Foster vibrant and accessible places
Element 3: Support growth in key industries and encourage twenty-first century industry and business models through well planned urban and rural land development		<p>Assess the potential for the conversion of vacant farm buildings into tourist accommodation.</p> <p>Build on the Region's strengths in home-based businesses which are well serviced by the NBN.</p> <p>Explore ways to target ICT industry or any business that utilises high speed internet – to inform the design of future infrastructure.</p>	<p>Undertake an assessment of impediments and opportunities facing the Region's farm and agribusiness sectors – to inform potential projects aimed at strengthening and diversifying this important sector.</p> <p>Encourage collaboration between farm businesses and NSW DPI (and other relevant institutions) to find ways to improve production and profitability in the Region's traditional enterprises, such as beef and dairy, and on new agricultural products (for example, new industries in the 'blue economy' e.g. finfish aquaculture, seaweed production).</p> <p>Build on current Kiama tourism strategy that identifies the importance of 'food tourism' and link this opportunity to local agricultural producers.</p> <p>Ensure that regional infrastructure supports efficient transport of agricultural products e.g. efficient road network and airports serving international markets.</p>		<p>Develop a new Gerringong Town Centre Master Plan and commercial market assessment to ensure satisfactory supply of employment lands to meet future needs.</p>

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Author	Manager Planning and Development

Review and version control

The Strategy should be reviewed every five years.

Date endorsed	Brief detail of amendments
18 February 2025	Local Strategic Planning Statement updated 2025 and put on exhibition with Draft Local Housing Strategy (Draft v2)
[date]	Local Strategic Planning Statement updated 2025 for adoption with Local Housing Strategy

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