

**Attachment A**  
**Supporting Comments**

- It would be inappropriate for planning authorities to approve a significant largescale rezoning proposal that does not align with current adopted and publicly exhibited Strategic Planning documents.
- Both the Kiama Local Strategic Planning Statement 2020 (the Planning Statement) and the Illawarra Shoalhaven Regional Plan 2041 (the Regional Plan) did not identify the West Kiama land as a potential urban boundary expansion site and acknowledged that Kiama's ability to deliver additional housing is constrained.
- The Regional Plan clearly indicated that the focus for Kiama LGA should be on increasing housing supply in the Kiama CBD, existing residential areas, the Bombo Quarry site, and the **mapped** potential expansion sites shown in the Planning Statement.
- The South Kiama site has already been rezoned and it is expected that it will deliver around 500 new homesites within the next five to seven years.
- Council has been working hard to deliver on the Actions identified in the endorsed strategic planning documents to increase housing supply and diversity in the town centre. The "Action Plan - Managing Sustainable Growth" on Page 31 of the Planning Statement required Council to prepare a Local Housing Strategy to detail how and where more housing could be provided in the Municipality. This Growth and Housing Strategy is currently being prepared and is expected to be finalised within the next three months.
- Objective 18 of the Regional Plan states "Provide housing in the right locations". If Council and the State Government are serious about meeting this objective, it is essential that no approval is given to rezone the West Kiama Spring Creek Catchment land until this site has been considered holistically via the Growth and Housing Strategy.
- Any decision to approve the West Kiama rezoning proposal prior to finalising the Growth and Housing Strategy will further undermine the community's faith in government planning processes.
- The NSW government's revised housing growth targets for the Kiama LGA (expected to be announced within the next few months) must be considered as part of the Growth and Housing Strategy process. While Traders In Purple claim that Kiama can't meet projected housing targets, this claim needs to be tested once the State government's targets are released and via the Growth and Housing Strategy.
- As recognised in the Regional Plan, Bombo Quarry is the best located and preferred site for developing a new suburb in Kiama. It is understood that this land is likely to be rehabilitated much earlier than previously proposed and will provide a realistic option for redevelopment within the next 10 years. This is another matter that must be further investigated as part of the Growth and Housing Strategy process.
- If current strategic planning documents are revoked or amended to reflect revised government growth targets and outcomes from the current Growth and Housing Strategy process, Council and the Southern Regional Planning Panel will then be in a stronger position to fully consider the strategic and site-specific merits of any new rezoning applications for lands identified as potential residential development sites.