

15.3 Growth and Housing Strategy - Update and Engagement Report

CSP Objective: Outcome 4.2: We are well connected within our local community, and to our region.

CSP Strategy: 4.2.2 Manage landuse planning to retain distinct towns and villages.

Delivery Program: 4.2.2.1 Ensure Council's planning systems and processes are contemporary and transparent

Item 15.3

Summary

The purpose of this report is to provide Council with an update on the preparation of the Growth and Housing Strategy, and a copy of the Growth and Housing Strategy Engagement Report (attached).

On 19 March 2024 Council endorsed the Growth and Housing Strategy Engagement Schedule. Throughout April, May and June 2024, a range of community and stakeholder engagement activities were carried out to gather feedback to inform the strategy. The Engagement Report provides an overview of the engagement methodology and activities and presents a summary of the feedback received. This information will inform the Growth and Housing Strategy, which is on track to be reported to Council in July 2024.

It is recommended that Council note the update and Engagement Report.

Financial implication

The engagement activities have been planned and carried out internally using existing resources, including staff from planning, council's community engagement officer and community development staff.

There have been some costs incurred for printing and other materials and this has been funded from an existing budget allocation.

Risk implication

The preparation of the Growth and Housing Strategy is essential to provide Council with a strategic approach to development in the LGA and ensure that proposals put forward to council are considered against an adopted strategic document.

The community and stakeholder engagement carried out to inform preparation of the Growth and Housing Strategy has been comprehensive and will ensure that the strategy is reflective of community and other stakeholder's feedback.

Policy

The engagement and Engagement Report has been completed in accordance with:

- Council's Community Engagement Strategy
- Disability Inclusion Action Plan
- Community Participation Plan

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15.3 Growth and Housing Strategy - Update and Engagement Report (cont)

Consultation (internal)

The community and stakeholder engagement has been carried out by staff from strategic planning, community engagement, and cultural development teams.

Communication/Community engagement

The Engagement Report presents the findings from the community and stakeholder engagement that was carried out as part of the Growth and Housing Strategy development. The Draft Growth and Housing Strategy, once endorsed by Council, will be placed on public exhibition for 28 days.

Attachments

- 1 Growth & Housing Strategy - Engagement Report [↓](#)

Enclosures

Nil

RECOMMENDATION

That Council

1. Note the update on the preparation of the Growth and Housing Strategy.
2. Note the Growth and Housing Strategy Engagement Report.

Background

Growth and Housing Strategy

The population of Kiama LGA is growing, and more houses will be required to support the increased population. The ability to just say “no” is no longer sustainable and supply will be instead forced upon the community rather than being appropriately located and strategically planned.

It is also noted that the State Government housing targets are sustainably higher than any previous growth targets and Council needs to be proactive in providing a strategy that can accommodate these targets and create a pipeline of supply, whilst also including the provision of supporting infrastructure, social infrastructure and creating great communities.

The Growth and Housing Strategy will clearly articulate where, how and why growth will occur within the LGA and to carefully and appropriately manage this growth well. It is therefore essential that the Strategy be informed by the community.

Community and Stakeholder Engagement

During March, April and May 2024 extensive community and stakeholder engagement was carried out to gather feedback to inform the Draft Strategy.

The community members and stakeholders that were engaged with included:

- Community members – residents and visitors.
- Landowners.

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15.3 Growth and Housing Strategy - Update and Engagement Report (cont)

- People who work in the Kiama LGA (regardless of where they live).
- Business owners.
- Developers.
- Precinct groups.
- Councillors.
- Youth – including pre-school, primary and high school aged children.
- State agencies.

A summary of the engagement activities carried out is provided in the table below:

Date	Activity	Summary of activity
29 February 2024	Media Release	Public notice of project commencing.
8 March to 31 May 2024	Kiama Council website project page	The 'growth' page on Councils website provided information and links.
1 April to 31 May 2024	Social Pinpoint engagement webpage	The 'social pinpoint' webpage provided information and engagement activities. There were over 1,500 page views.
16 April to 31 May 2024	Survey	Online and paper copy survey – completed over 300 times.
21 March 2024	Media release	Update on project - commencement.
1 April to 31 May 2024	Community Pop ups	Numerous community pop ups were held across various venues and suburbs.
1 April to 31 May 2024	Brochure / postcard	Over 2,000 brochures distributed.
19 April 2024	Flyer with rates notice	9,061 brochures distributed with the 4 th instalment rates notices.
22 March 2024	KAPA Meeting	Meeting with Kiama Area Precinct Alliance.
12 April 2024	Industry Forum	Presentations, Q&As and open table conversations on specific topics.
16 April 2024	Media Release	Update on project – survey, forum.
19 April 2024	Evidence bases.	Information provided on webpage.
23 April 2024	Committee workshop	Combined SCAC and ILAC workshop.
16 April to 10 May 2024	Youth engagement – young children	Cardboard houses and craft provided at libraries for young children to engage.

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1 May 2024	Youth engagement - Primary School	A one-hour workshop was held where 90 students completed two activities.
15 and 16 May 2024	Youth engagement - High School	Ten workshops were held over 2 days with 200 students completing 4 activities.
10 May to 24 May 2024	Developer Expression of Interest (EOI)	Developer / Landowner EOI for potential development sites to be nominated.
3 June 2024	Stakeholder workshop	Consultation session with stakeholders.

Item 15.3

Next steps

The Draft Growth and Housing Strategy is currently being prepared and will be reported to Council seeking endorsement for public exhibition at the July Council meeting. Should the Draft Strategy be endorsed it will be placed on public exhibition for 28 days to enable community comment.

Conclusion

The Growth and Housing Strategy will be an important strategic planning document that will guide future development in the Kiama LGA. The community and stakeholder engagement that has been carried out will provide valuable input into the strategy.

It is recommended that Council note this report and that additional engagement will be carried out during exhibition of the Draft Growth and Housing Strategy.



Growth and Housing Strategy
Engagement Report

June 2024

Acknowledgement of Country

Kiama Municipal Council acknowledges the Wodi Wodi people on Dharawal country as the traditional custodians of the land on which our Municipality is located. We pay our respects to Elders past, present and future. We are committed to honouring Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to our community.

Document Control

Original Version	Date / Reference
Engagement plan endorsed by Council	19 March 2024
Engagement period	1 April to 3 June 2024
Date this document prepared	5 June 2024
TRIM Reference	24/55179 & 24/55181
Next Review Date	N/A
Department	Planning and Economic Development
Author	Manager Planning and Economic Development

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Introduction

This engagement report presents the results of the community and stakeholder engagement consultation to inform the Kiama Municipal Council's Draft Growth and Housing Strategy.

Kiama Council is committed to developing a culture of meaningful community and stakeholder engagement to achieve better and more sustainable outcomes for the Kiama Council area. Feedback from the engagement activities will be used to prepare a Draft Growth and Housing Strategy that will help shape the future growth of Kiama over the next 20 years.

The engagement methods used have been specifically selected to encourage input from unheard voices and to reach a wider part of the community, who may not have been previously engaged or who are not already actively engaged with Council.

Our engagement with community and stakeholders on the Draft Growth and Housing Strategy will continue during the public exhibition process. We will continue to gather feedback and actively engage with community members and other stakeholders to ensure that the Growth and Housing Strategy is an accurate reflection of our community and stakeholders.



What we did

Engagement Plan

A comprehensive Engagement Plan was developed to guide community and stakeholder engagement during the preparation of the Draft Growth and Housing Strategy. This Engagement Plan was endorsed by Council at the Ordinary Meeting on 19 March 2024.

A number of different engagement methods have been utilised throughout the engagement process including a dedicated engagement webpage, comprehensive survey, face to face engagement, stakeholder interviews, media releases and target specific activities (i.e. youth).

Taking time to provide input and feedback is valued and the intent is for this feedback and input to be about areas that can be influenced or changed rather than the community feeling their voices are not heard.

It is also a key aim for the engagement methods that have been selected to encourage input from unheard voices and to reach most of the community, who may not have been previously engaged or who are not already actively engaged with Council.

A summary of the Engagement Plan activities by phase is:

Phase	Dates	Phase Title
Phase 1	March 2024	Commit and get ready
Phase 2	March – April 2024	Identify, assess and create
Phase 3	May 2024	Shape the Strategy: Future growth opportunities
Phase 4	June 2024	Finalise the Draft Strategy
Phase 5	July 2024	Draft Strategy to Council and Community
Phase 6	TBD	Adoption of Growth and Housing Strategy

The full working draft engagement plan was endorsed by Council at the 19 March meeting.



Engagement methods

The engagement methods used throughout this project included:

- Online project page and community engagement.
- Individual stakeholder interviews.
- Traditional communication methods (website, media release, social media).
- Discussion papers and blog posts.
- Town and village community pop up stalls.
- Distributed brochures and other hard copy information.
- Workshop with councillors and precinct groups.
- Craft activities with families and young children.
- Workshops at a local primary and high school.
- Industry Forum with developers, landowners, and other stakeholders.
- Developer EOI to identify potential development sites.
- Formal exhibition of the draft strategy.

Who we engaged

The community members and stakeholders that were engaged with included:

- Community members – residents and visitors.
- Landowners.
- People who work in the Kiama LGA (regardless of where they live).
- Business owners.
- Developers.
- Precinct and committee groups.
- Councillors.
- Youth – including pre-school, primary and high school aged children.

The following stakeholder engagement will be carried out and/or will be ongoing:

- State agencies
- First Nations groups
- Disability inclusion groups

Scope and Limitations

Throughout the engagement for this Strategy, the scope and limitations were acknowledged.

The community and stakeholders engaged have been involved in and part of a robust and diverse conversation on the role growth will play within our community, the opportunity it brings, the way in which change can be managed and the best places for growth to occur. These conversations were focussed on the areas that can be influenced or changed from the engagement feedback, to ensure that respondents feel their voice has been heard.

Throughout this process we also acknowledged the challenges that growth will bring and will look to clearly articulate these challenges. It is also acknowledged that parts of this project and its outcomes may be driven by decisions that have already been made (i.e. the rezoning of South Kiama), or future decisions that Council may have limited capacity to influence (i.e. NSW State Government decisions).

Summary of engagement activities

A summary of the engagement activities carried out is provided in the table below:

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Note: The engagement plan (endorsed by Council on 19 March 2024) is an overview of the process and, as planned, was reviewed and modified as the engagement process occurred to allow for variations to meet the needs of community and respond to feedback received.

For example, the community pop ups (held in conjunction with the Community Engagement Strategy) were found to be effective in reaching a wide range of community members that don't usually engage with Council, so additional sessions were held. There were also opportunities to combine engagement, for example the Precinct and Councillor workshops were effectively combined to a single stakeholder workshop which enhanced the activity.



What we heard – summary

"In 52 years in the area, there's been lots of change!"

"Kiama's housing and growth strategy should strike the balance between community expectations with priorities needed by government locally, state and nationally!"

"Sustainability must come first, access and environmental values should lead development rather than having blueprints superimposed on the land."

"We want a liveable town – walkways, amenities, dog parks."

"We love the beaches and river in Kiama."

"There is nothing for young people to do in Kiama, we need more entertainment and cheap food options."

"Students liked feeling heard and giving feedback on big issues impacting the community."

"Growth will provide more employment opportunities."

"Growth in Kiama needs to be considered in a regional context. Kiama is a small area that can't deliver everything."

"Too many houses are used for holiday rentals, it's impacting housing availability for locals and the community feel."

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

"Start with the end in mind. We need a long-term vision."

What we heard - detail

Community Pop-ups

Council staff reached more than 1,000 residents at a range of community pop-ups.

The community pop-ups were held outside Kiama Downs/Gainsborough Foodworks, Kiama Downs IGA, Minnamurra Café, Jamberoo IGA, Gerringong IGA, Gerroa General Store, Kiama Leisure Centre, Kiama Farmers Market, Gerringong Library, and Kiama Library. They were timed for maximum foot traffic reach depending on the location, for example on Friday and Saturday, during the day and after school to ensure a good reach across our various localities and to reach people where they were, many of whom do not have the time or inclination to get in touch with Council otherwise. There was evidence in the survey participation that an increased number of families completed the survey in the days following the Kiama Leisure Centre pop-ups (which were held during children's swimming lessons).

Although not able to deeply engage with everyone, those who were handed flyers were given a brief introduction to explain Council is developing a Growth & Housing Strategy and were encouraged to participate in the online survey. Many people expressed appreciation at seeing Council "out and about" engaging in these discussions. It helped reach many residents who wouldn't usually have been engaged.

The feedback from community pop ups is reflected in the survey responses.



Kiama Area Precincts Alliance (KAPA) Meeting

The Kiama Area Precincts Alliance (KAPA) includes representatives from the Kiama Central Precinct, South Precinct, Minnamurra Progress Association, Jamberoo Valley Ratepayers and Residents Association (JVRRRA) and Kiama Heights Residents Group. Council staff were also in attendance at the meeting held on 22 March 2024.

The meeting provided Council staff an opportunity to outline the process of preparing the Growth and Housing Strategy, and how the KAPA members could assist to direct community members on how they could have their say over the coming weeks.

Discussion included the lack of housing targets from NSW Department of Planning, and therefore a need for clarification around numbers within any housing targets. There was also interest in the technical papers for the Local Strategic Planning Statement and Growth and Housing Strategy.

Combined Committees Workshop

A combined workshop with members from the Sustainable Communities Advisory Committee (SCAC) and the Infrastructure and Liveability Committee (ILAC) was held. During this workshop the attendees participated in round table discussions and activities to generate thought and discussion. Some of the responses are provided below:

What we need in identified growth sites: Water and sewer servicing is essential, connections to main roads, pedestrian connectivity, a variety of houses to suit all demographics, maintain the existing village style and character, employment lands to ensure local job opportunities, a secondary link between Kiama and Gerringong to provide opportunities.

Areas that have opportunity for future growth: Potentially a number of small pockets that may be suitable, additional permitted use at Blowhole Point Road and Kiama SLSC.

Top priorities for infrastructure: Water and sewer, public transport, car parking, safer pedestrian and bike access, flood mitigation, upgrading rural roads, bike storage racks.

Other growth priorities: Ensuring growth of schools and medical facilities etc aligns with housing growth, maintain the villages and scenic beauty, retention of younger people in the LGA, manage tourism and tourist growth.

Other places where growth has been done well: Toronto Canada, infill development at Jamberoo, Bomaderry social housing project, Fremantle WA, Adelaide SA.

Stakeholder Workshop

A stakeholder workshop was held with key members of the community in attendance. During this workshop attendees participated in activities to generate thought and discussion. Some of the responses and key thoughts are provided below:

What we need in identified growth sites: Open space, housing diversity (keeping within the existing character), affordable housing, safe and flood free access, sufficient capacity for water and sewer connections, improved public transport options, employment land opportunities.

Areas that have opportunity for future growth: Bombo quarry and surrounding precincts, other brownfield development sites (including some owned by Council), infill development, extension of existing urban areas in Gerringong, Jamberoo, and Kiama.

Top priorities for infrastructure: Water and sewerage, open spaces and sports fields, roads, car parking, and flood management.

Other growth priorities: Schools, public transport, employment lands, sustainable initiatives, cycle tracks and walkways, protecting heritage areas, agricultural and environmental lands.

Other places where growth has been done well: East Mittagong (complete pre-planning to ensure all needs are met), Canberra (new housing supply includes affordable housing).



Industry Forum

The industry forum was attended by over 60 stakeholders and was an effective way of engagement where Council could provide updates and the attendees could give direct feedback. The session included presentations from Council staff, Q&As and round table discussions. A summary of feedback from the round table discussion topics is:

Development Application process: While not directly informing the Growth and Housing Strategy, it was a great opportunity to discuss areas where council has already made improvements, other areas we are currently looking at and what we still need to do. This feedback will be used to inform the Development Assessment Policy and will contribute to a more efficient and streamlined process for development in the LGA.

Community engagement and notification: Council is concurrently preparing a Community Engagement Strategy, which sits alongside the Community Participation Plan to provide the overall framework for Council's community and stakeholder engagement. We heard that:

- Matters you would like to be engaged on include DAs, Council strategies, DCPs etc.
- You would like to be notified by email, social media, e-newsletter.
- You would like to provide your feedback by submission forms, surveys, and open discussions.
- Comment - it is also important to hear from the silent majority, not just the squeaky wheel.

Housing: The main challenges for housing in the Kiama LGA include an ageing demographic, lack of understanding of strategic planning, political influences on decisions, and length of assessment processes. New housing should be encouraged in the Bombo Precinct and the KLC car park, greater densities, and a mix of greenfield and infill development. It was noted that there is no affordable housing in the Kiama LGA. Other suggestions included an increase of permitted FSR in some areas, to maintain village boundaries, a need for increased densities, mix of housing types, reduced parking requirements and mandated social housing.

Infrastructure: To accommodate an increased population we need additional water and sewer capacity (this was consistently raised), expanded public transport network, and open space. There was discussion around the complexities of infrastructure provision and the many stakeholders including Council, State Government and Agencies, developers, and landowners.

Employment Lands: The current state of employment lands in Kiama LGA include a lack of office space, a lack of accommodation, no industrial or commercial space and a lack of car parking. Tourism and hospitality were noted as key industries for the Kiama LGA, as well as IT professional services and construction. Agricultural lands should be on the outskirts of urban areas. Council should prioritise rezoning of land to provide employment opportunities, policies that discuss changing economies and research into future employment demands.



Developer Expression of Interest (EOI)

A total of 35 Expression of Interests (EOIs) were received from landowners/developers. These will be assessed in accordance with a probity plan based on the criteria set out in the EOI submission form and other relevant criteria. Due to confidentiality only the sites that were assessed to have strategic merit will be included in the Draft Growth and Housing Strategy.

Written Submissions

12 general submissions (ie emails) were also received. The submission content will be considered in full when preparing the Draft Strategy. A summary of the feedback provided is:

Sustainable development

As a coastal area, Kiama must maintain the delicate balance between growth and environmental preservation. Successful international and national housing strategies can assist Kiama to tailor solutions that respect the unique character of the region while addressing these pressing housing challenges. E.g. Eco-housing Freiburg in Germany or Sydney's Green Square development.

Urban expansion limitations

The development of Bombo quarry for medium to high density housing is supported. Saddleback Mountain has scenic, heritage, biological and agricultural values that warrant protection from urban expansion and should be listed on the State Heritage Register as a cultural landscape. Kiama has supported growth in the past 30 years because it has not been excessive. There are currently opportunities for urban consolidation through medium to high density development and future new urban release areas (i.e Bombo quarry). There is no need for further greenfield urban expansion into our food producing farmlands. Council should prevent developing farmlands that are a resource for future food production.

Flora and fauna impacts

Concerns regarding overdevelopment and the impact on the environment and habitats. The Illawarra is known for its beautiful green mountain views that people travel to see. We need to protect the beautiful mountains and escarpment and stop the housing 'creeping up'. We only have one chance to preserve our environment. The infrastructure, particularly roads, cannot cope with the increased density. It is causing traffic congestion onto the Highway, especially during peak hour. Our mountains should be untouched and areas such as Jamberoo to remain as a country town.

Opportunities identified:

Tourism enhancement, economic growth, improved infrastructure, housing opportunities and sustainable practices. Well planned urban development, amenities and infrastructure can improve quality of life, boost tourism, and stimulate local economies by attracting new businesses to the area. Increasing housing stock provides an opportunity to deliver more diverse housing types that cater to a broader demographic of people. Sustainable urban planning and incorporating green building practices may assist with preserving Kiama's natural beauty while accommodating growth.

Housing diversity

Providing housing diversity will allow people to choose their housing type and respond to different household compositions and the needs of vulnerable people including older people.

Other

Other feedback, including articles on population growth and climate risk, and the need to preserve heritage buildings, were also received.

Youth Consultation – pre-school aged children

To engage young children in their thoughts around growth and housing, there was a child friendly activity station set up at both Gerringong and Kiama Libraries. The interactive set-up included cardboard houses that could be decorated, and drawing sheets prompting children to draw or write about what makes our community special (beyond their family and pets) and what would make this town an amazing place to live in 20 years.

Although the constructive feedback was limited, the activity successfully engaged young children and sparked conversation from parents and caregivers who were then informed of the project and encouraged to complete the available survey.



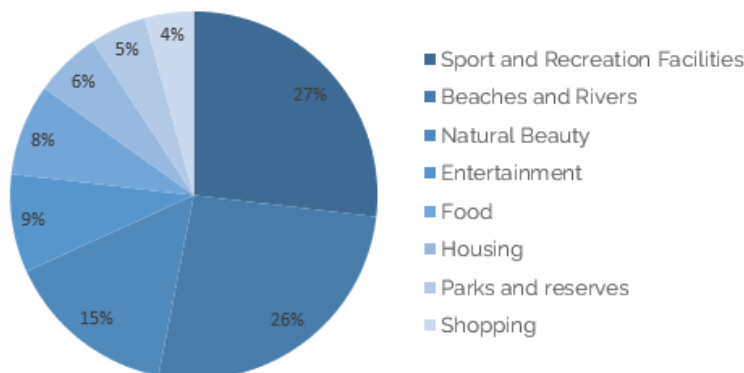
Youth Consultation – primary school

Council staff from planning, community services and community engagement facilitated an interactive workshop to engage primary school aged youth. There were about 90 students from Years 5 and 6 in attendance.

The primary school students were provided with an overview of local government's role and what town planning is, and then participated in two hands-on activities.

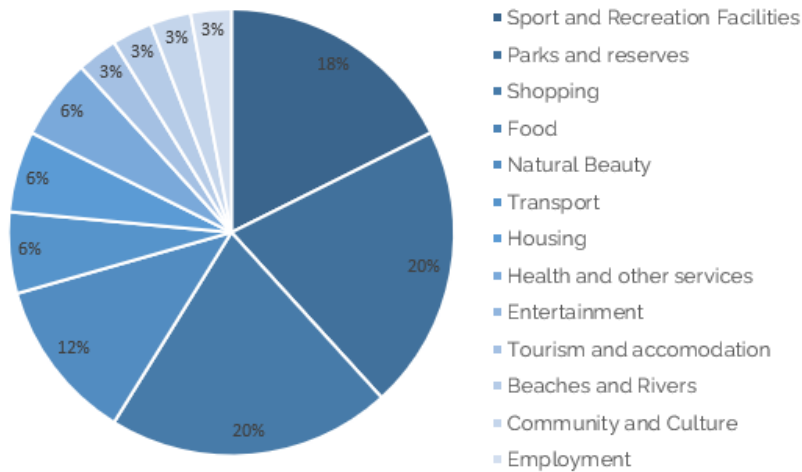
Activity 1 – What do you like about the Kiama LGA?

The first activity provided aerial maps of suburb and village areas, with the question 'what do you like about the Kiama LGA?'. The students were provided with three sticky notes to write down their thoughts and place them on the map. 324 responses were received. The key themes from responses included:



Activity 2 – Town Planner for a Day

The next activity was focussed on 'what does the Kiama LGA look like in the future' and the students got to be a town planner for a day. They were provided with a map of a new greenfield site and together in small groups they designed a new town which included both visual representations and written words. The key themes from this activity were:



The students were actively engaged in designing their towns. They included houses, roads and sports fields, as well as entertainment including shops, movies, theme parks, trampoline park and a water park. The towns included shops, restaurants, and services such as hospitals, schools, and police stations. The towns included parks, dog parks and a lot of trees. Some had farms and farm animals. All of the towns included car parks.

Overall, this was a really successful day. The students were eager to participate and had lots of creative ideas. There was a lot of positive feedback received and the students enjoyed the activities and having the opportunity to be creative and design their own town.

"Thank you for this initiative. It started a great conversation at home with my son about our community. He felt really engaged. It seems our community may be gaining a whole lot more footy fields in the future if his views are considered!"
 Parent of Participant, SS Peter & Paul Catholic Primary School, Kiama.



Youth Consultation – high school

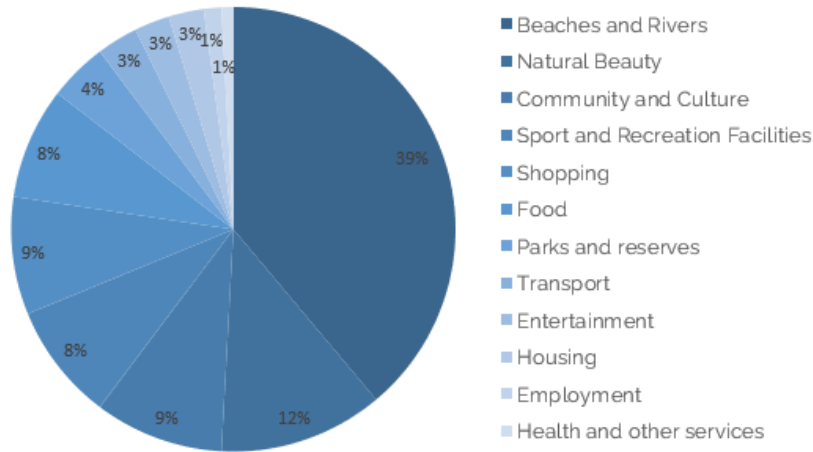
Council staff from planning, community services and community engagement, together with students from the Student Representative Council (SRC), facilitated 10 workshops over two days which were attended by about 200 students from Years 9, 10, 11 and 12, including a specialist support class.

The workshop included a brief introduction and town planning overview, an online game of Kahoots to warm up, three activities, and practical time at the end for building Lego houses.

The feedback from the three activities is provided below.

Activity 1a – What do you like about the Kiama LGA

Each student was given one post it note to write down one thing they liked about the Kiama LGA. The feedback has been grouped by theme:



The beaches and river were overwhelmingly (39%) noted as being what the students liked about the Kiama LGA. They like to be at the beach and river because it's a nice place to swim, surf and snorkel, and it is fun, calm and enjoyable.

The natural beauty of the Kiama LGA was also reiterated (12%), students liked the headlands, greenery, coastal views, blow hole and farms.

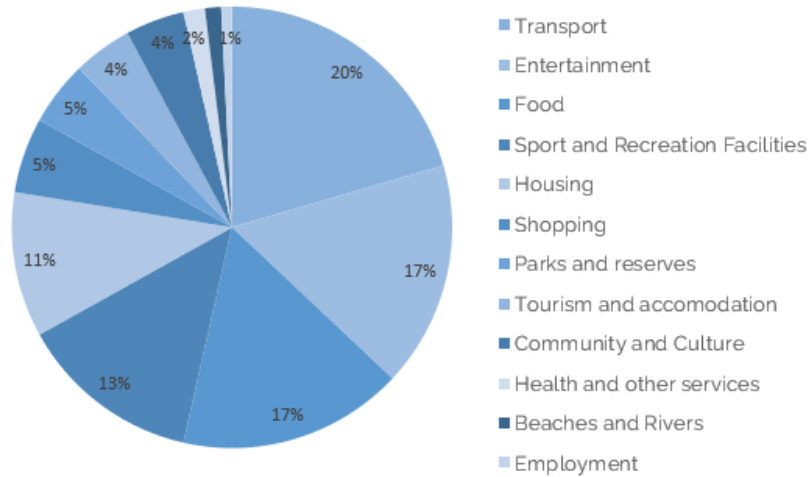
9% of responses referred to community and culture – the people, community feel, how clean and safe it feels, and that everything is close together.

The sport and recreation facilities were also appreciated by the students (8%).



Activity 1b - What do you dislike about the Kiama LGA

Each student was given one post it note to write down one thing they disliked about the Kiama LGA. The feedback has been grouped by theme in the pie chart below:



The common responses included:

- There are not enough basketball courts.
- Skate parks need upgrading, sports fields need better drainage.
- The LGA is too busy with tourists, resulting in increased prices for everything.
- Not enough parking, not enough public transport, train station needs amenities.
- Public amenities not well maintained.
- House prices are too expensive.
- Cafes close at 3pm, not enough options later at night, limited cheap food choices.
- There is nothing for teenagers to do in Kiama. Need more activities, food options.
- There are too many old people and decisions are made for them, not youth.

*"It was an engaging program for the students to have their opinions on issues in the Kiama LGA heard, and suggest improvements that can be made to benefit young people,"
Kiama High School Vice School Captains.*



Activity 2 - Dot-mocracy

This activity provided the students with a range of considerations for planning a town. Each student was provided with three dots to place on their top three priorities. The key priorities were entertainment (21% of votes), sport fields and sports complexes (16%) and public transport (12%). The number of votes for each planning consideration is shown in the table below.

Town planning consideration	No. of votes	Percentage of votes
Lots of different houses	29	5%
Transport roads for cars	30	5%
Public transport - buses, trains etc	71	12%
Active transport - bike walking paths	25	4%
Parks and green open spaces	27	5%
Sports fields and sports complexes	93	16%
Shops - groceries and other shops	52	9%
Cafes and restaurants	42	7%
Maintain the natural landscape	54	9%
Hotels and accommodation	12	2%
Entertainment	127	21%
Places to work	38	6%
TOTAL	600	100%

Activity 3 - My House

This activity was focussed on housing types and asked whether the students house (unit, townhouse etc) met their needs to provide insight into the need for different dwelling types.

About 67% of students stated that there was adequate room for car parking at their house, however 33% stated it was inadequate and noted the following reasons:

- Too many cars to fit in the garage or driveway.
- The street is too narrow, or too busy, or doesn't have any on street parking.
- Sometimes the spaces are taken up by tourists.

About 69% of students stated that their house was located within walking distance to public transport (ie bus stop, train station), however 31% stated their house was not close to public transport and noted the following:

- It's too far to walk to the train station.
- There is not enough public transport.

99% of students noted that their house had enough bedrooms for the family members.

98% of students stated they could go for a walk around the block from their house, and noted:

- It is very safe, and I walk my dog to the nearby park.
- Some had adequate pathways near their house, and some do not.

Some students stated their backyard was a sufficient size with enough room for a pool and a dog, while others would like a larger yard with room for a pool and a dog.

Students liked that their house was located close to amenities (shops, school, bus stop, train station), the proximity to the beach and also the natural surrounding landscapes.

Community and Stakeholder Survey

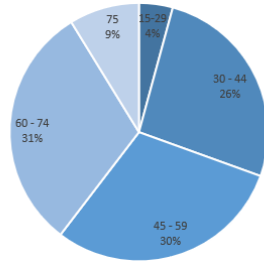
The comprehensive public survey was open from 16 April to 31 May 2024. The survey had over 300 responses (approximately representative of 1% of the population of Kiama LGA) via digital and on-paper.

The survey was broken into 3 parts:

1. About you
2. Where we are now
3. Looking ahead.

Part 1 - About the respondents

Q1 Age Group: The largest group of respondents were aged 60-74 (31%) followed by age 45-59 (30%), and 30-44 (26%), however we received responses in all age brackets, including respondents aged under 18 (4%) and over 75 (9%).



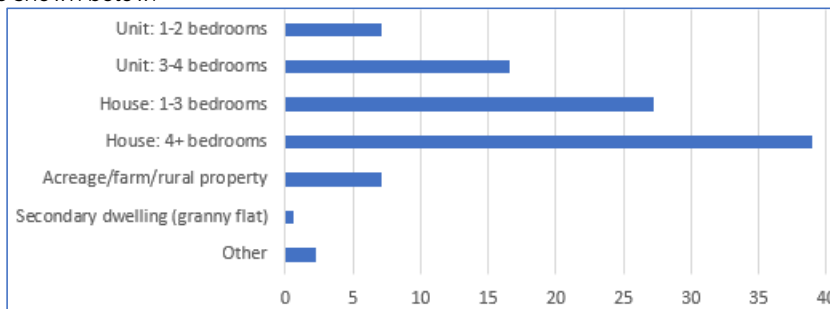
Q2 Gender: 54% of respondents were female, and 41% were male. The remaining 5% preferred not to say or identified as non-binary.

Q3 Town/Village: Most respondents live in the Kiama suburb (53%), followed by Kiama Downs (13%), Gerringong (8%) and Jamberoo (7%) with responders also from Croom, Curramore, Foxground, Gerroa, Jerrara, Kiama Heights, Minnamurra, Rose Valley, Saddleback Mountain, and Werri Beach. About 5% of respondents do not live in the Kiama LGA.

Part 2 - Where are we now?

Q4 Current housing situation: 46% of respondents were homeowners without a mortgage, 32% were homeowners with a mortgage and 11% were renters.

Q5 Current dwelling: Most respondents (39%) reside in a 4 bedroom house, followed by 1-3 bedroom house (27%). About 7% of respondents live on an acreage or working farm. All results are shown below:



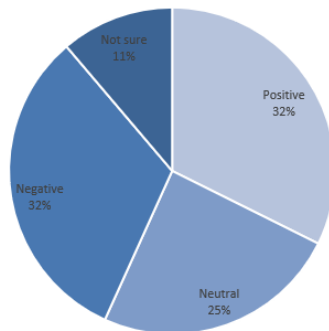
Q6 Does your current dwelling meet your needs: 64% of respondents stated that the dwelling that they live in or own completely meets their needs, 29% stated mostly and 7% not at all.

Q7 What aspects of the Kiama LGA do you love the most?

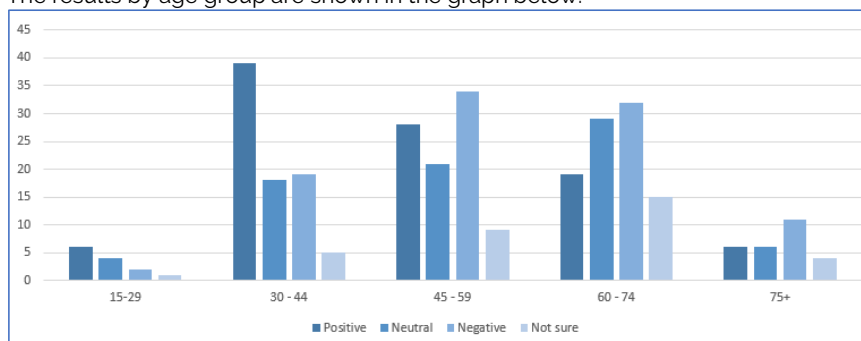
Aspect about the Kiama LGA	No. of votes (3 each)	Percentage of Votes
Natural environmental incl. scenic amenity, hills, beaches	195	21%
Location - proximity to beaches, hills, distance from Sydney	188	21%
Lifestyle incl. relaxed, peaceful, outdoor	114	12%
Town/Village character	107	12%
Community and social networks incl. family and friends	78	9%
Public spaces incl. parks and beaches	67	7%
Recreation incl. parks, beaches, pools	43	5%
Historic feel and heritage values	42	5%
Safety and security of place	41	4%
Retail and hospitality incl. cafe's, restaurants, and shops	25	3%
Amenities incl. schools, hospital	8	1%
Public transport options	6	1%

Q8: How do you feel about the Kiama LGA growing?

The overall results were that 32% of respondents stated positive and 32% stated negative. 25% were neutral and 11% not sure. These results are shown in the pie graph below:



The results by age group are shown in the graph below:



Part 3 – Looking ahead

Q9 Benefits and opportunities from population increase: Common responses included:

- More employment opportunities, including hospitality and light industrial.
- There will be more local services, for example another shopping centre and supermarket. Longer opening hours of shops and cafes.
- There will be better and more amenities, for example parks and open space areas.
- It will put Kiama LGA on the map with the State Government for increased services.
- Increased rates revenue for Council will increase income and financial position.
- Better atmosphere in town, more late-night options, more festivals, and entertainment.
- More housing will mean our kids can stay in the area instead of being forced to move.
- Great for businesses and it will keep the area vibrant through the year.
- A more demographically diverse community (age and culture).

Q10 Concerns about population increase: 22% of respondents do not have any concerns about the population increasing. Of the 78% of respondents that expressed concerns, the common themes were:

- Insufficient and inadequate infrastructure to accommodate population growth.
- Increased strain on services and facilities, such as doctors and schools.
- Loss of sense of community and knowing people 'down the street'.
- Increase in tourists and reduced car parking due to increased Airbnb's.
- The quiet coastal town with a rural feel will be lost if overdeveloped.
- Changing the character of the municipality will make tourism less desirable.
- Loss of scenic amenity and environmental impacts to rural lands.

Q11: Rank the top three (3) housing challenges that impact Kiama LGA?

Rank	Challenge	Score
1 st	Inadequate infrastructure for additional housing developments	146
2 nd	Loss of green spaces due to housing development	126
3 rd	Loss of agricultural lands (food security) due to housing development	112
4 th	Rising property prices making homeownership unattainable	104
5 th	Use of Residential Accommodation for short term rental / holiday letting	103
6 th	Young people unable stay in Kiama LGA due to housing situation	85
7 th	Lack of affordable housing options for essential workers	69
8 th	Limited availability of rental properties	54
9 th	Inadequate services and retail choices near homes	43
10 th	Lack of available residential zoned land	33
11 th	Lack of diversity in housing types (ie for seniors or people with disabilities)	25
12 th	Inability to have housing close to work place or employment	9

Q12: What needs to be done to address these challenges:

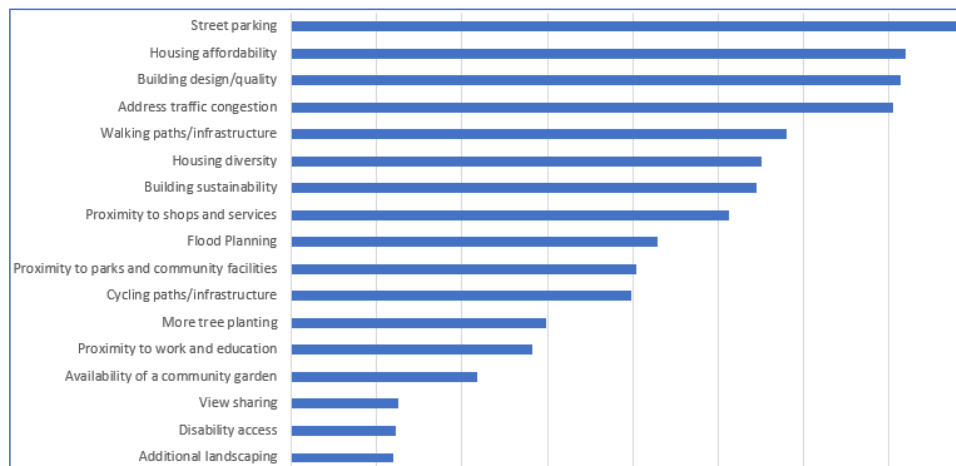
Responses included:

- Increase the housing supply with minimal increase to the existing urban footprint.
- Manage the number of holiday rentals (ie Airbnb's) that are allowed, consider increased rate cost for these properties to account for increased demand on services.
- Lobby the NSW State Government for increased infrastructure and utilities.
- Council to undertake careful and considered strategic planning.

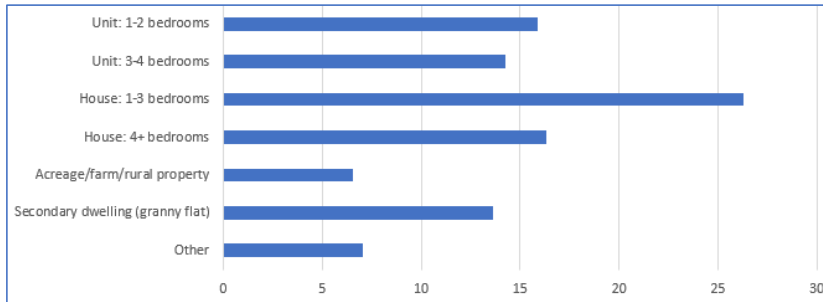
Q13: Top 3 infrastructure improvements to accommodate a larger population:

Infrastructure improvement	No. of votes (3 per respondent)
Upgrades to utilities e.g.: water, sewerage, and electricity	23%
Improved road networks and safety measures	16%
Increased healthcare facilities and services	15%
Expansion of public transportation e.g.: bus routes, train services	12%
Enhanced recreational facilities and green spaces	11%
Implementation of sustainable infrastructure e.g.: renewable energy	10%
Construction of new schools or expansion of existing ones	9%
Other	4%

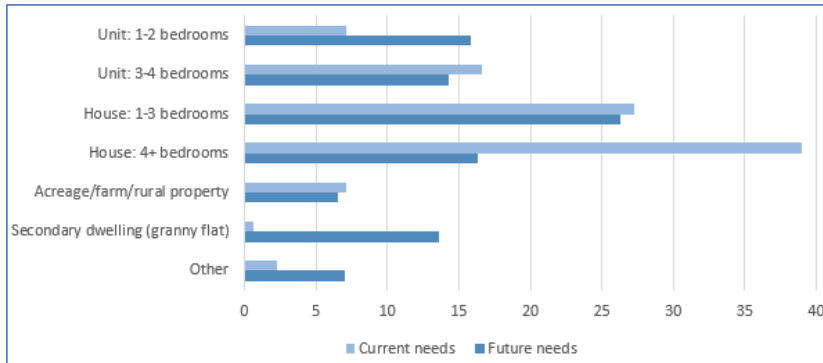
Q14 Top 5 areas to ensure great neighbourhoods:



Q15 Future housing needs:



A comparison between current needs (Q5) and future needs (Q15) is shown below:



Q16 Locations for future growth:

Possible location	Percentage
In our town centres (infill) with things like townhouses or apartments	25%
Outward expansion into bush or agricultural lands (greenfield)	8%
Reusing old industrial areas (brownfield), like Bombo quarry	44%
A combination of all the above	17%
Other	6%

Q17 Other comments: The survey provided an opportunity for other comments:

- Infill and brownfield areas should be developed first, then identified greenfield sites.
- Homeowners using their houses for holiday rentals is impacting our communities.
- Kiama's beauty, identity and natural lifestyle needs to be retained and protected.
- Council's role in planning and approving developments needs to be more certain.
- The Kiama LGA could be more advanced and adaptive to new technology.
- There should not be an expectation for first home buyers to live in the Kiama LGA.
- There is a need for more entertainment and activities for young people and families.
- The cottage / heritage / small dwelling type is suitable for the Kiama LGA.
- Additional shopping and dining choices are needed, as well as meal delivery services.

Next steps

The next steps in the preparation of the Draft Growth and Housing Strategy are:

1. Finalise the Draft Strategy

The Draft Growth and Housing Strategy will be prepared based on plans and studies, evidence bases, community and stakeholder feedback (including this summary report and full responses) and NSW State Government policies.

2. Council endorsement for exhibition

The Draft Strategy will be reported to Council seeking endorsement for public exhibition at a meeting in July 2024. The report will include a recommendation such as:

That Council:

- 1. Endorse the Draft Growth and Housing Strategy for exhibition for a period of 28 days.*
- 2. If submissions are received during the exhibition period, a further report (including an engagement summary and any proposed changes) be reported back to Council.*
- 3. If no submissions are received during the exhibition period, adopt the Growth and Housing Strategy one week after the completion of the public exhibition period.*

3. Public Exhibition of Draft Strategy

Following endorsement by Council, the Draft Growth and Housing Strategy will be placed on public exhibition for 28 days which will provide the community and stakeholders with another opportunity to provide feedback. During the exhibition period Council staff will continue to actively engage with the community and stakeholders.

4. Consideration of feedback

Feedback and insights from the exhibition period will be collated alongside data already gathered during the engagement period to further refine the Strategy.

5. Council endorsement for adoption

The final Strategy will be reported back to Council for adoption, including an engagement summary, outlining how feedback received during the consultation phases shaped and informed the Strategy.

6. Adoption

Following endorsement of the final Strategy by Council it will be formally adopted. A copy will also be sent to the Minister for Planning and Public Spaces for endorsement as Kiama Municipal Council's Local Housing Strategy.

7. Implementation

Once adopted, the Strategy will be implemented. This will include things such as a Local Environmental Plan (LEP) review, Development Control Plan (DCP) review, and advocacy for strategically identified sites to be included on Sydney Water's program.

For more information on the Growth and Housing Strategy and for updates, visit: www.kiama.nsw.gov.au/growth

HOW TO CONTACT COUNCIL

Post

Chief Executive Officer Kiama
Municipal Council PO Box 75
Kiama NSW 2533

Telephone

+61 (02) 4232 0444

Facsimile

+61 (02) 4232 0555

Online

Email: council@kiama.nsw.gov.au

Website: www.kiama.nsw.gov.au



Office hours

Our Administration Building located at
11 Manning Street, Kiama
is open 8.45 am to 4.15 pm Monday to Friday
(excluding public holidays)



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