



# Kiama Growth and Housing Strategy

Leading Growth for Good

Draft for exhibition - July 2024



Item 15.1 - Endorse for public exhibition: Draft Growth and Housing Strategy

Enclosures 1 - Draft Growth and Housing Strategy

# Acknowledgement of Country

We acknowledge the Traditional Custodians of the lands, the Dharawal people. We pay our respects to all Elders past, present and emerging and acknowledge their deep and ongoing connection and cultural responsibilities to this land.

We are committed to honouring Australia's Aboriginal and Torres Strait Island peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to our community.

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# Foreword

Recognising the national housing shortage and local government's role in managing growth, *Kiama Growth and Housing Strategy: Leading Growth for Good* (the Strategy) provides a framework for Kiama Municipal Council (Council) to take the lead in planning for how we accommodate and support proactive delivery of housing for our expected population growth in future years.

The Kiama Municipal Council Local Government Area (LGA) is expected to grow to over 31,000 people by 2044 (or by 33%), with a projected 3,456 new dwellings required (REMPPLAN, 2023) to meet current projected demand.

This strategy focuses on the concepts of towards 31,000 population, planning for a range of growth scenarios and options to unlock potential growth in appropriate locations. It is important to recognise that the development pipeline takes time; and that decisions made now may not provide dwellings on the ground for many years.

We have a unique opportunity to strategically plan and identify opportunities so that the infrastructure needed for quality growth can be planned and implemented in time for our growing dwellings and communities.

We want to lead planning so that our land is efficiently used and well connected and serviced. We want to strike a balance between what we love - our open spaces, environmental lands, rolling green hills and our coastal landscapes - and the housing our growing and diverse community needs across all life stages.

This Strategy seeks to set a path of action for growth and housing in our LGA through to 2044. It includes monitoring and review to ensure our actions and interventions advance us towards meeting our objectives. It will enable housing choice, diversity and affordability to meet the current and future needs of our community.

Underpinning the success of this Strategy will be ongoing open conversations and partnerships with the State and Federal Government, with community housing providers, private housing developers, and with our community.

Council recognises it is going to take commitment and partnerships at all levels of Government as well as industry and community groups to address our housing challenges.

We hope this Strategy demonstrates our commitment to playing our part in the solution.

**This Strategy aims to ensure we have the right amount of housing, of the right type and size, in the right place and with the right tenure for our community.**

## Words that matter: Glossary

Housing is a complex topic, and we use lots of different words to describe what contributes to the housing system. Some of these words have specific meanings that are uncommon or different from day-to-day use. For terms which might need a bit more of an explanation see **Appendix 1: Words that matter**.

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# Our vision

Kiama is a naturally beautiful area made up of connected and unique communities.

We prioritise thoughtful development, placing the right houses in the right locations, with the services and infrastructure they 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 statement reflects our community's aspirations and the challenges we need to address. Informed by our Community Strategic Plan's five pillars, 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 a house that supports their lifestyle and needs.

Council is committed to:

- supporting different housing types and styles to cater to all people's housing needs
- facilitating housing outcomes specific to each local area
- engaging with State and Federal governments in advancing infrastructure and servicing needs of our community
- open dialogue and engagement with private developers, builders, finance sectors and community housing providers to create master planned communities and positive development outcomes
- identifying 'shovel ready' housing projects that are suitable for State and/or Federal funding
- Planning Scheme amendments and policy development that support real change and outcomes, and
- community engagement models and tools that keep the community involved and supportive of activity and actions arising from this Strategy.



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# Leading growth for good

## About this Strategy

Our community is proud of living in our LGA, and for good reason. The relaxed lifestyle, connection to mountains, oceans and beaches, and friendly centres and villages are all strongly valued by our residents and visitors.

Well planned urban development, amenities and infrastructure 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.

The beauty and liveability of our LGA, coupled with its location only a short distance by train or road from major centres like Wollongong and Sydney, means that demand for housing is growing.

Currently, over 23,000 people call our LGA home and by 2044 an additional 7,757 people are expected to live here. This means that our community is anticipated to grow by about one-third of our current size. Over the next 20 years it is expected we will require about 3,500 new homes to be built in our LGA, with 900 required in the next five years.

## Purpose

The NSW Government is working closely with all councils in Greater Sydney to help them reach their housing supply targets and their community needs. Councils outside of this area can also choose to complete a Local Housing Strategy, developed in accordance with the *NSW Government Housing Strategy Guidelines*.

This local housing strategy will support the delivery of 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 new residents.

Recognising that developable land is finite and the built form of our LGA is already well established, optimum use of local land must be made, and appropriate expansion areas identified and planned for now. This will enable decision making to occur at a local level, supported and driven by Council and ensure we play our part in solutions to support the provision of our community's basic human right to shelter.

## Our process to get here

The Strategy draws on previous work and studies completed since 2011, when our *Local Environmental Plan* was first adopted. There have also been many conversations with our community through the completion of our *Local Strategic Planning Statement 2020* and our *Community Strategic Plan 2022-2032*. These insights and others are reflected in this Strategy.

Several studies and technical documents support this strategy and their findings are also reflected in this Strategy. This Strategy has also been developed through a conversation with our community about change and growth. A topic that ignites passion, interest and feedback from the community because we love where we live.

This conversation has changed over time as the pressures to find places to locate new housing have grown. We have also faced the reality of decisions that have been made at a State rather than at a local level, resulting in some of our community feeling disconnected from the decision making process.



## 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 less-heard voices, 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 and community.

## Community consultation

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 engagement methods included:

- a Growth and Housing Strategy webpage and online engagement activities, discussion papers and blog posts
- stakeholder interviews
- town and village community popups and workshops with families, children and young people
- workshops with Councillors and precinct groups, and
- industry forums with developers, landowners and other stakeholders.

Our detailed findings were reported to Council in June 2024 (Community Engagement Report 2024). This report can be accessed on Council's website.

In any engagement process there will always be a range of views expressed, but there was a strong shared interest in the issues that we face, the challenges before us and the expectations that were shared for the future. These included:

- a long term vision – start with the end in mind.
- liveable place with amenities, walkways, dog parks, things to do and see.
- job opportunities and services.
- growth was ok but it is essential for infrastructure to be in place to support it.
- need to clearly articulate the urban expansion opportunities and limitations.
- provision of diverse housing that suits all ages groups and needs, including those of young people.

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

- Participant comment



**Engagement snapshot:**

- 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
- Multiple precinct and committee group meetings
- 60 attendees at industry forum
- 90 primary school students
- 35 developer/ landowner EOLs, and
- 1,000 people reached at community pop ups.

# Council's role in leading growth

Building houses addresses our basic human right to shelter. Diverse housing is also the cornerstone in creating great communities. Each house within our LGA contributes to the fabric of our place, and our sense of belonging.

The process for reaching the stage when a house is created and completed, is complex and involves multiple stakeholders, economic influences, Federal and State policy and private organisations.

Council needs to be proactive in our approach to supporting the delivery of housing and to leverage the opportunities and influence that we have in this complex space. We can influence housing through local land use zoning, development approvals, development charges, policy and some infrastructure delivery. Coordinating policy, planning and regulatory levers can encourage a supply of housing where and when it is needed.

Of utmost importance is ensuring that growth is strategically planned, including the timing of the delivery of infrastructure (both State and local). This needs to be led by Council and our community, rather than the interests of individuals or determined by only by the State Government.

The State Government has also set our community the target of 900 completed dwellings by 2029. This target will require the delivery of at least 180 new homes each year. The supply of zoned land and approvals are expected to be in place to be meet this five year timeframe set for our Council. This Strategy outlines how this targets will be met, sets actions to support delivery and expands on options for future years to be further considered.

This Strategy seeks to not only meet the targets set for us in the short term but to think more broadly and into the future to plan so that our current and future community has what it needs.

**Planned right, this growth can bring many benefits to our community including new and improved infrastructure, more activated centres and homes for young and old that allow them to keep living in the neighbourhoods they love.**

## Council's role

Council has a very important role to play as an:

### Advocate

- Seeking to call for the infrastructure and services our community needs.
- Requesting the funding and financial focus of both the State and Federal Governments.

### Planner/Regulator

- Allowing and supporting suitable zoned land for development.
- Providing up to date and relevant planning controls and policies that work with industry and the state government.

### Partner

- Seeking opportunities to provide/ deliver and work with industry and other providers, including surrounding local governments.

### Recogniser and Monitor

- Identifying needs and trends, seeking information from our community and monitoring progress.

In recognising the national housing shortage, 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.



## Strategic alignment

This Strategy aligns with key State, regional and local strategic policies and plans. The Illawarra Shoalhaven Regional Plan 2041 identifies that our LGA will need to play a role in delivering regional housing supply, and the Kiama Local Strategic Planning Statement (2020) reinforces the need to plan for the future growth.



### Illawarra Shoalhaven Regional Plan

The Illawarra Shoalhaven Regional Plan anticipates a growth in the region's population of at least 100,000 by 2041 (or 58,000 dwellings). It highlights the need for future development to consider sustainability, feasibility, water and wastewater capacity and the protection of existing character when delivering new housing and associated infrastructure.

The Strategy recognises the continuing growth in the region's ageing population, the decrease of household sizes, and the increase in home-based working due to the COVID-19 pandemic. All of these will impact the demand in the types of housing required. It encourages an increase in the diversity and affordability of the range of housing available to cater to the needs of all generations and demographics.

Local housing strategies seek to identify the appropriate locations to manage this growth, which would be balanced between infill and greenfield development. Bombo Quarry lands have been identified as a new urban release area to support additional housing for our LGA in the Regional Plan.

While strategic centres are identified as priority locations for new housing opportunities, the Plan acknowledges that the centres of Kiama and Gerringong seek to rely primarily on infill development. It recommends the Local Housing Strategy explores ways to incentivise redevelopment in these centres to accommodate projected housing demand including:

- encouraging infill development within the centres of Kiama and Gerringong
- reviewing development controls to ensure they create flexible and feasible conditions for increased housing supply, and

- recognising that local housing strategies should set urban growth boundaries that delineate areas of acceptable urban growth.

### Other Government policies and plans

There are a number of NSW wide planning policies that have been introduced by the State Government. These impact on, and influence how and where residential development occurs within our LGA. Some of the key policies include:

- SEPP (Exempt and Complying Development) 2008
- SEPP (Housing) 2021
- SEPP No 21—Caravan Parks and SEPP No 36 - Manufactured Home Estates
- Housing 2041 (2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022.

### Our Council's documents

Our current growth and housing documents include:

- Kiama Community Strategic Plan 2022-2032
- Kiama Local Strategic Planning Statement 2020
- Kiama Local Environmental Plan 2011
- Kiama Development Control Plan 2020
- Kiama Planning Agreements Policy 2024.

The Strategy will add to these existing documents to enable Council to strategically make changes to our planning frameworks.

# Our community snapshot

## Our place

Our LGA lies on NSW's South Coast bordering Shoalhaven, Shellharbour, and Wingecarribee LGAs.

We are connected to the Illawarra Shoalhaven Region via the Princes Highway and the South Coast train line. Due to our centralised location within the Illawarra Shoalhaven Region, our LGA is uniquely positioned to take advantage of the opportunities from growth in our neighbouring local government areas.

### Competitive advantage

Construction is one of the largest employing industries in our LGA and has experienced strong recent growth, supporting 1,221 jobs or 17% of total jobs in 2021/22. In terms of value, construction generated the largest economic value of \$114 million or 17% of total value added in Kiama. It is also a competitive advantage supporting above regional NSW average value and employment in 2022.

### Strategically located

Our LGA is strategically located 40km south of Wollongong and 120km south of Sydney. These centres can be reached in around 45 minutes and 140 minutes respectively by train from the Kiama town centre; and 30 minutes and just over an hour by car.

This means our residents can enjoy the benefits of a regional lifestyle, with good accessibility to city life, jobs and services.

### A naturally beautiful area and destination

Our LGA is a naturally beautiful place, spanning 258km<sup>2</sup>, sixty percent of our LGA is natural area. It is bordered by environmentally significant and protected areas, including the Budderoo National Park and Barren Grounds Regional Park to the west.

On our eastern coast, the LGA is blessed with a variety of beaches – including the Kiama Blowhole, the world's largest blowhole.

The environment which makes up our LGA is defined by its unique natural landscapes and 'coloursapes'– from the deep green biodiversity of the escarpment, through to the agricultural pastoral lands and rolling green hills, and earthy hues of the coastline and deep blue of the ocean.

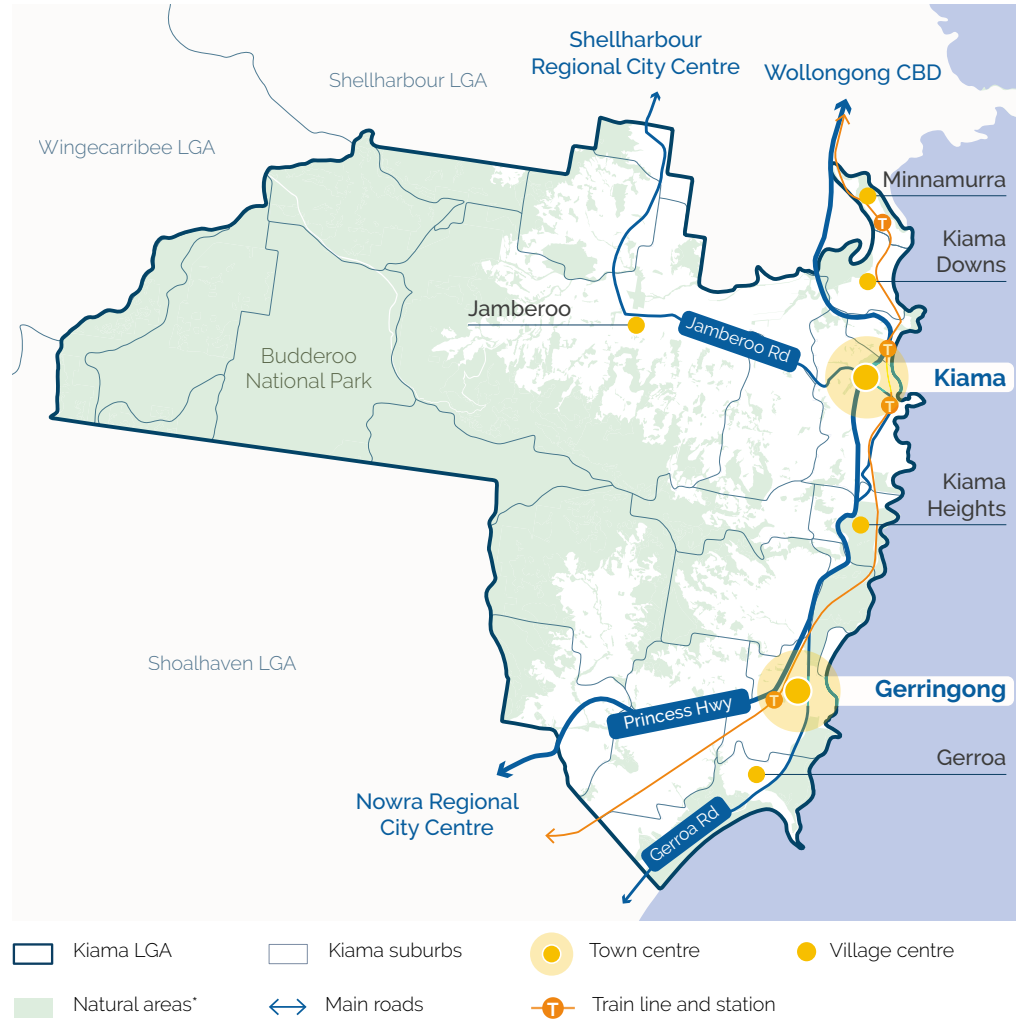
Our environment plays an integral role in the economic, social and natural environment makeup of the area. These assets have been utilised by the traditional land owners, the Wadi Wadi people, who recognised the favourable climate and water resources. They continue to have long standing cultural and 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.

**A place of villages and centres**

Our LGA is made up of two main centres (Kiama and Gerringong) and village centres Jamberoo, Minnamurra, Kiama Downs, Kiama Heights, and Gerroa. 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, are both important to the Kiama community.

Figure 1 - Kiama LGA strategic context (Source: Cred Consulting)



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

# Our population

## Our community now

Today, around 23,000 people call the Kiama LGA home. Our population is concentrated along the coastline in small towns as well as small hinterland villages.

### 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 community

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.

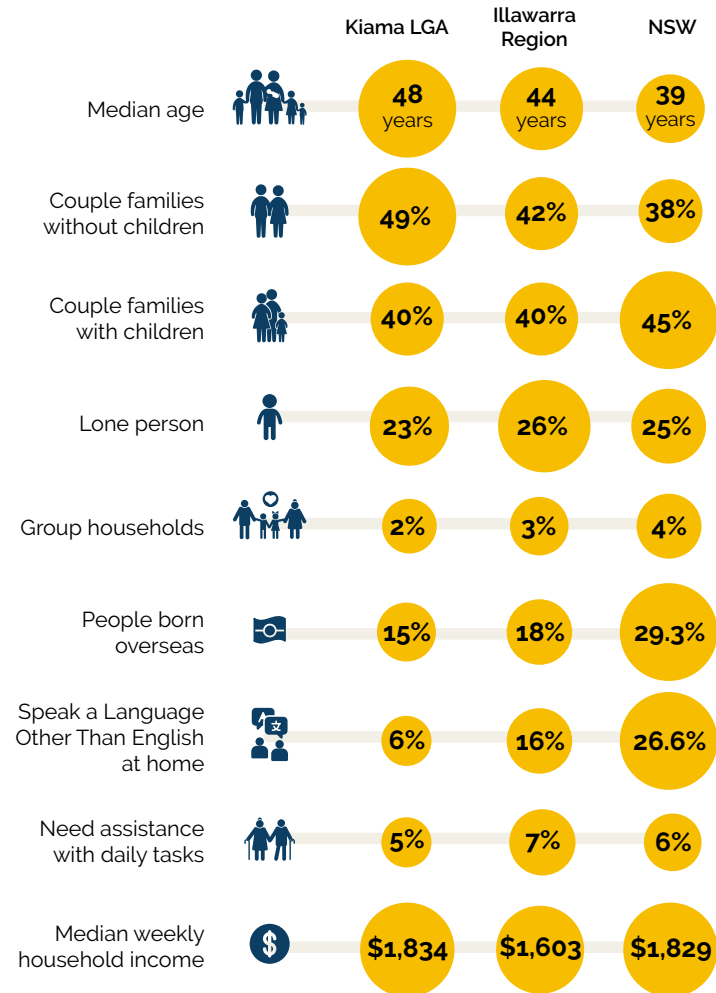
### Less culturally diverse

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 couple 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.

Figure 2 - Kiama LGA community (ABS Census, 2021)

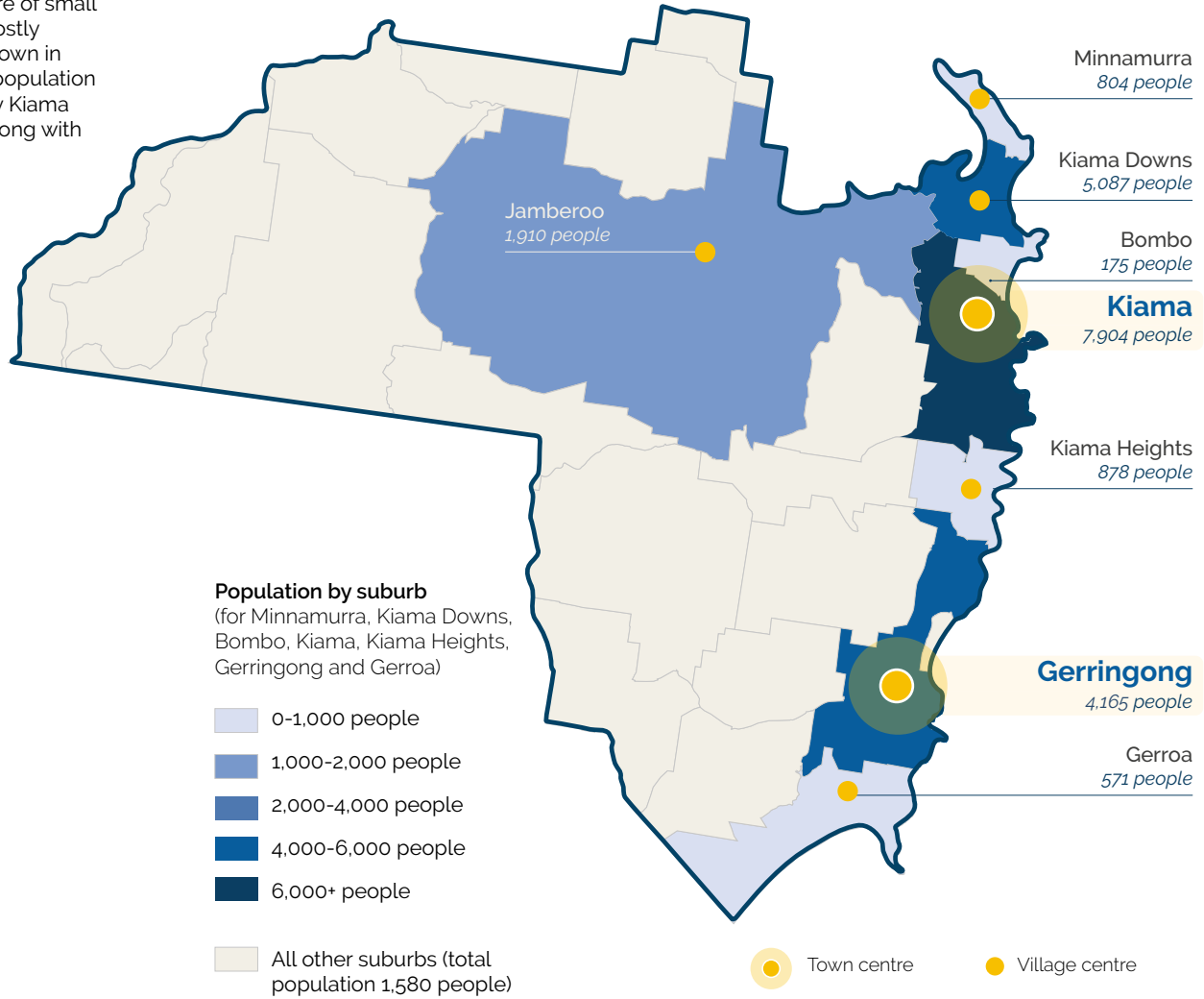




**A coastal community**

Our community live in a mixture of small villages and larger centres, mostly located along the coast. As shown in Figure 2, 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)

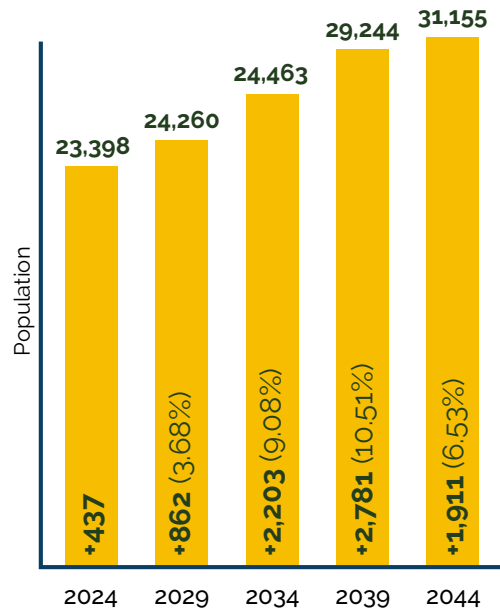


## Our growing community

### Kiama's population is forecast to increase by about one third over the next 20 years

According to REMPLAN forecasts prepared for Council, by 2044, our population is projected to increase by around 7,757 people, to a total population of 31,000 people. Population growth is projected to be fairly steady with a 20 year average of 1.6% annually.

Figure 4 - Population growth 2021 to 2044 (REMPAN, 2023)



### There is high growth across our region

Our LGA's annual growth is forecast to be greater than the NSW average (0.95%). However, according to NSW Government population projections, it is not as high as many of our neighbouring LGAs within the Illawarra Shoalhaven region:

- Shellharbour: 30,000 new residents (1.7% annually)
- Wollongong: 57,000 new residents (1.2% growth annually)
- Shoalhaven: 36,000 new residents (1.5% growth annually)
- Wingacaribee: 19,000 new residents (1.5% growth annually).

### Our older age profile is expected to continue

In 2044, our age profile is projected to be relatively similar to our current profile. While growth will mean increases in the numbers of people across all age groups, by 2044, the 60 to 74 year age group will represent the largest proportion of our population. According to REMPLAN there will be an additional 1,906 residents aged 75 years and over.

Following our current trajectory, we are expected to have a higher proportion of people aged over 70 years living in the Kiama LGA, increasing from 18% of the population to 21% by 2044. This reflects general population trends for Australia. However, it does indicate the need to deliver more diverse housing types, sizes and tenures, to both enable our older residents to age in place in the communities they are connected to, but also for our younger residents to stay living in Kiama in affordable homes near jobs and centres.

## Employment

Our LGA's working age population (15 to 64 years) is expected to grow by around 4,800 people by 2046 from 12,900 to around 17,700.

Currently approximately 4,200 (or 43%) of our workers live and work in Kiama, and 5,400 (57% of workers) residents travel outside the Kiama LGA for work.

### **We have low unemployment, and a high proportion of retirees**

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

Our LGA has more employed residents than local jobs/workers, 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.

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.



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# Our growth and housing needs

## Eight growth and housing needs

### 1. More housing diversity

Housing supply in the Kiama LGA is mostly large separate dwellings with 3+ bedrooms. We have a high number of retirees, the highest median age in the region, and an ageing population. Our older residents need smaller homes to move into locally so 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. With over 1million tourists a year, and high demand for social services, some of our strongest employing sectors struggle to find local workers due to cost of housing. Our young people leave the area in part due to a lack of housing choice. Being a tourist destination, we have lots of short-term rental housing. 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

While our community loves their local centres and villages, they've indicated a desire for more things to do, places to go, local jobs, and entertainment. Our town centres need to be alive, vibrant and creative places that cater to all demographics and don't focus on singular ages groups or housing types such as the current significant supply of retirement villages within Kiama Town Centre. Through new and diverse housing types including development which support a new demographic within the town centres, we can strive to deliver the services and facilities needed to create liveable and thriving neighbourhoods.

### 5. Growth that respects and enhance our natural environment

Sixty percent of our municipality is natural area. Our beautiful natural environment plays and significant social, economic and cultural role, and must be protected as part of any growth.

### 6. Future homes safely away from hazards

Some of our areas are a high fire risk particularly those bordering natural areas. We have high flood risks in parts of Kiama and Gerringong. Much of our housing is along the coastline, potentially affected by sea level rise and coastal erosion. We need to locate and design new housing to respond to these risks and vulnerabilities.

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

We have good transport connections to major centres, but local public transport is lacking. There's a lack of essential services like sewer and water in some areas. Much of our social infrastructure is ageing. With high growth in neighbouring areas, we are not a high priority for infrastructure funding. By enabling new housing, we can access funding for infrastructure renewals.

### 8. Housing that generates employment

Housing cannot occur in isolation, each house must be part of a broader community including places to work. Council recognises the current limitations in spaces to locate places close to work or to generate employment. Employment lands are a pivotal component of the growth puzzle and need to complement a broad growth plan, rather than being considered in isolation. In recognising this Council has commenced the work required to develop a future Employment Lands Strategy and will deliver this by November 2024.

The future Employment Lands Strategy will inform this Strategy to enable decisions to be made which allow for supporting services and facilities to be located within growth hubs and spaces. It is essential that places to work are provided to support housing growth.

## Housing demand

### Future dwelling demand

We want to balance the need for more homes, more jobs, space for infrastructure, sustainable economic growth and the creation of great places. Housing needs are determined by projected population growth, analysis of likely trends in demographics, including household types, household size, age cohorts and an understanding of housing preferences. As stated previously, current demographic trends indicate changes in household structure will lead to increased demand for smaller dwellings including medium and high density housing options in the future.

To support the development of this strategy, the *Housing Supply and Feasibility Analysis* (AEC, March 2022) includes extensive details of need and supply to support the decisions made within this Strategy. A high level summary of these findings is contained in the following two sections on demand and supply. Council has also developed a housing monitor to clearly understand current supply obtained through development approval data. This changes each week as development approvals are granted.

Table 1 - Future dwelling demand (REMPAN, 2023)

REMPAN, 2023 Dwelling Forecasts	2024	2029	2034	2039	2044	2025-2044
	Base year	Year 1-5	Year 6-10	Year 11-15	Year 16-20	In 20 years
<b>Total Dwellings</b>	11,094	11,535	12,487	13,685	14,550	<b>14,550</b>
<b>Expected 5 year additional required supply</b>	N/A	+441	+952	+1,198	+865	<b>+3,456</b>
<b>5 year % change</b>	N/A	3.98%	8.25%	9.59%	6.32%	<b>+31%</b>

Note: the NSW Department of Planning has recently set a target of 900 dwellings in the next five years which is double the projected dwelling requirements expected for projected population growth.

“ I work in Kiama but can't afford to live here! I spend so much time and money commuting from Shellharbour each day. I wish finding a house was easier in Kiama.”

- Participant comment

“ 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

**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.

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 (Source: ABS Census)

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
<b>Total</b>	<b>6,490</b>	<b>2,122</b>	<b>8,612</b>

### **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 renter 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 key 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 renter 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 residencies. 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.

### **Affordability**

The decline in housing affordability, and the inability for everyday people to access housing that is affordable, is having an increasingly detrimental impact on socio-economic diversity, which underpins our areas' rich social fabric.

The ongoing loss of people who cannot afford to live close to where they need and want to be, whether it be close to family, employment or services, is of concern.

As stated 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% on 2020 (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.

### **Seniors living (retirement, residential aged care)**

Given the demographics of the population previous focus has been on the provision of 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. It is considered that there is sufficient (if not an oversupply) of seniors living opportunities within 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 at the 2021 Census. The population experiencing homelessness indicate that they are staying in temporary arrangements, supported housing, or caravan parks, rather than unsheltered homelessness.

**Table 3 - Types of homelessness experienced in Kiama (REMPPLAN, 2021)**

Homelessness Operational Groups	
Persons in supported accommodation for the homeless	14
Persons staying temporarily with other households	25
Persons living in 'severely' crowded dwellings	25
Persons who are marginally housed in caravan parks	10
<b>Total</b>	<b>74</b>



**Enclosure 1**

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# Housing supply

## Feasibility

The *Kiama Housing Supply Feasibility Analysis* (AEC, March 2022) aimed to understand what the most appropriate and sustainable method of increasing housing supply will be to cater for projected population growth across its key centres.

The Analysis found that the use of existing planning controls across sites that allow for higher density housing typologies, (including duplex, townhouse, villa and/or apartment development) has been slow and development applications are often met with objection from community members.

Despite this, infill and brownfield options scored highly as a preferred development approach in the community survey, with each preferred to greenfield development alone. Encouraging housing that is in keeping with the character, and engaging with our community to understand the benefits of new housing, can help overcome objections to density.

The analysis also found that there is a need to identify, plan for and deliver new housing in new greenfield growth areas. These new neighbourhoods need to be designed to support healthy, active and connected communities and lifestyles.

## Existing planning controls

Our existing *Local Environmental Plan* 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 zones types and names, provided within the LEP are set by the State Government. Actions within our Local Environmental Plan consider some possible future changes to permissibility within some zones. Existing controls and permissibility is outlined within **Appendix 2**.

## Opportunities for growth

Due to its size and natural constraints, land suitable for development in our LGA is limited. A large part of our LGA is zoned natural areas. Most residential land in our LGA is zoned R2 – Low Density Residential. This includes currently undeveloped land west of the Princess Highway in Kiama Heights.

Some medium density residential zoned land exists in Kiama and Gerringong which supports infill development.

Our LGA (including all of the proposed greenfield release areas) has the capacity to accommodate an additional 4,985 dwellings. Some key observations include:

- the potential additional dwelling capacity across the LGA is assessed to be 9,002 lots/ dwellings (or 5,891 excluding the release areas) based on existing planning controls
- the dual occupancy typology can potentially deliver the greatest number of additional dwellings at 3,455, followed by residential flat buildings at 1,583 dwellings
- subdivision potential, including already identified release area lands, can potentially deliver an additional 3,144 housing lots, and
- additional capacity for townhouses and integrated housing is limited with only a total potential for a combined further 188 dwellings.

“ *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*

### Our dwelling targets

As outlined by the NSW Department of Planning Housing and Infrastructure, the dwelling 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.

Council is advised that the targets will be based on any new dwellings in the LGA that receive an Occupational Certificate within the 5 year time frame commencing from the 1<sup>st</sup> July 2024.

The ability for a dwelling to be completed is based on a variety of decision makers, stakeholders and drive 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.

Council is also committed to working collaboratively with the development industry including hosting regular developer and industry forums, working through road blocks and impediments to supply, supporting improved pre-lodgement, concierge and other support services for the Development process.

Council has an active land monitor and housing supply tool and is regularly monitoring supply. This includes our expected delivery of the 900 dwelling completion targets set by the NSW Government for the next five years.

It is expected that targets will be met by existing approved dwellings and land release, ongoing infill development in existing residential zoned land such as dual occupancy, and other secondary dwellings. Immediate supply of lots identified within the LSPS will be coming online at Drualla Road Jamberoo (completed subdivision- available for housing), Henry Parkes Drive Kiama Downs (approved construction of subdivision) and Golden Valley Drive, Jamberoo (approved subdivision).

South Kiama will also provide substantial delivery of housing with a Draft Development Control Plan completed for the site (a requirement to enable development applications to be submitted for subdivision) and advanced planning on both Development Applications and staging plans for the development site. Significant work is occurring on the preparation of the planning processes to be undertaken for Bombo Quarry.

### Changes achieved through existing controls

Many of the expected dwelling numbers will also result from uplifts delivered through the

recent Kiama Town Centre Local Environment Plan (LEP) changes and the low- and mid-rise housing reforms expected to be implemented later in 2024. The recent amendments to the Kiama LEP have resulted in higher densities being supported within our E1 zones within the Kiama Town Centre. This has resulted in a number of applications for higher density multi dwellings and mixed-use developments being received and approved by Council. Several sites submitted through the Developer EOI within the town centre, including Council catalyst sites have been listed for further investigation as part of a review of existing E zones.

There remains substantial community debate about increases in density, heights and development typologies within both Kiama Town Centre and also Gerringong. However, this decision has been made for us through State legislation which seeks to adopt a best practice principle of locating densities and increased heights within town centres, close to services and transport hubs. This density allows for the provision of housing supply that is well located and serviced, thereby reducing the need for greenfield expansion in locations not serviced and where infrastructure to support growth is not aligned.

Our current residential zone land can supply additional residential development in the form of dual occupancy.

Within Gerringong, applications have been made for multi dwelling development which meet with current Floor Space Ratios, height and planning controls and these have been received with some level of concern. Further increases in density within Gerringong does need to be investigated, however the inclusion of the State Government low and mid rise housing reforms has not been supported in this location. It is currently unknown whether these will apply and therefore result in higher dwelling yields occurring in Gerringong than previously expected.



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# Growth considerations

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 respond to the unique built and natural features that contribute to the character of our diverse towns and villages.



Enclosure 1

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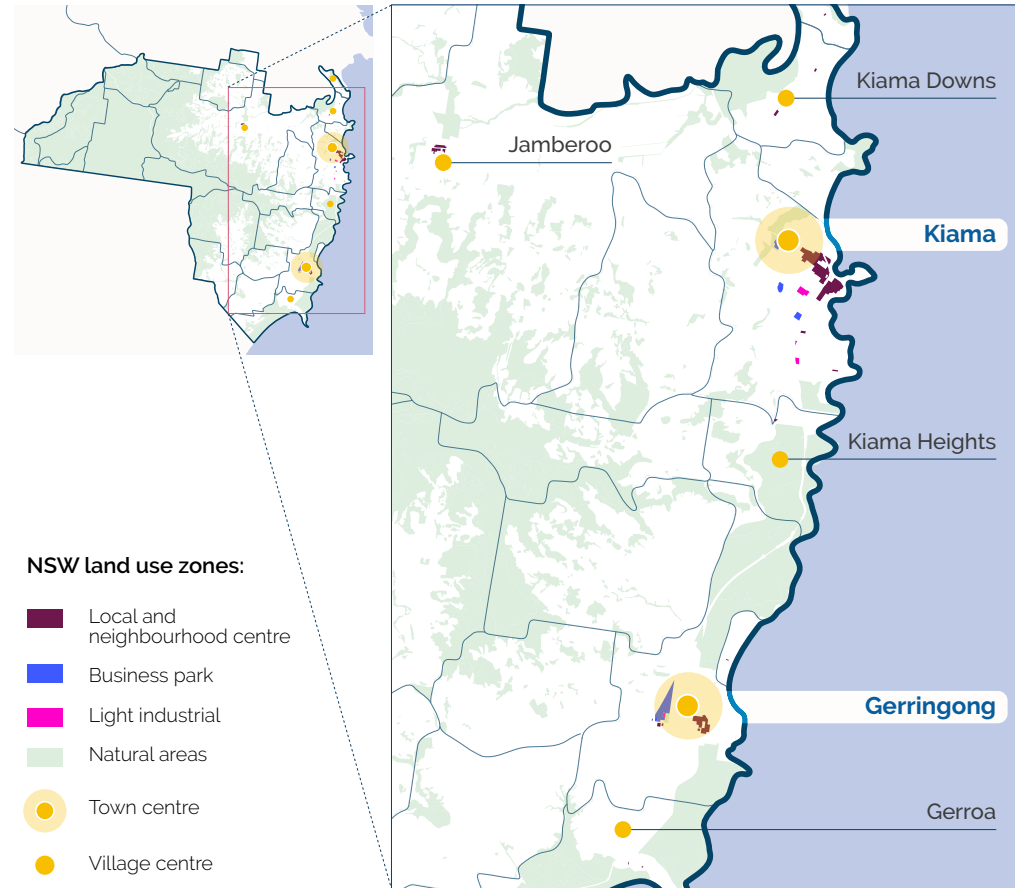
## Our economy & employment lands

With over 1 million tourists a year, and a high demand for social services, some of our strongest employing sectors are not able to find workers locally. There are more jobs in these sectors than local workers, meaning that people are commuting from outside our communities to fill these positions. Key worker roles drive the local economy. The main employment industries are accommodation and food services (16.3%), construction (14.6%) and healthcare and social assistance (12.5%). Jobs are generally concentrated in the main town centres, with some rural land uses and primary production in the hinterland.

Employment lands are predominantly located in the town centres of Kiama and Gerringong, with additional light-industry land in West Gerringong. There are also a few areas zoned for employment uses in smaller villages. The largest expected land release in South Kiama does not currently have any identified employment lands or neighbourhood commercial zoning, meaning residents will need to travel to the town centre for the provision of goods and services.

In recognition of the need for appropriate planning and strategic direction for employment lands within our LGA, Council has engaged a consultant to develop an Employment Lands Strategy. This strategy will consider current supply and future demand providing options for consideration in future planning processes. It is expected that the findings of this strategy will be incorporated into a future iteration of the Growth and Housing Strategy later this year.

Figure 5 - Kiama employment zones (Data source: Six Maps and NSW SEED database)



### Challenges and opportunities

- High proportion of key worker roles in our LGA.
- A job-worker mismatch, where most workers leave the local area for employment.
- Lack of "white collar" jobs in the LGA – so people travel outside the LGA for these roles, this also drives up housing prices.
- Need to limit population growth outside of the centres to protect agricultural land.
- Opportunity to provide an ongoing supply of employment zoned land to provide local business and job opportunities.
- Opportunity to deliver diverse housing products and models to support key workers.
- Opportunity to deliver more opportunities for office and retail space in centres.
- Encourage mixed-use developments in local centres including office / retail, and shop-top houses.



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## Our environment

Our pristine and beautiful natural environment is highly valued by residents and visitors alike. While these features and landscapes make our LGA so special, they also influence the future location and design of new housing.

Over 60% of the LGA is natural area and we are bordered by environmentally significant and protected areas, including the Budderoo National Park and Barren Grounds Regional Park to the west. Our wetlands, flood plains, bush, and the coastline all provide natural barriers and constrain opportunities for future urban expansion.

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.

### Natural hazards

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

- **flooding:** Over the years Council has undertaken a number of flood studies that have told us there is flood risk across the municipality but particularly around the north and west of Kiama town centre, near Surf Beach in Kiama, north and west of the Werri Lagoon in Gerringong, and along the Werri Creek towards the Gerringong town centre. Updated information is needed to help plan for the future.

- **bushfire:** The western reaches of Kiama are the most vulnerable to bushfire (see Figure 6). Jamberoo is surrounded by areas of high and moderate bushfire risk.
- **coastal erosion and inundation:** A coastal vulnerability study was recently completed which identified a number of coastal vulnerability areas along the coast. There are particular risks :
  - **Kiama Downs:** at Jones Beach.
  - **Kiama Town Centre:** near the Spring Creek mouth, Blowhole Point, Surf Beach and south Kendalls Beach.
  - **Kiama Heights:** Easts Beach and Munna Munnora Creek, including the holiday park.
  - **Werri Beach / Gerringong:** The southern end of Werri beach to Pacific Avenue, including the Werri Beach Holiday Park and Bowling Club.
  - **Gerroa:** Foreshore near the Crooked River mouth, including parts of Burke Parade.

It is imperative that any development is in areas that are not subjected to significant natural hazard impacts and so as to put our residents in harm's way. This region has experienced multiple substantial events including storms, flooding and bushfire, recovery from these impacts 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.

## Sustainability

With increased growth and development there is a corresponding community expectation to increase the standards of design and amenity, open space, communal space and responsiveness to local character. Sustainable design and opportunities for innovative options needs to be forefront in the decision process. Delivery of our Net Zero policy framework as well as our Environmental Sensitive Design principles contained within our Development Control Plan also needs to be considered.

### Challenges and opportunities

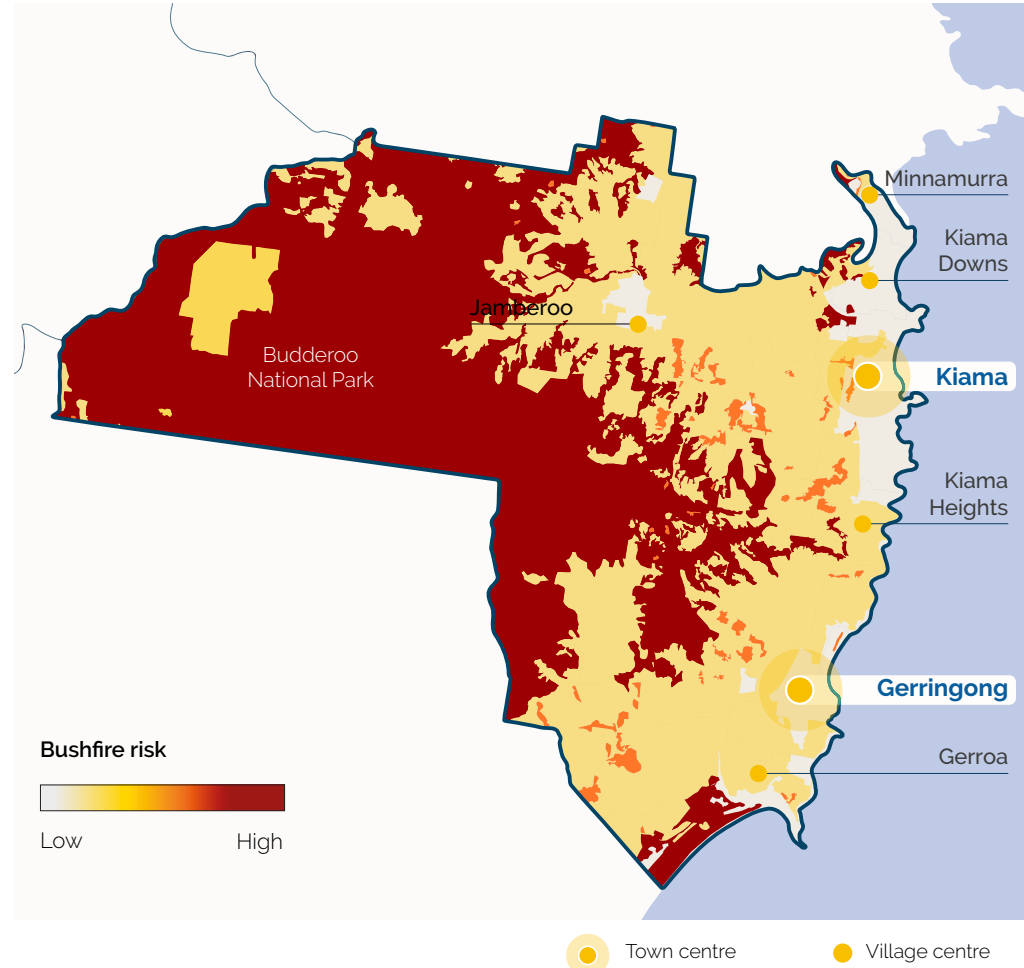
- Many of our towns and villages are constrained from growth by natural areas (e.g. Kiama Heights and Gerroa). This means limiting population growth outside of the centres to protect environmentally significant and vulnerable land.
- The hilly terrain of the LGA makes the delivery of infrastructure difficult and costly.
- The majority of our population live on the coast, however these areas are vulnerable to a range of natural hazards. Ensure new housing incorporates environmentally sustainable building principles.
- Inland areas, particularly around Jamberoo, are bushfire prone.
- Large amount of natural and rural landscape areas limiting residential growth potential.

*Continued overpage*

### Challenges and opportunities (continued)

- There is limited understanding and mapping of flood risk across the LGA. Need to Investigate flood risk across the LGA and update mapping and planning controls to inform future development.
- Implementing the Coastal Management Plan, 2024 and appropriately planning and developing around Coastal Vulnerability Areas (CVA) along the coast.
- We can leverage already planned expansion areas to contribute significantly to housing targets.
- Opportunity to review planning controls and policies to encourage the delivery of more diverse and smaller housing product. This can include encouraging building of dual occupancy and medium density dwellings to achieve housing targets.

Figure 6 - Kiama LGA bushfire map (source: Six Maps and NSW SEED database)





## Our infrastructure

Timely access to quality infrastructure is fundamental to the future planning, delivery and staging of housing growth. This refers to a range of different types of infrastructure, including transport (private, public and active transport modes), servicing infrastructure (such as electricity, sewer, reticulated water) and social infrastructure (includes open space, community facilities and services).

Providing the right infrastructure at the right time is key to supporting the development of housing throughout NSW. Infrastructure planning and provision 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.

### Transport

Our LGA is served by two key pieces of transport infrastructure: the Princess Highway, a four lane motorway that runs north-south along the east coast; and the South Coast single-track rail line which runs along a similar alignment to the highway.

The rail line is part of Sydney's metro railway system, with stations at Gerringong, Kiama, Bombo and Minnamurra. Kiama is the last stop on the line with electrified service, meaning that services from Gerringong and further south must change from a diesel locomotive at the station. While plans for further electrification

have long been discussed, there are currently no funding commitments for this work.

There are a number of Council managed roads connecting the LGA. Jamberoo Pass is a critical link from eastern Kiama to Wingecarribee LGA in the west but is often impacted by slips during extreme weather. Council has been advocating for this road to be classified as State Infrastructure to support ongoing improvements and accessibility for this important western connection.

Our topography makes active transport challenging in our town centres. Steep streets can make cycling and walking difficult, particularly for people who have impaired mobility. Many streets were also built without footpaths, reducing the walkability of our towns and villages.

It is important that the Kiama LGA can provide its residents with the opportunity to gain access to most of their day to day goods and services. Continuing to identify and locate growth within areas that are supported by these activity centres will enable growth to be located within proximity to supporting facilities and services.

Car parking is a hotly contested issue for our residents and visitors. Council is exploring a range of options and opportunities relating to car parking, including the consideration of paid parking. Parking provision requirements within individual developments can also have a significant impact in the feasibility of projects, particularly given the geomorphology of our area. Consideration of options around parking credits, minimising car parking

requirements or exploring alternative options within development including increased heights or Floor Space Ratios are part of the consideration currently being explored. It is also noted that particularly within our town centres of both Kiama and Gerringong, car parking is considered a significant issue both for residents, visitors and businesses.

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

### Funding infrastructure through development contributions

Council levies development contributions under a Section 7.12 contributions plan. This Plan levies contributions based on the cost of development, and the funds are held in a restricted asset account and allocated towards capital projects as part of the annual budget preparation. There are a number of urban release areas within the Kiama LGA, at different stages of planning, that will accommodate new dwellings and new residents. As part of the planning for these areas, the provision of public infrastructure will be considered. For these new areas it is expected that mechanisms such as a Planning Agreement or site-specific section 7.11 plans, where suitable will be implemented.

Where there are riparian or other environmental lands proposed to be dedicated to Council, the preferred method of dedication will be through a Planning Agreement that includes in perpetuity funding to mitigate the financial impact of council accepting these lands. In subdivision developments, any land or assets proposed to be dedicated to Council will be thoroughly reviewed to ensure they meet Council standards and will not create a future financial liability.

of public open space (land dedication and embellishment) will need to be provided on site to meet the needs of the additional population. The provision standards will be based on principles of quantum (i.e. land area) and quality (i.e. location, dimensions, functionality, embellishment).

### Social infrastructure - community facilities and services

Social infrastructure broadly refers to the community facilities (such as libraries and community and cultural centres, schools and health centres) and public open space and recreation facilities (such as parks and sports fields) that support the quality of life and wellbeing of communities and build community resilience. Council does not currently have a Social Infrastructure Strategy to plan for a future network of social infrastructure. However, many Council-owned facilities, such as our community halls and Kiama Leisure Centre are ageing and will need renewal soon. Maintenance of social infrastructure also remains a fundamental challenge for the local government sector.

There is an identified need for more multipurpose community hubs to replace single purpose and ageing facilities, however at this stage there are no significant plans for renewals to social infrastructure.

Through consultation, young people identified a need for upgraded skate parks, basketball courts and improved sports fields.

Utilisation rates, lack of management plans, and capital restrictions are also challenging the viability of these facilities.

### Open space and recreation facilities

Public open space is the foundation of creating great places to live. Public open space is infrastructure that is essential for communities and places where our community connects, keeps healthy and fit and relaxes. It encompasses parks, natural areas and linkages, waterways and foreshores, informal parklands, sports grounds and courts, play spaces, historical sites, and recreation trails for walking and cycling.

#### Types of public open space

Informal public open space on public land can provide an open space outcome, for example, ocean pools, beaches and rivers, riparian corridors, stormwater detention areas and environmental conservation land that may include informal walking trails.

Formal public open space includes parks, sports fields and recreation facilities that are provided for at a local, district or LGA wide level, as well as the provision of shared use pathways (active transport).

#### Future public open space needs

For development that occurs in infill areas, the opportunity to provide additional land for open space will be limited. However, we can encourage contribution to embellishment and the existing open space sites will be reviewed and upgraded as required. These upgrades will generally be funded through Section 7.12 contributions levied on the development.

For new greenfield urban release areas that cover two or more hectares or that propose to develop 40 or more lots, the provision

### Responsibility for social infrastructure delivery

Delivery of social infrastructure is the responsibility of a number of agencies including Council, State Government and the private sector. At a high-level, social infrastructure can typically be delivered through a mix of local infrastructure contributions plans, government funding (including State contributions and State and Commonwealth grants) and in some circumstances, developer-led delivery through planning agreements.

Some challenges for Council, in terms of our ability to levy contributions and responsibility to deliver, include local childcare, which is delivered by the market, and the delivery of district facilities such as schools, police stations, fire stations, institutions, and healthcare which rest with other State government agencies. While delivery and funding agencies may be different, we must still plan for this social infrastructure during the master planning/structure planning process.

“ Life's great here. The kids can spend heaps of time outdoors, and the commute to work is convenient. I just hope that the community facilities we use don't get overcrowded or closed down.”

- Participant comment

### Servicing infrastructure

Our LGA is serviced by Sydney Water and Endeavour energy. Water services are a concern for many, with many assets nearing end of life.

Sydney Water has not strategically planned or undertaken upgrade considerations for significant growth of our community. This is primarily based on the premise that planning does not occur until a development is at an advanced or very likely to proceed stage of the planning process. This provides uncertainty as to the total capacity of the sewerage treatment plant at Bombo.

Detailed negotiations and discussions have been occurring with Sydney Water to seek to resolve this situation and to provide more planning information and timing expectations to support decision making and planning of water infrastructure. Our LGA must be included within the water servicing maps and needs to be considered for future upgrades and additional servicing. Stand alone water and sewer provision for specific sites is not supported and would be a poor outcome for our existing community and future residents.

There are also a number of smaller towns and villages that are not connected to reticulated sewer, this limits the future growth potential of these places.

There is generally adequate energy service and supply for both existing and new developments, and we will liaise with Endeavour Energy to ensure our LGA is well serviced. We will also collaborate with relevant stakeholders to explore opportunities for resilient and sustainable energy solutions, including community batteries and alternative energy sources.

### Education

There is one public high school within our LGA, with students wanting to attend private high school education required to travel outside the area. Our LGA has several primary schools that provide education to our primary aged residents this includes Jamberoo Public, Gerringong Public, Minnamurra Public, Kiama Public and Ss Peter and Paul.

These schools are all well attended and numbers at each are strong. Further discussions and investigations need to occur to enable future additional school locations to be identified and for the provision of educational establishments to be planned and catered for future population growth to 2044.

Our residents tend to travel to obtain higher education and training opportunities, with the main university located at Wollongong.

### Medical services

There is a supply of local medical services and given the current age demographic of the population a number of services that cater to this age group such as auditory services, optometrists and chemists. Our residents have access to a number of medical centres and associated medical services. They do generally travel to nearby centres to access higher order services and facilities, such as hospitals and specialist healthcare. A new Shellharbour Hospital is to be built on the border of Kiama LGA which will provide additional services in the future. Consideration of housing for workers and specialists that result from this new hospital location in being considered as part of this Strategy.

### Challenges and opportunities

- Public transport outside of trains in the north of the LGA does not replace the need for cars. Improved local public transport is needed. We can work with other regional LGAs to improve public transport routes.
- Our rail line is only partially electrified.
- Active transport is valued by our community and supported by scale of settlements. There are opportunities to improve active transport links between centres.
- We can encourage new housing growth within existing centres and facilities to make use of existing infrastructure.
- Social and physical infrastructure is ageing and in need of renewal. There is a higher than regional average proximity to community halls and facilities placing burden on asset maintenance.
- Kiama LGA is a low priority for funding for new state infrastructure. There is very minimal planning or identification of sites, options or opportunities has occurred by agencies for the supply of increased or improved infrastructure. This is concerning particularly the need for additional schools and health facilities.
- A social infrastructure plan can help us plan for what we need, and identify who is responsible for delivering it and when.
- Population growth provides more infrastructure funding opportunities.



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## Heritage

Our LGA boasts many prized heritage streetscapes and residential, commercial, and grand civic buildings. Council enables the protection of this heritage through listing of items in the Heritage Overlay within the LEP and through the identification of Heritage Conservation Areas. This ensures that planning approval is required to subdivide land, demolish, build or alter a property that has heritage value.

While our town centres have key attributes that make them ideal for accommodating housing growth, they also include unique and intact heritage streetscapes and buildings.

These areas of identified heritage significance will need to be managed to ensure future residential growth is appropriate to the context.

### Challenges and opportunities

- Heritage conservations can limit increased housing in these areas. However, our heritage character attracts visitors which can activate our centres.
- Balancing heritage protection with other important factors – like sustainability, the demand for urban growth is an ongoing responsibility for Council.

## Housing affordability

According to the Australian Bureau of Statistics' Socio-Economic Indexes for Areas (SEIFA), Kiama 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 is low in Kiama it is nevertheless appropriate to look at the affordability of housing and opportunities for key workers within our community.

Housing affordability is a broad and complex issue and is the subject of significant research and policy development across all tiers of Government. It is well understood that the Kiama LGA is unaffordable, hosting one of the highest median house prices in the State. A serious conversation needs to be had with the community and other key stakeholders about what affordable housing looks like and means for Kiama LGA and if it and how it could be made possible.

We currently have one social housing dwelling within the LGA which means that low income households are unable to rent a social housing space within our LGA. This is concerning. More needs to be done on the provision of social housing either through housing providers or through the State Government.

There is a significant stock of independent living units and other forms of accommodation for our elderly population and support 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 economy is supported by tourism, and it is crucial that we have housing available for employees of our small businesses, tourism operators and associated business. Similarly local aged care businesses, and many local hospitals, schools and construction industry businesses require homes for key workers to live locally. Our young people are also telling us that they need local options and want to stay in the LGA but cannot afford to do so.

It is accepted that further work needs to occur on both social housing and affordable housing for our LGA. An action has been included within this plan to undertake this as part of a specific affordable housing strategy for the LGA.

### Challenges and opportunities

- Opportunity to develop actions and strategies that support the provision of social housing.
- Council may seek to introduce an affordable rental housing scheme into the LEP and to levy affordable housing contributions. To introduce an affordable housing contributions scheme, Council would need to develop an extensive evidence base and seek its endorsement by Department of Planning.



**Enclosure 1**

**Item 15.1**

# Our priorities

**“Stop saying no, start conversations with how.”**

- Engagement participant

This section identifies our priorities four priorities to lead growth and housing for good in our LGA.



**Priority 1**  
Sufficient and well-located housing supply



**Priority 2**  
Diversity of housing options



**Priority 3**  
Infrastructure is provided to support population growth



**Priority 4**  
Our centres and villages thrive

## Implementing our priorities

The implementation of this Strategy will predominantly be enabled through changes made to existing planning controls, including the preparation of planning proposals to amend the Kiama Local Environmental Plan 2011, amendments to Council's existing Development Control Plan 2020, continued review of Council's contributions plans and other plans and policies.

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 a number of development partners on the identified strategic lands.

An action and implementation plan is provided in this Strategy as required by the Local Housing Strategy Guidelines and provides actions to achieve our desired outcomes (objectives). This implementation plan is a living document that will continue to change and evolve over time as actions are completed and new actions established. Council can't do it all on our own, and we need to take on different roles to ensure our local housing needs are met.

It must also be understood that given Council's existing financial circumstances and internal capacity, these actions and objectives have been created in recognition of these limitations. There are limited available funds to undertake detailed studies and investigations, so partnerships and collaboration will be imperative in enabling the desired outcomes and actions provided within this Strategy.



## Priority 1

# Sufficient and well-located housing supply

### What did you tell us?

Our community was clear that making sure new housing is in the right place is very important. Feedback from our residents told us that they want to be close to services, shops, and attractions. We also heard that you want to ensure our precious environment is protected and continues to be enhanced.





## Overview

To cater for our forecast increased population, we need to plan for additional housing to be accommodated in the Kiama LGA.

We need to ensure that new housing is delivered in the right locations, to make appropriate use of existing infrastructure and maximise access to transport, jobs, shops, community facilities, open space and other services. Most of our LGA is protected natural or rural landscape. The national parks in the west and coastlines in the east are important havens for native flora and fauna and are what makes our region so special and loved.

Growth should be discouraged in areas that have been identified as having considerable environmental constraints or character values. There are large parts of the LGA which are at risk from bushfires, floods, and coastal hazards. However, we don't yet know enough about the risks posed to our communities, and how we can design and develop housing to respond to these vulnerabilities.

We need to clearly identify which parts of our towns and villages are suitable for infill, brownfield redevelopment opportunities, and where urban expansion is compatible with our housing goals. We do have the capacity to deliver more infill housing across the LGA, but we need to do more work to understand the conditions that will lead to the housing being built. This will require an assessment of existing infrastructure, site constraints and understanding of market conditions.

Through the Local Strategic Planning Statement (LSPS) a number of potential Urban Release Area (URA) sites have been identified. These are at various stages of the planning and approvals process.

## Outcomes

Our housing will:

- positively contribute to existing communities
- be located near jobs and services so people are close to what they need
- be resilient homes that respond to hazard risks – fire, flood, coastal inundation and coastal erosion
- be located so that it protects and enhances the natural environment, and
- be well serviced with essential and affordable infrastructure.

We will:

- focus new greenfield housing only where it is well located near existing centres and transport nodes and will not increase negative impacts on surrounding existing communities, and
- identify priority release areas annually, align infrastructure delivery and review the need for future growth areas as required to meet a 20-year development pipeline.



## Priority 2

# Diversity of housing options

### What did you tell us?

A key housing challenge identified by community and stakeholders was associated with our ageing demographic and high housing costs. Many were concerned that this impacts older residents wishing to remain living in their local communities.

Over 60% of survey respondents identified their future housing needs as either an accessory dwelling (e.g. granny flat), 1-2 bedroom unit, or 1-3 bedroom house; however less than 40% said they currently lived in such a dwelling.

The need for a different mix of housing, including smaller unit sizes and different density options was suggested by participants as a solution to housing affordability and suitability issues.



### **Overview**

At the moment, housing choice in Kiama LGA is largely limited to a 3-or-4-bedroom detached home in private ownership. We know that different people have different desires and needs for their home and that these vary across age, lifestage, cultural background, ability and income.

Housing choice for Kiama LGA in the future means having a range of housing types, sizes, and price points across the municipality. This should include apartments, townhouses, units, key worker housing and social and affordable housing, in addition to detached homes. We need to have diverse housing so that the Kiama LGA is an equitable, sustainable and affordable place to live, for all.

It is also important we consider the needs of people with different physical abilities and recognise that this can change for everyone over the course of a lifetime. We need to provide access to different supported living and specialist disability housing options, so people can live comfortably and locally while getting the care they need.

### **Outcomes**

We will:

- support a diverse mix of housing types and choices to meet the needs of the whole community
- maintain a healthy land and housing development pipeline, particularly for infill development
- facilitate innovative design and delivery mechanisms that support a diversity of housing types.
- implement changes to planning controls and streamline the planning and development process to facilitate this planning priority, and
- promote and support a broader range of housing types.

### Priority 3

# Infrastructure is provided to support population growth

#### What did you tell us?

Community and stakeholders expressed their concern about the ability for the existing infrastructure network to accommodate housing and population growth.

Developers and industry groups emphasised the need for a clear plan and timing for infrastructure. The limited capacity of existing networks as well as the cost, complexity of infrastructure requirements and permissions pose a significant barrier to delivering the housing we need.

The priority infrastructure improvements you identified include:

- water and sewer
- community facilities and services
- public transport
- roads
- safe and comfortable pedestrian and bike access, and
- flood mitigation and upgrading rural roads.



## Overview

Right now, the Kiama LGA is not a high priority for State Government investment in needed infrastructure or funding for local infrastructure. Our municipality is often overlooked due to our small population, and the high growth occurring in neighbouring LGAs.

Despite this, we need significant improvements to our infrastructure to enable and support the housing growth that is coming.

Our social infrastructure is ageing and needs upgrading to accommodate population growth. Many facilities do not meet the expectations of our community. We need modern social infrastructure, like multipurpose community hubs, to replace these ageing assets.

There is a lack of essential infrastructure such as sewer water and stormwater in some potential growth areas. These are core enablers and requirements to realise housing growth.

Public transport is limited in our LGA. Our few and infrequent bus routes mean it is difficult for people to get around without a car, and links to regional neighbours like Shellharbour and Nowra are limited. The train line is a great asset, particularly for Kiama and the northern villages, but needs to be electrified to Gerringong or further.

Encouraging walking and cycling is important to reducing the negative impacts on the climate from driving and reducing pressure on parking. We need to investigate how housing growth can facilitate more active transport links, to help people get around.

By enabling new housing, we can access funding for infrastructure renewals, through state and federal funding mechanisms like the Accelerated Infrastructure Fund. This will help us deliver vital physical and social infrastructure we need for our community to grow and thrive

## Outcomes

Current and future communities will have:

- an improved and enhanced sewerage, water, road and stormwater networks
- modern social infrastructure that meets today's needs,
- connections with regional councils for shared outcomes, and
- a detailed infrastructure strategy and advocacy document prepared by Council that supports the provision of schools, water, road infrastructure and balances the need for growth with the provision of essential infrastructure for our communities



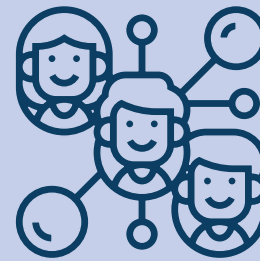
## Priority 4

# Our centres and villages thrive

### What did you tell us?

Community and stakeholders expressed their concern about the ability for the existing infrastructure network to accommodate housing and population growth.

Developers and industry groups emphasised the need for a clear plan and timing for infrastructure. The limited capacity of existing networks as well as the cost, complexity of infrastructure requirements and permissions pose a significant barrier to delivering the housing we need.



## Overview

Our LGA is characterised by compact, historic centres and rolling, rugged natural landscapes. Neighbourhoods are green, with large houses that have good access to nature and recreation. Many areas benefit from views of the coast and rural landscape and are highly sought after. This plan seeks to ensure that new housing enhances and contributes to the unique character of our towns and villages.

Many aspects of housing design influence the liveability of the home, but also the character of the area. Things like building height, materials, landscaping, amount of open space and number of car parks need to be appropriately considered as new development occurs. We also need to ensure that new housing is environmentally efficient, responsive and resilient.

We also need to continue to reimagine our town centres to create vibrant and attractive spaces, which support sporting events, community events, activities, music, places to play and also service a range of our daily needs. Our centres should operate throughout the day and in the evening and be places where a range of business and work opportunities are located.

This will require change within our existing town centres and for us to embrace the requirements that the State Government has set for us to have density located close to services and to transport hubs. It is essential that as the LGA grows, our towns, villages and communities continue to thrive.

## Outcomes

Our housing will:

- enhance the character of our places
- provide more opportunities for entertainment, things to do and places to work in our towns and villages, and
- be supported by places to work close to our homes.

We will:

- have neighbourhood centres to support our daily needs,
- have places and spaces within our Town Centres that provide creative spaces, innovative new industries diverse retail offering and support an economy both day and night, and
- host events, sporting activities and vibrant options in our centres that bring life and visitors to our LGA.



**Enclosure 1**

**Item 15.1**



# Our growth and housing plan

Our *Local Strategic Planning Statement 2020 (LSPS)* identified through a number of technical papers that there was sufficient supply of land to support the projected population of our community. The LSPS utilised existing identified greenfield sites to reconfirm Council's policy position on sites that could be considered for future development and which had strategic merit.

The LSPS also sets the overarching visions and community expectations for growth and development within our Municipality.

Since the LSPS adoption there has been further direction and focus of 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.

This Strategy seeks to respect the intent, existing policy position and framework of the LSPS and build on its contents and findings, with the new information that is available since its adoption in 2020.

As part of this Strategy a Strategic Housing Framework has been developed to provide the community, stakeholders and industry with direction on how change and growth will occur and areas which will not be considered for growth at all.

The framework seeks to identify the values and existing fabric of places that the community wish to protect and treasure, whilst allowing for strategic identification of options for investigations areas which might be suitable for new communities and expansion opportunities. It considers the existing development pipeline currently in place and expected delivery timeframes.

A range of opportunities have been canvassed and considered in the development of the Strategy utilising the views of a broad range of Stakeholders. The identification of lands within this Strategy is based on projected needs and current and projected supply. Supported by data and analysis, Council is confident with the current data available that the target of 900 new dwellings can be met within existing residential zoned land. The timing of the delivery of these dwellings will be reliant on industry as Council cannot control completion rates. Council will work diligently and with haste to ensure that approval required can occur in a timely manner to support dwelling delivery.

Council has adopted a pipeline of supply approach to the decisions and directions outlined within this Strategy. This is based on planning principles and acknowledges all that data obtained that indicates that new greenfield sites are not required at this time to meet projected need or supply.

In consideration of the EOI's that were received by landowners/industry the long-term aspirations for growth in Kiama were prioritised and the views of the community, stakeholders and all landowners were considered.

It is important to acknowledge that the progress of projects outlined within this Strategy and that were contained within the LSPS have had significant progress in the last few months, which has also influenced the decisions and direction of this Strategy.

The projects and sites that are outlined within existing strategic frameworks that are now coming to fruition is more growth and change than the community has seen for some time.

It is also important to support an ongoing pipeline of supply and to strategically plan for logical place-based planning processes. Therefore, several key sites that are strategically located to align with existing greenfield release lands have been included for further investigation in this Strategy.

## Our non-negotiables

Our community voice heard through the deep engagement process undertaken in developing this Strategy has clearly indicated that as part of growth considerations our non negotiables should be:

- connection to the grid and state supplied services
- environmentally valuable lands are protected – even within areas identified for growth – large scale vegetation clearing is not supported
- a mix of growth options needs to be provided to balance both existing and future character of place
- high density development must be located within our town centres close to services and facilities
- natural boundaries and appropriate transition between the urban interface and surrounding agricultural or coastal lands will be clearly established
- infrastructure planning needs to occur now and in a logical and sequenced form
- good quality urban design, with improved and active street frontages
- housing design and materials that respect and reflect the character and history of the area
- diverse housing typologies
- improved transport linkages particularly east west connections, and
- resilient housing built in appropriate locations free from hazards and risks.

It is accepted that the delivery of sites identified, and the progress may change over time and therefore the review and ongoing enhancement of this Strategy is imperative to ensure strident focus is placed on both meeting targets and on the progress of opportunities for housing supply within our LGA.

Lands located within town centres or specific density of zoning changes within existing residential zoned land is also being included for investigation. Policy review and changes that enables and supports improved feasibility of development through infill development are also included for investigation and are outlined within the Action and Implementation Plan.

The following sections of this document outline the non-negotiables heard through the community engagement process, identify areas and lands which are currently protected and need to remain, outline progress on existing infill and greenfield sites and provides a list of new sites for further investigation.

There has been particular emphasis on the inclusion of lands adjoining the Bombo Quarry precinct. These lands have never been identified for inclusion previously and are a substantial increase in the potential developable land within this area. This land has been strategically identified given the current work and progress occurring at Bombo Quarry. There are significant opportunities for a broad and large precinct (including the already residentially zoned land at Dido Street) to be master planned and strategically developed to create a new community. This community would rely on a new service centre and have direct access to transport routes, rather than being attached to existing residential communities on the agricultural fringe relying on local roads and the Kiama town centre for services and daily needs.

The Strategy has adopted a broad pipeline approach and sought to identify some new lands. As part of the Strategy longer term solutions have also been considered and discussed.

There are lands that have not been included within the Strategy at this time. A further discussion and consideration of these lands and the lands surrounding these locations needs to occur to support ongoing planning for a 20 year horizon. These lands could be included in a future iteration of this Strategy. This could occur as part of future dwelling targets once these have been released by the State Government. It will also enable ongoing completion rates and project progress for land that has been included within this Strategy to occur, to enable an ongoing pipeline to be identified and appropriate planning for infrastructure, support services, council infrastructure and traffic and transport options to be planned for and provided ahead of development proposals.

## Retaining character and environmental lands

Our LGA is made up of 18 suburbs, six villages and two town centres. Of these suburbs a number are not being considered for either infill or greenfield growth or change.

These locations are proposed to be retained as they have significant environmental, agricultural, scenic or historic value. These environments are precious to our community and need to be preserved. They are supported by appropriate zoning which restricts development and options for these locations:

- Barren Grounds
- Brogers Creek
- Broughton Village
- Budderoo
- Carrington Falls
- Croom
- Curramore
- Foxground
- Jerrara
- Knights Hill
- Rose Valley
- Saddleback Mountain
- Toolijooa
- Upper Kangaroo Valley (part)
- Werri Beach
- Willow Vale
- Yellow Rock Ridge

Other sites include heritage listed properties and locations, environmentally sensitive lands and lands with existing restrictions or covenants.

## Expected Growth - Infill Development

It is expected that both housing targets, dwelling supply and housing needs will be met in part through a range of infill development. There is existing residential zoned land which has both the capacity, capability and opportunity to provide alternative development on existing sites.

Council's existing planning frameworks allow for a range of development types within each residential zone. The details of these existing zoning controls are provided within **Appendix 2**.

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.

It is expected that change resulting from the low and mid rise housing proposals implemented by the State Government will also support further infill development opportunities located close to transport and amenities.

The following section outlines each of the current village and town centres, detailing the predominate zoning types, dwelling capacities and suggested infill development opportunities in each of these locations.



# Our existing town centres

## Infill development

### Kiama

With almost 8,000 residents, Kiama is the most populous and largest employment area in the LGA. Kiama has a relaxed character and is closely connected to the coastal environment. Kiama's centre is a busy town centre, with many hospitality and retail outlets and Kiama Municipal Council's administrative centre. The train station in the town centre connects to Wollongong and Sydney, and forms part of the centre's character as the "heart" of Kiama LGA.

The predominant land use zone within the Kiama Town Centre is B2 Local Centre. It permits the development of residential apartments above commercial/retail uses that are required at the ground floor level. It is also noted that several areas in the north-west of the town centre are zoned medium density residential.

Density controls, in the form of Floor Space Ratios, within the town centre range across 6 categories from 0.5:1 to 2.5:1. The sites with the highest permissible development density are those belonging to the Council Chambers and a part of Lot 71 located along Havilah Place and the western fringe of the town centre.

Lots zoned B2 Local Centre within the town centre are encouraged to have development built-to-alignment to reinforce a strong and continuous street frontage. The setbacks for R3 Medium Density Residential vary depending on the number of storeys, habitable/ non-habitable rooms and type of street frontage.

The high parking requirements, especially visitor parking requirements (1 space per every 2 dwellings), for Medium Density Residential and Shop top housing limits the amount of potential residential development. Fine grain lots within the town centre limit the development of mixed-use sites, which generally require a site of between 800m<sup>2</sup> to 1,500m<sup>2</sup> to accommodate sufficient room for a functional basement car park (including ramps and circulation area), built form interest and variety and quality design outcomes (as recommended by the Kiama Town Centre Study). Consolidation of many small single sites to create larger developments also poses a risk of detrimental impact to the character of the town centre.

Further, parts of Kiama are located on hard basalt rock, which significantly increases the cost of excavation for basement parking or deep building foundations.

There is significant opportunity to revitalise and renew the harbour front precinct and this remains a priority of Council.

Continued consideration of sites within the town centre E zone is being undertaken with sites identified through the developer EOI being included for further investigation. Given proposed changes through the mid and low rise controls there may be additional changes required to both heights and Floor Space Ratios within Kiama's Town Centre.

## Gerringong

Around 4,200 people live in Gerringong. It's long pristine beaches are integral to the town's identity – which is active, healthy, and connected to surfing culture. The small, centrally located centre supports basic everyday needs of residents and the western light industrial precinct supports Kiama LGA's manufacturing and construction industries, making Gerringong the second largest employment centre in the LGA. In the south of the district, Gerringong has good access to the Princess Highway and is part of Greater Sydney's diesel train network.

The predominant land use zone within the Gerringong Town Centre is B2 Local Centre, surrounded by areas of land zoned R3 Medium Density Residential. A number of sites within the town centre have been identified as heritage items with local significance, including the Gerringong Town Hall, St George Anglican Church and the former Ocean View Inn. With the exception of the heritage sites, which have a lower FSR (0.7:1 & 0.9:1), all other sites zoned B2 Local Centre have an FSR of 1.5:1.

Location Specific Controls have been set within the Kiama DCP 2020 for Gerringong Town Centre, to guide the development in this area. The controls make provisions for setbacks and building heights for new development along Noble Street, Belinda Street and Myamba Street. A number of height restrictions are set based on identified views that are desirable to retain.

The area east of the railway station is predominantly zoned R2 Low Density Residential with certain parcels of land zoned R3 Medium Density Residential, including a large retirement facility, a motel, two large empty lots and a few other dwelling houses. Despite the provisions set by the zoning and other LEP controls, the lots have not been developed to their full potential.

After Kiama, Gerringong is the LGA's second largest settlement. There are existing pockets of B1 Neighbourhood Centre and B2 Local Centre zoned sites, in particular, within the Gerringong Town Centre. *The Kiama Housing Feasibility Analysis* (AEC) estimate across these zonings, a net additional 79 dwellings could potentially be accommodated. Approximately 981 sites that could accommodate dual occupancy have been identified throughout Gerringong. A large proportion of the potential additional housing can be accommodated within the Werri Beach precinct extending to the north of Gerringong. A number of sites have been identified as flood affected and/or affected by a gradient equal to or greater than 20 degrees which have been excluded from this assessment.

Sites deemed suitable for potential integrated housing development (generally corner sites with dual street frontage) could potentially yield an additional 56 dwellings. To the south and west of the Gerringong Town Centre, there are pockets of existing R3 Medium Density Residential sites, some of which remain undeveloped.

An estimated 179 net additional RFB dwellings could be accommodated within the R3 zoned land in Gerringong.

There is a strong community view to ensure that Gerringong does not connect to Gerroa and that the clear and strong boundary between the two suburbs is maintained. There are however further opportunities to:

- investigate improvements to flooding and coastal inundation resilience
- consider expansion of the light industrial area, and
- increase medium density zones around centre and towards train station.
- expand components of the Elambra Estate identified greenfield site.

# Village centres

## Low rise infill development

### Jamberoo

Jamberoo has a "rural village charm" and is nestled within a scenic landscape. With around 1,900 people, the village centre supports daily needs of residents and rural communities with a school, supermarket, hospitality, and small retail services.

Jamberoo's growth is constrained by infrastructure issues, including the vulnerable-to-closure Jamberoo pass to the north west. Jamberoo has a strong connection to its dairying and farming history, which is reflected in the scale, form, and architecture of the village and is highly valued by its residents.

The predominant zoning permitting residential development in the centre of Jamberoo is R2 Low Density Residential. The area is surrounded by vast rural lands zoned RU2 Rural Landscape and RU1 Primary Production. There are no areas of land zoned R3 Medium Density Residential. Despite the identified B2 Local Centre zoning, there is minimal shop top housing within the

village centre. Many sites within the village centre have been listed as heritage items with local significance.

Jamberoo comprises a small retail/ commercial strip along Allowrie Street which is zoned B2 Local Centre. There are no current/ existing apartments or Residential Flat Buildings situated within Jamberoo however an estimated 13 dwellings could be accommodated within the B2 zoned land (which is limited in terms of development potential due a number of heritage-listed properties).

With the exception of a seniors' living precinct within the Wyalla Road release area residential allotment precinct, the minimum lot size for all low-density development in Jamberoo is 800m<sup>2</sup>, which is significantly higher than the lot sizes for R2 Low Density Residential in other centres (usually 450m<sup>2</sup>).

Location specific development controls have been established within the Kiama DCP 2020 for the Wyalla Road release area residential allotment precinct to guide the development in this area.

Generally, for various forms of housing including dual-occupancies and integrated housing, Jamberoo's current planning controls require larger minimum lot sizes (800m<sup>2</sup>) and street frontages (20m) as compared within the remainder of the LGA. Additional dwelling potential for 127 dual-occupancy dwellings

and 26 integrated housing typologies could be accommodated throughout Jamberoo, however this is reliant on improve sewerage infrastructure provision.

Jamberoo will provide a new greenfield subdivision through the development of land at Golden Valley. This equates to 50 residential lots.

An additional expansion area has been included within this strategy to accommodate future growth within Jamberoo adjoining the Golden Valley site. This is considered as a medium to long term option for future investigation.

Key challenges for the Jamberoo community include:

- sewerage infrastructure
- provision of a suitable location for a preschool
- flooding impacts.

It is expected that Jamberoo will have incremental growth over time, with change expected in the next few years, achieved through the development of the Golden Valley Subdivision. Opportunities also need to be explored to reinvigorate the village Centre which has been by occupied by a financial technology company resulting from the lack of existing commercial accommodation opportunities in Kiama LGA. This detracts from alternative uses that could be located within Jamberoo to provide a greater diversity of goods and services for this community.

## Kiama Heights / Easts Beach

A newer community to the south of Kiama, the primary land use in this area is residential, with a population of around 880 people. However, there is no retail or village centre in Kiama Heights, with residents reliant on Kiama township for services. There is direct access to the Princess Highway at South Kiama Road. The rail line bisects Kiama Heights (partially tunneled) but there is no train station. Greenfield expansion to the south at the South Kiama land release is expected to commence construction in the short term. This is considered to be a new community and details of the South Kiama site are provided in the greenfield section of this document. Infill development will continue to occur in this location, including the construction of new residential dwellings and the change that has occurred with the development of the residential flat building located to the entry of Kiama Heights.

This community seeks greater access to open spaces and green space, as well as clear and useable access to coastal landscapes and surrounding beaches.

There are opportunities to explore the use and zoning of the Easts Beach caravan park in the future. This has not been included within this strategy at this time given its current environmental zoning.

## Gerroa

Gerroa is a small village at the southern edge of Kiama LGA of around 570 people. Notable for Seven Mile Beach National Park and the Crooked River mouth. Growth is constrained by these features, and steep, slip prone hills in the north. Just south of Gerringong, Gerroa has its own strong identity, and is a treasured holiday destination with several holiday homes and a large holiday park. Very few services exist in Gerroa, with the road north to Gerringong being the main link to the rest of the rest of the LGA.

The separation of Gerroa from Gerringong is important to the community, retention of the views of the ocean and rolling green hills is important in defining the character of the place.

It is expected that Gerroa will experience incremental change over time as old houses are replaced by larger residential dwellings and the area is modernised with new housing typologies, materials and structures. Expansion of Gerroa is not planned or supported, given the environmental constraints of surrounding lands. It is expected that

There is opportunity to support the appropriate use and viability of the small commercial premises and also the club located at the entry of the town.

The coastal town of Gerroa is predominantly zoned R2 Low Density Residential. There are 11 lots in total with the R3 Medium Density Zoning, however most of these sites have been developed with medium density housing and the remaining R3 sites with low density housing. Gerroa is the southernmost settlement within the Kiama Study Area. Potential for additional dwellings is generally limited to dual occupancy.

Approximately 240 additional dwellings (dual occupancies) could potentially be accommodated within Gerroa.

## Minnamurra

A small village at the northern edge of the Kiama LGA, Minnamurra, with a population of around 800 people, is an older settlement which has become contiguous with Kiama and Kiama Downs. Located at the mouth of the Minnamurra River, the river is important to Minnamurra's identity and character, with the health of the river being important to many residents. However, the river and coast also pose a risk to future development in the town. There is no large retail centre in Minnamurra, with only a few retail / hospitality outlets in the town. Minnamurra has a primary school, but is reliant on Kiama or Shellharbour for most other services.

The predominant land use zone permitting residential development in the suburb of Minnamurra is R2 Low Density Residential. The residential development is largely surrounded by low lying land along the riverfront to the north and west.

There are currently limited points of entry into the suburb. Without a reconfiguration of the urban structure, any increase in density in Minnamurra would have adverse traffic impacts. While the suburb is serviced by a railway station, it currently has a very small catchment area.

Minnamurra consists of a long continuous coastal development strip, surrounded by water to the east and west. The land is situated over a low-lying area which is affected by riverine and overland flooding. This limits any additional residential development in the area.



Minnamurra is geographically constrained due to the Minnamurra River, Golf Course and a Reserve bordering large sections of the suburb. There are only 2 identified vacant land sites in the suburb.

Permissible land uses are dominated by low density planning controls in accordance with R2 Low Density Residential. A small pocket of B1 Local Neighbourhood land is situated in the suburb which could potentially accommodate four shop top housing dwellings. There is no other zoning that allows mixed use, medium density or RFBs housing types. Minnamurra could theoretically accommodate 63 net additional dual-occupancy dwellings.

## Kiama Downs

With a population of more than 5,000 people Kiama Downs is our second most populous village. A suburb between Minnamurra and Bombo; Kiama Downs has two distinct characters; a beach community, east of Riverside Dr which has large homes with proximity to the beach and ocean, and a parklands community, west of Riverside Dr, with newer contemporary housing that has good access to parklands.

The rail line runs through this area although there is no stop within Kiama Downs. Bound to the west by the Minnamurra River and Princess Highway, Kiama Downs supports basic daily needs with a small retail strip containing an IGA supermarket, pharmacy, gym, and eateries.

The suburb of Kiama Downs is predominantly zoned R2 Low Density Residential. There are 6 lots in total with the R3 Medium Density Zoning,

all of which have been developed with medium density development.

Kiama Downs includes pockets of B1 Neighbourhood Centre and R3 Medium Density Residential zoned land.

Based on the criteria set out in Table 6.4, the identified sites with B1 and R3 zoning are unlikely to accommodate any net additional dwelling capacity. This is due to this land either having riparian classification and/or existing development at/near the current prescribed planning controls (deemed constrained or fully developed).

Analysis of the suburb reveals there are ~5 existing vacant sites suitable for redevelopment however notable larger R2 Low Density Residential zoned sites suitable for potential subdivision include a site situated at Henry Parkes Drive (Lot 442 in DP1201831) with a land area of 3.12 Ha (2.4 Ha considered developable) and a site situated at the junction of Barton Drive and Riverside Drive (Lot 12 in DP1122990) which has a land area of 6,798m<sup>2</sup>. Combined, these sites could potentially accommodate ~37 net additional allotments/ dwellings (assuming minimum lot area of 450m<sup>2</sup>).

# Council catalyst sites

## Infill development

Council will also contribute to the supply of infill development through a number of Council owned sites. Provision of additional developable land has already been achieved through the sale of both Akuna Street sites (north and south). Further consideration is also being undertaken to establish masterplans and business cases for other Council owned sites.

It is expected that each of these sites could substantially contribute to dwelling and employment land supply in the future.

## 11 Manning Street

11 Manning Street currently contains Council's Administration facility, including the two-storey, heritage listed, historic chambers. 11 Manning Street is well located, in a historic part of the town centre. It is within a conservation area, and contains several items of significant heritage value and is also close to the waterfront and key destinations.

Council's administrative functions have outgrown the buildings on the site. As part of preparing the Kiama Town Centre Study and associated Development Control Plan, 11 Manning Street was identified as a catalyst/strategic site, due to its visual importance as a landmark site and its level of development potential. There is an opportunity for development that respects and complements the heritage elements, by encouraging re-use of heritage buildings, supporting sympathetic redevelopment of the Council site as well as the creation of new links and connections to the surrounding area.

The height and floor space ratio controls of the site were increased to facilitate a five-storey building on the site. The Kiama Development Control Plan 2020 demonstrates the potential of the site to be redeveloped to accommodate over 5,000sqm of commercial floor space, which could accommodate Council's modern administration functions and other complimentary uses.

## Havilah Place

The former residential aged care facility at 2 Havilah Place, Kiama is located adjacent to the Kiama Leisure Centre at the western end of the Kiama Town Centre.

The residential aged care facility at 2 Havilah Place ceased to operate following the opening of the Blue Haven Bonaira facility. As part of preparing the Kiama Town Centre Study and associated Development Control Plan, 2 Havilah Place was identified as a catalyst/strategic site, due to its level of development potential. There is an opportunity for redevelopment to encourage medium density residential within the Kiama Town Centre, in close proximity to key services.

The height and floor space ratio controls of the site were increased to facilitate a seven-storey building on the site. The Kiama Development Control Plan 2020 demonstrates the potential of the site to be redeveloped to accommodate over 6,000sqm of residential floor space.

## Works Depot

Council's Works Depot is located at Belvedere Street within a, predominantly, residential precinct. The location of a works depot within a residential precinct is unusual and has the potential to lead to land use conflicts. Council is currently investigating the opportunities to consolidate its works depot functions with its waste depot functions at Minnamurra. This consolidation would enable a redevelopment of the Belvedere Street site. The Belvedere Street site is located adjacent to land zoned medium density residential and is within 400m of the commercially Kiama Town Centre and Kiama Train Station. This positioning provides a perfect opportunity to encourage low/mid-rise development within the Kiama Strategic Centre, as identified by the Illawarra-Shoalhaven Regional Plan. Given its past industrial use, contamination is a constraint which will need to be managed on the site.

## Other Council Sites

Investigations should also be undertaken on opportunities, land use and zoning controls for the Waste Depot site located at Minnamurra to seek to provide complimentary and enhanced use of this site.

The Kiama Library site could also be investigated to seek alternative zoning than the current Special purposes zone. This would only be considered as a future opportunity as part of the planning for the renewal of the library in future years and the potential for co-location of a library facility with other administrative functions.

Master planning is also occurring at the Kiama Sports precinct. This is not considered for residential development, but the planning of this site and the provision of leisure services and other sporting facilities needs to be considered in the context of this strategy, including whether additional sports fields and facilities could be located at any of the identified greenfield sites such as Bombo Quarry. Currently many of our sporting groups share facilities and fields. Whilst co-location is economically supported, sports and sport related activities are growing in our area and are extremely popular with our younger community. Appropriate planning for future opportunities is a key action of this Strategy.

# Land Development Process

## Greenfield development

The process of developing land into houses involves a number of different steps. The following tiering structure used in this Strategy to categorise Greenfield sites informs the 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 to supply until then.

This tiering aligns with the Urban Development Program (UDP) framework and also infrastructure providers planning framework and has been used to enable terminology and timeframes to be consistently outlined across various platforms and organisations. This tiering will be utilised across all future development sites and integrated with the UDP framework to enable infrastructure to be planned ahead of delivery.

Table 4 - Greenfield development tiering structure

Tier	Definition
<b>Tier 1a - Development ready land</b>	Land is zoned, infrastructure enabled, bio-certified and subdivision approved.
<b>Tier 1b - Short term zoned land supply (awaiting development consent)</b>	Land is zoned, infrastructure enabled and bio-certified. This land is fully or substantially serviced by enabling infrastructure but has not received subdivision approval.
<b>Tier 2a - Medium term zoned land supply (less constrained)</b>	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.
<b>Tier 2b - Longer term zoned land supply (more constrained)</b>	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 barriers that require resolution.
<b>Tier 3 - Land under consideration for rezoning</b>	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.
<b>Tier 4 - Strategically identified land</b>	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.
<b>Tier 5 - Investigation Area</b>	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 offsets strategies. These sites are therefore not counted towards current housing land capacity.

# Greenfield development

## Existing strategically located lands

Council's existing planning framework and policy position identifies and supports several key sites within the LGA for future urban release areas. As part of the analysis undertaken for this Strategy a review of existing identified sites in our current Local Strategic Planning Statement (LSPS) was undertaken. Many of the sites had been identified within strategic documents since 2011 and it was important to determine whether the inclusion and development of these sites remained valid and whether any progress had been made in planning/ assessment to create these new communities. This analysis also considered recent changes and information which required a change in any wording or commentary provided within the LSPS. This section therefore provides details of the current processes being undertaken for each of these sites, the timeframe for expected delivery and provides draft place principles and design outcomes for the key sites.

This section of the Strategy seeks to provide further details of the expected development, outcomes, principles and processes for these strategically identified sites. This is a significant progression from the Local Strategic Planning Statement in terms of delivery of these projects.

## Kiama Downs

### Lot 442 Henry Parkes Drive, Kiama Downs

**Tier : 1a Development ready land supply**

**Timeframe: Immediate**

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. The subdivision works are currently under construction.

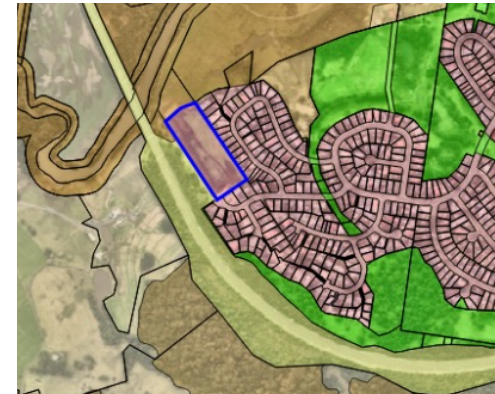
The following dwelling types are permissible with consent:

- Dwelling Houses
- Dual Occupancies
- Multi Dwelling Housing
- Semi-detached Dwellings
- Secondary Dwellings.

It is expected that this will result in 40-50 dwellings in this new site which are expected to be delivered within the next 5 years. This site will contribute to the initial 900 dwellings required by 2029.

Development of this site will be in accordance with the approved subdivision consent and construction certificate approvals. Dwellings on the site will be required to be developer in accordance with Kiama Development Control Plan or the Codes SEPP.

Note: This site is identified in the LSPS as Map Item 1.



# Jamberoo

## 15 Golden Valley Road, Jamberoo

**Tier: 1a Development ready land supply**

**Timeframe: Immediate**

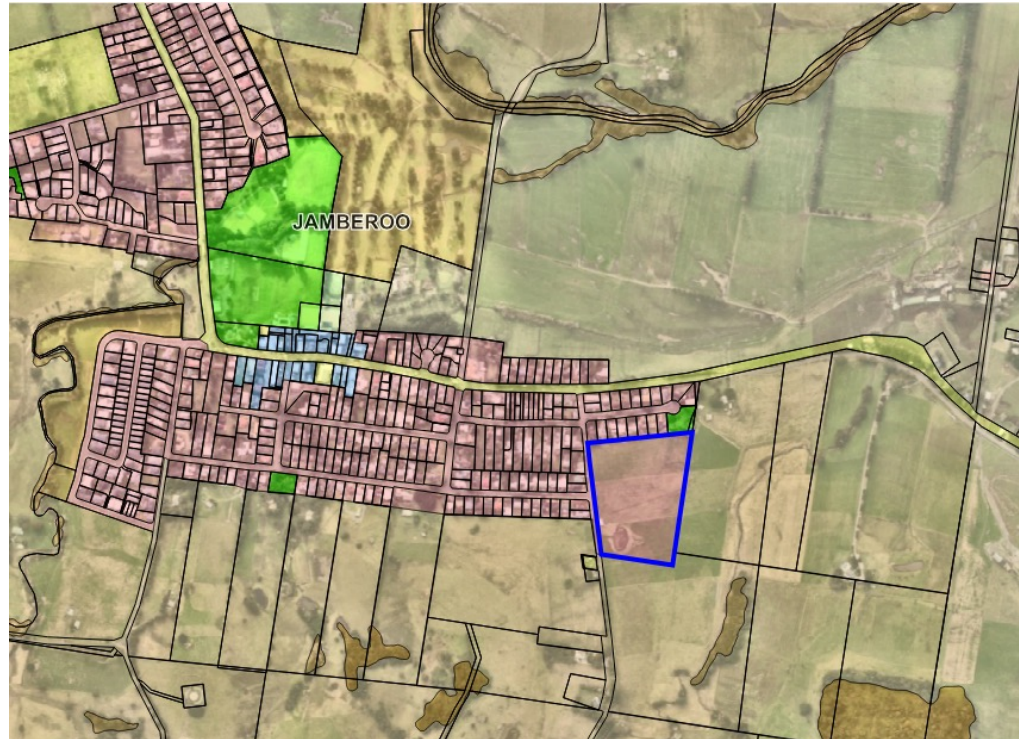
The site is zoned R2 Low Density Residential, with a minimum lot size of 800sqm. This site has subdivision approval to create 50 residential lots to accommodate new dwellings in the short term. The developer is currently in the process of preparing the required information to submit a subdivision works application.

The following dwelling types are permissible with consent:

- Dwelling Houses
- Dual Occupancies
- Multi Dwelling Housing
- Semi-detached Dwellings
- Secondary Dwellings

This could result in around 50 to 60 dwellings at this new site which are expected to be delivered within the next 5 years. This site will contribute to the initial 900 dwellings required by 2029.

Development of this site will be in accordance with the approved subdivision consent which was issued by the Land and Environment Court. Dwellings will be required to be in accordance with either the Codes SEPP or the Jamberoo Specific Development Control Plan.



## South Kiama

### South Kiama Urban Release Area

**Tier: 1b Short term zoned land supply**

**Timeframe: Short term**

The South Kiama site includes 40ha of rural land west of the Princes Highway between Saddleback Mountain Road to south of Weir Street South Kiama. The site was rezoned by the NSW Government in 2022 to allow for approximately 455 lots. The character of the South Kiama Urban Release Area is transitioning from a rural landscape to an urban landscape of predominantly residential, recreational, and environmental protection uses.

The vision for Kiama South Urban Release Area is to create a liveable and sustainable residential community that provides innovative housing design and high levels of amenity for the future residents.

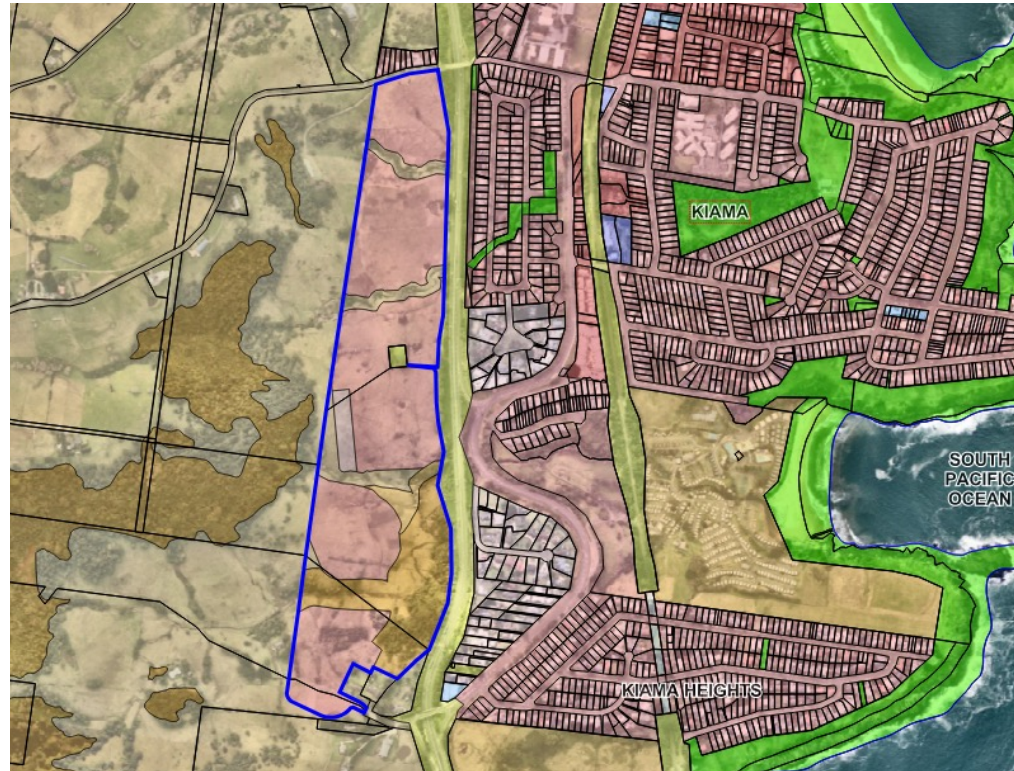
The development is expected to occur in the short to medium term over 4 stages. It is likely the development will comprise of a mix of dwelling typologies and densities. It is likely to create at least 550 new dwellings. South Kiama will be home to over 800 new residents.

This site will significantly contribute to the NSW Government dwelling targets set for 900 dwellings in the next five years.

A new site specific Development Control Plan (DCP) chapter has been created for this site which outlines the future character, planning

controls and proposed masterplan expected to be delivered on the site. The Draft DCP Chapter 12.11 is a proposed amendment to the Kiama DCP that provides the overarching planning objectives and development controls for the South Kiama Urban Release Area.

Active discussions are occurring with the land owners and their consultants for development applications for the site.



## Place principles for South Kiama

Council is currently working through the development of place principles for the South Kiama site to support the future development expected to occur at this location. These have been included within the draft DCP which is currently on exhibition. The expectation for the site is that it will provide a new community for the LGA that responds to both the priorities set within this Strategy and the expectations of our community.

This will require Council to work closely with the landowners and their consultants to achieve outcomes that support positive development, which is also feasibility and able to be delivered quickly. Support through the development application process is also to be provided to enable delivery of housing within this location, within the 5 year target timeframe.

### The place principles Include:

**Topography:** Use the site's unique topography to maximise outlook to open green corridors within the site, minimise earthworks and create five distinct villages. Create houses that will be unique to coastal Kiama, creating a special vernacular.

**Riparian corridor:** Use and enhance the Munna Munnora Creek and riparian corridors to manage flood risks, offer a mix of active and passive recreational uses and introduce water quality management.

**Valuing Ecological Communities:** Enhance and maximise preservation of identified important ecological communities throughout the Site. Street trees to be placed to provide fauna connection points. Preservation of threatened species of flora and embellishment of planting in the riparian corridor.

**Open space diversity:** Achieve high quality open spaces, provide spaces for all ages and create opportunities for more residents to have nature at their doorstep. Create an open space network across the Site that contributes to the character and amenity of each residential villages.

**Connecting into the local network:** Create vehicular, public transport and active movement links to provide easy and safe access to Kiama Town Centre, local parks, open spaces and other residential neighbourhoods. Deliver a street network that is legible, safe and designed to provide amenity and a cool microclimate within the Site with generous street verge and street widths.

**Conserve and restore:** Use the opportunity to recognise the unique and beautiful natural aspects of the site. Improve inter-site ecology through restorative landscape applications

**Environmental custodianship:** Promote the connectivity and accessibility of great natural areas throughout the site. Improve degraded pasture areas to encourage pride in natural systems and custodianship of the environment by South Kiama residents.

**Community identity:** Bring people together, promoting activation and sense of Community and celebrate the fantastic south coast lifestyle

**Cultural character:** Acknowledge, protect, and celebrate Indigenous heritage, promoting a sense of place and integrating cultural heritage into design outcomes.

**Celebrate Setting:** Celebrate the unique aspect and topography of the site. Create opportunities with walking trails and rest points which provide access to views for all. Careful consideration of entries with deliberate landscape intervention to enhance gateway arrival experience



## Bombo Quarry

**Tier: 3 Land under consideration for rezoning**

**Timeframe: Short to Medium**

Bombo is currently a small village of around 175 people, between Kiama and Kiama Downs, bisected by the Princess Highway. Bombo has a train station on the electrified network with a low population catchment area, dominated by the quarry, highway, and natural areas.

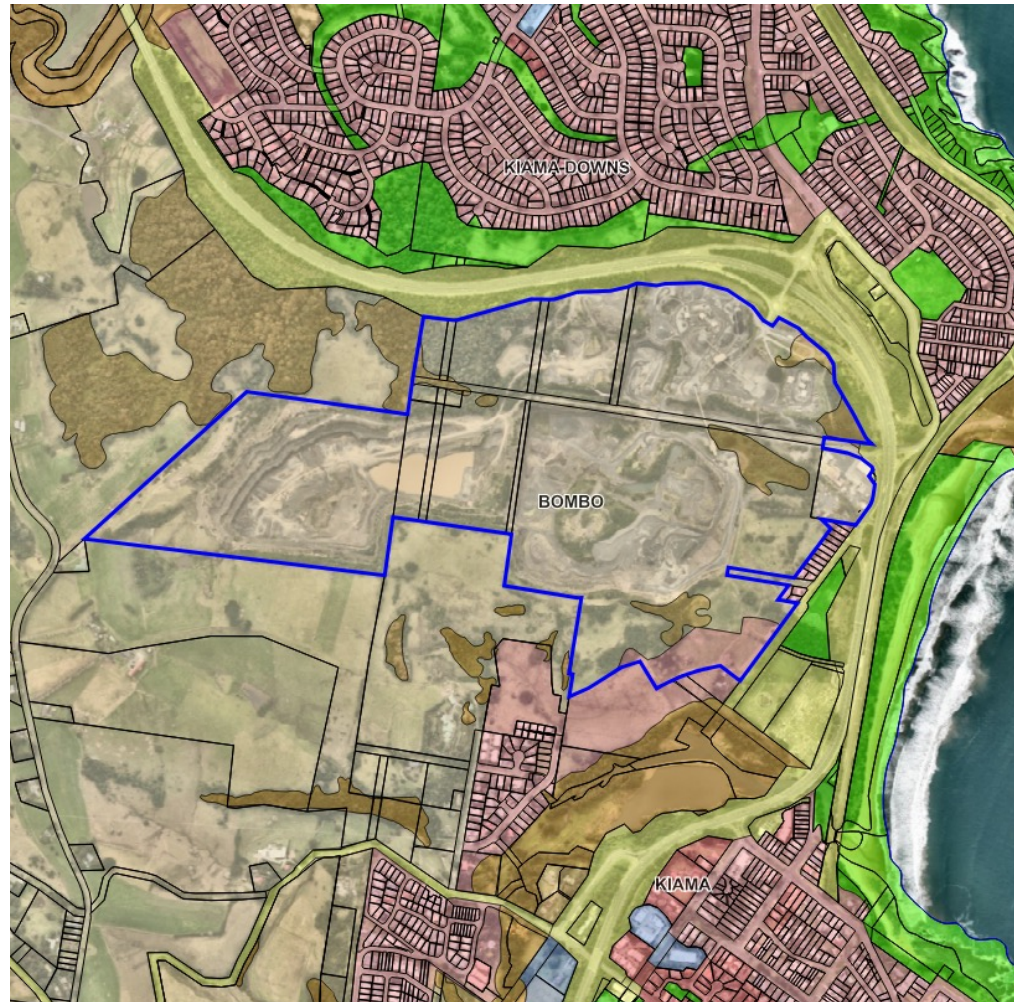
Bombo Quarry has been a strategically identified site for many years.

In response to the action outlined within the Illawarra Shoalhaven Regional Strategy the Department of Planning Housing and Infrastructure, in conjunction with Council and stakeholders developed a vision for the future of the Bombo Quarry.

Significant work to date has been undertaken by a combined stakeholders group to develop a masterplan, scoping proposal and future rezoning proposal for the site and this work is now well advanced.

It is expected that the Bombo site will include around 2,100 new dwellings and employment lands. It will also include passive and active recreation spaces.

Note: This site is identified in the LSPS as Map Item 3.



## Overarching vision for Bombo Quarry

Led by the Department of Planning Housing and Infrastructure, and drawing upon existing strategic documents applying to the Kiama LGA, a draft vision statement for the future of Bombo Quarry, has been developed.

Given the current status of the planning work occurring for the site, including the masterplan work, it has been agreed the vision for the quarry be incorporated into this Strategy.

Four core principles that can support the future direction of Bombo Quarry have been developed by the Department. They draw on the strategic understanding and what we know and have identified about the precinct so far.

The core principles reflect the Urban Design for Regional NSW document, articulating the ambitions of the NSW Government for the future of Bombo Quarry and will apply to strategic planning, built and natural environments, service delivery and beyond.

### Core Principle 1

#### Housing options and public spaces for everyone to enjoy

Regional populations are changing, with the need to respond to rethinking housing forms and densities and providing new options. Proximity to essential services and a well-designed public realm make this an attractive location to live for both young and old.

#### Place outcomes

- Provide a range of housing types to support a diverse community (age, household structure, income and background).
- Help address affordability through housing supply, a variety of housing types and tenure options.
- Provide high quality accommodation compatible with the local character and climate.
- Balance tourist accommodation with local housing needs.
- Celebrate the local culture and heritage.
- Create unique, welcoming and well-designed urban neighbourhoods.
- Deliver a variety of inclusive, safe and engaging public spaces for social life and connection.
- Support year round community events and activities.

### Core Principle 2

#### Employment and economic opportunities close to home

We want to create an area that supports the unique local tourism, retail and creative scene, while creating opportunities for jobs in new and emerging sectors.

#### Place outcomes

- Support existing local industries and jobs.
- Address gaps in the employment market.
- Support the growth of professional knowledge to provide opportunities outside of centres such as Nowra, Shellharbour and Wollongong.
- Provide complementary services and accommodation to support local tourism and hospitality.
- Provide retail or commercial spaces to support the new community without affecting existing centres.

### Core Principle 3

#### A safe, healthy and green precinct

We want to create an area that prioritises and enhances natural assets, green spaces, walkability and cycling opportunities.

#### Place outcomes

- Embed connections to Country and First Nations knowledge.
- Create safe, equitable and convenient access for everyone.
- Develop walkable neighbourhoods that prioritise pedestrians and micro-mobility.
- Treat streets as community spaces.
- Provide shared, accessible and connected green corridors.
- Provide access to public transport.
- Support a healthy environment.
- Celebrate the unique site features, restoring the post-industrial landscape.
- Provide access to the surrounding natural landscape.

### Core Principle 4

#### A connected and resilient community

We want to create an area that can adapt to social, economic and environmental change and is connected and responsive to its surroundings.

#### Place outcomes

- Plan for resilience and adaptability to extreme flood, bushfire, heat and drought events.
- Draw the First Nations knowledge of Country.
- Use sustainable design practices and smart solutions.
- Provide a resilient utilities network.
- Encourage community led initiatives that build capacity.
- Create physical connections to the Kiama Town Centre and Kiama Downs.
- Provide active and public transport options to key destinations that are adaptable and responsive to environmental factors.

### Draft Plan - Bombo Quarry

A draft Masterplan is under development for the Quarry. This masterplan has been prepared by a collaborative stakeholder group which has included the landowners (Boral and Transport for NSW), NSW State Government representatives and Council representatives. The progress that has been achieved to date is the most significant progress on the site for many years.

#### The masterplan focuses on:

- Creating a place that captures the imagination of all stakeholders and the local community, creating shared ownership and outcomes.
- Integrating the Precinct into the wider Kiama region to achieve a broader sense of belonging and community.
- Designing a village that celebrates its character and draws on the Precinct's unique surroundings.
- Working closely with the NSW Government, Council and the community to enhance opportunities while respecting known constraints.
- Celebrating Country and culture in consultation with Aboriginal stakeholders.
- Creating a welcoming destination that celebrates connection and inclusivity.

It is expected that a planning proposal will be lodged with Council for this site in the immediate future and a development application for remediation of the site to be lodged with the State Government within 2024. Discussions with Sydney water on the servicing of this site are occurring and capacity being identified to enable delivery in the short to medium term.

## Dido Street Precinct (Zoned Area)

**Tier: 2a Site**

**Timeframe: Short to Medium**

The Dido Street Precinct is located directly adjacent to the south of Bombo Quarry and directly east and adjacent to Riversdale Road Precinct.

The Dido Street Precinct is made up of four lots. Two of these are zoned for residential development, and two are zoned RU2 and suitable for future urban development.

The two lots currently zoned for residential development are:

- Lot 2 Dido Street, Kiama is currently zoned for residential development.
- Lot 11 DP 810839 is a Council landholding that is currently zoned for residential development and conservation zoned land.

Whilst these sites are zoned for residential development there are some constraints on both parcels of land that need to be overcome.

### Spring Creek

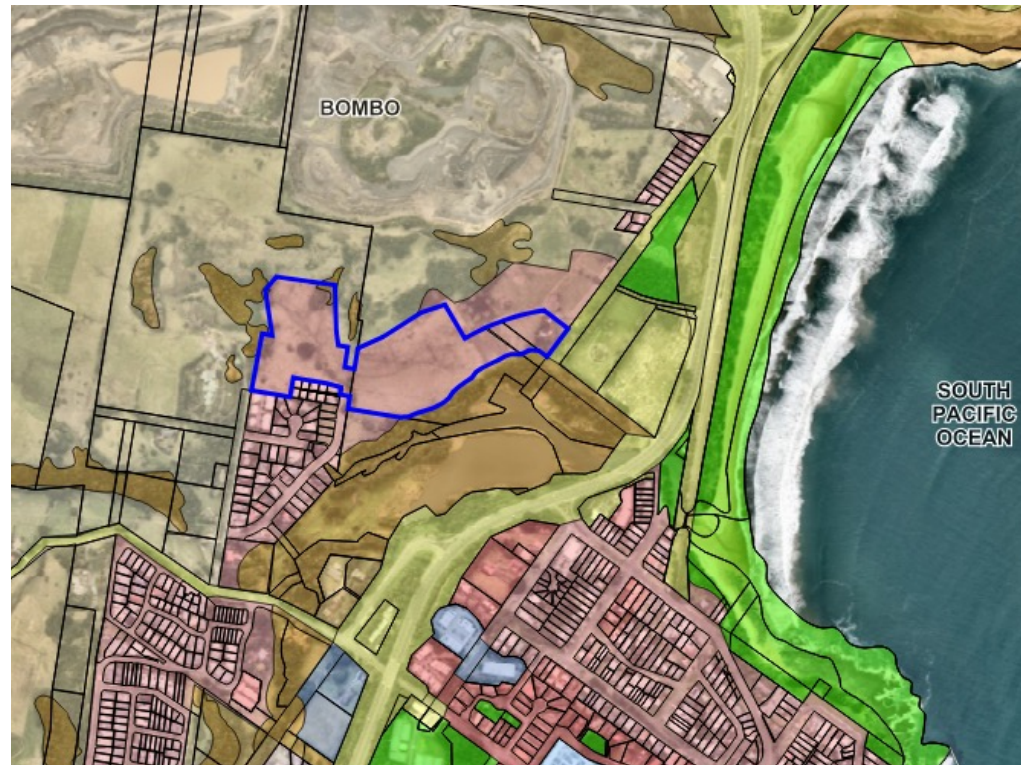
Council's land holdings at Spring Creek have long been identified for their residential potential. The site has been residentially zoned since 1996 and has been incorporated in several versions of the State's Urban Development Program. In order to realise the residential opportunities associated with the site, flood free

access and removal of the restrictive covenant associated with quarrying activities in Bombo Quarry are required.

Primarily upgrades to the access to this area is required to enable flood free access. Impacts of the existing quarry also remain due to a caveat over the Council owned land.

There is a unique opportunity with both the future development of the Bombo Quarry site and also other surrounding lands to consider

this location as part of a broader planning precinct and to enable collaborative solutions and potential Voluntary Planning Agreements to resolve access issues and identify opportunities for a diverse mix of housing typologies and to consider the location of supporting employment lands.





# Gerringong

## Elambara West

**Tier: 3 Land under consideration for rezoning**

**Timeframe: Short to medium**

This site is the western part of Lot 2 DP 1168922 48 Campbell Street in Gerringong and is known as Elambara West.

In April 2021, Council endorsed a Planning Proposal (PP-2021-3536) to extend the residential zone from Campbell Street to align with the southern boundary of the site. This extension is consistent with the Gerringong Charette and the Kiama LSPS. The proposed Urban Release Area estimates to provide approximately 166 residential lots on approximately 14 hectares of urban land.

The site is the subject of a planning proposal with the applicant currently undertaking further flood studies and addressing outstanding matters.

Given the current considerations being undertaken for this site, inclusion of surrounding lands as an investigation area is detail in the new opportunities section of this Strategy. Whilst this has not been previously supported by Council, given the information now known there should be further investigation undertaken to consider broader inclusion of this additional parcel.



## Kiama Downs

### Lot 1 Riversdale Drive

**Tier: 4 Strategically identified land**

**Timeframe: Short to medium**

This site is included in the LSPS as a potential urban development site. It is currently zoned PS2 however may be suitable for R2 zoning consistent with the adjacent land.

It is proposed that a PP be undertaken for this land to enable residential development on the site. This is expected to be proponent led.

This site is strategically located close to transport links and would be well integrated into the existing residential landscape of this locality. The site would site a mix of development types including higher density or residential flat buildings. It is expected that a proponent led planning proposal will be provide for this site in the future which will be considered by Council when received.

Note: This site is identified in the LSPS as Map Item 2.

# New opportunities

## Ongoing development pipeline

From the analysis that has been undertaken for the preparation of this strategy it is determined that current available land and land identified within the LSPS will meet the required five year target of 900 new dwellings within the next five years.

It is also outlined above that significant further work has been undertaken on a number of key strategically identified sites to progress these sites for housing delivery, this includes masterplans, development control plans, scoping proposals and planning proposal progression. This is to enable supply to also be provided for the next expected dwelling targets and to meet future demand.

As part of the preparation of the Growth and Housing Strategy an Expression of Interest process was conducted.

A high-level analysis has been undertaken and sites for inclusion have been identified. It is important to note that this does not provide definite support for any of the options presented. Each must follow a stringent and detailed investigation process. The investigation process for each of these sites has been outlined as short, medium and long-term indicating a preference for the

logical and strategic roll out of development sites to enable supporting infrastructure and open space planning to occur.

It is expected that these additional sites will draw significant community interest and input. This is expected to be discussed and considered over the next few months as the strategy reaches finalization.

It is important to note that no site identified for future investigation is guaranteed final inclusion in the Strategy. This will continue to change over time as land is unlocked and developed and other land may not reach release for a range of reasons.

The aim of including the sites within this section is to enable a discussion about options, impacts, infrastructure needs, supporting ongoing supply through identified areas.

Some sites that were part of the EOI have not been included in this Strategy. There have been specific reasons for these sites not to be included at this time. It is important to note however that should the progress currently occurring on existing strategically identified land, such as Bombo Quarry, not continue or the time frame not be as expected, then further alternative land may need to be considered for inclusion in this Strategy. This could occur as part of a further future iteration of this document.

## Investigation options

Table 5 - Sites for investigation for proponent led site specific Planning Proposals

Site	Proposal	Comments	Status	Timeframe	
<b>Riversdale Rd Precinct</b> <ul style="list-style-type: none"> <li>90 Riversdale Road</li> <li>70 Jamberoo Road</li> <li>114 Riversdale Road</li> </ul>	A mix of residential development, with a range of dwelling typologies.	These site forms part of a broader Bombo precinct and is a logical inclusion. A clear boundary can be achieved between Bombo and Jamberoo through the existing Riversdale Rd and the floodplains that occur on the western side of Riversdale Road locality. This is a natural urban boundary of this precinct and enables broader and holistic consideration of this new northern community.	A draft Scoping Proposal has been received for this site. This has been provided to agencies for comment. A planning proposal is expected to be lodged with Council shortly.	Short to medium	Tier 4 Strategically identified land
<b>Dido Street Precinct</b> <ul style="list-style-type: none"> <li>25 Dido St Kiama (Lot 3 DP805229)</li> <li>17 Dido Street</li> </ul>	A mix of residential development. There are also environmentally sensitive lands within these sites that could be protected through consideration of the future planning for these sites.	These sites form part of the broader Dido Street precinct. Their inclusion enables a holistic approach to be taken for the planning of this locality and also the integration of these sites with the Bombo quarry and surrounding proposals .	Initial investigations and discussions need to occur with the landowners.	Short to medium	Tier 4 Strategically identified land
<b>Elambra West</b> <ul style="list-style-type: none"> <li>8 Campbell Street, Gerringsong</li> </ul>	Expansion of the current planning proposal site to include additional lands for residential development	Subject to a previous planning proposal that was not supported by Council due to its not being included within the LSPS. Given the current status of surrounding land and existing planning proposals reconsideration of this land could be undertaken.	Could be included in the current planning proposal occurring for adjoining lands.	Short to medium	



<b>2 Caliope Street Kiama</b>	Residential Development.	Only the western part of this site could be investigated. Required to retain environmentally sensitive lands on the east of the site. Adjoins existing residential development and strategically identified site of South Kiama.	Initial investigations and discussions need to occur with the landowners.	Short to medium	Tier 4 Strategically identified land
<b>25 Cole Street Kiama</b>	Residential Development.	Part site only – adjoining South Kiama urban release area	Initial investigations and discussions need to occur with the landowners.	Short to medium	Tier 4 Strategically identified land
<b>Lot 1 &amp; 2 DP 1296766 and Lot 3 DP 798624 Jamberoo</b>	Residential Development	Part site only to alignment of edge of Golden Valley.	Initial investigations and discussions need to occur with the landowners.	Long term	

Table 6 - Sites for investigation for Council led LEP review

Site	Comments
<b>Lot 100 DP 803472 (Kiama Library)</b>	Re- consideration of the special purposes zone
<b>5 Belvedere Street, and 105-109 Shoalhaven Street, Kiama (Council Works Depot)</b>	Possible higher uses including employment lands
<b>Lot 3 DP1104857 and Lot D DP160615</b>	Review of density and height provisions – Kiama town centre
<b>Other land within Kiama Town Centre and R3 zones in consideration of low and mid rise housing (awaiting State govt approval)</b>	Several other sites were requested to be included for consideration. These were located within the Kiama Town Centre and surrounds. In most cases it is expected that these sites would benefit from the low to mid rise housing reforms that are expected to be released by the Department of Planning. Once these reforms are understood a reinvestigation and consideration of the Kiama town centre as a whole will need to be undertaken to work through height and density impacts and whether other opportunities or sites that are not covered by the low and mid rise reforms should have individual zoning changes.

**Sites for investigation**

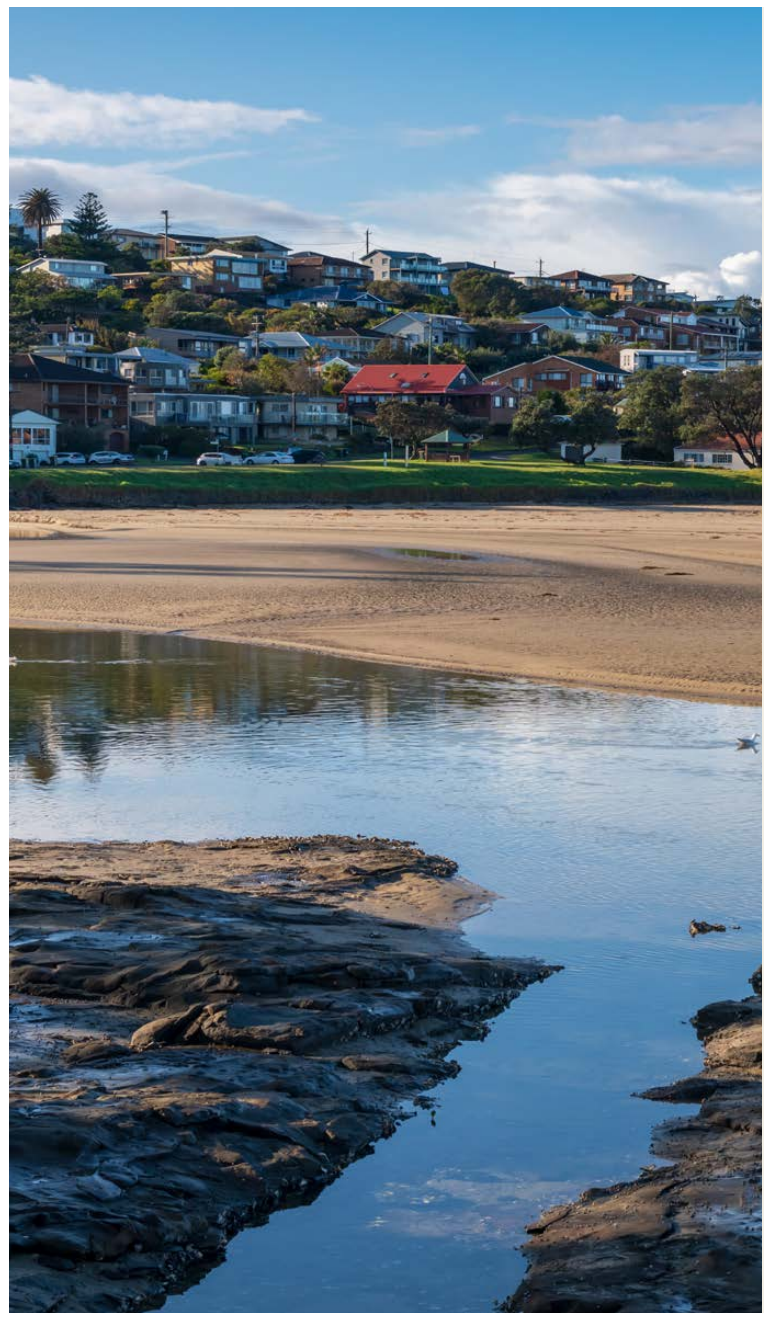
The maps on this page and overpage show the combined investigation sites presented in Table 5 and Table 6.

Figure 7 - Combined proponent-led and council led development review sites in Kiama and Kiama Downs



Figure 8 - Combined proponent-led and council led development review sites in South Kiama





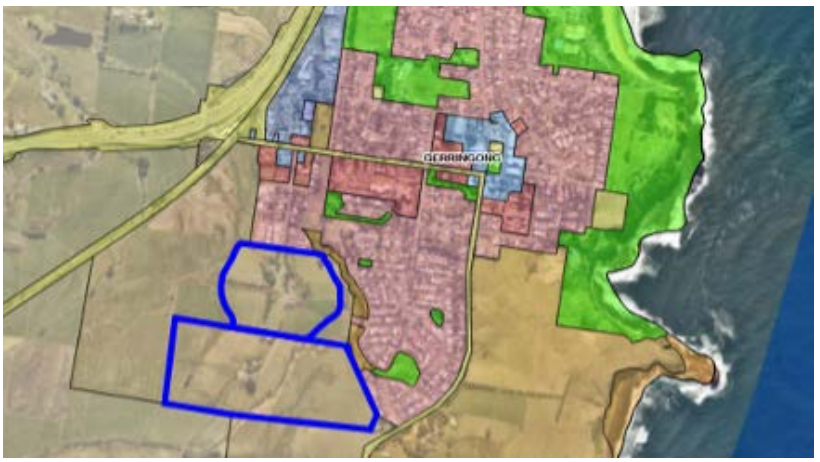
Enclosure 1

Item 15.1

Figure 9 - Combined proponent-led and council led development review sites in Jamberoo



Figure 10 - Combined proponent-led and council led development review sites in Gerringong



# Action and Implementation Plan

It is important that Council details the actions and implementation plan that it will take to enable the priorities, development opportunities, proposals and desired outcomes detailed in this Strategy to be achieved. As detailed within this Strategy the delivery of housing and even the ultimate delivery of the targets set for us by the State Government cannot be achieved entirely by Council. It will take advocacy, collaboration and partnership and ultimately delivery by the development industry, landowners and homeowners.

The action plan is also constructed in consideration of Council's current resource allocation, budget and priorities. It is noted that in accordance with the Finance and Governance Plan (adopted by Council in June 2024) there are a number of priorities and actions already in place which require Council, the community and staff attention and implementation, to ensure compliance with the Performance Improvement Order. The actions have been created to be realistic of the current limitations and expectations of our organisation.

Actions have been split into three themes:

- Advocacy actions (see Table 7).
- Planner and regulator actions (see Table 8).
- Collaborate and monitor actions (see Table 9).

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: Advocacy actions

No.	Action	Council's role	Timeframe
1.1	Continue strong advocacy and engagement with Sydney Water to enable adequate water and sewerage supply for existing residential development and future growth areas	Advocate	Ongoing
1.2	Continue to engage and partner with the UDIA and Property Council to lobby government and agencies to support improved infrastructure provision for identified and planned development	Advocate and partner	Ongoing
1.3	Develop an advocacy strategy which details the infrastructure needs and key community infrastructure items that must be included in the implementation of Bombo Quarry and Bombo Quarry surrounds to enable government funding pathways	Advocate and partner	Ongoing
1.4	Actively participate in the UDP providing regular updates and data to support decision making	Regulator	Immediate
1.5	Continue to strongly advocate to the Department of Lands and other government departments for the redevelopment of Kiama Harbour to support improved facilities and services within Kiama Town Centre	Advocate and partner	Ongoing
1.6	Create an environment of collaboration with developers and building sector to support positive outcomes and solutions to support the dwelling needs of the community	Partner	Immediate
1.7	Continue advocacy through infrastructure plans to all agencies and government department such as Department of Education etc to support long term planning for ongoing community infrastructure needs	Advocate	Ongoing

**Table 8 - Action and implementation plan: Planning and regulatory actions**

No.	Action	Council's role	Timeframe
2.1	In the 2024/25 financial year commence a review of Council's Local Environment Plan to enable implementation of the outcomes of the GHS	Planner	2024
2.2	In the 2024/25 financial year commence a review of Council's Development Control Plan to enable implementation of the outcomes and priorities of this Strategy	Regulator	2024
2.3	As part of the LEP Review undertake an investigation of options to improve feasibility of development within existing town centers this will include: <ul style="list-style-type: none"> <li>a) Consider the inclusion of clauses within the Council LEP that incentivize site amalgamations such as additional FSR/ height with increased lot sizes for the development of Residential Flat Buildings and shop-top housing in R3/ B1/ B2 zones and multi-dwelling typologies in an R2 zone.</li> <li>b) Include 'Residential flat buildings' in the list of permissible uses in R3 – Medium Density Residential zones of the LEP (Item 3 – Permitted with consent).</li> <li>c) Improve flexibility for secondary dwellings and attached housing (e.g. townhouses)</li> <li>d) Review minimum lot sizes to encourage the delivery of smaller housing product</li> <li>e) Encourage land consolidation / discourage land fragmentation to support the development of medium and higher density housing</li> </ul>	Regulator	2024
2.4	As part of the DCP Review undertake an investigation of the following feasibility lever opportunities for infill development: <ul style="list-style-type: none"> <li>a) Align the requirements for balcony sizes with the Apartment Design Guide. Currently this is 8m<sup>2</sup>, 10m<sup>2</sup> and 12m<sup>2</sup> for 1, 2 and 3+bedroom apartments.</li> <li>b) Consider reducing the requirement of visitor carparking from 1 space per every 2 dwellings</li> <li>c) Consider including controls that encourage and address the development of dual occupancies and terraces on sloping sites, including specific controls for high side lots, low side lots and cross fall lots.</li> <li>d) Consider discounting the rate of car parking required in B2 Local Centres, particularly on small and narrow sites.</li> <li>e) Amend Kiama DCP to consider removing the requirement for adaptable housing on dual occupancies. Consider including a requirement for adaptable housing in multi-dwelling residential/RFBs with 5 or more dwellings at a designated rate or, consider defining that all adaptable housing is to be designed and constructed in accordance with Australian Standard 4299– Adaptable Housing, incorporating as a minimum all essential features to satisfy Classification Level C of that Standard or, consider including a clause that adaptable housing for Dual Occupancies and Multi-dwelling residential is only required on land with less than 20% slope.</li> </ul>	Regulator	2024

No.	Action	Council's role	Timeframe
2.5	As part of the review of the Kiama DCP undertake specific reconsideration and review of : a) Chapter 2 Site considerations b) Chapter 3 Common requirements c) Chapter 6 Residential accommodation d) Chapter 5 Subdivision, consolidation and boundary adjustments e) Chapter 12 Location specific controls	Regulator	2024
2.6	Implement the outcomes of the LGA wide vegetation management strategy to enable the findings to be supported through legislation	Regulator	2025
2.7	Efficiently assess and determine applications within key town centres in accordance with the Ministerial Expectations Order to support infill supply	Planner	Immediate
2.8	Implement the outcomes of the low and mid rise housing reforms	Regulator	When released by Dept.
2.9	Progress the scoping proposal and planning proposal for Bombo Quarry	Planner	2024
2.10	Progress the scoping proposals for Bombo Quarry Surround lands identified as Dido Street and Riversdale Road precinct in this strategy	Planner	2024
2.11	In partnerships with developers, create site specific infrastructure plans for identified growth locations including timing and enabling infrastructure for council approval	Planner	2024 onwards
2.12	Continue to undertake a review of the development assessment process and systems to enhance efficiency	Planner	2024
2.13	Implement improved pre-lodgement and pathway programs for both DAs and Planning Proposals to support early collaboration and solutions being developed prior to lodgment.	Regulator	Immediate
2.14	Continue to identify and explore opportunities to redevelop Council-owned catalyst sites for housing / employment purposes.	Planner	2024/25
2.15	<i>Finalise the Employment Lands Strategy and include outcomes in the Growth and Housing Strategy</i>	Planner	2024
2.16	Review tourism accommodation types for opportunities to encourage increased development of tourist accommodation other than STRA	Planner	2025
2.17	Prepare and finalise the Open Space and Recreation Strategy to identify and plan for our open space and recreation needs.	Planner	2024/25

No.	Action	Council's role	Timeframe
2.18	Identify environmentally sensitive areas and areas prone to hazards such as flooding and or coastal inundation are identified early and that development is limited appropriately through LEP amendments and other planning controls .	Planner	Ongoing
2.19	Continue to implement LEP and DCP and development assessment around hazard reduction principles including bushfire risk mapping , flooding	Planner	Ongoing
2.20	Promote infill development by managing the timing and release of greenfield development through the UDP.	Recognise and Monitor	Ongoing
2.21	Review and adapt Council controls to support new and emerging housing types such as styles that support Council's strategic goals and objectives, but may not be possible under current controls and or financial institutions.	Planner	Ongoing
2.22	Develop and adopt a clear policy for affordable housing contributions including: <ul style="list-style-type: none"> <li>• via voluntary planning agreements.</li> <li>• potential affordable housing contributions to green-field areas prior to any rezoning.</li> </ul>	Planner and regulator	2025/26
2.23	Consider different occupancy and ownership models including the applicability of community title models for cooperative housing developments	Planner	2025/26
2.24	Work with industry partners to develop a suite of design solutions to encourage well designed, accessible and environmentally sustainable housing	Planner	Ongoing



**Table 9 - Action and implementation plan: Collaboration and monitor actions**

<b>No.</b>	<b>Action</b>	<b>Council's role</b>	<b>Timeframe</b>
3.1	Continue to engage and partner with the UDIA and Property Council to lobby government and agencies to support improved infrastructure provision	Planner	Ongoing
3.2	Review and monitor contributions frameworks to ensure ongoing viable funding sources for required infrastructure	Planner	Ongoing
3.3	Review and monitor contributions frameworks to ensure ongoing viable funding sources for required infrastructure	Recognise and Monitor	Ongoing
3.4	Undertake quarterly review of housing pipeline and provide a report to track progress	Recognise and Monitor	Ongoing
3.5	Monitor residential land that is used for visitor accommodation and permanent resident trends to review the planning framework and adjust policy requirements as needed.	Recognise and Monitor	Ongoing
3.6	Actively participate in the UDP providing regular updates and data to support decision making	Regulator	Immediate
3.7	Collaborate with our housing industry, Wollongong University and other councils to seek information and data on innovative designs and controls/ approaches to encourage Council to be best practice in its policy framework.	Collaborate	Ongoing
3.8	Collaborate with the housing industry to recognise any significant barriers to the housing types and work to or advocate for change to remove those barriers	Collaborate	Ongoing

# 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 implementation and delivery plan
- five-yearly reviews of the evidence base and housing stock against the broader aims State Government Plans and supporting documents, and
- undertaking a holistic five-year review of this Strategy to ensure vision statement, the evidence base and the strategic and planning contexts are aligned and remain relevant.

# Appendix 1

## Words that matter

To ensure consistency, the following terms and definitions are sourced from Housing 2041 – NSW Housing Strategy

Word	Definition
Affordable housing	<p>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 No 70—Affordable Housing (Revised Schemes):</p> <ul style="list-style-type: none"> <li>• very low – 50% of median income</li> <li>• low – 50%–80% of median income</li> <li>• moderate – 80%–120% median income</li> </ul> <p>This type of housing is provided or managed by a Community Housing Provider.</p>
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 highquality 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 granny flats and studios to apartments, townhouses, terraces, semi-detached homes and standalone homes.
Home ownership	When people own where they live, either outright or with a mortgage.

Word	Definition
Homelessness	The lack of a 'home', not the lack of a 'roof', where the space someone lives lacks security, stability, privacy and safety. Home-less people include people sleeping rough, living in improvised dwellings or tents, living in temporary shelters and couch-surfing.
Homes NSW	State department which provides housing and homelessness services across NSW, including providing public housing, social housing, and key worker 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.
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.

Word	Definition
Infrastructure contributions	Contributions of money or land, or sometimes agreements for the equivalent 'works in kind', that the NSW Government and councils collect from beneficiaries of development – usually developers of new housing. These contributions help fund the infrastructure that people living in that development and its surrounding community will need.
Key worker	Someone who provides a vital service, especially in the police, health or education sectors.
Knowledgeintensiveworkers/ industry / economies	A job, services or industry that draws on knowledge as its key commodity in areas such as education, health, communications, finance and insurance, and professional business services
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. All Greater Sydney councils and some regional councils must develop local housing strategies. Other councils may choose to develop one for their area.
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. Greater Sydney councils had to finalise and release their statements by March 2020; regional councils had until July 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.

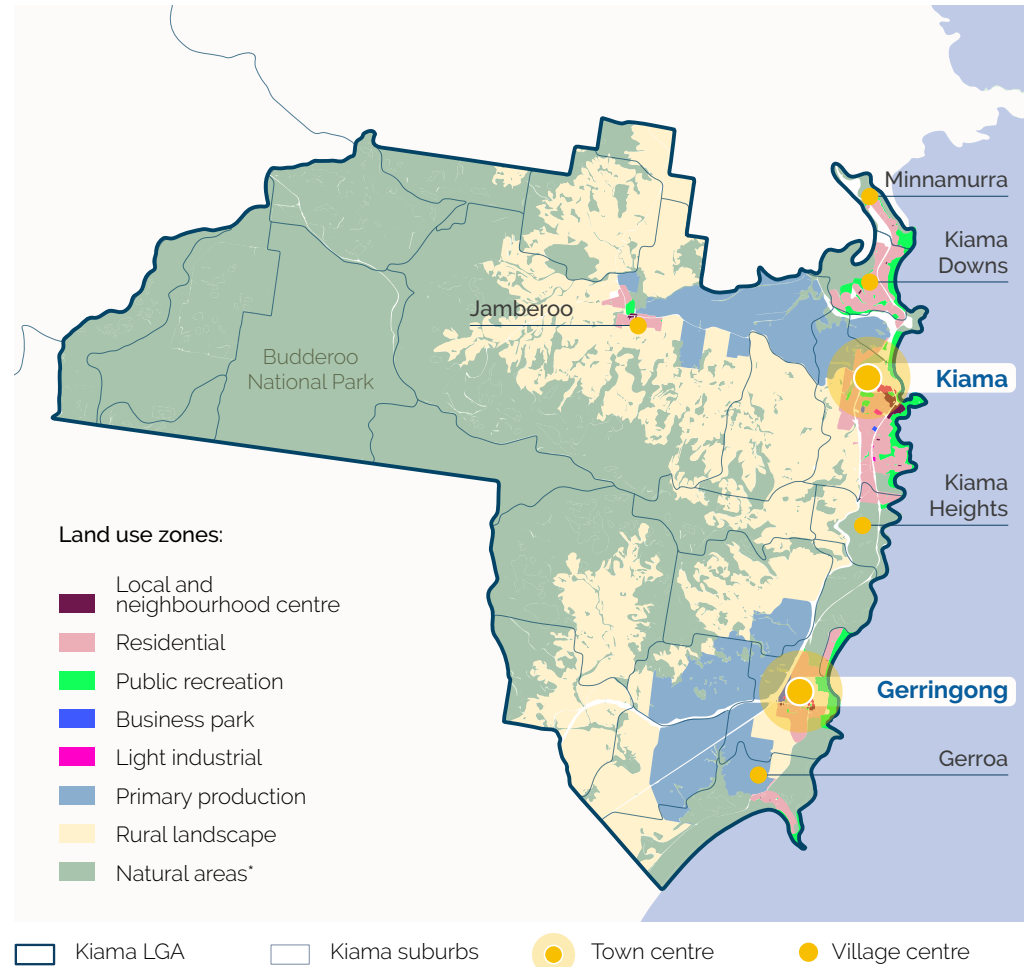
# Appendix 2

## Existing planning controls

Due to its size and natural constraints, much of the land in the Kiama LGA is limited. A large part of our LGA is zoned natural areas. Most residential land in Kiama LGA is zoned R2 – Low Density Residential. This includes currently undeveloped land west of the Princess Highway in Kiama Heights.

Some medium density residential zoned land exists in Kiama and Gerringong which supports infill development.

Figure 11 - Kiama LGA land zones  
(Data and information source: Six Maps, NSW SEED database and Kiama LSPS)



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

Permissible dwellings by zone

Zone	Objectives	Permissible Dwelling Types
<b>RU1 Primary Production</b>	<ul style="list-style-type: none"> <li>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>To minimise the fragmentation and alienation of resource lands.</li> <li>To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>To protect agricultural land for long term agricultural production.</li> <li>To provide opportunities for employment-generating development that adds value to local agricultural production through food and beverage processing.</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling Houses</li> <li>Secondary Dwellings</li> </ul>
<b>RU2 Rural Landscape</b>	<ul style="list-style-type: none"> <li>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>To maintain the rural landscape character of the land.</li> <li>To provide for a range of compatible land uses, including extensive agriculture.</li> <li>To protect agricultural land for long term agricultural production.</li> <li>To provide opportunities for employment-generating development that adds value to local agricultural production through food and beverage processing and integrates with tourism.</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling Houses</li> <li>Secondary Dwellings</li> </ul>
<b>R2 Low Density Residential</b>	<ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a low density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To increase the supply of secondary dwellings for affordable rental housing stock.</li> <li>To provide economic and employment opportunities for people who conduct business activities from their homes where these will not adversely affect the amenity of neighbours or the neighbourhood.</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling Houses</li> <li>Dual Occupancies</li> <li>Multi Dwelling Housing</li> <li>Semi-detached Dwellings</li> <li>Secondary Dwellings</li> </ul>

Zone	Objectives	Permissible Dwelling Types
<b>R3 Medium Density Residential</b>	<ul style="list-style-type: none"> <li>To provide for the housing needs of the community within a medium density residential environment.</li> <li>To provide a variety of housing types within a medium density residential environment.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To provide opportunities for multi-storey residential accommodation in locations close to shops, transport nodes, commercial services, public open space and employment opportunities.</li> <li>To provide increased housing choice particularly housing suited to older people and people with a disability.</li> <li>To increase the supply of affordable housing.</li> </ul>	<ul style="list-style-type: none"> <li>Multi Dwelling Housing</li> <li>Senior Housing</li> <li>Boarding Houses</li> <li>Group Homes</li> </ul>
<b>R5 Large Lot Residential</b>	<ul style="list-style-type: none"> <li>To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.</li> <li>To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.</li> <li>To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.</li> <li>To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling Houses</li> <li>Dual Occupancies</li> <li>Secondary Dwellings</li> </ul>
<b>E1 Local Centre</b>	<ul style="list-style-type: none"> <li>To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.</li> <li>To encourage investment in local commercial development that generates employment opportunities and economic growth.</li> <li>To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.</li> <li>To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> <li>To encourage mixed use buildings that include a component of housing located above retail and business premises.</li> <li>To encourage development that is compatible with the commercial centres hierarchy.</li> <li>To encourage development that has a high level of accessibility and amenity and prioritises pedestrians.</li> <li>To encourage new development that provides diverse and active street frontages in order to attract pedestrian traffic and contribute to vibrant, diverse and functional streets and public spaces.</li> </ul>	<ul style="list-style-type: none"> <li>Boarding Houses</li> <li>Shop Top Housing</li> <li>Group Homes</li> </ul>



Zone	Objectives	Permissible Dwelling Types
<p><b>C3 Environmental Management</b></p>	<ul style="list-style-type: none"> <li>To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.</li> <li>To provide for a limited range of development that does not have an adverse effect on those values.</li> <li>To allow limited types of agriculture subject to effective environmental safeguards and sound land management practices.</li> </ul>	<ul style="list-style-type: none"> <li>Secondary Dwellings</li> <li>Dwelling Houses</li> </ul>

## Appendix 3 - References

Housing Supply Pipeline Audit: Technical Note (NSW Department of Planning, Housing and Infrastructure, February 2024)

Housing Supply and Feasibility Analysis (AEC, March 2022)

Recreation and Open Space Planning Guidelines for Local Government (NSW Department of Planning, 2010)

Public Open Space Strategy for NSW: A coordinated long-term plan (NSW Government, 2022)

Local Housing Strategy Guideline: A step by step process for producing a local housing strategy (NSW Government, 2018)

Growth Servicing Plan 2024-2029 (Sydney Water, 2024)

Illawarra Shoalhaven Regional Plan 2041 (NSW Department of Planning, Industry and Environment, 2021)

REMPAN, Population and Dwelling forecasts for Kiama Municipal Council, 2023

