

14 REPORT OF THE DIRECTOR STRATEGIES AND COMMUNITIES**14.1 Determination of 8.2 Review of Determination Application: 10.2025.104.1 (PAN-588332) - 173 Mount Brandon Road, Jerrara - New 2 storey dwelling with attached garage and outdoor swimming pool**

CSP Objective: Outcome 3.3: We love where we live and are strongly connected within our region. Growth and development will be managed sustainably, thoughtfully and equitably, while preserving our built and natural heritage.

CSP Strategy: 3.3.2 Manage development and growth sustainably and thoughtfully.

Delivery Program: 3.3.2.1 Council meets the legislative requirements for Planning and Assessment.

Summary

The purpose of this report is to seek Council's review of determination of Development Application No 10.2025.104.1 for a new dwelling house and new swimming pool – formally described as: New 2 storey dwelling with attached garage and outdoor swimming pool at Lot 261 DP 806312 - 173 Mount Brandon Road, Jerrara.

The Section 8.2 Review Application is reported to Council for determination because the elected Council determined the original Development Application. In accordance with the requirements set out under s8.3(6) of the *Environmental Planning and Assessment Act 1979*, the review of a determination or decision made by a council is to be conducted by the council and not a delegate of the council.

Furthermore, the application proposes a clause 4.6 variation to clause 4.2A - erection of dwelling houses on land in certain rural and conservation zones development standard in *Kiama Local Environmental Plan (LEP) 2011* of 99%. Determination of applications where clause 4.6 variations exceed 10% are not within staff delegations for determination and must be determined by the elected Council.

It is recommended that Council not support the variation to clause 4.2A and determine the proposed development by way of refusal for the reasons outlined in this report.

Financial implication

The Review of Determination fee has been paid in accordance with the *Environmental Planning and Assessment Regulation 2021* and Council's adopted Fees and Charges.

Any approval of the Development Application would include 7.12 contributions to be conditioned to be paid to Council.

If the review of determination is refused, the application may be challenged in the NSW Land and Environment Court (LEC) and there would be costs associated with defending the refusal.

Risk implication

If the review of determination is refused, the determination may be challenged in the NSW Land and Environment Court (LEC).

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If the review of determination is approved, the determination may contribute to the abandonment of the development standard set out in Kiama Local Environmental Plan 2011, cl.4.2A

Policy

The statutory instruments relevant to the development include the following:

- *State Environmental Planning Policy (Resilience and Hazards) 2021.*
- *State Environmental Planning Policy (Sustainable Buildings) 2022.*
- *Kiama Local Environmental Plan 2011.*
- Kiama Development Control Plan 2020.
- Kiama Community Participation Plan 2019.

Consultation (internal)

The review of determination application was referred to the following internal subject matter experts.

Internal Referrals	
Referral	Comments
Development Engineer	Objection raised with regard to insufficient geotechnical information and stormwater design.
Environmental Health Officer	No objection subject to recommended conditions.

Communication/Community engagement

Consultation for both the original DA and the s8.2 review of determination application has occurred in accordance with Section 8 of the Kiama Community Participation Plan 2019; namely by:

- Directly notifying adjoining property owners of the exhibition period for the original DA and the s8.2 review of determination application.
- Making all information publicly available on Council's DA Tracker for the original determination application (PAN-549470) between 21/07/2025 and 04/08/2025.
- Making all information publicly available on Council's DA Tracker for the s8.2 review of determination application (PAN-588332) between 20 November and 4 December 2025.

Submissions received to s8.2 review of determination application

No submissions were received in this time.

Submissions received to original application

One (1) submission was received to the original application.

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The concerns raised in submissions are outlined below:

Objection raised	Assessing officer's comment
Precedent of development on undersized allotments	Each application is considered on its own merit. However, it should be noted that where a development standard has been abandoned or destroyed this can form a reason for a development standard not to be upheld in the future and forms one of the avenues in which compliance with a development standard can be considered unreasonable or unnecessary in accordance with the Land and Environments Court caselaw. Council staff are recommending refusal of the current application.

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Attachments

Nil

Enclosures

- 1 10.2025.104.1 - Architectural Plans [⇒](#)
- 2 10.2025.104.1 - Section 8.2 Assessment Report [⇒](#)
- 3 10.2025.104.1 - DRAFT Notice of Determination (Refusal) [⇒](#)
- 4 10.2025.104.1 - DRAFT Conditions of Consent [⇒](#)

RECOMMENDATION

That Council:

1. Not support the clause 4.6 variation to clause 4.2A of the development standard, associated with DA No 10.2024.186.1 (PAN-588332 and PAN-549470).
2. Uphold the original decision of Council relating to DA 10.2025.104.1 (PAN-549470) and determine the Section 8.2 review of determination (PAN-588332) for the construction of a new two-storey dwelling with attached garage and outdoor swimming pool by way of refusal for the reasons set out in Enclosure 3 of the report.

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Background

APPLICATION DETAILS	
Application Type:	Review of Determination
Application Number:	10.2025.104.1
NSW ePlanning Portal Reference:	PAN-588332 (PAN-549470)
Proposed Development:	Review of Determination - New dwelling house and new swimming pool - New 2 storey dwelling with attached garage and outdoor swimming pool.
Applicant:	Mr M T Laidler
Property title:	LOT: 261 DP: 806312
Property address:	173 Mount Brandon Road Jerrara NSW 2533

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The site

The site is known as LOT: 261 DP: 806312, 173 Mount Brandon Road Jerrara NSW 2533.

The subject site has a frontage to Mount Brandon Road. The site is currently vacant and is zoned PART RU2 Rural Landscape / PART C2 Environmental Conservation under Kiama LEP 2011.

The surrounding area is rural in character and the site is adjoined by rural land.

The site undulates and stormwater would be dispersed on site

Access to the property is gained via Mount Brandon Road.

The proposed development will be serviced by on-site utilities.

The proposed development

Development Application No 10.2025.104.1 proposes a new dwelling house and new swimming pool - New 2 storey dwelling with attached garage and outdoor swimming pool.

The current application is a review of the determination which was issued by Council on 16/09/2025.

Key issues

The following key issues are relevant to the assessment of this application having considered the relevant planning controls, issues raised in the submissions, referral comments and the proposal in detail.

1. Section 8.2 Review of Determination Requirements.

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2. Original assessment and reasons for refusal of DA10.2025.104.1 (PAN-549470).
3. Clause 4.2A Development standard.

Key issue 1: Section 8.2 Review of Determination requirements

The submitted s8.2 review of determination application has been considered.

In accordance with the provisions of s8.3 (2) of the *Environmental Planning and Assessment Act 1979*, the s8.2 review application has been made within the required timeframe.

In accordance with the provisions of s8.3(3) of the *Environmental Planning and Assessment Act 1979*, the s8.2 review application has been supported by amended information including

- Revised Stormwater Management Plan.
- Minor design changes including a turning head for firefighting vehicle access and static water supply to align with Bushfire Report requirements.
- Additional commentary on relevant planning matters (discussed below).

This amended information goes to addressing some of the deficiencies with the original development application, and Council staff are satisfied that the application including the amended information is substantially the same development as that proposed in the original application.

The original development application was determined by the elected Council due to the extent of departure to the clause 4.2A development standard, and as per s8.3(6) of the *Environmental Planning and Assessment Act 1979*, this s8.2 review of determination application must not be conducted by a delegate of the Council; The application must be conducted and determined by the elected Council.

To ensure probity and transparency, the assessment recommendation for the s8.2 review application has been carried out by a delegate of Council who is not subordinate to the delegate who made the original development application assessment recommendation.

As required by s8.4 of the *Environmental Planning and Assessment Act 1979*, after conducting its review of the determination, the elected Council may confirm to change the original determination decision.

Key issue 2: Original assessment and reasons for refusal of DA10.2025.104.1 (PAN-549470).

The reasons for refusal of the original DA were:

- (a) *Pursuant to S.4.14 of the EP&A Act 1979, it is unclear from the application if the recommendations of the submitted bush fire assessment report prepared by a qualified consultant in bush fire risk assessment have been incorporated into the proposed development design, specifically with regard to access, and manoeuvring and turning fire fighting vehicles and also access to static water supply.*

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- (b) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development does not comply with the RU2 Rural Landscape zone objectives as detailed in Kiama Local Environmental Plan 2011.
 - (c) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development does not comply with Kiama Local Environmental Plan 2011 clause 4.2A.
 - (d) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the clause 4.6 variation to clause 4.2A is not accepted. The proposed development has not satisfactorily demonstrated that the Kiama Local Environmental Plan 2011 clause 4.2A development standard is unnecessary or unreasonable in the circumstances of the case.
 - (e) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the clause 4.6 variation to clause 4.2A is not accepted. The proposed development has not satisfactorily demonstrated that there are sufficient environmental planning grounds to justify contravention of the Kiama Local Environmental Plan 2011 clause 4.2A development standard.
 - (f) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development is not consistent with Kiama Local Environmental Plan 2011 clause 5.16.
 - (g) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development is not consistent with Kiama Local Environmental Plan 2011 clause 6.2.
 - (h) Pursuant to S.4.15(1)(a)(i) of the EP&A Act 1979, the proposed development has not sufficiently demonstrated compliance with Kiama Local Environmental Plan 2011 clause 6.12 with regard to the disposal and management of sewage and stormwater drainage, and potential conflicts between the two.
 - (i) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the proposal is not considered satisfactory with regard to controls relating to earthworks and retaining wall controls set out in Topic 3.3 in Chapter 3 of Kiama DCP 2020.
 - (j) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the application has not been supported by sufficient geotechnical information as required by control 3.3.6 in Chapter 3 of Kiama DCP 2020.
 - (k) Pursuant to S.4.15(1)(a)(ii) of the EP&A Act 1979, the proposed development does not provide adequate setback and agricultural buffer distances to adjoining land as required by control 6.1.28 in Chapter 6 of Kiama DCP 2020.
 - (l) Pursuant to S.4.15(1)(b) of the EP&A Act 1979 the proposed development has not adequately demonstrated that the proposal will not have adverse environmental impacts, particularly with regard to conflicts between proposed stormwater disposal and effluent management areas and runoff and water quality impacts
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- (m) Pursuant to S.4.15(1)(c) of the EP&A Act 1979 the proposed development is not considered suitable development for the site.
- (n) Pursuant to S.4.15(1)(e) of the EP&A Act 1979 the proposed development is not considered to be in the public interest.

The original assessment is generally concurred with, noting that amended information provided with the s8.2 review application goes to addressing some of the deficiencies with the original application. Pertinent clauses, provisions and legislative requirements are outlined below:

Environmental Planning and Assessment Act 1979	
Affected clause/provision	Comment
Cl.4.14	The review of determination application raises additional matters for consideration under EP&A Act 1979. This Section 8.2 review assessment considers the matters, as below: The applicant has provided amended plans showing compliant static water supply and fire-fighting vehicle access and manoeuvring, which are consistent with the requirements of PBP2019 and the Bushfire Assessment Report prepared by SET Consultants dated 13/05/2025. It is considered that the revised information has satisfactorily addressed EP&A Act 1979, cl.4.14.
Cl.4.15 (a)(i)	The review of determination application raises additional matters for consideration under EP&A Act 1979. This Section 8.2 review assessment considers the matters, as discussed in the Kiama LEP 2011 table in this report. It is considered that the proposal and revised information is not satisfactory with regard to EP&A Act 1979, cl.4.15(a)(i).
Cl.4.15 (a)(ii)	The review of determination application raises additional matters for consideration under EP&A Act 1979. This Section 8.2 review assessment considers the matters, as discussed in the Kiama DCP 2020 table of this report. It is considered that the proposal and revised information is not satisfactory with regard to EP&A Act 1979, cl.4.15(a)(ii).
Cl.4.15 (b)	The review of determination application raises additional matters for consideration under EP&A Act 1979.

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	It is considered that the proposal and revised information have adequately addressed EP&A Act 1979, cl.4.15(b) and the proposal (as revised) is not considered to have an unreasonable significant likely social or economic impact in the locality or an unreasonable significant likely impact on the natural or built environment.
Cl.4.15 (c)	The review of determination application has provided some additional information addressing the suitability of the site in relation to on-site sewage management, stormwater disposal and bushfire protection. Notwithstanding this, the commentary of the original assessing officer with regard to the RU2 zone objectives, KLEP2011, cl.4.2A and overdevelopment of the land are concurred with. This Section 8.2 review assessment agrees with the original 4.15 assessment comments. It is considered that the proposal and revised information have not satisfactorily demonstrated the site is suitable with reference to EP&A Act 1979, cl.4.15(c).
Cl.4.15 (e)	This s8.2 review application has been supported by additional commentary from the applicant with regard to public interest, specifically, the Applicant's covering letter states that the <i>"communities vision as outlined in the Kiama Community Strategic Plan 2025-35 is "Our communities and environment are sustainable, liveable and inspired" and there is no aspect of the proposed residential dwelling that is contradictory to this."</i> (page 11) While considerations of the public interest relate to various matters including long term strategy, the original application has been rightly assessed as inconsistent with the current statutory requirements and is not considered to be in the public interest. It is considered that the proposal and revised information has not satisfactorily demonstrated that the proposal is in the public interest with regard to EP&A Act 1979, cl.4.15(e).
Kiama Local Environmental Plan 2011	
Affected clause/provision	Comment
RU2 Zone	The review of determination application has provided no additional information relating to compliance with KLEP2011

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objectives	RU2 zone objectives. The Applicant's covering letter states that the previously submitted Statement of Environmental Effects addressed this matter. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments. It is considered that the revised information has not satisfactorily addressed KLEP2011 RU2 zone objectives. The proposal is not consistent with KLEP 2011 RU2 zone objectives.
Cl.4.2A	The review of determination application has provided no additional information relating to compliance with KLEP2011, cl.4.2A. The Applicant's covering letter summaries the reasons cited in the previously submitted Statement of Environmental Effects and 4.6 Written Statement without providing any additional reasons for which the proposed variation should be supported. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments. It is considered that the revised information has not satisfactorily addressed KLEP2011, cl.4.2A. The proposal does not comply with KLEP 2011, cl.4.2A.
Cl.4.6	The review of determination application has provided no additional information relating to compliance with KLEP2011, cl.4.2A. The applicant's covering letter summaries the reasons cited in the previously submitted Statement of Environmental Effects and 4.6 Written Statement without providing any additional reasons for which the proposed variation should be supported. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments. It is considered the revised information has not satisfactorily addressed KLEP2011, cl.4.2A. The application has not demonstrated that compliance with the cl.4.2A development standards are unreasonable or unnecessary in the circumstances of the case or that there are sufficient environmental planning grounds to justify contravention of the development standard.
Cl.5.16	The review of determination application raises additional matters for consideration under Kiama LEP 2011. This Section 8.2 review assessment considers the matters, as below:

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	The applicant's covering letter (page 7) provides the following (in italics) assessment against the matters in KLEP2011 cl.5.16(4): <i>a) Existing and Approved Uses in the Vicinity</i> <i>The land in the immediate vicinity is predominantly used for rural residential purposes. Existing development along Mount Brandon Road includes single dwellings on similarly sized rural lifestyle lots. There are no approved or existing intensive agricultural operations adjoining or nearby the site that could create land use conflict.</i> <i>b) Impact on Predominant Land Uses</i> <i>The proposed dwelling will reinforce, rather than conflict with, the prevailing rural residential pattern of development. The use of the land for a single dwelling aligns with the established and preferred character of the locality.</i> <i>c) Compatibility with Surrounding Uses</i> <i>The development is compatible with adjoining land uses. The proposed dwelling will be appropriately sited, with setbacks, landscaping, and existing vegetation to maintain privacy and minimise any potential for conflict with adjoining rural or residential uses. Noting the subdivision was created with the adjoining lands and it is clear from the lot size that the dwelling will be located within a rural setting.</i> <i>d) Measures to Avoid or Minimise Incompatibility</i> <i>The design and siting of the dwelling have been informed by the topography, vegetation, and view corridors. The proposal avoids any impacts such as noise, odour, or visual intrusion that could affect neighbouring properties. The continued use of surrounding properties for low-intensity rural or residential purposes will not be affected.</i> <i>Therefore, the proposal satisfies the objectives of Clause 5.16 by ensuring the development is compatible with existing and likely future land uses in the locality. The site forms part of an established rural residential area where the proposed dwelling is entirely consistent with the intended character and function of the RU2 zone and lot size.</i> This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments, noting the potential land use conflicts resulting from the utilisation of an undersized lot and decreased buffer areas to existing and permissible agricultural uses.
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	It is considered the revised information has not satisfactorily addressed KLEP2011, cl.5.16. The proposal does not comply with KLEP 2011, cl.5.16.
Cl.6.2	The review of determination application has provided limited additional information relating to compliance with KLEP2011, cl.6.2. The Applicant's covering letter outlines that the proposed dwelling includes maximum excavation of 2.34m but provides no additional geotechnical reporting or design relating to the dwelling and associated structures. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments which raised concerns relating to the relationship between the required engineering design for the proposed driveway and the on site wastewater disposal system downstream. It is considered the revised information has not satisfactorily addressed KLEP2011, cl.6.2. The proposal does not comply with KLEP 2011, cl.6.2.
Cl.6.12	The review of determination application has provided additional information relating to compliance with KLEP2011, cl.6.12. The applicant has provided an amended concept stormwater plan prepared by SET Consultants dated 29/10/2025 demonstrating that stormwater from the proposed development can be directed to the street gutter. This plan has been reviewed by Council's Subdivision and Development Engineer and Environmental Health Officer and the previous conflict between the On-Site Wastewater Management System and stormwater disposal has been satisfactorily resolved. However, the concept stormwater plan provides insufficient detail to demonstrate that the concept stormwater has been designed to adequately manage stormwater on the site. It is considered the revised information has mostly addressed KLEP2011, cl.6.12 and indicates suitable onsite sewage management and stormwater can be achieved for the proposal, and the stormwater plans note that all roof areas are to drain to the onsite rainwater tanks.

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State Environmental Planning Policies	
Affected clause/provision	Comment
	The review of determination application raises no additional matters for consideration under any applicable State Environmental Planning Policy. This Section 8.2 review assessment concurs with Council's original 4.15 assessment comments in this regard.

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KIAMA DEVELOPMENT CONTROL PLAN 2020

Affected clause/provision	Comment
Kiama DCP 2020 – Chapter 3 – Topic 3.3	The review of determination application raises limited additional matters for consideration under Kiama DCP 2020 – Chapter 3, Topic 3.3, however importantly, the application has not been supported by a geotechnical report or engineering specifications relating to earthworks and retaining walls. The application does not provide sufficient detail to assess the multiple DCP non-compliances (3.3.1, 3.3.4, 3.3.5, 3.3.6, 3.3.7 and 3.3.9). It is considered the application and revised information have not satisfactorily addressed KDCP2020 – Chapter 3, Topic 3.3.
Kiama DCP 2020 – Chapter 6 – Control 6.1.28,	The review of determination application raises limited additional matters for consideration under Kiama DCP 2020 – Chapter 6 – Control 6.1.28. The inability to comply with the agricultural buffer area required by 6.1.28 is symptomatic of the undersized lot and demonstrates further the poor suitability of the site for the proposed development. It is considered that the proposal and revised information is not satisfactory with regard to Kiama DCP 2020 – Chapter 6 – Control 6.1.28.

Key issue 3: Clause 4.2A of KLEP 2020 – Dwelling entitlement

The original application and s8.2 review application propose a 99% variation to the clause 4.2A development standard. The original development application was refused on the grounds that the application and clause 4.6 variation request had not demonstrated that compliance with the clause 4.2A development standard was

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unreasonable or unnecessary in the circumstances of the case and that there were sufficient environmental planning grounds to justify contravention of the development standard.

The s8.2 review application has not been supported by a revised clause 4.6 variation request, rather some commentary reiterating arguments set out in the original clause 4.6 variation request.

Compliance with the clause 4.2A development standard and the clause 4.6 variation request have been reviewed.

The Applicant's clause 4.6 written statement provided by the applicant relies on demonstrating that the objectives of the zone are achieved and that there are sufficient environmental planning grounds to justify the variation.

The original assessment considered this position and rightly disagreed, noting that the proposed development is not consistent with the objectives of clause 4.2A nor are there sufficient environmental planning grounds demonstrated by the applicant to justify the variation.

The proposed development is considered unplanned rural development noting clause 4.2A(3) results itself in the planned development outcome being the 40Ha minimum lot size requirement beyond 16 December 2016.

The proposed development does not replace a lawfully erected dwelling and there are no existing approvals for establishment of a dwelling house on the land.

The size of the subject site and resulting unachievable and inadequate buffer areas negate the argument that the proposed development promotes the orderly and economic use of the land and promotes good design and amenity.

The original Council commentary and assessment is concurred with, and it is staff's recommendation that the clause 4.6 variation request not be supported.

Options

1. Adopt the recommendation and refuse the application for the reasons set out in Enclosure 3.
2. Approve the application subject to the conditions of consent set out in Enclosure 4. As per Section 11.9 of the Code of Meeting Practice, reasons for why the recommendation of staff was not adopted must be provided.
3. Adopt an alternative recommendation and as per Section 11.9 of the Code of Meeting Practice, reasons for why the recommendation of staff was not adopted must be provided..

Conclusion

A comprehensive review of determination has been undertaken in accordance with all statutory requirements.

It is recommended that the original determination/decision be upheld and the application be refused for the reasons set out in the Draft Notice of Determination (Enclosure 3).

14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2)

CSP Objective: Outcome 3.1: A strong economy, vibrant local businesses and local economic growth.

CSP Strategy: 3.1.1. Foster local economic growth by supporting businesses, start-ups, entrepreneurs and new partnerships, and promoting Kiama local government area as a place for new business.

Delivery Program: 3.1.1.1 Support a wide range of business opportunities through land use planning.

Item 14.2

Summary

The purpose of this report is to seek Council's endorsement of the Draft Employment Lands Strategy (Draft version 2) for public exhibition.

An Employment Lands Strategy will provide a strategic planning framework to guide the management and growth of employment lands within the Kiama Local Government Area (LGA) over the next 20 years. Employment lands are used for employment generating activities and include Commercial (ie, office, retail and business premises) and Industrial lands (ie, light and heavy industrial premises).

The Draft Employment Strategy (Draft v1) was endorsed by Council on 19 August 2025 and publicly exhibited between 25 August and 19 October 2025 (56 days). At the 21 October 2025 meeting Council resolved to undertake further analysis and re-exhibit the revised strategy. A revised draft strategy has now been prepared.

During the exhibition period, significant attention to 5 Sims Road, in particular, was received. This report outlines 5 Sims Road does have strategic merit for consideration as future employment lands in the medium-long term, however constraints to essential infrastructure on the western side of the M1 lead to feasibility issues associated with developing 5 Sims Road in isolation.

Following the preparation of a Rural Lands Strategy, the suitability of 5 Sims Road and/or an industrial precinct in this area should be further considered and if suitable, included in a future review of the Employment Lands Strategy via a precinct-based approach to include more land within the broader Sims Road area.

It is recommended the Draft Employment Lands Strategy (Draft v2) (Enclosure 2) be endorsed for public exhibition for a minimum of 28 days.

Financial implication

The Draft Strategy has been prepared by both internal resources and an external consultant. The funding for the consultant has been previously budgeted for.

The implementation of the Strategy and future development of the proposed employment land will have a positive economic benefit to the Kiama LGA.

Risk implication

The preparation of an Employment Lands Strategy will provide Council with a strategic approach to current and future employment lands and ensure that proposals put forward to Council are considered against an adopted strategic planning document.

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14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2) (cont)

Policy

The Draft Employment Lands Strategy has been prepared in accordance with:

- *Environmental Planning and Assessment Act 1979*
- Illawarra Shoalhaven Regional Plan 2041 (NSW Government, May 2021)
- Employment Lands Strategy Guidelines (NSW Department of Planning, 2018)
- Draft Statewide Policy for Industrial Lands (NSW DPHI, December 2025)
- Community Participation Plan (Kiama Council, 2019)
- Kiama Local Strategic Planning Statement 2020
- Local Housing Strategy (Kiama Council, 2025)

Consultation (internal)

There has been ongoing consultation within the Planning and Development Team. The Manager Tourism and Events has also been consulted as there is a level of interdependency between the draft Employment Lands Strategy and the draft Visitor Economy Strategy.

Communication/Community engagement

Preparation of Draft v1

The draft Employment Lands Strategy was informed by:

- Community and stakeholder feedback received through development of the Local Housing Strategy.
- Feedback from the community received as part of preparing the draft Visitor Economy Strategy.
- Feedback from Council's Tourism & Economic Advisory Committee's Economic Vision workshop.
- Feedback from Councillors on a working draft of the Strategy.

Exhibition of Draft v1

During the public exhibition period, 85 submissions were received:

- 79 from individuals and organisations including the Urban Development Institute of Australia (UDIA) and Council's Tourism and Economic Development Advisory Committee (TEAC).
- Six referrals from State Government Agencies.

The Public Exhibition Engagement Report (Enclosure 1) provides an overview of feedback received from individuals, organisations and State Government Agencies during the public exhibition process, the staff response and any changes made.

Post Exhibition consultation

In response to a Councillor Notice of Motion and submissions received (both for and against) regarding the proposed additional employment land at Gerringong, further consultation and engagement with key stakeholders occurred:

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14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2) (cont)

- State Agencies - Transport for NSW, Endeavour Energy, Jemena, Sydney Water, DCCEEW and the NSW Department of Planning Housing and Infrastructure.
- Affected landowners.

Exhibition of Draft v2

It is now recommended the Draft Employment Lands Strategy (Draft v2) (Enclosure 2) be exhibited for 28 days to enable further community comment. The exhibition will include notification on Council's Your Say page, staff attendance at community pop-ups, social media posts, inclusion in Council's newsletter and notification to relevant stakeholders.

Staff will engage directly, on the draft Employment Lands Strategy, with the following stakeholders:

- Kiama Business Network,
- Illawarra-Shoalhaven Joint Organisation,
- Regional Development Australia,
- Kiama Council Aboriginal Advisory Group,
- NSW Department of Planning Housing & Infrastructure,
- NSW Department of Primary Industries & Regional Development, and
- Business Illawarra.

Attachments

Nil

Enclosures

- 1 Public Exhibition Engagement Report - Draft Employment Lands Strategy [⇒](#)
- 2 Draft Employment Lands Strategy (Draft v2) [⇒](#)
- 3 Engagement Strategy - Employment Lands Strategy [⇒](#)

RECOMMENDATION

That Council:

1. Note the Public Exhibition Engagement Report.
2. Endorse placing the draft Employment Lands Strategy (Draft v2) on public exhibition for 28 days.
3. Consult with the community and relevant stakeholders on the updated Draft Strategy in accordance with the Engagement Strategy – Employment Lands Strategy.
4. Receive a further report on the outcomes of the consultation process, along with a recommendation regarding adoption of the Employment Lands Strategy.

Background

Strategic context

The [Illawarra Shoalhaven Regional Plan 2041](#) (NSW Government, 2021) identifies that Kiama will need to play a supporting role in accommodating future growth, and the [Kiama Local Strategic Planning Statement](#) (2020, updated 2025) reinforces the need to plan for future growth including a 20-year plan integrating land use, transport and infrastructure planning.

The proximity to Wollongong and Shellharbour provides additional employment opportunities for a large portion of our working population (30% of the workforce is employed in Wollongong, and 16% in Shellharbour). The proximity to these cities allows the Kiama municipal community to gain employment in a variety of professional jobs, with 40% of our workforce employed as managers, professionals or clerical and administration workers.

The economic vision for Kiama under the [Kiama Regional Economic Development Strategy - 2023 Update](#) is: *To be a strong vibrant economy outside of current holiday peaks with carefully managed growth and employment opportunities in tourism, agribusiness and other emerging industries and to capitalise on the region's unique opportunities in digital connectivity.*

An employment lands strategy can help to:

- provide strategic direction for employment land in the LGA.
- anticipate land use changes and guide planning proposals.
- identify how jobs targets set in regional or district plans will be achieved.
- implement a 'review and manage' or 'retain and manage' approach for precinct plans.
- address a related action in a local strategic planning statement.
- respond to infrastructure investment.
- understand how centres interrelate or help to establish a centres hierarchy within the LGA.

The Employment Lands Strategy (ELS) will sit alongside the recently adopted [Local Housing Strategy](#) (LHS). Where the LHS focuses on housing supply, the ELS will provide strategic direction for employment lands in the LGA by providing clear information, guidance and strategic direction on land use in employment areas and provide direction in terms of considering any planning proposals relating to future employment land.

Draft Employment Lands Strategy

The Draft Employment Lands Strategy will provide a strategic planning framework to guide the management and growth of employment lands within the Kiama Local Government Area (LGA) over the next 20 years. Employment lands are used for employment generating activities and include Commercial (ie, office, retail and business premises) and Industrial lands (ie, light and heavy industrial premises).

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14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2) (cont)

The Draft Employment Lands Strategy was prepared based on the [NSW Government's guideline](#), an evidence base and modelling prepared by an external consultant, and feedback on the Local Housing Strategy in relation to supporting employment lands.

The Draft Strategy has been prepared based on:

- local evidence base (Kiama LGA demographics and employment data).
- local and broad market trends.
- analysis of current zoned employment lands.
- demand modelling for industrial, retail and commercial employment lands.
- analysis of needs for greenfield urban expansion areas.
- opportunities to meet future demand through infill and greenfield development.
- priorities and actions to implement the strategy.

The Draft Strategy identifies the following priorities:

1. Promote the Kiama CBD as the primary centre that is vibrant and supports tourism, including increased dining, retail, commercial and accommodation options
2. Expand retail and commercial local neighbourhoods within the Kiama LGA, with a focus on supporting growth through adjustments to FSRs and height controls within existing precincts.
3. Leverage the high remote working rates and improved communication technology to attract regional outposts and facilities that support remote work.
4. Retain and manage industrial lands to ensure continued economic viability.
5. Expand new employment land in growth and greenfield areas.
6. Build resilience by taking advantage of regional and state investments, growth industries, and by strengthening connections with surrounding employment lands.
7. Promote economic partnerships to support Kiama's growth

The Draft Strategy also includes a vision, information about the Kiama LGA and our workforce, a supply and demand analysis, land use opportunities and constraints, as well as place-based opportunities and actions.

The key action of the Draft Strategy is to undertake *Kiama Local Environmental Plan (LEP) 2011* and Development Control Plan (DCP) 2020 reviews to:

- Increase height and floor space ratios within the E1 zoned land in Kiama CBD.
- Include artisan food and drink industries and/or creative industries as permissible uses in the E1 zoned land.
- Expand E1 zone in Kiama CBD to complete main street.
- Review heights and floor space ratios for local neighbourhoods such as Johnson Street and Meehan Drive.

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14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2) (cont)

- Review opportunities for commercial/hospitality permissibility in RE1 zoned land (ie, Blowhole Point etc).
- Review appropriateness of zoning in areas such as Barney Street Quarry, Mark Street, Farmer Street, Jamberoo Action Park, Mecure Gerringong, etc.
- Review appropriateness of current permissibility in E3 and E4 zones.
- Provide appropriate employment lands within South Kiama Urban Release Area.
- Review car parking rates for industrial lands.

The Strategy outlines the need for ongoing monitoring, with a review of the document expected to be carried out every five years. This approach is to encourage regular consideration of the employment needs of the Kiama LGA.

Relationship to Local Housing Strategy

At the ordinary July 2025 meeting, Council endorsed the Local Housing Strategy (LHS). To ensure there is a clearly visible relationship between the ELS and LHS, the draft ELS has been restructured from what has been submitted by the consultants to reflect the structure of the LHS.

It is the intent of the adopted Kiama Local Strategic Planning Statement (LSPS) 2020 to prepare a number of planning strategies, including the LHS, ELS, Rural Lands Strategy, etc, which would be used to create a new LSPS to identify and appropriately managed growth and change via land use planning.

The LHS identifies the need to increase densities within and surrounding the Kiama and Gerringong town centres. This is consistent with priorities one (1) and two (2) of ELS.

The LHS also identifies areas for urban expansion and contains ten (10) non-negotiable principles for greenfield development, including that “employment lands are provided in accordance with the Kiama Employment Lands Strategy”. The draft ELS contains requirements for employments (industrial and commercial) in the specific precincts of the urban expansion areas identified by the adopted LHS.

In addition, the Draft ELS identified land adjacent to the proposed development sites in Gerringong as suitable for employment land and to support residential development. It is noted that land west of Princes Highway was not included in the draft strategy.

Exhibition of Draft Strategy

The Draft Employment Lands Strategy was reported to the Ordinary meeting on 19 August 2025 where it was resolved that Council:

1. *Endorse placing the draft Employment Lands Strategy, on public exhibition for 28 days to enable public comment/feedback.*
2. *Consult with the community and relevant stakeholders on the Draft Strategy in accordance with the Engagement Strategy – Employment Lands Strategy.*
3. *Receive a further report on the outcomes of the consultation process, along with a recommendation regarding adoption of the Employment Lands Strategy.*

The Draft Strategy was publicly exhibited between 25 August and 19 October 2025 (56 days) The exhibition period was extended twice to ensure community and

Report of the Director Strategies and Communities

14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2) (cont)

stakeholders had sufficient time to consider the draft strategy and prepare submissions.

During the exhibition period, planning staff attended the scheduled community pop-ups and discussed the Strategy with the community on 3 and 4 September, and 1 and 2 October. Relevant stakeholders were notified, and Kiama Business Network hosted an information session on 15 September which Council staff and several local business owners attended.

During the public exhibition period, 85 submissions were received:

- 79 from individuals and organisations including the Urban Development Institute of Australia (UDIA) and Council's Tourism and Economic Development Advisory Committee (TEAC).
- Six referrals from State Government Agencies.

The Public Exhibition Engagement Report (Enclosure 2) provides an overview of feedback received from individuals, organisations and state government agencies during the public exhibition process, the staff response and any changes made.

The Department of Planning, Housing and Infrastructure (DPHI) has recommended, among other things, that the Strategy be updated to:

- demonstrate how the up to 9.56ha of industrial land demand will be met, including considering identifying further industrial lands beyond what was included in the draft.
- Identify an additional 2-3ha of industrial land in the Bombo Quarry Precinct, given its strategic importance and size of the site/masterplan.
- Include precinct level mapping to illustrate constraints, transport linkages and opportunities.

The individual submissions included the following comments:

- The base line (existing) employment lands data is overstated.
- The strategy has a shortfall of future employment lands.
- Employment lands are/can be used for self-storage premises which are not employment generating activities.
- The strategy should better align with the NSW Industrial Lands Action Plan.
- There is a need for additional employment lands at Gerringong, specifically 5 Sims Road, Gerringong.
- Objection to the currently identified additional land in Gerringong, and/or the inclusion of 5 Sims Road in the Strategy.
- The Bombo Quarry is an appropriate location for additional industrial land.
- The need for employment lands in correlation to adjoining regional hubs.
- The actions should be reviewed and strengthened, including how town centres will be enhanced and how underutilised land can be activated.
- Feedback from landowners in relation to what is proposed on their site.

21 October 2025 Council Meeting - Notice of Motion

Prior to the public exhibition ending, a Notice of Motion was tabled for consideration at the Ordinary Council meeting on 21 October 2025. Through the Notice of Motion, it was resolved that Council:

1. *As part of finalising the Employment Lands Strategy and responding to submissions made, consider the inclusion of 5 Sims Road, Gerringong and additional potential employment areas to meet the approximately 10 hectare shortfall by 2044 to address local employment needs and support economic growth. These additional employment areas are to be located within proximity of existing transport hubs.*
2. *Notes that the submissions received have been for and against the inclusion of 5 Sims Road, Gerringong.*
3. *Re-exhibit the Draft Employment Lands Strategy for a further 28 days for the purposes of community consultation inclusive of Lot 40 DP1230679.*

(Councillors Tatrai and Brown)

These resolutions have been actioned as follows:

1. Completed - Additional land has been considered, see below.
2. Noted. No action required.
3. This report presents a revised Draft Strategy for exhibition for 28 days.

Revised Draft Strategy (Draft v2)

A revised draft strategy (Enclosure 2) has been prepared in response to submissions and the 21 October 2025 Council Notice of Motion.

Detailed consideration was carried out from a strategic planning perspective to:

- review the amount of additional employment lands required.
- audit existing zoned land.
- test the suitability of the land identified as developable based on constraints and servicing capacity.
- consider the suitability of 5 Sims Road and/or additional land at Gerringong.

The NSW Government's *Draft Statewide Policy for Industrial Lands* was also considered. This document sets out principles for planning new industrial land including capacity for essential infrastructure and site constraints.

The following key areas have been considered and/or changes made:

Baseline data and forecast modelling

The underlying data assumptions in Draft v1 were reviewed to ensure accuracy.

This review found the modelling which informed Draft v1 was based on a full development scenario (ie, all the development potential in the Local Housing Strategy being delivered in the next 20 years) which is unlikely to occur.

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14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2) (cont)

In September 2025, Council's population projections and dwelling forecasts were reviewed and updated by [Remplan](#) to reflect the Local Housing Strategy and other considerations such as servicing and infrastructure delivery. The Remplan data is now available and reflects Council's baseline planning assumptions. Therefore, the baseline data and forecast modelling has been updated to reflect these forecasts.

The outcome of this is a reduction in the quantum of additional employment lands needed in the next 20 years. The key changes arising and the proposed inputs for Draft v2 are summarised in the table below:

Data	Draft v1	Draft v2	Change in Draft v2
Projected population and dwellings	Local Housing Strategy 2025	REMPLAN 2025	Baseline data and forecast modelling updated.
Additional jobs	6,440 jobs	3,125 jobs	Reduction in assumption.
Industrial land – future demand	21.3ha	11.3ha	Future industrial land supply reviewed - see below.
Retail floorspace – future demand	12,080sqm	6,181sqm	Reduce enhancement in existing centres
Commercial space – future demand	8,885sqm	4,390sqm	Reduce enhancement in existing Town Centres

Industrial Lands

The initial demand modelling, contained in V1, identified an additional 21.3ha of land would be required in the next 20 years. Based on the revised modelling (see above), V2 has identified that an additional 11.3ha of land is required.

As per the October 2025 resolution, staff undertook an analysis of all proposed future employment lands which were identified/suggested through the LHS expression of interest process. This included an analysis of 5 Sims Road and/or additional land west of the Highway in Gerringong as per Council's October 2025 resolution.

This included reviewing the amount of additional employment lands required, auditing existing zoned lands, testing the suitability of the land identified as developable based on constraints and servicing capacity. The sites were then assessed in accordance with the criteria set out in the Draft Statewide Policy for Industrial Lands.

The [draft Statewide Policy for Industrial Lands](#) identifies the following criteria to determine the location for new employment sites:

1. *Proximity to freight access and/or critical infrastructure*

There are eight (8) interchanges with the M1 Princes Highway (i.e. freight corridor) in the Kiama Municipality:

- Swamp Road/Riverside Drive
- Quarryman Road/Riverside Drive
- Gipps Street/Spring Creek Drive

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14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2) (cont)

- Old Saddleback Road/South Kiama Drive
- Weir Street/South Kiama Drive
- Rose Valley Road/Fern Street
- Belinda Street/Sims Road
- Toolijooa Road/Donovan Road

The ELS recommends focusing new industrial/employment lands around the Quarryman Road/Riverside Drive and (ie, Bombo Quarry and the broader Kiama Urban Expansion Area) and Belinda Street/Sims Road interchanges as two (2) of the three (3) interchanges with north and south on and off connections to the M1 in the LGA. Land west of the interchange in Gerringong, including 5 Sims Road, falls within this area.

Areas around the other interchanges are predominantly already significantly developed for residential purposes or in rural/agricultural areas.

2. *Capacity for essential infrastructure*

Planning for the servicing of the Kiama Urban Expansion Areas is occurring as part of the development of the Structure Plan. Ongoing dialogue with Sydney Water is occurring regarding the capacity of the Bombo Treatment Plant. Industrial lands within the Kiama Urban Expansion Area would be delivered in accordance with the future Structure Plan. This reinforces the suitability of Bombo Quarry and the broader Kiama Urban Expansion Area for future industrial lands.

It is noted some essential infrastructure is already available within the Belinda Street/Sims Road area. Existing residential and commercial development along Belinda Street is already connected to essential infrastructure. A temporary arrangement was in place at 5 Sims Road while the site was being used by the RMS during the M1 construction, however Sydney Water has confirmed the site is not serviced for industrial development for the short to medium term as extension/augmentation is required. This reinforces the suitability of the Belinda Street area, east of the M1, as future employment lands in the immediate terms and the suitability of the Sims Road area in the medium to long term.

3. *Adjacency to high pressure pipelines transporting dangerous good*

This criterion aims for new employment lands to avoid encroachment into the easements of high-pressure pipelines to ensure safe separation. Where proximity is unavoidable, strategic site selection and layout should demonstrate consistency with relevant risk criteria and consider the potential for any individual and community risk.

The Eastern Gas Pipeline runs through the Belinda Street area and the Sims Road area. The Eastern Gas Pipeline is not located within the Bombo Quarry or the broader Kiama Urban Expansion Area.

South of Belinda Street, the Eastern Gas Pipeline runs immediately adjacent to the South Coast Rail Line. North of Belinda Street, the Eastern Gas Pipeline runs through the middle of properties along Sims Road.

Clause 2.77 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* requires consultation with the pipeline operator and consideration of risks to be undertaken by Council for development within 20m of the centreline of the Eastern Gas Pipeline.

Clause 2.99 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* requires outlines that the concurrence of the Rail Authority is required for any development which includes excavation to a depth of at least 2 metres below ground level within 25m of a rail corridor.

Given its locations along the South Coast Rail line, future development within the Belinda Street area is more readily available to avoid encroachment into the easements of high-pressure pipelines to ensure safe separation.

Future development within the Sims Road area is less able to wholly avoid encroachment and therefore strategic site layout would need to demonstrate consistency with relevant risk criteria and consider the potential for any individual and community risk.

4. *Site are unencumbered by environmental constraints*

Land in the broader Kiama Urban Expansion Area and the Belinda Street and Sims Road areas is identified as Category 2 and 3 bushfire which is a relatively low risk.

There are no class 1 riparian lands in either the broader Kiama Urban Expansion Area or the Belinda Street and Sims Road areas.

There are some areas identified as class 2 riparian lands within the broader Kiama Urban Expansion Area and the Belinda Street and Sims Road areas. Management of these environmental constraints is considered reasonable.

Areas along Spring Creek and Crooked River are mapped by the NSW Biodiversity Values Map. Future development within these areas is to be avoided.

5. *Contamination and remediation potential*

There is a likelihood of low-level contamination due to past farming activities on all sites and this would be further considered as part of any rezoning proposal.

6. *Accessible to business and communities*

Adherence to the future Structure Plan would ensure that future employment lands within the broader Kiama Urban Expansion Area would be readily accessible to existing and future businesses and communities.

Future employments lands within the Belinda Street area would be immediately accessible to businesses and communities within Gerringong given the immediate adjacency of existing residential, industrial and commercial development within Gerringong.

While the interchange provides access to east and west, the land to the west is not serviced and is not immediately connected to any existing urban development.

Report of the Director Strategies and Communities

14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2) (cont)

Given the above analysis, the V2 Draft recommends the following future industrial land:

Data	Draft v1	Draft v2	Reason
Bombo Quarry	1ha	3ha	Site identified as suitable for additional industrial land (supported by all state agencies, NSW DPHI and HillPDA)
Kiama West (Springside Hill)	1ha	1ha	Identified as suitable location for light / general industrial lands.
Gerringong (East of highway, ie Belinda Street)	11-12 ha	8ha	Land area was reviewed and re-calculated to consider constraints - flooding and riparian corridor.
Gerringong (West of Highway, ie 5 Sims Road)	Nil	Nil	Consideration of site against criteria has found it to be not suitable for inclusion at this stage.
Total Required	21.3ha	11.3ha	
Total identified	13-14 ha	12ha	
Shortfall / Surplus	-7-8ha	+0.7ha	

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As noted above, significant attention to 5 Sims Road, in particular, was received during the initial community engagement.

As demonstrated by the above analysis, 5 Sims Road does have strategic merit for consideration as future employment lands in the medium-long term, however constraints to essential infrastructure on the western side of the M1 lead to feasibility issues associated with developing 5 Sims Road in isolation.

While the V2 draft does not recommend identifying 5 Sims Road as a short-medium term site, the following comments are noted:

- Draft ELS (Draft v2) includes sufficient industrial land to meet the forecast demand and as such the site is not needed at this time to fulfill the minimum employment land requirements. It is noted Council will need to regularly monitor the progression of employment lands entering the market, particularly within Bombo Quarry, as part of reviewing and updating the Strategy to ensure a steady pipeline of employment lands into the future.
- land west of the M1 could be found suitable for employment development through a Rural Lands Strategy. Consideration would need to be given as to how the interface with agricultural land will be managed to avoid land use conflicts and urban sprawl.

Report of the Director Strategies and Communities

14.2 Endorse for public exhibition: Draft Employment Lands Strategy (v2) (cont)

- While the site has access to the highway, the interchange was not designed for industrial development west of the highway and this would require traffic modelling and potential upgrades.
- The site is not 'shovel ready'. Any land included in the Employment Lands Strategy still needs to undertake a planning proposal and development application, both of which are each independent application that are considered on their merit and would require a number of considerations to be satisfied.
- The site at 5 Sims Road is not feasible for development in isolation and may require a precinct-based approach to include more land within the Sims Road area.

Following the preparation of a Rural Lands Strategy, the suitability of 5 Sims Road and/or an industrial precinct in this area should be further considered and if suitable, included in a future review of the Employment Lands Strategy.

Summary of Changes in Draft v2

In summary, the changes proposed to Draft v1 are:

- Update demand modelling based on revised projections
- Update the industrial land area at Bombo Quarry (1ha to 3ha)
- Update the land area for Gerringong future industrial land (11-12 ha to 8ha)
- Update and add actions to strengthen and clarify the intent of the Strategy.
- Note employment generating development not currently located in employment zones
- Other minor changes in response to submissions.

Conclusion

The Employment Lands Strategy will provide a strategic planning framework to guide the management and growth of employment lands within the Kiama Local Government Area (LGA) over the next 20 years. Employment lands are used for employment generating activities and include Commercial (ie, office, retail and business premises) and Industrial (ie, light and heavy industrial premises).

The Draft Employment Strategy (Draft v1) was endorsed by Council on 19 August 2025 and publicly exhibited between 25 August and 19 October 2025 (56 days). At the 21 October 2025 meeting Council resolved on a Notice of Motion regarding updates to the strategy and further exhibition.

A revised Draft Employment Lands Strategy (Draft v2) (Enclosure 2) has now been prepared and it is recommended that this be endorsed for public exhibition.

14.3 Grants, Donations and Sponsorships - Round 2 Funding

CSP Objective: Outcome 1.1: We value a strong sense of belonging, where social and cultural life thrives, and residents, families, friends and visitors feel welcome and included..

CSP Strategy: 1.1.1 Support and deliver the initiatives that encourage community connection and social interaction for all residents

Delivery Program: 1.1.1.2 Empower and build a connected, resilient, safe and cohesive community through partnerships and community development programs and initiatives.

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Summary

This report presents information and recommendations from Round 2 of the Grants Program (Community Grants and Sponsorships-Community Events streams) for Council's consideration. It also provides a status update on the Donations Programs, small grants less than \$1,000.

Council's Grants Program aims to support initiatives, events and activities that address identified community needs and interests; and promote and foster a vibrant, inclusive, resilient, innovative, and sustainable community within the Kiama Local Government Area (LGA).

Financial implication

Costs associated with the recommendations in this report are included in Council's budget for the 2025/2026 financial year. The budget parameters adopted at the April 2026 extraordinary Council meeting were for the 2026/2027 Financial Year and as such do not impact upon the adopted 2025/2026 budget. However, Council needs to be cognisant of the public perception of fulfilling grants at this time.

The total annual budget in the Grants Program is \$85,000. Council approved a total of \$31,787 in Round 1. The recommended amounts (\$37,713) for Round 2 are included in the tables below.

Council could chose to withhold all grants and donations and deem the savings in the grants program to be used towards reducing the projected deficit for next year's budget. The challenge with that choice is that many of these community groups rely on Council funding to provide these community activities.

Risk implication

The recommendations within this report have been made consistent with the Grants, Donations and Sponsorships Policy and Guidelines. The Policy and Guidelines are consistent with the recommendations of the internal Audit and ICAC recommendations.

There is a risk that a resolution contrary to this recommendation would be inconsistent with the adopted Policy.

There is a risk that if council does not fund these initiatives that the planned activities would not proceed.

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14.3 Grants, Donations and Sponsorships - Round 2 Funding (cont)

There is a risk that public perception of Council spending \$87,000 of rate payers funds towards grants, donations etc at this time may seem counter intuitive to sound budget management.

Policy

- Grants, Donations & Sponsorship Policy 2025.
- Grants, Donations & Sponsorships Guidelines for Applicants.

Consultation (internal)

In accordance with the Grants, Donations & Sponsorship Policy and Guidelines, all applications for funding within the Community Grants and Sponsorships-Community Events are reviewed by an internal Grants Assessment Panel (the Panel). The Panel is comprised of five Council staff that assess applications against the criteria and eligibility and who have expertise relevant to the specific funding program.

Applications were assessed against five criteria:

1. Community benefit/ capacity building.
2. Alignment with at least one Community Strategic Plan Focus Area.
3. Value for money/ financial justification.
4. Accessible and inclusive, improves quality of life for diverse communities.
5. Capacity and capability to deliver the project.

Communication/Community engagement

The Grants Program was promoted via Council's communication channels (website, media release, newsletters and social media) and through various community networks.

The Community Development Team informed and engaged with community by:

- Created an Electronic Direct Mail (EDM) to share information package for Round 2 of the Grants Program.
- Convened an online Community Information session.
- Facilitated 1:1 meeting with potential applicants to discuss project ideas, eligibility criteria, budgeting and the online application procedures.

These engagement activities also provided opportunities to discuss the changes to the Policy and Guidelines.

Attachments

Nil

Enclosures

Nil

RECOMMENDATION

That Council endorse the following recommended applications for funding:

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14.3 Grants, Donations and Sponsorships - Round 2 Funding (cont)

Sponsorships- Community Events Grants (up to \$10,000)

1. The Gerringong Lions Club - Gerringong Christmas Parade - \$10,000.

Community Grants (up to \$7,000)

1. Healthy Cities Illawarra - "Let's Play Kiama" - \$6,402.
2. Kiama Community Garden - \$3,950.
3. The Creative Business Hub - The Creative Business Summit - \$1,350.
4. Damico Sounds - Music in the Park - \$6,000.
5. Illawarra Area Child Care Ltd - South Coast Child Wellbeing Network Conference 2026 - \$3,500.
6. Electrify Illawarra - Go Electric Open Day - \$5,000.

Background

Kiama Municipal Council values the contributions of community groups, interest groups, artists, event professionals and businesses to the community. The contributions significantly enhance the wellbeing and economy of our community. To support and recognise these contributions, Council offers financial and in-kind assistance through the Grants, Donations and Sponsorships Program (Grants Program) funding.

Council endorsed the new Grants, Donations & Sponsorships Policy (The Policy) in September 2025. The Policy is publicly available on Council's website: <https://www.kiama.nsw.gov.au/Services/People-and-community/Grants-Donations-and-Sponsorship>

The Policy provides the framework for Council to manage the allocated funds to the Grants Program in an effective, efficient and equitable manner and in compliance with Section 356 of the Local Government Act 1993 - the use of public funds.

In March 2026, the Grants, Donations & Sponsorship Guidelines for Applicants (The Guidelines) was updated in line with the new Policy. The Guidelines assist applicants when applying for Council grants and ensure that they understand their eligibility and obligations. The Guidelines are publicly available on Council's website: <https://www.kiama.nsw.gov.au/Services/People-and-community/Grants-Donations-and-Sponsorship>

This report presents the outcomes of the Round 2 of the Community Grants and Sponsorships-Community Events streams for Financial Year 2025/2026. Details are outlined in the following tables.

Sponsorships-Community Events

Council received three (3) applications for funding in the Sponsorships-Community Events grants stream this round. Of the three (3) applications, one (1) is recommended for funding as follows:

Applicant	Lions Club of Gerringong
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14.3 Grants, Donations and Sponsorships - Round 2 Funding (cont)

Project Title	Gerringong Christmas Parade		
Amount requested	\$10,000	In kind component	N/A
Location	Gerringong	Date	19/12/2026
About the applicant	The Gerringong Lions Club is a volunteer organisation dedicated to supporting the local community through service, fundraising, and fellowship. With all funds directed to charity, the club assists residents in need, improves community spaces, and fosters connection through events and collaborative initiatives.		
About the project/ event	The Gerringong Christmas Parade, a tradition since 1988, unites locals and visitors in a vibrant celebration of community spirit. Delivered by the Gerringong Lions Club, it features colourful floats, performers and family entertainment. It aims to foster inclusion, creativity and pride while supporting local businesses and strengthening the Kiama region's festive identity.		
Beneficiaries	Local business, Kiama LGA Community and surrounds, tourism.		
Assessment	Recommended for full funding of \$10,000 The assessment panel found the event to align with the objectives of the Grants Program, with significant social/economic benefit and good financial justification.		

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Council received a further two (2) submissions which are not recommended for funding as follows:

- *Gerringong Surf Lifesaving Club: "Captain Christie Ocean Swim"* Application for funding for \$1,050 for the purchase of two (2) safety buoys. The application was deemed ineligible as per the Guidelines. The proposed event is scheduled less than three (3) months after the grants round closing date. The Guidelines stipulate that projects/initiatives must allow at least three (3) months from closing date for the assessment process to occur. The Community Development Team have recommended the applicant apply in the Donations (Small Grants) funding stream (open year-round) due to this stream being a more appropriate fit for the application.
- *Kiama Show Society: "Kiama Show"* Application for funding for \$10,000. The application was deemed ineligible for funding due to the Kiama Show receiving \$17,000 annual funding by Council Resolution for this event. Please refer to the table at the end of the attached Policy - Funding by Council Resolution).

Community Grants

Council received nine (9) applications for funding in the Community Grants stream this round. Of the nine (9) applications, six (6) are recommended for funding as follows:

Report of the Director Strategies and Communities

14.3 Grants, Donations and Sponsorships - Round 2 Funding (cont)

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Applicant	Healthy Cities Illawarra		
Project Title	Let's Play Kiama		
Amount requested	\$6,402	In kind component	\$1000
Location	Kiama	Date	20/01/2027
About the applicant	Healthy Cities Illawarra promotes preventative health and inclusiveness, thriving communities through various programs focusing on healthy eating, physical activity, active transport and community well-being for all ages.		
About the project/ event	Let's Play Kiama proposes a community event focused on physical, mental and social well-being through inclusive, intergenerational play. Featuring facilitated activities, it targets older children and Aboriginal youth, fostering social connection, healthy habits, and community engagement, while providing information, resources and supportive spaces for families.		
Beneficiaries	Kiama LGA residents, Local businesses, Tourism		
Assessment	Recommended for full funding of total \$6,402 The assessment panel found the project to align with the objectives of the Community Grants Program.		

Applicant	Kiama Community Garden		
Project Title	Extension of plant propagation		
Amount requested	\$3,950	In kind component	N/A
Location	Kiama	Date	07/26
About the applicant	The Kiama Community Garden has operated for approximately 15 years and is a safe and inclusive space that supports community connections, social interaction, supports sustainability, health and wellbeing.		
About the project/ event	The Project is multifaceted and includes four (4) seasonal educational workshops aimed at building knowledge, and skills around the propagating of local provenance tube stock and replanting into the local environment. The workshops will be open to the whole community to be involved free of cost.		

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14.3 Grants, Donations and Sponsorships - Round 2 Funding (cont)

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	The project also involves the extension of a “hardening off” area to create the space required for the educational workshops to occur.
Beneficiaries	Kiama LGA residents, landcare groups, sustainability practices
Assessment	Recommended for full funding \$3,950 The assessment panel found that the project aligns with the objectives of the Community Grants Program and benefits the social and physical wellbeing of the community and local environment.

Applicant	The Creative Business Hub		
Project Title	The Creative Business Summit		
Amount requested	\$3,430	In kind component	\$1,350
Location	Kiama	Date	30/07/26
About the applicant	The Creative Business Hub is a mentoring business run by artist Emma Veiga-Malta, with a focus on empowering artists, designers, photographers & makers to build creative businesses.		
About the project/ event	The Creative Business Summit is a one-day event aimed at educating and inspiring creatives to start, run and grow businesses. The Topics covered in the Summit include legal information, licensing and branding, behind the scenes of a professional creative practice, keeping creativity and overcoming barriers to creative success.		
Beneficiaries	Tourism, local artists and creatives, businesses.		
Assessment	Recommended for part funding- \$1,350 in kind (pavilion hire) The assessment panel found that the project aligns with the objectives of the Grants Program, however given that it is a profitable event generating income from ticket sales, full funding is not justified.		

Applicant	Damico Sounds
Project Title	Music in the Park

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14.3 Grants, Donations and Sponsorships - Round 2 Funding (cont)

Amount requested	\$7,000	In kind component	N/A
Location	Kiama	Date	05/07/26
About the applicant	Damico Sound is a creative professional live sound and lighting operator and licenced electrical contractor. He has offered sound services for Council many times in the past for creatives programs.		
About the project/ event	The proposed application involves delivering two (2) concerts to be held in Hindmarsh Park at the Orry Kelly stage. It aims to employ a variety of emerging local performers with the opportunity to showcase themselves as artists and receive payment. It is also an opportunity to activate the performance precinct in Hindmarsh Park with a public, outdoor concert that is open to the entire community free of cost.		
Beneficiaries	Kiama LGA residents and surrounds, local musicians, tourism and local business.		
Assessment	Recommended for part funding \$6,000 The assessment panel found that the project aligns with the objectives of the Grants Program and is beneficial to the community. Part funding is recommended, as a component in the requested amount included staffing, which is deemed ineligible in the Guidelines.		

Applicant	Illawarra Area Child Care Ltd (ECTARC) - on behalf of the South Coast Child Wellbeing Network (SCCWN)		
Project Title	South Coast Child Wellbeing Network Conference 2026		
Amount requested	\$7,000	In kind component	\$2,500
Location	Kiama	Date	13/09/2026
About the applicant	The South Coast Child Wellbeing Network (SCCWN) is made up of a group of not-for-profits, Aboriginal organisations, charities, local government, childcare providers, industry bodies, and universities. Using a collective impact model, professionals from these organisations work together to coordinate and deliver the conference. No single organisation is promoted, with all contributions shared and a focus on sector-wide benefits.		

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About the project/ event	The 2026 South Coast Child and Community Wellbeing Network Conference is a professional development opportunity that supports educators and practitioners to build skills and confidence. This year's theme is "Strengthening Social and Emotional Wellbeing through Connection, Inclusion and Diversity". The Conference program features Keynote speakers specialising in ethical practice, inclusion and reducing bias. By bringing together staff from a wide range of organisations who engage with families, the conference supports a common, coordinated approach to supporting families by enhancing collaboration, improving referral pathways, and supporting more coordinated services
Beneficiaries	Kiama LGA children and families, Local business, professionals
Assessment	Recommended for part funding \$3,500 The assessment panel found the project to align with the objectives of the Grants Program; however, it is a professional development Conference aimed at professionals with ticket sales offsetting costs. The assessment panel deemed it justified to recommend funding for in-kind toward the Pavilion hire fees and cultural components of the Conference, as the overall program has indirect benefits to the community through professional development of services provided to Kiama LGA families and children.

Applicant	Electrify Illawarra Inc.		
Project Title	Go Electric Open Day		
Amount requested	\$7,000	In kind component	N/A
Location	Kiama	Date	08/11/26
About the applicant	Electrify Illawarra Inc are a non-partisan, not-for-profit group of Illawarra local people dedicated to accelerating the transition to efficient all-electric homes, business, vehicles and community energy sharing to reduce climate emissions and energy bills.		
About the project/ event	Go Electric Open Day is a one-day event to be held at the Kiama Bowling Club. The day aims to be a family friendly event aimed at education on the cost-of-living benefits of efficient all electric living. The day will include expert		

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14.3 Grants, Donations and Sponsorships - Round 2 Funding (cont)

	speakers, induction cooking demonstrations, electric vehicle displays and stands showcasing local installers, as well as a children's solar car activity. The day will be a free event open to all community.
Beneficiaries	Kiama LGA residents, local business, tourism
Assessment	Recommended for part funding \$5000. The assessment panel found that the project aligns with the objectives of the Community Grants. However, part funding is recommended due to the panel finding the amount allocated to advertising unjustified.

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Council received a further three (3) applications which are not recommended for funding as follows:

- Waves of Thinking (Sole Trader): "Sisters Waves of Healing" - Application received for \$7,000. Although the Assessment Panel found the project to be promising, the project was not clearly explained in the application, included conflicting information, and an unjustified budget. The Community Development Team will provide feedback to the applicant to assist with improving the application for future funding rounds.
- Kiama Primary School P&C Association: KPS Family Fun Night - Application received for \$3,847. The application was deemed ineligible as the event has already occurred (06/03/26).
- Big Fat Smile Kiama Downs Community Preschool: Cultural Immersion sessions with AT Culture - Application received for \$2,750 for four (4) cultural immersion sessions delivered by AT Culture. The application was deemed ineligible as the activities are considered core business requirements of Big Fat Smile.

Donations (Small Grants)

The Donations (Small Grants) stream of the Grants Program is open year-round and offers funding of up to \$1000 to eligible not-for-profit organisations or community groups. For the 2025/26 financial year, the allocated budget for this stream is \$15,000. Applications are approved by the CEO in accordance with the Policy.

The following table provides an overview of programs/ initiatives funded to date in the 2025/26 financial year:

Applicant Name	Program/initiative	Amount funded
Tour De Cure	Be Fit, be healthy, be happy School Program	\$500
Kiama Matters Inc	Kiama Matters Public Information Events and Activities	\$500

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14.3 Grants, Donations and Sponsorships - Round 2 Funding (cont)

Applicant Name	Program/initiative	Amount funded
Jamberoo Tennis Club	Jamberoo community End-Of-year Family Tennis Night	\$500
Headspace Kiama	Youth Mental Health First Aid training	\$500 (in kind) venue hire
The Simple Gift of a Bag	The Simple Gift of a bag- Sewing/ making bags workshops- Post op drainage bags	\$987 (in kind venue hire)
CWA- Kiama Evening Branch	ANZAC day activities	\$700
The Rotary Club of Kiama	"Christmas in July" Trivia night at the Pavilion	\$700 (in kind venue hire)
The Zonta Club of Kiama/Shellharbour	Breast Care support pillows- post surgery care	\$1000
Gerroa Combined Probus Club Inc.	Coach hire for Senior's outing	\$1000
Kiama & District Historical Society	Training volunteers to record local oral histories	\$1000
Gerringong Surf Lifesaving Club	Captain Christie Ocean Swim	\$1000
Jamberoo Valley Ratepayers and Residents Assoc. Inc	Jamberoo Valley Volunteers Expo	\$750
Total amount to date: \$9,137		

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Options

1. Adopt the recommendation and allocate funding as per this report.
2. Resolve not to allocate future Community Grants and reallocate funding back into operating budget.

Conclusion

All applications have been assessed by the Panel in accordance with Council's Grants, Donations & Sponsorships Policy and Guidelines. In the Community Grants Stream, nine (9) applications were received with six (6) recommended for funding. In the Sponsorships-Community Events stream, three (3) applications were received with one (1) recommended for funding. A total of \$36,202 is recommended for funding this round.

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14.3 Grants, Donations and Sponsorships - Round 2 Funding (cont)

Council endorsed a total of \$31,787 in round 1 of the Grants Program. Should Council endorse the recommendations of this report, the combined funds allocated in rounds 1 and 2 and the small grants program to date is totaling \$77,126. This leaves \$7,874 in available funding to cover requests for small grants to the end of this financial year.

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