

12.3 Kiama Local Strategic Planning Statement – Phase 2 Update

CSP Objective: 2.0 Well planned and managed spaces, places and environment

CSP Strategy: 2.1 Maintain the separation and distinct nature of local towns, villages and agricultural land

Delivery Program: 2.1.1 Develop and implement appropriate land use plans

Summary

Council staff have just completed Phase 2 community workshops which were held in Gerringong, Jamberoo, Kiama and Kiama Downs. Discussion at the workshops was informed by a series of brief technical papers that explored:

- 20 Year narrative for Kiama;
- Growth and residential development;
- Economic growth and jobs;
- Resource lands;
- Environment;
- Places and people;
- Infrastructure.

The workshops focused on elements of a potential Kiama narrative, local character statements and emerging policy outcomes for the themes listed above.

While the technical papers have not been endorsed by Council, it is intended that they be uploaded to Council's website as a record of the information that was discussed at the workshops.

Staff will now proceed to prepare a draft Local Strategic Planning Statement (LSPS) for Council's consideration in the new year. The draft Statement will be formally exhibited for a period of 28 days before consideration is given to adopting a final LSPS.

Finance

Some funds are available to support the development and finalisation of a Kiama LSPS.

Policy

The preparation of the LSPS is a requirement under the Environmental Planning and Assessment Act.

Consultation (Internal)

Consultation with relevant Council officers, including all Directors, was undertaken in the development of the technical papers.

Communication/Community Engagement

Engaging with the community and stakeholders is very important to the development of the Kiama Local Strategic Planning Statement. The program for the development of the LSPS adopted by Council in September 2018 proposed 4 phases of community involvement:

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- Phase 1 (November 2018) – community values and priorities;
- Phase 2 (September 2019) – narrative, character statements and emerging policy areas;
- Phase 3 – formal exhibition of a draft LSPS scheduled for early 2020;
- Phase 4 – ongoing monitoring and reporting.

The community engagement has been supported by community surveys, agency/peak organisation engagement and research. Council has significantly exceeded the statutory requirements for community consultation outlined in the Environmental Planning and Assessment Act.

Attachments

Nil

Enclosures

Nil

RECOMMENDATION

That Council:

1. [Receive and note this progress report on the development of the Kiama Local Strategic Planning Statement.](#)
2. [Agree that the technical papers be uploaded on Council's website as a record of the information that was discussed at the community workshops.](#)

BACKGROUND

Kiama Council has commenced the process of developing a Local Strategic Planning Statement (LSPS) that will set out:

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

Once the LSPS is in place, it will shape the comprehensive review of the Kiama Local Environmental Plan 2011 and the Kiama Development Control Plan 2012. It will also provide a solid foundation for the review of Council's Community Strategic Plan that is scheduled for 2020-21.

Engaging with the community and stakeholders about values and priorities for Kiama is a key input into the development of the LSPS.

Through November 2018, a number of workshops were held to:

- Inform the community and stakeholders about the LSPS;
- Identify key community issues and values;

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- Develop a preliminary high level strategic vision/narrative for the Municipality;
 - Prioritise the key themes and responses that will guide more detailed analysis and provide a framework for the development of the Statement.

A summary of the key outcomes from the Phase 1 workshops is provided below:

The Environment

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

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

The Economy

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

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

The People

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

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

The Character

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

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

Community Satisfaction Survey

Council conducts a community satisfaction survey from time to time which tracks Council's performance in the delivery of services and facilities and tests potential projects and vision for the future.

While the IRIS community satisfaction survey was not undertaken specifically for the LSPS, its timing in December 2018 was ideal to supplement the insights from the community workshops. The survey identified the community's top priorities for the future as:

- The need to control and manage development as the community is concerned that Kiama is at risk of losing its distinctive character. A number of respondents

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called for a reduction in high-rise apartments and a general slow-down in residential development;

- Environmental sustainability, including the conservation of the natural environment and promoting use of sustainable energy to move towards a carbon neutral future;
- The economic sustainability of the organisation and the need to support local businesses and promote tourism.

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

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

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

Non-Kiama Regional Residents' Values

Council requested IRIS to survey regional residents who live outside Kiama, but within the Illawarra/Shoalhaven region (i.e. Shoalhaven, Shellharbour, Wollongong and Wingecarribee Council areas) about their perceptions of the area and what their priorities for Kiama are.

The results showed that residents of other areas in the Illawarra generally have very positive perceptions of Kiama. They see the 'unique atmosphere' and 'village feel' of Kiama as something to be protected and they are therefore rather negative towards the thought of any further residential development in the area.

The 3 highest priorities identified for Kiama were to:

- Protect existing heritage buildings;
- Protect existing agricultural land for farming;
- Encourage local job creation.

The outcomes that received the lowest levels of support were:

- More residential development in town centres outside Kiama Municipal Council developing more housing estates;
- Developing more medium and high-density housing in Kiama town centre.

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

Megatrends

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

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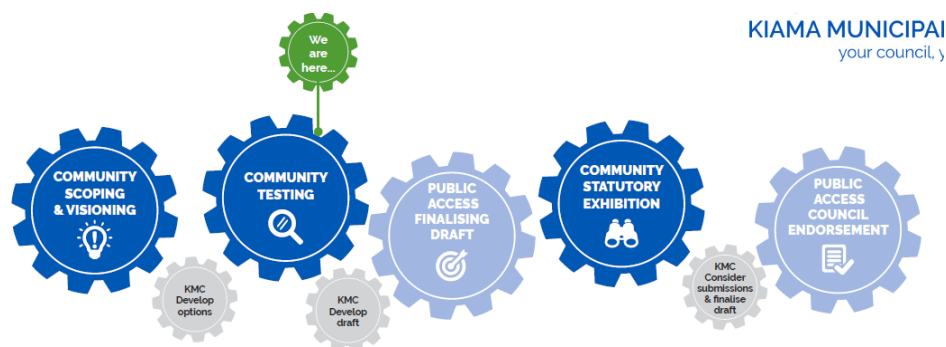
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The CSIRO has published a report called Our Future World which highlights 6 global megatrends that will change the way we live. This report has been cited by the NSW Government Chief Planner as a context for Local Strategic Planning Statements – the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

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

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

- Securing food producing lands as a resource;
- Protecting high value environments;
- Increasing use of renewable energy;
- Exploring employment opportunities in clean technology;
- Opportunities from new tourist markets;
- Planning for our aging population;
- Using technology to connect community and improve services;
- Being open to innovation – such as autonomous vehicles;
- Stronger regional relationships that support service and policy efficiencies.

Phase 2 Community Consultations

Staff recently held a series of community workshops as part of the second phase of the LSPS process:

- Gerringong/Gerroa Workshop – Gerringong Town Hall – Wednesday 25 September;
- Jamberoo Workshop – Jamberoo School of Arts – Thursday 26 September;

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- Kiama Workshop – The Pavilion – Monday 30 September;
- Minnamurra/Kiama Downs Workshop – Kiama Downs Surf Club – Wednesday 2 October.

Invitations to attend the Phase 2 workshops were sent to:

- community members that had registered to attend the Phase 1 workshops;
- Minnamurra Progress Association;
- North Precinct;
- Kiama Central Precinct;
- South Precinct;
- Jamberoo Valley Residents and Ratepayers Association; and
- Members of Council's:
 - Planning Committee;
 - Access Committee;
 - Youth Advisory Committee;
 - Economic Development Committee; and
 - Tourism Advisory Committee.

Notices were also placed in The Bugle, Kimunico, Council's website and Facebook pages.

During the workshops, residents were taken through the outcomes of the process so far and interactive discussions were encouraged. The main purpose of the workshops was to:

- Provide an overview of the research undertaken to date;
- Test the key elements of a potential narrative for Kiama;
- Explore the local character of places;
- Discuss the emerging policy outcomes that may be considered in the development of the draft LSPS around the following themes:
 - Growth and residential development;
 - Economic growth and jobs;
 - Resource lands;
 - Environment;
 - Places and people;
 - Infrastructure.

A total of 33 community members attended the workshops (11 Gerringong/Gerroa, 5 Jamberoo, 15 Kiama & 2 Minnamurra/Kiama Downs). While numbers were a little disappointing, staff were pleased with the level of engagement and discussion at the

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all workshops. Staff would like to thank those who took the time to attend a workshop for their generous contribution.

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

Kiama Narrative

At the core of our story should be a celebration of our natural setting and heritage which supports a high quality lifestyle for our community:

- our coastline and biodiversity lands provide a beautiful environment;
- fertile soils and hard rock deposits supported early growth;
- places of heritage provide character and scale for our towns and villages.

There are a number of key themes that could be drawn on to develop a narrative for Kiama's future:

Protect the Environment: high value biodiversity of the escarpment lands, connectivity of high conservation vegetation and riparian, coastal wetlands, coastline. Hazards are managed.

Responding to Climate Change: Technology, renewable energy and smart infrastructure supports sustainability of the environment and resilience to climate change.

Viable Agricultural: protect important agricultural lands, diversity into new niche markets, the production of local high quality produce, buffers between housing and rural lands, right mix of land uses.

Moderate Growth: moderate housing growth, no significant release areas beyond those currently identified, appropriate medium density around centres, landscape separation around towns, outward urban growth minimised, diversity of housing types.

Quality Places: maintaining distinct character of suburbs towns and villages, sustainability, accessible, well designed, inclusive, access to public open space, high quality public domain.

Strong Communities: sense of community, people looking after each other, diversity welcomed, care for all people.

Visitor Economy: increasing the spend from visitors, utilising natural assets, provide infrastructure, link to new regional marine based tourism, cultural tourism, tourist accommodation.

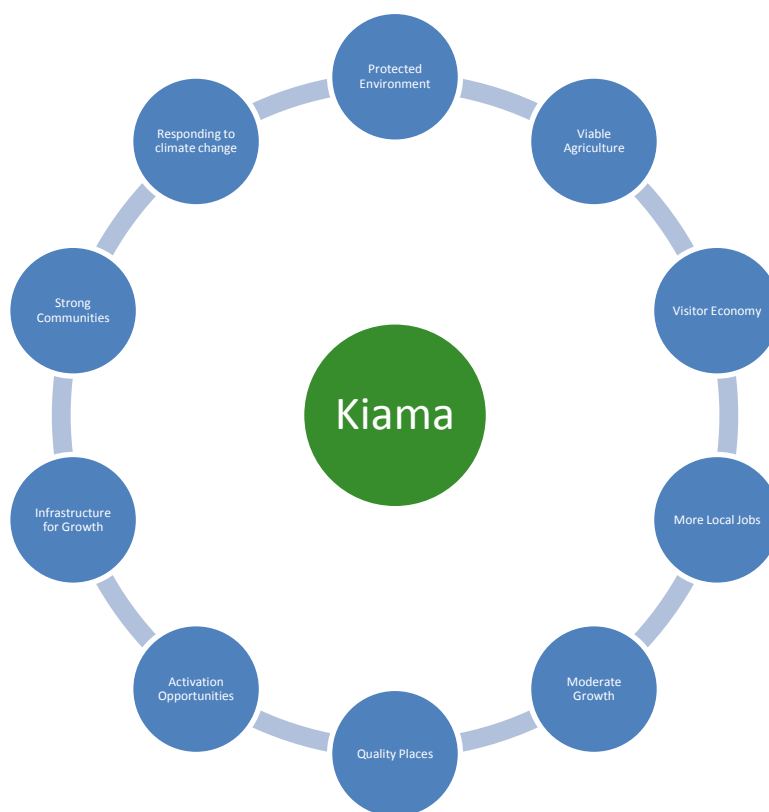
Local Jobs: More diversity in local job opportunities (visitor economy, health and aged services, education and training, knowledge services and agriculture), identify industrial land, town centre development.

Activation Opportunities: Bombo quarry provides a unique long term opportunity for housing and employment. Activation of the harbour precinct would bring economic development and employment opportunities and provide recreational opportunities.

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Infrastructure and Transport: support lifestyle opportunities, high speed broadband, SMART infrastructure, parking and traffic management, alternative transport, services and utilities for growth, infrastructure to support activation opportunities, adaption of existing assets.



Character Statements

Kiama Town Centre

The recently adopted Kiama Town Centre Study included the following future character statement based on feedback from the community:

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

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

Jamberoo

Building on the work done to support the Jamberoo chapter of the Development Control Plan and from feedback from the community workshop:

Jamberoo has a rural village charm which is at the heart of its character. It is nestled within a magnificent scenic landscape which acts to separate it from other urban centres. The village itself has a strong connection to its dairying and farming history which is celebrated in the architecture, form and scale of the place.

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Development in the village supports modest local growth and ensures that space and trees are retained between buildings and in public areas. A mixture of young and old people contribute to a feeling of community and inclusiveness.

Gerringong and Gerroa

Referencing the outcomes from the Gerringong Charrette and from feedback from the community workshop:

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

The historical coastal/country architecture of the towns has given way to more contemporary buildings through recent developments. Consolidating a local building character will ensure that future development reinforces the relaxed coastal country feel of the place.

Kiama Downs and Minnamurra

Based on feedback from the community workshop:

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

- River community: older homes transitioning to newer housing around the Minnamurra River;
- Beach community: large homes that take advantage of coastal views and access to the Kiama Downs beach lifestyle;
- Parklands community: west of Riverside Drive, contemporary housing provide homes for families with easy access to open parklands.

Emerging Policy Outcomes

Having considered the research and feedback from the community, the following policy outcomes are emerging for consideration in the development of the draft Local Strategic Planning Statement:

Growth and Residential Development

- Moderate Growth – lower than current projection;
- Balanced mix of housing types and locations;
- No additional release areas beyond those already identified;
- Some increased density around key centres;
- Open to considering alternative housing models;
- Separate towns and villages – maintain landscapes;
- Design that reflects character and heritage;

Economic Growth and Jobs

- Support development of:
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- Visitor Economy;
- Health, disability and aged care;
- Knowledge services;
- Education;
- Agriculture.
- Implement Kiama Town Centre Outcomes;
- Identify opportunities to support Gerringong town centre;
- Kiama Harbour activation;
- Bombo Quarry remediation and development;
- Identify more employment land.

Resource Lands

- Protect and support agriculture:
 - Important agricultural lands mapping;
 - Review land uses;
 - Avoid fragmentation;
 - Limited urban expansion.
- Protect environments from sand mining at Gerroa and Dunmore;
- Remediate and develop Bombo Quarry for urban uses;
- Continue to protect the Sydney Drinking Water Catchment;
- Promote the use of renewable energy.

Environment

- Maintain biodiversity and corridor mapping to inform land use decisions;
- Protect environments from sand mining at Gerroa and Dunmore;
- Protect sensitive coastal wetlands;
- Update hazards mapping and policies;
- Continue to support sustainable waste management;
- Local climate change and adaptation policy.

Places and People

- Sustainable and well-planned towns;
 - Maintain separation of towns and villages;
 - Support local character statements;
 - Undertake heritage review of Kiama Town Centre;
 - Review the need for recreational and cultural facilities;
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- Progress the Kiama Arts Precinct project;
 - Seek funding to investigate Aboriginal Cultural Heritage;

Infrastructure

- Consider new solutions to connect people to services;
- Undertake Kiama traffic and parking study;
- Plan for cultural and recreational needs of the community;
- Monitor utilities and services for new development;
- Embrace Smart Infrastructure – be open to innovation;
- Adapt existing infrastructure.

Next Steps

It is anticipated that a draft LSPS will be available for Council's consideration in early 2020. The draft Statement will include the context and planning priorities discussed above and will also include suggested actions to achieve the policy outcomes that have been identified.

The draft Statement will also include a framework for implementation, monitoring and reporting of the ongoing program of works identified under the Statement. It is intended to use the Integrated Planning and Reporting framework to align the LSPS outcomes with the Community Strategic Plan, Operational Plan and Delivery Program and to use the established reporting process to communicate progress to the community and State government.

The development of a map and other supporting graphics and images will complete the drafting process for the draft Statement.

The Council endorsed draft LSPS will be placed on statutory public exhibition for a period of 28 days. Submissions will be considered in finalising the LSPS for adoption by Council in mid-2020.

The adopted LSPS will be an important foundation document for the review of the Community Strategic Plan which commence in 2020. It will also inform the review of the Illawarra-Shoalhaven Regional Plan which is also scheduled to commence in 2020.