KIAMA LOCAL STRATEGIC PLANNING STATEMENT

Technical Paper Two

Growth & Residential Development

KIAMA MUNICIPAL COUNCIL
your council, your community

RESPECT INNOVATION INTEGRITY TEAMWORK EXCELLENCE

Table of contents

Key Emerging Outcomes Housing Policy

- 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 maintains character and heritage

1.0 Purpose

Kiama Council has started 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 reviews 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:

- To inform the community and stakeholders about the LSPS
- Identify key community issues and values
- 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.

2.0 What did the Kiama community say about the how housing should be managed?

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 of 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.

3.0 What does the Community Strategic Plan say about housing and growth?

The LSPS has a strong relationship with the Kiama Community Strategic Plan (CSP). It needs to be consistent with the existing CSP but importantly, it can provide context and new policy ideas to be considered in the next CSP which will be finalised by September 2021.

Objective 1 of the CSP is “A healthy, safe and inclusive community” which includes a commitment to three key strategies including the following:

1.2: Planning for and assisting specific needs groups

1.3: We live in a safe community

Objective 2 of the CSP is “Well planned and managed spaces, places and environment” which includes a commitment to five key strategies including the following:

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

2.3 The principles of ecologically sustainable development and compliance underpin town planning and local development

The Delivery Program and Operational Plan provide details about the strategies and activities that will achieve these CSP priorities. Some of the initiatives to ensure development supports these community and planning objectives include:

- Programs to support young people
- Enforcing health regulations
- Protect heritage though the LEP
- Maintain an protect agricultural lands
- Commence the LSPS process to set a new strategic vision for the Municipality
- DAs are processed in accordance with legislation

4.0 How does the Illawarra Shoalhaven Regional Plan apply?

The LSPS is required to be consistent with any strategic plan applying to the area. The Illawarra-Shoalhaven Regional Plan is the overarching regional policy document guiding strategic land use planning in the region.

We have highlighted the following policy areas that are particularly relevant to growth and residential development.

<u>Direction 2.1 – provide a sufficient housing supply to suit changing demand</u> requires councils to plan for the mix of housing that suits the projected growth, changing demographics and market demand for their area. At the time the Regional Plan was released, Kiama was projected to need 2,850 additional houses over the 20 years to 2036. The Strategy notes that no new release areas are required for the rest of the Region beyond those already identified under the relevant strategies and programs however the need for additional greenfield land release to accommodate growth in Kiama will have to be determined. It is appropriate to note that regionally, housing supply is adequate to cater for the projected dwelling demand and that the Kiama housing market operates as a sub-set of the broader market.

Action 2.1.1 – review housing opportunities in Kiama. Kiama should be able to accommodate 2,850 new homes up to 2036 to meet expectations for greater housing choice. However the Department's analysis indicated that there is not enough land or 'market ready' infill development in the planning pipeline to meet this demand. The Government is concerned that this may constrain the mix of housing available to first-home buyers, young families and retirees, and to people who wish to age in their homes.

Unlike other council's in the Region, the Regional Plan includes a specific action that the NSW Government will work with Kiama Council to monitor and review the potential of the area to accommodate housing demand.

Direction 2.2 – support housing opportunities close to centres notes that making more housing available in existing urban areas is a sustainable option because it takes advantage of existing job markets, infrastructure, commercial and retail opportunities, public transport and facilities for pedestrians and cyclists. Kiama and Gerringong are identified as suitable centres for increased housing activity.

Action 2.2.1 – investigate the policies, plans and investments that would support greater housing diversity in centres focusses on those regional centres (including Kiama and Gerringong) that have the right market conditions to support feasible housing options. Under this action the Government wishes to:

- Explore the types of infrastructure and public domain investments that would increase the capacity for growth;
- Identify policies and planning that would improve certainty and streamline development processes; and
- Identify urban design outcomes that support active and vial communities once development occurs.

Direction 2.5 – monitor the delivery of housing to match supply with demand is supported by Action 2.5.1 which commits the Government to the continued monitoring and coordination of development thought the Illawarra-Shoalhaven Urban Development Program. The regional Urban Development Program has been the Government's tool for managing land and housing supply since 1982.

Action 3.3.2 – support Council-led revitalisation of centres. Building socially inclusive, safe and healthy communities is one of the priorities of the Regional Plan and the revitalisation of centres is one of the actions that support this directive.

5.0 Do we get a say about the housing projections for Kiama?

Population and housing projections help governments plan for the services and infrastructure that will be required as a place grows and changes. They are reviewed from time-to-time to make sure they reflect what is happening at a national, State and local level.

The Projections are based on data obtained from the Australian Bureau of Statistics and other sources. However, every Local Government Area is unique and there may be other considerations that affect population change locally.

The NSW Chief Demographer is currently preparing updated NSW Population Projections. In response to a request for input into the update process, Kiama Council made the following statement:

The key thing that will influence Kiama's growth is the declining availability of new release areas as a supply for residential activity. The Illawarra Urban Development Program identifies capacity for just 617 residential lots across 7 sites identified on the program. In addition to those sites, only one release area is identified as potentially being suitable for urban development under the Kiama Urban Strategy (approximately 450 lots) however Council has recently resolved not to support this rezoning.

Strategic work currently being undertaken to inform the 20 year Kiama Local Strategic Planning Statement indicates that agricultural, scenic landscape and biodiversity values are likely to be prioritised over the identification of additional residential development opportunities.

Outside the new release areas, we would anticipate that there would be steady levels of development within the existing urban footprint, primarily around the centres of Kiama and Gerringong.

As a result of the declining availability of urban release land, and the prioritisation of agricultural, scenic landscape and environmental values, ***we would expect that the rate of population growth will slowly decline from recent historical population trends.*** *This assumption is not consistent with your current assumption underpinning your population projection model (i.e. "future projections for Kiama will likely be consistent with historical population trends").*

20-Year Economic Vision for Regional NSW

The NSW State Government's 20-Year Economic Vision for Regional NSW identifies Kiama Council in the Metro Satellite category of functional economic regions (FER). This category has been applied to those areas of relatively high residential density and economic growth and which have above average population growth rates.

Council has formally expressed concern that this categorisation does not reflect the current or future desired character of Kiama.

6.0 What types of housing should we be planning for in Kiama?

The Illawarra-Shoalhaven Regional Plan projects that 2,850 additional houses are needed in Kiama between 2016 and 2036 to cater for demand.

While we may argue that the amount of growth Kiama is being asked to accommodate is too high, it is nonetheless appropriate that we consider what mix of housing is going to suit our future residents.

Looking at the age of the population and how they form themselves into family groups is a simple starting point. Detached houses in new estates are usually a good match for families that have parents and children as they provide enough room for families to live and play. Whereas older people and/or people living alone or as a couple may prefer to live in a smaller house or apartment in town that is more accessible and requires less maintenance. The following tables provide projections for the age groups and types of family groups we can expect in Kiama in the future.

Table 1: Projected population changes for Kiama LGA.

Age Group	Population 2016	Projected Population 2036	Up or Down
0 -19 years	5,151 23%	5,800 21%	↓
20 – 64 years	11,900 54%	12,750 47%	↓
65 years +	4,950 22%	8,550 32%	↑

Source: compiled with data from Kiama Economic Development Strategy 2018-2022

Table 2: Projected household changes for Kiama LGA.

Household Types	2016	2036	Up or Down
Couples	34%	36%	↑
Couples with Children	32%	28%	↓
Singles	22%	25%	↑

Source: compiled with data from Kiama Economic Development Strategy 2018-2022

This information tells us that, as a proportion of the overall population, we are going to have fewer children and people of a working age and more older people to house. We can also expect more single and couples households and fewer couples with children.

Over time we need to plan for a larger proportion of our housing stock to be smaller dwellings and apartments. We will want to encourage families to come and live in Kiama, so having the capacity to provide traditional suburban homes should also be a part of our housing mix.

Reviewing the types and locations of housing that have recently been built can also provide a good indication of what sort of housing we should be planning for the local housing market.

The Illawarra-Shoalhaven Urban Development Program is the State government's program for managing land and housing supply across the Region. The Program monitors the planning, servicing and development of new urban areas as well as tracking the provision of housing in existing urban areas.

The following two tables look at housing completions over the last decade split two ways – by type (detached and multi-unit) and by location (infill and greenfield).

Table 3: Kiama Dwelling Completions – Detached and Multi-Unit.

	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	08/09 to 12/13	13/14 to 17/18
Detached	45	46	60	74	118	44	49	68	100	133	343	394
Multi-Unit	72	9	30	15	48	33	39	26	57	70	174	225
Total	**117**	**55**	**90**	**89**	**166**	**77**	**88**	**94**	**157**	**203**	**517**	**619**

Source: Kiama Council compiled with data from Illawarra Shoalhaven Urban Development Program and data.nsw greater Sydney housing activity data

Table 4: Kiama Dwelling Completions – Infill and Greenfield

	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	08/09 to 12/13	13/14 to 17/18
Infill	78	12	49	46	77	59	66	63	136	70	262	394
Greenfield	39	43	41	43	89	18	22	31	21	133	174	225
Total	**117**	**55**	**90**	**89**	**166**	**77**	**88**	**94**	**157**	**203**	**517**	**619**

Source: Kiama Council compiled with data from Illawarra Shoalhaven Urban Development Program and data.nsw greater Sydney housing activity data

Over the 10 years to 2017/18, only 42% of new dwellings were located in greenfield areas, highlighting the importance of infill redevelopment to the Kiama housing market.

Over the same 10 years, 65% of new dwellings were detached housing compared to 35% being multi-unit housing.

Setting a target for the appropriate mix of housing to suit household composition in the future is not an exact science. However, in considering the historical mix of housing supply along with the projections for future family types, planning for a balanced mix of housing types would seem to be reasonable. This would equate to 1,425 greenfield dwellings and the same number of housing provided through redevelopment of existing residential areas. Other forms of diverse housing product may also be considered to cater for the over 55's market.

7.0 How much housing can be provided in Kiama under current plans?

New Release Areas

According to the Illawarra-Shoalhaven Urban Development Program, 461 dwellings were completed in Kiama during the three financial years since the release of the Regional Plan (July 2015 to December 2018). If the completed dwellings are subtracted from the 20 year projection of 2,850 then 2,389 dwellings remain required over the 17 years to 2036.

Kiama's capacity to meet projected housing demand requires consideration of strategically identified housing supply including future new release areas in the planning pipeline. The November 2018 urban development forum recorded a capacity of 617 lots/dwellings across 7 development sites located in Kiama. These include:

Table 5: Development sites in Kiama Municipality.

Spring Creek	163
South Kiama Drive	8
West of Elambra	350
Golden Valley Road, Jamberoo	47
Drualla Road, Jamberoo	15
Henry Parkes Drive, Kiama Downs	25
Iluka, Kiama Downs	9
Total	**617**

In addition to these 7 development sites, a planning proposal for South Kiama release area is waiting for a Gateway determination to be issued from the Department of Planning, Industry and Environment. This planning proposal has capacity for approximately 455 lots, which when added to the 617 identified under the Urban Development Program, would take the total capacity of new release areas to 1072 lots.

It is noted that within the 20 year life of the Local Strategic Planning Statement, we would expect the Bombo Quarry site to be rehabilitated and available for a mix of residential, commercial, tourism and employment uses. While the strategic planning for the end use of the Quarry is ongoing, it could provide up to 2,000 new dwellings in the long term.

Kiama housing completions have tracked above the annual average projected under the Regional Plan over the last two years and has done so without an over-reliance on greenfield housing supply. **Within this context, it is considered that the existing greenfield dwelling opportunities within Kiama are sufficient for the short to medium term.**

Infill Redevelopment

The town of Kiama is experiencing significant development including recently completed higher-density apartments and a number of projects in the planning pipeline. Other centres such as Gerringong are experiencing much less development compared to Kiama.

Forecasting ongoing infill development activity and feasibility is challenging and is influenced by a number of factors such as the high value of existing properties, the need to consolidate properties, competing land uses, high construction costs and narrow margins on the sale of new apartment. Theoretically, there may be many thousands of potential dwellings that could be developed however only a small portion of those would be expected to translate to actual new housing.

In valuable markets such as those in the Kiama local government area, dual occupancies are typically (but not exclusively) pursued on sites that are vacant, where the existing building is nearing the end of its economic life or there is room for a second dwelling without demolishing the existing dwelling. Therefore, we can expect that most of the dual occupancy redevelopment potential will remain a ‘theoretical’ capacity.

One of the dynamics that influence redevelopment of increased densities is the relationship between floor space ratio/height controls and development feasibility. Development feasibility is very sensitive to changes in land and development costs and so we need to be open to review development controls from time to time to ensure a steady market supply of new housing.

The recently adopted Kiama Town Centre Study made recommendations about potential increases to maximum building heights and floor space ratios that would support higher development outcomes in appropriate areas of the town. Implementing these recommendations will support improvement in infill redevelopment feasibility where appropriate.

If Council were to undertake town centre planning in other centres, such as Gerringong, a similar review of development controls could be considered.

The important thing with infill housing is to monitor development activity to make sure that planning controls are delivering the right outcomes and are not a barrier to appropriate medium density development.

8.0 When will these new housing estates be developed?

Release Area	Lots	Status
Spring Creek	163	This site is zoned for residential development and work has started on a development control plan to guide development. Development will commence as soon as possible.
South Kiama Drive	10	The 10 lot subdivision of this site was registered 10 December 2018. Applications for dwellings are currently being assessed.
West of Elambra	350	This site was identified under the 1995 Gerringong Charrette along with the adjoining Elambra Estate that was developed some years ago. This area is all that remains of a much larger release area that was formerly on the Urban Development Program (South Gerringong – 2000 lots) but which was mostly removed following the release of the 2007 Illawarra Regional Strategy. This estate will require a Planning Proposal for rezoning to be submitted and supported.
Golden Valley, Jamberoo	47	This site is zoned for residential development. Development will proceed subject the development consent.
Drualla Road, Jamberoo	15	The 12 lot subdivision of this site was approved by Council at its meeting of 20 August 2019.
Henry Parkes Drive, Kiama Downs	25	This estate is unzoned and will require a Planning Proposal for rezoning to be submitted and supported.
Iluka, Kiama Downs	9	Rezoning of this site is pending the endorsement of the Governor to the reclassification. Development could proceed soon after rezoning.
South Kiama	455	Planning Proposal for this site was supported by the Southern Planning Panel and is awaiting Gateway determination from the Department of Planning, Industry and Environment to proceed. It is likely that rezoning will take 12 months to be finalised.
Bombo Quarry	Up to 2000	This is a strategic development opportunity which is the subject of multi-stakeholder planning process. Final development outcomes may take several years to resolve and the filling process to render the quarry suitable for alternative uses is expected to take up to 10 years. A notional dwelling yield of 2000 has been identified for the purpose of this paper.

9.0 How does short term rental accommodation affect housing supply?

Unoccupied private dwellings are often used as an indicator for holiday housing. According to the 2016 census, 17.6% of dwellings in Kiama are unoccupied which is a lesser percentage than in 2006 when 19.3% of dwellings were unoccupied. This is significantly higher that the NSW unoccupied dwelling figure of 9.9%

Whilst the proportion of housing being used for short term rental accommodation is not necessarily increasing, local feedback would indicate that it is more prevalent in certain coastal communities such as Gerroa.

Short term holiday rental is important to the local visitor economy however, it presents two key issues for consideration:

1. The need to manage the impact of holiday rentals on neighbourhood amenity, and
2. Whether we factor holiday housing into our planning for housing supply.

<u>Neighbourhood Amenity</u>

Councils' ability to enforce all aspects of the Policy is limited and specific breaches need to be considered separately under any available enforcement powers, for instance:

- Call police in relation to noise and anti-social behaviour, including consumption of alcohol on the council reserve;
- Contact council rangers in relation to illegal parking;
- Contact council in relation to waste and rubbish as additional collection of the Council reserve bins can be arranged in peak periods.

The NSW government is proposing the introduction of legislative amendments to better manage issues associated with the use of dwellings for short term rental accommodation. The proposed changes will:

- Introduce a new definition, new exempt and complying approval pathways, and potential day limits into planning instruments
- Require compliance with the Fire Safety Standard
- Introduce a Code of Conduct for the industry that will apply to hosts, guests, online booking platforms and letting agents
- Transfer regulation of compliance to the Department of Fair Trading.

The Council is generally supportive of the proposed changes and will have keep a keen eye on the progress of the legislative changes.

<u>Housing Supply</u>

The fact that a proportion of the available dwelling stock is vacant or used for short term holiday rentals may be addressed through the provision of additional housing supply to compensate for those houses not being used for permanent occupation.

However, this approach is not consistent with our proposed moderate growth housing narrative. And in practical terms, the provision of more housing in new estates or apartments in centres would do little to alleviate the impact that short term rental accommodation is having in coastal communities.

10.0 Is the Kiama Urban Strategy still relevant?

We think that the Kiama Urban Strategy has run its course and is reaching the end of its useful life as a strategic planning document.

The Kiama Urban Strategy came into effect on 20 September 2011. The KUS considered both urban infill and urban expansion opportunities within the Kiama Municipality and made recommendations on an appropriate approach to address housing demand in the LGA in response to the requirements of the Illawarra Regional Strategy which was the overarching strategic document in force at the time.

The community panel established to guide the development of the KUS recommended against significant urban expansion and considered that the land below, which includes the subject site, could cater for any future greenfield expansion needs in the foreseeable future:

- The unreleased part of "Elambra Estate" at Gerringong;
- The "Cedar Grove" estate at West Kiama;
- The KMC and RailCorp greenfield site near Spring Creek;
- Some of the land within the Bombo Quarry in Kiama after its closure;
- Rural land south of Saddleback Mountain Road in Kiama (if required).

The Kiama Urban Strategy is not a statutory document however it is an important local policy document that is considered by the Minister (or delegate) in making Gateway Determinations for planning proposals. While the KUS was not formally endorsed by the then Director General (DG) of the Department of Planning and Infrastructure, the DG did confirm in writing that he was "*pleased the Council has endorsed the consideration of a number of potential rezonings to contribute to housing supply in Kiama in the short term. I can confirm the Department is willing to consider planning proposals for these sites*."

The LSPS is able to capture the remaining housing outcomes from the Kiama Urban Strategy, as shown in Appendix 1 of this Paper, that are yet to be developed and adopt them as future growth areas.

11.0 How affordable is housing in Kiama?

According to the Australian Bureau of Statistics' 2016 Socio-Economic Indexes for Areas (SEIFA), Kiama is among the least disadvantaged local government areas in Australia. This reflects a population where more people have qualifications, fewer households have low incomes and fewer people ae in low skilled occupations.

While the numbers of disadvantaged people is low in Kiama it is nevertheless appropriate to look at the affordability of housing for this group.

Rental affordability is poor in Kiama compared to the other Council areas in the region. In particular, the information provide below indicates that our rental affordability is clearly less relative to the other parts of the region.

Housing stress is often referred to in discussions about housing affordability. Housing stress happens when households have housing costs above 30% of their household income. In Kiama, 81% of low income households (214 of 266) and 41% of moderate income households (125 of 303) are experiencing rental stress. And 41% of low income households (110 of 272) and 27% of moderate income households (149 of 550) are experiencing home purchase stress.

Percentage of Affordable Rental Stock (September 2017)		
LGA	Low Income	Moderate Income
Kiama	10.1%	64.8%

Shellharbour	13.9%	76.8%
Shoalhaven	47.1%	95.5%
Wollongong	26.8%	77.1%

Source: constructed from NSW local government housing kit data

Percentage of Affordable Purchase Stock (September 2017)		
LGA	Low Income	Moderate Income
Kiama	1.7%	8.5%
Shellharbour	2.2%	6.9%
Shoalhaven	7.4%	37.2%
Wollongong	2.5%	12.8%

Source: constructed from NSW local government housing kit data

12.0 How can we improve housing affordability?

Housing affordability is a broad and complex issue and is the subject of significant research and policy development across all tiers of Government. The range of influencing factors including, but it not limited to:

1. Housing supply: the State Government is very focussed on ensuring there is a pipeline of housing opportunities across a range of housing types to cater for housing demand. In the Illawarra-Shoalhaven Region, the tracking of housing supply to meet demand is addressed through the Illawarra Shoalhaven Urban Development Program and Council's monitoring and reporting. A lack of housing supply can place upwards pressure on house prices, affecting affordability.
2. Streamlining housing provision: the State Government is also very focussed reducing the time taken for housing approvals. This priority is a driver of the reviews to exempt and complying development codes increase the type of housing that does not require development consent.
3. Affordable housing providers: the provision of affordable housing, usually for rent, can be delivered by Government, local councils and community housing providers – often requiring multiple providers and jurisdictions working in collaboration.
4. Fiscal responses: shifts to taxation and grants programs has an influence on the market and the ability for people to participate in the housing market. Programs such as the first home-buyers grants or policies such as negative gearing and overseas investment quotas influence the housing market.
5. Demand: policies around immigration and decentralisation have an impact on the demand for housing and where people choose to live. Easing of demand puts downward pressure on house prices, affecting affordability.

Under State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes), Council may seek to introduce an affordable rental housing scheme into the LEP and to levy affordable housing contributions. To introduce an affordable housing contributions scheme, Council would need to develop an extensive evidence base and seek its endorsement by the Department of Planning, Industry and Environment. The process would require Council to:

- Investigate the affordable housing need in the local government area
- Identify the areas to which an affordable housing contribution scheme will apply
- Determine a viable affordable housing contribution rate
- Prepare affordable housing contribution schemes
- Amend the LEP to reference the affordable housing contribution scheme.

Affordable housing contribution schemes apply to developments that are facilitated by upzoning – that is either rezoning new areas for residential development or changing the planning controls to allow greater densities. Council would also need to demonstrate that the introduction of a contribution rate is viable and secure an appropriate community housing provider.

Given the moderate level of growth that the Council will be advocating under the Local Strategic Planning Statement, pursuing an affordable housing contribution scheme in Kiama is not considered viable. There is also a regional context to consider – while key workers may not be able to afford to enter the Kiama housing marking, affordable housing alternatives are available within relatively short travelling distance of Kiama which reduces the social impact of affordability in Kiama.

Alternative options for the provision of affordable housing include the provision of more housing, advocating for the government to secure additional stocks of public housing, or State Environmental Planning Policy (Affordable Rental Housing) 2009. This SEPP provides new incentives for additional affordable housing options including boarding houses, in-fill development and secondary dwellings.

13.0 What is happening in the rental housing market?

According to REMPLAN in 2006 there were 1,362 dwellings being rented, 1,582 in 2011 and 1,541 in 2016. This system does not provide information on the length of time these properties have been rented. In 2016 there were approximately 8,293 occupied private dwellings (including rental properties) with 1647 unoccupied private dwellings. This data is based on ABS Census data.

Local real estate agencies have indicated that the characteristic length of tenure was approximately 2 to 2.8 years. With regard to the overall long term rental vacancy rate, according the research undertaken by SQM research, the vacancy rate has fluctuated over the last 15 years and as at June 2019 was 3.8%.

With regard to how well the need for rental housing availability is being met, local research has indicated that Kiama is extremely seasonal with properties receiving 10-15% more rent in the summer months due to supply and demand. Families are more likely to be settled when school goes back meaning an influx of tenants in January. This is a year on year trend.

The market is currently a little slower due to the more tenants giving notice due to lower interest rates and more affordable purchase prices in the Illawarra. Rental properties that are priced between $400 and $500 per week and are family homes (3 bedrooms) are in high demand due to Kiama being a sought after area. Properties at the high end (i.e. $900+ per week) are also sought after by the executive market.

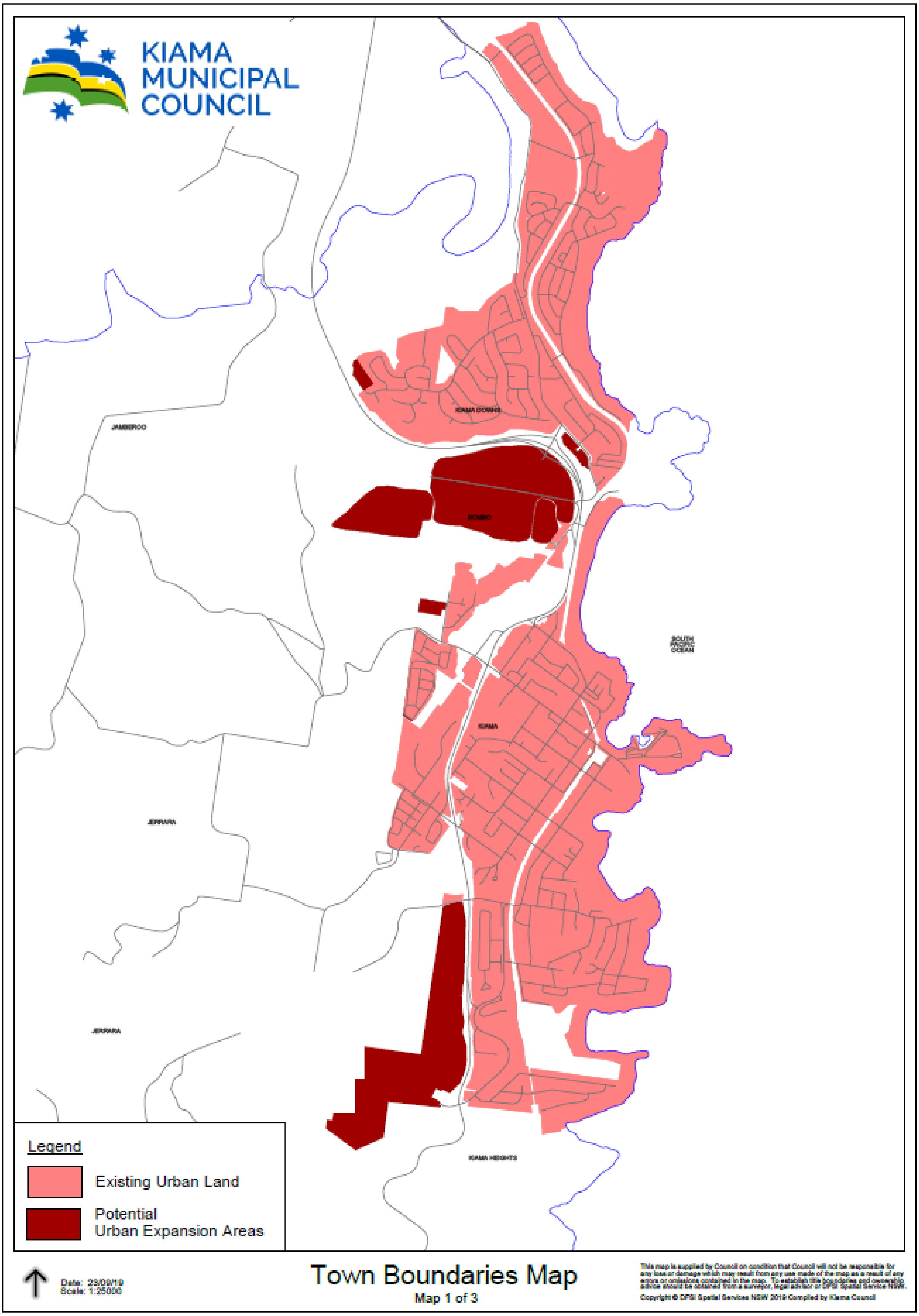
14.0 So what does all that mean for housing policy in Kiama?

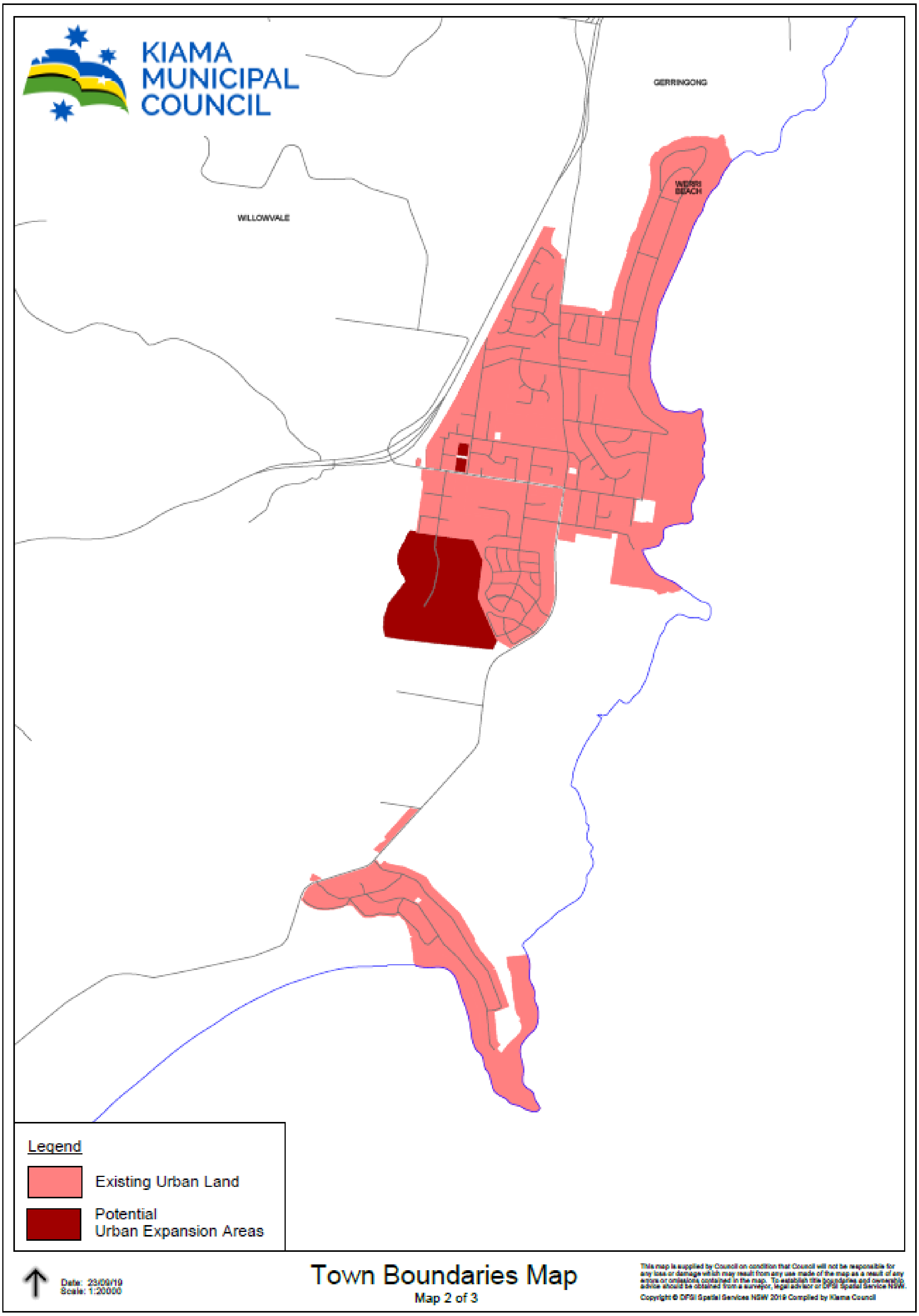
In simple terms, the data provided above means that we don’t think we need to identify any more new release areas in Kiama, beyond those already identified, to cater for growth.

We have capacity for 1072 lots in already identified new release areas plus a significant additional amount of housing (potentially up to 2,000) at the Bombo Quarry site at some point during the next 20 years. We also know that a proportion of lots within new release areas get developed for dual occupancies or multi-dwelling housing which adds to the dwelling capacity of these identified release areas. While not advocating for the identification of additional new release areas, there is always potential for some smaller infill or edge areas to be considered for housing subject to merit based assessment.

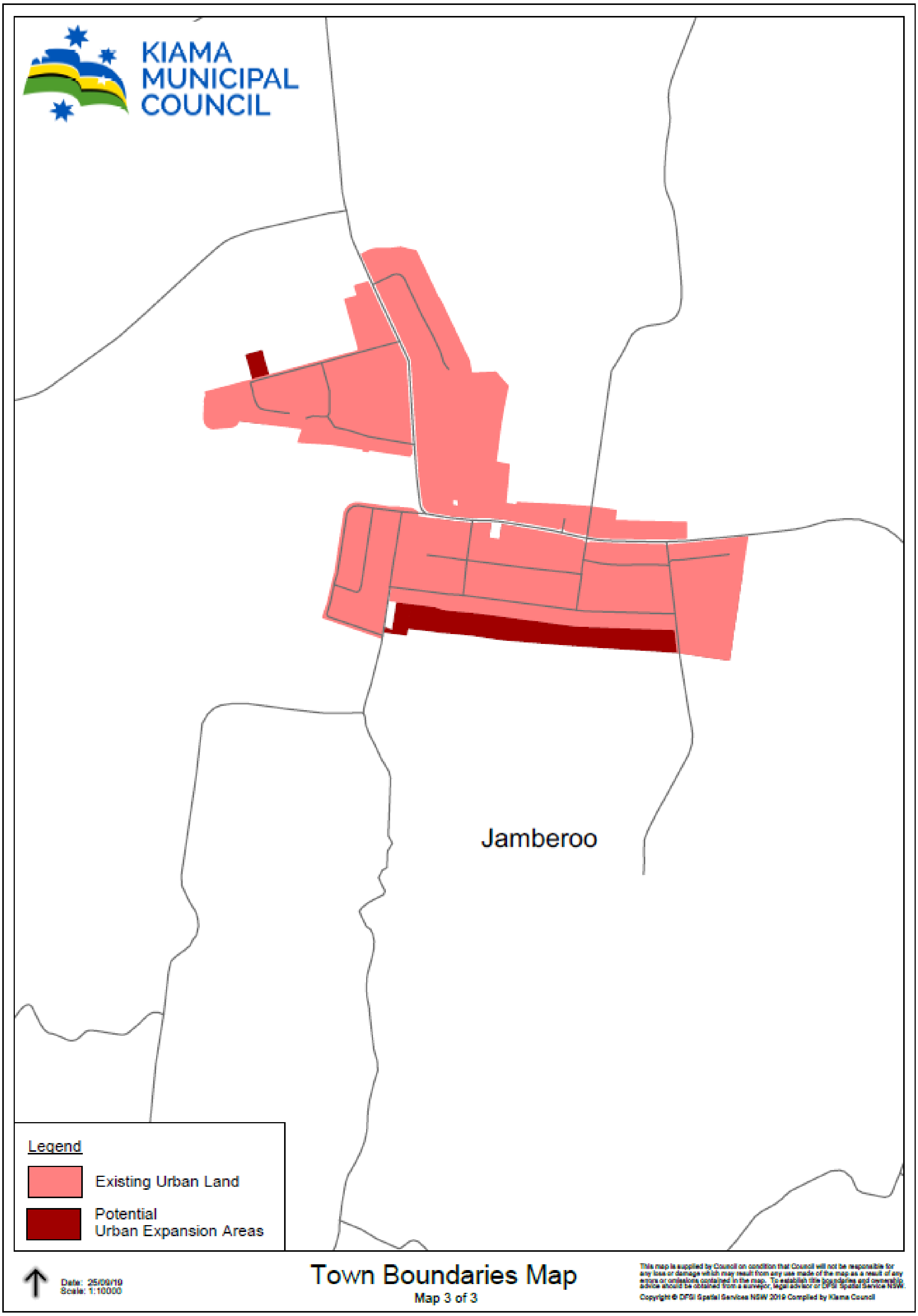
We also have a theoretical capacity for many thousand smaller homes and apartments through redevelopment of existing residential areas, although only a small percentage of this capacity will be developed for housing. Apart from some site specific uplift opportunities arising from strategic projects (such as the Kiama Town Centre Study), no significant areas of increased densities are required unless supported through a similar strategic analysis.

Appendix 1 – Development Sites identified by Kiama Urban Strategy





KIAMA MUNICIPAL COUNCIL
GERRINGONG
WERRI BEACH
WILLOWVALE
Legend
Existing Urban Land
Potential Urban Expansion Areas
Date: 23/09/19
Scale: 1:20000
Town Boundaries Map
Map 2 of 3


KIAMA MUNICIPAL COUNCIL
Jamberoo
Legend
Existing Urban Land
Potential Urban Expansion Areas
Date: 25/09/19
Scale: 1:10000
Town Boundaries Map
Map 3 of 3
This map is supplied by Council on condition that Council will not be responsible for any loss or damage which may result from any use made of the map as a result of any errors or omissions contained in the map. To establish title boundaries and ownership advice should be obtained from a surveyor, legal advisor or DFSI Spatial Service NSW.
Copyright © DFSI Spatial Services NSW 2019 Compiled by Kiama Council

How to contact Council

Post
General Manager
Kiama Municipal Council
PO Box 75
Kiama NSW 2533

Telephone
+61 (02) 4232 0444

Facsimile
+61 (02) 4232 0555

Online
Email: council@kiama.nsw.gov.au
Website: www.kiama.nsw.gov.au

Office hours

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

KIAMA MUNICIPAL COUNCIL
your council, your community