

Social and community needs assessment

Springside Hill Planning Proposal

PREPARED FOR
Traders in Purple


December 2023
MECONE.COM.AU

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Executive summary

This Social and Community Infrastructure Needs Assessment has been prepared for Traders in Purple (the proponent) to inform a planning proposal for 114 hectares of rural land in Kiama West that will be rezoned for urban purposes. The planning proposal seeks to rezone the land for residential development that will generate approximately 1,100 dwellings for a population of 3,300 people.

The report undertakes a theoretical benchmarking assessment of projected demand for community and social infrastructure generated by the proposed increase in population in Kiama West. This is compared against an assessment of existing facility provisions within the Kiama LGA to determine existing capacity and any shortfalls in provision levels, as well as consideration of community sentiment.

The report finds that the Kiama LGA is currently well served by social and community infrastructure and services, locally and regionally. The proposal, through the addition of 3,300 people, would add to the demand for these existing services, including community and cultural facilities, and active and passive open space. However, the proposed additional population is not significant enough to reach a threshold that would warrant new infrastructure.

The demand for additional open space will be absorbed by the existing active open space, however the provision of an additional 43 ha on the Site will supplement this and provide additional passive open space within walking distance from new residences.

Overall, this proposal supports the sustainability of existing community and social infrastructure and is aligned with the policy and planning context for Kiama, and the Illawarra-Shoalhaven region more generally.



1 Introduction

This Social and Community Infrastructure Needs Assessment has been prepared for Traders in Purple (the proponent) to inform a planning proposal for 114 hectares of rural land in Kiama West that will be rezoned for urban purposes. The planning proposal seeks to rezone the land for residential development that will generate approximately 1,100 dwellings for a population of 3,300 people. The intent of this study is to determine the community and social infrastructure demand generated by urban development on the Site and whether this demand can be accommodated within existing community and social infrastructure in Kiama.

1.1 Site details

The Site is an approximately 114 hectare landholding located west of the Kiama CBD, comprising multiple lots in single ownership. It is located on the rural outskirts of Kiama, west of the Princes Highway and approximately 1.7 km west of Kiama Railway Station and Town Centre. Adjoining streets include Greyleigh Drive and Arnold Circuit to the east, Old Saddleback Road and Longbrush Road to the south and Jamberoo Road to the north. A lot schedule is provided below.

TABLE 1 – SITE DETAILS

Legal description	Address	Area
Lot 201 DP 1148007	177 Long Brush Road, Jerrara	38.08 ha
Lot 1 DP 995058	33 Greyleigh Drive, Kiama	6.39 ha
Lot 1 DP 1003719	33 Greyleigh Drive, Kiama	5.69 ha
Lot 156 DP 751279	33 Greyleigh Drive, Kiama	5.46 ha
Lot 1320 DP1060995	33 Greyleigh Drive, Kiama	3.93 ha
Lot 183 DP 751279	33 Greyleigh Drive, Kiama	1.23 ha
Lot 185 DP 751279	33 Greyleigh Drive, Kiama	1.47 ha
Lot 186 DP 751279	33 Greyleigh Drive, Kiama	2.80 ha
Lot 187 DP 751279	103 Jamberoo Road, Kiama	1.43 ha
Lot 188 DP 751279	33 Greyleigh Drive, Kiama	4.94 ha
Lot 189 DP 751279	33 Greyleigh Drive, Kiama	3.07 ha
Lot 102 DP 1176643	103 Jamberoo Road, Kiama	39.23 ha
Total		113.72 ha



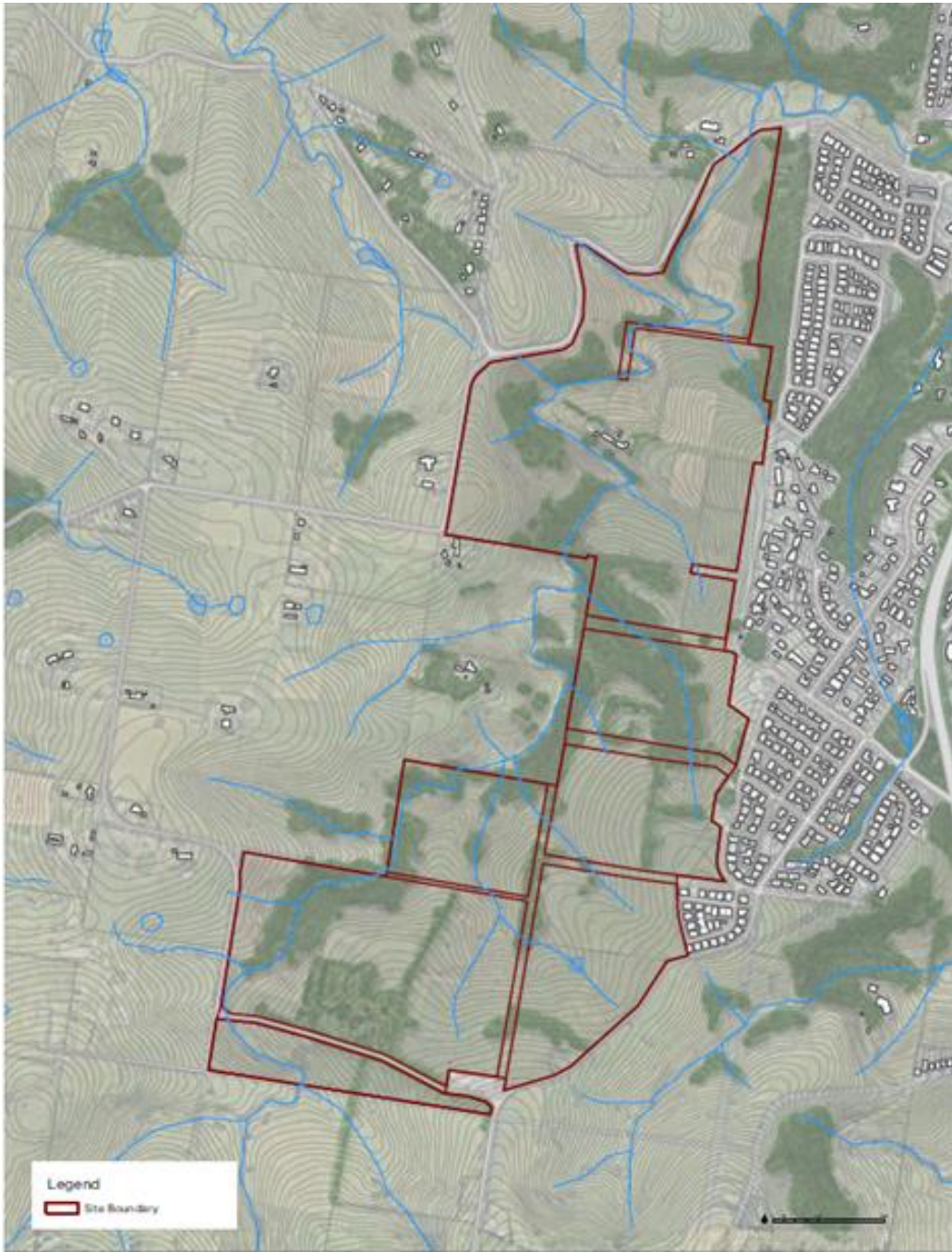


FIGURE 1 – THE SITE

Source: E8 Urban





FIGURE 2 – SITE CONTEXT

Source: Mecone

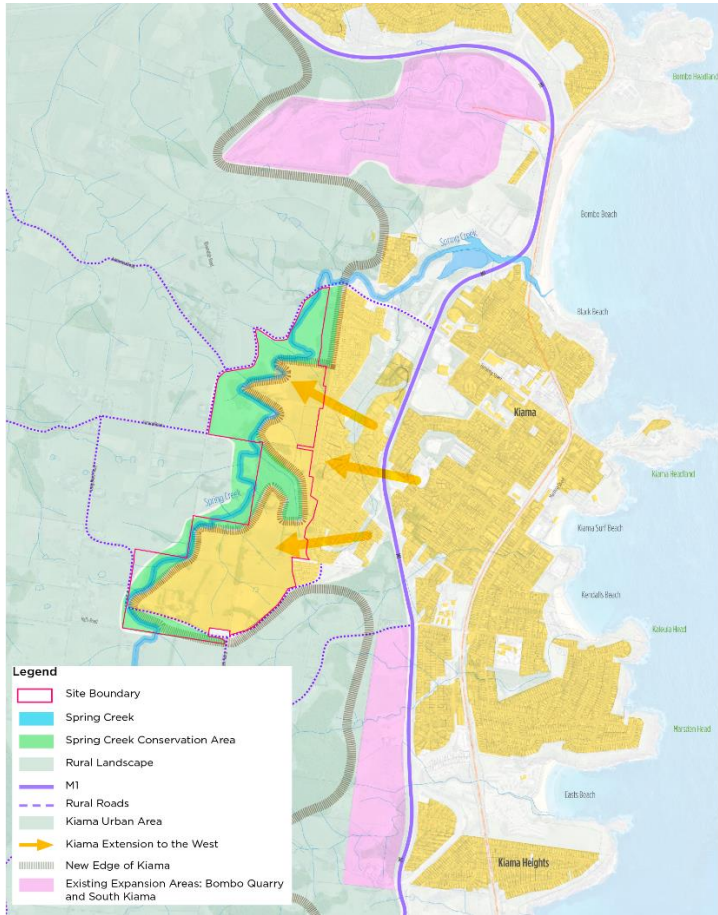


FIGURE 3 – POTENTIAL EXPANSION OF KIAMA URBAN AREA

Source: E8 Urban



1.2 Methodology

The report undertakes a theoretical benchmarking assessment of projected demand for community and social infrastructure generated by the proposed increase in population in Kiama West. This is compared against an assessment of existing facility provisions within the Kiama LGA to determine existing capacity and any shortfalls in provision levels.

Benchmarks are used for specific facility types and provide a nominal theoretical provision rate to approximate likely demand for a particular facility on the Site. Benchmarks take a historic approach and are interpreted using place-based contextual analysis.

The opportunities identified in this analysis must be further informed by more detailed investigation of specific community needs through engagement and the capacity, viability or useability of assets, and their ability to meet current or future community needs.

This analysis does not take into account the effect and needs of infrastructure users or the suitability of existing spaces and their ability to meet people's needs including the condition of assets and the range of users serviced.

1.3 Local and regional facilities context

The Kiama LGA is geographically separated from the adjoining LGAs. Similarly, within the Kiama LGA, the urban areas are geographically separated and concentrated along the coast. The majority of existing community and social infrastructure is located within these urban areas.

This highlights the difficulty for the community in accessing facilities and services in other areas and the importance of being able to access local facilities within close proximity of the Site.

The local and regional facilities are identified on the proceeding maps and provide a locational context with the Site. It identifies that there are a range of community and social infrastructure within close proximity to the Site in Kiama, including:

- clubs
- community facilities
- library
- parks
- sports centres, playing fields, courts and recreation areas
- aquatic centre.

This study considers the demand generated by the increased population on the Site and whether there is capacity within these existing facilities to accommodate this growth.



1.3.1 Local facilities context

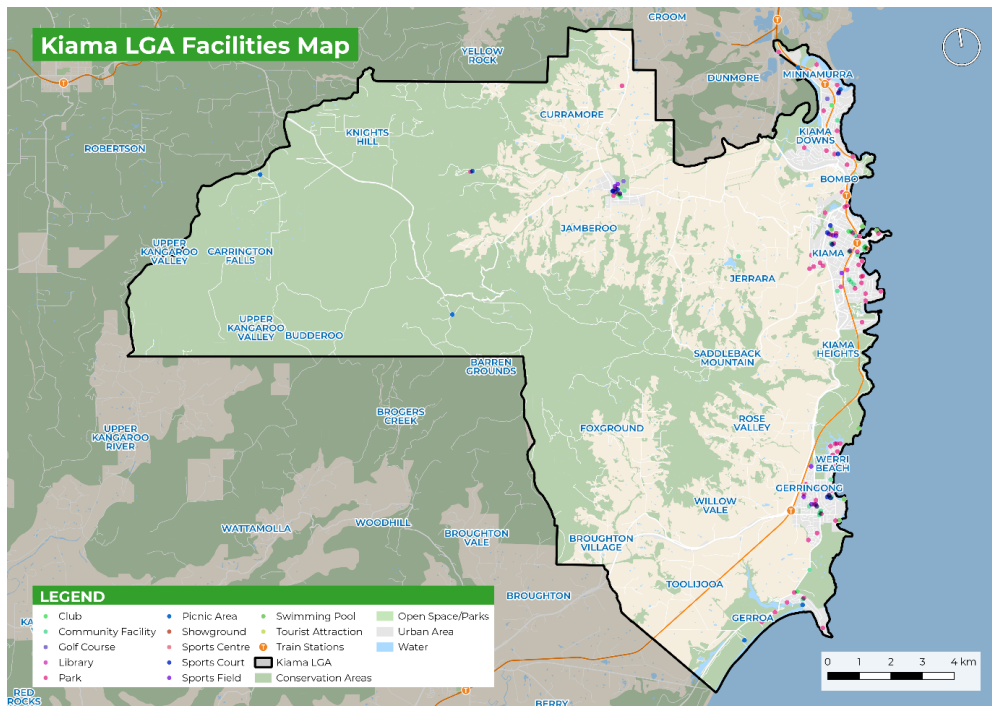


FIGURE 4 – KIAMA LGA COMMUNITY AND SOCIAL INFRASTRUCTURE

Source: Mecone

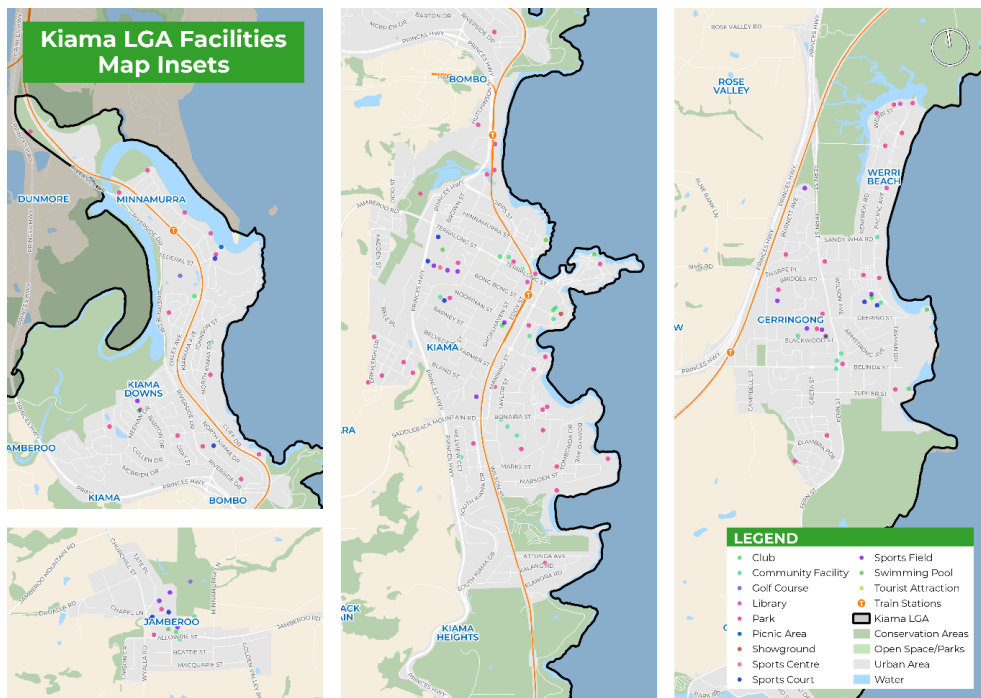


FIGURE 5 – KIAMA LGA COMMUNITY AND SOCIAL INFRASTRUCTURE MAP INSETS

Source: Mecone



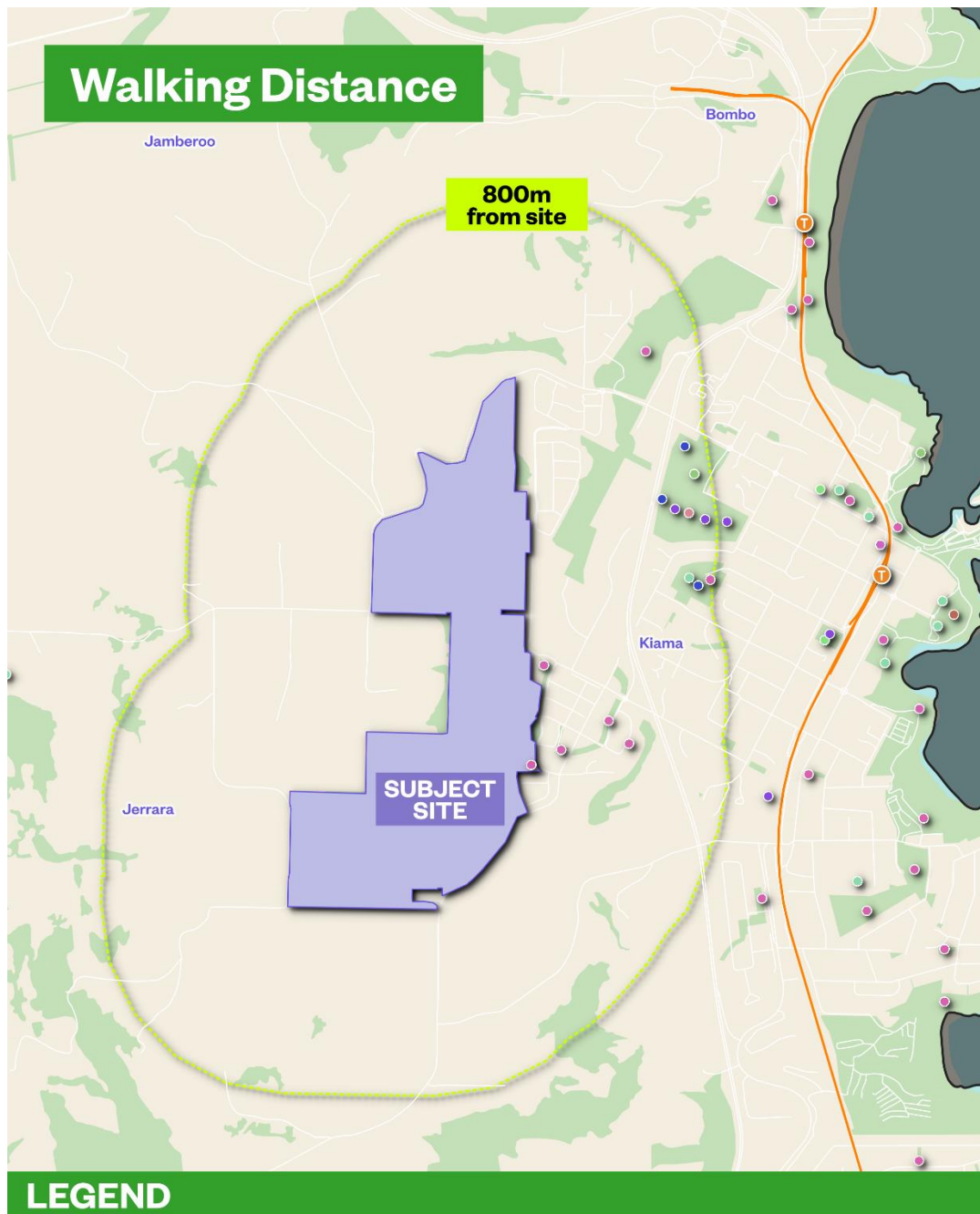


FIGURE 6 – WALKING DISTANCE OF THE SITE TO EXISTING FACILITIES IN KIAMA

Source: Mecone



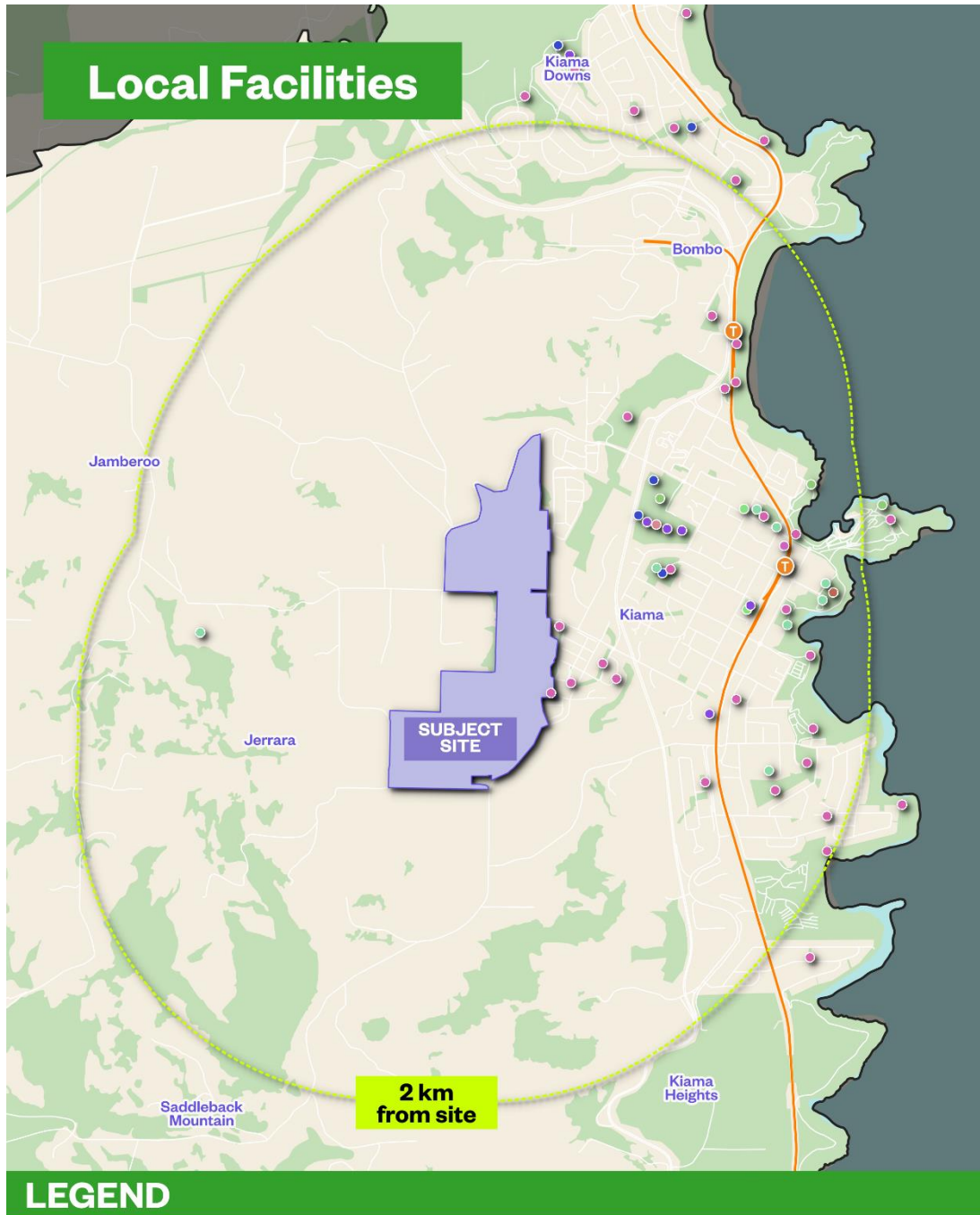


FIGURE 7 – PROXIMITY OF THE SITE TO EXISTING FACILITIES IN KIAMA

Source: Mecone



1.3.2 Regional facilities context

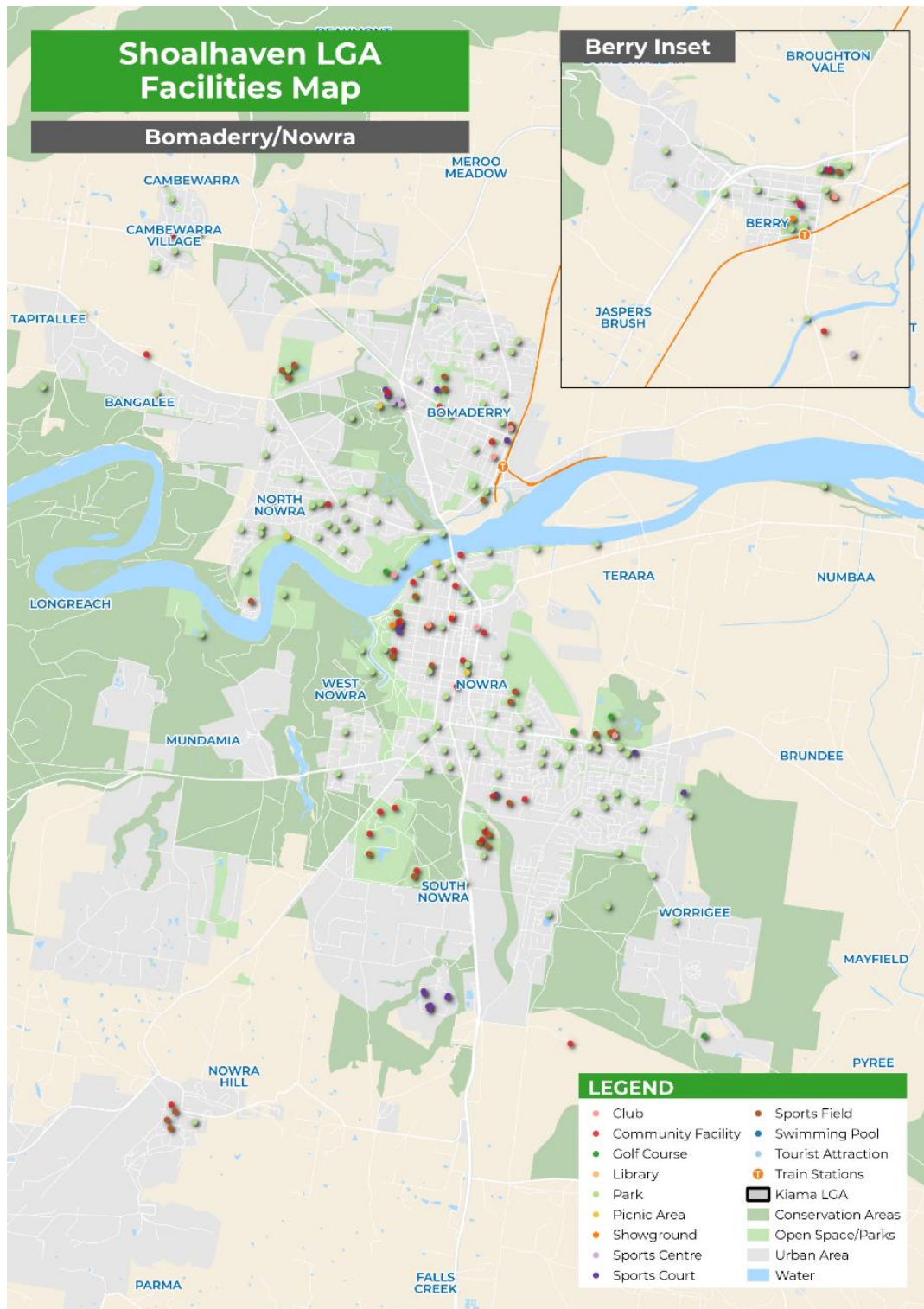


FIGURE 8 – SHOALHAVEN LGA COMMUNITY AND SOCIAL INFRASTRUCTURE

Source: Mecone



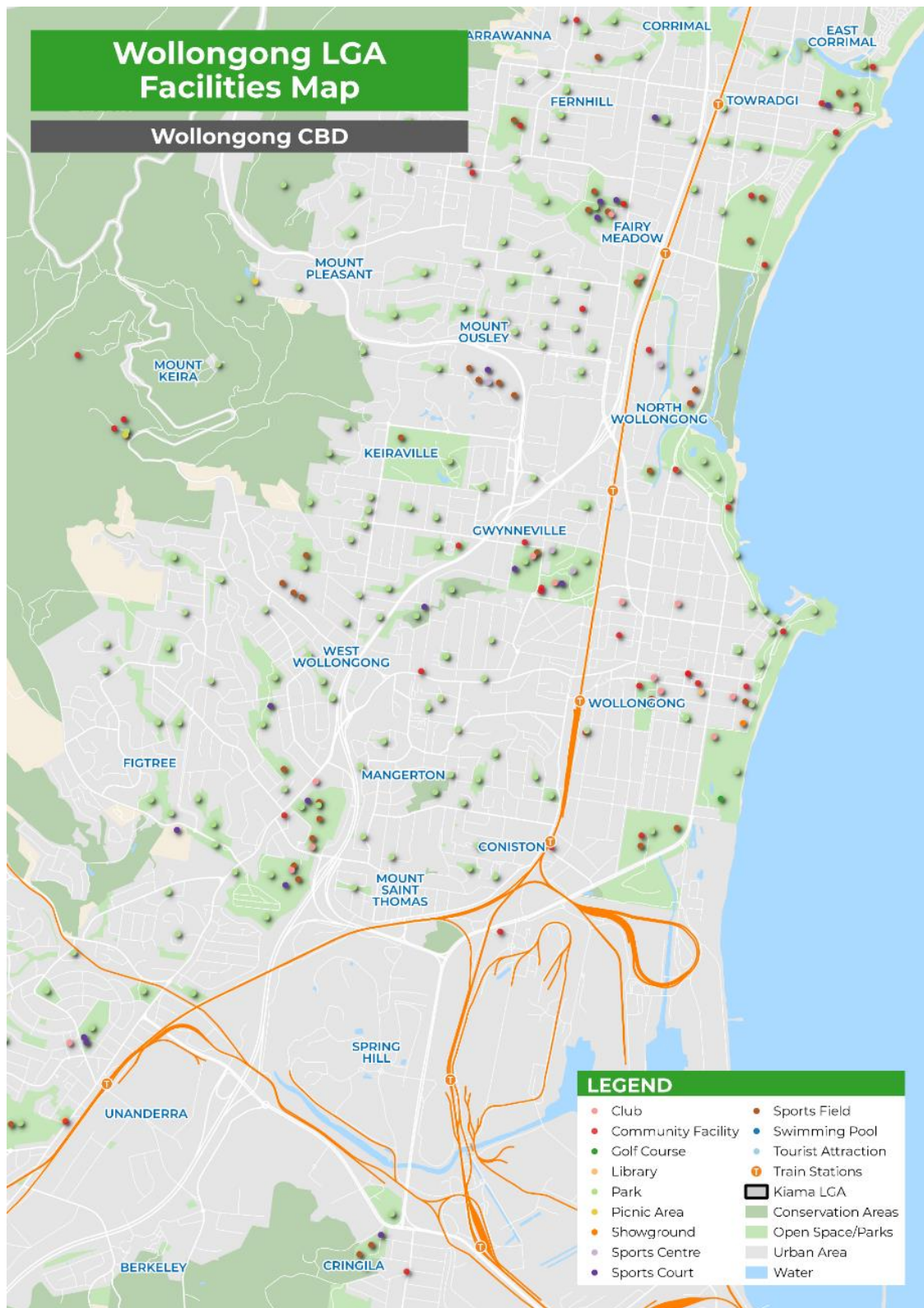


FIGURE 9 – WOLLONGONG LGA COMMUNITY AND SOCIAL INFRASTRUCTURE

Source: Mecone



2 The proposal

2.1 Concept masterplan

A concept masterplan has been prepared for the Site and includes a mix of residential, commercial, rural, recreation, employment and conservation land uses.

The proposed layout responds to the environmental attributes and topography of the land and is generally designed to follow a centralised collector road which runs from Jamberoo Road in the north and creates a loop in the southern portion of the Site. The design carefully responds to the visually important areas of the Site by maintaining rural land uses, open space and larger allotments in areas of visual prominence.

The proposed layout responds to the environmental attributes and topography of the land and is generally designed to follow a centralised collector road which runs from Jamberoo Road in the north and creates a loop in the southern portion of the Site. The design carefully responds to the visually important areas of the Site by maintaining rural land uses, open space and larger allotments in areas of visual prominence.

The proposed indicative concept masterplan could enable the following development outcome:

- approximately 1,062 new dwellings which will provide housing for locals, first home owners, key workers and low/middle income earners. The diversity of this housing stock could include:
 - 377 low density residential allotments, made up of 233 'standard' lots averaging 523 sqm and 144 'gully' lots averaging 637 sqm
 - 663 low rise, medium density housing dwellings to support a diversity of housing to suit smaller household types such as attached terraces, townhouses and low-rise garden apartments. This includes 172 'mews' lots averaging 196 sqm, 67 medium density lots averaging 338 sqm and 424 townhouses and low rise apartments
 - opportunity for delivery of social and affordable housing. At this stage, it is anticipated this will be made up of a mix of the following:
 - 5% social housing to be delivered to NSW Land and Housing Corporation at no cost
 - 5% delivered as affordable rental housing to be managed by a community housing provider in perpetuity
 - 5% delivered as part of a shared equity scheme for key workers
 - 5% reserved for first home buyers
 - 5% for locals identified in postcodes 2533 and 2534.
- 16 ha of retained rural land, with the potential for an educational establishment and place of public worship
- 43 ha of publicly accessible open space, provided as a combination of formal public open space, riparian lands and conservation areas. This land is intended to be restored and enhanced as part of the development process
- business uses to enable local retail and services
- retention of Greyleigh House to ensure its long term tourism function
- supporting local street, pedestrian network and cycling infrastructure.



2.2 Proposed services and infrastructure

Given the proposed change in land use, the proposal will require the staged delivery of services and infrastructure to cater for the increased infrastructure demand and new residents.

Catering for families and young people is important for maintaining a balanced demographic composition and viability of social infrastructure such as schools and child care, shopping and recreational facilities.

The proposed infrastructure to support development on the Site includes:

- a new road network encompassing seven access points across the Site, including a centralised collector road, local streets and smaller shared streets/mews, as well as footpaths and cycle paths
- construction of a bushfire ring road and creation of appropriate asset protection zones
- the extension and upgrade of existing utility services within the vicinity of the site, including electricity, potable water, sewer and telecommunications
- stormwater management infrastructure as part of an integrated water management approach across the Site which responds to the ecological values of the existing watercourse
- community infrastructure including public open space, restored and protected riparian areas and areas of ecological value, local business and tourism opportunities and potential for an educational establishment and place of public worship.

The rollout of infrastructure will likely be staged to suit the preferred delivery model of the neighbourhood. Further details regarding staging will be informed by detailed infrastructure investigations and feasibility analysis closer to development application stage.

The concept masterplan identifies key infrastructure which will service new residents and provide amenity to surrounding areas. Such items include:

- new public streets and footpath network, including cycling infrastructure
- stormwater management infrastructure
- approximately 43 ha of green space made up of public open space and conservation areas which will be accessible to the public
- identification of as potential educational establishment and place of public worship
- protection and enhancement of the Spring Creek Nature Corridor, including enabling public access via a shared walking/cycling path
- land identified for small scale local retail and services to complement the Kiama CBD
- social and affordable housing in perpetuity to fill a much needed gap in the Kiama housing market.

This community and social infrastructure needs assessment has been prepared to identify the existing and future community needs generated by this proposal and the opportunities that exist to provide for these needs as part of the development.



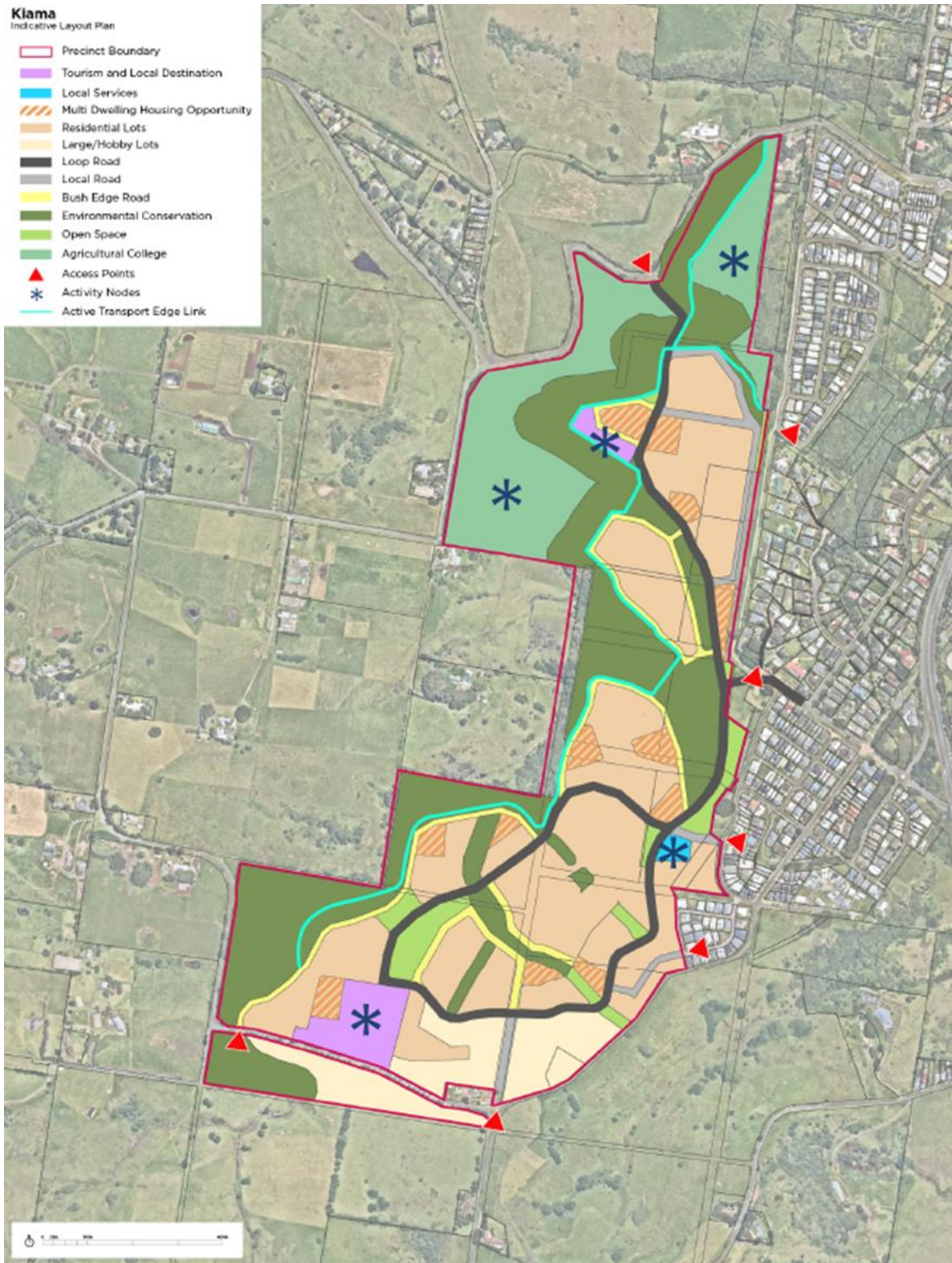


FIGURE 10 – INDICATIVE LAYOUT PLAN

Source: E8 Urban



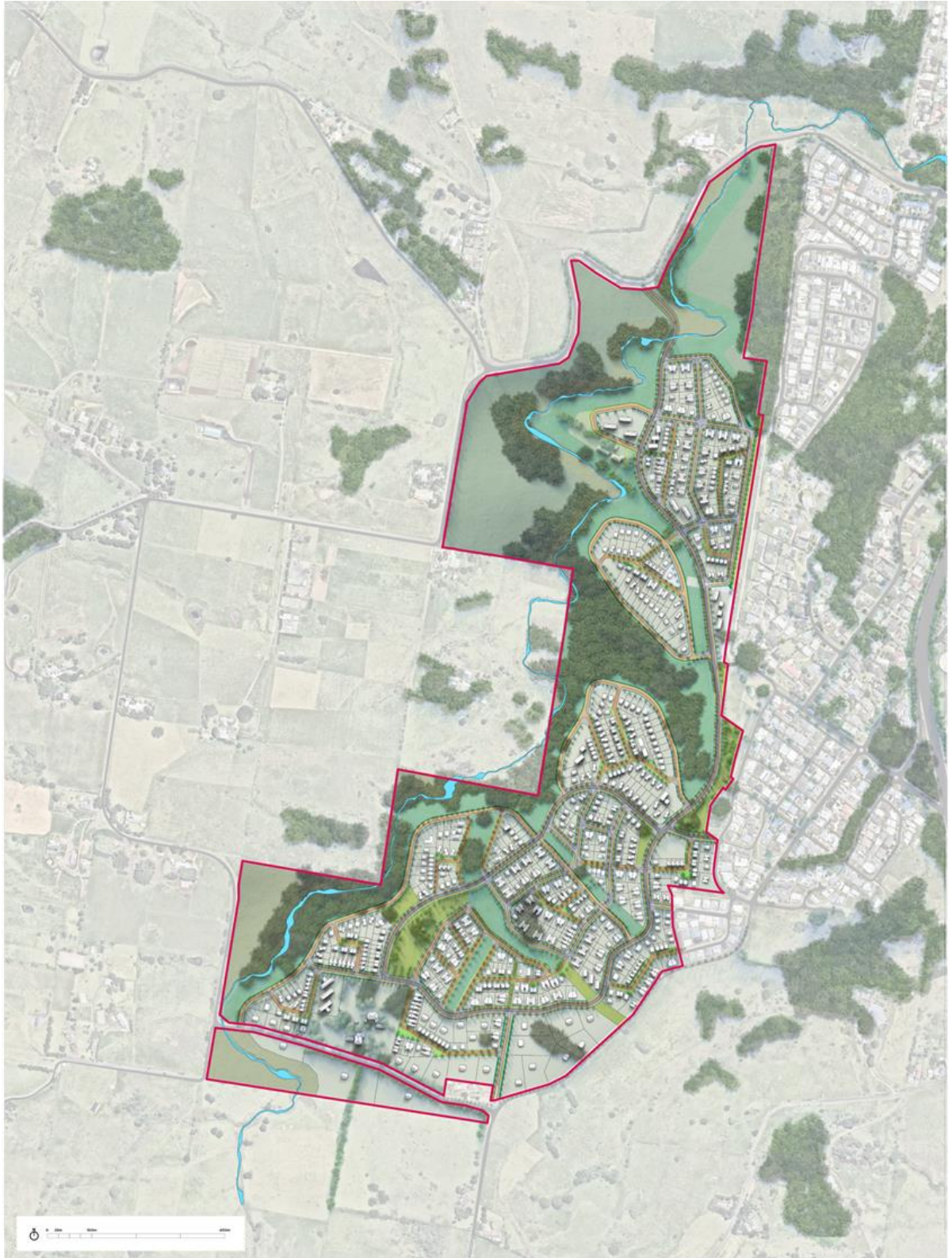


FIGURE 11 – PROPOSED MASTERPLAN

Source: E8 Urban



3 Policy and planning context

3.1 Illawarra Shoalhaven Regional Plan 2014

The Illawarra Shoalhaven Regional Plan 2041 is a 20-year land use plan that applies to the areas of Wollongong, Shellharbour, Kiama and Shoalhaven on the South Coast of NSW. This plan was most recently updated in May 2021. It sets the strategic framework for the area, aimed at protecting and enhancing the region's assets and plan for a sustainable future.

The Regional Plan is anchored around four key themes:

- a productive and innovative region
- a sustainable and resilient region
- a region that values its people and places
- a smart and connected region.

The Regional Plan anticipates a growth in the region's population of at least 100,000 by 2041, with Kiama's population expected to increase by 3,997 people. It highlights the need for future development to consider sustainability, feasibility, water and wastewater capacity and the protection of existing character when delivering new housing and associated infrastructure.

The Regional Plan recognises the continuing growth in the region's ageing population, the decreasing household sizes, and the increase in home-based working due to the COVID-19 pandemic, which would impact the demand in the type of housing. It encourages an increase in the diversity and affordability of the range of housing available to cater to the needs of all generations and demographics.

The Regional Plan identifies a need for an additional 58,000 dwellings in the entire Illawarra-Shoalhaven region by 2041.

The proposal directly aligns and responds to the following Regional Plan objectives and strategies:

- Objective 11: Protect and enhance environmental assets
- Objective 12: Build resilient places and communities
- Objective 13: Increase urban tree canopy cover
- Objective 14: Enhance and connect parks, open spaces and bushland with walking and cycling paths
- Objective 19: Deliver housing that is diverse and affordable
 - Strategy 19.1: Provide a diversity of housing choices and dwelling sizes
 - Strategy 19.2: Increase the supply of affordable housing
 - Strategy 19.3: Renew and increase social housing
- Objective 21: Respond to the changing needs of local neighbourhoods
- Objective 22: Embrace and respect the region's local character
- Objective 23: Celebrate, conserve, and reuse cultural heritage
- Objective 28: Create connected and accessible walking and cycling networks

3.2 NSW Cultural Infrastructure Plan 2025+

Cultural Infrastructure Plan 2025+ provides the strategic framework for how the NSW Government will invest in and support cultural infrastructure across the State until 2025 and beyond. The Plan articulates the strategic priorities for NSW to be a place where:



- culture is recognised as an integral part of communities and a key element of creating great places for people to live, work, visit, play and do business
- cultural infrastructure planning is integrated with state and local planning processes
- everyone can access the infrastructure they need to make culture part of their everyday lives
- cultural infrastructure delivery and funding is supported by partnerships across NSW Government, local councils, cultural organisations, philanthropists and business
- there is an increased availability of affordable, fit-for-purpose and sustainable space to support growth of the cultural sector and creative industries
- Greater Sydney's three cities become a leading cultural capital in the Asia-Pacific and continue to grow the visitor economy, employment and growth
- creativity and access to culture thrives across NSW through a strategic and coordinated approach to cultural infrastructure planning.

The Plan notes that future NSW Government investments in cultural infrastructure will be guided by the Cultural Infrastructure Investment Framework, with funding decisions subject to development of full business cases, other NSW Government priorities and budgetary considerations.

Relevant to this work is the definition of cultural infrastructure in the Plan, which is defined as:

the production, distribution and participation in creativity ... includes buildings and spaces that accommodate or support cultural ... places where the cultural sector and broader community come together to create, share, learn and store products or experiences.

3.3 Kiama Community Strategic Plan 2022-2032

The Community Strategic Plan describes the outcomes for Kiama LGA over the next 10 years and the strategies to achieve them. The Plan is based around five pillars that reflect the values and aspirations of the Kiama community and support the vision. Within each of these, the Plan identifies outcomes, which are the goals to be achieved, and strategies on how they will be achieved. The relevant outcomes and strategies relating to community and social infrastructure are outlined below.

TABLE 2 – COMMUNITY STRATEGIC PLAN OUTCOMES AND STRATEGIES

Pillar 1: We belong and contribute	
Outcome	Strategy
Outcome 1: A strong sense of community and belonging, where social and cultural life flourishes; and our families, friends and visitors feel welcome and included	Strategy: Provide spaces, services and initiatives that foster a proud, inclusive, and connected community for all
	Strategy: Connect with each other through participating in local arts, cultural and library activities and programs
	Strategy: Promote our major facilities to attract events and activities
Outcome 2: We love where we live; we have the services and facilities we need, and the natural beauty of	Strategy: Provide facilities that enable us to participate in social, cultural, recreational and sports activities, no matter our background, ability or age.



our surroundings enhances our safe, active and healthy lifestyle.	
Outcome 3: To know and honour our local heritage; Indigenous and non-Indigenous.	Strategy: Support and promote local cultural activities
	Strategy: Recognise the importance of our heritage buildings and precincts; safeguard areas and items of local cultural and / or heritage significance

The Plan identifies that the population of Kiama is ageing, with the median age of 47, which is significantly higher than the regional median of 41.4; and in the capital cities of 36.5. Currently 32% of the Kiama population is over 60; this will increase to 39% by 2041. It states that many in the community are retired, or semi-retired, with regional populations increasingly seeing younger retirement ages or transitional arrangements from 55 onwards. The Plan recognises that social connectedness is a major contributor to wellbeing, and it is important not to lose those connections during life stage changes. As such, events, activities and facilities work to create community cohesion and shared opportunities to participate in the society.

3.4 Kiama Local Strategic Planning Statement

The Kiama Local Strategic Planning Statement (LSPS) establishes a 20 year vision for land use in the Kiama LGA. It captures the local identity and shared community values and outlines how growth and change will be managed into the future.

The LSPS highlights key community values, including:

- protecting the natural environment
- creating a more diverse and sustainable economy
- retain community spirit but diversify the community with more cultural groups and young people
- retain the character of the area and distinct towns and villages by avoiding overdevelopment.

The LSPS was published in 2020 and was based on 2019 population projections that forecast the population of Kiama would increase by 4,000 people between 2016 and 2041, from 22,100 to 26,100. The LSPS acknowledges that greenfield sites are required to deliver projected housing demand.

More recent population projections and implied dwelling demand figures have been substantially increased and exceed the available development pipeline and historic dwelling completion data. This constitutes a significant change in circumstances and suggests a requirement for additional greenfield sites.

The key planning priorities in the LSPS relating to community and social infrastructure include:

- Theme 1: Manage sustainable growth
 - Planning Priority 1 – plan for and balance housing supply and demand
 - Planning Priority 4 – support the delivery of required infrastructure
- Theme 5: Foster vibrant and accessible places
 - Planning Priority 13 – support and create vibrant places
 - Planning Priority 14 – identify and safeguard areas and items of heritage significance
 - Planning Priority 15 – celebrate and protect local character.



3.5 Kiama Local Housing Strategy

Council is currently preparing a Local Housing Strategy for the Kiama LGA. Kiama Council's website states that public exhibition of the draft Strategy is due February 2024 and adoption in May 2024. Public exhibition of the draft Strategy has not yet occurred. No further information is currently available.

3.6 Kiama Open Spaces and Recreation Strategy

Council is currently preparing an Open Spaces and Recreation Strategy for the next 10 years. Kiama Council website states that the Strategy will look at sporting facilities, play facilities, parks and open spaces and identify future priorities and investment.

The timeline on the website states that it was publicly exhibited in May / June 2023 and the final Strategy was due to be adopted in August 2023. No further information is currently available.

3.7 The BISIness of creative arts in Kiama 2017-2020

This document contains Council's cultural arts commitments. It contains thoughts, hopes and directions for the future of the cultural arts in Kiama. It is based on the themes of Build, Invest, Sustain and Integrate (BISI):

- Build infrastructure and community
- Invest in supporting artists and enterprises
- Sustain arts practitioners, connections and creative spaces
- Integrate a creative community with all facets of community life including tourism, health and business.

3.8 Kiama Cycleway Plan (2005)

The Cycleway Plan aims to provide a safe and convenient bicycle movement system for permanent residents within the area and also encouraging facilities and services for visitors. The Plan includes the following cycleway routes through North Kiama in the vicinity of the Site:

- Minnamurra to Bombo via Jones Beach
- Gainsborough to Minnamurra Primary School
- Gainsborough to Swamp Road Swamp Road to Jamberoo
- Improvements to the underpass at Bombo Beach.



3.9 Kiama contribution plans

Development contributions are contributions levied on development under the *Environmental Planning and Assessment Act 1979*. There are limitations on the types of infrastructure Council is able to fund through development contributions. Contributions are in the form of money, dedication of land or some other material benefit (or a combination of these) are required to be 'key community infrastructure' that includes:

- local parks
- local sporting, recreational and cultural facilities and local social facilities (being community and child care centres and volunteer rescue and volunteer emergency services facilities)
- land for any community infrastructure (except land for riparian corridors)
- district infrastructure if there is a direct nexus.

Kiama Council has identified public services and amenities in Section 7.12 Contributions Plan as outlined below:

- Municipality of Kiama Section 7.12 Plan.

The contribution plans state that development is likely to be located on the fringe of existing towns (in the form of land subdivision) and as infill (in the form of larger dwelling houses, dual occupancies, multi unit housing and the like). New residential development is also likely to be accompanied by further non residential development (for example, additional retail and commercial floor space) and tourist development.

The population attributable to these developments will increase the demand for urban facilities and services. Population growth will give rise to the need to augment and upgrade a range of public facilities that Council has a responsibility to provide.

Section 7.12 Contribution Plan identifies that:

facilities and services that support older people, such as health services and older persons housing, are likely to be a feature of development in Kiama in the future. A range of community infrastructure will be required to satisfy the anticipated demands generated by new development in the Kiama LGA. Having regard to the limited spare capacity available in existing facilities, it will be necessary for Council to provide additional and/or augmented community infrastructure to meet the demands of future development.



The relevant community and social infrastructure identified in the contribution plan is outlined below.

TABLE 3 – CONTRIBUTIONS FOR COMMUNITY AND SOCIAL INFRASTRUCTURE

Schedule of works	Costs (2021/22 – 2024/25)
Section 7.12 Contribution Plan	
Parks, gardens and sportsfields	
<ul style="list-style-type: none"> • Old School Park Reserve Playground Replacement 	\$50,000
<ul style="list-style-type: none"> • Waabie Reserve Playground replacement 	\$15,000
<ul style="list-style-type: none"> • Eureka Reserve Playground renewal 	\$22,000
<ul style="list-style-type: none"> • Emery Reserve Playground renewal 	\$41,000
<ul style="list-style-type: none"> • Minnamurra Riverside Dr Wharf renewal 	\$30,000
<ul style="list-style-type: none"> • Kiama Harbour Boat Ramp Boat Handling Jetty South Replacement 	\$92,000
<ul style="list-style-type: none"> • Street and reserve furniture 	\$8,000
<ul style="list-style-type: none"> • Jubilee Park Main Access Road surface improvement 	\$20,000
<ul style="list-style-type: none"> • Hindmarsh Park and Black Beach Embellishments 	\$180,000
<ul style="list-style-type: none"> • Kiama Harbour Public School Embellishments 	\$180,000
<ul style="list-style-type: none"> • Other parks, gardens and sportsfields 	\$180,000



3.10 Housing and Productivity Contribution

On 1 October 2023, the NSW Government introduced a Housing and Productivity Contribution to development applications for residential, commercial and industrial development. Contributions collected under the new system will help deliver essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The Housing and Productivity Contribution is separate to the contributions that are payable to Council for local infrastructure, such as local roads, drainage and local open space. There is no change to how councils collect their local contributions.

The contribution rate applicable to residential and commercial development on the Site is outlined below:

TABLE 4 – HOUSING AND PRODUCTIVITY CONTRIBUTION RATES

Development class	Amount	Unit
Residential subdivision	\$8,000	Dwelling lot
Residential strata subdivision	\$6,000	New strata dwelling lot
Non-strata multi dwelling development	\$6,000	New non-strata dwelling
Commercial development	\$30	Square metre of new GFA

However, the Housing and Productivity Contribution is not required for any of the following relevant types of development that could apply to the Site:

- **public housing** provided by or on behalf of the Land and Housing Corporation or Aboriginal Housing Office
- **affordable housing** that:
 - is provided by or on behalf of a social housing provider (within the meaning of the Housing SEPP)
 - is required to be managed by a registered community housing provider as a condition of development consent
- dwellings required to be dedicated, free of cost, for the purpose of providing **affordable housing** under section 7.32 of the Act
- **supportive accommodation** within the meaning of section 34 of the Housing SEPP
- **seniors residential care facilities** and **hostels** under the Housing SEPP.

The Housing and Productivity Contributions collected from development on the Site can be used towards regional open space infrastructure in Kiama.



4 Social context

A review of the social context can help identify the potential need for social and community infrastructure in Kiama. General benchmarks are valuable for identifying social and community infrastructure need based on overall population levels. This can be supplemented by data on projected future population, as well as the current sociodemographic profile of the existing population.

This can help identify additional needs due to issues of deprivation, or diverse demographic profiles which may warrant investment in specific forms of social and community infrastructure.

4.1 NSW population projections

The Department of Planning and Environment produces the NSW population projections on behalf of the NSW Government. The 2022 NSW population projections are the government's common planning assumptions and are provided by LGA.

Future demographic behaviour is open to influence from a range of economic, social and political factors both within Australia and overseas. This means there is some degree of uncertainty associated with all projections. A low, medium and high series have been produced to show three possible future population outcomes, based on past observations, assumptions used by the ABS, and net overseas migration forecasts in Australian Government Budgets.

The medium series is the most likely demographic future based on analysis of births, deaths and migration trends. This series forms part of the NSW Government Common Planning Assumptions. This report analyses the demand for community and social infrastructure based on the latest set of projections, along with additional context obtained from the 2021 Census.

Due to the timing of its creation, the 2022 NSW population projections are based on 2016 estimated resident population and do not account for the 2021 Census. 2021 population counts have been updated to reflect Census 2021 data.

4.1.1 Population projections

Census 2021 data shows the population of Kiama LGA was 23,074 as of Census night 2021. The population of Kiama SA2 was 8,786 as of Census night 2021. Kiama SA2 covers the core Kiama township only, with its extent covering the Kiama and Kiama Heights suburb boundaries.

Census population counts align closely with the 2022 NSW population projection estimates of 23,930 and 8,761 for the Kiama LGA and SA2 respectively. The medium series of the 2022 population projections show annual average growth rates of 1.28% and 1.52% for the Kiama LGA and Kiama SA2 respectively, significantly greater than the overall NSW rate of 0.95%.

TABLE 5 – 2022 NSW POPULATION PROJECTIONS – MEDIUM SERIES

Region	2021	2041	Change	Annual %
NSW	8,166,757	9,872,934	+ 1,706,176	+ 0.95
Kiama LGA	23,930	30,847	+ 6,917	+ 1.28
Kiama SA2	8,761	11,848	+ 3,087	+ 1.52



4.1.2 Drivers of change

To understand the drivers of change in population, the demographic components considered are the natural change (birth less deaths) and net migration (arrivals less departures).

Over the 20-year period between 2021 and 2041, the entirety of the population change will be driven by migration, meaning more people moving into the area than leaving, as indicated below. While there will be some population increase due to new births, the population projections expect a greater number of deaths, leading to a negative natural change across both the Kiama LGA and SA2.

TABLE 6 – DRIVERS OF POPULATION PROJECTIONS

Region	2021	Natural change Change and share of population growth	Migration Change and share of population growth	2041
NSW	8,166,757	+ 756,956 (44%)	+ 949,220 (56%)	9,872,934
Kiama LGA	23,930	- 344 (-5%)	+ 7,261 (105%)	30,847
Kiama SA2	8,761	- 644 (-21%)	+ 3,731 (121%)	11,848

4.1.3 Age structure

Kiama has a higher median age in comparison to the NSW average of 38 years, sitting at 49 years for the SA2 and 46 years for the LGA. The 2022 NSW population projection estimates that in 2041, the median age in Kiama SA2 will have increased to 52 years, while it will have remained roughly flat at 47 years for the LGA.

These median age measures hide the age structure dynamics forecast for these two areas. In both Kiama SA2 and LGA, the share of population aged between 20-54 is expected to remain roughly the same, with the share of population aged between 55 and 74 declining. The share of population aged 75+ is expected to grow significantly in both these ages.

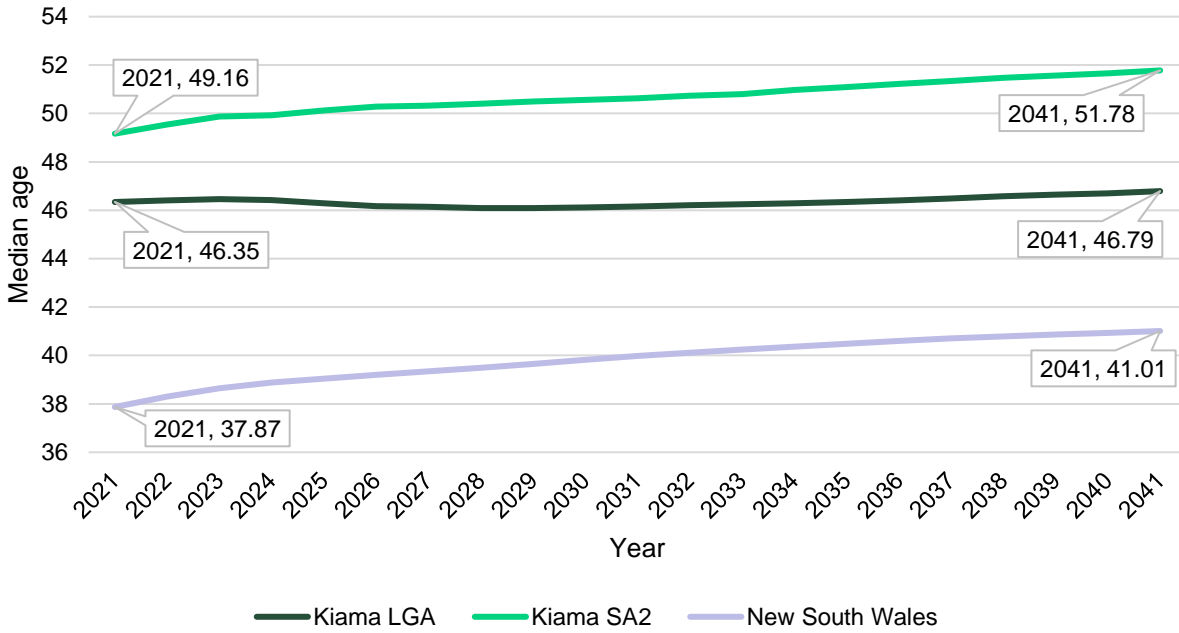
In Kiama SA2 this aging demographic profile is sharpened by a decline in the share of population under 20. The combined effect is that the share of population over 65 will increase from 29% in 2021 to 34% in 2041.

This is in contrast with the Kiama LGA more broadly, where the share of population under 20 is projected to be much more stable. The share of population over 65 is also projected to increase, but much more slowly and making up a smaller share of the population, increasing from 26% to 28%.

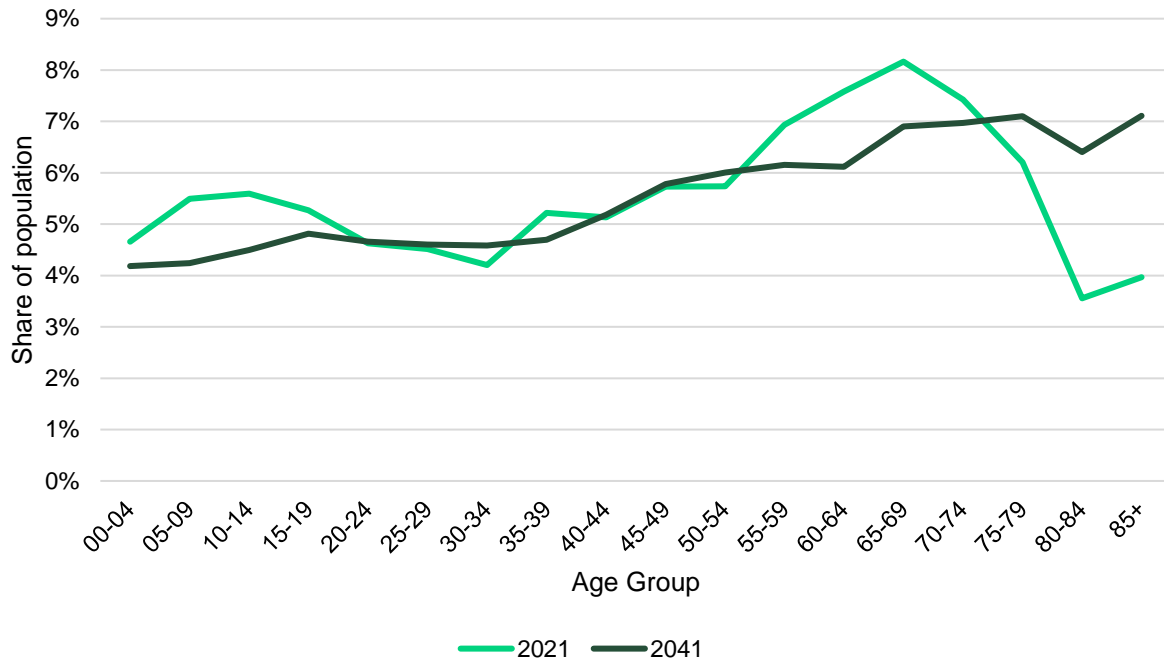


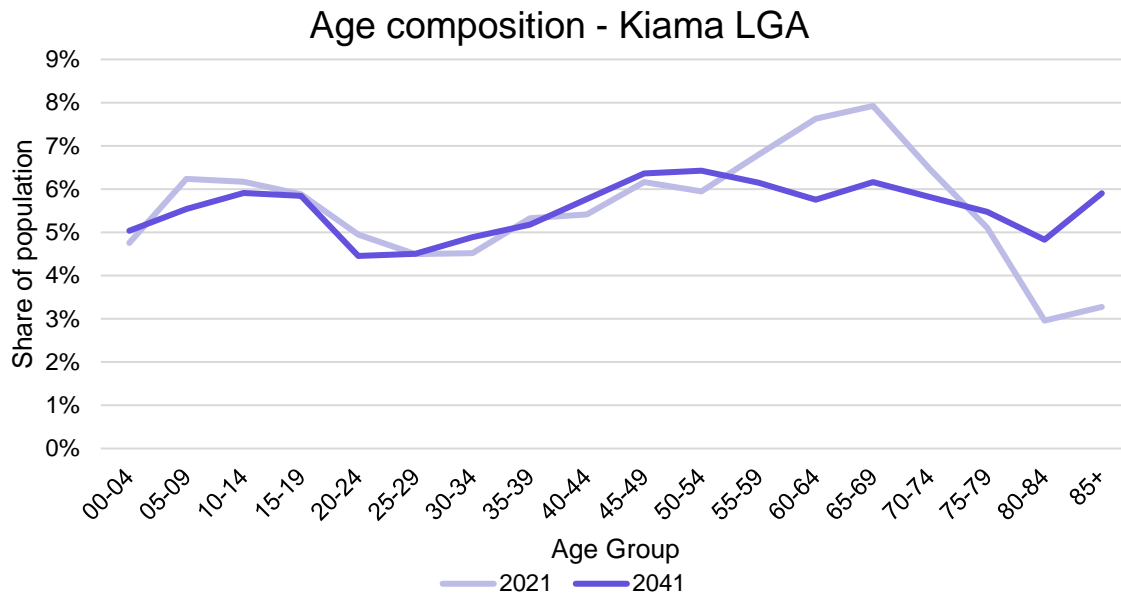
Projected median age

DPE 2022 Population Projections



Age composition - Kiama SA2



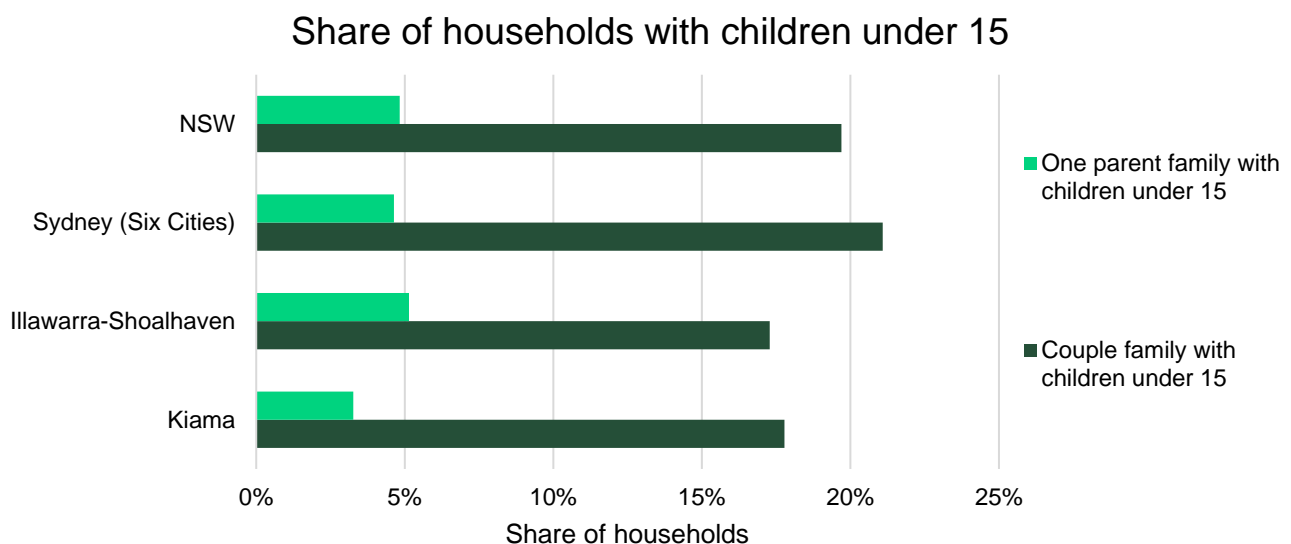


4.2 Sociodemographic profile

Census 2021 provides data across a range of sociodemographic indicators which can help identify specific areas of need or deprivation which may drive demand for community and social infrastructure in general, or specific types of infrastructure or services.

4.2.1 Family composition

Census 2021 data provides data on the composition of families. It shows that Kiama had a relatively low share of households with families with children under the age of 15, with only 3.3% of households being a one parent family with children under 15, and 17.8% of households being a couple family with children under 15. This compares to the NSW average of 4.8% and 19.7% respectively.

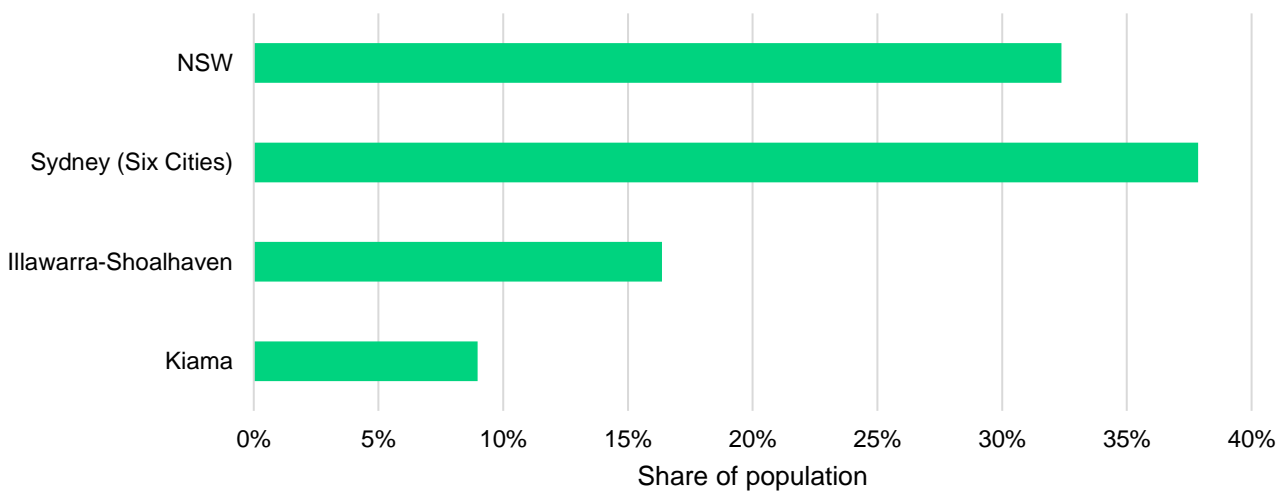


4.2.2 Cultural background

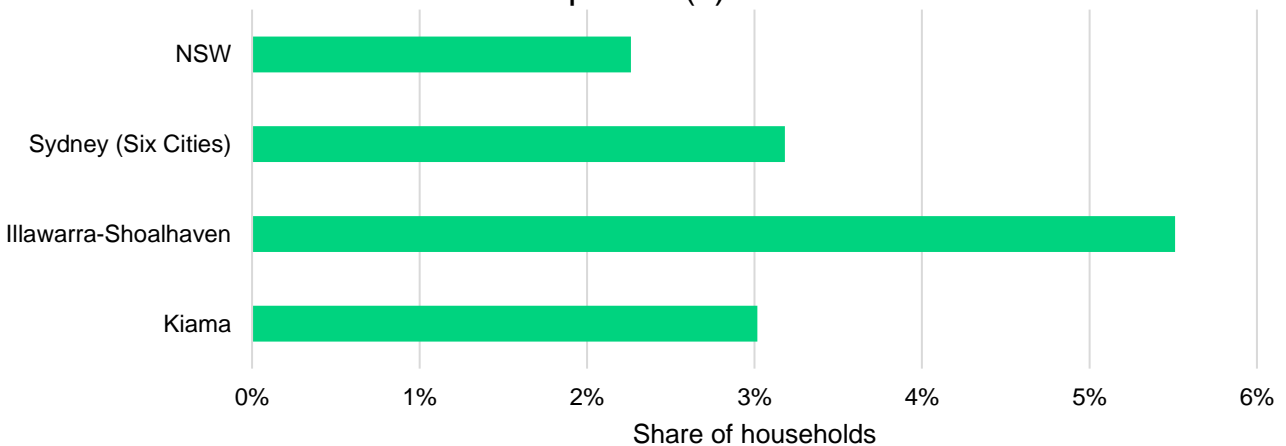
Census 2021 data provides data on the cultural background of residents. It shows that Kiama had a relatively low share of residents who speak a non-English language at home, at only 9% of the population. This is significantly lower than the Illawarra-Shoalhaven region, Sydney (Six Cities) and NSW wide share.

Similar results are observable in data on the Aboriginal and Torres Strait Island population, with Census 2021 showing only 3% of households contain an Aboriginal and/or Torres Strait Island person. While this is above the NSW-wide average of 2.2%, this is below the Sydney (Six Cities) and Illawarra-Shoalhaven shares of 3.2% and 5.5% respectively.

Population speaking a non-English language at home



Household with Aboriginal and/or Torres Strait Islander person(s)



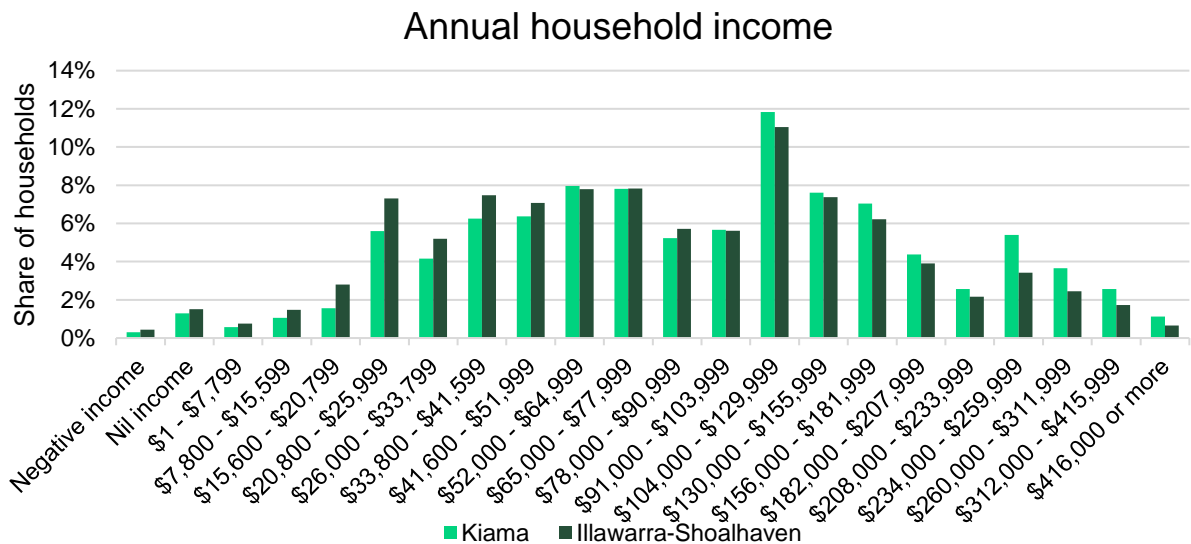
4.2.1 Socio-economic profile

Census 2021 data on the socio-economic profile of Kiama indicates it has relatively high overall socio-economic conditions. The Socio-Economic Indexes for Areas (SEIFA) measure ranks areas across the country based on their relative level of advantage and disadvantage. It captures a broad range of socio-economic indicators using Census data that reflect people's access to material and social resources, and their ability to participate in society. Decile one contains the most disadvantaged areas and decile ten contains the most advantaged areas.

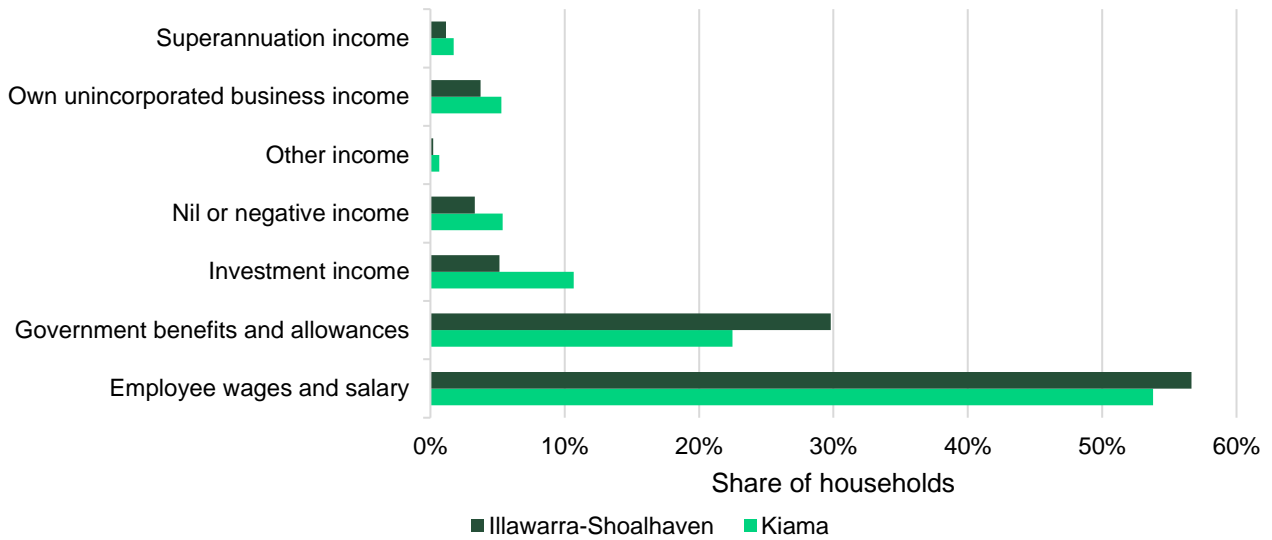
Kiama LGA is classified as a decile nine LGA using SEIFAs Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) measure. This means that it is in the second-highest decile of LGAs and is relatively well off compared to other parts of the country.

Other socio-economic measures in Census 2021 present similar insights. The annual household income distribution for Kiama LGA skews higher than the overall Illawarra-Shoalhaven region, with a smaller or equal share of households earning income in every band up to \$103,999, and a greater share of households earning income in every band above \$100,400.

Data on the main source of income for households also illustrates the relatively strong socio-economic conditions in Kiama, with only 22.5% of households reporting government benefits and allowances as their main source of income, compared with 30% across the Illawarra-Shoalhaven region. Conversely, around 11% of households in Kiama reported investment income as their main source of income, compared with 5% across the Illawarra-Shoalhaven region.



Main source of income



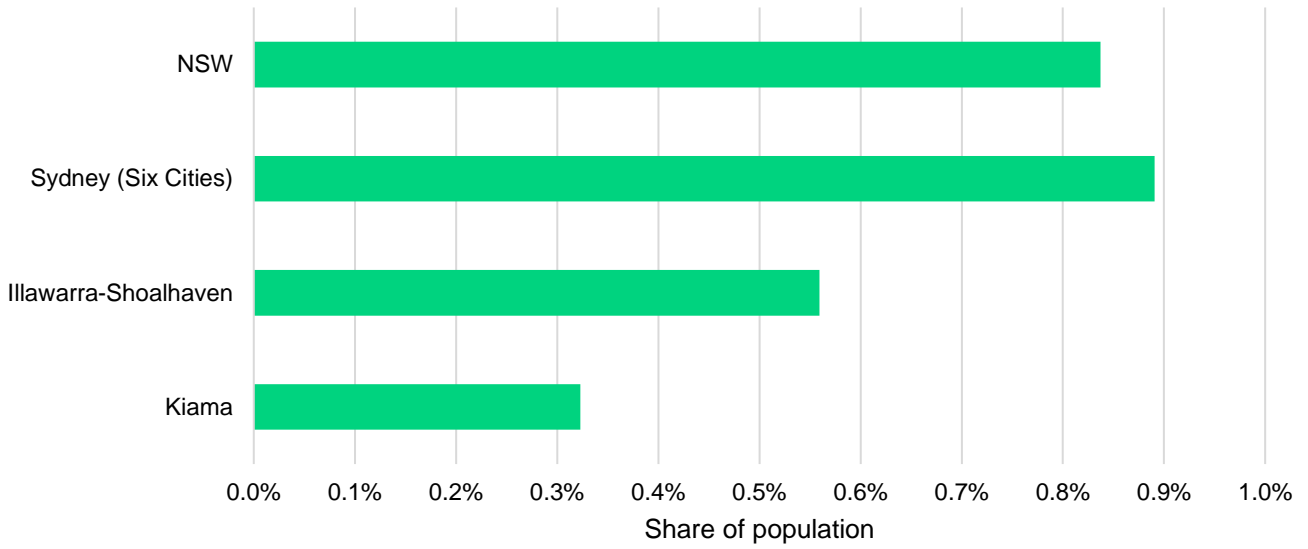
4.2.2 Health and wellbeing

Census 2021 data on the health and wellbeing of residents in Kiama LGA is relatively positive. Around 0.3% of the population is identified as homeless as at Census 2021, much lower than the share of population identified as homeless in the Illawarra-Shoalhaven region, Sydney (Six Cities), and across NSW.

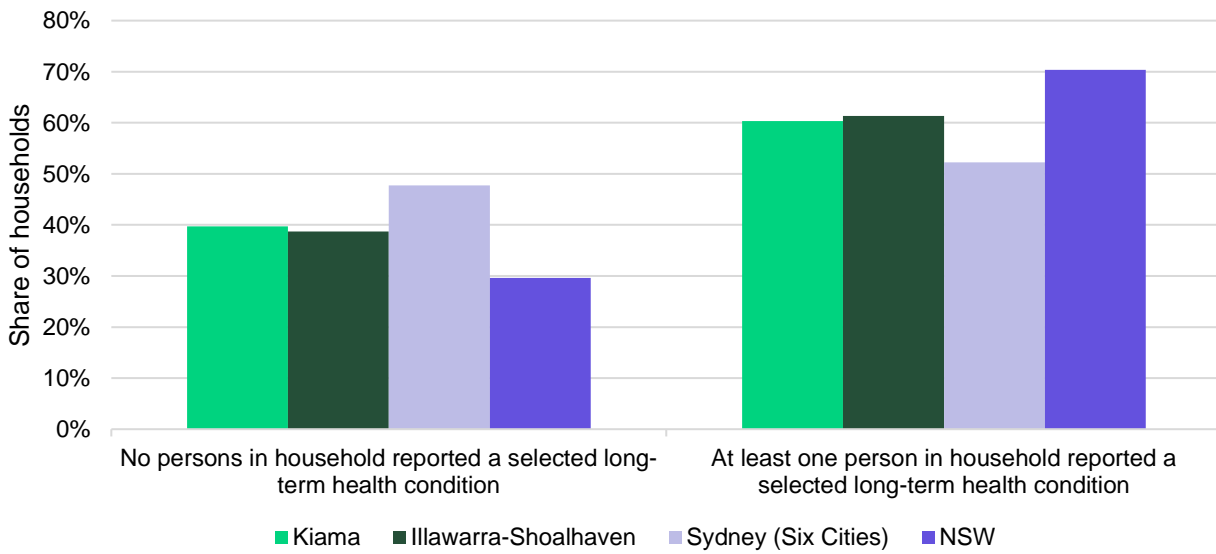
Around 60% of households reported at least one person having a selected long-term health condition as identified in Census 2021. This is comparable to the Illawarra-Shoalhaven average, and lower than the NSW average.



Homeless population



Long-term health conditions



4.0 Housing profile

The Regional Plan encourages a diverse range of affordable housing such as apartments and town houses in town centres and Strategic Centres. The evidence based prepared to support the Draft Kiama Housing Strategy identifies that:

New housing will offer a diversity of lot sizes and/or bedroom numbers to suit the broad demographics. Providing a diverse housing mix can help achieve affordability and sustainability.

Addressing housing diversity, sufficiency, and affordability are key to improving outcomes for Kiama residents. If we do not address the issue of affordability and provide a more diverse housing mix, it could mean that existing residents will need to move out of the area and purchase in more affordable areas or will be unable to find appropriate housing forms at different life stages.

4.0.1 Housing diversity

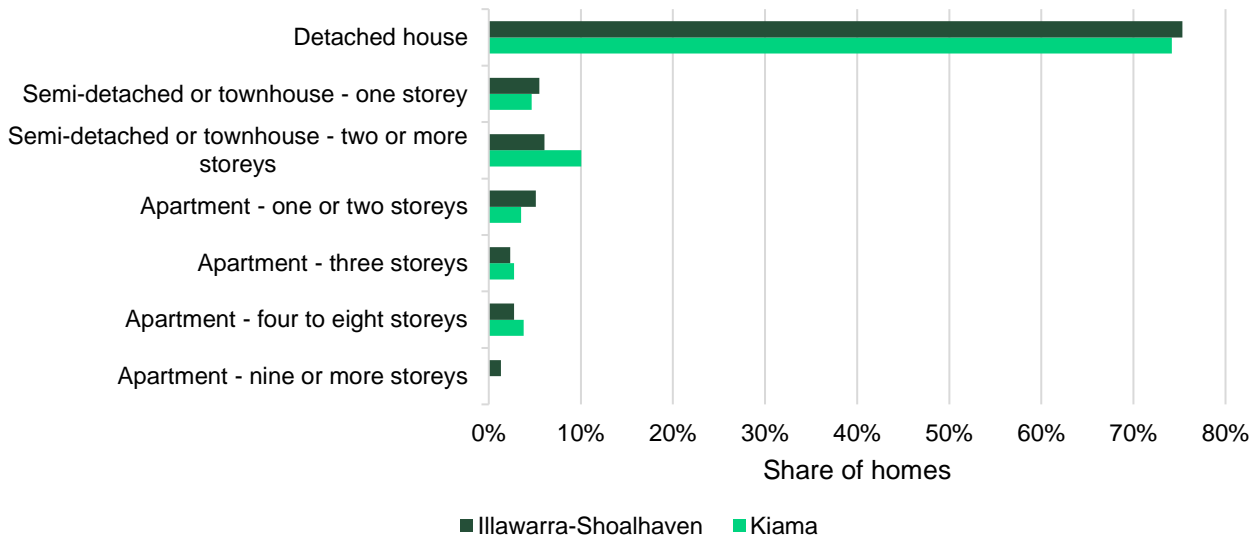
As of Census 2021, most of Kiama's existing housing supply is detached houses, at around 75% of all homes in the LGA. Townhouses are the next largest category, with around 10.5%. Most of these being two or more storeys tall. The overall housing diversity profile is comparable to the Illawarra-Shoalhaven region.

Of the existing dwelling stock, 82% have three or more bedrooms. This is higher than the average across Illawarra-Shoalhaven region (77%), Sydney (67%), and NSW (70%). Conversely, the share of two bedroom (14%) and one bedroom (3%) dwellings is significantly lower than the Illawarra-Shoalhaven region, Sydney, and NSW.

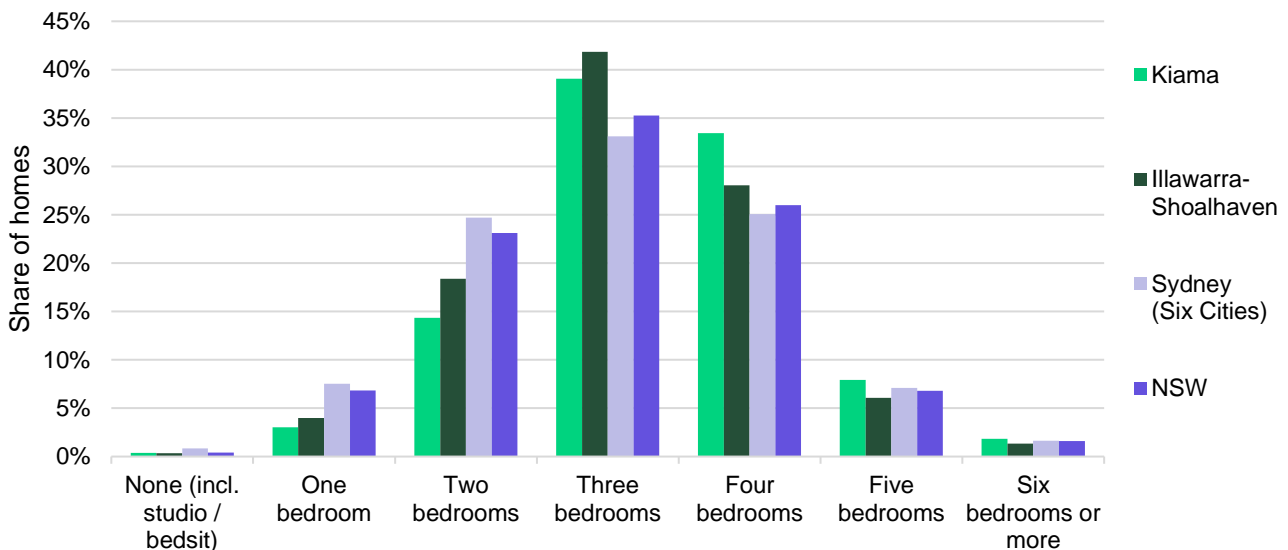
This indicates that the existing housing stock in Kiama is relatively large, and has relatively low level of diversity in both form and size, offering few options for small households.



Dwelling typology



Number of bedrooms



4.0.2 Housing sufficiency

The majority of households in Kiama are one person (23%) or two person (41%) households. This is a comparable household size with the Illawarra-Shoalhaven region, but higher than Sydney and NSW.

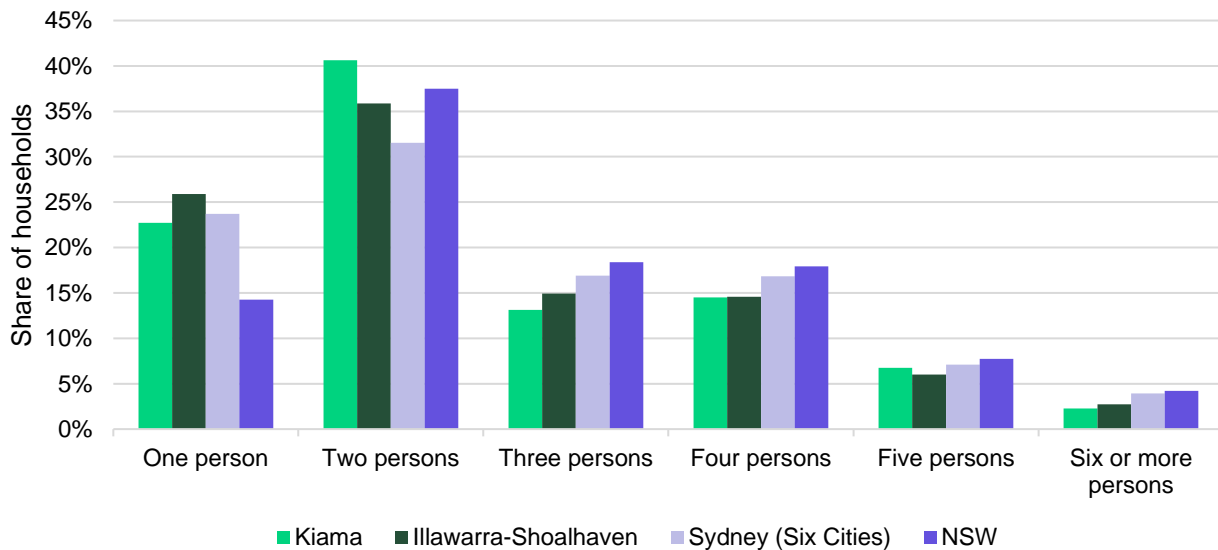
Census data on housing sufficiency indicates over 85% of occupied homes in Kiama have at least one spare bedroom, and over 57% have two or more spare bedrooms. This measure is compiled by the ABS by comparing household size with the number of bedrooms in a dwelling. Compared with the Illawarra-Shoalhaven region, homes in Kiama have a larger number of spare bedrooms, with a larger share having two, three, or four or more bedrooms spare, and fewer having one spare bedroom, no



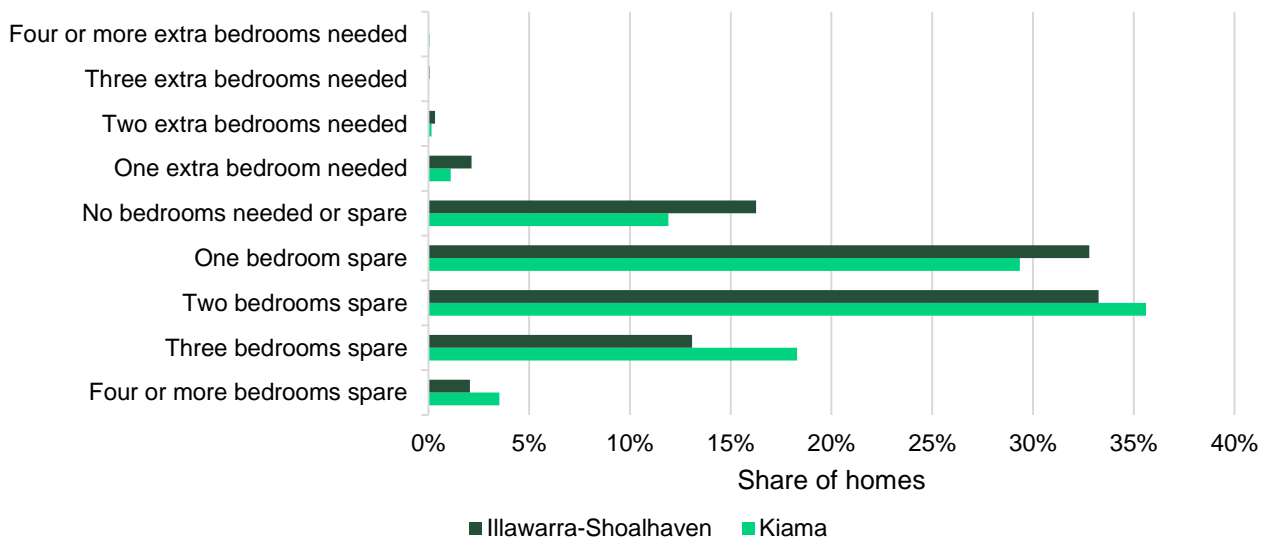
bedrooms spare or needed, or one or more extra bedroom needed. This data indicates an absence of overcrowding in Kiama, and that the existing housing stock in Kiama is typically much larger than the needs of the population.

As the NSW population projections expect a decline in average household size, along with an ageing population, this mismatch between dwelling size and household size is expected to grow in the future. The existing built form is larger, and more expensive, than the needs of the population.

Household size



Housing sufficiency



4.0.3 Housing affordability

Most households in Kiama are owner-occupiers, with only around 18% of households renting. This is significantly lower share than the Illawarra-Shoalhaven region, Sydney, and NSW. Most owner-occupiers are also mortgage free, with around 48% of households reporting that they owned their home outright, a significantly higher share than the Illawarra-Shoalhaven region, Sydney, and NSW.

Owner-occupiers with a mortgage in Kiama have relatively low levels of mortgage stress. Around 13% of households with mortgages spend more than 30% of their household income on mortgage payments, a lower share than the Illawarra-Shoalhaven region, Sydney, and NSW.

The higher number of people who own their home outright, coupled with the ageing population, is indicative of the number of retirees moving into the area.

Renters in Kiama predominantly rent from a real estate agent, or a private landlord. Only 3% of renting households rent from a community housing provider, and 4% rent from a state housing authority. Around 38% of renter households spend more than 30% of their household income on rental payments, a comparable share to the Illawarra-Shoalhaven region and Sydney, but a lower share than the NSW average. Housing stress is much more common amongst renting households than owner-occupiers with mortgages.

The latest data from the NSW Department of Communities and Justice data shows the waitlist of social housing in Kiama is 64 applicants/households, with 8 priority applicants as at 30 June 2022. This indicates a need to provide more socially diverse and affordable housing in the LGA. The table below highlights the wait times for general applications for social housing:

TABLE 7 – SOCIAL HOUSING WAITLIST

Expected wait times for general applicants	Expected wait times for general applicants (as at 30 June 2022)
Studio / 1 bedroom	5 – 10 years
2 bedroom	10+ years
3 bedroom	5 – 10 years
4+ bedroom	5 – 10 years

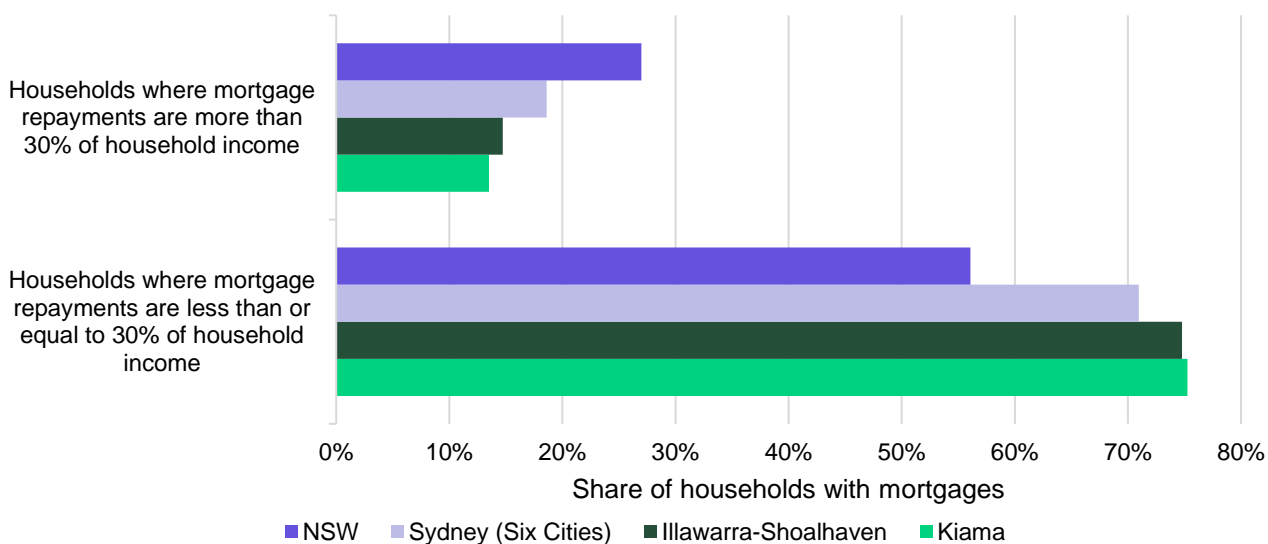
Table 1 – Source FACS Expected waiting times dashboard, <https://www.facs.nsw.gov.au/housing/help/applying-assistance/expected-waiting-times>



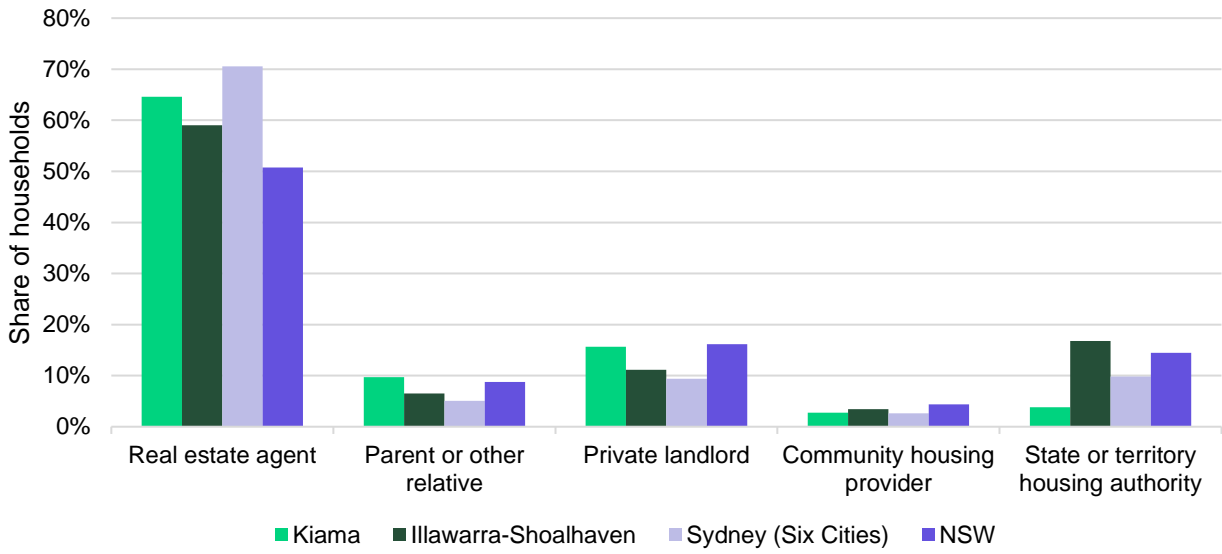
Home tenure type



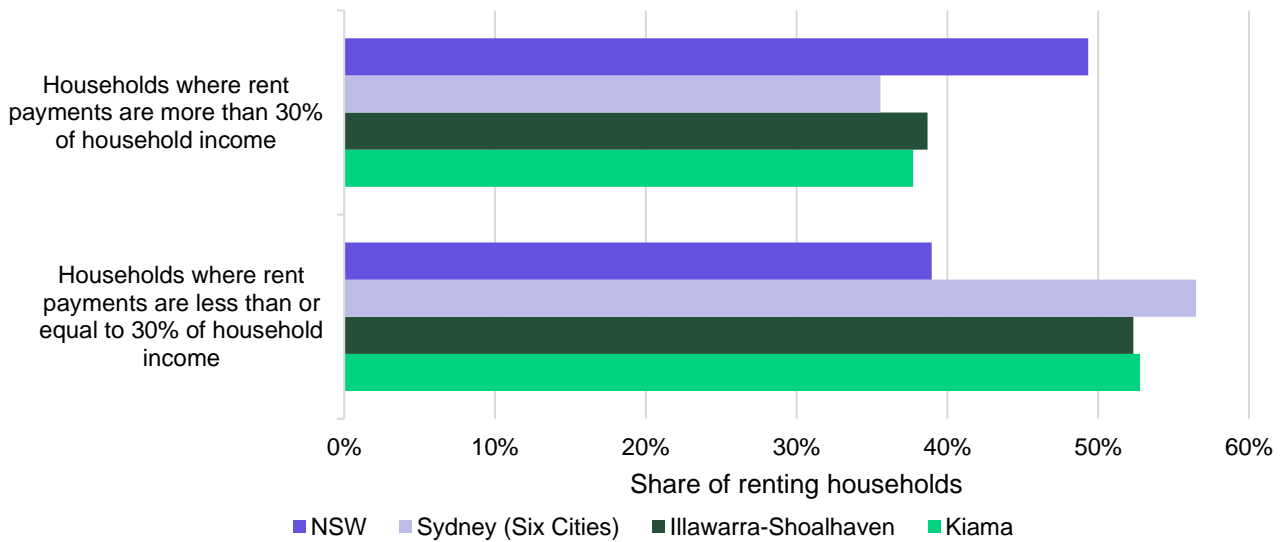
Mortgage affordability



Landlord type



Rental affordability



4.1 Implications for needs assessment

Overall, the population projections, socio-demographic profile, and housing profile of Kiama indicates that residents are relatively well off, with low levels of housing stress or homelessness, relatively high incomes, and housing sufficiency.

The current long-term health needs of Kiama residents are comparable to the rest of the Illawarra-Shoalhaven region, however with an expected aging population this may increase over time.

The age profile of Kiama is projected to skew older, with a greater share of residents aged 75 or older. This may have implications for the design of community and social infrastructure, ensuring that it is designed to meet the needs of an older population.

Areas of deprivation are likely concentrated in renting households, who experience higher levels of housing stress compared to owner-occupiers. These households may have greater need for social and community infrastructure or services relative to the rest of the population of Kiama.



5 Community and social infrastructure needs analysis

This section details an assessment of the community and social infrastructure needs that are generated by the proposed increase in projected population in Kiama West. It covers:

- community and cultural facilities
- open space and recreation facilities.

The analysis addresses the following:

- industry benchmark assessment of each community and social infrastructure
- identification of existing and planned facilities available to the community
- demand generated by the proposal against the benchmark assessment and existing facilities.

Hierarchy of facilities

Community and social infrastructure are generally provided according to a hierarchy that relates to its size and complexity, how many people it serves and the distance people are willing to travel to use it. A desirable network of infrastructure includes facilities of different scales and complexity that serves different population sizes, cohorts and geographies.

The hierarchy defines the physical, per capita and travel time catchments of facilities at the neighbourhood, local, LGA or sub-district and regional scale. However, facilities organised simply according to a top down hierarchy tend to avoid new opportunities and innovation because these don't align with core standardised processes.

The hierarchy is focused on Council owning and operating its own facilities. This is very different to how people actually use public community facilities with many used by people both within and across local government boundaries.

TABLE 8 – FACILITIES HIERARCHY

Hierarchy	Population	Catchment	Travel time
Neighbourhood	<5,000	800 m	10 minutes walk
Local	5,000-20,000	1 km-5 km	15 minutes walk, cycle or drive
LGA or Sub District	20,000-100,000	5 km-15 km	15-30 minutes walk, cycle or drive
Regional and District	District: 100,000-150,000 Regional: 150,000 - 250,000+	15 km+	30+ minutes cycle or drive



TABLE 9 – COMMUNITY AND SOCIAL INFRASTRUCTURE SUB-CATEGORIES

Community facilities	Sub-categories
Libraries	<ul style="list-style-type: none"> • Regional • Central (LGA or Sub-District) • Branch (Local)
Community resource hub and neighbourhood / local community centres	<ul style="list-style-type: none"> • Community centres and halls • Youth centres • Senior Citizens Centres
Arts and cultural centres	<ul style="list-style-type: none"> • Major Civic Performance Space or Theatre • Performing Arts Facility • Arts Facility / Gallery • Civic and Cultural Centre
Open Space and Recreation	<ul style="list-style-type: none"> • Local passive open space • Local active recreation • District sporting facility • Aquatic facility • Indoor recreation centre

Benchmarks

A benchmark assessment provides a theoretical indication of the amount of community and social infrastructure that would ideally need to be provided based on a projected population. It is interpreted against the demographic and spatial context.

Benchmarks usually take the form of a rate per head of population, distance travelled, or, in some cases, a percentage of land to be allocated as part of subdivision. With the exception of libraries, there are few well developed and widely accepted benchmarks for community facilities, aquatic, sporting and recreational facilities and arts and cultural spaces.

Comparative benchmarks provide indication of the community and social infrastructure that is required if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

Benchmarks used in this report have been based on a comparative analysis of similar local and State strategies for community and social infrastructure, and includes:

- *Kiama Council Contribution Plans*
- *Sydney Growth Centres Development Code Guiding Thresholds 2006*
- *Camden Spaces and Places Strategy 2020*
- *Liverpool Community Facilities Strategy 2017*
- *Parramatta Community Infrastructure Strategy 2020*
- *Blacktown Recreation and Open Space Strategy (2017)*
- *Wollongong Social Infrastructure Strategy 2018*
- *State Library of NSW People Places Guidelines*
- *Parks and Leisure Australia Guidelines.*



However, it is important to note that benchmarking processes are not without limitation. The large degree of variance in standards, thresholds and benchmarks across different geographies demonstrates the degree to which community facilities and social infrastructure is dependent upon the characteristics of the population and their particular circumstances of need, as identified in the social context.

Finally, the practicalities of planning for new and developing communities are important contributors to overall provision. Benchmarks cannot adequately express the complexity of infrastructure planning, such as the difficulty and cost associated with obtaining large parcels of land for large multipurpose community facilities or the ability of land or spaces to meet liveability objectives and key placemaking criteria. For these reasons this report uses the benchmarks as a first principles model to gain an understanding of the baseline and potential need.

5.1 Community and cultural facilities

Community facilities are intended to serve all residents, and often reach and serve many of the more vulnerable residents. Population growth creates demand for specialist programs, activities and spaces designed or programmed specifically for children, youth and older people.

Public libraries continue to provide free access to information and support learning and literacy from early childhood to seniors, helping to bridge the digital divide. Libraries provide safe, neutral meeting places that reduce social isolation and improve literacy. Public libraries are managed by councils and the *Library Act 1939*, which allows councils to access financial assistance from the State Government through the State Library.

It is increasingly common for public libraries to be co-located with other facilities, including council services, community centres, galleries and community health centres. A co-located library has its own distinct space within this group of other facilities. It may share a foyer, meeting rooms and amenities with other tenants, however the public library functions are managed separately.

A key consideration for contemporary libraries is the provision of digital services that are now required in conjunction with traditional collections, archives and support services in an environment of reducing and uncertain funding. Information resources and creative expression are increasingly produced, distributed, accessed and maintained in the digital form creating a new legacy, digital heritage.

Another trend initiated in part to permit greater collaboration on digitisation and collections is convergence across the GLAM sector (Galleries, Libraries, Archives and Museums). Associated with this is the emergence of hybrid GLAM operations models, which showcase opportunities for shared management of community facilities.

5.1.1 Community and cultural facilities benchmark

The hierarchy of facilities used for the benchmark assessment includes:

- Community resource hub: 1 centre per 20,000 people, consisting of multi-purpose spaces of at least 1,000 sqm of GFA for use by groups such as senior citizens, youth, community health, mothers groups, multi-cultural groups, and for community events and celebrations
- Performing arts and cultural spaces: 1 centre per 30,000 people
- Art facilities / galleries: 1 facility per 150,000 people
- Major civic performance space or theatre: 1 facility per 250,000 people
- Libraries:



- Central library: 1 facility per 100,000 people
- Branch library: 1 facility per 50,000 people.

5.1.2 Existing community and cultural facilities

The region is home to the Wollongong Art Gallery, the Illawarra Performing Arts Centre, the Shellharbour Civic Centre, the Shoalhaven Entertainment Centre, a world-class equestrian centre at Willinga Park, and the Bundanoon Trust's arts and cultural institution at Riversdale.

Kiama Council has a long-standing commitment to cultural arts activities within the municipality. It currently supports and provides for the following:

- the Old Fire Station Community Art Gallery as an exhibition space for local artists
- premises to the Kiama Art Society
- a variety of local cultural projects through its Cultural Grants program
- innovative library which provides a wide range of cultural activities. Kiama Library is now also a Digital Hub with NBN access to the rest of Australia and the world.
- employs a part time Cultural Development Officer and Special Events Officer
- a range of Council funded cultural programs and activities
- funding for biannual Cultural Grant funding rounds
- funding for annual community cultural events.

The Kiama Arts and Cultural Precinct provides an all-season performance and exhibition space that utilises new and existing infrastructure including the heritage-listed Old Fire Station. We understand that it is proposed to house a new Arts Centre with a 220-seat theatre, restaurant and bar, workshop spaces and gallery/exhibition spaces.

Community and cultural facilities considered as part of this report include:

- community centres
- senior citizens facilities
- youth centres
- performing arts and cultural spaces
- arts facilities / galleries
- major civic performance space or theatre
- libraries.

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- the Old Fire Station Community Art Gallery as an exhibition space for local artists
- premises to the Kiama Art Society
- a variety of local cultural projects through its Cultural Grants program
- innovative library which provides a wide range of cultural activities. Kiama Library is now also a Digital Hub with NBN access to the rest of Australia and the world.
- employs a part time Cultural Development Officer and Special Events Officer
- a range of Council funded cultural programs and activities
- funding for biannual Cultural Grant funding rounds
- funding for annual community cultural events.

Examples of existing facilities in Kiama LGA include:



SENTRAL Youth Services

SENTRAL Your Services provides a safe and supervised place for young people aged 12-24 years old. Professional youth workers offer a range of educational and recreational programs and activities including counselling, women's and men's groups, barista training and cooking workshops and movie and band nights. Youth Workers aim to assist young people with their educational, employment and recreational needs.

Library services

Kiama Council provides two library services with a wide range of resources, including both traditional print and electronic formats, and reader services to people of all age groups within the community. Library membership is free to all residents of the Municipality. The libraries are at Railway Parade, Kiama and Fern Street, Gerringong.

The library services include:

- a home library service, deliveries and pick-up service for eligible residents who are unable to get to the library
- public use computers connected to the National Broadband Network
- baby story times and school holiday activities
- printing, photocopying and scanning
- computer training
- local history and newspaper collections, including a genealogical centre that provides support to people conducting family history research at Kiama Library
- reference and research information (online databases)
- e-book and downloadable audio titles that library members can access from the library website

Aged care and disability services

Kiama Council owns and manages aged care accommodation and services and a wide range of disability services. While accommodation is only available in the Kiama Municipality, most of the services are available to people across the Illawarra and Shoalhaven. These include:

- Blue Haven Terralong and Bonaira - 203 Independent Living Units (ILU's) at Blue Haven Terralong and 59 ILU's at Blue Haven Bonaira.
- Blue Haven Home – accommodates 134 residents, including two dementia specific houses.
- Blue Haven Community - a suite of services to support people who are frail aged and their carers. Many of these services assist people who would otherwise be unable to live independently in their own homes. These services include:
 - in home respite
 - domestic assistance
 - home maintenance
 - social support
 - personal care
 - centre based day care – Seaside Group
 - carer support group.
- Blue Haven Disability Services provides support and services for people with a disability and their carers. Blue Haven is registered as an approved provider under the National Disability Insurance Scheme (NDIS).



Community transport

Kiama Community Transport provides a door-to-door transport service or taxi vouchers to assist clients living in the Kiama Municipality to remain independent in their own home. This service provides transport for:

- non-urgent medical appointments
- shopping
- library visits
- community adult day care groups
- special events.

The Pavilion, Kiama

The Pavilion, Kiama is a multi-purpose function and events centre. The venue is located on the headland overlooking Norfolk Pines and Kiama's Surf Beach. It provides for conferences, weddings, community or corporate events, engagements, christenings, celebration of life, formal, concert, exhibition or special events. It includes small break-out rooms to large meeting areas.

Kiama Cultural Arts Network

The Kiama Cultural Arts Network (KCAN) provides connection to Kiama's thriving arts community. The network enables artists, creatives and art lovers to connect, share, and collaborate with each other and the community. It includes a regular artist gathering where the community can meet, learn and be inspired. The gathering takes place up to four times a year.

TABLE 10 – EXISTING COMMUNITY HALLS WITHIN PROXIMITY OF THE SITE

Community hall	Features
Gerringong Town Hall	Located at 106 Fern Street, Gerringong. It is used for large community events, performances, functions, exercise classes and social gatherings, with capacity for 325 people.
Jamberoo School of Arts	Located at 30 Allowrie Street, Jamberoo. It is a multi purpose facility with a stage, kitchen and parking. It has capacity for 180 people seated at tables and 285 seated in rows.
Jamberoo Youth Hall	Located at 1A Allowrie Street, Jamberoo, at the end of Reid Park. It is a multi purpose facility that is leased to the Jamberoo Youth Hall Association. It contains a kitchen and covered outdoor area.
Joyce Wheatley Community Centre	It is located on Hindmarsh Park, Kiama. It contains a large hall or auditorium area for 60 people, and three smaller rooms for 10-15 people. It is available for community groups, not-for-profit organisations, artists, private and corporate groups. It can be used for classes, workshops, lectures, parties, talks, recitals,



	performances, rehearsals, artist studio, office work, groups and meetings.
Matterson Hall at Blue Haven Bonaira	It is located at 14A Bonaira Street, Kiama. It is a large community hall, smaller meeting rooms and a kitchen. It has capacity for 100 – 249 people.
North Kiama Neighbourhood Centre	It is located at 28A Meehan Drive, Kiama Downs. It is a multi purpose facility containing a main hall, community rooms and kitchen with capacity for 100 people. It is used for exercise classes, seniors learning activities, parties and community activities.
Werri Beach Progress Hall	It is an older style facility with capacity for 50 people. It is available for meetings and classes mainly during the day.

5.1.3 Community and cultural facilities demand

Kiama LGA has a population as of Census 2021 of 23,074 people. Kiama SA2, which covers the suburbs of Kiama and Kiama Heights, has a population as of Census 2021 of 8,786 people. The projected additional population from this proposal is 3,300 additional people. The analysis shows that the proposal does not generate demand for community and cultural facilities and that there is also sufficient demand in the LGA to support current and future population.

TABLE 11 – COMMUNITY AND SOCIAL INFRASTRUCTURE DEMAND

	Benchmark	LGA current population	LGA with additional population	SA2 current population	SA2 with additional population
Community resource hub	1 / 20,000	1	1	0	0
Performing arts and cultural spaces	1 / 30,000 people	0	0	0	0
Arts facilities / galleries	1 / 150,000 people	0	0	0	0
Major civic performance space or theatre	1 / 250,000 people	0	0	0	0
Central library	1 / 100,000 people	0	0	0	0
Branch library	1 / 50,000 people	0	0	0	0



5.2 Open space and recreation

It is essential to recognise the importance of both organised and passive open space and recreation opportunities to people's ability and desire to lead active and healthy lives. Residents need a wide range of sporting facilities within the local area as well as opportunities for unstructured recreation across the open space network.

It is important to provide safe environments for children to engage in sport and play-based learning, which create opportunities to develop life skills that help combat intolerance, gender discrimination, and peer violence. Age, gender and culturally specific needs of teens and young adults need to be considered and this is usually predominantly achieved through sport and recreation opportunities, including youth centric facilities such as skate parks. This also needs to be balanced with the ageing profile in Kiama.

5.2.1 Open space and recreation benchmark

Open space benchmarks in New South Wales have generally followed the traditional standard of 2.83 ha per 1,000 people, with 60% allocated as active open space and 40% as passive open space. Kiama Council adopts this benchmark in its Section 7.11 contributions plans and has been used as a guide to the required open space provision levels generated by development in Kiama West.

By comparison, Department of Planning Guidelines for Recreation and Open Space Planning for Local Government (2010) recommends 4.2% of a site as local and district parks and linear green links, and 4.6% local and district sporting areas, totaling around 9% of a site for new release areas. If regional level facilities are also considered, this total increases to an indicative 15% of the developable area.

The hierarchy of facilities used for this benchmark assessment includes:

- Open space: 2.83 ha per 100,000 people, which includes:
 - 60% active open space
 - 40% passive open space
- Skate Park: 1 facility per 50,000 people
- Indoor Sports and Recreation: 1 facility per 100,000 people
- Aquatic Centre (Indoor/ Outdoor): 1 facility per 150,000 people
- Aquatic Centre and Sports Facility: 1 facility per 250,000 people.

In addition to the population based benchmarks, open space and recreation facility are considered on a performance basis using the following criteria:

- Accessibility and connectivity: 5 minute walk / 400m from residences
- Distribution: local open space of a minimum 0.5 ha within 400 m from residences
- Size and shape: minimum local open space of 0.3 ha, with road frontage and visibility considerations
- Quantity: larger district open space for recreation activities
- Diversity: a range of open space settings.



5.2.2 Existing passive open space

There are numerous passive open spaces areas in Kiama that are within close proximity to the Site. They include a combination of beaches, nature reserves and gardens, playgrounds, picnic areas and walking tracks. These are listed below.

TABLE 12 – EXISTING PASSIVE OPEN SPACE IN KIAMA

Reserve	Features
Attunga Avenue Reserve	Overlooks East Beach on Kiama Headland
Black Beach Foreshore	Beside the Black Beach Old School Flat and includes outdoor seating, public toilets, playground with an accessible swing, ping pong table and walking track.
Black Beach Old School Flat	In the heart of Kiama, next to Black Beach. Home to our Olympic rock pool, which has ramp access and ladder entry. Old School Flat is an extensive flat grassy area with palm trees and park benches, and is a popular venue for wedding ceremonies, picnics and family gatherings.
Bland Street Reserve	Small park located at the bottom of Bland Street with a playground accessed via a small laneway
Blowhole Point Reserve	Situated on Blowhole Point Headland, right by Kiama's Blowhole, Lighthouse, Visitors Centre, Pilots Cottage, Kiama Harbour Cabins, and overlooking Kiama Harbour. With BBQ and playground facilities available, an onsite cafe and fresh seafood, and a short stroll to Blowhole Point rock pool, this reserve has it all.
Bonaira Native Gardens	Situated behind Bonaira Oval, off Allambie Crescent with shaded areas and picnic tables.
Coronation Park	Situated on Manning Street, at Kiama's main surfing beach, Surf Beach. Offers undercover picnic areas, and a large shaded playground, as well as lots of open space and the amenities of the Surf Club.
East Beach Reserve	Situated between East Beach Holiday Park and East Beach.
Hillview Circuit Park (Frogs Hollow)	Located on the corner of Hillview Circuit and South Kiama Drive. Features a playground and a large grassy playing area and shaded picnic tables.



Hindmarsh Park	Located within Kiama CBD, off Terralong Street. Contains picnic tables and shaded areas, playground, amenities, stage and water fountain.
Kaleula Head Reserve	Accessible from Gwinganna Avenue, overlooking Kendall's Beach. Includes unpaved walking tracks and a dog off-leash area accessed via Tingara Crescent.
Kendalls Beach	Features include amenities building, BBQ facilities, picnic tables, playground, paved walking tracks and is patrolled during summer.
Kendalls Point Reserve	Located off Bourrool Street. Includes a playground, outdoor gym equipment, picnic tables, shaded area and BBQ facilities and paved walking tracks.
Little Blowhole Reserve	Located off Tingara Crescent, overlooking the Little Blowhole. Contain unpaved walking tracks.
Marsden Headland dog off-leash area	Overlooking Easts Beach and accessed via Tingara Crescent.
Merrick Circuit Park	Located on Merrick Circuit off Banksia Drive. Includes a playground, seating and shaded areas.
Peace Park	Located at 148 Manning Street, Kiama. Includes picnic tables, rotunda / gazebo, shaded areas, gardens.
Spring Creek Wetlands	Restored wetland environment.
Storm Bay	Located at the entrance to Blowhole Point Headland. Includes amenities, picnic tables and BBQ and outdoor gym equipment.
Surf Beach	Kiama's main beach on Manning Street. Includes amenities, playground, rotunda / gazebo, picnic tables and BBQ facilities
Waabie Reserve	Located on Greyleigh Drive, on the corner of Bland Street. Includes undercover picnic tables and playground.
Whitton Place Reserve	Located on Whitton Place, through to Tombonda Drive. Includes a playground and seating.



5.2.3 Existing active open space

Kiama LGA contains 15 sports fields for active recreation that serves the existing population, with six of those located in Kiama and are within 2 km of the Site.

TABLE 13 – EXISTING ACTIVE OPEN SPACE IN KIAMA

Sportsgrounds	Features
Bonaira Oval	Situated on Bonaira Street and leads in to Bonaira Native Gardens. The oval is located close to Kendall's Beach and is home to cricket and AFL. A playground is located to the south of the amenities, accessible from Girrawheen Avenue.
Chapman Oval	Situated on Bourrool Street, overlooking Kendall's Beach, south of the Surf Beach Holiday Park. It features a cricket pitch and amenities building.
Chittick Oval	Situated within the Kiama Showground complex overlooking Surf Beach, adjacent to Kiama Showground and The Pavilion. Contains a sportsfield, lighting, amenities building, canteen and BBQ facilities.
Kiama Netball Courts including Val Bunker Centre	Accessed via Terralong Street. Includes 7 hard courts and 2 grass court netball courts. Includes amenities building, canteen and shaded areas.
Kiama Showground	Located at the eastern end of Bong Bong Street. Sports and entertainment complex consisting of sportsfields, ovals, showing, grandstand, The Pavilion Kiama, amenities building, canteen and BBQ facilities, lighting, shaded areas.
Kiama Sports Complex	Located at Havilah Place. Includes Kiama Leisure Centre, netball courts, skate park, four sporting fields, athletics track, cricket pitch, amenities building and canteen.

In addition to these sports fields Kiama LGA also contains two aquatic facilities, being Kiama Leisure Centre (within 2km of the Site), and Jamberoo Pool.

Kiama Leisure Centre

Kiama Leisure Centre is a multi-functional facility that commercially operates a sports and leisure facility for all age groups and fitness levels. Leisure Centre facilities include:

- gym facilities and supervision
- aerobic classes and boot camps
- aqua aerobics
- active over 50's
- 25 and 15 metre indoor heated pools
- spa and sauna
- swim school/ swim coaching
- baby, kinder gym, gymnastics and Kids Korner



- basketball and other indoor sport facilities
- pilates and yoga
- pool parties and gym fun parties
- public lap swimming lane availability
- accessibility pool chair and change room.

Jamberoo Pool

Jamberoo pool is an outdoor pool facility that includes:

- a 4 lane, 18 metre lap pool
- shaded toddler wading pool
- accessible pool.

The existing open space and recreation facilities in Kiama are zoned RE1 Public Recreation under the Kiama LEP 2011. The analysis shows that there is a diverse range of open spaces within proximity to the Site that is currently serving the existing population of Kiama.

5.2.4 Open space and recreation demand

Kiama LGA had a population as of Census 2021 of 23,074 people. Kiama SA2, which covers the suburbs of Kiama and Kiama Heights, had a population as of Census 2021 of 8,786 people. The projected additional population from this proposal is 3,300 additional people.

Currently, under the Kiama LEP 2011, Kiama LGA contains around 350 ha of RE1 zoned land, and Kiama SA2 contains around 102 ha of RE1 zoned land.

TABLE 14 – OPEN SPACE AND RECREATION DEMAND

	LGA current population demand	SA2 current population demand	Additional population requirements	Proposed open space
Required open space	65.3 ha	24.9 ha	9.3 ha	43 ha
Active split (60%)	39.2 ha	14.9 ha	5.6 ha	3.4 ha
Passive split (40%)	26.1 ha	10.0 ha	3.7 ha	39.48 ha

This analysis shows that the existing open space and recreation facilities in Kiama LGA and Kiama SA2 are sufficient to support the existing population. There is also sufficient capacity to support the additional population generated by the proposal.

Notwithstanding, the proposal has taken a place-based approach to ensure there is adequate open space within walking distance of future residents. This has been a qualitative design-led approach, given that the quantitative analysis demonstrates a sufficient quantum of open space already exists.

The proposed 43 ha of open space on the Sites exceeds the quantum of demand of 9.3 ha. This is proposed as passive open space given the existing site constraints and the existing active open space within close proximity of the Site.



6 Community sentiment

This section provides an overview of community sentiment of community and social infrastructure in Kiama following a review of local strategic planning documents, Council reports and Council community surveys and engagement.

In general, community sentiment in Kiama is best summarised by findings in the following documents:

- Kiama Local Strategic Planning Statement
- Community Strategic Plan
- Community Engagement Strategy
- Community Satisfaction Surveys.

6.1 Local Strategic Planning Statement engagement

Community engagement was undertaken to inform the Kiama LSPS in 2018/2019 that included community surveys, agency / peak organisation engagement and research. A summary of the key outcomes from the engagement is detailed in a report to Council on 22 October 2019, and is outlined 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 colours 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 housing.



6.1.1 Exhibition of the LSPS

Further, Council received a total of 29 submissions during LSPS exhibition period. Of these 29 submissions:

- 7 were received from State Government agencies
- 2 from Precinct Committees/Community Associations
- 2 from non-profit organisations, 2 from the development industry
- 1 from a Council Committee
- the remainder (15) from individual community members or their consultants.

This is a notably low individual engagement rate, approximately 0.06% of the population. Further targeted engagement could occur with stakeholders whose views may not otherwise be reflected in the LSPS could include discussion with:

- business community
- potential future residents
- sporting or community groups
- Local Aboriginal Land Council.

6.2 Community Strategic Plan engagement

Council undertook community engagement to inform the preparation of the Community Strategic Plan. The key findings of that engagement relevant for this report are outlined below:

- residents of Kiama value connections between people and places and the unique lifestyle that communities have been able to build
- residents love the distinct characteristics of the towns and villages, rolling hills and rural landscape and the active lifestyle
- residents want sustainable and carefully considered growth
- residents want to respect and celebrate Aboriginal heritage through story telling and protection of cultural sites
- residents recognise an ageing population, and the need to maintain and manage infrastructure
- residents share concerns with proacting the natural environment that retails what makes the region special.



6.3 Kiama Community Engagement Strategy

The Community Engagement Strategy provides a framework for how Council will conduct community engagement. It includes key results of a survey of Kiama residents as outlined in the table below.

TABLE 15 – COMMUNITY ENGAGEMENT SURVEY OF KIAMA RESIDENTS

Higher importance Lower satisfaction	Higher importance Higher satisfaction
<ul style="list-style-type: none"> • Maintenance of local roads • Encouraging local businesses and jobs • Provision of public toilets • Maintenance of public toilets • Services and facilities for youth • Services and facilities for children • Consulting the community • Council responsiveness to community needs • Provision of public car parking in your town centre 	<ul style="list-style-type: none"> • Cleanup of street litter and dumped rubbish • Maintenance of sports grounds and playing fields • Maintenance of parks and gardens • Garbage collection • Kerbside recycling service • Biannual clean up services • Green waste service • Library services • Overall range and quality of community facilities • Maintenance and cleanliness of rock pools and beaches • Beach lifeguard service
Lower importance Lower satisfaction	Lower importance Higher satisfaction
<ul style="list-style-type: none"> • Provision of footpaths • Maintenance of footpaths • Provision of bike paths • Maintenance of bike paths • Information on Council services and activities 	<ul style="list-style-type: none"> • Provision of sports grounds and playing fields • Provision of parks and gardens • Leisure Centre • Provision of children’s playgrounds and equipment • Services and facilities for older people • Provision of community halls and community centres



6.4 Community Satisfaction Survey

Kiama Council also undertakes Community Satisfaction Surveys, which is focused on Council's performance in the delivery of services and facilities, and tests potential projects and vision for the future. The latest Community Satisfaction Survey was conducted in December 2020.

Overall, satisfaction with Kiama Council is outperforming comparable New South Wales councils, measuring at least a medium level average satisfaction rating. Most of the services and facilities recorded high average satisfaction ratings. Of the services and facilities that had available benchmarks, Kiama Council outperformed New South Wales council average in the delivery of the following services and facilities:

- maintenance of public toilets
- maintenance of local roads
- services for older people (e.g. senior citizen centres)
- maintenance of bike paths
- maintenance of parks and gardens
- maintenance of footpaths
- maintenance of rock pools and beaches
- leisure centre – pool.

Services for youth recorded the lowest average satisfaction score and was consistently mentioned by residents as an important aspect for Kiama. The need for more supermarkets was another key theme, with residents feeling that there is a current lack of choice.

Community services

Services within this category recorded medium to high average satisfaction rating. Council services for older people was the best performing Council from comparable councils. Services for children and youth rated a medium satisfaction rating score. Services for children has declined in comparison to the 2018 survey, while services for youth remained stable and below external benchmarks.

Facilities

There were nine facilities measured. All facilities recorded medium to high average satisfaction rating. Library services recorded the highest average satisfaction score of all services and facilities. This was followed by The Pavilion. Community halls, community centres and facilities for children saw a significant decrease in satisfaction. The report identified facilities for children and youth as a priority.

Support for potential future projects

Residents identified the most important new infrastructure needed by the community as follows:

- car parking
- shopping and supermarket facilities
- services and facilities for youth, such as a youth centre, outdoor sport facilities (bike /skate park) and health and wellbeing support.



7 Public benefit opportunities

This section considers the potential public benefit that could be provided on Site in consideration of:

- local and regional context and the Site's proximity to existing facilities and services
- policy and planning context
- social context
- community and social infrastructure needs analysis
- community sentiment.

It considers a holistic response to likely social issues and actions that can effectively respond to local community aspirations and community needs.

The opportunities for community and social infrastructure on the Site are outlined below:

- Opportunity to integrate local demand for sports courts (netball, basketball, tennis), local community centre with multipurpose uses (youth/seniors/arts space) with the broader network of services and facilities.
- Blue green grid, integrated with passive open space, with linkages to the regional network centred on Spring Creek.
- Promotion of a healthy lifestyle.
- Opportunity to bring an agricultural / rural aspect to regional walking tracks that provides an alternative to the coastal aspect.
- Opportunity to integrate design with country principles and story telling along walking routes in partnership with the Local Aboriginal Land Council and input from local elders.
- Opportunity to integrate the history of place of both European and indigenous history.
- Aboriginal place-naming opportunities within the landscape and street network.
- Contribute to Council's draft recreation and open space strategy.
- Potential opportunities for an outdoor amphitheatre that integrates with the Site's topography and setting to recognise Kiama's emerging creative and cultural reputation.
- Potential extension of library bus services to the Site.
- Opportunity to co-locate courts/playing fields with an educational establishment. These could be dual use facilities.
- Opportunity for a place of public worship.
- Opportunity to provide a local centre that includes shops and health services.



8 Conclusion

Kiama LGA is currently well served by social and community infrastructure and services, locally and regionally. The proposal, through the addition of 3,300 people, would add to the demand for these existing services, including community and cultural facilities, and active and passive open space. There are opportunities to provide a range of local open space, community facilities, shops and health services on the Site to support both existing and the incoming population.

The additional population is not significant enough to reach a threshold to require the construction of additional community and cultural facilities, and is instead likely to support continued patronage of existing facilities, particularly those identified within the catchment of the Site. The demand for additional open space will be absorbed by the existing active open space, however the provision of an additional 43 ha on the Site will supplement this and provide additional passive open space within walking distance of new residences.

Additionally, future development will be required to pay contributions to Kiama Council for community and social infrastructure outlined in the existing 7.12 Contributions Plan.

We have identified through a review of the social context that as the population of Kiama LGA and SA2 is projected to age over the next 20 years, demand for social and community infrastructure and services is likely to disproportionately be aligned towards those which cater towards the needs of older community members, particularly those aged 75+.

We have identified through a review of the socio-demographic profile that the current population of Kiama LGA has relatively low levels of deprivation and unmet need, particularly in comparison to the wider Illawarra-Shoalhaven region.

Additionally, the review of the existing housing profile highlights that the existing housing stock is predominantly large, detached homes with multiple spare bedrooms. Additional housing diversity will be provided through this proposal, with over 60% of the proposed new dwellings being low-rise medium density housing designed to suit smaller households. This can provide suitable smaller housing options for aging residents, as well as affordable housing options for younger households.

Most households are mortgage-free owner-occupiers, and those households with mortgages have relatively low levels of housing stress. Renters, while making up a relatively small portion of Kiama, face higher levels of housing stress. The opportunity for delivery of social and affordable housing through this proposal may help ameliorate this stress, through the provision of social housing dwellings, affordable rental housing, shared equity scheme housing for key workers, and housing reserved for first home buyers.

Overall, this proposal supports the sustainability of existing community and social infrastructure, and is aligned with the policy and planning context for Kiama, and the Illawarra-Shoalhaven region more generally.



