

Our ref: IRF24/1768

Ms Jane Stroud
Chief Executive Officer
Kiama Municipal Council

To: council@kiama.nsw.gov.au
Cc: jessicar@kiama.nsw.gov.au

Attention: Jessica Rippon, Director Planning, Environment and Communities

Subject: Draft Kiama Growth and Housing Strategy

Dear Ms Stroud

I refer to the public exhibition of the Draft Kiama Growth and Housing Strategy (Draft Strategy) and thank Council for the opportunity to review the Draft Strategy and provide input into the development of the final Strategy.

I would like to congratulate Kiama Municipal Council on preparing the Draft Strategy and support Council's important commitment to strategically plan for and deliver much needed housing in the Kiama local government area (LGA) over the next 20 years.

The Department is generally supportive of the draft Strategy, subject to the comments provided in **Attachment A** to this letter. These comments have been collated from various teams within the Department.

Addressing the Department's comments in Attachment A is particularly important if the Department is to endorse the final Strategy.

Should you have any questions, or would like to meet to discuss the comments, please contact Mr Andrew Hartcher, Senior Planner, Southern, Western and Macarthur Region, at the Department on 02 4247 1823.

Yours sincerely



16/8/2024

Chantelle Chow
A/Director, Southern, Western and Macarthur Region
Local Planning and Council Support

Attachment A

Section	Table/Page No.	DPHI comments
Foreword	Page 4	<p>States “The Kiama Municipal Council Local Government Area (LGA) is expected to grow to over 31,000 people by 2044 (or by 33%), with a projected 3,456 new dwellings required (REMPPLAN, 2023) to meet current projected demand.”</p> <p>The 2022 DPHI population and implied dwelling projections note that to 2041 the Kiama LGA is forecast to grow by an additional 6,917 people, an annual growth rate of 1.28%. It is recommended the final Growth and Housing Strategy use the latest 2022 DPHI population (or where further updated) and implied dwelling projections throughout. This will also help to ensure consistency when comparing to other LGA’s where the draft Growth and Housing Strategy has used NSW Government population projections.</p> <p>The Draft Strategy notes that DPHI’s 2024 population projections will be released later in 2024 and may impact implied dwelling demand.</p>
Illawarra Shoalhaven Regional Plan	Page 13	It is suggested Collaboration Activity 8 of the Illawarra Shoalhaven Regional Plan 2041 which is to “Work with Kiama Municipal Council on the development of a Local Housing Strategy” be mentioned in this section.
Throughout	Throughout	The terms immediate, short, medium and long-term are used throughout the Draft Strategy. It is recommended these terms be defined in the Draft Strategy (e.g. Appendix 1) with allocated timeframes to make it easier to monitor housing delivery against implied dwelling need.
Multiple	Page 58 to Page 75	It is recommended a table be included in the Draft Strategy summarising the estimated dwelling yield (and adding the combined dwelling yield) from each of the sites identified as ‘Council catalyst sites’ (P58-P59), ‘greenfield development’ (P61-P70) and ‘new opportunities’ (P71-P75) and comparing this against implied dwelling demand over time. A table or a graphic that clearly breaks down how the 5 year target will be met from both infill and greenfield dwellings including any assumptions around this would be useful and make it easier to monitor housing delivery against implied dwelling need. Where/if implied dwelling demand is not projected to be met, identification of additional potential housing sites should be considered.

Section	Table/Page No.	DPHI comments
Multiple	Page 26, Page 51, Page 76 and throughout	<p>The Draft Growth and Housing Strategy notes it is expected the NSW Government’s dwelling targets will be met (in part) by infill development in existing residential zoned land. It is also noted that since adoption of Council’s LSPS, a range of infill opportunities were enabled through the Kiama Town Centre LEP amendment and Council catalyst sites are identified to contribute to future infill supply. Actions to enable more infill development (2.4, 2.7 and 2.20) are included in the Action and Implementation Plan (P76). Estimated dwelling yields from all identified infill sites should be provided in the final Strategy.</p> <p>It is also suggested more information could be provided in the Draft Growth and Housing Strategy about projected infill dwellings expected outside those sites identified by Council. This could be estimated based on historical split of infill versus greenfield dwellings provided in the Kiama LGA and supported by additional actions to facilitate infill housing in Kiama.</p>
Bombo Quarry	Page 65 and 67	<p>The Draft Strategy notes the overarching vision for Bombo Quarry, including 4 core principles. This is supported by the Department however, we request that the introductory text under this section reference that the vision contributes to the completion of Action 9 of the Illawarra Shoalhaven Regional Plan 2041, and future engagement on a vision for the future masterplan of the site will be completed in subsequent planning activities by others.</p>
Dido Street Precinct	Page 68	<p>A development application (DA10.2023.59.1) to subdivide the land that forms a part of the precinct (Lot 2 DP805229) and provide up to 67 dwellings was refused by the Southern Regional Planning Panel on 26 February 2024, the key reasons being lack of flood free egress in an emergency and potential impacts of blasting from the nearby quarry.</p> <p>Given the significant constraints relating to flood free access provision and the quarry caveat over the land needing to be lifted, the identified short to medium-term timeframe for delivery of housing for this precinct should be carefully evaluated.</p>

Section	Table/Page No.	DPHI comments
Investigating options	Table 5 and Table 6	<p>This section states “A high-level analysis has been undertaken and sites for inclusion have been identified.” Some discussion around key site-specific environmental constraints (or lack of) and infrastructure is recommended for inclusion in Table 5 and Table 6 of the Strategy.</p> <p>It may be useful to identify key technical studies likely to be required to support any future planning proposals for these sites and that where there are multiple landowners, a wholistic coordinated and strategic approach to redevelopment and infrastructure provision is required.</p>
Throughout	Throughout	<p>If not completed already through the public exhibition process, consultation on the Draft Strategy and particularly new potential housing sites/areas identified within should be undertaken with Key NSW Government agencies and service providers. Comments from these stakeholders should be addressed and used to inform the final Strategy.</p> <p>It is strongly recommended this be undertaken prior to seeking the Department’s endorsement of the final Strategy.</p>
Infrastructure		<p>The draft Growth and Housing Strategy makes the comment ‘Right now, the Kiama LGA is not a high priority for State Government Investment in needed infrastructure or funding for local infrastructure’ (p.g. 45). It is unclear where this statement has been derived.</p> <p>The NSW Government has previously (and is currently) undertaken a significant amount of work through the Illawarra Shoalhaven Urban Development Program to identify infrastructure opportunities to contribute to the delivery of housing throughout the region. Infrastructure items identified through this process will inform the development of an Infrastructure Opportunities Plan which will serve a critical purpose in identifying eligible infrastructure items for Housing and Productivity Contribution fund allocations and WIK eligibility.</p>