



Australia's property industry

Creating for Generations

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1 May 2020

Mr Kerry McMurray
General Manager
Kiama Municipal Council
PO Box 75
KIAMA NSW 2533

Email – council@kiama.nsw.gov.au

Dear Mr McMurray

Kiama Municipal Council – Local Strategic Planning Statement

The Property Council of Australia welcomes the opportunity to provide comments on Kiama Municipal Council's Draft Local Strategic Planning Statement (LSPS).

As Australia's peak representative of the property and construction industry, the Property Council's members include investors, owners, managers and developers of property across all asset classes. We also represent a diverse group of members spread across all parts of the Illawarra and Shoalhaven region.

The Property Council supports the position taken by the NSW Government to use the LSPS as a mechanism for the translation and to 'give effect' to the land use-based strategies contained within the *Illawarra Shoalhaven Regional Plan* and the *Kiama Municipal Council Community Strategic Plan 2017-2027*. The LSPS should identify a range of steps Council must take in planning for the city's future and the priorities to achieve its vision.

Our members look forward to the finalisation of Council's LSPS and working with you to achieve the actions as stated in your LSPS. Comments on specific parts of the draft LSPS are provided in the following submission.

Should you have any questions, please do not hesitate to contact myself on 0437 315 198 or Troy Loveday, Senior Policy Advisor on 0414 265 152.

Yours sincerely

A handwritten signature in black ink, appearing to read "Michelle Guido".

Michelle Guido
Illawarra Regional Director
Property Council of Australia

Themes	Property Council Response
<p><u>Planning Priority One - Housing</u></p>	<p>The Property Council generally supports the 7 actions identified in Section 3.2.1. In particular, we support the action to investigate and identify opportunities to amend LEP controls to facilitate varied housing options and to facilitate higher density development in the Kiama Town Centre. There is a need for more diversity of dwelling types across the LGA to provide wider housing choices close to transport and services. It is also important there is greater choice offered in terms of dwelling size and price point for Kiama's citizens considering the housing affordability pressures across the region.</p> <p>We support Council implementing recommendations of the Kiama Town Centre Study to investigate opportunities to amend Kiama LEP 2011 that will provide for higher density development within the Kiama Town Centre. Planning controls should aim for mixed use development within areas for retail/employment uses. In addition, consideration should be given to bonus development potential where proposals demonstrate design excellence, environmental sustainability and provide public benefits.</p> <p>It is our hope that any LEP and DCP reviews are carried out in consultation with industry in order to enable the effective and practical delivery of more diverse housing in line with Local Housing Strategies.</p> <p>Further analysis and investigation of opportunities to create diverse types of housing to allow for citizens of any age to be able to access housing in the area, with particular consideration also given to the housing needs of low income earners and seniors. It is these groups of society who are unfortunately not well catered for in terms of housing choice, despite the operation of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and State Environmental Planning Policy (Affordable Rental Housing) 2009.</p> <p>It is important that as the population ages, there is also a wide choice of housing options designed for the needs of seniors. This may include small accessible dwellings at ground level and specialised accommodation for seniors including retirement villages and aged care facilities. Feedback from our members who own and manage facilities in the retirement living sector indicate there is growing demand for this product, but supply is very limited due to restrictive planning controls and a lack of suitable sites where land zoning permits this type of development. Council should investigate how its planning controls can be amended to provide opportunities for more suitable seniors housing.</p>

	<p>The NSW Government has also rightly identified the need for more housing to be provided in the categories known as the Missing Middle. Council should look at how it can also encourage other forms of Missing Middle development through its updated planning controls. Council may be aware of many of the benefits that can be gained for a community by ensuring that Missing Middle development is delivered.</p>
<p><u>Planning Priority Two – Economic Growth</u></p>	<p>The Property Council generally supports the five actions identified in Section 4.2.1. In particular, we support steps to provide for an expanded tourist and visitor economy. Tourism is positioned as a source of employment and drawcard for investment for the area from allied and supporting industries. Council should take a proactive position seeking to increase tourist activity while also enhancing liveability and maintaining local character of the area.</p> <p>We are also supportive of the implementation of a Marine Based Tourism Strategy and believe there are further opportunities with regards to harbour activation infrastructure upgrades to improve the experience for people visiting the area.</p> <p>We would also encourage Council to consider wider employment opportunities and the benefits this could bring to the local area and community. There may be further options for creative types of industries or entrepreneurial types of businesses, as well marine based industries that could diversify the economy.</p> <p>It is also important to consider the need to protect specific lands for employment uses and the need to do further analysis on the future of Bombo Quarry.</p>
<p><u>Planning Priority Four – Protecting Environment</u></p>	<p>The Property Council generally supports the six actions identified in Section 6.2.1.</p> <p>The Property Council understands that like many areas across the Illawarra, Kiama is home to unique natural and built heritage assets, and we are supportive-in-principle of these steps and look forward to furthering engagement and consultation with Council as these actions are initiated.</p>
<p><u>Planning Priority Five – Climate Change and Natural Hazards</u></p>	<p>The Property Council generally supports the five actions identified in Section 7.2.1.</p> <p>We look forward to the opportunity to provide specific feedback in respect of any detailed proposals regarding the identification and mapping of natural hazards, energy efficiency measures relating to BASIX and climate change mitigation responses.</p>

<u>Planning Priority Six – Vibrant Places</u>	<p>The Property Council generally supports the seven actions identified in Section 8.2.1. We look forward to the opportunity to provide specific feedback in respect of any detailed proposals regarding the Gerringong Town Centre study, analysis of local character and the heritage review project.</p> <p>We support the progress and facilitation of the Kiama Arts Precinct and the preparation of a Gerringong Town Centre study.</p>
<u>Planning Priority Seven – Utility Infrastructure</u>	<p>The Property Council generally supports the four actions identified in Section 9.2.1.</p> <p>We welcome Council preparing a new local infrastructure contributions framework for Kiama. We suggest that Council aim to prepare a plan that is both simple and equitable. Further comments will be provided to Council when it has a finalised plan released for community consultation.</p> <p>We are supportive of the actions and encourage the further analysis be undertaken regarding connectivity, access and movement around Kiama centre and the rest of the LGA. It is also encouraged to embrace and seek opportunities to implement and explore smart and innovative infrastructure.</p>