

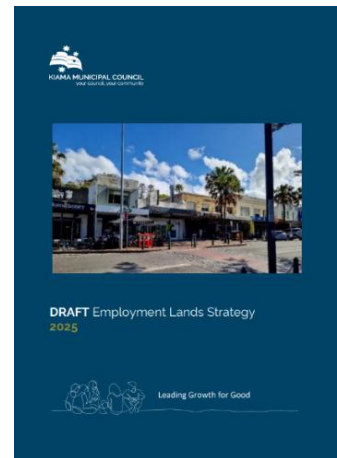
The Draft Employment Lands Strategy (draft ELS) will provide a strategic planning framework to guide the management and growth of employment lands within the Kiama LGA over the next 20 years.

Employment lands are used for employment generating activities and include Commercial (ie office, retail and business premises) and Industrial (ie light and general industrial premises). Employment lands support housing growth.

This report presents a summary of the community and stakeholder feedback received during the public exhibition period, response and outcomes.

Public exhibition period

Monday 25 August 2025 to Sunday 19 October 2025 (56 days).



How community got involved



257
website
visitors



50+
pop-up
participants



17
Information
session attendees



20+
Targeted
notifications



85
Submissions
received

What we heard

Submissions supported the development of an Employment Lands Strategy to guide future commercial and industrial developments. The baseline assumptions, methodology, analysis and forecast assumptions could be further explained. Some submissions raised concerns with the identified future lands, and some submissions supported the inclusion of additional land. A key theme was the desire for local businesses to be able to continue to operate or expand their businesses with the Kiama LGA, while not impacting on the amenity of the LGA which is a highly valued attribute for both residents and visitors.



Further resolution of Council

At the October meeting, Council resolved to consider the inclusion of additional employment lands, in particular at Gerringong, and to re-exhibit the strategy.

What's next

An updated draft Employment Lands Strategy (ie draft v2) will be prepared and reported back to Council for endorsement and to enable further exhibition. Following this, all submissions will be considered and a Final Strategy prepared. Once adopted, the Employment Lands Strategy will guide the current and future commercial and industrial land growth in the Kiama Council area.

Summary table of feedback received, response and outcome

Note: All submissions have been read and considered in full. This report provides a high level summary of the key themes raised.

Feedback received	Response	Outcome										
<p>Support for the Employment Lands Strategy</p> <p>Submissions commended Council on the preparation of the first employment lands strategy for the LGA.</p> <p>This was recognised as an important step in the long-term planning for the LGA, alongside planning for houses.</p> <p>The focus on local employment and business growth is supported.</p>	<p>Noted.</p> <p>Council is pleased to be progressing the preparation of an Employment Lands Strategy (ELS) to support the recently adopted Local Housing Strategy (LHS).</p>	<p>No change to the draft ELS.</p>										
<p>Baseline assumptions – current industrial land</p> <p>Some submissions queried the baseline assumption of current industrial land in the strategy.</p> <p>It was noted that some industrial zoned land is unusable, for example, land used for electricity substations or rail corridors, heritage properties that are not and cannot be used for employment.</p> <p>Some industrial zoned land has a residential dwelling constructed on it.</p> <p>Some land is limited by environmental constraints.</p> <p>Industrial land is not being used to its best and highest use.</p> <p>There is an existing undersupply of industrial land.</p> <p>It is considered that the current supply is therefore overstated.</p>	<p>The baseline industrial supply data that informed the draft ELS is from the NSW Government’s Employment Lands Development Monitor (ELDM).</p> <p>The ELDM uses the zoned land area. For the Kiama LGA this is:</p> <table border="1" data-bbox="954 858 1606 1110"> <thead> <tr> <th>Zone</th> <th>Land Area (ha)</th> </tr> </thead> <tbody> <tr> <td>E3 Productivity Support</td> <td>14.3ha</td> </tr> <tr> <td>E4 General Industrial</td> <td>3.6ha</td> </tr> <tr> <td>W4 Working Waterfront</td> <td>1.1ha</td> </tr> <tr> <td>Total</td> <td>19.0ha</td> </tr> </tbody> </table> <p>The ELDM is the state-wide approach to monitoring employment lands and is therefore consistent and appropriate.</p> <p>It is noted that some of the land currently zoned for industrial uses may be vacant, underutilised or currently used for another permitted purpose (ie residential, infrastructure) and the draft ELS attempts to respond to this through the actions and implementation plan.</p>	Zone	Land Area (ha)	E3 Productivity Support	14.3ha	E4 General Industrial	3.6ha	W4 Working Waterfront	1.1ha	Total	19.0ha	<p>There is no change to the baseline data of existing industrial land supply which is based on the NSW Governments ELDM.</p> <p>The draft ELS includes actions to incentivise the use of employment lands for employment generating purposes.</p>
Zone	Land Area (ha)											
E3 Productivity Support	14.3ha											
E4 General Industrial	3.6ha											
W4 Working Waterfront	1.1ha											
Total	19.0ha											

Feedback received	Response	Outcome
<p>Baseline assumptions – other employment land</p> <p>Some submissions queried business premises that were not listed in the strategy, and whether they should be as the employment land in the LGA may be understated if they are not included.</p>	<p>The draft ELS is based on employment land zones, being E1, E3, E4 and W4. It is noted that there are employment generating activities carried out on other zones including:</p> <ul style="list-style-type: none"> • Child care centres (permitted in the R2 and R3 zones) • Bombo Quarry (zoned RU1 and C3, currently being master planned for urban development) • Commercial uses in other zones, ie Jamberoo Golf Club (RU1 and C3), Kiama Bowling Club (RE2) • Holiday Caravan parks (RE1 and C3) • Jamberoo Action Park (RU2, additional permitted use) • Mercure Hotel, Gerringong (zoned R2) • Minnamurra Waste and Recycling Facility (SP2) <p>The draft ELS will be updated to reference employment generating activities carried out on other land zonings This is not however included in the assumptions which are based on the employment land zones only.</p> <p>An action to review and where appropriate update the land zone has been added to Priority 2.</p>	<p>Although not included in the assumptions or modelling, the draft ELS has been updated to note this.</p> <p>An action has also been added under Priority 2 <i>Expand retail and commercial local neighbourhoods within the Kiama LGA:</i></p> <ul style="list-style-type: none"> • As part of reviewing the LEP and DCP, ensure appropriate employment zoning for existing and future employment generating activities.
<p>Limitations of existing industrial land at Gerringong</p> <p>Some submissions raised issues with the existing industrial lands in Gerringong. Some of the issues raised were:</p> <ul style="list-style-type: none"> • A land use conflict with the adjoining residential properties. • The area is at capacity – there is no room for businesses to expand. • There is not enough parking. • Trucks struggle to get in and out of the area, same for the waste trucks. • Many businesses are ready to expand their operations, but there is no room to grow. 	<p>As noted above, the limited supply of industrial land is acknowledged and a key consideration of the strategy.</p> <p>Car parking provision rates are set out in the Development Control Plan (DCP). An action of the strategy is to review the DCP controls for car parking.</p> <p>It is acknowledged that some of the industrial zoned land is currently used for other purposes (ie dwellings) and that existing use rights apply to these properties, so it is the discretion of the landowner to utilise this land for industrial purposes. The draft ELS includes incentives to encourage this and it is anticipated that the area will evolve over time.</p>	<p>The Actions under Priority 4 <i>Retain and manage industrial lands to ensure continued economic viability</i> has been updated to include:</p> <ul style="list-style-type: none"> • Review the permitted and prohibited developments in the E3 and E4 zones noting the current anomalies with these zones. • Review the Kiama DCP car parking requirements for industrial land.

Feedback received	Response	Outcome															
<p>Shortfall of future industrial land</p> <p>The draft ELS has a shortfall of approx. 9 hectares for the identified 20 year demand for industrial land.</p> <p>This is exacerbated by vacant employment lands that may never be developed, and zoned employment land that is currently used for other purposes (ie houses) and the proposal to rezone the Shoalhaven Street Precinct (ie Kiama Depot).</p>	<p>It is noted that the Draft v1 had a shortfall of industrial land based on the forecast assumptions.</p> <p>The Kiama LGA is a small LGA with highly constrained land and limited opportunity to provide employment land.</p> <p>The baseline assumptions and forecast demand have been reviewed (refer to next section).</p> <p>See also commentary on the Kiama Depot site.</p>	<p>The forecast employment land demand in the draft ELS has been updated based on revised modelling.</p>															
<p>Modelling – future demand</p> <p>In addition to the submissions that noted the shortfall of industrial land to meet the projected demand in the draft ELS, submissions also raised concern with the baseline assumptions and forecasted future demand, and suggested the modelling be reviewed.</p>	<p>A review of the assumptions found that the modelling that informed Draft v1 was based on a full development scenario (ie all the development potential in the Local Housing Strategy being delivered in the next 20 years) which is unlikely to occur.</p> <p>In September 2025, Council’s population projections and dwelling forecasts were reviewed and updated by REMPLAN to reflect the Local Housing Strategy and other considerations such as servicing and infrastructure delivery. The REMPLAN data is now available and reflects Council’s baseline planning assumptions. Therefore, the baseline data and forecast modelling has been updated to reflect these forecasts.</p> <p>The outcome of this is a reduction in the quantum of additional employment lands needed in the next 20 years. The key changes arising and the proposed inputs for Draft v2 are summarised in the table below:</p> <table border="1" data-bbox="958 1118 1659 1399"> <thead> <tr> <th>Data</th> <th>Draft v1</th> <th>Draft v2</th> </tr> </thead> <tbody> <tr> <td>Projections</td> <td>LHS 2025</td> <td>REMPAN 2025</td> </tr> <tr> <td>Additional jobs</td> <td>6,440 jobs</td> <td>3,125 jobs</td> </tr> <tr> <td>Industrial land - future demand</td> <td>21.3ha</td> <td>11.3ha</td> </tr> <tr> <td>Commercial land – future demand</td> <td>12,080sqm</td> <td>6,181sqm</td> </tr> </tbody> </table>	Data	Draft v1	Draft v2	Projections	LHS 2025	REMPAN 2025	Additional jobs	6,440 jobs	3,125 jobs	Industrial land - future demand	21.3ha	11.3ha	Commercial land – future demand	12,080sqm	6,181sqm	<p>The draft ELS has been updated as follows:</p> <ul style="list-style-type: none"> • Tables in sections 2.3 to 2.6 have been updated based on revised modelling. • Corresponding sections have been updated accordingly.
Data	Draft v1	Draft v2															
Projections	LHS 2025	REMPAN 2025															
Additional jobs	6,440 jobs	3,125 jobs															
Industrial land - future demand	21.3ha	11.3ha															
Commercial land – future demand	12,080sqm	6,181sqm															

Feedback received	Response	Outcome
<p>Employment lands identified for new greenfield sites</p> <p>Submissions from landowners / developers were received for the proposed employment lands within identified greenfield areas:</p> <ul style="list-style-type: none"> • <i>South Kiama Urban Release Area</i> – this site has already gone through the rezoning process and the site specific Development Control Plan Chapter has been adopted by Council. This site does not include any employment zoned land for local services. The site is not considered suitable for employment land and it is suggested that this be removed from the strategy to ensure that it aligns with current masterplan. • <i>Bombo Quarry</i> - the current master planning for the site includes a local centre, however the split in the strategy of local neighbourhood and industrial land is not supported. It is also considered that the site is not suitable for E4 zoned land. An E3 zone could potentially align with the master plan vision which is for a consolidated town centre / employment use area. • <i>Riversdale Road Precinct</i> – The distribution of employment lands should be reviewed. For example, if 800m walkable catchment are desired, retail opportunities should be about 1.6km apart (not 2km). This could be mapped to demonstrate the distribution and access to services and to ensure they are located in centralised areas. • <i>Springside Hill</i> – the proposed industrial land is incompatible with the planned residential outcome for the site and is not part of the planning proposal currently being considered. The site lacks adequate transport connection to support employment uses, has topography issues and industrial development would result in a loss of amenity for future residents and scenic landscape values. The site is planned to provide 1ha of E1 local Centre and is not considered suitable for industrial land. 	<ul style="list-style-type: none"> • The <i>South Kiama URA</i> has been identified in the draft ELS as needing to provide local services to service the future local population. Staff will continue to work with the applicant to ensure this outcome is achieved including through a Council led Planning Proposal. • Staff have been working with the <i>Bombo Quarry</i> applicant group to ensure the required employment lands are included in the master plan development. There have been ongoing discussions around the scale/intensity of industrial land within the quarry and that there is a general consensus that heavy industry is not appropriate but that a mix of light and general industry should be explored The industrial land requirement has been increased based on submissions and feedback from DPHI. • The <i>Riversdale Road Precinct</i> will provide a small local centre. The location and distribution will be further considered and refined through the Structure Plan. • The comments in relation to the <i>Springside Hill</i> proposal are noted, however the site has been identified as suitable for providing industrial lands in the context of the broader expansion area, and this will remain in Council’s strategy as a desired outcome. The Structure Plan will further refine the quantum, location and distribution of employment lands in precincts within the Kiama Urban Expansion Area. In reviewing the current permissibility of the E3 and E4 zones it is noted that the E3 zone operates more as an expanded retail zone which currently only permits light industrial uses. A review of the permitted and prohibited developments within the E3 and E4 zones is required to ensure the employment lands within each individual greenfield site is appropriate. 	<p>The draft ELS has been updated as follows:</p> <p>Include an Action under Priority 2 <i>Expand retail and commercial local neighbourhoods within the Kiama LGA</i>:</p> <ul style="list-style-type: none"> • Prepare a Council led Planning Proposal to rezone part of the South Kiama Urban Release Area to permit local services. <p>Increase the proposed industrial land area for Bombo Quarry from 1ha to 3ha.</p> <p>Include an Action under Priority 4 <i>Retain and manage industrial lands to ensure continued economic viability</i>:</p> <ul style="list-style-type: none"> • Review the permitted and prohibited developments in the E3 and E4 zones noting the current anomalies with these zones.

Feedback received	Response	Outcome
<p>New employment lands identified in Gerringong</p> <p>Some submissions raised concerns with the proposed new additional employment lands identified in the draft ELS for Gerringong (ie east of the highway on Belinda Street):</p> <ul style="list-style-type: none"> • This land is unsuitable for development. • There will be impacts from water run off to the Crooked River catchment. • There will be a visual impact that will lessen the appeal of Gerringong for visitors and residents. • It will impact neighbouring properties' value. • There is too much planned for Gerringong. This should be provided in other LGAs as Gerringong is a tourist town. • Impact on adjoining residents – traffic, noise and dust. • Suggest that rather than stipulating “industrial” at this stage in the planning process (ie high level / strategic) it should be identified as “employment” and then appropriate zones determined through a future planning proposal process. • The land is flood prone prime agricultural land and is mapped as Strategic Agricultural Land. • These sites have riparian watercourses running through it. • The Gerringong Town Centre Study should be completed before additional employment lands are identified. <p>Some submissions supported the inclusion of these lands.</p>	<p>The recently published draft Statewide Industrial Lands Policy (NSW Government, 2025) includes criteria for selecting new industrial / employment sites based on their land use capabilities. The Draft ELS has utilised this criteria to determine the location for new employment sites within the LGA, as follows:</p> <p><i>1. Proximity to freight access and/or critical infrastructure</i></p> <p>There are six major connections/interchanges (noting Riverside Drive/Swamp Road interchange is located within the Shellharbour City LGA) to the Princes Highway within the LGA;</p> <ul style="list-style-type: none"> • Quarryman Road/Riverside Drive (North/South on and North/South off) • Gipps Street/Spring Creek Drive (North on and North/South off) • Old Saddleback Road/South Kiama Drive (North on and South off) • Weir Street/South Kiama (South on and North off) • Rose Valley Road/Fern Street (North on and North/South off) • Belinda Street/Sims Road (North/South on and North/South off) <p>The ELS recommends focusing new industrial / employment lands around the Quarryman Road/Riverside Drive and (i.e. Bombo Quarry) and Belinda Street/Sims Road interchanges given that both have both North and South on and off connections to the M1.</p> <p>The proposed additional employment land in Gerringong is also considered suitable as:</p> <ul style="list-style-type: none"> • It adjoins the existing industrial zoned land precinct and is therefore a logical extension of this area. 	<p>The draft ELS has been updated to reflect the revised quantum of future industrial land in these areas which has been recalculated based on the approximate developable land area (ie excluding constraints).</p>

Feedback received	Response	Outcome
	<ul style="list-style-type: none"> • The land adjoins existing and/or planned urban (residential) development, therefore reducing land use conflicts with rural or environmental land. • The land is flood affected and therefore is not suitable for residential development, however the Ministerial Directions allow non-residential development. • There is sufficient land area to provide buffers to adjoining land. • Any visual impact managed through DCP controls. • It can be easily serviced as an extension to the existing serviced urban area. <p>It is noted that a Planning Proposal application would be required to consider any rezoning proposal, and at that time detailed consideration would be given to site constraints and suitability of land for development.</p>	
<p>Loss of current industrial land – Kiama Depot</p> <p>The loss of industrial land as a result of the proposed rezoning to residential has not been considered.</p> <p>The industrial land in Shoalhaven Street, Kiama represents over half of Kiama’s current General Industrial capacity and is proposed to be rezoned to housing. Without an immediate like-for-like replacement, businesses have nowhere to expand or relocate. Sites such as Sims Road in the Gerringong Southern Interchange Employment Precinct would give existing employers and the next generation of operators a place to relocate to.</p> <p>The loss of employment land should be factored into the draft ELS.</p>	<p>It is acknowledged that there is a proposal to rezone part of the industrial land on Shoalhaven Street to residential. At the time of preparing the draft ELS the land is zoned industrial. The loss of industrial land will be a consideration of the rezoning proposal and any future review of the Employment Lands Strategy.</p> <p>It is noted, however, that the total industrial zoned land area of this Precinct is 2.3ha, and of this:</p> <ul style="list-style-type: none"> • 0.4ha is not included in the rezoning proposal and will be retained as industrial zoned land. • 1.16ha is the current council depot site, which will be relocated to another site and therefore will not result in a change to the employment use or employees. The site will also be reviewed for suitability of an E4 zone to ensure there is no net loss of E4 zoned land. • 0.54ha is the current Cukuna Timber site which will be a loss of E4 zoned land should the rezoning proceed. 	<p>The draft ELS has been updated to include an Action under priority 4 <i>Retain and manage industrial lands to ensure continued economic viability</i>:</p> <ul style="list-style-type: none"> • Review the current SP2 zoning of the Minnamurra Waste Depot and consider rezoning this to E4 to ensure there is no net loss of industrial land.

Feedback received	Response	Outcome
	<ul style="list-style-type: none"> 0.2ha is the carers cottage and a landscape storage premises which will be a loss of E4 zoned land. <p>In total, should the rezoning proposal proceed, there would be a net loss of 0.74ha of E4 zoned land. The Draft ELS v2 has an oversupply of 0.7ha (noting that final quantum are subject to change with detailed proposals).</p>	
<p>Suggested locations for additional employment lands</p> <p>Some submissions nominated additional sites that may be suitable for employment uses:</p> <ul style="list-style-type: none"> Factory Lane and Browns Lane in Jamberoo is suitable for light industrial development. Kiama Harbour and old fishing sheds could be activated for employment purposes. More industrial land should be provided at Bombo Quarry. Bombo Quarry was identified in many submissions as being the most appropriate location for industrial land due to its proximity to the highway, topography, access and that its current use is for quarrying so there would be no loss of environmental or agricultural land. The existing industrial areas of Gerringong could be further expanded, including west of the highway. Specifically, many submissions suggested the inclusion of 5 Sims Road (see below). Additional employment land could be provided in the new greenfield release areas. 	<p>These sites have been considered as follows:</p> <ul style="list-style-type: none"> Land in Jamberoo does not meet the draft Industrial Lands Policy criteria in terms of 'Capacity for essential infrastructure.' Sydney Water is unable to service any additional development in Jamberoo for wastewater. The Kiama Harbour is included in the employment lands strategy as it is zoned W4 Working Waterfront which permits industrial and maritime activities. Any suitable upgrades will be considered through the Kiama Harbour Revitalisation Working Group. This comment is noted and agreed with. The industrial land proposed at Bombo Quarry has been increased from 1ha to 3ha. This is also supported by DPHI. See response on 5 Sims Road Gerringong. Each of the greenfield sites have been considered and commercial and/or industrial land identified where appropriate. 	<p>The draft ELS has been updated to recognise the that the proposed industrial land at Bombo Quarry has been increased from 1ha to 3ha.</p>
<p>Land west of the highway at Gerringong (including 5 Sims Road)</p> <p><i>Although the draft ELS did not identify 5 Sims Road Gerringong, or any development west of the highway in Gerringong, a lot of submissions were received both in support and objection to the inclusion of 5 Sims Road, Gerringong.</i></p>	<p>The property 5 Sims Road Gerringong was not included in the Draft ELS, as it was not identified as suitable for future employment lands at the time of preparing the draft ELS. In response to submissions and the October 2025 Councillor Notice of Motion, the site was further considered regarding suitability and a preliminary constraints analysis carried out.</p>	<p>The draft ELS has been updated to include reference to the draft Statewide Policy for Industrial Lands and specifically the criteria for identifying employment lands.</p>

Feedback received	Response	Outcome
<p><u>Submissions supporting the inclusion of this land:</u></p> <p>A lot of submissions were received in support of this land, with the site being identified as suitable for the following reasons:</p> <ul style="list-style-type: none"> • There are many local businesses looking for premises in Gerringong. • It has previously been supported by Council and is supported by the community. • It is strategically located adjacent to the Princes Hwy interchange providing transport connections • The site is not located within or adjacent to residential areas, therefore there is minimal land use conflict • Surrounding land uses are compatible with industrial development. • The site is 'shovel ready' – the site is development ready as bulk earthworks have already been carried out. • There are no environmental constraints (ie the site is not mapped as state significant agricultural land, there are no riparian corridors). • The site is capable of supporting genuine employment generating activities (ie not self storage sheds). • The site can help to replace the lost employment land of the Shoalhaven Street site (ie Council Works Depot and Cukuna Timber). • It has direct connection to the Princes Highway interchange, which will keep heavy vehicles off residential streets. • It is naturally buffered from houses by the highway, thereby reducing noise impacts and amenity conflicts (not impacting residents). • The development of this site will support local jobs. 	<p>As outlined above, the ELS has utilised the criteria contained in the draft Statewide Policy for Industrial Lands to determine the location for new employment sites within the LGA, as follows:</p> <ol style="list-style-type: none"> 1. <i>Proximity to freight access and/or critical infrastructure</i> As outlined above, the ELS recommends focusing new industrial/employment lands around the Quarryman Road/Riverside Drive and (i.e. Bombo Quarry) and Belinda Street/Sims Road interchanges given that both have both North and South on and off connections to the M1. Land west of the interchange, including 5 Sims Road, falls within this area. 2. <i>Capacity for essential infrastructure</i> The site is not serviced by Sydney Water for use as an industrial development or on a permanent basis. It is noted that a temporary arrangement was in place while the site was being used by the RMS during the M1 construction, however Sydney Water have confirmed that the site is not serviced for industrial development. 3. <i>Adjacency to high pressure pipelines transporting dangerous good</i> This criterion aims for new employment lands to avoid encroachment into the easements of of high-pressure pipelines to ensure safe separation. Where proximity is unavoidable, strategic site selection and layout should demonstrate consistency with relevant risk criteria and consider the potential for any individual and community risk. The gas pipeline runs through the middle of the site west of the highway, making it less suitable to meet this criterion. Conversely, the gas pipeline runs along the property boundary on the land east of the highway, which is 	<p>There is <u>no change</u> to the land identified as proposed future employment land sites.</p>

Feedback received	Response	Outcome
<p><u>Submissions objecting to the inclusion of this land:</u></p> <p>A lot of submissions were received in objection to this land being included, for the following reasons:</p> <ul style="list-style-type: none"> Concerns about the environmental impact (ie contamination) to waterways including Crooked River Creek. The impact on adjoining rural and agricultural lands that are used for farming. The impact of scenic landscape. Development west of the highway will go against the rural and natural beauty of the area and the relaxed holiday character that is enjoyed by locals and visitors. The area is too small to provide for local businesses. The risk of urban sprawl on the western side of the highway. Introduce potential contaminants to surrounding agricultural land. Objection to any development west of the highway. The site is constrained with electrical easements and the eastern gas pipeline. Any development of this site would be inconsistent with Council's LSPS "PP8 Protect viable agriculture and agricultural lands" and "PP9 Protect scenic rural landscapes". A Rural Lands Study must be completed before any land west of the highway is identified for development. Any link between development west of the highway and the existing industrial area would be severed by the highway. Development of this site would impact on tourism. 	<p>also the boundary for the train line so any development here would already need to be set back as per the SEPP (Transport and Infrastructure) 2021</p> <p>Therefore, although the gas pipeline runs through multiple sites in Gerringong, the sites that were identified in the draft ELS (east of the highway) better meet this strategic site selection criteria.</p> <p>4. <i>Site are unencumbered by environmental constraints</i></p> <p>Land in Gerringong is identified as Category 3 bushfire which is a relatively low risk. There are no class 1 riparian lands, however there are some class 2 on Belinda and rediverted Class 3 on Sims Road. Parts of Belinda Street are mapped with Biodiversity Values.</p> <p>5. <i>Contamination and remediation potential</i></p> <p>There is a likelihood of low level contamination due to past farming activities and this would be further considered as part of any rezoning proposal.</p> <p>6. <i>Accessible to business and communities</i></p> <p>While the interchange provides access to both east and west, the land to the west is not services and is not connected to any existing urban development. The land east of the highway on Belinda Street better meets this criterion as it has access to existing services and business and is a continuation of the existing urban area.</p> <p>The following comments are also noted:</p> <ul style="list-style-type: none"> <i>Should</i> land west of the highway be found suitable for urban development through a Rural Lands Strategy, consideration would also need to be given as to how the interface with agricultural land will be managed to avoid land use conflicts and urban sprawl. Although the site has access to the highway, the interchange was not designed for industrial 	

Feedback received	Response	Outcome
<ul style="list-style-type: none"> The Department of Planning did not support a previous Planning Proposal on this site, and nothing has changed. An agricultural buffer to the adjoining rural lands would be required, which would not be possible on this site. <p>It is noted that when Council was looking to acquire the site circa 2020, identified possible uses included a cemetery or sporting field. These are considered more appropriate options that would not have a land use conflict with adjoining rural lands.</p>	<ul style="list-style-type: none"> development west of the highway and this would require traffic modelling and potential upgrades. The site is not 'shovel ready'. Any land included in the Employment Lands Strategy still needs to undertake a planning proposal and development application, both of which are each independent application that are considered on their merit and would require a number of considerations to be satisfied. The site at 5 Sims Road is not feasible for development in isolation and may require a precinct based approach. <p>Given the above analysis, land west of the highway, including 5 Sims Road, is <u>not</u> considered suitable as potential employment land <u>at this time</u>.</p> <p>In addition to this, the Draft ELS (Draft v2) includes sufficient industrial land to meet the forecast demand and as such the site is not needed at this time to fulfill the minimum employment land requirements.</p> <p>Following the preparation of a Rural Lands Strategy, the suitability of 5 Sims Road and/or an industrial precinct in this area can be further considered and if suitable, included in a future review of the Employment Lands Strategy.</p>	
<p>Lack of suitable industrial lands for business to grow</p> <p>Many submissions from business owners raised the lack of appropriate industrial lands where new businesses can be located, and also that there is no room for existing businesses to grow. These submissions expressed a strong sentiment that they are proudly local, support the local community, and would prefer to keep their business local. The lack of suitable areas is preventing them from doing this.</p>	<p>These comments are noted. It is an objective of the ELS, notwithstanding the known constraints and limitations, to ensure there are suitable employment lands for businesses to operate in the Kiama LGA.</p> <p>Priorities 4 and 5 specifically address this.</p>	<p>No change to the draft ELS.</p>

Feedback received	Response	Outcome
<p>Loss of businesses</p> <p>A number of businesses have been forced to relocate to other LGAs due to insufficient or inappropriate employment lands in the Kiama LGA. It is therefore imperative that Council sufficiently plans for new employment lands. Businesses do not want to leave the LGA but have no other choice.</p>	<p>These comments are noted.</p> <p>As noted above, and it is an objective of the draft ELS, notwithstanding the known constraints and limitations, to ensure there are suitable employment lands for businesses to operate in the Kiama LGA.</p>	<p>No change to the draft ELS.</p>
<p>Timeframe for delivery of employment lands</p> <p>The draft ELS does not set out a clear timeframe for when the identified employment lands will be developed. It is suggested that the strategy include a timeframe for delivery.</p>	<p>This comment is noted. Council's ability to plan for the delivery of employment lands is limited to adopting a strategy that provides a strategic basis and then assessing planning proposals and development applications.</p> <p>The timing for delivery of all sites in the strategy is ultimately dependent upon individual landowners. This is consistent with the approach taken in the LHS.</p>	<p>No change to the draft ELS.</p>
<p>Process to rezone sites</p> <p>Concern raised that following adoption of the Employment Lands Strategy Council will rezone the land, however the specific zone has not been identified.</p>	<p>The draft ELS does not propose to rezone land.</p> <p>Inclusion in the Employment Lands Strategy provides a site with strategic merit which is required to be demonstrated as part of a Planning Proposal application (ie rezoning process).</p> <p>Through this process site constraints and appropriate planning controls, including zone, will be considered. All planning proposals are publicly exhibited to enable community comment.</p>	<p>No change to the draft ELS.</p>
<p>Use of employment lands for other purposes</p> <p>Concern that our current zoned employment lands are being used as self storage sheds, which is not an employment generating activity.</p> <p>They are also being used for boat and caravan storage, rather than for businesses to operate from.</p>	<p>In 2023 the NSW Government replaced the 8 Business and 4 Industrial land use zones with 5 Employment zones (E1 to E5) and 3 supporting zones (MU1, W4 and SP2). This change resulted in consolidated zones which each permitting a greater range of developments.</p> <p>The impact on the Kiama LEP 2011 is shown in the <i>Equivalent Zone Table</i> (DPHI, 2021):</p>	<p>The draft ELS has been updated to include an Action under Priority 4 <i>Retain and manage industrial lands to ensure continued economic viability</i>:</p> <ul style="list-style-type: none"> Review the permitted and prohibited developments in the E3 and E4 zones noting

Feedback received	Response	Outcome												
	<p>Kiama Local Environmental Plan 2011</p> <table border="1" data-bbox="969 312 1621 592"> <thead> <tr> <th data-bbox="969 312 1319 357">Current Business and Industrial Zones</th> <th data-bbox="1319 312 1621 357">Employment Zones</th> </tr> </thead> <tbody> <tr> <td data-bbox="969 357 1319 402">B1 Neighbourhood Centre</td> <td data-bbox="1319 357 1621 402">E1 Local Centre</td> </tr> <tr> <td data-bbox="969 402 1319 446">B2 Local Centre</td> <td data-bbox="1319 402 1621 446"></td> </tr> <tr> <td data-bbox="969 446 1319 491">B7 Business Park</td> <td data-bbox="1319 446 1621 491">E3 Productivity Support</td> </tr> <tr> <td data-bbox="969 491 1319 536">IN2 Light Industrial</td> <td data-bbox="1319 491 1621 536">E4 General Industrial</td> </tr> <tr> <td data-bbox="969 536 1319 580">IN4 Working Waterfront</td> <td data-bbox="1319 536 1621 580">W4 Working Waterfront</td> </tr> </tbody> </table> <p>Where a landowner seeks to carry out a development that is permitted in the zone, Council cannot refuse this.</p> <p>The permitted and prohibited development in each E zone will be reviewed, however the Standard Instrument LEP sets out mandatory uses for each zone, and there are only 5 employment zones can be applied.</p>	Current Business and Industrial Zones	Employment Zones	B1 Neighbourhood Centre	E1 Local Centre	B2 Local Centre		B7 Business Park	E3 Productivity Support	IN2 Light Industrial	E4 General Industrial	IN4 Working Waterfront	W4 Working Waterfront	<p>the current anomalies with these zones.</p>
Current Business and Industrial Zones	Employment Zones													
B1 Neighbourhood Centre	E1 Local Centre													
B2 Local Centre														
B7 Business Park	E3 Productivity Support													
IN2 Light Industrial	E4 General Industrial													
IN4 Working Waterfront	W4 Working Waterfront													
<p>Location of industrial land</p> <p>Suggest that all industrial zoned land in residential areas be rezoned to residential, and an industrial park be established outside of the residential area.</p> <p>Industrial land in adjoining LGAs should not be relied upon to service local businesses from the Kiama LGA.</p>	<p>The draft ELS recognises the regional context, and that adjoining LGAs will play a role, while focusing on the supply of local employment land. The new industrial/employment lands identified by the ELS have been located outside of existing residential areas to reduce land use conflicts.</p> <p>Ideally a business park would be located around the Quarryman Road/Riverside Drive (i.e. Bombo Quarry) or Belinda Street/Sims Road interchanges. This would be identified following the finalisation of a Rural Lands Strategy and Structure Plan for the Kiama Urban Expansion Area.</p>	<p>No change to the draft ELS.</p>												
<p>Suitability of the Kiama LGA for employment land</p> <p>The Kiama LGA is an ideal place to live, and residents are happy to travel to work. Industrial land is better provided in existing centres at Nowra, Shellharbour and Wollongong LGAs.</p>	<p>These comments are noted.</p> <p>The draft ELS recognises the regional context and that while the Kiama LGA will not play a leading role, it needs to play a supporting role and ensure there are sufficiently zoned lands to provide local services and job creation.</p>	<p>No change to the draft ELS.</p>												

Feedback received	Response	Outcome
<p>Economic Development</p> <p>A submission was received from the Tourism and Economic Advisory Committee (TEAC) including:</p> <ul style="list-style-type: none"> • The TEAC economic vision for the LGA should be referenced in the Employment Lands Strategy. • Suggest that the draft ELS mirror the Local Housing Strategy in terms of having a precinct-based approach, mixed use areas, additional information on types of industries and use of a wider range of zonings. • The draft ELS should include incentives for businesses. • The land use and zoning definitions should be clearer. • Additional requirements on building design should be included in the ELS. 	<p>This submission was further discussed with the Manager Tourism and Events to better understand each submission comment and its relevance to the ELS. Overall, it was noted that there is alignment between the Employment Lands Strategy, which focuses on the quantum of available land and associated planning controls, and a future strategies such as the Night Time Economy Strategy, Visitor Economy Strategy and an Economic Development Strategy.</p> <ul style="list-style-type: none"> • The vision in the ELS relates to the supply of employment lands and employment opportunities. The ELS has a different aim and objective, and therefore a different vision, to an Economic Development Strategy. • The ELS has adopted the approach in the LHS in terms of identifying employment lands in appropriate greenfield development areas and enhancing he existing town centres. The land uses for employment have been consolidated, and each allow a greater range of developments. The draft ELS also includes information on the industries and forecast growth. • The ELS has a focus on the supply of employment lands and the associated planning controls. • The definitions of land use zones has been updated, and a summary of objectives added. • The ELS looks at employment lands and development standards. Design excellence can be considered as part of a future DCP review. 	<p>The draft ELS has been updated as follows:</p> <p>Priority 1 has been updated to Promote the Kiama CBD as the primary employment and activity centre that supports tourism, hospitality, professional services, retail, commercial and accommodation.</p> <p>The actions have bene updated to:</p> <ul style="list-style-type: none"> • Prepare a Night-time Economy Strategy for the Kiama LGA to identify and support opportunities for growth in after-dark economy. • Use the Night-time Economy Strategy to inform a trial Special Entertainment Precinct within the Kiama CBD, and amendments to planning controls in Council's Development Control Plan to support vibrancy of the CBD. <p>Priority 2 <i>Expand retail and commercial local neighbourhoods within the Kiama LGA:</i></p>

Feedback received	Response	Outcome
		<ul style="list-style-type: none"> • Prepare a Visitor Economy Strategy to guide the future of tourism, events and visitor experiences across the Kiama LGA, with a focus on year-round visitation, business sustainability, and distributing visitor activity across the LGA.
<p>Community and stakeholder consultation</p> <p>Concern was raised about a lack of community consultation in preparing the draft ELS. Meaningful and timely engagement with community, businesses and stakeholders is essential to ensure the strategy accurately reflects needs and priorities.</p> <p>There was a lack of consultation with affected landowners.</p> <p>The final ELS must incorporate the expertise and insights of local businesses and provide a long term solution to ensure economic growth, local jobs and a resilient economy.</p>	<p>As part of the extensive community and stakeholder consultation carried out as part of the then Growth and Housing Strategy, feedback was received in relation to employment lands which was considered in preparing this ELS.</p> <p>The consultation on the draft ELS was carried out in accordance with the Engagement Strategy and included direct stakeholder notification, an information session with business owners and community pop ups. Consultation will be ongoing.</p>	<p>Community and stakeholder consultation will continue to be carried out in accordance with the Engagement Strategy.</p>
<p>Work from home</p> <p>If more people are working from home then how are these jobs counted and do we need less office premises?</p>	<p>The increase of working from home is recognised throughout the draft ELS.</p> <p>To inform the commercial demand modelling, an estimate of persons working from home was undertaken and removed based on 2021 Census information.</p> <p>The ELS also includes Actions under Priority 3 to support working from home.</p>	<p>No change to the draft ELS.</p>
<p>Maps and Images</p> <p>Some of the maps are small and it is not clear where the boundary of the employment land or town centre precinct is.</p>	<p>The maps provided in the draft ELS are indicative only. The maps in section 2.3 provide the location of existing zoned land, and additional maps are provided at Appendix 1. The maps in section 2.10 provide the indicative location of future employment lands and the final boundary will be subject to refinement through future planning processes.</p>	<p>No change to the draft ELS.</p>

Feedback received	Response	Outcome
<p>NSW Industrial Lands Action Plan The ELS should better align to the NSW Governments Industrial Lands Action Plan.</p>	<p>The draft ELS has been updated to reflect the draft Statewide Policy for Industrial Lands, specifically the site selection criteria and the need to provide sufficient industrial lands in the LGA. The proposed new industrial sites have also been reviewed against the criteria in this policy.</p>	<p>The draft ELS has been updated to reference the Draft Statewide Policy for Industrial Lands.</p>

Summary table of feedback received, responses and outcome – State agencies

Feedback received		Response	Outcome
<p>NSW Department of Planning, Housing and Infrastructure (DPHI)</p> <p>The DPHI thanks Kiama Municipal Council for the opportunity to review the Draft Strategy and congratulates Council on its important commitment to strategically plan to guide the future development of employment lands in the LGA over the next 20 years.</p> <p>The Department is generally supportive of the Draft Strategy, subject to the comments provided (below). Addressing these comments will be important if the DPHI is to endorse the final strategy.</p>		<p>The comments from NSW DPHI are welcomed.</p> <p>Should the Strategy be endorsed by Council for adoption, it will then be submitted to the DPHI for endorsement.</p> <p>State Agency consultation will be ongoing throughout the implementation of the strategy.</p>	See individual responses below.
	DPHI comment	Response	Outcome
1	General comment – the demand analysis is industry standard, provides a good strategic basis for forecasting future employment lands needs and aligns with the Kiama Local Housing Strategy 2025.	Noted.	No change to the draft ELS.
2	General comment – the vision could reinforce Kiama’s strategic role as a “commuter belt” and/or make a case for change and set out what this means in terms of future employment land demand, and the type of industry Council wishes to attract and grow.	This has been reviewed and overall the strategy addresses this comment.	No change to the draft ELS.
3	Section 2.3 – Existing zoned employment land – general comment - confirm the existing Bombo Quarry is not considered ‘existing employment land’ for the purposes of calculating existing employment land as its potential rezoning/loss would impact future industrial land demand calculations.	<p>Although Bombo Quarry provides employment, the land is not zoned for employment and therefore is not counted as ‘existing employment land’. This is because the ‘existing employment land’ is based on land that is zoned E1, E3, E4 or W4. The Bombo Quarry is zoned RU1 and C3.</p> <p>This is similar to other employment generating activities on other land zones.</p>	No change to the draft ELS.

Feedback received	Response	Outcome
<p>4 Section 2.3 Existing zoned employment land – general comment – ensure mapping anomalies and constraints such as existing incompatible uses, potential riparian areas, flooding, heritage, servicing and the like and their impacts are assessed at a high level in calculating available supply of existing usable employment land area.</p>	<p>The existing zoned land in the draft ELS is based on the ELDM.</p> <p>The proposed additional industrial land at Gerringong has been reviewed and recalculated to recognise constraints.</p> <p>The land has also been assessed against the draft Statewide Industrial Lands Policy.</p>	<p>The approximate land area of future industrial land at Gerringong has been reviewed and updated.</p>
<p>5 Section 2.4 – Demand modelling – page 22 notes forecasting demand based solely on changes in “traditional industrial uses” would result in an underestimation of future employment land needs.</p> <p>The Strategy also notes there is an opportunity for Kiama to leverage off the growth in projects such as the hydrogen hub, Shellharbour marina, and the Illawarra REZ. Both strategies talk about supply chain opportunities. It is not clear if the modelling has considered demand from these projects and non-traditional industrial uses.</p> <p>Considering the above, the actions under Priority 6 could include a reference to reviewing the format and land use needs to emerging regional growth industries and projects to ensure adequate employment land is identified/planned for.</p>	<p>Noted. Priority 6 has been updated to include an additional action:</p> <p><i>Review the format and land use needs to emerging regional growth industries and projects to ensure adequate employment land is planned for.</i></p>	<p>An additional action has been added under Priority 6 <i>Build resilience by taking advantage of regional and state investments, growth industries, and by strengthening connections with surrounding employment lands:</i></p> <ul style="list-style-type: none"> Review the format and land use needs to emerging regional growth industries and projects to ensure adequate employment land is planned for.
<p>6 Industrial land gap assessment – there is only 1.6ha zoned undeveloped industrial land in Kiama. The REDS refers to the need to investigate barriers and opportunities in relation to expanding the availability of industrial and commercial land.</p> <p>Suggest the need for these investigations be reflected in the Strategy, particularly in relation to undeveloped industrial land. The Strategy should outline the barriers and opportunities to activating this land and include actions to address barriers and deficits over the short term.</p>	<p>The future demand for industrial land has been revised and updated and this will be included in Draft v2.</p> <p>The strategy includes an action to review permissible development in E3 and E4 zones to enable spaces to be used for cultural and performances where appropriate.</p>	<p>An additional action has been added under Priority 4:</p> <ul style="list-style-type: none"> Investigate the barriers and opportunities to activating undeveloped land.

Feedback received	Response	Outcome
<p>Council should also consider the demands on limited industrial space for cultural, and performance uses noting the demand for lower cost space.</p>	<p>Under Priority 4 Retain and manage industrial lands to ensure continued economic viability, the Action is to Retain and enhance existing industrial zoned land, and an additional action will be added to investigate the barriers and opportunities to activating undeveloped land.</p>	
<p>7 2.10 Summary of meeting future demand – the Draft Strategy estimates an additional 20.26 ha of industrial land is needed to meet future demand.</p> <p>Table 13 identifies 13-14 ha of this industrial land would be provided in new industrial areas with the remainder (approximately 6.26-7.26 ha) proposed to be accommodated through enhancement of existing industrial areas and regional supply. The 2.3 ha Shoalhaven Street Precinct is also proposed to be rezoned via a State pathway.</p> <p>The Department considers it prudent to plan for the potential rezoning of the Shoalhaven Street Precinct to ensure there is no net loss of employment land in the LGA.</p> <p>The final Strategy should clarify what “the remainder will be met through the regional supply” means and include additional details/modelling and revised actions to how the up to 9.56 ha of industrial land demand will be met (see also comment No.18). Consider identifying further industrial land beyond what’s in the Draft Strategy to address any shortfall.</p> <p>It is also noted that the site precinct contains a new industrial complex but the strategy is not specific on whether this is to be rezoned or not.</p>	<p>The forecast modelling for commercial and industrial land has been reviewed and revised (see commentary above). The revised draft ELS (draft v2) now identifies sufficient land to meet the forecast demand.</p> <p>The proposed rezoning of the Shoalhaven Street Precinct is expected to result in a net loss of 0.74ha of employment land. Although the rezoning proposal has not been finalised, the draft strategy anticipates this and includes a proposal to rezone part of the Kiama Waste Depot facility to ensure there is no net loss of employment land.</p> <p>The ELS strategically identifies future employment lands, but does not propose to rezone land.</p> <p>Note: the reference to comment 18 is a type and is a reference to comment 8.</p>	<p>The Draft ELS has been updated based on the revised modelling.</p> <p>The Draft ELS has been updated to include an action to consider rezoning the Kiama Waste Depot.</p>
<p>8 2.10 Summary of meeting future demand – it is recommended additional industrial land (at least another 2-3 ha) should be identified in the Bombo Quarry Precinct given its strategic importance, the size of the site/masterplan, to capitalise on locational advantages delivering jobs to service growth areas to the north, and to help account for any deficits in newly identified future industrial land (refer also to comments No 7 and</p>	<p>Agreed. This has been communicated to the proponent group and will be a key outcome of the Master Plan, both in terms of quantum and location.</p>	<p>The draft ELS has been updated to include 3ha of industrial zoned land at Bombo Quarry.</p>

Feedback received		Response	Outcome
	No 17). This will set the expectation for how much industrial land should be delivered in any future masterplan.	The land area required for Bombo Quarry has been updated from 1ha to 3ha.	
9	2.10 Summary of meeting future demand and general comment – similarly, waste management is something that should be considered for future industrial land and how new format industrial sites can support sustainability in this industry. These lands uses need upfront planning to ensure buffer and environmental impacts can be appropriately managed.	This is noted and will be further considered as a potential DCP control.	No change to the draft ELS.
10	2.10 Summary of meeting future demand – the sites identified as Kiama – other and Gerringong – other indicate is demand for 600 m ² and 480 m ² respectively of retail gross floor area (GFA). It is unclear from the Action Plan in Section 4.2 of the Draft Strategy how these enhancements would be achieved. It is suggested additional actions may be warranted to provide certainty in this regard.	<p>This has been revised (decreased) based on the revised modelling.</p> <p>This will also be further considered as part of future DCP / LEP reviews, with consideration given as to how minimum floor areas can be secured in mixed use zones (see for example the Parramatta LEP).</p>	No change to the draft ELS.
11	2.10 Summary of meeting future demand and general comment – some potential employment areas identified for future investigation, such as in Gerringong will need to carefully consider the appropriate employment zoning having regard to the potential for land use conflicts, potential need for buffers and the like to ensure the amenity of adjoining residents is not adversely impacted.	<p>Noted and agreed.</p> <p>The future employment lands have been assessed against the criteria in the draft Statewide Industrial Lands Policy.</p> <p>The site constraints, appropriate zoning and management of land use conflicts will be considered as part of any planning proposal process and site-specific DCP.</p>	No change to the draft ELS.
12	<p>Future employment areas – the Strategy could be strengthened by precinct level mapping to illustrate constraints, transport linkages and opportunities.</p> <p>Constraints such as riparian zones, flooding, servicing and the like should be considered at a high level when identifying future employment areas and the quantum of usable industrial land yielded. This will have</p>	<p>A high level constraints analysis has been undertaken in accordance with the Industrial Lands Action Plan.</p> <p>Detailed constraints analysis will be undertaken as part of precinct plans and planning proposals.</p>	No change to the draft ELS.

Feedback received	Response	Outcome
<p>implications for future required industrial land area calculations (refer to Table 13 on Page 41). Mapping could be more legible by just showing the employment zones on the maps on pages 42 and 43. Hard to discern the employment zonings on the scale provided.</p>	<p>These maps demonstrate connection to M1 and supportive services and are intended to be indicative only.</p>	
<p>13 Priority 1 – prepare a Visitor Economy Strategy after the ‘full suite’ of Vibrancy Reforms (VRs) come into effect. The NSW Government VRs do not have a specific end date as some are longer term projects. Consider providing more information on the intent and scope of a ‘planning framework to guide DAs for licensed premises’ as DPPI is actively working in this space.</p>	<p>The actions have been updated to note that both a Night Time Economy Strategy and Visitor Economy Strategy will be prepared.</p>	<p>The relevant actions under Priority 1 and 2 have been updated.</p>
<p>14 4.2 Action Plan – the action should clearly state the proposed updated Kiama Town Centre Master Plan will provide growth for 5,000 m² of retail and 6,000 m² of commercial GFA to link back to demand requirements identified in Table 14 on Page 41. This is consistent with other actions relating to the Gerringong strategic centre and Jamberoo village centre.</p>	<p>This has been revised (decreased) based on the revised modelling. This will also be further considered as part of future DCP / LEP reviews, with consideration given as to how minimum floor areas can be secured in mixed use zones (see for example the Parramatta LEP) to ensure that we continue to increase the amount of commercial floor space in Kiama and Gerringong Town Centre.</p>	<p>The strategy has been updated with the revised modelling and forecasts.</p>
<p>15 4.2 Action Plan – proposal to permit artisan food and drink industries and creative industries in E1 zones supported in principle. Council should consider the NSW Government’s VRs related to sound from licensed premises and entertainment as part of this to minimise land use conflicts.</p>	<p>Noted. This will be considered as part of actioning this item.</p>	<p>No change to the draft ELS.</p>
<p>16 4.2 Action Plan – it is unclear whether the proposed enhancements will deliver the additional up to 9.56 ha of industrial land needed to meet future demand (refer also to comment 8 above). The final Strategy should include additional details and/or modelling and a clear target metric in the Priority 4 actions to demonstrate how this land will be yielded, referencing Table 13 (Page 41). Consider</p>	<p>This has been addressed above.</p>	<p>No change to draft ELS.</p>

Feedback received		Response	Outcome
	<p>identifying further industrial land beyond what's in the Draft Strategy to address any shortfall.</p> <p>There is only 1.6 ha zoned undeveloped industrial land in Kiama. Consider a short-term priority timeframe for these actions and additional short-term actions to increase employment land supply as a priority.</p>		
17	<p>Various throughout – page 25 – fix-up minor typo in heading; regional supply context - potentially add Kembla Grange, Shellharbour Airport, and Tallawarra as other significant zoned industrial areas also located in the Illawarra region.</p> <p>Page 26 – Figure 5: Forecasting retail demand methodology. Suggest a high resolution image.</p> <p>Page 44 – Section 3 – the priorities. Amend 'Industrial Land Action Plan' to 'Industrial Lands Action Plan'</p>	<p>These comments are noted and the draft ELS has been updated where relevant / possible.</p>	<p>Minor updates made to draft ELS.</p>
<p>Sydney Water</p> <p>Sydney Water is currently undertaking detailed planning studies into potential investment opportunities and servicing strategies to service growth in the Kiama LGA. This study is anticipated for completion by early 2026.</p> <p>Once the study is completed, Sydney Water will be able to provide more detailed advice and requirements for developments in the indicated development sites. Network upgrades are expected to be required for larger developments with staging information required to fully understand what stages can be serviced pre and post upgrade.</p> <p>Developments in sites listed within the ELS should therefore undertake early engagement with Sydney Water via a Feasibility application to ensure water and wastewater servicing will be available to support their development.</p>		<p>These comments are noted.</p> <p>We will continue to work with Sydney Water to ensure that that the water and wastewater servicing is well planned for to support the projected growth in the Kiama LGA.</p> <p>This consultation will be ongoing.</p>	<p>No change to the draft ELS.</p>
<p>Department of Primary Industries and Regional Development (DPIRD)</p> <p>This submission provided comments and suggestions in relation to a wide range of regional development initiatives including:</p>		<p>These comments are noted.</p> <p>Consultation with DPIRD will be ongoing.</p>	<p>No change to the draft ELS.</p>

Feedback received	Response	Outcome
<ul style="list-style-type: none"> • The ELS could benefit from consistency regarding target Industries – e.g. refine to 4-5. • Consider further dialogue with local investors who may have interests in developing Visitor Economy options for the LGA. • There are several quick wins that are broadly referenced in the report-Shellharbour Hospital. • The submission provides suggested connections for regional development. • There are be underutilised employment lands ie Trade Centre in Brown St. • There could be benefit from the top 2 or 3 economic development opportunities being made “shovel ready” with a business case. 		
<p>Transport for NSW (TfNSW)</p> <p>TfNSW is generally supportive of the draft strategy and provides the following comments for Council’s consideration. These relate to specific precincts as well as general Transport priorities:</p> <p><u>Kiama Interchange:</u></p> <p>The proposal for this section is to increase opportunities for commercial and industrial uses. To facilitate this uplift, Council proposes a northbound off-ramp and southbound on-ramp to the Princes Highway, proposing connectivity from Kiama Town Centre to southern areas. TfNSW supports improved access to Kiama CBD however notes that the area proposed has site constraints and existing highway access points. TfNSW also notes a future increase of residential dwellings in the Dales Run / Bombo Quarry area. TfNSW recommends that transport analysis should include both residential and employment land uplifts. Additionally, analysis should include the existing site constraints and access points to fully understand the impact of growth to the transport network. Should the transport analysis identify upgrades are required, Council may wish to consider identifying satisfactory financial arrangements to fund the works.</p> <p><u>Shoalhaven Street Precinct:</u></p> <p>Proposal for this precinct is to re-develop the site into a ‘higher order’ use, with plans to re-locate the Council works depot operations to another location. It is noted that the NSW Government recently announced a state-led rezoning process for a new housing development on this site. TfNSW recommends traffic</p>	<p><u>Kiama Interchange:</u></p> <p>This is noted as a potential opportunity (only) and will be subject to further consideration as part of any development proposal. This would include the feasibility and funding source of any proposed upgrade.</p> <p><u>Shoalhaven Street Precinct:</u></p> <p>The traffic analysis and modelling will be carried out as part of the state led rezoning proposal.</p> <p><u>Active and public transportation:</u></p> <p>This comment is noted ad agreed with. Council will prioritise the need for active and public transport connections.</p> <p><u>5 Sims Road (Lot:40 DP:1230679):</u></p> <p>These comments are noted.</p> <p>Consultation with TfNSW will be ongoing.</p>	<p>No change to the draft ELS.</p>

Feedback received	Response	Outcome
<p>analysis occurs to identify if the proposed uplift in residential dwellings in this area will impact on state road access points.</p> <p><u>Active and public transportation:</u></p> <p>TfNSW supports opportunities to promote strategies to reduce reliance on private car travel and improve transport mode choice. TfNSW encourages Council to consider strategies for active and public transport facilities and connections to support place outcomes and objectives of this strategy. In particular, there are several employment lands proposed that are in proximity to the train station and would benefit from a coordinated state and local government approach.</p> <p><u>5 Sims Road (Lot:40 DP:1230679):</u></p> <p>Following the Notice of Motion and resolution in the October 2025 Council meeting minutes, comments were also provided on this site.</p> <p>TfNSW notes there is an existing access off Belinda Street (an interchange facilitating both north and south movement onto the Princes Highway). The grade separated interchange was not designed to facilitate industrial or commercial use. TfNSW recommends Council identify what type of industry would most likely occur in this area and provide a transport related analysis to identify the impact to the transport network. Noting the above, TfNSW believes that allowing future development of land west of the Princes Highway may encourage further urban sprawl beyond the identified site, resulting in additional pressure on the transport network.</p>		
<p>NSW Department of Climate Change, Energy, the Environment and Water (DCCEE)</p> <p>DCCEE thanks Council for seeking input from the Conservation Programs, Heritage, and Regulation of the NSW Department of Climate Change, Energy, the Environment and Water regarding the Kiama Draft Employment Lands Strategy (ELS), dated 19 August 2025.</p> <p>The draft ELS has been reviewed, and in principle, we are supportive of providing well located employment land supply in infill locations and areas that are less constrained by biodiversity and flooding. The following comments are provided based around specific locations.</p>	<p>These comments are noted.</p> <p>Consultation with DCCEE will be ongoing.</p>	<p>No change to draft ELS.</p>

Feedback received	Response	Outcome
<p>1. <u>Bombo Quarry Precinct</u></p> <p>This precinct is identified as one of the greenfield urban expansion areas. The draft ELS recommends the site is suitable for retail, commercial and industrial employment lands.</p> <p>The Bombo Quarry site has the potential to provide access to larger development footprints on level ground with good access to transport links, especially when compared to West and South Kiama, which feature steeper topography and more environmentally constrained areas. In light of the recently adopted LHS, Council may wish to further consider the mix of proposed future land uses at Bombo Quarry. Including employment land in the quarry precinct will assist to reduce development pressure from future employment uses in less well-located greenfield areas elsewhere. Bombo Quarry offers a long-term solution for Kiama’s employment land needs whereas new residential options are more flexible to topography and being able to integrate with environmental attributes.</p> <p>2. <u>Gerringong Industrial Area</u></p> <p>This area comprises of 2 hectares divided across the railway line, zoned predominantly RU2, with RU1 north of the railway. The draft ELS recommends this site is suitable for new industrial employment lands.</p> <p>While the Gerringong sites are relatively unconstrained in terms of biodiversity, flooding is a known issue and would likely reduce the fuller usage of such lands for employment generating development. Our office is available to provide technical advice on any flooding assessments if required at the scoping proposal stage. The reduced capacity of employment lands in this Gerringong location from flooding issues would mean future investigations would be needed in the medium term for other suitable sites that may have other sensitivities. This highlights the value of revisiting the land use planning for Bombo Quarry as a longer-term employment land solution.</p> <p>In regard to 5 Sims Road which we were also asked to provide comment on, we note Council’s previous consideration of a planning proposal for the site at 5 Sims Road, Gerringong did not proceed. This site, while relatively unconstrained in terms of biodiversity, has multiple easements that would limit the future development footprints.</p>		

Feedback received	Response	Outcome
<p>Endeavour Energy</p> <p>These comments were provided specifically in relation to 5 Sims Road Gerringong (following the Notice of Motion).</p> <p><u>Site Constraints:</u></p> <p>The site is heavily constrained by electrical infrastructure:</p> <ul style="list-style-type: none"> • 33 kV overhead transmission lines. • 11 kV overhead power lines including above and underground. • Additional 11 kV lines (constructed at 22 kV) along Princes Highway frontage with a pole and ground stay (protected under Section 53 of the Electricity Supply Act 1995.). <p><u>Development Implications:</u></p> <ul style="list-style-type: none"> • Relocation or undergrounding of transmission assets is unlikely to be viable. • If rezoned/redeveloped: <ul style="list-style-type: none"> - Existing HV assets may become redundant. - Urban development typically requires underground conductors. - Pole-mounted substation likely lacks capacity for future needs. <p><u>Risk & Management:</u></p> <ul style="list-style-type: none"> • Works within the 33 kV easement must be tightly controlled due to significant safety and network risks. • All encroachments or activities (temporary or permanent) within easements or affecting protected works must be referred to Endeavour Energy Easements Officers for assessment and possible approval. • Approval is conditional and does not guarantee consent for all proposed activities. <p><u>Overall Assessment:</u></p> <ul style="list-style-type: none"> • Site is not ideal for intensive employment/industrial use due to constraints. • Risks can be managed, but network safety and access require detailed planning. 	<p>These comments are noted.</p> <p>Consultation with Endeavour Energy will be ongoing.</p>	<p>No change to draft ELS.</p>