



KAREN RENKEMA-LANG & TEAM

INDEPENDENT YOU'RE IN S.A.F.E. HANDS

S.A.F.E. KIAMA POLICY - HOUSING

KIAMA • MINNAMURRA • GAINSBOROUGH • KIAMA DOWNS • JAMBEROO • GERRINGONG • GERROA • OCTOBER 2021

S.A.F.E. HOUSING FOR EVERYONE

Within the Kiama local government area 'market forces' are determining when, where, and how housing developments take place, resulting in fluctuations in housing availability and/or oversupply.

This has presented challenges for Kiama Council in managing planning outcomes in the best interests of local ratepayers and residents. It has led to parking, traffic and infrastructure requirements lagging behind development with detrimental outcomes for the local community.

The capacity limits of local schools, main thoroughfares, and other infrastructure have already been reached or have been exceeded in some cases. We have also witnessed a decline in the quality of housing and construction, an erosion of local character and heritage, and a marginalisation of the homeless and disadvantaged.

S.A.F.E. Kiama will call for a **Kiama Housing Strategy** that addresses the above via a number of themes.

MONITORING SUPPLY & FUTURE GROWTH

S.A.F.E. Kiama will call for more clarity around monitoring and reporting of land use requirements and housing supply chains so that that our housing needs of the Kiama LGA are fully transparent, easily accessed and that state and local planning authorities can respond to our demands for capacity of infrastructure services (such as schools, roads, highway exit and entry, and utility services).

This will be achieved by a housing strategy that:

- adopts a standardised methodology and tool sets to estimate potential dwelling supply from greenfield, brownfield and infill sites to ensure dwelling number projections provided by the NSW Government can be met but are not over-reached
- includes an assessment of supply and demand for short term rental accommodation in overall dwelling number projections
- introduces Council processes to monitor, publish and periodically update new dwelling numbers that show how Kiama is tracking against projections
- places the onus on developers to demonstrate how proposals and development applications align with the Kiama Housing Strategy, and
- provides easily understood updates on land use supply and demand, expectations for growth from State Government, infrastructure limitations to growth and how Kiama LGA are measured against those metrics.

PRESERVATION OF HERITAGE AND CHARACTER

S.A.F.E. Kiama acknowledges that celebrating and caring for country, heals country and heals us. We are concerned that four permits to destroy Aboriginal heritage sites were issued across NSW *per week* in the first half of the 2020 calendar year. Despite the 100s of thousands of sites across NSW, only about 100 are protected under the NSW Parks and Wildlife Act (as detailed by the Chair of the Aboriginal Land Council).

Kiama has also witnessed the demolition of stately heritage homes within our LGA with little regard for the local charm and character of the town.

S.A.F.E. Kiama will call for a strengthening of controls to protect our heritage by:

- working with local Aboriginal leaders to determine appropriate ways to preserve Aboriginal artifacts and heritage sites within our local government area
- providing incentives for developers to preserve Aboriginal artefacts and heritage sites
- by defining clear town and village boundaries
- by extending the Kiama heritage list to include sites, houses, view scapes and street scapes throughout the local government area
- providing a link on the Kiama Council website to easily allow the public to identify heritage houses and structures, and
- consider a name plate recognition of significant heritage houses.

IMPROVED HOUSING AFFORDABILITY

S.A.F.E. Kiama understands that people from all different walks of life can find themselves without a long term secure place to live. This includes young people who grew up in Kiama as well as those from professions deemed 'essential' during the COVID-19 pandemic; eg nurses, emergency services workers, teachers, cleaners, and supermarket employees. As a community we have taken it for granted that they can keep working even though their personal safety is at risk. Paradoxically these people are becoming increasingly vulnerable to homelessness.

The challenge for many NSW towns and cities, and particularly Kiama, is that the cheapest housing is already fundamentally unaffordable. Pressures to maximise profit from development has resulted in poorly designed tiny dwellings which are still unaffordable because properties are linked to land value instead of the quality of design and construction.

As at the 2016 census, a total of 571 people in Kiama and neighbouring Councils were estimated to be homeless. This included twenty people in the Kiama LGA. **S.A.F.E. Kiama** will call for the Kiama Housing Strategy to include activities and actions to ensure that all members of our community have secure and safe accommodation every night.

S.A.F.E. Kiama will advocate for Kiama Council to work with neighbouring Councils, relevant NSW Government departments, non-government organisations, and local developers to provide appropriate well designed and well-constructed social housing for those in need within our community.

In the first instance we will call for Council to engage directly with Kiama community members to determine the extent of affordable housing needs. **S.A.F.E. Kiama** will investigate how Council land could be used to provide emergency accommodation for the homeless and to address housing stress more broadly. For example, could the old Blue Haven aged care facility have been used to provide temporary relief for people who have become homeless or for those experiencing housing stress?

SHORT TERM RENTAL ACCOMMODATION

Over the past decade we have witnessed a rapid increase in short term rental accommodation across the Kiama local government area.

This has compounded housing affordability as well as the pressures related to local infrastructure as mentioned above. It has also led to significant problems for permanent residents who live in close proximity to short term rental 'party houses'. The Kiama Tourism strategy for promoting year round Tourism opportunities in Kiama will magnify these pressures.

S.A.F.E. Kiama will call for strengthened policies related to short term rental accommodation so that local community members are the primary beneficiaries of short term rentals (rather than investors who don't call Kiama home) and that the negative impacts on local amenity, community cohesion and housing availability are minimised. We will call for policies that clearly define the roles and responsibilities of Council, Council rangers, local police and landlords/real estate agents so that complaints can be quickly and effectively addressed.

In concert with monitoring of supply of dwelling numbers described earlier, we will call for a register of short term rental accommodation in the Kiama local government area to be established and maintained. **S.A.F.E. Kiama** will advocate for the introduction of a levy on short term rentals to cover the additional cost on Council services such as rubbish collection and to contribute in a more concrete way to address housing affordability.

CONTROLS TO IMPROVE QUALITY, STABILITY AND SAFETY OF HOUSING

Building quality of new constructions across NSW over the past 10 to 15 years has deteriorated as detailed in the 2020 NSW Parliamentary report on Regulation of building standards, building quality, and building disputes. As stated in this report: *Although many blame private certification for the collapse of confidence in the industry, it is important to note that the problems in the industry are much deeper and more fundamental and lie in a widespread lack of accountability or regulation.*

In order to ensure this problem is not perpetuated in our municipality, **S.A.F.E. Kiama** will advocate for stronger local controls to be included in key planning documents (such as the local environment and development control plans), and for consistent and fair application of those controls.

Being a coastal settlement, building quality and stability is vital as Kiama LGA is vulnerable to extreme weather events and east coast lows. The cyclones of 2013 and the east coast lows of 2016 and 2020 are recent examples where extensive damage to private dwellings and infrastructure has occurred. **S.A.F.E. Kiama** will also call for flood, coastal, wetlands and river management plans to be kept current, acted on, and monitored for their effectiveness, and where appropriate controls and incentives to be introduced.

For example:

- use of bush fire-resistant materials and designs
- use of light coloured roofing to minimise heat
- use of heat resistant materials in telecommunications or electrical equipment
- use of roofing materials that reduce impacts of hail damage
- ensure housing development does not occur on flood-prone land or land at risk from bushfires and other natural hazards, and
- landscape designs that include native vegetation to minimise flooding/water inundation, fire resistant trees for shade and to reduce indoor temperatures.

S.A.F.E. KIAMA PRIORITIES

S.A.F.E. Kiama priorities that underpin our policy for better housing, a better Kiama LGA & secure promising future are:

1. Ensure Council's financial position is known and understood by all ratepayers, and that Council staff have the skills necessary to develop, monitor and enact a 10 year plan to strengthen Councils economic base.
2. Provide opportunities for diversification of local businesses so that our economic base is resilient and able to provide interesting, well paid and secure job opportunities.
3. Introduce greater transparency and accountability in the way Council conducts its business.
4. Tighten planning and development controls to stop unrestricted urban creep, over development and inappropriate development.
5. Develop and enact a plan to manage our natural environment more responsibly.

MEET THE S.A.F.E. KIAMA CANDIDATES



KAREN RENKEMA-LANG & TEAM



SARAH MARLAN



DAN BALDING



MADELEINE SCARFE



DENIS BALDING

OUR MAIN POLICY IS AVAILABLE HERE

CONTACT US :

SAFEKIAMA@GMAIL.COM

VISIT OUR WEBSITE:

SAFEKIAMA.ORG

FOLLOW US:

INSTAGRAM & FACEBOOK @SAFEKIAMA

VOTE FOR US:

PRE-POLL 22 NOV-3 DEC, ELECTION DAY 4 DEC 2021

Authorised by Karen Renkema-Lang for the S.A.F.E. Kiama Team, 4/20 Dido Street, Kiama 2533