

Frequently asked questions

Kiama Depot

November 2025

This document answers frequently asked questions about the Kiama Depot Rezoning Proposal currently on exhibition.

Where is the site located?

Kiama Depot is a 2-hectare (ha) site that is currently owned and operated by Kiama Municipal Council (Council) and used as a depot.

With entry points from Belvedere and Shoalhaven Streets, the site is well connected to public transport, located within 350 metres of the Kiama train station and serviced by existing bus routes.



Figure 1: Aerial view of Kiama Depot as shown in the red outline.

What is the Department proposing?

The Department of Planning, Housing and Infrastructure (the Department) is proposing to amend the *Kiama Local Environmental Plan (LEP) 2011* to rezone Kiama Depot to allow new and well-located homes within walking distance of the Kiama town centre, surf beach and railway station.

Key features of the Rezoning Proposal include:

- approximately 450 new homes, including 10% dedicated to affordable housing
 - inclusive and diverse housing options
 - building heights between 6 and 8 storeys (22m and 30m)
 - about 600 parking spaces for residents and visitors
 - opportunities to improve active transport options, such as walking and cycling.
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What is the planning process?

The Department is leading the rezoning process under the State Significant Rezoning Policy. The policy aims to shorten the rezoning timeframe to better meet the housing needs of NSW's growing population.

If the Rezoning Proposal is approved, the planning controls will be implemented through a self-repealing State Environmental Planning Policy (SEPP) made under the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. The SEPP will amend relevant controls within the *Kiama LEP 2011*.

What is affordable housing?

Affordable housing supports social equity, a diverse labour market, and economic growth. It is rental housing for low to moderate income households and is open to a broader range of household incomes than social housing.

What is the relationship between the Department and Council?

As the site is a Council owned site, the Department has worked closely with Council throughout the planning process. During exhibition, Council will provide further feedback through a formal submission, and the Department will continue to engage with them to finalise the plans.

How will the site be remediated?

As the site has two existing former Gasworks buildings that are no longer in use, it will need to be remediated before development can begin. This process will include how we consider the locally listed heritage items on the site as well as flood and stormwater mitigation measures.

What is the proposed new height of buildings and floor space ratio?

The *Kiama LEP 2011* currently permits industrial development up to 3 storeys (11m) across the site. The proposal would allow for residential buildings between 6 and 8 storeys (22m and 30m).

The Department has completed detailed studies to make sure development considers appropriate setback and minimises impacts to views and overshadowing.

The current maximum floor space ratio (FSR) on the site is 0.9:1. To align with the Urban Design Report, the proposal would amend the *Kiama LEP 2011* to increase the permitted FSR to 2.2:1. As part

of the design process, an investigation has been completed and confirmed that the site can accommodate this increase without impacting on surrounding properties.

How can I learn more about the proposal?

We encourage you to come and meet our planners to discuss the proposal. In person drop-in sessions will be held during exhibition for community members who want more information.

Table 1: Details for drop-in sessions

Date	Time	Location
11/11/2025	Anytime between 1:00pm and 4:00pm	Joyce Wheatley Community Centre
12/11/2025	Anytime between 3:00pm and 6:00pm	Kiama Farmers Markets
13/11/2022	Anytime between 9:00am and 11:00am	Joyce Wheatley Community Centre

How can I have my say?

Community feedback received during exhibition helps shape the final plan. Submit your feedback at the NSW Planning Portal before 5pm 3 December 2025.

<https://www.planningportal.nsw.gov.au/kiama-depot>

What happens next?

Feedback received during exhibition will inform the finalisation of the proposal.

The proposal is expected to be finalised in mid-2026.

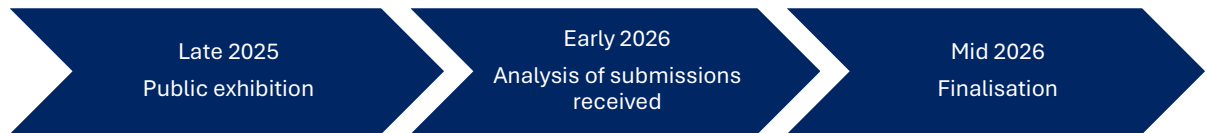


Figure 2: Flow chart showing key project milestones.

Contact us

For more information contact 1300 305 695 or email rezoning.pathways@dpie.nsw.gov.au.