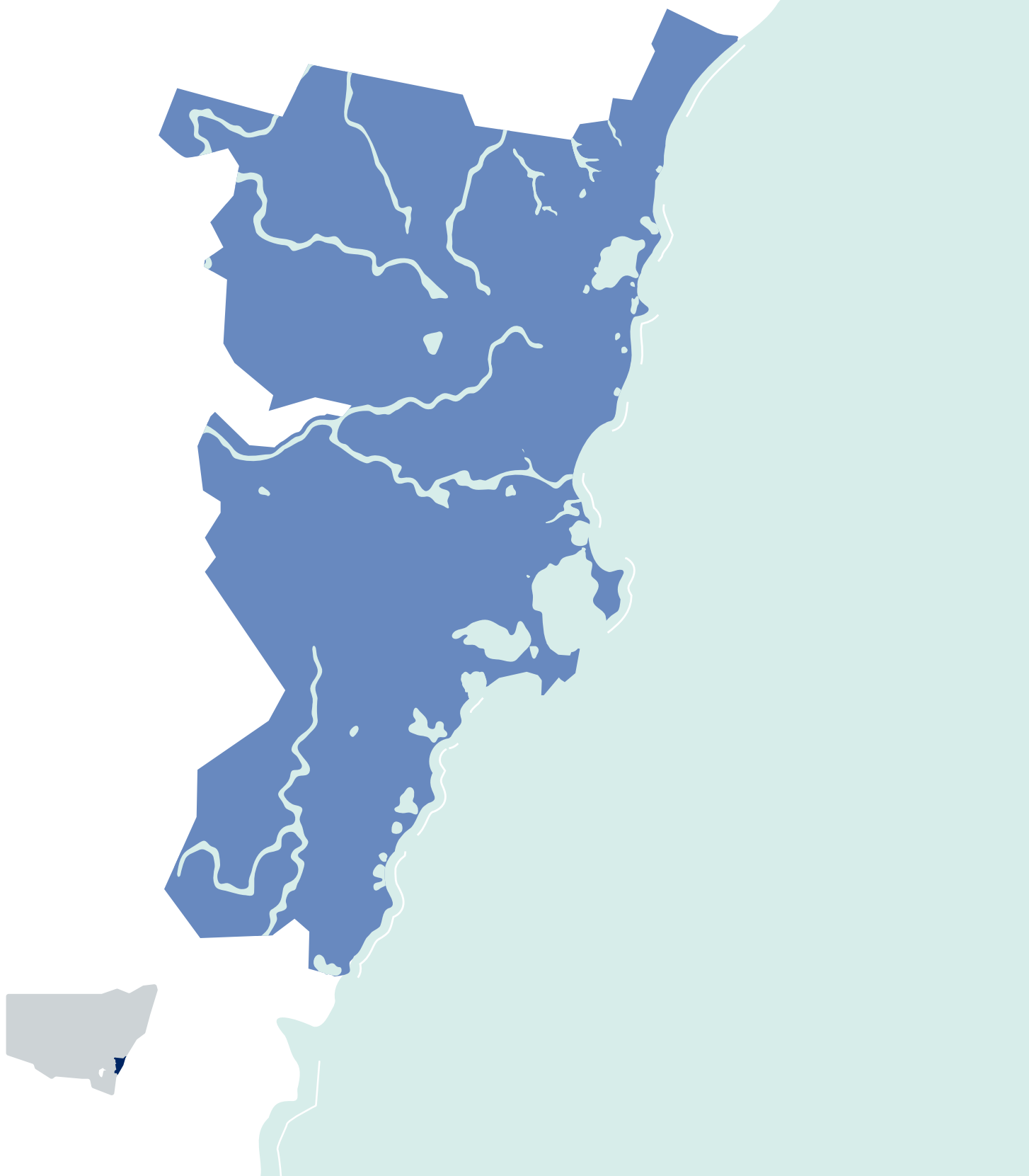


Appendix A: Local Government Narratives

The Illawarra Shoalhaven Plan

July 2026





Acknowledgement of Country

The NSW Department of Planning, Housing and Infrastructure recognises that, as part of the world's oldest living culture, Aboriginal and Torres Strait Islander peoples share a unique bond and custodianship of Country — forged through thousands of years travelling across lands and waterways for ceremony, religion, trading and seasonal migration.

Aboriginal and Torres Strait Islander people are the first peoples of Australia. Until the arrival of settlers, the economy was sustainable, threatened only by natural hazards that were met with resilience gained from generations of life on Country. The Aboriginal economy was tied to the land that provided spiritual, cultural and physical sustenance.

Land in the Illawarra Shoalhaven is of cultural and spiritual significance to the Dharawal, Gundungurra and Yuin nations, encompassing the various language and family groups who have lived and cared for this land for more than 65,000 years.

We will establish meaningful and collaborative relationships with Aboriginal people. We will shift our focus to a Country-centred approach, respecting, recognising and empowering Aboriginal knowledge in planning processes at a strategic level.

We show our respect for Elders past, present and future through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people feel included socially, culturally and economically.

We commit to helping support the health and wellbeing of Country by valuing, respecting, and being guided by Aboriginal people, who know that if we care for Country — it will care for us.¹

We acknowledge that further work is required to reflect how we care for Country and ensure Aboriginal people hold a strong voice in shaping the future for Aboriginal and non-Aboriginal communities.

Artwork by Kyara Fernando, Dunghutti (Dhanggati) artist.

Published by NSW Department of Planning,
Housing and Infrastructure

Appendix A: Local Government Narratives for
The Illawarra Shoalhaven Plan

Version: Draft for public exhibition

First published: July 2026

This document is a draft document and will be subject to the outcomes of a public exhibition.

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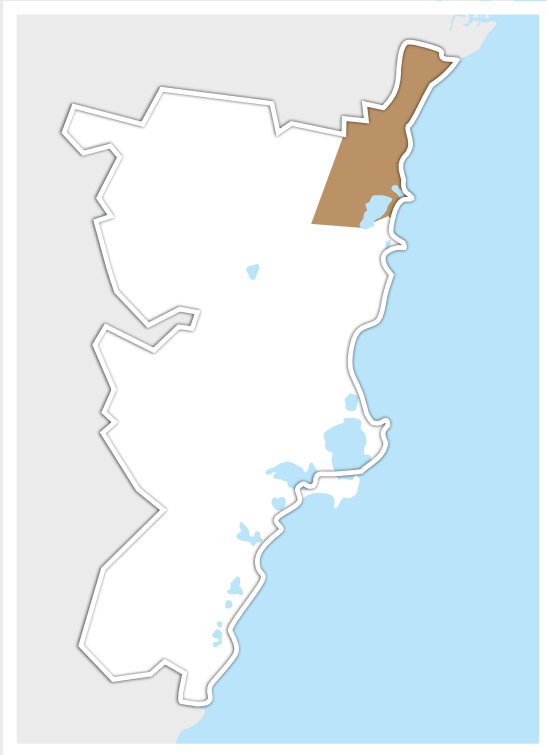
Introduction

Local government narratives set out the local context to the region's places. They provide a summary for each Council area of the housing and jobs needs as well as how the urban growth area has been applied across the region.

This draft mapping in this section has been produced to support the draft Illawarra Shoalhaven plan and should not be relied upon for any other purpose prior to finalisation. Assurance and validation processes have been implemented to promote map accuracy, however the Department acknowledges that the mapping may contain errors.

The mapping will be updated prior to finalisation of the Plan to correct errors and omissions identified during the exhibition and review process. We encourage feedback on the accuracy of this mapping as part of the exhibition.

Wollongong



Resident population 2026

233,524

Resident population 2046

303,749

Current number of homes

97,077

Average household size

2.42

Current number of jobs

109,700

Primary employment sectors

1. Manufacturing and production
 2. Health
 3. Business services
-

Size

684.3 km²

Overview

Wollongong is the economic, cultural and administrative centre of the Illawarra Shoalhaven Region. Part of Dharawal Country, the LGA extends from the Illawarra escarpment to the coastline, with a landscape defined by its strong “mountains to sea” relationship.

Wollongong is positioned strategically between Sydney and southern regional NSW, functioning as a gateway with strong economic and transport linkages to Sydney and south west Sydney, while also anchoring regional growth. The LGA hosts strategically important assets including the port of Port Kembla, University of Wollongong, major health precincts, and regional cultural and entertainment facilities.

Historically shaped by heavy industry, coal mining and steel manufacturing, Wollongong has undergone significant economic transformation. It is now characterised by a diversified and evolving economy, with strengths in health care, education, research, advanced manufacturing, professional services and emerging clean energy industries.

The LGA provides new housing in the region through infill housing and high rise in the Wollongong City Centre and Transport Oriented Development in Corrimal, Dapto and North Wollongong, as well as greenfield areas in West Dapto.

The LGA's identity is closely tied to its natural assets, including the coastline, beaches, Lake Illawarra and the Illawarra escarpment, which underpin both liveability and the visitor economy. These environmental features also present considerations for future growth, particularly in relation to natural hazards such as flooding, bushfire and coastal erosion. The western half of the LGA is protected as part of Sydney's Drinking Water Catchment area.

Wollongong has emerged as one of the State's major international events locations of choice and is strengthened by its CBD accommodation offering, including 5 Star Hotel opportunities to further attract major events.

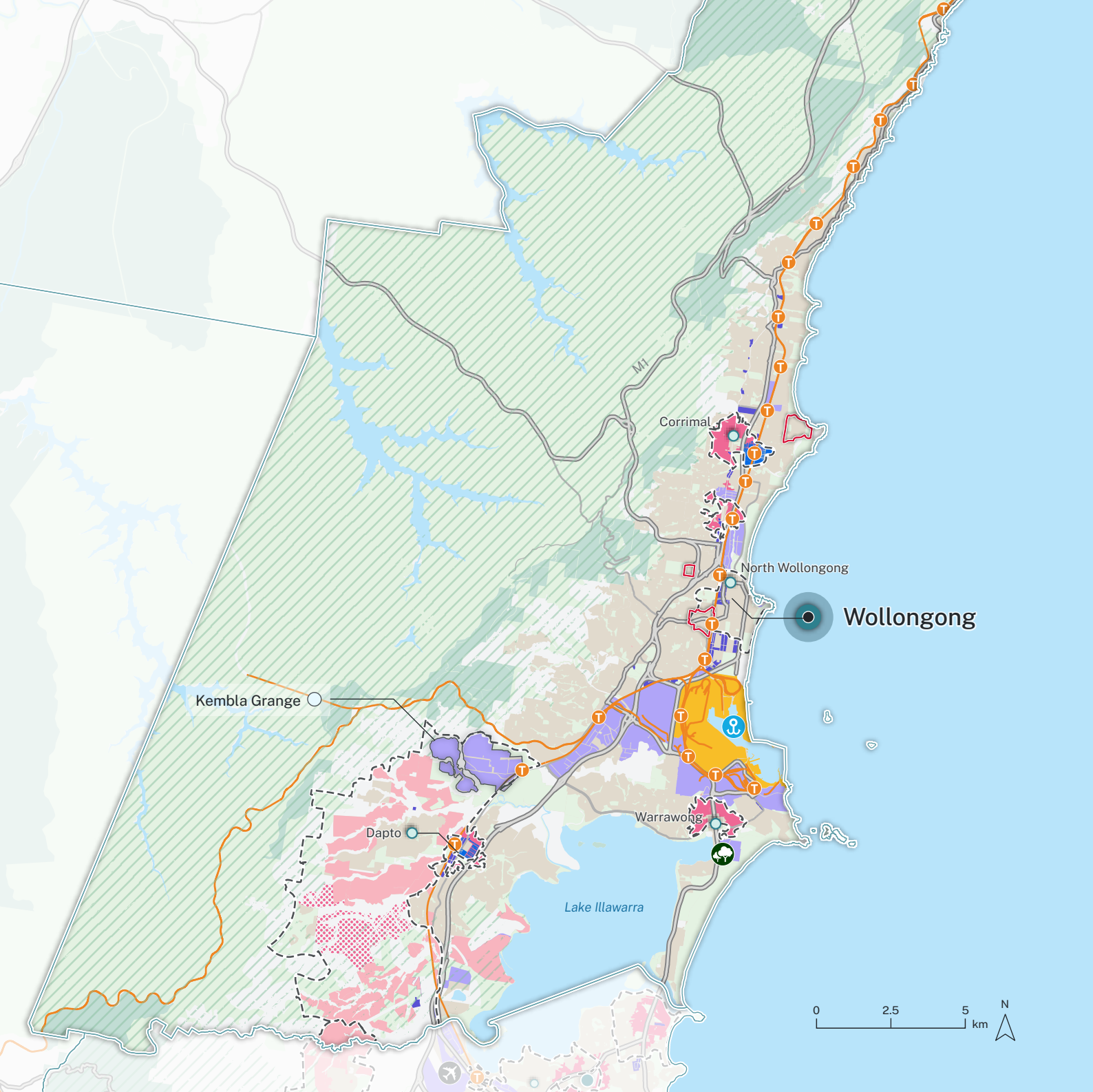


Figure 1: LGA snapshot – Wollongong



Statewide priorities

Aboriginal Outcomes



- Incorporate Dharawal culture, heritage and knowledge into all planning and development aspects across the LGA, with specific attention to culturally significant coastal, escarpment and waterway landscapes.
- Strengthen partnerships with local Aboriginal communities through co-design processes in planning, and environmental management.

Housing



- Support higher density housing in and around Wollongong CBD and other strategic centres to increase choice and affordability.
- Encourage infill and diverse housing types in well serviced suburbs near transport and centres, while managing impacts on local character and infrastructure capacity.
- Accommodate the majority of new housing growth in West Dapto Urban Release Area, supported by staged infrastructure and services.
- Balance housing delivery with environmental constraints, particularly around Lake Illawarra, flood prone catchments, bushfire affected areas and escarpment lands.

Prosperous



- Strengthen Wollongong City Centre as the region's civic, commercial, health, education and innovation.
- Support economic diversification through tourism, creative industries and the night-time economy.
- Support industrial and port related employment growth in Port Kembla, including freight, clean energy and advanced manufacturing opportunities.
- Protect and manage employment land across the LGA, including West Dapto employment areas and established industrial precincts.
- Reinforce local centres (e.g. Thirroul, Dapto) as places for local jobs, services and economic activity.

Connected



- Improve connections to Sydney and South-West Sydney via the M1 and South Coast rail lines.
- Expand walking and cycling networks connecting centres, schools, beaches and open spaces, including along Lake Illawarra and coastal corridors.
- Integrate land use planning with public transport investment to reduce car dependency, especially in growth and higher density areas.

Resilient



- Limit inappropriate development in high risk locations while supporting adaptation and mitigation measures in established communities.
- Protect biodiversity corridors linking the Escarpment, waterways and coastal areas.
- Ensure new development, particularly in West Dapto and infill areas, is designed to manage heat, water and energy demand.
- Undertake ongoing climate action to transition to a low-carbon economy and achieve net zero emissions by 2050.

Liveable



- Improve access to public spaces and the public domain in Wollongong City Centre and local centres to support social life and wellbeing.
- Maintain the unique landscape character of Escarpment, beachside and village communities while accommodating change.
- Provide equitable access to open space, recreation and community infrastructure.

Coordinated



- Coordinate land use planning with infrastructure delivery programs to ensure growth areas such as West Dapto are supported by timely transport, utilities and social infrastructure.
- Sequence development with infrastructure capacity, high liveability standards and environmental constraints.

Jobs guidance

Wollongong accounts for 50 percent of jobs in the Illawarra Shoalhaven region. Job numbers will continue to increase from substantial investment in development in Wollongong City Centre, the port of Port Kembla and as strategic relationships grow with south west Sydney. In 2024, 59 percent of the LGA's jobs were located in State and regionally significant industrial land, and Wollongong City Centre; this will increase to 66 percent in 2046.

Most jobs growth in the next 20 years is anticipated to be in the health sector, manufacturing and production and technology and communication. This reflects significant health and education in Wollongong, Shellharbour and Nowra.

Table 1: Employment categories

Employment Category	Estimated current jobs	Jobs growth for the next 20 years	Overall change
Arts and recreation	10,500	13,950	3,450
Business services	15,350	19,450	4,100
Industrial and resource intensive	7,750	10,800	3,050
Manufacturing and production	21,600	29,600	8,050
Education and training	11,150	14,750	3,600
Health	21,000	38,700	17,700
Technology and communications	7,900	10,800	2,900
Retail	14,450	22,250	7,750

Table 2: Precinct specific guidance

Precinct	Estimated current jobs	Jobs growth for the next 20 years	Total increase
Overall Wollongong LGA	109,700	160,300	+50,600
Wollongong City Centre	33,000	58,000	+25,000
Port Kembla Industrial Lands (State Significant Precinct)	7,276	11,383	+4,107
Port Kembla Surrounds (Regionally Significant Industrial Precinct)	4,194	26,844	+22,857
Kembla Grange (Regionally Significant Industrial Precinct)	571	1,598	+1,027

Housing guidance

Note: This section will be updated following public exhibition to incorporate feedback from stakeholders, research into market feasibility and development of the regional prioritisation framework.

A NSW Housing Accord target is set for Wollongong to build 9,200 new homes by mid-2029.

Planning Portal data indicates that there are enough approved homes or proposals in the assessment process to meet the 5-year target.

Development take up in locations at West Dapto, as well as increasing capacity for new dwellings in Wollongong City Centre, alongside Transport Oriented Development at Corrimal, Dapto and North

Wollongong will provide further opportunities to meet this target. Current planning controls in these locations provide sufficient planning capacity available to meet the 5-year housing targets.

Priority areas

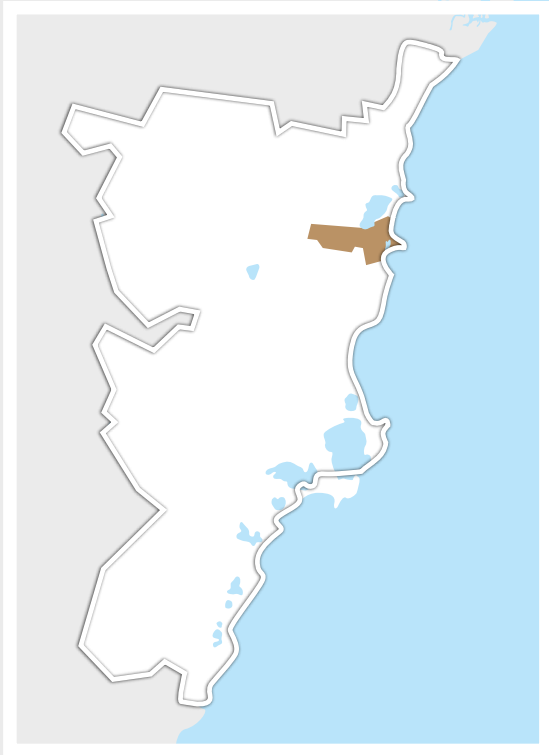
Within the LGA, Wollongong City Centre, West Dapto and Warrawong are identified as priority areas for additional housing. Application of Transport Oriented Development and the Low-and Mid-Rise Housing Policies will continue to increase feasibility in other priority areas.

These areas have a range of dwellings in the pipeline that are being planned for, being built or requires resolution of biodiversity assessments or infrastructure delivery.

North Wollongong



Shellharbour



Resident population 2026
84,909

Resident population 2046
117,926

Current number of homes
32,813

Average household size
2.53

Current number of jobs
26,600

Primary employment sectors
1. Health
2. Retail
3. Manufacturing and production

Size
147.42 km²

Overview

Located just 100kms from Sydney, the Shellharbour LGA situated on the coastal plain between the Illawarra Escarpment and the Tasman Sea. The LGA is 28 percent rural, with national parks and reserves offering additional green open space including Blackbutt Forest and the southern shores of Lake Illawarra.

The land is part of Dharawal Country, traditionally cared for by the Wodi Wodi people, who have maintained strong cultural, spiritual and economic connections to the land, waterways and coastal environments for thousands of years. This enduring relationship with Country continues to shape the identity and cultural significance of the area today.

Shellharbour is experiencing strong population growth driven by its attractive lifestyle, proximity to Wollongong and Sydney, and expanding economic opportunities. Shellharbour comprises a network of centres including Shellharbour City Centre, Albion Park, Warilla, Oak Flats and Shell Cove, each providing a mix of retail, employment, and businesses and public facilities.

Shellharbour is characterised by significant natural assets, including Lake Illawarra, coastal beaches, wetlands, and national parks, which contribute to both its liveability and environmental value. However, these features also present planning constraints such as flooding, bushfire risk and biodiversity considerations that must be carefully managed.

Economically, Shellharbour has evolved from an agriculturally based economy into a more diversified economy, with key sectors including healthcare, construction, retail and tourism. Its role within the Illawarra Shoalhaven region continues to strengthen as a regional city supporting employment, housing growth and lifestyle opportunities.

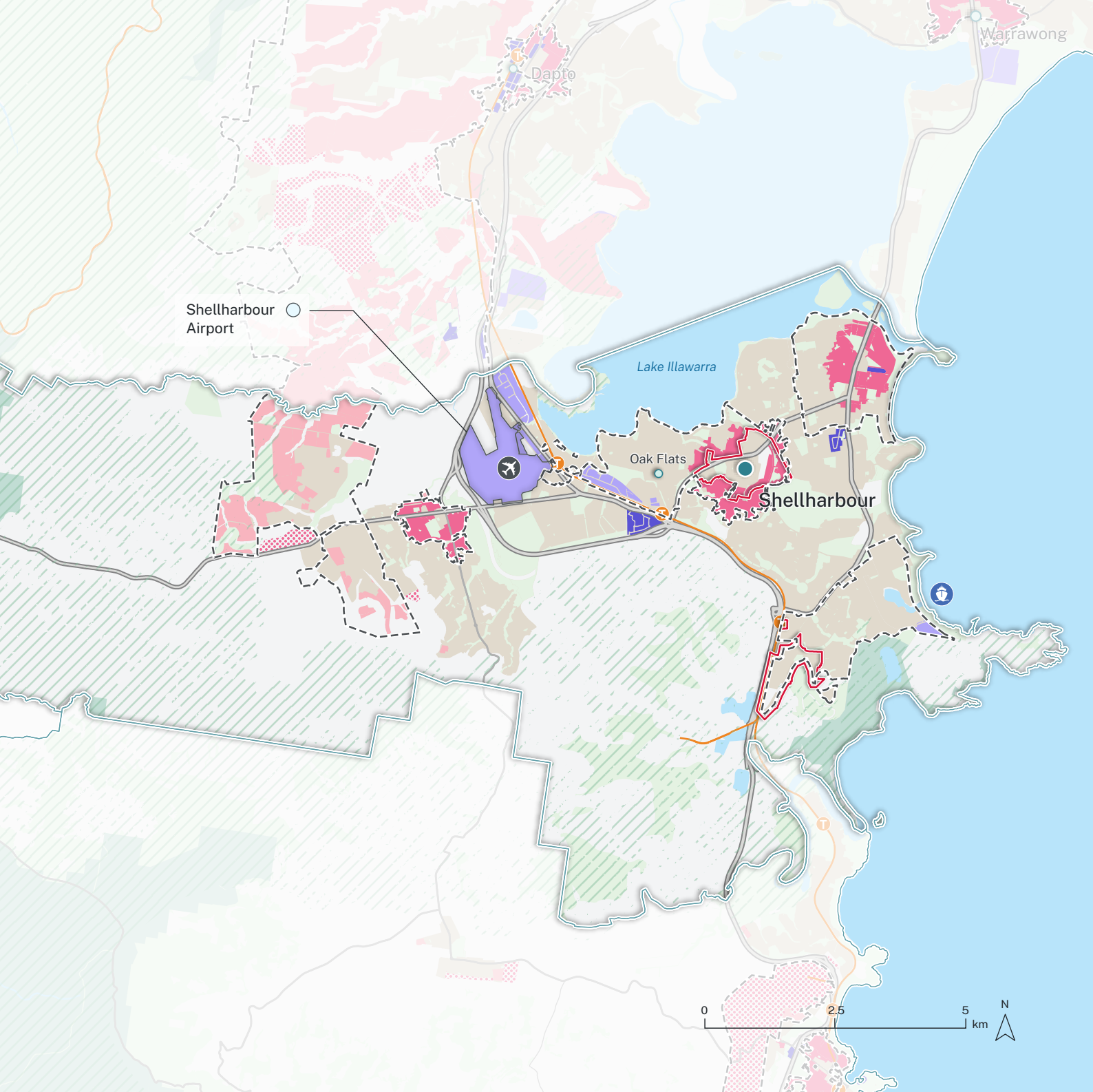


Figure 2: LGA snapshot – Shellharbour

Statewide priorities

Aboriginal Outcomes



- Embed 'Connecting with Country' principles into all planning and design processes, ensuring Aboriginal cultural values, knowledge and custodianship are reflected in land use decisions and place-making outcomes.
- Strengthen co-design partnerships with local Aboriginal communities, particularly in major growth areas and precinct planning (e.g. Calderwood and Shell Cove), to ensure culturally appropriate development outcomes.
- Incorporate cultural landscapes (coastal middens, campsites, waterways) into planning frameworks to strengthen recognition of Country across the urban and natural environment.

Housing



- Increase housing diversity, including smaller dwellings, medium and higher density housing and adaptable housing to meet changing demographic needs.
- Prioritise infill and medium-density development within and near existing centres to reduce reliance on greenfield expansion.

Prosperous



- Strengthen Shellharbour City Centre as the primary economic, cultural and employment hub of the LGA.
- Leverage key employment precincts including the Shellharbour Hospital, Shell Cove Marina and Shellharbour Airport to drive jobs growth.
- Support growth in key industries including health care, construction and retail, tourism, education and training, aviation and emerging industries.
- Expand the visitor economy, building on approximately \$473 million in tourism output.

Connected



- Improve connectivity to Sydney and regional centres via the M1 Motorway, Princes Highway and South Coast rail line.
- Deliver integrated land use and transport planning along key corridors such as the East Lake Illawarra corridor.
- Expand walking and cycling infrastructure to connect growing areas to established jobs in centres and industrial lands such as Shellharbour Airport.

Resilient



- Protect key environmental assets including Lake Illawarra, coastal systems, wetlands, bushland and biodiversity corridors.
- Address natural hazards such as flooding, bushfire and coastal risks through strategic land use planning.
- Transition toward net zero emissions through urban greening, emissions reduction strategies and sustainable development.
- Support the regional goal of achieving net zero emissions by 2050.

Liveable



- Strengthen vibrancy in town centres such as Shellharbour City Centre, Warilla and Albion Park.
- Promote high-quality urban design and place-making outcomes that reflect local character.

Coordinated



- Align housing growth with infrastructure delivery, including transport, utilities and community services.
- Focus growth within priority areas such as Calderwood, Shell Cove, the City Centre and the Hospital precinct.

Jobs guidance

Shellharbour contains 12 percent of jobs in the Illawarra Shoalhaven region. Job numbers are expected to continue rising in response to substantial investment in infrastructure, including upgrades at Shellharbour Airport and the surrounding business park. Activation of the Shellcove Business Park and waterfront precinct will drive commercial and tourism-related opportunities.

In 2024, 5 percent of the LGA's jobs were located in regionally significant industrial land; this is expected to double by 2046.

Jobs growth across the next 20 years is anticipated to be in the health, manufacturing and production and retail sectors, reflecting the influence of major projects in the region, such as the new Shellharbour Hospital and investment in Port Kembla in the neighbouring Wollongong LGA.

Table 3: Employment categories

Employment Category	Estimated current jobs	Jobs growth for the next 20 years	Overall change
Arts and recreation	2,600	3,450	850
Business services	3,400	4,850	1,450
Industrial and resource intensive	1,250	2,000	750
Manufacturing and production	5,000	7,600	2,550
Education and training	2,800	4,300	1,500
Health	5,300	9,700	4,400
Technology and communications	1200	2,000	800
Retail	5,050	6,900	1,850

Table 4: Precinct specific guidance

Precinct	Estimated current jobs	Jobs growth for the next 20 years	Total increase
Overall Shellharbour LGA	26,600	40,750	+14,150
Shellharbour Airport (Regionally significant industrial land)	406	3,406	+3000
Shellcove Business Park (Regionally significant industrial land)	104	138	+34

Housing guidance

Note: This section will be updated following public exhibition to incorporate feedback from stakeholders, research into market feasibility and development of the regional prioritisation framework.

A NSW Housing Accord target is set for Shellharbour to build 3,800 new homes by mid-2029.

Research shows that there are enough homes forecast for delivery in this period, with attention needed to the LGAs long term housing needs (15-20 and 20+ years).

Updates to local strategies will guide where these homes are located, consistent with the strategic outcomes of this Plan.

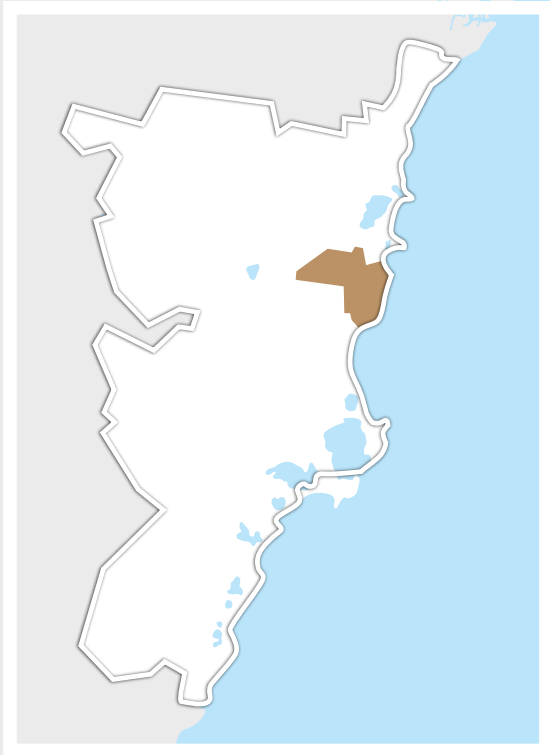
Priority areas

Within the LGA, Shellharbour City Centre, Oak Flats, Albion Park and Warilla are identified as priority areas for additional housing, alongside greenfield locations at Calderwood and Shellcove.

Ensuring planning controls in infill locations reflect feasible planning capacity will ensure there is greater diversity of housing available in the LGA that can be built. This includes exploring the overall feasible capacity of the East Lake Illawarra Corridor for additional infill development. In addition, consistent roll out and sequencing of greenfield areas will support consistent housing delivery.



Kiama



Resident population 2026
23,530

Resident population 2046
25,806

Current number of homes
11,392

Average household size
2.44

Current number of jobs
8,100

Primary employment sectors

1. Manufacturing and production
2. Arts and recreation
3. Business services

Size
257.66 km²

Overview

Kiama is located on the NSW South Coast, approximately 120 kilometres south of Sydney. The LGA includes the key centres of Kiama and Gerringong, along with smaller villages such as Jamberoo, Gerroa and Minnamurra.

The area is located on the traditional lands of the Wodi Wodi people of the Dharawal Nation, who maintain a deep and ongoing cultural connection to the land, waterways and coastal environments. This connection to Country remains an important part of Kiama's identity and is increasingly recognised in local and regional planning.

The LGA is defined by its high-quality natural environment, with over 60 percent of land comprising environmental areas, including the Illawarra escarpment, coastal landscapes, wetlands and nationally significant biodiversity assets. This natural setting underpins Kiama's strong identity as a coastal and rural lifestyle destination, attracting both visitors and new residents seeking amenity, scenic quality and community character.

Kiama plays a distinct role within the region as a tourism-based economy, with a strong construction and health workforce with strong commuting links to Shellharbour and Wollongong. The settlement pattern is characterised by low-density coastal towns and rural landscapes, with a strong emphasis on maintaining the distinction between towns, villages and agricultural land.

Housing needs are changing across the LGA, with more housing now being planned for. Future growth will consider environmental limitations, natural hazards and infrastructure planning required to service these new communities. This requires a balanced and place-based planning approach that supports modest population and housing growth while protecting the unique qualities that define Kiama's identity and liveability.

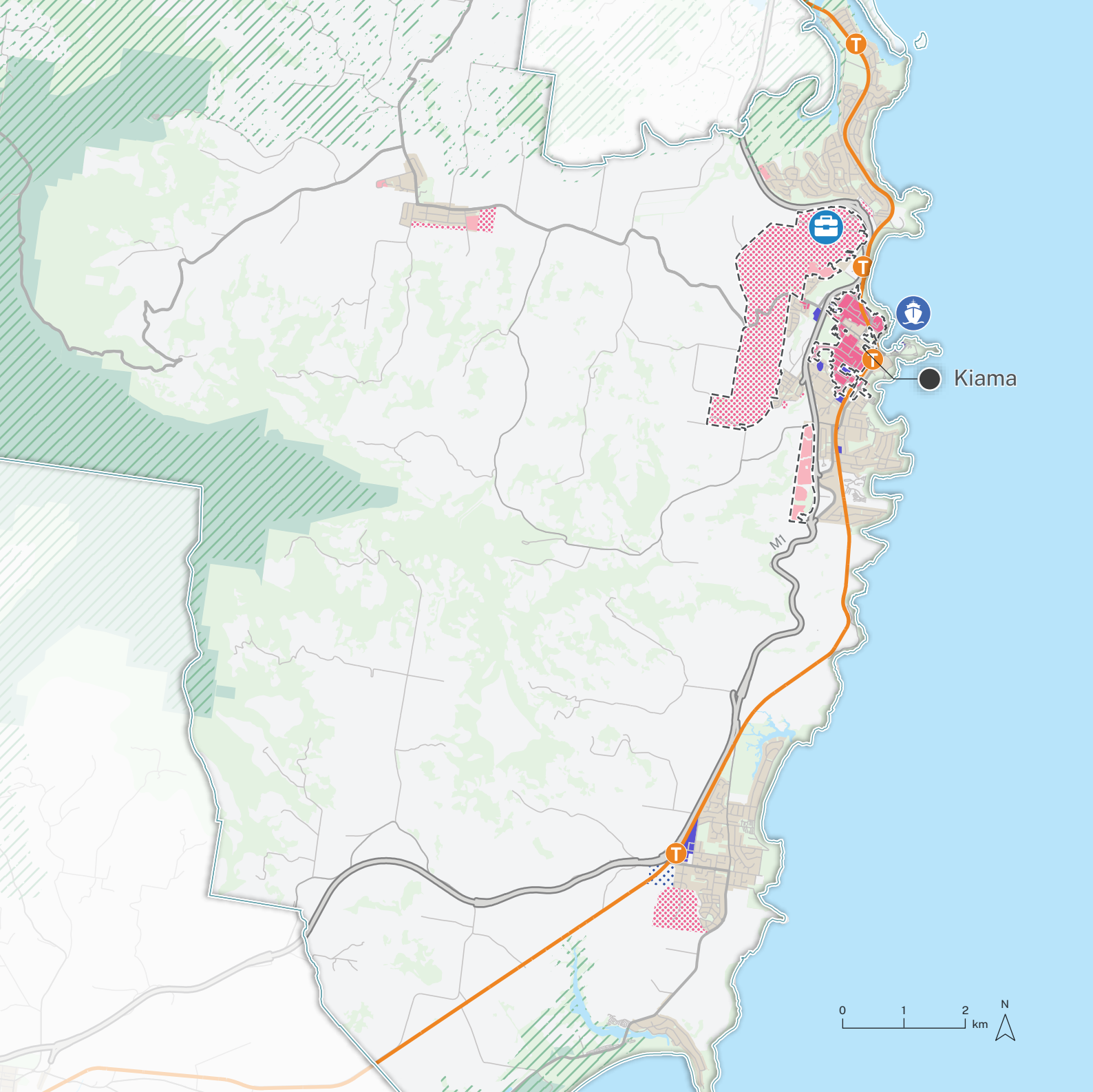
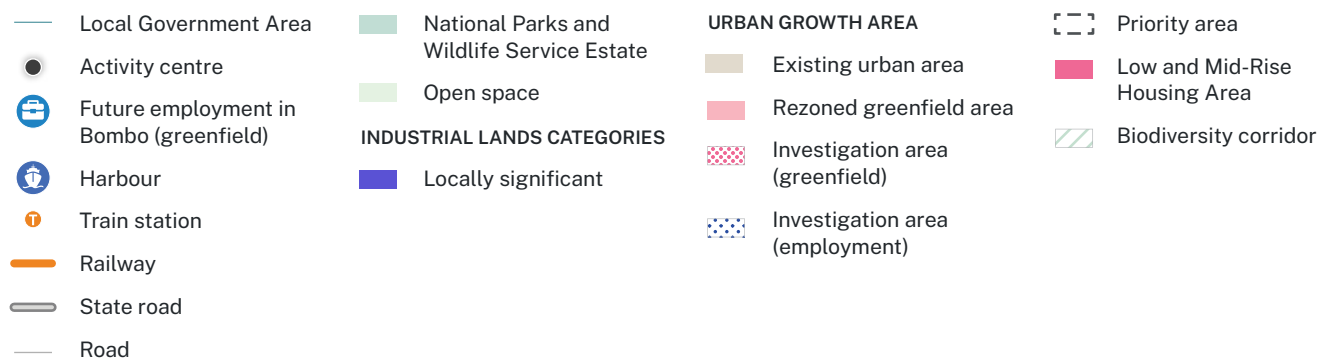


Figure 3: LGA snapshot – Kiama



Statewide priorities

Aboriginal Outcomes



- Embed 'Connecting with Country' principles into local planning frameworks to ensure Aboriginal cultural values, knowledge systems and custodianship are reflected in land use, urban design and environmental management.
- Build on the strong relationships with Aboriginal communities and work with Native Title Claim delegates to support co-design processes in planning, interpretation and protection of significant sites.
- Recognise and protect Aboriginal cultural landscapes, including waterways, coastal areas and escarpment lands that hold ongoing cultural and spiritual significance.

Housing



- Plan for enough zoned and serviced land supply consistent with the Local Housing Strategy to meet long term housing needs.
- Plan for infill development within Kiama and Gerringong centres, enabling medium density housing while maintaining local character.
- Increase housing diversity by facilitating smaller dwellings, adaptable housing and seniors living, responding to an ageing population.
- Address housing affordability and key worker housing shortages through planning mechanisms, partnerships and potential affordable housing contributions.

Prosperous



- Plan for enough employment floorspace in centres and business precincts to meet jobs targets.
- Plan for more industrial land in greenfield investigation areas to leverage industry growth in neighbouring LGAs, such as health care, construction and defence, as well as in new industries such as renewable energy and waste.
- Strengthen and diversify the visitor economy, building on Kiama's natural assets while balancing tourism growth with local amenity and infrastructure capacity.

Connected



- Work with the NSW Government to enhance regional connectivity via the Princes Highway and South Coast Rail Line, supporting access to jobs, education and services across the Illawarra Shoalhaven.
- Maximise land use capacity in areas serviced by public transport, addressing current limitations and reducing reliance on private vehicles.

Resilient



- Manage risks associated with bushfire, flooding, coastal erosion and sea level rise, ensuring new development is resilient and appropriately located.
- Protect and grow value added agricultural lands, resource areas and related manufacturing industries, supporting local jobs.

Liveable



- Maintain and enhance local character, heritage and village identity, ensuring development respects the scale and form of existing towns.
- Grow the diversity of land uses in centres such as Kiama and Gerringong to provide services, retail, cultural activities and employment opportunities, enhancing day-to-day liveability.
- Support place-based planning and high-quality urban design, creating attractive, safe and vibrant public domains.

Coordinated



- Work with infrastructure providers to ensure housing and population growth is sequenced with infrastructure delivery, including transport, water, schools and health services.
- Work with infrastructure providers to ensure enabling infrastructure network capacity meets and addresses the current and future needs of the LGA's population.

Jobs guidance

Kiama contains a relatively smaller share of jobs within the Illawarra Shoalhaven region, reflecting its smaller population and service-oriented economy. Employment in the area is expected to grow, particularly in the manufacturing and production, retail and health sectors, driven by population growth, aging demographics and expanding local services.

In 2024, 44 percent of the LGA's jobs were located in and around Kiama Town Centre. This is driven by population growth and the rising demand for local services and supported by strong connections to the wider Illawarra Shoalhaven labour market.

Nearby employment growth in Wollongong and Shellharbour provide accessible job opportunities enabling Kiama residents to participate in a broader regional economy. Investment in new large scale industrial land will see these numbers increase organically, but planning is needed to ensure suitable land is provided to support targeted industries.

Table 5: Employment categories

Employment Category	Estimated current jobs	Jobs growth for the next 20 years	Overall change
Arts and recreation	1,550	2,250	650
Business services	1,150	1,600	450
Industrial and resource intensive	500	600	100
Manufacturing and production	1,500	2,150	650
Education and training	650	1,000	300
Health	1,000	1,650	650
Technology and communications	750	1,150	400
Retail	1,050	1,450	400

Table 6: Precinct specific guidance

Precinct	Estimated current jobs	Jobs growth for the next 20 years	Total increase
Overall Kiama LGA	8,100	11,900	+3,600

Housing guidance

Note: This section will be updated following public exhibition to incorporate feedback from stakeholders, research into market feasibility and development of the regional prioritisation framework.

A NSW Housing Accord target is set for Kiama to build 900 new homes by mid-2029.

Preliminary research shows that there are not enough homes forecast for delivery in this period and efforts need to be focused on prioritising areas that are ready for development and are already serviced by infrastructure.

Kiama's recently updated Local Housing Strategy sets out the housing pipeline for the LGA. Structure planning for the West Kiama Urban Release Area will guide how new dwellings come online into the long term in greenfield locations, with infill areas prioritised to cater for short term growth.

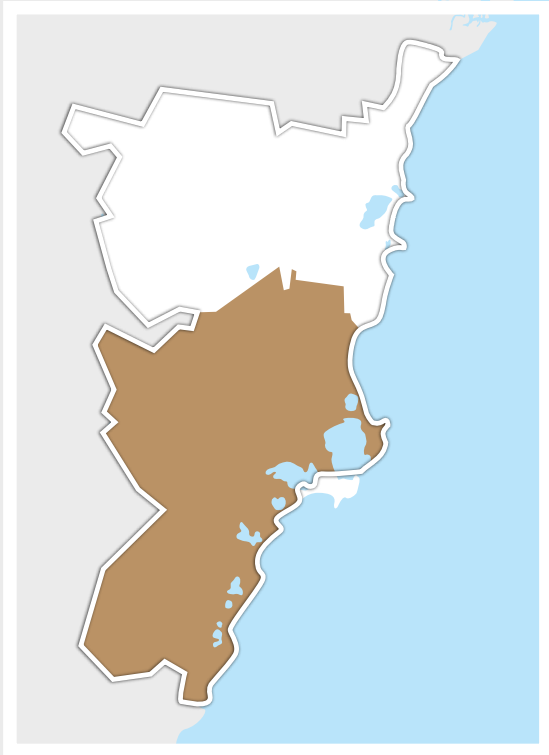
Priority areas

Within the LGA, Kiama Town Centre and the West Kiama Urban Release Area are identified as priority locations for additional housing, with further infill capacity available in Gerringong.

Majority of land in the housing pipeline requires clear infrastructure prioritisation and sequencing to manage the pressures on local infrastructure networks and broader system upgrades.



Shoalhaven



Resident population 2026
119,622

Resident population 2046
163,418

Current number of homes
66,697

Average household size
2.50

Current number of jobs
49,200

Primary employment sectors

1. Manufacturing and production
2. Health
3. Business services

Size
4,567.2 km²

Overview

Shoalhaven is a large and diverse coastal area located on the south coast of New South Wales. The LGA extends from Berry in the north to Durras in the south and includes a network of coastal towns, villages and inland settlements that reflect the unique character of the LGA. This includes historic villages such as Milton and Kangaroo Valley, alongside contemporary residential and employment centres in Nowra-Bomaderry and Ulladulla.

Strategic planning for Nowra is shaping the future services available in the region. With investment in Nowra riverfront, the City Centre and district hospital, the centre is evolving into a broader destination for surrounding communities further south in Ulladulla and the Bay and Basin areas.

Shoalhaven is characterised by its exceptional natural environment, including over 165 kilometres of coastline, estuaries, coastal lakes, bushland, national parks and floodplains. Approximately 70 percent of the LGA is environmentally constrained or protected land, shaping a dispersed settlement pattern concentrated along the coast. Inland areas reflect productive agricultural uses and rural industries that provide for local jobs and goods manufacturing.

The Shoalhaven is the traditional Country of several Aboriginal groups, including the Bhwerawerri, Budawang, Jerrinja, Murramarang, Tomikin, Wandj Wandandian, Wodi Wodi and Yuin peoples, many of whom are associated with the Dhurga and Dharawal language groups. These communities maintain strong cultural, spiritual and economic connections to land, waterways and natural landscapes.

Shoalhaven has a diverse and evolving economy, supported by key sectors including its proximity to Wollongong, Sydney and Canberra make it a desirable location for industries, with its economy diversifying in the health care, social assistance, tourism, retail, construction and defence sectors. Industrial land at South Nowra and Albatross Aviation Business Park are providing increased industrial capacity to support these industries.

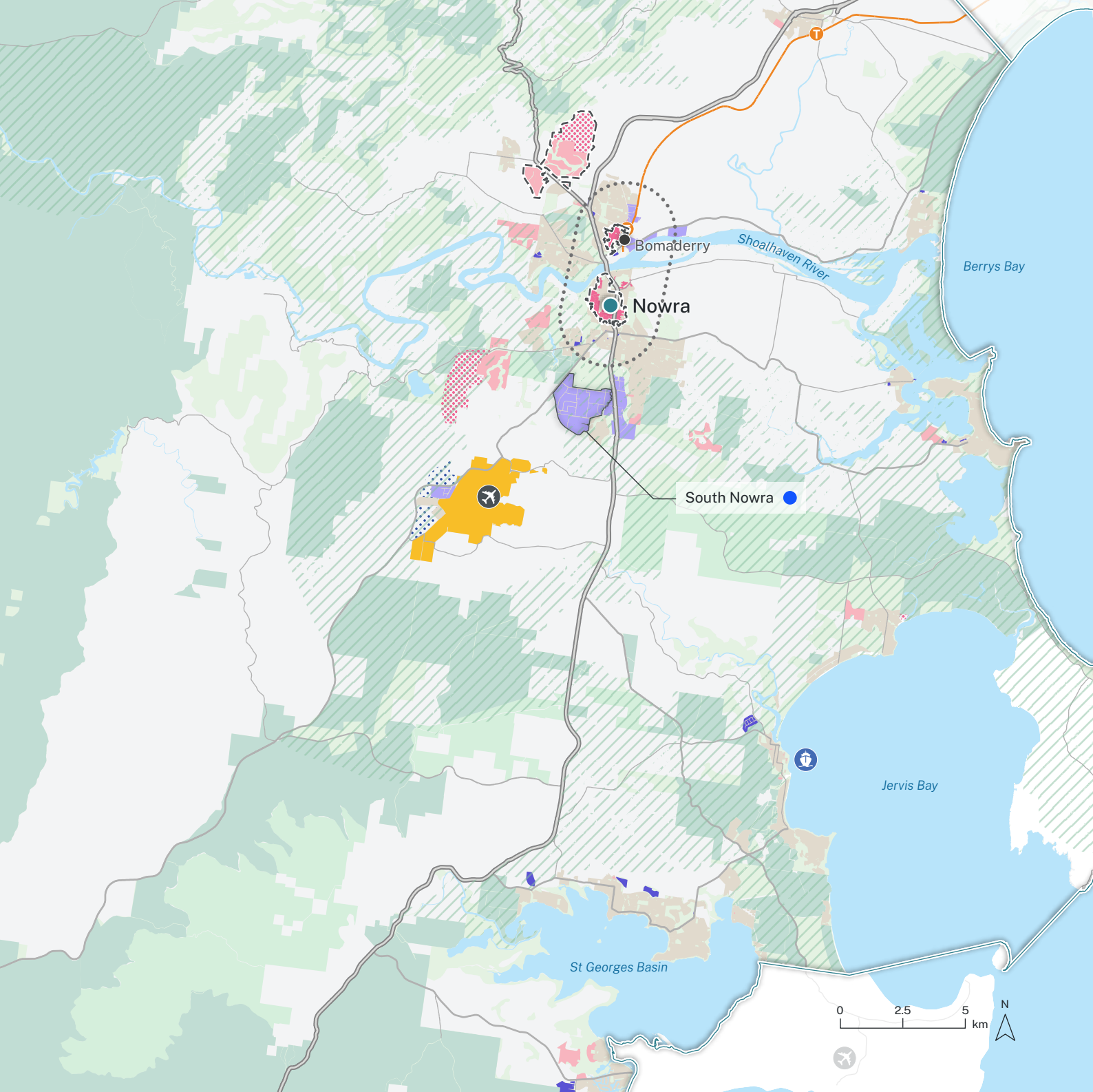
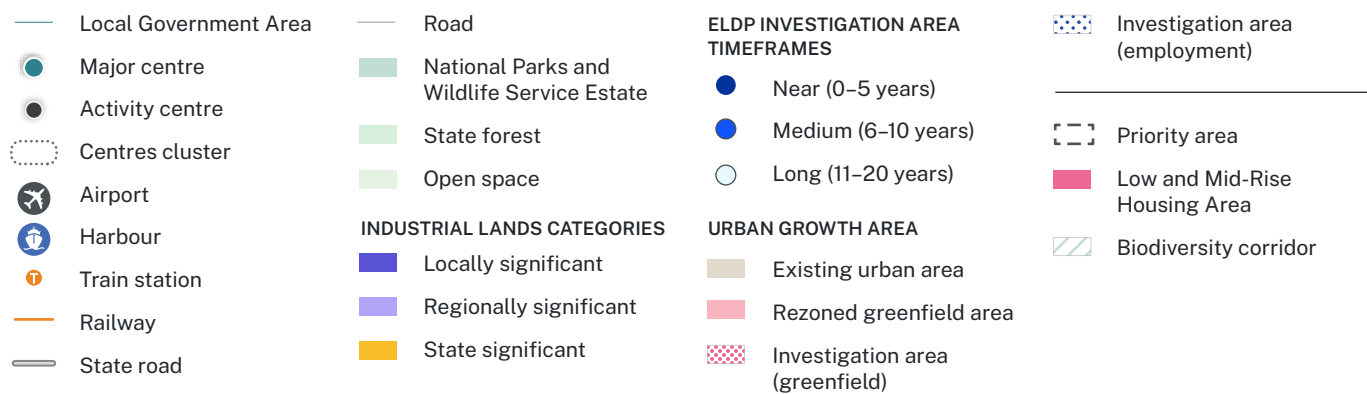


Figure 4: LGA snapshot – Shoalhaven (Nowra–Bomaderry)



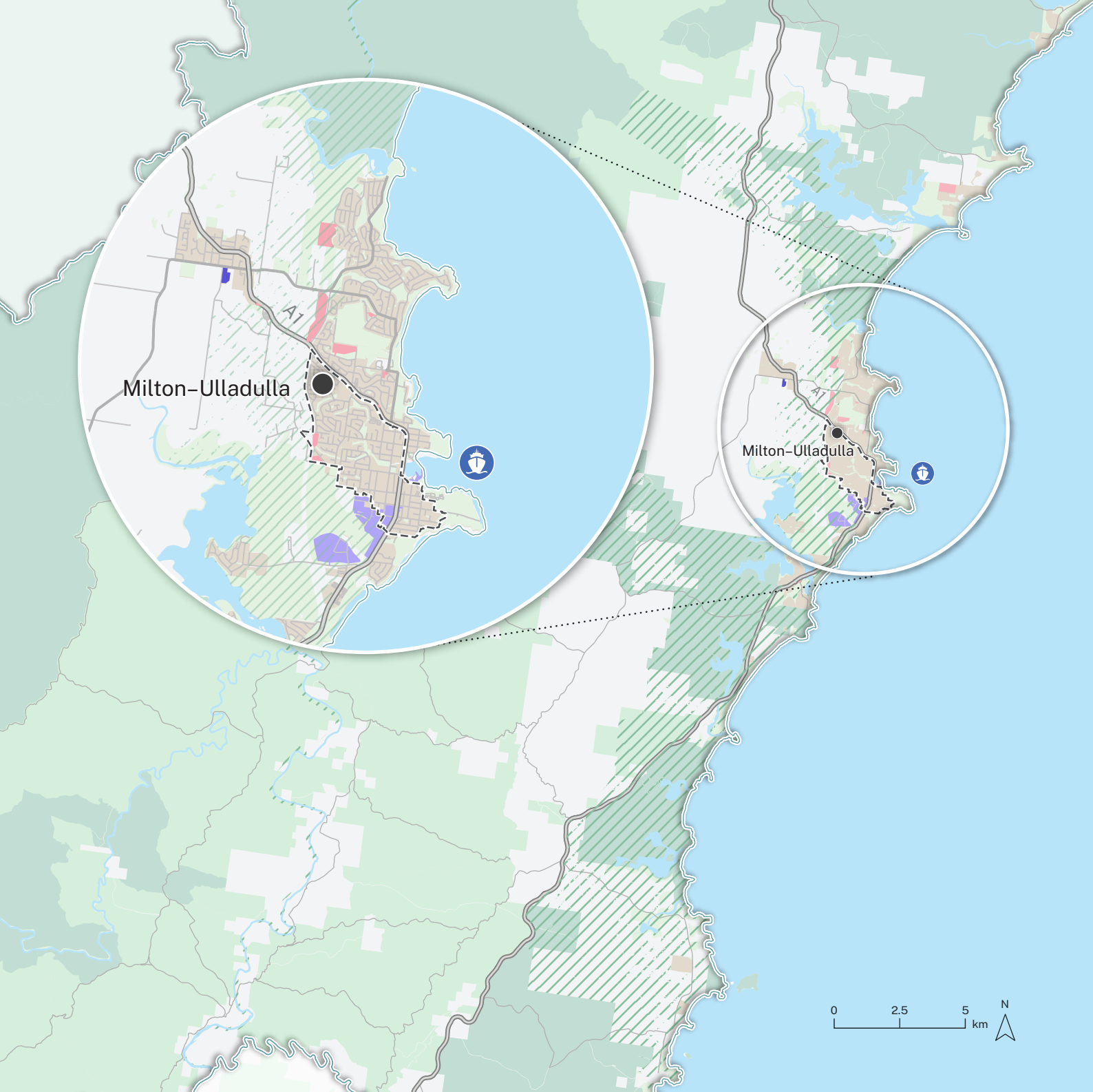


Figure 5: LGA snapshot – Shoalhaven (Milton-Ulladulla)

Statewide priorities

Aboriginal Outcomes



- Build capacity and capability for improved relationships with local Aboriginal communities to embed co-design in planning processes and expand opportunities to utilise available planning pathways.
- Protect and integrate Aboriginal cultural heritage, landscapes and sacred sites into planning decisions, recognising the ongoing custodianship of local Aboriginal communities.
- Promote cultural tourism and education opportunities that enable visitors to respectfully engage with Aboriginal culture, heritage and Country, supporting both economic development and cultural preservation.

Housing



- Plan for increased housing completions to accommodate population growth, balancing the needs for greenfield development alongside and well-located infill areas.
- Increase housing diversity, including smaller dwellings, medium-density housing, seniors housing and adaptable homes, to respond to an ageing population and decreasing household sizes.
- Strengthen planning mechanisms and partnerships with Community Housing Providers to deliver affordable housing through incentives, inclusionary zoning approaches and land contributions.

Prosperous



- Work with the NSW Government and industry to resolve known planning, biodiversity and infrastructure constraints in regionally significant industrial lands such as South Nowra.
- Plan for additional industrial land best suited to local industries to create more jobs in advanced manufacturing, health, defence and knowledge-based jobs.
- Strengthen the visitor economy, building on Shoalhaven's position as one of the most visited destinations in NSW outside Sydney, while ensuring sustainable tourism management.

Connected



- Work with Transport for NSW to deliver major infrastructure projects including the Nowra and Ulladulla Bypass to reduce congestion, improve freight and commuter efficiency and promote urban renewal opportunities for these centres.
- Address local connectivity challenges arising from dispersed settlements, including limited public transport and reliance on single access roads.

Resilient



- Enhance resilience to natural hazards, including bushfires, flooding, coastal erosion and sea level rise, which significantly impact the LGA.
- Manage growth within environmental constraints, recognising that approximately 70 percent of land is protected or constrained, limiting developable land supply.

Liveable



- Deliver vibrant, inclusive and healthy communities, supported by access to open space, recreation, cultural facilities and community infrastructure.
- Enhance public spaces, urban design and place-making, including activation of centres such as Nowra and Ulladulla.
- Improve access to essential services, including health, education and community services, particularly in smaller and more remote settlements.

Coordinated



- Prioritise infrastructure investment, including transport, water, community facilities and utilities, to the priority areas that are best suited for short and medium term housing supply.
- Address infrastructure and network servicing challenges across the LGA concentrating development activity in priority areas and maximising access to existing centres.

Jobs guidance

The Shoalhaven accounts for 22 percent of jobs within the Illawarra Shoalhaven region. Continued growth is forecast as investment in key local assets such as HMAS Albatross and the expanding South Nowra Employment Precinct drives business activity and employment opportunities.

In 2024, 23 percent of the LGA's jobs were located in State and regionally significant industrial land. This reflects broader structural and regional dynamics in Shoalhaven including strong growth in population-serving services, dispersed employment across multiple townships, and barriers to concentrated urban redevelopment.

Employment growth is expected to be strongest in the health, manufacturing and production and retail sectors. This will be supported by long-term population growth, major infrastructure projects like hospital upgrades and transport improvements, and the Shoalhaven's established defence, manufacturing and tourism industries.

Table 7: Employment categories

Employment Category	Estimated current jobs	Jobs growth for the next 20 years	Overall change
Arts and recreation	5,550	7,250	1,700
Business services	8,450	13,100	4,650
Industrial and resource intensive	2,950	4,600	1,650
Manufacturing and production	9,650	15,350	5,700
Education and training	3,750	6,150	2,350
Health	8,500	15,050	6,550
Technology and communications	2,700	4,500	1,750
Retail	7,600	9,450	1,850

Table 8: Precinct specific guidance

Precinct	Estimated current jobs	Jobs growth for the next 20 years	Total increase
Overall Shoalhaven LGA	49,200	75,450	+26,300
HMAS Albatross (State significant industrial land)	2,087	3,310	+1,224
Albatross Aviation Technology Park and surrounding industry (Regionally significant industrial land)	631	928	+297
South Nowra (Regionally significant industrial land)	2,934	4,676	+1,742

Housing guidance

Note: This section will be updated following public exhibition to incorporate feedback from stakeholders, research into market feasibility and development of the regional prioritisation framework.

A NSW Housing Accord target is set for Shoalhaven to build 4,900 new homes by mid-2029.

Preliminary research shows that there are not enough homes forecast for delivery in this period, with attention needed to the LGAs short to medium housing needs (0-10 years). Medium to long term housing needs will focus on improving infill feasibility in existing centres, following sustained strategic planning led by Council.

Updates to local strategies will guide where other homes are located, consistent with the strategic outcomes of this Plan.

Priority areas

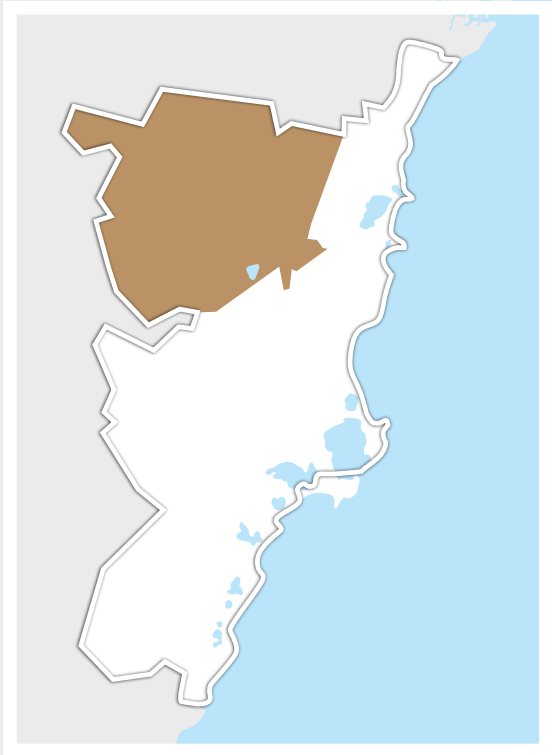
Within the LGA, the centres of Nowra, Bomaderry and Milton-Ulladulla are identified as priority areas for additional housing, alongside greenfield locations at Moss Vale Road North.

These areas have a range of dwellings in the pipeline that are being planned for, being built or requires resolution of biodiversity assessments or infrastructure delivery. Within these priority areas, understanding feasible planning capacity as well as the infrastructure needed for the forecast development will help to deliver more homes and provide certainty to industry.

Berry



Wingecarribee



Resident population 2026
55,416

Resident population 2046
67,092

Current number of homes
25,765

Average household size
2.29

Current number of jobs
26,000

Primary employment sectors
1. Manufacturing and production
2. Retail
3. Health

Size
2,689.34 km²

Overview

Wingecarribee Shire is located in the Southern Highlands of New South Wales, approximately 75 kilometres south-west of Sydney, within the Illawarra Shoalhaven region. The Shire benefits from strong regional connectivity via the Hume Highway and Main Southern Railway, supporting its role as both a commuter and lifestyle destination.

The area is characterised by a predominantly rural landscape, with a network of towns and villages — including the centres of Bowral, Mittagong and Moss Vale — set within agricultural land and significant natural environments. The cluster of three centres collectively function as the economic, cultural and social heart of the Shire, while smaller villages maintain distinct identities and heritage character.

Wingecarribee is located on the traditional lands of the Gundungurra and Dharawal peoples, who have cared for Country for thousands of years and maintain ongoing cultural and spiritual connections to the land. The preservation and recognition of Aboriginal cultural heritage is an important component of planning within the Shire, particularly given its rich cultural landscapes and historical significance.

The Shire is also defined by its significant environmental values. Large areas of land are protected within national parks and reserves, and much of the LGA lies within the Sydney Drinking Water Catchment, requiring careful management of growth and development.

Its proximity to Sydney and Canberra continues to drive demand for residential, employment and lifestyle opportunities, supported by a diverse economy, reinforcing the need to balance growth with the protection of environmental, rural and heritage values.

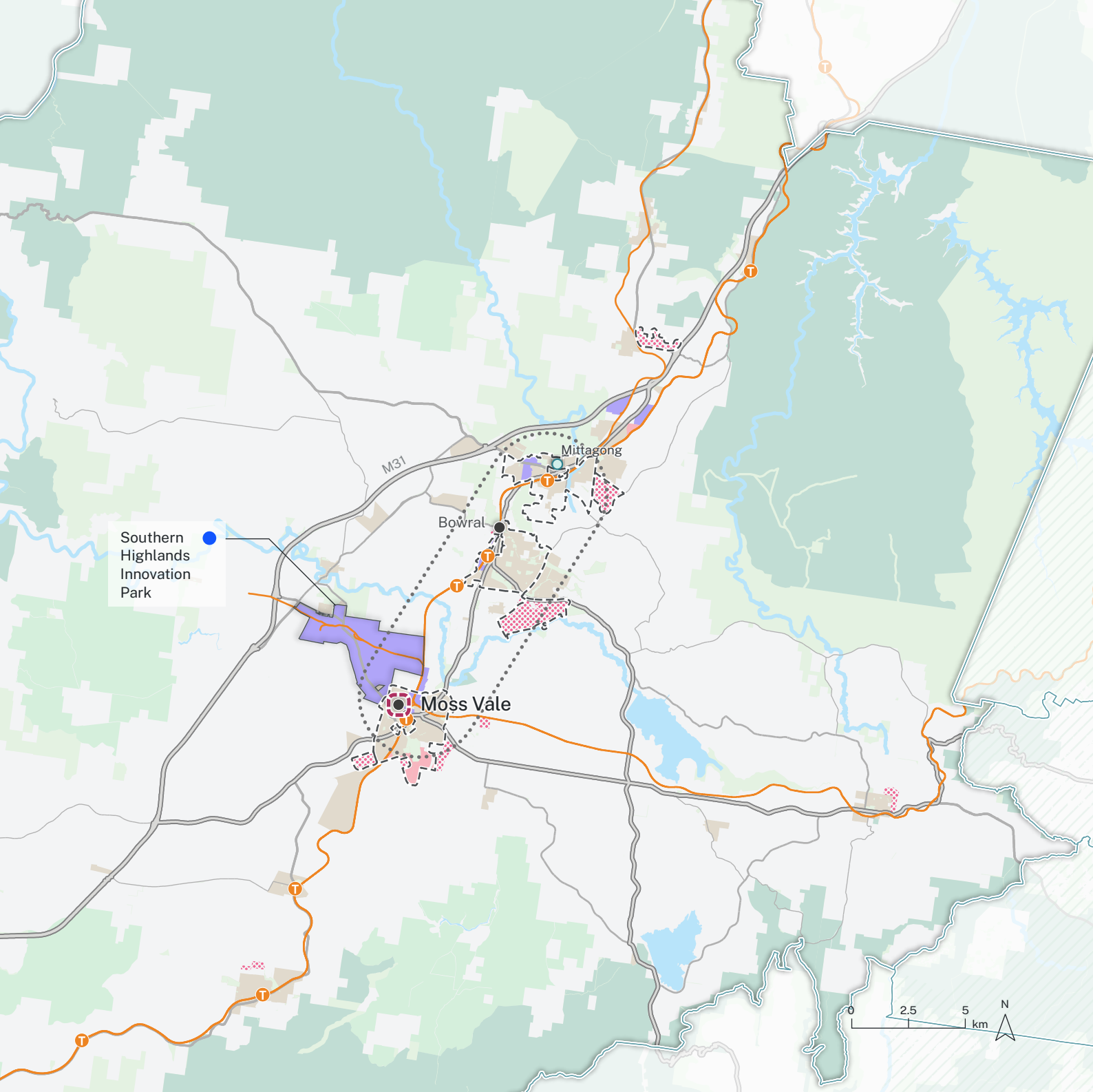


Figure 6: LGA snapshot – Wingecarribee

Statewide priorities

Aboriginal Outcomes



- Embed Country-centred planning approaches that recognise the Gundungurra and Dharawal peoples' ongoing cultural, spiritual and economic connection to land, ensuring Aboriginal knowledge and values inform land use outcomes.
- Strengthen Aboriginal self-determination by establishing ongoing partnerships with Local Aboriginal Land Councils and knowledge holders, enabling Aboriginal communities.
- Identify, protect and manage Aboriginal cultural heritage, including culturally significant landscapes, sites and intangible values, ensuring these are embedded within local planning frameworks and development assessment processes.

Housing



- Ensure there is sufficient planning capacity to meet forecast housing needs in the LGA.
- Increase housing diversity by facilitating medium-density, adaptable and seniors housing to respond to demographic change, and encourage a younger population.
- Deliver strategically planned areas including Bowral South and Moss Vale West, ensuring development is sequenced with infrastructure and environmental constraints are appropriately managed.

Prosperous



- Leverage Wingecarribee's strategic connections to Sydney, Canberra and Regional NSW to attract investment, support business growth and expand employment opportunities.
- Strengthen and diversify key economic sectors while supporting emerging industries such as advanced manufacturing and knowledge-based services.
- Develop the Southern Highlands Innovation Park as a regionally significant employment precinct capable of attracting industrial, logistics and commercial investment to support job creation.

Connected



- Plan for land uses that maximise public transport access and regional connectivity, strengthening access to Sydney, Canberra, Port Kembla and surrounding areas for residents, workers and freight movement.
- Align land use and transport planning to ensure future housing and employment growth occurs in well-connected locations that maximise accessibility and infrastructure efficiency.

Resilient



- Protect high environmental value land, biodiversity corridors and threatened species, contributing to regional ecological networks.
- Safeguard the Sydney Drinking Water Catchment to ensure that development maintains water quality, ecological health and long-term sustainability.
- Plan for climate change impacts including bushfire, flooding and extreme weather events by integrating resilience measures into infrastructure and land use planning.

Liveable



- Maintain the distinct character of towns and villages and preserve rural landscapes and the green in between, ensuring that growth retains the Shire's strong sense of place and lifestyle appeal.
- Strengthen the centres of Bowral, Mittagong and Moss Vale as vibrant hubs for services, employment and community activity, while recognising the important role of villages in providing for local day-to-day needs.

Coordinated



- Align housing and employment growth with infrastructure delivery, ensuring development occurs in locations where transport, utilities and social infrastructure can be provided.
- Sequence development in accordance with infrastructure capacity and servicing constraints, prioritising identified growth areas and avoiding premature or uncoordinated release of land not supported by committed infrastructure.

Jobs guidance

Wingecarribee contains 12 percent of jobs in the Illawarra Shoalhaven region. The Southern Highlands Innovation Park is identified as a regionally significant employment precinct, planned to accommodate innovative, light industrial and enterprise uses and generate substantial local employment. Its strategic location on regional transport corridors between Sydney and Canberra supports stronger economic links and reduced reliance on out-commuting.

Majority of growth outside the Southern Highlands Innovation Park and other industrial lands will be seen in the health and social assistance sector, reflecting the increased proportion of the population aged over 65.

Arts and recreation will also see expansion, drive local employment and contribute to economic diversification in the area. Focus in the education sector will help to provide an influx of younger residents and workers into the area, creating demand for new services.

Table 9: Employment categories

Employment Category	Estimated current jobs	Jobs growth for the next 20 years	Overall change
Arts and recreation	3,200	3,650	450
Business services	2,850	3,850	950
Industrial and resource intensive	2,000	2,650	600
Manufacturing and production	5,750	7,450	1,700
Education and training	2,150	2,700	550
Health	3,900	5,600	1,700
Technology and communications	2150	2,550	400
Retail	4,000	4,600	600

Table 10: Precinct specific guidance

Precinct	Estimated current jobs	Jobs growth for the next 20 years	Total increase
Overall Wingecarribee LGA	26,000	33,050	+7,050
Southern Highlands Innovation Park (Regionally significant industrial land)	1,690	2,012	+322

Housing guidance

Note: This section will be updated following public exhibition to incorporate feedback from stakeholders, research into market feasibility and development of the regional prioritisation framework.

Wingecarribee contributes to a NSW Housing Accord target for Regional NSW, which is a share of 55,000 homes to be built by mid-2029. Wingecarribee is forecast to build almost 1,700 new homes in this period from 2024.

Preliminary research shows that there are enough homes forecast for delivery in this period, with attention needed to the LGAs medium to long-term housing needs, providing feasible planning supply (10-20 and 20+ years).

Updates to local strategies will guide where these homes are located, consistent with the strategic outcomes of this Plan.

Priority areas

Within the LGA, the centres of Mittagong, Bowral and Moss Vale are identified as priority areas for additional housing, alongside greenfield locations at Bowral South and Colo Vale (Figure 6).

These areas have a range of dwellings in the pipeline that are being planned for, being built or requires resolution of biodiversity assessments or infrastructure delivery. Major infrastructure barriers exist for both infill and greenfield development, and development should be prioritised in locations that make the most efficient use of available capacity, proportionate to their forecast yield.



Bowral

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