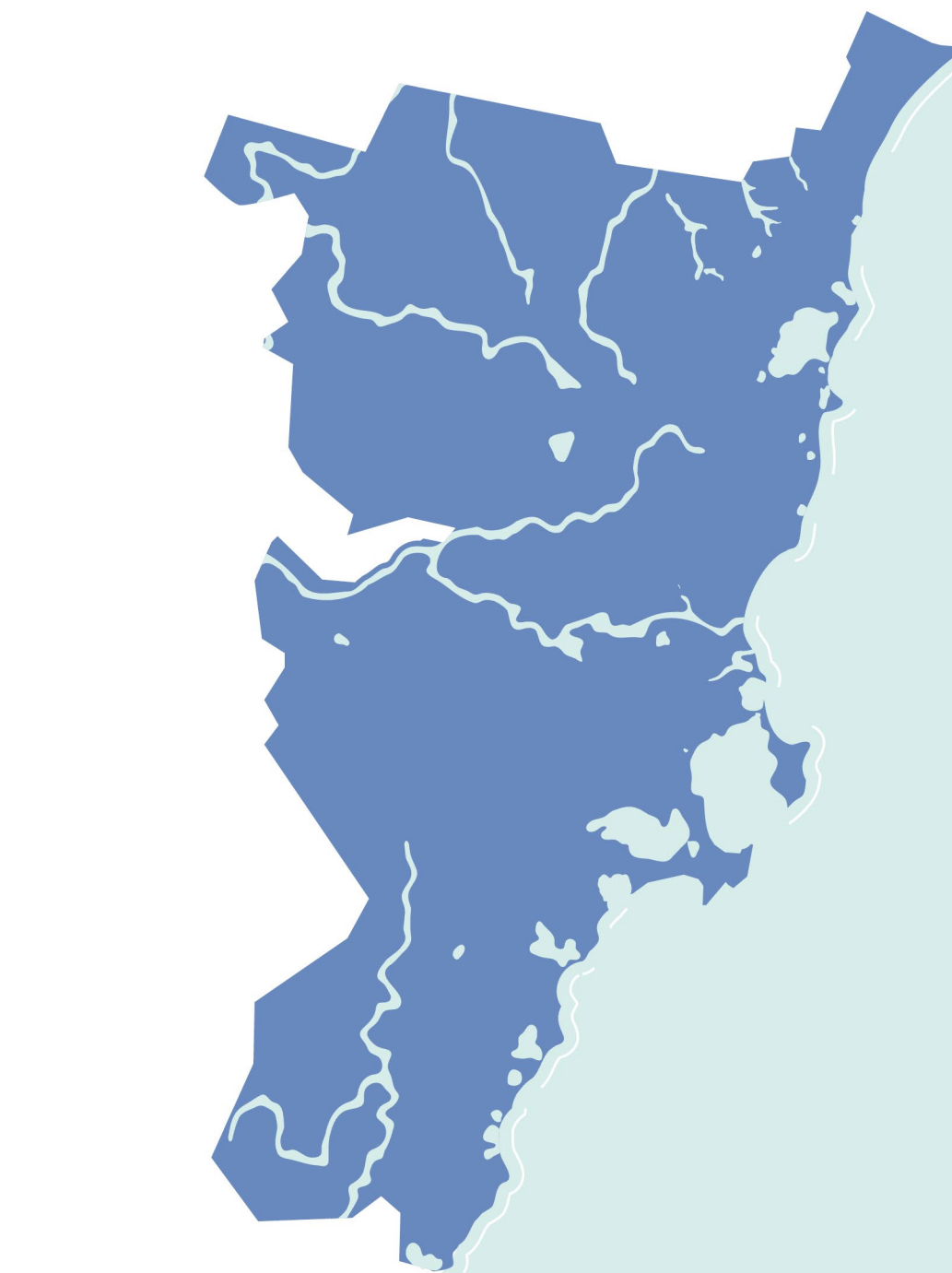


Appendix C: Glossary

Illawarra Shoalhaven Plan

July 2026



Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Appendix C: Glossary

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Glossary

Aboriginal: Aboriginal peoples, communities and entities who engage with, access or are impacted by the Department's services and actions. Entities include Aboriginal-owned businesses and Aboriginal community-controlled organisations, such as Local Aboriginal Land Councils, and Prescribed Body Corporates, the representative bodies for native title holders. We use the term Aboriginal to mean both Aboriginal and Torres Strait Islander peoples and cultures. We acknowledge these are not interchangeable. In this context, we use the term Aboriginal and acknowledge other titles such as First Nations and People/s.

Aboriginal landowners: Aboriginal community land managers who are constituted under State and Commonwealth legislation, this includes Local Aboriginal Land Councils (LALCs), Prescribed Bodies Corporate (PBCs), Aboriginal Corporations (Acs), Aboriginal Community Controlled Organisations (ACCOs) and Aboriginal Medical Services (AMS).

Affordable housing: Housing for very low-income households, low-income households and / or moderate-income households. The meaning of very low to moderate incomes is explained in the *State Environmental Planning Policy (Housing) 2021*.

Affordable Housing Contribution

Scheme: Council-led documents which set out how, where, and at what rate development contributions can be collected by councils for affordable housing. Affordable housing

contributions are governed by Division 7.2 of the *Environmental Planning & Assessment Act 1979*.

Biodiversity: The variety of life on Earth including all plants, animals and microorganisms, the genes they contain and the ecosystems they form.

Biodiversity values: The environmental features and ecological attributes that support biodiversity, including native vegetation, habitat, and ecological communities. In NSW, these values are identified through mapping under Part 7 of the *Biodiversity Conservation Act 2016*.

Blue and green infrastructure: Blue infrastructure is water elements, such as rivers, canals, ponds, wetlands, floodplains and water treatment facilities. Green infrastructure is the network of green spaces, natural systems, and semi-natural systems that support sustainable communities including bushland, tree canopy and green ground cover, parks and open spaces.

Blue-green grid: A network of quality blue and green infrastructure connections between centres, public and active transport, public spaces and major residential areas.

Building back better: Using the recovery, rehabilitation and reconstruction phases after a natural disaster to make communities stronger and more resilient. This involves rebuilding homes, businesses and infrastructure to reduce the risk of damage from future natural disasters.

Categorisation of industrial lands: Industrial land across the region categorised as state significant, regionally significant and locally significant in accordance with the draft Statewide Policy for Industrial Lands.

Centre: Focal points of activity within towns and cities of varying scale and function. They connect people to jobs, goods, services and businesses. This Plan refers to different categories of centres including: CBD, Commercial Centre, Retail Centre and Residential Centre.

Country: The interconnected relationship between Aboriginal and Torres Strait Islander peoples and their lands, waters and skies. It encompasses tangible and intangible elements including knowledge, cultural practices, belonging, identity, wellbeing and relationships. People are part of Country.

Commercial: Land that is predominantly used or intended to be used for commercial land uses, including business, retail, office, health, education, community, civic and cultural activities, that provide services and employment opportunities for people who live, work or visit the area. Commercial land is a form of *employment land*, as defined by this Plan.

Development readiness: The status of land in the housing pipeline and how quickly the land is likely to accommodate construction. For the purposes of the Urban Growth Area the pipeline has been separated into categories – see definition for housing pipeline.

Disaster Adaptation Plan (DAP): Set the vision and implementation plan for disaster risk reduction and adaptation strategies, actions and projects that respond to the current and future natural disaster hazards, risks and vulnerabilities identified in the Plan. They are legislated documents under the NSW Reconstruction Authority Act 2022.

Emissions scenarios: Plausible future situations used to inform climate modelling and projections. NARClIm data adopts the same scenarios as used in the Intergovernmental Panel on Climate Change (IPCC). See: <https://www.climatechange.environment.nsw.gov.au/nar-clim/about-narclim/narclim-emissions-scenarios>

Employment land: Land that is predominantly used or intended to be used for employment opportunities and economic growth. Employment land includes both *industrial land* and *commercial land* as defined by this Plan.

Employment Land Development

Program (ELDP): The NSW Government's program for managing the supply of employment land and coordinating the infrastructure investment required to enable development.

Enabling infrastructure: Projects that are required to unlock development. These projects will vary according to the specifics of existing infrastructure provision and the type and scale of development proposed. These could include water, wastewater, roads and schools.

Existing urban areas: areas with existing urban development including a mix of housing, commercial / employment lands and a range of infrastructure types such as schools and open space. Zones included in the mapped existing urban areas of each plan may vary between regions and will be outlined in an appendix for each plan.

Greenfield: Undeveloped urban zoned land within the UGA with potential to accommodate future urban growth. Not all greenfield sites within the UGA are suitable for development and all proposals are subject to detailed investigations to assess risks, constraints and development capacity.

High rise housing: Housing more than 7 storeys in height and includes residential flat

buildings, shop top housing, units and apartments.

Housing and employment land supply: The available supply of lands for housing and employment in the region as identified by the NSW Employment Lands Development Monitor and NSW Urban Development Program.

Housing capacity: An estimate of how many homes can be built when considering market feasibility and servicing infrastructure availability.

Housing demand: The 'implied dwelling demand' determined by the NSW Government population projections and is the estimated number of homes that the projected population in an LGA will need at a given time. Housing demand focuses on the volume of houses required and does not consider the diversity of housing forms required to support communities or address existing undersupply.

Housing diversity: The mix and availability of different housing types and forms. Housing diversity considers aspects such as lot sizes, the number of bedrooms, and accommodating the different needs of families, seniors, students or people with a disability.

Housing forecast: An estimate of how many homes will be built under current conditions in each LGA.

Housing need: The diversity of homes needed to service the different housing requirements of the community.

Housing pipeline: All housing in the process of being built from planning to construction. It is a way of demonstrating how new demand might be met by forecast supply. In this Plan, the housing pipeline is broken into stages towards development readiness. The stages of the pipeline are:

- **Investigation**
Area: Areas identified for investigation for future uplift or area yet to be rezoned.

- **Rezoned:** Areas where planning controls are in place, but development activity is limited and constraints are likely to be resolved in 5+ years. Represents a longer-term delivery horizon.
- **Staging:** Areas where uplift is being actively progressed or implemented, and delivery is expected in the short / medium term but depends on resolution of remaining constraints (e.g. infrastructure, planning, coordination).
- **Development Ready:** Areas where planning controls enabling development are in place and there is clear evidence of delivery through approvals or construction activity.

Housing potential: Anticipated housing supply if current conditions were altered.

Housing supply: The total number of houses available for occupation and includes all housing types.

Housing target: 5-year target set by this Plan for the minimum number of housing completions per LGA by 2029. The targets work towards delivering the 377,000 new homes in NSW committed to under the National Housing Accord.

Industrial land: Land that is predominantly used or intended to be used for industrial and industrial related land uses. Industrial land is a form of *employment land*, as defined by this Plan

Infill: Existing urban sites within the urban growth area with potential latent urban development capacity to support growth. Not all infill development is suitable and all proposals are subject to detailed investigations to assess risks, constraints and development capacity.

Infrastructure Opportunities Plan: A plan completed by the Department for each Housing and Productivity Contribution Area to identify state and regional infrastructure

projects which will enable and support planned housing growth over the short to medium term.

Jobs targets: 10 and 20-year aspirational targets set by this Plan for each LGA to distribute well located jobs in a range of industries across the region.

Land use: The purpose for which land is used or developed, including activities that are permitted, prohibited or regulated under planning instruments such as Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs).

Locally significant industrial land: Areas that have smaller local catchments that serve the immediate area and lack critical mass. These areas do not meet the metrics for state or regionally significant. Locally significant lands support diverse employment opportunities and may accommodate complementary non industrial uses following an alternative use assessment.

Low and Mid-Rise Housing policy: Part of the State Environmental Planning Policy (Housing) 2021. The policy encourages more low and mid-rise housing to be built within 800 metres walk from nominated town centres and transport hubs.

Low-rise housing: Generally, 1–2 storeys and includes dual occupancies, terraces, townhouse, and low-rise apartment buildings. It does not include freestanding houses.

Mid-rise housing: Generally 3–6 storey apartment buildings.

NARClIM: NSW and Australian Regional Climate Modelling (NARClIM) are world-recognised regional climate projections for NSW and its regions. These projections describe plausible future climates, based on the latest available emissions scenarios. State and local governments, industry, and research organisations use NARClIM data to prepare for the impacts of climate change.

Natural assets: The stock of renewable and non-renewable natural resources including land, water, air, minerals, and plant and animal species.

Natural hazard: A natural process or phenomenon that may cause loss of life, injury or other health impacts, property damage, social and economic disruption or environmental degradation.

Priority Areas: Areas identified as priority land within the urban growth area for orderly and co-ordinated urban development and infrastructure delivery

Regionally significant industrial lands: Areas of scale mapped for the purposes of this Plan and the Statewide Policy for Industrial Land that contribute significantly to regional economies and the broader city function or provide infrastructure that supports the region through employment and economic contribution. They support a broad range of industries and employment opportunities and have strategic network importance. They generally exclude major retail and commercial uses that are ordinarily located in a centre.

Rental stress: Lower income households (i.e. households whose equivalised disposable household income falls in the bottom 40% of Australia's income distribution) that spend more than 30% of their gross income on rental housing costs.

Resilience: The ability of a system, community or society exposed to hazards to resist, absorb, accommodate, adapt to, transform and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions through risk management.

Rural residential development: A type of land use characterised by low density housing in a semi-rural setting. This type of development generally occurs on land zoned R5 Large Lot

Residential, but is also common on land zoned RU4 Primary Production Small Lots or C4 Environmental Living. On land zoned RU4 or C4, housing is intended to be ancillary to an associated rural industry or the special ecological, scientific or aesthetic values of the land.

Serviced land: Land is serviced when there is access to water, wastewater, roads and electricity.

Sequencing Plans: Plans specifying the sequence and timeframe (short, medium, long term) of infrastructure delivery to support the orderly progression of land to being development ready and provide certainty for government, councils and industry for planning and investment.

Short, medium and long term:

Short term - Immediate -5 years

Medium term - 6-10 years

Long term - 11 years – 20+ years

Social housing: Affordable rental housing provided by not-for-profit, non-government or government organisations to assist people who are unable to access suitable accommodation in the private rental market. Social housing includes public, and Aboriginal and community housing.

State-led rezoning: A rezoning initiative led by NSW Government through the State Significant Rezoning Policy. It is a rezoning pathway for large scale areas or precincts that make a positive contribution towards the delivery of strategically important land for new housing and employment opportunities.

State significant industrial lands: Land mapped for the purposes of this Plan and the Statewide Policy for Industrial Lands that include or are directly linked to critical state or nationally significant infrastructure such as nationally significant airports, ports, intermodals and defence facilities. These areas are protected from incompatible

land uses to give certainty around allowed activity that is crucial to national and state supply chains.

Supporting infrastructure: Projects that support the development of liveable, productive and sustainable communities such as open space and health services.

Sustainability: The integrated management of environmental, social and economic systems to ensure long-term resilience, resource efficiency and intergenerational equity.

The Department: The NSW Department of Planning, Housing and Infrastructure.

The Illawarra

Shoalhaven region: Comprising five local government areas (LGAs) of Kiama, Shellharbour, Shoalhaven, Wingecarribee and Wollongong.

Tolerable risk: refers to a level of risk that is deemed to be acceptable (or tolerable) to the community, industry and government who bear that risk. It is informed by understanding the likelihood and consequence of relevant natural hazards and decisions about actions that can reduce those hazards' impacts.

Transport Oriented Development: A land use planning approach that encourages sustainable and mixed-use development around transport hubs, and aims to create vibrant and walkable communities.

Urban development: A variety of residential, commercial, industrial and public space land uses.

Urban Development Program (UDP): The NSW Government's program for monitoring and coordinating housing development, land supply and infrastructure delivery in nominated areas.

Urban Growth Area: identifies the supply of land suitable for urban development to meet the region's projected need for

housing, employment and infrastructure. The UGA enables the Plan to focus infrastructure delivery to occur in areas that are ready. Areas within the UGA include:

- **existing urban area:** areas with existing urban development including a mix of housing, commercial / employment lands and a range of infrastructure types such as schools and open space.
- **rezoned greenfield precincts:** areas identified for future urban development (may be at different stages of delivery).
- **investigation areas:** areas identified for further investigation as to their suitability for future urban development to meet the region's projected need for housing and employment. Investigation areas may be identified for greenfield or infill development. Inclusion in this category does not pre-empt the outcome of assessment, which may determine that

none or only a small part of the area is suitable for development.

The zones and methodology to determine which zones are mapped in each category may vary between regions according to the context, growth pressures and maturity of strategic coordination mechanisms (such as a UDP) for each region. The approach for each region will be outlined in a relevant technical appendix for each plan.

Urban heat: Increased temperatures experienced in built-up or highly urbanised areas.

Urban land: Land zoned for urban purposes or identified within the UGA. In this Plan, land in a rural zone, a conservation zone, or Zone R5 Large Lot Residential is not considered urban land or land for urban purposes, unless intentionally included within the boundary of an urban growth area. Not all urban land is suitable for development, and all proposals are subject to detailed investigations to assess risks, constraints and development capacity.

Department of Planning, Housing and Infrastructure

Locked Bag 5022
Parramatta NSW 2124
W: dphi.nsw.gov.au
