

17 February 2025

Homes NSW
Locked Bag 7028
Liverpool BC 1871
Attn: John Fallon

Dear John,

Bushfire Statement – Gwynneville Estate Planning Proposal

Peterson Bushfire was engaged to confirm that the lands subject to the above Planning Proposal are not mapped 'bushfire prone land' and therefore do not require an assessment of compliance against Section 9.1(2) Direction 4.3 – 'Planning for Bush Fire Protection' of the *Environmental Planning and Assessment Act 1979* and the NSW Rural Fire Service (RFS) document 'Planning for Bush Fire Protection 2019.

This statement demonstrates that further assessment and compliance is not required and supersedes the Bushfire Assessment Report prepared by Peterson Bushfire (8th July 2024).

1. Site location

Covering approximately 9 hectares in area, the Gwynneville Precinct is located 2 km north-west of the Wollongong CBD. The site sits immediately south of the University of Wollongong, and east of the Botanic Gardens. Irvine Street makes up the site's eastern boundary, with Murphy Avenue to the south. The location of the Gwynneville Precinct is shown on Figure 1 (Attachment A).

2. Description of development proposal

The Gwynneville Precinct has been identified as a location capable of supporting more social, affordable and diverse private market housing for the Illawarra community, and to contribute to addressing NSW's housing crisis.

The site currently comprises approximately 131 residential lots, consisting of:

- A total of 79 social dwelling units on 75 individual lots owned by LAHC; and
- Approximately 56 privately owned dwelling units on 56 individual lots.

Over 60% of the homes in the precinct are owned by Homes NSW, providing an opportunity to consider additional density while taking into account key constraints such as traffic, views to and from Mount Keira as well potential to increase and embellish existing areas of open space.

Redevelopment of the Gwynneville precinct requires a formal rezoning process to confirm an amended land use zone; increased FSR and building heights, and result in improvements to the current street network pedestrian connectivity, open space / parkland, and public amenity.

Homes NSW propose amending the Wollongong Local Environmental Plan 2009 (WLEP) to help deliver a diverse range of housing typologies which will include additional social and affordable housing, market housing products and seniors housing, as well as opportunities to develop build-to-rent, key worker housing and student accommodation.

The planning proposal intends to change the current zone of the land from R2 Low Density Residential to R4 High Density Residential, with new and expanded areas of RE1 Public Recreation. This will create the opportunity for more low to mid- rise apartments in the precinct.

The base FSR of 0.5:1 and the height control of 9m that currently applies to the precinct is not proposed to change. However, building height and FSR incentives will facilitate site amalgamation to create lots more capable of accommodating increased density and providing amenity. Height and FSR bonuses will be contingent upon achieving design excellence outcomes, providing public benefits such as social and affordable housing, and increased public open space within the precinct.

Homes NSW aims to create a high-amenity, walkable residential neighbourhood with an increased density and choice of affordable and diverse housing options that provide for a broad range of community needs and family types - including students, people on low incomes, people with disability and seniors.

New residential development will enable increased housing choices within in a well-connected location benefiting from frequent free shuttle bus services operating between University of Wollongong, North Wollongong railway station and a multitude of destinations including the city centre and hospital.

3. Bushfire prone land mapping

Peterson Bushfire prepared a Bushfire Assessment Report (8th July 2024) for the Planning Proposal based on a draft bushfire prone land map. The gazetted map at the time did not identify the site as bushfire prone land. The closest bushfire prone land to the site was 290 m to the south and 660 m to the west.

However, the bushfire prone land mapping for Wollongong was under review at time of report preparation and a draft map had identified bushland remnants as bushfire prone vegetation along the M1 Motorway to the east and within the Wollongong Botanic Gardens to the west which had the potential to identify the site as bushfire prone land. The draft map was amended after report publication and the final gazetted map (refer to Figure 2) omitted the remnants. The site and surrounding lands remain to be unaffected by the bushfire prone land mapping. The nearest bushfire prone land is now over 600 m to the south and over 700 m to the west.

4. Conclusion

Compliance with Section 9.1(2) Direction 4.3 – ‘Planning for Bush Fire Protection’ of the *Environmental Planning and Assessment Act 1979* and ‘Planning for Bush Fire Protection 2019’ is required if the lot(s) on which the proposed development is located contains bushfire prone land as mapped. The bushfire prone land mapping shown on Figure 2 demonstrates that the site is not affected.

This bushfire statement demonstrates that the proposal is not on mapped bushfire prone land. Compliance with Section 9.1(2) Direction 4.3 – ‘Planning for Bush Fire Protection’ of the *Environmental Planning and Assessment Act 1979* and ‘Planning for Bush Fire Protection 2019’ is not required. This bushfire statement supersedes the Bushfire Assessment Report by Peterson Bushfire (8th July 2024).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Peterson', with a stylized flourish at the end.


David Peterson
Director

Attachment A – Figures

- ***Figure 1: Site location***
- ***Figure 2: Bushfire prone land mapping***



Legend

 Subject Land



Date: 15/06/2023

0 250 500 1,000
Metres




Figure 1: The Location of the Subject Land

Coordinate System: GDA 1994 MGA Zone 56




Imagery: © Nearmap



Legend

-  Watercourse
-  Subject Land
-  Cadastre

Bushfire Prone Land

-  Vegetation Category 1
-  Vegetation Category 2
-  Vegetation Buffer



Date: 17/02/2025

0 75 150 300
Metres

Figure 2: Bushfire Prone Land

Coordinate System: GDA 1994 MGA Zone 56

Imagery: © Nearmap