



Hon Tony Kelly MLC
Minister for Planning
Minister for Infrastructure
Minister for Lands
Deputy Leader of the Government in the Legislative Council
Leader of the House in the Legislative Council

MEDIA RELEASE

16 February 2011

OXFORD FALLS DEVELOPMENT PROPOSAL REFUSED

The NSW Government has refused a concept plan application for a \$104 million seniors living development at Oxford Falls on Sydney's northern beaches.

Minister for Planning, Tony Kelly, said the proposal had a number of key problems including:

- **Poor access to public transport, services and facilities which would be likely to result in social isolation for future occupants;**
- **Its height, bulk, scale and density which would have had an unacceptable visual impact on the semi-rural/residential character of the Oxford Falls Valley;**
- **The fact it was incompatible with the desired future character for this locality as identified in the local council plan; and**
- **The fact the site had not been identified as urban release land by the NSW Government and doesn't meet the existing criteria to be brought forward as release land.**

The proposal was for:

- Use of the site for seniors living and associated ancillary services as well as adaptive reuse of existing buildings on site;
- Construction of 20 buildings ranging in height from three to four storeys; and
- 607 car parking spaces.

"While the NSW Government supports the provision of seniors housing, these types of projects need to be in the right locations," the Minister said.

"This particular proposal was in the wrong location and was also vastly out of character with the local area.

"For instance, the proposal did not comply with the Seniors Housing State environmental planning policy, partly because both a bus stop and local facilities and services were well over 400 metres from the site.

"Additionally, the Department of Planning received a large amount of public feedback about flora and fauna impacts, bushfire impact concerns and inconsistency with the council's controls."

The decision is consistent with a Planning Assessment Commission review released in 2009 into the Oxford Falls Valley area, which found land releases in this area were not required in the short-term and should not be considered until after further environmental constraint studies have been completed.
