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## MINISTER REJECTS DEVELOPMENT FOR OXFORD FALLS VALLEY

NSW Planning Minister, Kristina Keneally, today announced there would be no development on four sites in the Oxford Falls Valley.

Ms Keneally said in December 2008 she asked the Planning Assessment Commission (PAC) to independently assess whether Oxford Falls West, Red Hill, Lizard Rock and Cromer Golf Club could support urban development and should be added to the Metropolitan Development Program (MDP).

“The PAC report advises that these sites will not be capable of urban development for at least ten years and until further studies are undertaken by council,” Ms Keneally said.

“The PAC’s assessment states these sites do not meet the sustainability criteria, particularly in relation to transport, access, housing diversity and some environmental and land use conflict restraints.

“As well as refusing any development on these four sites I am requesting Warringah Council undertake further studies to determine the cumulative impacts on the entire Oxford Falls Valley catchment area.”

The studies the PAC recommends Warringah Council undertake include:

- o Transport and accessibility—road network and bus-route potential in the Oxford Falls topography;
- o Management of bushfire hazard;
- o Water quality of the Narrabeen lagoon and its catchment;
- o Flora and fauna protection; and
- o Visual analysis.

“I am recommending to Warringah Council that, where necessary, Pittwater Council, major land-holders, the Metropolitan Aboriginal Land Council and the Department of Lands be included in these studies.”

Ms Keneally said the Valley's role as a sub-catchment for the Narrabeen Lagoon is important and the bushfire hazard in the area is significant.

"This area of Sydney contains unique topography and dense vegetation so any plan for urban development in this valley needs to be assessed with great care," Ms Keneally said.

Ms Keneally said the Department of Planning advises an additional 10,300 dwellings will be required in Warringah by the year 2031, but can be met mostly through infill development in the existing urban area.

"The Government's draft North East Subregional Strategy states there is no necessity for the development of non-urban lands – that is, lands not already identified on the Metropolitan Development Program."

Ms Keneally said the Sid Londish proposal for a retirement living facility at Oxford Falls had been too far advanced to be included in the PAC review of Oxford Falls Valley, but that she would send the proposal to the PAC when the Department of Planning had completed its assessment.

"The Department is still assessing the proposal and once completed I will ask the PAC to review the assessment and provide me with independent advice before I make a determination."

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