BID TO UNLOCK PAPER SUBDIVISIONS

Feedback is being sought on a proposal to assist the State’s housing supply by allowing potentially thousands of homes to be built for the first time in century-old ‘paper subdivisions’ across the State.

“I am pleased that consultation has begun on this proposal to help unlock one of the most vexed issues in the State’s planning system,” Minister for Planning and Infrastructure Brad Hazzard said today.

“Paper subdivisions are planning anomalies located across NSW where land was subdivided for housing many decades ago, but new housing is not permitted.

“These areas typically have problems with small lot sizes and poor infrastructure. Additionally, landowners are typically small ‘mum and dad’ investors who haven’t had previous experience using complex planning laws.

“The Coalition Government is therefore seeking feedback on a draft regulation and guideline which has the potential to assist these landowners to finally legally build a home or sell their land for development.

The documents explain the consultation that a public authority, such as Landcom or a council, would need to take before it could amalgamate smaller lots into more viable parcels (if the authority has majority owner support)

Mr Hazzard said the process would be of most assistance in paper subdivisions with small lot sizes where zoning and environmental issues have already been resolved.

The NSW Government’s development arm, Landcom, is poised to use the system to unlock the development potential at a long-standing paper subdivision at Riverstone in north-western Sydney. This area was subdivided in the late 1800s.

“Labor passed legislation on this issue in 2008 but never used it. The Coalition Government is now progressing this complex issue,” Mr Hazzard said.

“I urge local councils and anybody who owns land in these areas to review the exhibition documents at www.planning.nsw.gov.au before 9 March and make sure their voices are heard.”

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