Additional time to comment on proposal to unlock new land for housing

The public is being given additional time to comment on a proposal that will help unlock land in century-old paper subdivisions and allow mum and dad landowners to build a house, or sell their land, for the first time.

The NSW Department of Planning and Infrastructure is publicly exhibiting a draft regulation and guideline that will establish a process to help overcome the barriers that have traditionally prevented new housing from being built in paper subdivisions.

The exhibition period has been extended by three weeks, and submissions can now be lodged until Friday 30 March 2012. The extended period for public comment will allow for further consultation and engagement with affected landowners and local councils which have paper subdivisions in their area.

There are several known large paper subdivisions throughout the State, some dating back as early as the 1800s.

Lots typically range from around 200 square metres to 1000 square metres, may be irregular in shape and have no formed roads or services such as water or drainage. They are generally recognised only on paper, with the fragmented ownership and landowners’ lack of development experience generally preventing homes from being developed.

The proposed process could be used by a public authority to amend a subdivision layout to amalgamate smaller lots into more viable parcels and allocate land for roads and infrastructure to enable development to proceed.

The process would be available to use in areas where land is already zoned for residential use or where a planning proposal to rezone the land has been prepared. This includes land in Riverstone in Sydney’s North West Growth Centre, which has already been zoned for residential use and has development potential for some 1,600 low-density residential lots. Landcom has been working with landowners in Riverstone since 2005.

The proposed regulation is available to view on the department’s website at www.planning.nsw.gov.au/onexhibition.

Submissions can be:

• Emailed to housingpolicy@planning.nsw.gov.au, or
• Posted to Policy, Planning Systems and Reform, Department of Planning and Infrastructure, GPO Box 39, Sydney NSW 2001.

Submissions will be made publicly available. If you do not want your name or other personal details to be made available, this should be clearly stated in the submission.

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