MEDIA RELEASE
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GOVERNMENT UNLOCKS LAND IN ‘PAPER SUBDIVISIONS’

The NSW Government has released new guidelines to help thousands of small landowners who have been unable to sell or build on their property for decades.

NSW Minister for Planning and Infrastructure Brad Hazzard said many people on Sydney’s outskirts and in regional NSW had bought small land parcels created by so-called “paper subdivisions”, some dating back to the 1800s.

“These lots typically range from around 200m² to 1,000m², are often irregular in shape and are held by ‘mum and dad’ landowners,” Mr Hazzard said.

“When the properties were originally subdivided, no land was allocated for roads, footpaths or services such as power and drainage – making it virtually impossible for legitimate development to occur.

“There are about 10,000 of these lots across the state – many of them able to provide housing to cater for our growing population.

“The NSW Government has acted to resolve the future use of these lots by establishing a process to enable the landowners – some of whom have owned this land for generations – to finally build a home or sell their land.

“It would involve a Subdivision Authority (for example UrbanGrowth NSW, a council, etcetera) proposing a Development Plan based on modern, redrawn boundaries.

“If this was agreed to by at least 60% of landowners and the owners of 60% of the land area, the new, more workable subdivision plan would be adopted, enabling landowners to take the next step toward building a home or selling their property.

“Feedback received from owners, councils and the community during an exhibition process last year has been incorporated into the paper subdivisions package.”

The first site in NSW likely to benefit from the new process is Riverstone in Sydney’s North West Growth Centre, which has already been zoned for residential use.

“UrbanGrowth is working with Riverstone landowners to unlock lots about nine metres wide by 61 metres long, with potential for some 1,600 low-density residential lots.

“The new process offers practical guidance on making subdivision orders, preparing development plans, landowner voting procedures and accounting practices for authorities charged with implementing development plans,” Mr Hazzard said. Further information: www.planning.nsw.gov.au

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