



# vineyard- riverstone scheduled lands newsletter

No. 2 – September 2008

## Dear Riverstone Landowner

Welcome to the second in a series of landowner newsletters intended to keep you updated on Landcom's work to help owners develop their land in the Riverstone Scheduled Lands.

As you may be aware, the Scheduled Lands sit inside the North West Growth Centre, an area identified by the NSW Government for land release. The land release process is being managed by a government body called the Growth Centres Commission (GCC). The GCC is currently working on a rezoning plan for your land. The plan is due for exhibition in the coming months.

The Scheduled Lands will be rezoned as part of the rezoning plan for the Riverstone precinct. However, development will require the installation of things like sewerage, water and roads. Rezoning may also require that existing blocks are resized to allow for orderly residential development.

Landcom has been working with local landowners to find a way to help you develop your own land. As we have indicated in previous correspondence with you, Landcom has identified a model which will allow you to swap some of your land in return for the conversion of the rest into ready to build on blocks. Over the last 18 months we have asked landowners for their views on the model through a survey that we have sent out by mail. We have also spoken to quite a number of you on our Riverstone information line.

The feedback you have given us has been very important as it has helped us to refine our ideas and given us an idea of how many owners are interested in participating in the model. It is important that we hear from as many owners as possible. The number of people interested in participating and what they have to say will have a major influence on whether or not Landcom

will be able to help landowners develop their land.

We understand that many landowners have questions about the model and how it will work for them. When the GCC places its rezoning plan on exhibition, we plan to meet with all landowners to provide more detail on the model and to discuss their specific circumstances based on what is permitted by the zoning.

Landcom recognises that many of the landholders of the Scheduled Lands have been waiting a long time to develop their land and we want to help you to make this happen. Thank you for your continued interest in this project and we look forward to meeting with you when the GCC exhibits its rezoning plan for the Scheduled Lands.

On a personal note, since our last newsletter everyone involved in the Scheduled Lands project at Landcom has been saddened by the passing of long-time local lobbyist and Scheduled Lands owner, Florence Short. Florence played an important part in the development of our work at Riverstone and has been an inspiration to many of us as we work to address the challenges that the project presents.

**Peter Anderson**  
Landcom



# what's new

## Frequently Asked Questions

So far we have received around 330 completed surveys and had about 200 telephone conversations with landowners. Owners have raised a range of topics which they would like answers to. We have included a number of the most frequently asked questions about the project below for you to have a look at.

**How does the land trading model apply to a two lots land-holding?**

A number of two lots owners have rung our information line to ask how the model will work for them. Landcom has been working towards finding a solution to this. We recognize that it is an important part of finalising our model as there are currently about 200 owners of two lots at the Scheduled Lands. Information on our project website ([www.riverstonelands.com.au](http://www.riverstonelands.com.au)) shows how the model can be applied to a two lots holding and we will be dealing with this topic in depth when we meet landowners later this year.

### Rezoning of the Riverstone Scheduled Lands

The Growth Centres Commission has recently advised that material showing the proposed rezoning of the Riverstone Scheduled Lands and the rest of the Riverstone precinct is expected to be on public exhibition in the coming months. Blacktown City Council and Landcom have been working closely with GCC to help it finalise the rezoning material to place it on exhibition as soon as possible.



**How much land will I have to trade?**

Landcom is currently working to finalise this figure. The final figure will depend on a range of things including a valuation of the land and an estimate of the actual cost of each owner's share of the works. Information we have already made available shows how the model could work even if about 40% of owners land is needed but we are working to keep the actual cost as low as possible. We will be able to provide more detail on this issue at the meetings we will be arranging later in the year.

**Why can't I just build on my block as it is?**

Generally the existing zoning of the land only permits a new dwelling on very large land-holdings. Details of the zoning of specific areas of land should be obtained from Blacktown City Council. The Growth Centres Commission is currently progressing rezoning of the land to allow urban development of the area. However, development consent cannot be given unless basic infrastructure such as reticulated water and sewer, and urban roads and drainage is available.

**When can I develop my land?**

When the Growth Centres Commission rezoning process has been completed and development can be programmed with the knowledge that the infrastructure necessary to support it will be made available.

## Next Steps – Meetings with Landcom

Landcom is very keen to meet with all owners. Before we meet with owners we await the public exhibition of the GCC's rezoning plan. The reason for this is that we want to be clear what zoning is proposed for everybody's land so that we can discuss everyone's specific circumstances. The proposed zoning of your land will affect how Landcom's model can be applied to your land.

At each meeting we will provide detailed information on the work we have been doing on our model. We also hope to be able to answer your questions on how it would relate to your landholding and your particular circumstances.

Meetings are likely to be held at Landcom's offices at Parramatta and we will schedule a range of times to make the meetings accessible to everyone. Times and dates of these meetings will be included in our next newsletter. We look forward to meeting all of you at this time.

**Why do I have to pay for new infrastructure?**

The existing rural roads and limited water services are not adequate to serve a whole new neighbourhood. These will need to be replaced with new water, sewer, road and power. It is normal practice for developers to pay for the cost of these and other services that are needed for their developments.

**What if I just want to sell my land?**

It is intended that participation in the model will not prevent you from selling your land at any stage in the process.

If you have a detailed question you want answered, give us a ring on the Riverstone information line on 1800 238 321 or e-mail the Riverstone Team at [riverstone@landcom.nsw.gov.au](mailto:riverstone@landcom.nsw.gov.au) and we'll endeavour to get you an answer.

## If you haven't sent us a survey, we need to hear from you!

Since our last newsletter we have been working with a team of market researchers to contact owners who are yet to respond to Landcom's survey about our work. We have telephoned around 200 owners seeking their views and surveys have continued to flow in to us.

We need to hear the views of all landowners on our ideas. The number of people who respond to us and the issues they raise will decide whether Landcom

decides to progress our work further.

We have currently received surveys from about 330 of the owners of the Scheduled Lands and nearly 80% have indicated a willingness to work with us.

If you haven't sent us a survey or completed one online at our project website ([www.riverstonelands.com.au](http://www.riverstonelands.com.au)) please do. We need to know if you are interested in working with us or not.

## contact us

Thank you for taking the time to read this newsletter. We will keep you regularly informed on the progress of our work. If you would like to comment on our work or request additional information please call the Vineyard-Riverstone Scheduled Lands contact line on 1800 238 321 or e-mail the Riverstone Team at [riverstone@landcom.nsw.gov.au](mailto:riverstone@landcom.nsw.gov.au)

