

Riverstone Scheduled Lands

Precinct A (Stages 1-3)

Information Sheet: Land Acquisitions

A key element of the Paper Subdivision legislation is the inclusion of land acquisitions. This provides certainty and protects landowners in the Development Plan process once a Subdivision Order is issued.

All land acquisitions in Precinct A (Stages 1-3) must be undertaken by a compulsory process in line with the Land Acquisition (Just Terms Compensation) Act as modified in the Development Plan. This process can involve an agreement with a landowner.

Land acquisition and the provision of compensation under the Development Plan will occur depending on individual circumstances. Compensation typically includes services provided by UrbanGrowth NSW to manage the subdivision and works done to create the new subdivision. In some cases, landowners may be eligible for surpluses in addition to compensation after the deduction of costs.

How land will be acquired and the compensation landowners may receive is summarised below:

Land to be acquired	How will it be acquired	Compensation	Surplus?
Land Trading Land traded to UrbanGrowth NSW to cover the costs associated with development	Acquired by UrbanGrowth NSW with agreement of landowner.	'in-kind' compensation for services and works done to construct new subdivision and create new Certificates of Title.	Yes
Portions of lots acquired for roads at the rear of your property. This occurs with all landowners whether they are a land trader or a monetary contributor.	Acquired by UrbanGrowth NSW with agreement of landowner (compulsory if no Voluntary Contributions Agreement signed).	'in-kind' compensation for services and works done to construct new subdivision and create new Certificates of Title.	No
Whole lots that need to be acquired for new roads. This land is known as a 'road parcel' and is the land coloured purple on the plan of subdivision in the Development Plan.	Acquired by UrbanGrowth NSW with agreement of landowner (compulsory if no Voluntary Contributions Agreement signed).	Cash payment based on market value determined by the Valuer General and listed in Schedule 2 of the Development Plan.	No

Land to be acquired	How will it be acquired	Compensation	Surplus?
Landowner 'default' under a Voluntary Contributions Agreement. Where a contribution payment is not made or a landowner fails to produce a Certificate of Title or sign the administration sheet for the new plan of subdivision.	Acquired by UrbanGrowth NSW with agreement of landowner	'in-kind' compensation for services and works done to construct new subdivision and create new Certificates of Title.	Yes
Voluntary Contributions Agreement not signed and Development Plan not complied with.	Acquired by UrbanGrowth NSW under 'compulsory' provisions of Just Terms Act	Authorised dwelling AND principal place of residence <ul style="list-style-type: none"> ▪ Cash payment of market value; plus ▪ Solatium (approximately \$27k) 	Yes
		Authorised dwelling but NOT principal place of residence <ul style="list-style-type: none"> ▪ 'in-kind' compensation for services and works done to construct new subdivision and create new Certificates of Title. 	Yes
		Unauthorised dwelling <ul style="list-style-type: none"> ▪ 'in-kind' compensation for services and works done to construct new subdivision and create new Certificates of Title. 	Yes

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Version current as at December 2015, subject to minor changes, such as minor drafting amendments or changes to the plan of subdivision plan or associated costs, due to external or unknown factors. Landowners and interested people must make and rely on their own personal, legal, financial and other advice.