

Liverpool Development Control Plan 2008
Part 2.1
Subdivision of land in
Green Valley Release Area

19 February 2014

Part 2.1 must be read in conjunction with Part 1

Refer to Parts 3.2 - 3.6 & 3.8 for development in Residential Zones

Liverpool Development Control Plan 2008

Part 2.1 Green Valley Release Area

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1. Preliminary

Applies to

1. Part 2.1 applies to the land, shown in Figure 1.
2. Part 1 also applies to the land.
3. The controls in this Part relate to the subdivision of land.
4. Controls on development in Residential Zones in this locality are in Parts 3.2 – 3.6 & 3.8.

Background

The Green Valley area was rezoned under Liverpool LEP 108 on 24 October 1984 and added to subsequently. The area was originally subject to Liverpool Development Control Plan No. 2 was originally adopted on 18th December 1984, and came into force on 9th January 1985.

There is still area in the release area that is not yet developed and is accordingly incorporated into this DCP.

Objectives

- a) To provide for a road layout incorporating as far as is possible:
 - A clear definition between the collector street and other local streets.
 - Safe vehicular and pedestrian movements.
 - Suitable engineering principles.
- b) To retain as far as is practicable the maximum number of existing trees in the area.

2. Controls for Public Domain

2.1 Street Network and Access

1. Streets and pathways shall be located generally in the positions shown on Figure 1.
2. Road widths and configuration and pathway widths shown on Figure 1 are to apply.
3. To approve a change in the location of the roads proposed by this plan, Council would need to be satisfied that:
 - The roads provide for a safe movement system.
 - Intersections are safety designed.
 - Other property owners are not unduly disadvantaged by the change.
 - Drainage paths are adequately maintained.
 - Road planning does not close off options for future development of adjoining land.
 - The requirements of servicing authorities are met.
4. For changes to the proposed road system which Council considers minor, Council will consult with affected property owners prior to determining the application.
5. For changes to the proposed road system, which Council considers major, Council may seek to amend the DCP prior to determining the application.

2.2 Open Space

Open space areas are to be provided in accordance with Figure 1.



Figure 1 Land to which this Part applies and Street Network



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