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Liverpool Local Environmental Plan 2008

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4.1 Minimum subdivision lot size

- (1) The objectives of this clause are as follows:
 - (a) to ensure that lot sizes are consistent with the desired residential density for different locations,
 - (b) to ensure that lot sizes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,
 - (c) to prevent fragmentation of land which would prevent the achievement of the extent of development and nature of uses envisioned for particular locations,
 - (d) to minimise traffic impacts resulting from any increase in the number of lots on classified roads,
 - (e) to minimise any likely impact of subdivision and development on the amenity of neighbouring properties,
 - (f) to ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,
 - (g) to ensure that lot sizes allow buildings to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views.
- (2) This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.
- (3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.
- (4) This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.
- (4A) Despite subclause (3), the size of any lot resulting from the subdivision of land shown on the Lot Size Map to be within Area 1, Area 2 or Area 3 for the purposes of:
 - (a) a dual occupancy that was approved before the making of this Plan and that satisfies any conditions of that approval, or
 - (b) multi dwelling housing, or

(c) attached dwellings, or

(d) semi-detached dwellings,

must not be less than the area shown in Column 2 of the Table to this subclause opposite the relevant Area, or if the lot adjoins a rear or side lane that provides vehicular access to the lot, not less than the area shown in Column 3 of the Table opposite the relevant Area.

Column 1	Column 2	Column 3
Area 1	225m ²	180m ²
Area 2	250m ²	200m ²
Area 3	300m ²	240m ²

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