**Proposed Principal Development Standard Clause**

4.1C Exceptions to minimum lot sizes for certain residential development

1. The objectives of this clause are as follows:
	1. to encourage housing diversity without adversely impacting on residential amenity,
	2. to ensure that lot sizes are consistent with the predominant subdivision pattern of the area and maintain a low density residential character in existing neighbourhoods.
2. This clause applies to land identified as “Area 1” on the Minimum Lot Size Map.
3. Despite clause 4.1(3) development consent may be granted to a single development application for development to which this clause applies that is both the following:
	1. The subdivision of land into 2 or more lots, and
	2. The erection of an attached dwelling or semi-detached dwelling on each lot resulting from the subdivision, if the size of each lot is equal to or greater than 200 square metres.

**Proposed Lot Size Map Amendment**

Amend the Fairfield LEP 2013 Lot Size Map by outlining in blue and identifying as “Area 1”, those areas (in the suburbs of Cabramatta West, Canley Heights, Fairfield Heights and Canley Vale) to which the provisions of proposed Clause 4.1C will apply.