

<b>Clause 4.6 Returns</b> <b>Quarter for 1 January 2020 to 31 March 2020</b>	
<b>Council DA reference number</b>	DA/1100/2019
<b>Lot number</b>	Lot 3
<b>DP number</b>	DP 35906
<b>Apartment/Unit number</b>	
<b>Street number</b>	23
<b>Street name</b>	Westwood Street
<b>Suburb/Town</b>	Pennant Hills
<b>Postcode</b>	2120
<b>Category of development</b>	Torrens title subdivision of one allotment into two lots
<b>Environmental planning instrument</b>	Hornsby Local Environmental Plan 2013
<b>Zoning of land</b>	R2 - Low Density Residential
<b>Development standard to be varied</b>	Minimum Lot Size
<b>Justification of variation</b>	<ul style="list-style-type: none"> <li>The proposal would convert a prohibited 'dual occupancy' development to a permissible use (dwelling house) within the R2 Low Density Residential zone under the HLEP.</li> <li>Approval of the application for Torrens title subdivision would not alter the intensity or scale of the existing development on the site. The proposal would allow the existing dwellings to be on separate titles, thereby adding economic value and versatility to existing housing stock.</li> </ul>
<b>Extent of variation</b>	32.42%
<b>Concurring authority</b>	Assume the concurrence of the Secretary of Department of Planning, Industry and Environment

<b>Date DA Determined dd/mm/yyyy</b>	25/03/2020
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