

Register of Development Standard Variations Approved
October 2023 to December 2023

Council reference number	Street No	Street Name	Suburb	Category of development	Environmental Planning Instrument	Zoning	Development Standard to be varied	Extent of Variation	Justification of Variation	Date determined
80/2023	16	Mona RD	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 11% Control: 9.5m Proposal: 10.6m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to internal works and the replacement of existing windows to the attic level. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	04-Oct-23
4/2022	1	Marathon AVE	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 35.4% Control: 0.75:1 Proposal: 1.01:1	Pre-existing non-compliance. The additional GFA is 35m ² and will not significantly alter the scale and bulk of the existing development nor result in any adverse impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	5-Oct-23
487/2022	206	Old South Head RD	VAUCLUSE	Residential - New dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 2% Control: 9.5m Proposal: 9.69m	The variation is limited to a minor protrusion of the roof form which can be attributed to the sloping topography of the site. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	11-Oct-23
187/2023	17	Sutherland CRES	DARLING POINT	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Building Clause 4.4: Floor Space Ratio	Variation: 78.57% Control: 10.5m Proposal: 18.75m Variation: 30.65% Control: 1:1 Proposal: 1.32:1	Pre-existing non-compliance (Height and FSR). No change to existing overall building height. There is an actual reduction to the existing FSR (or GFA by 15m ²). The height variation is limited to the reinstatement of a balcony and installation of an air conditioning unit. Sufficient environmental planning grounds. Consistent with objectives of the standard.	16-Oct-23

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93/2023	14	Alma ST	PADDINGTON	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Building	Variation: 1.5% Control: 9.5m Proposal: 9.65m	Pre-existing non-compliance. No change to existing overall building height. The variation relates to the roof sheeting only. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	01-Nov-23
16/2023	15	Village High RD	VAUCLUSE	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 10.7% Control: 9.5m Proposal: 10.50m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to a minor roof protrusion associated with the modified roof design/form. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	02-Nov-23
176/2023	75	Wallaroy RD	WOOLLAHRA	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Building	Variation: 21.7% Control: 9.5m Proposal: 11.56m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the new attic level within the roof area and the replacement of the existing roof tiles with metal sheeting. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	02-Nov-23
252/2023	349	New South Head RD	DOUBLE BAY	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 307.85% Control: 9.5m Proposal: 42.82m	Pre-existing non-compliance. No change to existing overall building height. The variation is associated with the structural remediation works to the existing Residential Flat Building (i.e. balconies, external cladding, roofing). No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	08-Nov-23

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308/2023	7/23	Wentworth ST	POINT PIPER	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 9.47% Control: 9.5m Proposal: 10.4m	Pre-existing non-compliance. No change to existing overall building height. The height variation is limited to a new dormer window. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	08-Nov-23
366/2023	48	Cambridge ST	PADDINGTON	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 21% Control: 9.5m Proposal: 11.5m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to a change in the roofing material. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	09-Nov-23
329/2023	13	March ST	BELLEVUE HILL	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 8.4% Control: 9.5m Proposal: 10.3m	The variation is limited to the balustrading associated with the roof terrace. No change to existing overall building height. Sufficient environmental planning grounds. Consistent with objectives of the standard.	13-Nov-23
417/2022	718	New South Head RD	ROSE BAY	Mixed	WLEP 2014	E1 Local Centre	Clause 4.3: Height of Buildings	Variation: 9.9% Control: 14.1m Proposal: 15.5m	The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	14-Nov-23
8/2023	193	Glenmore RD	PADDINGTON	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 9.5% Control: 9.5m Proposal: 10.4m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to a new dormer window to an existing attic level. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	14-Nov-23

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99/2023	18	Black ST	VAUCLUSE	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 19.05% Control: 9.5m Proposal: 11.31m	Pre-existing non-compliance. The height variation is associated with the upper level mansard addition and the installation of a new A/C system. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	16-Nov-23
190/2023	120-124	Oxford ST	WOOLLAHRA	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings Clause 4.4: Floor Space Ratio	Variation: 32.9% Control: 10.5m Proposal: 13.96m Variation: 58.3% Control: 0.9:1 Proposal: 1.4:1	Pre-existing non-compliance (Height and FSR) The variations are associated with the alterations and additions to the upper most level of the existing Residential Flat Building, being Unit No. 4. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. The FSR of the development is consistent with that of surrounding development in terms of scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	16-Nov-23
374/2023	6C/4-5	Buckhurst AVE	POINT PIPER	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 71.4% Control: 10.5m Proposal: 18m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to internal alterations to Unit No. 6C No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	16-Nov-23

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606/2022	73	Victoria RD	BELLEVUE HILL	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 42.5% Control: 9.5m Proposal: 13.54m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the replacement of the existing roofing with new roof tiles. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	22-Nov-23
348/2023	208	Old South Head RD	VAUCLUSE	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 8% Control: 9.5m Proposal: 10.163m	The variation relates to the upper 350-663mm of the housed access structure servicing the roof terrace. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	01-Dec-23
9/2023	70	Beresford RD	BELLEVUE HILL	Residential – Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 5.7% Control: 9.5m Proposal: 10.04m	The variation is limited to a portion of the upper apex of the pitched roof form. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	06-Dec-23
548/2022	34A	Fitzwilliam RD	VAUCLUSE	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 27.5% Control: 9.5m Proposal: 12.11m	Pre-existing non-compliance. The variation is limited to the existing upper level of the dwelling and its roof. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	07-Dec-23

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327/2023	23	Eastbourne RD	DARLING POINT	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings Clause 4.4: Floor Space Ratio	Variation: 12.4% Control: 9.5m Proposal: 10.68m Variation: 22.5% Control: 0.5:1 Proposal: 0.61:1	Pre-existing non-compliance. No change to existing overall building height. The variation to both the Height and FSR standards can be attributed to the conversion of the existing roof space into an attic level (habitable area/GFA) and the new dormer windows. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	07-Dec-23
381/2023	54	Darling Point RD	DARLING POINT	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: Control: Proposal:	Pre-existing non-compliance. No change to existing overall building height. The variation is limited with the like for like replacement of all the existing windows within the Residential Flat Building. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	14-Dec-23
132/2023	38	Roslyndale AVE	WOOLLAHRA	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 7.4% Control: 9.5m Proposal: 10.2m	The variation is limited to the two new dormers. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	20-Dec-23
455/2022	30	Olola AVE	VAUCLUSE	Residential – Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 5% Control: 9.5m Proposal: 10.05m	The variation is limited to a minor protrusion of the roof form which can be attributed to the sloping topography of the site. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	21-Dec-23

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12/2023	44	Towns RD	VAUCLUSE	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 21.47% Control: 9.5m Proposal: 11.54m	The variation is limited to the upper 2.04m of the proposed upper-most storey of the new dwelling. The non-compliance can be attributed to a previously excavated area and the measurement of height from 'existing ground level'. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	21-Dec-23
114/2023	702-704	New South Head RD	ROSE BAY	Mixed	WLEP 2014	B2 Local Centre	Clause 4.4: Floor Space Ratio	Variation: 24.3% Control: 2:1 Proposal: 2.49:1	The FSR of the development is consistent with that of surrounding development in terms of scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	21-Dec-23
286/2023	19	Kings RD	VAUCLUSE	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 17% Control: 9.5m Proposal: 11.12m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the roof terrace and its associated balustrading. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	21-Dec-23
362/2023	6	Dudley RD	ROSE BAY	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 25.7% Control: 9.5m Proposal: 11.94m	Pre-existing non-compliance. The variation is limited to the conversion of the existing roof space into an attic level. The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). Sufficient environmental planning grounds. Consistent with objectives of the standard.	21-Dec-23