

Register of Development Standard Variations Approved
January 2024 to March 2024

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
424/2023	4	Trahlee RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 5.8% Control: 9.5m Proposal: 10.05m	Pre-existing non-compliance. No change to existing overall building height. The variation is associated with the re-building of an existing dilapidated balcony. 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.	23-Jan-24
324/2023	42	Boundary ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential I	Clause 4.3: Height of Buildings	Variation: 28% Control: 9.5m Proposal: 12.16m	Pre-existing non-compliance. No change to existing overall building height. The variation is associated with the conversion of the existing roof space to an attic level and 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.	25-Jan-24
305/2023	29	Streatfield RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings Clause 4.4: Floor Space Ratio	Variation: 4.63% Control: 9.5m Proposal: 9.94m Variation: 4.66% Control: 0.5:1 Proposal: 0.52:1	Pre-existing non-compliances with both the Height and FSR standards. No change to existing overall building height. The variation to the height standard is limited to minor re-modelling of the existing roof form/pitch. The FSR variation is minor (additional 6.8m ² in GFA). 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.	30-Jan-24
55/2023	94	Bellevue RD	BELLEVUE HILL	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 5% Control: 9.5m Proposal: 9.94m	The variation is limited to a minor protrusion of the upper level addition and its roof which can be attributed to a previously excavated area of the site and the measurement of height from 'existing ground 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.	31-Jan-24

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400/2023	11	Collins AVE	ROSE BAY	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 10% Control: 0.5:1 Proposal: 0.55:1	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.	02-Feb-24
222/2023	84	Hargrave ST	PADDINGTON	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 8.27% Control: 9.5m Proposal: 10.28m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the roof over the minor rear extension (6m ²). 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.	05-Feb-24
455/2023	24	Bay ST	DOUBLE BAY	Residential – Alterations & additions	WLEP 2014	E1 Local Centre	Clause 4.3: Height of Building	Variation: 37.48% Control: 14.7m Proposal: 20.21m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the internal fit-out of the commercial tenancies on Level 3 and 4. 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-Feb-24
216/2023	35	Vaucluse RD	VAUCLUSE	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Building	Variation: 14.7% Control: 9.5m Proposal: 10.9m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to a minor protrusion of the roof form which can be attributed to the sloping topography of the site and to the previously excavated area of the site and the measurement of height from 'existing ground 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-Feb-24

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234/2023	65	Adelaide ST	WOOLLAHRA	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 44.5% Control: 0.65:1 Proposal: 0.94:1	Pre-existing non-compliance. The additional GFA is 0.6m ² and will not 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.	15-Feb-24
245/2023	19-27	Bay ST	DOUBLE BAY	Commercial - New	WLEP 2014	E1 Local Centre	Clause 4.3: Height of Buildings Clause 4.4: Floor Space Ratio	Variation: 23.3% Control: 14.7m Proposal: 18.13m Variation: 9% Control: 2.5:1 Proposal: 2.73:1	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.	15-Feb-24
437/2023	2	Tralee RD	BELLEVUE HILL	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings Clause 4.4: Floor Space Ratio	Variation: 31.8% Control: 9.5m Proposal: 12.52m Variation: 16% Control: 0.5:1 Proposal: 0.58:1	Pre-existing non-compliances with both the Height and FSR standards. No change to existing overall building height. No change to the existing FSR. 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.	19-Feb-24
102/2023	6	Trelawney ST	WOOLLAHRA	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 60% Control: 26m Proposal: 41.6m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the replacement of the existing windows with new windows (same size and location). Sufficient environmental planning grounds. Consistent with objectives of the standard.	20-Feb-24
274/2023	26	Cliff ST	WATSONS BAY	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 7% Control: 8.2m Proposal: 8.8m	The variation is associated with a new dormer window to the 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.	22-Feb-24

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351/2023	1	Village Lower RD	VAUCLUSE	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.4: Floor Space Ratio	Variation: 0.3% Control: 0.5:1 Proposal: 0.502:1	The FSR variation is minor (1.02m ²). 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.	23-Feb-24
473/2023	43/105A	Darling Point RD	DARLING POINT	Residential – Alterations & additions	WLEP 2014	Part E1 Local Centre/R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 10.2% Control: 13.5m Proposal: 27.3m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the installation of an air conditioning unit and the replacement of an existing window/door opening. 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.	29-Feb-24
451/2023	1	Milton AVE	WOOLLAHRA	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.4: Floor Space Ratio	Variation: 4% Control: 0.5:1 Proposal: 0.52:1	The FSR variation is minor (10.25m ²). 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.	05-Mar-24
448/2023	215	Glenmore RD	PADDINGTON	Commercial – Alterations & additions	WLEP 2014	E1 Local Centre	Clause 4.4: Floor Space Ratio	Variation: 4.25% Control: 1:1 Proposal: 1.04:1	The FSR variation is minor (5.25m ²). 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.	06-Mar-24

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157/2023	6	Hopetoun AVE	VAUCLUSE	Residential – Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 62% Control: 9.5m Proposal: 15.4m	The variation is limited to the upper storey level. The extent of the variation is exacerbated by a previously excavated area of the site 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.	07-Mar-24
15/2024	34	Ocean ST	WOOLLAHRA	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 7.3% Control: 9.5m Proposal: 10.195m	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 and the installation of two skylights. 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-Mar-24
247/2023	7	Marine PDE	WATSONS BAY	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 11.34% Control: 8.2m Proposal: 9.13m	The variation is limited to the front portion of the upper level addition which can be attributed to the sloping topography of the site and to the previously excavated area of the site and the measurement of height from 'existing ground level'. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. Sufficient environmental planning grounds. Consistent with objectives of the standard.	21-Mar-24
325/2023	7	Cranbrook RD	BELLEVUE HILL	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 15.3% Control: 9.5m Proposal: 10.95m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to building works to the existing upper roof/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.	21-Mar-24

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338/2023	14	Ormond ST	PADDINGTON	Residential – Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 11% Control: 9.5m Proposal: 10.55m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to a minor protrusion of the roof form (apex ridge). 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.	28-Mar-24