

**Register of Development Standard Variations Approved
October 2021 to December 2021**

DA 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
349/2021	1	Bundarra RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 17.7% Control: 0.75:1 Proposal: 0.88:1	Pre-existing non-compliance. The additional GFA is 4.4m 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.	01-Oct-21
305/2021	2	Guilfoyle AVE	DOUBLE BAY	Commercial - Alterations & additions	WLEP 2014	B2 Local Centre	Clause 4.4: Floor Space Ratio	Variation: 37.9% Control: 2.5:1 Proposal: 3.45:1	Pre-existing non-compliance. The additional GFA is 2.4m 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.	07-Oct-21
305/2021	2	Guilfoyle AVE	DOUBLE BAY	Commercial - Alterations & additions	WLEP 2014	B2 Local Centre	Clause 4.3: Height of Buildings	Variation: 19.3% Control: 14.7m Proposal: 17.54m	Pre-existing non-compliance. The variation is limited to a 300mm height increase to the lift overrun. 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-Oct-21
187/2021	18	Guilfoyle AVE	DOUBLE BAY	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 7.1% Control: 9.5m Proposal: 10.17m	The variation is limited to a minor protrusion of the roof form which can be attributed to the sloping topography of the site. 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-Oct-21
188/2021	16	Guilfoyle AVE	DOUBLE BAY	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 7.1% Control: 9.5m Proposal: 10.17m	The variation is limited to a minor protrusion of the roof form which can be attributed to the sloping topography of the site. 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-Oct-21
395/2021	29 - 33	Mona RD	DARLING POINT	Residential - Other	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 37.8% Control: 13.5m Proposal: 18.6m	Pre-existing non compliance. No change to existing overall building height. The scope of works is limited to the installation of new A/C units. 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-Oct-21

DA 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
304/2021	24	Tivoli AVE	ROSE BAY	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 28.4% Control: 9.5m Proposal: 12.2m	The variation is limited to a minor protrusion of the roof form which can be attributed to the sloping topography of the site. 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-Oct-21
370/2021	Unit 16 56	Birriga RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 61.2% Control: 13.5m Proposal: 21.765m	Pre-existing non compliance. No change to existing overall building height. The variation is associated with alterations and additions the upper most level and a new retractable awning. 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-Oct-21
388/2021	23	Underwood ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 36.8% Control: 9.5m Proposal: 13.2m	The subject site benefits from Existing Use Rights. Pre-existing non compliance. No change to the existing overall building height. The scope of works is limited to the replacement of the existing timber framed windows with new metal framed 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.	25-Oct-21
366/2021	374	New South Head RD	DOUBLE BAY	Commercial - Alterations & additions	WLEP 2014	B2 Local Centre	Clause 4.4: Floor Space Ratio	Variation: 0.18% Control: 4.5:1 Proposal: 4.508:1	The additional GFA is 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.	27-Oct-21
356/2021	Unit 8 28	Carlisle ST	ROSE BAY	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 28.5% Control: 10.5m Proposal: 13.5m	Pre-existing non compliance. The variation is limited to a pergola structure to the upper most terrace level which will not result in any excessive scale and bulk being presented to the streetscape nor on any adverse impacts on the adjoining properties. Pre-existing non compliance. Sufficient environmental planning grounds. Consistent with objectives of the standard.	01-Nov-21
450/2020	426 - 432	New South Head RD	DOUBLE BAY	New Shop Top Housing Development	WLEP 2014	B2 Local Centre	Clause 4.3: Height of Buildings	Variation: 8.1% Control: 14.7m Proposal: 15.89m	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.	04-Nov-21

DA 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
450/2020	426 - 432	New South Head RD	DOUBLE BAY	New Shop Top Housing Development	WLEP 2014	B2 Local Centre	Clause 4.4: Floor Space Ratio	Variation: 18.8% Control: 2.5:1 Proposal: 2.97:1	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.	04-Nov-21
145/2021	94	Hopetoun AVE	VAUCLUSE	Residential - Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 27.6% Control: 9.5m Proposal: 12.12m	The variation is limited to a minor protrusion of the roof form which can be attributed to the sloping topography of the site. 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-Nov-21
521/2020	61	Beresford RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 11.5% Control: 9.5m Proposal: 10.6m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to a dormer addition to the existing roof 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.	22-Nov-21
88/2021	3 - 17	Darling Point RD	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 700% Control: 13.5m Proposal: 94.576m	Pre-existing non compliance. The scope of the proposed works is limited to a new penthouse level and facade upgrade. No unreasonable impacts on the amenity of adjoining properties or locality (built form/context, streetscape presentation). The existing overall building height will be increased by 200mm. Sufficient environmental planning grounds. Consistent with objectives of the standard.	22-Nov-21
88/2021	3 - 17	Darling Point RD	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 2.1% Control: 1.3:1 Proposal: 1.33:1	The FSR variation is minor. 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-21
140/2021	40	The Crescent	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 56% Control: 9.5m Proposal: 14.82m	The height of the development is consistent with that of surrounding development in terms of height, scale, built form and context. The non-compliance can be attributed to a previously excavated area 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.	22-Nov-21

DA 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
382/2021	62	Liverpool ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 4.2% Control: 9.5m Proposal: 9.9m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the construction of 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.	01-Dec-21
424/2021	Unit 10A 21	Thornton ST	DARLING POINT	Residential - Other	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 129% Control: 13.5m Proposal: 31m	Pre-existing non-compliance. The scope of works is limited to an installation of a new A/C system. No change to existing overall building height. 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-21
472/2020	32A	Vaucluse RD	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 34% Control: 9.5m Proposal: 12.76m	Pre-existing non-compliance. 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.	02-Dec-21
202/2021	45	Benelong CRES	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 21.8% Control: 9.5m Proposal: 11.58m	The variation is limited to a minor protrusion of the roof form which can be attributed to the sloping topography of the site. 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-Dec-21
231/2021	10	Military RD	WATSONS BAY	Shop Top Housing - Alterations & additions	WLEP 2014	B1 Neighbourhood Centre	Clause 4.3: Height of Buildings	Variation: 11.7% Control: 8.2m Proposal: 9.3m	The subject site benefits from Existing Use Rights. 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.	02-Dec-21
384/2021	42	Cecil ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 28.9% Control: 0.9:1 Proposal: 1.16:1	Pre-existing non-compliance. 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-Dec-21

DA 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
372/2021	19	Black ST	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 9.9% Control: 9.5m Proposal: 10.44m	The variation is limited to a minor protrusion of the roof form which can attributed to the sloping topography of the site. 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-Dec-21
399/2020	37	Suttie RD	BELLEVUE HILL	Residential - Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 23.4% Control: 9.5m Proposal: 11.72m	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-Dec-21
426/2020	5	Wunulla RD	POINT PIPER	Residential - Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 69.4% Control: 9.5m Proposal: 16.1m	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-Dec-21
261/2021	357 - 359	New South Head RD	DOUBLE BAY	New Commercial Building	WLEP 2014	B2 Local Centre	Clause 4.3: Height of Buildings	Variation: 28.3% Control: 14.7m Proposal: 18.6m	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-Dec-21
285/2021	18	Court RD	DOUBLE BAY	Residential - New Dual Occupancy	WLEP 2014	R3 Medium Density Residential	Clause 4.1A(2): Minimum Lot Sizes for a Dual Occupancies	Variation: 33.3% Control: 460m ² Proposal: 306.6m ²	Consistent with the lot size and subdivision pattern of development in the immediate locality. 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-Dec-21
285/2021	18	Court RD	DOUBLE BAY	Residential - New Dual Occupancy	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 4.74% Control: 9.5m Proposal: 9.95m	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-Dec-21

DA 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
518/2021	6	Tivoli AVE	ROSE BAY	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 4% Control: 9.5m Proposal: 9.92m	The variation is limited to a minor protrusion of the roof form and can be attributed to the sloping of the site. 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-Dec-21