

Register of Development Standard Variations Approved

January 2023 to March 2023

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
305/2022	2-4	Tarrant AVE	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 36.6% Control: 9.5m Proposal: 12.98m	Pre-existing non-compliance. No change to existing overall building height. The variation is associated with the re-cladding of the roofing material 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.	17-Jan-23
489/2022	3	Flinton ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 12.67% Control: 9.0m Proposal: 10.14m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the installation of a new passenger lift which is located wholly within the existing dwelling's building envelope. 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.	18-Jan-23
449/2022	78	Kings RD	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 1% Control: 9.5m Proposal: 9.58m	The variation is minor (80mm) and is limited to a minor section of the roof 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.	06-Feb-23

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451/2022	58	Hargrave ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 2.6% Control: 9.5m Proposal: 9.75m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the roof of the rear section addition (bedroom extension 1.2m in depth). 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-23
380/2022	23	Arthur ST	BELLEVUE HILL	Residential - Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 7.8% Control: 9.5m Proposal: 10.25m	The variation is limited to two (2) minor protrusions 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-Feb-23
297/2022	106A	Wolseley RD	POINT PIPER	Residential - Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 31.5% Control: 9.5m Proposal: 12.5m	The variation is limited to the roof form and a minor rear section of the dwelling 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.	16-Feb-23

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594/2022	Unit 104/11	Yarranabbe RD	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 195% Control: 10.5m Proposal: 30m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to internal alterations to Unit 104. 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-23
509/2022	69	Goodhope ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 11.6% Control: 9.5m Proposal: 10.6m	Pre-existing non-compliance. No change to existing overall building height. The variations are limited to repair work to the front parapet and the replacement of roof 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.	08-Mar-23
526/2022	398	Edgecliff RD	WOOLLAHRA	Residential - Alterations & additions	WLEP 2014	R3 Medium 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 remedial/repair works to the existing roof area. 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-Mar-23

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472/2022	72	Boronia RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 21.6% Control: 9.5m Proposal: 11.55m	The variation is limited to the front section of the upper addition (bedroom and balcony) which 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.	16-Mar-23
588/2022	Unit 1/6	Buckhurst AVE	POINT PIPER	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 22% Control: 1:1 Proposal: 1.22:1	Pre-existing non-compliance. The additional GFA is minor (36m 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.	16-Mar-23
542/2022	Unit 7/4	Birriga RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings Clause 4.4: Floor Space Ratio	Variation: 10.37% Control: 13.5m Proposal: 14.9m Variation: 4% Control: 1:1 Proposal: 1.04:1	Pre-existing height non-compliance. No change to existing overall building height. The height variation can be attributed to the conversion of the existing roof space into a habitable area (bedroom, bathroom, balcony). The FSR variation is minor (40m ²) and contained within the roof space area. 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-23

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257/2022	51	Drumalbyn RD	BELLEVUE HILL	Residential - Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 9.4% Control: 9.5m Proposal: 10.39m	The variation is limited to (2) minor protrusions of the roof which can be attributed to the sloping topography of the site and 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-Mar-23
427/2022	Unit 3/1	Mount Adelaide ST	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 8% Control: 9.5% Proposal: 10.21m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to internal alterations and fenestration modifications to Unit No. 3. 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-Mar-23
529/2022	14	Serpentine PDE	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 9.7% Control: 9.5m Proposal: 10.4m	Pre-existing non-compliance. The variation is limited to the upper level addition (400mm height increase above existing roof 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.	22-Mar-23

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464/2022	124	Queen ST	WOOLLAHRA	Commercial / retail / office	WLEP 2014	B4 Mixed Use	<p>Clause 4.4: Floor Space Ratio</p> <p>Clause 4.3: Height of Buildings</p>	<p>Variation: 61% Control: 1:1 Proposal: 1.6:1</p> <p>Variation: 7.9% Control: 9.5m Proposal: 10.25m</p>	<p>Pre-existing FSR non-compliance. The proposed development will reduce the existing GFA by 4m². The height variation is limited to a minor roof protrusion and A/C plant equipment. 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.</p>	29-Mar-23