

Register of Development Standard Variations Approved
April 2023 to June 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
39/2022	186	Hopetoun AVE	WATSONS BAY	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 9.1% Control: 8.2m Proposal: 8.95m	The variation is limited to a minor protrusion of the upper level addition and its roof 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.	06-Apr-23
347/2022	80	Beresford RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 12% Control: 9.5m Proposal: 10.6m	The variation is limited to a minor protrusion of the pitched room form (roof ridgeline/apex) which can be attributed 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.	06-Apr-23
316/2022	3	Bunyula RD	BELLEVUE HILL	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 variation is limited to minor modifications of 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.	18-Apr-23

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458/2022	42	Darling Point RD	DARLING POINT	Residential – Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 14.6% Control: 9.5m Proposal: 10.89m	Pre-existing non-compliance. The variation is limited to a new dormer addition. 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.	26-Apr-23
266/2022	49	Beresford RD	BELLEVUE HILL	Residential - Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 2.2% Control: 9.5m Proposal: 9.7m	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). 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.	02-May-23
45/2023	40	Cecil ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 28.7% Control: 0.9:1 Proposal: 1.16:1	Pre-existing non-compliance. The additional GFA is minor (21.7m ²) and associated with a new loft above the existing garage. 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-May-23
116/2023	10 - 10A	Cooper ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 17.1% Control: 10.5m Proposal: 12.3m	Pre-existing non-compliance. No change to existing overall building height. The variation is associated with the replacement of existing windows and balustrades. 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-May-23

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33/2023	140	Hargrave ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 21.05% Control: 9.5m Proposal: 11.54m	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.	31-May-23
408/2022	101	Victoria RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 13.9% Control: 9.5m Proposal: 10.82m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the pitched roof form over the minor rear bedroom extension (2.1m 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.	01-Jun-23
441/2022	42	Wentworth RD	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 21% Control: 9.5m Proposal: 11.53m	Pre-existing non-compliance. The variation is limited to the remodelling of the existing upper level and will lower the existing overall height by approximately 600mm. 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-Jun-23
547/2022	9	Bunyula RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 9.16% Control: 9.5m Proposal: 10.37m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the replacement of the existing roof with a new roof. 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-Jun-23

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135/2023	2	Manion AVE	ROSE BAY	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings Clause 4.4: Floor Space Ratio	Variation: 16.9% Control: 10.5m Proposal: 12.28m Variation: 56% Control: 1:1 Proposal: 1.56:1	Pre-existing height and FSR non-compliances. No change to existing overall building height. The height variation and additional GFA (38m ²) can be attributed to the conversion of the existing roof space into a habitable 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.	09-Jun-23
376/2022	9	Kings RD	VAUCLUSE	Residential – Single new dwelling	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 6.3% Control: 9.5m Proposal: 10.1m	The variation is limited to a minor section of roof form which 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.	13-Jun-23
513/2022	88	Queen ST	WOOLLAHRA	Commercial - Alterations & additions	WLEP 2014	B4 Mixed Use	Clause 4.4: Floor Space Ratio	Variation: 2.15% Control: 1:1 Proposal: 1.02:1	The FSR variation is minor (2.15m ²). The additional GFA is 20m 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.	13-Jun-23
112/2023	22	New Beach RD	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 118.57% Control: 10.45m Proposal: 22.95m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to modifications to the existing sub-penthouse level unit. 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-Jun-23

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63/2023	21	Thornton ST	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	<p>Clause 4.3: Height of Buildings</p> <p>Clause 4.4: Floor Space Ratio</p>	<p>Variation: 157% Control: 13.5% Proposal: 34.8%</p> <p>Variation: 65% Control: 1.3:1 Proposal: 2.14:1</p>	<p>Pre-existing height and FSR non-compliances. No change to existing overall building height. The additional GFA is minor (2m²). The height variation is associated with modifications to Unit 11A/11B and the installation of an A/C unit. 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>	28-Jun-23
134/2023	35	Duxford ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	<p>Variation: 3% Control: 9.5m Proposal: 9.79m</p>	<p>Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the replacement of the existing roofing material with slate. 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>	28-Jun-23