

**Register of Development Standard Variations Approved**  
**July 2023 to September 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
65/2022	17	Bay ST	DOUBLE BAY	Commercial - Alterations & additions	WLEP 2014	E1 Local Centre	Clause 4.3: Height of Buildings	Variation: 21.5% Control: 14.7m Proposal: 17.86m	The variation is limited to the upper 1.2m of the top storey addition and the roof form. 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.	06-Jul-23
357/2022	653	New South Head RD	ROSE BAY	Residential – New multi-unit < 20 dwellings	WLEP 2014	R3 Medium Density Residential	Clause 4.1A Minimum Lot Size	Variation: 1.1% Control: 700m <sup>2</sup> Proposal: 692.07m <sup>2</sup>	The variation to the Minimum Lot Size for an RFB development standard is minor (7.93m <sup>2</sup> ). 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.	11-Jul-23
169/2023	Unit 38/105A	Darling Point RD	DARLING POINT	Residential - Other	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 73.3% Control: 13.5m Proposal: 25m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to 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.	12-Jul-23
289/2022	61-63	Glenmore RD	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 0.7% Control: 9.5m Proposal: 9.57m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to new ridge capping to the existing dwelling 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.	25-Jul-23

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110/2023	Unit 3B/9	St Marks RD	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 0.9% Control: 10.5m Proposal: 10.6m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to internal and window modifications to Unit 3B. 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-Jul-23
524/2022	10	Drumalbyn RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 0/9% Control: 9.5m Proposal: 9.59m	The height variation is minor (90mm) and is limited to the roof terrace balustrading 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-Aug-23
538/2022	54	Streatfield RD	BELLEVUE HILL	Residential - Other	WLEP 2014	R3 Medium Density Residential	Clause 4.1A Minimum Lot Size	Variation: 21% Control: 700m <sup>2</sup> Proposal: 552.5m <sup>2</sup>	Pre-existing non-compliance. The existing site contains an 8 unit RFB. 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.	17-Aug-23
211/2023	49-51	Spencer ST	ROSE BAY	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 11.6% Control: 1:1 Proposal: 1.11:1	Pre-existing non-compliance. The additional GFA is 14.5m <sup>2</sup> 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.	18-Aug-23
170/2023	10	Annandale ST	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 31.6% Control: 9.5m Proposal: 12.5m	Pre-existing non-compliance. The variation is limited to the installation of a gas fireplace flue. 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-Aug-23

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49/2023	48	New Beach RD	DARLING POINT	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 proposed development will reduce the existing building's FSR from 1.24:1 to 1.22:1 (a reduction of 4.4m <sup>2</sup> 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.	06-Sep-23
1/2023	64	Sutherland ST	PADDINGTON	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 27.26% Control: 9.5m Proposal: 12.09m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to modifications of the existing first floor level, roof modifications and the installation of photovoltaic cells. 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-Sep-23
227/2023	Unit 3/2A	Black ST	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 25.8% Control: 9.5m Proposal: 11.96m	Pre-existing non-compliance. The variation is limited to the alterations/modifications to the existing upper terrace level 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.	07-Sep-23
267/2023	19	Albemarle AVE	ROSE BAY	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.4E: Floor Space Ratio	Variation: 3.8% Control: 0.5:1 Proposal: 0.519:1	The FSR variation is minor (11.4m <sup>2</sup> ). The FSR of the development is consistent with that of surrounding development in terms of scale, built form and context. Sufficient environmental planning grounds. Consistent with objectives of the standard.	19-Sep-23
265/2023	25	Albemarle AVE	ROSE BAY	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.4E: Floor Space Ratio	Variation: 6.6% Control: 0.5:1 Proposal: 0.533:1	Pre-existing non-compliance. The additional GFA is 9m <sup>2</sup> 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.	20-Sep-23

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402/2022	137	Victoria RD	BELLEVUE HILL	Residential - Other	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 7.89% Control: 9.5m Proposal: 10.25m	The variation is limited to a minor protrusion of the roof form which can be attributed to the sloping topography and 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.	26 Sep 2023