

**Register of Development Standard Variations Approved  
October 2022 to December 2022**

<b>Council reference number</b>	<b>Street No</b>	<b>Street Name</b>	<b>Suburb</b>	<b>Category of development</b>	<b>Environmental Planning Instrument</b>	<b>Zoning</b>	<b>Development Standard to be varied</b>	<b>Extent of Variation</b>	<b>Justification of Variation</b>	<b>Date determined</b>
290/2022	Unit 1 10	Annandale ST	DARLING POINT	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 19% Control: 10.5m Proposal: 12.5m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the installation of sliding windbreak panels to an existing terrace. 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-22
367/2021	149	Victoria RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 42.44% Control: 13.5m Proposal: 19.23m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to both modifications of the existing building and the conversion of the existing roof form into an 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.	03-Nov-22

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114/2022	1	Ashgate AVE & 6 Hillside AVE	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 34.52% Control: 9.5m Proposal: 12.78m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to modifications of the existing roof form and new lift shaft. 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.	03-Nov-22
315/2022	4	Roslyndale AVE	WOOLLAHRA	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 16.8% Control: 9.5m Proposal: 11.5m	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 existing built form and sloping topography of the site and installation of solar panels. 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.	03-Nov-22

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389/2022	113	Jersey RD	WOOLLAHRA	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 associated with the replacement of the existing 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.	03-Nov-22
333/2022	2A	Pacific ST	WATSONS BAY	Residential - Alterations & additions	WLEP 2014	Part R2/SH	Clause 4.3: Height of Buildings	Variation: 21% Control: 8.2m Proposal: 9.99m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the roof form of the additions and dictated by 'marrying up' the new roof form with the existing 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.	09-Nov-22

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183/2022	8	South AVE	DOUBLE BAY	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 12% Control: 7.5m Proposal: 8.4m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to the replacement of the existing 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.	16-Nov-22
14/2022	484	New South Head RD	DOUBLE BAY	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 12.61% Control: 16.5m Proposal: 18.58m  Variation: 7.9% Control: 10.5m Proposal: 11.33m	The site is subject to a height standard of 16.5m and a secondary height standard of 10.5m. Pre-existing non-compliance. No change to existing overall building height. The variations are associated with modifications to the existing RFB including its roof form and can be attributed primarily to the existing built form and 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.	17-Nov-22

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14/2022	484	New South Head RD	DOUBLE BAY	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.4: Floor Space Ratio	Variation: 26.06% Control: 1.7:1 Proposal: 2.14:1	Pre-existing non-compliance. The additional GFA is 76.3m <sup>2</sup> . 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.	17-Nov-22
413/2022	91	Kings RD	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 3.68% Control: 9.5m Proposal: 9.85m	Pre-existing non-compliance. No change to existing overall building height. The variation is minor and limited to the balustrading to the proposed upper floor terrace extension. 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.	24-Nov-22
318/2021	212 - 214	Old South Head RD	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Minimum Lot Size: 4.1A	Variation: 24.86% Control: 700m <sup>2</sup> Proposal: 526m <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.	01-Dec-22

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192/2022	Unit 2 623	New South Head RD	ROSE BAY	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 38.31% Control: 9.5m Proposal: 13.14m	Pre-existing non-compliance. The variation is limited to the enclosed rooftop area, stair access, lift shaft, balustrading, privacy screens and spa at roof level which can primarily 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.	01-Dec-22
393/2022	1	Wingadal PL	POINT PIPER	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 12.59% Control: 9.5m Proposal: 10.76m	Pre-existing non-compliance. No change to existing overall building height. The variation is limited to a new vergola structure to the upper most terrace 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.	01-Dec-22

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150/2022	9	Cranbrook LA	BELLEVUE HILL	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 17.78% Control: 9.5m Proposal: 11.19m	Pre-existing non-compliance. No change to existing overall building height. The variations are limited to remediation works to the existing roof and a minor extension to the first floor balcony. These variations can be attributed to the existing built form/height currently exceeding the standard. 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-Dec-22
315/2021	246	Old South Head RD	BELLEVUE HILL	Residential - New multi unit < 20 dwelli	WLEP 2014	R3 Medium Density Residential	Clause 4.1A: Minimum Lot Size for an RFB	Variation: 47.2% Control: 700m <sup>2</sup> Proposal: 369.7m <sup>2</sup>	Pre-existing non-compliance. 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.	15-Dec-22

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526/2021	76	Kings RD	VAUCLUSE	Residential - Alterations & additions	WLEP 2014	R2 Low Density Residential	Clause 4.3: Height of Buildings	Variation: 7.79% Control: 9.5m Proposal: 10.24m	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). 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.	15-Dec-22
407/2022	287	Edgecliff RD	WOOLLAHRA	Residential - Alterations & additions	WLEP 2014	R3 Medium Density Residential	Clause 4.3: Height of Buildings	Variation: 54.5% Control: 9.5m Proposal: 14.68m	Pre-existing non-compliance. No change to existing overall building height. The variations are limited to the refurbishment and fenestration modifications to the existing dwelling and can be attributed to the existing development exceeding of the height standard. 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-Dec-22