

Local Planning Panel

13 August 2025

application details

Address: 55 Vine Street, Darlington

Application: D/2025/321

Applicant: Astute Architectural Drafting

Owner: Sylvie Ellsmore, Ben Spies-Buther, Natalie-Niamh Wright

Architect: AAD & Design Studio

proposal

Alterations and additions to dwelling house:

ground floor

- hot water system within the rear parking area

first floor

- louvered awning over bedroom 2 window
- convert rear facing balcony to be part of bedroom floor area
- convert rear facing balcony to Juliette balcony

proposal

second floor

- eave projection over the front terrace
- replace the rear facing bathroom window with a smaller window
- screening to the existing a/c units on first floor rear roof plane

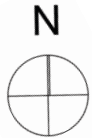
recommendation

Approval subject to conditions

Reason reported to LPP

The application is reported to the LPP for determination due to potential conflict of interest as a Councillor at the City is a co-owner of the premises

Site





site viewed from Vine Street



site viewed from Vine Grove

Proposal

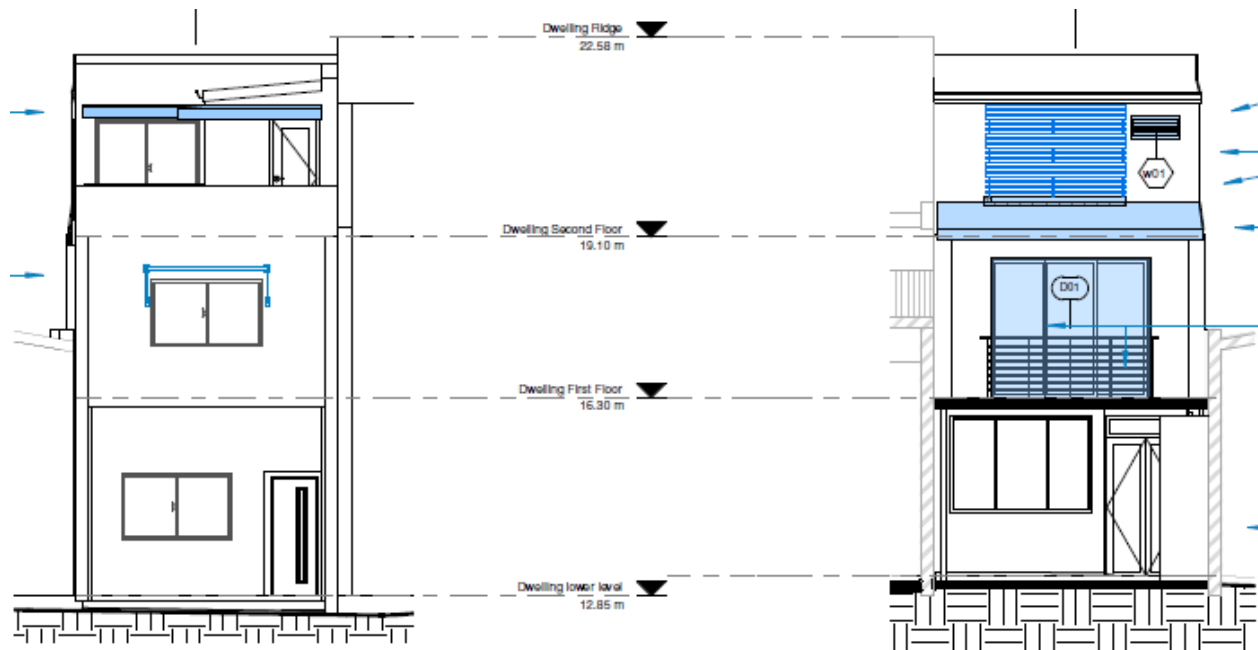


proposed front elevation



proposed rear elevation

Drawings

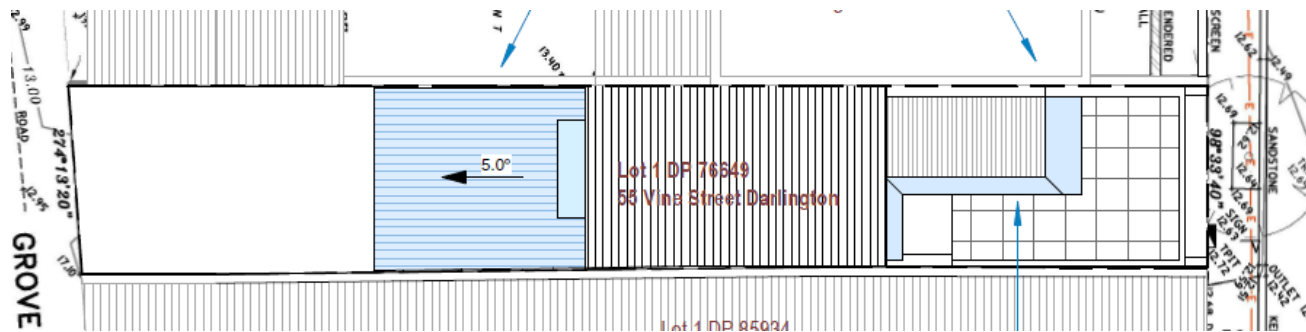


1 Northern Elevation
1:100

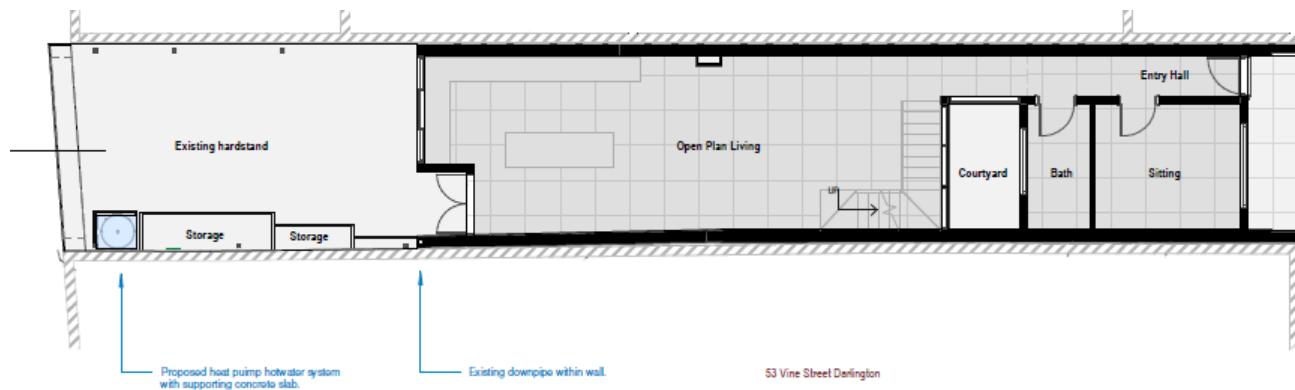
front elevation

2 Southern Elevation
1:100

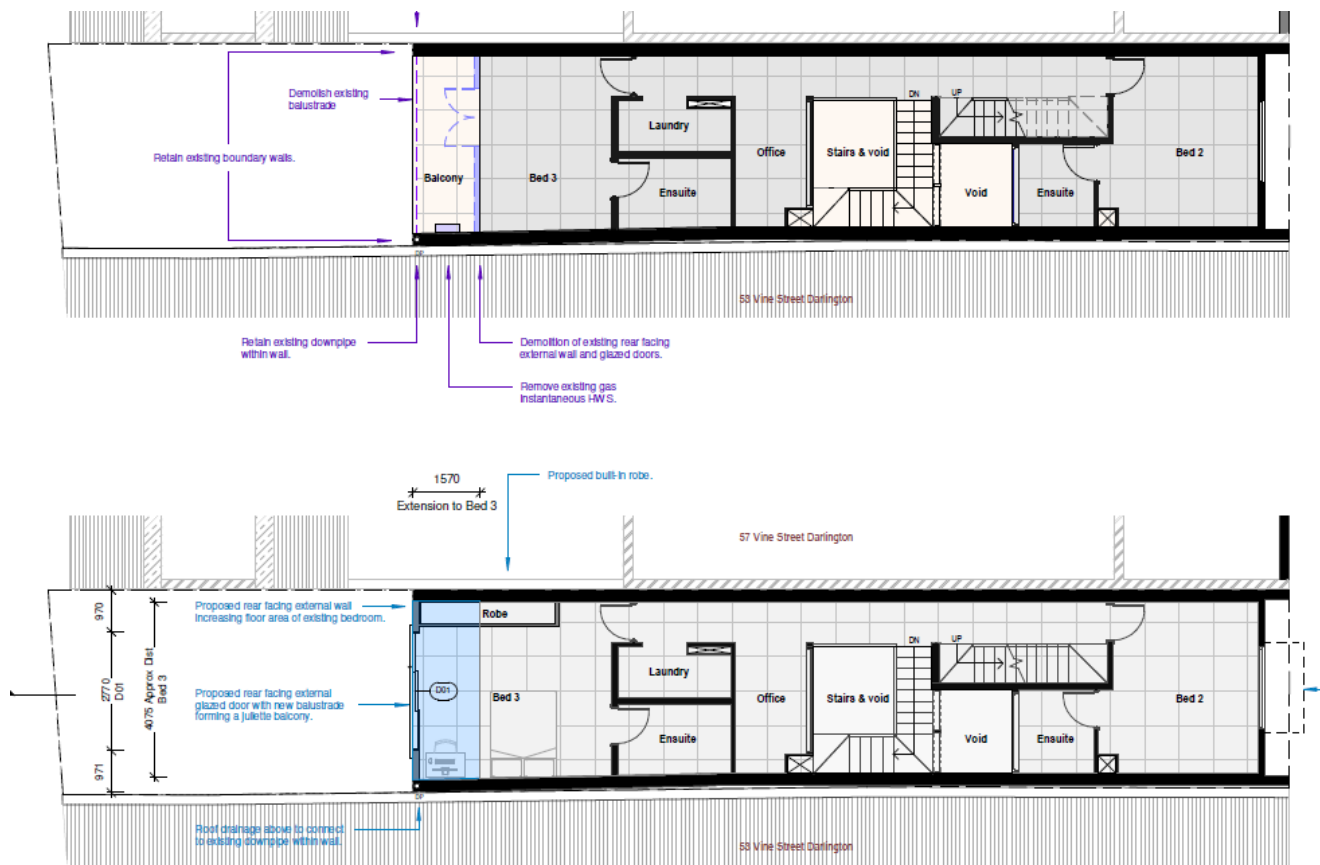
rear elevation



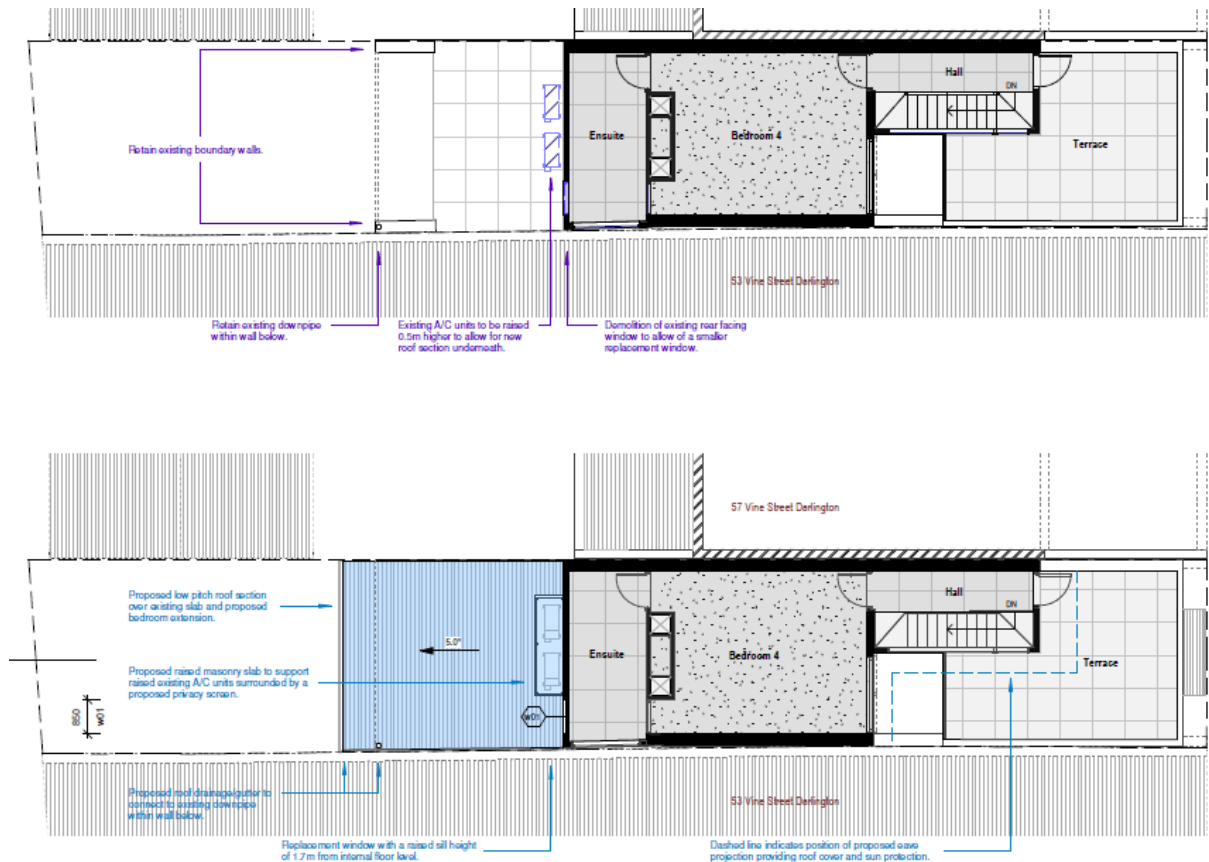
site plan/ proposed roof plan



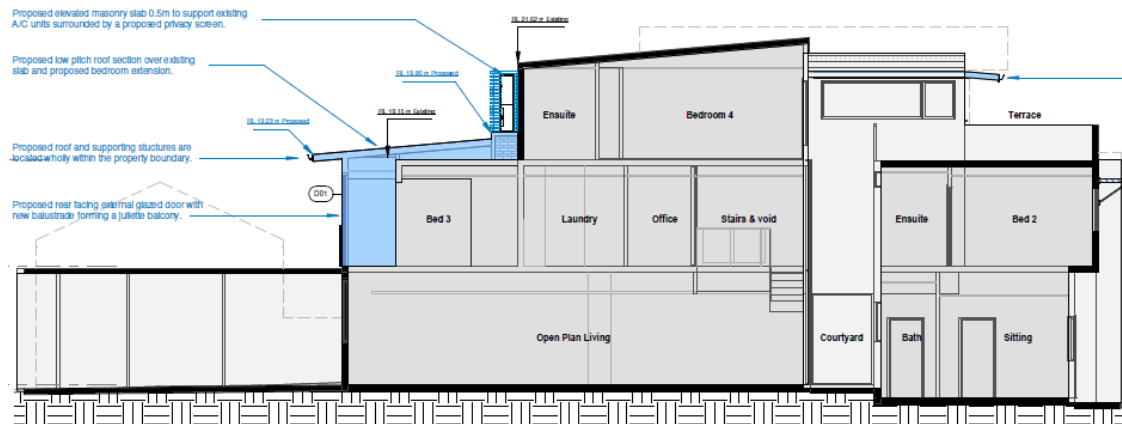
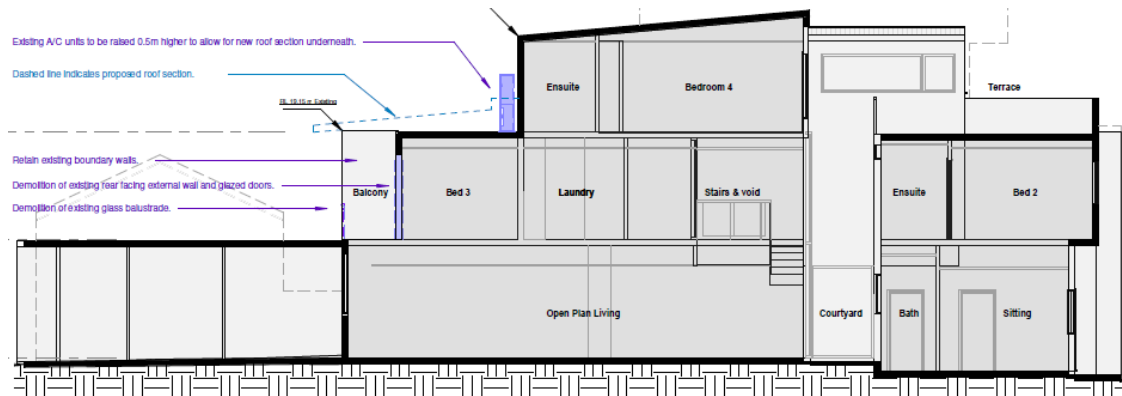
ground floor plan



existing and proposed first floor plans



existing and proposed second floor plans



existing and proposed sections

Notification

- exhibition period from 8 May to 6 June 2025
- 144 owners and occupiers were notified
- no submissions received

LEP and DCP

The proposal is consistent with the relevant planning objectives and controls contained in:

- Sydney LEP 2012
- Sydney DCP 2012

Recommendation

Approval subject to standard conditions