

CITY OF SYDNEY
CITY PLANNING DIVISION

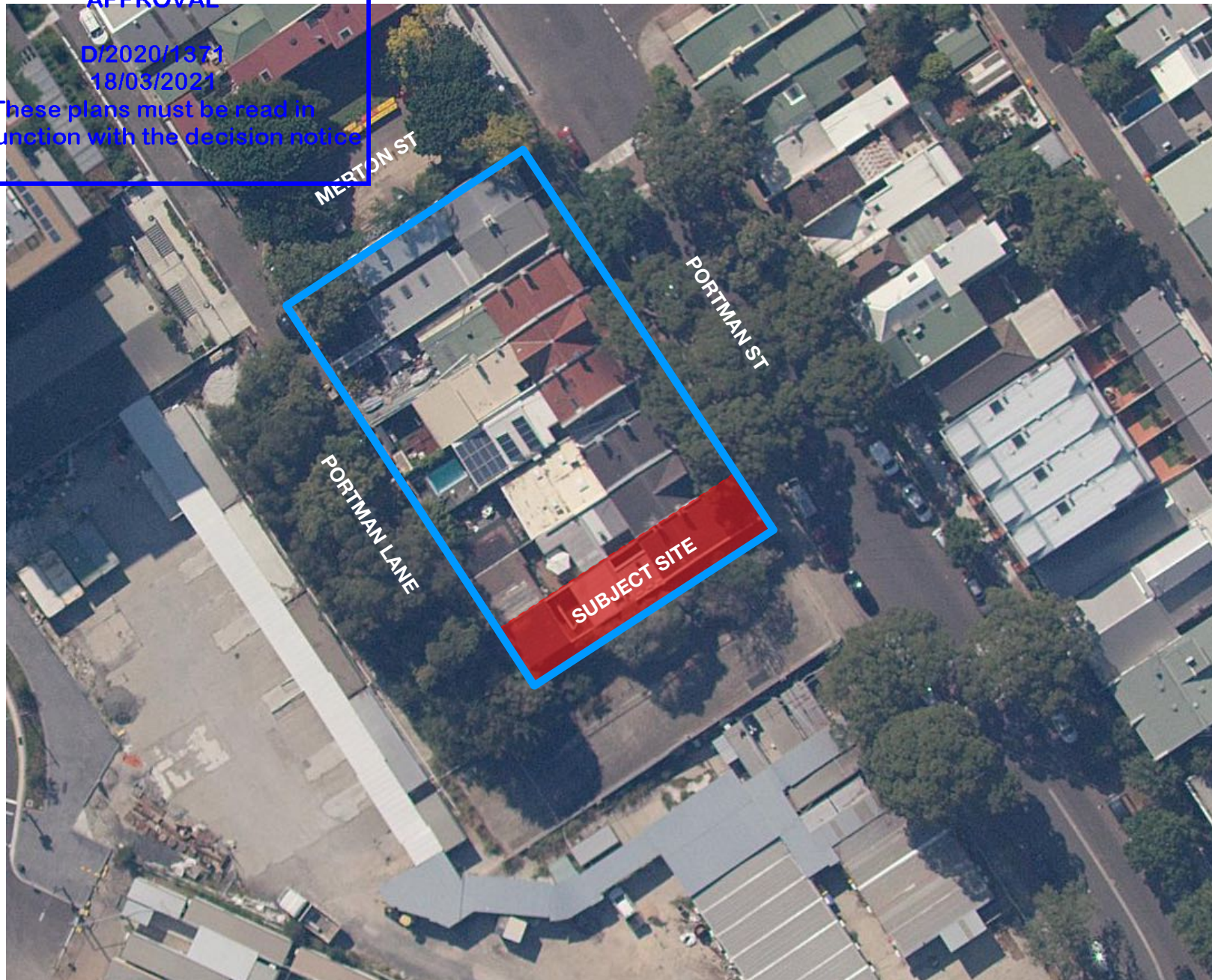
LOCATION PLAN

APPROVAL

D/2020/1371

18/03/2021

These plans must be read in
conjunction with the decision notice



CONTROLS SUMMARY

LOT INFORMATION 75 PORTMAN ST, ZETLAND
LOT 6 DP 234407

AREA 209.39 SQM

LEP CONTROLS

ZONE R1
FSR 1.5 : 1
HOB 9.0M
HER HERITAGE ITEM N°12219
ANEF 2033 N/A
ACID SULFATE CLASS 5

DCP CONTROLS

SETBACKS FRONT: CONSISTENT WITH ADJOINING PROPERTIES
REAR: SYMPATHETIC TO THE PREDOMINANT REAR BUILDING LINES
SIDE: MERIT

SOLAR ACCESS TO ACHIEVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND
3PM ON 21 JUNE ONTO AT LEAST 1SQM OF LIVING ROOM WINDOWS AND AT
LEAST 50% OF THE MINIMUM AMOUNT OF PRIVATE OPEN SPACE.

PRIVATE OPEN SPACE TO HAVE A MINIMUM AREA OF 16SQM AND MINIMUM DIMENSION OF 3M.

CALCULATIONS

	REQUIRED /ALLOWED	EXISTING	PROPOSAL
SITE AREA (SQM)	N/A	209.39	209.39
FSR	1.50	0.62	0.83
GFA (SQM)	314.09	129.13	173.63
SITE COVERAGE (%)	-	0.75	0.82
PRIVATE OPEN SPACE (SQM)	16.00	16.11	16.01
DEEP SOIL PLANTING AREA (SQM)	31.41	47.76	31.47



Ground Floor
319-325 Trafalgar Street
Petersham, NSW 2049
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p: 02 9560 0888

Nominated Architect:
Christian Grennan NSW Architect #8036

TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS.

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PROJECT:

ALTERATION AND ADDITION, 75
PORTMAN STREET, ZETLAND NSW
2017 - LOT 6 DP 234407

CLIENT:

JOE & JESSIE PARKER

REV	DATE	DESCRIPTION
A	13/11/20	DRAFT DA
B	17/11/20	DRAFT DA
C	26/11/20	DA SUBMISSION

DRAWING TITLE:

LOCATION MAP + CONTROLS

PROJECT REFERENCE:
20-139

DRAWN:
FZ

SIZE:
A3

SCALE:
NTS

ISSUE:
DA

REVISION:
C

DWG #:
002

Kreis Grennan Architecture

CITY OF SYDNEY
CITY PLANNING DIVISION

APPROVAL

D/2020/1371
18/03/2021

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LEGEND

LOT BOUNDARY

LINE OF EXISTING BUILDING

TO BE DEMOLISHED

TO BE FILLED

EXISTING - WALL

NEW WORK - WALL

NEW WORK

BDY

BOUNDARY

DP

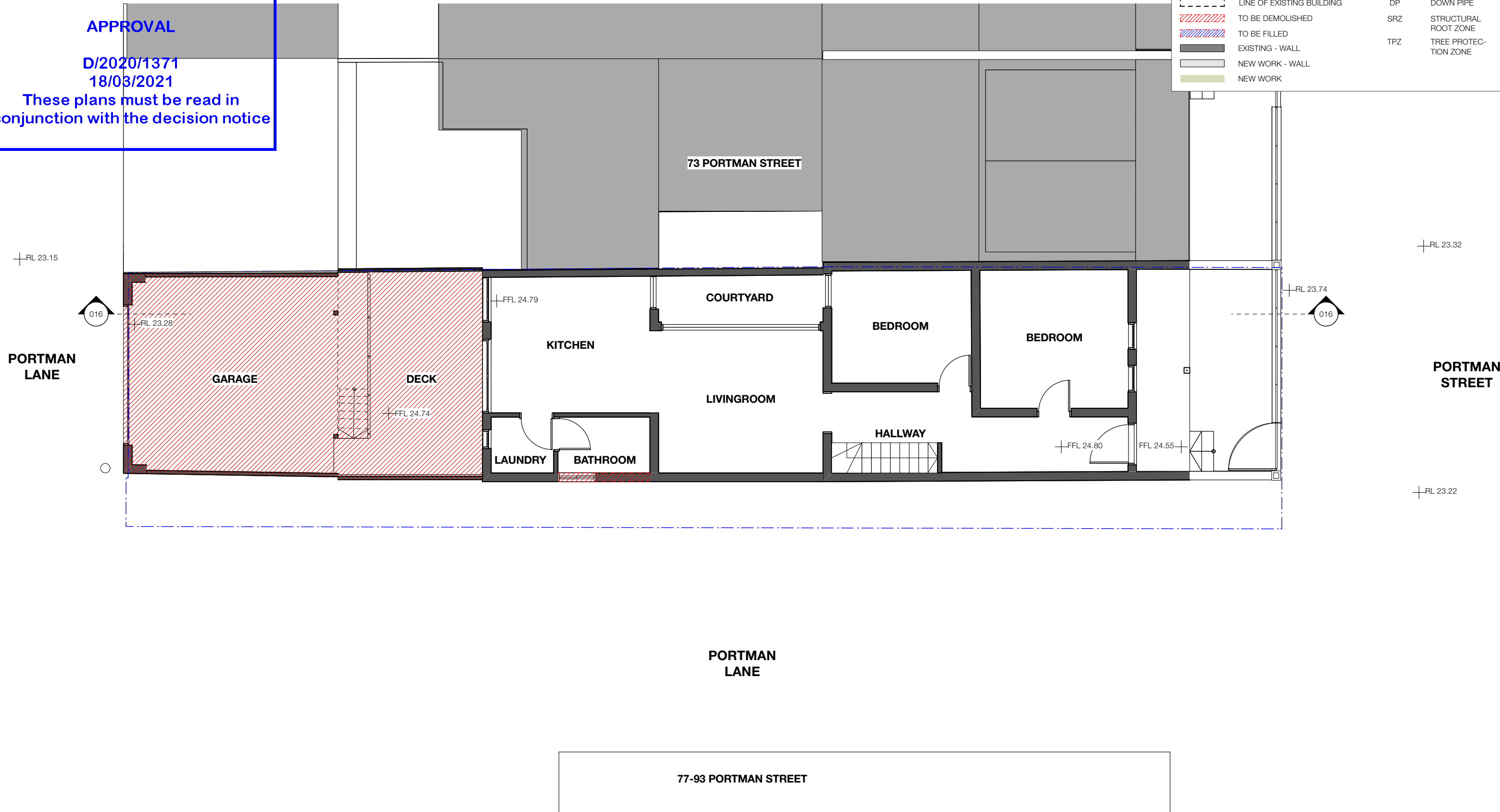
DOWN PIPE

SRZ

STRUCTURAL
ROOT ZONE

TPZ

TREE PROTEC-
TION ZONE



REV	DATE	DESCRIPTION
A	13/11/20	DRAFT DA
B	17/11/20	DRAFT DA
C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION
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APPROVAL

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18/03/2021

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EXISTING - WALL

NEW WORK - WALL

NEW WORK

BDY

BOUNDARY

DP

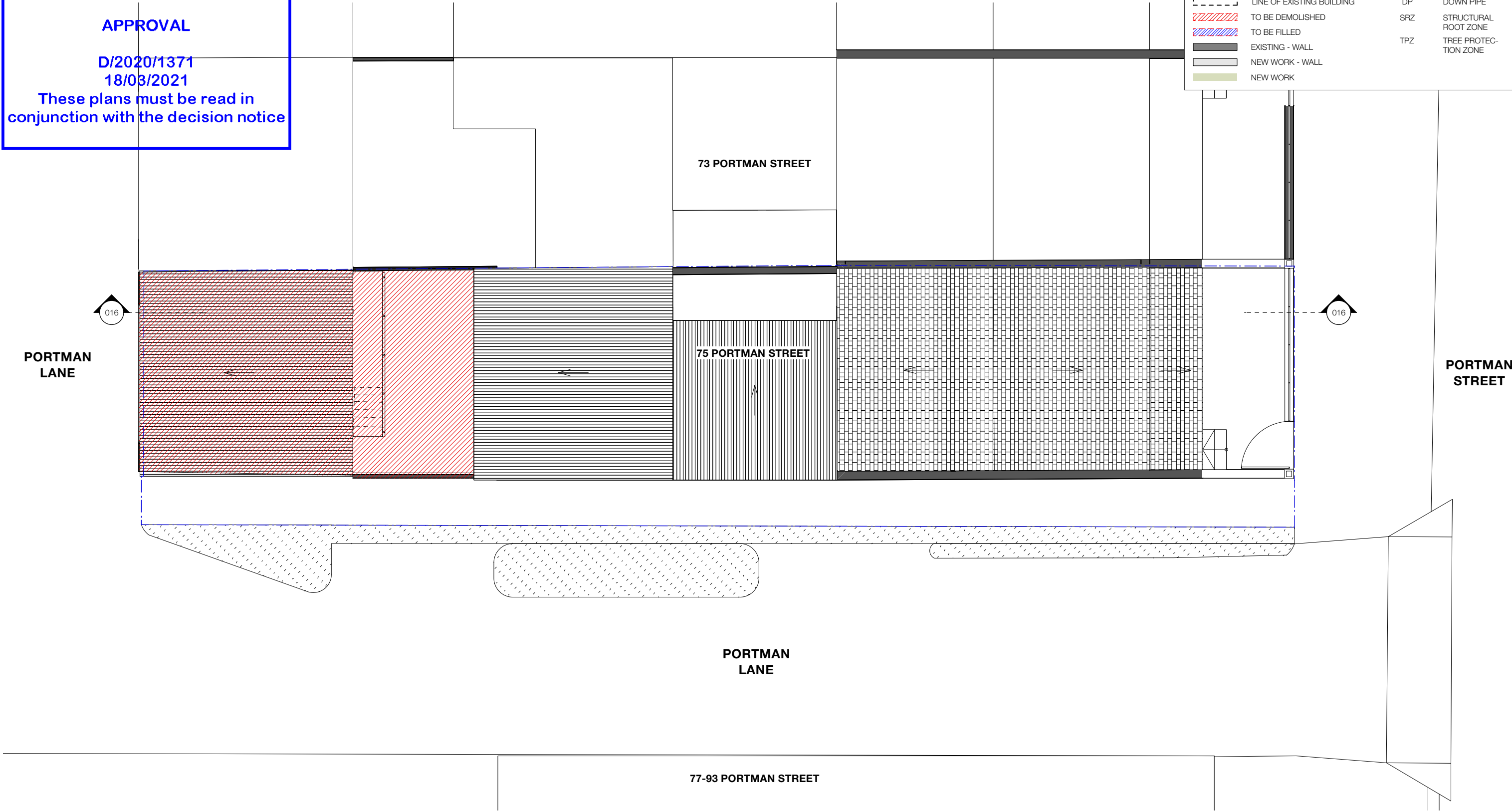
DOWN PIPE

SRZ

STRUCTURAL ROOT ZONE

TPZ

TREE PROTECTION ZONE



KGA

Ground Floor

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ALTERATION AND ADDITION, 75 PORTMAN STREET, ZETLAND NSW 2017 - LOT 6 DP 234407

CLIENT:
JOE & JESSIE PARKER

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C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION
E	22/2/21	DA SUBMISSION

DRAWING TITLE:
EXISTING ROOF PLAN

PROJECT REFERENCE:
20-139

DRAWN:
FZ

SCALE:
1:100

ISSUE:
DA

REVISION:
E

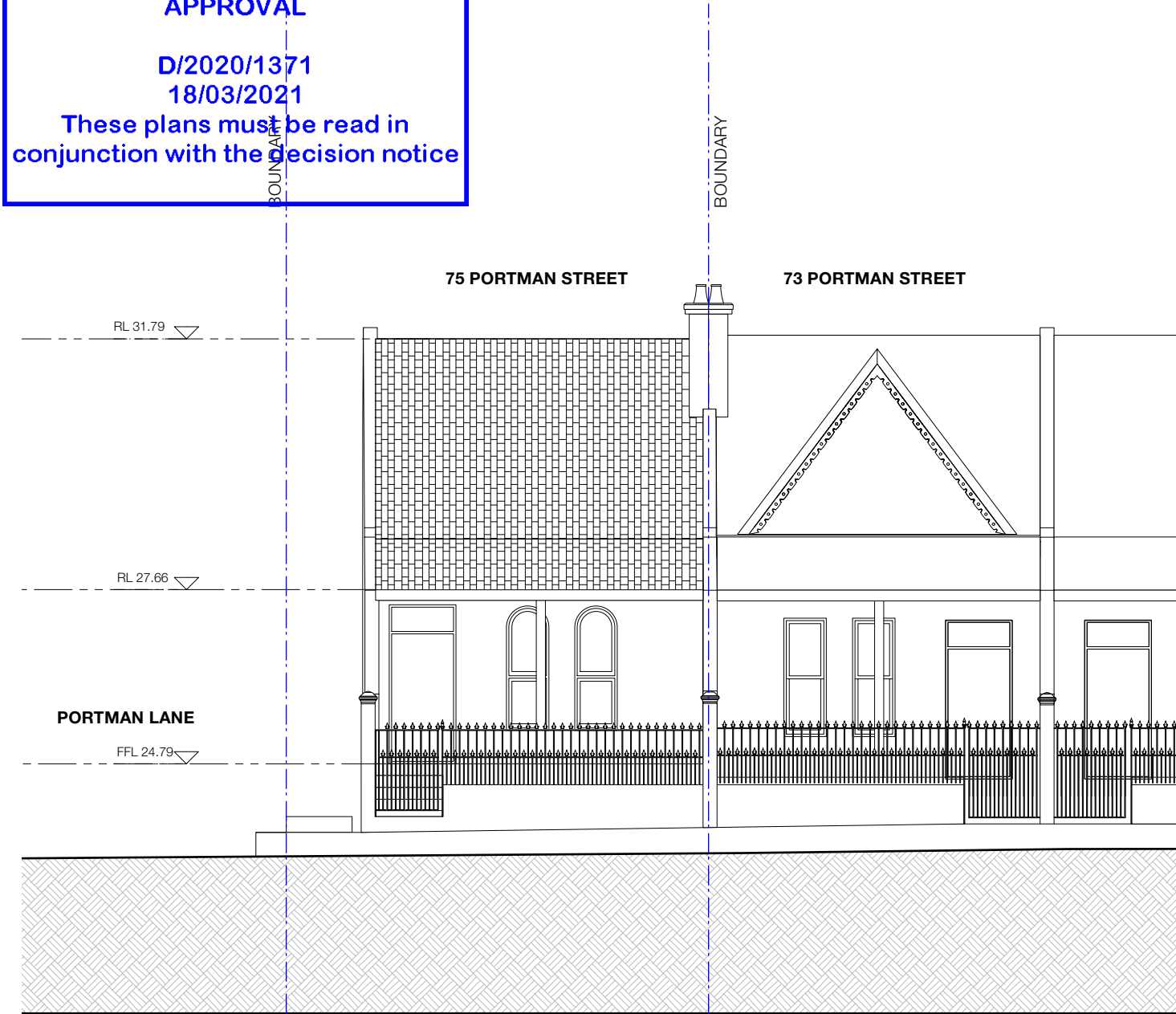
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DWG #:
012

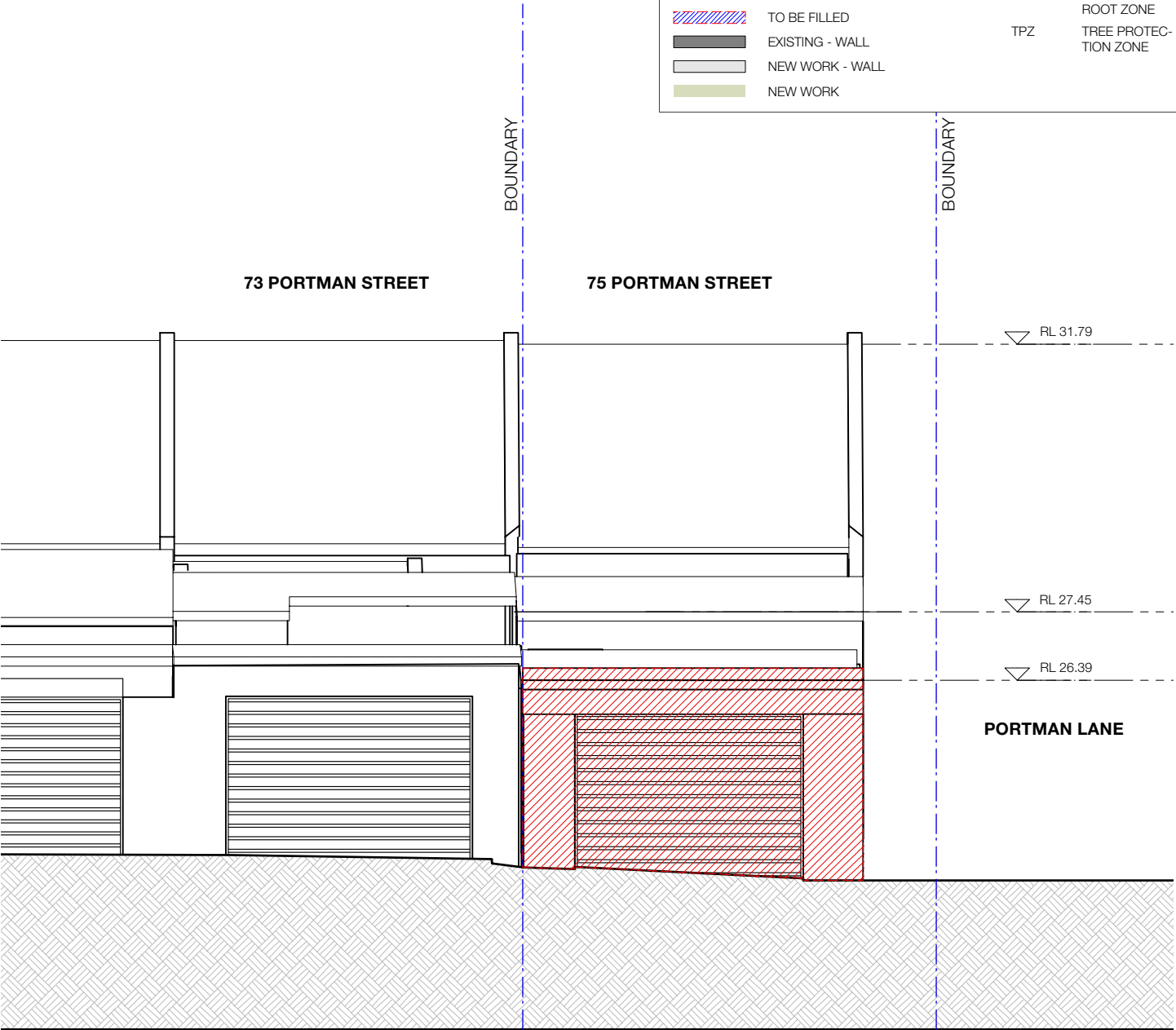
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CITY PLANNING DIVISION

APPROVAL

D/2020/1371
18/03/2021
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1 EAST ELEVATION



2 WEST ELEVATION

LEGEND			
	LOT BOUNDARY	BDY	BOUNDARY
	LINE OF EXISTING BUILDING	DP	DOWN PIPE
	TO BE DEMOLISHED	SRZ	STRUCTURAL ROOT ZONE
	TO BE FILLED	TPZ	TREE PROTECTION ZONE
	EXISTING - WALL		
	NEW WORK - WALL		
	NEW WORK		

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PROJECT:
ALTERATION AND ADDITION, 75
PORTMAN STREET, ZETLAND NSW
2017 - LOT 6 DP 234407

CLIENT:
JOE & JESSIE PARKER

REV	DATE	DESCRIPTION
A	13/11/20	DRAFT DA
B	17/11/20	DRAFT DA
C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION

DRAWING TITLE:
EXISTING EAST & WEST ELEVATION

PROJECT REFERENCE:
20-139

SCALE:
1:100

DRAWN:
FZ

ISSUE:
DA

REVISION:
D

DWG #:
013

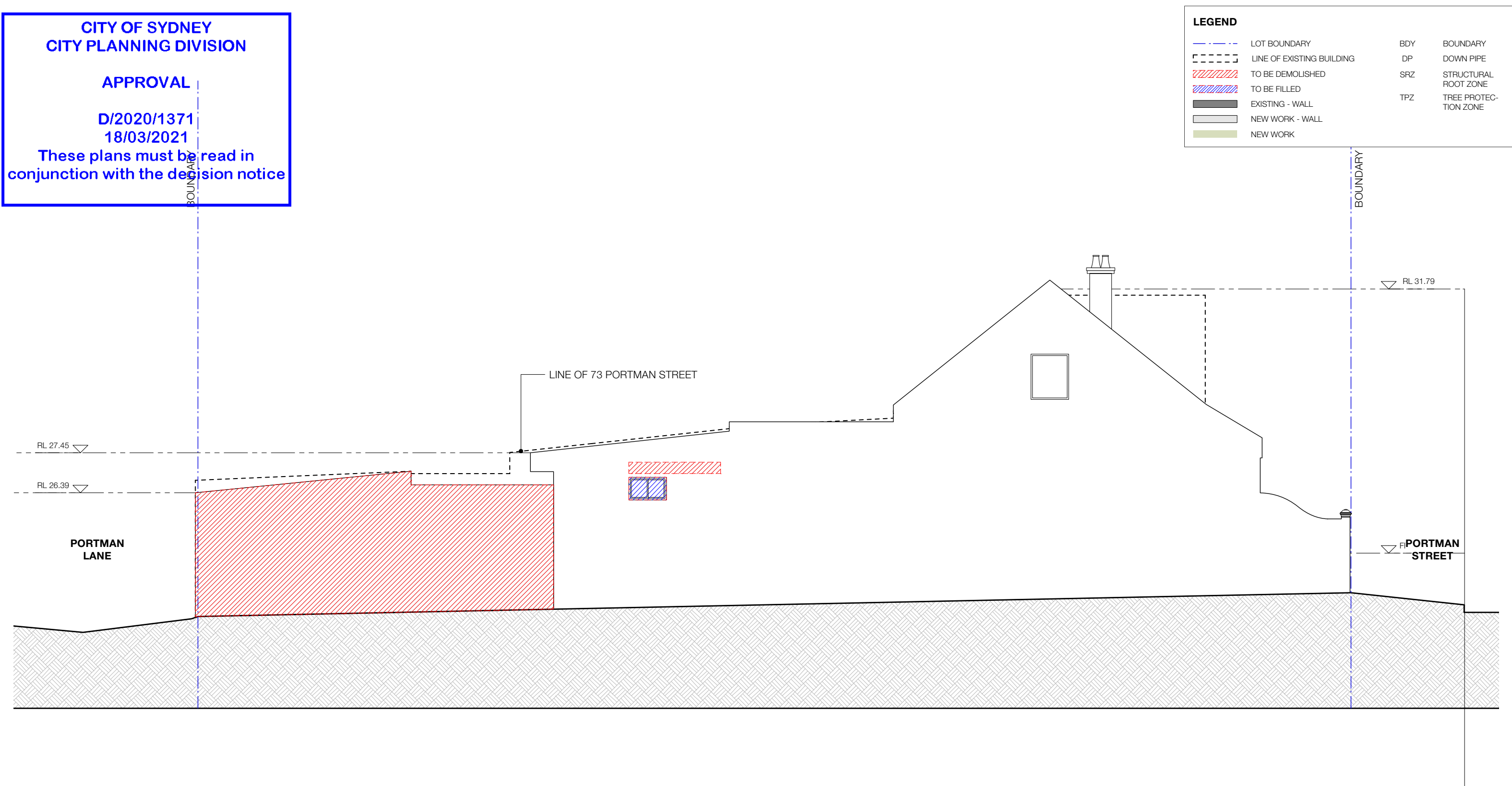
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**ALTERATION AND ADDITION, 75
PORTMAN STREET, ZETLAND NSW
2017 - LOT 6 DP 234407**

CLIENT:
JOE & JESSIE PARKER

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A	13/11/20	DRAFT DA
B	17/11/20	DRAFT DA
C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION

DRAWING TITLE:
EXISTING SOUTH ELEVATION

PROJECT REFERENCE: 20-139

SCALE: 1:100

DRAWN: FZ

ISSUE: DA

REVISION: D

SIZE: A3

DWG #: 014

CITY OF SYDNEY
CITY PLANNING DIVISION

APPROVAL

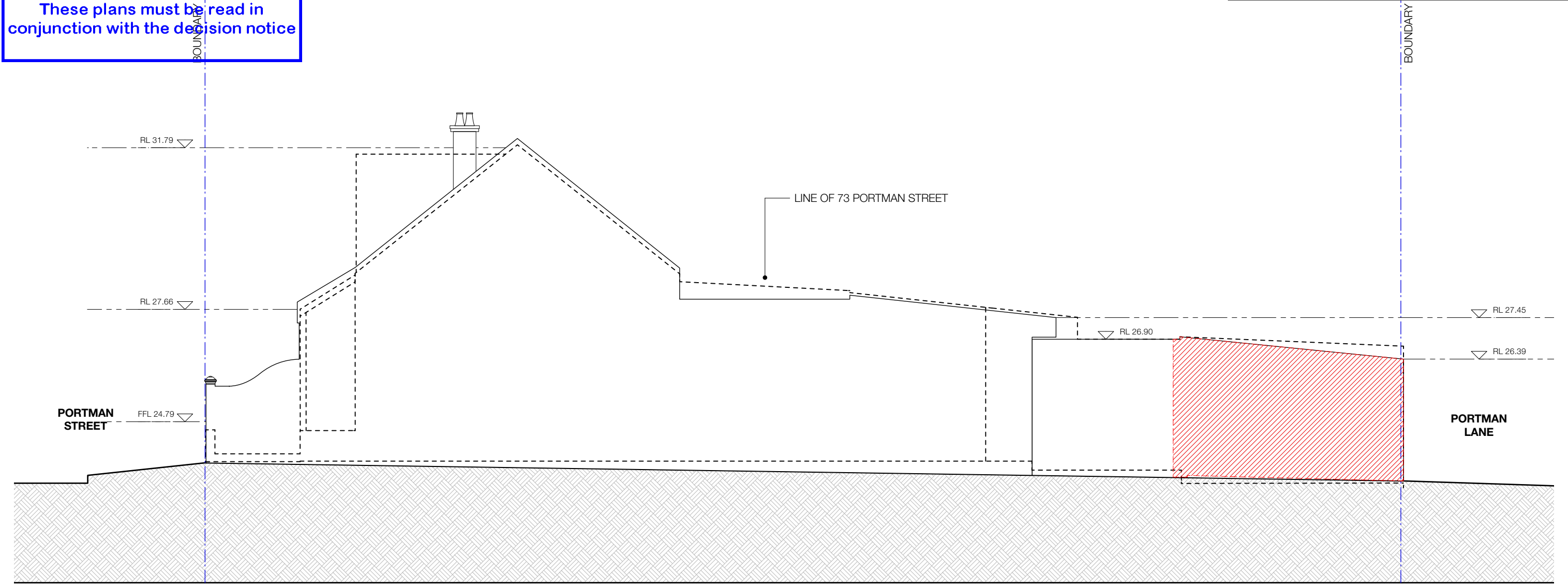
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18/03/2021

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BOUNDARY

LEGEND

	LOT BOUNDARY	BDY	BOUNDARY
	LINE OF EXISTING BUILDING	DP	DOWN PIPE
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	TO BE FILLED	TPZ	TREE PROTECTION ZONE
	EXISTING - WALL		
	NEW WORK - WALL		
	NEW WORK		



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C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION
E	22/2/21	DA SUBMISSION

DRAWING TITLE:

EXISTING NORTH ELEVATION

PROJECT REFERENCE:

20-139

SCALE:

1:100

DRAWN:

FZ

ISSUE:

DA

REVISION:

E

SIZE:

A3

DWG #:

015

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CITY PLANNING DIVISION

APPROVAL

D/2020/1371
18/03/2021

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LEGEND

LOT BOUNDARY

LINE OF EXISTING BUILDING

TO BE DEMOLISHED

TO BE FILLED

EXISTING - WALL

NEW WORK - WALL

NEW WORK

BDY

DOWN PIPE

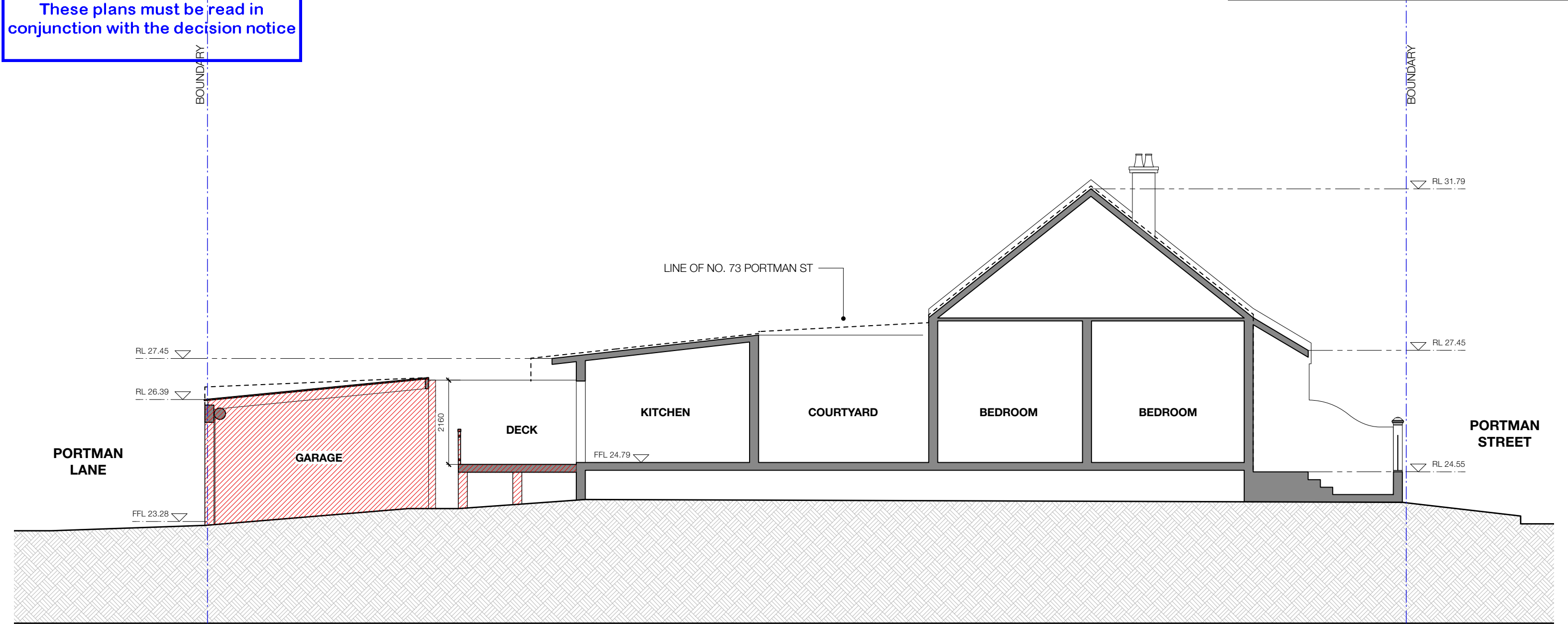
SRZ

TPZ

BOUNDARY

STRUCTURAL
ROOT ZONE

TREE PROTEC-
TION ZONE



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2017 - LOT 6 DP 234407

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C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION
E	22/2/21	DA SUBMISSION

DRAWING TITLE:

EXISTING SECTION

PROJECT REFERENCE:

20-139

SCALE:

1:100

DRAWN:

FZ

ISSUE:

DA

REVISION:

E

SIZE:

A3

DWG #:

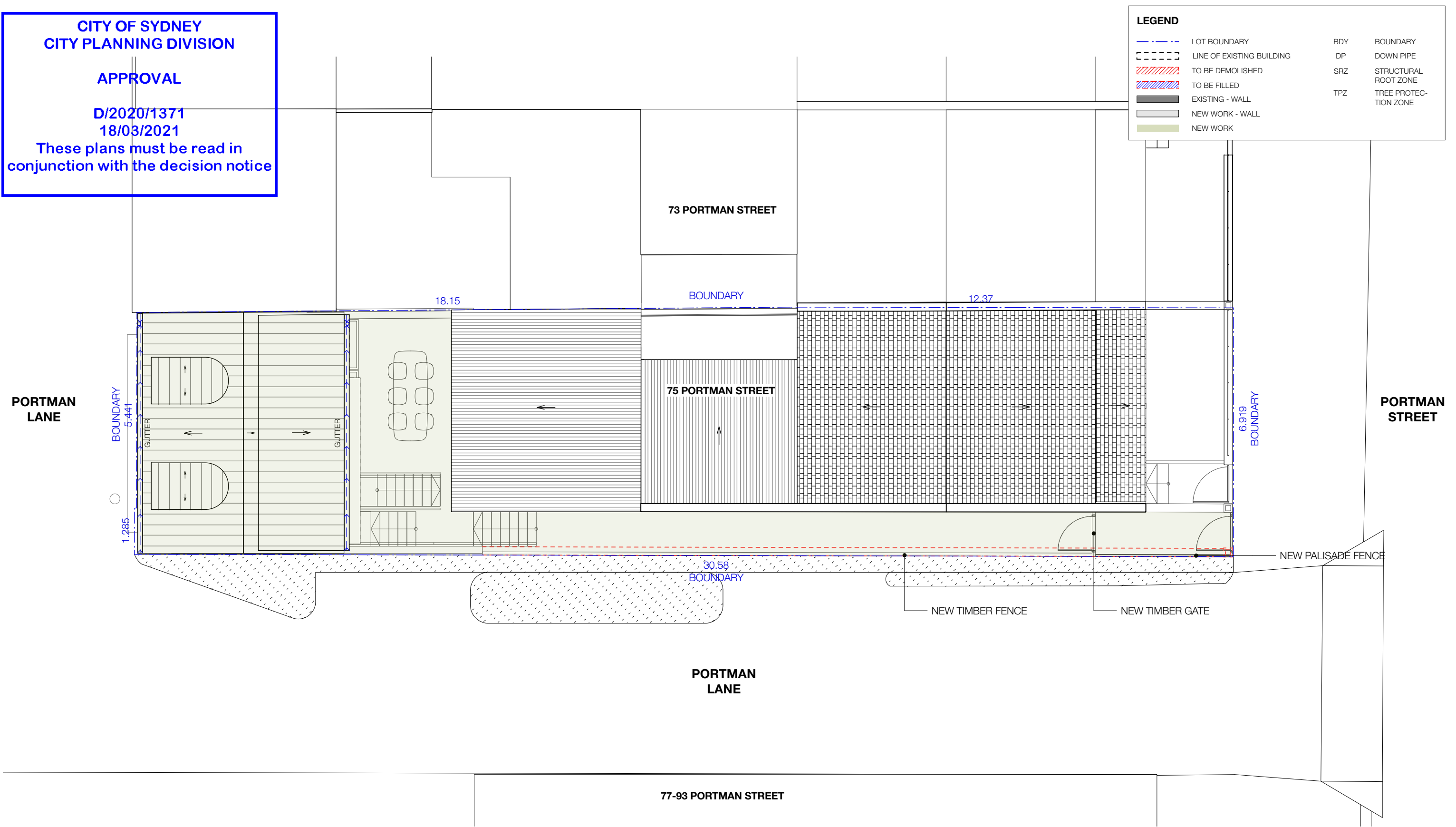
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D/2020/1371
18/03/2021

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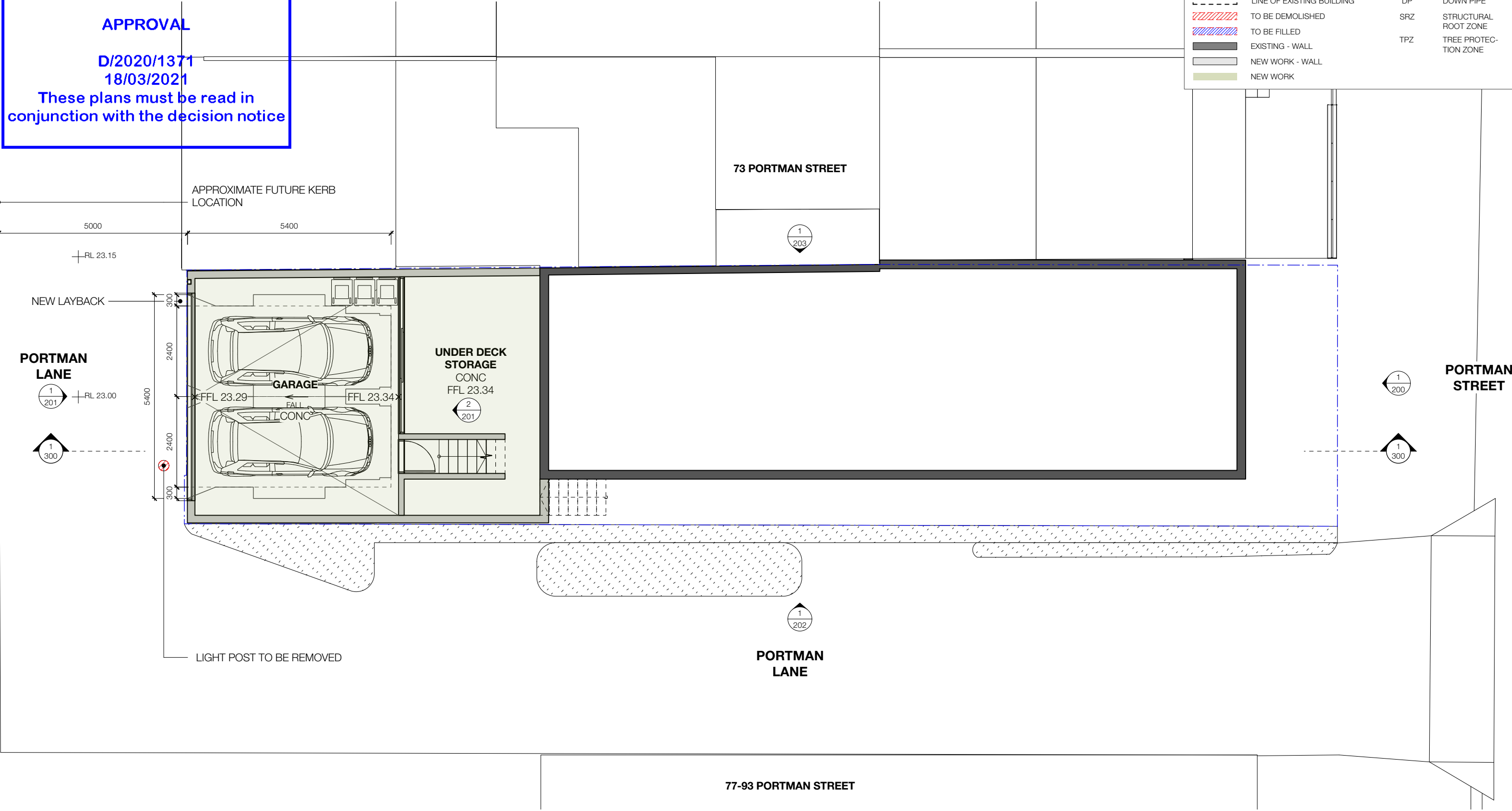
CITY OF SYDNEY
CITY PLANNING DIVISION

APPROVAL

D/2020/1371
18/03/2021

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LEGEND			
	LOT BOUNDARY	BDY	BOUNDARY
	LINE OF EXISTING BUILDING	DP	DOWN PIPE
	TO BE DEMOLISHED	SRZ	STRUCTURAL ROOT ZONE
	TO BE FILLED	TPZ	TREE PROTECTION ZONE
	EXISTING - WALL		
	NEW WORK - WALL		
	NEW WORK		



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**ALTERATION AND ADDITION, 75
PORTMAN STREET, ZETLAND NSW
2017 - LOT 6 DP 234407**

CLIENT:

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B	17/11/20	DRAFT DA
C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION
E	22/2/21	DA SUBMISSION

DRAWING TITLE:

LOWER GROUND FLOOR PLAN

PROJECT REFERENCE:

20-139

SCALE:

1:100

DRAWN:

FZ/RD

ISSUE:

DA

REVISION:

E

SIZE:

A3

DWG #:

100

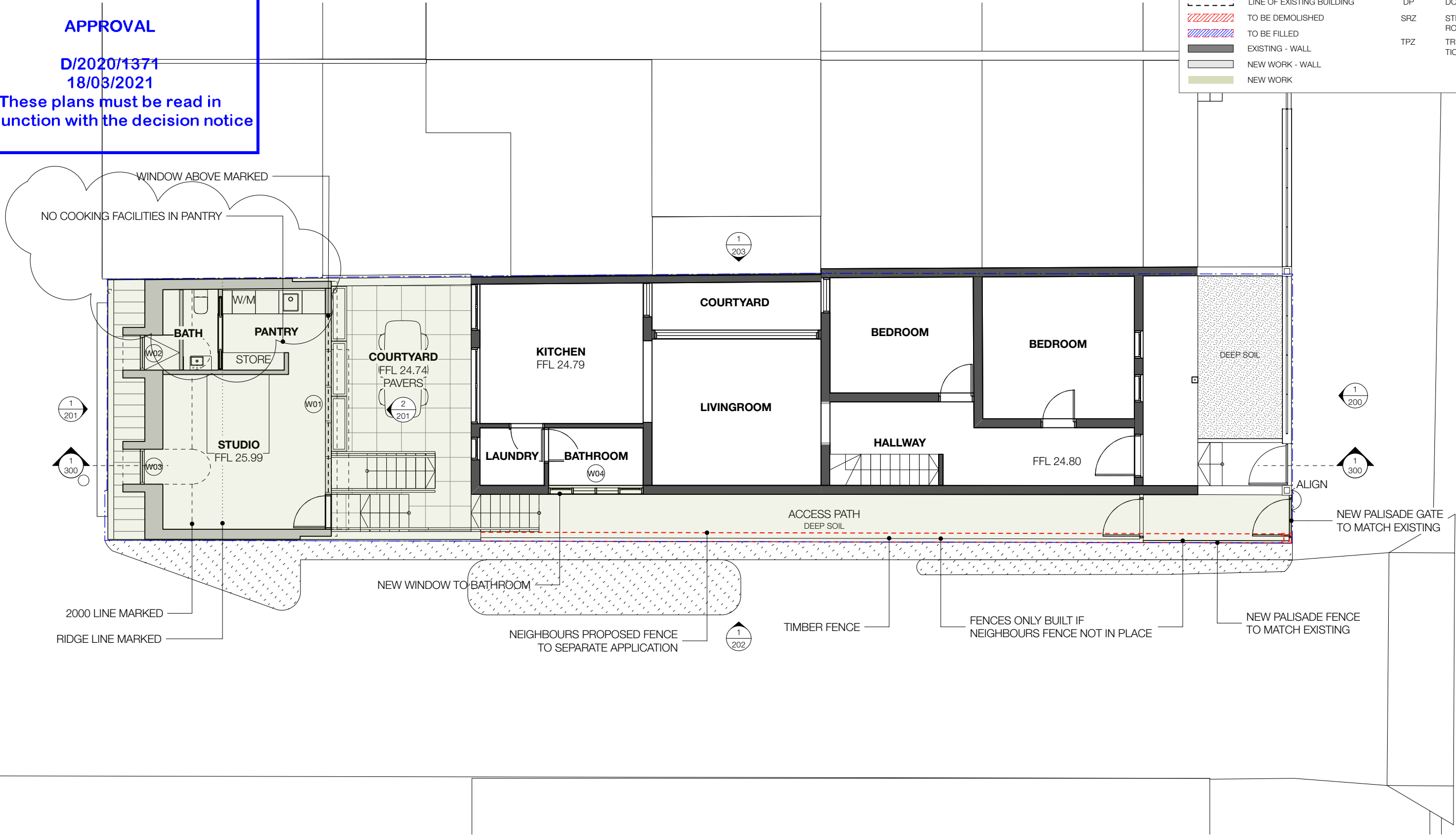
CITY OF SYDNEY
CITY PLANNING DIVISION

APPROVAL

D/2020/1371
18/03/2021

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LEGEND			
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	LINE OF EXISTING BUILDING	DP	DOWN PIPE
	TO BE DEMOLISHED	SRZ	STRUCTURAL ROOT ZONE
	TO BE FILLED	TPZ	TREE PROTECTION ZONE
	EXISTING - WALL		
	NEW WORK - WALL		
	NEW WORK		



REV	DATE	DESCRIPTION
B	17/11/20	DRAFT DA
C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION
E	22/2/21	DA SUBMISSION
F	18/3/21	DA AMENDMENTS

CITY OF SYDNEY
CITY PLANNING DIVISION

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D/2020/1371
18/03/2021

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LEGEND

LOT BOUNDARY

LINE OF EXISTING BUILDING

TO BE DEMOLISHED

TO BE FILLED

EXISTING - WALL

NEW WORK - WALL

NEW WORK

BDY

BOUNDARY

DP

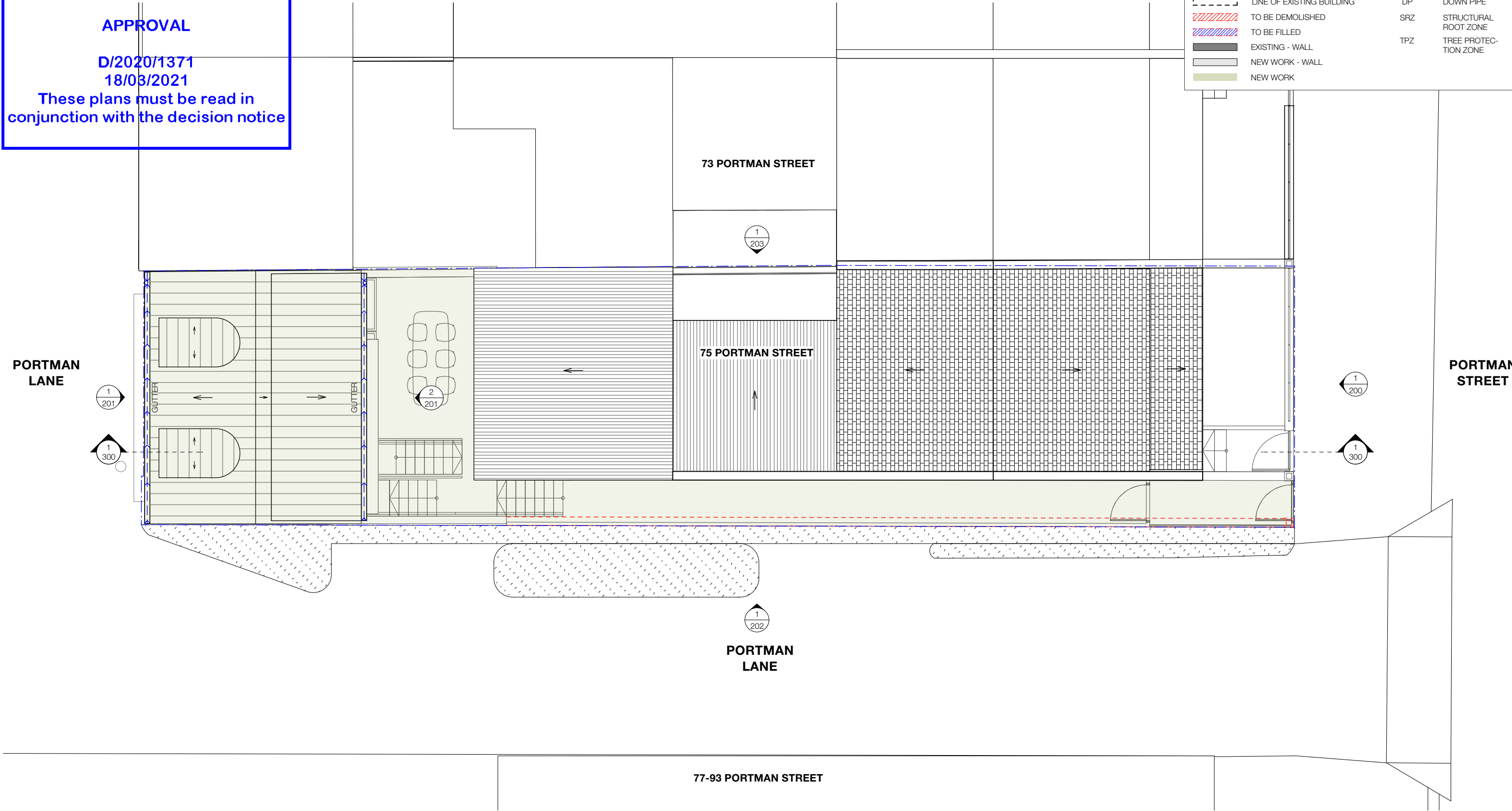
DOWN PIPE

SRZ

STRUCTURAL ROOT ZONE

TPZ

TREE PROTECTION ZONE



CITY OF SYDNEY
CITY PLANNING DIVISION

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NEW WORK - WALL

NEW WORK

BDY

BOUNDARY

DP

DOWN PIPE

SRZ

STRUCTURAL
ROOT ZONE

TPZ

TREE PROTEC-
TION ZONE



SCHEDULE OF PROPOSED COLOURS & FINISHES

RND
RENDER PAINT FINISH TO MATCH
EXISTING

MR & MC
METAL ROOF AND METAL CLADDING
STANDING SEAM, FINISH WOODLAND
GREY COLOUR

AL
ALUMINIUM WINDOWS FINISH
WOODLAND GREY COLOUR TO MATCH
MC & MR

SECTIONAL GARAGE DOOR
SECTIONAL PANEL & BATTEN GARAGE
DOOR
PERFORATED TOP PANEL
METAL, FINISH WOODLAND GREY TO
MATCH MC & MR

CONCRETE PAVERS
CONCRETE PAVERS FINISH MID GREY
COLOUR

PLANT GUIDE WIRES

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PORTMAN STREET, ZETLAND NSW
2017 - LOT 6 DP 234407

CLIENT:

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A	13/11/20	DRAFT DA
B	17/11/20	DRAFT DA
C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION

DRAWING TITLE:

EAST ELEVATION

PROJECT REFERENCE:

20-139

DRAWN:

FZ

SIZE:

A3

SCALE:

1:100

ISSUE:

DA

REVISION:

D

DWG #:

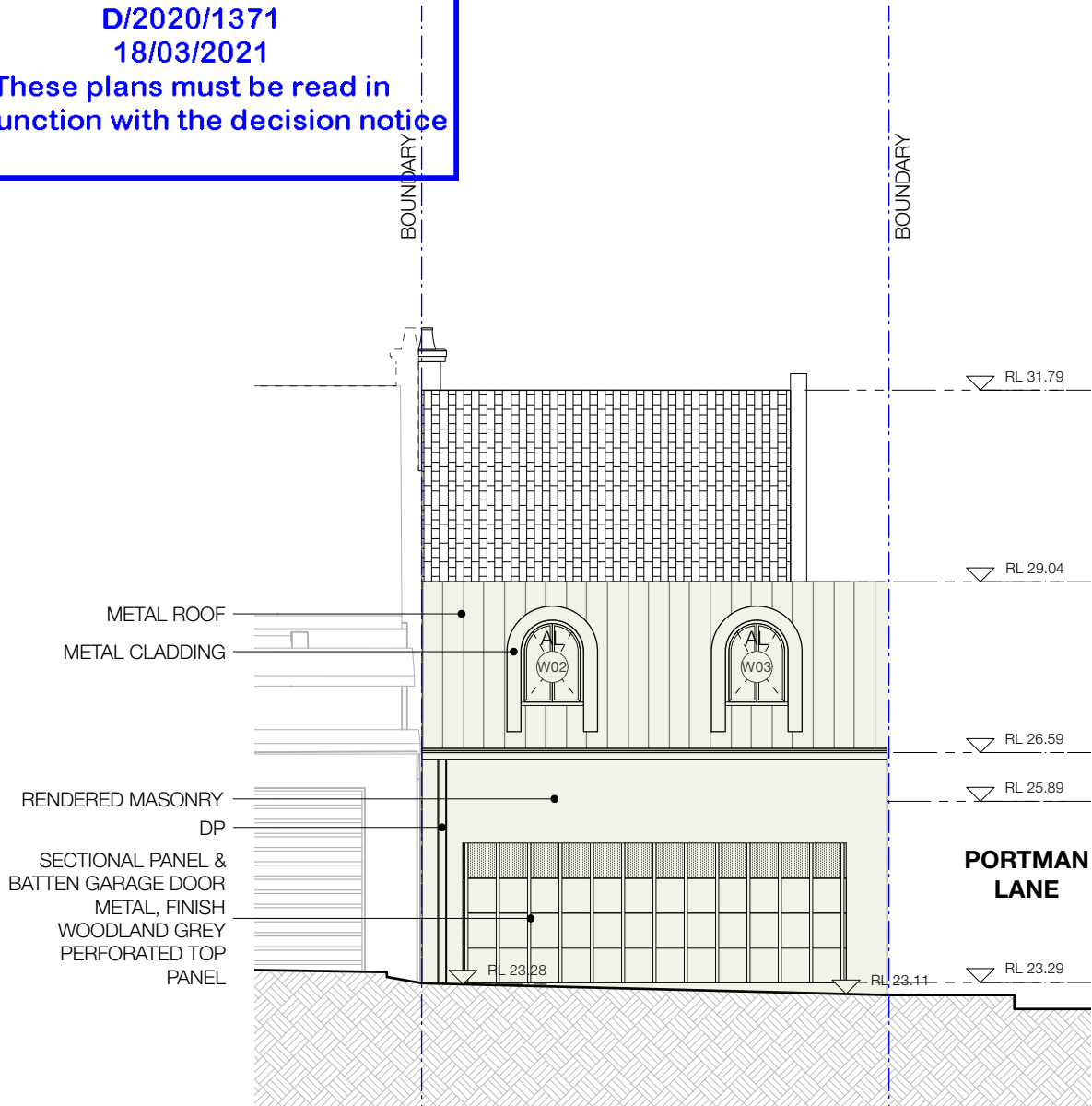
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CITY OF SYDNEY
CITY PLANNING DIVISION

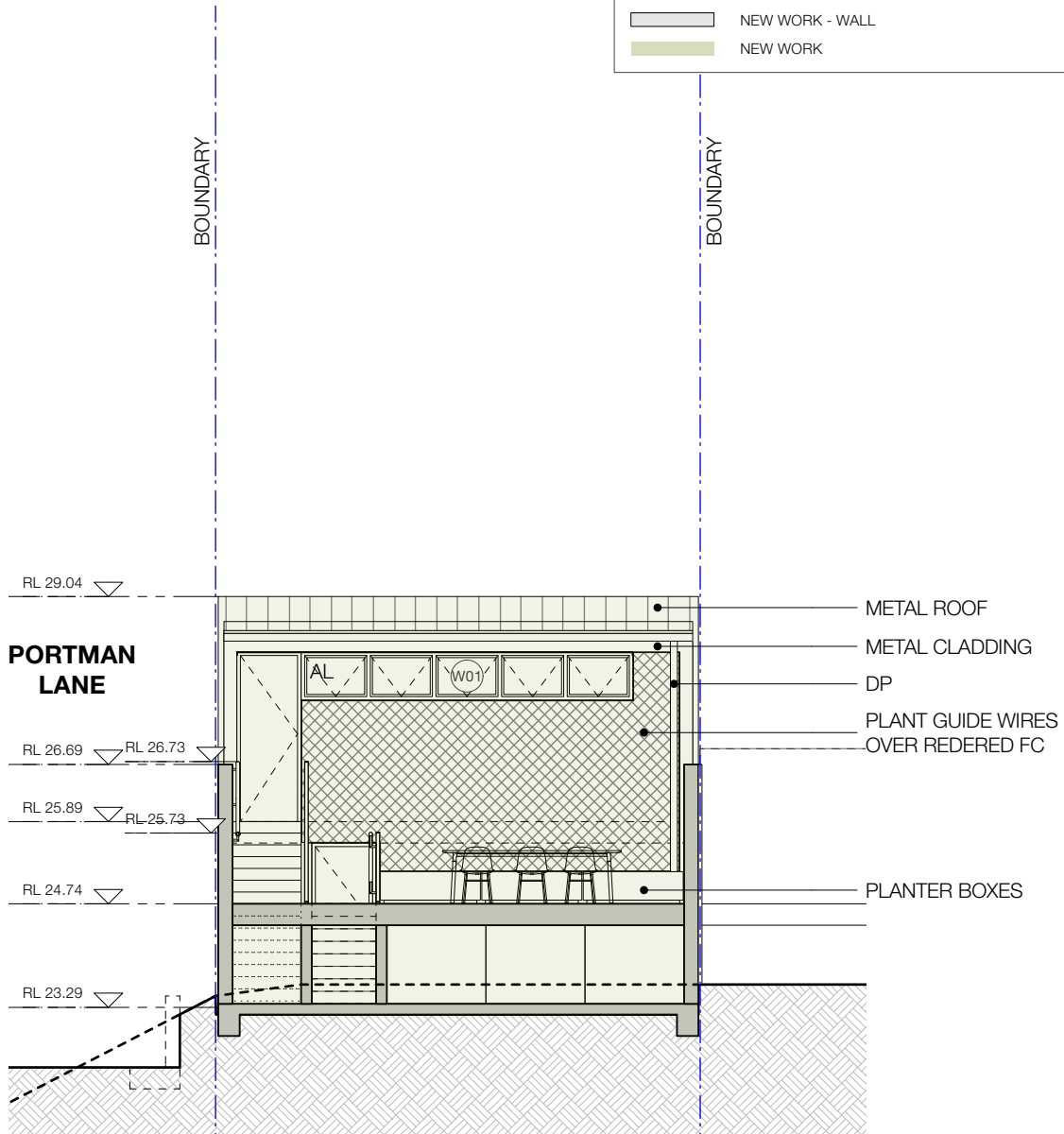
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1 ADDITION WEST ELEVATION



2 ADDITION EAST ELEVATION

LEGEND			
	LOT BOUNDARY	BDY	BOUNDARY
	LINE OF EXISTING BUILDING	DP	DOWN PIPE
	TO BE DEMOLISHED	SRZ	STRUCTURAL ROOT ZONE
	TO BE FILLED	TPZ	TREE PROTECTION ZONE
	EXISTING - WALL		
	NEW WORK - WALL		
	NEW WORK		

SCHEDULE OF PROPOSED COLOURS & FINISHES					
	RND RENDER PAINT FINISH TO MATCH EXISTING		MR & MC METAL ROOF AND METAL CLADDING STANDING SEAM, FINISH WOODLAND GREY COLOUR		AL ALUMINIUM WINDOWS FINISH WOODLAND GREY COLOUR TO MATCH MC & MR
	SECTIONAL GARAGE DOOR SECTIONAL PANEL & BATTEN GARAGE DOOR PERFORATED TOP PANEL METAL, FINISH WOODLAND GREY TO MATCH MC & MR		CONCRETE PAVERS CONCRETE PAVERS FINISH MID GREY COLOUR		PLANT GUIDE WIRES

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PORTMAN STREET, ZETLAND NSW
2017 - LOT 6 DP 234407

CLIENT:
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C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION

DRAWING TITLE:
ADDITION WEST & EAST ELEVATION

PROJECT REFERENCE:
20-139

DRAWN:
FZ

SCALE:
1:100

ISSUE:
DA

REVISION:
D

DWG #:
201

SIZE:
A3

CITY OF SYDNEY
CITY PLANNING DIVISION

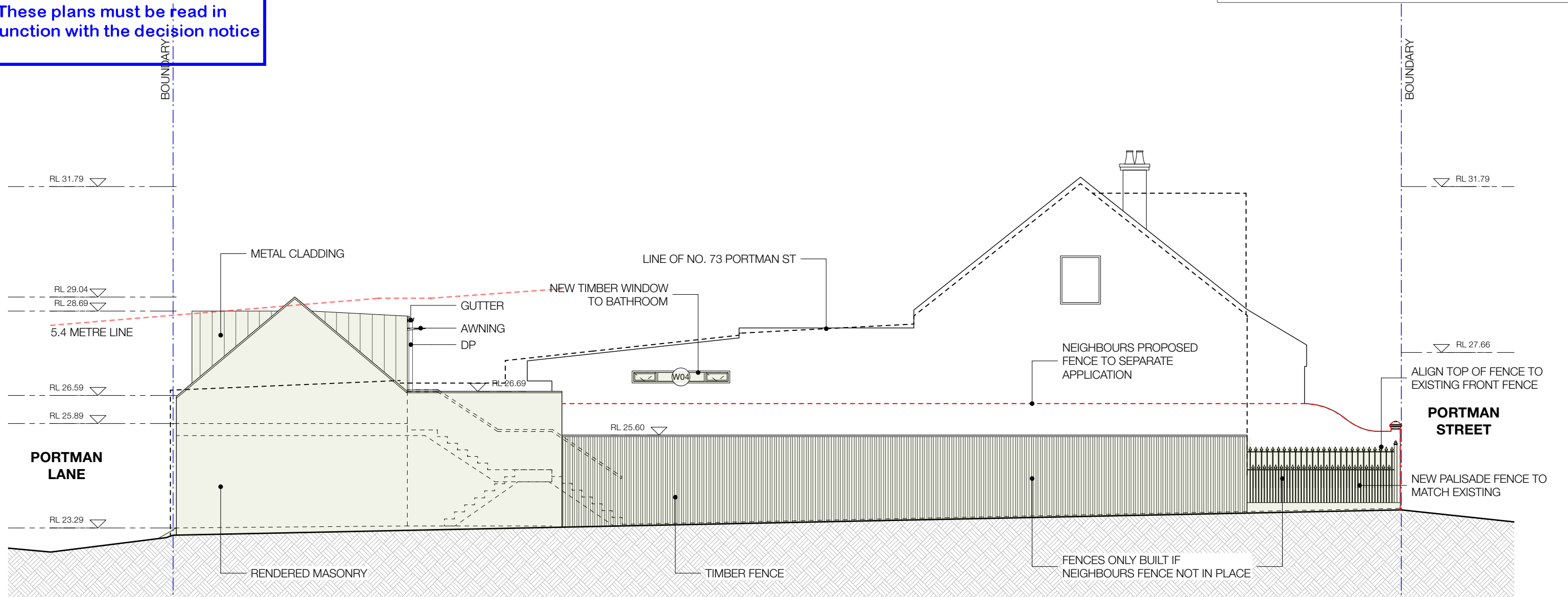
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18/03/2021



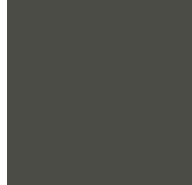



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LEGEND

---	LOT BOUNDARY	BDY	BOUNDARY
- - - -	LINE OF EXISTING BUILDING	DP	DOWN PIPE
///	TO BE DEMOLISHED	SRZ	STRUCTURAL ROOT ZONE
///	TO BE FILLED	TPZ	TREE PROTECTION ZONE
■	EXISTING - WALL		
■	NEW WORK - WALL		
■	NEW WORK		



SCHEDULE OF PROPOSED COLOURS & FINISHES

	RND RENDER PAINT FINISH TO MATCH EXISTING		MR & MC METAL ROOF AND METAL CLADDING STANDING SEAM, FINISH WOODLAND GREY COLOUR		AL ALUMINIUM WINDOWS FINISH WOODLAND GREY COLOUR TO MATCH MC & MR		SECTIONAL GARAGE DOOR SECTIONAL PANEL & BATTEN GARAGE DOOR PERFORATED TOP PANEL METAL, FINISH WOODLAND GREY TO MATCH MC & MR		CONCRETE PAVERS CONCRETE PAVERS FINISH MID GREY COLOUR		PLANT GUIDE WIRES
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PROJECT:

ALTERATION AND ADDITION, 75
PORTMAN STREET, ZETLAND NSW
2017 - LOT 6 DP 234407

CLIENT:

JOE & JESSIE PARKER

REV	DATE	DESCRIPTION
A	13/11/20	DRAFT DA
B	17/11/20	DRAFT DA
C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION

DRAWING TITLE:

SOUTH ELEVATION

PROJECT REFERENCE:
20-139

DRAWN:
FZ

SIZE:
A3

SCALE:
1:100

ISSUE:
DA

REVISION:
D

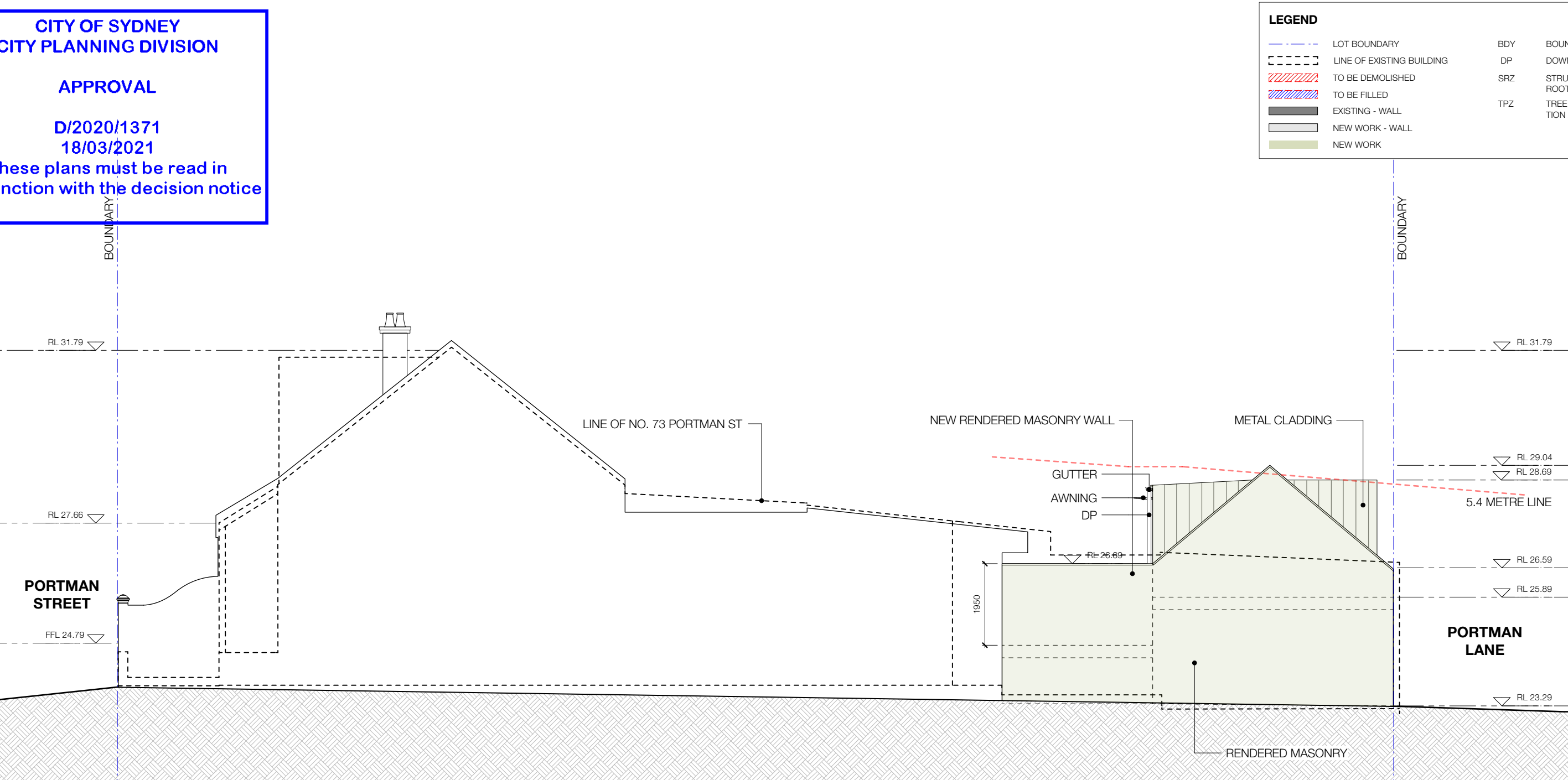
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202


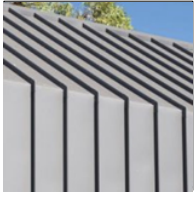


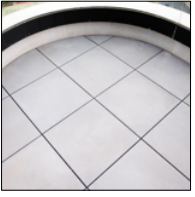


CITY OF SYDNEY
CITY PLANNING DIVISION

APPROVAL

D/2020/1371
18/03/2021

These plans must be read in
conjunction with the decision notice



SCHEDULE OF PROPOSED COLOURS & FINISHES				
	RND RENDER PAINT FINISH TO MATCH EXISTING		MR & MC METAL ROOF AND METAL CLADDING STANDING SEAM, FINISH WOODLAND GREY COLOUR	
			AL ALUMINIUM WINDOWS FINISH WOODLAND GREY COLOUR TO MATCH MC & MR	
				
				



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Petersham, NSW 2049
info@kreisgrennan.com.au
p: 02 9560 0888

Nominated Architect:
Christian Grennan NSW Architect #8036

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PORTMAN STREET, ZETLAND NSW
2017 - LOT 6 DP 234407

CLIENT:

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C	26/11/20	DA SUBMISSION
D	18/2/21	DA SUBMISSION

DRAWING TITLE:

NORTH ELEVATION

PROJECT REFERENCE: 20-139

DRAWN: FZ

SIZE: A3

SCALE: 1:100

ISSUE: DA

REVISION: D

DWG #: 203

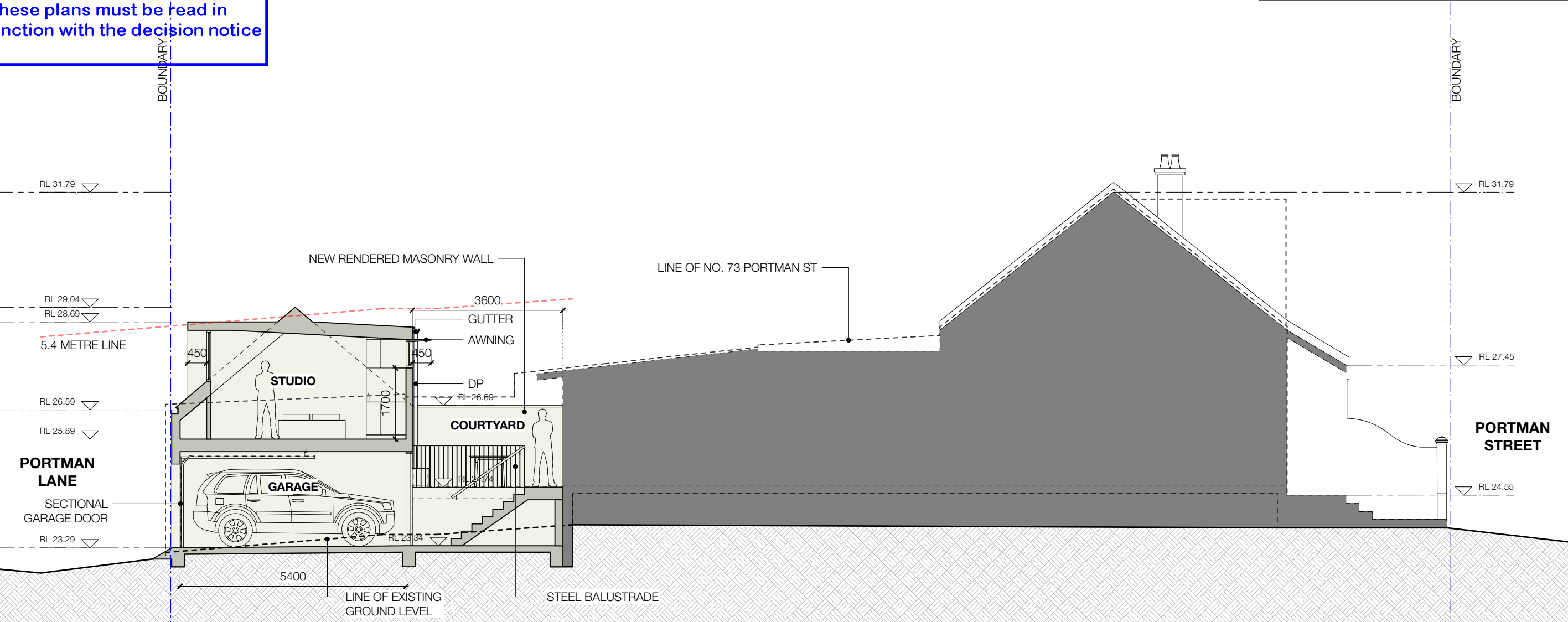
CITY OF SYDNEY
CITY PLANNING DIVISION

APPROVAL

D/2020/1371
18/03/2021

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LEGEND			
	LOT BOUNDARY	BDY	BOUNDARY
	LINE OF EXISTING BUILDING	DP	DOWN PIPE
	TO BE DEMOLISHED	SRZ	STRUCTURAL ROOT ZONE
	TO BE FILLED	TPZ	TREE PROTECTION ZONE
	EXISTING - WALL		
	NEW WORK - WALL		
	NEW WORK		



SCHEDULE OF PROPOSED COLOURS & FINISHES					
	RND RENDER PAINT FINISH TO MATCH EXISTING		MR & MC METAL ROOF AND METAL CLADDING STANDING SEAM, FINISH WOODLAND GREY COLOUR		AL ALUMINIUM WINDOWS FINISH WOODLAND GREY COLOUR TO MATCH MC & MR
	SECTIONAL GARAGE DOOR SECTIONAL PANEL & BATTEN GARAGE DOOR PERFORATED TOP PANEL METAL, FINISH WOODLAND GREY TO MATCH MC & MR		CONCRETE PAVERS CONCRETE PAVERS FINISH MID GREY COLOUR		PLANT GUIDE WIRES

KGA

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D	18/2/21	DA SUBMISSION

DRAWING TITLE:

SECTION

PROJECT REFERENCE:

20-139

SCALE:

1:100

DRAWN:

FZ

ISSUE:

DA

REVISION:

D

SIZE:

A3

DWG #:

300

CITY OF SYDNEY
CITY PLANNING DIVISION

APPROVAL

D/2020/1371
18/03/2021

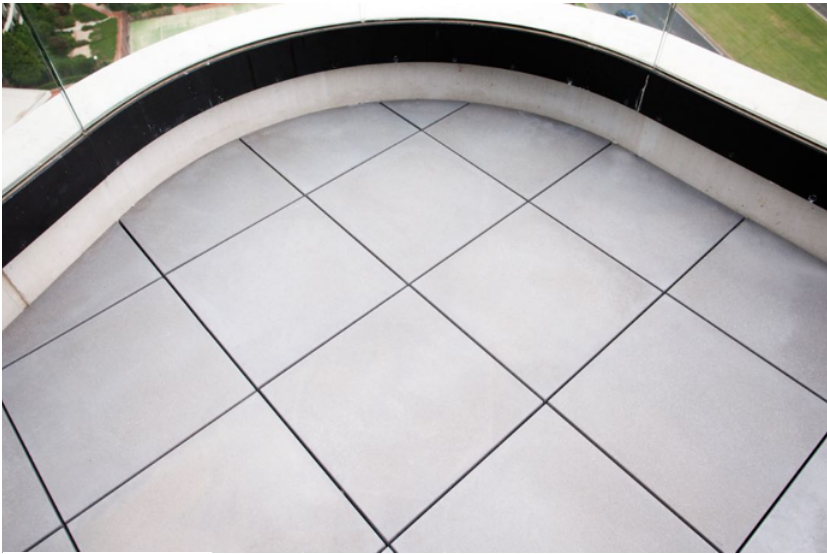
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(RND) RENDER
COLOUR TO MATCH EXISTING



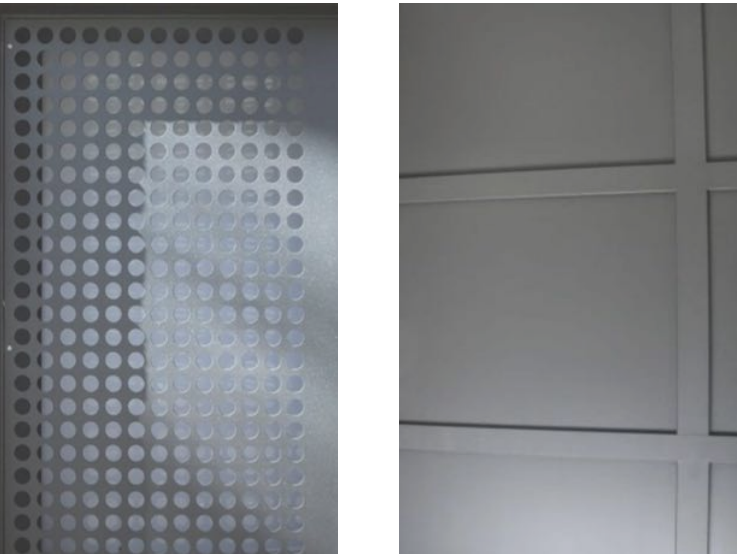
(AL) ALUMINIUM WINDOW FRAMES
WOODLAND GRAY COLOUR TO MATCH MR & MC



CONCRETE PAVERS
MID GREY COLOUR



(MR) METAL ROOF AND (MC) METAL CLADDING
STANDING SEAM, WOODLAND GRAY



SECTIONAL PANEL & BATTEN GARAGE DOOR W/ PERFORATED TOP PANEL
WOODLAND GRAY COLOUR TO MATCH MR & MC



PLANT GUIDE WIRES



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DRAWING TITLE: SCHEDULE OF COLOUR & FINISHES		
PROJECT REFERENCE: 20-139	DRAWN: FZ	SIZE: A3
SCALE: NTS	ISSUE: DA	REVISION: D
		DWG #: 350