

PROPOSED CHANGE OF USE FROM GARAGE TO HOME OFFICE  
16 REDMAN ST, CANTERBURY  
Lot 26, Sec C, DP 4645

Site Calculations		
Site Area	=	419.00m <sup>2</sup>
Existing Building Area	=	164.83m <sup>2</sup>
Proposed Building Area	=	164.83m <sup>2</sup>
Proposed Site Coverage	=	39.34%
Existing GFA	=	113.54m <sup>2</sup>
Proposed GFA	=	147.39m <sup>2</sup>
Existing FSR	=	0.27:1
Proposed FSR	=	0.35:1
<i>(max. 0.5:1)</i>		
GROSS FLOOR AREAS		
Ground Floor Level	=	113.54m <sup>2</sup>
Home Office	=	33.85m <sup>2</sup>
Carport*	=	33.89m <sup>2</sup>
Total	=	147.39m <sup>2</sup>
<i>*not included in total</i>		

LANDSCAPING

Existing Landscape Area	=	22.27m <sup>2</sup>
<i>(5.3%)</i>		

**Basix Commitments**  
*N/A: BASIX Certificate not required as construction works amount to less than \$50,000.*

ARCHITECTURAL CONTENTS

Sheet No.	Sheet Name
DA00	Cover Page
DA01	Site Plan
DA02	Existing Ground Floor
DA03	Ground Floor Plan
DA04	Roof Plan
DA05	Elevations - S & N
DA06	Elevations - E & W
DA07	Sections
DA08	GFA Calculations

MATERIALS & FINISHES SCHEDULE

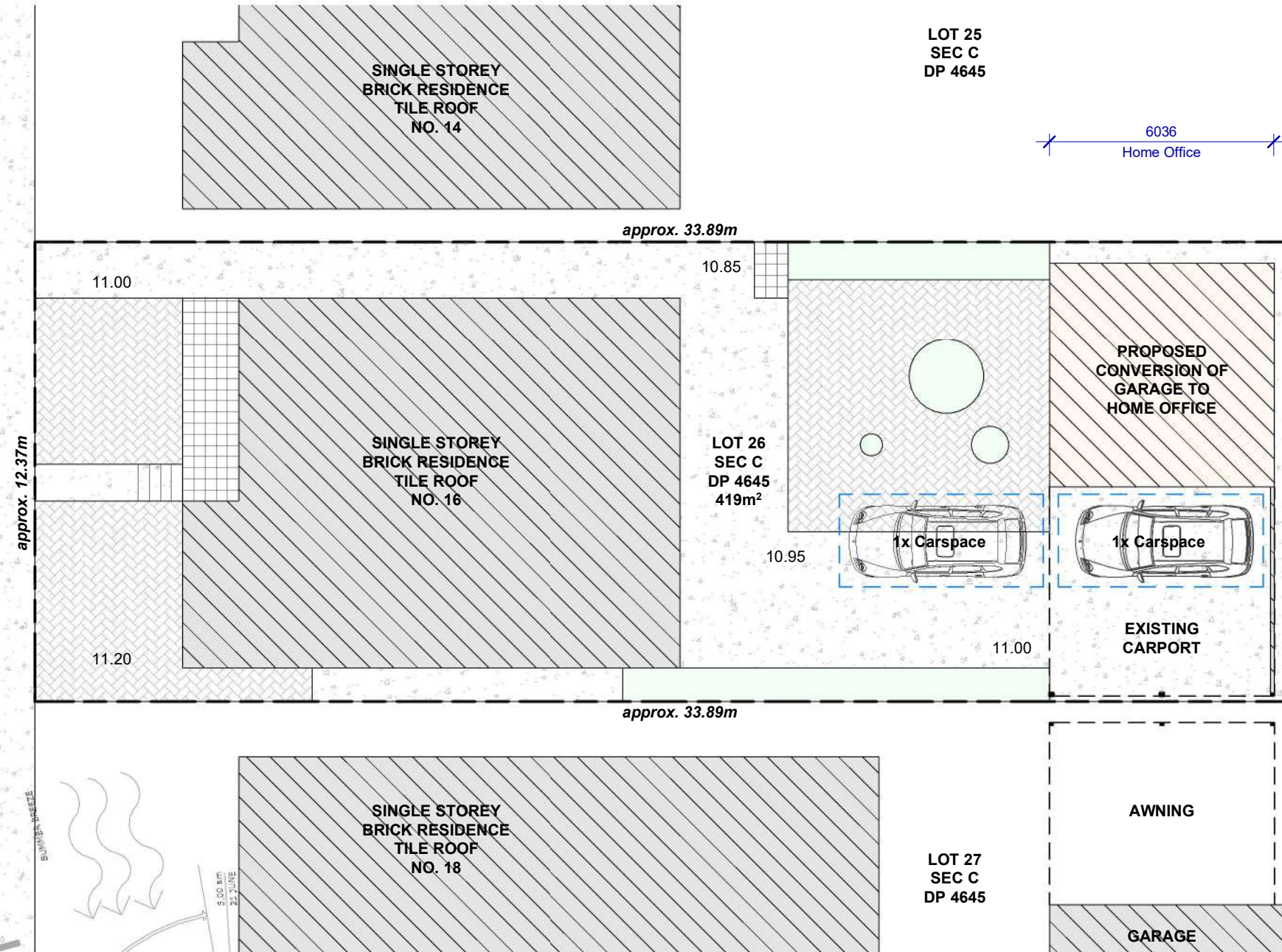


- 1 Floor Finish  
*Polished Concrete Tiles, or similar*
- 2 Ceiling, Feature Wall Finish  
*Timber Cladding, or similar*
- 3 Existing Window Framing  
*Colorbond Monument, or similar*
- 4 Internal Wall Finishes  
*Dulux Natural White, or similar*





REDMAN STREET



WARATAH LANE

### Site Analysis

#### Architectural Character:

- Adjacent properties are a mix of brick and rendered dwellings and are of no historical value.
- Few are built in the past decade.
- Carport and garage access via a rear laneway (Waratah Lane).

#### Design Response:

-The development proposal responds effectively to the findings of the site. No view corridors are obstructed, overlooking to adjacent properties are mitigated, and the bulk and scale of the existing development is proportionate to all adjacent properties. The existing materials and finishes also borrow from adjacent and existing properties, such as brick finishes, metal finishes and glazing elements.

### Local Amenities

- 180m to Bus stop on Redman St at Gould St
- 300m to Tasker Park
- 600m to St Mel's Church
- 900m to Campsie Railway Station
- 900m to Canterbury Railway Station
- 900m to Canterbury Plaza Shopping Mall
- 1.0km to Canterbury South Public School
- 1.7km to Canterbury Hospital

1

### Site Plan

1 : 150



### Grounded Building Design

ABN: 23 881 597 869

Maryam Houda (Director)  
B. Arch (UTS), M. Arch (UTS) PhD, Arch (USYD)  
E. maryam@groundedbuildingdesign.com.au  
M. 0414 715 378

No.	Description	Date
1	SK1 - Change of Use	19/01/2024
2	DA - Lodgement Issue	30/01/2014

Client: Shiraz Amod

Site Address: 16 Redman St, Canterbury

Project Name: Change of Use - Garage to Home Office

### Site Plan

Project number 066

Date 30/01/2014

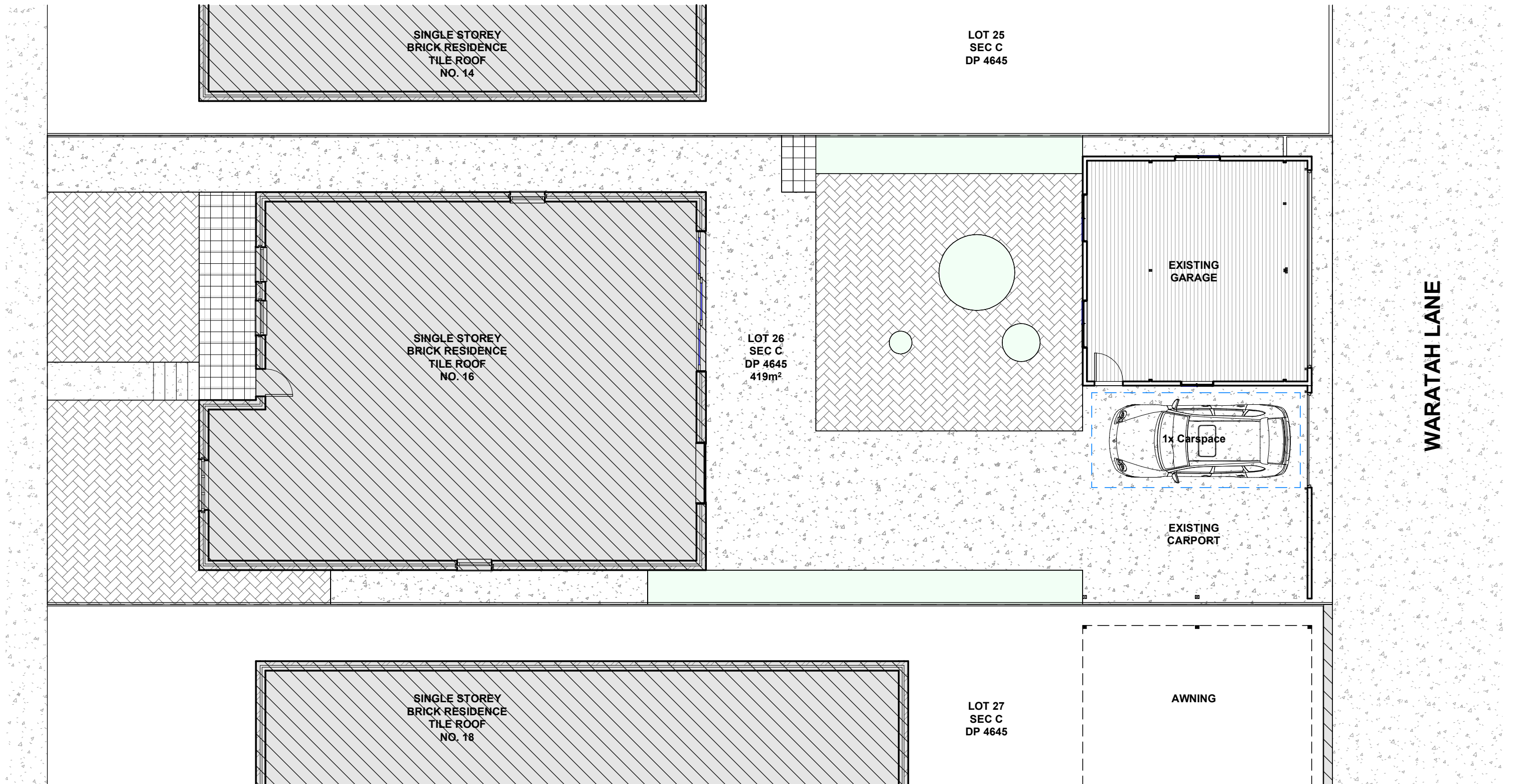
Drawn by MH

Checked by MH

DA01

0 1.5 3 4.5 6 7.5  
Scale 1: 150 , drawn to A3 m





1 Existing Ground  
1 : 100



**Grounded Building Design**  
ABN: 23 881 597 869  
Maryam Houda (Director)  
B. Arch (UTS), M. Arch (UTS) PhD, Arch (USYD)  
E. maryam@groundedbuildingdesign.com.au  
M. 0414 715 378

No.	Description	Date
1	SK1 - Change of Use	19/01/2024
2	DA - Lodgement Issue	30/01/2014

**Client:** Shiraz Amod  
**Site Address:** 16 Redman St, Canterbury  
**Project Name:** Change of Use - Garage to Home Office

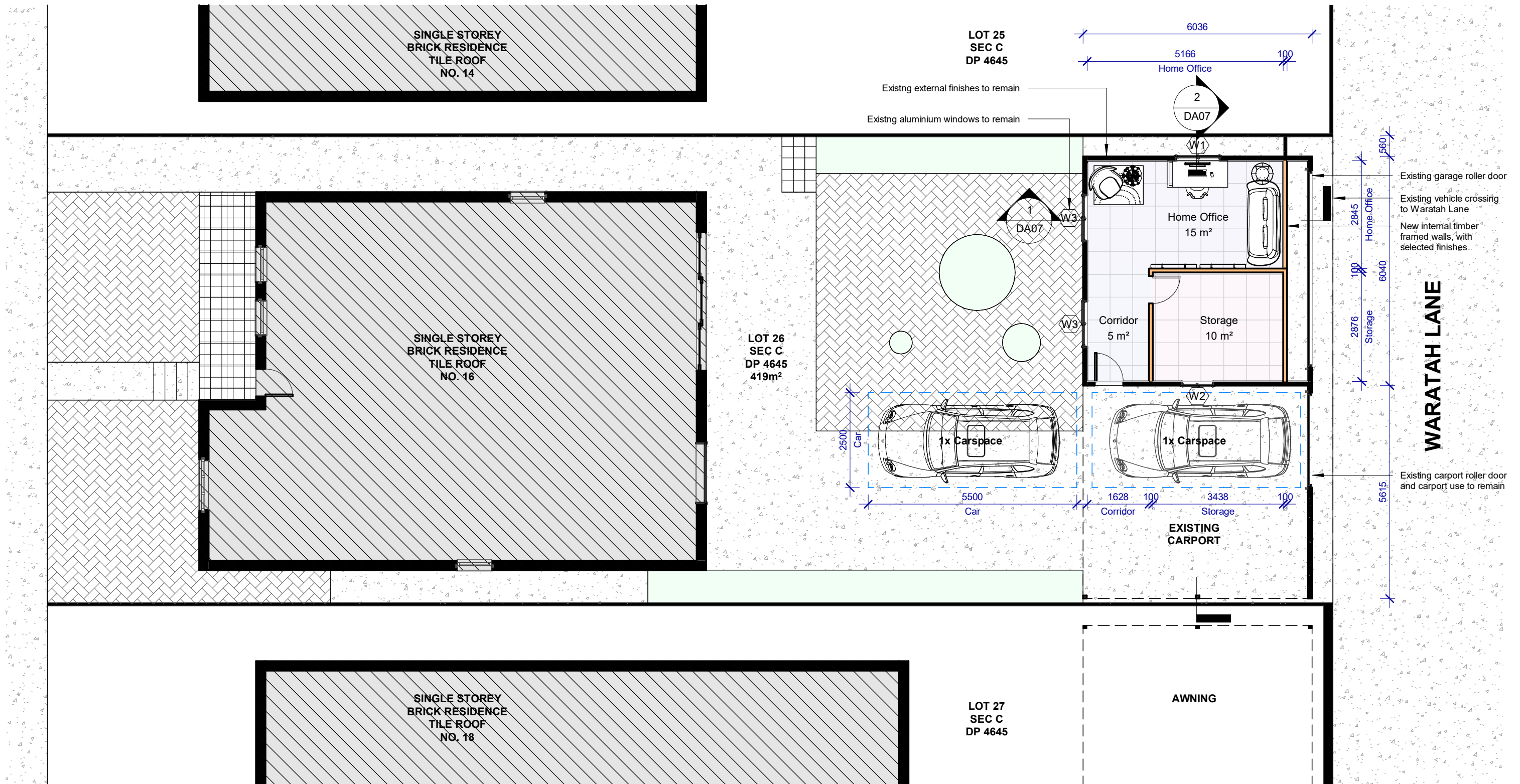
Existing Ground Floor

Project number 066  
Date 30/01/2014  
Drawn by MH  
Checked by MH

DA02

0 1 2 3 4 5  
Scale 1: 100 , drawn to A3 m





1 Ground Floor  
1 : 100



**Grounded Building Design**  
ABN: 23 881 597 869

Maryam Houda (Director)  
B. Arch (UTS), M. Arch (UTS) PhD, Arch (USYD)  
E. maryam@groundedbuildingdesign.com.au  
M. 0414 715 378

No.	Description	Date
1	SK1 - Change of Use	19/01/2024
2	DA - Lodgement Issue	30/01/2014

**Client:** Shiraz Amod

**Site Address:** 16 Redman St, Canterbury

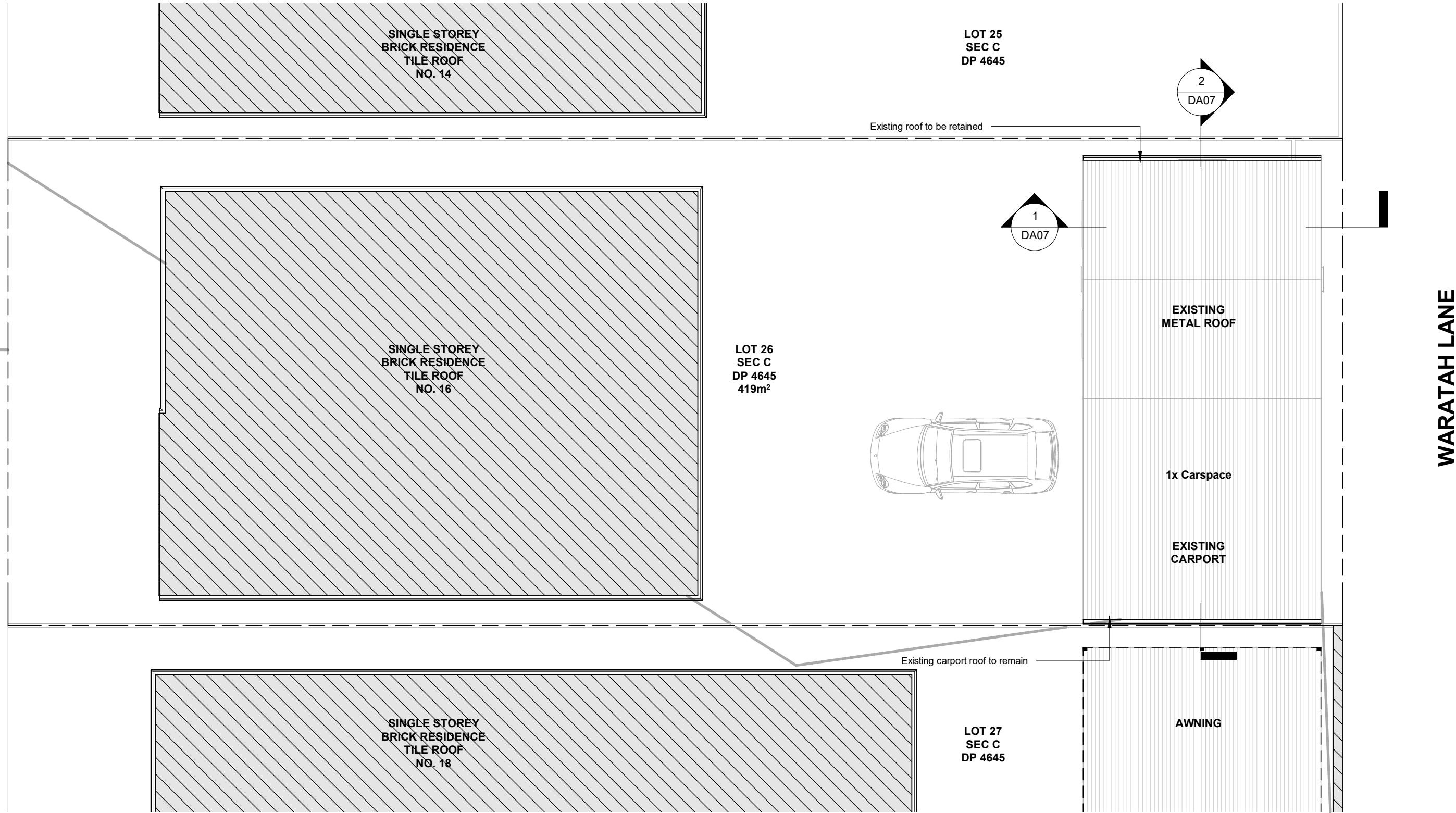
**Project Name:** Change of Use - Garage to Home Office

**Ground Floor Plan**

Project number 066  
Date 30/01/2014  
Drawn by MH  
Checked by MH

**DA03**

0 1 2 3 4 5  
Scale 1: 100 , drawn to A3 m



1 Roof Plan  
1 : 100



**Grounded Building Design**  
ABN: 23 881 597 869

Maryam Houda (Director)  
B. Arch (UTS), M. Arch (UTS) PhD, Arch (USYD)  
E. maryam@groundedbuildingdesign.com.au  
M. 0414 715 378

No.	Description	Date
1	SK1 - Change of Use	19/01/2024
2	DA - Lodgement Issue	30/01/2014

**Client:** Shiraz Amod  
**Site Address:** 16 Redman St, Canterbury  
**Project Name:** Change of Use - Garage to Home Office

### Roof Plan

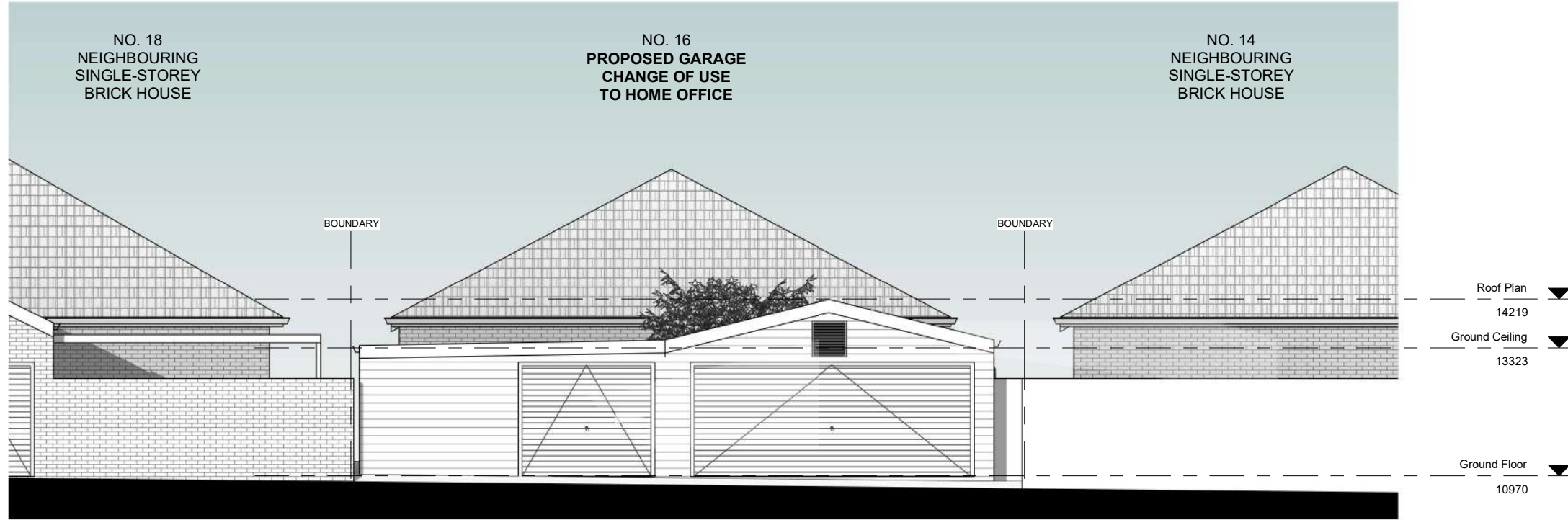
Project number 066  
Date 30/01/2014  
Drawn by MH  
Checked by MH

DA04

0 1 2 3 4 5  
Scale 1: 100 , drawn to A3 m







## Windows Schedule

No.	Width	Height	Sill	Head	Type of Window	Qty	Glass
W1	1200	1000	1000	2000	Sliding Window	1	Clear
W2	860	860	1100	1960	Sliding Window	1	Clear
W3	1250	760	1135	1895	Sliding Window	2	Clear

-indicates approx. dimension to be determined on site

Glazing in all windows and sliding door shall comply with table 4.1 and design wind pressure in AS 1288

Windows and sliding door shall be designed and manufactured in accordance with AS 1288

## 1 South Elevation

1 : 100



## 2 North Elevation

1 : 100



### Grounded Building Design

ABN: 23 881 597 869

Maryam Houda (Director)  
B. Arch (UTS), M. Arch (UTS) PhD, Arch (USYD)  
E. maryam@groundedbuildingdesign.com.au  
M. 0414 715 378

No.	Description	Date
1	SK1 - Change of Use	19/01/2024
2	DA - Lodgement Issue	30/01/2014

**Client:** Shiraz Amod

**Site Address:** 16 Redman St, Canterbury

**Project Name:** Change of Use - Garage to Home Office

### Elevations - S & N

Project number 066

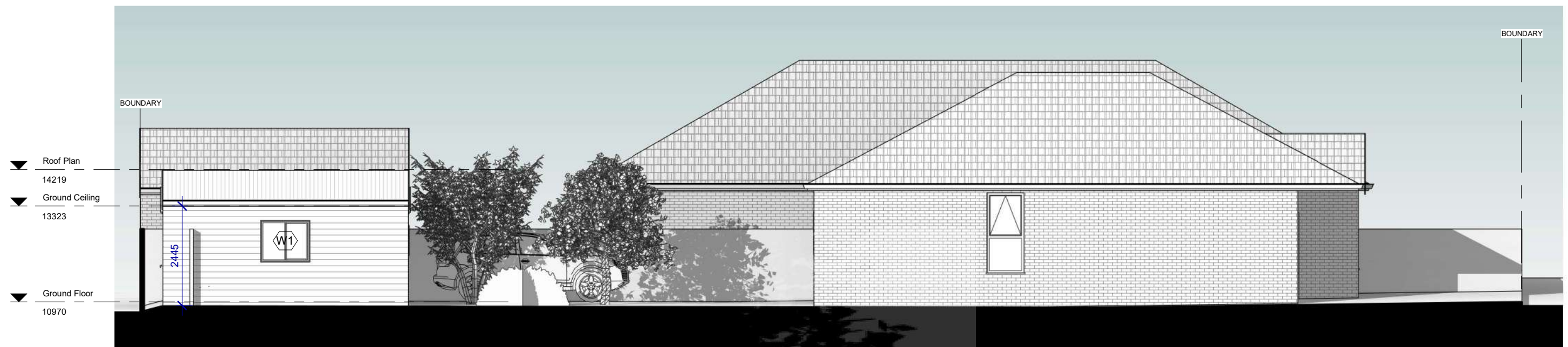
Date 30/01/2014

Drawn by MH

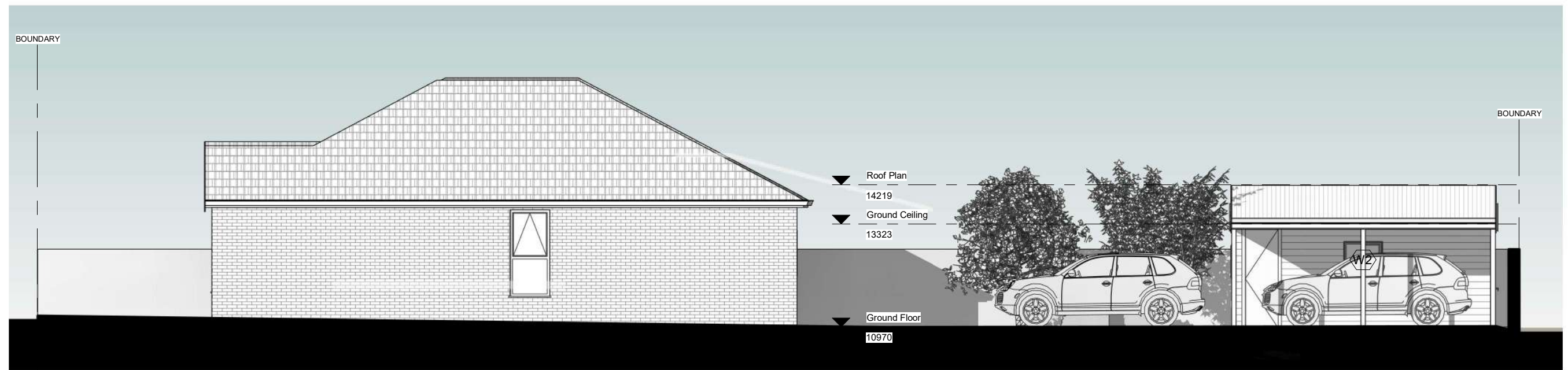
Checked by MH

DA05

0 1 2 3 4 5  
Scale 1: 100 , drawn to A3 m



1 East Elevation  
1 : 100



2 West Elevation  
1 : 100



## Grounded Building Design

ABN: 23 881 597 869

Maryam Houda (Director)  
B. Arch (UTS), M. Arch (UTS) PhD, Arch (USYD)  
E. maryam@groundedbuildingdesign.com.au  
M. 0414 715 378

No.	Description	Date
1	SK1 - Change of Use	19/01/2024
2	DA - Lodgement Issue	30/01/2014

**Client:** Shiraz Amod

**Site Address:** 16 Redman St, Canterbury

**Project Name:** Change of Use - Garage to Home Office

## Elevations - E & W

Project number 066

Date 30/01/2014

Drawn by MH

Checked by MH

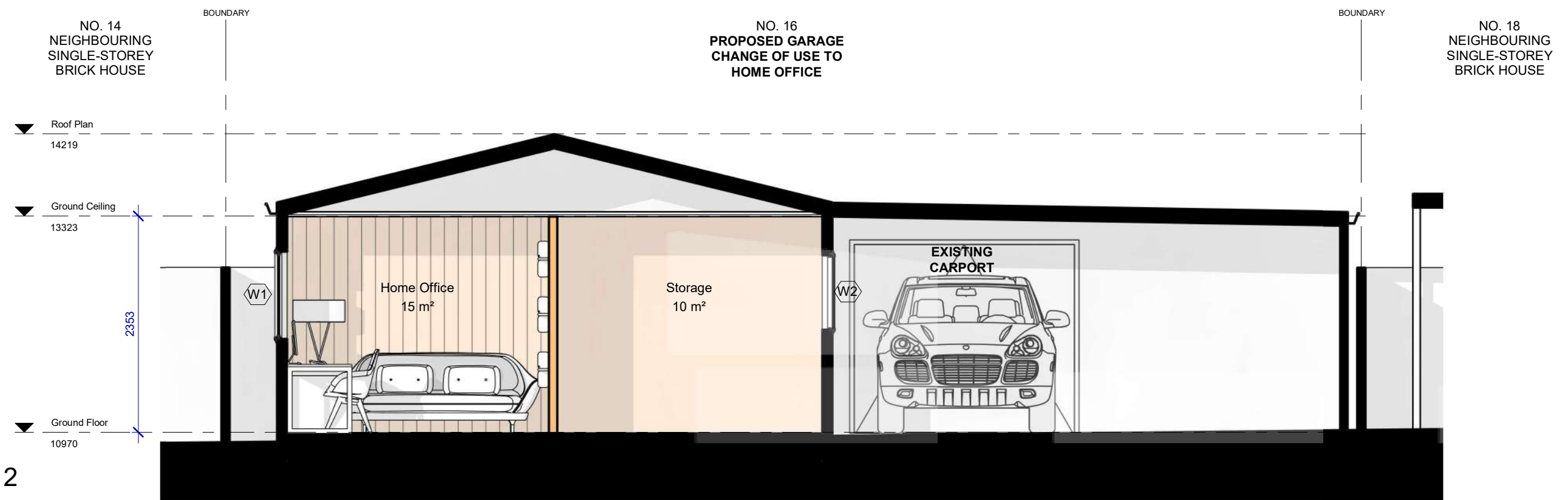
DA06

0 1 2 3 4 5  
Scale 1: 100 , drawn to A3 m

1 Section 1  
1 : 50



2 Section 2  
1 : 50



**Grounded Building Design**

ABN: 23 881 597 869

Maryam Houda (Director)  
B. Arch (UTS), M. Arch (UTS) PhD, Arch (USYD)  
E. maryam@groundedbuildingdesign.com.au  
M. 0414 715 378

No.	Description	Date
1	SK1 - Change of Use	19/01/2024
2	DA - Lodgement Issue	30/01/2014

**Client:** Shiraz Amod

**Site Address:** 16 Redman St, Canterbury

**Project Name:** Change of Use - Garage to Home Office

**Sections**

Project number 066

Date 30/01/2014

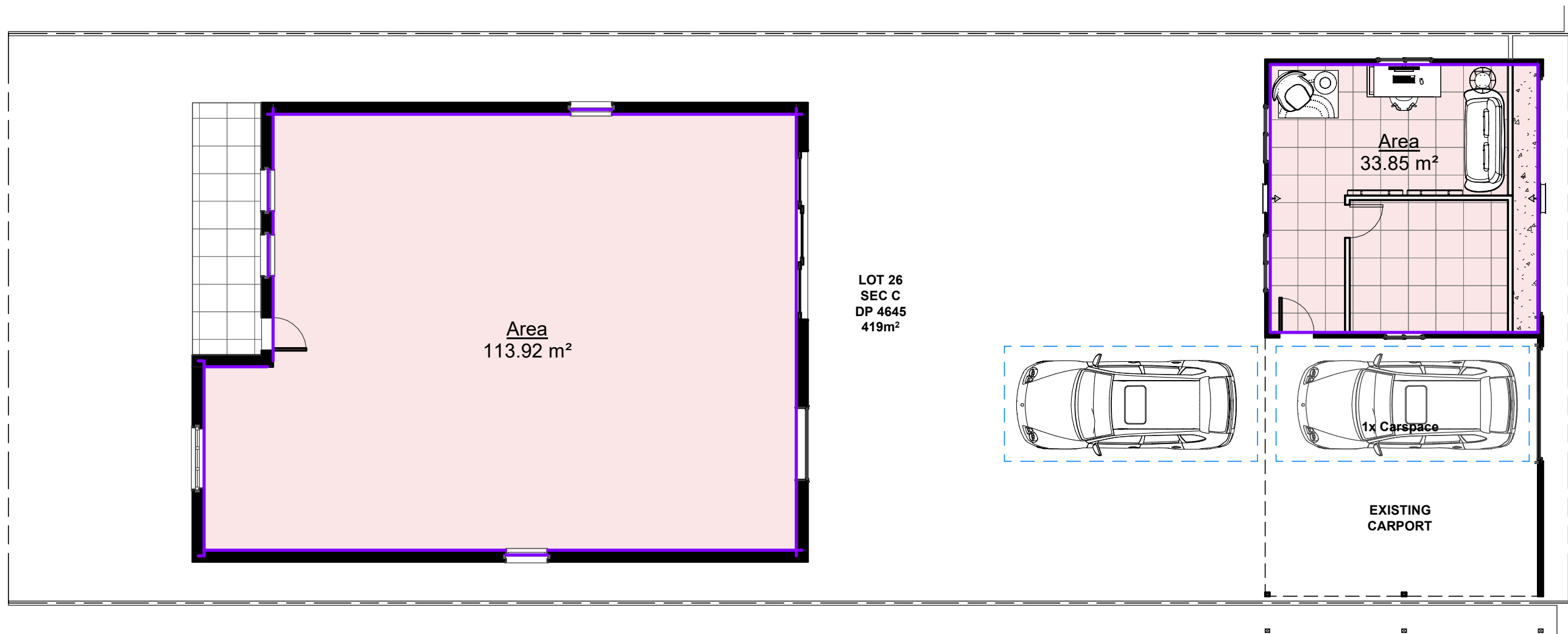
Drawn by MH

Checked by MH

**DA07**

0 0.5 1 1.5 2 2.5  
Scale 1: 50 , drawn to A3 m





1 GFA - Ground Floor  
1 : 100



## Grounded Building Design

ABN: 23 881 597 869

Maryam Houda (Director)  
B. Arch (UTS), M. Arch (UTS) PhD, Arch (USYD)  
E. maryam@groundedbuildingdesign.com.au  
M. 0414 715 378

No.	Description	Date
1	SK1 - Change of Use	19/01/2024
2	DA - Lodgement Issue	30/01/2014

Client: Shiraz Amod

Site Address: 16 Redman St, Canterbury

Project Name: Change of Use - Garage to Home Office

## GFA Calculations

Project number 066

Date 30/01/2014

Drawn by MH

Checked by MH

DA08

0 1 2 3 4 5  
Scale 1: 100 , drawn to A3 m

