

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

AREA BREAKDOWN

Site Calculations

Site Area	=	419.00m ²
Existing Building Area	=	164.83m ²
Proposed Building Area	=	164.83m ²
Proposed Site Coverage	=	39.34%
Existing GFA	=	113.54m ²
Proposed GFA	=	147.39m ²
Existing FSR	=	0.27:1
Proposed FSR	=	0.35:1
<i>(max. 0.5:1)</i>		

GROSS FLOOR AREAS

Ground Floor Level	=	113.54m ²
Home Office	=	33.85m ²
Carport*	=	33.89m ²
Total	=	147.39m²
<i>*not included in total</i>		

LANDSCAPING

Existing Landscape Area	=	22.27m ²
<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



Grounded Building Design

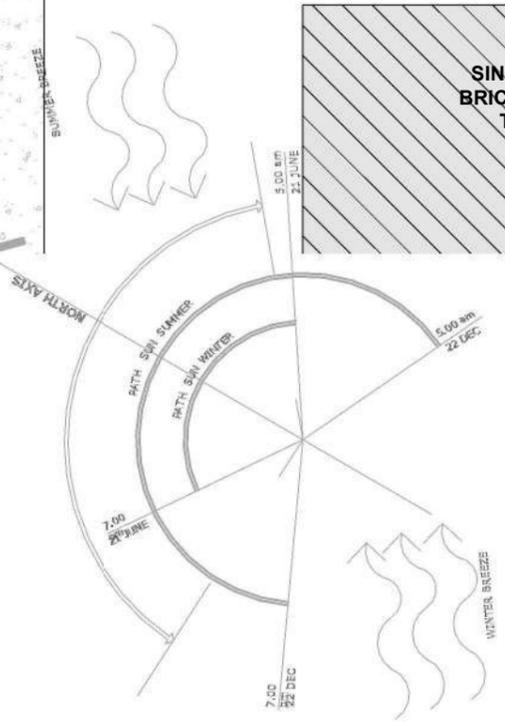
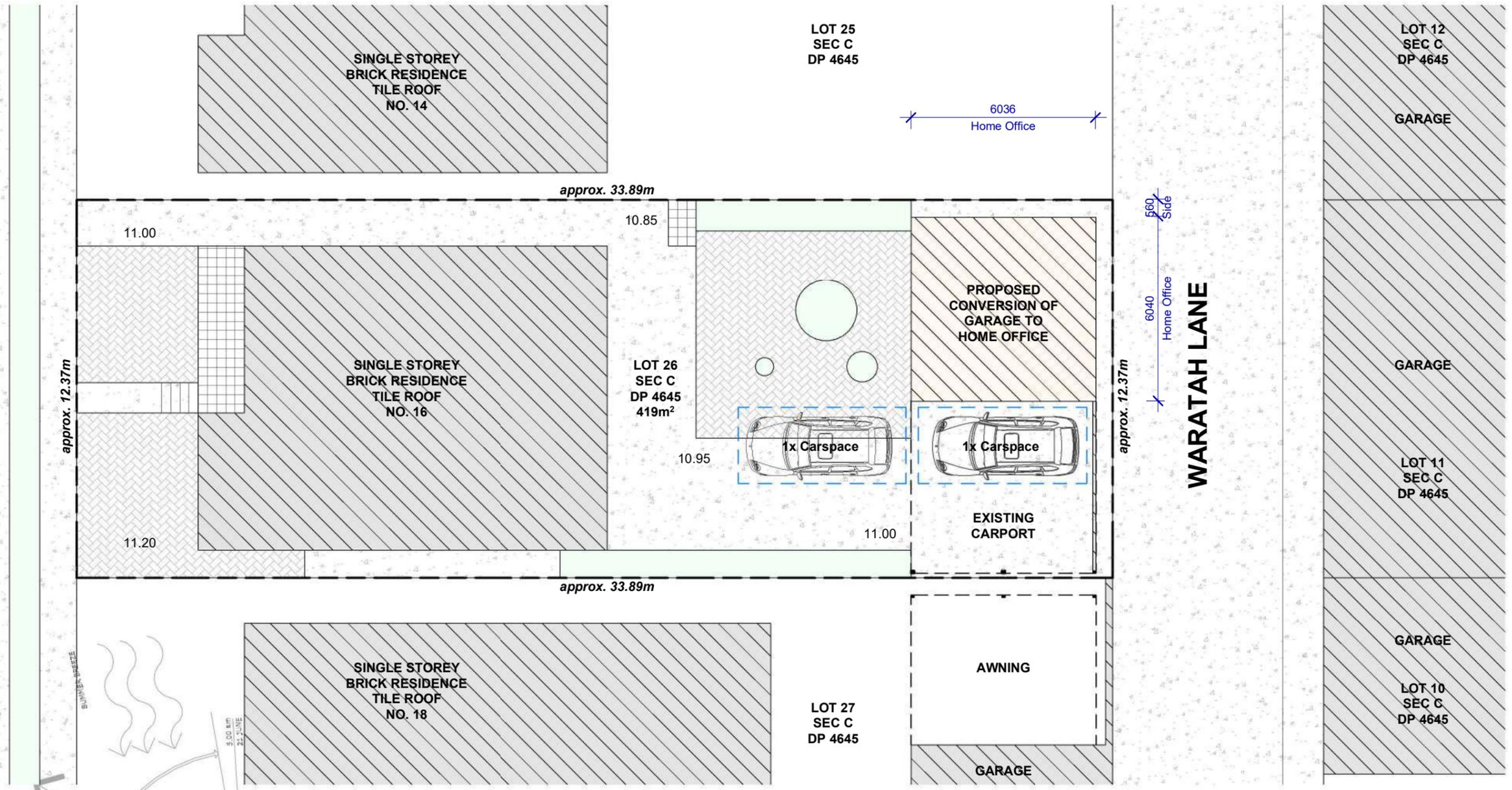
ABN: 23 881 597 869

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	Cover Page	
Site Address:	16 Redman St, Canterbury	Project number	066
Project Name:	Change of Use - Garage to Home Office	Date	30/01/2014
		Drawn by	MH
		Checked by	MH
			DA00

REDMAN STREET



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



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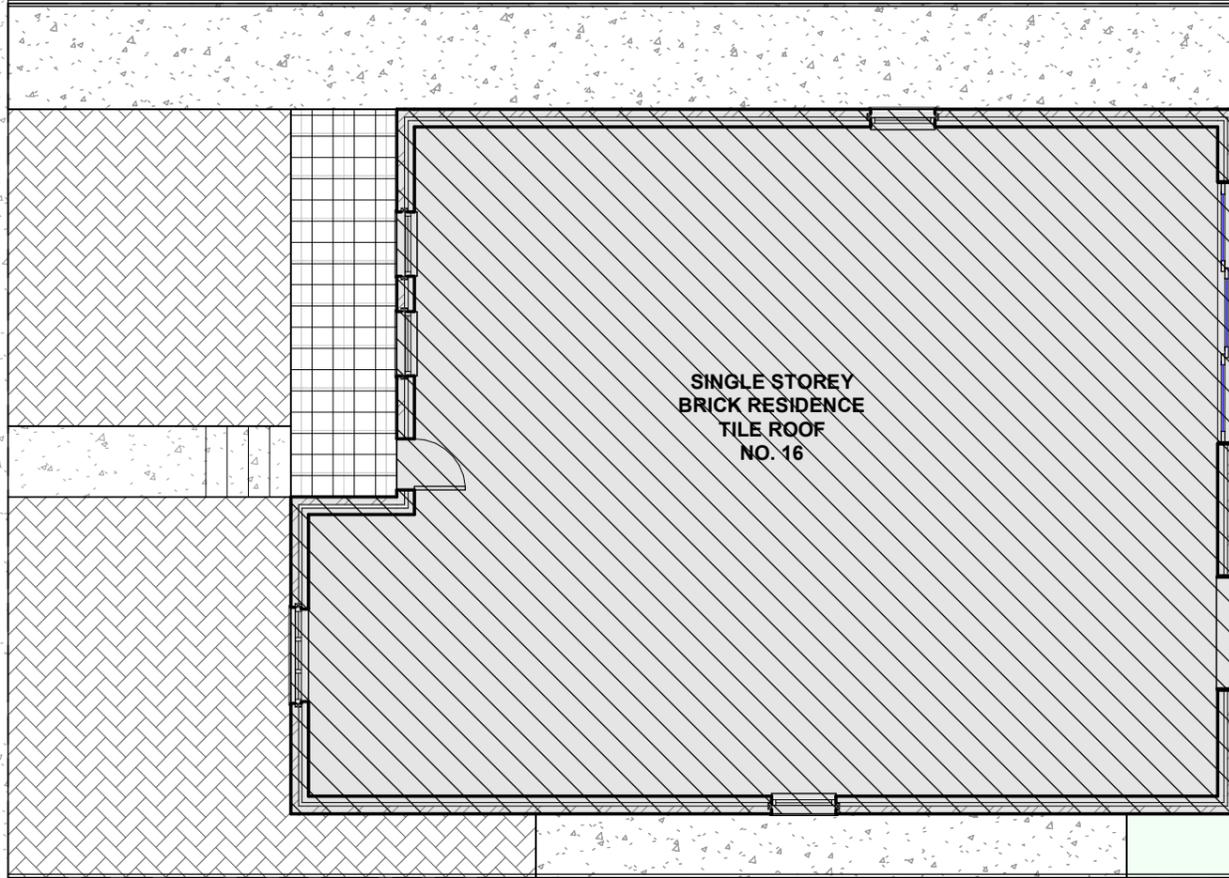
Site Plan

Project number	066	DA01
Date	30/01/2014	
Drawn by	MH	Scale 1: 150, drawn to A3 m
Checked by	MH	

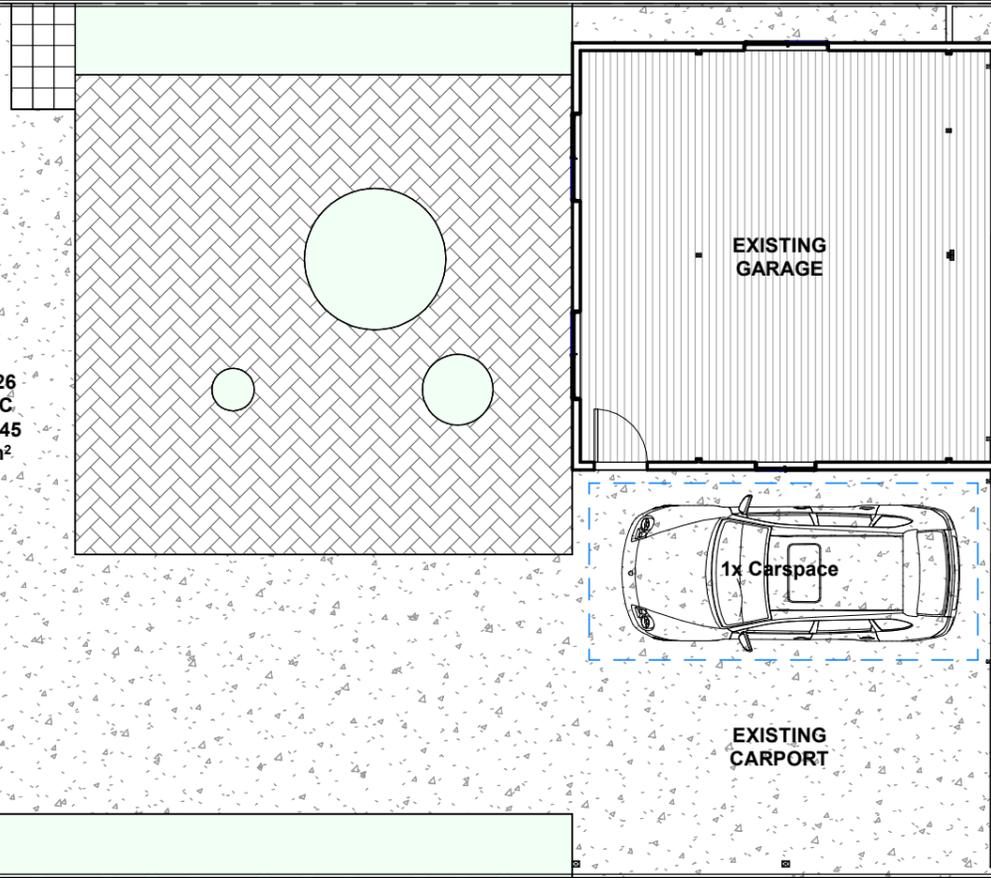




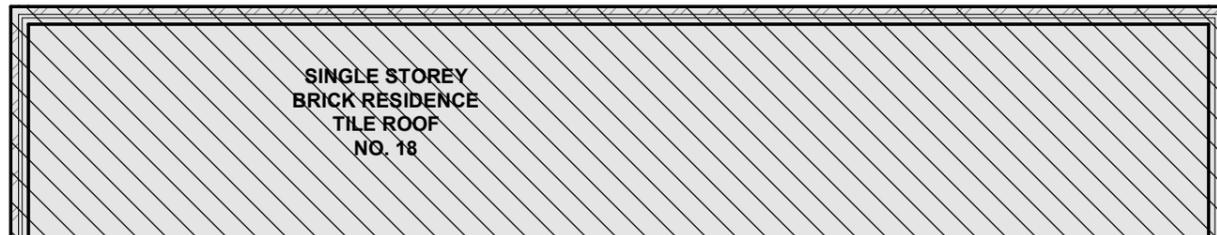
LOT 25
SEC C
DP 4645



LOT 26
SEC C
DP 4645
419m²



WARATAH LANE



LOT 27
SEC C
DP 4645

1 Existing Ground
1 : 100



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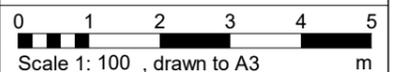
Site Address: 16 Redman St, Canterbury

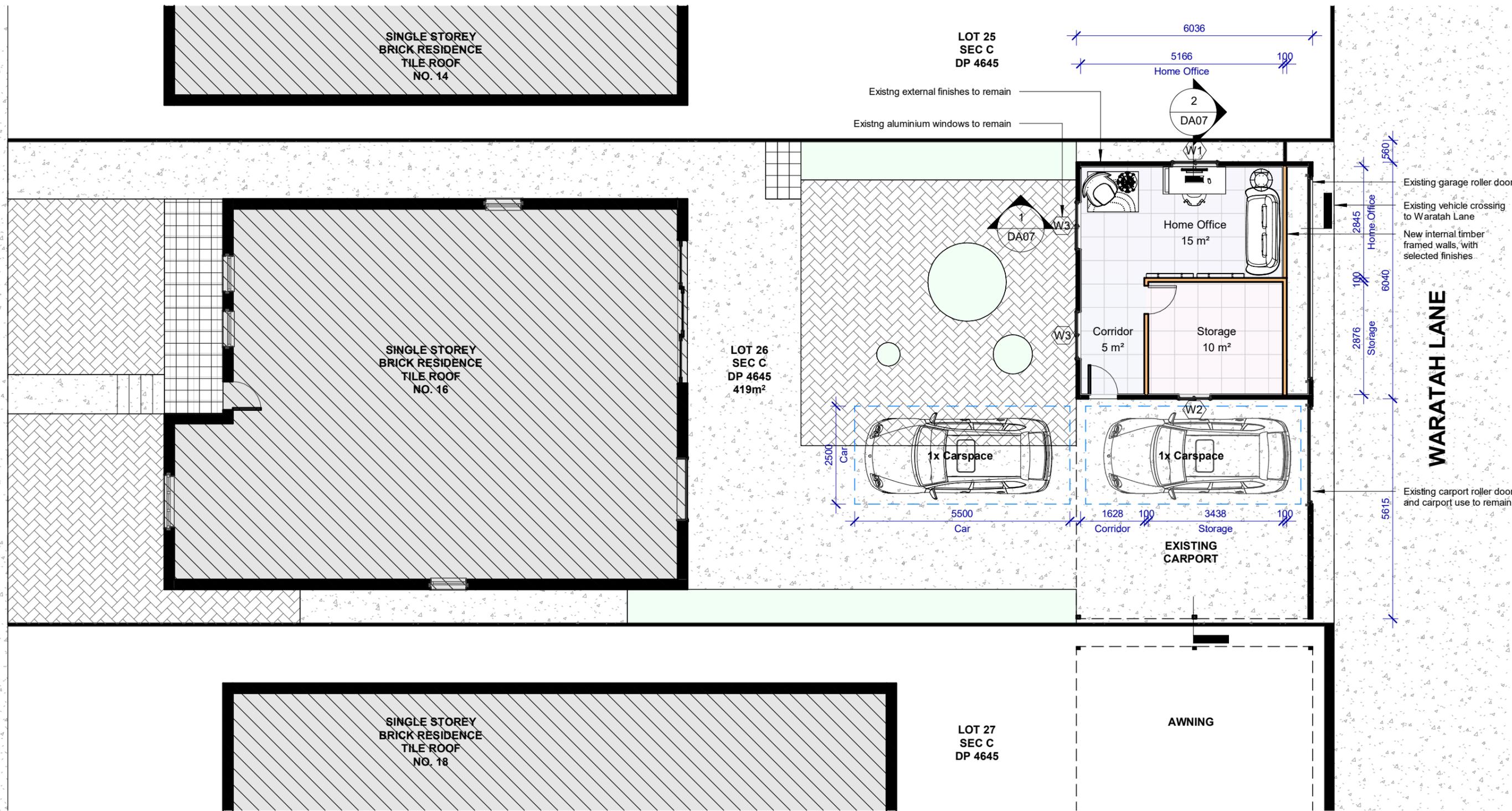
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Existing Ground Floor

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DA02





1 Ground Floor
1 : 100



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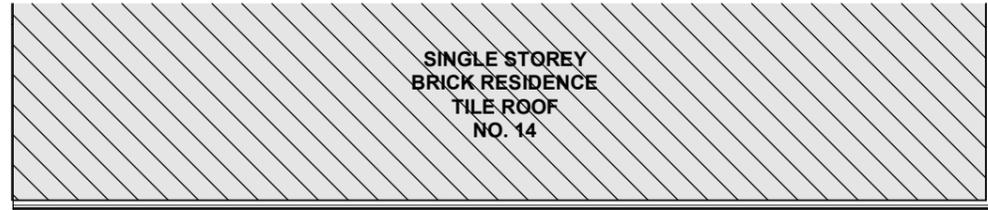
Client: Shiraz Amod
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Ground Floor Plan

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

DA03

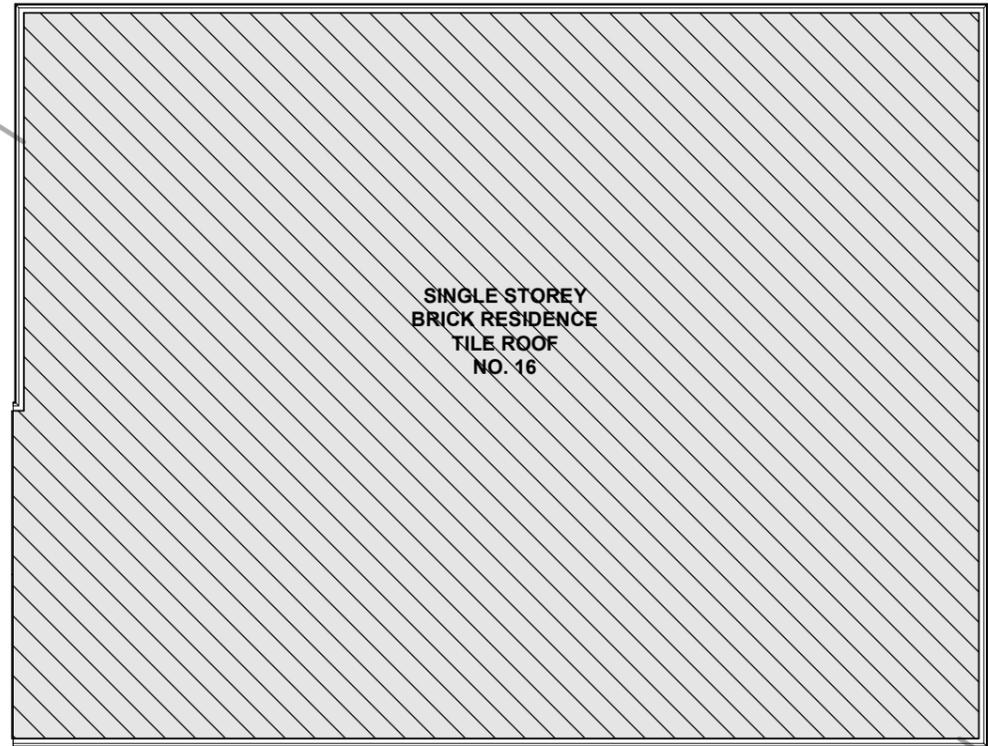
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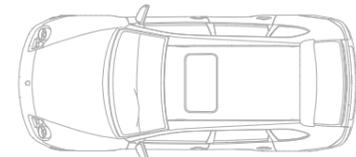
LOT 25
SEC C
DP 4645



Existing roof to be retained



LOT 26
SEC C
DP 4645
419m²



WARATAH LANE

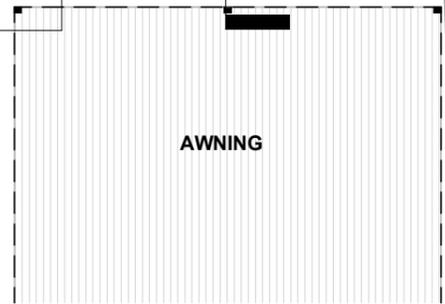
1x Carspace

EXISTING
CARPORT



LOT 27
SEC C
DP 4645

Existing carport roof to remain



1 Roof Plan
1 : 100



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Roof Plan

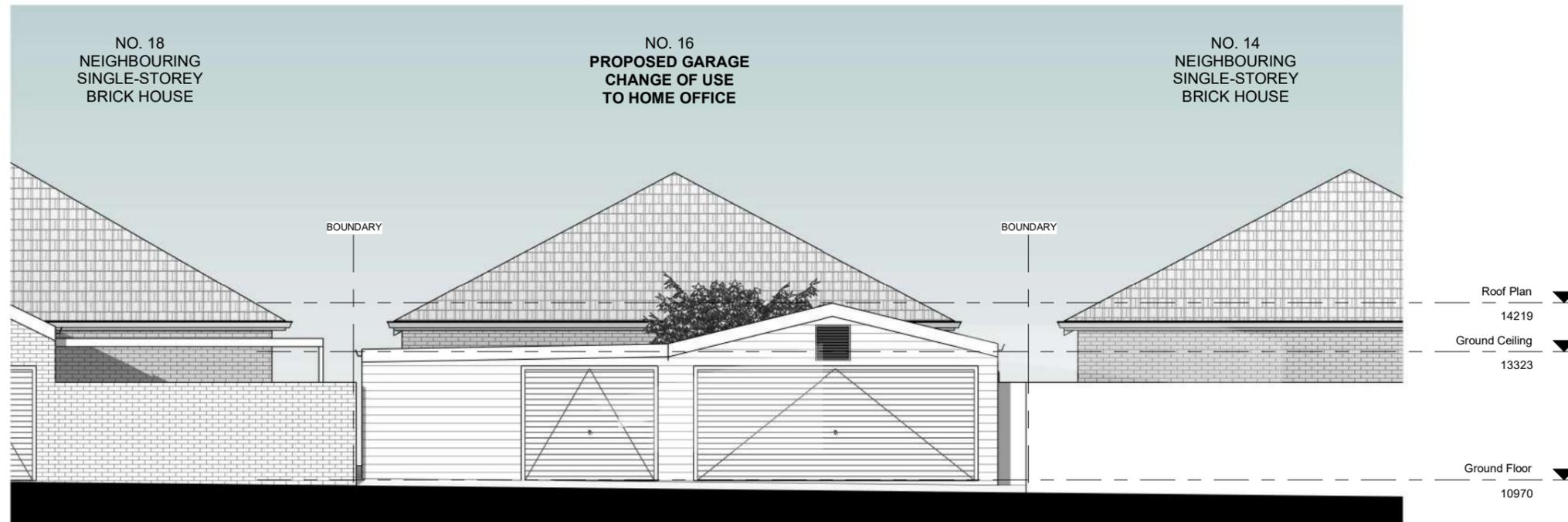
Project number	066	DA04
Date	30/01/2014	
Drawn by	MH	<p>Scale 1: 100 , drawn to A3 m</p>
Checked by	MH	

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



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Elevations - S & N

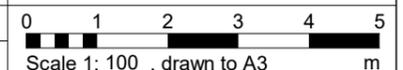
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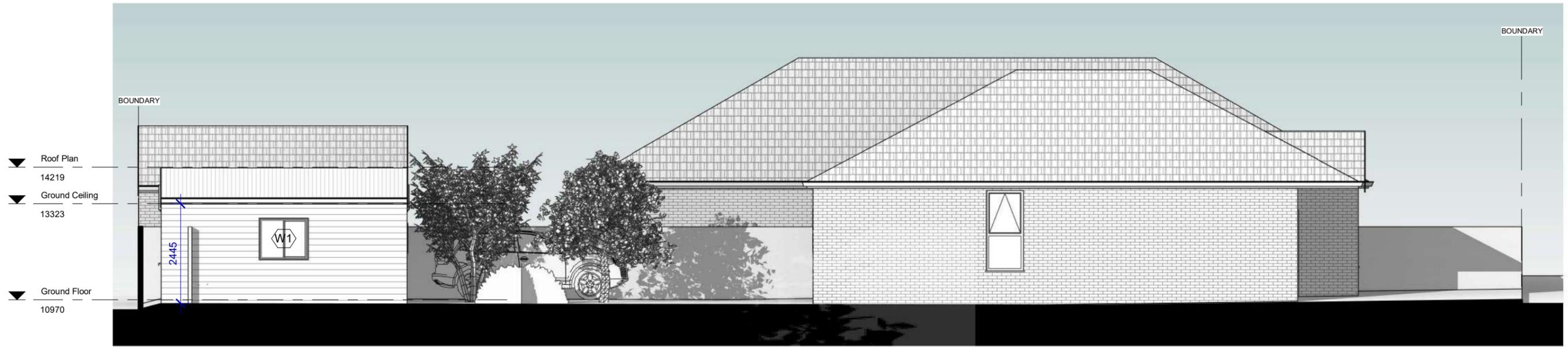
Date 30/01/2014

Drawn by MH

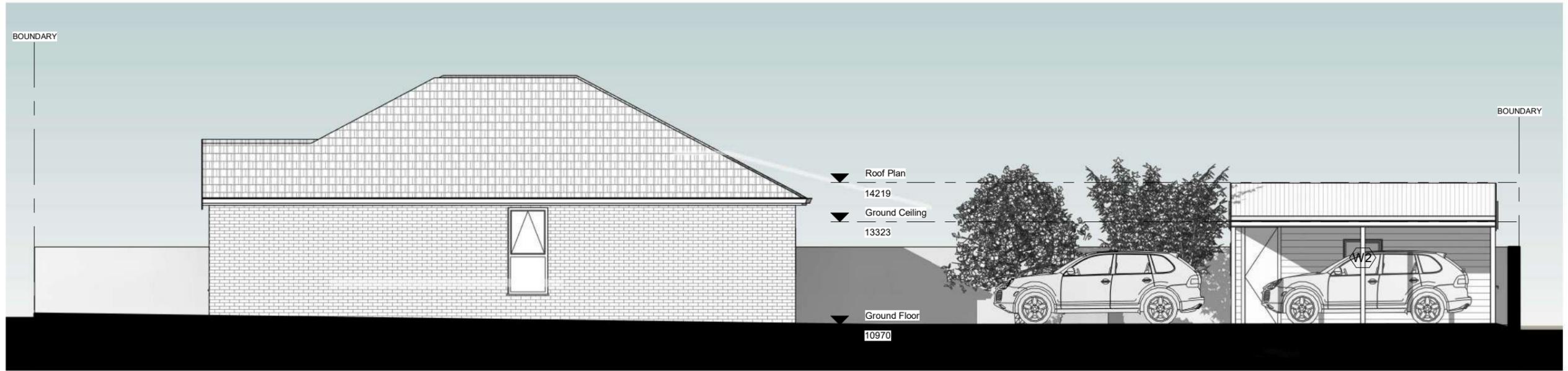
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DA05





1 East Elevation
1 : 100



2 West Elevation
1 : 100



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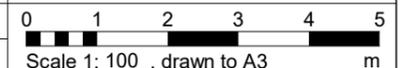
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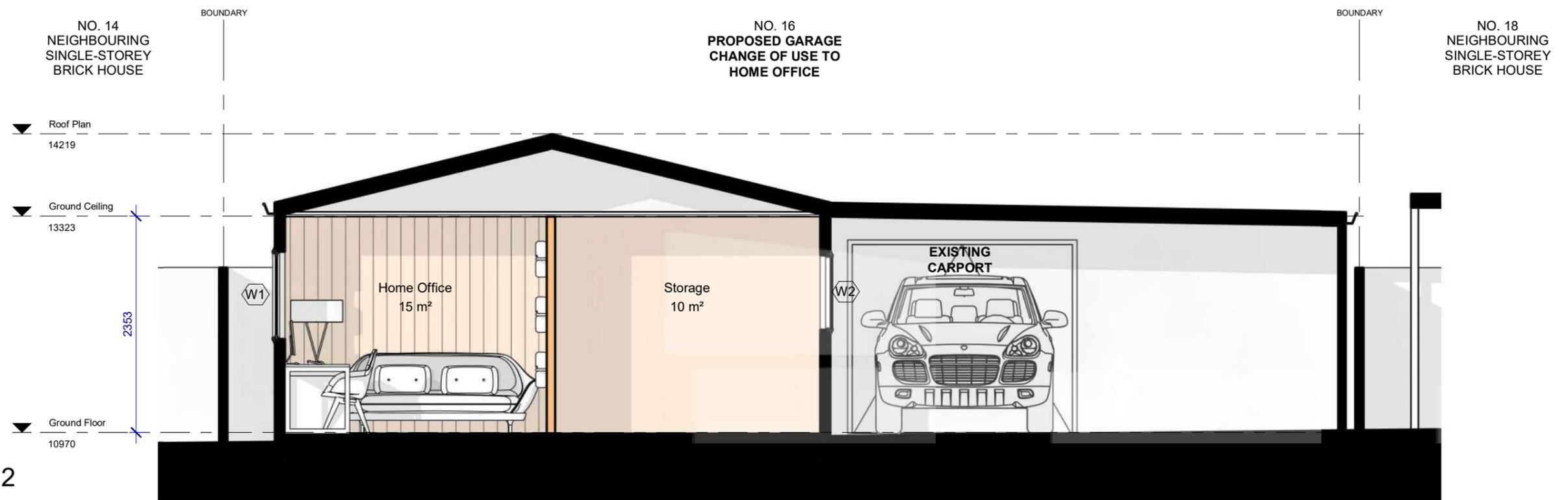
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Date 30/01/2014
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DA06





1 Section 1
1 : 50



2 Section 2
1 : 50



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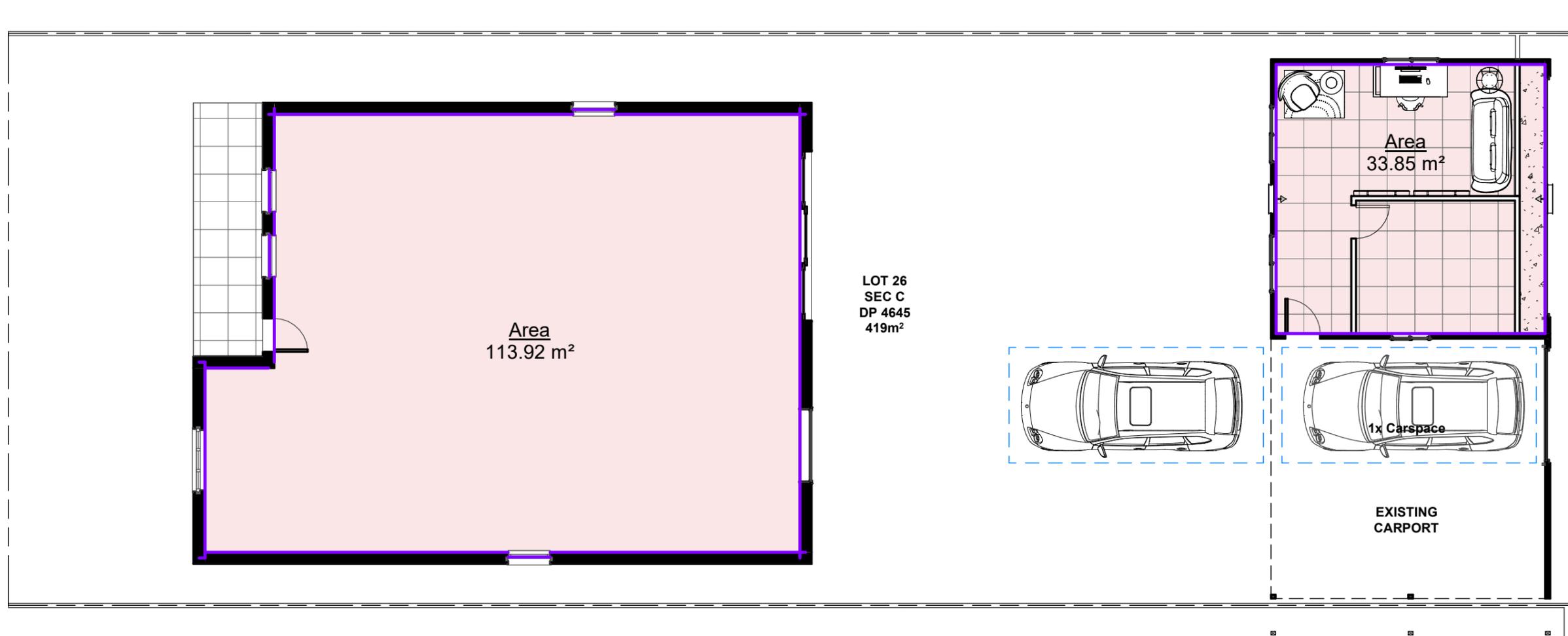
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Sections		DA07
Project number	066	
Date	30/01/2014	
Drawn by	MH	
Checked by	MH	

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



1 GFA - Ground Floor
1:100



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GFA Calculations

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DA08

Scale 1: 100, drawn to A3 m