

PROPOSED CHANGE OF USE - ROOMING HOUSE

40 Alma Rd, St Kilda

July 2024

PROPOSED CONDITION

LEVEL	GFA (Excluding Terrace)	Circulation & Services	1 Bed	1 BED (Self Contained)	Totals
A - Ground Level	365.99 m ²	69.07 m ²	4	4	8
A - Level 1	153.60 m ²	31.90 m ²	2	1	3
A - Level 2	433.90 m ²	99.32 m ²	11	0	11
TOTAL	953.48 m ²	200.30 m ²	17	5	22

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sales agreement.

TOTAL NUMBER OF SELF CONTAINED ROOMING HOUSE ROOMS: 5 ROOMS
 TOTAL NUMBER OF ROOMING HOUSE ROOMS: 17 ROOMS

EXISTING NUMBER OF APARTMENTS

1 Bed	3 Apts
2 Bed	8 Apts
3 Bed	1 Apt
TOTAL	12 Apts

PARKING SCHEDULE

	EXISTING	PROPOSED
CARPARK	15	11
BICYCLE	0	15 (13 Residents + 2 Visitor)
TOTAL	15	26

ROOMING HOUSE MATRIX

SUITE	TYPE	ROOM TYPE	MAX NO. OF RESIDENTS
Suite 1	A1	Non Self Contained	2
Suite 2	A3	Non Self Contained	2
Suite 2A	A2	Non Self Contained	1
Suite 3	A4	Self Contained	1
Suite 4	A5	Non Self Contained	2
Suite 4A	A6	Self Contained	2
Suite 5	A7	Non Self Contained	2
Suite 6	A1	Non Self Contained	2
Suite 7	A3	Non Self Contained	2
Suite 7A	A2	Non Self Contained	1
Suite 8	A8	Non Self Contained	1
Suite 8A	A7	Non Self Contained	2
Suite 9	B6	Non Self Contained	1
Suite 9A	B5	Non Self Contained	1
Suite 9B	B4	Non Self Contained	2
Suite 11	B7	Non Self Contained	1
Suite 11A	B8	Non Self Contained	2
Suite 11B	B9	Non Self Contained	2
Suite 10	B3	Self Contained	1
Suite 10A	B1	Self Contained	2
Suite 12	B2	Non Self Contained	1
Suite 12A	B1	Self Contained	2
TOTAL			35

Proposed drawings are to be read in conjunction with:

- Waste Management Report, prepared by Frater Consulting;
- Environmentally Sustainable Design report, prepared by Frater Consulting;
- Management Plan, prepared by Seranin Pty Ltd; and
- Landscape Plan, prepared by RFA Landscape Architects

SITE AREA 1395.2 m²

	EXISTING	PROPOSED
GARDEN AREA	481.17m ² (34.48%)	535.28m ² (38.36%)
PERMEABILITY	419.02m ² (30.03%)	381.45m ² (27.34%)

INTERNAL COURT YARD 104.01m²
 GRASS AREA TO SOUTH & NORTH EAST 306.37m²

ESD NOTES:

Heating and Cooling Systems

To reduce the energy consumption heating and cooling will be provided by energy efficient air conditioners (chosen within one star of the best available product in the range at the time of purchase or COP/EER 85% or better than most efficient equivalent capacity unit available if no star rating is available).

Hot Water Heating

Hot water will be provided with gas units chosen as 6 Star minimum or within one star of the best available whichever is greater. Efficiency will be chosen 85% or better than most efficient equivalent capacity unit available if no star rating is available.

Lighting

The maximum illumination power density (W/m²) of the development will meet NCC 2019 requirements in by the use of LED throughout the development.

Lighting Sensors

Common areas and transient spaces will be controlled using occupancy sensor and/or daylight sensors. Ventilation in these areas will be controlled using timers and other sensors.

Solar PV System

A 4kW solar photovoltaic for renewable energy generation will be installed on the roof of the development. This will off-set a portion of greenhouse gas emissions and energy use for the project (lighting, pumps etc.).

Water Efficiency

Water Efficient Fittings

The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified;

- Toilets – 4 Star;
- Taps (bathroom and kitchen) – 5 Star; and
- Showerhead if provided – 4 Star with aeration device (6.0-7.5L/min)
- Dishwasher – 5 Star.

Water Efficient Appliances

All appliances provided in the development as part of the base building work (e.g. dishwasher) will be chosen within one WELS star of the best available.

Indoor Environment Quality

Volatile Organic Compounds

All paints, adhesives and sealants and flooring will have low VOC content. Alternatively, products will be selected with no VOCs. Paints such as eColour, or equivalent should be considered. Please refer to Appendix A for VOC limits.

Formaldehyde Minimisation

All engineered wood products will have 'low' formaldehyde emissions, certified as E0 or better. Alternatively, products will be specified with no Formaldehyde. Products such as ecological panel – 100% post-consumer recycled wood (or similar) will be considered for use within the development. Please refer to Appendix A for formaldehyde limits.

Acoustic Insulation

Each unit will be designed to meet the NCC requirement for acoustic insulation to minimise noise levels and noise transfer within and between buildings.

Transport

Bicycle Parking

Residents and visitors will be able to store their bicycle within the development. A minimum of 5 spaces will be provided.

Metering and Monitoring

The development/Each tenancy will be separately metered for potable water and energy. Effective metering ensures that residents/tenants are responsible for their consumption and they can reduce their consumption.

Construction Waste Management

A waste management plan will be introduced to all on-site staff at a site orientation session to ensure that the waste generated on site is minimised and disposed of correctly. A minimum 80% of all construction waste generated on site will be reused or recycled.

Universal Access

The development will be designed for universal access in accordance with AS1428.2 to allow persons with limited mobility to enter and use the premises.

Building Materials

Timber

All timber used in the development will be Forest Stewardship Council (FSC) or Program for the Endorsement of Forest Certification (PEFC) certified, or recycled / reused.

Flooring

Wherever possible, flooring will be selected from products/materials certified under any of the following:

- Carpet Institute of Australia Limited, Environmental Certification Scheme (ECS) v1.2;
- Global Green Tag - <https://www.globalgreentag.com/>; and/or
- Good Environmental Choice (GECA). Joinery

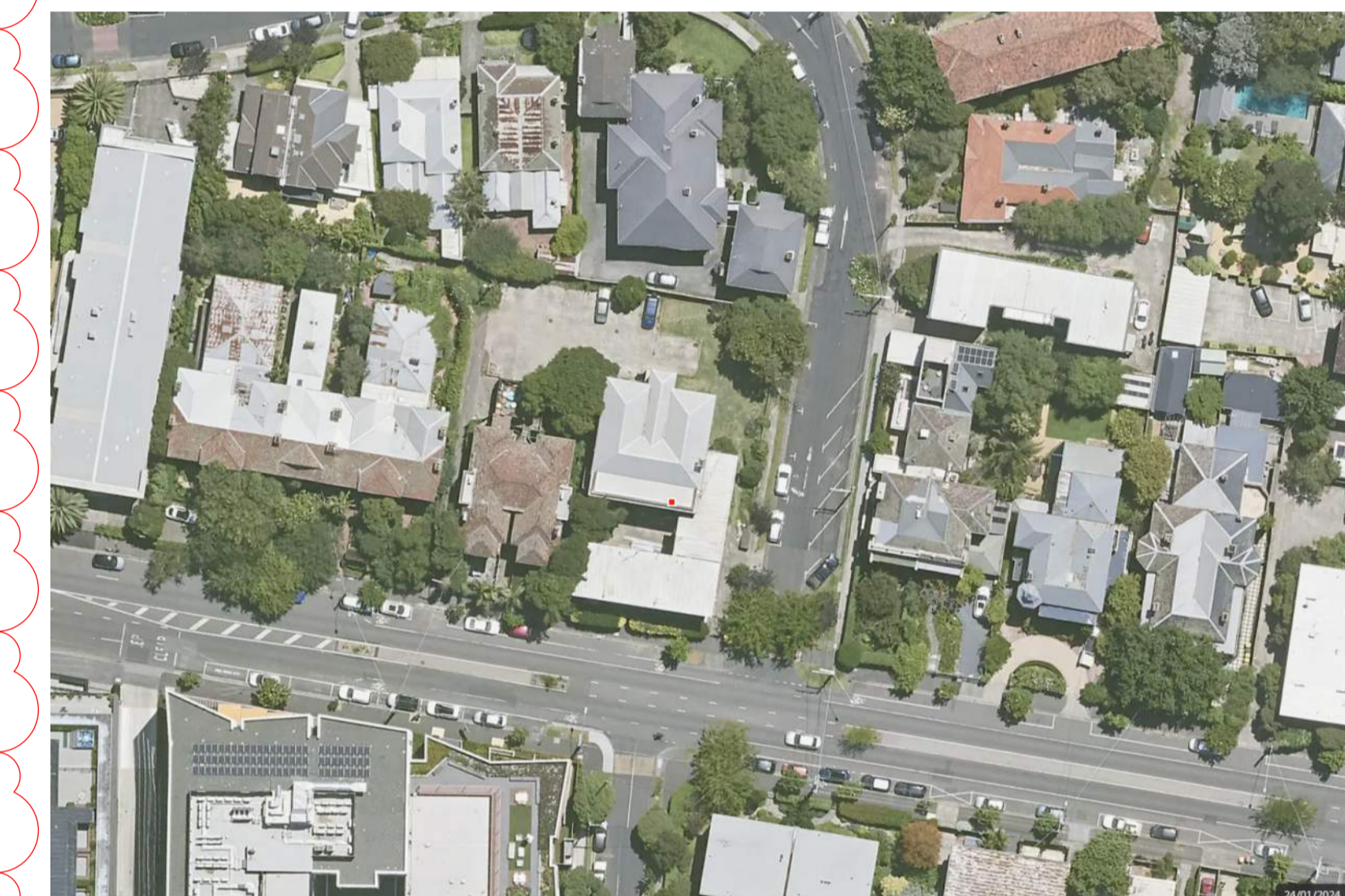
Where possible, joinery will be manufactured from materials/products certified under any of the following:

- Global Green Tag - <https://www.globalgreentag.com/>; and/or
- Good Environmental Choice (GECA); and/or

Urban Ecology

Insulant ODP

All thermal insulation used in the development will not contain any ozone-depleting substances and will not use any in its manufacturing.

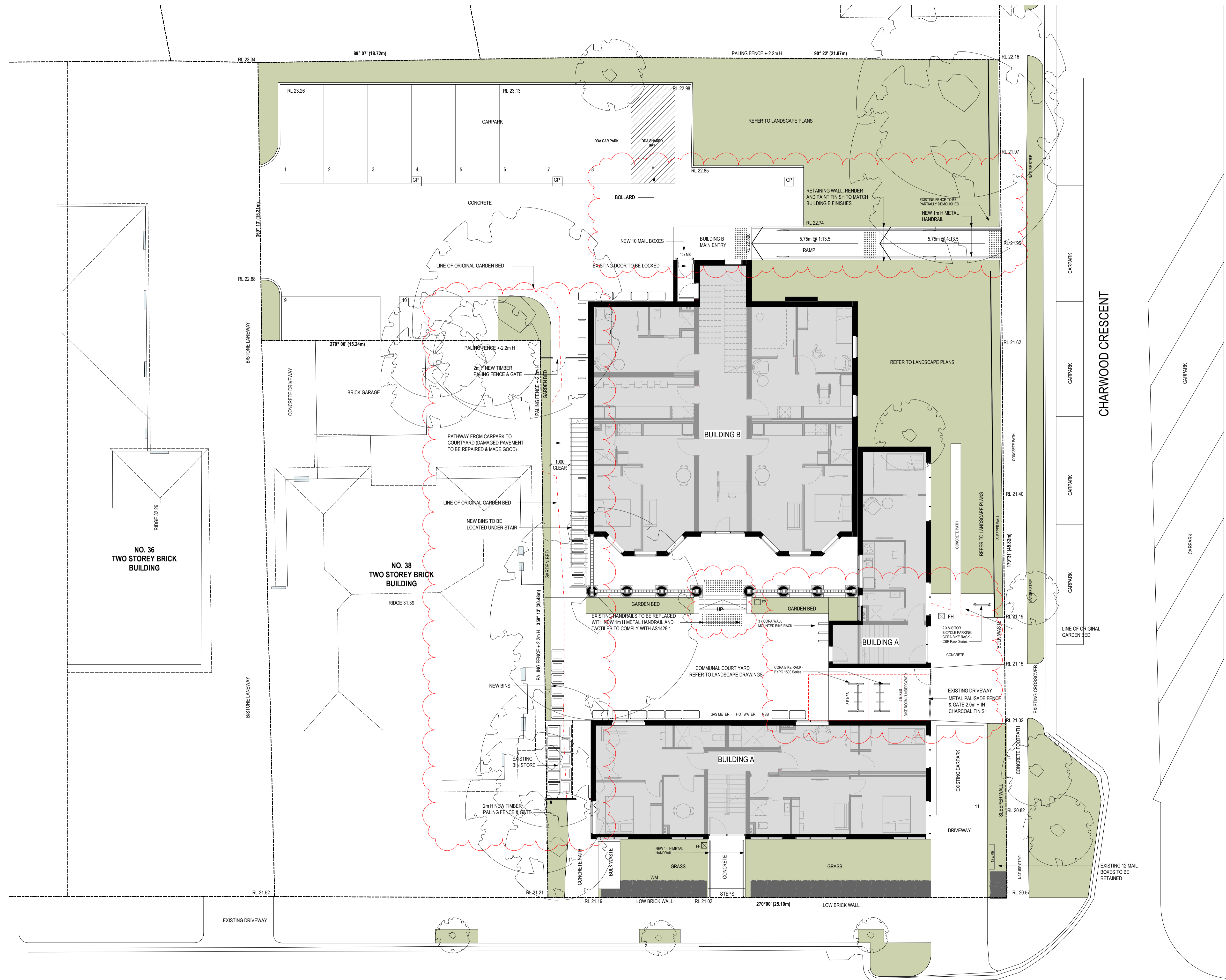


(FOR TOWN PLANNING)

Revisions	
P2	2024.03.14 Issued without prejudice
P3	2024.03.26 Issued without prejudice
P4	2024.05.05 Issued without prejudice
P5	2024.05.13 Issued without prejudice
P6	2024.06.11 VCAT Submission
P7	2024.07.02 VCAT Submission

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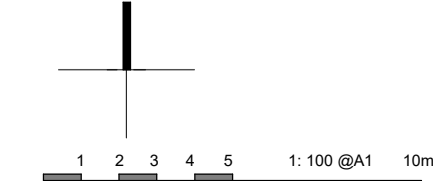
Project	Project No:23.02	Drawing
Proposed Change of Use -Rooming House		Cover Sheet
40 Alma Rd, St Kilda, Vic 3182		
Client	Scale: @ A1	Rev
Seranin Pty Ltd	1 : 100	P7
Date	Drawing No.	
2024.07.02	TP00.000	



LEGEND

- "GP" GRATED PIT
- EXISTING WALL
- NEW WALL

(FOR TOWN PLANNING)



Revisions:

P2	2024.03.14	Issued without prejudice
P3	2024.03.26	Issued without prejudice
P4	2024.05.13	Issued without prejudice
P5	2024.06.11	VCAT Submission
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P7	2024.07.02	VCAT Submission

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Project: 40 Alma Rd, St Kilda, Vic 3182
 Project No: 23.02
 Drawing: Site Plan
 Client: Seranin Pty Ltd

Scale:	Rev	Date	Drawing No.
1:100	P7	2024.07.02	TP00.00

TOTAL NUMBER OF UNITS: 5 UNITS

EXISTING CONDITIONS:

- UNIT 1: 1 BEDROOM
- UNIT 2: 2 BEDROOMS
- UNIT 3: 1 BEDROOM
- UNIT 9: 2 BEDROOMS
- UNIT 10: 2 BEDROOMS

TOTAL:

- 1 BED: 2 UNITS
- 2 BEDS: 3 UNITS



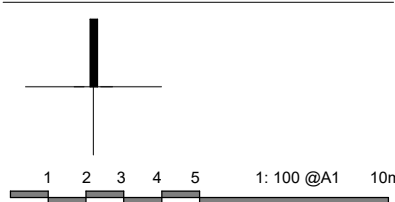
LEGEND

"GP" GRATED PIT

EXISTING WALL

NEW WALL

(FOR TOWN PLANNING)



Revisions:

-	2023.05.11	Town Planning Issue
A	2023.07.26	TIP Issue - Draft RFI Response
B	2023.08.14	P Issue - RFI Response
P1	2024.05.13	Issued without prejudice
P2	2024.06.11	VCAT Submission
P3	2024.07.02	VCAT Submission

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Project: Proposed Change of Use -Rooming House
40 Alma Rd, St Kilda, Vic 3182
Client: Seranin Pty Ltd

Project No:23.02
Drawing: Existing Condition - Ground Level

Scale: @ A1 Rev: P3 Date: 2024.07.02 Drawing No: TP00.01

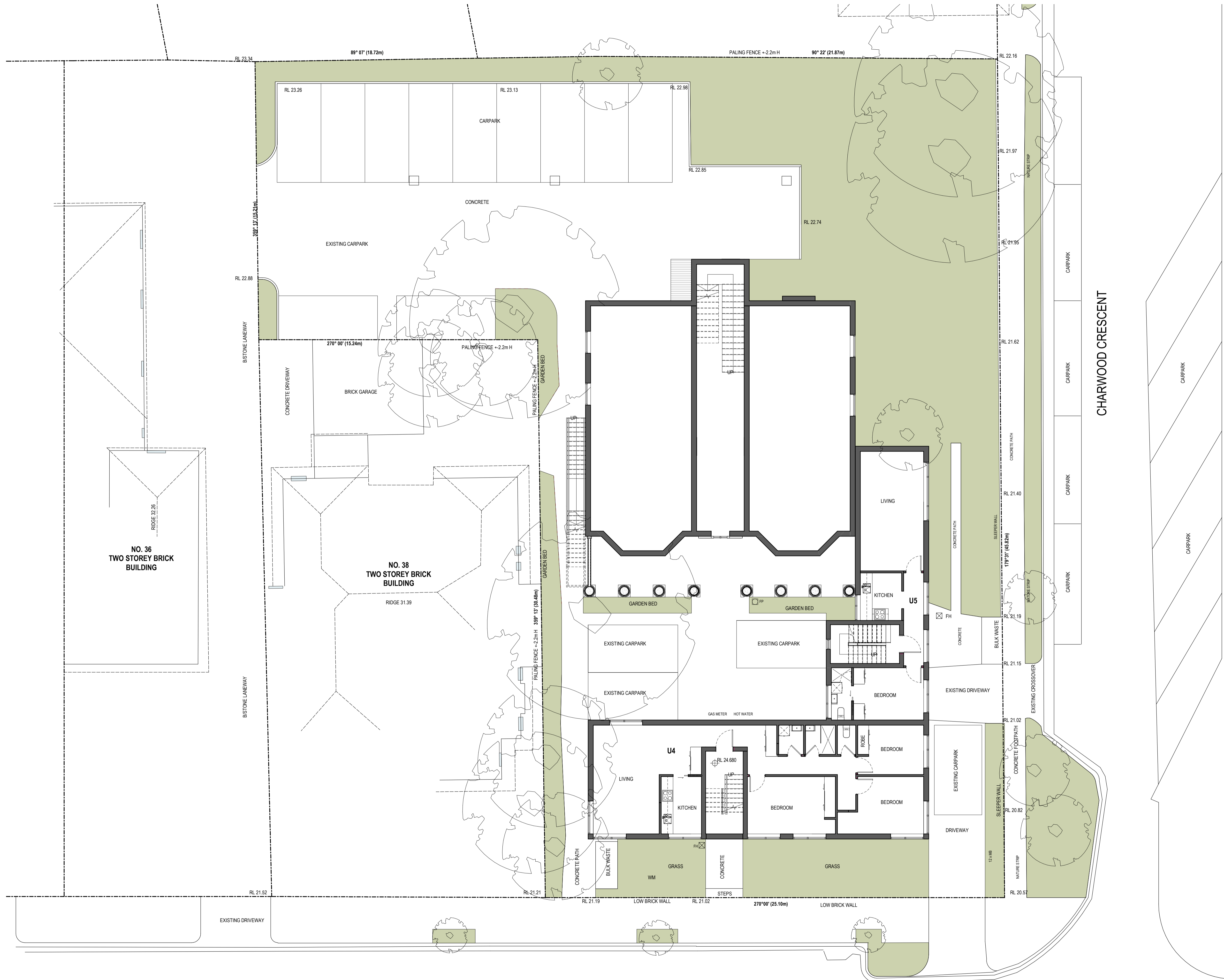
TOTAL NUMBER OF UNITS: 2 UNITS

EXISTING CONDITIONS:

UNIT 4: 3 BEDROOMS
UNIT 5: 2 BEDROOMS

TOTAL:

2 BED: 1 UNIT
3 BED: 1 UNIT



CHARWOOD CRESCENT

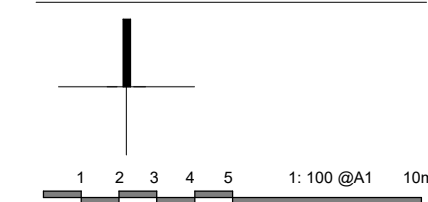
LEGEND

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EXISTING WALL

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Project: Proposed Change of Use -Rooming House
40 Alma Rd, St Kilda, Vic 3182

Project No:23.02 Drawing: Existing Condition - Level 1

Client:	Scale: @ A1	Rev	Date	Drawing No.
Seranin Pty Ltd	1:100	P3	2024.07.02	TP00.02

TOTAL NUMBER OF UNITS: 5 UNITS

EXISTING CONDITIONS:

- UNIT 6: 1 BED
- UNIT 7: 2 BEDS
- UNIT 8: 2 BEDS
- UNIT 11: 2 BEDS
- UNIT 12: 2 BEDS

TOTAL:

- 1 BED: 1 UNIT
- 2 BEDS: 4 UNITS



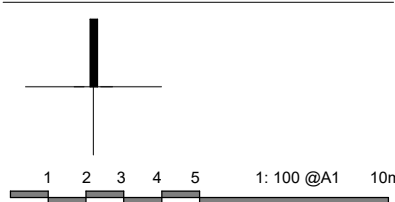
LEGEND

"GP" GRATED PIT

EXISTING WALL

NEW WALL

(FOR TOWN PLANNING)



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Project: Proposed Change of Use -Rooming House
 40 Alma Rd, St Kilda, Vic 3182
 Client: Seranin Pty Ltd

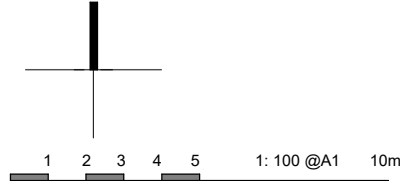
Project No:23.02 Drawing: Existing Condition - Level 2

Scale:	Rev	Date	Drawing No.
1:100	P3	2024.07.02	TP00.03



LEGEND
 "GP" GRATED PIT
 ——— EXISTING WALL
 ——— NEW WALL

(FOR TOWN PLANNING)



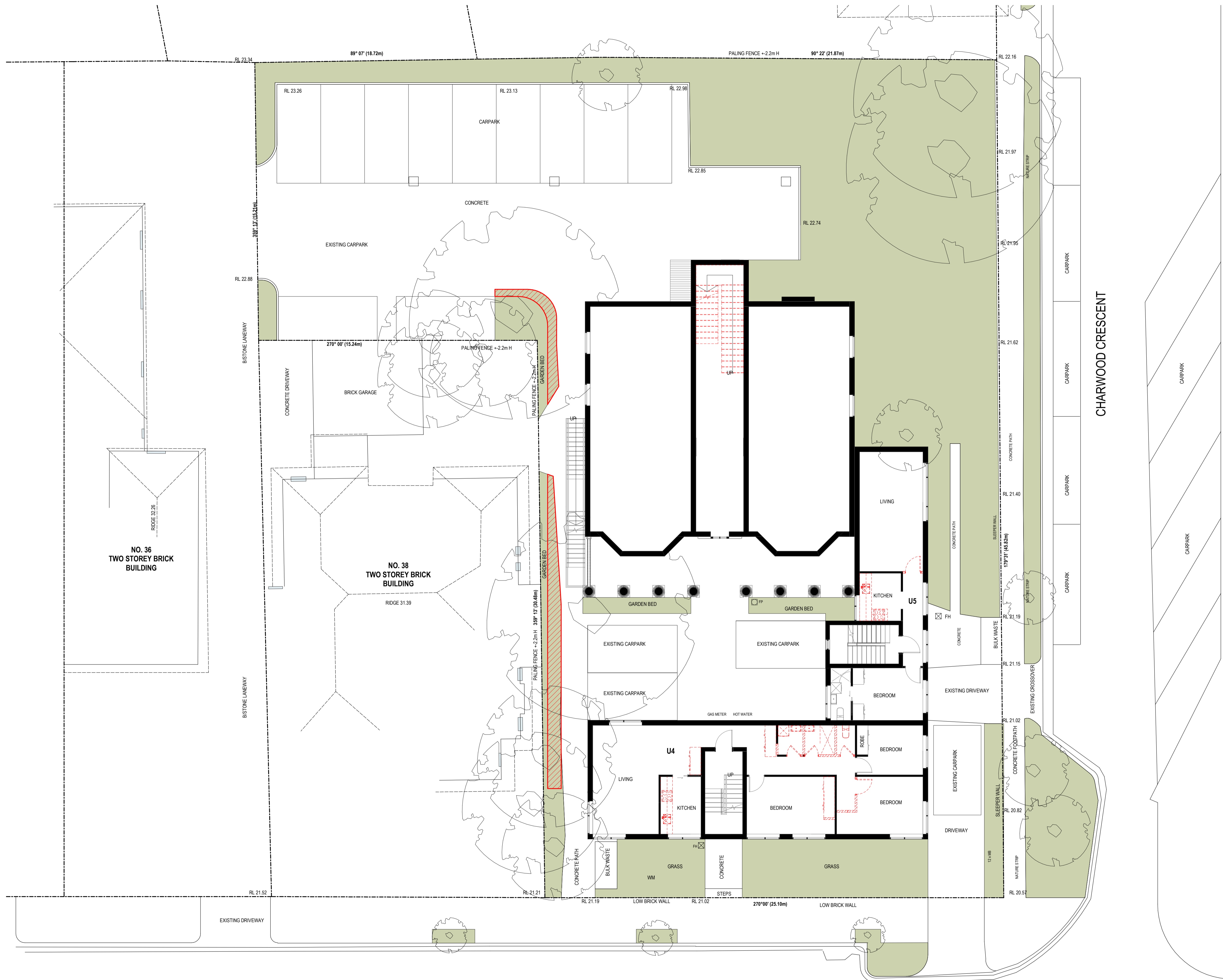
Revisions:

A	2023.07.26	TP Issue - Draft RFI Response
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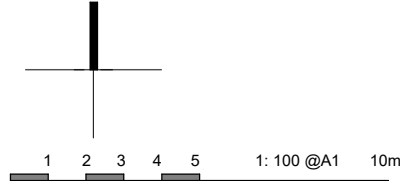
Project: 40 Alma Rd, St Kilda, Vic 3182
 Project No: 23.02
 Drawing: Demo Plan - Ground Level
 Client: Seranin Pty Ltd

Scale:	Rev	Date	Drawing No.
1:100	P4	2024.07.02	TP00.11



LEGEND
 "GP" GRATED PIT
 ——— EXISTING WALL
 ——— NEW WALL

(FOR TOWN PLANNING)



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Project: 40 Alma Rd, St Kilda, Vic 3182
 Project No: 23.02
 Drawing: Demo Plan - Level 1

Scale:	Rev	Date	Drawing No.
1:100	P4	2024.07.02	TP00.12



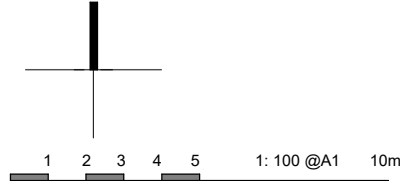
LEGEND

"GP" GRATED PIT

— EXISTING WALL

— NEW WALL

(FOR TOWN PLANNING)



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Project: 40 Alma Rd, St Kilda, Vic 3182
 Project No: 23.02
 Proposed Change of Use - Rooming House
 Client: Seranin Pty Ltd

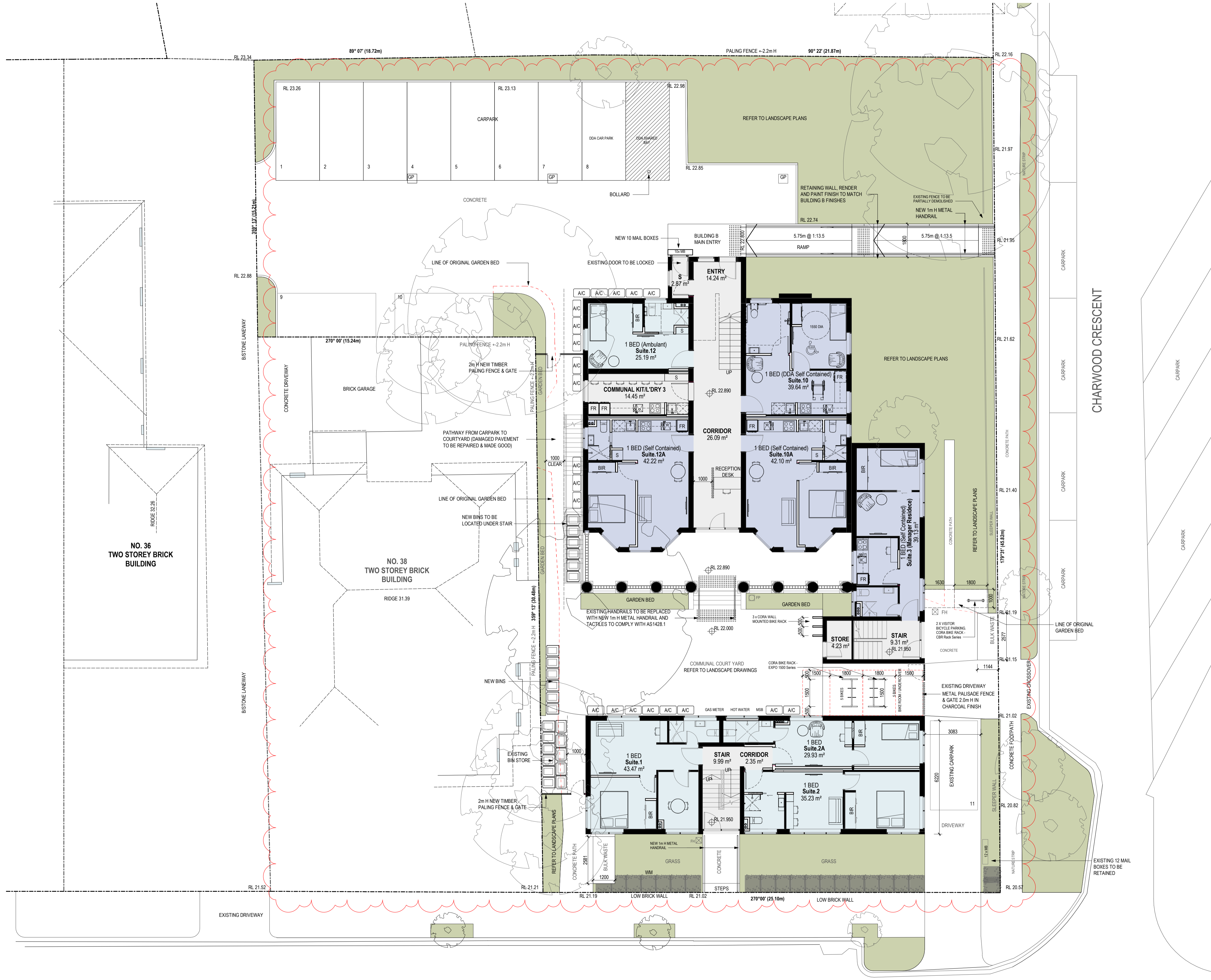
Drawing: Demo Plan - Level 2

Scale:	Rev	Date	Drawing No.
@ A1			
1:100	P4	2024.07.02	TP00.13

TOTAL NUMBER OF SUITES: 8

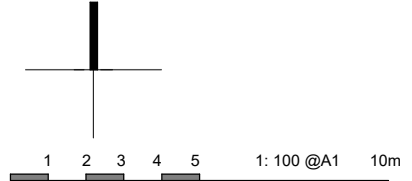
PROPOSED CONDITIONS:
 SUITE 1: 1 BEDROOM
 SUITE 2: 1 BEDROOM
 SUITE 3: 1 BEDROOM (SELF CONTAINED, MANAGER RESIDENT)
 SUITE 10: 1 BEDROOM (SELF CONTAINED)
 SUITE 10A: 1 BEDROOM (SELF CONTAINED)
 SUITE 12: 1 BEDROOM
 SUITE 12A: 1 BEDROOM (SELF CONTAINED)

TOTAL:
 1 BED: 4 SUITES
 1 BED (SELF CONTAINED): 4 SUITES
 TOTAL NO. OF SUITES: 8 SUITES



LEGEND
 "GP" GRATED PIT
 ——— EXISTING WALL
 ——— NEW WALL

(FOR TOWN PLANNING)



Revisions:

P3	2024.03.26	Issued without prejudice
P4	2024.05.05	Issued without prejudice
P5	2024.05.13	Issued without prejudice
P6	2024.06.11	VCAT Submission
P7	2024.06.26	VCAT Submission
P8	2024.07.02	VCAT Submission

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Project: Proposed Change of Use - Rooming House
 Project No: 23.02
 Drawing: Proposed Plan - Ground Level
 Client: Seranin Pty Ltd

Scale:	Rev	Date	Drawing No.
@ A1	P8	2024.07.02	TP01.01

TOTAL NUMBER OF SUITES: 11

PROPOSED CONDITIONS:

- SUITE 6: 1 BEDROOM
- SUITE 7: 1 BEDROOM
- SUITE 7A: 1 BEDROOM
- SUITE 8: 1 BEDROOM
- SUITE 9: 1 BEDROOM
- SUITE 9A: 1 BEDROOM
- SUITE 9B: 1 BEDROOM
- SUITE 11: 1 BEDROOM
- SUITE 11A: 1 BEDROOM
- SUITE 11B: 1 BEDROOM

TOTAL:

1 BED: 11 SUITES

TOTAL NO. OF SUITES: 11 SUITES



CHARWOOD CRESCENT

NO. 36
TWO STOREY BRICK
BUILDING

NO. 38
TWO STOREY BRICK
BUILDING

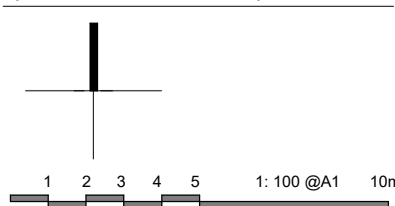
LEGEND

"GP" GRATED PIT

EXISTING WALL

NEW WALL

(FOR TOWN PLANNING)



Revisions	Date	Description
P3	2024.03.26	Issued without prejudice
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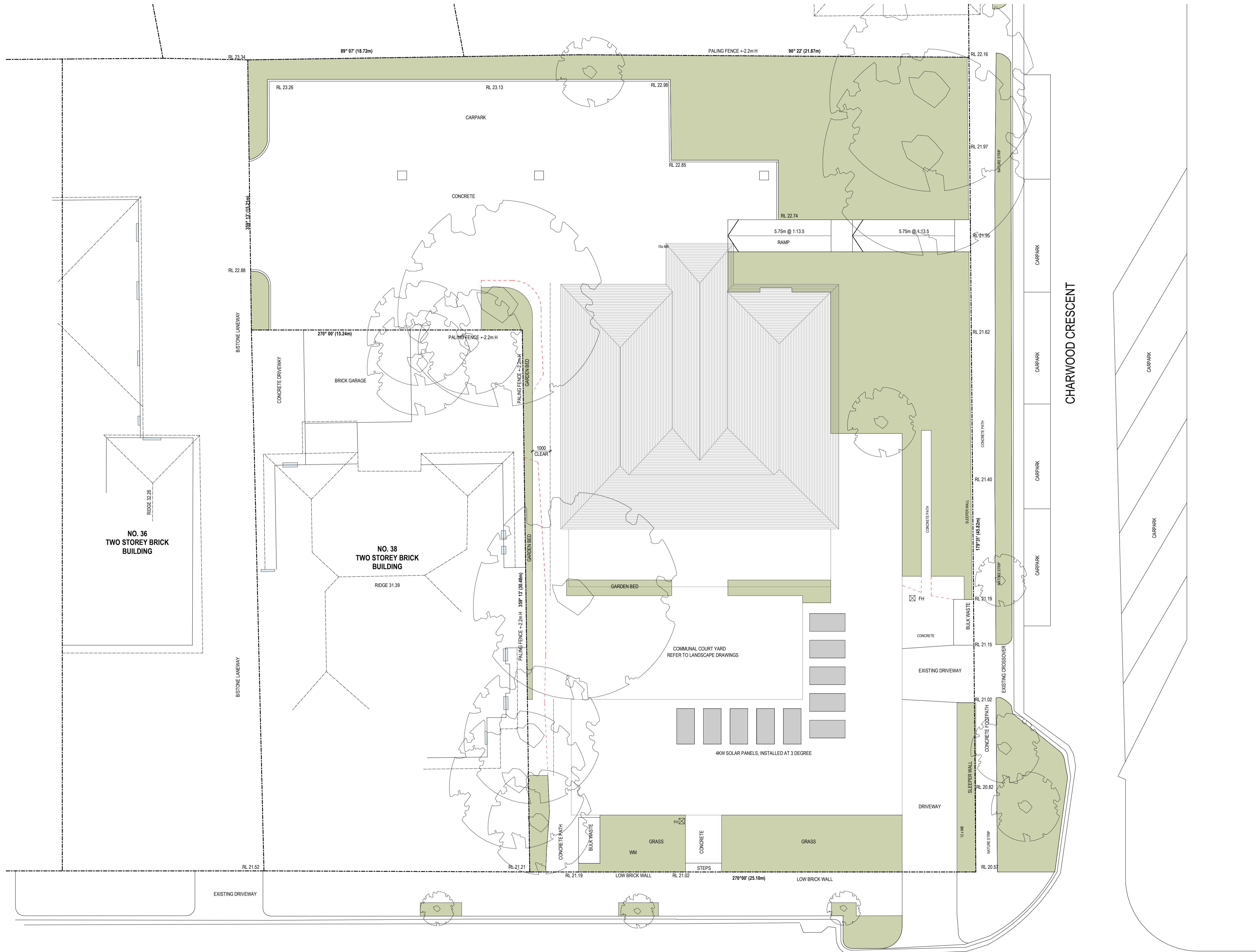
Project: Proposed Change of Use -Rooming House
40 Alma Rd, St Kilda, Vic 3182
Client: Seranin Pty Ltd

Project No:23.02

Drawing

Proposed Plan - Level 2

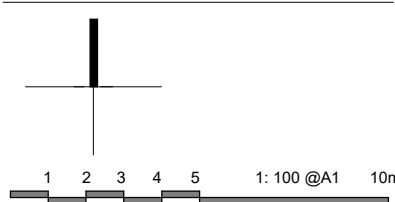
Scale: @ A1 Rev Date Drawing No.
1:100 P8 2024.07.02 TP01.03



NO. 36
TWO STOREY BRICK
BUILDING

NO. 38
TWO STOREY BRICK
BUILDING

(FOR TOWN PLANNING)



Revisions

P1	2024.05.05	Issued without prejudice
P2	2024.05.13	Issued without prejudice
P3	2024.06.11	VCAT Submission
P4	2024.06.26	VCAT Submission
P5	2024.07.02	VCAT Submission

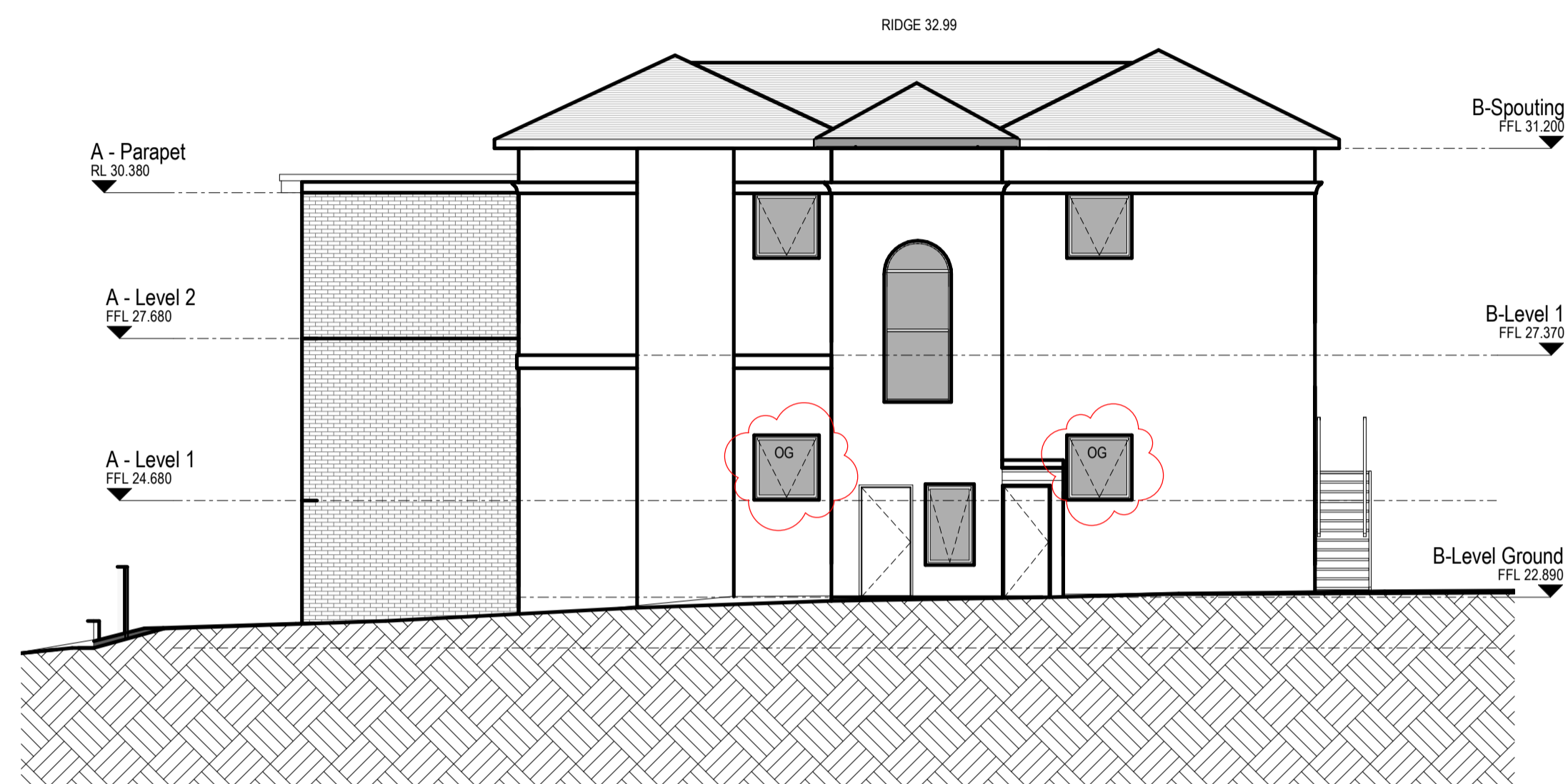
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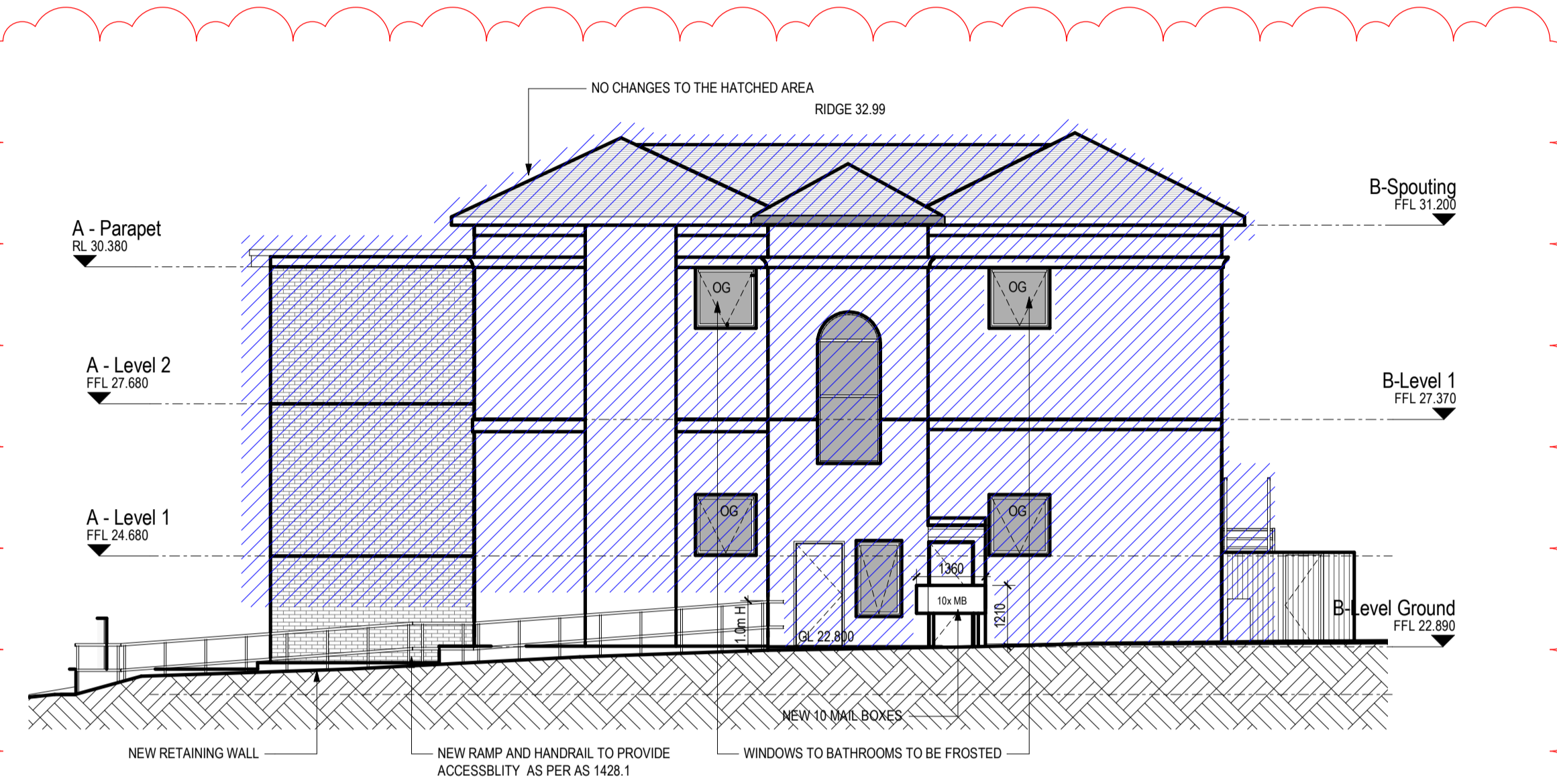
Project: 40 Alma Rd, St Kilda, Vic 3182
 Project No: 23.02
 Proposed Change of Use - Rooming House
 Client: Seranin Pty Ltd

Drawing: Proposed Plan - Roof

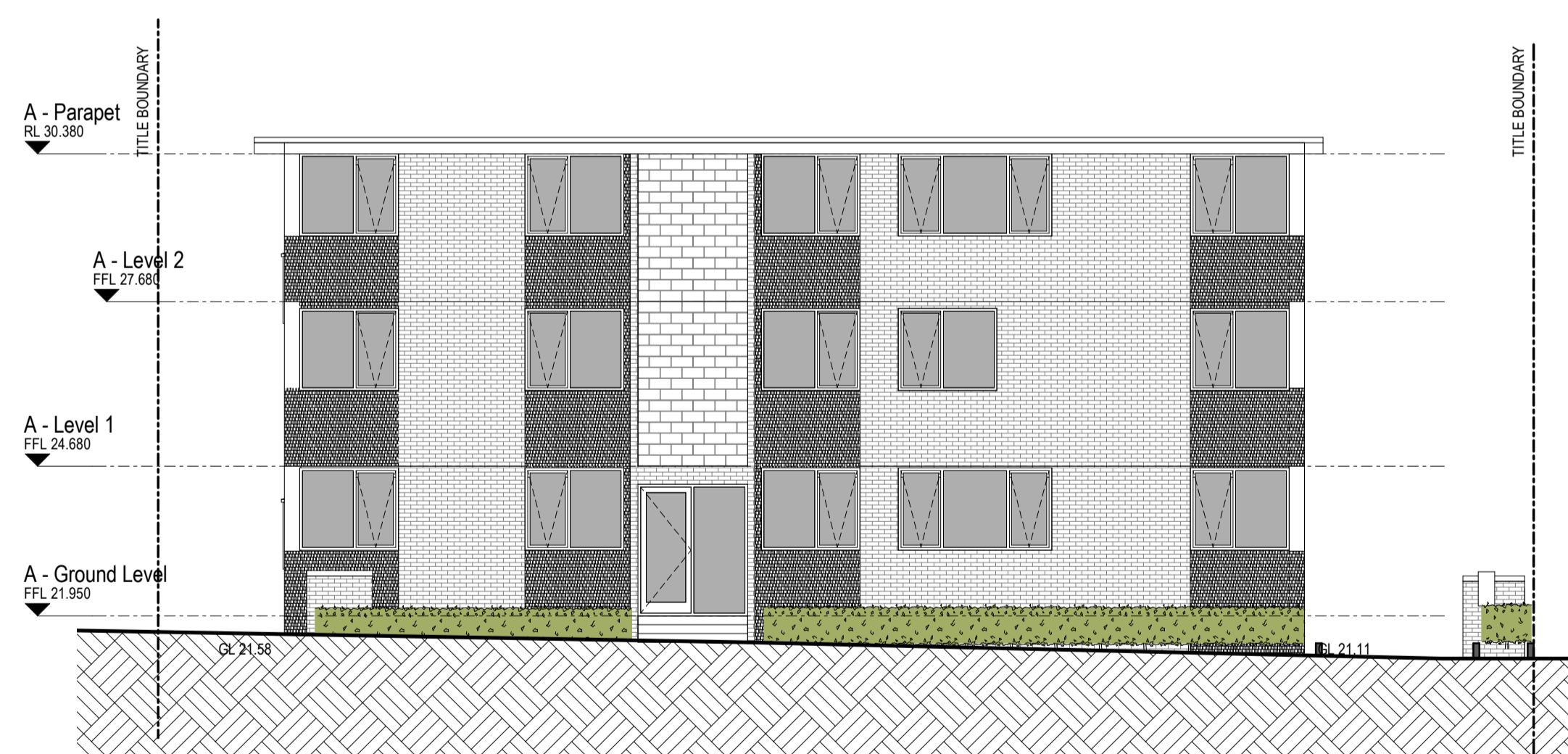
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1:100	P5	2024.07.02	TP01.04



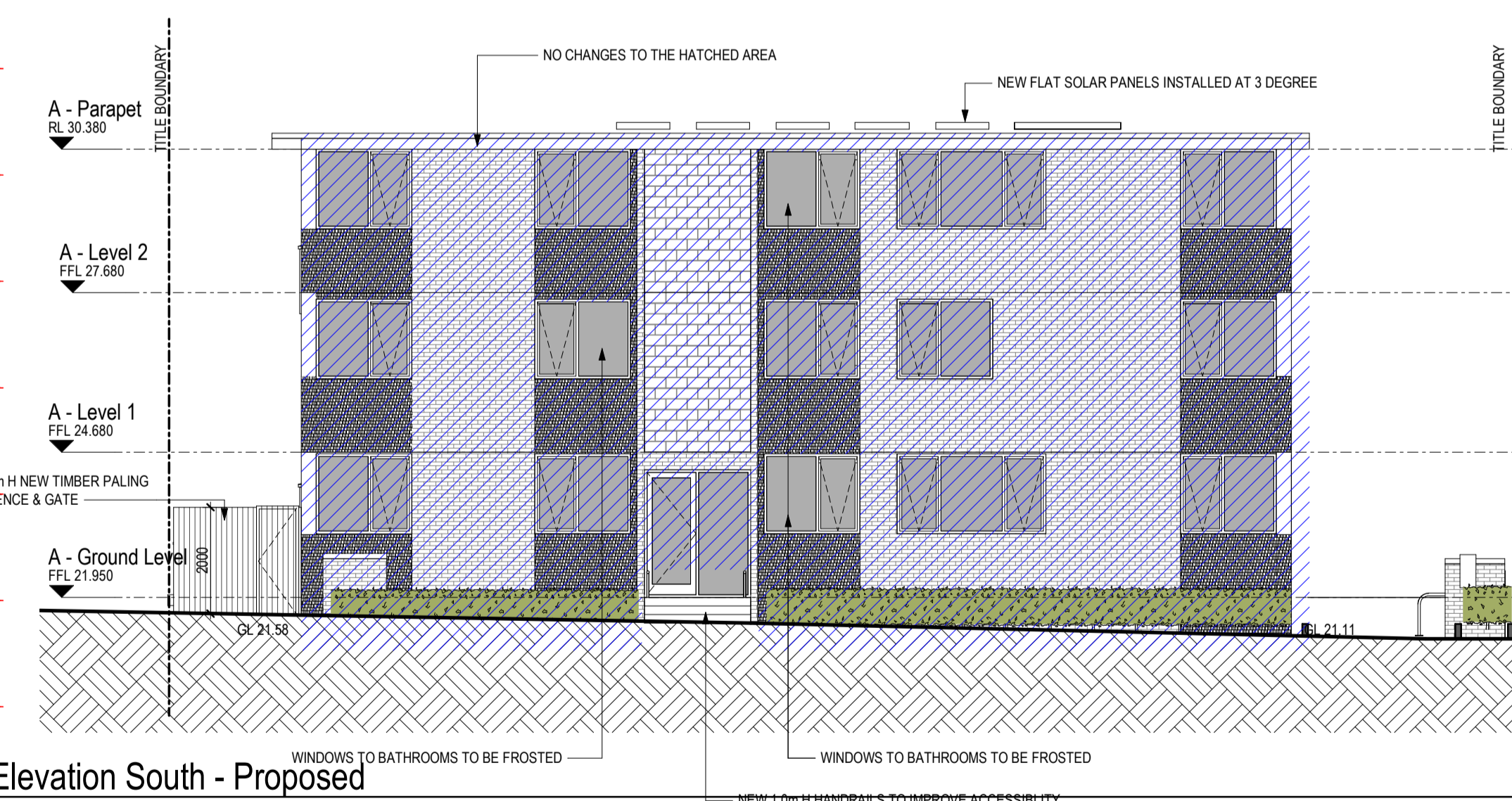
Elevation North - Existing



Elevation North - Proposed



Elevation South - Existing



Elevation South - Proposed

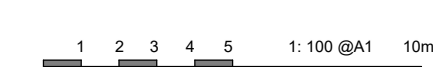
FACADE NOTES:
 REFER TO PLANNING PERMIT No: PDV/P02231/2022
 EXTERNAL PAINT - DULUX 'HERITAGE WHITE'
 OG- OBSCURED GLAZING

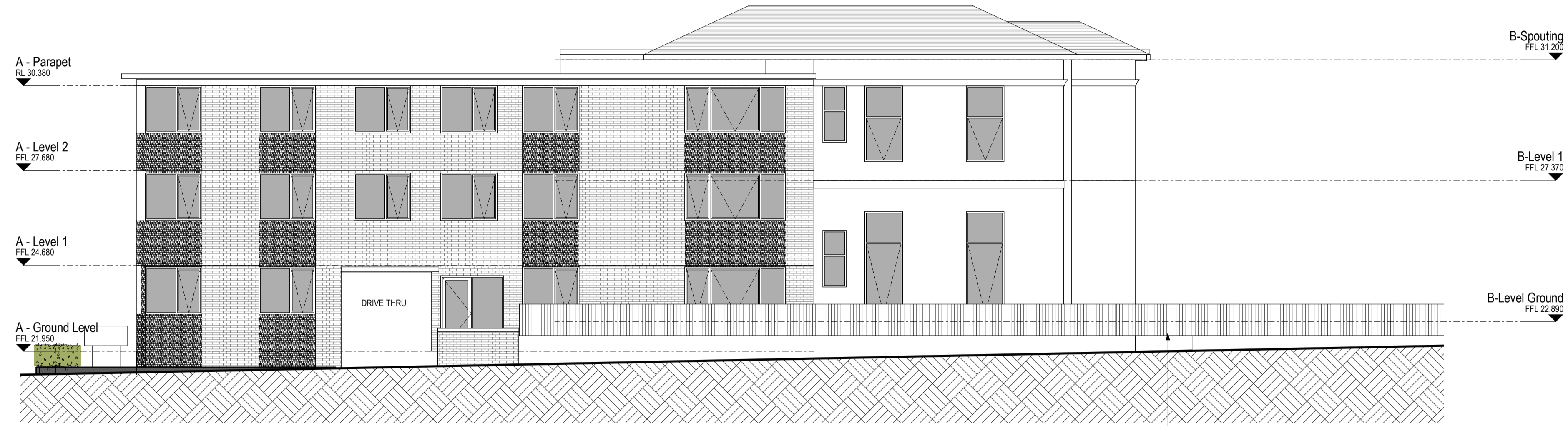
(FOR TOWN PLANNING)

Revisions	
B	2023.08.14 P Issue - RFI Response
P1	2024.03.14 Issued without prejudice
P2	2024.05.05 Issued without prejudice
P3	2024.05.13 Issued without prejudice
P4	2024.06.11 VCAT Submission
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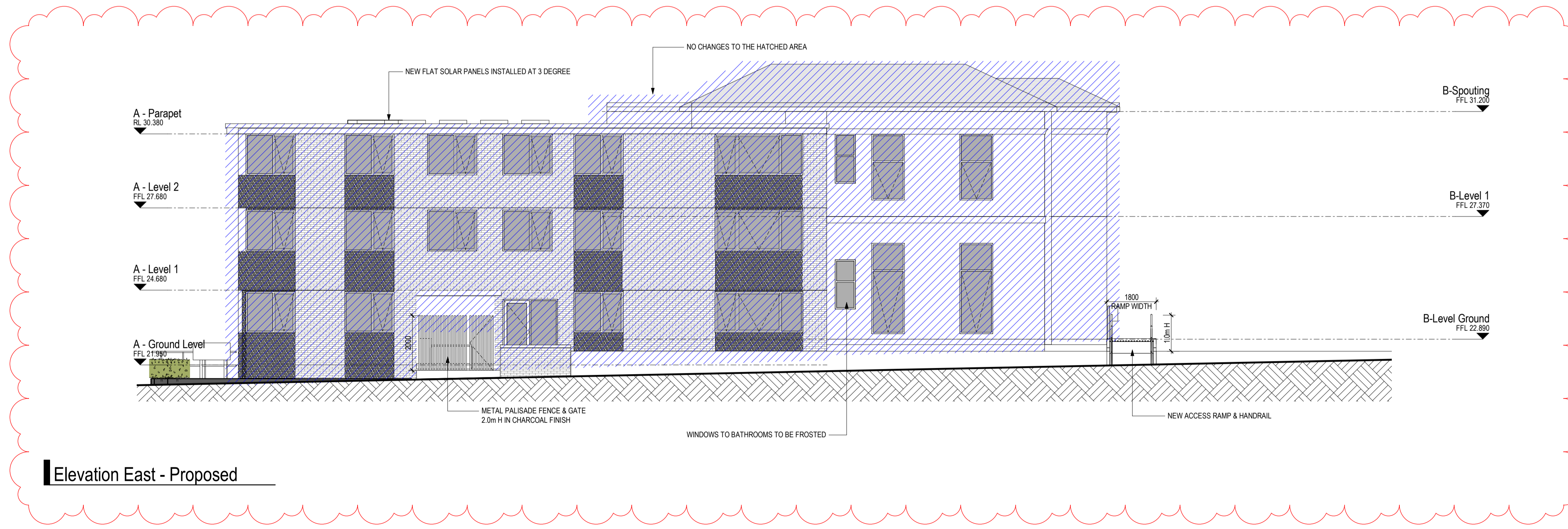
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Project: Proposed Change of Use -Rooming House
 40 Alma Rd, St Kilda, Vic 3182
 Client: Seranin Pty Ltd
 Project No: 23.02
 Drawing: Elevation - North & South
 Scale: @ A1
 Rev: P5
 Date: 2024.07.02
 Drawing No: TP02.01





Elevation East - Existing



Elevation East - Proposed

FAÇADE NOTES:
 REFER TO PLANNING PERMIT No: PDVP/02231/20222
 EXTERNAL PAINT - DULUX 'HERITAGE WHITE'
 OG- OBSCURED GLAZING

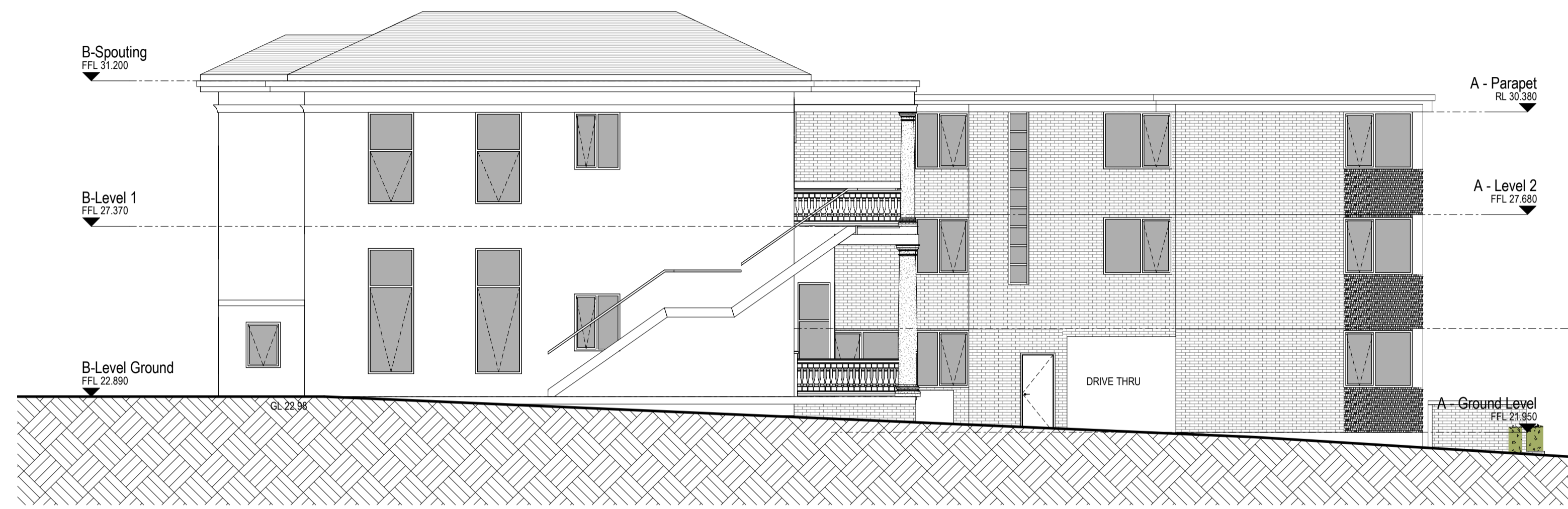
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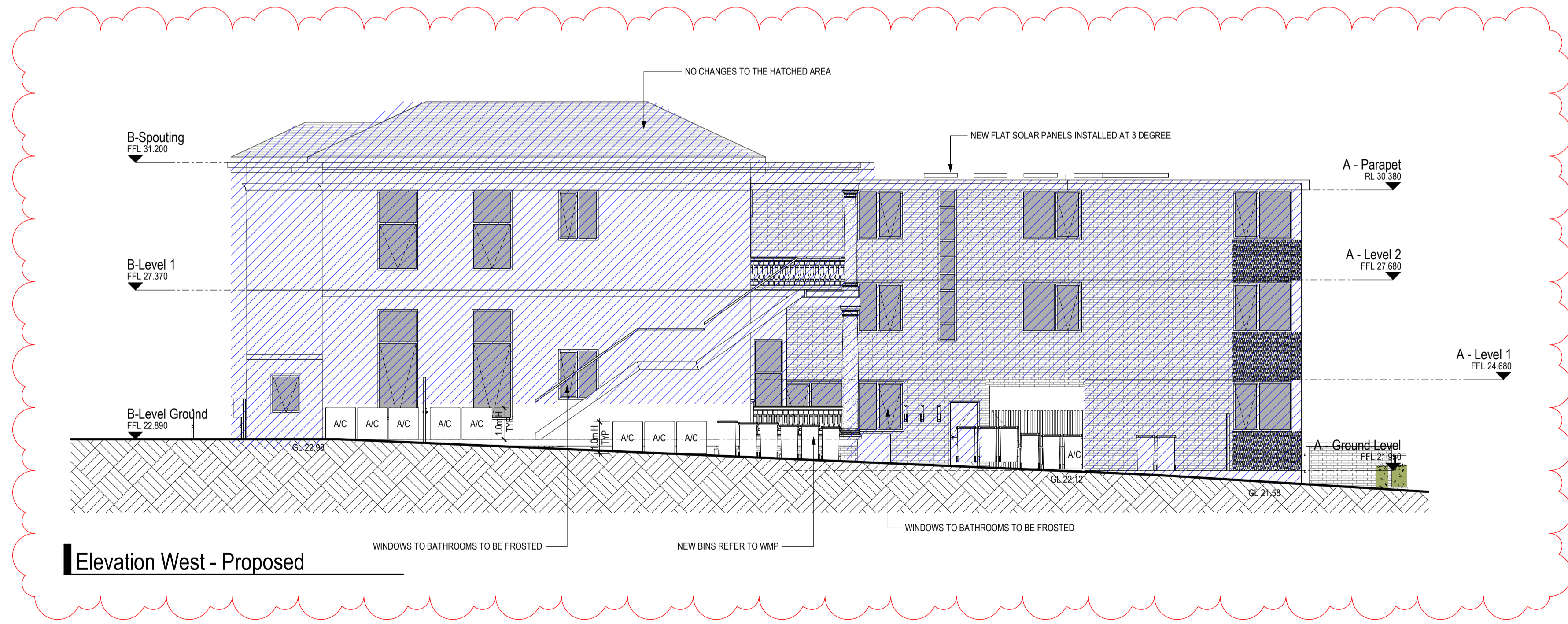
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Project	Project No:23.02	Drawing
Proposed Change of Use -Rooming House		Elevation - East
40 Alma Rd, St Kilda, Vic 3182		
Client		
Seranin Pty Ltd		

Scale: @ A1	Rev	Date	Drawing No.
1 : 100	P7	2024.07.02	TP02.02



Elevation West - Existing



Elevation West - Proposed

FACADE NOTES:
 REFER TO PLANNING PERMIT No: PDVP/02231/2022
 EXTERNAL PAINT - DULUX 'HERITAGE WHITE'
 OG- OBSCURED GLAZING

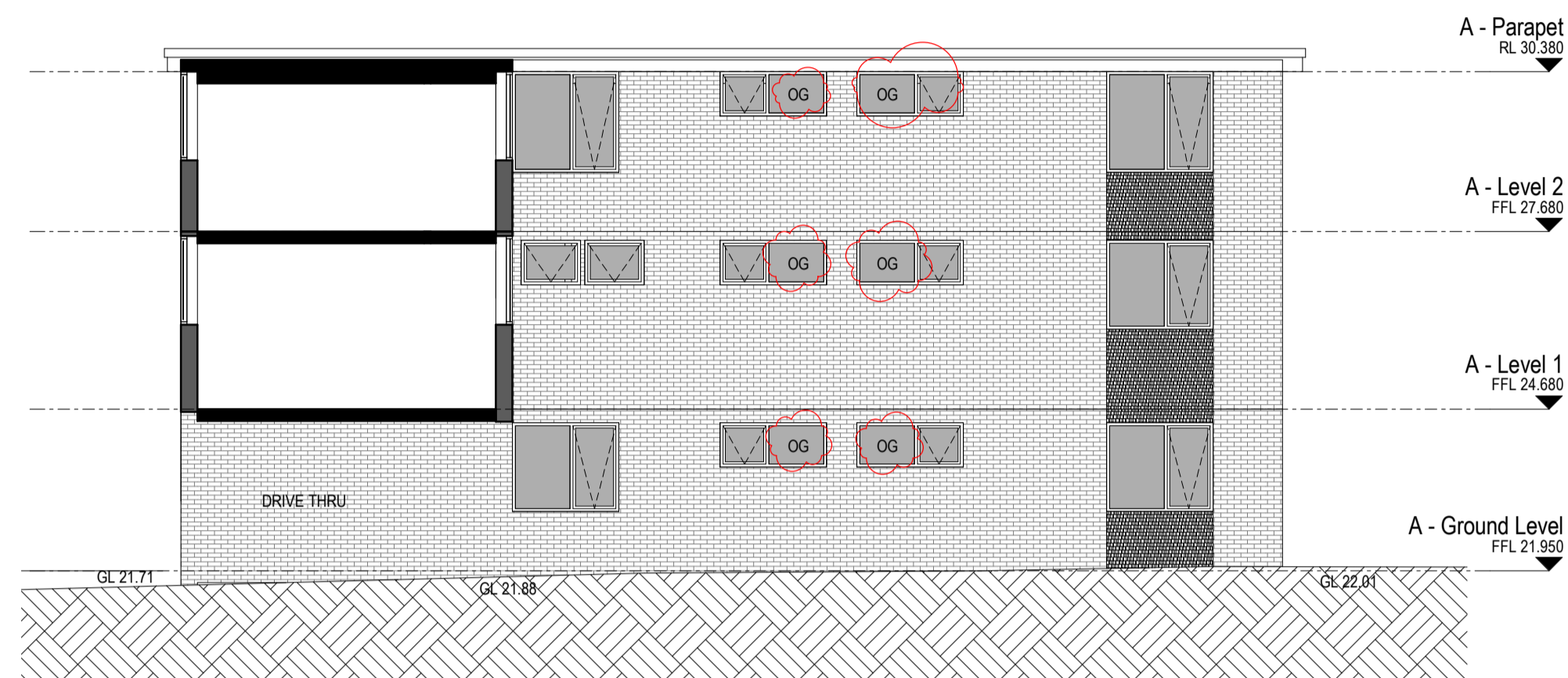
(FOR TOWN PLANNING)

Revisions	
P2	2024.03.14 Issued without prejudice
P3	2024.03.26 Issued without prejudice
P4	2024.05.05 Issued without prejudice
P5	2024.05.13 Issued without prejudice
P6	2024.06.11 VCAT Submission
P7	2024.07.02 VCAT Submission

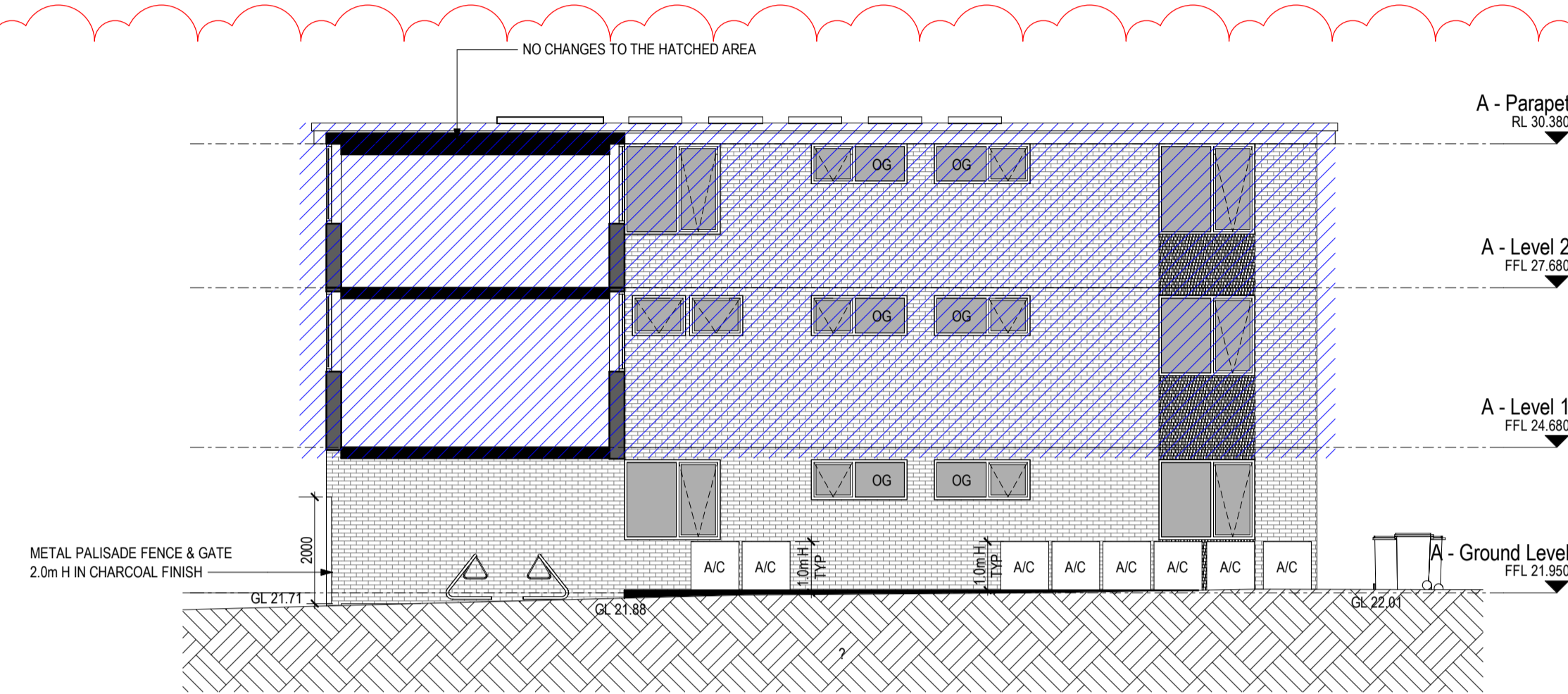
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Project: Internal Alteration to Existing Apartments
 40 Alma Rd, St Kilda, Vic 3182
 Client: Seranin Pty Ltd
 Project No: 23.02

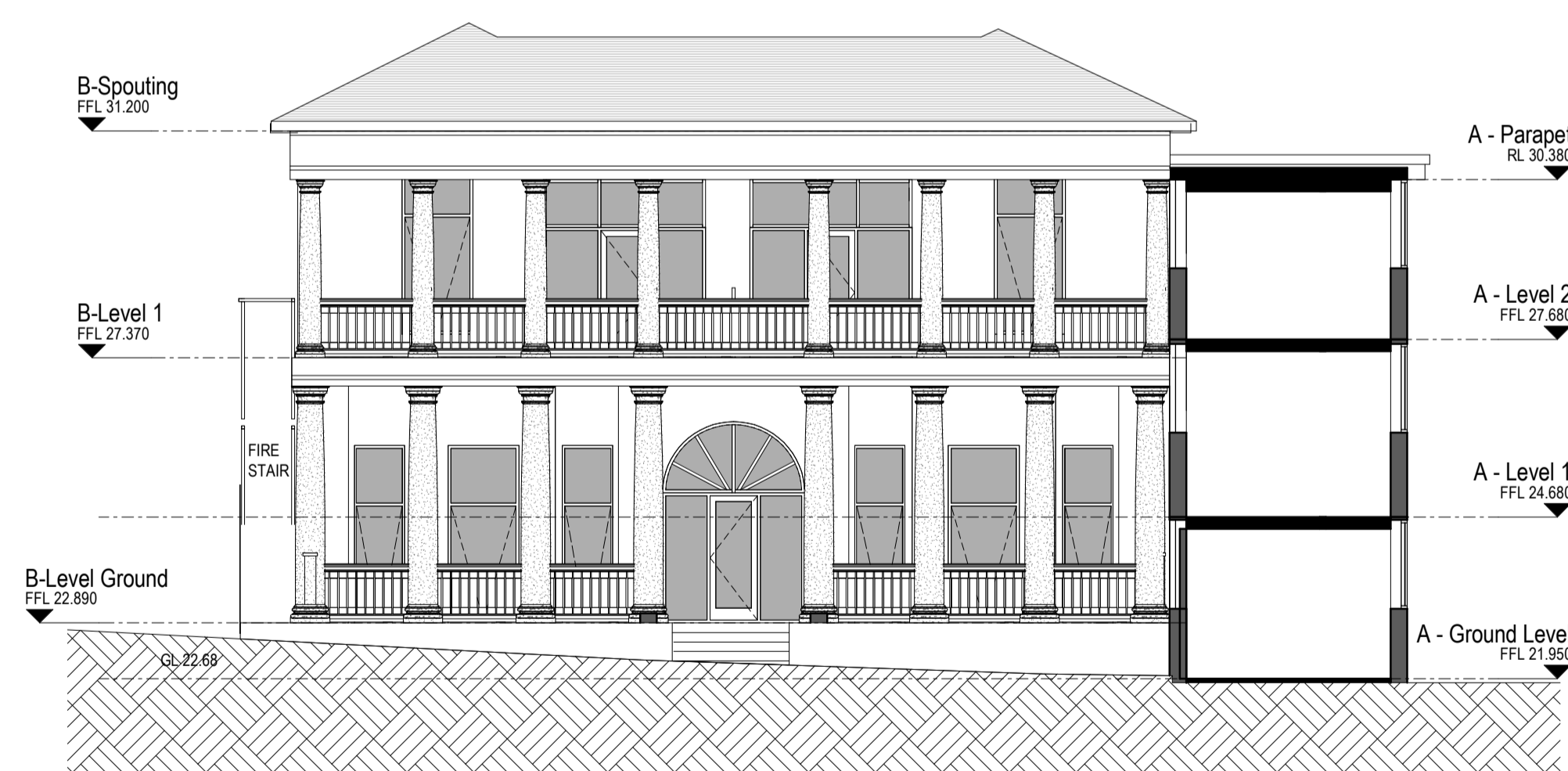
Drawing: Elevation - West
 Scale: @ A1
 Rev: P7
 Date: 2024.07.02
 Drawing No: TP02.02a



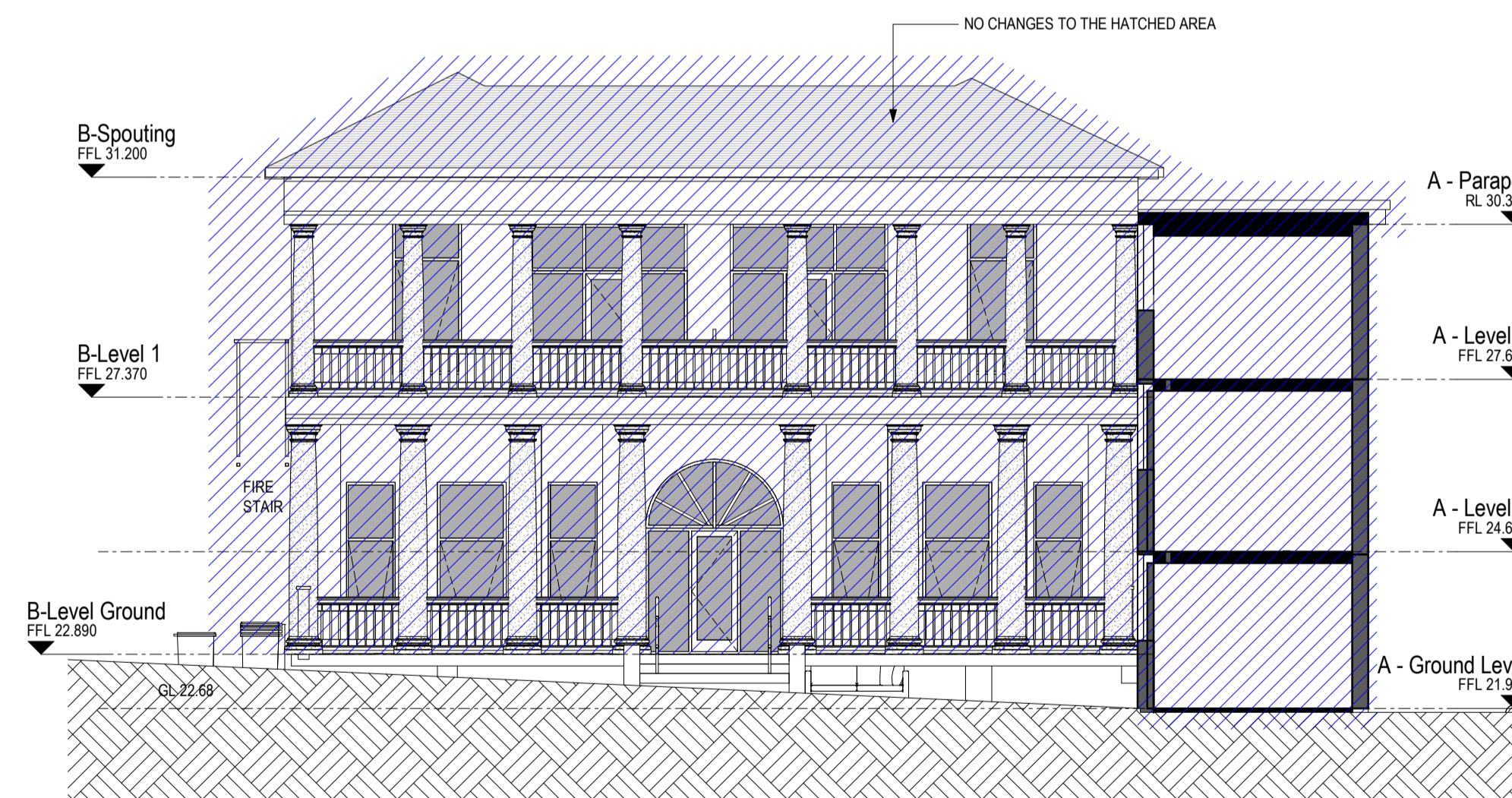
Elevation Courtyard North - Existing



Elevation Courtyard North - Proposed



Elevation Courtyard South - Existing



Elevation Courtyard South - Proposed

FACADE NOTES:
 REFER TO PLANNING PERMIT No: PDV/P02231/2022
 EXTERNAL PAINT - DULUX 'HERITAGE WHITE'
 OG- OBSCURED GLAZING

(FOR TOWN PLANNING)

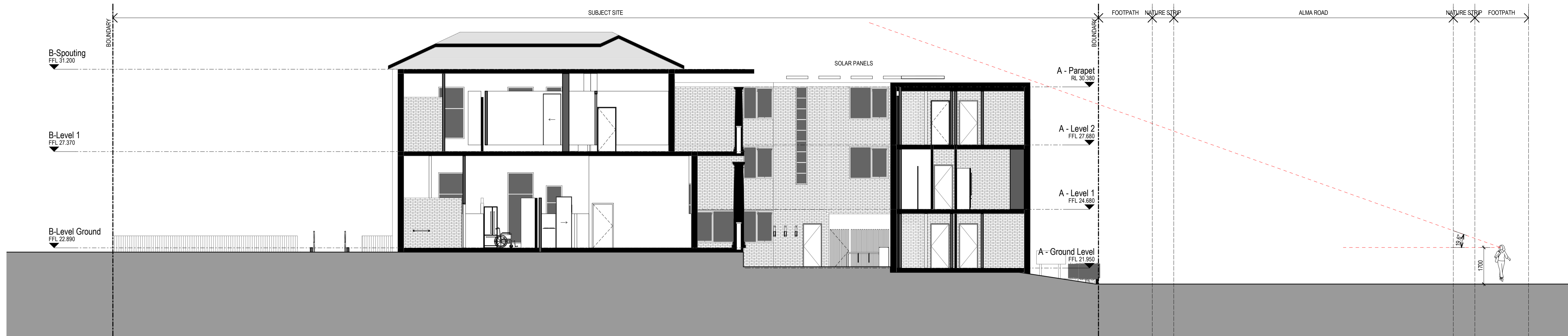
Revisions	
P2	2024.03.14 Issued without prejudice
P3	2024.03.26 Issued without prejudice
P4	2024.05.05 Issued without prejudice
P5	2024.05.13 Issued without prejudice
P6	2024.06.11 VCAT Submission
P7	2024.07.02 VCAT Submission

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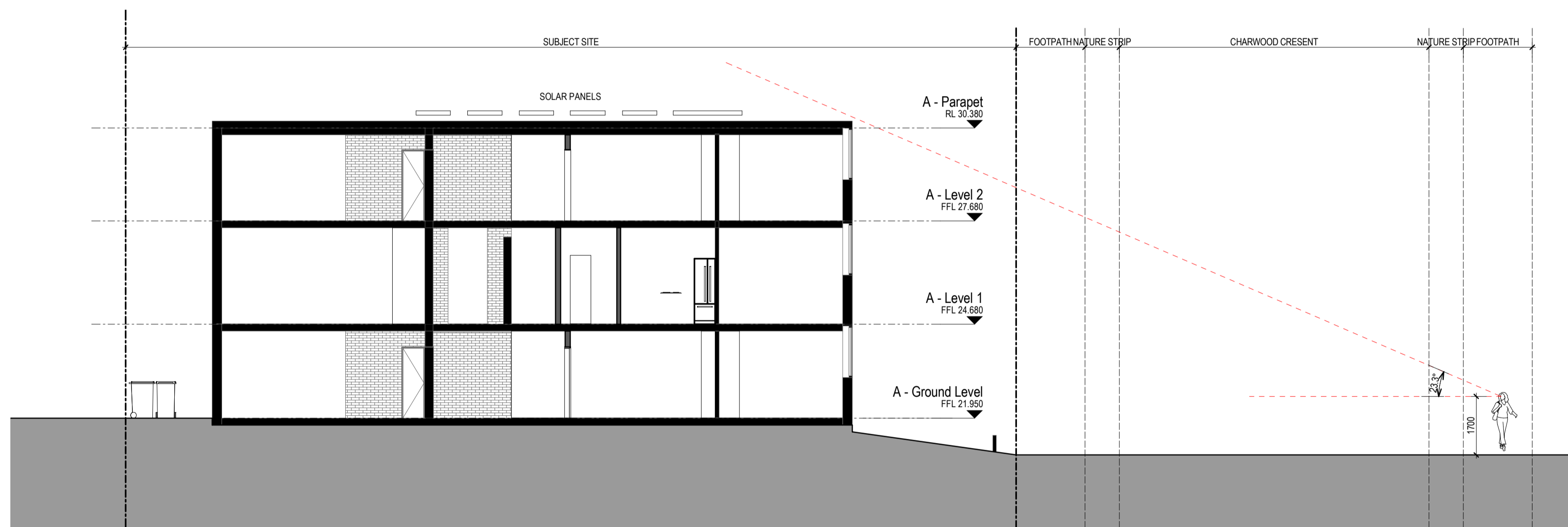
Project: Proposed Change of Use -Rooming House
 40 Alma Rd, St Kilda, Vic 3182
 Client: Seranin Pty Ltd

Project No:23.02
 Drawing: Elevation - Courtyard North & Courtyard South
 Scale: @ A1
 Rev: P7
 Date: 2024.07.02
 Drawing No: TP02.03

1 2 3 4 5 1:100 @A1 10m



Sightline Diagram- Alma Rd



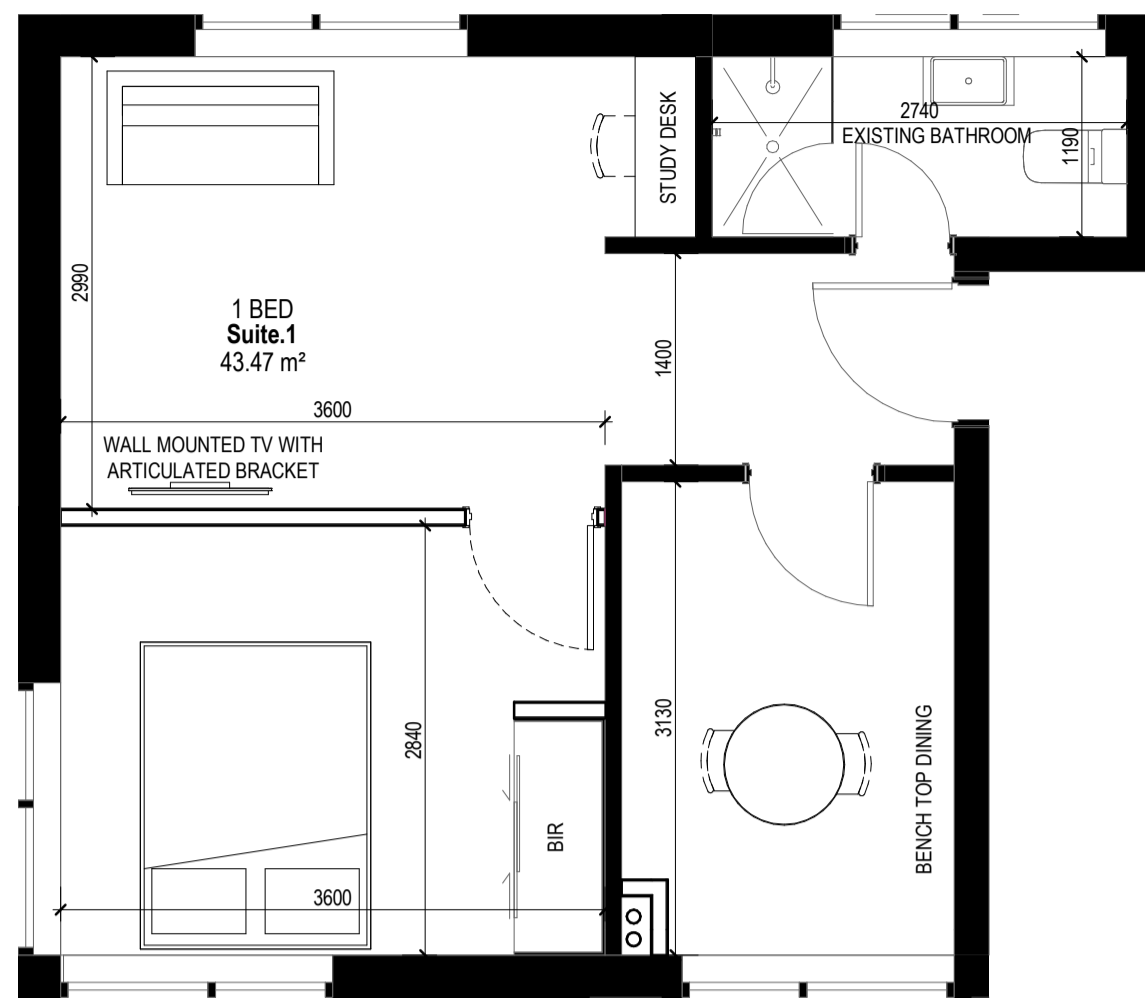
Sightline Diagram - Charwood Crescent

(FOR TOWN PLANNING) Revisions
 P1 2024.07.02 VCAT Submission

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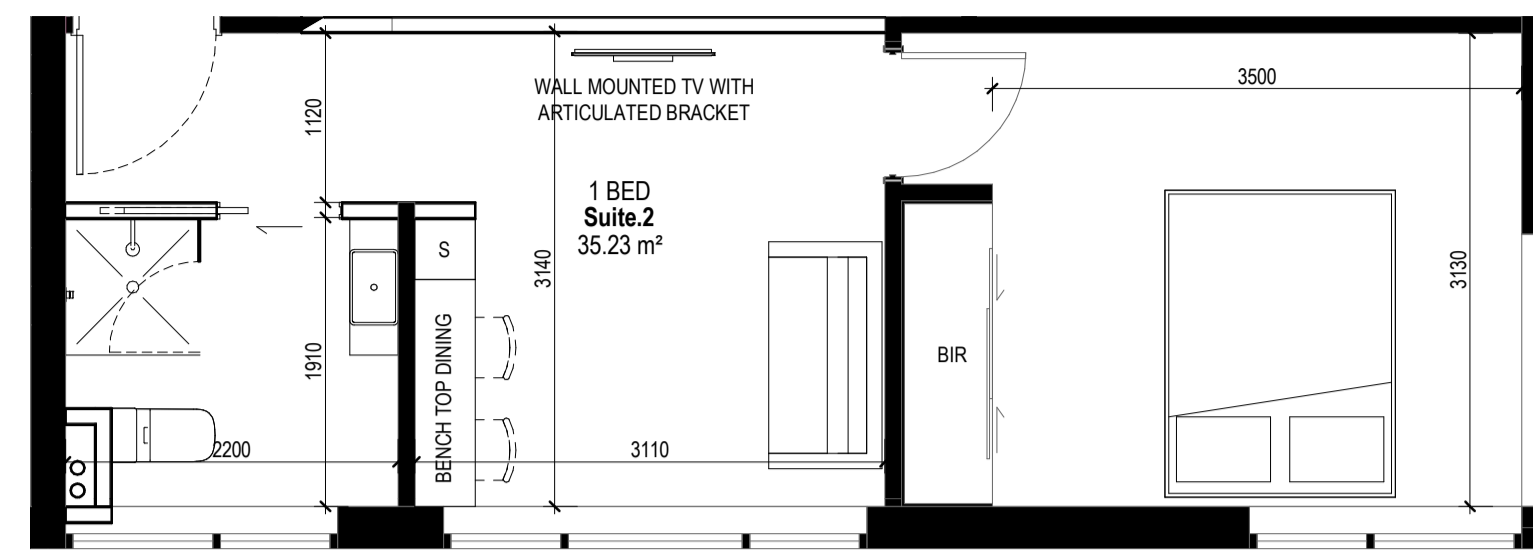
Project	Project No:23.02	Drawing	
Proposed Change of Use -Rooming House		Sightline Diagram	
Client	40 Alma Rd, St Kilda, Vic 3182	Scale: @ A1	Rev
Serarin Pty Ltd		1 : 100	P1
Date	2024.07.02	Drawing No.	TP02.04

1 2 3 4 5 1:100 @A1 10m



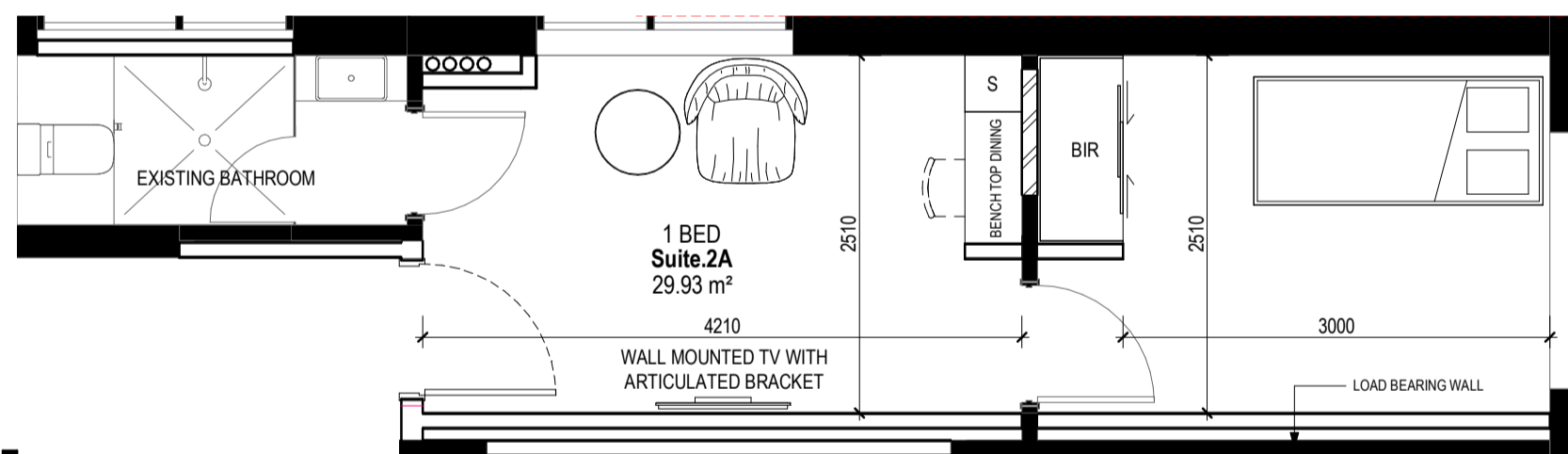
Type A1

LAYOUT:	Suite 1		
INSTANCES:	Suite 1, Suite 6		
MAX. RESIDENTS:	2		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13; Enough chairs to accommodate the maximum number of residents	Y	Provided in the room
KITCHEN:	Standard 12; Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 1.
LAUNDRY:	Standard 14; Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 1
BATHROOM:	Standard 11; Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18; Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



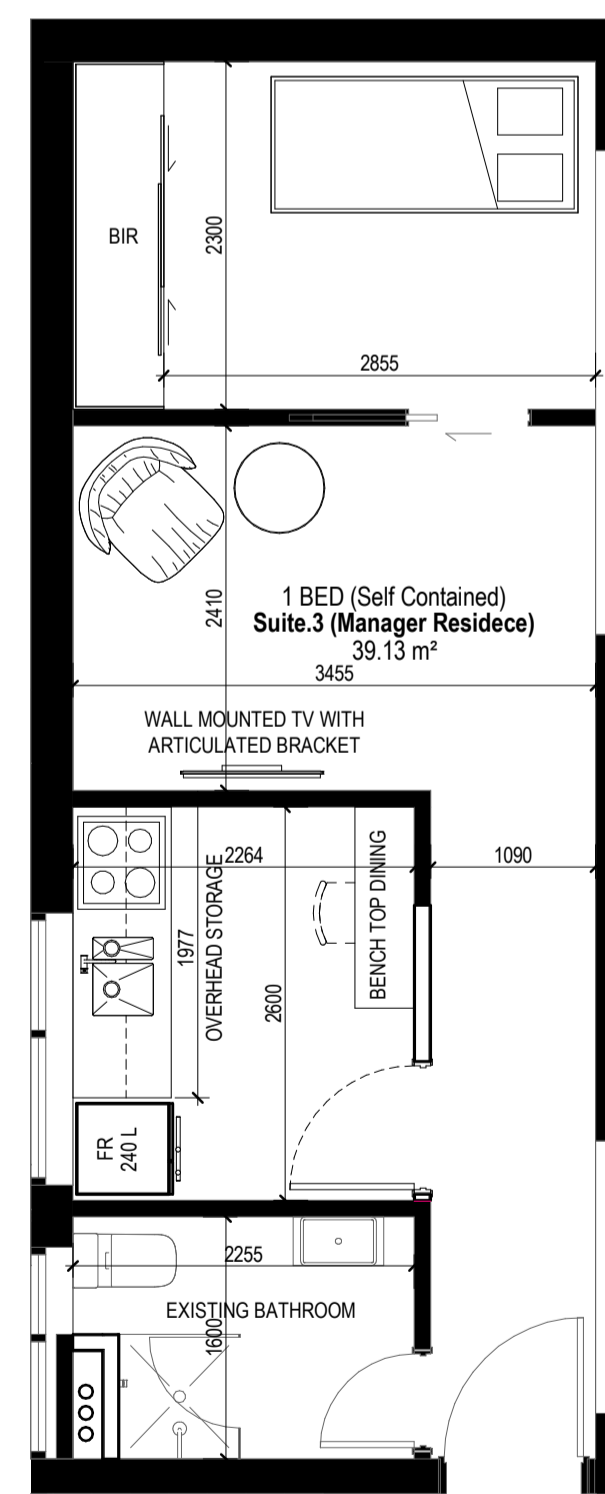
Type A3

LAYOUT:	Suite 2		
INSTANCES:	Suite 2, Suite 7		
MAX. RESIDENTS:	2		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13; Enough chairs to accommodate the maximum number of residents	Y	Provided in the room
KITCHEN:	Standard 12; Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 1
LAUNDRY:	Standard 14; Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 1
BATHROOM:	Standard 11; Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18; Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



Type A2

LAYOUT:	Suite 2A		
INSTANCES:	Suite 2A, Suite 7A		
MAX. RESIDENTS:	1		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13; Enough chairs to accommodate the maximum number of residents	Y	Provided in the room
KITCHEN:	Standard 12; Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 1
LAUNDRY:	Standard 14; Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 1
BATHROOM:	Standard 11; Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18; Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



Type A4

LAYOUT:	Suite 3		
INSTANCES:	Suite 3		
MAX. RESIDENTS:	1		
TYPE: SELF CONTAINED	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13; Enough chairs to accommodate the maximum number of residents	Y	
KITCHEN:	Standard 12; Food Preparation area, Sink, Oven, Cooktop, Refrigerator 80L, Storage 100L.	Y	
LAUNDRY:	Standard 14; Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 2
BATHROOM:	Standard 11; Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18; Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	

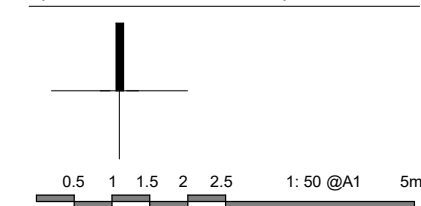
LEGEND

"GP" GRATED PIT

EXISTING WALL

NEW WALL

(FOR TOWN PLANNING)



Revisions:	
P1	2024.05.05 Issued without prejudice
P2	2024.05.13 Issued without prejudice
P3	2024.06.11 VCAT Submission
P4	2024.07.02 VCAT Submission

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Project 40 Alma Rd, St Kilda, Vic 3182 Project No: 23.02

Proposed Change of Use -Rooming House

Client Seranin Pty Ltd

Scale: @ A1

As indicated

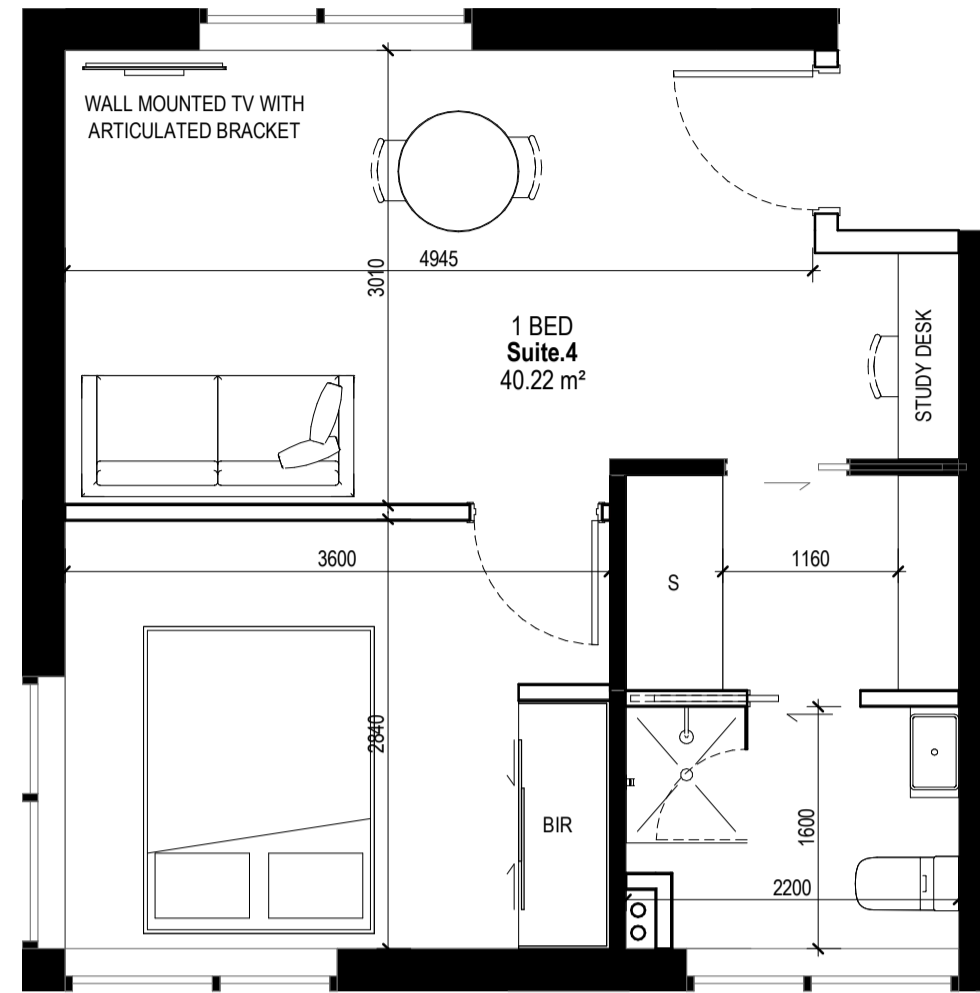
Rev P4

Drawing

Rooming House Assessment - Sheet 1

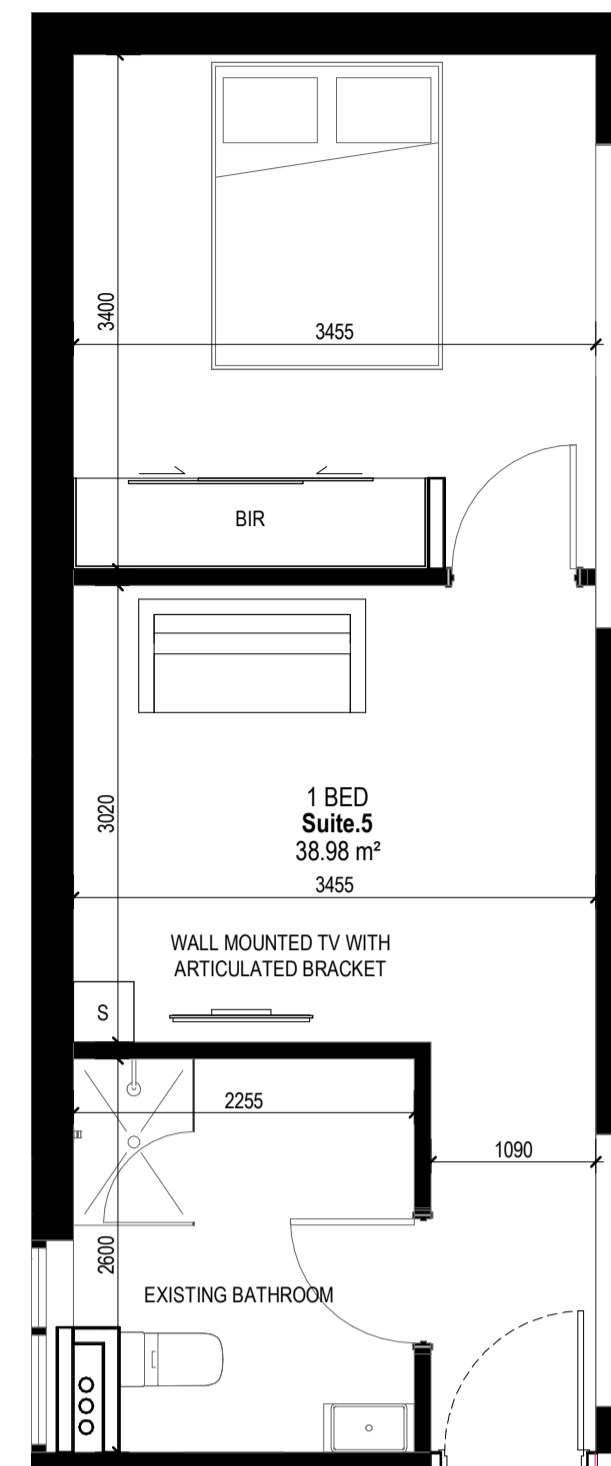
Date 2024.07.02

Drawing No. TP05.01



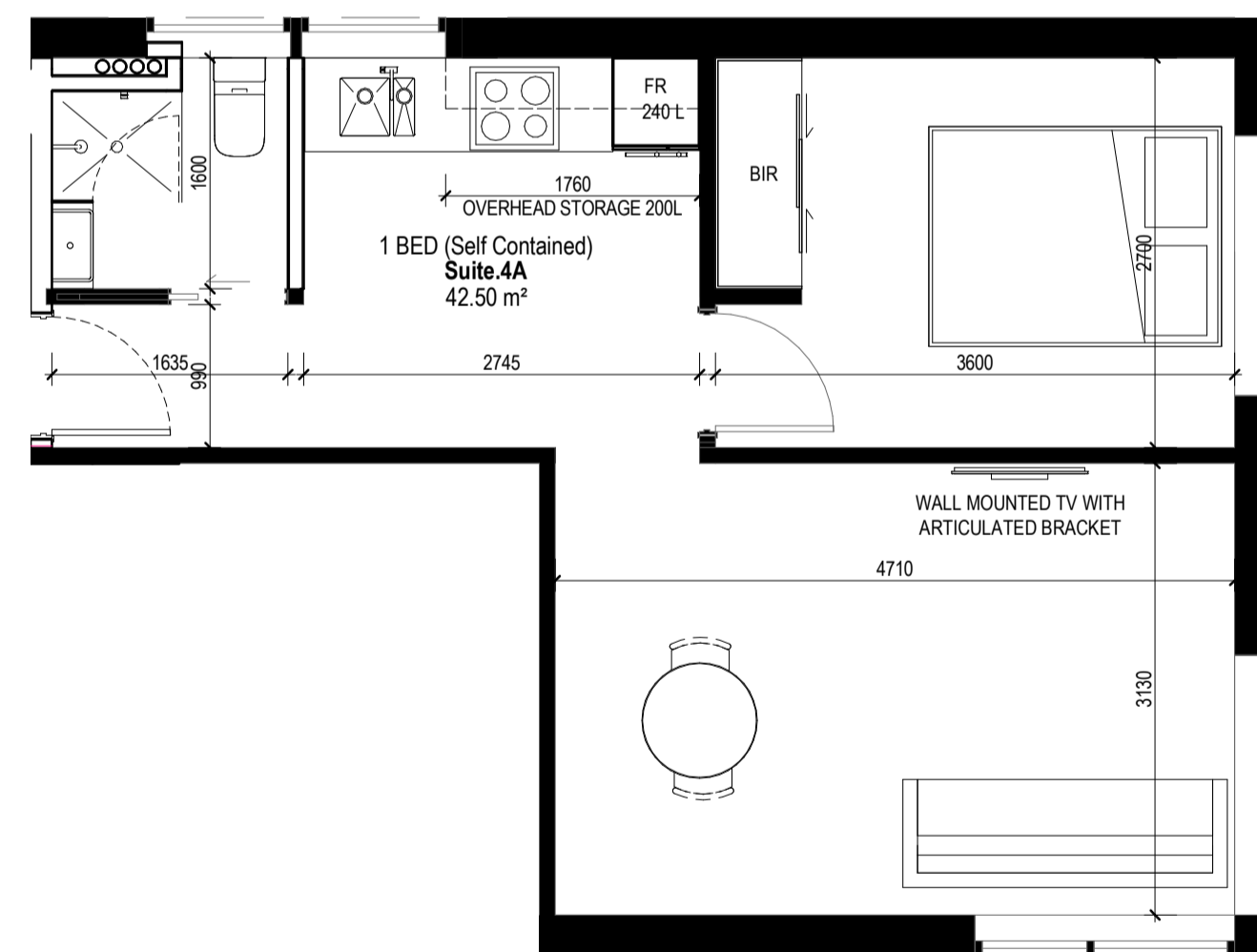
Type A5

LAYOUT:	Suite4		
INSTANCES:	Suite 4		
MAX. RESIDENTS:	2		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13: Enough chairs to accommodate the maximum number of residents	Y	Provided in the shared kitchen/Laundry 1
KITCHEN:	Standard 12: Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 1
LAUNDRY:	Standard 14: Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 1
BATHROOM:	Standard 11: Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18: Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



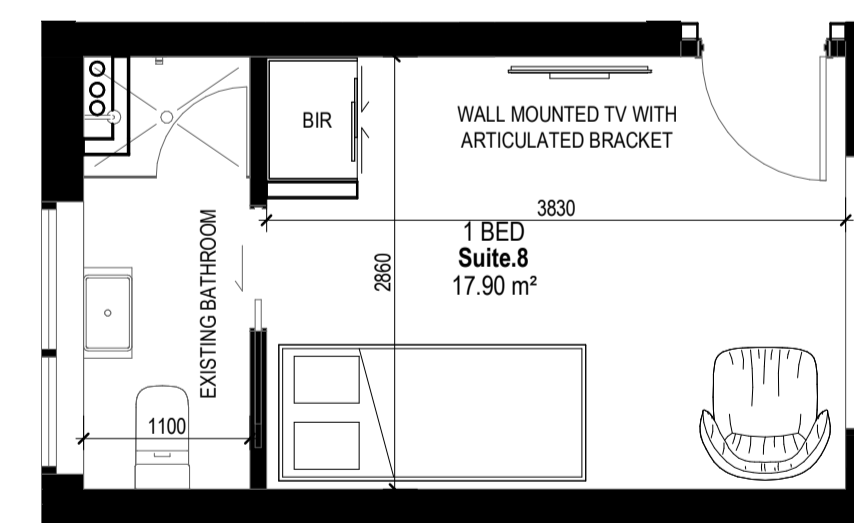
Type A7

LAYOUT:	Suite2A		
INSTANCES:	Suite 2A, Suite 7A		
MAX. RESIDENTS:	2		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13: Enough chairs to accommodate the maximum number of residents	Y	Provided in the shared Kitchen/Laundry 1
KITCHEN:	Standard 12: Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 1
LAUNDRY:	Standard 14: Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 1
BATHROOM:	Standard 11: Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18: Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



Type A6

LAYOUT:	Suite4A		
INSTANCES:	Suite 4A		
MAX. RESIDENTS:	2		
TYPE: SELF CONTAINED	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13: Enough chairs to accommodate the maximum number of residents	Y	
KITCHEN:	Standard 12: Food Preparation area, Sink, Oven, Cooktop, Refrigerator 80L., Storage 100L.	Y	
LAUNDRY:	Standard 14: Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 2
BATHROOM:	Standard 11: Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18: Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



Type A8

LAYOUT:	Suite8		
INSTANCES:	Suite 8		
MAX. RESIDENTS:	1		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13: Enough chairs to accommodate the maximum number of residents	Y	Provided in the shared kitchen/Laundry 2
KITCHEN:	Standard 12: Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 2
LAUNDRY:	Standard 14: Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 2
BATHROOM:	Standard 11: Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18: Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	

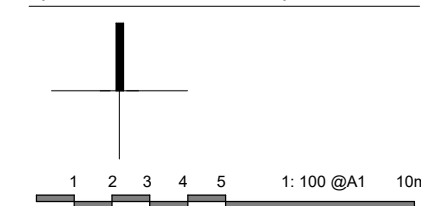
LEGEND

"GP" GRATED PIT

EXISTING WALL

NEW WALL

(FOR TOWN PLANNING)



Revisions:	
P1	2024.05.05 Issued without prejudice
P2	2024.05.13 Issued without prejudice
P3	2024.06.11 VCAT Submission
P4	2024.07.02 VCAT Submission

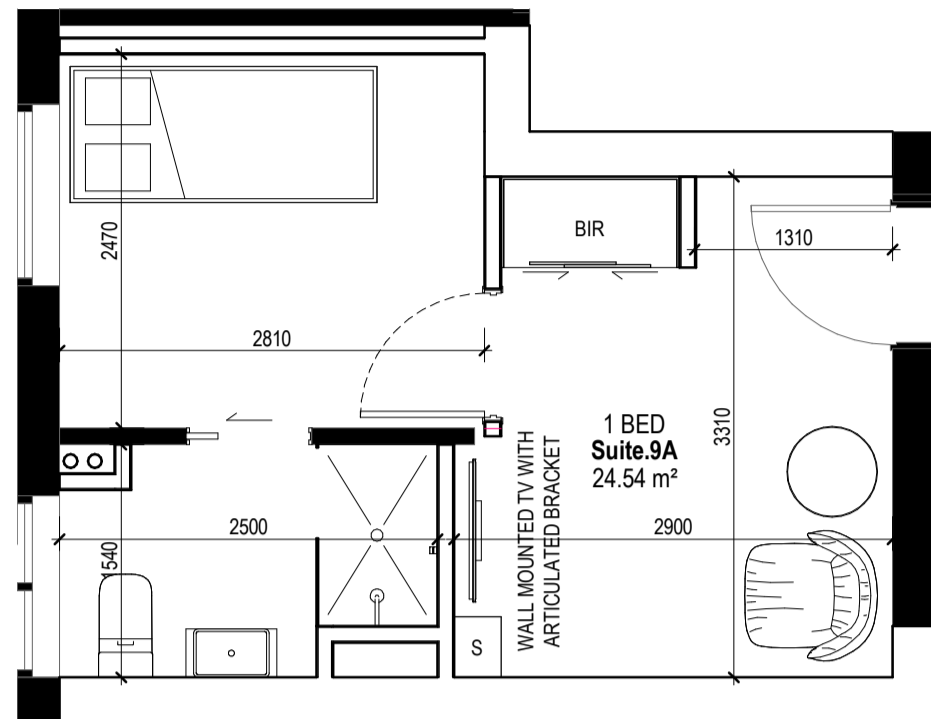
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Project: 40 Alma Rd, St Kilda, Vic 3182
Project No: 23.02
Drawing: Rooming House Assessment - Sheet 2
Client: Seranin Pty Ltd

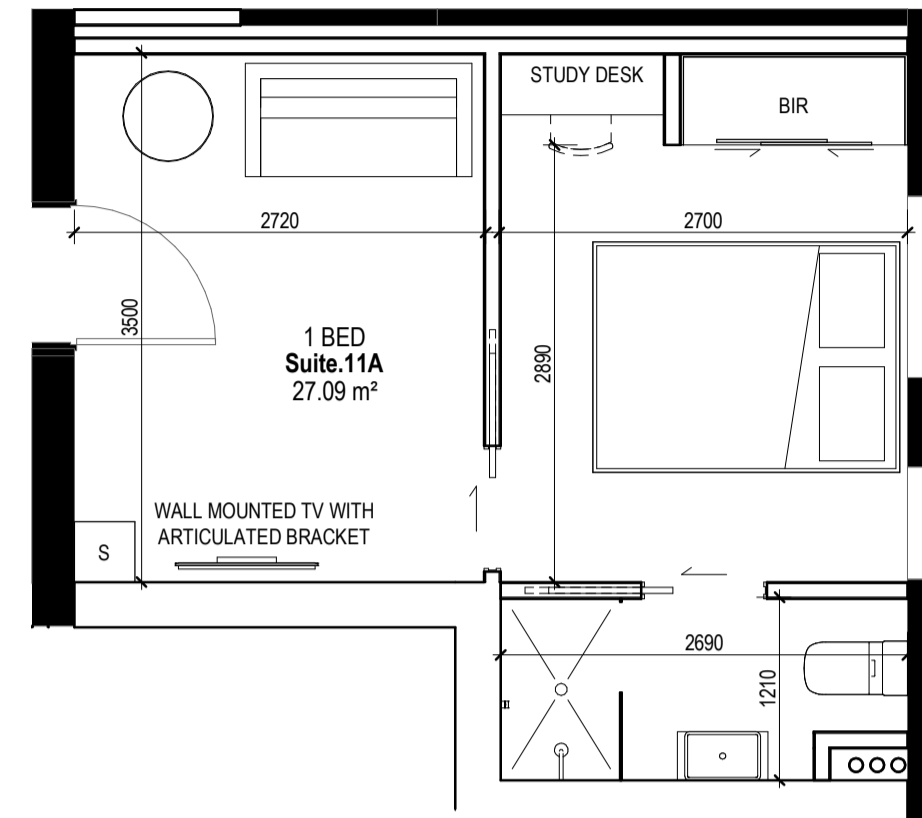
Proposed Change of Use - Rooming House
Rooming House Assessment - Sheet 2

Scale: @ A1 Rev: P4 Date: 2024.07.02 Drawing No: TP05.02



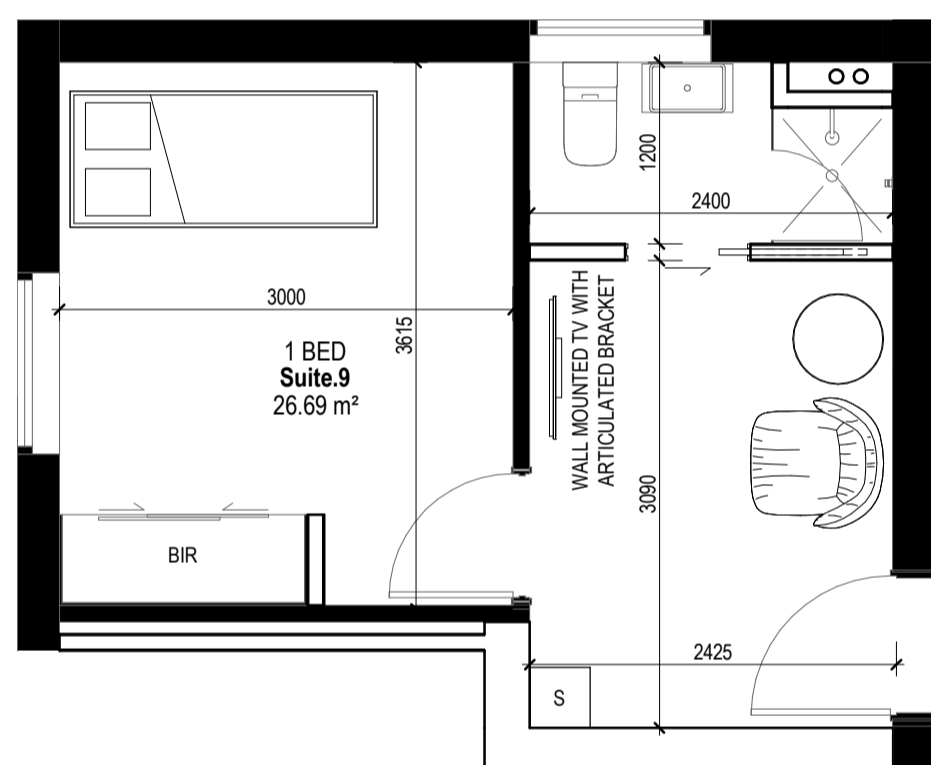
Type B5

LAYOUT:	Suite 9A		
INSTANCES:	Suite 9A		
MAX. RESIDENTS:	1		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13; Enough chairs to accommodate the maximum number of residents	Y	Provided in the shared kitchen/Laundry 3
KITCHEN:	Standard 12; Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 3
LAUNDRY:	Standard 14; Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 3
BATHROOM:	Standard 11; Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18; Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



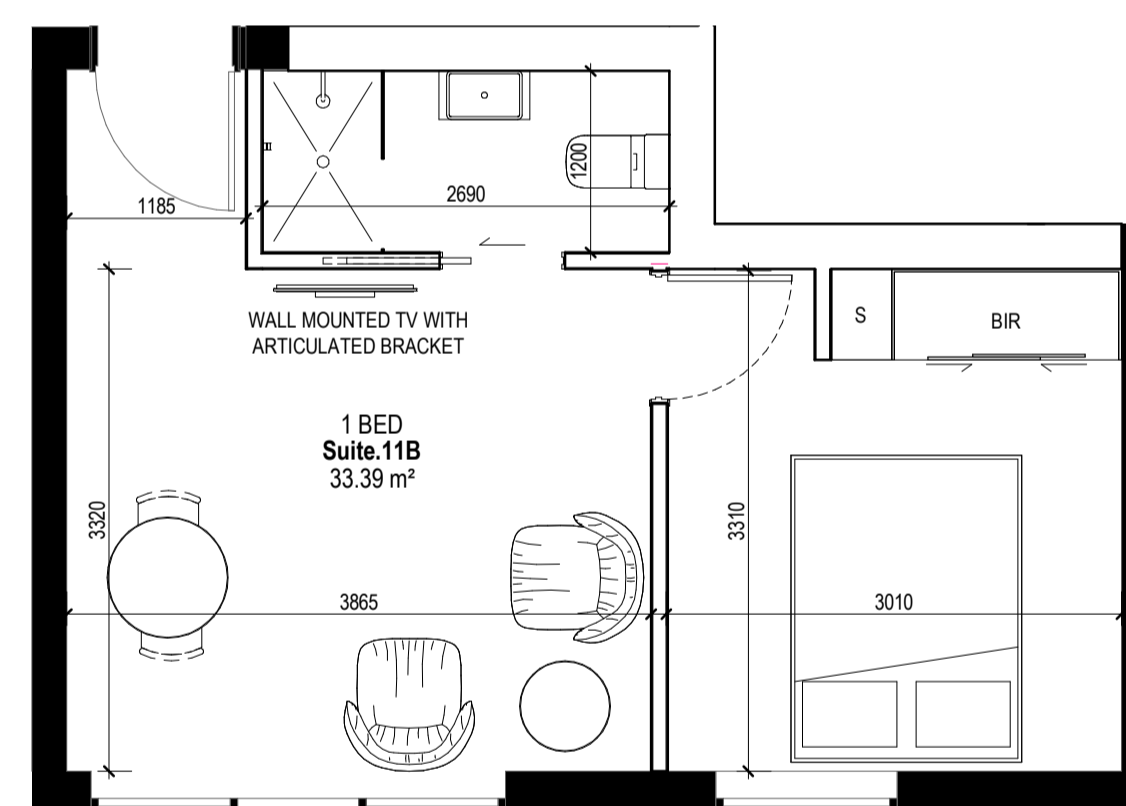
Type B8

LAYOUT:	Suite 11A		
INSTANCES:	Suite 11A		
MAX. RESIDENTS:	2		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13; Enough chairs to accommodate the maximum number of residents	Y	Provided in the shared kitchen/Laundry 3
KITCHEN:	Standard 12; Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 3
LAUNDRY:	Standard 14; Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 3
BATHROOM:	Standard 11; Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18; Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



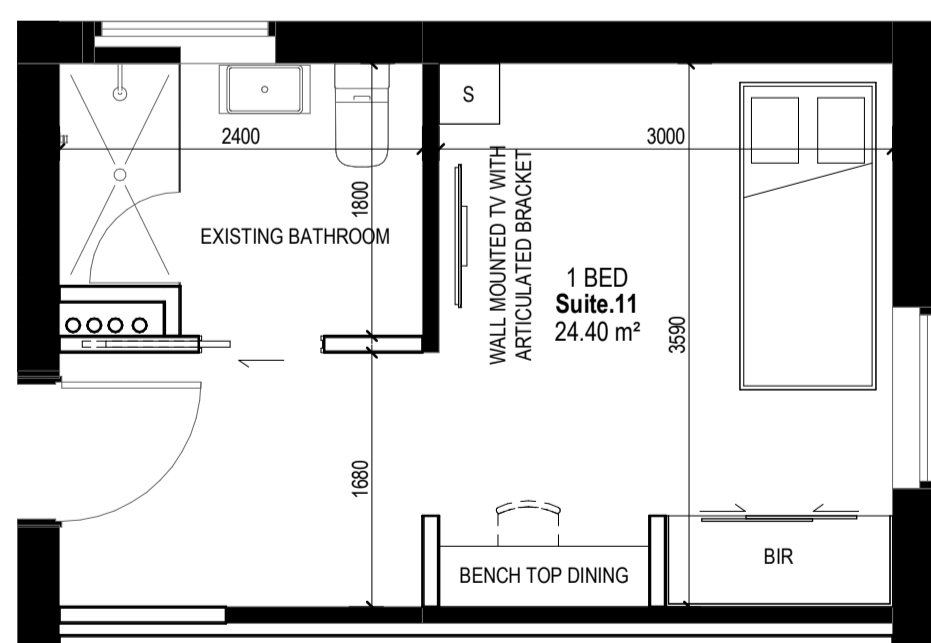
Type B6

LAYOUT:	Suite 9		
INSTANCES:	Suite 9		
MAX. RESIDENTS:	1		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13; Enough chairs to accommodate the maximum number of residents	Y	Provided in the shared kitchen/Laundry 3
KITCHEN:	Standard 12; Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 3
LAUNDRY:	Standard 14; Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 3
BATHROOM:	Standard 11; Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18; Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



Type B9

LAYOUT:	Suite 11B		
INSTANCES:	Suite 11B		
MAX. RESIDENTS:	2		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13; Enough chairs to accommodate the maximum number of residents	Y	Provided in the room
KITCHEN:	Standard 12; Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 3
LAUNDRY:	Standard 14; Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 3
BATHROOM:	Standard 11; Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18; Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	



Type B7

LAYOUT:	Suite 11		
INSTANCES:	Suite 11		
MAX. RESIDENTS:	1		
TYPE: SHARED FACILITY	MINIMUM REQ.	Y/N	COMMENTS
DINING FACILITY:	Standard 13; Enough chairs to accommodate the maximum number of residents	Y	Provided in the room
KITCHEN:	Standard 12; Food Preparation area, Sink, Oven, Cooktop, Refrigerator, Storage 100L.	Y	Provided in the shared kitchen/Laundry 3
LAUNDRY:	Standard 14; Washing Machine, Dryer, Trough	Y	Provided in the shared kitchen/Laundry 3
BATHROOM:	Standard 11; Basin, Toilet, Shower	Y	
VENTILATION:	Standard 18; Window or Exhaust Fan	Y	
ACCESSIBILITY:		N	

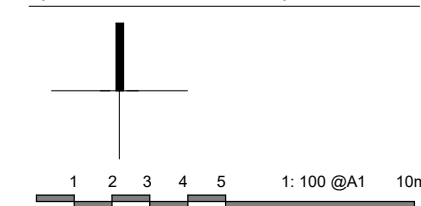
LEGEND

"GP" GRATED PIT

EXISTING WALL

NEW WALL

(FOR TOWN PLANNING)

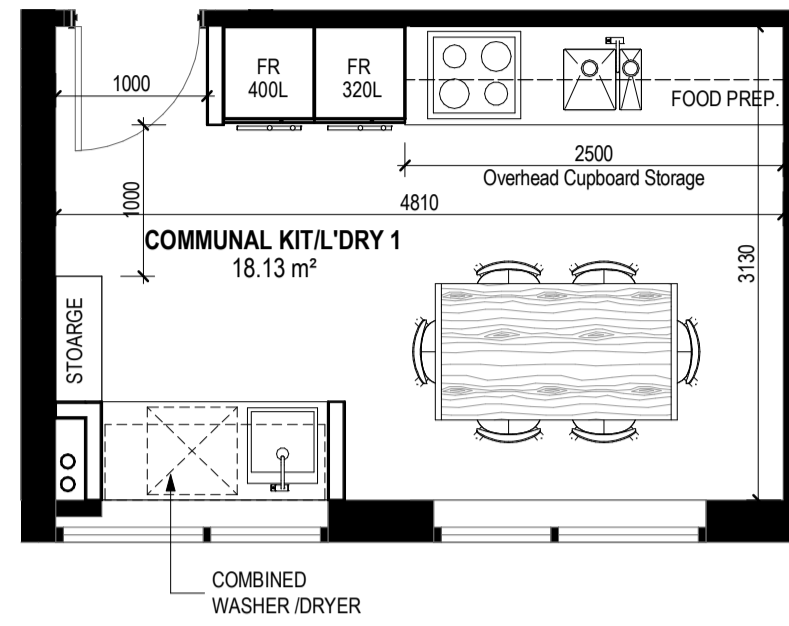


Revisions:	
P1	2024.05.05 Issued without prejudice
P2	2024.05.13 Issued without prejudice
P3	2024.06.11 VCAT Submission
P4	2024.07.02 VCAT Submission

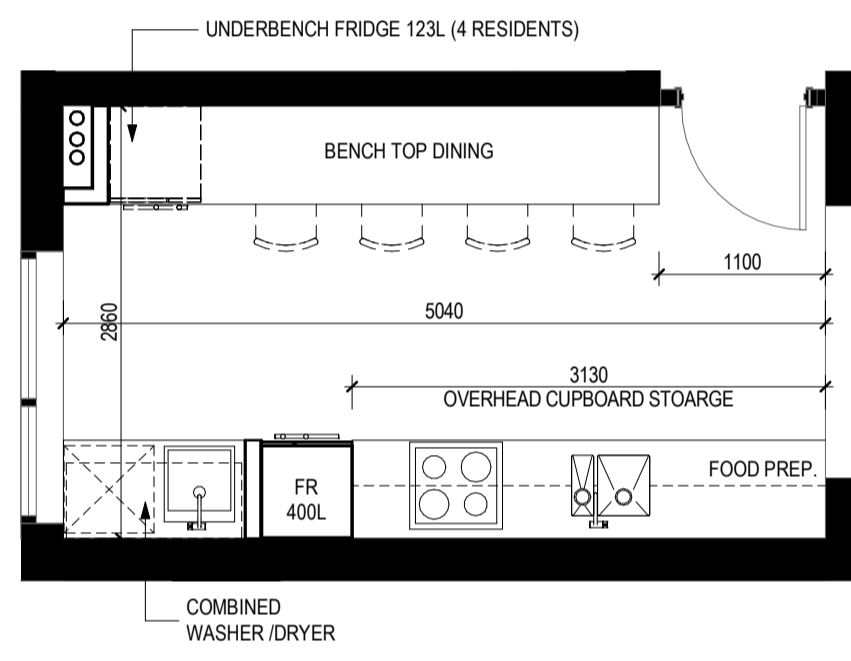
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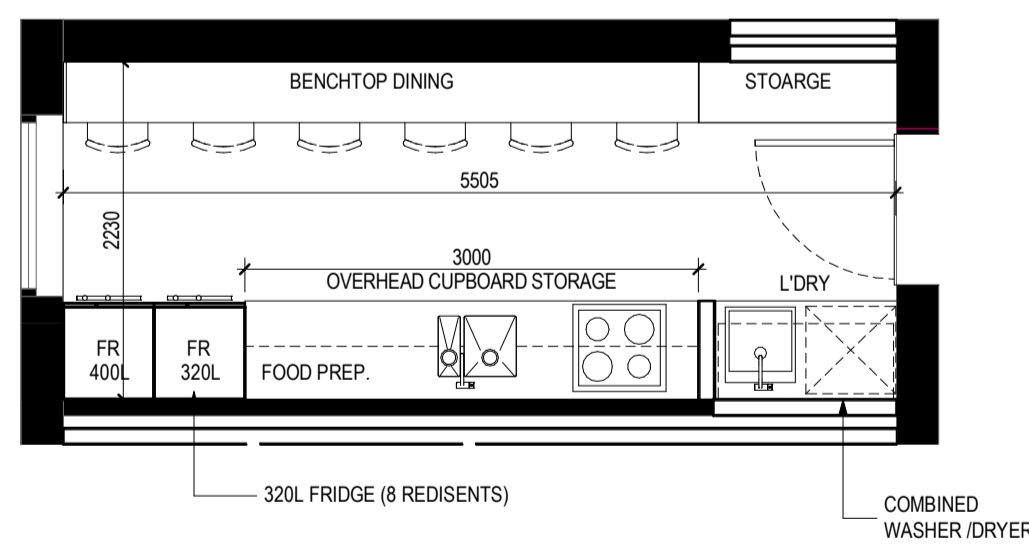
Project	Project No:23.02	Drawing	
Proposed Change of Use -Rooming House		Rooming House Assessment - Sheet 4	
Client	Scale: @ A1	Rev	Date
Seranin Pty Ltd	As indicated	P4	2024.07.02
			Drawing No. TP05.04



Communal KIT/L'DRY 1



Communal KIT/L'DRY 2



Communal KIT/L'DRY 3

Communal Facility Matrix

KITCHEN / LAUNDRY	KIT/L'DRY 1	KIT/L'DRY 2	KIT/L'DRY 3
Max No. of Suites Using Facility	7	3	7
Food Preparation Area	Provided	Provided	Provided
Dining Table	1 x Dining Table	1 x Bench Top	1 x Bench Top
Chair	6 x Chairs	4 x Chairs	6 x Chairs
Oven	1 x Oven	1 x Oven	1 x Oven
Cooktop	1 x 4 Burner	1 x 4 Burner	1 x 4 Burner
Fridge	1 x 400 L 1 x 320 L	1 x 400 L 1 x 240 L	1 x 400 L 1 x 320 L
Storage	700 L	300 L	700 L
Max No. of Residents Using Facility	7	4	7
Trough	1 x Trough	1 x Trough	1 x Trough
Seperate Washer and Dryer	1 x Washer 1 x Dryer	1 x Washer 1 x Dryer	1 x Washer 1 x Dryer

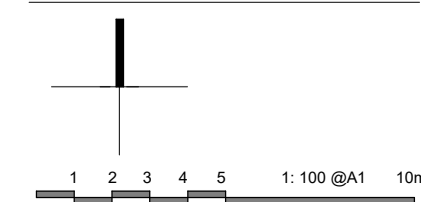
LEGEND

"GP" GRATED PIT

EXISTING WALL

NEW WALL

(FOR TOWN PLANNING)



Revisions

P1	2024.05.05	Issued without prejudice
P2	2024.05.13	Issued without prejudice
P3	2024.06.11	VCAT Submission
P4	2024.07.02	VCAT Submission

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Project: 40 Alma Rd, St Kilda, Vic 3182
Proposed Change of Use -Rooming House
Client: Seranin Pty Ltd

Project No:23.02
Drawing: Rooming House Assessment - Sheet 5

Scale: @ A1
As indicated

Rev	Date	Drawing No.
P4	2024.07.02	TP05.05