

Summary of Changes

Project: 97 Alma Road, St Kilda East

Client: Neometro

Date: 03.07.2024 (to Accompany Drawings Rev.4)

Three new drawings have been added to the set, TP310, TP673 and TP970, and the following changes have been made to the drawings prepared by KTA dated 27 July 2023:

Description - Updates to address Condition 1	Drawing references
Internal light courts' width increased to 1.2m in response to Condition 1(a).	TP100-TP104
Elevations of internal corridors showing windows facing internal light courts provided in response to Condition 1(b), 1(c) and 1(e).	New drawing TP310
Elevation of gate at Raglan Lane entry provided in response to Condition 1(f).	New drawing TP310
Diagrams provided in response to Condition 1(g),	New drawing TP970
Cantilevered porches over Town House entries provided and respective annotation added to drawings in response to Condition 1(i).	TP101 & TP301
Levels adjusted and Apartment Building Southern roof parapet height reduced to achieve compliance for overshadowing of 1 Graylings Grove in response to Condition 1(k).	TP300, TP400 & TP940
A minimum of 6m ³ storage provided for Town Houses and respective annotation added to drawings in response to Condition 1(l).	TP1B1, TP100, TP660-661 & TP672-673
Traffic lighting system noted on plans as per Traffic Report in response to Condition 1(m).	TP1B1 & TP100
Mountable kerb introduced in response to Condition 1(n).	TP1B1
F&B bin room door amended to open inwards in response to Condition 1(p).	TP1B1
Reference to landscaping on road reserve East of site removed in response to Condition 1(q).	TP100
All levels adjusted in response to Conditions 1(r) and 1(s).	TP003, TP1B1, TP100-TP104, TP300-301, TP400-401 & TP940-942
Level around southern basement egress stair adjusted and notation of levels in the area added in response to Condition 1(t).	TP100
Fence types noted on drawings in response to Condition 1(u). Note that screening fence type along Southern boundary was changed to a new type TM1.	TP100 & TP402
Height of screening fence along Southern boundary reduced to 2m in response to Condition 1(v).	TP100 & TP402

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Description - Other updates	Drawing references
Basement: <ul style="list-style-type: none"> - Basement extent reduced. - Number of car spaces reduced. - Number of bicycle spaces increased. - Basement layout revised accordingly. 	TP1B1
Massing: <ul style="list-style-type: none"> - Levels adjusted to reduce number of slab steps across the site. - 4th storey of apartment building extended South. 	TP100-104, TP300-301 & TP400-401
Setbacks: <ul style="list-style-type: none"> - Setback from Southern boundary for Town Houses Type B1-B2 increased. - GF setback from Southern boundary for Town House Type C4 / Town House 11 increased. - Setbacks from Eastern boundary for Town Houses Type A1-A3 reduced. - Setbacks from Eastern and Western boundaries for Apartment Building balconies marginally reduced. - Level 2 setback for Town Houses Type C1-C2 increased. 	TP100-103
Ground plane: <ul style="list-style-type: none"> - Garden area marginally reduced. - Site coverage area marginally increased. - Permeable area increased. - Deep soil area increased. - Tree canopy cover area increased. - Lift serving Town Houses relocated to Southern end of Town House As. - Southern basement egress stair relocated to Southern end of Town House Type A3/ Town House 06. - Landscape between Apartment Building and Town Houses; and between Town Houses Type A1-A3 and C1-C2 updated. 	TP021-024 & TP100
Apartment yield and mix: <ul style="list-style-type: none"> - Number of apartments increased due to Level 3 extension South and conversion of two Level 3 3-Bed apartments into two 1-Bed and two 2-Bed apartments. - Western side apartments re-arranged. - Apartment yield and mix adjusted accordingly. 	TP001, TP100-103 & TP600
Apartment building communal area: <ul style="list-style-type: none"> - Entry area updated to include a mail room. - F&B tenancy area reduced. - Northern basement egress stair relocated further North. - Communal roof terrace relocated to South-West corner of Level 3. 	TP100-104, TP300 & TP400
Apartment building elevation: <ul style="list-style-type: none"> - Privacy screening of obscure glazing replaced with hit and miss brickwork along West facade. - Mirror finish omitted from building breaks. - Bay window omitted from Western building break. - Louvres added where required for mechanical services. - Minor updates to window heights and break-ups in response to apartment layout updates. 	TP300
Apartment layouts: <ul style="list-style-type: none"> - Apartment types 2B-7, 2B-8, 3B-1, 3B-13 and 3B-14 omitted. - All apartment layouts updated. - Apartment type names updated accordingly: 	TP001, TP600, TP610, TP620-625 & TP630-634

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<ul style="list-style-type: none"> - Apartment sub-types (A), (B), (C) and (D) created where necessary to capture minor variation within original type. 	
Description - Other updates (continued)	Drawing references
<p>Town House elevations:</p> <ul style="list-style-type: none"> - Town Houses Type A West elevation – bay windows extended to the ground and entries re-arranged accordingly. - Town Houses Type A East elevation – Juliette balconies removed from Level 1 - Town Houses Type B South elevation – number of Level 1 windows reduced. - Town Houses Type C East elevation - entries updated. - Town Houses Type C West elevation – balconies omitted from Level 2 and composition of windows updated. 	TP301
<p>Town House type A layouts:</p> <ul style="list-style-type: none"> - Grid spacing reduced and made consistent - Bay windows extended to ground floor - Layouts updated accordingly - Town House Type A numbers updated accordingly: - Town Houses Type A4, A5 and A6 omitted - Town Houses Type A2 and A3 are now A1; Town Houses Type A4 is now A2; Town Houses Type A5 and A6 are now A3 	TP650-655
<p>Town House type B layouts:</p> <ul style="list-style-type: none"> - No longer connect to basement - Footprint reduced - Layouts updated accordingly 	TP660-661
<p>Town House type C layouts:</p> <ul style="list-style-type: none"> - Types C1 and C2 now connect to basement - Footprint on ground floor reduced - Layouts updated accordingly - Town House Type C numbers updated accordingly: - Town House Type C4 added 	TP670-673

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