

40 Alma Rd, Change of Use – Rooming House / Statement of Changes

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# Statement of Changes

40 Alma Rd, St Kilda, VIC 3182

Application No: PDPL/00299/2023

Project no / 23.02    Date / 2024.07.02

The following is a list of changes between the previous set on the above site dated 2023/07/26. and the current “VCAT Submission “drawings dated 2024/07/02.

**Plans to be amended**

The plans being amended are being substituted as a full set. None of plans of the former set (Revision A dated 2023/07/26) will remain part of the application set.

The full list of plans sought to be amended are the plans prepared by Next Architects consisting of TP00.000, TP00.00, TP00.01, TP00.02, TP00.03, TP00.11, TP00.12, TP00.13, TP01.01, TP01.02, TP01.03, TP01.04, TP02.01, TP02.02, TP02.02a, TP02.03, TP02.04, TP05.01, TP05.02, TP05.03, TP05.04, TP05.05 all revision “VCAT Submission” dated 2 July 2024

There are no changes to the building envelope for buildings on site and accordingly no change to the building height or setbacks.

**General Changes**

Drawing No.	Drawing	Change	Reason
TP00.000	Cover Sheet	Proposed condition schedule updated	Address changes to the proposal
		Parking schedule updated	Address revised number of carparks and new bicycle parking provision
		Site analysis updated	Calculate garden area and permeability
		Rooming house matrix added	Provide detailed information of each suite
		Communal facility schedule added	Provide detailed information of each communal facility
		ESD notes added	Address ESD report initiatives
TP00.00	Site Plan	Legend added	Provide further clarification
		Paling fence along Charwood Crescent modified	Provide accessible entry to building B
		New accessible ramp and handrail added	Provide accessible walkway to building B in accordance with Australian standard
		13 residents bicycle parking provision added	Provide bicycle parking provision for the suites without allocated carpark
		2 visitors bicycle parking provision added	Planning requirement
		Metal palisade fence and gate added	Provide secure undercover bike room
		Parking bays in northern carpark reduced by 1 to 10 bays	Address spatial requirement in accordance with Council guidelines
		3 Existing parking bays in court yard removed	Allowance for communal outdoor area and landscaping
		Existing garden bed along western boundary reduced.	Provide 1.0m accessible walkway from carpark to courtyard
		Paling fence and gate added to existing bin room area	Separation from court yard and improve amenity
		Paling fence and gate added along west boundary	Provide secure access point from carpark to courtyard
		A/C Units added to plans	Building services requirement
		Handrail added to Alma Rd entry to building A	NCC requirement

		Mail box unit provided for suites within building B	Providing individual mail box for each suite
TP00.01	Existing Condition – Ground Level	Legend added	Provide further clarification
		Existing partitions updated	Address accurate layouts of existing condition
TP00.02	Existing Condition – Level 1	Legend added	Provide further clarification
		Existing partitions updated	Address accurate layouts of existing condition
TP00.03	Existing Condition – Level 2	Legend added	Provide further clarification
		Existing partitions updated	Address accurate layouts of existing condition
TP00.11	Demo Plan – Ground Level	Legend added	Provide further clarification
		Extent of demolition updated	Address changes to proposal
TP00.12	Demo Plan – Level 1	Legend added	Provide further clarification
		Extent of demolition updated	Address changes to proposal
TP00.13	Demo Plan – Level 2	Legend added	Provide further clarification
		Extent of demolition updated	Address changes to proposal
TP01.01	Proposed Plan – Ground Level	Legend added	Provide further clarification
		Suite 1; Kitchen deleted; BIR added.	Satisfying regulatory requirements and Rooming House Standards as non-self-contained rooming house room.
		Suite 2; Kitchen deleted; BIR added.	Satisfying regulatory requirements and Rooming House Standards as non-self-contained rooming house room.
		Suite 2A; Kitchen deleted; BIR added.	Satisfying regulatory requirements and Rooming House Standards as non-self-contained rooming house room.
		Suite 3 converted to self-contained manager suite	Satisfying regulatory requirements and Rooming House Standards as self-contained rooming house room.
		Suite 10 Internal layout changed	Satisfying regulatory requirements and Rooming House Standards as self-contained rooming house room.
		Suite 10A Internal layout changed	Satisfying Rooming House Standards as self-contained rooming house room.
		Suite 12 kitchen deleted	Satisfying Rooming House Standards as non-self-contained rooming house room.
		Suite 12A Internal layout changed	Satisfying Rooming House Standards as self-contained rooming house room.
	Communal kitchen/laundry added	Satisfying Rooming House Standards	
TP01.02	Proposed Plan – Level 1	Suite 4 kitchen deleted	Satisfying Rooming House Standards as non-self-contained rooming house room.
		Suite 4A Internal layout changed	Satisfying Rooming House Standards as self-contained rooming house room.
		Suite 4B converted to communal kitchen/laundry	Satisfying Rooming House Standards

		Suite 5 kitchen deleted	Satisfying Rooming House Standards as non-self-contained rooming house room.
TP01.03	Proposed Plan – Ground Level 2	Suite 6; Kitchen deleted; BIR added.	Satisfying regulatory requirements and Rooming House Standards as non-self-contained rooming house room.
		Suite 7; Kitchen deleted; BIR added.	Satisfying regulatory requirements and Rooming House Standards as non-self-contained rooming house room.
		Suite 7A; Kitchen deleted; BIR added.	Satisfying regulatory requirements and Rooming House Standards as non-self-contained rooming house room.
		Suite 8 kitchen deleted	Satisfying Rooming House Standards as non-self-contained rooming house room.
		Suite 8A kitchen deleted	Satisfying Rooming House Standards as non-self-contained rooming house room.
		Suite 9 and 9A are converted to 3 suites	Satisfying Rooming House Standards
		Suite 11 and 11A are converted to 3 suites	Satisfying Rooming House Standards
TP01.04	Proposed Plan – Roof Plan	New drawings added	Showing solar panels on roof
TP02.01	Elevation - North & South	Existing and proposed elevation are shown separately	Provide further information and changes to external fabric
		Blacked out windows are changes to frosted glass	Reduce visual impact on façade
		Handrail added to Alma Rd entry to building A	NCC requirement
TP02.02	Elevation - East	West elevation deleted	West elevation moved to a separate sheet – refer TP02.02a
		Existing and proposed elevation are shown separately	Provide further information and changes to external fabric
		Solar panels added on roof of building A	Address ESD requirement – Refer ESD report
		New ramp and handrail added	Provide accessible walkway to building B
TP02.02a	Elevation - West	Courtyard elevation deleted	Court yard elevation moved to a separate sheet – refer TP02.03
		Existing and proposed elevation are shown separately	Provide further information and changes to external fabric
		A/C units added	Building services requirement
		Bins Added	Address Waste Management Report
		Solar panels added on roof of building A	Address ESD requirement – Refer ESD report
		Blacked out windows are changes to frosted glass	Reduce visual impact on façade
TP02.03	Elevation – Courtyard North & Courtyard South	Existing and proposed elevation are shown separately	Provide further information and changes to external fabric
		Blacked out windows are changes to frosted glass	Reduce visual impact on façade

		A/C units added	Building services requirement
TP02.04	Sightline Diagram	Sightline diagrams provided	To demonstrate solar panels are not visible from footpath
TP05.01	Rooming House Assessment Sheet 1	Individual plans presented for each type of room	Proofing compliance with Rooming House Standards
TP05.02	Rooming House Assessment Sheet 2	Individual plans presented for each type of room	Proofing compliance with Rooming House Standards
TP05.03	Rooming House Assessment Sheet 3	Individual plans presented for each type of room	Proofing compliance with Rooming House Standards
TP05.04	Rooming House Assessment Sheet 4	Individual plans presented for each type of room	Proofing compliance with Rooming House Standards
TP05.05	Rooming House Assessment Sheet 5	Individual plans presented for each type of communal kitchen and laundry	Proofing compliance with Rooming House Standards

Should you have any further question please contact undersigned.

Your sincerely,



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