

PROPOSED CHANGE OF USE - ROOMING HOUSE

40 Alma Rd, St Kilda

July 2023

PROPOSED CONDITION

LEVEL	GFA (Excluding Terrace)	Circulation & Services	1 Bed	2 Bed	Totals
A - Ground Level	380.43 m ²	70.39 m ²	6	2	8
A - Level 1	189.65 m ²	31.90 m ²	4	1	5
A - Level 2	433.90 m ²	100.71 m ²	7	2	9
	1003.98 m ²	203.00 m ²	17	5	22

TOTAL NUMBER OF PROPOSED APARTMENTS

CARPARKS PROVIDED

Level	CARPARKS	
	Residential	Total
A - Ground Level	14	14
	14	14

Existing No. of Apartments:

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

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

City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/00299/2023
 No. of Pages: 1 of 14



(FOR TOWN PLANNING)

Revisions		
-	11.05.23	Town Planning Issue
A	26.07.23	TP Issue - Draft RFI Response

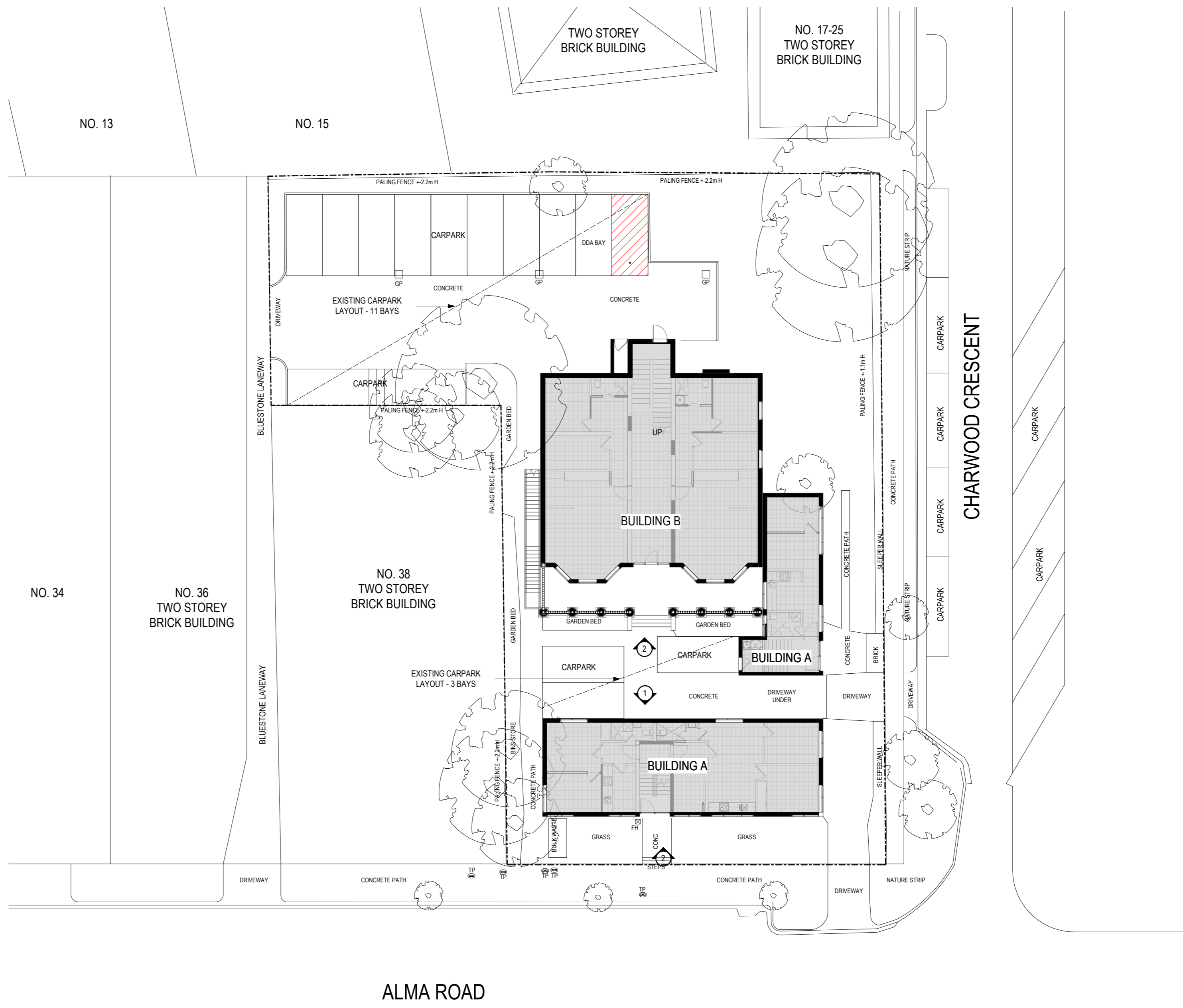
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Project: Proposed Change of Use -Rooming House
 Project No:23.02
 40 Alma Rd, St Kilda, Vic 3182
 Client: Charles Ahady

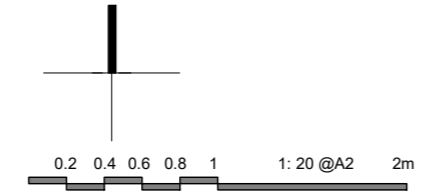
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 Scale: @ A2
 Rev: A
 Date: 26.07.23
 Drawing No.: TP00.000

SITE SCHEDULE
 SITE AREA: 1395.2 m²
 SITE COVERAGE: 31.14%
 PERMEABILITY: 13.16%
 CARPARKS: 15 SPACES
 *No changed proposed as part of this application

City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/00299/2023
 No. of Pages: 2 of 14



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

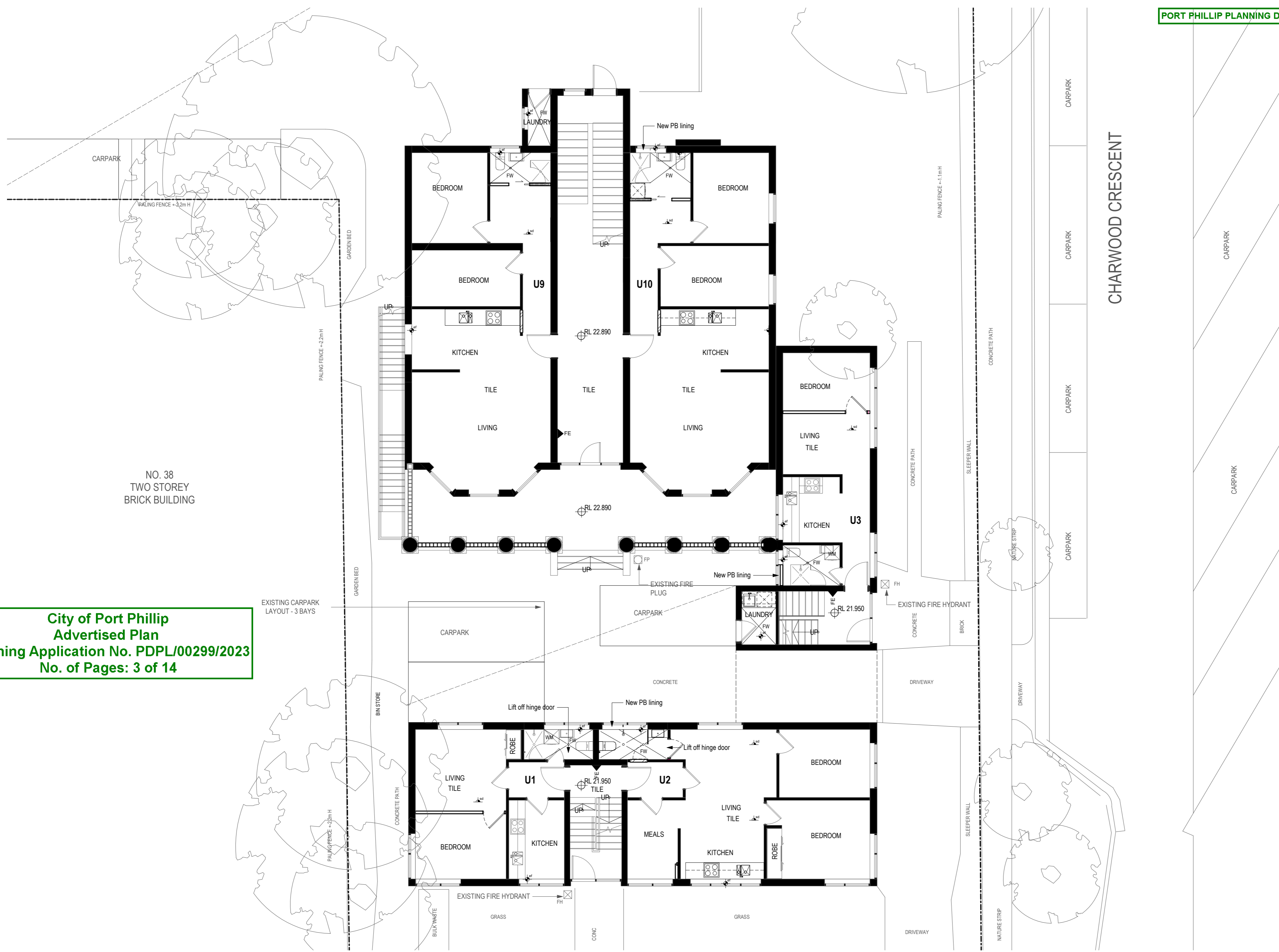
Drawing: Site Plan
 Scale: @ A2
 Rev: A
 Date: 26.07.23
 Drawing No.: TP00.00

EXISTING CONDITIONS:

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

TOTAL:

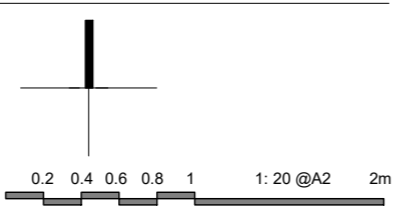
- 1 BED: 2 UNITS
- 2 BEDS: 3 UNITS



NO. 38
TWO STOREY
BRICK BUILDING

City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00299/2023
No. of Pages: 3 of 14

(FOR TOWN PLANNING)



Revisions	
-	11.05.23 Town Planning Issue
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Project: Proposed Change of Use -Roaming House
 40 Alma Rd, St Kilda, Vic 3182
 Client: Charles Ahady

Project No:23.02

Drawing: Existing Condition - Ground Level

Scale:	Rev	Date	Drawing No.
1 : 100	A	26.07.23	TP00.01

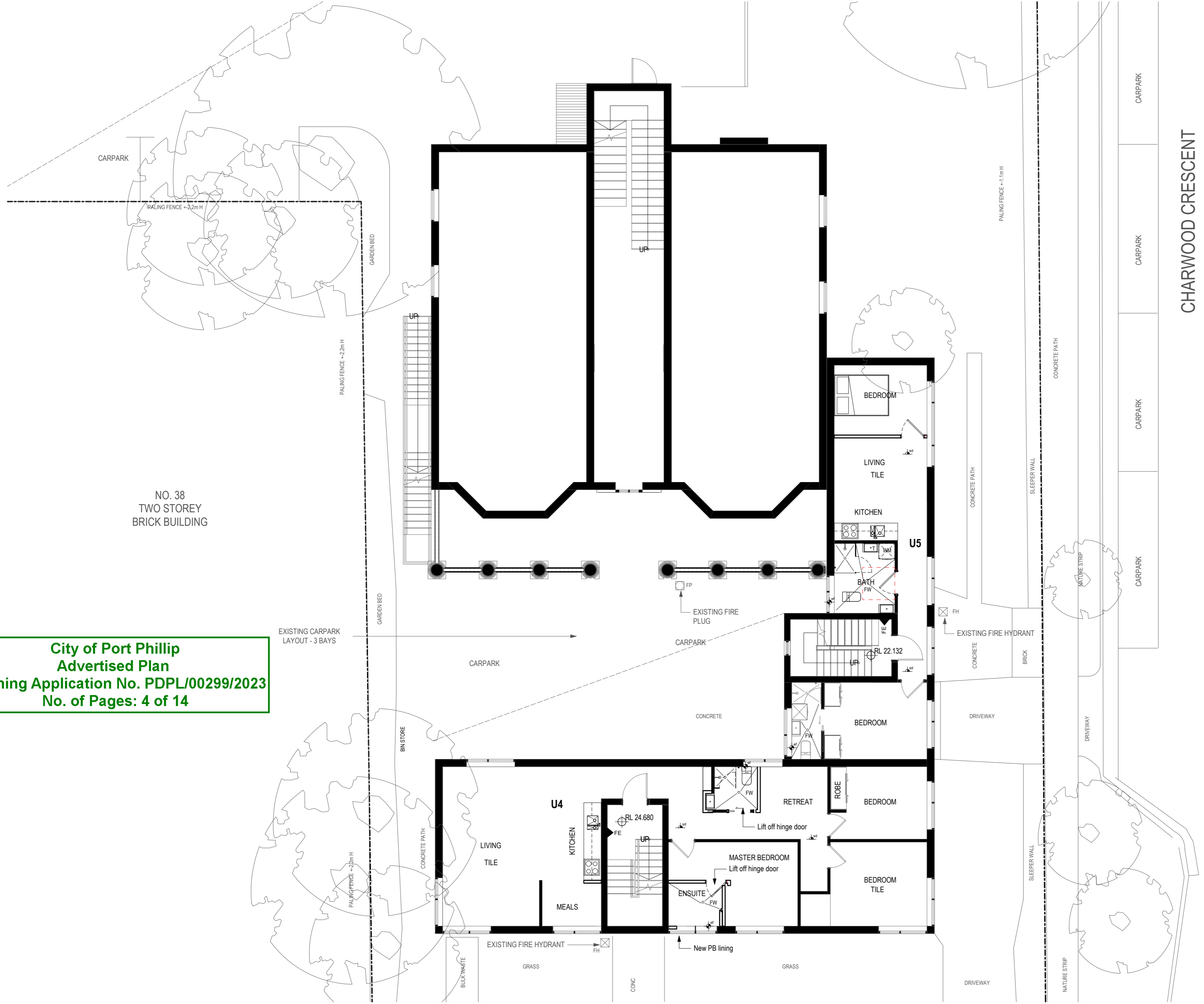
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EXISTING CONDITIONS:

UNIT 4: 3 BEDROOMS
 UNIT 5: 2 BEDROOMS

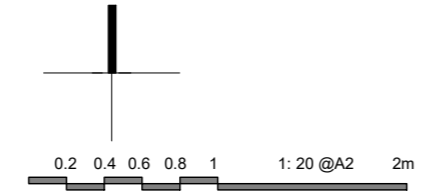
TOTAL:

2 BED: 1 UNIT
 3 BED: 1 UNIT



**City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/00299/2023
 No. of Pages: 4 of 14**

(FOR TOWN PLANNING)



Revisions		
-	11.05.23	Town Planning Issue
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Project: Proposed Change of Use -Rooming House
 40 Alma Rd, St Kilda, Vic 3182
 Client: Charles Ahady
 Project No:23.02

Drawing: Existing Condition - Level 1
 Scale: @ A2
 Rev: A
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 Drawing No: TP00.02

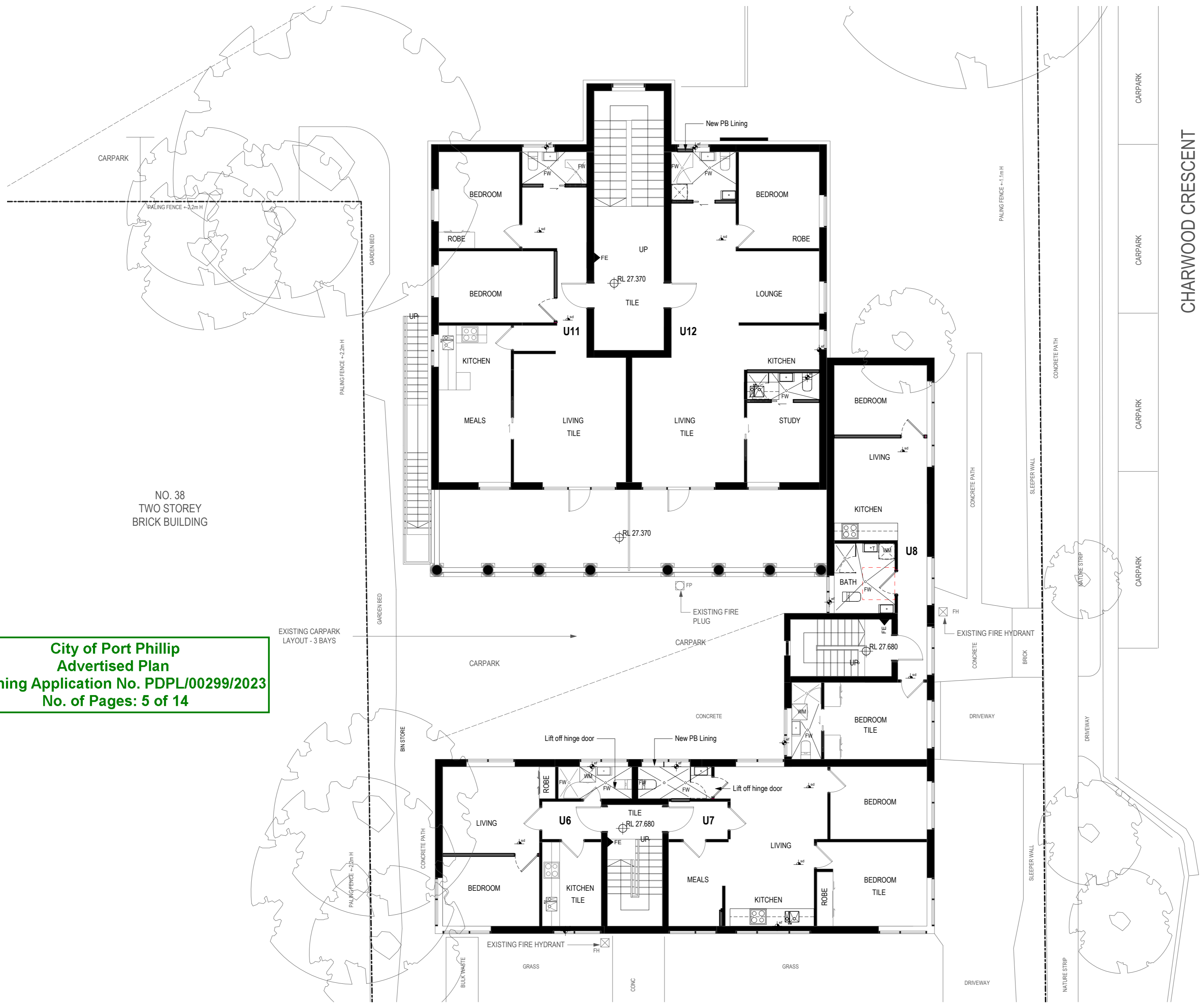
TOTAL NUMBER OF UNITS: 5 UNITS

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

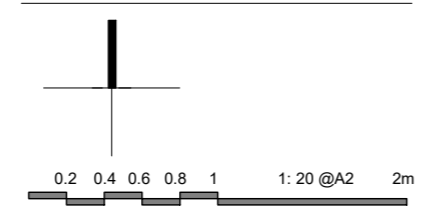


NO. 38
TWO STOREY
BRICK BUILDING

CHARWOOD CRESCENT

City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00299/2023
No. of Pages: 5 of 14

(FOR TOWN PLANNING)

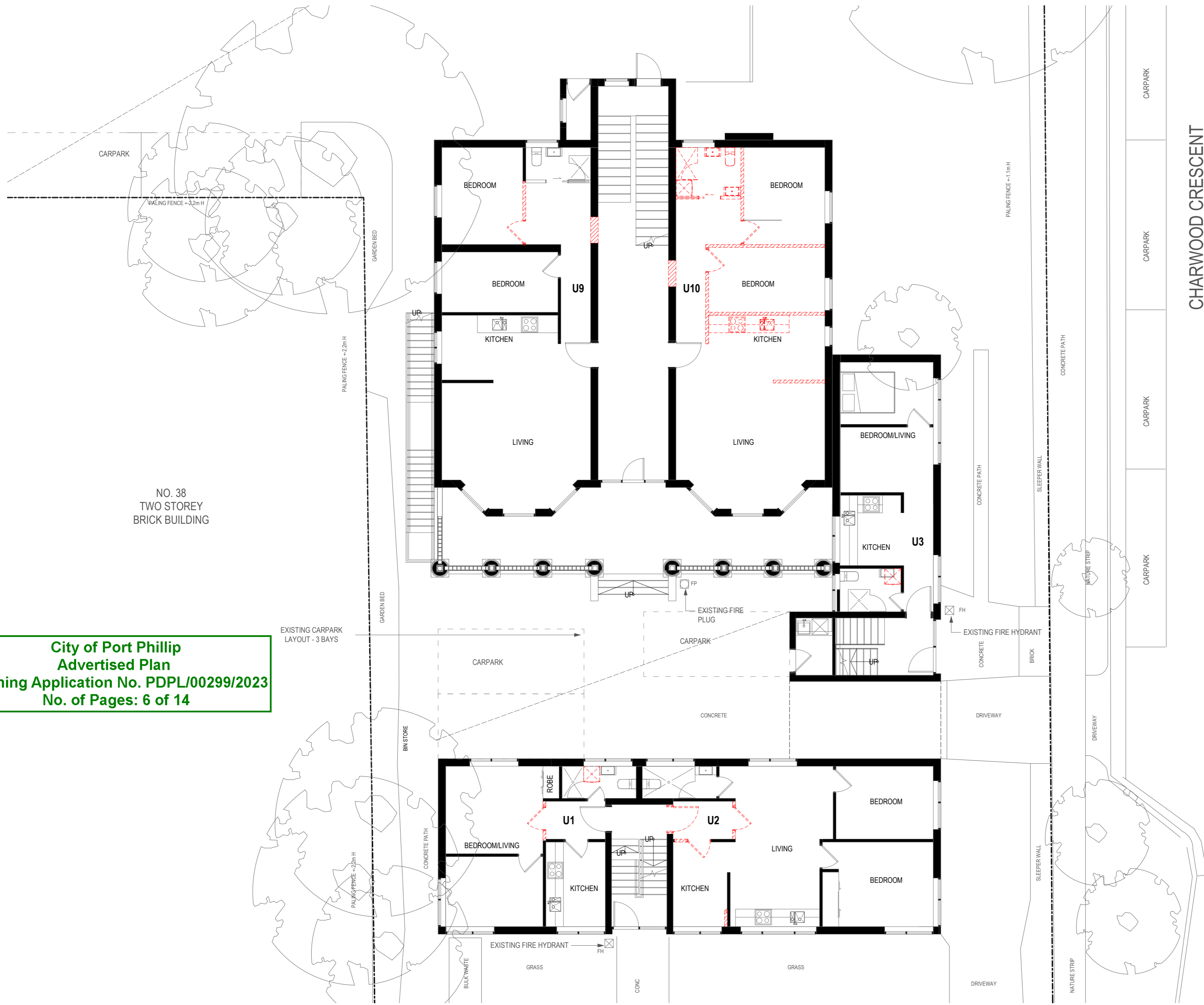


Revisions	
-	11.05.23 Town Planning Issue
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Project: Proposed Change of Use -Roaming House
40 Alma Rd, St Kilda, Vic 3182
Client: Charles Ahady

Project No: 23.02
Drawing: Existing Condition - Level 2
Scale: @ A2
Rev: A
Date: 26.07.23
Drawing No: TP00.03

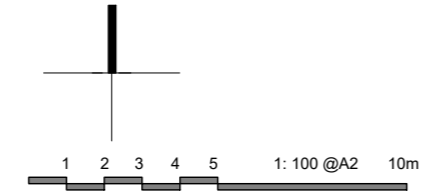


NO. 38
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BRICK BUILDING

CHARWOOD CRESCENT

City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00299/2023
No. of Pages: 6 of 14

(FOR TOWN PLANNING)



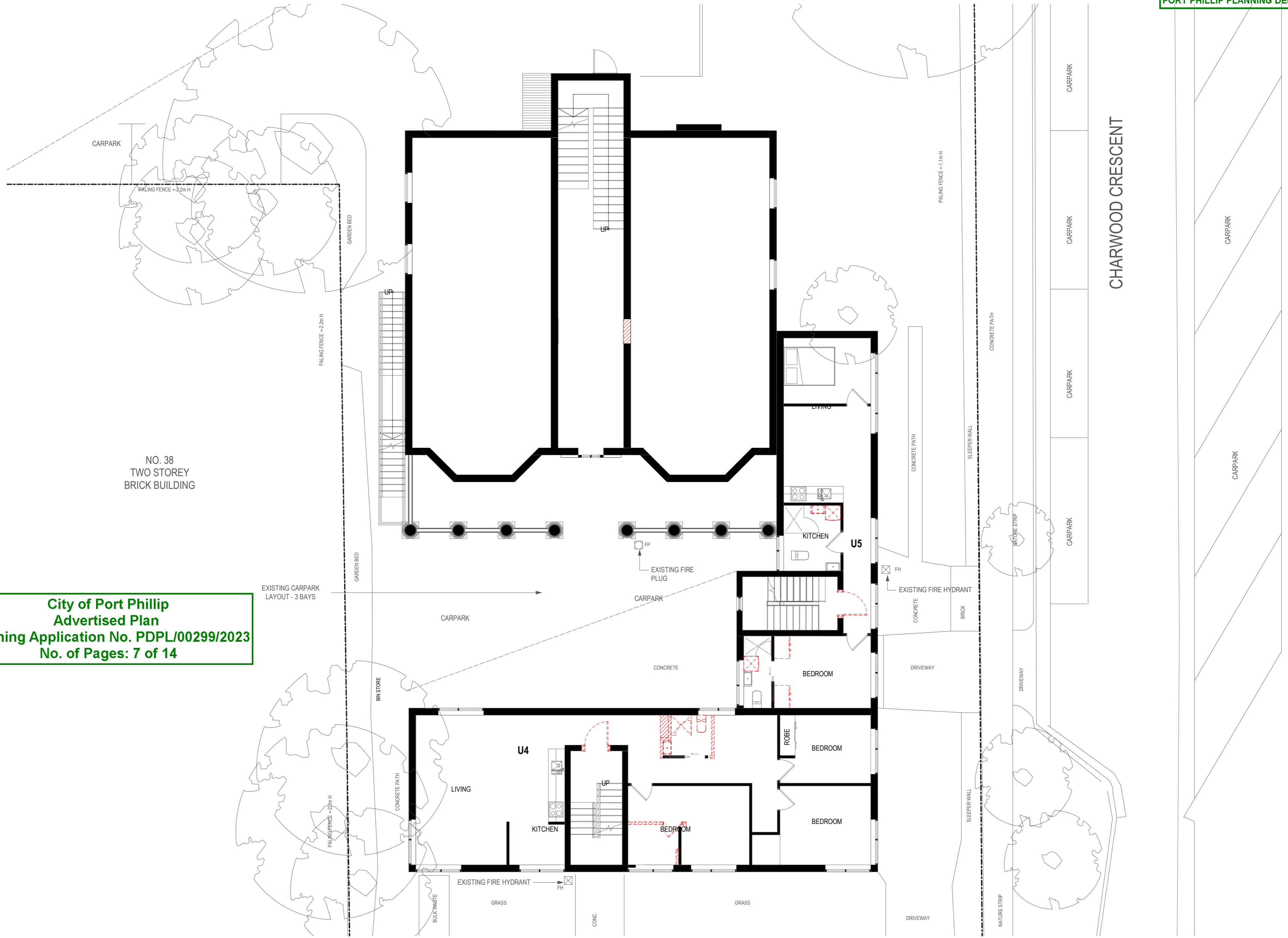
Revisions	
-	11.05.23 Town Planning Issue
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Project: Proposed Change of Use -Rooming House
40 Alma Rd, St Kilda, Vic 3182
Client: Charles Ahady

Project No:23.02

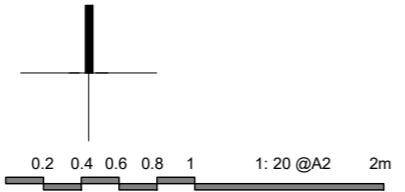
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Drawing No. TP00.11



NO. 38
TWO STOREY
BRICK BUILDING

**City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00299/2023
No. of Pages: 7 of 14**

(FOR TOWN PLANNING)



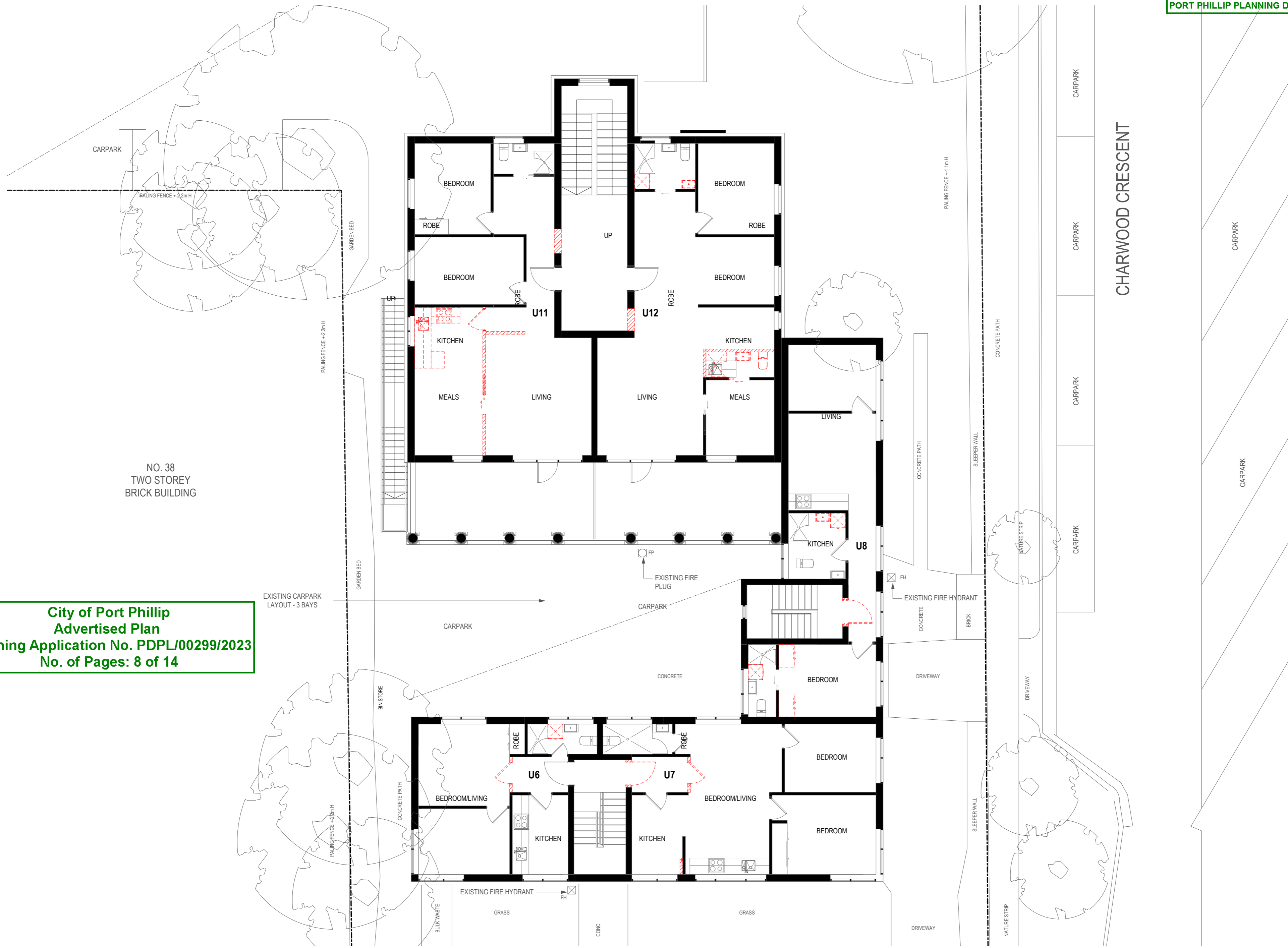
Revisions	
-	11.05.23 Town Planning Issue
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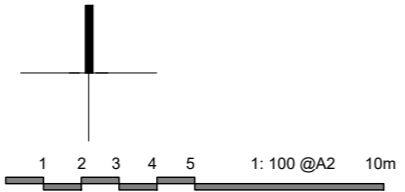
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Rev: A
Date: 26.07.23
Drawing No: TP00.12



NO. 38
TWO STOREY
BRICK BUILDING

City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00299/2023
No. of Pages: 8 of 14

(FOR TOWN PLANNING)



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Project: Proposed Change of Use -Roaming House
40 Alma Rd, St Kilda, Vic 3182
Client: Charles Ahady

Project No:23.02

Drawing: Demo Plan - Level 2
Scale: @ A2 1:100
Rev: A
Date: 26.07.23
Drawing No: TP00.13

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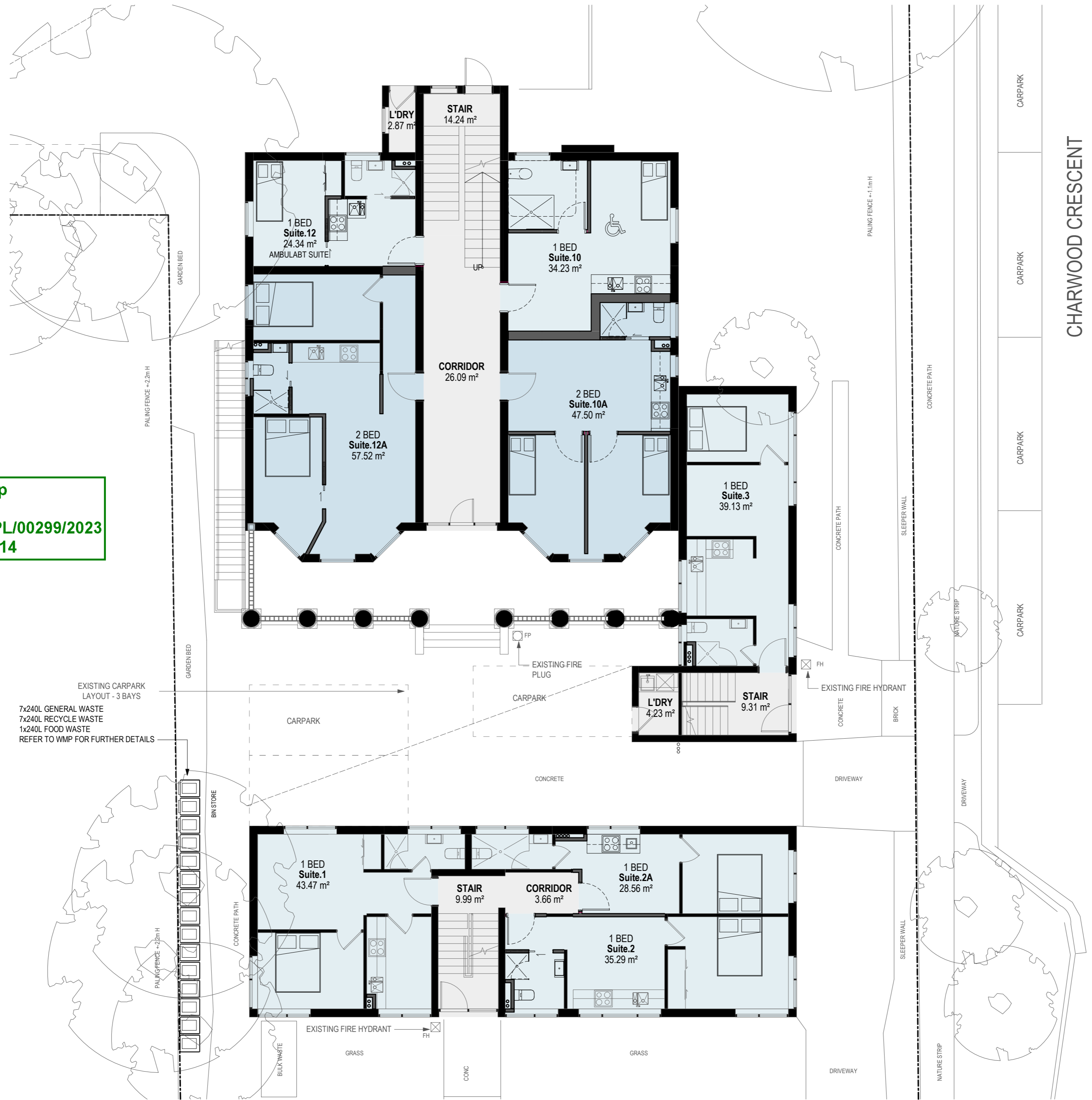
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- SUITE 2: 1 BEDROOM
- SUITE 2A: 1 BEDROOM
- SUITE 3: 1 BEDROOM
- SUITE 10: 1 BEDROOM
- SUITE 10A: 1 BEDROOM
- SUITE 12: 1 BEDROOM
- SUITE 12A: 2 BEDROOMS

TOTAL:

- 1 BED: 6 SUITES
- 2 BEDS: 2 SUITES

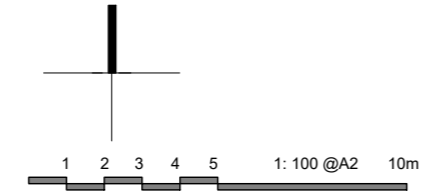
TOTAL NO. OF SUITES: 8 SUITES

**City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/00299/2023
 No. of Pages: 9 of 14**



EXISTING CARPARK LAYOUT - 3 BAYS
 7x240L GENERAL WASTE
 7x240L RECYCLE WASTE
 1x240L FOOD WASTE
 REFER TO WMP FOR FURTHER DETAILS

(FOR TOWN PLANNING)



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 Client: Charles Ahady

Project No:23.02

Drawing: Proposed Plan - Ground Level
 Scale: @ A2 1:100
 Rev: A
 Date: 26.07.23
 Drawing No: TP01.01

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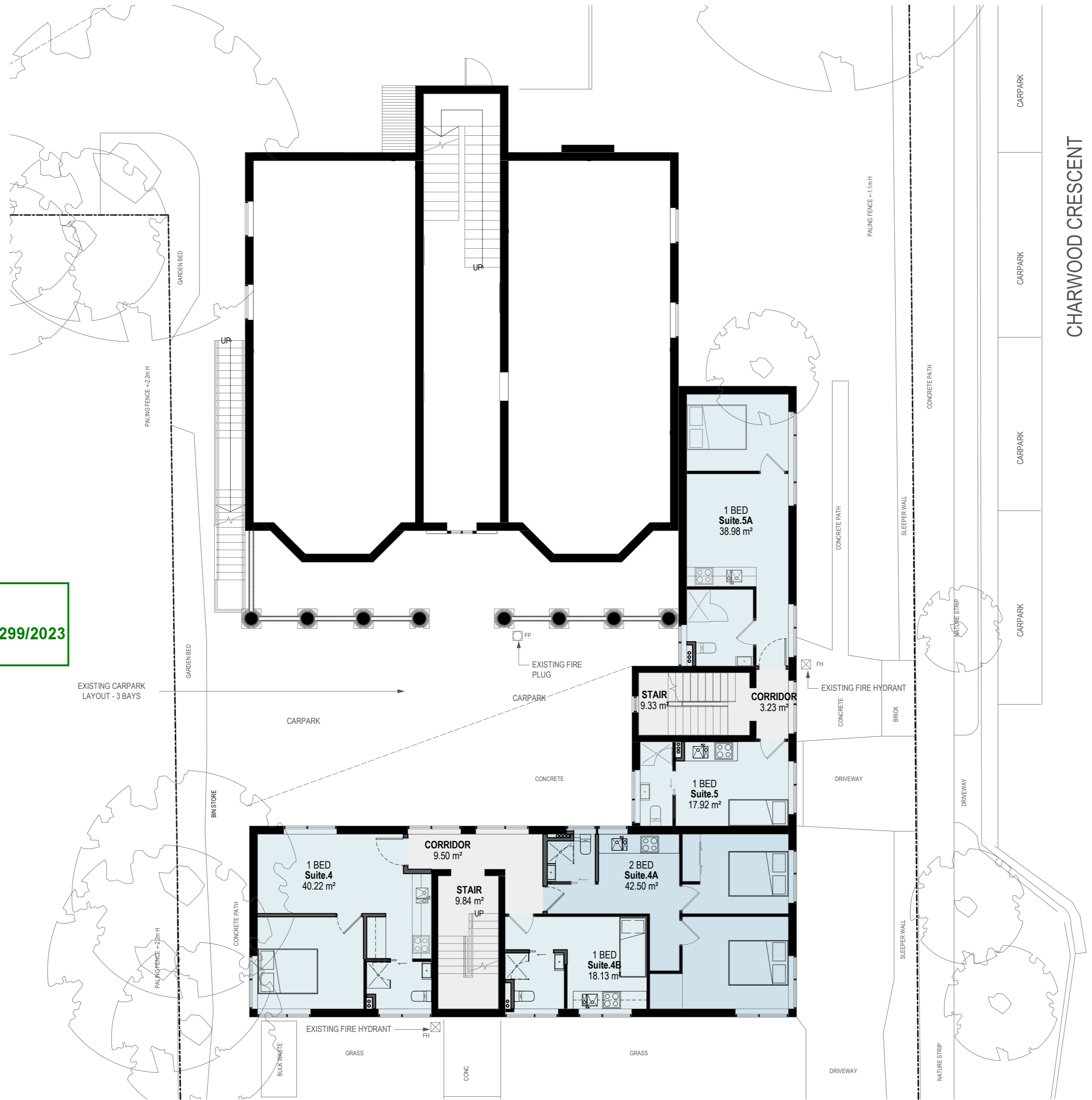
- SUITE 4: 1 BEDROOM
- SUITE 4A: 2 BEDROOMS
- SUITE 4B: 1 BEDROOM
- SUITE 5: 1 BEDROOM
- SUITE 5A: 1 BEDROOM

TOTAL:

- 1 BED: 4 SUITES
- 2 BEDS: 1 SUITES

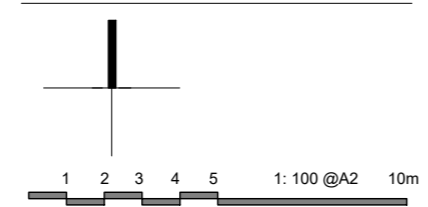
TOTAL NO. OF SUITES: 5 SUITES

City of Port Phillip
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Planning Application No. PDPL/00299/2023
No. of Pages: 10 of 14



CHARWOOD CRESCENT

(FOR TOWN PLANNING)



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 Project No: 23.02

Drawing: Proposed Plan - Level 1
 Scale: @ A2
 Rev: A
 Date: 26.07.23
 Drawing No: TP01.02

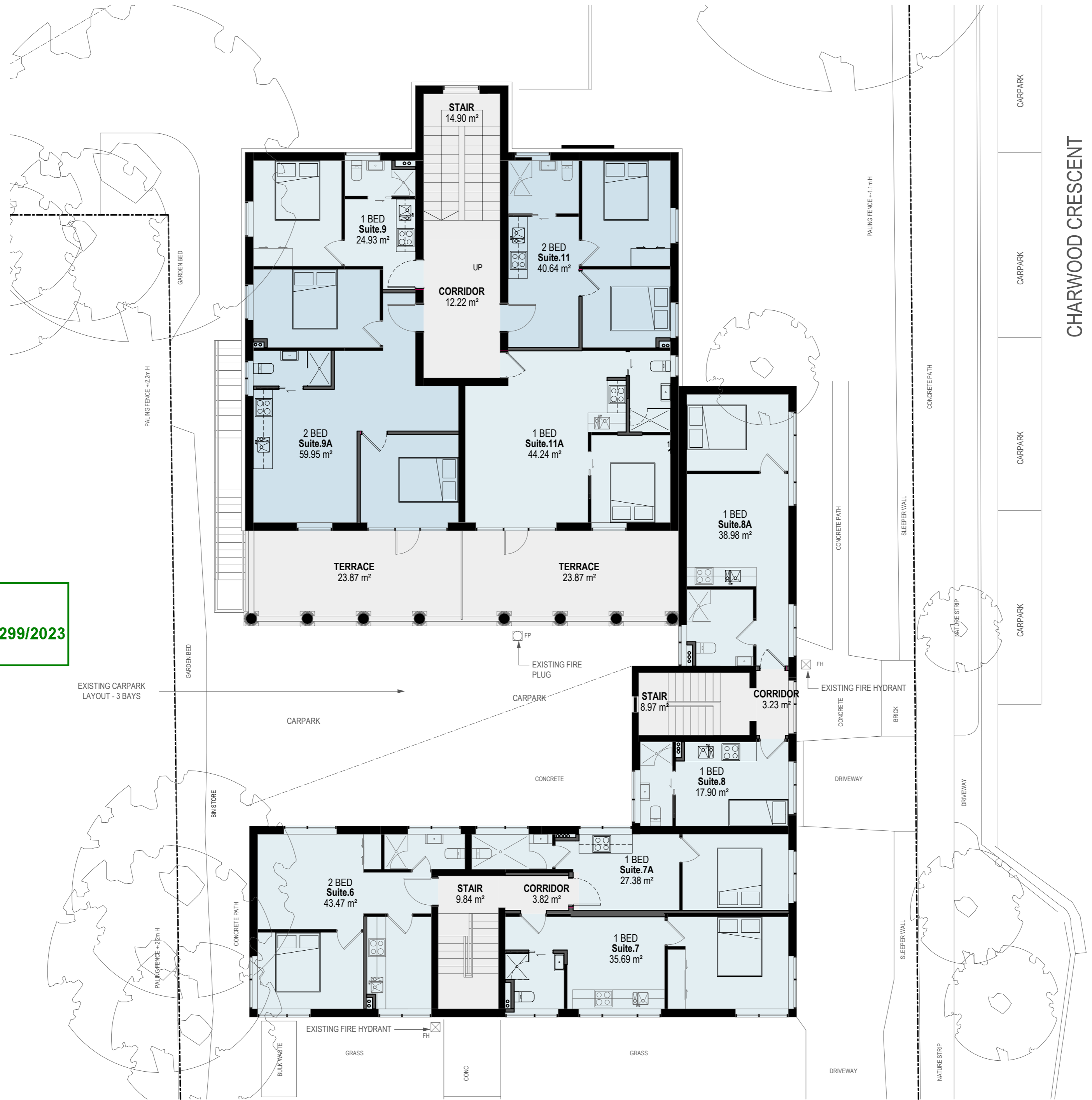
PROPOSED CONDITIONS:

- SUITE 6: 1 BEDROOM
- SUITE 7: 1 BEDROOM
- SUITE 7A: 1 BEDROOM
- SUITE 8: 1 BEDROOM
- SUITE 8A: 1 BEDROOM
- SUITE 9: 1 BEDROOM
- SUITE 9A: 2 BEDROOMS
- SUITE 11: 2 BEDROOMS
- SUITE 11A: 1 BEDROOM

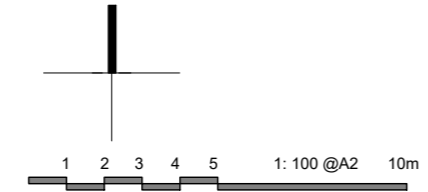
TOTAL:

- 1 BED: 7 SUITES
- 2 BEDS: 2 SUITES
- TOTAL NO. OF SUITES: 9 SUITES

City of Port Phillip
Advertised Plan
Planning Application No. PDPL/00299/2023
No. of Pages: 11 of 14



(FOR TOWN PLANNING)



Revisions	
-	11.05.23 Town Planning Issue
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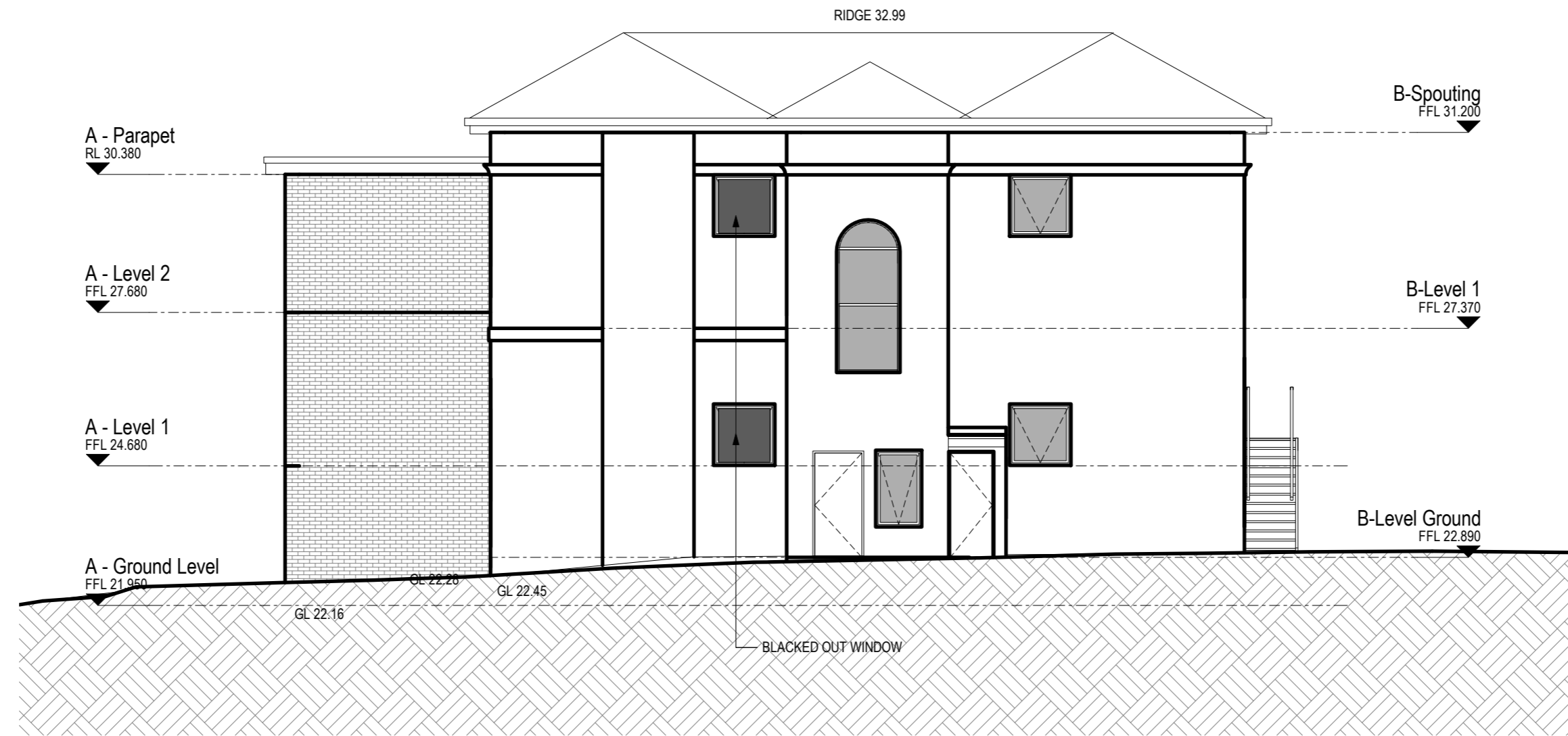
Project: Proposed Change of Use -Roaming House
 40 Alma Rd, St Kilda, Vic 3182
 Client: Charles Ahady

Project No:23.02

Drawing: Proposed Plan - Level 2
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 Drawing No: TP01.03

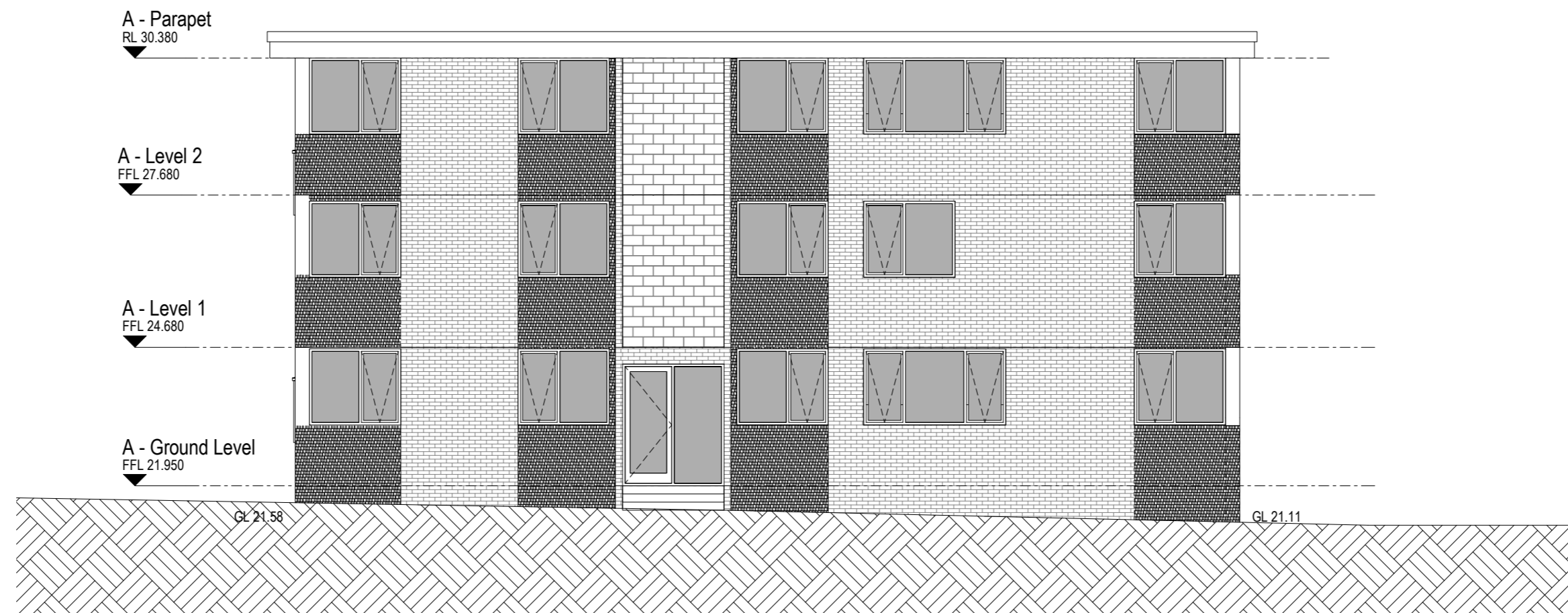
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FACADE NOTES:
 REFER TO PLANNING PERMIT No: PDVP/00231/20222
 EXTERNAL PAINT - DULUX 'HERITAGE WHITE'
 NO OTHER EXTERNAL CHANGES PROPOSED



Elevation North

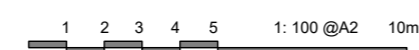
City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/00299/2023
 No. of Pages: 12 of 14



Elevation South

(FOR TOWN PLANNING)

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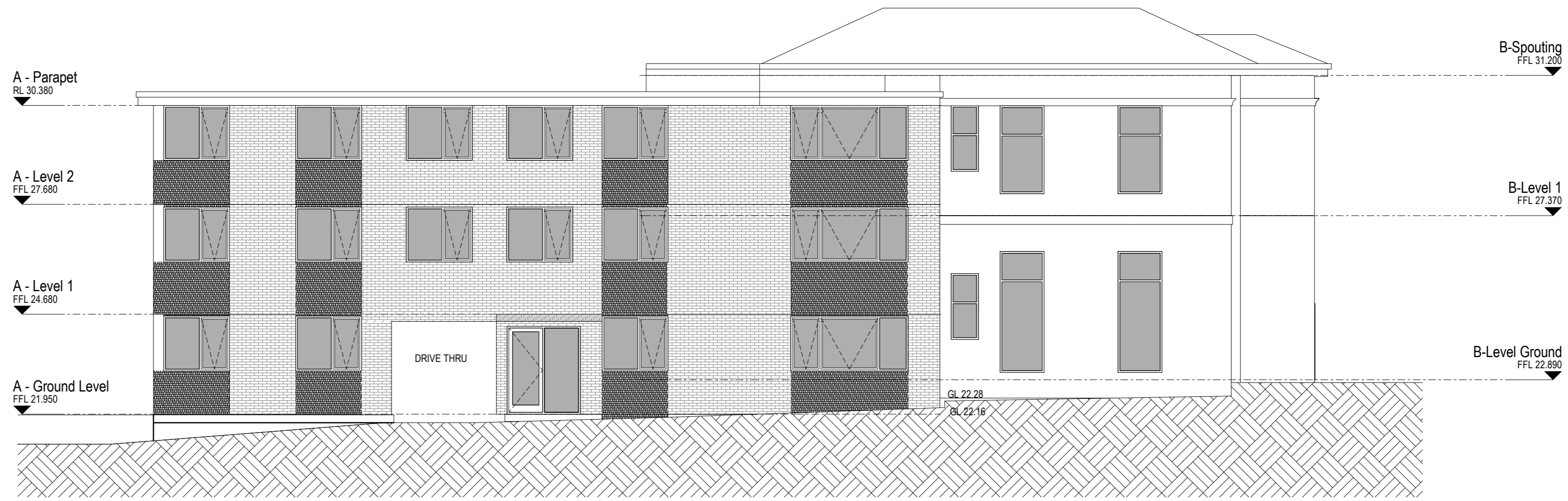


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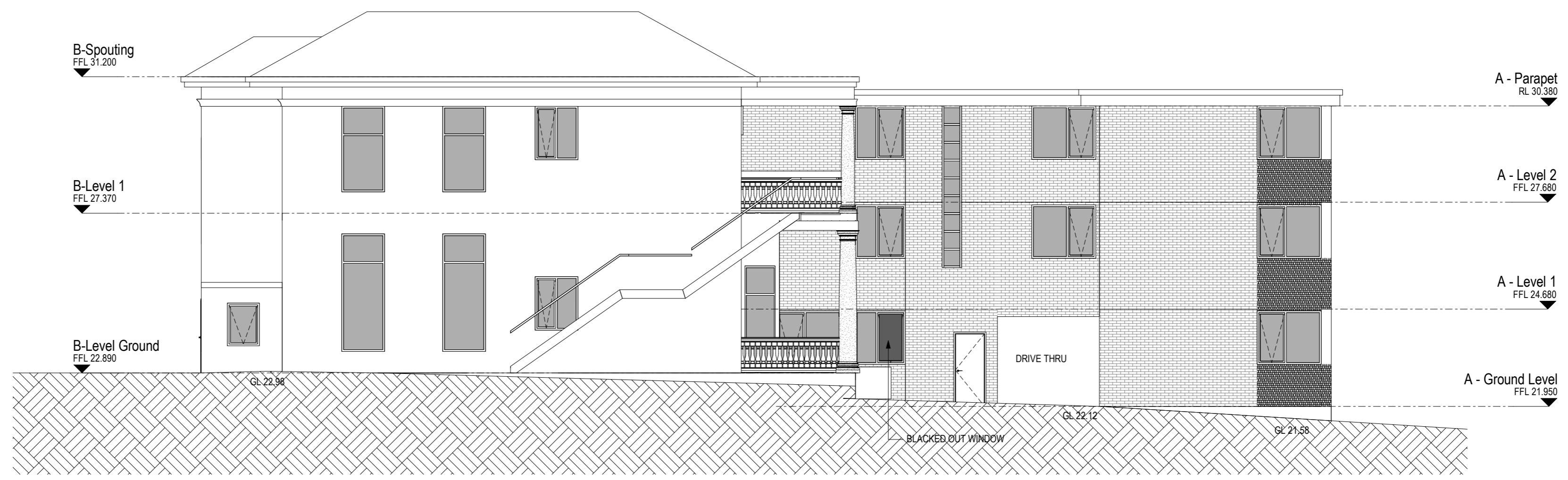
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 Drawing No.: TP02.01

FACADE NOTES:
 REFER TO PLANNING PERMIT No: PDVP/00231/20222
 EXTERNAL PAINT - DULUX 'HERITAGE WHITE'
 NO OTHER EXTERNAL CHANGES PROPOSED



Elevation East

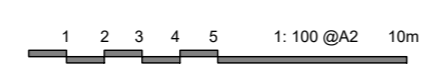
**City of Port Phillip
 Advertised Plan
 Planning Application No. PDPL/00299/2023
 No. of Pages: 13 of 14**



Elevation West

(FOR TOWN PLANNING)

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

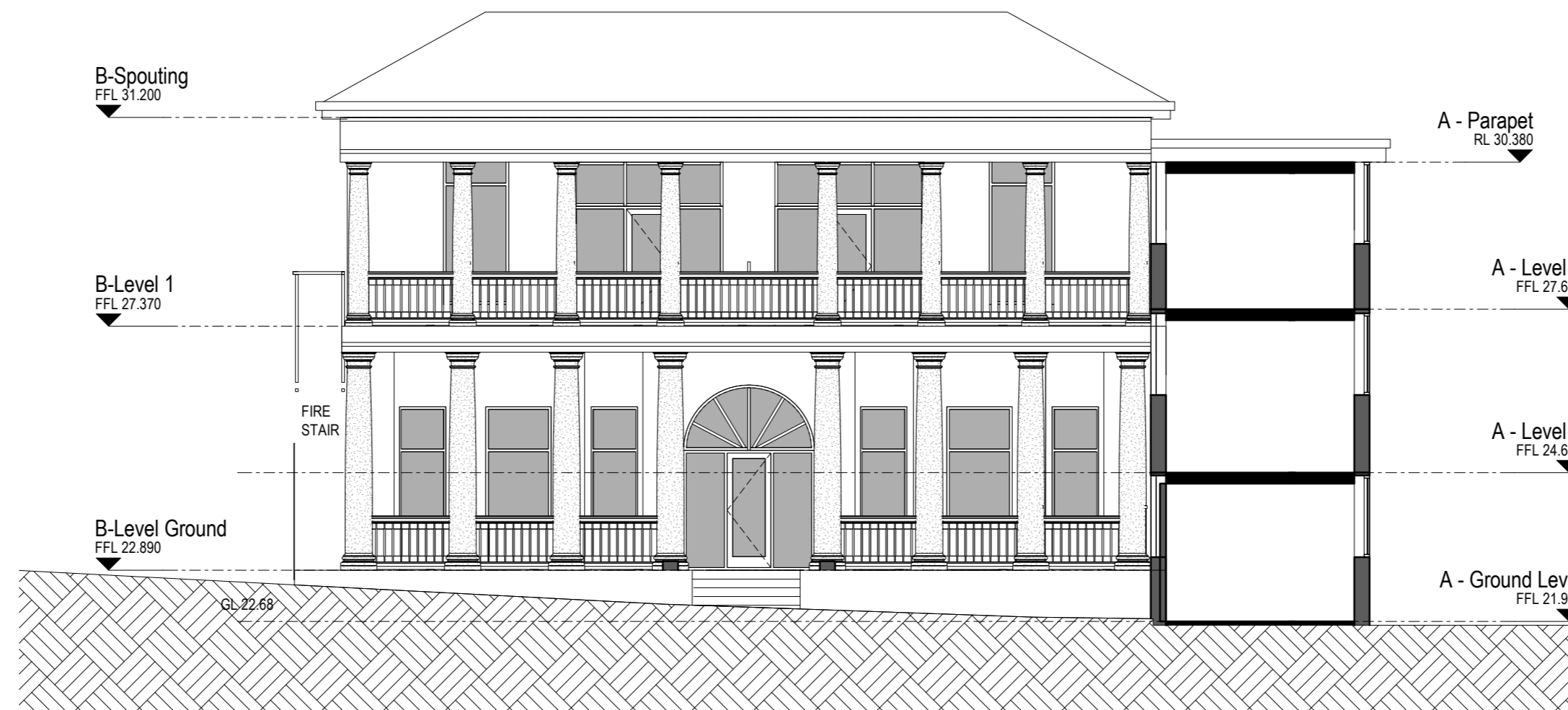
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 Drawing No: TP02.02

FACADE NOTES:
 REFER TO PLANNING PERMIT No: PDVP/00231/20222
 EXTERNAL PAINT - DULUX 'HERITAGE WHITE'

NO OTHER EXTERNAL CHANGES PROPOSED



Elevation Courtyard North



Elevation Courtyard South

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 Planning Application No. PDPL/00299/2023
 No. of Pages: 14 of 14

(FOR TOWN PLANNING)

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Project
 Proposed Change of Use -Rooming House

Project No:23.02

Drawing
 Elevation - Courtyard North & Courtyard South

40 Alma Rd, St Kilda, Vic 3182

Client
 Charles Ahady

Scale: @ A2	Rev	Date	Drawing No.
1 : 100	A	26.07.23	TP02.03

