

WITNESS STATEMENT

IN THE VICTORIAN CIVIL AND  
ADMINISTRATIVE TRIBUNAL AT  
MELBOURNE  
ADMINISTRATIVE DIVISION  
PLANNING AND ENVIRONMENT LIST

VCAT REF NO. P1946/2007  
VCAT REF NO. P1174/2007  
PERMIT APPLICATION NO. 231/2007

Regal Hotel Pty Ltd & Ors  
161 Fitzroy Street Pty Ltd  
Jonathan Raymond  
Australian Institute of Management  
David Myer C/ - St Kilda Park Primary School

Applicants

and

Port Phillip City Council

Respondent

STATEMENT OF JOHN MYLONAS

I, John Mylonas of 232 Douglas Pde Newport in the State of Victoria, says as follows:

1. I am the Chairman of the St Kilda Sports Club.
2. I have held the position of Chairman of the St Kilda Sports Club ("Club") since 2003.
3. The Club occupies the property located at 66 Fitzroy Street, St Kilda, Victoria.
4. I make this statement in opposition to an application by the Respondent to construct a Skate Park and Urban Plaza ("the Skate Park") on the land known as 72 Fitzroy Street, St Kilda and the subject of Planning Permit Application No. 231/2007.
5. The Club has a long and proud history of providing a host of sporting facilities including Lawn Bowls, Cricket and Petanque to the suburb of St Kilda from the land directly adjacent to the land proposed as the site for the Skate Park.
6. The Club is comprised of the St Kilda Bowling Club, Emerald Hill Cricket Club, St Kilda Darts Club and St Kilda Petanque Club. The Bowling Club was formed in 1865 and is the second oldest bowls club in Australia.

7. The Club house for the St Kilda Bowling Club was built in 1876 and is the oldest existing Bowls Club House in Australia and is listed on the Victorian Heritage Register (VHR No. H1913).
8. At present the Club can be viewed and admired by passers-by from Lakeside Drive and the Junction Oval looking towards the St Kilda foreshore.
9. The development as proposed by the Respondent is unsympathetic to the heritage and historical value of the property of the Club.
10. I am concerned with the size of the proposed development and the associated increase in the number of park users which such a large facility will attract.
11. I believe the issue of increased park patronage has not been sufficiently addressed or provided for by the current proposal and the Respondent's reliance on the facilities at the neighboring Holdsworth Pavilion (which is a significant distance from the location of the proposed site) to cater for the influx of skaters, has not been properly considered.
12. I believe that the Club's facilities and grounds, as a result of such a large development will be utilized by the Skate Park users due to the close proximity of the Club facilities.
13. I would like to draw the Tribunal's attention that the Club's liquor licence does not allow for unaccompanied underaged persons who are not participating in a sporting activity at the Club, to be on any part of the Clubs premises.
14. I am concerned about the difficulty of controlling and preventing users of the Skate Park from attending the Club for the primary purpose of using facilities that have not otherwise been properly catered for by the Respondent's current proposal.
15. The development and its associated uses will have an impact on the operation of the Club and the current proposal fails to sufficiently address the effect of Skate Park users on the Club's amenities and the related impact on its members.

Signed .....  .....

Dated ..... 16 OCTOBER 2007 .....

Witness .....  .....