

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 RONALD LAIRD

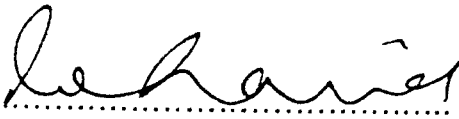
I, Ronald Laird, of Rialto Towers, 525 Collins Street, Melbourne, in the State of Victoria, Legal Practitioner, say as follows:

1. I am the current President of the St Kilda Cricket Club ("the Club").
2. I have held the position of President of the Club from the beginning of Cricket Season 2000/2001.
3. The Club sub-leases the Junction Oval which is located at the corner of Queens Road Drive and 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 Junction Oval is the home of the Club and is a significant and extremely important Melbourne sporting landmark directly opposite the land proposed as the site for the Skate Park.
6. The Club has called the Junction Oval "home" since 1857 and the Club recently celebrated its 150th anniversary. The Club is one of very few Cricket Clubs around the world to have played on the same ground for more than 150 years.

7. The Junction Oval has also been home to three (3) VFL/AFL Clubs (St Kilda 1897-1915 & 1918 - 1941; South Melbourne 1944 - 1946; and Fitzroy 1897 - 1966).
8. The ground is the current training base for both the Melbourne Football Club and the Victorian Bushrangers Cricket Team.
9. At present the Junction Oval can be viewed and admired by passers-by from Fitzroy Street looking towards St Kilda Road, Queens Road and St Kilda Junction.
10. I believe that should the proposed Skate Park for the land at the corner of Fitzroy Street and Lakeside Drive and immediately opposite the Junction Oval, be developed as proposed, there will be a significant negative effect and reduction in the visual impact and historical significance of the Junction Oval and its historic pavilions and grandstands.
11. As President of the Club and on behalf of its members I represent the strong belief that the Skate Park is incompatible with the proposed site's historical surroundings, significance and visual impact as the main entry point to the Albert Park Precinct.
12. I am deeply concerned that the Club, as an adjoining neighbour to the proposed site, was not included in the St Kilda Skate Park Community Reference Group ("the Reference Group") which was established for the purpose of making a recommendation to the Respondent regarding the preferred location of the Skate Park.
13. I believe that the Club on behalf of its members should have been provided the opportunity by the Respondent, as a key stakeholder and adjoining leasehold occupier of the proposed premises, to make a presentation to the Respondent as part of the Reference Group and in order to assist the Respondent in its final decision regarding the sites proposed for the Skate Park.
14. The Club is deeply concerned of the impact which the extra number of park users will have on the operation of the Club and its members, it being an issue (the increase in number of park users) which I believe has not been sufficiently addressed or provided for by the current proposal together with the consequential impact on the facilities (ie. toilet facilities) located at the Junction Oval for the use of the Club and its members 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.
15. The Club is concerned that the size and imposing nature of the Skate Park will consequentially impact on the adjoining properties as a result of an increase in the amount of anti-social behaviour associated with the activities for which the Skate Park is designed and in particular as a result of the increase in the number of park users in this already crowded and heavily used area of St Kilda.
16. The Club is concerned with the noise created by skateboarding and other associated activities conducted at the Skate Park and the consequential impact on the tranquil surrounds of the Junction Oval and the quiet

enjoyment of spectators taking pleasure from the entertainment provided by cricket matches held at the ground from October to April each year.

17. The Club objects to the proposed construction of the Skate Park at the proposed location because such a proposal is unsympathetic to the heritage and significant historical value of the Junction Oval, the home of the Club for over 150 years and the failure to address the consequential effects associated with such a large development on the facilities of and amenities located at the Junction Oval.

Signed .....  .....

Dated ..... 10/10/2007 .....

Witness .....  .....