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Planning Report

71-79 Argyle Street, St Kilda

Building and works associated
with existing child care centre

ratio:

Project
71-79 Argyle Street, St Kilda

Prepared for
City of Port Phillip

Our reference
18504P

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1. Introduction

Ratio Consultants has been engaged by the City of Port Phillip, the permit applicant, to prepare a town planning report with respect to an application for the redevelopment of the North St Kilda Children's Centre.

The existing child care centre occupies the northern portion of the land, fronting Argyle Street, which is mostly within the Public Use Zone, Schedule 6 (PUZ6) with a small section of land within the General Residential Zone, Schedule 1 (GRZ1).

The redevelopment of the Childcare centre is consistent with the purpose of the land and carried out by the Council as the public land manager. While there are no permits authorising the use of the site as a child care centre/kindergarten, the property has existing use rights for the land use as the facility has operated since the 1980s.

The redevelopment allows for the expansion of the Childcare centre to support the provision of early childhood education and childcare services and assists the integration of community infrastructure for local and regional communities in the City of Port Phillip.

The proposal, co-located with existing community facilities, is positioned to strengthen community infrastructure of the surrounding residential area and the identity of the local area as a focal point and multi-functional space for the community close to the St Kilda Road South Precinct, activity centres and access to public transport.

2. Existing Conditions

2.1. Subject Site

The subject site is located at 71-79 Argyle Street, approximately 160 metres east of St Kilda Road South.

The part of the site which this planning application is primarily concerned with is the north-eastern corner of the property where the existing child care centre is located. This 'planning unit' has an approximate area of 2,100 square metres.

A total of 39 land parcels make up the subject site. The planning unit will occupy a more confined area contained within 8 titles. These include:

Table 1: Land parcels comprising the planning unit

Parcel ID number on Survey Plan	Lot/Plan number	Volume/Folio number
4	Lot 1 TP 835286J	Volume 3025 Folio 880
5	Lot 1 TP 227217V	Volume 4085 Folio 850
6	Lot 1 TP 126107R	Volume 778 Folio 952
7	Lot 1 TP 568477N	Volume 2893 Folio 433
12	Lot 2 TP 967223W	Volume 12065 Folio 685
33	Lot 15 PS 2099	Volume 4370 Folio 805
34	Lot 1 TP 937673H	Volume 2798 Folio 534 (Lot 1 is part of the land in this Vol/Folio)
35	Lot 1 TP 529922P	Volume 3963 Folio 453

The positioning of these titles is identified on the land survey plan prepared by Breese Pitt Dixon (Revision 4) dated 20 January 2026 attached as Appendix A of this report.

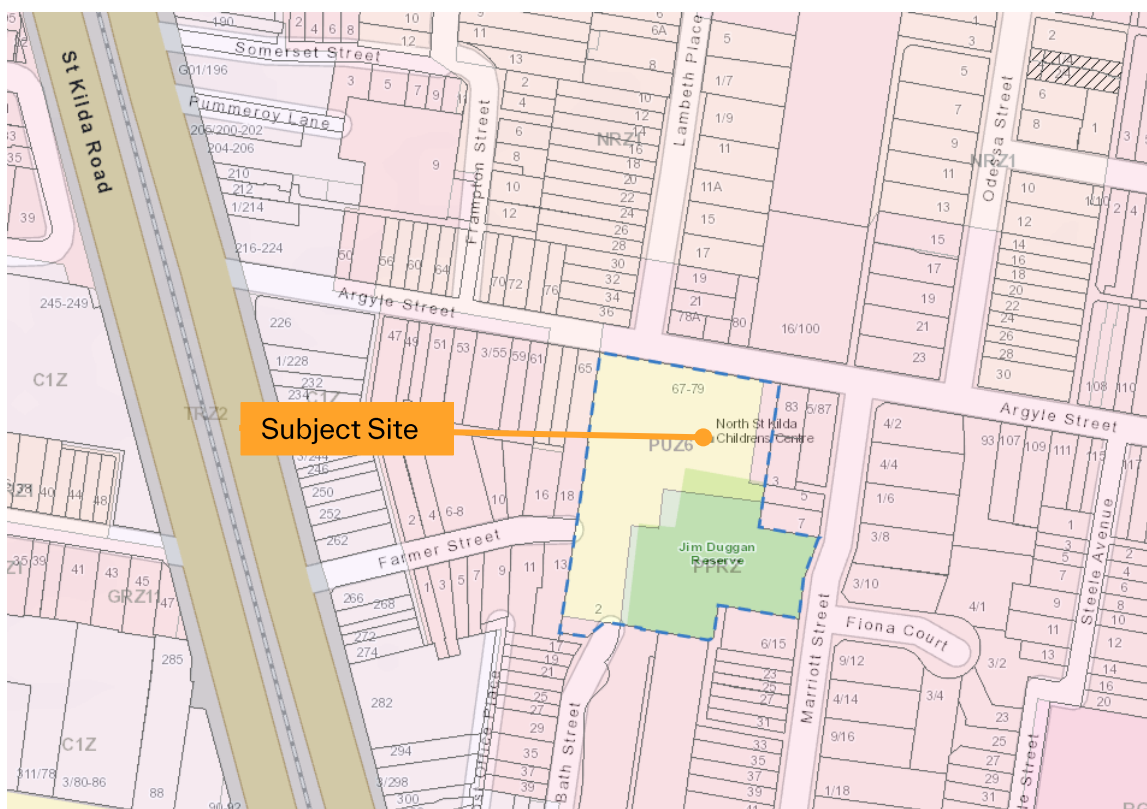
The whole of the property is an irregular lot with a total area of approximately 8,015 square metres. The north-western corner of the site is developed as a community centre which shares the Argyle Street frontage on the northern boundary with the Childcare Centre. The Childcare Centre has a frontage of approximately 50 metres and the balance is the rear entrance of the community centre (approx. 22 metres). The south-eastern portion of the site is the Jim Duggan Reserve, taking up approx. 3,170 square metres of the site area. The depth of the lot is approx. 110 metres and spans 95 metres wide at the broadest extent of the Reserve.

The property is divided into three zones, reflecting the mix of uses on the site and adjacent land. This includes a small section of approximately 260 square metres at the north-eastern corner, within the planning unit of the Child care centre, which is within the GRZ1.

Figure 1: Aerial photo of child care centre location.

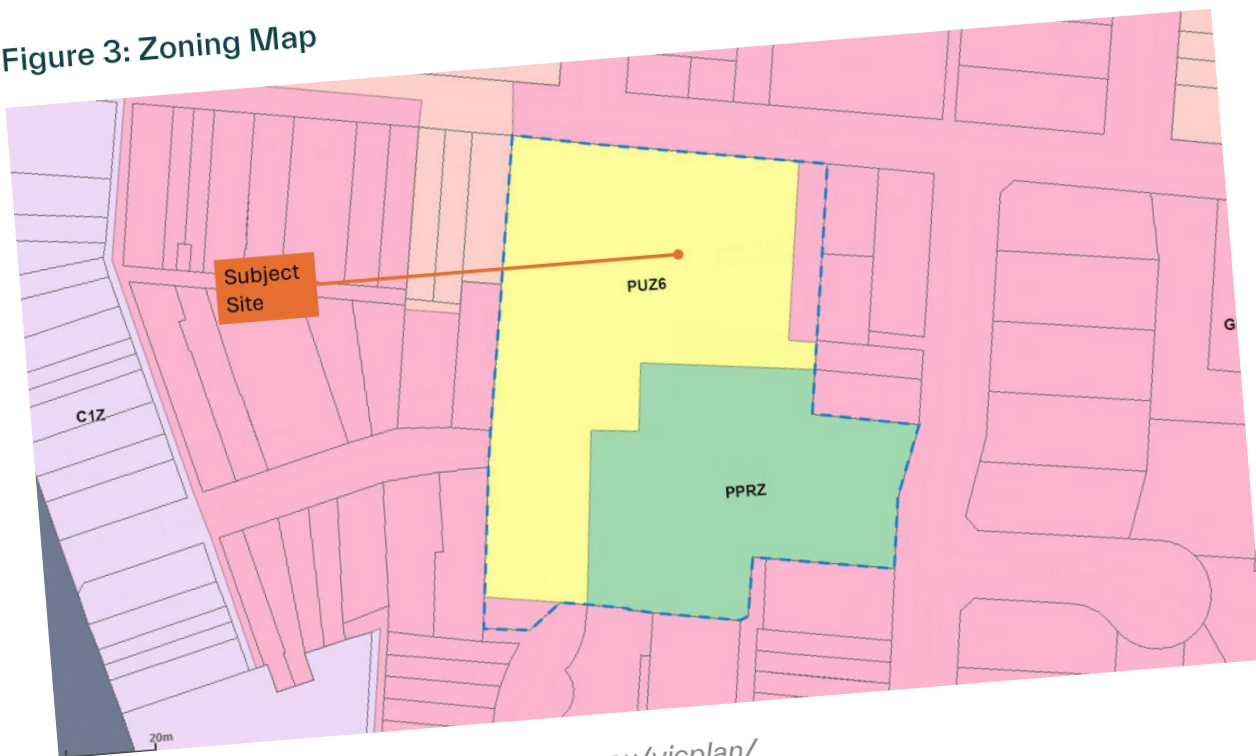


Figure 2: Cadastral Plan



Source: VicPlan <https://mapshare.vic.gov.au/vicplan/>

Figure 3: Zoning Map



Source: VicPlan <https://mapshare.vic.gov.au/vicplan/>

Figure 4: Overlays on the site and in the vicinity



Source: VicPlan <https://mapshare.vic.gov.au/vicplan/>

The key features the subject site as it relates to the area where the child care centre is located is as follows:

- The North St Kilda Children’s Centre is part of a larger site that includes other uses, namely a community centre and a public reserve.
- The existing child care centre is single storey and provides services for 77 children. A maximum of 18 staff are one site at any one time.
- The front of the child care centre comprises of outdoor play areas including sandpits and landscaping and a paved footpath leading to the front of the building.
- A 1.8-metre-high palisade fence features on the Argyle Street frontage and along the western shared boundary with the community centre, extending south to the Childcare Centre. The eastern boundary abutting a single-storey dwelling features a steel Colorbond fence.
- Some existing vegetation is located at the front and rear of the Childcare Centre.
- The site’s topography is relatively flat.
- A parking bay with on-street car parking features along the Argyle Street frontage.

Existing use of the land as a child care centre

It is understood that land has been used continuously as a Council-operated child care centre since the 1970s.

The existing use rights for use of the land as a Child care centre has been confirmed by Certificate of Compliance PDCC/00014/2025 issued by the City of Port Phillip on 17 December 2025 in accordance with Section 97N(1)(a) of the Planning and Environment Act 1987.

The Certificate of Compliance is attached at Appendix B of this report.

Figure 5: Historical and present aerial photos of the Childcare Centre within the subject site and surrounds

2025



2001



Source: Landchecker <https://app.landchecker.com.au/property/VIC-219576522/info>

Figure 6: North St Kilda Children's Centre viewed from Argyle Street frontage



2.2. Surrounding Land

- Abutting the eastern boundary of the Childcare Centre is a single-storey dwelling and a double-storey dwelling at 83 Argyle Street and 3 Marriott Street, respectively. The single-storey dwelling shares the Argyle Street frontage, and the double-storey dwelling is built on the northern portion of the lot with a carport on the southwest corner that abuts the shared eastern boundary. Trees line the eastern boundary within the property boundary of the Childcare Centre.
- Two other single-storey dwellings extend south of the site along Marriott Street with their rear sides abutting the Jim Duggan Reserve.
- Immediately south of the Childcare Centre, within the principal site, is the Jim Duggan Reserve, which includes a children's playground accessible from Marriott Street.
- To the immediate west on the site is the Betty Day Community Centre, which shares the Argyle Street frontage. The community centre is accessible from its main entrance at the south from Farmer Street and Bath Street.
- The site is in an established residential area with a mix of dwelling types within the Neighbourhood Residential Zone and General Residential Zone.

Figure 7: The interface between the subject site and 83 Argyle Street to its east



2.3. Broader Character

Contextually, the site is located within an established residential area approximately 100 metres east of the St Kilda Road South Precinct and 220 metres north of the Carlisle Street Major Activity Centre. It is situated between the Windsor and Balaclava train stations, approximately 860 metres northeast and 920 metres southeast, respectively.

Adjoining and surrounding residential properties are low scale and fine grain, with many Victorian style dwellings and designated heritage places in the St Kilda East area north of the site.

Development along St Kilda Road to the west of the subject site include a mix of low scale retail/residential and larger scale commercial sites. Buildings are generally of a 2-3 storey scale with ground level retail and upper-level office and residential. The historic form of the retail frontage along the east side of St Kilda Road contributes to the positive street frontage. Developments on the west side of St Kilda Road are higher density with buildings over 8 storeys.

The site has good access to multiple modes of public transport with tram services along the main arterial St Kilda Road and Chapel Street, as well as four bus services along Barkly Steet west of St Kilda Road.

The Jim Duggan Reserve and Community Centre co-located with the Childcare Centre on the site provide a focal point and local identity for the surrounding residential area. Other complementary non-residential uses servicing the local community in the vicinity include fitness and recreational facilities along St Kilda Road and an ALDI supermarket in Inkerman Street to the south.

3. The Proposal

It is proposed to redevelop the existing single storey North St Kilda Children's Centre with a new modern double storey building, including basement car park for 9 car spaces and bicycle parking.

The circular form of the building will be oriented towards the eastern side of the frontage with the ground level play areas to the west of the building. The existing building extends along the southern extent of its site with the play areas within the deep frontage.

The ground and first floors will provide six care rooms for a total of 121 children, an increase of 44 from the current 77 places. The ground floor will include an administration area, kitchen and outdoor play area positioned to the west of the building. The first floor includes staff facilities and an outdoor deck play area positioned on the roof of the ground floor. The proposed maximum number of staff will be 25, an increase of 7 staff on the existing operation.

Vehicle access to the basement will be via a new crossover from Argyle Street. The basement will provide nine car parking spaces. Pedestrian entry to the elevated front door will be via stairs and an access ramp that extends towards the west. Bicycle parking will be provided conveniently close to the front entrance.

Existing vegetation on the site will be removed to allow the development with trees along the western boundary and to the south within Jim Duggan Reserve retained by the design response. The development will introduce a new generation of landscaping with 10 new trees proposed through the ground level play area to the west. Landscaping will also be included on the first floor outdoor play area.

The development will adopt a contemporary palette of materials including concrete, metal cladding in a copper colour, expanded metal screening, and fibre cement cladding.

Figure 8: Render image of the Argyle Street frontage



Figure 9: Render image viewed from the park to the south



4. Planning Controls

Statutory Planning Controls	
<p>Clause 36.01 – Public Use Zone, Schedule 6 (PUZ6) – Local Government</p>	<p>Part of the child care centre is located within the PUZ. The purpose of the PUZ is:</p> <ul style="list-style-type: none"> – <i>‘To implement the Municipal Planning Strategy and the Planning Policy Framework.’</i> – <i>‘To recognise public land use for public utility and community services and facilities.’</i> – <i>‘To provide for associated uses that are consistent with the intent of the public land reservation or purpose.’</i> <p>Clause 36.01-6 establishes that the PUZ6, as shown on the planning scheme map, is for the purpose of ‘Local Government’.</p> <p>Child care centre is not listed within the Table of uses in Clause 36.01-1. ‘Any other use’ is Section 1 (permit not required) if it satisfies the conditions of:</p> <ul style="list-style-type: none"> <i>‘The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map.</i> <i>The use must be carried out by or on behalf of the public land manager’.</i> <p>The North St Kilda Children’s Centre is a facility operated by Port Phillip City Council as the public land manager. The provision of child care and kindergarten services is a common activity undertaken by local government as a community service. The activity satisfies the condition to be a Section 1 use under the Public Use Zone.</p> <p>The use does not trigger a permit requirement for building and works under Clause 36.01-2 as this only relates to any use in Section 2 of Clause 36.01-1.</p> <p>In any event Council has confirmed that the child care centre has existing use rights.</p>

<p>Clause 32.08 – General Residential Zone, Schedule 1 (GRZ1)</p>	<p>The north-eastern corner of the site within the planning unit is in the GRZ. The purpose of the GRZ is:</p> <ul style="list-style-type: none"> – To implement the Municipal Planning Strategy and the Planning Policy Framework. – To encourage development that respects the neighbourhood character of the area. – To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. – To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. <p>The existing North St Kilda Children’s Centre enjoys existing use rights pursuant to Clause 63 of the Port Phillip Planning Scheme under the General Residential Zone.</p> <p>Clause 32.08-10 requires a permit for buildings and works for a use in section 2 of Clause 32.08-2.</p>
<p>Clause 44.05 – Special Building Overlay, Schedule 2 (SBO2) – Port Phillip City Council Local Drain</p>	<p>The site is subject to SBO overlay, as shown in Figure 3. The purpose of the SBO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.</p> <p>Clause 44.05-2 requires a permit to construct a building or to construct or carry out works.</p> <p>Decision guidelines include considerations to determine the susceptibility of the development from flooding and flood damage and the effect the development will have in redirecting or obstructing floodwater stormwater or drainage.</p>
<p>Particular Provisions</p>	
<p>Clause 52.06 – Car Parking</p>	<p>The number of car parking spaces required for the specified uses is listed under Table 1 of Clause 52.06-5. The subject land is within Category 2 within the Car Parking Requirement Maps (Department of Transport and Planning, 2025)</p> <p>The applicable rate for Child care centre in Category 2 is a minimum requirement of 0.5 spaces to each employee.</p> <p>Clause 52.06-5 states: <i>‘Where an existing use specified in Table 1 is increased by the corresponding measure, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced’.</i></p> <p>The proposed increase to the number of staff will be 7 (from 18 to 25), which generates a statutory requirement of 3 spaces (rounded down from 3.5 spaces in accordance with the direction of Clause 52.06-5).</p> <p>The development will include 9 spaces within the basement satisfying the requirement and the operational preferences and needs of the centre.</p>

	The design requirements of Clause 52.06-9 have been satisfactorily incorporated into the building design and a transport report accompanies the application.
Clause 52.34 – Bicycle Facilities	<p>Child care centre is not listed in Table 1 of Clause 52.34-5 so there is no statutory requirement to provide any bicycle spaces.</p> <p>Six bicycle parking spaces are proposed at ground level to meet the needs of staff and visitors.</p>
General Provisions	
Clause 63 – Existing Uses	<p>The application is submitted on the basis that the land has existing use rights as a child care centre as North St Kilda Children’s Centre has operated on the site for more than 15 years in accordance with Clause 63.11 ‘Proof of continuous use’ of the Port Phillip Planning Scheme. The existing use rights have been confirmed by the City of Port Phillip with the issue of</p> <p>It is proposed to fully demolish the existing building to construct the replacement facility. Clause 63.10 ‘Damaged or destroyed building or works’ states <i>‘If at least 50 percent of the gross floor area of a building or at least 50 percent of the area of any works is damaged or destroyed so that the use cannot continue without the building or works being reconstructed, the land must be used in conformity with this scheme, unless a permit is granted to continue the use, and to construct or carry out buildings or works’.</i></p> <p>Clause 63.05 provides that a use in Section 2 or 3 of a zone for which an existing use right is established may continue if conditions are met including:</p> <ul style="list-style-type: none"> – <i>No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.</i> – <i>Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.</i> – <i>The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.</i> <p>The application is seeking permit approval under Clauses 63.05 and 63.10 for the building and works associated with the existing use.</p> <p>Clause 63.12 ‘Decision guidelines’ states that before deciding on an application under Clause 63.05, 63.08 or 63.10, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider the extent to which compliance can be achieved with all scheme requirements that can reasonably be met.</p> <p>A permit is sought to continue the use pursuant to Clause 63.10 and for buildings and works pursuant to Clause 63.05.</p>

	Legal advice regarding the existing use right approval process (Best Hooper dated 16 September 2025) has been submitted as part of the permit application package.
Clause 65 – Decision Guidelines	‘Decision Guidelines’ states that, before deciding on an application, considerations should be given to a series of matters including the purpose of the zone, overlay or other provision, the orderly planning of the area and the effect on the amenity of the area.

5. Planning Policy Framework

5.1. Planning Policy Framework (PPF)

The following PPF provisions most relevant to this proposal are:

- Clause 11 – Settlement
- Clause 11.03 – Planning for Places
- Clause 13.03 – Floodplains
- Clause 13.07-1L-03 – Interfaces and amenity
- Clause 15.01-1S – Urban Design
- Clause 15.01-1R – Urban Design – Metropolitan Melbourne
- Clause 15.01-1L-02 – Urban design
- Clause 15.01-2L-02 – Environmentally sustainable development
- Clause 15.01-5S – Neighbourhood character
- Clause 15.01-5L – Neighbourhood character
- Clause 18.01-1S – Land use and transport integration
- Clause 18.01-1L-01 – Land use and transport integration
- Clause 19.02-2S – Education facilities
- Clause 19.02-4L – Community facilities
- Clause 19.03-3S – Integrated water management

5.2. Municipal Planning Strategy (MPS)

The following parts of the MPS are most relevant:

- Clause 02.01 – Context
- Clause 02.02 – Vision
- Clause 02.03-4 – Built environment and heritage
- Clause 02.03-8 – Infrastructure

6. Planning Considerations

The key planning considerations in the assessment of this application include the response to the following questions:

- What are the relevant considerations for the existing use rights application?
- Is the proposed built form appropriate in the preferred built form context?
- Are external amenity impacts effectively managed?
- Are the proposed car parking and vehicle movements appropriate for the location?

6.1. What are the relevant considerations for the existing use rights application?

The long-standing operation of the child care centre is occurring on land which is mostly within the PUZ6 and also the GRZ1.

There is no permit trigger in the Public Use Zone part of the site.

A permit is required under Clause 63.10 to continue the use and Clause 63.05 for building and works associated with the existing use.

Clause 63.10 'Damaged or destroyed buildings or works' is relevant to the proposal as the existing buildings and development will be removed to allow for a modern update for the child care centre building. The clause states that:

'If at least 50 percent of the gross floor area of a building or at least 50 percent of the area of any works is damaged or destroyed so that the use cannot continue without the building or works being reconstructed, the land must be used in conformity with this scheme, unless a permit is granted to continue the use, and to construct or carry out buildings or works.'

Clause 63.05 'Section 2 and 3 uses' states that a use in Section 2 or 3 of a zone for which an existing use right is established may continue provided:

- *'No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.*
- *'Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.*
- *'The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.'*

Clause 63.12 outlines the relevant decision guidelines to be applied in relation to an application under Clause 63.05 and 63.10 as follows:

- *'Before deciding on an application under Clause 63.05, 63.08 or 63.10, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider the extent to which compliance can be achieved with all scheme requirements that can reasonably be met.'*

The decision guidelines of Clause 63.12 are confined and limited to planning scheme requirements and Clause 65.

The continued operation of the child care centre and kindergarten at the site since the 1970s satisfies the 15-year period of Clause 63.11. Certificate of Compliance PDC/00014/2025 issued by the City of Port Phillip on 17 December 2025 in accordance with Section 97N(1)(a) of the Planning and Environment Act 1987 has confirmed the existing use rights as a Child care centre for the land.

The expansion of the child care centre to provide services for 120 children, an increase of 43 from the current 77 places.

It is appropriate to locate the use on a site that has been used for a child care centre for many years.

The existing use of the site as a child care centre is compatible with adjacent residential uses which serves local community needs. The scale and intensity of the use and development, which is a continued existing use in the current development, is appropriate in the surrounding context.

The proposal is consistent with the orderly and proper planning of the area.

In determining the application, Council as the responsible authority must consider the matters of Clause 65.01 'Approval of an application or plan'. The proposal is consistent with the decision guidelines as it:

- Represents the orderly planning of the area through the modernising of an existing use in a form that is appropriate for the location.
- The development will be mostly located on public land within the PUZ6, which is for local government purposes.
- The building form will be positioned with consideration of the form and amenity considerations of the adjoining public land uses of the Betty Day Community Centre to the west and the Jim Duggan Reserve to the south.
- The design has effectively integrated flood and stormwater management to minimise the effects to the building and adjoining properties.
- Traffic movements, including the collection of waste, have been effectively integrated into the basement design to minimise the effects on the road network and adjoining properties.

The existing use of the land is well established and the re-establishment of the use on the land is consistent with the Port Phillip Planning Scheme.

6.2. Is the proposed built form appropriate in the preferred built form context?

The policy direction of the Port Phillip Planning Scheme is general with regards to the urban design outcome for the location.

The objective of Clause 15.01-2S 'Building design' is to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable design.

Clause 15.01-2L-01 'Building design' applies to non-residential development including direction with regards to landscape, pedestrian and cyclist access, car parking and vehicle access, sunlight access to public open space, private open space, communal areas and fences.

The design response to achieve an expanded and modernised child care centre on the site has been informed by the site's context and how best to arrange the building according to its opportunities and constraints. This process has worked to balance the response to achieve the intent for the child care centre while achieving a site-responsive design.

Aspects of the design and the influences that have informed the response include:

- Positioning the building form to the east of the site is to accommodate the overland flow paths and drainage solution in response to the SBO via a culvert. Culverts at the north-

western corner of the development site will provide for passage of water. The existing building has the effect of preventing water flow. The culvert addresses this.

- The siting allows for the basement access to adopt a lower apex height and ramp grades within the development footprint.
- The pedestrian ramp access has also been designed in response to the spatial and level requirements of the flooding response.
- Views to Jim Duggan Reserve from Argyle Street will be improved as the building form of the child care centre will not extend the width of the site as does the existing building. The centre's fencing to the west will be reduced providing more space for the accessway between the centre and the Betty Day Community Centre. The pedestrian link provides a connection between Argyle Street and Jim Duggan Reserve and is currently constrained. This is an improvement.
- The operational requirements of the child care centre requires a level floor plate. On this site which slope down towards the south, the result is a slightly elevated presentation to Jim Duggan Reserve where there is a basement presentation. The design has worked to minimise the extent of wall to the interface and activation and passive surveillance is provided by the visually permeable screens to both the ground and first floor play areas. The response balances activation with the need to provide security for the child care centre.
- Existing trees on the site will be removed to allow for the positioning of the building form and with play areas to the west to allow for a culvert beneath open space areas to address the SBO requirements. Replacement planting is proposed in the submitted landscape plan. The positioning of the building form is set away from existing trees on adjoining properties including those in Jim Duggan Reserve.

The character of adjoining and surrounding residential properties are low scale and fine grain. The proposal to expand the building footprint with a double storey building with a basement is consistent with the scale of nearby dwelling in the established residential area which are generally 1-2 storeys high. This includes the Victorian style dwellings north of the site. There are several dwellings that are designated heritage places in the adjacent St Kilda East area, but no Heritage Overlay applies to the site.

The building adopts a circular modern form. The shape of the building allows the double-storey form to sit comfortably within the site, achieving appropriate spacing to the street and adjoining properties.

The front setback to the front boundary, which extends partially into the indented car spaces on Argyle Street, is 6.345 metres. Due to the curved form, the setback recedes towards the east and west, to provide the sense of space to the dwellings at 1/83 Argyle Street and 3 Marriot Street to the east and the Betty Day Community Centre to the west.

The angled roof and circular form results in the maximum building height of 8.781 metres (approx.) centrally within the site. The presentation to Argyle Street will be the 5.45-metre high ground floor and screening for the elevated play area. The upper level will appear more recessive.

To the eastern elevation, the first floor will adopt a height of 5.45 metres (approx.) and 6.95 metres (approx.) overall at the eastern extent. The double-storey form will be set back 3.03 metres (approx.) from the eastern boundary at first floor where the level is cantilevered. As with the frontage, the circular building form recedes to the north and south. The ground floor setback is 4.3 metres (approx.).

The setback to the western boundary will be 12.26 metres (approx.).

The site is subject to SBO controls as an identified area liable to inundation by overland flows from the local drainage system. Development must be compatible with local drainage conditions and ensure the free passage and temporary storage of floodwaters, and not cause any significant rise in flood level or flow velocity to minimise flood damage.

This application is accompanied by plans with the layout of buildings and works including vehicle parking areas and cross-sectional details of basement entry ramps, showing floor levels of entry and exit areas and drainage details.

The ground floor level of the proposed development is 10.511 AHD, above the flood level 10.211 AHD. The basement ramp integrates an apex at the site entrance with a level of 10.311 AHD to protect it from water.

The first floor play space also contains raised sand pits connected to drainage. A 10,000-litre rainwater tank provides additional stormwater management.

The building design has integrated waste management, including storage and movement paths, into the design allowing for effective separation and collection of the waste streams.

The front fence treatment is appropriate for the operational needs of the child care centre, providing both security and a visually permeable interface with the Argyle Street streetscape.

6.3. Are external amenity effects effectively managed?

The amenity considerations for non-residential use and development are established in Clause 13.07-1L-03 'Interfaces and amenity'. The policy seeks to ensure a reasonable amenity for existing residential uses is maintained, including privacy, access to sunlight to existing habitable rooms and private open space, and adequate open space.

The ground floor of the proposed development is setback 3.025 metres from the shared eastern boundary with adjoining dwellings at 1/83 and 3 Marriot Street at first floor level, where it is partially cantilevered.

The ground floor is further set back 3.01 metres (approx.) to limit views into habitable windows and secluded private open space to preserve the privacy of existing residents. While not applicable to the non-residential building, the proposed form has followed the form direction of Standard B2-3 of Clause 55.02-3 'Side and rear setbacks'.

The standard, which is a deemed-to-comply provision, provides the measure to determine that the height and setback of a building appropriately limits the impact on the amenity of existing dwellings.

The double-storey building form is consistent with the surrounding development in the residential context. The circular architectural form is arranged so the building mass and height is positioned to the centre of the large site with consideration of the surrounding context, which includes the adjoining community centre and Jim Duggan Reserve to the south.

The buildings of 1/83 Argyle Street and 3 Marriot Street are oriented towards the shared boundary with the subject land. The open space for 1/83 Argyle Street is within the frontage and to the east of the dwelling. Secluded open space for 3 Marriot Street is positioned to the south of the dwelling, sharing a direct interface with the subject land.

The solar access to the adjoining residential properties has been considered in the arrangement of the building form. Although not an assessment standard applicable to a non-residential building, the measures of Standard B4-3 can serve as a useful guide to demonstrate an acceptable outcome. The wording of the standard is:

'The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.'

'If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.'

Revised shadow diagrams submitted as part of the RFI response (A-8000 to A-8006) show the secluded open space of 87 Argyle Street and 3 Marriot Street and the shadow cast by

both the existing condition (existing fencing and buildings both on the proposal site and the adjoining properties and the shadows cast by the proposal).

The secluded open space of 83 Argyle Street is located to the north of the dwelling within the Argyle Street frontage, so no shadow additional shadow is cast by the proposal between 9am and 3pm.

The proposal achieves compliance with Standard B4-3 with regard to 3 Marriot Street, by maintaining solar access to at least 25 square metres, with a minimum dimension of 3 metres for a 5-hour period (between 10am and 3pm). The diagrams demonstrate that on the 22 September shadow cast by the building on the secluded private open space of 3 Marriot Street is contained within the existing condition until the 3pm, where an additional 9 square metres is presented. The result leaves 51 square metres, or 35 per cent of the secluded private open space, with sunlight access. As the proposal complies with the measures of Standard B4-3, it is considered that the development has appropriately managed the external overshadowing effects.

The use of full-length screening on the first floor limits views into the adjoining dwellings and prevents overlooking. The interface to the east of the first floor play area includes storage space which provides the screening effect. Internally the first floor does not include windows directly facing to the east. A window facing towards the north-east includes framing to the sides to minimise views towards the residential properties, which is within 9 metres of the habitable room windows and the secluded open space of 83 Argyle Street.

A 1.7-metre high wall, as measured from the floor level, has been included at the elevated ground floor level where an external area, to the east of the planning room and laundry, is to be positioned to the west of the secluded private open space of 3 Marriott Street. The treatment adopts the measures of Standard B4-4, which provides appropriate overlooking protection of the adjoining secluded private open space.

An acoustic assessment by Marshall Day Acoustics (dated 23 June 2025) was submitted with the application. The report found that the mechanical plant was found to be within the acceptable levels and deliveries, waste collection and vehicle use within the basement presented a low risk of noise effects.

The report recommended that a noise barrier be installed on the southeast first floor outdoor play area to reduce the risk of disturbance to the properties at 87 Argyle Street and 5-7 Marriot Street.

Overall, the arrangement of the building form has appropriately addressed amenity effects to ensure that the continuation of the existing use within the new building form will not cause unreasonable further effects on adjoining properties.

7. Conclusion

The proposal redevelopment of the subject land with a new building for the existing North St Kilda Children's Centre is an appropriate outcome for issue of a permit under Clauses 63.05 and 63.10. The proposal is suitable for permit approval as:

- The site has been used continuously for a child care centre since the 1970s, satisfying the relevant requirements of Clause 63.
- The proposal seeks to provide a modern child care centre offer which replaces an existing facility in need of upgrade. It makes good planning sense to locate a child care centre where an existing child care centre has historically existed.
- The increase in children numbers is an acceptable change to intensity that will not result in unreasonable amenity impacts.
- The modern architectural form is well-positioned within the context of the site and the surrounding built form.
- Potential amenity effects such as visual bulk, overlooking, noise and overshadowing have been effectively managed through the design response. These have been suitably informed by the submitted technical assessments.

Overall, it is a balanced planning outcome that will deliver a net community benefit.

Appendix A : Survey Plan

SEE SHEET 8

SEE SHEET 9

SEE SHEET 2

SEE SHEET 3

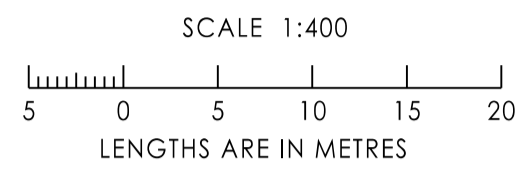
SEE SHEET 4

SEE SHEET 5

SEE SHEET 6

SEE SHEET 7

KEY PLAN



PARCEL IDENTIFICATION

1	ADDRESS: -- TITLE DESC: VOL 8079 FOL 918 LAST PLAN REF: LOT 1 ON LP 30408 COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	20	ADDRESS: -- TITLE DESC: VOL 8249 FOL 002 LAST PLAN REF: LOT 1 ON TP 686940G COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
2	ADDRESS: -- TITLE DESC: VOL 8178 FOL 149 LAST PLAN REF: LOT 2 ON LP 30408 COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	21	ADDRESS: -- TITLE DESC: VOL 4507 FOL 286 LAST PLAN REF: LOT 1 ON TP 697397P COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
3	ADDRESS: -- TITLE DESC: VOL 9915 FOL 286 LAST PLAN REF: LOT 1 ON TP 122272W COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	22	ADDRESS: -- TITLE DESC: VOL 4323 FOL 163 LAST PLAN REF: LOT 1 ON TP 685306N COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
4	ADDRESS: -- TITLE DESC: VOL 3025 FOL 880 LAST PLAN REF: LOT 1 ON TP 833286J COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	23	ADDRESS: -- TITLE DESC: VOL 4663 FOL 477 LAST PLAN REF: LOT 1 ON TP 697397P COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
5	ADDRESS: -- TITLE DESC: VOL 4085 FOL 850 LAST PLAN REF: LOT 1 ON TP 227217V COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	24	ADDRESS: -- TITLE DESC: VOL 9915 FOL 375 LAST PLAN REF: LOT 1 ON TP 122277L COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
6	ADDRESS: -- TITLE DESC: VOL 7788 FOL 052 LAST PLAN REF: LOT 1 ON TP 126107R COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	25	ADDRESS: -- TITLE DESC: VOL 4139 FOL 782 LAST PLAN REF: LOTS 15 ON LP 20799 COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
7	ADDRESS: -- TITLE DESC: VOL 2893 FOL 433 LAST PLAN REF: LOT 1 ON TP 568477N COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	26	ADDRESS: -- TITLE DESC: VOL 2724 FOL 668 LAST PLAN REF: LOT 10 ON LP 20599 COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
8	ADDRESS: -- TITLE DESC: VOL 3742 FOL 361 LAST PLAN REF: LOT 1 ON TP 834567F COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	27	ADDRESS: -- TITLE DESC: VOL 8435 FOL 978 LAST PLAN REF: LOTS 1 & 2 ON TP 338100Y COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
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12	ADDRESS: -- TITLE DESC: VOL 12065 FOL 685 LAST PLAN REF: LOT 2 ON TP 947223W COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	31	ADDRESS: -- TITLE DESC: VOL 2720 FOL 841 LAST PLAN REF: LOT 1 ON LP 20799 COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
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14	ADDRESS: -- TITLE DESC: VOL 8041 FOL 322 LAST PLAN REF: LOT 1 ON TP 219486M COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --	33	ADDRESS: -- TITLE DESC: VOL 4370 FOL 805 LAST PLAN REF: LOT 15 ON LP 20799 COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --
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19	ADDRESS: -- TITLE DESC: VOL 5521 FOL 024 LAST PLAN REF: LOT 1 ON TP 257187H COUNTY OF BOURKE PARISH OF PRAHRAN CROWN ALLOTMENT C (PT) CROWN PORTION 70 (PT) SECTION: --		

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DATE OF MOCS SEARCH: 18/02/2019

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CONTOUR INTERVAL: 0.25m

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SHEET 1 OF 9 SHEETS

PARCEL IDENTIFICATION

SEE SHEET 1 FOR TITLE DETAILS

ENCUMBRANCES

SEE RELEVANT TITLE FOR EASEMENT DETAIL.

SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN THIS:

SEWER	---
STORM WATER	---
UNDERGROUND TELSTRA	---
UNDERGROUND GAS	---
UNDERGROUND WATER	---
UNDERGROUND POWER	---
OVERHEAD POWER	---

LEGEND

U/O	DENOTES UNABLE TO OPEN (PT)	FMH	FIRE HOSE REEL
FL	DENOTES FLOOR LEVEL	SV	STOP VALVE
WH	DENOTES WINDOW HEAD LEVEL	FP	FIRE PLUG
WS	DENOTES WINDOW SILL LEVEL	FB	FIRE BRACKET
DH	DENOTES DOOR HEAD LEVEL	WM	WATER METER
ELP	ELECT LIGHT POLE	WT	WATER TAP
EP	ELECT POLE	FP	FLAG POLE
EB	ELECT BOX	B	BOLLARD
LP	LIGHT POLE	BN	BIN
EPS	ELECT POLE STAY	GR	GRATED PIT
EPIT	ELECT PIT	SR	SIDE ENTRY PIT
TP	TELSTRA PILLAR	JP	JUNCTION PIT
TPB	TELSTRA PHONE BOX	GA	GATIC PIT
OP	OPUS PIT	DP	DRAINAGE PIT
TPIT	TELSTRA PIT	GV	GAS VALVE
OPM	OPUS MARKER POST	GM	GAS METER
TS	TRAFFIC SIGNAL POST	SI	SEWER INSPECTION OPENING
TSB	TRAFFIC SIGNAL BOX	SK	SPRINKLER CONTROL BOX
TSF	TRAFFIC SIGNAL FIT	SH	SHORE HOLE
SP	SEWER PIT		
SI	SEWER INSPECTION OPENING		
SK	SPRINKLER CONTROL BOX		
SH	SHORE HOLE		

SHEET SIZE A1

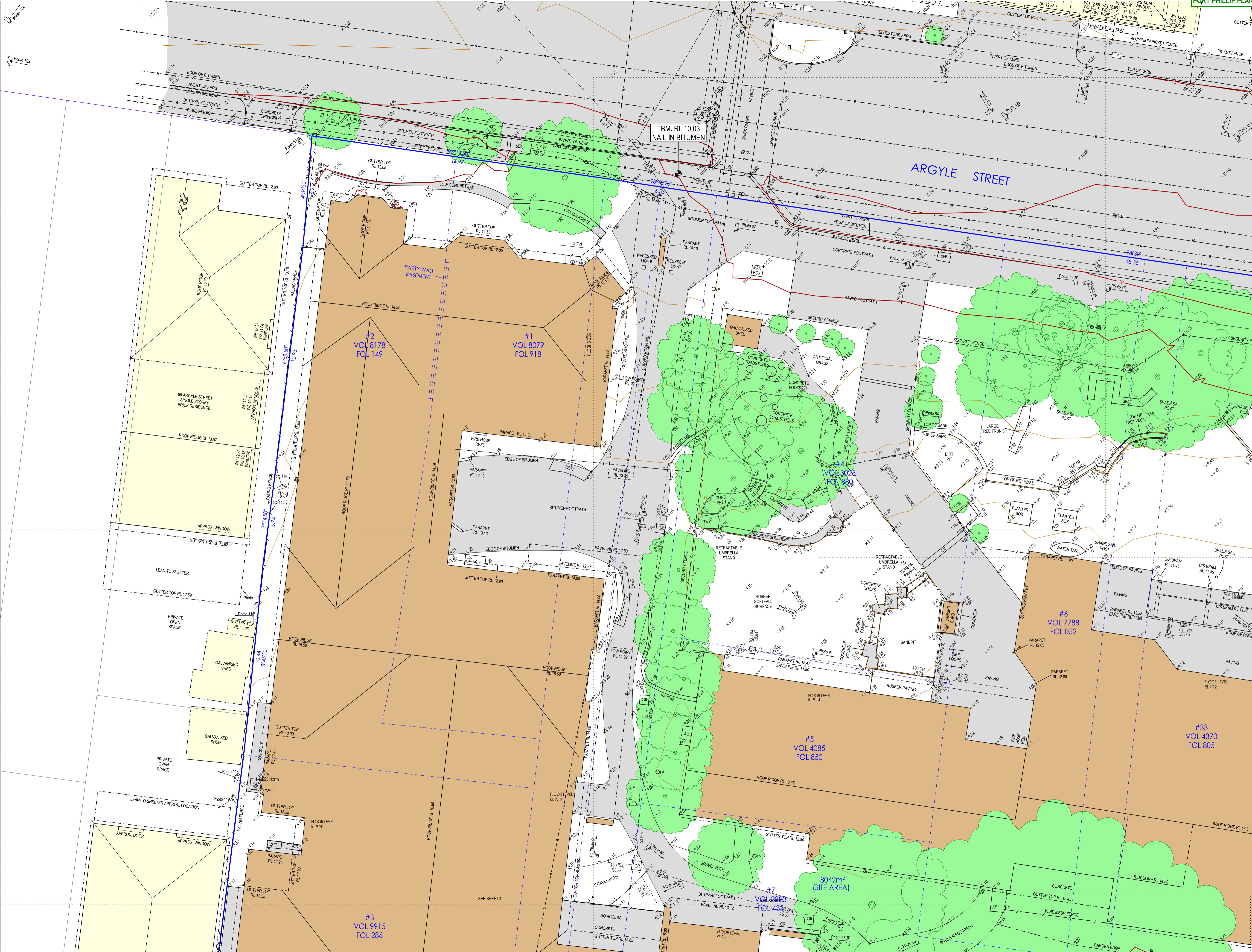
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2	27/02/2021	ADDITIONAL DATA ADDED	IR	GV
3	29/01/2024	TITLE #4 DETAIL AMENDED	AP	GV
4	20/01/2026	TITLE #11 & #12 DETAIL UPDATED	AP	GV

BPD REF: 10160

67-79 ARGYLE STREET, ST KILDA

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 LEVELS SHOWN THIS 1988 ARE TO AHD
 LEVEL DATUM VIDE: PRAHRAN PM 76 (RL 5.105m VIDE SMES 18/02/2019)
 CONTOUR INTERVAL: 0.25m
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 SHEET 2 OF 9 SHEETS

PARCEL IDENTIFICATION

SEE SHEET 1 FOR TITLE DETAILS

ENCUMBRANCES

SEE RELEVANT TITLE FOR EASEMENT DETAIL.

SERVICES

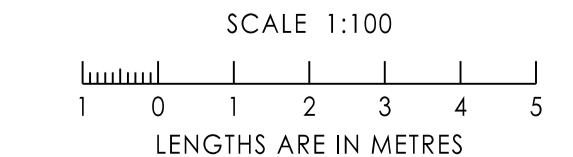
SERVICES SUPPLIED BY AUTHORITIES SHOWN THIS:
 SEWER
 STORM WATER
 UNDERGROUND TELSTRA
 UNDERGROUND GAS
 UNDERGROUND WATER
 UNDERGROUND POWER
 OVERHEAD POWER

LEGEND

- U/O DENOTES UNABLE TO OPEN (PIT)
- RL DENOTES FLOOR LEVEL
- WH DENOTES WINDOW HEAD LEVEL
- WS DENOTES WINDOW SILL LEVEL
- DH DENOTES DOOR HEAD LEVEL
- ELP ELECT LIGHT POLE
- EP ELECT POLE
- EB ELECT BOX
- LP LIGHT POLE
- EPS ELECT POLE STAY
- EPIT ELECT PIT
- TRP TELSTRA PILLAR
- TPB TELSTRA PHONE BOX
- OP OPTUS PIT
- TRP TELSTRA PIT
- OPM OPTUS MARKER POST
- TSP TRAFFIC SIGNAL POLE
- TSB TRAFFIC SIGNAL BOX
- TSPIT TRAFFIC SIGNAL PIT
- SPIT SEWER PIT
- SIO SEWER INSPECTION OPENING
- SCB SPRINKLER CONTROL BOX
- PHR FIRE HOSE REEL
- SV STOP VALVE
- FP FIRE PLUG
- FH FIRE HYDRANT
- WM WATER METER
- WT WATER TAP
- FP FLAG POLE
- BOLLARD
- BN BIN
- TR TELSTRA MARKER POST
- GR GRATED PIT
- SEP SIDE ENTRY PIT
- JF JUNCTION PIT
- GA GATIC PIT
- DP DRAINAGE PIT
- GV GAS VALVE
- GM GAS METER
- POST
- UNK UNKNOWN PIT
- SV SEWER VENT
- C COLUMN
- BH BORE HOLE
- GB GAS SIGN (UNDERGROUND MARKER)

REVISIONS

NO	DATE	REVISION	BY	CHK
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2	29/01/2020	TITLE #4 DETAIL AMENDED	AP	GV
3	27/02/2021	ADDITIONAL DATA ADDED	IR	GV
4	19/03/2019	ORIGINAL PLAN	AP	GV
VER	DATE	COMMENTS	CHK	APP



RE-ESTABLISHMENT FEATURE & LEVEL PLAN

BREESE PITT DIXON - CIVIL ENGINEERS LAND SURVEYORS TOWN PLANNERS URBAN DESIGNERS
 1/19 CATO ST HAWTHORN EAST, VICTORIA. 3123. PH (03) 8823 2300 FAX (03) 8823 2310 www.bpd.com.au
 PREPARED UNDER A QUALITY SYSTEM CERTIFIED AS COMPLYING WITH ISO 9001 BY AN ACCREDITED CERTIFICATION BODY.

BPD REF: 10160

67-79 ARGYLE STREET, ST KILDA



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LEVELS SHOWN THIS 1000 ARE TO AHD

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SHEET 3 OF 9 SHEETS

PARCEL IDENTIFICATION

SEE SHEET 1 FOR TITLE DETAILS

ENCUMBRANCES

SEE RELEVANT TITLE FOR EASEMENT DETAIL.

SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN THIS:

- SEWER
- STORM WATER
- UNDERGROUND TELSTRA
- UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND POWER
- OVERHEAD POWER

LEGEND

UTO DENOTES UNABLE TO OPEN (FIT)
 RL DENOTES FLOOR LEVEL
 WH DENOTES WINDOW HEAD LEVEL
 WS DENOTES WINDOW SILL LEVEL
 DH DENOTES DOOR HEAD LEVEL

- ⊕ ELEC LIGHT POLE
- ⊕ ELEC POLE
- ⊕ ELEC BOX
- ⊕ LIGHT POLE
- ⊕ ELEC POLE STAY
- ⊕ ELEC PIT
- ⊕ TELSTRA PILLAR
- ⊕ TELSTRA PHONE BOX
- ⊕ OPTUS PIT
- ⊕ TELSTRA PIT
- ⊕ OPTUS MARKER POST
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRAFFIC SIGNAL PIT
- ⊕ TRAFFIC SIGNAL PIT
- ⊕ SEWER PIT
- ⊕ SEWER INSPECTION OPENING
- ⊕ SPRINKLER CONTROL BOX
- ⊕ FIRE HOSE REEL
- ⊕ STOP VALVE
- ⊕ FIRE PLUG
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER TAP
- ⊕ FLAG POLE
- ⊕ BOLLARD
- ⊕ BIN
- ⊕ SIGN
- ⊕ GRATED PIT
- ⊕ SIDE ENTRY PIT
- ⊕ JUNCTION PIT
- ⊕ GATIC PIT
- ⊕ DRAINAGE PIT
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ UNKNOWN PIT
- ⊕ SEWER VENT
- ⊕ COLUMN
- ⊕ BORE HOLE

REVISIONS

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SHEET SIZE A1

SCALE 1:100

LENGTHS ARE IN METRES

REVISIONS

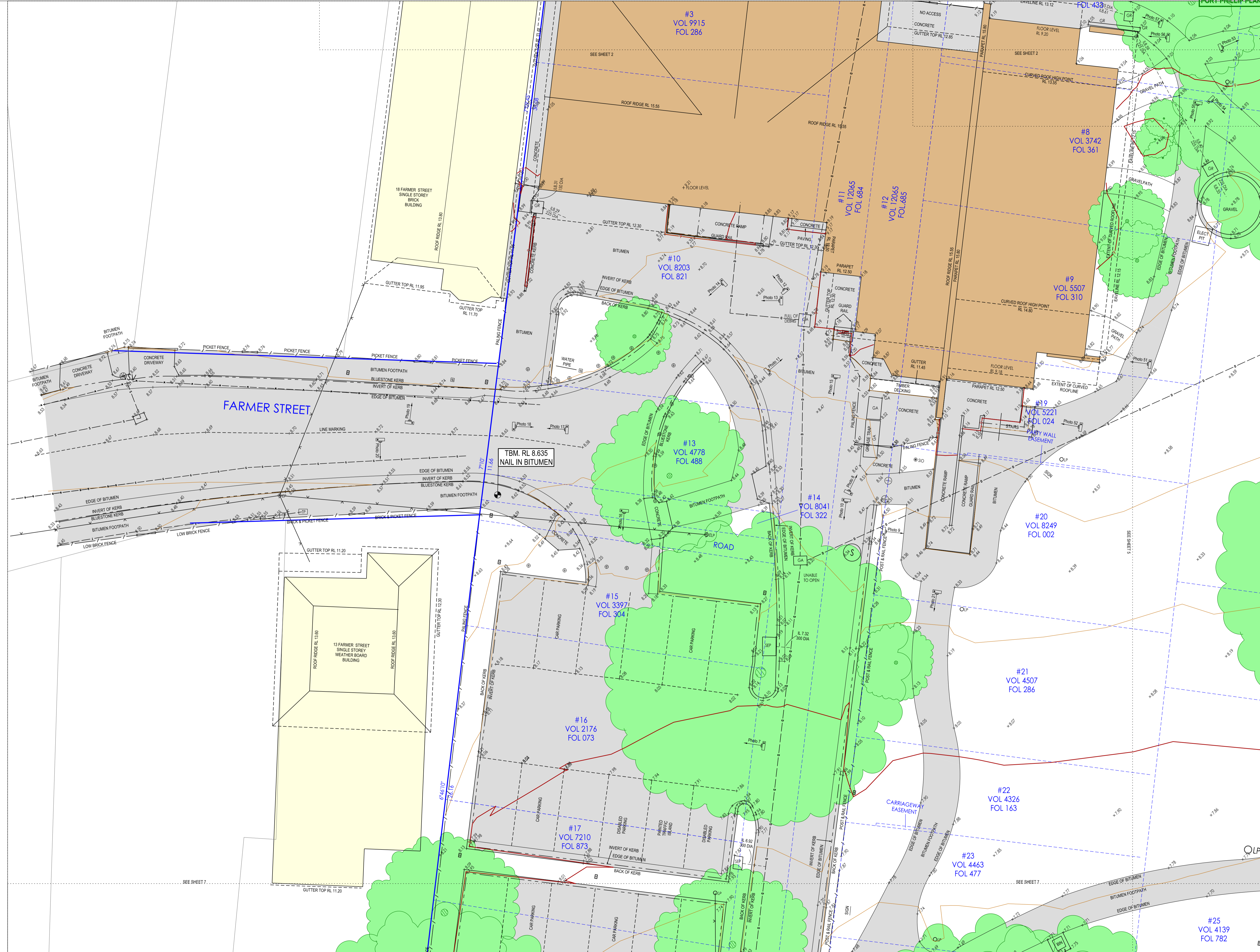
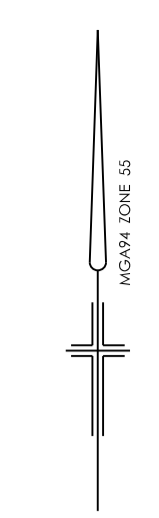
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67-79 ARGYLE STREET, ST KILDA



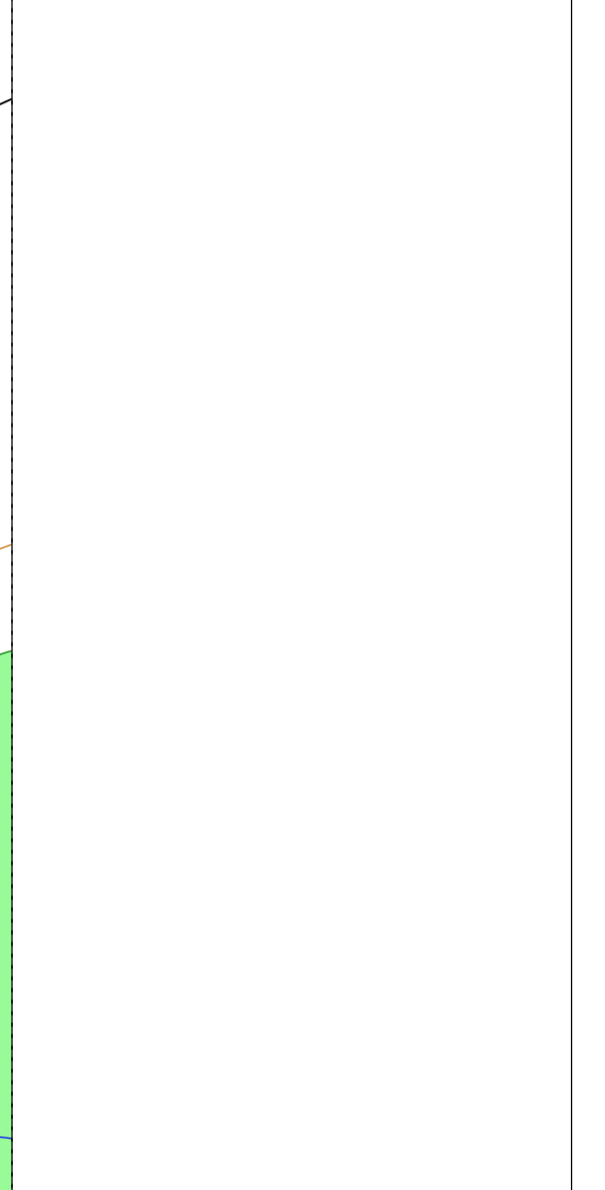
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 LEVEL DATUM VIDE: PRAHRAN PM 76 (RL 5.105m VIDE SMES 18/02/2019)
 CONTOUR INTERVAL: 0.25m
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 ENLARGEMENTS ARE NOT SHOWN TO SCALE. THIS PLAN SHOULD BE READ WITH THE ACCOMPANYING REPORT.
 SHEET 4 OF 9 SHEETS

PARCEL IDENTIFICATION

SEE SHEET 1 FOR TITLE DETAILS

ENCUMBRANCES

SEE RELEVANT TITLE FOR EASEMENT DETAIL.



SERVICES

- SERVICES SUPPLIED BY AUTHORITIES SHOWN THIS:
- SEWER
 - STORM WATER
 - UNDERGROUND TELSTRA
 - UNDERGROUND GAS
 - UNDERGROUND WATER
 - UNDERGROUND POWER
 - OVERHEAD POWER

LEGEND

- UNO DENOTES UNABLE TO OPEN (PIT)
- FL DENOTES FLOOR LEVEL
- WH DENOTES WINDOW HEAD LEVEL
- WS DENOTES WINDOW SILL LEVEL
- DH DENOTES DOOR HEAD LEVEL
- ELP ELECT LIGHT POLE
- EP ELECT POLE
- EB ELECT BOX
- LP LIGHT POLE
- ES ELECT POLE STAY
- EP ELECT PIT
- TP TELSTRA PILLAR
- OP OPTUS PIT
- OT TELSTRA PIT
- OP OPTUS MARKER POST
- TS TRAFFIC SIGNAL POLE
- TSB TRAFFIC SIGNAL BOX
- TF TRAFFIC SIGNAL PIT
- TSF TRAFFIC SIGNAL PIT
- SI SEWER PIT
- SIW SEWER INSPECTION OPENING
- SC SPRINKLER CONTROL BOX
- FR FIRE HOSE REEL
- SV STOP VALVE
- FP FIRE PLUG
- FH FIRE HYDRANT
- WM WATER METER
- WT WATER TAP
- FP FLAG POLE
- BOLLARD
- BN BIN
- SG SIGN
- GR GRATED PIT
- SE SIDE ENTRY PIT
- JP JUNCTION PIT
- GA GATIC PIT
- DP DRAINAGE PIT
- GV GAS VALVE
- GM GAS METER
- POST
- UN UNKNOWN PIT
- SV SEWER VENT
- C COLUMN
- BH BORE HOLE
- GS GAS SIGN (UNDERGROUND MARKER)

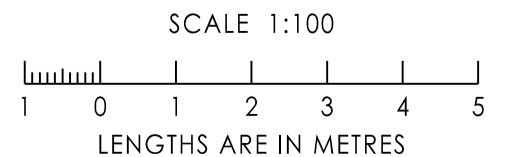
REVISIONS

NO	DATE	DESCRIPTION	BY	CHK
1	20/01/2020	TITLE #11 & A12 DETAIL UPDATED	AP	GV
2	29/01/2020	TITLE #4 DETAIL AMENDED	AP	GV
3	27/02/2021	ADDITIONAL DATA ADDED	IR	GV
4	19/03/2019	ORIGINAL PLAN	AP	GV
VER	DATE	COMMENTS	CHK	APP

SHEET SIZE A1
 BPD REF: 10160

RE-ESTABLISHMENT FEATURE & LEVEL PLAN

BREESE PITT DIXON - CIVIL ENGINEERS LAND SURVEYORS TOWN PLANNERS URBAN DESIGNERS
 1/19 CATO ST HAWTHORN EAST, VICTORIA, 3123. PH (03) 8823 2300 FAX (03) 8823 2310 www.bpd.com.au
 PREPARED UNDER A QUALITY SYSTEM CERTIFIED AS COMPLYING WITH ISO 9001 BY AN ACCREDITED CERTIFICATION BODY.



NOTATIONS

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DATE OF MOCS SEARCH: 18/02/2019
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LEVELS SHOWN THUS ± 1000 ARE TO AHD

LEVEL DATUM VIDE: PRAHRAN PM 76
(RL 5.105m VIDE SIMS 18/02/2019)
CONTOUR INTERVAL: 0.25m

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SHEET 6 OF 9 SHEETS

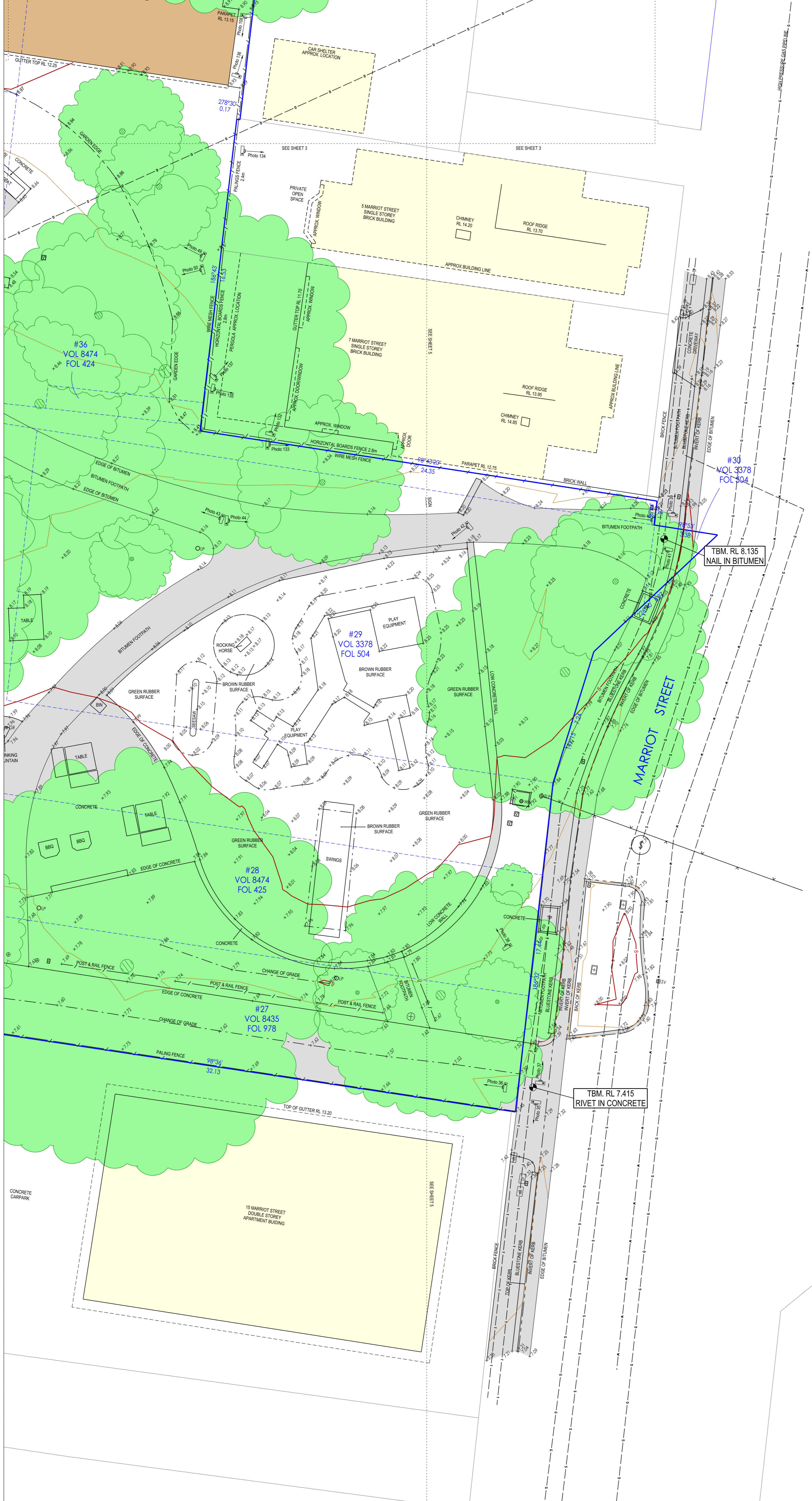
PARCEL IDENTIFICATION

SEE SHEET 1 FOR TITLE DETAILS

ENCUMBRANCES

SEE RELEVANT TITLE FOR EASEMENT DETAIL.

67-79 ARGYLE STREET, ST KILDA



SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN THUS:

SEWER _____ S _____
STORM WATER _____ D _____
UNDERGROUND TELSTRA _____ T _____
UNDERGROUND GAS _____ G _____
UNDERGROUND WATER _____ W _____
UNDERGROUND POWER _____ E _____
OVERHEAD POWER _____ P _____

LEGEND

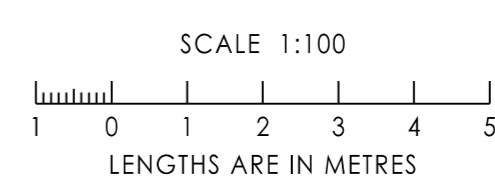
- UTO DENOTES UNABLE TO OPEN (PIT)
- FL DENOTES FLOOR LEVEL
- WH DENOTES WINDOW HEAD LEVEL
- WS DENOTES WINDOW SILL LEVEL
- DH DENOTES DOOR HEAD LEVEL
- ⊕ ELECT LIGHT POLE
- ⊖ ELECT POLE
- ⊠ ELECT BOX
- ⊙ LIGHT POLE
- ⊕± ELECT POLE STAY
- ⊕⊖ ELECT PIT
- ⊕ TELSTRA PILLAR
- ⊕ TELSTRA PHONE BOX
- ⊕ OPTUS PIT
- ⊕ TELSTRA PIT
- ⊕ TELSTRA MARKER POST
- ⊕ OPTUS MARKER POST
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRAFFIC SIGNAL PIT
- ⊕ TRAFFIC SIGNAL PIT
- ⊕ SEWER PIT
- ⊕ SEWER INSPECTION OPENING
- ⊕ SPRINKLER CONTROL BOX
- ⊕ FIRE HOSE REEL
- ⊕ STOP VALVE
- ⊕ FIRE PLUG
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER TAP
- ⊕ FLAG POLE
- ⊕ POST
- ⊕ BOLLARD
- ⊕ BN
- ⊕ SKGN
- ⊕ GRATED PIT
- ⊕ SIZE ENTRY PIT
- ⊕ JUNCTION PIT
- ⊕ GATIC PIT
- ⊕ DRAINAGE PIT
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ POST
- ⊕ UNKNOWN PIT
- ⊕ SEWER VENT
- ⊕ COLUMN
- ⊕ BORE HOLE
- ⊕ GAS SIGN (UNDERGROUND MARKER)

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK
1	19/03/2019	ORIGINAL PLAN	AP	GV
2	27/10/2021	ADDITIONAL DATA ADDED	TR	GV
3	20/01/2026	TITLE #11 & #12 DETAIL UPDATED	AP	GV

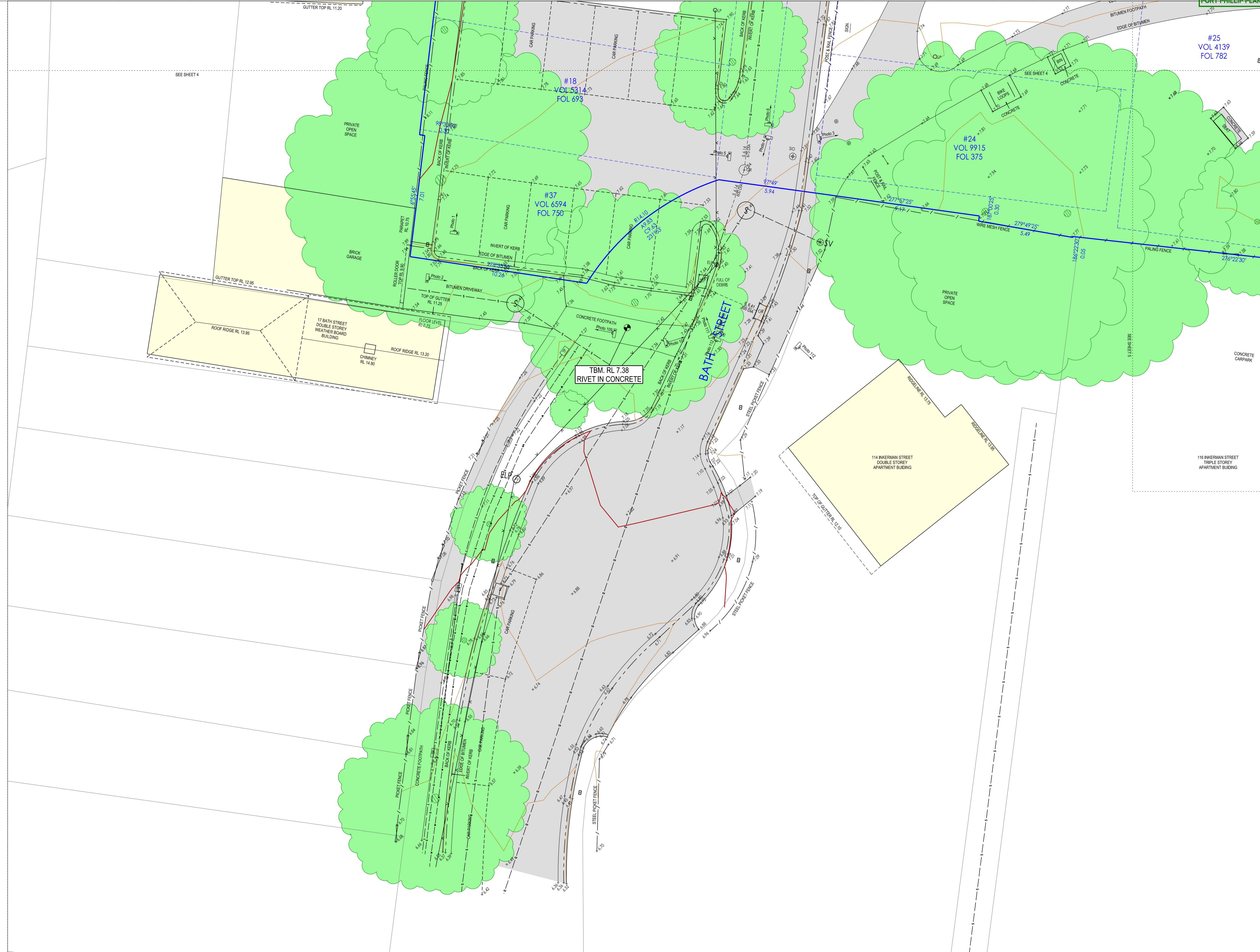
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RE-ESTABLISHMENT FEATURE & LEVEL PLAN

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LEVELS SHOWN THIS $\frac{1}{1000}$ ARE TO AHD

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SHEET 7 OF 9 SHEETS

PARCEL IDENTIFICATION

SEE SHEET 1 FOR TITLE DETAILS

ENCUMBRANCES

SEE RELEVANT TITLE FOR EASEMENT DETAIL.

SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN THIS:

- SEWER $\text{---} \text{---} \text{---}$
- STORM WATER $\text{---} \text{---} \text{---}$
- UNDERGROUND TELSTRA $\text{---} \text{---} \text{---}$
- UNDERGROUND GAS $\text{---} \text{---} \text{---}$
- UNDERGROUND WATER $\text{---} \text{---} \text{---}$
- UNDERGROUND POWER $\text{---} \text{---} \text{---}$
- OVERHEAD POWER $\text{---} \text{---} \text{---}$

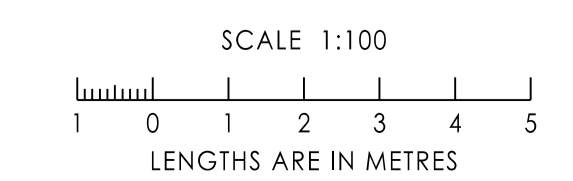
LEGEND

- UTO DENOTES UNABLE TO OPEN (PIT)
- FL DENOTES FLOOR LEVEL
- WH DENOTES WINDOW HEAD LEVEL
- WS DENOTES WINDOW SILL LEVEL
- DH DENOTES DOOR HEAD LEVEL
- ELP ELECT LIGHT POLE
- EP ELECT POLE
- EB ELECT BOX
- LP LIGHT POLE
- EPS ELECT POLE STAY
- EPIT ELECT PIT
- TELSTRAP TELSTRA PILLAR
- TELSTRAPB TELSTRA PHONE BOX
- OPIT OPTUS PIT
- TELSTRAPIT TELSTRA PIT
- TELSTRAPM TELSTRA MARKER POST
- OPM OPTUS MARKER POST
- TSP TRAFFIC SIGNAL POLE
- TSB TRAFFIC SIGNAL BOX
- TSPIT TRAFFIC SIGNAL PIT
- TSPFIT TRAFFIC SIGNAL PIT
- SPIT SEWER PIT
- SIPO SEWER INSPECTION OPENING
- SCB SPRINKLER CONTROL BOX
- PHR FIRE HOSE REEL
- SV STOP VALVE
- FR FIRE PLUG
- FH FIRE HYDRANT
- WM WATER METER
- WT WATER TAP
- FP FLAG POLE
- BOLL BOLLARD
- BN BIN
- SGN SIGN
- GR PIT GRATED PIT
- SEP SIDE ENTRY PIT
- JUN PIT JUNCTION PIT
- GAT PIT GATIC PIT
- DRAIN PIT DRAINAGE PIT
- GV GAS VALVE
- GM GAS METER
- POST POST
- UNK PIT UNKNOWN PIT
- SV SEWER VENT
- C COLUMN
- BH BORE HOLE
- GS GAS SIGN (UNDERGROUND MARKER)

SHEET SIZE A1

REVISIONS

NO	DATE	DESCRIPTION	BY	CHK
10				
9				
8				
7				
6				
5				
4	20/01/2020	TITLE #11 & #12 DETAIL UPDATED	AP	GV
3	29/01/2020	TITLE #4 DETAIL AMENDED	AP	GV
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VER	DATE	COMMENTS	CHK	APP



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SHEET 8 OF 9 SHEETS

PARCEL IDENTIFICATION

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ENCUMBRANCES

SEE RELEVANT TITLE FOR EASEMENT DETAIL.

SERVICES

SERVICES SUPPLIED BY AUTHORITIES SHOWN THIS:

SEWER _____ S _____
STORM WATER _____ S _____
UNDERGROUND TELSTRA _____ S _____
UNDERGROUND GAS _____ S _____
UNDERGROUND WATER _____ S _____
UNDERGROUND POWER _____ S _____
OVERHEAD POWER _____ S _____

LEGEND

- UTO DENOTES UNABLE TO OPEN (FIT)
- RL DENOTES FLOOR LEVEL
- WH DENOTES WINDOW HEAD LEVEL
- WS DENOTES WINDOW SILL LEVEL
- DH DENOTES DOOR HEAD LEVEL
- PHR FIRE HOSE REEL
- SV STOP VALVE
- FP FIRE PLUG
- HF FIRE HYDRANT
- WM WATER METER
- WT WATER TAP
- FP FLAG POLE
- BOLLARD
- BN
- SGN
- GRATED PIT
- SEP SIDE ENTRY PIT
- JF JUNCTION PIT
- GA GATIC PIT
- DP DRAINAGE PIT
- GV GAS VALVE
- GM GAS METER
- POST
- UNKNOWN PIT
- SV SEWER VENT
- C COLUMN
- SH SORE HOLE
- BS GAS SIGN (UNDERGROUND MARKER)

REVISIONS

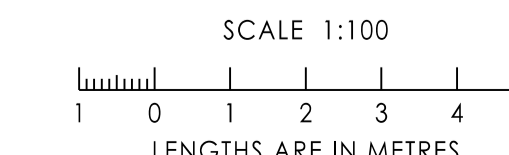
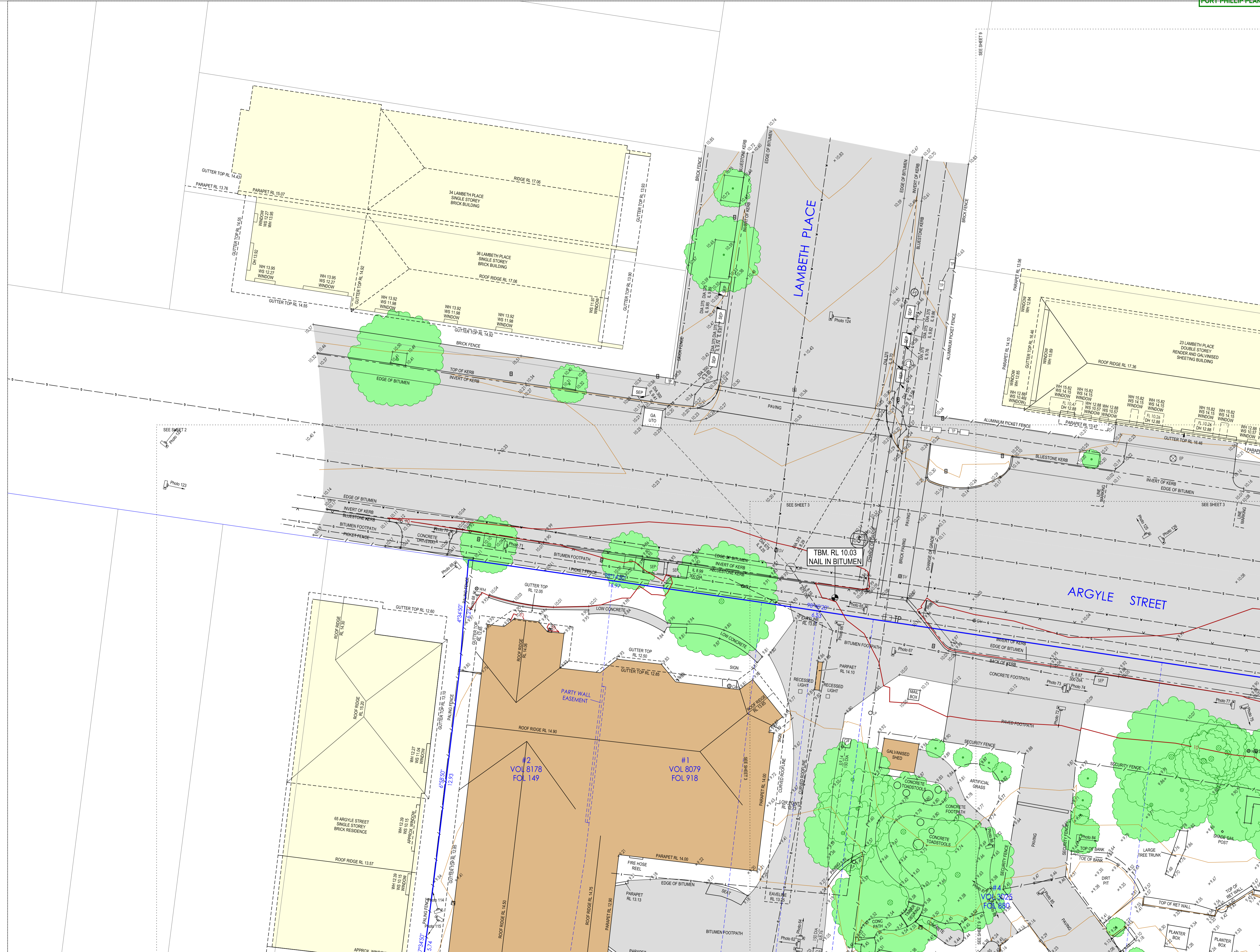
NO	DATE	DESCRIPTION	BY	CHK
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6				
5				
4	20/01/2020	TITLE #11 A.112 DETAIL UPDATED	AP	GV
3	29/01/2020	TITLE #4 DETAIL AMENDED	AP	GV
2	27/02/2021	ADDITIONAL DATA ADDED	IR	GV
1	19/03/2019	ORIGINAL PLAN	AP	GV
VER	DATE	COMMENTS	CHK	APP

BPD REF: 10160

67-79 ARGYLE STREET, ST KILDA

RE-ESTABLISHMENT FEATURE & LEVEL PLAN

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Appendix B : Certificate of Compliance – Existing Use



St Kilda Town Hall
99a Carlisle Street
St Kilda
Victoria 3182

portphillip.vic.gov.au

ASSIST Customer Service

03 9209 6777

FORM 14

Section 97O Planning and Environment Act 1987

CERTIFICATE OF COMPLIANCE-EXISTING USE OR DEVELOPMENT

Certificate No: PDCC/00014/2025

Planning Scheme: Port Phillip Planning Scheme

Responsible Authority: City of Port Phillip

ADDRESS OF THE LAND: **North St Kilda Child Care Centre 71-79 ARGYLE STREET
ST KILDA VIC 3182**

THE CERTIFICATE REFERS TO: Existing use rights as a Child Care Centre.

This Certificate is issued in accordance with section 97N(1)(a) of the *Planning and Environment Act 1987*. The use or development existing on the land and referred to in this Certificate complies with the requirements of the planning scheme at the date of this Certificate.

Date Issued: 17 December 2025

Signature for the Responsible Authority:

Scott Parkinson Planning Team

IMPORTANT INFORMATION ABOUT THIS CERTIFICATE

WHAT IS THIS CERTIFICATE?

The Responsible Authority has issued this Certificate with respect to the use or development existing on the subject land and referred to in the Certificate.

EFFECT OF CERTIFICATE

A Certificate is a statement about the effect of the planning scheme on the use or development on the land on the day it was issued.