

17 July 2025



**City of Port Phillip
Advertised Document
Planning Application No. PDPL/00402/2025
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St Kilda Town Hall
99a Carlisle Street
St Kilda
Victoria 3182

portphillip.vic.gov.au

ASSIST Customer Service

03 9209 6777

Dear Connor,

RE: Planning Permit Application – 26 Neptune Street, St Kilda (St Kilda Adventure Playground) Demolition and Construction of Clubhouse and Playground Equipment (HO5 & SBO2).

I am writing to submit a planning permit application for the redevelopment of the St Kilda Adventure Playground at 26 Neptune Street, St Kilda. The application seeks approval for the demolition of the existing clubhouse building and playground equipment, and the construction of a new clubhouse building and replacement playground equipment.

Planning Context

The site is located in the **Public Park and Recreation Zone (PPRZ)** and is affected by the **Heritage Overlay (HO5)** and **Special Building Overlay (SBO2)**.

Under **Clause 52.31-1**, the proposed works are exempt from requiring a permit under the zone. However, a planning permit is required under:

- **Clause 43.01 – Heritage Overlay (HO5):** for demolition and buildings and works, including the replacement of playground equipment.
- **Clause 44.05 – Special Building Overlay (SBO2):** for buildings and works within a designated flood overlay area.

Response to Pre-Application Advice

This application responds to the key issues identified during pre-application discussions with Council officers. In particular:

• **Heritage Overlay:**

While the existing clubhouse and playground are not considered to be of heritage significance, this application includes detailed demolition and development plans for assessment. The new clubhouse maintains a modest scale and is sensitively sited within the same public reserve, with no adverse impact on the

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Date Received: 18/07/2025**

heritage character of the surrounding precinct. Its alignment forward of the existing building line was not flagged as an issue as it remains within the same site and maintains appropriate siting and scale relative to nearby properties which are not of heritage character.

- **Special Building Overlay:**

We acknowledge the uncertainty raised regarding the SBO2 mapping and designated flood levels. In response, the proposed finished floor level (FFL) of the new clubhouse is 13.00m AHD and has been set at or above the adjacent natural surface level. Where the existing FFL is elevated, the new FFL matches this, as recommended by Council's Development Engineering team. This approach avoids relying on outdated flood data and ensures an appropriate flood-resilient design.

The following documents are included as part of this application:

- Completed Planning Application Form and Fee Payment
- Copy of Current Certificate of Title (Plan SK Adventure Park.pdf and SK adventure _Land Registry Document.pdf)
- Architecture Package (250630_129_St Kilda Adventure Playground[78].pdf)
 - Site Context Plan
 - Proposed Site Plan, Floor Plan, and Elevations
 - Colours and Materials Schedule
- Landscape Architecture Package (1987-002-L1000 P4)
 - Demolition Plan
 - Landscape Plan

We believe the proposal represents a well-considered, community-focused upgrade to the existing reserve infrastructure, while responding appropriately to both the **heritage** and **flood management** controls applying to the site.

Should you have any questions or require further clarification, please do not hesitate to contact me at philip@portphillip.vic.gov.au. Thank you for your consideration.

Yours sincerely,

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