

2/1

**PORT PHILLIP PLANNING SCHEME – AMENDMENT C25  
11-12 THE ESPLANADE AND 6 VICTORIA STREET, ST KILDA**

Supplementary Information supplied to the Panel Hearing by Peter Lovell, 16 May 2002

The following is a preliminary list of issues which might be considered in developing definitive statements of significance for the Esplanade Hotel and the Baymor Flats.

**The Esplanade Hotel (Local/Regional Significance)**

Key values: It is generally agreed that the cultural heritage significance of the place primarily rests in its historical, aesthetic and social values.

**Historical**

- An early example of a resort hotel located in Melbourne's premier nineteenth century metropolitan seaside resort
- A place associated with owners, operators and occupants of note.
- A place which is demonstrative of the changing aspirations of operators and occupants and the internal and external influences which have impacted on metropolitan hotels

**Aesthetic**

- A local landmark
- A place which is demonstrative of nineteenth century hotel planning, with distinctive Edwardian and 1920s modifications which reflect the changing fashion of the day

**Social/Historical**

- A place associated with and offering live and recorded entertainment from the 1920s to the present day
- As a focus of community action to preserve the place and its use
- As a place which in recent decades has developed a (statewide/national) reputation as a venue for non-mainstream music and comedy

**Baymor Flats (Local Significance)**

Key values: The cultural heritage significance of the place primarily rests in its historical and aesthetic values.

**Historical**

- A place associated with the evolving development of the Esplanade Hotel site

**Aesthetic**

- As a relatively rare example of the use of Spanish Mission style applied to a flat complex
- As an unusual example of flat development around a courtyard form, a device used in Mediterranean/Mission style buildings
- In externally demonstrating the applied finishes and detailing which typified the Spanish Mission style.