

NEWS RELEASE



11th February 2003

'IT TAKES TWO, BABY...'

The City of Port Phillip last night indicated its willingness to work with the Becton Corporation to find a solution for the heritage listed and culturally significant **Esplanade Hotel** in St Kilda.

However, Port Phillip Mayor Darren Ray said that Becton must change its 'gameplan' if it wanted to work in a genuine partnership.

'The Planning Scheme Amendment process, although long, had the support of Becton, the Council, the community and subsequently the State Government. The agreed controls preserve the heritage values of the site, the existing and highly valued live music venue, and also allow a residential tower to be developed on the site.

'When Becton first purchased the site, it had a six storey height limit, non-conforming commercial use and heritage controls. The amendment allowed for up to 10 storeys, the heritage controls remained and recognised the live music hotel use.

'Becton has failed to respond to the heritage controls, and their plans put the ongoing hotel use in jeopardy. From the time they submitted their plans last year up until the meeting last night, Becton have declined to make any revisions or improvements to their application. This clearly shows a lack of willingness to play ball. Indeed, what was even more telling is that they did not even bother to speak in support of their application at last night's meeting, ' Cr Ray added

'The final agreed planning controls also recognise the role that hotels like the Espy play as cultural incubators for local music and comedy talent. The Espy has been an entertainment venue *par excellence* from the jazz and big band era to the more

recent decades of rock'n'roll, country music, comedy and 'non-mainstream' cultural expression.

'The controls also require Becton to have regard to the access, service and operational needs of the hotel in designing a new residential development for the site. This was to ensure that bands, suppliers and so on can still have the physical access they need to the hotel.

'Council was also concerned about the proposed demolition at Baymor Court, the heritage-protected flats located at the back of the property,' Cr Ray added.

The full motions passed by Council appear below.

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B1 ESPLANADE HOTEL – 11 ESPLANADE, ST KILDA

Purpose

To consider an application for planning permit to redevelop parts of the Esplanade Hotel site for the purposes of residential apartments, licensed restaurant and convenience shop.

The following Speakers made a Verbal Submission to the Committee in relation to this item:

- ❖ Ms Krystina Kynst
- ❖ Ms Kate Shaw
- ❖ Mr John Spierings
- ❖ Mr Michael Cramphorn
- ❖ Ms Viviane Rouqueirol
- ❖ Ms Sue Penniculk
- ❖ Mr James Nagy
- ❖ Ms Maila Stivens

MOVED Crs Brand/Johnstone

1. That the Statutory Planning Committee, issue a Notice of Refusal under the provisions of the Port Phillip Planning Scheme for the application propose the demolition of buildings (excluding main Esplanade Hotel building), construction of a building of up to 10-storeys (50 residential apartments) & associated car parking, the development & use of part of

the building for a food and drink premises & a convenience shop, the provision & sale of liquor for consumption on and off the premises in the food & drink premises & convenience shop, the construction of minor buildings & works exceeding the Planning Scheme height requirements, the construction of architectural features within the Planning Scheme setback requirements and the waiver of the Planning Scheme car parking and loading requirements for the food & drink premises and convenience shop.

2. That the Statutory Planning Committee issue a Notice of Refusal on the following grounds:
 - a) The proposal is contrary to objectives contained in the City of Port Phillip Municipal Strategic Statement (MSS).
 - b) The demolition of Baymor Court and the motor garage and stables is contrary to the Port Phillip Heritage Policy (Clause 22.04) and the Heritage Overlay (Clause 43.01).
 - c) Key aspects of the proposed development require significant design attention in order for Council to be able to support the replacement buildings.
 - d) It has not been adequately demonstrated that the proposal has appropriately addressed the reasonable access, operational and service needs of the Esplanade Hotel in order to ensure that the on-going cultural significance of the hotel is not compromised.
 - e) The application fails to provide sufficient details regarding the proposed noise attenuation measures to ensure that the new residential development can coexist with the hotel.
 - f) The proposal has an oversupply of residential car parking and provides an inadequate number of car spaces for the commercial uses.
 - g) The proposed development will cast shadow beyond the kerbline on the southern side of Jacka Boulevard road reserve adjoining the Port Phillip Bay foreshore past 10.00am, which is contrary to the provisions of the Design and Development Overlay (DDO12).

A vote was taken and the MOTION was CARRIED (unanimously).

MOVED Crs Johnstone/Brand - MOTION ARISING

Council requests officers to obtain and prepare a supplementary advice on the following for the purpose of informing any future discussion or appeal proceedings:

1. An appropriate extent of demolition of the east ("kitchen") wing, taking into account, as relevant, the extent of original and subsequently added building fabric of the wing.
2. The extent of overshadowing of neighbouring residential properties at the equinox, presented in a graphic or quantified format.
3. The likelihood of any deleterious wind effects of the proposed tower on the surrounding streets.
4. Urban design analysis of the scale relation between the podium and the tower of the proposal, and their impact with regard to the scale and character of the adjacent residential streets.

5. Urban design analysis and preferable design options for the Esplanade (“bottleshop”) frontage of the proposal with regard to the urban character of the St Kilda foreshore and esplanade.
6. Access, service and storage needs of the hotel, insofar as they are essential to the continuing existing use and cultural significance of the hotel.
7. The status, relevance and accuracy of the Esplanade Hotel Management Plan prepared by the Jansen Partnership 2003.
8. The appropriateness of the proposed development surrounding the hotel with regard to points (6) and (7) above and the ongoing existing use and cultural significance of the hotel.
9. Determination of the permissibility of the building attaining the maximum height without achieving other design objectives, noting that DDO12 states that “The specified maximum height will only be able to be achieved by a building meeting the design objectives and other provisions of the schedule.
10. Council requests that officers prepare and report for Council endorsement (without prejudice) draft permit conditions as required for presentation at any future appeal proceedings.

A vote was taken and the MOTION ARISING was CARRIED (unanimously).

MOVED Crs Johnstone/Hill – MOTION ARISING

That the minutes note Council’s willingness to continue working with the applicant prior to any VCAT hearing.

A vote was taken and the MOTION ARISING was CARRIED.