
Draft Terms of Reference

Esplanade Hotel Working Group

The working group established by Port Phillip Council will undertake to develop a planning and design framework for the Esplanade Hotel site (bounded by the Upper Esplanade, Pollington Street and Victoria Street) by August 2000. This framework will form the basis for Council to undertake an amendment to the Port Phillip Planning Scheme. The controls will guide and assist Council in assessing future applications for the development of the site.

The planning and design framework will provide for *the use and* development of the site, taking into account :-

- the iconic status and physical pre-eminence of the Esplanade Hotel and associated buildings on the site;
- their relationship to other elements of the built and social and cultural environment within and external to the site; and
- *the existing planning policies and Port Phillip Planning Scheme context*

The frame work must :-

- *consider the context of the site as part of the upper Esplanade and as part of the wider foreshore area;*
- describe the key features and values of the site's built and cultural context and relationships that should be maintained and enhanced in future use and development of the site;
- recognise and enhance the urban character and streetscape of the surrounding residential and recreational precinct;
- recognise and enhance the amenity (including, but not limited to traffic, parking overshadowing both public and private realms overlooking, wind effects) of the surrounding residential and recreational precinct;
- detail the key design, architectural and heritage features that should inform future development of the site;
- take into account the impact of future development and use on the Hotel's operational management, and the Hotel's importance in Melbourne's musical and cultural life;
- acknowledge the desire to maintain the existing uses/culture and explore with the owner and others, ways through which these uses/culture can be supported in the future; and
- ensure future development and use of the site make a positive contribution to the City's architecture, its cultural and social heritage and community aspirations