



CITY OF
PORT PHILLIP

**STATUTORY PLANNING
COMMITTEE**

MINUTES

16 SEPTEMBER 1998

D10 PROPOSED PLANNING SCHEME

Purpose

This report addresses the resolution of the Statutory Planning Committee made on 19 August 1998 in relation to Item D2 "Proposed Planning Scheme Amendment - Esplanade Hotel Site.

MOVED Crs Haag/Johnstone

That Standing Orders be suspended to allow the Esplanade Alliance to make comment on the timeframe for the exhibition period.

A vote was taken and the MOTION was CARRIED.

MOVED Crs Haag/Erlich

1. The Council has decided to exhibit this proposed Amendment to the Port Phillip Planning Scheme because it wants a process which will canvas the broadest possible community views about this proposal. The Council seeks community views and may ultimately seek the recommendations to Council from an independent Panel before it forms its final position about the proposed Amendment and the development it would facilitate.
2. However, in so deciding to put this proposed Amendment out to public exhibition the Council notes the following;
 - a) The proposal is inconsistent with a range of Council policies including, but not limited to, the Municipal Strategic Statement in the adopted Port Phillip Planning Scheme, in particular Clause 21.02-2 'Foreshore' because the proposed building envelope would shadow the foreshore reserve and beach between 10.00am and 4.00pm on 22 June and Clause 21.03-3 'Urban Character and Public Places because the proposed building envelopes are inconsistent with the predominant building height in surrounding areas.
 - b) The proposal is contrary to Council's long standing planning objectives for buildings on the St Kilda foreshore and environs including, but not limited to, the objectives of protecting neighbourhood amenity, heritage buildings, urban character and orderly traffic management.
 - c) The proposal incorporates only part of the Esplanade Hotel which is clearly of regional, if not State, cultural significance and that this significance is likely to be impaired by the proposed Amendment.
 - d) The proposal requires the demolition of other significant buildings on site, in particular the Baymor Court building.

3. That Council resolve to place the proposed Amendment to the Port Phillip Planning Scheme for the Esplanade Hotel site on public exhibition for a period of 6 weeks in accordance with the Planning and Environment Act 1987 in the following manner.
- a) A sign measuring two square metres giving notice of the proposed amendment shall be placed in a visible location on the Esplanade Hotel site's Upper Esplanade frontage and details of the proposed Amendment shall be displayed within the Hotel accessible to the public during the exhibition period, with specific invitation for community comment to Council.
 - b) Direct notification of the amendment by mail shall be given to:
 - All owners and occupiers and, where relevant, Body Corporates, within a 200 metres radius of the site, including the lessor and lessee of the St Kilda Seabaths (approximately 850 addresses).
 - Interested groups; Esplanade Alliance, St Kilda Heritage Watch, Acland Street Residents' Association, Acland Street Traders' Association, Fitzroy Street Residents' Association, Fitzroy Street Traders' Association, and the National Trust of Australia (Victoria)
 - c) Notice of the proposed amendment on two separate occasions in each of the two local newspapers and The Age newspaper and The Australian newspaper.
 - d) Notice of the proposed amendment to the prescribed referral authorities, and also to all relevant servicing and government authorities.
 - e) Notice of the proposed amendment in the Government Gazette.
 - f) Public exhibition venues shall be the St Kilda and South Melbourne Town Halls and the St Kilda Library.
4. In addition to the statutory documents and supporting documents provided by the proponent of the amendment, Council shall place information at each exhibition venue in a visible location which:
- Outlines the amendment process.
 - Indicates that the Council is placing the revised amendment on public exhibition to hear what the community views are on the proposal; and
 - Indicates that Council has major concerns with the proposed amendment but may form a final position on the amendment at the Panel hearing stage with the benefit of community input.

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