

19/09/2022

**39 Bank Street Port Fairy VIC 3284**

1. I act on behalf of the landowners of 39 Bank Street Port Fairy – [REDACTED]
2. The landowner purchased the site relatively recently and are taking time to formulate an appropriate development proposal for the property. In the meantime, the property is developed with two shops and a rear residence of James Street (Port Fairy Post Office and The Passage).
3. The landowners are concerned that the proposed changes in Amendment C69 will adversely affect the potential for high quality developmental outcomes to be achieved on this site.
4. The landowners support the re-zoning of the rear of the property from Public Use Zone to Commercial 1 Zone. They own the land in the public use zone, with an easement providing an access right to the theater. This land is not public land.
5. On their behalf, I raise the following concerns regarding the proposed C69 amendment to their property at 39 Bank Street Port Fairy.
6. The Economic and Tourism Land Use Analysis (2016) for Port Fairy identifies a demand over the next 20 years for 5000 sqm of retail floor space, with a further demand for another 5400sqm (approx.) for office and hotel/accommodation floor space before 2036.
7. Given this is one of very few commercially zoned sites which has further development potential, it seems anti-development for Council to impose any planning restrictions which have potentially to reduce the commercial floor area yield of such a site.
8. The landowners do not support the mandatory height control in proposed DDO1 – a discretionary height control is most appropriate to Commercially Zoned land allowing the design specifics and site context to be considered by the Responsible Authority in relation to appropriate building height.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]



Figure 1 Port Fairy CBD Showing represented properties in Yellow IGA in Green and laneways in red

[Redacted]

[Redacted]

[Redacted]

[Redacted]