

19/09/2022

**6 Bank Street Port Fairy VIC 3284**

1. I act on behalf of the landowners of 6 Bank Street – [REDACTED].
2. The site is a vacant commercially zoned site, purchased from Moyne Shire Council in 2021.
3. The landowners are concerned that the some of the proposed changes in Amendment C69 will adversely affect the potential for any re-development of the site.
4. On their behalf, I raise the following concerns regarding the proposed C69 amendment to their property.
5. The landowners do not support the mandatory height control in proposed DDO1.
6. 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.
7. 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.
8. With a combined site area of more than 1900sqm, this property has significant development potential to provide additional floorspace for a mix of retail, office or accommodation uses.
9. Given this is one of very few large commercially zoned sites and is specifically identified in the Port Fairy Coast and Structure Plan as being suitable for significant commercial development.
10. 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.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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

