

22.04 INFRASTRUCTURE

06/11/2014
C58

22.04-1 Port Fairy Hospital Policy

06/11/2014
C58

This policy applies to the expansion of the Port Fairy Hospital facility which is located in the vicinity of Villiers, Regent, Bank and College Streets.

Policy Basis

The hospital is an important part of the Shire's comprehensive medical services. The MSS identifies the hospital as being accessible to public transport and an important component of the Shire.

Objectives

- To encourage the co-ordinated expansion of the Port Fairy Hospital by applying a Public Use Zone 3 to hospital owned land and encouraging development generally in accordance with the *Port Fairy Hospital Master Plan 2013* in Schedule 25 to Clause 43.02.
- To ensure new development on the site maintains an appropriate residential environment for the surrounding areas.
- To provide for the development of well-designed and functional buildings across the site to meet the needs of the hospital.
- To protect the heritage significance of the Hospital Administration building.
- To provide for increased certainty for residents and land owners in the vicinity of the hospital in relation to the use and development of land by the hospital.
- To improve car parking provision, traffic movement and pedestrian access across the site in the vicinity of the hospital.
- To ensure that the design of built form across the site minimises impacts relating to building bulk and overshadowing.
- To ensure the construction is appropriately staged to avoid disruption to the hospital services and the surrounding community.

Policy

It is policy to:

- Ensure the *Port Fairy Hospital Master Plan 2013* in Clause 3.0 to the Schedule 25 to Clause 43.02 guides the future expansion of the Port Fairy Hospital.

22.04-2 Sewerage Treatment Plant Local Policy

19/01/2006
VC37

This policy covers the area within 200 metres of the boundaries of the Sewerage Treatment Plant, off Port Fairy-Hamilton Road, Port Fairy, and Section Lane, Mortlake.

Policy Basis

The MSS notes the Sewerage Treatment Plant is of great significance to the people of Port Fairy and Mortlake. This local policy is designed to reduce to a minimum the possible

unacceptable amenity impacts of development in proximity of the Sewerage Treatment Plant, in Port Fairy and Mortlake.

Objectives

- To discourage residential subdivision or development within 200 metres of the boundaries of the Sewerage Treatment Plant.

Policy

It is policy that:

- Subdivision, or residential development will be discouraged within 200 metres of the boundaries of the Sewerage Treatment Plant.

Reference Documents

Recommended Buffer Distances for Industrial Residual Air Emissions (EPA 1990).