

**22.04**

06/11/2014  
C58

**22.04-1**

06/11/2014  
C58

**INFRASTRUCTURE**

**Port Fairy Hospital Policy**

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**

19/01/2006  
VC37

**Sewerage Treatment Plant Local Policy**

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:

## MOYNE PLANNING SCHEME

- 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).