

22.09
22/03/2007
C24

ELPHINSTONE

This policy applies to the township of Elphinstone as defined on Plan 8: Elphinstone Framework Plan.

Policy Basis

Elphinstone is located on the railway line, just off the Calder Highway, approximately 13 kilometres from Castlemaine. This rural community has developed into a commuter town, a trend which is likely to continue.

Population growth will be limited due to lack of services, especially infrastructure and sewerage.

Policy

It is policy that:

- Townscape works to improve the overall appearance of the town, especially outside the Elphinstone Hotel on the alignment of the old Calder Highway be encouraged.
- The highway signage and township entrances are improved.
- Residential development is provided for within the township boundary and has been based on:
 - existing small lots and houses;
 - the need to contain the town to allow easier and more economical sewerage connections;
 - the ability to supply reticulated water; and
 - the 'boundary' created by the Calder Highway.
- Residential development densities take into account effluent disposal limitations and ultimate provision of sewerage services.
- Future township expansion to the area west of Read Street is investigated.
- The existing commercial centre is consolidated and improved with tree planting and streetscape works.
- In the absence of reticulated sewerage, proposals for residential development must satisfy the requirements of a land capability assessment prepared in accordance with the Septic Tanks Code of Practice.