

22.09 ELPHINSTONE

This policy applies to the township of Elphinstone as defined on the Township Structure 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

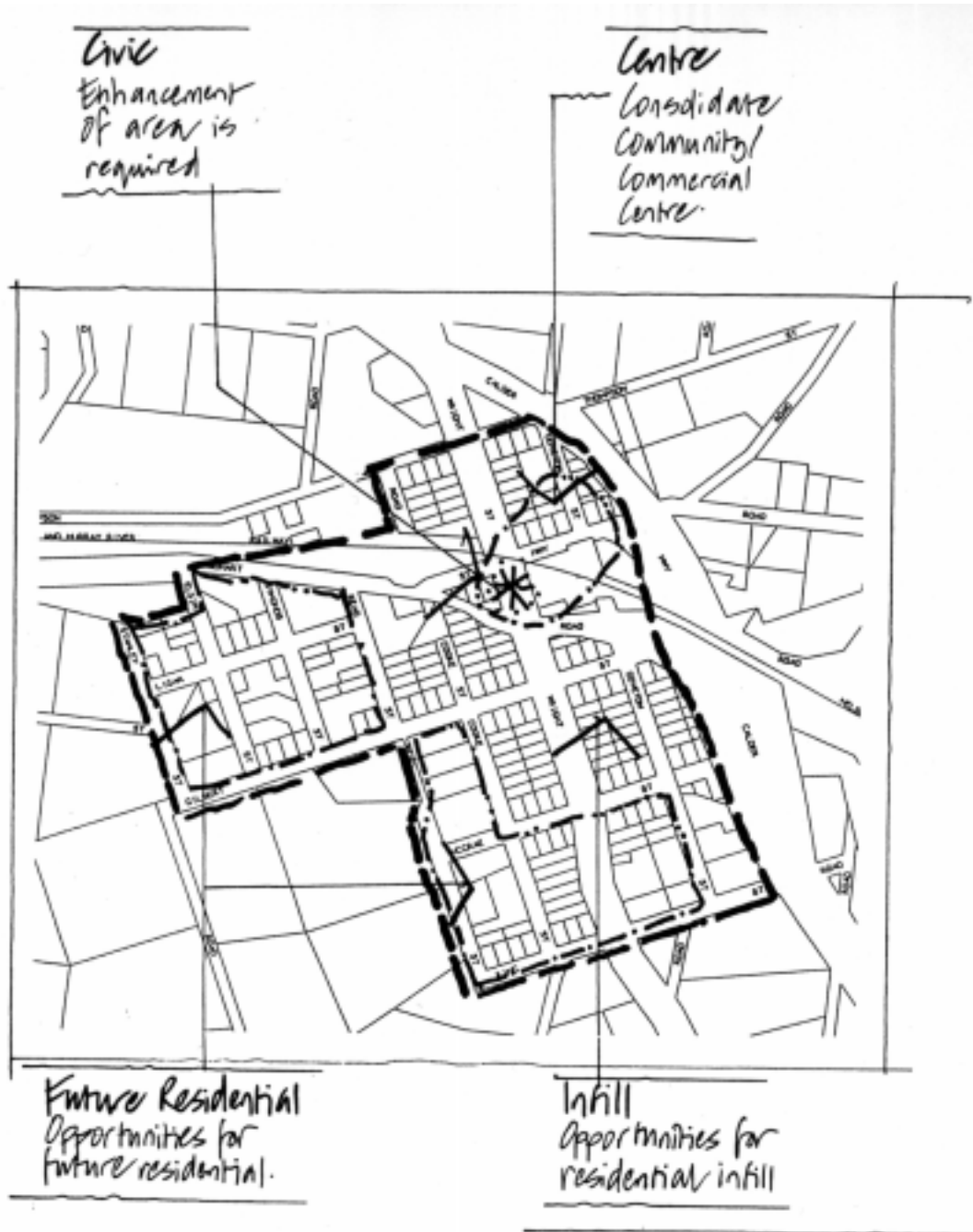
It is policy that:

- 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 be 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 be investigated.
- The existing commercial centre be consolidated and improved with tree planting and streetscape works.

Reference documents

Metcalfe Heritage Study – Wendy Jacobs Architects Planners, Karen Twigg Historian Dec 1997

Elphinstone Township Structure Plan



Mount Alexander Shire
Town Structure Plan

Elphinstone