

Let's Talk

The Elmore Plan: Draft Concept Vision

Get involved in developing a structure plan for Elmore!

The Elmore Plan will build upon the existing community strengths to achieve a liveable town for current and future residents.

The Plan will identify what opportunities exist and determine what facilities, services and infrastructure are needed to support that change, while respecting the existing character and qualities of Elmore.

What is a structure plan?

A **structure plan** is a Council document which provides guidelines for how a town should change and grow.

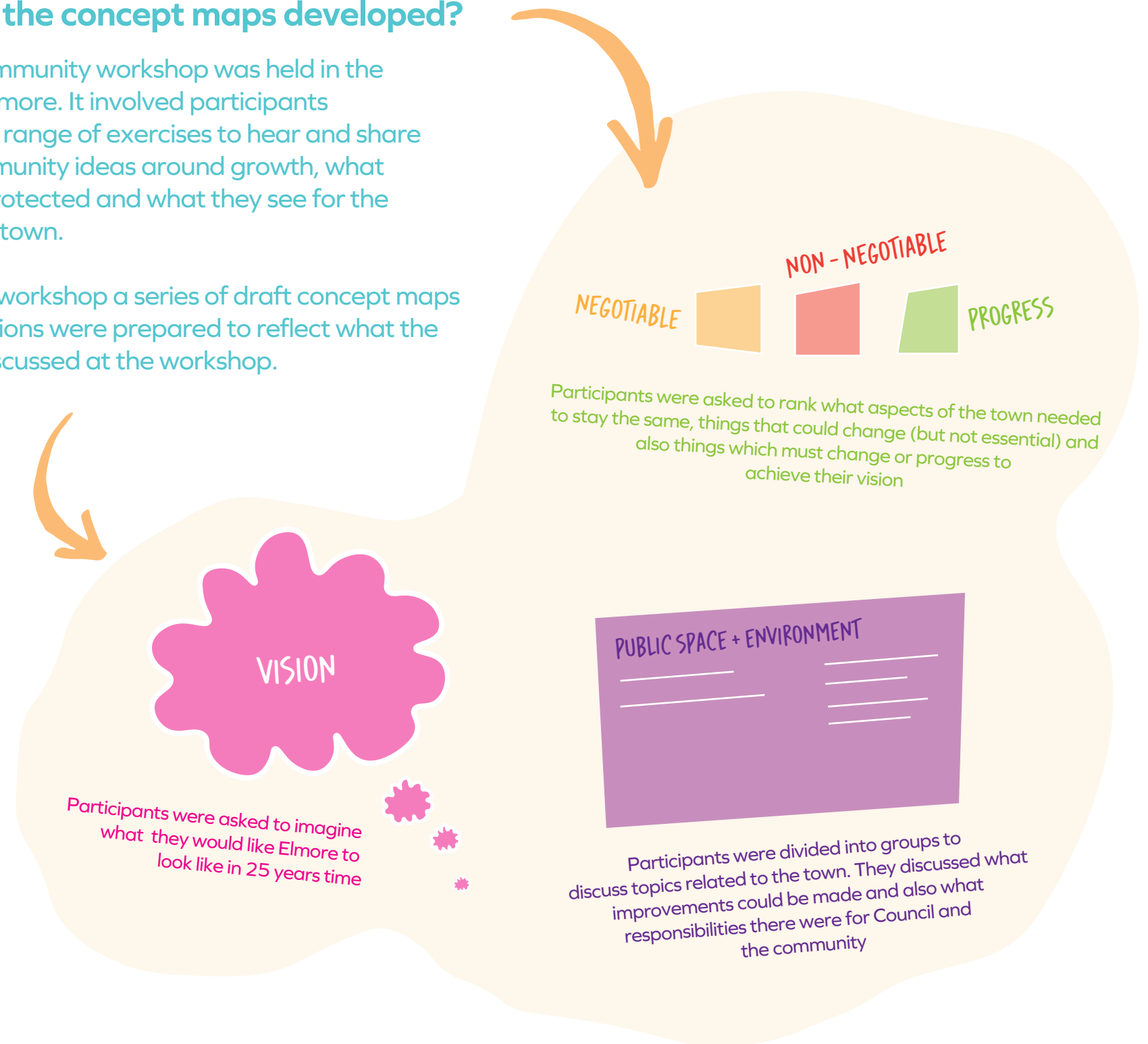
It includes guidance around streetscape improvements, and what should be maintained or protected. It can also set out where new residential expansion could occur and may even recommend planning scheme changes to allow certain commercial or industry growth.

A **community plan** is different in the sense that it is community led and includes things the community can do in terms of events for the town, opening new shops or heritage walk signage.

How were the concept maps developed?

Recently a community workshop was held in the township of Elmore. It involved participants undertaking a range of exercises to hear and share different community ideas around growth, what needs to be protected and what they see for the future of their town.

Following the workshop a series of draft concept maps and cross sections were prepared to reflect what the community discussed at the workshop.



SETTLEMENT + LAND USE

This theme captures the communities desire for growth but also the need to protect what they love about their town (rural feel, large lots, compact footprint) The map shows:

- a clear township boundary to contain residential development and protect rural character and surrounding farming land
- opportunity within the existing residential area for large lot infill (1/4 acre)
- opportunities for residential expansion on the southern fringes (options only)
- a defined commercial activity area so shops and services are located together
- potential for smaller lots around commercial area

PUBLIC SPACE + ENVIRONMENT

This theme captures the need for suitably designed public space. The map shows:

- definition of main town entrances with plantings / sculptural artwork
- increased street tree plantings to create shaded walking routes to key destinations (Campaspe River, schools, recreation reserve, train station and commercial area)
- potential pedestrian bridge to Elmore Field Days site

TRANSPORT + MOVEMENT

There is a need for safe roads and footpaths:

- priority walking and cycling links to schools, rec reserve, river and train station
- primary north-south street for shaded walking and cycling (Michie Street)
- main footpaths are connected (no breaks)
- key intersections are improved - for example Midland Highway crossing at the bakery and Margret Street school crossing
- designated long vehicle parking

TOWN CENTRE CONCEPT

An attractive and active town centre is important to community members. There are opportunities for:

- rear car parking or rear access to commercial buildings
- laneway access between main street and Michie Street with smaller residential lot sizes
- public gathering places outside of key buildings to encourage commercial businesses and people spending time in the area
- landscape improvements to Caldwell Street to encourage retail / food and drink businesses

KEY STREETSCAPE DESIGN

This theme represents the importance of suitable streetscapes for movement including:

- potential improvements to Caldwell Street as an extension of the commercial area and link to river reserve
- local roads with design treatments and plantings depending on the context, existing features and priority use (walking cycling)

DRAFT CONCEPT VISION

Following the workshop, a series of draft concept maps and cross sections have been prepared. These visuals reflect the emerging themes and township vision which was discussed at the workshop. The maps have been grouped into the themes above and detail potential changes and improvements.



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ELMORE TOWNSHIP

CURRENT CENSUS DATA:



753



405

NOTE: TOWN INFILL/EXPANSION OPTIONS ARE SUBJECT TO SEWER INFRASTRUCTURE/SERVICING BEING PROVIDED. WHICH OPTIONS MAY BE FOLLOWED DEPEND ON THE OVERALL TOWN SIZE OBJECTIVE AND ON LOCALISED CONSTRAINTS

*POTENTIAL RURAL INDUSTRY BUSINESS AREA TO BE INVESTIGATED AND IDENTIFIED

POTENTIAL LARGE LOT RESIDENTIAL INFILL EXPANSION TO THE WEST

PROTECT SURROUNDING FARMLAND BY:

- A CLEARLY DEFINED TOWN BOUNDARY
- MAXIMISING USE OF THE EXISTING TOWN FOOTPRINT FOR INFILL LOTS
- LOGICAL, TARGETED AND LIMITED TOWN EXPANSION

POTENTIAL LARGE LOT INFILL ON WEST SIDE OF TOWNSHIP

POTENTIAL LARGE LOT EXPANSION TO THE SOUTH BY EXTENDING STREET GRID

POTENTIAL RESIDENTIAL INFILL LOTS TO THE NORTH

RETAIN LARGE RURAL LOTS ADJOINING CAMPASPE RIVER

POTENTIAL INCREASE IN DIVERSITY OF LOT SIZES AND HOUSING TYPES AROUND TOWN CENTRE

POTENTIAL TOWNSHIP RESIDENTIAL INFILL

LEGEND

- Mix of smaller lot sizes and housing types
- Large lot infill (Existing Lots)
- Potential large lot expansion
- Community and civic uses
- Large rural lots
- Sealed Roads
- Commercial Area
- Township Growth Boundary
- Farmland

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STRUCTURE PLAN

SETTLEMENT + LAND USE



IMPROVE MOVEMENT AND SAFETY AROUND THE TOWN BY:

- PRIORITISING FOOTPATHS / CYCLE ROUTES TO KEY DESTINATIONS
- MAXIMISING USE OF THE EXISTING ROADWAYS AND LINKAGES
- REVIEWING SPEED LIMITS
- ENHANCE CURRENT WALKING TRACKS WITH IMPROVED CONNECTIONS

POTENTIAL DESIGNATED LONG VEHICLE PARKING AND AMENITIES FOR CARAVANS AND TRUCKS

POTENTIAL LARGE LOT EXPANSION INCORPORATING AN EXTENDED STREET GRID

REVIEW SPEED LIMIT THROUGH TOWN MAIN STREET

PRIMARY NORTH-SOUTH STREET FOR WALKING IN SHADE (MICHIE STREET)

POTENTIAL PEDESTRIAN BRIDGE CONNECTION AND LINK TO CAMPASPE BUSH TRACKS AND ELMORE FIELD DAYS

Campaspe River

IMPROVE MAIN CONNECTIONS BETWEEN TOWN AND RIVER RESERVE (CARDWELL AND CLARKE STREETS) FOR WALKING AND CYCLING (FOOTPATHS AND CROSSING TREATMENTS TO IMPROVE PEDESTRIAN SAFETY/PRIORITY)

POTENTIAL LARGE LOT EXPANSION INCORPORATING EXTENDED STREET GRID

LEGEND

- Primary walking routes
- Priority 'cross-town' cycle corridor
- Key crossing for improvement
- Community and civic uses / road reserve
- Existing sealed roads
- Existing unmade roads
- Potential sealed road extension
- Existing footpaths
- Road entrances to township
- Bus stop
- School zone improvements
- Potential town expansion areas (refer to Settlement + Land Use map)

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STRUCTURE PLAN

TRANSPORT + MOVEMENT



- INCREASED STREET TREE PLANTINGS IN PRIORITY STREETS
- SUITABLE PLANTINGS (NATIVES / EXOTICS) DEPENDING ON CONTEXT
- CREATING SENSE OF ARRIVAL WHEN ENTERING THE TOWN
- PROTECTING VIEW LINES TO SURROUNDING AGRICULTURAL LAND AND CAMPASPE RIVER
- USE OF NATURAL DRAINAGE
- EXPANSION OF WALKING/CYCLING TRACKS WITHIN EXISTING TOWN FOOTPRINT

DOMINANT BUSHLAND
CHARACTER TO REMAIN IN
TRAINLINE RESERVE ...

POTENTIAL SCULPTURAL
ARTWORK OR SIGN TO MARK
TOWN ENTRANCE

PROTECT IMPORTANT VIEW
LINES TO AGRICULTURAL LAND

POTENTIAL PEDESTRIAN BRIDGE CONNECTION AND LINK TO CAMPASPE SHIRE AND ELMORE EVENTS CENTRE

POTENTIAL RIVER WALK TRACK
CIRCUIT EXPANSION

*POTENTIAL TO LOOK INTO
NATURAL PLAYSPACE OPTIONS

DEFINE TOWN CENTRE WITH
PUBLIC DOMAIN IMPROVEMENTS
(SEE TOWN CENTRE CONCEPT)

DOMINANT BUSHLAND
CHARACTER TO BE MAINTAINED
IN TRAINLINE RESERVE

POTENTIAL SCULPTURAL
ARTWORK OR SIGN TO MARK
SOUTHERN TOWN ENTRANCE

PROTECT IMPORTANT VIEW
LINES TO AGRICULTURAL LAND

PROTECT IMPORTANT VIEW
LINES TO CAMPASPE RIVER

IMPROVE CONNECTIONS
BETWEEN TOWN CENTRE AND
RIVER FRONT ON CARDWELL
AND CLARKE STREETS

POTENTIAL SCULPTURAL
ARTWORK OR SIGN TO MARK
TOWN ENTRANCE

●●●● Town Centre concept area

 Key crossing for improvement

Community and civic uses


 Village Green Area

Priority town/Campaspe linkage streets

Potential residential expansion

 Existing roads

--- Potential walking and cycling track extension (unsealed)

 Main road entrances to township

 Viewlines to open farmland

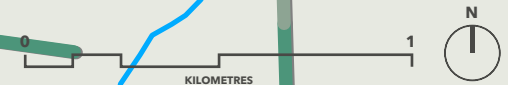
- Formal exotic street trees

 Informal indigenous street trees

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STRUCTURE PLAN

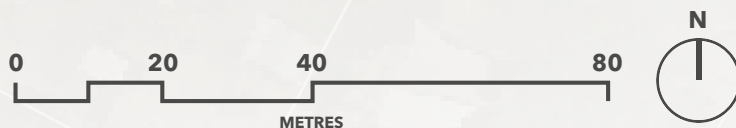
PUBLIC SPACE + ENVIRONMENT

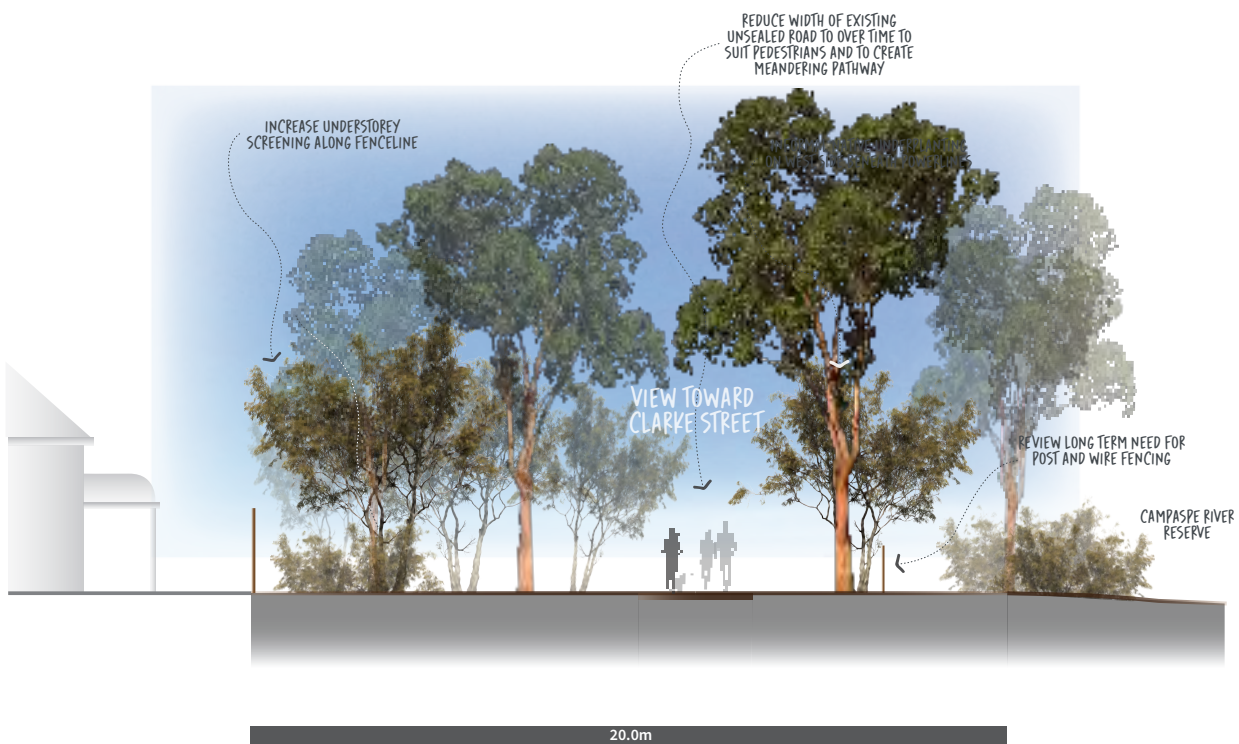




ELMORE
STRUCTURE PLAN

TOWN CENTRE CONCEPT



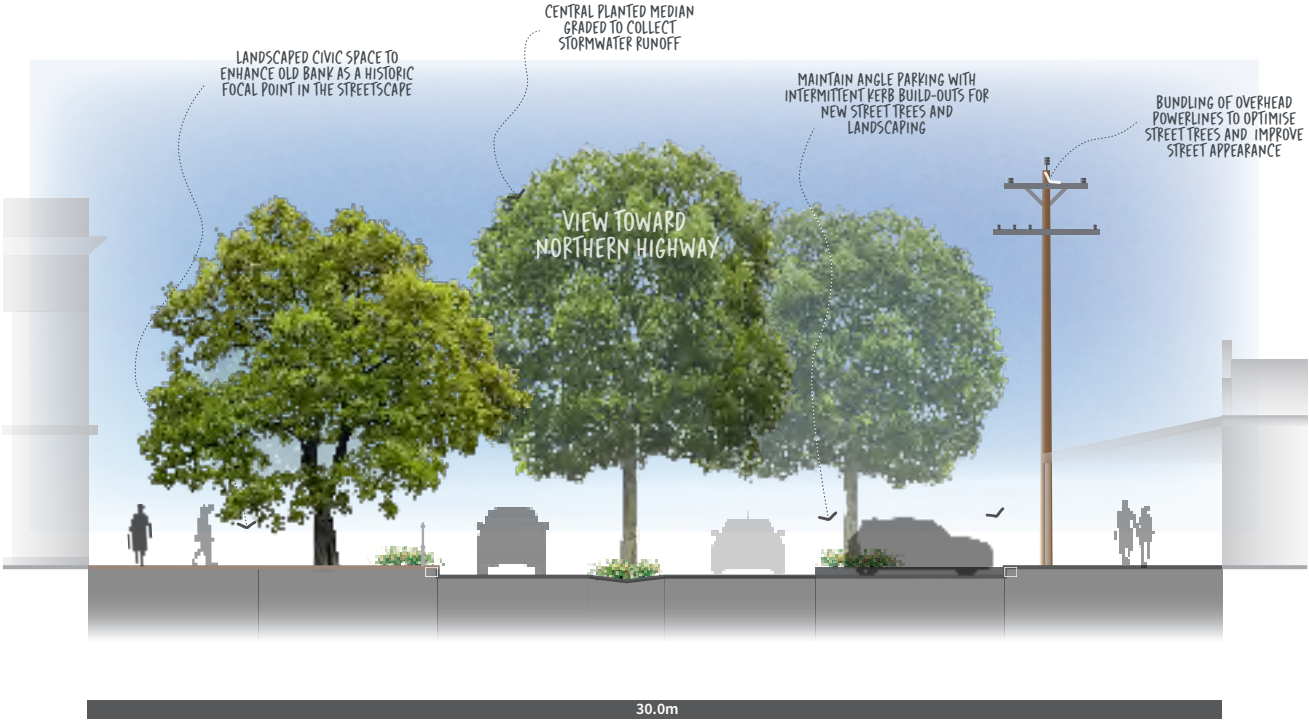


CAMPASPE STREET

RIVERSIDE TRAIL



HERVEY STREET
SCHOOL ZONE AND CYCLING STREET



CARDWELL STREET
TOWN-RIVER LINK