LAMEROO TOWN CENTRE
MASTER PLAN

Southern Mallee District Council
March 2020
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INTRODUCTION

PURPOSE OF REPORT

Birdseye Studios has been commissioned by the Southern Mallee District Council to develop a master plan for the Lameroo Town Centre. This report provides the final master plan and cost analysis for the project, and collates the site analysis, opportunities and constraints, and community consultation phases.

PROJECT BACKGROUND

Lameroo

Lameroo is a township approximately 200km east of Adelaide in the Southern Mallee District of South Australia with a local population of 550 servicing a large area of surrounding primary production land including the towns of Parilla and Geranium. Services and facilities in the town include grain silos, hospital and aged care facility, area school (R-12), sporting and community facilities, Council offices, hotel etc.

Lameroo grew rapidly in the post-WWII era after establishment in the early 1900’s shortly following the construction of the Pinnaroo Rail Line, supporting farming activity across the region. The rail line was finally closed in 2015 and all grain transport is now via road.

Strategic Context

The Southern Mallee District Council Strategic Plan sets a clear vision for the development of the region into ‘A place where people aspire to recreate, do business and live well’. A strategy in achieving the vision is to invest in long term infrastructure. The Lameroo Town Centre Master Plan project will provide a guiding document for the development of the Town Centre into an area capable of fulfilling the vision. Other goals to be addressed by the Master Plan include:

Community
• Create opportunity for community involvement and input into community planning
• Continue to invest in sports, recreation and lifestyle infrastructure working to partner with businesses when appropriate
• Provide non-structured recreational facilities, locally and regionally to promote participation, well-being and aesthetic landscape quality

Economy
• Increase visitor numbers to the district

Infrastructure
• Continue to make the region an attractive place to stop and visit
• Maintain community assets (including parks, lawns, benches and public toilets) to a high standard
• Ensure streetscaping is abundant, hardy, attractive and well maintained

Project Scope

The project focuses on the commercial centre of Lameroo which provides community facilities, open space and a broad range of businesses to local residents and travellers. There is immense potential to revitalise this area and to increase its attraction as a commercial, social and recreational space for local residents and tourists.
DDA compliant road crossings with kerb ramps
- Reconfigure roundabout to accommodate semi-trailer turning path
- Shelter structure with DDA compliant electric BBQ, table and chairs, and drinking fountain
- Toddler play area
- Adventure play area
- Toddler play area
- All wheel pump track
- Dog park with double gates
- 6m wide dual direction asphaltic concrete access road
- Caravan and trailer parking area
- Visitor rest area with small shelter
- Public toilet (2 x DDA compliant pans, 4 x standard pans) with outdoor shower
- Visitor information area
- Plaza / leisure area with seating and WiFi access
- Council staff parking area
- Large shelter with arbor shade structures and seating
- Service point for events (3 phase power + potable water)
- Audio visual interpretation at old train station

- Centenary of Rail monument relocated to old train station
- Village green
- Rectification works to old train platform to enable performances or large stage setups
- Silo artwork
- Formalise CFS access way
- Decommission old railway yard and return to dryland grass
- Shelters and seating
- Truck, caravan and trailer parking
- Roundabout at eastern end of Railway Tce Nth to slow traffic
- Upgrade paving on north side of Railway Tce Nth to allow retail use of the footpath
- Incorporating DDA compliant threshold treatments to all businesses
- Street furniture node with planter, seat, bike rack and bin
- 2 x DDA compliant car parks
- Re-mark car parks on western half of Railway Tce Nth, retaining current width
- Caravan and trailer parking on both sides of North Ave
- Protuberances with low planting for traffic calming

- Existing trees
- New trees
- Asphalitic concrete with line marking
- Exposed aggregate concrete paving
- Kerb ramp
- Pedestrian refuge
- Planted bed
- Irrigated grass

Lameroo District Historical Society
Arcade
News Agent
Cafe
IGA Supermarket
Auto Service
Matt Knuts & Notions
Natural Resources
VANDR
Chemist
Bandjifa Bank
Post Office

RAILWAY TCE NTH

Southern Mallee District Council Office
Old train station

CWA building

Old train platform

Lameroo Hotel
1. DDA compliant road crossings with kerb ramps
2. Reconfigure roundabout to accommodate semi-trailer turning path
3. Shelter structure with DDA compliant electric BBQ, table and chairs, and drinking fountain
4. Toddler play area
5. Adventure play area
6. Adventure play area
7. Splash pad
8. All wheels pump track
9. Dog park with double gates
10. 6m wide dual direction asphaltic concrete access road
11. Caravan and trailer parking area
12. Visitor rest area
13. Public toilet (2 x DDA compliant pans, 4 x standard pans) with outdoor shower
14. Visitor information area
15. Plaza / leisure area with seating and WiFi access
16. Council staff parking area
17. Large shelter with arbor shade structures and seating
18. Service point for events (3 phase power + potable water)
19. Audio visual interpretation at old train station
20. Centenary of Rail monument relocated to old train station
21. Village green
22. Rectification works to old train platform to enable performances or large stage setups
23. Silo artwork
24. Formalise CFS access way
25. Decommission old railway yard and return to dryland grass
26. Shelters and seating
27. Truck, caravan and trailer parking
28. Roundabout at eastern end of Railway Tce Nth to slow traffic
29. Upgrade paving on north side of Railway Tce Nth to allow retail use of the footpath incorporating DDA compliant threshold treatments to all businesses
30. Street furniture node with planter, seat, bike rack and bin
31. 2 x DDA compliant car parks
32. Re-mark car parks on western half of Railway Tce Nth, retaining current width
33. Caravan and trailer parking on both sides of North Ave
34. New trees
35. Asphaltec concrete with line marking
36. Exposed aggregate concrete paving
37. Kerb ramp
38. Pedestrian refuge
39. Planted bed
40. Irrigated grass
Note - A Cost Guide has been provided for each of the proposed stages of implementation.

$ = $250,000

This acts as a guide only with detailed costings required during detailed design and is therefore subject to change.
MASTER PLAN

IMPLEMENTATION PLAN

Stage 3
Building Better Regions Round 4

- DDA compliant road crossings with kerb ramps
- 6m wide dual direction asphaltic concrete access road
- Caravan and trailer parking area
- Council staff parking area
- Formalise CFS access way
- Decommission old railway yard and return to dryland grass
- Shelters and seating

Stage 4
Funding TBC

- Reconfigure roundabout to accommodate semi-trailer turning path
- Roundabout at eastern end of Railway Tce Nth to slow traffic
- Upgrade paving on north side of Railway Tce Nth to allow retail use of the footpath incorporating DDA compliant threshold treatments to all businesses