



SMYTHESDALE URBAN DESIGN FRAMEWORK CONTRACT No. 0403 – ADOPTED MARCH 2006



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EXECUTIVE SUMMARY

The Smythesdale Urban Design Framework is a long term strategy, which sets a vision and action strategies for the enhancement of the township.

The framework is a practical resource that will assist Council, landowners and community groups to achieve significant improvements in both physical presentation and function of the township. The Framework is designed to serve as a primary reference guide for future capital works and private investment in Smythesdale.

In developing the Framework, consideration has been given to the strengths, weaknesses and opportunities inherent in Smythesdale's environment as indicated through consultation with the local community, visitors, the Steering Committee and representatives from Golden Plains Shire Council and the Department of Sustainability and Environment.

A detailed analysis has been undertaken of perceptions of Smythesdale's image, attributes, issues and opportunities to improve the overall area and several key sites in the township.

The information contributed to the development of the vision for the future and action strategies to achieve it.

The Urban Design Vision for Smythesdale builds on the direction in Council's Corporate Policies and Municipal Strategic Statement (M.S.S.)

Smythesdale is located on flat terrain, surrounded by low-forested hills. The township is approximately thirteen kilometres from Ballarat and offers residents a lifestyle choice in terms of access to housing and services. Smythesdale is a rural township surrounded by state forest, with a rich gold mining past. Smythesdale's proximity to Ballarat and its Rural Living hinterland provide it with opportunities in an independent rural town setting. The community is keen to ensure that growth is managed and sustainable. The resolution of effluent disposal issues, balancing of township character and improvement in services and opportunities to the township are important factors for Smythesdale's growth.

Key elements to achieve the vision are:

- Provide the community with initiatives that are achievable and that enhance community capacity building for the residents of Smythesdale.
- Build upon the township's lifestyle choice that is offered in terms of access to land, housing, community services, school, recreational opportunities and support from services located in Ballarat.
- Establish guidelines that control development and growth of the town over time. Balance the role as a commuter town but also its independence and self sufficiency.

- Promote the heritage of Smythesdale and the immediate district.
- Promote and develop sustainable and innovative water saving and water management principles and techniques to treat stormwater, effluent and recycle water.
- Develop a strong strategic maintenance program based on community volunteers commitment, councils commitment and potential funding sectors to then determine the scope and scale of implementation of both physical and non-physical strategies developed as part of the Urban Design Framework.
- Protect and enhance the environmental and landscape values in the township and the surrounding area.

From those visions for Smythesdale the framework provides a comprehensive series of strategies under the following headings:

- Community Facilities
- Economic Development
- Key precincts within the study area
- Transport and access
- Planning and Land Use
- Heritage, Culture and the Arts
- Sewerage and Water Reticulation
- Surrounding Natural Environment
- Tourism and Visitor Amenities
- Landscape, Streetscape and Open Space
- Gateway Entrances

1 INTRODUCTION

1.01 STUDY AREA

The Study Area of the Smythesdale Urban Design Framework is defined on *Figure 1 – Study area and Land Use*.

1.02 PROJECT OBJECTIVES

Council's brief for the preparation of the Urban Design Framework was to:

- *Establish a physical vision for Smythesdale based on the regional and local context and the role of the township 10 years into the future. This will include identifying the relationship between Smythesdale and Ballarat for issues such as commuter activity, business flow etc; and the linkages between Smythesdale and other towns and communities such as Scarsdale, Ross Creek, Haddon, Nitingbool and Smythes Creek.*
- *Provide an integrated urban design policy and framework for Smythesdale, which includes translating existing strategies and plans into practical actions.*
- *Encourage private investment, community facilities and publicly funded projects to achieve high quality built form that positively contributes to the public environment and consistently reflects the Framework vision. Incorporated in this objective will be clear direction on effluent disposal issues and the willingness of the community to commit to sewerage the township.*
- *Provide visual concepts for key elements that will engender a greater sense of community ownership of place; enhance community use; integrate use and activities; and increase public safety and comfort.*
- *Identify key action plans and priorities for capital works, in accordance with the Smythesdale UDF's Design Development and capital Works (DDCW) funding and implementation of the Urban Design Framework, including design guidelines and changes to the Municipal Strategic Statement and Local Planning Policies of the Golden Plains Planning Scheme.*
- *To integrate the use, activities and functions of the towns and enhance the appearance, community use and pride in the towns. Particular attention should be placed on traffic issues associated with the highway.*

1.03 LOCATION AND LANDSCAPE SETTING

Smythesdale is a small township, 13 kilometres southwest of Ballarat, located on the Glenelg Highway. The township is surrounded by significant regrowth forest areas following gold mining on higher ground, significant areas of gorse and lower lying ground encompassing the township. The township has been identified as the northern growth centre for the Golden Plains Shire and is in a prime strategic location to service the rural and residential communities south of Ballarat. Smythesdale has a distinct rural character and the foundations of a thriving township, within commuter distance of the Ballarat regional centre.



2 STUDY TEAM AND STEERING COMMITTEE

In September 2004 Council appointed the firm of Michael Smith and Associates Landscape Architecture and Urban Design, in association with the following sub-consultants, to undertake the study:

- **Michael Smith and Associates Landscape Architecture & Urban Design**

Michael Smith – Landscape Architect and Urban Designer, is the study team Manager. He oversaw the project, attended all meetings of the Steering Committee and the public consultation meetings and oversaw all plan and report production.

Cathryn Tattersall – Landscape Architect, met with community members, attended steering group meetings, visited key sites and undertook the visual and character analysis and preparation of the report and plans.

Brendan Rafter – Landscape Designer, assisted in the finalisation of the report and plans.

- **Peter McNabb and Associates – Business and Economic Analyst and Strategic Planner**

Peter McNabb – Peter made presentations at the Steering Committee and public consultation meetings. Peter reviewed Council's corporate policies and prepared the social and economic context. Peter met with retail and commercial business owners and provided specialist input into the economic development and future marketing of Smythesdale.

- **Sustainable Development Consultants – Planning**

Ben De Waard – Ben met initially with the Steering Committee and toured Smythesdale to review the existing land use of the town and to identify potential sustainability actions. Ben also reviewed Council's policies and planning controls to make recommendations on possible changes to the Planning Scheme's policies.

- **brecknock consulting – Urban Art and Cultural Planning**

Carol Atwell – Carol met initially with the Steering Committee and community members and visited Smythesdale to indicate a comprehensive character analysis. She reviewed opportunities and strategies and contributed to the final report.

- **Donald Walker and Associates – Architect and Historian**

Donald Walker – Donald visited Smythesdale to undertake a comprehensive urban design analysis. He assisted in developing the strategies and design concepts for the township and in the presentation of the heritage and design opportunities.

- **KBR - Engineers**

Neville Baker – Neville visited Smythesdale and met with the Steering Committee and community to review effluent treatment and management issues and prepare an overview of the options available.

- **Trafix Group – Traffic Engineers.**

Will de Waard – Will met with the Steering Committee and toured Smythesdale to review traffic movement and road signage and identify current issues. He confirmed strategic directions for key sites and pedestrian access and safety.

Steering Committee

Golden Plains Shire Council established a Steering Committee to oversee and assist the Study Team in the preparation of the Urban Design Framework. The Steering Committee members were:

Cr Bill McArthur – Mayor, Golden Plains Shire

Alicia te Wierik – Development Manager, Golden Plains Shire

Matt Kelleher – Strategic Planner, Golden Plains Shire

Gerald Jenzen – Senior Town Planner, Golden Plains Shire

Bob Bevern – Project Officer, Department of Sustainability and Environment

3 METHODOLOGY

The following study process was undertaken to address the project objectives:

3.01 TOWNSHIP INSPECTIONS AND INTEREST GROUP MEETINGS

- The consultant team visited Smythesdale on the 31st of August to conduct a thorough site and character analysis and meet with the Mayor, Councillor Bill McArthur. The day was spent analysing the physical conditions of the town. Study team members met with interested community members and local business owners to discuss issues and opportunities over the duration of the day.

3.02 BRIEFING BY STEERING COMMITTEE

- Initial meeting with the Steering Committee on 8th September 2004 held at the Smythesdale Recreation Centre. Matt Kelleher (Golden Plains Shire), Alicia te Wierik (Golden Plains Shire), Gerald Jenzen (Golden Plains Shire), Bob Bevern (D.S.E.), Cr Bill McArthur (Golden Plains Shire) met with Michael Smith, Cathryn Tattersall, Peter McNabb, Neville Baker and Ben de Waard of the study team.

3.03 ANALYSIS AND OPPORTUNITIES STAGE

- Recording physical and non-physical analysis and opportunities on plans.
- Preparation of questionnaires issued to residents and visitors to complete.
- Analysis of the 24 resident's questionnaires and the 4 visitor questionnaires returned.
- Public consultation drop in session held on the 9th of October at the Smythesdale Primary School. Many residents gave feedback on town issues and opinions on effluent disposal.
- Presentation of analysis and opportunities plans at the second community meeting on the 18th January 2004.
- Opportunities plans displayed in Smythesdale over the duration of a fortnight for public review and comment.

3.04 PREPARATION OF FRAMEWORK DIRECTIONS PLAN

- Site measure-up of key sites and preparation of key site plans.
- Preparation of draft report including strategies and priority works.
- Preparation of the draft Framework and Directions Plan.
- Presentation of the draft report and strategies of the draft report on the 31st August 2005 and review by the Steering Committee and the community.
- Preparation of the final Urban Design Framework report.

4 CONSULTATION PROCESS

In response to Council's brief for the consultation process to provide ownership of the study outcomes by the community, the Study Team conducted the following process:

- **Briefing** by the Steering Committee held on the 8th of September 2004 to introduce the Steering Committee and the Study Team. Attended by; The Mayor, Councilor Bill McArthur, Matt Kelleher (Golden Plains Shire), Alicia te Wierik (Golden Plains Shire), Gerald Jenzen (Golden Plains Shire), Bob Bevern (Project Officer, Department of Sustainability and Environment) and five members of the Study Team. *Refer to Appendix 1 for Meeting Minutes.*
- **Questionnaires** Two questionnaires were prepared for the township to assist the study team in establishing residents, and visitor perceptions of the township. A total of 24 responses highlighted residents perceptions of key attributes and issues. A total of 4 visitor questionnaires were returned. *Refer to Appendices 3 and 4 for questionnaires and results.*
- **First community consultation drop-in session** on 9th October at Smythesdale attended by local residents, Alicia te Wierik (Golden Plains Shire), Gerald Jenzen (Golden Plains Shire), and four members of the study team. *Refer to Appendix 5 for Meeting Minutes.*
- **Second public meeting** on 18th January attended by local residents. The consultant team presented the analysis and preliminary opportunities plans. The meeting was attended by approximately 40 residents and Alicia te Wierik, Matt Kelleher and Gerald Jenzen from Golden Plains Shire Council and the Mayor, Councillor Bill McArthur.
- **Draft Framework** Preparation of the draft framework plan in May 2005 and circulated by Council to the Steering Committee for their review. Comments from the Steering Committee were forwarded by Council in June 2005 for amendment and inclusion in the report in July 2005.

5 HISTORY AND SETTLEMENT PATTERN

Gold was first discovered in the region in 1849 near Smythes Creek. In the early 1853 there was a rush to the diggings near Haddon and by late 1885, the whole Woody Yaloak Goldfield on Smythes Creek from Haddon in the north to Pitfield in the south was being worked. The Chinese also became actively involved, reworking the mullock heaps and tailings and by 1860 there was approximately 500 Chinese miners in the immediate area.

Initially tent cities were established. Gradually buildings of permanence commenced, replacing the wattle and daub and weatherboard buildings. The Police Camp precinct which encompasses the Courthouse, Stables and Lock up are key buildings in the town and each has a story board and a comprehensive brochure is available describing each building's purpose. The complex originally housed the Inspector of Police, Sergeant of Police, Watch House Keeper and the barracks for mounted and foot police. The Courthouse was the focus for mining claims, water rights, land sales and survey as well as for regular police and court activities. The Stables, built in 1859 is the oldest rendered brick stables remaining in Victoria. On the workroom wall is a plaque acknowledging the Government, Council and community efforts in the upgrading and promotion of the precinct as part of the town plan in 2001. As with most gold mining towns, the main street layout evolved around mining claims and early land ownership. This is the reason for the curved main street and separation of the railway line from the main town. A grid of streets developed with dwellings scattered throughout the town. Many allotments remain vacant to accommodate sheds, mine claims and septic tank absorption.

Brooke Street with its curved alignment provides termination vistas for the traveller on their journey in both directions. Key points are the Courthouse Hotel, the former Post Office and the two-storey brick residence to the south west end of town. The township has some additional historic sites and some intact buildings, including the Primary School and the former Town Hall, a weatherboard building occupied by 44 Brooke Street Auctions.

The township is somewhat "lop sided" with residential development to the east of Brooke Street. However there are many vacant allotments within the several grid blocks to the east side of the township. The lack of a reticulated sewage has resulted in many undeveloped and vacant allotments. This contributes significantly to the dispersed or spread out pattern of the township. The lack of a reticulated sewerage system has also led to high levels of pollution within Woody Yaloak Creek and storm water drains in streets within Smythesdale. One of the prime objectives of the Urban Design Framework will be to capitalise on Smythesdale's convenient location to Ballarat and the lifestyle of rural living at affordable establishment costs for people wanting to commute to Ballarat or establish business within Smythesdale. The proximity to Ballarat will create residential and business growth opportunities. It is important to ensure that growth is in line with the vision and land use plans outlined in subsequent sections of this Urban Design Framework.

6 ECONOMIC AND SOCIAL CONTEXT

It is important to have an understanding of the economic and social aspects of Smythesdale as these factors underpin the Urban Design Framework.

Smythesdale is a small but growing township in the Shire of Golden Plains. The ABS Census population for the township in 2001 was 312. Based on Council rate records and 2004 average household sizes in Golden Plains Shire of 2.47 persons, the study area of the Smythesdale Township currently has 191 households and an estimated population of 472.

From the ABS Census records, there has been a 160% increase in Smythesdale's population in the 20 years from 1981 to 2001. The extent of this change has been due largely to Smythesdale's proximity to Ballarat. This and other aspects of Smythesdale's demographic position are illustrated in Table 1:

Table 1 Population Change in Smythesdale 1981-2001

Indicator	1981	1986	1991	1996	2001
Total Population at Census	119	184	217	234	312
Proportion of Golden Plains Shire population	1.8	2.0	1.8	1.8	2.2
Rank by population size among Victorian towns with population greater than 500	333	311	301	295	280

Source: DSE, *Towns in Time, 2001*

While Smythesdale has constantly maintained about 2% of Golden Plains's population, it has increased relative in size to other Victorian towns from a rank of 333rd in 1981 to 280th in 2001. The fact that Smythesdale is within the commutershed of Ballarat has contributed to a continuous improvement in its ranking.

Although Smythesdale has increased in size, the age distribution of the population has changed marginally in the 20 year period. This is illustrated in Table 2.

Table 2 Age Distribution of the Smythesdale Population 1981-2001

Age Group	1981 %	1986 %	1991 %	1996 %	2001 %
0-17	28.0	34.6	28.4	33.9	32.3
18-34	23.0	21.1	30.3	21.3	18.8
35-59	31.7	31.4	32.1	27.1	31.1
60+	17.3	13.0	9.2	17.6	17.8
Total	100	100.0	100.0	100.0	100.0

Source: DSE, *Towns in Time, 2001*

In the 20 year period, there has been:

- A gradual ageing of the population since 1986 to the point that almost 50% of the population is 35 years of age and older – the position the township was in 1981
- A general increase and then stabilisation at about 33% in the proportion of children and adolescents

- A general decline to a low point of about 19% in 2001 in the proportion of people who are young workers and in the main child bearing years
- A maintenance in the proportion of the population in middle age (35-59) at about 31%
- A general maintenance in the proportion of older people at about 17% after a decline in this age sector in both 1986 and 1991

In 2001, Smythesdale was one of only four Collection Districts in Golden Plains (S) where over 10% of families were “one parent family with dependent children”.

The decline in young workers and residents in the main child bearing years together with the gradual ageing of Smythesdale’s population currently presents limitations for creating a significant next generation of young people. As a result, it is important for the township to have a strategy to attract younger residents including families to improve the sustainability of the township’s economy and social infrastructure.

The number of Smythesdale households over the 20 year period has increased significantly by 173%, as illustrated in Table 3:

Table 3 Changes in Household Numbers in Smythesdale 1981-2001

	1981	1986	1991	1996	2001
Households	41	59	70	80	112

Source: DSE, Towns in Time, 2001

At the same time, the number of private dwellings in Smythesdale has increased from 51 in 1981 to 123 in 2001 – a total increase of 141% and an average annual increase of 7.1 %.

In the 20 years, Smythesdale’s total labour force has increased by 117% from 52 to 113. However, the resident participation rate in the labour force has declined over that period and the unemployment rate has fluctuated at a high level over the last 10 years, as indicated in Table 4:

Table 4 Changes in Labour Force Participation Rate and Unemployment Rate in Smythesdale 1981-2001

	1981	1986	1991	1996	2001
	%	%	%	%	%
Labour Force Participation Rate	57.4	46.6	59.7	52.8	50.9
Unemployment Rate	12.9	9.8	20.0	16.3	15.7

Source: DSE, Towns in Time, 2001

This suggests a high proportion of retired people or residents on benefits consistent with an ageing population. This profile currently restricts the economic performance and sustainability of the Smythesdale Township.

Recent population projections by the Department of Sustainability and Environment indicate that the Shire of Golden Plains will increase in population from 15,101 in 2001 to

21,960 in 2031. This represents net population growth of 6,859 persons (45.4%) over the 30 year period, equating to an average annual increase of 1.51%, which is considerably higher than the 0.87% rate for Victoria as a whole and 0.79% for regional Victoria. Most of this growth will be due to net migration into Golden Plains rather than natural population increases within the Shire. If this rate is applied to Smythesdale, it is estimated that the township will grow from 312 in 2001 to about 450 in 2031.

In contrast, Golden Plains Shire Council's population estimates indicate a much larger population for Smythesdale by 2031 - in the range of 2,000 to 2,500. This is based partly on Council's estimate of 472 as the current (2005) size of the township, as well as an extension of the Shire's current annual growth rate of 3.6%, being the fastest growing municipality in regional Victoria, and the sixth fastest in the State.

The higher figure also is based on Smythesdale's very strong relationship with Ballarat and the view that Smythesdale will experience accelerated flow-on growth once sewerage is provided and once Ballarat faces a likely residential land supply problem in 10 years time. It is projected that Smythesdale, given its proximity to Ballarat and its lifestyle characteristics, will develop into a larger and more concentrated urban community with a more 'select' population base than the townships in the north-west of the Shire that will continue as smaller, low density residential communities dispersed over a large area.

It is considered by the Shire Council that the population estimate of 2,000 to 2,500 is more realistic and sustainable, and that the local community has identified this as a suitable size for their township.

In terms of its current economic structure, Smythesdale has an extremely limited employment base with only about 30 full-time and part-time jobs in the township area. The main sources of employment are the Smythesdale Licensed Supermarket and the Woody Yaloak Primary School. The Mobil Roadhouse is to the east of the township core. Other small-scale employment is generated by the police station and a handful of retail/commercial businesses such as the General Store, Court House Hotel, Black Horse Trading operation, the butcher shop, antiques store, hairdresser, and mower/chainsaw business.

The general store provides a variety of goods and services including groceries and take-way food including pizza, a post office, dry cleaning agency, pharmacy depot, and video and DVD outlet. Most of the other very small businesses operate only on a part-time basis during the week.

As a service centre, the Smythesdale township centre provides a very limited range of goods and services for local residents within a catchment area of up to 20 kilometres. As a result, the local community uses the centre only for minor "top up" convenience shopping and does most of its major grocery and other household goods shopping in Ballarat. There is a high level of escape expenditure from the township.

The location of the township centre on the Glenelg Highway is advantageous in capturing passing traffic particularly for the petrol station and roadhouse, the trading

company, hotel, and antiques business. However, Smythesdale has limited tourism appeal, it is however within the edge of the Goldfields Tourism area. Smythesdale needs to build upon its attraction and further marketing of Smythesdale is necessary within the Goldfields network.

Key businesses that are missing from the township centre and that would make Smythesdale a stronger business hub include a bakery, café, restaurant, stand-alone pharmacy and banking facility.

Population growth over the next 25 years to a level of 2,000 to 2,500 may improve the sustainability of retailing and other business activities in the township. It also may encourage further investment in existing and new businesses, thereby improving the business mix.

For local people, there seems to be a good sense of community in Smythesdale. There are some key organisations such as the Woody Yaloak Historical Society that pull the town together and strengthen its links with nearby communities. It is important to harness the community energy behind these organisations.

To an increasing extent, Smythesdale relies on Ballarat for its economic and social well-being. The relationship between the two centres needs to be developed in a positive way that provides direct benefits for Smythesdale. The township has the advantage of offering cheaper land for both residential uses as well as commercial businesses to take advantage of future population growth.

As the township area is expected to become a stronger dormitory suburb, it should work to obtain sewerage facilities as quickly as possible. In late January 2005 during the course of this study, the State Government announced funding of \$ 6 million for the upgrading of water and sewerage infrastructure in 15 towns including Smythesdale. Golden Plains Shire received a \$ 25,000 grant to work with the community and Central Highlands Water to examine, through a feasibility study, possible innovative solutions for Smythesdale.

It is important for Council to use this grant and subsequent funds to establish a high quality effluent disposal system. This is necessary to accelerate further development of the township and consolidation of its core area. Proper sewerage infrastructure also will allow Smythesdale to build up its business base and realise the economic spin-off benefits that the close relationship to Ballarat will deliver.

These economic and social factors provide a very important context for developing the Smythesdale Urban Design Framework. They are key inputs into the shape of the framework. In addition, the strategy development process provides a further catalyst to improve the economic and social fabric of Smythesdale by stimulating the conditions for business growth and by facilitating further community building.

7 CORPORATE POLICY CONTEXT

ANNUAL REPORT

The Golden Plains Shire Annual Report 2002/03 provides the corporate policy context for the Smythesdale Urban Design Framework. The Annual Report outlines the vision for the Shire, its mission statement and values.

The Golden Plains Shire mission statement is to “...provide strong leadership, encourage sustainable development and ensure quality services, in partnership with the community, for the continued advancement of the municipality”.

The values of Golden Plains Shire are:

- Integrity in Leadership
- Equity & Access
- Commitment
- Community
- Innovation

The vision for the Golden Plains community as set out in the Annual Report is highly relevant to the Smythesdale UDF. The vision is:

- *We encourage an economically, environmentally and socially sustainable future for our citizens;*
- *We encourage, welcome and recognise the need to respond to the significant forecast population growth and the opportunities it created;*
- *We maintain and enhance the diversity and uniqueness of our communities, while encouraging population growth and economic development;*
- *We maintain and develop a quality road system and secure adequate resources for the future;*
- *All our citizens have fair access to recreation facilities, education, employment and human support services, particularly youth and the aged;*
- *We accept individual diversity and we welcome and encourage participation in civic and community affairs;*
- *We market our municipality through open and effective communication;*
- *We respect the environment, our cultural significance and our heritage;*
- *We support and pursue the orderly and proper planning of land use and development based on strategic considerations as identified in the Municipal Strategic Statement;*
- *We are a municipal district that recognises a prosperous agricultural industry supporting sustainable practices;*
- *Our municipal leadership reflects local needs and government priorities within a competitive and changing environment;*
- *We maintain our successful relationship with other levels of government and agencies.*

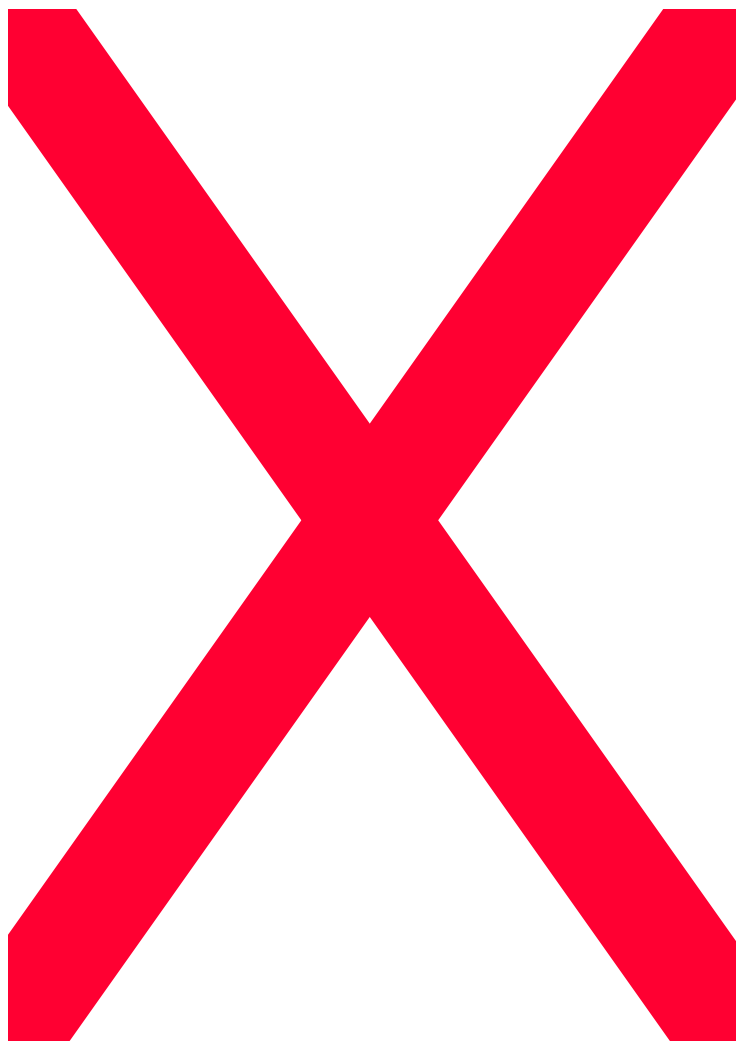
CORPORATE PLAN

The Corporate Plan has goals that apply to the future planning and development of the Shire. These are:

- *We provide and economically, environmentally and socially sustainable future for our citizens.*
- *We maintain and enhance the diversity and uniqueness of our communities, while encouraging population growth and economic development.*
- *We respect the environment, our cultural significance and our heritage.*
- *We support and pursue the orderly and proper planning of land use and development based on strategic considerations as identified in the Municipal Strategic Statement.*
- *We are a municipal district that recognises a prosperous agricultural industry supporting sustainable practices.*

The Corporate Plan sets out specific Key Result Areas, with objectives and performance measures. These objectives are:

- *Identify appropriate catchment health indicators*
- *Lobby government for the sewerage of small towns*
- *Maintain support for Landcare groups*
- *Initiate sustainable development policies in accordance with the Municipal Strategic Statement throughout Council's planning processes and operations*
- *Control pest plant and animals on Council land*
- *Liaise with other government authorities on works practices*
- *Develop a strategy for the retention of native grasslands*
- *Completion of the roadside weed management plan.*



8 EXISTING PLANNING POLICIES AND PROVISIONS

The planning context is provided by the Golden Plains Planning Scheme. The Smythesdale UDF addresses a range of planning and sustainability-related matters and some of these will require amendments be made to the Planning Scheme. The following sections highlight the most relevant planning scheme provisions relating to this study.

8.1 Municipal Strategic Statement

Municipal Profile

In the Municipal Profile, reference is made in Clause 21.01 to:

“Scarsdale, Smythesdale and Linton will be sewered by the Central Highlands Water Authority when the towns achieve population thresholds.”

It is considered that the link between provision of sewerage and population thresholds is misleading, because the lack of sewerage restricts the ability of towns to increase population. Health and environmental concerns usually drive the provision of sewerage, and once sewerage is provided, this then allows additional development to take place so that the towns can accommodate additional population.

Land Use Strategy Plan

The Land Use Strategy Plan referred to in Clause 21.03 includes a Structure Plan for Smythesdale, which establishes a basis for future strategic planning decisions in the town. This Structure Plan is illustrated in Figure 2. The plan is based on a 10-year outlook and is designed to meet a variety of objectives including environmental quality, quality of lifestyle, as well as economic and tourist opportunities. It identifies the areas where commercial and commercial uses will be consolidated, residential infill development will be encouraged, and future rural residential development will occur.

On page 2 of the clause, Smythesdale is referred to among a list of towns in which only township consolidation rather than expansion is promoted. Other towns are encouraged to accommodate future expansion and low density residential development. It is considered that the Smythesdale should be considered in the same way as these other towns, given that additional areas will be required for growth to enable the township to achieve likely future population levels.

Town Place Plan

A Town Place Plan has also been developed for Smythesdale. The objectives of the Town Place Plan include:

- Community ownership of the plan, through extensive consultation;

- Creation of an identity or theme for each community focused in the township;
- The creation of a 'sense of place' for these communities;
- A plan that is achievable within the limited resources available;
- A plan that some things we can do now but also provides projects for the next twenty years; and
- Provision of spaces within the plan for community artworks and expression.
-

It is expected that Town Place Plan for Smythesdale will be largely superseded by the UDF.

Smythesdale Structure Plan

Clause 21.03 contains the Smythesdale Structure Plan. This highlights:

- An area in which commercial and community uses should be consolidated;
- An area designated for residential development, extractive industry, public use, bushland and future rural residential; and
- Township development strategies, identifying areas for staged residential development within the township.

Objectives and Strategies

The most relevant part of Clause 21.04 to this Framework is under the following heading: Managing Residential Growth

The overview to this section includes a number of statements relevant to Smythesdale:

- New demands for residential development can be accommodated within the existing areas of towns.
- No significant new areas of land need to be provided for residential development through zoning.

These statements need to be revised in light of the UDF's approach to the identification of potential new residential development areas to achieve the likely future population growth in the township.

8.2 Local Policies

Urban Growth Boundaries (Clause 22.06)

This policy applies "to the urban fringe of towns with incorporated Town Structure Plans". The policy provisions currently apply to Smythesdale because it has a Structure Plan. However, they do not apply to centres with Urban Design Frameworks. This needs to be changed.

8.3 Zones

The zones applicable to Smythesdale are:

Business 1 Zone, covering both sides of the Glenelg Highway between Sebastapol-Smythesdale Road and Verdon Street. Major purpose and elements are:

- Intensive development of business centres for retailing and other complementary commercial, entertainment and community uses.

Township Zone, covering a broad 'ring' around the Business Zone between Johnston Street and Gardens Road. Major purpose and elements are:

- Residential development and a range of commercial, industrial and other uses in small towns.
- Residential development that respects neighbourhood character.

Business 4 Zone, along the northern side of the Glenelg Highway, north of Garden Road. Major purpose and elements are:

- Development of a mix of bulky goods retailing and manufacturing industry and their associated business services.

Low Density Residential Zone, extending south-east of the town from the intersection of Verdon and Hamilton Streets. Major purpose and elements are:

- Low density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.
- 1.0 hectare minimum subdivision.

Public Park and Recreation Zone, covering the recreation reserve in Heales Street, and the park at the north-eastern corner of Verdon Street and Heales Street. Major purpose and elements are:

- Public recreation and open space.
- Commercial uses where appropriate.

Rural Living Zone, generally surrounding the Township Zone. Major purpose and elements are:

- Residential use in a rural environment.
- Agricultural land uses that do not affect the amenity of surrounding land uses.
- Protection and enhancement of natural resources, biodiversity, and landscape and heritage values.
- Use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- 8 hectare minimum subdivision.

Public Conservation and Resource Zone, covering large land parcels east, west and south of the town. Major purpose and elements are:

- Protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.

A key issue related to zoning is the ideal ultimate population size for Smythesdale. The Shire has indicated that the ultimate population could be in the order of 2,000-2,500 people.

The existing Township Zone area can accommodate approximately 1,000 people and the surrounding lower density (Low Density Residential Zone and Rural Living Zone) approximately 400 people. The Township Zone could accommodate more dwellings/people if medium density housing were to comprise a greater proportion of the housing in Smythesdale.

To reach an ultimate population of 2,000-2,500 people, land for an additional 600-1,100 people (250-460 lots) is required. The Yellow Glen Winery site (north-west of the Smythesdale township) is becoming available for an alternative land use. It could provide land for a significant number of dwellings, without compromising neighbourhood character and design considerations in the existing township. It could be a site for short to medium term development that could take up demand from Ballarat purchasers seeking a township lifestyle within easy commuting distance of Ballarat. A detailed assessment of the Yellowglen site will need to be carried out along with the preparation of development concepts.

It is noted that the existing pattern of Crown Land within the Township Zone segregates the town into two segments. Initiatives that seek the conversion of Crown Land into private ownership could focus on key sites necessary to encourage a more continuous residential land use pattern through the town.

As Smythesdale continues to grow, there will be increased demand (and viability) for an increased range of commercial and community services. These should be contained within the Business 1 Zone. A considerable number of vacant or residential land use allotments exist within this zone. The existing business area should be consolidated before expanding. Furthermore, many of the existing developed properties have scope for expansion or redevelopment over time.

8.4 Overlays

Design & Development Overlay (DDO1)

The DDO1 is in place to implement the Smythesdale Town Place Study. This applies to Smythesdale's central commercial and community area (in the Business 1 Zone) and limited extensions of this area to the north and south (zoned Township Zone). The objectives of the design & development overlay with respect to Smythesdale are:

- To ensure that all development has regard to design, siting and landscaping issues in Smythesdale.
- To ensure that development assists in the presentation of main road entrances into the towns and enhances the immediate environment.
- To ensure that development assists pedestrian level comfort & access.
- To protect heritage values and built character.
- To support tourism development and reinforce civic pride and town character.

To meet these objectives, design and siting of developments need to demonstrate that factors of mass, scale, and streetscape character have been taken into account, in order to preserve the character and historical attributes of the town. More general guidelines include design that contributes to the overall appearance and character of the town and town entrance, and landscaping of street trees with species that are consistent with the landscape assessment plan for the township.

The key consideration is the existing DDO's limited application. It is presently limited to the Smythesdale Town Place Study (which is referred to as an incorporated document in

the Schedule to the Design and Development Overlay). It is noted that only the Batesford Structure Plan is listed in the Schedule to Clause 81 (Incorporated Documents). None of the Town Place Studies are listed.

The DDO, if it is to be used as a tool to implement the UDF, needs to specifically refer to the UDF. It is considered that a new DDO schedule should be prepared that specifically addresses matters arising from the Smythesdale UDF, and that the existing reference to Smythesdale in the DDO1 schedule should be removed.

Another disparity between the existing DDO1 and the UDF is the extent to which planning controls apply in Smythesdale. At present DDO1 controls only apply to a central core of the town. It is considered that a DDO should be applied to all of Smythesdale (land within a Township Zone and Business 1 Zone). However, the permit triggers should be carefully set so that not all development proposals require a planning permit. Only those proposals that could generate outcomes inconsistent with the UDF should be subject to planning approval.

Environmental Significance Overlay (ESO2)

ESO2 is in place to ensure the protection of watercourses in the district, including Woody Yaloak Creek. The environmental objectives of the overlay are:

- To maintain the quality and quantity of water within the watercourse.
- To maintain the ability of streams and watercourses to carry natural flows.
- To prevent erosion of banks, streambeds and adjoining land and the siltation of water courses, drains and other features.
- To protect and encourage the long-term future of fauna and flora habitats along watercourses.
- To prevent pollution and increased turbidity of water in natural watercourses.
- To prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses.
- To conserve existing wildlife habitats close to natural watercourses and, where appropriate, to allow for generation and regeneration of habitats.
- To restrict the intensity of use and development of land and to activities which are environmentally sensitive and which are compatible with potential drainage or flooding hazards.

The ESO controls are considered to be adequate and are most likely to fit in with the recommended provisions in this UDF.

Environmental Significance Overlay (ESO3)

ESO3 applies to Mt Misery Creek, Surface Hill – Smythesdale. This area contains significant environmental attributes which may include remnant vegetation, unspoiled habitats, scientific importance, natural beauty, natural heritage and unique geological formations. The overlay seeks to protect conservation values, natural environmental processes and resources, fauna habitat, geological formations and landscape values, significant vegetation, wetland habitat, and to maintain biodiversity.

ESO3 borders the Township Zone to the eastern edge of the town and applies to Crown Land. There is unlikely to be any need to change the application of the ESO3.

Heritage Overlay (HO69 & HO70)

Golden Plains Shire has completed Stage 1 of its heritage study, which identified buildings, which may be of historical significance. Heritage Overlays 69 (Smythesdale Court House) & 70 (Mile Posts, Ballarat-Skipton Road) apply to areas within the Business 1 Zone, and Heritage Overlay 70 applies to part of the Public Conservation and Resource zone in the west of Smythesdale. The purposes of HO's in Smythesdale include:

- Conserve and enhance heritage places of natural or cultural significance.
- Conserve and enhance those elements which contribute to the significance of heritage places.
- Ensure that development does not adversely affect the significance of heritage places.
- Conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The HO is unlikely to require any changes as a result of the UDF.

Golden Plains Shire is about to commence Stage 2 of the Heritage Study which should address the listing and protection of many significant buildings and precincts.

Salinity Management Overlay (SMO)

The SMO generally applies to land surrounding the township and low density zones.

The purposes of the SMO include:

- To identify areas subject to saline ground water discharge or high ground water recharge.
- To facilitate the stabilisation of areas affected by salinity.
- To encourage revegetation of areas which contribute to salinity.
- To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge.
- To ensure development is compatible with site capability and the retention of vegetation, and complies with the objectives of any salinity management plan for the area.
- To prevent damage to buildings and infrastructure from saline discharge and high watertable.

The Golden Plains Shire is currently working with the CCMA to review the existing SMO, which will target discharge sites within the Shire's growth corridors including Smythesdale.

The Yellowglen Winery site is affected by the SMO. However, land within the Township Zone is excluded. If the Yellowglen Winery is subject to an application to rezone the land, the continued application of the SMO should be assessed at the same time.

Vegetation Protection Overlay

The VPO applies to the roadside vegetation areas of the Sebastapol-Smythesdale Rd and Glenelg Hwy in the Nth-East, and to Vermont Rd in the South-East of Smythesdale. These areas may contain significant remnant vegetation including significant species of Red Ironbark, Yellowbox and Red Stringy Bark eucalyptus species, and rare and endangered flora and fauna species of regional significance.

It is unlikely the UDF will contain initiatives that compromise VPO provisions.

Wildfire Management Overlay

The overlay applies to the majority of Smythesdale, apart from the area South West of Glenelg Hwy & Brooke Street/Browns Road. Any development likely to increase the number of people in the overlay area must meet requirements which ensure that it does not significantly increase the threat to life and surrounding property from wildfire, and meets the specifies fire protection objectives. The Golden Plains Shire will be working with the CFA over the next year in a review of the wild fire management overlay boundaries.

The WMO needs to be addressed and complied with. It is likely to be compatible with any provisions in the UDF.

Corangamite Regional Catchment Management Strategy 2003 – 2008

The vision for the Corangamite Region is:

- A healthy environment
- Sustainable economic use of resources
- A smaller footprint
- A planned landscape
- Cohesive, innovated communities
- Partnership between community and government

If Smythesdale is successful in establishing an effluent and reticulated sewage system and effluent treatment plant. This will allow cleaner stormwater and drainage water to enter the Woody Yaloak creek through filtration vegetation to ultimately reduce salinity of the creek and improve water and habitat quality.

The Woody Yaloak Creek is part of the Lake Corangamite Basin. Most of the catchment is cleared for agricultural pursuits and many wetlands are drained. The streams in the Lake Corangamite Basin are either in marginal or very poor condition. The Woody Yaloak River is high in salinity. Terminal lakes such as Corangamite, Beeac, and Murdeduke that receive inflows from the northern slopes concentrate the brackish inflows and are highly saline. Salinity is a significant threat to land productivity.

The catchment management strategy identifies eight key threatened assets as high priority for action. These are:

- Land for economic use
- Native vegetation (including environmental services)
- Surface and groundwater for economic use
- Surface water (environmental services)
- Other significant threatened assets are seen to be soil, native fauna, groundwater, coastal and marine environments, the community in terms of its capacity to deal with all threats to the Regions assets.

Key threats to these assets are:

- Land clearing and/inappropriate vegetation management
- Land use change/conflict and poor on-ground management
- Population and economic development pressures
- Altered flow regimes
- Salinity
- Nutrients and eutrophication
- Weeds
- Biophysical threats (soil degradation, climate change and/or emissions, pest animals)

The catchment management strategy identifies the need for strong partnerships to address problems in the region. The document states: “Local government has a key role in planning at the local level. DPI/DSE and CCMA have been providing technical information and advice to municipalities: the next opportunity is to work with local government to integrate natural resource management principles and targets into land use planning processes.”

9 PHYSICAL CONDITIONS, ANALYSIS AND OPPORTUNITIES

The analysis process was important in the resolution and prioritisation of action areas, key sites and recommendations. The process of analysis has been carried out in consultation with the community and the Steering Committee through site inspections, questionnaires, presentations and discussions at the public meetings.

For Township Analysis Plan, refer to Figure 3

For Detailed Analysis Plan, refer to Figure 4

The Analysis Plan was derived from the project team visiting Smythesdale on several occasions to undertake a review of the character of the town and the surrounding area. The Analysis Plan outlines a number of topics which then follow through to the Opportunities and Key Action Area plans.

Sewerage disposal was a key issue of the project. A more detailed analysis of the issues and future options is contained in Appendix 6.

For Township Opportunities Plan, refer to Figure 5

For Detailed Opportunities Plan, refer to Figure 6

For Key Directions Plan, refer to Figure 7a

For Key Action Area Plan, refer to Figure 7b

The Opportunities Plan was prepared based on our township analysis process and consultation with the Steering Committee and community meetings held in October 2004 and January 2005. The Opportunities Plan is to be viewed as preliminary information presented to the community for their review and comment prior to confirming strategies prepared in the draft document.

9.01 KEY FINDINGS OF COMMUNITY CONSULTATION PROCESS

The results of the residents and visitors surveys are tabulated in Appendix 3 and 4. Below are the key findings for both surveys.

A. Key findings of the residents survey are as follows:

- Residents are attracted to live in Smythesdale by the rural atmosphere, country lifestyle and sense of community provided by the township. The proximity to Ballarat is also important.
- Natural gas and a sewerage treatment system are new services desired by the community.
- Residents hold concerns about large scale development occurring in Smythesdale, particularly as a result of implementation of sewerage treatment.
- Gold Rush history of Smythesdale should be promoted to increase tourism.
- Public toilets installed close to the centre of town and footpath improvements are considered important.

B. Key findings of the visitor surveys are as follows:

- The town entrances are not particularly memorable, although the Courthouse Precinct generates interest.
- Further information regarding local attractions would be appreciated by visitors.
- A bakery or café, public toilets and an attractive rest area would encourage travellers to stop at Smythesdale.

C. Key findings of the Community Consultation Session, 9th October 2004:

- Improvement and maintenance of footpaths, roads and streetscape is an important issue.
- Environmental concerns include control of gorse and enhancement and protection of the Woody Yaloak Creek as a valuable community asset.
- Recognition that the sewerage treatment issue needs to be resolved, however concern that this may increase urban development within the township.

The entire notes from this meeting are included in Appendix 5

10 PROVISION OF SEWERAGE SERVICES

The following is a general description of the elements of a sewer system to ensure the terminology used in later comments is understood.

Within individual properties there are internal plumbing, external property drains and in some cases a septic tank. Older septic systems generally only service the 'dirty' water components, and 'grey' water from sinks and laundries discharge directly to drains. These components are normally regulated by the local Council whilst the remaining elements are the responsibility of the Water Authority.

Several problems exist in Smythesdale with this method of handling waste:

- Granitic, moist, heavy clay soils within the township are poor for efficient disposal due to their impermeable nature.
- Residential blocks within the township are generally too small for effective disposal. Therefore there is the possibility of sewerage seeping into the stormwater system

Investigation in the study undertaken by Beca Simons Pty Ltd in 2002 and more recent evidence provided by Edge Synergies and presented to the Smythesdale community at a workshop in 2005, confirm that there is a high level of micro organisms capable of causing illness, both in Woody Yaloak Creek and in particular, in street and stormwater drains within Smythesdale.

Multiple properties will discharge to reticulation or collection sewers which in turn discharge to a transfer system that may consist of a combination of larger sewers, pumping stations and rising mains.

The sewage eventually arrives at a treatment facility which can utilize a wide variety of treatment processes, from simple lagoons to high technology treatment plants. The type of treatment is dependent on the method of disposal of the effluent. Highly treated effluent can be discharged to water (rivers or the ocean) but this is not generally acceptable.

The preferred options are usually disposal to land for irrigation of crops or pasture, watering of parks and sporting facilities or reuse in urban areas utilizing third pipe systems. These options generally require some form of storage to balance the year round flows for use in summer or peak periods.

Following the Initiation meeting on Wednesday 9 September 2004 and the subsequent inspection of Smythesdale, the following is an analysis of sewerage issues and options.

The topography of the town is relatively flat to gently undulating with development relatively sparse and spread out, with more consolidated development on the immediate highway frontage (Brooke Street).

From analysis and review of the issues and opportunities the best solution for providing a reticulation system would be to utilise a pressure system. This would involve provision of an individual collection well and pump for each house or property connecting to common small diameter rising mains. The cost of a pressure system is generally similar to a gravity sewer as the savings in pipe construction cost is eroded by the cost of the individual pumps. The advantage of a pressure system is the ability to defer a large proportion of the initial costs until development occurs and extra pumps and pipes are needed to be provided. A pressure system can also reduce the property owner's cost as the property drains construction cost is minimised. Conversely a gravity system requires the majority of the system to be constructed initially. This would require long lengths of relatively expensive pipe to service sparse development in Smythesdale.

The treatment and disposal of the collected sewage is not as straight forward with numerous options available including;

- Centralised system with a pump station and rising main to Ballarat for treatment and treated effluent disposal.
- Centralised system with a pump station and rising main to a local site and establishment of a treatment facility, storage facility and disposal system.

As the generated flows are relatively small, disposal of the treated effluent in the local area a decentralized system would appear to be feasible with obvious potential uses in watering the parks and recreation areas, the new equestrian centre, developing the naturally occurring wetland, west of the rail trail, farm irrigation and urban reuse for watering gardens and/or toilet flushing. There has been strong support for re-use of wastewater in the town for reserves and recreation areas.

The key issue with developing a decentralised or local treatment and disposal system is both the initial and ongoing costs of a small system which can be very high on a per unit basis.

11 VISION AND STRATEGIES

11.01 VISION

Smythesdale is a rural township surrounded by state forest, with a rich gold mining past. Smythesdale's proximity to Ballarat and its Rural Living hinterland provide it with opportunities in an independent rural town setting. The community is keen to ensure that growth is managed and sustainable. The resolution of effluent disposal issues, balancing of township character and improvement in services and opportunities to the township are important factors for Smythesdale's growth.

To achieve the vision, the broad strategies are to:

- Increase the liveability of Smythesdale.
- Provide the community with initiatives that are achievable and extend to community capacity building exercises that can be undertaken by the residents of Smythesdale.
- Ensure controls are in place to manage residential and commercial development and growth. Balance the role as a commuter town with its independence and self sufficiency.
- Maintain the existing community facilities and further enhance community infrastructure as the town experiences growth.
- Promote the heritage of the town including the Police Camp precinct, the individual buildings and sites throughout the town.
- Increase and improve physical infrastructure elements such as:
 - Sewerage effluent treatment
 - Stormwater drainage collection and treatment for storage and re-use
 - Footpaths and Roads
 - Natural Gas (already close to town)
 - Street lighting
- Develop a maintenance program and document agreements between community, Council and agency resources in order that physical and non-physical improvements can be properly maintained over time.
- Improve the visual and physical amenity of the town through establishment of street trees, improved maintenance of open space and provision of public toilets in the core area of town.

11.02 STRATEGIES

The strategies are set out in tabulated form in terms of proposed actions arising from the issues/attributes and opportunities identified in the previous analysis.

Each issue/attribute is given a priority rating from high (H) to low (L) based on assessment of the relative importance and budget available.

The strategies also provide budget estimates and indicate on whom the responsibility falls for seeking funding grants and over-seeing the implementation of each strategy. As many strategies involve a number of agencies and community groups, an asterix (*) highlights the lead responsibility for the review and implementation of each strategy.

Following these tables there is a budget summary of capital works and non-physical strategies for Smythesdale.

From this vision, the following key strategies of the Urban Design Framework have been prepared under these topic headings:

- Community Facilities
- Infrastructure and services
- Heritage, Culture and the Arts
- Tourism and Visitor Amenities
- Economic Development
- Landscape, Streetscape and Open Space
- Gateway Entrances
- Transport and access
- Surrounding Natural Environment
- Key precincts within the study area
- Planning and Land Use

For Strategic Framework Plan, refer to Figure 8

For Crown Land Acquisition Plan, refer to Figure 9

11.03 COMMUNITY FACILITIES

The following section sets the context, vision and themes, and recommended actions for guiding the development and enhancement of the existing community facilities within Smythesdale.

Context

- Smythesdale is well serviced in terms of facilities available within the township (Recreation Centre, Equestrian Centre, Primary School, Police Station and various shops) and the services available in nearby Ballarat.
- A new police station has been established on Sebastopol Road next to the CFA building, opening up the opportunity to decommission the existing station and adjacent residence.

Vision and themes

- Provide a range of facilities to attract people to live in Smythesdale.
- Increase the health services to include facilities such as child care, aged accommodation and a medical centre.

The broad objectives of the recommended actions are:

- Build upon the significant location of both the Woody Yaloak Primary School and the Recreation Centre.
- Promote further community building activities that can be conducted at both the Primary School and the Recreation Centre.
- Review by the Shire of facilities in the surrounding towns of Hadden, Ross Creek, Linton and Scarsdale to ensure that specific facilities are not duplicated and can be multi used by the surrounding communities.
- Locate public toilets within the core township, at the rear of the Masonic Lodge replacing existing (private) toilets with new public toilets as proposed in the Smythesdale Central development plan..



from left:
Woody Yaloak Primary School,
Recreation Centre

11.03 COMMUNITY FACILITIES

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
1.1 The public toilets are located on Garden Road, rather than in the town centre.	<ul style="list-style-type: none"> ▪ Locate public toilets to be accessible to people in the core area of town. ▪ Public toilets will attract travellers to stop and possibly explore the town. ▪ Possibility to incorporate with a rest area. 	1. Locate public toilet facilities at the rear of the Masonic Lodge as proposed in the Smythesdale Central Development Plan.	H	<ul style="list-style-type: none"> ▪ \$100,000 – Exceloo toilet ▪ \$3,000 – staff time 	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Underway as part of the Smythesdale Central Project. ▪ No additional actions or funds required outside of the Smythesdale Central Project.
1.2 General facilities.	Avoid unnecessary duplication of facilities between surrounding townships.	2. Shire to develop a strategy to ensure specific community facilities are shared between surrounding townships. 3. Encourage networks between towns.	H	\$50,000 – staff time	Council	Actions 2 and 3 are underway using Council's Health Planning Forum as a northern sector group. This group is looking at co-ordinating health services across the northern area of the Shire.
1.3 The Woody Yaloak Equestrian Centre is located in Smythesdale (See also Economic Development)	The Centre attracts people from across the region to Smythesdale.	4. Hold regional equestrian weekend events to attract people to stay in Smythesdale.	H	-	<ul style="list-style-type: none"> ▪ Equestrian Centre* ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Underway. ▪ Already actioned by Committee.
1.4 There are no child care facilities in Smythesdale.	<ul style="list-style-type: none"> ▪ As a commuter town offering rural lifestyle choice, childcare facilities are essential to attract residents to locate in Smythesdale. ▪ Link with centres in Ballarat. ▪ Potential re-use of a building close to the centre of town. 	5. Determine potential numbers of children. 6. Determine venue and management. 7. Could be linked to the Health Centre.	H	-	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee* ▪ Service clubs ▪ Ballarat child care centres 	Actions 5, 6, and 7 should not be actioned at this stage. Council is unlikely to develop a northern child care facility in the medium to long term and it is more likely that it would be developed at Haddon.
1.5 There are no health facilities located within Smythesdale	<ul style="list-style-type: none"> ▪ Increase the range of health services available to local residents. ▪ Link with a practice in Ballarat. ▪ Investigate demand for aged-care facilities. ▪ Locate facility in the core area of town. 	8. A Medical Centre is to be established as a part of the Smythesdale Central Development Plan.	M	\$300,000 - purchase and refurbishment of building	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Underway. ▪ This project is being funded and actioned as part of the Smythesdale Central Project. ▪ No additional actions or funds required outside of the Smythesdale Central Project.
1.6 A campus of the Woody Yaloak Primary School is located in Smythesdale.	The School is in a prominent and strategic location in town.	9. Maintain the strong community link to the school and its activities.	M	-	<ul style="list-style-type: none"> ▪ Town Committee* ▪ School 	<ul style="list-style-type: none"> ▪ Underway. ▪ No Council action required.

11.03 COMMUNITY FACILITIES CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
1.7 The Recreation Centre is a valuable community facility.	The social dynamics of the town relies on sport and group activities that can be conducted at the Woody Yaloak Recreation Centre.	10. Encourage further use of the Recreation Centre.	M	-	<ul style="list-style-type: none"> ▪ Town Committee ▪ Committee of Management* 	<ul style="list-style-type: none"> ▪ Not a Council action. ▪ No Council action required.
1.8 The CFA has a strong presence in town. The CFA sheds are located on a key gateway point on the northern approach to town. They present a poor gateway image. There is a museum within one of the sheds with significant memorabilia on the history of the regions CFA.	See Gateway Entrances.	See Gateway Entrances.	-	-	-	
1.9 A town square on the site of the former police station has been suggested.	Any development must respect the historic Police Camp Precinct.	Refer to Landscape, Streetscape and Open space section.	-	-	-	This is included in the Smythesdale Central Project.

11.04 INFRASTRUCTURE AND SERVICES

The following sets the context, vision and themes and recommended actions for improvement of the sewerage and water reticulation in Smythesdale.

Context

- The present septic tank effluent treatment for the town is inadequate and seriously limits development in the core area of the town. During the course of the study, council received funding to undertake a concept plan on the improvement of sewerage treatment for Smythesdale, and the potential for a sewerage reticulation system.
- Smythesdale has been selected as one of fifteen towns to be included in the first phase of a new \$42 million Country Towns Water and Sewerage program, funded by the Victorian Water Trust.
- Innovative approaches to integrate water management, including re-use and recycling water, managing stormwater and minimising the production of wastewater.
- \$25,000 has been allocated to Smythesdale to work with the community and the water authority to examine innovative solutions and identify a preferred option.
- \$40,000 has been allocated to Central Highlands Water to undertake a detailed design for sewerage treatment.

Vision

- Implement a sewerage system for Smythesdale.
- Smythesdale can become a bench mark or case study in innovative and sustainable waste water recycling.

The broad objectives of the recommended actions are to:

- Identify a preferred sewerage treatment system.
- As potential funding for the sewerage reticulation system in Smythesdale has now been approved at State Government level, ensure that a feasibility study is undertaken immediately.



Open stormwater drain

11.04 INFRASTRUCTURE AND SERVICES

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
2.1. Sewerage treatment system. Smythesdale has been selected for the new Country Towns Water and Sewerage program, funded by the Victorian Water Trust. Individual septic treatment is not a viable system for Smythesdale.	<ul style="list-style-type: none"> ▪ Improved street hygiene. ▪ Improved private property hygiene. ▪ Facilitate consolidation of allotments. ▪ Facilitate development on small allotments. ▪ Implement an innovative sewerage system. 	11. Examine innovative solutions and identify a preferred option. 12. A decentralised treatment system will provide opportunity for innovative waste water management processes.	H	\$25,000 grant to investigate.	<ul style="list-style-type: none"> ▪ Victorian Water Trust ▪ Council ▪ Water Authority 	<ul style="list-style-type: none"> ▪ Action 11 complete. ▪ Action 12 underway ▪ \$40,000 has been given to Central Highlands Water to undertake detailed design of the concept plan. Council will liaise with CHW in the implementation of the project. ▪ Council has applied for funding of \$250,000 towards stormwater valued at \$500,000 to be incorporated with the innovative sewerage scheme.
2.2. Natural gas is desired service by community members.	Gauge community support and costs of natural gas provision.	13. Ensure in the near future there is provision of natural gas.	H	-	Town Committee*	Underway. Council will continue to lobby for gas to townships including Smythesdale.
2.3. Dial up internet access is available to residents and businesses.	Improve internet access.	14. Gauge community support for broadband access.	M	-	Town Committee*	Underway. Council's Economic Development Planner is involved in this project.

11.05 HERITAGE, CULTURE AND THE ARTS

The following section sets the context, vision and themes, then recommended actions for enhancement of heritage and cultural values, which build upon several significant sites in the core area.

Context

- Smythesdale was originally settled as a gold mining township.
- The Woody Yaloak Historical Society is very active with a large number of members, located within and beyond the immediate district.
- The Police Camp Precinct is a significant heritage feature, incorporating the Courthouse, Lock-up and Stables.
- The Golden Plains Shire has recently conducted a heritage study of the Shire.
- The Ballarat – Skipton Rail Trail passes through Smythesdale.



Clockwise from top left: The Courthouse, the historic stables, interpretive signage at the Rail Trail, the Ballarat – Skipton Rail Trail

Vision and themes

- Promote the heritage features of Smythesdale and district to attract tourists to visit. Work with the Historical Society to achieve this.

The broad objectives of the recommended actions are:

- Retain the rural township character of Smythesdale.
- Include the Historical Society in the planning of implementation of the heritage and cultural development strategies of the Framework.
- Further enhance the setting of the Courthouse and Police Camp Precinct which are the key heritage elements in the town.
- Further promote the existence of the Ballarat - Skipton Rail Trail.
- Promote the gold mining heritage at sites in the town and the surrounding area.
- Provide and improve interpretive and directional signage throughout the township in an integrated and co-ordinated manner.
- Promote the C.F.A. history display, housed within the corner C.F.A. shed.
- Improve the appearance of the CFA shed with a glazed edge to the north west corner of the building. This will allow visual display of the CFA's local history.
(Refer Figure 10)
- Maintain the heritage quality of the town core.
- Determine how new development should occur between "bookend" buildings and in the spaces between historical buildings.

11.05 HERITAGE, CULTURE AND THE ARTS

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
3.1. The Woody Yaloak Historical Society is an active community group with a high membership.	The Society is the first point of contact and guidance in implementation of the heritage and cultural elements of the Framework.	<ul style="list-style-type: none"> ▪ Promote the Society and their events throughout the year to the wider regional community. ▪ Historical society to be involved in implementation of the framework. 	H	-	<ul style="list-style-type: none"> ▪ Council ▪ Historical Society* ▪ Town Committee 	This is ongoing and aims to build the relationship between the Woody Yaloak Historical Society, Council and the wider community. The Society is likely to become involved in the Stage 2 Heritage Study.
3.2. The Ballarat-Skipton Rail Trail passes through Smythesdale, close to the Recreation Centre. It's route is unclear in the vicinity of the Recreation Reserve.	<ul style="list-style-type: none"> ▪ Link the rail trail with the township to attract people travelling along the trail to explore Smythesdale. ▪ Improve signage to provide information as to where the Trail goes, the distances between towns and various attractions along the way. 	15.a Continue the artwork near the trail. 15.b Improve signage linking the Rail Trail and Brooke Street. 15.c Provide signage at Loader and Heales Street.	H	<ul style="list-style-type: none"> ▪ \$10,000 - artwork continued. ▪ \$15,000 - signage and graphics for Rail Trail. 	<ul style="list-style-type: none"> ▪ Council ▪ Historical Society ▪ Town Committee* 	This is considered a medium term priority.
3.3. Bluestone and brick drains.	Refer Landscape, Streetscape and Open Space.	Refer Landscape, Streetscape and Open Space.	-	-	-	Refer to the Landscape, Streetscape and Open Space section of the report.
3.4. The CFA shed at Sebastopol Road has a significant display of memorabilia.	<ul style="list-style-type: none"> ▪ Opportunity to improve the external appearance of the shed housing the display. ▪ Promotes the CFA in the region and links in with other displays at the Police Camp precinct. 	Improve the appearance of the CFA shed with a glazed edge to allow viewing of the internal history of the CFA in the region and viewing of the machinery from Sovereign Hill.	H	See section 10.10 Gateway Entrances.		Refer to Gateway Entrances section of the report.
3.5. Themes and branding of the Trail. "Forest, Gold and Horses" has been suggested.	In the northern section of town, there is opportunity to interpret the forest, horses and goldfields (past) while in the south toward the Equestrian Centre, signage and artworks could look at the present in terms of the environment and horses. There could also be a link to the environment with development of wetlands.	15. In consultation with the community, review potential interpretive signage and themes.	H	<ul style="list-style-type: none"> ▪ \$80,000 – artworks and signage. ▪ \$8,000 - dtaff time. 	<ul style="list-style-type: none"> ▪ Council ▪ Historical Society ▪ Town Committee* 	This is considered a medium term priority.

11.05 HERITAGE, CULTURE AND THE ARTS CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
3.6. The gold rush heritage is important. There are significant areas of mullock heaps in the surrounding region. The settlement pattern and allotments.	<ul style="list-style-type: none"> ▪ Promote the gold rush heritage. ▪ Identification of main street properties in Brooke Street that are relevant to the Gold Rush. ▪ The Police Camp Precinct has interpretive signage already. 	<p>16. Design and install interpretive signage to significant buildings and sites.</p> <p>17. Develop strategies and maintenance specifications to ensure preservation of the sites.</p>	H	<ul style="list-style-type: none"> ▪ \$30,000 - interpretive signs. ▪ \$10,000 - graphic design and printing. ▪ \$10,000 – strategies. 	<ul style="list-style-type: none"> ▪ Council ▪ Historical Society ▪ Town Committee* 	<ul style="list-style-type: none"> ▪ Support recommended actions as high priority. ▪ Strategies to preserve sites can be included with a Design and Development Overlay.
3.7. Several buildings and sites in town are historically significant. These include the Court House, Police Stables, Police Lockup, Police Station, the Court House Hotel, School Gates, Brewery Dam, Toll Gates.	<ul style="list-style-type: none"> ▪ Council has recently undertaken a Heritage Study of the Shire. 57 sites were reviewed and given priority. ▪ To ensure any new development is sympathetic with the heritage elements of the town. 	<p>18. Prioritise key sites in directions of maintenance funds.</p> <p>19. Review Design and Development Overlay to ensure the heritage elements of the town are maintained in any future developments.</p>	H	\$2,000 -staff time	<ul style="list-style-type: none"> ▪ Council* ▪ Historical Society ▪ Town Committee* 	<ul style="list-style-type: none"> ▪ Identify Council owned sites and direct maintenance funds as a medium priority (Action 18). ▪ Support review of Design and Development Overlay for Smythesdale as high priority (Action 19).
3.8. There are not many leisure-type groups or activities for community members besides sport.	Cultural and art orientated programs in town would develop greater social contact for all community members, particularly children.	20. Establish a committee responsible for promotion of Culture and the Arts. Link to the school, CWA, Historical Society and community groups	M	\$2,000 -staff time	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee ▪ Community Groups 	Support as a low to medium priority.
3.9. Mile posts on the Ballarat – Skipton Road are listed on the Victorian Heritage Register.	They are subtle reminders of the past in terms of the Highway and trek to the goldfields.	21. Ensure the mile posts are retained and maintained.	H	\$1,000 - staff time	<ul style="list-style-type: none"> ▪ Council* ▪ Historical Society 	This is considered a medium priority of which funding could be sought through Heritage Victoria.

11.06 TOURISM AND VISITOR AMENITIES

The following section sets the context, vision and themes, then recommended actions for guiding the development and enhancement of amenities to attract and provide for visitors within and around Smythesdale.

Context

- Smythesdale is located on the Glenelg Highway – a major route linking Melbourne and Ballarat with Hamilton and the Western District.
- Smythesdale forms part of the Goldfields Tourist Route.
- Many people pass through the township but do not stop.
- The Police Camp precinct is a significant historic site but is easily missed by tourists.
- The nearby forests including the Enfield State Forest are significant stands of indigenous vegetation.

Vision and themes

- Promote businesses in Smythesdale to attract passing trade.
- Provide an appealing rest area with public toilet facilities, shade trees, seating and tourist and community activities information.
- Further build on the success of the Woody Yaloak History Society’s efforts in promoting Smythesdale and the region.



Alternative accommodation options



Improve the existing rest area



Signage
within the township



ents,

The broad objectives of the recommended actions are:

- Enhance the township character
- Facilitate the provision of further accommodation alternatives to encourage visitation.
- Further promote the gold mining heritage and key destinations in the town and the surrounding area.
- Provide additional interpretive and directional signage within the core of town and the surrounding area.
- Provide a public toilet in the core area of the town.
- Provide up to date tourist brochures and ensure that brochures are available at a number of prominent locations in town.

11.06 TOURISM AND VISITOR AMENITIES

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
4.1. There are few accommodation options in Smythesdale.	<ul style="list-style-type: none"> ▪ In conjunction with strategies to increase tourism and encourage visitors to stay longer through the establishment of a range of accommodation alternatives. ▪ Take advantage of the Highway Route. 	22. Encourage the establishment of options such as bed and breakfast, farm stays, self contained cottages and caravan parks.	H	-	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee* ▪ Tourism Committee 	No specific action identified. A statement could be included in the Planning Scheme supporting the establishment of accommodation options at Smythesdale. Same as action 33.
4.2. Smythesdale is located on the Goldfields Tourist Route. The Enfield State Forest is a significant area approximately 20 kilometres from Smythesdale.	<ul style="list-style-type: none"> ▪ Take advantage of the tourist traffic generated by the Highway route. ▪ Link with the surrounding forest environment. 	23. Market the Enfield Forest in the town brochure, its proximity to Smythesdale and environment and habitat values.	M	See below.	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee ▪ Tourism Committee* ▪ Tourism Victoria 	This action could be combined with Actions 25, 26 and 27 and supported as a medium priority.
4.3. The tourist attractions are not well advertised.	Define Smythesdale's points of difference to the surrounding small towns. Attractions such as the Equestrian Centre, the Police Camp Precinct, the sporting facilities and the Ballarat - Skipton Rail Trail.	24. Advertise the tourist attractions of the area at all businesses in the township. 25. Design and print a Smythesdale brochure to be distributed throughout the Shire, including larger towns such as Ballarat, Bannockburn, Maryborough and surrounding smaller towns. 26. Increase information available on the history and role of the Police Camp Precinct.	H	\$10,000 - brochures and graphics, printing.	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee ▪ Tourism Committee* ▪ Tourism Victoria 	Support preparation of a brochure as a medium priority. Incorporate 24, 25 and 26 with 23.
4.4. The Rail Trail (See also Heritage, Culture and the Arts).	The Rail Trail, close to town, is not acknowledged in Brooke Street.	27. Install signs directing people between the Rail Trail and Brooke Street (see Heritage, Culture and the Arts).	-	-	-	Action discussed at heritage, culture and arts. Same as Action 16.
4.5. Public Toilet.	Refer to community facilities section.	Refer to community facilities section.	-	-	-	Action discussed at community facilities.

11.07 ECONOMIC DEVELOPMENT

The following section sets the context, vision and themes, then recommended actions for guiding economic development within Smythesdale.

Context

- Smythesdale offers residents a lifestyle choice of relaxed country living and independence and is close to employment and extended services in Ballarat.
- The township has a range of home based businesses and established main street businesses.

Vision and themes

- Build upon Smythesdale's strategic location close to Ballarat and the services that are available in both towns.
- Take advantage of the Highway location in promoting businesses and services.
- Position Smythesdale to take advantage of opportunities to improve economic sustainability and development.

The broad objectives of the recommended actions are to:

- Continue to explore and encourage potential new niche market businesses, particularly home wares, craft, galleries and a coffee shop or café linked with a bakery.
- Take a proactive approach to attract new businesses to the township.
- Build upon the proximity of the regional centres of Ballarat. Market Smythesdale for the relaxed lifestyle.
- Build upon the successful businesses specific to the township. Review opportunities for equestrian support services.
- Develop Smythesdale as a centre with several specialist trades and businesses to encourage people to live and work in Smythesdale.
- Link the promotion of the rail trail with provision of accommodation alternatives.
- Encourage tourist initiatives which promote the attractions of Smythesdale.
- Encourage the service businesses within the business precinct north of the township.
- Review the opportunities of the Yellowglen Winery site.
- Encourage cottage industries and extensions of home-based businesses in the new Smythesdale Central development

Some of the businesses premises of Smythesdale



The Supermarket



The General Store



Assorted shop fronts including the butcher



**44 Brooke Street Antiques
Mower Repairs**



Yellow Glen Winery



The Courthouse Hotel



Black Horse Trading

11.07 ECONOMIC DEVELOPMENT

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
5.1. Niche market and new business networks.	<ul style="list-style-type: none"> ▪ Promotion of the Rail Trail can link with hospitality businesses and other services in Smythesdale. ▪ Increase tourism. ▪ Expand the range of services offered. 	28. Encourage the establishment of niche market businesses such as home wares, craft, galleries and a coffee shop café linked with a bakery. 29. Take a proactive approach to network new businesses prospects. 30. Encourage tourist initiatives which promote the attractions of Smythesdale.	H	\$20,000 - networking and marketing.	<ul style="list-style-type: none"> ▪ Town Committee* ▪ Traders Group ▪ Council 	<ul style="list-style-type: none"> ▪ Underway through Council's support for new business using various programs (Action 29). ▪ Statement could be included in Planning Scheme (Actions 28 & 30).
5.2. Growth of the town will support and strengthen the economy.	<ul style="list-style-type: none"> ▪ By attracting new residents to live in Smythesdale, a critical mass for additional shops and services will occur. ▪ The community values the country lifestyle, the town's independence and the proximity to Ballarat. 	31. Market Smythesdale for its the relaxed atmosphere and convenient country lifestyle.	H	As above.	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee* ▪ Traders Group 	See above.
5.3. Convenience retailing businesses are required to service the population.	Expand business and services.	32. Encourage services to establish in Smythesdale such as a pharmacy and bank branch.	H	As above.	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee* ▪ Traders Group 	See above. Could also be included as statement in Planning Scheme.
5.4. The Equestrian Centre is a regional facility (see also Community Facilities).	The Equestrian Centre will be a source of further activity and visitors.	33. Encourage the establishment of a range of accommodation choices in the township.	H	-	<ul style="list-style-type: none"> ▪ Equestrian Centre* ▪ Council 	See comments related to tourism and visitor amenities. Same as Action 22.
5.5. Council has established a Business Zone north of the town.	<ul style="list-style-type: none"> ▪ Encourage service businesses at the north of the town within the Business 4 Zoned precinct. ▪ The development requires some exposure. 	<ul style="list-style-type: none"> ▪ A number of home based industries may wish to expand and locate close to the highway exposure. 34. Landscape and set back guidelines to be developed immediately. (See 11.13 Planning and Land Use) 35. Include the B4 Zone in the sewerage area 	H	<ul style="list-style-type: none"> ▪ \$5,000 - staff time. ▪ \$5,000 - trees and their establishment. ▪ \$20,000 - coordinated signage and graphics for shop fronts and facades. 	<ul style="list-style-type: none"> ▪ Council* ▪ Traders Group ▪ Town Committee ▪ Private business 	<ul style="list-style-type: none"> ▪ Development of the site will become more viable if sewerage becomes available to the site. Support action 34 as a medium priority to implement if sewerage is provided to site. ▪ Action 35 is underway.

11.07 ECONOMIC DEVELOPMENT CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
5.6 The Yellow Glen winery site is available for redevelopment.	The site includes a small vineyard and processing plant.	36. Explore opportunities for the site such as residential development, entertainment facilities, services or rural industry.	H	\$10,000 Staff time	<ul style="list-style-type: none"> ▪ Council* ▪ Private Investors ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Not a Council action. ▪ The owner is currently exploring opportunities for the site. ▪ It is recommended that Council act as the responsible authority for this site not as an advocate for the developer.

11.08 LANDSCAPE, STREETScape AND OPEN SPACE

The following section sets the context, vision and themes, then recommended actions for guiding the development and enhancement of the landscape and streetscape of Smythesdale.

Context

- The township is located on a major highway route.
- The public landscape areas are not well maintained and presented.
- Gorse and Spanish heath are major environmental weed problems.
- Beyond the immediate township there are sections of native forest.
- The Woody Yaloak Creek and floodplain is a significant natural asset.
- The Woody Yaloak Creek and adjacent Rail Trail running parallel to one another is the key open space corridor spanning the length of the township zone from Whites Road to the Equestrian Centre.

Vision and themes

- Create a visually pleasing and unified streetscape.

The broad objectives of the recommended actions are to:

- Create a greater sense of connection between key elements of the town, particularly the Recreation Reserve, the Rail Trail and Woody Yaloak Creek including future wetland systems.
- Create a series of filtration ponds / wetlands to the western side of the town associated with low lying ground of Woody Yaloak Creek.
- Commence a program of suppressing the spread of Gorse and Spanish heath and commence an eradication program in partnership with Department of Sustainability and Environment, the local Landcare group and property owners.

(put this statement in Natural Environment)

- Improve the Highway exposure of Brooke Street through establishment of streetscape improvements such as lighting, canopy trees, footpaths, signage and drainage.
- Work with property owners to improve the street presence of several key buildings.
- Removal of the old police station and police residence buildings now that the new police station is located on Sebastopol Road.



Gorse eradication measures are required

The flood plains by the Woody Yaloak Creek provide opportunities for the establishment of wetlands



11.08 LANDSCAPE, STREETScape AND OPEN SPACE

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
<p>6.1 Facilities and attractions in the town are not clearly connected.</p>	<ul style="list-style-type: none"> ▪ Create visually prominent connections between the Rail Trail, Brooke Street, the Equestrian Centre and the Recreation Centre. Integrate the areas through consistent directional and interpretive signage and themes. ▪ Involve the Historical Society in the preparation of information for both interpretive signage and a brochure. 	<p>37. Prepare a brochure for a walking trail around Smythesdale – to be marketed with tourist information.</p> <p>38. Provide clear signage to key features within Brooke Street and to sites located off the main street.</p>	<p>H</p>	<p>Refer to Heritage Culture and the Arts.</p>	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee ▪ Historical Society 	<ul style="list-style-type: none"> ▪ Support action 37 as a medium priority. ▪ Support action 38 as a high priority. Note action 38 is the same as actions 16 and 27.
<p>6.2 Wetland and stormwater runoff.</p>	<ul style="list-style-type: none"> ▪ Develop a series of wetlands along the Woody Yaloak Creek through floodway areas where land development is not appropriate. The wetlands would also assist in purifying run off water before entering the creek. ▪ Educational value of wetlands. ▪ With possible installation of a effluent treatment plant there is considerable opportunity for on-site collection of cleaner stormwater drainage. 	<p>39. Establish maintenance plans and schedules prior to undertaking development to ensure the trail and the wetland can be well presented and maintained.</p> <p>40. Prepare a master plan and details of the stormwater collection process and wetland area.</p> <p>41. Possible staged wetland development.</p> <p>42. Design and install signs with information on the heritage and environment. On commencement of construction of the wetland, integrate and provide environmental and sustainability information as story boards and pamphlets</p> <p>43. If funding should be available, develop a separate storm water management plan, otherwise deal with stormwater issues as a part of the sewerage scheme. Information from land surveys etc performed for the sewerage treatment plant could be used to identify the ideal location for wetlands.</p>	<p>H</p>	<ul style="list-style-type: none"> ▪ \$30,000 - study and master plan. ▪ \$700,000 - implementation of the filtration and settlement ponds and wetland. ▪ NAP grants. 	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee ▪ Land Care Group 	<ul style="list-style-type: none"> ▪ Funding application to DSE has been lodged for matching funds totalling \$500,000 to incorporate stormwater with the innovative sewerage scheme for Smythesdale. ▪ Actions will be implemented with sewerage and stormwater scheme, if application is successful. ▪ Action 39 – medium. ▪ Action 40 underway. ▪ Action 41 underway. ▪ Action 42 – medium. ▪ Action 45 underway.

11.08 LANDSCAPE, STREETScape AND OPEN SPACE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
<p>6.3 Side Streets and maintenance. Lack of footpaths. Drains require regular profiling and removal of grass. There are street trees in several areas but little continuity exists. The Recreation Reserve and Rail Trail require a visual connection from Brooke Street including signage.</p>	<ul style="list-style-type: none"> ▪ Side streets are residential streets and as such have amenity expectations. ▪ Provision of more even walking surface enables elderly and disabled people to move around town more easily. ▪ Improving drainage will improve the appearance and reduce health risks. Opportunity for improved water collection and flow into the planned wetland. ▪ Potential to develop several strong themes of trees. 	<p>44. Develop a program to provide a footpath to one side of each side street within the core township area. Develop a shared pathway from Brooke Street linking the reserve and Rail Trail as a priority.</p> <p>45. Review the current maintenance of drains within side streets and develop a maintenance program to improve their appearance and effective discharge.</p> <p>46. Link the drainage issues with the stormwater management program and strategy to establish a wetland.</p> <p>47. Plant street trees within the side streets in the core area of the township. These should be predominantly Elm trees to maintain existing theme.</p>	<p>H</p> <p>(?)</p> <p>H</p> <p>M</p>	<ul style="list-style-type: none"> ▪ \$80,000 - asphalt footpaths to side streets. ▪ \$2,000 – review. ▪ \$10,000 - initial clean-up of drains. ▪ \$30,000 - repair drains. ▪ \$40,000 - trees to the side streets. 	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Support Action 44 as high priority. ▪ Council's Paths and Trails Strategy should be applied. ▪ Action 45 may be unnecessary as drains will be addressed with stormwater management if funding application is successful. ▪ Action 46 is underway. ▪ Support action 47 as high priority.
<p>6.4 Lack of seating in the central area of the township. Street lighting and street furniture.</p>	<ul style="list-style-type: none"> ▪ Improve amenity for residents. ▪ Attract travellers to stop in the township. ▪ Unified street lighting in the main street will assist in establishing a theme and place of memory. 	<p>48. Install seating in conjunction with toilet facilities near the police camp precinct.</p> <p>49. Provide several shade trees to the grassed seating area adjoining the milk bar.</p> <p>50. Provide several seats in remaining areas.</p> <p>51. Prepare a street lighting plan and select an appropriate style of light compatible with the highway requirements.</p> <p>52. Develop two palettes of street furniture that can be used in the historic precinct and one in the remaining township area.</p>	<p>H</p>	<ul style="list-style-type: none"> ▪ \$16,000 - seating and picnic tables throughout town. ▪ \$2,000 - trees near Milkbar. ▪ \$3,000 – bins. ▪ \$40,000 – lights. 		<ul style="list-style-type: none"> ▪ Actions 48, 52, 53 and 54 will be implemented through the Smythesdale Central Project. ▪ Action 49 is not the responsibility of Council as the area adjacent to the milkbar is in private ownership. ▪ Action 49 is not the responsibility of Council.

11.07 LANDSCAPE, STREETScape AND OPEN SPACE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
<p>6.5 The Brooke Street streetscape is not well presented or maintained.</p>	<ul style="list-style-type: none"> ▪ Important Highway exposure which deserves a high quality streetscape. ▪ Improve footpaths. ▪ Additional street tree planting. ▪ Build on the theme of the established canopy trees and the Avenue of Honour (Elms and English Oaks). 	<p>53. Construct and resurface footpaths in priority areas such as Brooke Street between Sebastopol Road and Verdon Street, and Heales Street.</p> <p>54. Replace the existing Silver Birch in Brooke Street with an appropriate canopy tree. An English Elm would maintain the established Highway theme.</p> <p>55. Ultimately, aerial bundle or underground overhead power lines in Brooke Street.</p> <p>56. Replace all existing Acer negundo street trees on Brooke Street with elm trees, Ulmus procera.</p>	<p>H</p>	<ul style="list-style-type: none"> ▪ \$200,000 - footpaths, excludes side streets. ▪ \$20,000 - street trees in Brooke Street. 	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Support Action 53 as high priority. ▪ Construction of footpaths to be consistent with Council Paths and Trails Strategy. ▪ Support tree planting action 54 and 56 as a high priority. ▪ Action 55 is a low priority. ▪ See comments below regarding power lines.
<p>6.6 The Avenue of Honour trees to the northern end of town are seriously compromised by cutting the canopy to avoid the power lines. Trees are a mixture of English Oaks and Elm Trees to either side. Oak trees acorns would be a problem for pedestrians slipping.</p>	<p>Undergrounding of power wires in two stages in Brooke Street and the Highway zone will facilitate the proper development of the oak trees in both sections of the corridor.</p>	<p>57. As a first priority, install underground or aerial bundle power wires within the Avenue of Honour section.</p> <p>58. A second stage following planting of elms in Brooke Street in stage one is to underground or aerial bundle wires in the core township area.</p> <p>59. Continue the avenue of elm trees that exist to the north side of the town into the core area of town. Elms are safe for pedestrians.</p>	<p>H</p>	<ul style="list-style-type: none"> ▪ \$80,000 - Avenue of Honour powerlines. ▪ \$220,000 - Brooke Street powerlines. 	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Action 57 is considered a medium priority whilst Action 58 is considered a lower priority. Council could apply to Powercor for matching funding to underground power lines at the Avenue of Honour. ▪ Undergrounding powerlines in Brooke Street is considered cost prohibitive. ▪ Action 59 is a high priority.
<p>6.7 Several key buildings do not have an inviting main street appearance with a lack of windows and doors.</p>	<p>Windows and doors facing the main street will provide a greater sense of activity and interest.</p>	<p>60. Attract attention by making frontages of buildings which face Brooke Street more inviting.</p>	<p>H</p>	<p>Private initiatives.</p>	<ul style="list-style-type: none"> ▪ Property Owners* ▪ Council ▪ Town Committee 	<ul style="list-style-type: none"> ▪ This is a private ownership responsibility. ▪ No action required by Council.

11.08 LANDSCAPE, STREETScape AND OPEN SPACE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
6.8 Several key areas of street tree plantings, predominantly Oaks and Elms.	<ul style="list-style-type: none"> ▪ Maintenance for their long term survival. ▪ Continuation of the undergrounding of the power wires to Brooke Street and the Avenue of Honour will eliminate the need for heavy pruning and allow the trees to develop. 	<p>61. Prepare a street tree strategy to cover the management of existing significant trees and selection of species for streets.</p> <p>62. Provide annual budget allocation set aside solely for street tree maintenance and management.</p>	H	<ul style="list-style-type: none"> ▪ \$6,000 - Street Tree Study. ▪ \$6,000 - pruning and management of trees per annum. 	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Actions 61 and 62 are considered medium term priorities. ▪ Council has a town maintenance program and budget.
6.9 Landscape areas in the township are not well maintained.	Good presentation of the township will encourage people to stop and explore the town. It also shows community pride in the place.	63. Increase ongoing maintenance around the town eg. Smythesdale Gardens, nature strip in Brooke Street and side streets.			<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Underway. ▪ Council has a town maintenance program and budget. No further action required.
6.10 Existing brick and bluestone drains in several streets are important heritage elements.	Retain the bluestone drains as a link with the heritage of the township.	64. Maintain the heritage drains in several streets. Seek funding and develop a maintenance schedule.	H	<ul style="list-style-type: none"> ▪ \$2,000 - maintenance schedule. ▪ \$10,000 - Initial clean-up and maintenance. 	<ul style="list-style-type: none"> ▪ Council* ▪ Historical Society ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Action 64 is considered a low priority. The Design and Development Overlay can also be used in the interim. ▪ Refer historic drains to Heritage Study.
6.11 Now a new police station is located in Sebastopol Road, this allows for the removal of the police station and residence in Brooke Street.	<ul style="list-style-type: none"> ▪ By removing the former police station and residence there will be opportunity for an open grassed setting to allow high visual exposure to the historic Police Camp Precinct. ▪ Establish a strong focus for the community and forecourt to the surrounding historic buildings. 	<p>65. Remove the buildings and reinstate the area as a grassed space with several shade trees and picnic facilities.</p> <p>66. Development of the space must respect the historic integrity and layout of the Police Camp Precinct's buildings. The design should be bold yet simple.</p>	H	<ul style="list-style-type: none"> ▪ \$10,000 - regrading, grass reinstatement, removal of shrubs and trees. ▪ \$12,000 - several seats and trees. ▪ \$15,000 - asphalt pathway. 		<ul style="list-style-type: none"> ▪ Actions 65 and 66 are underway. ▪ This is being undertaken as part of the Smythesdale Central Project.
6.12 The physical connection of the Woody Yaloak Creek and the Rail Trail is important as the key open space corridor spanning the entire length of the town.	Increased leisure and recreation opportunities.	67. In the development of the wetland masterplan, consider the alignment of the Rail Trail and the leisure and recreation opportunities derived from these two assets.	H	-	<ul style="list-style-type: none"> ▪ Council ▪ Town ▪ Committee 	Support recommended action as a high priority and implement with Woody Yaloak Creek Masterplan.

11.09 GATEWAY ENTRANCES AND VISTAS

The following section sets the context, vision and themes, then recommended actions for improvement of gateway entrances in Smythesdale.

Context

- The highway zone at either side of the town lacks identity.
- The Avenue of Honour (English Elms and Oak trees) to the north side of town is severely compromised by regular pruning to clear canopies around the existing overhead wires.
- The curvilinear route of the Glenelg Highway within the core area of town provides greater exposure of building facades than would otherwise occur on a straight road.
- The township is located on relatively flat terrain.
- The township of Scarsdale to the south, with its dispersed layout, visually merges with Smythesdale.

Vision and Themes

- Improve the entrances to the town, this includes the highway entrances at the 80kph area and the immediate township zone.
- Take advantage of the gently curved main road (Brooke Street) alignment within the township zone to focus on key buildings.
- Develop a consistent street tree theme for Brooke Street. This includes street trees, pavement surfaces, street furniture and underground power.

The broad objectives of the recommended actions are to:

- Create gateway entrances at each end of town, particularly at the south, to differentiate with Scarsdale.
- Improve the façade of the C.F.A shed to reduce the dominance of the building at the north of the town.
- Up-light key buildings to create night time interest. The Courthouse is already upright at night and remaining buildings in the historic precinct could also be lit as features.

Create gateway entrance features at each end of Smythesdale



Southern entry – from Scarsdale



Northern entry – from Ballarat



Northern entry – CFA buildings



The Town Centre



The Town Centre

11.09 GATEWAY ENTRANCES AND VISTAS

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
7.1 The gateway entrances require further definition.	Define entrances to Smythesdale to prevent the town visual merging with Scarsdale.	68. Introduce special planting details, particularly tree planting at the southern end starting near the Equestrian Centre.	H	\$15,000 - trees to southern end.	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee 	Support action 68 as a high priority.
7.2 A remnant toll gate exists at the east entrance to Smythesdale.	Create an entrance feature reflective of the heritage of Smythesdale.	69. Incorporate reference to the toll gate into an entrance feature.	L	\$2,000	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee* 	Support Action 69 as a long term low priority action.
7.3 Winding course of the Highway.	Enhance the existing curves and natural setting to create an interesting visual journey for the motorist.	70. Key buildings to be up-lit at night and exposed to the unfolding and changing view corridor on the motorist's journey through town.	M	\$15,000 - uplight key buildings.		Support action 70 as a medium to high priority.
7.4 The CFA has a strong presence in town. The CFA sheds are located on a key gateway point on the northern approach to town. One shed has a significant memorabilia/ museum section depicting the CFA's local/ regional history.	<ul style="list-style-type: none"> ▪ The CFA is a community activity that promotes social wellbeing in town. ▪ The relocation of the police station to east of the CFA building will further highlight the entrance of the CFA building. ▪ The memorabilia section is a highlight and should be incorporated within the township walk. 	<p>71. Develop strategies that build upon the active presence of the CFA.</p> <p>72. Continue discussions on the presentation with the CFA members.</p> <p>73. The CFA have given agreement in principal, for the glazing of the north west corner of the building to facilitate a view into the history display and improve the appearance of the shed.</p>	H	<ul style="list-style-type: none"> ▪ \$3,000 - discussion and design refinement. ▪ \$25,000 - glazing of north west corner and security system. 	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee ▪ CFA* 	<ul style="list-style-type: none"> ▪ Action 71 is a low priority action. ▪ Support Actions 72 and 73 as high priorities and seek funds through Heritage Victoria or other town improvement program for the glazing of the north west corner of the building as a high priority.

11.10 TRANSPORT AND ACCESS

The following section sets the context, vision and themes and recommended actions for transport and access in Smythesdale.

Context

- Smythesdale is located on the Glenelg Highway which carries all of the traffic travelling between Ballarat, Hamilton and the Western District.
- Brooke Street is very wide and difficult to cross at certain times.
- The Ballarat – Skipton rail trail is a significant resource for leisure and tourism.

Vision and themes

- Reduce speed limits within the core township zone to create a safer pedestrian environment.
- Improve road and footpath surfaces and drainage infrastructure.
- Create visual and pedestrian links within the township.

The broad objectives of the recommended actions are to:

- Improve the presentation of the front and rear of private properties.
- Increase the number of speed signs throughout the township and investigate the implementation of a lower speed limit to 50 Kph through the core area of the township.



Road and drainage infrastructure requires improvement

11.07 TRANSPORT AND ACCESS

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
8.1 A bus service passes through Smythesdale to Ballarat.	The service offers access to services, employment and education in Ballarat.	74. Ensure the services continue and meet changing demand.	H		<ul style="list-style-type: none"> ▪ Council* ▪ Bus lines 	No specific action required by Council.
8.2 Visual and pedestrian links.	Create visual and pedestrian links within the town to reduce the dispersed feeling, such as between the courthouse precinct, school, recreation centre and rail trail.	75. Improve the presentation of the front and rear of properties. 76. Provide directional signage.	H		<ul style="list-style-type: none"> ▪ Council ▪ Township Committee ▪ Property owners* 	<ul style="list-style-type: none"> ▪ Action 75 underway. ▪ Action 76 is a high priority. Court House Precinct will be addressed through the Smythesdale Central Project.
8.3 The current speed limit along Brooke Street is 60 kph.	<ul style="list-style-type: none"> ▪ Consider the introduction of 50 kph zones in the main shopping centre and residential streets. ▪ Consider lowering speed limit on Snake Valley Road to 40 kph school zone and install a school crossing. 	77. Increase the number of speed signs throughout the town. 78. Investigate the implementation of lower speed limit to 50kph.	H	\$10,000 - saff time.	<ul style="list-style-type: none"> ▪ Council* ▪ Vic Roads ▪ Township Committee. 	Support actions 77 and 78 as high priorities, however these are VicRoads responsibility.
8.4 Many side streets and roads are not sealed.	Reduce dust and improve the amenity of side streets	79. Consider sealing some roads and implementing proper underground drainage and channels. Sealing of roads is regulated by Council's road strategy.	M	\$200,000	<ul style="list-style-type: none"> ▪ Council* ▪ Township Committee. 	<ul style="list-style-type: none"> ▪ Implementing Council's Road Strategy is an ongoing action (79). ▪ Drainage issues will be addressed if funding application for stormwater drainage is successful.
8.5 Concealed driveways are dangerous.	Improve pedestrian and vehicular safety.	80. Remove and clear vegetation obscuring driveway.	M	\$5,000 annually.	Council	Support action 80 as a medium term priority.
8.6 Bicycle racks in Brooke Street.	To allow people cycling the Rail Trail to leave their bikes secured in Brooke Street.	81. Provide two sets of five bike racks. Possibly near the general store and at the police camp precinct.	M	\$4,000	Council	Support action 81 as a medium term priority.
8.7 Service lane island to southern end of town. Dangerous as there is a perception for southbound traffic that the highway is a divided road. The island serves an important function of defining the service lane in what would otherwise be an excessively wide road pavement.	<ul style="list-style-type: none"> ▪ Improve legibility of the island ▪ Remove island 	82. Review options to increase the legibility through either extending the island further north (approximately 25 metres) or preferably double lines extended north.	H	\$2,000 - double lines.	<ul style="list-style-type: none"> ▪ Council ▪ Vic Roads 	Support action 82 as a high priority, however, this is a VicRoads responsibility. Council can write to Vic Roads suggesting this action.

11.07 TRANSPORT AND ACCESS CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
8.8 Crossing points and nodal projections. Some sectors of the community would prefer legible crossing points on Brooke Street. Most people don't want nodal projections in Brooke Street.	Improve the safety of crossing Brooke Street.	83. Investigate the potential for a designated pedestrian crossing point with flashing lights in the mid block section between Loader and Heales street. 84. Also link with the Police Camp Precinct.	H	\$55,000 -crossing point.	<ul style="list-style-type: none"> ▪ Vic Roads ▪ Council ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Actions 83 and 84 are not the specific responsibility of Council. ▪ Council can liaise with VicRoads suggesting this action.
8.9 Control of intersections to reduce perception of width and reduce speeding vehicles.	Improve legibility of intersections and reduce vehicle speeds.	85. Establish nodal projections at key intersections to improve legibility.	H	\$60,000 - 6 No. nodal projections.	<ul style="list-style-type: none"> ▪ Council ▪ Vic Roads 	Action 85 is considered a medium term priority. Council may seek support from VicRoads for undertaking works.
8.10 Browns Road and Glenelg Highway intersection. There is a divergence lane north of formal 'T' intersection and this creates hazardous conditions at the 'T' intersection.	<ul style="list-style-type: none"> ▪ Improve the safety of the intersection ▪ Improve the visual legibility of the intersection. ▪ The remaining land can be planted with trees and shrubs. 	86. Close the northern end of the divergence lane. 87. Reconstruct a defined left hand slip lane at the 'T' intersection for south bound traffic. 88. Cultivate the ground of the closed area and former road / track to facilitate planting of trees and shrubs	M	\$30,000 - civil works signage and reinstatement Planting.	<ul style="list-style-type: none"> ▪ Council ▪ Vic Roads 	Support actions 86, 87 and 88 as medium priorities and seek support from VicRoads for implementation and funding.

11.11 SURROUNDING NATURAL ENVIRONMENT

The following sets the context, vision and themes and recommended actions for improvement and promotion of the surrounding natural environment of Smythesdale.

Context

- Smythesdale is located in close proximity of significant areas of state forest and reserves.
- Woody Yaloak Creek defines the western edge of the township and is a significant environmental asset.
- The Woody Yaloak Creek and adjacent Rail Trail running parallel to each other is the key open space corridor spanning the length of the township zone from Whites Road to the Equestrian centre.
- Gorse is a significant environmental weed, which can be found throughout Smythesdale.

Vision and themes

- Market Smythesdale as a gateway to the surrounding forest.
- Enhance the amenity of the Woody Yaloak Creek.

The broad objectives of the recommended actions are to:

- Organise 'clean up days' for the Woody Yaloak Creek.
- Promote walks and rides through the forest in conjunction with those already advertised by the Historical Society.
- Prepare a maintenance program to assist in the control of gorse and spanish heath supported by revegetation with predominately indigenous species.
- Develop a creekside park along Woody Yaloak Creek from the Botanic Gardens on Garden Road to the Equestrian Centre, with Golden Plains Shire assuming responsibility as a Committee of Management.



Woody Yaloak Creek is an important natural feature, however gorse infestation is a problem

11.07 SURROUNDING NATURAL ENVIRONMENT CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
9.2 Proximity to State forests.	Promote as the 'gateway' to surrounding forests.	97. Continue to promote walks and drives through the forest. 98. Promote bird and animal watching.	H	\$2,000 - information within brochure and boards.	<ul style="list-style-type: none"> ▪ Council* ▪ Parks Vic ▪ DSE 	Actions 97 and 98 are considered a long term low priority and may be more relevant to Parks Vic and DSE.
9.3 Gorse, spiny rush and Spanish heath are environmental weeds.	Facilitate weed control of gorse, spiny rush and Spanish heath.	99. Prepare a maintenance program to assist in the control of gorse, spiny rush and Spanish heath supported by revegetation with predominately indigenous species.	H	\$3,000	<ul style="list-style-type: none"> ▪ Council ▪ Parks Vic ▪ Landcare ▪ DSE* 	<ul style="list-style-type: none"> ▪ Action 99 is underway. Council in conjunction with DSE employs a township weed facilitator who assists landholders with weed issues. ▪ A maintenance program for weed control on Council land is being undertaken as part of the Environment Strategy.
9.4 Wild fire issues.	Consider wildfire issues which may affect Smythesdale and its hinterland.	100. Maintain networks and contacts with CFA and Landcare groups.	H	-	<ul style="list-style-type: none"> ▪ Council ▪ CFA* ▪ Township Committee ▪ Landcare 	Action 100 is underway through Council networks with brigades through its Fire Prevention Program.

11.12 KEY PRECINCTS

The following sets the context, vision and themes and recommended actions for guiding the development and enhancement of several key precincts within Smythesdale.

Context

There are several key precincts in town they are:

- The Brooke Street retail and commercial area fronting the Glenelg Highway.
- The community facilities including the Primary School and recreation area.
- The residential area within the core township area and low density residential living areas closer to the edges of the township boundary.
- Land associated with the Ballarat – Skipton Rail Trail and the floodway of the Woody Yaloak Creek are significant green corridors.
- The Equestrian Centre and riding facilities
- The Police Camp historic precinct, the courthouse, stables and former police lock-up.
- The surrounding forest located on Crown Land.

Vision and themes

- Improve the presentation and built form of Smythesdale's key precincts
- Encourage civic pride in key precincts, particularly where they exist in the public realm and improve accessibility and patronage.
- Continue to provide facilities to attract people to live in Smythesdale.
- Increase the health services to include facilities and services of child care, aged care accommodation and a medical centre.

The broad objectives of the recommended actions are to:

- Through infrastructure improvements and rezoning of crown land, provide opportunity for residential development to take place close to the town centre and facilities.
- Encourage consolidation of business and commercial ventures within the township zone.
- Maintain the legibility and distinction of recreation land, residential land and community facilities.
- Maintain sufficient buffer systems and interface between key elements such as the Woody Yaloak Creek, the Rail Trail and other areas of Crown Land and open space.

11.12 KEY PRECINCTS

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
10.1 Brooke Street - retail and Commercial.	<ul style="list-style-type: none"> ▪ Retain the legibility and identification of businesses. ▪ Maintain the existing historic buildings and ensure new development is sympathetic in its design and form. 	101. Consolidate commercial growth within existing business zoned areas before expanding elsewhere. 102. Discourage commercial growth proposed outside of designated business zones unless there is a significant net community benefit.	H	-	<ul style="list-style-type: none"> ▪ Council ▪ Private initiatives 	<ul style="list-style-type: none"> ▪ To be implemented through Planning Scheme and private development. ▪ Support as high priorities.
10.2 Community facilities such as aged care and medical centres should be close to the core area.	Locate these facilities close to the town centre.	103. The child care, aged care and medical facilities should all be located within 300 metres of the Police Camp Precinct. Consider re-use of existing buildings. Refer to Community Facilities section.	H	-	<ul style="list-style-type: none"> ▪ Council* ▪ Township Committee ▪ Private initiatives 	Action 103 underway through Smythesdale Central Project. Specific reference should be included in Planning Scheme as high priority to encourage aged care within 300 metres of Police Camp Precinct.
10.3 Residential areas. Dispersed layout, many vacant allotments.	The potential for Smythesdale to be sewered in the future will allow development of smaller lots. There are a number of areas suitable for low density living.	104. Undertake re-zoning of Crown land and the sewerage reticulation study. <ul style="list-style-type: none"> ▪ Refer to Infrastructure section. 	H	-	<ul style="list-style-type: none"> ▪ Council ▪ Private initiatives 	Action 104 being implemented as part of sewerage project. Support as a High Priority.
10.4 Woody Yaloak Creek and the Ballarat – Skipton Rail Trail are significant areas of open space to the west of Smythesdale.	The potential for recreation wetland development and final treatment of stormwater.	105. The wetland development will improve stormwater and environmental quality and will be further strengthened upon the success of the sewage project. <ul style="list-style-type: none"> ▪ Refer to Landscape, Streetscape and Open Space section. 	H	-	<ul style="list-style-type: none"> ▪ Council ▪ Township Committee 	Action 105 will be underway subject to approval of funding application.
10.5 The Equestrian Centre is the southern gateway to Smythesdale. A line of pine trees on the Glenelg Highway assists in announcing the precinct.	Important recreational venue and activity that will attract new residents to Smythesdale.	106. Maintain the facility and its setting.	H	-	<ul style="list-style-type: none"> ▪ Council ▪ Township Committee ▪ Equestrian Centre 	Action 106 is underway in conjunction with Committee of Management.

11.12 KEY PRECINCTS CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
10.6 Police Camp Precinct.	With removal of the Police Station, the entire area can be opened up for appreciation by the community and visitors.	<ul style="list-style-type: none"> ▪ Refer to Landscape, Streetscape and Open Space section. 		-		Action being implemented through the Smythesdale Central Project.

11.13 PLANNING AND LAND USE

The following section sets the context, vision and themes, and recommended actions for planning controls and land use issues in Smythesdale.

Context

- Smythesdale is a commuter town close to the regional centre of Ballarat.
- The town offers a lifestyle choice of a town with facilities and relaxed country living.
- The Shire expects that Smythesdale will grow to 2,000 – 2,500 people as a sustainable level.
- There are significant areas of Crown Land in the township in which acquisition of crown land would provide land for future residential development.
- The Yellowglen site is now vacant and is suitable for future residential development.
- Following the settlement pattern of the 19th century gold rush, there are many small allotments in the township zone.
- The township has a dispersed layout.
- Some key services are absent.
- There is a community desire to maintain the rural character of Smythesdale.



Open drains



Rural interface

Vision and Themes

- Development of any planned commercial and residential allotments, should be managed through the application of relevant planning schemes strategies and controls.
- Commercial development and community based facilities consolidated to the core area of town.
- Recognition of the “self sufficiency” of the town as a key value that the community hold when locating to Smythesdale.
- Government support and funding for a sewerage reticulation and treatment system that improves the health and amenity of the township and facilitates development on lots which were previously not suitable.
- Appropriate separation between existing/future residential development and the future effluent treatment facility

The broad objectives of the recommended actions are to:

- Provide sufficient land for residential expansion close to the core area of town by developing existing allotments to consolidate development and specifying a limited number of additional areas for future residential development.
- Provide areas in the township for an expanded range of business opportunities.
- Consolidate business and commercial services in the core area of the township.
- Protect the rural character of Smythesdale.
- Incorporate a “forest residential area” to be managed as a wildlife residential area and with minimum lot sizes in keeping with those already existing.
- Recognize the township is reliant on passing highway trade and its proximity to Ballarat, but that greater self-reliance of the township is important to the local community.
- Amend the Golden Plains Planning Scheme to reflect the initiatives contained in this Urban Design Framework.
- Develop the Yellowglen site with its own planning scheme. This will include its own sewerage treatment plant so as not to make the buffer zone of the town core treatment plant unworkable. It will incorporate a mix of lot sizes, a mix of uses and that any development is to be balanced with environmental and topographical considerations ie avoid development on hilltops and spurs. Any future use of existing buildings must not be detrimental to the amenity of the wider area or the proposed residential component of the Yellow Glen development.

11.07 PLANNING AND LAND USE

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
<p>11.1 Incorrect or outdated MSS provisions in the existing Planning Scheme.</p>	<p>To update several parts of the MSS to incorporate the recommendations in this UDF.</p>	<p>107. Change the dot point in Clause 21.01 dealing with sewerage to "Scarsdale, Smythesdale, and Linton will be sewered by the Central Highlands Water Authority as funding becomes available and schemes become financially viable".</p> <p>108. Include Smythesdale in Clause 21.03 among the list of towns that are to accommodate future population expansion.</p> <p>109. Remove the existing Structure Plan from 21.03 and insert a new Clause within the MSS to include the new Smythesdale Framework Plan.</p> <p>110. Insert additional paragraphs at the end of the MSS highlighting the areas where commercial and community uses should be consolidated; areas designated for residential development, extractive industry, public use, bushland and future rural residential; and township development strategies identifying areas for staged residential development within the township.</p> <p>111. Replace the Smythesdale Structure Plan with the Strategic Framework Plan from this UDF.</p>	<p>H</p>	<p>\$15,000* - staff time (includes all Planning Scheme changes within this section).</p>	<p>Council</p>	<ul style="list-style-type: none"> ▪ Support recommended actions 107, 108, 109, 110 and 111 as high priority actions. ▪ Allocation of \$20,000 in budget is required to undertake amendments to Planning Scheme.

11.07 PLANNING AND LAND USE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
		112. Replace the provision in the Objectives and Strategies section dealing with Managing Residential Growth with the following new provisions – “New demands for residential development can be accommodated within the existing areas of towns except where new residential development is recommended in a Township Structure Plan or Urban Design Framework. No significant new areas of land need to be provided for residential development through zoning except where new residential development is recommended in a Township Structure Plan or Urban Design Framework”.				<ul style="list-style-type: none"> ▪
11.2 Incorrect or outdated Local Policy provisions in the existing Planning Scheme.	Revise the existing policies in Clause 22.06 relating to Urban Growth Boundaries.	113. Amend this policy clause so that that the policy applies to the urban fringe of towns with incorporated Town Structure Plans or Urban Design Frameworks.	H	(* included in staff time).	Council	Support recommended action 113 (included in \$20,000 budget above).

11.07 PLANNING AND LAND USE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
11.3 Inadequate DDO provisions.	Improve the DDO provisions in line with the directions in this UDF.	114. Remove all reference to Smythesdale from the existing DDO1. 115. Apply a DDO to all of Smythesdale, including land within the Business 1 Zone and Township Zone. 116. Prepare a new DDO schedule that addresses issues contained in the UDF and the Smythesdale Town Place Study. 117. Prepare the DDO schedule so that development applications, which potentially compromise UDF objectives, are subject to a planning application, but that other applications are exempt.	H	(* included in staff time).	Council	Support actions.114 to 117 as high priority (included in \$20,000 budget above).
11.4 Application of the Salinity Management Overlay (SMO).		118. Ensure that the SMO be assessed in conjunction with any request to rezone the Yellow Glen Winery site for residential purposes.	H	(* included in staff time).	Council	Action 118 is underway. SMO is currently under review in a CCMA project.
11.5 Community concern about large scale development.	Undertake a township character study to determine the township characteristics and formulate guidelines to control large scale development.	119. Prepare development guidelines in line with a preferred character statement for residential areas of township.	H	\$15,000 – study.	Council	Support action 119 as a high priority. May be incorporated into the Design and Development Overlay review for Smythesdale.

11.07 PLANNING AND LAND USE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
<p>11.6 Community desire to retain Smythesdale's rural character.</p>	<ul style="list-style-type: none"> ▪ Define key elements that contribute to the character such as spaciousness, road widths, open space, setbacks, lot sizes colour and materials for buildings and vegetation controls. ▪ Identify future low density areas that reflect the existing densities and called the Residential Forest Precinct. 	<p>120. Prepare guidelines to protect the rural character.</p> <p>121. Specify minimum lot size of 1.5 ha for this precinct.</p> <p>122. Maintain pedestrian links and wildlife corridors between this precinct and the nearby state forest.</p> <p>123. Undertake an environmental feasibility study to assess possible contamination of the soil due to its use as a former rifle range and to assess the damage caused by an eroded creek bed.</p> <p>124. Establish guidelines to address:</p> <p>125. Encourage a diversity of building styles.</p> <p>126. Maintain a sense of spaciousness between allotments through no front fences or, if fenced, use of low or wire fencing styles.</p> <p>127. Minimum side boundary setback of dwelling.</p> <p>128. Construct buildings on site in a compact and clustered layout to reduce earthworks (cut and fill), soil erosion and loss of vegetation and to maximise access to existing and proposed infrastructure.</p> <p>129. Retain existing vegetation on the boundary of sites.</p> <p>130. Orientate buildings on the site to maximise the retention of existing vegetation, particularly indigenous vegetation.</p> <p>131. Minimum setback of 20 metres from road and a substantial distance from other boundaries.</p>	<p>H</p>	<p>\$10,000 – guidelines.</p>	<p>Council</p>	<p>Support actions 120 to 133 as a medium priority actions. Can be incorporated as 1 action rather than separate actions. To be undertaken as a Design and Development Overlay for the LDRZ precinct around the crown land areas on the eastern side of Smythesdale.</p>

11.07 PLANNING AND LAND USE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
Continued from above	▪	132. Buildings to have articulated facades and roof lines to reduce building bulk. 133. Colours and materials used for buildings should be non-reflective, muted tones rather than primary colours.				
11.7 Interface areas between the township and the surrounding rural areas	Create a crisp urban to rural interface to maintain and enhance the integrity and character of each area.	134. Ensure that the issue of interface areas are adequately covered in the guidelines.	H	Included in the above guidelines.	Council	Action 134 can be incorporated with other Planning Scheme changes.
11.8 Lot sizes.	Specify minimum lot sizes, once a sewerage reticulation scheme has been decided upon.	135. Specify a minimum lot size and minimum frontage. 136. Maintain a minimum lot size of 0.25 of an acre for the town core. 137. Any development not meeting this would need to demonstrate a net community benefit, eg. an aged care facility. 138. Higher densities will be considered for aged care facilities close to services and the town centre.	H	Included in the above guidelines.	Council	Support actions 135 to 138 as high priorities.

11.07 PLANNING AND LAND USE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
11.9 Business 4 Zone. Appearance of large buildings on the Glenelg Highway frontage.	Provide a high quality commercial precinct to the Highway.	139. Establish guidelines to address: <ul style="list-style-type: none"> ▪ Setback from front, side and rear boundaries. ▪ Building materials and colours. ▪ Building articulation and height. ▪ Signage. ▪ Landscape buffer set back. ▪ Car parking and storage. ▪ Surfacing materials and infrastructure. ▪ Implement through the use of a DDO. 	H	\$5,000 - staff time.	Council	<ul style="list-style-type: none"> ▪ Support action 39 as a medium term priority. ▪ Site will not be developed until sewerage scheme is implemented.
11.10 Proximity to Ballarat. Lifestyle choice of rural/ country living.	Market the potential for Smythesdale to accommodate a commuting population.	140. Ensure there is adequate residential land available for controlled future growth. 141. Carry out a detailed sewerage system feasibility study immediately to ensure that opportunities are identified and implemented promptly.	H	See 10.5 - Infrastructure and Services.	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee 	<ul style="list-style-type: none"> ▪ Support action 140 as a medium priority. Township can be marketed once sewerage is implemented. ▪ Action 141 is funded and is the responsibility of CHW.
11.11 Possible environmental impact of the proposed future effluent treatment facility on adjacent residential areas.	Create a buffer between the facility and all residential development.	142. Implement a 200 metre wide buffer between existing/ future development and the future effluent treatment and equalization facility.	H	(* included in staff time).	Council	Support Action 142 as a High Priority.
11.12 Lack of medium density housing and aged care facilities.	Encourage the development of medium density housing/ aged care facilities so that more diverse housing stock can better reflect people's needs at different stages of their life cycle.	143. Undertake a study to assess community demand for retirement living and aged care facilities. 144. Determine potential sites and market to developers and care provider organisations.	H	\$5,000 - Community Development Strategy.	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee 	Actions 143 and 144 are considered medium priorities.

11.07 PLANNING AND LAND USE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
11.13 Empty allotments close the centre of the township. Many allotments are small as a result of gold mining settlement.	<ul style="list-style-type: none"> ▪ Infill development would provide greater continuity of development throughout the town and improve the support base for local businesses and services. ▪ Restructure old and inappropriate subdivisions. ▪ Following construction of the reticulated sewerage system, facilitate development on some smaller allotments. 	<p>145. Encourage the sale of Government owned allotments close to the heart of the township to facilitate consolidation of residential and community based facilities. Liaise with DSE on alienation and acquisition of Crown land allotments.</p> <p>146. Prepare a restructure plan and apply the Restructure Overlay to restructure old and inappropriate subdivisions and to reduce the environmental impact of dwellings and other developments.</p>	H	\$5,000 - Council staff time.	<ul style="list-style-type: none"> ▪ Council* ▪ Town Committee ▪ DSE 	<ul style="list-style-type: none"> ▪ Action 145 is underway. Officers have liaised with DSE regarding the sale of Crown allotments. Council needs to lobby State Ministers on this issue. ▪ Preparation of restructure plans is a medium term priority (action 146).
11.14 Two shops do not have an identifiable main street frontage.	Improve the business/ services identity of the main street.	147. Consider the preparation and application of a design and development overlay to direct the streetscape of façade treatments in a unified manner.	H	\$5,000 - Council staff time.	Council	Support action 147 as a high priority.
11.15 The core business area.	<ul style="list-style-type: none"> ▪ Consolidate the business core area. Accept that there may be a mix of residential and business uses in the core area. ▪ Link to business and economic strategies. 	148. Encourage new business including commercial investment in the Business 1 Zone.	H		<ul style="list-style-type: none"> ▪ Town Committee* ▪ Council 	<ul style="list-style-type: none"> ▪ Underway. ▪ Support action 148. This is an ongoing activity under Council's economic development program.
11.16 Dispersed dwelling pattern in residential areas.	<ul style="list-style-type: none"> ▪ Consolidate residential area with infill development. ▪ Encourage sale of unoccupied Crown land in Township Zone. 	149. Retain reference to residential consolidation in the Golden Plains Planning Scheme.	H	\$2,000 - Council staff time.	Council	Complete - no action required.

11.07 PLANNING AND LAND USE CONTINUED

ISSUE/ ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY	OFFICER COMMENT
11.17 Quality and availability of passive recreational opportunities. Poor water quality in nearby waterways.	Create a wetland north west of Victoria Street.	150. Develop a design (functional and landscape) for a wetland that will offer improved passive recreation and water quality outcomes.	M	\$10,000	<ul style="list-style-type: none"> ▪ Council ▪ Town Committee 	Underway. To be implemented with sewerage scheme and potentially the stormwater management system.
11.18 Design of new development.	To ensure that new development meets UDF design objectives and initiatives.	151. Include land in the Business 1 Zone or the Township Zone in a Design and Development Overlay.	H	\$2,000 - staff time.	Council	Support action 151. Review DDO for Smythesdale. Will link to other actions.
11.19 Yellow Glen development.	Create a Planning Scheme particularly for the Yellow Glen Site.	152. The planning scheme is to reflect the desire for: <ul style="list-style-type: none"> ▪ A mix of lot sizes. ▪ A mix of uses. ▪ Development that is balanced by environmental and topographical considerations. ▪ The future use of existing buildings must not affect the amenity of the wider area or the proposed residential component of the Yellow Glen development. 				<ul style="list-style-type: none"> ▪ A rezoning will be sought for Yellow Glen by the owner/ developer. ▪ UDF needs to replace existing structure plan before rezoning can be considered. ▪ Action 152 is to be initiated by developer/ owner.
11.20 Effluent treatment and equalisation treatment plant.	<ul style="list-style-type: none"> ▪ Requires a considerable buffer zone between residential development and the treatment plant. ▪ In order that the buffer zone does not become unworkable, the Yellow Glen development would require its own sewerage treatment plant. 	153. A 200 metre wide buffer is required between existing and future residential development and the future effluent and equalisation treatment plant. 154. Planning Scheme amendments. 155. Create two completely separate and independent sewerage treatment facilities, a township one and a Yellow Glen one so as not to create unreasonable and unworkable buffer requirements.	H	(* included in staff time).	Council	<ul style="list-style-type: none"> ▪ Support actions 153 and 154 as high priorities. ▪ Action 155 is underway.

12 IMPLEMENTATION AND BUDGET

Below is a list of probable costs for components of the strategies:

Action	Budget	Annual Support
Exceloo Toilet	\$100,000	
Community Health centre (assume refurbishment of an existing building)	\$300,000	
Sewerage feasibility study	\$25,000 (secured grant)	
Community development strategy	\$50,000	
Wetland study, master plan and engineering research	\$30,000	
Implementation	\$700,000	
Masterplan for a park along Woody Yaloak Creek from the Gardens on Garden Road to the Equestrian Centre	\$10,000	
Rail Trail - Artwork	\$15,000	
- Signage and Graphics	\$5,000	
Specific artworks, signage and graphics for theme of the town, includes community workshops and staff time.	\$88,000	
CFA Shed facade improvement		
Design	\$3,000	
Glazing and security system	\$25,000	
Interpretive signage, including graphic design and printing	\$40,000	
Historical preservation strategies	\$10,000	
Smythesdale information brochure, including graphics and printing	\$10,000	
Business promotion and marketing	\$20,000	
Business zone establishment		
Trees and planting	\$5,000	
Coordinated signage and graphics	\$20,000	
Asphalt footpaths to side streets	\$80,000	
Streetscape drainage review and maintenance schedule	\$4,000	
Initial streetscape clean-up of drains	\$10,000	
Allow for repair of stormwater drains where necessary	\$30,000	
Tree planting to side streets	\$40,000	
Seating and picnic tables throughout the township	\$16,000	
Tree planting to Brooke Street	\$20,000	
Bins	\$3,000	
Lights to Brooke Street	\$40,000	
Footpaths to Brooke Street	\$200,000	

- continued over -

SMYTHESDALE URBAN DESIGN FRAMEWORK

GOLDEN PLAINS SHIRE COUNCIL

Action continued	Budget	Annual Support
Undergrounding of powerlines (Brooke Street)	\$300,000	
Street tree study	\$6,000	
Management of street trees		\$6,000
Gateway tree plantings	\$15,000	
Gateway entrance feature, incorporating toll gate	\$10,000	
Up lighting of key buildings	\$15,000	
Council staff time for a range of strategies	\$36,000	
Sealing of some side streets	\$200,000	
Promotion of Enfield Forest in tourist brochure	\$2,000	
Maintenance program for gorse removal	\$3,000	
Two sets of five bicycle racks	\$4,000	
Rural character guidelines	\$10,000	
Zoning amendments and Planning Scheme changes	\$45,000	
Township character study	\$15,000	
Environmental feasibility study to assess possible soil contamination in new Forest Residential Precinct	\$12,000	
Yellow Glen winery action through re-zoning, residential, rural living etc. (staff time)	\$10,000	
Crossing intersection Browns Road	\$30,000	
Double lines	\$2,000	
Nodal projections at 6 corners	\$60,000	
Pedestrian Crossing with	\$55,000	
TOTAL (excl. GST)	\$3,602,000	\$6,000

12.01 PRIORITY ITEMS

At the community meeting held on 18th January 2005, the community members present, agreed on a number of high priority items, from the list of implementation and budget.

- Retain Smythesdale as a small close-knit community with a “country lifestyle”
- Tidy up the appearance of the township
- Avoid over-development
- Plan for some controlled growth
- Construct footpaths along side streets, at least on one side
- Reduce the speed limit along Brooke Street to 50kph
- Provide public toilets centrally located in the township
- Provide better overhead street lighting in the township
- Promote Smythesdale as a tourist destination
- Improve transport services to Ballarat

13 FUNDING

The facilitation of the Smythesdale Urban Design Framework requires the coordinated and committed involvement of both the public and private sectors. A number of broad strategies present a variety of physical and non-physical improvements and capital works initiatives. There are also important strategic planning and funding sources that need to be explored and developed through close liaison and partnership between Council and the community of Smythesdale.

The implementation for the Smythesdale Urban Design Framework should be considered within the projects key directions and integrated into the strategic and statutory structure of State and Local government planning. The process is as follows:

- Golden Plains Shire Council's endorsement of the Framework directions.
- Inclusion of the Framework's directions as a reference document in the Local Planning Policy.
- Use of the Urban Design Framework in consideration of development proposals and the enhancement of non-physical and the social realm.
- The Framework should form the basis for the Shire and the community to initiate funding applications to State and Local Government for both physical and non-physical improvements such as Pride of Place, the Rural Community Development Scheme and Arts Victoria.

13.1 FUNDING SOURCES

To initiate projects in the Urban Design Framework a number of funding sources have been documented to assist the Shire and the community of Smythesdale to seek assistance in implementation of projects, both physical and non-physical.

Development Contributions

As a condition of a planning permit for a development the Shire receives funds from the developer to contribute to infrastructure improvements such as open space, infrastructure and lighting improvements. Need and accountability are key elements in linking the specific funding with the project.

Special Rate Schemes

A special rate scheme under the Local Government Act recoups funds from existing beneficiary landowners, as well as new development. Special rate schemes are usually oriented to building improvements and maintenance.

State and Federal Grant Programs

The State Government has a number of grants and funding programs that are available for Councils, organisations and communities to seek funds for both physical and non-physical improvements. Briefly these are:

- Pride of Place Program for assistance with capital works in the public realm to promote local character and heritage and the creation of a sense of place.
- Heritage Victoria. Grant funding is available for the conservation and ongoing maintenance of significant landscapes and buildings. There is also a register of the National Estate.
- National Trust of Australia (Victoria). The National Trust has a register of significant buildings, streetscapes and landscapes. Items on either the Heritage Victoria or the National Trust registers have a greater chance of receiving grant funding.
- The Department of Sustainability and the Environment, local Catchment Management Authorities and Parks Victoria. These are focussed on environment and revegetation projects.
- Rural Community Development Scheme. Funding for projects with community building initiatives.
- Tourism Victoria. Funding for projects with direct links to increasing tourism in regional and rural areas and the stimulation of their economies.
- Arts Victoria has a number of categories for festivals, events and the development of art, music and television programs. The Regional Art Development Grant provides development opportunities for arts organisations in regional and rural Victoria.
- Sport and Recreation Victoria. Grants for leisure and recreational projects with identified benefits to a broad section of the community.

Service Clubs

Local clubs and organisations often contribute to funding a project or part of a project

14 APPENDICES

APPENDIX 1

Consultant notes – site visit, Tuesday 31st August 2004

APPENDIX 2

Consultant notes – Steering Group meeting, Wednesday 8th September 2004

APPENDIX 3

Smythesdale Urban Design Framework Questionnaire

APPENDIX 4

Questionnaire data

APPENDIX 5

Consultant notes – Public Consultation, Saturday 9th October

APPENDIX 6

Provision of Sewerage Services

APPENDIX 1

Smythesdale Urban Design Framework

Consultant notes – site visit, Tuesday the 31st August 2004

Michael Smith and Cathryn Tattersall

Michael Smith and Associates Landscape Architecture and Urban Design

Meeting with the Mayor, Bill McArthur

- Bill McArthur (Mayor), Tony Francis (Policeman).

- Equestrian centre – cross country, pony club.
Roycraft family will be coming to the opening (3 September 2004).
Run by a committee of management
Riding for the disabled home – they would prefer an indoor facility.

- Effluent – big issue
- At present on septic tank systems
- Poor soil and high rainfall exacerbate the effluent problem
- Water boards operate as a business, consequently they nominate costs / allotment
- Government has to generate interest to subsidise the effluent treatment , \$800 / 10 years
- Police station will be relocated and will go behind the CFA shed.
- All buildings in the police camp precinct are registered.
- Lack of street lighting is an issue
- Melaleucas in front are not good for the former post office and hide the building
- Preserve the old trees i.e. Oaks in Loader Street, Avenue of Honour in Brooke Street
- 44 Brooke street (antiques) used to be the Mechanics Institute Hall
- Black horse trading and 44 Brooke street in the same family
- DNE not doing a lot of enforcement in the control of gorse
- Its difficult for land care groups to enforce the gorse removal
- Gorse is up in federal government funding bracket of serious weeds
- Improve the sense of amenity along the main street
- Consolidate business development
- Hotel and court have heritage overlays
- Police station potential to relocate the existing buildings elsewhere to then open up a village green precinct to further enhance the setting of the courthouse and old goal
- Directional signage in Brooke Street is essential

- Links from the recreation centre through to the school need to be enhanced, already has the framework.
- Rear of properties in Becker street should improve their appearance particularly the hotel
- Licensed supermarket is a core business however it could improve the presence and the façade generally to the street
- The courthouse hotel is a prominent building on the termination view corridor
- CFA – faux treatment gable to facade corner timber panel set aside from building
- Roadhouse – tourist information was good
- PM sees the establishment of 5 or 6 businesses that develop the core, a proper café for meeting and chatting – enhance the core
- Toilets are required in Brooke Street at an appropriate location.
- By having the pharmacy supply pick up it could create nucleus for further medical services
- Antiques
- Linking of some specialty shops
- Full range of tourist brochures should be available in the core area of the town.
- A historic walk around the town.
- Woody Yaloak Historical Society has 320 members, many interstate and some overseas
- Footpath between the courthouse and former post office courthouse is good, but footpaths elsewhere are gravelly asphalt.
- The Avenue of Honour oak trees to the east end of town are severely compromised in growth through pruning to clear overhead wires. Potential to underground or aerial bundle wires to allow development of the trees and additional trees.

Initial Impressions

COMMUNITY FACILITIES AND AMENITIES

- General store selling takeaway food, general provisions, newspapers, magazines, video hire, post office branch and pharmacy depot service.
- Food Works Supermarket.
- Woody Yaloak Equestrian Centre – Equestrian training school.
- Smythesdale Sports Hall with a full sized indoor basketball court, 4 outside courts, football oval, stage, storeroom, kitchen and change room facilities.
- Smythesdale Primary School – Campus of Woody Yaloack Primary School.
- Mobile library visits fortnightly in Thursday mornings 9-10.45, outside hotel.

BUSINESS ECONOMY

- General store selling takeaway food, general provisions, newspapers, magazines, video hire, post office branch and pharmacy depot service
- Food Works Supermarket
- Butcher
- Courthouse Hotel
- Black Horse Trading
- Antique shops and other 'weekend businesses'
- Lots of passing traffic due to position on highway, potential to cash-in on this.
- Yellowglenn Winery is closing (as of June 2006) its packing and packaging plant at Smythesdale at a loss of 50 jobs.
- Most people who live in the town work in Ballarat.
- Planning application has been submitted for an art gallery / coffee shop in the white building on Brooke Street.
- Land near the service station has been zoned for industrial purposes. People are interested in this as long as the council are the developers. It is necessary as there is no real industrial area in this area of the shire.
- There are currently lots of home based businesses. 30 % of employment is in such businesses.

OPEN SPACE, PLANNING AND LANDUSE

- Township is very dispersed, housing is separated into small subdivisions.
- Lots of vacant land within the township zone and also the business zone.
- Potential for Smythesdale to further develop as a dormitory suburb.
- Old titles, some are land locked – restructure overlay may be required.
- There is a shortage of residential land in Ballarat.

HERITAGE, CULTURE AND THE ARTS

- Very active historic society – the Woody Yaloack Historical Society.
- Courthouse Hotel – Heritage overlay paint controls apply – important to have cantilevered veranda reinstated
- Lock – up and former police station– Heritage overlay paint controls apply.
- Court House – listed on Victorian Heritage Register.
- Mile Posts, Ballarat Skipton road – listed on Victorian Heritage Register.
- Primary School building and gate.
- Ballarat – Skipton Rail Trail There are very few signs indicating where the road crossings (and therefore joining points) of the trail are. Information provided on signage in a shelter at the Heales Street crossing is good, but could be better presented in a more ‘user friendly’ way. There is no key, no distances marked, no scale bar and no ‘You are Here’ sign! Link the rail trail with the township! This will increase the number of people that actually visit Smythesdale instead of bypassing it. Establishment of a good bakery / café would encourage visitation and create a good stopping / break / meeting point. Existing artwork near the rail trail. Continue this theme with installation of further artworks along the trail.
- Usage of rail trail is growing, however the link past / through the recreation reserve is unclear.

TRANSPORT AND ACCESS

- Approximately 15 km from Ballarat.
- Bus to Ballarat available.
- Create visual and pedestrian links within the town to reduce the feeling of dispersement, such as between the courthouse precinct, school, recreation centre and rail trail. This means that presentation of the front and REAR of properties needs to be improved.

SEWERAGE AND WATER RETICULATION

- Septic System versus a township sewerage system is an obvious problem and source of contention in the township.
- There is excess water flowing over footpaths and the road – excess water overflow from treatment systems.
- Contamination of the Woody Yaloak Creek by septic runoff. Allotment sizes are too small and soil is too sodden to absorb water.
- Possible community health risks and hazards.

SURROUNDING NATURAL ENVIRONMENT

- Enfield State Forest and State Park. Jubilee Mine Site.
- Devils Kitchen – a site of geological significance. The historical society organise walks at Easter which include Piggoreet and the Devils Kitchen, with lunch along the way.
- Linton State Forest.
- Surrounding forest contains substantial mining history and remnant land forms eg. Mullock heaps. During spring the forest is ablaze with wildflowers.
- Gorse is an environmental weed in need of control! Refer internet info for further detail.
- Spiny rush is another weed of significance.

TOURIST FACILITIES / AMENITIES

- Public toilets are located in the park north of the township. They are not very well signposted and are also in an out – of – the – way – location. There are no toilet facilities in the centre of the town. Recommend installation near the general store to encourage travellers to stop and buy something.
- Mobil Smythesdale Roadhouse offers the best range of tourist brochures in Smythesdale. Problem that the roadhouse is located 2 km out of Smythesdale, encouraging people to stop there rather than the township.
- Smythesdale is located on the Goldfields Tourist Route. Take advantage of the tourist traffic generated by this!
- Advertise the tourist attractions of the area at other businesses, not just the roadhouse.

LANDSCAPE, STREETScape AND GATEWAY ENTRANCES

- Streetscape improvements should include replacement footpaths and new street tree planting.
- Footpath surfaces are inconsistent. Consider possibility of widening to create a more pedestrian friendly atmosphere.
- Improvement of the seating area near the store – establish a proper picnic area.
- Stronger tree plantings along the entire streetscape.
- Potential to create definition of the town through special planting details at either end. Currently the township is not clearly defined and seems to merge with Scarsdale. This reduces the visual impact of passing through a town when driving along the Glenelg highway.
- Increase street life and passing trade with more buildings to face onto street. Eg. Supermarket entrance off Brooke Street, Masonic Lodge to reinstate door and windows as per picture in courthouse.
- Removal of the Melaleuca armillaris in front of the former post office building to present façade to the street

- Masking of the CFA shed with a replica of the original gable façade.
- Between the tip and the mobile service station there is a remnant toll gate. This could be incorporated into an entrance feature. There is also a remnant Chinese cemetery nearby, however it is closed to public access.
- Lighting is an issue. There is a budget for design of street lighting. See Dave Madden.

Ben de Waard – Sustainable Development Consultants**Planning**

The capability of the township to accommodate further development, given the absence of sewerage was a major cause of uncertainty for the future of Smythesdale. This has been resolved with a decision to proceed with the provision of sewerage.

Smythesdale has a dispersed pattern of development, and this leads to a lack of synergy between different land-uses in the town. For example, different shops and community facilities are spread out to the point where walking from one to the other is inconvenient.

Old title lots, especially within the Rural Living Zone, including those with no services or road access should be investigated in detail to determine whether a Restructure Overlay is required over these lots.

There are opportunities to improve the functioning of the town through more prominent connections between the rail trail and the main street, the equestrian centre and the town/recreation centre, perhaps via a wetland.

The streetscape provides opportunities for improved treatments to footpaths, street-lighting and planting. Undergrounding sections of power lines may also be a consideration.

Sustainable Development

There are three significant sustainability issues identified to date.

Firstly, the absence of sewerage presently is considered to have generated increased nutrient loads in local waterways, not to mention odour issues. The former is a catchment management issue. It demonstrates that existing development exceeds the land's capability to deal with treatment and dispersal of sewage and sullage effluent. Sewerage treatment will address this issue.

The second issue is the control of weeds such as gorse. Gorse is a serious weed in the region and establishes readily on disturbed ground.

A third issue is the town's reliance on car travel, especially as the town has a dormitory function, connected to Ballarat. Bus services need to be investigated further as part of this study.

There are also some opportunities with respect to sustainability. These include promotion of the rail trail for recreation, but also to support economic opportunities. A potential wetland to filter and treat runoff from the town (even with the provision of sewerage) is supported. It would improve catchment water quality, provide habitat for animals and birds, and a passive recreation resource. Growth of the town will provide a critical mass for additional shops and services, strengthening local community ties and weakening the need to rely on larger towns for these products and services.

Carol Atwell – brecknock consulting

Main Street

- Traffic doesn't slow down enough
- Seats and signage information in the wrong places – no shade – potential for an avenue of trees and wider footpaths to signal a change in conditions and help slow traffic? This could build on the avenue of honour coming into town. Seats are required in the central area.
- Hotel beer garden unsightly and highly visible as one enters the town
- Potential to reinstate the hotel balcony – a unique style. Confirm the originality of style.
- The row of large shrubs in front of the Old Post Office – should be removed, being done up and a lovely garden developed
- Sewerage draining into the street – needs to be dealt with
- Could have attractive interpretive signage in the Main Street

Cemetery

- The town has 2 cemeteries, the oldest being on the Glenelg Highway before you enter town from Ballarat however many of the graves are unnamed. The second on the way out of town is often associated with Scarsdale.

CFA

- The larger of the 2 building includes meetings rooms and CFA memorabilia
- Strong community ownership and pride in the work undertaken by the CFA
- Geoff will open the CFA shed. 03 53 42 8382

Botanic Garden

- Used to have a pond with a track around for sporting activities, roses and gardens

Recreation Reserve

- The Illabrook Footy Team use the football ground
- Skate ramp
- Have 4 netball/tennis courts – 2 asphalt and 2 plexipaved

The Recreation Reserve Sports Facility

- Notices in town indicate that bands and the Sunday school use the hall
- Used by local playgroup, play equipment put in by this group
- Too costly for some groups to hire

Rail Trail

- The Rail Trail brochure is available at the Tourist Information Centre in Ballarat and at the Roadhouse. How do tourists find out about if in town looking for information?
- Signage next to trail doesn't give distances.
- No idea of what can be viewed or resting spots along the trail
- There is a public artwork near the rail trail but no information to give a context to it – there is an acknowledgement plaque. Artwork references the goldfields.

Festivals/Events

- Main celebratory activities are held over Easter when the Old Boys and Girls meet on the Saturday and the Pigoreet Walk is staged on the Sunday

Community groups include:

- CWA
- CFA
- Historical Society
- Playgroup
- Church groups? Only a catholic church and Masonic Hall.
- River improvement group – Barry Howlett

Other tourist activities:

- State Forest conducts Wildflower tours (Parks Vic) – when?
- Good promotional material available but no central outlet in town other than the Roadhouse, need something central and someone who can talk up attractions

Meeting with Primary School

- Primary School has 88 pupils in Prep to Year 6 and these numbers are stable with 83 pupils estimated for next year
- 4 classes include a prep class, grade 1 and 2, grade 3 and 4 and grade 5 and 6
- School participates in the access @schools program where they are funded to provide community access to computers
- Community groups can use the school facilities, but must have their own public liability insurance
- Have a joint use agreement with Council re use of the Recreation Reserve Facility for their performing arts activities, for playing in on wet and cold days for Focus Group days involving all 4 campuses – school has priority use over other community groups. Other comments mentioned that the basketball stadium was not used and the stadium must be booked at hired at not all groups can meet the hire cost
- Parents and Friends are active on roster days doing gardening and maintenance at the school, also parent helpers in the classroom

- Buses to Ballarat and Sebastopol pick up in 4 locations – in front of the General Store, Mobil Roadhouse, Bandys Road and Bikesmeares Road (to Snake Valley)

Children at the school said they would like:

- The skate ramp is 18 months old but kids are already bored with it and would like improvements to include a grind rail, ¼ pipe, wave and in ground dome
- A number of children have BMX motorbikes and would like an area that can be used to ride including dirt jumps
- Park is not used much, not much there and it is dark
- Girls were interested in cricket – there is a junior team for the boys but not girls
- There is a junior and senior netball competition, after school competition
- No interest in non-sporting activities such as music, ballet for girls or theatre

- Concerns:
About the children crossing the highway, flags go out but the crossings are not supervised, would like flashing lights
- Limited footpaths
- Need for more trees in summer – the school could be involved in planting

Meeting with Woody Yaloak Historical Society

- Society has 320 members, Ballarat has approx 75. This is phenomenal giving that most metro Melbourne groups have 10 – 20 and are dwindling in numbers. This group is very active.
- Membership fees are \$36 per year for full members and \$25 for those subscribing to the newsletter.
- The society oversees the exhibition (which has an accompanying catalogue that gives a brief explanation of each of the photos) in the Court House and manage the Court House and Police Camp Precinct. There is a brochure available to provide a self-guided tour of the Police Camp Historic Precinct
- The group publishes booklets on various aspects of the areas history, cards and calendars.
- They have an extensive archive that includes photographs, maps, mining books, newspapers, registers, etc
- They have received grants from Council and heritage grants to enable them to store their material in archive boxes and digitize material on INMAGIC (the museum database system)
- The group responds to enquiries and undertakes genealogical research for a fee.
- Monthly meeting on the 3rd Sunday of each month to hear guest speakers, have member's present papers or share information
- Court House is open the last Sunday of every month from 1-5pm and Wednesdays 10am-5pm

- The group conduct excursions and field trips to areas of historical importance in the area and learn more about these places
- The group has and continues to build a library of oral histories
- Area has lots of school reunions with the Old Boys and Old Girls (oldest of its kind in Australia) and the Homecomers.

Peter McNabb – Peter McNabb and Associates

- Population growth to what critical level for sewerage to be affordable?
- Relocation of the police station.
- New shed for CFA – first shed to be funded for the town, not voluntary funds
- Black Horse Trading – Barry
- Vacant blocks but no development permits because of sewerage constraints.
- Demand for residential development - dormitory of Ballarat.
- Extent of township – harden street to before equestrian centre
- Population less than 500, although district area about 650.
- Court House Hotel and beer garden – Graham Turnbull
- Community meeting area on weekdays is school pick up zone.

Businesses

- General store - Helen
 - takeaway / pizza / post office / dry cleaning / ice cream and drinks / DVD
 - Has a pharmacy depot – daily prescriptions to Ballarat
 - Open 7 days per week
 - Priority is sewerage
 - Doesn't want to many new businesses in the town
 - Not a tourist town like Daylesford
 - New supermarket adversely affected 3 businesses in town
 - Trade – mostly local residents
 - Some passing traffic on weekends, not a tourist route
-
- Smythesdale licensed Supermarket
 - Food Works Supermarket
 - Local Staff – employ 10-11 part time
 - Butcher supplies meat to the supermarket
-
- Butcher Shop
 - Need public toilets and play area
 - Need baker, tea rooms
 - Catchment – Linton and Haddon
 - Petrol prices will make people shop locally
 - Chemist doctor
 - Melbourne people buying here now
 - Need a Laundromat
 - Lots of people on tank water
-
- Courthouse hotel – Lyn and Graham Turnbull
 - Footpath could be improved – hotel and shops – difficult for disabled people on scooters

- Footpath should be included in the 60 kilometre zone
 - Town is growing – Ross Creek Road, another 100 houses
 - Much like Sebastopol in 20 years
 - Quality footpath on south side of Brooke Street, much better than north side
 - Meals - Saturday and Sunday
 - Snake Valley – alternative / hippy lifestyle
-
- Black Horse Trading (Barry Howlet)
 - 6 years – owns property
 - Service a big area – 20 km for regular customers
 - 7 days per week, 7000 cars per day
 - No central place where people meet for coffee / chat
 - A little shopping mall enclosed
 - A bakery is required
-
- Antique Shop 44 Brooke Street (Ruth Howlett)
 - 3 years in December
 - On Ballarat tourist website
 - Need sewerage to grow
 - More antique shops
 - Need for new tourist map to look at goldfields
 - Proper map of Smythesdale on next corner – should be moved into central location
 - Signs need to indicate Smythesdale
 - Road between here and snake valley – narrow
 - Bakery, proper café is required not just fish and chips
-
- Smythesdale Police Station Craig Grenfell
 - 1 full time person, 12 months
 - New station
 - Owned residence next door
 - More businesses
 - Close to Ballarat
 - Sewerage / water connected
 - Better eating places / café / restaurant
 - Speciality shops

APPENDIX 2

Smythesdale Urban Design Framework

Consultant notes – Steering Group meeting, Wednesday the 8th of September 04

Attendance: Alicia, Matt Kelleher, Gerald, Bill McArthur, Bob Bevern, Michael Smith, Cathryn Tattersall, Peter McNabb, Neville Baker, Ben de Waard

- Prepare questionnaires – Thursday / Friday.
- Sewerage issue – needs a separate send out.
- Kylie Bigg – Environmental Health Officer.
- Pilot project funding for small town sewerage.
- It is important to drive this as an important issue in community meetings.
- Primary school has a high incidence of gastro, as effluent from hotel flows onto the school property.
- Community admit that it is needed, but they have concern about costs.
Funding options to assist.
Factor in the costs of maintaining septic systems.
Outline problem and tell them why they need a proper system.
- Pressure system sewer – innovative? Are there guidelines on ‘innovation’?
Possibility to use the treated water on the oval, or in wetlands.
- Public meeting and BBQ – Saturday the 9th October
- Analysis / opportunities issues paper – 23rd October
- Public meeting with community in November. Need to resolve the sewerage issue then.
- Transport is a very important issue to the community
- V-Line service runs at inappropriate times, and it is very difficult to even run a community bus service due to red tape.
- Bill Johnson is the Community transport officer and also speak to him re rail trail.
- A gorse taskforce runs out of Ballarat, Bill is a member. They are working on cleaning up the creek between Scarsdale and Haddon.

SMYTHESDALE URBAN DESIGN FRAMEWORK QUESTIONNAIRE

PLEASE FILL OUT TICK OR CIRCLE WHERE APPROPRIATE

1. As a resident of Smythesdale what do you consider are the key features of the township area and within 3 km of Smythesdale?

2. Are there any particular features of Smythesdale that you would draw people's attention to?
If yes, please record below:

3. How important is Smythesdale's image?
 Very important
 Important
 Of some importance
 Of little importance

List benefits:

4. Are there land-forms or heritage and cultural values of Smythesdale which you consider would be important to take into consideration in assisting the Urban Design Framework directions and strategies?

5. Is there one particular theme that Smythesdale should build upon?
If yes describe below:

6. What business and services improvements could be established to make living in Smythesdale more comfortable

7. What physical improvements would you like to see within the township?

Should you wish to give additional comments please provide on back of this sheet

Please refold your questionnaire and return it to the Golden Plains Shire by Friday 21st May 2004 using the reply paid postage on the

Thank you for your involvement in providing information to assist in the support of Smythesdale.

Should you wish to find out more about our study please contact consultants: Mike Smith or Cathryn Tattersall on (03) 9830 0414 for further study information and township issues and Matt Kelleher at Golden Plains Shire on (03) 52207167 for contract issues.

APPENDIX 4**QUESTIONNAIRE DATA****LOCAL RESIDENTS FEEDBACK – SMYTHESDALE URBAN DESIGN FRAMEWORK**

Twenty-four complete or partially completed surveys received.

Note: Some respondents made irrelevant comments to some questions.
Some did not complete questions
Many respondents stated multiple answers to most questions

1. WHAT ARE THE THREE THINGS YOU MOST LIKE OR VALUE ABOUT SMYTHESDALE?

The rural atmosphere and country lifestyle	11
Proximity to Ballarat and other towns	9
Sense of community – the people	6
Good community facilities including shops	5
The quietness	4
Historic Township	4
Proximity to Enfield State Forest and environment	3
Bird and animal life	2
Value for money – property prices, low rates in Golden Plains Shire	2
Open space	1
Generous size of residential blocks	1
Pretty town	1
Not 'trendy'	1
Good record of management by council	1
Excellent school	1
Small	1
No industrial estate	1
No community spirit	1
Family lives in Smythesdale	1

2. WHAT ASPECTS OF THE TOWN ATTRACTED YOU TO SMYTHESDALE?

Value for money – property prices	9
Close proximity to Ballarat	8
Lifestyle for children and family – village atmosphere	7
Services and community facilities such as the hotel, police station, good general store, butcher, Post Office	6
Proximity to State Forest	2
The possibility of running a business in town	1
Historic township	1
Cheap Rates and no council debt	1
Family	1
Town Water	1
SEC	1
Rural setting	1

3. HOW WOULD YOU RATE COMMUNITY SPIRIT IN SMYTHESDALE?

HIGH	2
Medium - high	2
MEDIUM	11
Low - medium	1
LOW	3
Non existent	2

ANY COMMENTS?

Besides sport, there are not many groups for people to be involved in, of any age group	1
Spirit is according to what is happening to bring the community together	1
People live here because they like the quiet life and focus on their home life and land	1
Frustration when not backed up by the government / shire to help being involved in community issues	1
Has improved over the last 12-18 months	1
Community not hugely linked due to work being centred around Ballarat	1
Long term established families are more interested than newcomers who shop, work, play in Ballarat and sleep in Smythesdale	1
Same people always participate	1
Individuals fail to work for the community	1
People mind their own business	1

**4. WHAT BUSINESS, SERVICE, FACILITIES AND OTHER IMPROVEMENTS
COULD BE ESTABLISHED TO MAKE LIVING IN SMYTHESDALE MORE
COMFORTABLE?**

Natural Gas	6
Visiting doctor and medical services	6
Sewerage	5
Toilets in Main Street	4
Public transport - Increased bus service to Ballarat	4
Better maintenance of gravel roads and drainage system	4
Street lighting	3
Café / restaurant	3
Chemist	3
Bakery	2
Hardware store / timber yard	2
Footpaths	2
Facility for teenagers	1
Turn Smythesdale Gardens into modern caravan park	1
A hard rubbish pick up including car bodes and there is no tip	1
Improve reticulated water supply and pressure	1
Improve telecommunications	1
Attraction of light-medium industries	1
Develop tourism based on food	1
Beautification of the town	1
Obscure industrial estate	1
Community Centre	1
Tourist map in front of milk bar	1
Plant Nursery	1
Senior Citizens Centre	1
Cable TV	1
Bank	1
Swimming pool	1
Don't want to see Smythesdale grow to big and lose village atmosphere – not urban development	1
Childcare	1
Aged care services to help people stay in their homes	1
ATM	1
Shire office	1

5. WOULD YOU SUPPORT A SEWERAGE SYSTEM SCHEME FOR THE TOWNSHIP TO IMPROVE THE ENVIRONMENT, HEALTH AND ECONOMIC WELL BEING OF SMYTHESDALE?

YES	13
YES as long as the cost is reasonable	4
NO	7

ANY COMMENTS?

Don't want to see large scale housing development as a result	3
Further information needed such as project details, extents out of town, individual costs per property (capital and rates), risk management strategies for project.	2
Unaffordable	2
Drains smell – particularly behind the hotel and milk bar	2
Interested in hearing more about subsidy options	2
Need sewerage for health and environmental reasons	2
Many houses pump effluent into the stormwater	1
Attracts mosquitoes in summer	1
Cost is important as most of the people are pensioners and retirees	1
Reduce pollution in Woody Yallock Creek	1
The system would make small blocks available for development	1
Any new properties or development must have installed a bio-cycle or composting system. It is more env. friendly, water saving and costs less than sewerage. Able to be installed on small blocks and has no env. impacts.	1
Environmental health of creek is not declining as a result of human waste	1
If population increases septic systems will cause problems	1
Only the main street needs a system	1
If population increases, septic systems will cause problems	1

6. IS THERE ONE PARTICULAR THEME THAT SMYTHSEDALE SHOULD BUILD UPON? DESCRIBE BELOW.

Gold rush / mining history	5
Historic heritage	3
Proximity to forest	3
Relaxed and friendly town / village	2
Convenient county lifestyle	2
Attracting passing traffic to stop	2
Self sufficiency	1
Develop models on weed/land management through trails and research that draw visitors from other areas – inc conjunction with a university and DSE	1
Connections between the 2 ends of main street	1
Open space	1
Horse events	1
Proximity to Ballarat	1
Should have a great, friendly comfortable pub	1
Encourage sports and rail trail riders	1

7. IF YOU HAD \$100,000 TO SPEND ON IMPROVING THE TOWN, WHAT WOULD YOU DO?

Public Toilets in Main Street	5
Footpaths along the main road – both sides between the CFA and Browns rd, 60 km zone	5
Eradicate gorse	4
Drainage and gutters	3
Sewerage	2
Improved school crossing / pedestrian crossings	2
Powerlines underground	2
Make the newer shops fit in better with historic feel	2
Street lighting	2
Clean up town entrances	1
Community centre in the home comers building	1
Sealed walking trail from Smythesdale to Ross Creek	1
Traffic management	1
Maintenance of community assets	1
Brooke St Tourist precinct beautification	1
Eating / relaxing areas for tourists	1
Natural gas	1
Regeneration of shop frontages	1
Buy the private block on the west side of Woody Yallock creek to be used a public bushland and historic mines etc. Possibly become part of the equestrian centres bush riders cup.	
Play area for children	1
Introduce a 50 kph sped limit in side streets	1
Seal all roads	1
Money not needed! Individual effort and persistence will achieve what the community needs	1
Beautify / screen / landscape industrial estate and east end of Smythesdale	1
Upgrade telephone exchange to improve internet access	1
Bird watching at reserve on the way to Linton	1
Give it as an intrust loan to the pub provided that they use it for restoration of the facade	1
Promote as the centre of horse drawn vehicles	1

Comments

- The Smythesdale home comers building and block of land is a wasted resource. It should become a community centre offering programs similar to Haddon Community House. It is currently used very infrequently.
- Focus on maintain public open space – natural spaces not formal parks – particularly along the creek.
- Preserve the forest areas, stop illegal cutting of firewood, sustainable management of commercial firewood harvesting, manage forest for passive and limited active recreation.
- Small scale, medium density, residential development in the centre of town mainly aimed at older people wishing to stay in the community.
- In the past, improvements have mainly focused on two blocks of Brooke Street. Consideration needs to be given to ‘other parts of town’.
- Don’t let the wishes of a few determine what the majority should do. A referendum for the desirability of sewerage should be held. If the answer is yes, then ratepayers should be levied for the funding.
- Only a dormitory town, spending too much money will be a waste and only boost rates which will be good for Bannockburn and not for Smythesdale.
- Through traffic should be slowed with speed humps.
- Divide the lanes so that the main street does not present such an obstacle for crossing. The town would appear friendlier if the road was not so wide. Planting could be included in the centre.
- Planting of oak trees along the drains.
- A winter festival with house events, gatherings and Historical Society walks.
- Protection of the bush between Haddon and Smythesdale so that is never cut down or developed.

QUESTIONNAIRE DATA

VISITORS FEEDBACK – SMYTHESDALE URBAN DESIGN FRAMEWORK

Four questionnaires were filled out by travellers passing through Smythesdale.

Note: Some respondents made irrelevant comments to some questions.
 Some did not complete questions
 Many respondents stated multiple answers to most questions

1. HOW LONG DO YOU INTEND TO SPEND IN SMYTHESDALE?

0.5 hours	1
1 hour	1
2-3 hours	
4 hours	
1 night	
2 -4 days	1
1 week	
Longer	2

2. IS THIS YOUR FIRST VISIT TO SMYTHESDALE?

YES	1	BUSINESS	2
NO	4	PLEASURE	3

IS THERE A PARTICULAR LOCAL AREA OF INETREST OR ATTRACTION?

The equestrian centre	1
Just travelling through	1

3. WAS THE APPROACH TO THE TOWN CENTRE MEMORABLE?

YES	1
NO	4

4. AS YOU APPROACHED THE TOWN CENTRE, WHAT WERE THE DISTINCTIVE FEATURES?

The Courthouse Precinct	2
Trees	1

5. WHAT ATTRACTED YOU TO VISIT OR STOP AT SMYTHESDALE?

Family and fiends	2
Supermarket / milk bar	1
Road house	1

6. WERE YOU AWARE OF THE HISTORY OF SMYTHESDALE AND THE SURROUNDING AREA? IF YES, HOW COULD THEY BE PROMOTED FURTHER?

YES	1
NO	4

Publicity pamphlets to the wider area	1
Café stop with some interesting memorabilia	1

7. WHAT NEW BUSINESSES OR SERVICES SHOULD BE ENCOURAGED TO INCREASE VISITATION?

Bakery	2
Public toilets	1
Park on the main road	1
Mobil	1
Bed and breakfast	1
Local produce stalls and markets	1

8. WHAT PHYSICAL IMPROVEMENTS COULD BE MADE TO MAKE VISITORS STAY MORE ENJOYABLE AND MEMORABLE?

Public toilets	1
Information about local attractions	1
Pleasant area to stop and rest	1

APPENDIX 5**CONSULTANT NOTES****PUBLIC CONSULTATION – SMYTHESDALE URBAN DESIGN FRAMEWORK**

Saturday the 9th of October 04, Smythesdale Primary School

Attendance: Alicia te Wierik, Gerald, Michael Smith, Cathryn Tattersall, Carol Atwell, Neville Baker

Interested members of the community

Public comments – Road Safety and Traffic

- Traffic has increased due to the supermarket. Corner of Lynch St needs widening and pot holes need to be filled. Also, the culverts need to be maintained as the water gathers. Nature strip is a swamp.
- Pedestrian crossing between shops and supermarket would be good.
- The corner of Loader Street and highway is very dark at night. (Street lighting is currently being addressed. An application has been made to VIC Roads).
- Bridge on the creek is dangerous (Snake valley road).
- Footpaths are required – particularly to the school and surrounds – assist access for disabled people.
- A footpath in the 60kph zone on the highway.
- Roads are bad and need upgrading. Seal more roads.
- Would like to see gutters, or underground drains. No open drains.
- Speed limits need to be obeyed (Vermont Road speeding traffic). More signs.
- Most dangerous section of Browns Road is from the end of the improvements through to Newtown.
- A walking track on the Sebastopol Smythesdale Road, where you can push a pram and kids can ride their bikes safely.

Public comments – Sewerage Issue

- No to sewerage – the main street need it, but not larger blocks out of town.
- Yes to sewerage
- Current septic systems require monitoring to see whether they comply with regulations.
- Sewerage is a long term option – many septic systems need work immediately
- People who have just built new functioning systems (\$10k) don't want to pay for sewerage. They will have 5-6 years to connect.
- If properties are set up with the correct septic tank can they be kept out of the reticulation system.
- Important! Nothing else will happen without it.
- Cost of sewerage connection is an issue.

Public comments – Community Facilities and Services

- Road maps need to be corrected. Many streets are not on a map or have changed their names. This means that it is difficult for emergency services. You need to give exact directions.
- Mail delivery – instead of having to go to the shop.
- Natural Gas required
- No visible maintenance program – not enough resources allocated.
- Do not need second oval – convert to a BMX track for children
- A few properties need cleaning up as they detract from the attractiveness of the town and are fire hazards.
- Public transport – a couple of regular buses would be good. (loop to Newtons and Browns Rd and around)
- More open space for teenagers – lighting of open space is also important.
- Rubbish is on the roadside on the way to the tip. Never gets cleaned up, more drops out than goes in.
- A doctor and pharmacy.

Public comments – Environment

- Gorse needs to be controlled – At Noble Street it is 3 metres high.
- Trail bikes are noisy, dangerous in the summer, riding on the crown land. There are fears that they will start a fire.
- Seating, signage and information to tell people about the track along Woody Yallock Creek.
- More control of wood fire areas – put a caravan there to check permits.

Public comments – Planning and Development

- Don't want to see urban subdivision. Do not want to be the Bannockburn of the north.
- Don't like the fact that urban renewal will allow subdivision.
- Want more people in the township, more houses / units for older people.

APPENDIX 6**PROVISION OF SEWERAGE SERVICES**

The following is a general description of the elements of a sewer system to ensure the terminology used in later comments is understood.

Within individual properties there are internal plumbing, external property drains and in some cases a septic tank. Older septic systems generally only service the 'dirty' water components, and 'grey' water from sinks and laundries discharge directly to drains.

These components are normally regulated by the local Council whilst the remaining elements are the responsibility of the Water Authority.

Several problems exist in Smythesdale with this method of handling waste:

- Granitic, moist, heavy clay soils within the township are poor for efficient disposal due to their impermeable nature.
- Residential blocks within the township are generally too small for effective disposal. Therefore there is the possibility of sewerage seeping into the stormwater system

Investigation in the study undertaken by Beca Simons Pty Ltd in 2002 and more recent evidence provided by Edge Synergies and presented to the Smythesdale community at a workshop in 2005, confirm that there is a high level of micro organisms capable of causing illness, both in Woody Yaloak Creek and in particular, in street and stormwater drains within Smythesdale.

Multiple properties will discharge to reticulation or collection sewers which in turn discharge to a transfer system that may consist of a combination of larger sewers, pumping stations and rising mains.

The sewage eventually arrives at a treatment facility which can utilize a wide variety of treatment processes, from simple lagoons to high technology treatment plants. The type of treatment is dependent on the method of disposal of the effluent. Highly treated effluent can be discharged to water (rivers or the ocean) but this is not generally acceptable.

The preferred options are usually disposal to land for irrigation of crops or pasture, watering of parks and sporting facilities or reuse in urban areas utilizing third pipe systems. These options generally require some form of storage to balance the year round flows for use in summer or peak periods.

Following the Initiation meeting on Wednesday 9 September 2004 and the subsequent inspection of Smythesdale, the following is an analysis of sewerage issues and options.

The topography of the town is relatively flat to gently undulating with development relatively sparse and spread out, with more consolidated development on the immediate highway frontage (Brooke Street).

From analysis and review of the issues and opportunities the best solution for providing a reticulation system would be to utilise a pressure system. This would involve provision of an individual collection well and pump for each house or property connecting to common small diameter rising mains. The cost of a pressure system is generally similar to a gravity sewer as the savings in pipe construction cost is eroded by the cost of the individual pumps. The advantage of a pressure system is the ability to defer a large proportion of the initial costs until development occurs and extra pumps and pipes are needed to be provided. A pressure system can also reduce the property owner's cost as the property drains construction cost is minimised. Conversely a gravity system requires the majority of the system to be constructed initially. This would require long lengths of relatively expensive pipe to service sparse development in Smythesdale.

The treatment and disposal of the collected sewage is not as straight forward with numerous options available including;

- Centralised system with a pump station and rising main to Ballarat for treatment and treated effluent disposal.
- Centralised system with a pump station and rising main to a local site and establishment of a treatment facility, storage facility and disposal system.

As the generated flows are relatively small, disposal of the treated effluent in the local area a decentralized system would appear to be feasible with obvious potential uses in watering the parks and recreation areas, the new equestrian centre, developing the naturally occurring wetland, west of the rail trail, farm irrigation and urban reuse for watering gardens and/or toilet flushing. There has been strong support for re-use of wastewater in the town for reserves and recreation areas.

The key issue with developing a decentralised or local treatment and disposal system is both the initial and ongoing costs of a small system which can be very high on a per unit basis.