

SMYTHESDALE STRUCTURE PLAN

BACKGROUND REPORT

NOVEMBER 2021



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1.0 INTRODUCTION

Purpose

The Smythesdale Structure Plan Background Report (this report) has been prepared to ensure that the Smythesdale Structure Plan is well informed and to stimulate discussion during community consultation activities that will occur as the Structure Plan is prepared.

The Structure Plan will consider future land uses to support the continued growth of Smythesdale whilst maintaining the appeal and unique features of the town.

The Structure Plan is distinct from the Streetscape Project which provides concept plans for streetscape beautification works within the main stretch of Brooke Street from Verdon Street to the Sebastopol-Smythesdale Road.

Smythesdale is one of two towns in Golden Plains Shire that is seweraged (since 2013), providing the opportunity for some medium density allotments within the sewer district. Smythesdale is strategically positioned with good access to Ballarat.

The Smythesdale Structure Plan will:

- Identify the existing capacity and whether there are opportunities to safely support growth, notwithstanding the significant bushfire risk affecting parts of the town.
- Identify any additional land uses required to

support growth.

- Take into account the objectives, principles and requirements of the Golden Plains Planning Scheme, the key influences affecting Smythesdale and the communities' vision for the town.
- Identify opportunities to improve the town not considered in existing Council Strategies, with regard to community and development infrastructure, open space and other matters with a relationship to land use planning.
- Identify whether the existing planning controls in Smythesdale are appropriate and to identify relevant changes if necessary.

Covid Context

It is worth adding that the Structure Plan is being prepared at a time when the coronavirus pandemic has caused significant uncertainty around future growth levels in Australia. As the duration of the pandemic remains uncertain (and thus its full impact on the economy), the reliability of past growth trends as determinants of the future are now doubtful and may even be misleading.

Whilst uncertainty of growth is very much applicable to Smythesdale and the wider Ballarat region, it is notable that much of the traditional growth of the region has been due to internal migration within Victoria rather than overseas arrivals.

Thus, the region won't be as affected by a decline in international arrivals as Melbourne. While it

may be affected by local economic conditions which may remain weak for some time, it may also be affected by current trends of metropolitan tree changers shifting to regional Victorian towns in the post Covid environment. The structure plan will assume a recovery in the long run (5+ years into the future) as the economy recovers, however by that time the world will have changed and trends from 2010 – 2020 will not be as reliable an indicator.

It should also not be definitively assumed that growth will be less than it was before. Working from home is becoming a major feature of society and Smythesdale may become an attractive option for city residents seeking cheaper land and or a country lifestyle. The impact is also unclear, in part because many people do not know if their workplace will continue to provide a working from home option after the pandemic ends.

The growth of small towns has historically been subject to fluctuation to a greater extent than big cities even without a pandemic, thus the structure plan is prepared with uncertainty in mind.

Study Area

The study area for the consideration of the potential spatial extent for the Smythesdale Structure Plan is based on a 5km radius from the centre of Smythesdale (Figure 1).

The study area considers the towns of Scarsdale and Newtown as part of an integrated catchment supporting the commercial and community infrastructure of Smythesdale. Scarsdale is linked to Newtown to the south and Smythesdale to the north. Newtown has no township of its own. The nearby localities of Nintingbool, Ross Creek and Smythes Creek are also considered in the study area, however these are likely to have a stronger association with Ballarat through proximity and commuter linkages into Ballarat for work and other services.

Sustainable Population

The 2001 Census calculated the population of Smythesdale to be 312.

The Smythesdale Urban Design Framework, 2006 identified a realistic and sustainable population

growth to a level of 2,000 to 2,500, supported by development of sewerage infrastructure. This size was considered likely to sustain retailing and other business activities in the township and encourage further investment in existing and new businesses and improve the business mix.

This population projection was based on Council's estimate of the 2005 population as 472 and the Shire's growth rate of 3.6% at the time.

The Smythesdale Urban Design Framework, 2006 planned for Smythesdale to become a more concentrated urban community, with other townships in the north-west continuing as smaller, low density residential communities dispersed over a large area.

The population forecast was supported by Smythesdale's very strong relationship with Ballarat and the view that Smythesdale would experience accelerated growth with the provision of sewerage and growth of Ballarat.

Council and the community considered a population of 2,500 as a suitable size for Smythesdale to improve the sustainability of retailing and other business activities in the township and encouraging further investment in existing and new businesses, thereby improving the business mix.

The 2016 census population calculated for the Smythesdale locality is 1,037. A further 744 persons were counted for the Scarsdale

district and the Newtown locality recorded a population of 118 persons. The combined total is 1,899.

Smythesdale provides a significant amount of community infrastructure, however to justify certain facilities a critical mass of population is necessary. This could make the town and area more sustainable and able to cater to the needs and abilities of all ages.

Facilities typically requiring larger populations include:

- Child care.
- Aged care facilities that allow people to age in place.
- Better public transport.
- High schools.
- Catholic and other private schools.
- Expanded types of sporting facilities.
- Higher populations are also correlated with:
- Commercial facilities that most people use such as a major supermarket, banks, restaurants, cafes etc.
- Diversity of local employment opportunities.
- Better public transport.

Smythesdale currently lacks some key services, facilities and commercial opportunities required for a sustainable population that can support all ages.

The current population falls short of the 2,000 -2,500 identified as realistic and sustainable for Smythesdale in the 2006 Smythesdale Urban Design Framework.

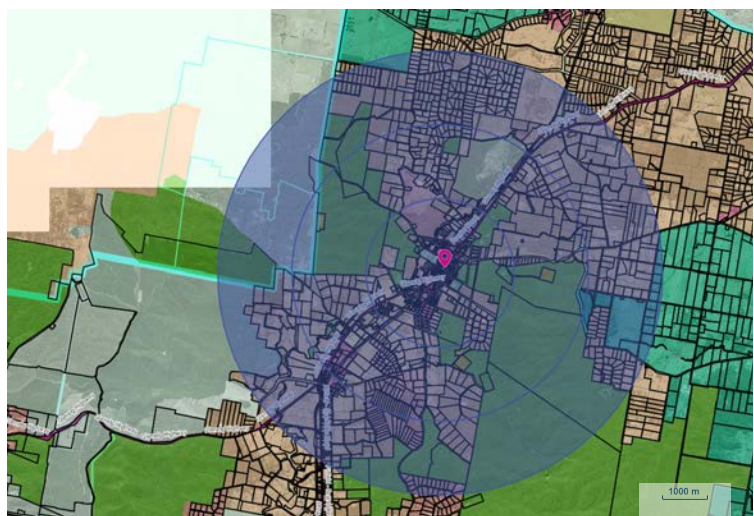


Figure 1: 5km radius from centre of Smythesdale

Based on 2016 census data and growth rates, the projected population of Smythesdale and Scarsdale will be near to 3,000 people by 2041.

4000-6000 sqm range. These types of initiatives will ensure a greater diversity of and number of lots available as well as preserving the rural character of the region.”

Findings from the Residential Land Supply Analysis 2016, undertaken as part of the Northern Settlement Strategy, include:

“Throughout the northern settlements it is evident that there has been an increase in demand for smaller lots which is also consistent with trends across regional Victoria. This is evident in towns like Meredith and Smythesdale where there have been significant numbers of dwellings built in the Township Zone areas. In Enfield the LDRZ area of 205 lots has had 17 dwellings built in this period with 16 of the 17 dwellings built on lots below 1 hectare. There are only 33 lots that remain vacant in this development.”

“The demand for smaller lots, particular with good access to township amenities is illustrated in Smythesdale where reticulated sewerage has recently been provided. This means that urban type densities can be realised within the Township Zone. Land has also recently been rezoned as Low Density Residential to the north west of the town (Yellowglen site). This type of targeted supply will effectively increase supply across the Study Area whilst maintaining the rural character. Due to the ageing of the population across the Study Area there is the potential for aged care developments.”

“Strategic rezoning recently implemented in Smythesdale provides a good template for future development as it is clear that there is strong demand for smaller lots both in the Townships and in LDRZ areas where lots are around the

RESIDENTIAL GROWTH RATE - SMYTHESDALE & SCARSDALE

	Population 2016	No. of dwellings 2016	New dwellings pa	Growth rate of new dwellings pa	Estimated no. of dwellings at 2021	Estimated 2021 population (household size @ 2.8 persons)	Estimated dwellings at 2041	Estimated population at 2041
Smythesdale	1032	361	8	2.21%	401	1122	561	1570
Scarsdale	774	288	5	1.73%	313	876	413	1156
Total	1,806	649	13		714	1,998	974	2,726

More recent growth rate data for new dwellings, indicates that this estimate might be conservative, particularly given Covid-19 trends to relocate to regional Victoria.

Population forecast information post Covid-

.id informed decisions

POPULATION FORECASTING / POPULATION TRENDS

How did the first few months of COVID-19 impact Capital cities and Regional Australia?

BY ANDREW ROSSITER · MAY 4, 2021

.id informed decisions

Regional Australia.

In net terms, Council areas in Capital cities experienced a total net loss of -37,000 residents compared to -22,000 in the previous period. This represents a difference of -69%, which was primarily driven by fewer residents moving within cities and beyond as a result of lockdown and general disruption and uncertainty from COVID-19.

In Regional Australia the impact was the opposite, as many younger adults and families who would have otherwise been attracted to the Capital cities, remained living in our regions. Council areas in Regional Australia experienced a net gain of 39,000 domestic residents, up from 25,000 in the previous period. This represents an overall increase of 58%, which is in stark contrast to Capital cities.

The results from the Community Survey found that nearly three quarters of respondents (72.5%) supported a population of between 3,500 to 7,000

by 2050.

Demographic Profile

At the time of the 2016 census Smythesdale SSC had 1,032 residents.

Median weekly household income was \$1,312 per household, slightly lower than the Australian average of \$1,438.

Smythesdale is highly car dependent. At the 2016 census, there were no households without at least one car compared to 7.9% for Australia overall. Over 80% of Smythesdale households had two or more cars.

A significantly higher ratio of the population is aged 0-19 than Victoria as a whole, with 29.7% of the population in this category compared with 24.3% for Victoria. This indicates there are many young families in the area.

However, the age demographics of Smythesdale suggest young adults and the over 80's tend to leave town. Only 4% of the population is in the 20-24 group compared with 6.7% for Australia suggesting many young adults move away from the town when they are old enough, and that there are a relative lack of opportunities and or attractions for young adults.

Smythesdale also has a slightly higher ratio of the population in the 60-79 yr old age category than Australia, being 18.5% for Smythesdale vs 17.3% for Australia. However only 1.1% of Smythesdale residents are aged 80 years or older compared to 4.1% for Australia. This likely reflects the lack of an aged care facility, hospital, and the need to continue to use a car in the absence of regular public transport. 1.3% of Smythesdale residents travelled to work by public transport compared to 11.5% for Australia.

There were no units or apartments or semidetached dwellings in Smythesdale, with the only form of housing being separate house. This may reflect local preferences.

Given housing type is exclusively comprised of detached dwellings it may not be of a suitable size for young adults and over 80's, there is opportunity to provide a wider variety of housing types.

There is also opportunity to build on the 'family friendly' advantages of the township including the Rail Trail, providing off road access between school campuses, the recreation facilities and the 'small country town character values' that are generally attributed to towns with a distinct identity as separated from the city, but close enough to access 'city' services.

Supply and Projections

In 2010, this was the aerial image of the central Smythesdale township (Figure 2).



Figure 2: Aerial photo of Smythesdale in 2010

By 2021, the aerial image of the central Smythesdale township has changed to this (Figure 3).



Figure 3: Aerial photo of Smythesdale in 2021

A quick view of the aerial and experience on ground shows that much of the land within the township has now been developed, facilitated by the provision of reticulated sewerage.

There remains opportunity for further infill within the sewerage area.

The current infill supply of township lots is estimated to be less than 100 lots, providing for population growth of approximately 248 people based on an average household size of 2.48.

The greenfield supply of residential land at the Yellowglen site will provide for an additional 230 lots, and approximately 570 people (av. household size of 2.48).

Total capacity of new lots under the existing strategic planning for Smythesdale is around 330 lots.

Summary table of existing supply of residential lots in Smythesdale

Current capacity of the Smythesdale Strategic Framework Plan	Lots	Population @2.48 persons per household
Estimated infill lots	100	248
Yellowglen residential lots	230	570
Total	330	818
Estimated Current 2021 population		1122
Total		1940



Under the existing supply of land provided in the current Smythesdale Strategic Framework Plan, the population of Smythesdale can grow to 1716 persons.

Based on population projections of 2% growth and development of 330 new lots, the township would grow to a population size of 1940 by 2049. This is a relatively conservative growth rate given demand for regional housing and is also well below the target population of 2,500 which was calculated for the township of Smythesdale to continue to grow to a sustainable size and thrive.

Recent new dwelling construction figures from 2017 to 2019 indicate a 4.1% growth rate within the sewerage area of Smythesdale. Based on this growth rate, land supply in the township will be fully depleted by 2035. The population is predicted to be just under 2000 persons by this time.

To reach a population of 3000 persons, an additional 440 lots is required. This will service the township for the next 25 years until 2046 at a growth rate of 4%.

Opportunities for the identification of potential areas for the creation of the shortfall lots will be investigated as part of the Background Report.

Year	Population @2% growth	Population @4% growth
Base year 2021	1122	1122
2026	1238	1365
2031	1367	1660
2036	1510	2020
2041	1667	2458
2046	1840	2991
2051	2032	3639

2.0 REGIONAL CONTEXT AND RELEVANT STRATEGIES

Regional Context

Smythesdale is the northern service hub of the Golden Plains Shire, where Bannockburn is the southern service hub.

Golden Plains Shire is situated between two of Victoria's largest cities, Geelong and Ballarat, with a population of 24, 249 people across 56 communities.

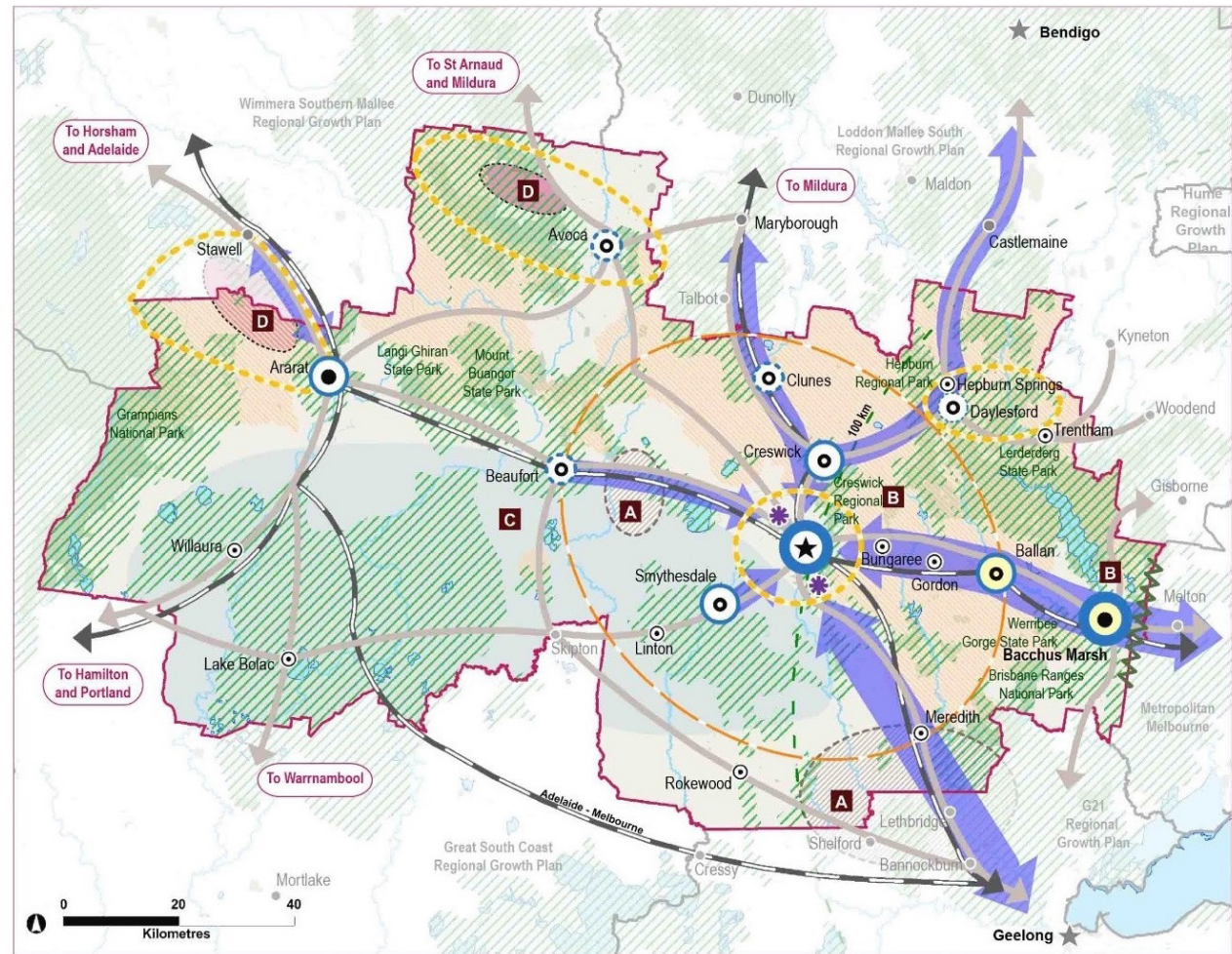
Smythesdale is on the Glenelg Highway. Ballarat is 19.2 km north east of Smythesdale. Melbourne is 133km east of Smythesdale and Geelong is approximately 100km south east.

Even with recent growth, Smythesdale remains a rural township embedded with a rich gold mining past and surrounded by state forest.

Located in the Central Highlands region, the township has strong connections to Ballarat, due to both its proximity and gold mining history.

Council encourages towns in the Shire to operate in clustered networks. Smythesdale is identified in the Golden Plains Planning Scheme as a district commercial and retail centre and growth is promoted within the township (Clause 02.03-1, Golden Plains Planning Scheme).

Smythesdale's connections to Ballarat means demand for housing is largely tied to the



SETTLEMENT NETWORK



Figure 7: Central Highlands Regional Growth Plan

population and economic growth of Ballarat. Notwithstanding the coronavirus pandemic (a prominent factor affecting jobs and population growth at time of writing), the long-term growth prospects for the region are positive, with both Smythesdale and Ballarat growing strongly in recent years. ID profile indicates that Ballarat added 7,819 residents between 2016 and 2020.

The population of Smythesdale is expected to increase due to its strong relationship with Ballarat and improvement of services, including the introduction of reticulated sewerage to the town.

Central Highlands Regional Growth Plan

Smythesdale is earmarked for medium growth

within the Central Highlands Regional Growth Plan (Figure 7).

Situated 19km south west of the Ballarat CBD, it's within easy commuter distance and many locals work, shop, study and socialise in Ballarat.

Ballarat is growing at a rapid rate and will have a population of over 160,000 by 2040.

Ballarat needs to build around 1000 houses a year to meet this demand.

The Northern and Western Growth Areas are the City of Ballarat's preferred greenfield growth areas, capable of accommodating Ballarat's expected growth and housing demand to 2040,

see Figure 8.

The growth of urban Ballarat is considered as part of the Central Highlands Regional Growth Plan with a direction to have regard to links and interfaces with neighbouring rural areas. The map in Figure 8 shows the Ballarat Settlement Framework Plan. The Ballarat West Growth Area is on the doorstep of the northern boundary of Golden Plains Shire.

The northern area of Golden Plains Shire interfacing with the City of Ballarat is identified as a Key Planning Area in the Golden Plains Strategic Framework Plan shown in Figure 9.

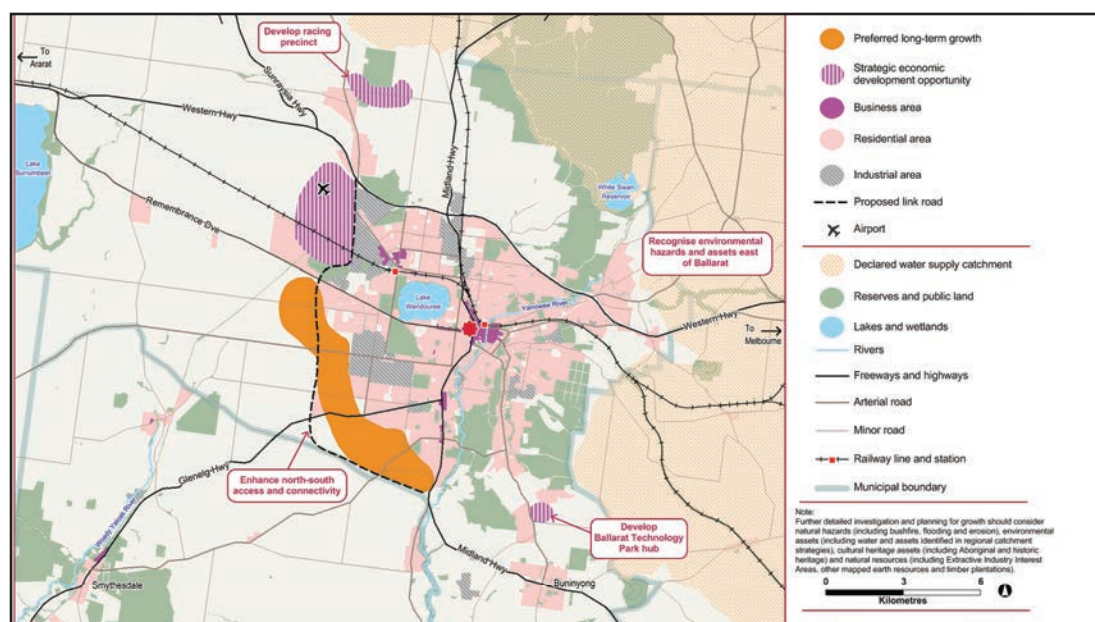


Figure 8: Ballarat Framework Plan

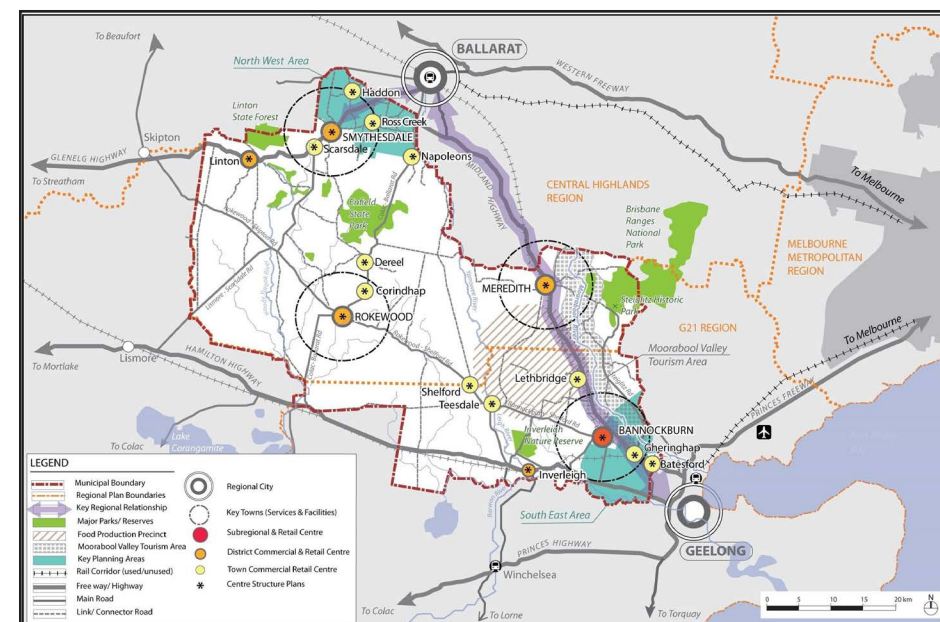


Figure 9: Golden Plains Strategic Framework Plan

Northern Settlement Strategy 2019

Smythesdale is one of three strategic growth areas for the north as part of the Northern Settlement Strategy. Whilst Cambrian Hill and Haddon are identified for 'investigation for future growth', the strategic direction identified for Smythesdale is to 'promote growth'.

Smythesdale is situated on a Strategic Movement Corridor, alongside Scarsdale which is identified for supported growth.

The Glenelg Highway runs diagonally through the town. Melbourne is 133km east of Smythesdale and Geelong is approximately 100km south east.

The township is identified as the northern growth hub for the Golden Plains Shire, in a prime strategic location to service the wider catchment of rural and residential communities.

Key findings of the Northern Settlement Strategy for Golden Plains Shire found that:

- Small settlements will grow as demand increases for rural lifestyle housing opportunities within commuting distance of Ballarat.
- The land currently zoned residential supply can adequately accommodate projected population growth within the northern part of the Shire.
- The integrity and character of towns in the north of the Shire will need to be protected through considered strategic planning work.

Directing population growth to serviced townships will facilitate:

- Appropriate infrastructure to support networked communities.
- Prospective residents would place high value on locating to an area with rural amenity, housing diversity, access to transport routes, social infrastructure and within commuting distance to commercial, employment and

education.

- As an alternative housing location to Ballarat, Smythesdale offers a village feel, a number of active local clubs, community services, access to transport routes and close access to nature

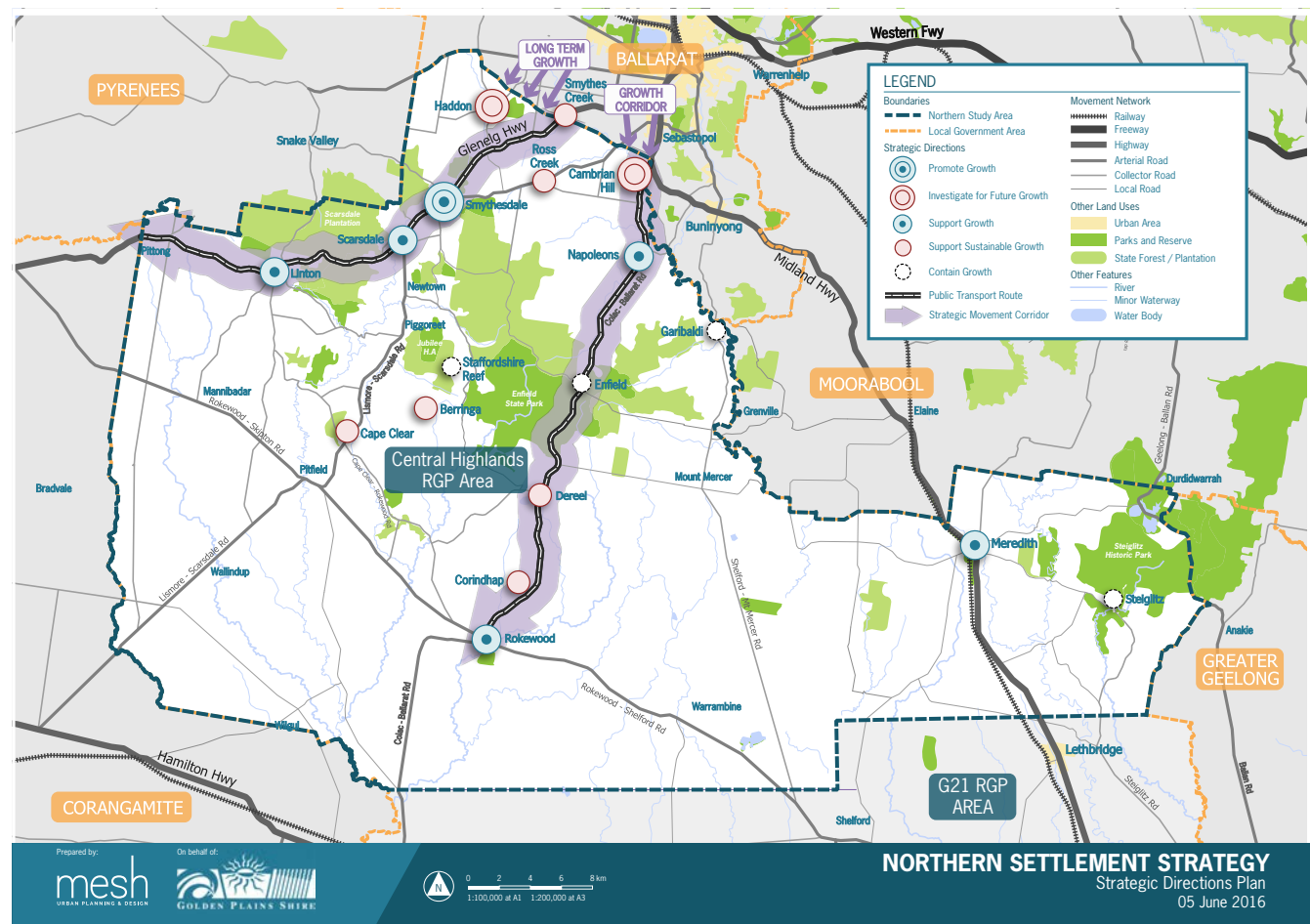


Figure 10: Northern Settlement Strategy

Smythesdale Urban Design Framework 2006

The Smythesdale Urban Design Framework foreshadowed the implementation of sewerage to Smythesdale, new business zonings to encourage commercial growth in the centre of town; establishment of health facilities in the town; protection of heritage through a precinct overlay and the strategic identification of the Yellowglenn site for residential purposes.

The Golden Plains Planning Scheme includes the strategic policy directions and Framework Plan at Clause 11.03-6L -Smythesdale, which has guided the growth of Smythesdale since 2006.

The Smythesdale Urban Design Framework is nearing the end of its life with strategically identified residential areas in the pipeline and infill opportunities being rapidly developed. New planning policies for bushfire and growth pressure warrant a new Structure Plan to guide land use for the next 25 -30 years.

The foundation work of the Smythesdale Urban Design Framework will be carried over to the new Structure Plan, where applicable. Current state and local policy will be used to guide future strategic directions for the township. Plans for the redevelopment of the CFA buildings and protection of heritage precincts will be carried over into the new plan. The new streetscape masterplan currently underway will be integrated with the new Structure Plan as well as bushfire initiatives and relevant actions from the Three Trails Project.

Smythesdale Community Plan

The Smythesdale Community Plan 2021-2024 outlines the projects the community will undertake to make their town a better place to live.

Key projects include:

- Strengthening opportunities for the community to come together at:
 - Community working bees
 - The monthly market
 - Smythesdale Arts and Music Fiesta
 - Annual Easter Event
 - A potential new major community event.
- Beautification and art initiatives including:
 - A sculpture at the Smythesdale Gardens on the tree stump
 - Refurbishment of town entrance signs.
- Advocating for environmental management and improvements as well as supporting fire management and flood mitigation.
- Identify community priorities for road projects and share these with Council and VicRoads.
- Alterations to toilets at the Recreation Centre to provide access for skate park users.
- Improved waste disposal options.
- Accessing additional areas of the Woody Yaloak Reserve.
- Overall traffic management Plan for Smythesdale including warning signs at town entrances, speed limit review and pedestrian crossings.
- A Bushfire Buffer Zone along the Woody Yaloak River.

- Stormwater and road improvements and maintenance.
- Community input into streetscape improvements.

Council Plan

The Council Plan 2021-2025 details the priority initiatives and actions for Council services, infrastructure and advocacy to be provided to the Golden Plains Shire community over the next four years.

The Council Plan details 21 Strategic Objectives with 83 key actions for delivery during the Council term. The Plan aligns with the themes of the Golden Plains Community Vision 2040: Community; Liveability; Sustainability and Prosperity with the addition of Leadership.

A specific action of The Council Plan for 2021/22 is to prepare and implement the Smythesdale Structure Plan with the objective to provide for a diversity of lifestyle and housing options. The objective states that Council will identify areas across the Shire that balance future urban growth whilst maintaining rural and township character.

The themes, objectives and actions provide direction across many areas including infrastructure provision, connected and accessible roads, crossings, paths and transport, protection of natural, cultural heritage and the environment which will guide the preparation of the Smythesdale Structure Plan.

Municipal Public Health and Wellbeing Plan

Council's Municipal Public Health and Wellbeing Action Plan has been incorporated into the Council Plan and reflects the important role Council has in supporting the health and wellbeing of all people living in the Golden Plains.

Priority outcomes sought include:

1. Improved access to safe built environments using universal design principles, including community facilities and spaces, open space, and places for active recreation.
2. Preserved natural environment and ensuring the community is resilient and responsive to the challenges of climate change and emergency management.
3. Healthy and sustainable environments.
4. Connected communities.

Environment Strategy 2019-2027

The Environment Strategy seeks to connect the community to their environment, support environmentally sustainable economies, protecting and enhancing ecosystems and providing well-designed built environments.

The Environment Strategy recognises that environmental sustainability underpins life in Golden Plains Shire.

Council's strategy to maintain the natural and built environment is supported by strategic directions in the Environment Strategy that seek to achieve thriving natural environments and sustainable urban and rural design.

Relevant key strategies include:

- Environmentally responsive infrastructure design.
- Protect, enhance and increase our parks and green spaces to ensure a network of land and water that supports recreation and sport, trails and paths, nature conservation and visual relief from the urban environment.
- Promotion and support of nature-based tourism.
- Increasing the health of natural ecosystems.
- Facilitate sustainable water use through appropriate buffers adjacent to waterways in new development areas; stormwater management and reducing potable water consumption.
- Preserving Aboriginal heritage values and culture through sensitive land management practices.

Strategic directions to support sustainable urban and rural design include:

- Well-designed built environments that minimise environmental impacts, improve liveability, and support community resilience.
- Responds positively to future climatic conditions and reduces greenhouse emissions.
- Protects, enhances, and increases parks and green spaces to ensure a network of land and water that supports recreation and sport, trails and paths, nature conservation and visual relief from the urban environment.
- Reduces waste to landfill.

Sport and Active Recreation Strategy 2020-2030

Available sporting activities listed in the Strategy in Smythesdale are Basketball, BMX, Cricket, Cycling (off road trail), Fitness classes, Football, Horse Riding, Netball, Play, Running, Skateboarding, Tennis, Walking and Petanque.

The Strategy recognises that most regional level facilities are provided in neighbouring Ballarat but identifies a significant opportunity to further enhance equestrian facilities in the shire. Such facilities could attract state and national level events.

Golden Plains Play Space Strategy 2019-2029

The Play Space Strategy recommends a sub-regional Play space for Smythesdale to cater for residents of the wider north west area of Golden Plains at an indicative cost of \$450,000 (no water play). This is dependent on external grants.

The Play Space Strategy includes principles and actions to support play in the design of residential areas and for all ages and abilities to have access and opportunities for play.

Ageing and Inclusion Plan 2020-2024

The Ageing and Inclusion Plan 2020-2024 has an objective to enable environments that support Active Ageing and Disability access. This includes using a Universal design principles 'lens' to all building, planning and maintenance processes. For example, ensuring township beautification

projects are mindful of the needs of everyone and will contribute to improved township connectivity.

It also includes a strategy to create neighbourhoods that are safe and promote a sense of belonging through community consultation with aged and disability residents, improved public transport options for aged and disability residents.

In addition, the Plan includes a strategy to advocate and work collaboratively to ensure greater provision of accessible and affordable housing and aged care facilities.

Road Strategy 2010 (Revised 2013)

The Road Strategy provides a framework to guide Golden Plains Shire in making best use of available road finding by establishing priority local roads for improvement and maintenance works, and recommendations for externally funded programs such as Auslink and Roads to Recovery.

For Council's local road network the type of road surface and level of maintenance generally reflects the traffic volumes using the road. Council also uses an Asset Management program for determining the condition rating of the sealed and gravel roads and for calculating the depreciation value of the network.

In addition to the road network, Council has an extensive network of bridges, major culverts, footpaths, and signage that are a vital part of the overall infrastructure.

An objective of the Council Plan is to maintain and improve our road and bridge network, through implementation of Council's road and bridge upgrade programs. Council also advocates for further investment in roads infrastructure and transport including VicRoads projects, Black Spot funding, Regional Roads Victoria and other State and Federal Governments for improved public transport infrastructure and connected services.

Domestic Wastewater Management Plan

The Domestic Wastewater Management Plan (DWMP), July 2015 was developed to provide an understanding of the best approach to manage effluent disposal throughout Golden Plains Shire.

The DWMP recommends a minimum lot size of 4,000sqm for subdivision where lots are unsewered. This is to allow for safe effluent disposal.

The DWMP applies to areas that do not have access to reticulated sewerage.

Arts, Culture and Heritage Strategy 2022-2026

The Arts, Culture and Heritage Strategy 2022-2026 promotes understanding and celebration of the Shires indigenous heritage, rich stories and creative future. Smythesdale is ripe for implementation of the strategic objectives and the Smythesdale Structure Plan should align with the Arts, Culture and Heritage Strategy by planning for and resourcing the community with cultural

spaces to realise creative projects.

The Smythesdale community is eager and enthusiastic to explore, experiment and exhibit creative ways to bring art into the town so that the community can easily experience and interact with art.

The Smythesdale Banner Project is an example of the local commitment and potential for manifesting local art projects in the township. The Streetscape Masterplan project is integrating the Banner art project into the final streetscape plan for Smythesdale.



3.0 NATURAL ENVIRONMENT

Native vegetation in the Smythesdale, Scarsdale and Newtown area includes extensive areas of remnant and regrowth Heathy Dry Forest, primarily on public land to the east and west of the townships on the Glenelg Highway corridor. There are also extensive areas of forestry plantation to the west of the study area.

Areas of heavily vegetated land (1,362 hectare), zoned Public Conservation Resource (RCZ), form several State Park Reserves including: Woody Yaloak Streamside Reserve, Surface Hill Historic Reserve, Watson's Hill Bushland Reserve, and the Smythesdale State Forest. The aim of the RCZ is to protect the natural environment and natural processes for their historic, archaeological, landscape, faunal habitat, and cultural values. The Woody Yaloak River, arising from headwaters in the very north of the municipality, parallels the Glenelg Highway corridor to the west of Smythesdale and Scarsdale before heading south to the west of Newtown. It is fed by many tributaries entering the river from both the east and west. The upper reaches are in relatively good condition with the exception of infestations of Spiny Rush, Gorse and Willows.

Pest plants and animals prevalent in the region include rabbits, foxes, Spiny Rush, Gorse and Willows.

The Corangamite Catchment Management Authority is currently preparing a new Regional Catchment Strategy which will be relevant

to elements of the structure plan. Council is engaged in the preparation of this strategy and will continue to ensure strategic directions align with the objectives and actions outlined in the Corangamite Catchment Management Strategy.

Bushfire

Most of Smythesdale is surrounded by heavily treed public reserves and private land, meaning there are very significant fuel loads in the vicinity of the town particularly to the west, east and north - posing a major fire risk.

The only gap between the town and dense vegetation is a modest one to the south. Large parts of the locality (89.4%) and town are currently under the Bushfire Management Overlay (BMO) which is indicative of the most serious fire risk, however most of the population live just outside of the BMO. The presence of the BMO on the periphery of town would limit any opportunity to rezone additional residential land in these areas given the current regulatory framework. The approval of Amendment VC148 in 2018 to the State Planning Provisions established bushfire risk as the overriding consideration in the planning system where bushfire risk exists.

Land within the BMO is unlikely to be rezoned into the future, however land affected by lesser degrees of fire risk can also have a limitation on development. The entirety of the town is situated within a bushfire prone area (BPA). This is a

building system overlay which indicates a lower threshold of fire risk than the BMO. In comparison to other regional towns, it can be said that the fire risk in Smythesdale is relatively high despite the variability throughout the town.

Within a radius of five kilometres of the town there are dense treed areas to the north, east and west of the town. The area to the north along the Glenelg Highway is largely farmland. To the south west of the town there is a combination of farmland and heavily treed areas.

Some properties within the town have a significant number of trees, providing substantial aesthetic benefits to the town but also some fire risk.

There are a number of ways to enter and leave Smythesdale providing some protection to residents in terms of the risk to life (but not property) should the town ever be substantially threatened by fire.

A Strategic Bushfire Risk Assessment has been prepared to inform preparation of the Smythesdale Structure Plan. The Strategic Bushfire Risk Assessment, August 2021 is provided at Attachment A. The assessment considers whether there are low risk locations within Smythesdale and Scarsdale where growth can be directed and occur in a manner that does not increase the bushfire risk.

The bushfire response has been considered in the

context of 5 areas:

- North of Smythesdale;
- Yellowglen Estate;
- Existing Smythesdale township;
- South of Smythesdale;
- Scarsdale

Key Findings:

The assessment found that:

Additional development in the area north of Smythesdale is not recommended due to the bushfire risk.

A planning permit for the subdivision of the Yellowglen Estate will need to address the requirements of the BMO to demonstrate that bushfire risk can be mitigated to an acceptable level. There are a number of “bites” out of the area bounded by Whites Road, Bykersmas Road and Smythesdale-Snake Valley Road which could be considered for inclusion within the Low Density Residential Zone.

The further growth of the Smythesdale township to the north, west or east is not supported due to bushfire risk.

Any future growth of the Smythesdale Township should comprise consolidation of development within the existing township or further growth to the south.

There is opportunity for growth to occur in the south of the township as this area provides sufficient separation from the surrounding

bushland area. Development within this area would be capable of achieving a BAL 12.5 bushfire construction standard as required by state planning policy.

The area immediately around the Scarsdale township sits outside the BMO and provides sufficient separation from the surrounding bushland. There is also the opportunity for infill development within the existing areas of the township.

Managed fire breaks should be provided to the west and east of the township to increase the resilience to bushfire.

In the event of a significant bushfire in the surrounding landscape, the Smythesdale and Scarsdale Townships will experience ember attack resulting in localised fires and possible building fires. A minimum bushfire construction standard of BAL 12.5 applies which is principally to mitigate the impact of ember attack, however a higher bushfire construction standard may be required based on the assessment undertaken.

The Assessment acknowledges that Smythesdale and Scarsdale are located within a high bushfire risk landscape. It suggests Council will need to consider whether it is appropriate to promote or support growth of these towns in the context of state planning policy on bushfire planning.

Advice from the CFA to Council in response to the Strategic Bushfire Risk Assessment is that Council address the following before proceeding with the

structure planning for Smythesdale:

At a regional scale, how bushfire has been considered with settlement policies to

- Determine the appropriateness of growth for Smythesdale;
- Why is it appropriate to consider future development or growth of Smythesdale and/or Scarsdale from a bushfire perspective given the proximity to the growth area of Ballarat.
- Clarification on the role the town of
- Scarsdale will have within the Structure Plan for Smythesdale and the impact this has on bushfire.
- The direction and intensity for growth, how the bushfire behaviour will change as a result of the likely development scenario to determine what future development and planning considerations can be implemented to reduce the bushfire risk.
- How BAL Low areas will be created to enable an option for residents to evacuate in an emergency.
- How site based exposure of future development will lead to a radiant heat exposure of no greater than 12.5kW/m2.
- Whether improvements to the existing road network can occur to ensure adequate access and egress for all vehicles in the event of an emergency.
- How bushfire protection measures will be embedded within the Structure Plan and clear links to any future planning scheme amendments.

Key Direction:

Based on the advice of the CFA, Council will review its settlement position holistically at a municipal and regional scale from a bushfire perspective to determine whether Smythesdale and Scarsdale are appropriate locations to encourage growth. A shire wide strategic bushfire risk assessment will be undertaken to inform this review.

Rivers and Waterways

The Woody Yaloak River runs along a north-south orientation parallel and on the western side of the Glenelg Highway in Smythesdale. The river is a significant natural asset and cultural asset.

“Waterways were like highways for the Wadawurrung people moving around Country. They were important living and meeting places. Just as they are today”. (Wadawurrung Traditional Owners Aboriginal Corporation, Wadawurrung Country Plan 2020-2030). An Aboriginal Cultural Heritage Impact Review (ACHIR) is being undertaken as part of the preparation of the Smythesdale Structure Plan. The ACHIR will aim to capture and map known or existing Aboriginal cultural heritage values to inform the Structure Plan.

The Woody Yaloak was extensively used for gold mining purposes post European settlement. There are four small waterways with the potential to carry water in storms which run through the town, going through some property boundaries. These waterways connect with the Woody Yaloak River. Land in the vicinity of the Woody Yaloak

River is affected by the Land Subject to Inundation Overlay suggesting it is prone to flooding. There is a significant amount of vacant crown land in Smythesdale that has direct access to the Woody Yaloak River which has potential for integrated recreational and environmental showcase projects. An example is the scope and opportunity for an Integrated Water Management Concept for Smythesdale on the basis a revitalized river environment which will improve the health of the waterway and provide community space through improved stormwater management and re-use. Concepts envisaged by community members for an Integrated Water Management Plan for the river environs are shown in Figure 11 and example pictures that follow.

A bushfire moderation zone along the Woody Yaloak River is also envisaged between the Woody Yaloak Equestrian Centre and Whites Road, Smythesdale. The purpose is to provide a barrier to the spread of bushfire by reducing its speed and intensity using fire resistant indigenous species in a manner that suppresses the risk of fire to the Smythesdale township.

The river environs provide a significant opportunity to link key sites including the Yellowglenn site with the Smythesdale township; the Woody Yaloak Recreation Reserve; the Woody Yaloak Equestrian Facility and beyond Smythesdale via the Rail Trail which extends from Ballarat to Skipton.

Much of the crown land along the Woody Yaloak frontage is subject to a Flood Overlay which





would preclude development. In other places, landscape and access may preclude development. The river is significant within the regions, as It has been identified as a priority waterway in the Corangamite Waterway Strategy (2014-2022) and is home to the threatened species the Yarra Pygmy Perch.

One river; many spaces, users, uses and opportunities

The areas along Woody Yaloak River offers opportunity for passive and active recreation, open space, integrated stormwater management, camping, extension and integration of activities associated with the Woody Yaloak Equestrian Centre, integration with the Smythesdale Gardens and camping facilities, pathways into the Smythesdale township and integration with the Rail Trail.



A Salinity Management Overlay applies to an area in the south of the township from Becker Street west of the Glenelg Highway to Anderson Street, east of the Glenelg Highway. See Figure 11 below. The purpose of this overlay is to facilitate



Figure 12: Area affected by the Salinity Management Overlay

the stabilisation of areas affected by salinity; encourage revegetation; and ensure development is compatible with site capability and prevent damage to buildings and infrastructure.

Flood mapping from the Corangamite Catchment Management Authority (CCMA) and Department of Environment Land, Water and Planning (DELWP) dated 2016 shows some minor changes to areas affected by the Land Subject to Inundation Overlay in Smythesdale around the Woody Yaloak Creek, as well as new flood information for a tributary south of Smythesdale.

It is important to note that there were no historical floods to calibrate the flood study to, the resolution is reasonably coarse (10m x 10m grid cells) and culverts weren't included (which makes the flooding appear worse than it is and shows

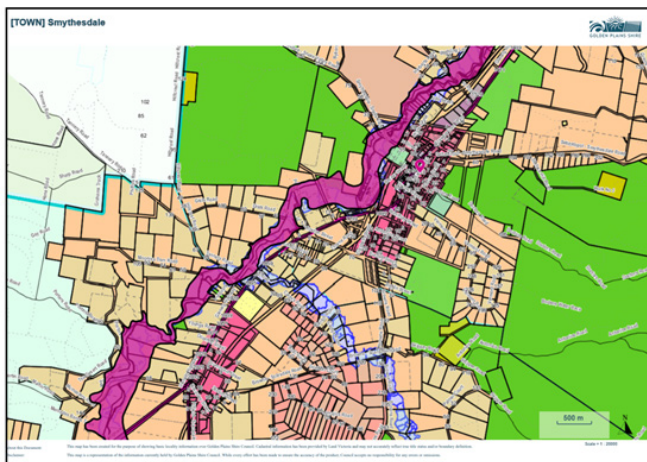


Figure 13: Flood mapping from CCMA

flooding over road. There is the risk that a Planning Panel would look at the qualifications put on the data and declare that it is not good enough for a planning scheme amendment. In any case, it is the most up-to-date information from the CCMA and helps guide planning until a more comprehensive

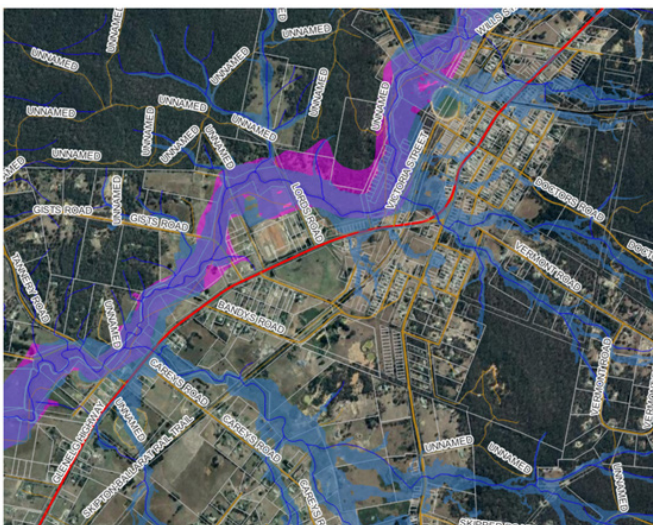


Figure 14: The 1% AEP flood extents (blue shaded area) and the current flood overlays (magenta shaded area).

Flood Study is undertaken.

In its most recent advice, dated 11th August 2021 the CCMA has provided mapping data showing increased risk of flooding in a 1 in 100 year flooding events. This map shows risks of flooding in the tributaries that run through the town.

Key Finding:

A planning scheme amendment may be considered for inclusion as part of the Structure Plan process to align the Flood Overlay mapping with the most recent CCMA flood mapping, subject to discussion with DELWP. However, if there is no development proposed and minimal change to the flood overlay environs, then there is little need to undertake a Flood Study. Areas proposed for land use change or residential development where CCMA flood maps show new data should be further investigated with a Flood and Drainage assessment.

Key Direction:

Seek advice from DELWP as to whether a Flood Study is required before identifying any future investigation areas that may be affected by the CCMA's 1% AEO flood extent advice.

Topography

Smythesdale exists in a relatively flat area which is bound by low forested hills on the east and west sides of the town, which provide an attractive natural setting.

The topography has shaped the historical development of the town with developed land and cleared areas only residing on the relatively flat land.

Agricultural Land Qualities

The Shire has a strong agricultural sector with a history of wool, sheep and grain production. Agriculture continues to play a strong role in the economy of the Shire. More than 25% of the employment in the Shire is generated in agriculture and forestry. Planning for continued agricultural productivity relies on maintaining farm size and managing the potential for conflict between sensitive uses and agricultural practices.

Strategies to maintain large farm holdings to support viable agriculture include avoiding fragmentation of land for non-agricultural purposes, including rural residential development and avoiding dwellings on undersized rural lots.

There are no commercial scale farms inside of, or within the immediate vicinity of Smythesdale though somewhat further there are many farms, particularly between Smythesdale and Ballarat. There are rural living allotments in the vicinity of the town which may sometimes include a hobby farm element. Notably there is a farm supplies store in town servicing the surrounding communities.

Flora and Fauna

A flora and fauna study of the Yellowglen site found significant ecological communities of the vulnerable Valley Grassy Forest and endangered Plains Grassy Wetland habitats, populations of significant Yarra Gum and Hard Head species, and potential habitat for the nationally significant Growling Grass Frog.

Further information on environmentally significant flora and fauna has been sought from the Department of Environment, Land, Water and Planning, and will be updated when received.

Smythesdale Gardens and Trees

Former Smythesdale Botanic Gardens

The former Botanic Gardens, established in the early 1860s shows several periods of planting, reflecting the parks changing use. Significant plantings include: *Cupressus macrocarpa* (Monterey Cypress) *Quercus robur* (English Oak); *Cedrus deodara* (Deodar Cedar); *Pinus canariensis* (Canary Island Pine); *Pinus radiata* (Monterey Pine); *Pinus nigra* (Austrian Pine); *Pinus halapensis* (Aleppo Pine, also known as the 'Lone' Pine); *Eucalyptus globulus* (Tasmanian Bluegum); *Populus alba* (Silver Poplar).

The plantings and open space of the former Botanic Gardens is protected by the Significant Landscape Overlay Schedule 12 in the Golden

Plains Planning Scheme.

<https://planning-schemes.app.planning.vic.gov.au/>

[Golden%20Plains/ordinance/3078911](#)

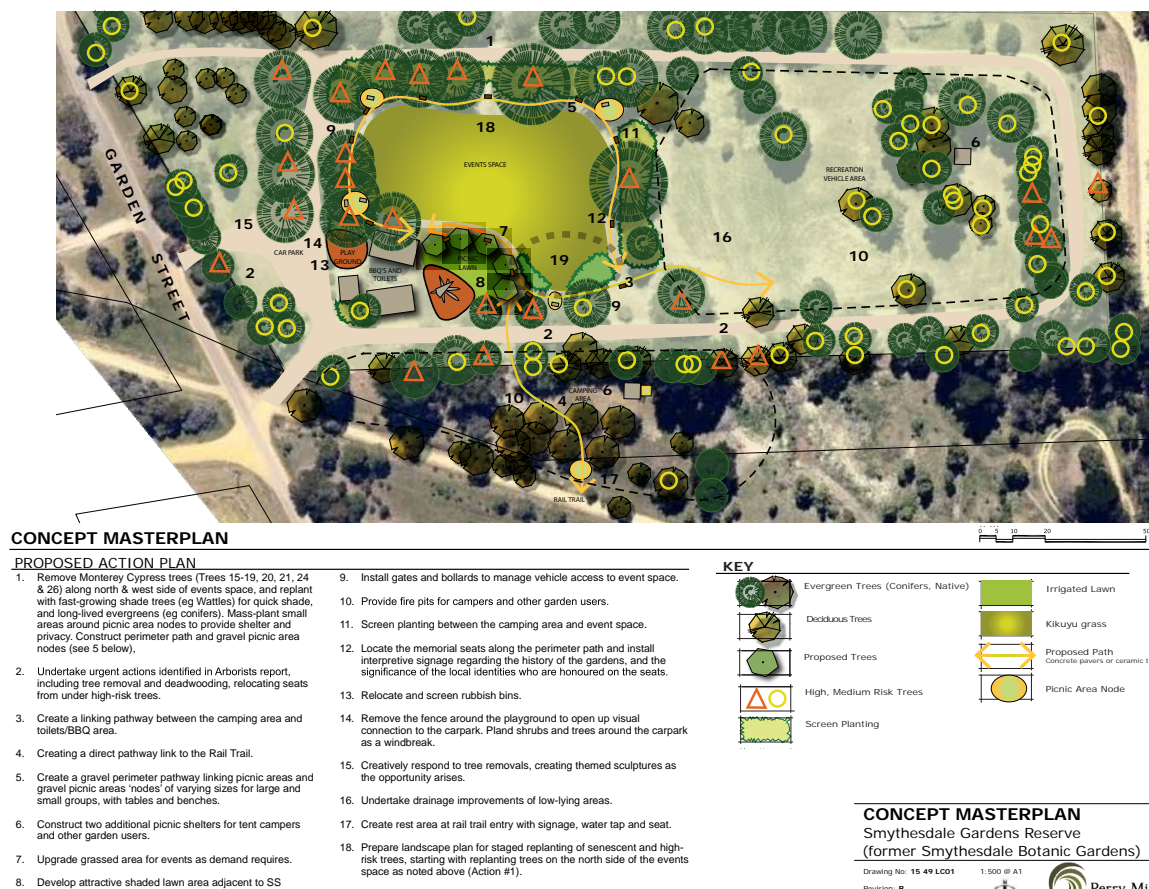
The Smythesdale Progress Association saw an opportunity to increase visitors to town by promoting the reserve as an overnight stopover for caravans and campers. A Masterplan was prepared in 2016 for the site, as shown in Figure 15.

Described as one of the best campgrounds in the Ballarat region, Smythesdale Gardens provides a large undercover picnic shelter with electric

barbecue, kitchen appliances, fireplaces, power points, toilets, showers and a playground. A large ornamental wooden ship stands alongside the picnic area. The local children refer to it as the 'Ship Playground'.

The Ballarat Skipton Rail Trail runs alongside the campground making it a great spot to set up base while exploring the region by walking, cycling or horse riding.

Figure 15: Master Plan for the old Botanic Gardens



Main Street – Brooke Street/ Glenelg Highway

The lineal organic layout of the main street of the Smythesdale township is a legacy of its landscape context and gold mining history. The town features an Avenue of Honour at the northern entrance consisting of 122 elm trees lining the Glenelg Highway. This Avenue is not included in a Heritage Overlay or Significant Landscape Overlay, but rather is covered by a Vegetation Protection Overlay Schedule 2.

The Smythesdale Avenue of Honour is partially compromised because of the extensive pruning necessary to maintain overhead power lines. Further south beyond the Avenue of Honour, the quality, extent and maturity of street trees is uneven and there is room for improvement, however the overall appearance is aesthetically pleasing.

There are also many noteworthy front and side gardens in the main street and other parts of Smythesdale containing extensive vegetation including large pines, large Monkey Puzzle trees and a very old Holly tree which has red berries in the middle of the year. These trees are a legacy and reminder of the town's history and enhance the amenity of the town.

Side streets

Residential streets in Smythesdale contain a variety of trees, though some streets contain no street trees at all (though in these cases there are generally front yard trees). Some streets contain

large oak trees (e.g. Loader Street) which benefit the town's aesthetics.

There are also a number of old fruit trees in the township and surrounds including a 100 year old Olive tree and pear tree on the western side of the Woody Yaloak River.

Smythesdale contains no or few street trees in some side streets and the quality, maturity and extent of street trees in Brooke street is highly uneven.

Findings from the Northern Streetscape Project relating to Smythesdale will be integrated with the Smythesdale Structure Plan.

Scarsdale and Newtown

A World War 2 Avenue of Honour comprising pollarded *Populus alba* (White Poplars) signals the northern approach along the Glenelg Highway into Scarsdale. The Scarsdale Avenue of Honour is of social and historical significance to the Golden Plains Shire as a site for community commemoration and a powerful landscape feature. The Avenue is protected by the Significant Landscape Overlay Schedule 10 in the Golden Plains Planning Scheme.
<https://planning-schemes.app.planning.vic.gov.au/Golden%20Plains/ordinance/3078899>

A World War 1 Avenue of Honour, planted in 1918 comprising *Quercus* (Oaks), and mid twentieth century inter plantings of mixed exotic trees, signals the southern approach along the Pitfield – Scarsdale Road into Newtown. The avenue

is in poor condition with severe pruning, trees missing and varied ages. The most intact cluster is situated in proximity to the Scarsdale State School. The Scarsdale Avenue of Honour is of social and historical significance to the Golden Plains Shire as a site for community commemoration and a powerful landscape feature.

<https://planning-schemes.app.planning.vic.gov.au/Golden%20Plains/ordinance/3078905>

Findings from the Northern Streetscape Project relating to Scarsdale will be integrated with the Smythesdale Structure Plan.

Climate Change

Small regional towns are vulnerable to environmental hazards such as: drought, flood, storm damage, increased pest and disease incidence, and bush fire.

As the climate becomes increasingly more volatile, the frequency of environmental hazards will increase.

Climate volatility will impact in many ways including:

- Increased temperatures and more extreme heat waves.
- Changed rainfall patterns with reduced rainfall in some areas, increases in others, together with more extreme rainfall events.
- More extreme weather events, including wind and thunderstorms, resulting in more frequent extreme floods and bushfire conditions with wind damage.

- Changes to microclimates which impact on agriculture and particularly horticulture,
- Changes in the migratory patterns of birds and insects which impacts pest and disease management in crops.

increase resilience, maximises the capacity of systems to adapt to change and maximises the storage of carbon within the landscape”.

<http://www.swclimatechange.com.au/manage>

These environmental factors will have a significant but differential impact on virtually every community.

https://www.rdv.vic.gov.au/_data/assets/pdf_file/0003/1159239/Trans_Towns_Toolbox.pdf

Smythesdale is within the Southern Slopes (Victoria West) region used by the Australian Government for Climate Change projections. This region is forecast to experience an average rise in temperature between 0.4°C and 1.1°C by 2030 over the average of 1986-2005. Rainfall variation is not projected to fall outside natural variation levels before 2030, but lower rainfall in winter and spring is expected by the middle of the century.

<https://www.climatechangeinaustralia.gov.au/en/projections-tools/regional-climate-change-explorer/sub-clusters/?current=SSVWC&tooltip=true&popup=true>

For Smythesdale and the surrounding areas, the effects of climate change will lead to increased bushfire and flood risk. Retention of vegetation for carbon storage, water management and urban heat island effects are issues to be considered for the future.

“Moving forward, both mitigation and adaptation action is required. This can be achieved through implementing actions with multiple benefits which

4.0 TOWNSHIP ANALYSIS

Generally characterized by dispersed rural residential development, Smythesdale has been transitioning in recent years into a more consolidated rural township settlement. Key features of the town include its sweeping wide main street, with sporadic two storey historic brick buildings amongst open flat terrain sitting beside the Woody Yaloak River and surrounded by significant forest areas.

The town has a distinct country-living character and the foundations of a thriving township, within commuter distance of the Ballarat regional centre.

The town layout features a curved main street and a Heritage listed Avenue of Honour. The greater portion of residential development is situated east of the Glenelg Highway. The Yellowglens site caters for seweraged residential growth in the short term. The Smythesdale regional landfill is located approximately 1 kilometre north west of the township boundary.

Entrances to the Town

There are several ways to enter Smythesdale, however the key entrances are at the Glenelg Highway (which becomes Brooke Street) with significant traffic travelling in both the north and South directions.

Entering from the north

Entering the town from the north, around the location of Caltex there is dense native vegetation along the Glenelg Highway which then tapers off and becomes distinctly less dense, mixed in type and sporadic. Travelling closer to the commercial heart one enters the avenue of honour, which is attractive but slightly compromised due to the power lines. There is also a stonewall town entrance feature bearing the words “Smythesdale” and shortly thereafter a community events sign.

There is the opportunity to improve the extent and consistency of vegetation between an area slightly south of Caltex to the northern edge of the avenue of honour.

Entering from the south

Entering from the south the most notable feature is the very low density allotments on either side of the Glenelg Highway, giving the feeling of driving through a rural area. Some of these properties are significantly cleared of vegetation while some have large amounts of trees. There is a small sign saying “Smythesdale” large pine trees bordering the cricket club are another prominent visual feature.

There are multiple less prominent entrances to the east and west.

Main Street and Settlement Pattern

Smythesdale is a country town settlement located on flat terrain to the north east of the Woody Yaloak River. The town layout features a curved main street and a Heritage listed Avenue of Honour.

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

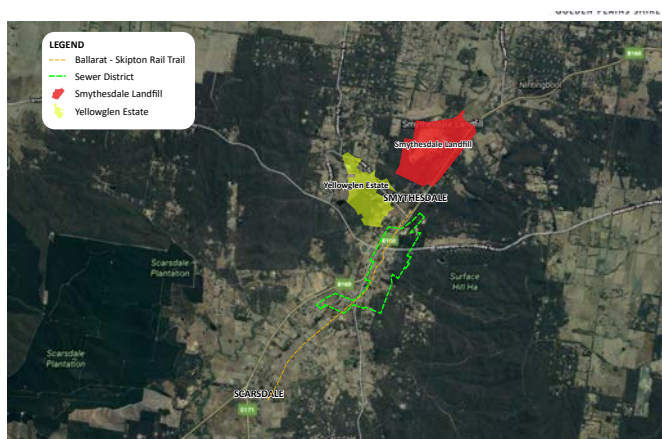


Figure 16: Map showing key opportunities and constraints in the area

sheds, mine claims and septic tank absorption fields required prior to the recent connection of reticulated sewerage to the township area.

A large portion of residential development is located east of the Glenelg Highway. The settlement pattern today is influenced by the Woody Yaloak River which constrains development to the west of the Glenelg Highway. The Yellowglen site has been strategically identified and zoned for residential development. This will meet demand for current needs and the immediate future.

Future growth of the township to the east and west is constrained by Bushfire risk. The location of the Smythesdale land fill requires buffers to future residential development. This leaves potential for growth to head in a southern direction, utilising the Rail Trail as a spine for extension of the township.

Main Street – Brooke Street (Glenelg Highway)

The main street of Smythesdale (Brooke Street) contains a mix of residential and commercial buildings. It contains a significant intact heritage precinct with key buildings dating back to the gold rush days. There is a mix of historically significant and non-historically significant buildings. There are small exotic street trees which will grow larger.

The Police Camp precinct and the location of the public toilets here encourages people to stop. This area is encouraged to remain as a public green open area suitable for the market and outdoor community events.

Along the Glenelg Highway are a number of commercial and retail businesses which service the township and surrounding rural communities. Some of the commercial operators run from historic buildings.

Northern Streetscape Concept Plans are planned for the towns of Linton, Smythesdale and Scarsdale. The plans will consider:

- Road drainage,
- Road safety,
- Underground services,
- Accessibility and connection (to ensure safety of people of all abilities)
- Street planting;
- Street furniture
- Car parking
- Heritage and town character
- Land use
- Construction and budgetary constraints (approximately \$650k each town)

Streetscape Project

A Streetscape Project is currently underway to develop a visionary framework for streetscapes in the northern part of the Shire and includes three concept plans for streetscape beautification works in Smythesdale, Scarsdale and Linton townships. The project is an initiative from the Berrybank Windfarm Development.

The Northern Streetscape Project will deliver beautification upgrades to enhance the character of the three town centres that form the northern corridor of Golden Plains Shire.

The area of investigation for Smythesdale is shown in Figure 17.

The works will focus on minor streetscape upgrade works and placemaking improvements that could include improving accessibility and connectivity, review of pavement treatments, modification of parking arrangements, vegetation succession planning, and improving road and pedestrian safety. Options for the streetscape additions include increasing accessible street crossing areas, reviewing the location and abundance of trees and other roadside vegetation, and addressing street



Figure 17: Map showing area investigated for the Streetscape Project.

furniture provision such as seating, bin covers and bike racks.

The Northern Streetscape Project will be delivered with respect to Rural Roads Victoria road safety standards, noting that this beautification project does not encompass major modification of road alignment, major intersection upgrades or undergrounding power.

Council has secured a \$650,000 funding commitment from the Berrybank Wind Farm for the Northern Streetscape Project.

The Streetscape Masterplans for Smythesdale and Scarsdale will provide for enhanced functionality and amenity. The Structure Plan will be aligned to facilitate implementation of the Streetscape Masterplans.

Street Lighting

The main street of Smythesdale has street lights and overhead powerlines, however beyond the main street there is a lack of street lights.

Crossings

There are no zebra crossings in Smythesdale and there is one crossing on Brooke Street adjacent to the Catholic Church which may facilitate safe travel for Children walking to/from school from part of the town.

Woody Yaloak Primary School is in a relatively quiet street, however for children who walk

to/from school crossing Brooke street would generally be required based on where most of the population live relative to the school.

There is opportunity for a pedestrian crossing for the Rail Trail which crosses over the Glenelg Highway at the southern entrance to Smythesdale.

Key Findings:

Continue to recognise and enhance the Police Camp Precinct as a welcoming space with an open communal green area for community events and for travellers to pull over to use the toilet and picnic table facilities.

The Northern Streetscape Plans will be prepared as a separate project that will complement the Structure Plan. There is opportunity for a pedestrian crossing for the Rail Trail which crosses over the Glenelg Highway at the southern entrance to Smythesdale and another pedestrian crossing to enable students to cross the Glenelg Highway in proximity to the primary school.

There is opportunity to investigate the suitability of land south of Smythesdale, on the eastern side of the Glenelg Highway to accommodate future residential growth and utilising the Rail Trail as a spine into Smythesdale.

There is opportunity for a co-ordinated and integrated approach to the open space area along the Woody Yaloak Creek to integrate the recreation, community and environmental assets operating in this area.

Character

Smythesdale's character is influenced by well preserved and notable historic buildings in the main street, large trees, open drains, unsealed roads and paths, hobby farms on the periphery of town, a rural interface, forested areas on the periphery of town, a sleepy main street, mix of smaller and larger allotments.

Smythesdale gives the impression of a small, pretty town with a country feel that is slightly rough around the edges.

Buffers

Landfill

The Smythesdale landfill operates in the north of town. EPA guidelines provide for a 500 metre buffer to buildings or structures from the edge of landfills, applications within that area may require an environmental audit to demonstrate they are unaffected by underground gas migration.

Bushfire

There are a lack of other buffers in the town, however bushfire risk is similar to a buffer in that there are limitations on/and additional requirements for building within a Bushfire Management Overlay (BMO) which is generally in place close to heavily treed areas. Furthermore since late 2017 it has become far less likely that land in the BMO would be rezoned for a residential purpose.

Watercourse

The Woody Yaloak creek to the west of the town also effectively has a buffer in place because it is flood prone which is recognized by the Land Subject to Inundation Overlay.

Cultural Heritage

There is a 200 metre Cultural Heritage Buffer around the Woody Yaloak Creek to protect sites of indigenous cultural heritage significance.

Sewerage Pump Station

The major sewer pumping station at Smythesdale is located generally as shown in the blue circle on the plan below.

There is no formal buffer, however the Water Services Association of Australia state the following as a design standard:

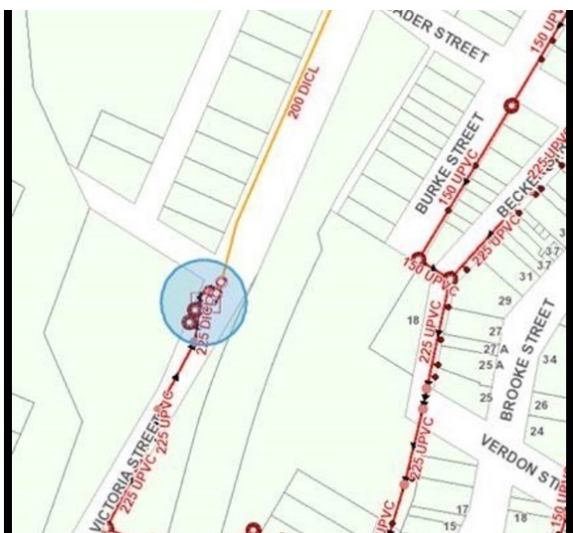


Figure 18: Sewerage Pump Station

Pumping station sites shall be located as far as practicable from residential properties and where possible, be surrounded by public open space to minimise noise and odour nuisance during periods of normal operation and maintenance.

Smythesdale Landfill

The Smythesdale Regional Landfill is located approximately 1 kilometre north-west of the township boundary. The landfill provides waste facilities for the City of Ballarat, Golden Plains Shire and Pyrenees Shire Councils. Hepburn and Central Goldfields will utilize the landfill facilities in the future.

The landfill has capacity to accommodate demand for the next 20 years. The facility is owned and operated by the City of Ballarat.

The EPA Best Practice guide for Siting, Design, Operation and Rehabilitation of Landfills has a requirement for a buffer of 500m from the edge of the closest cell to building or structures during its operation.

Currently there are several properties within 500m from the edge of the landfill site. The EPA have advised that the 500m buffer is most relevant to landfills with a tip face less than 500 m² and that in larger landfills odour impacts may extend up to 1500m. The landfill currently has a licensed tip face of up to 900m².

Due to the long-term continuance of the landfill, it is prudent to consider the buffer from the edge of potential growth areas of the site. The City of Ballarat have been approached for information on the expansion plans which are contained in the Master Plan. The details of this will be used to calculate the areas potentially affected for the expected life of the landfill. Land use in proximity to the facility is zoned Rural Living Zone and Low Density Residential Zone. Approximately 63 dwellings are located within a 1000 metre buffer of the facility presenting amenity concerns for future residential development in the area.

Rural Living Zone land to the north and south of the facility has subdivision potential. Planning policy may be required to manage future development of this area and the impact of this facility.

<https://timesnewsgroup.com.au/goldenplains/news/landfill-site-at-smythesdale-expanding/>

Key Finding

Potential impacts of the landfill many extend up to 1500m from the site. This will need to be



Figure 19: Ballarat Landfill Site

determined through odour modelling.

Current best practice requires a 500 metre buffer from the edge of the landfill site.

Key Directions

Areas to be considered for future rezoning for residential purposes should consider EPA guidelines and odour modelling.

Residential development within the buffers to the existing landfill site may need to include a section 173 agreement acknowledging potential amenity impacts due to proximity to the landfill site.

Sewer System and District

In 2012 Smythesdale was sewered enabling the potential for significant growth within the town.

Central Highlands Water (CHW) advises that : The sewerage system consists of a reticulation network, regional pumping station, wet weather storage, pressure transfer main and a wastewater treatment plan at Cardigan. Upgrades will be necessary for all components when they reach capacity and this will be influenced by development rates at both Smythesdale and at Cardigan. The sewerage system within Smythesdale is relatively new (<10 years old) and CHW has no current plans to upgrade it. Assets such as the 16 kilometres of pressure main between Smythesdale and Cardigan and the Wastewater Treatment Plan cannot be easily upgraded.

In the absence of reticulated sewer Council requires a minimum lot size (for any new lot) of 4000 square meters (though this can be more depending on a range of factors). At the current time the sewer district extends mostly over zones that do not have a minimum lot size. This is appropriate. However, a 12 hectare area to the south west of the town is situated in the Rural Living Zone as depicted in Figure 20. This land may warrant investigation for an alternate residential zone.



Figure 20: Rural Living Zone within the Sewer District

The total capacity of the sewerage system with some upgrades is 360 connections.

CHW estimates development of sites within the existing district have taken up about 250 connections. Therefore there is capacity for around 70-110 additional sites to be developed and connected without significant upgrade to the sewerage system. Yellowglen is not currently within the sewerage district but the site has been factored into CHW's plans for connection to the sewerage system.

Any development enquiries outside the sewerage district would trigger a need to assess options for upgrades that would likely require funding by the developer(s), subject to feasibility. More than two thirds (68.6%) of respondents to the Community Engagement survey believed that new development areas should be serviced with reticulated sewerage.

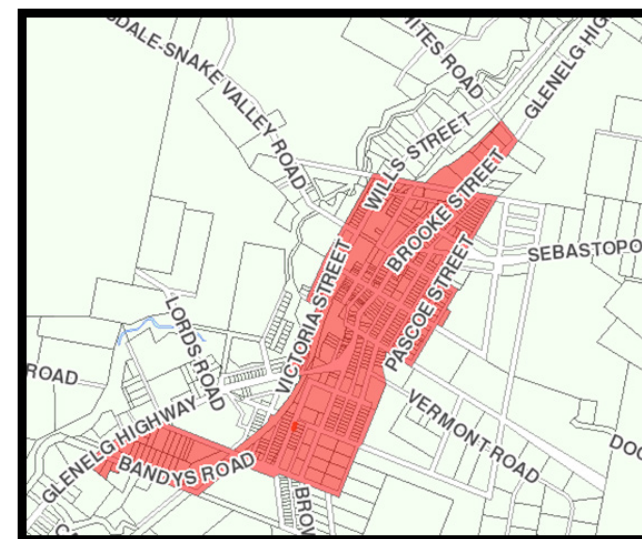


Figure 21: Smythesdale Sewer District

Key Findings

Some land in the sewer district is in the Rural Living Zone (with a density restriction) there is the opportunity to investigate why this is the case and whether the zone is optimal.

The zoning of the sewered district should be considered for General Residential Zone rather than the Township Zone.

Key Direction:

Consider alternative residential zone to align with sewerage service capability.

Water

As with sewerage, CHW indicate their preferred locations for future residential development are within the water and sewerage districts. Some elevated areas may be difficult to supply.

The Water District is illustrated in blue below and the Sewer District is in red.

Wastewater

Reuse water is generally only available from a wastewater treatment plan (WWTP) and as the WWTP for Smythesdale is at Cardigan, it is

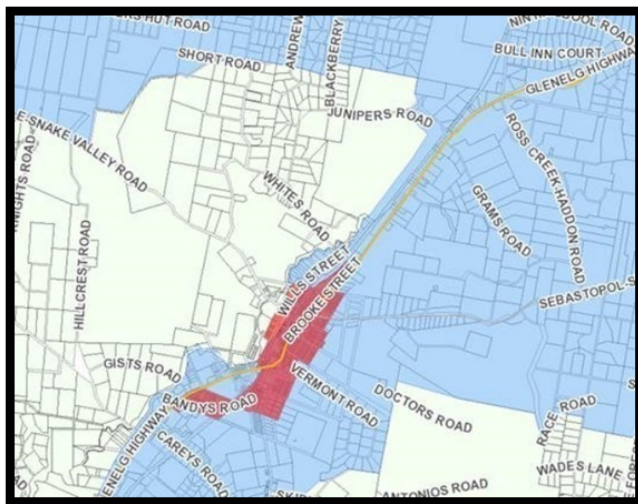


Figure 22: Central Highlands Water and Sewer District for Smythesdale and surrounds

not practical to supply recycled water within Smythesdale.

Government Land

Crown Land

There is extensive Crown Land both within, and within the vicinity of Smythesdale. Figure 23 depicts some of this land within the central part of Smythesdale. Much of the land comprises forested areas while some allotments contain community facilities. Many allotments are also comprised of vacant lots already in a residential zone.

There may be the opportunity to use some of the unutilised crown land for a purpose, however it is worth noting that most of the crown land in Smythesdale is situated within the Bushfire Management Overlay (BMO) and in such cases the land is more likely to remain undeveloped. There is also a significant amount of land unaffected by the BMO but is affected by the Salinity Management Overlay or the Land Subject to Inundation Overlay. In some cases land is affected by multiple overlays. In many cases the land may have limited potential beyond an open space purpose

Government land that may have Development Potential

Some Government land in town (both Crown and Council land) appears to be unutilised and is relatively unencumbered. Two areas near the south totalling approximately 2.75ha area in the township zone with no Overlays that would

constrain subdivision. Notably these sites are in the sewer district.



Figure 23: Crown Land

At face value these areas may have the potential for residential expansion

The below area in the Rural Living Zone is not subject to any constraining Overlays and is outside of the sewer district. It is approximately 5.84 hectares. Under the provisions of the zone the land could not be subdivided. This area may have the potential for rezoning if connected to sewer in future.

The process to transfer Crown Lands to private ownership is highly unlikely. However, the opportunity to provide for a social housing development may involve transferring the land to



Figure 24: Crown and Council Land within the Sewer District



Figure 25: Rural Living Zone not within the Sewer District

Department of Health and Human Services. . A pilot project is underway in Ararat which may provide a path forward for pursuing this.

Key Findings

There is the opportunity to investigate potential uses for underutilized crown and Council land allotments in Smythesdale, particularly where constraints are minimal.

Key Directions

Refer underutilised crown land and Council land in sewerred areas for consideration on the list of sites across the Shire which may be investigated for social housing opportunities

Cultural and Built Heritage

Wadawurrung Culture and Country

The Wadawurrung Traditional Owners live by Bundjil's lore to care for Country and all things living. The land, known as Country (Dja) is more than a place and includes the land, water, sky, animals and people interwoven. Country is interwoven with these elements and connections to the past, cultural practices and stories.

Wadawurrung Country encompasses an area from the Great Diving Range of Ballarat, the coast from the Werribee River to Mangowak (Airey's Inlet), including Djilang (Geelong), Ballarat (Ballarat) Torquay, Jan Jook, the Bellarine Peninsula and Surf Coast.

"From the early 1800s the lives of Wadawurrung people become permanently changed when Europeans took the rich Country that provided year-round abundance of food. The grassy plains, waterways, wetlands, coastal and sea Country were taken over by squatters, eaten by sheep and cattle and cleared for farming and urban development" (Paleert Tjaara Dja: Wadawurrung Country Plan 2020-2030 (WTOAC 2020).

Wadawurrung land was geologically significant in a way that changed everything for many people. It had gold. Gold in ancient creek beds, gold lying in abundance on the surface, gold buried like a jewel box under the ground. The Wadawurrung, alongside their Central Victorian neighbours the Dja Dja Wurrung, the Djab Wurrung and the Tuang Wurrung had to cope with a huge influx of newcomers in the 1850s as one of the world's

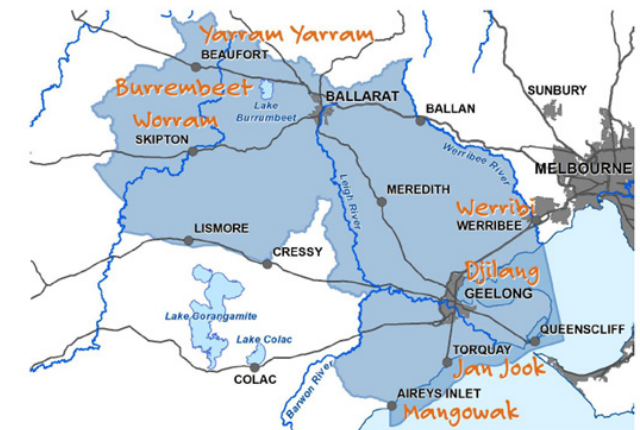


Figure 26: Wadawurrung Country Plan – Lets make Country good together 2020-2030. The report is available to download from the Wadawurrung Traditional Owners Aboriginal Corporation website: <https://www.wadawurrung.org.au>

largest gold rushes came to them. The newcomers, though they didn't know it, used Wadawurrung tracks to get to the gold fields, crossing rivers at well cared for crossing points, relying all the way on resources and a landscape that had been maintained by people for millennia. Words from an interview with Auntie Marlene Gilson, extracted from an article by Lucinda Horrocks, 16 October 2015, see <http://windsky.com.au/painting-stories-auntie-marlene-gilson/> .

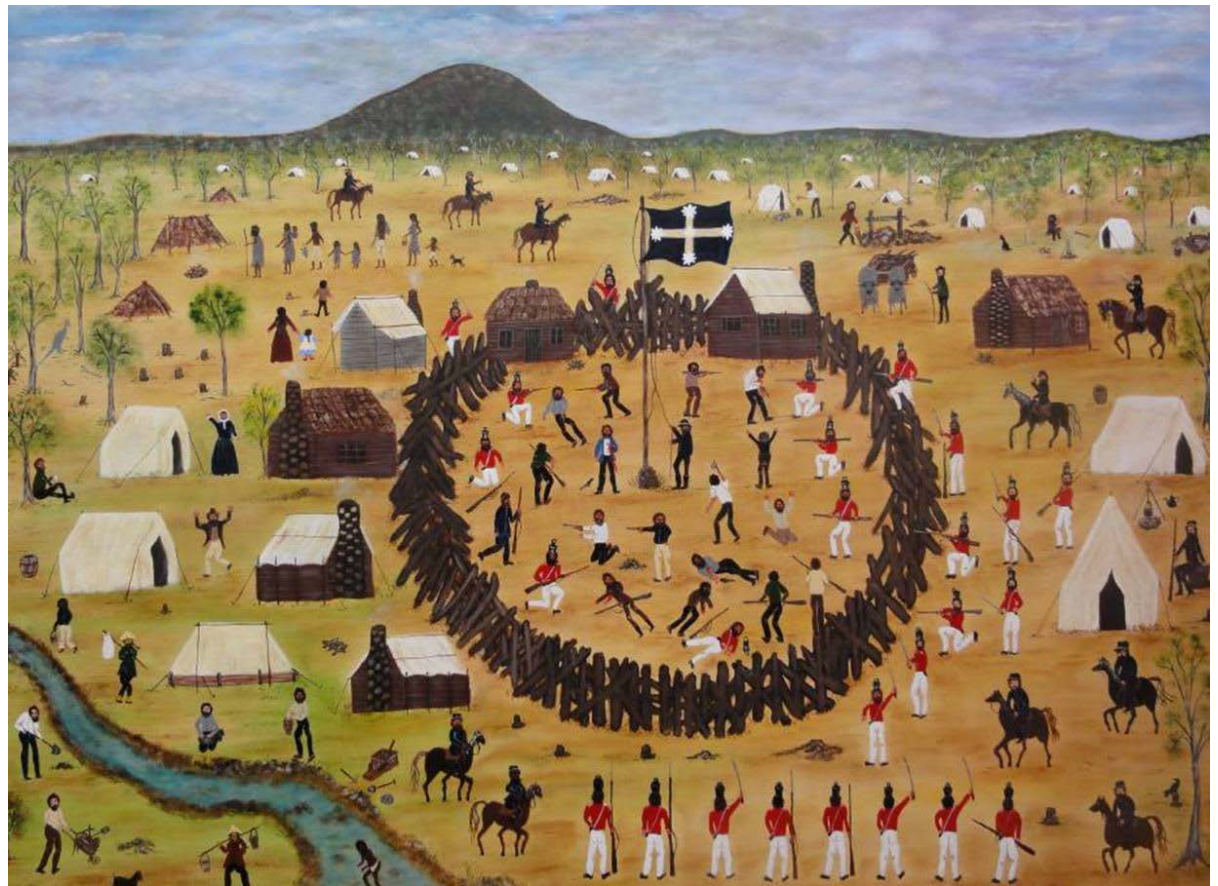
Country, with its veins of gold was dug up leaving it disturbed and turned upside down and full of holes.” (*Wadawurrung Country Plan – Lets make Country good together 2020-2030*, Wadawurrung Traditional Owners Aboriginal Corporation).

The thousands of Wadawurrung in clans and family bands were diminished to a fraction of around 70 individuals following European settlement.

An Aboriginal Cultural Heritage Assessment (ACHA) for the Smythesdale area has been undertaken to provide insight into the cultural values of the local area to inform the Smythesdale Structure Plan.

The report is provided in Attachment B.

The assessment indicates that Aboriginal places within the region are generally found in association with water sources. The high disturbances in the Smythesdale area indicate that it is unlikely that significant Aboriginal Cultural heritage will have remained intact.



“These paintings retell the stories of history of our people on the goldfields. It gets our culture across.”

Wind and Sky – Auntie Marlene Gilson – Wadawurrung Elder

Figure 27: Source - Wadawurrung Country Plan – Lets make Country good together 2020-2030. The report is available to download from the Wadawurrung Traditional Owners Aboriginal Corporation website: <https://www.wadawurrung.org.au>

The Study makes the following key points:

- There is one Aboriginal place currently registered within the study area, which is a single artefact.
- Likely Aboriginal place types in the study area are artefact scatters; LDADs and isolated artefact occurrences and scarred trees.
- Aboriginal places are more likely in proximity to fresh water sources that have not been subject to high degrees of previous ground disturbances.
- Sensitive landforms for Aboriginal cultural heritage include elevated land overlooking water sources, land in proximity to water sources, saddles and ridgelines that give good views and are close to potable water or provide travel routes between locales.
- Sandy rise landforms and landforms adjacent to water sources have high potential for subsurface Aboriginal cultural heritage material.
- Aboriginal artefact scatters and artefact occurrences will likely be predominated by locally available resources such as quartz.
- The study area and geographic region contain a diverse range of geological and geomorphological units and also a wide range of flora and fauna which would be provided Aboriginal people with abundant resources.

Advice from the Wadawurrung Traditional Owners is that the Woody Yaloak valleyscape holds significance to the Wadawurrung People due to its tangible and intangible living cultural heritage values.

The Wadawurrung Aboriginal Corporation would like to “recognize the Woody Yaloak valleyscape corridor as the physical and spiritual lifeblood corridor of this locality. The traditional owners would like to see this spirit be re-kindled into a lineal community corridor around which revegetation activities, community-based public art initiatives, interpretation strategies, community facilities and meeting spaces, the school’s outdoor education and art activities, all coalesce together into an integrated community tapestry-thread shared-pathway with many coloured narrative layers but all binding the same tapestry together”.

European Settlement

Smythesdale’s early population growth was established after gold was discovered in the area in 1852, with a bustling town established shortly after. Smythesdale had its largest population in the 1860’s when there was a Mechanics’ Institute, library, foundry, sawmill, brewery, numerous hotels and at one stage five or four churches. A railway station providing access to Ballarat was opened in 1883 near the current Recreation Reserve (though today nothing survives of it).

Smythesdale’s heyday was brief, reaching a population of 1794 at the 1861 census. By 1860 there was approximately 500 Chinese miners in the immediate area. Smythesdale’s population declined to 421 by the 1891 census and only 162 by 1966. The town experienced no serious growth until the 2000’s.

The installation of sewer in 2013 provided the potential for additional growth. Significant remnants of Smythesdale’s early days are a major cultural asset. Intact historic buildings in the centre of the town include the Police Camp Historic Precinct, which includes the former Courthouse, Police Stables and Lock Up. The former Post Office, the Masonic Centre and the Courthouse Hotel, which continues to run and is opposite the Police Camp Historic Precinct.

The Courthouse was the focus for mining claims, water rights, land sales and surveys as well as police and court activities. The Stables, built in 1859 is the oldest rendered brick stables

remaining in Victoria.

The central precinct is recognized and protected under the Heritage Overlay.

The Woody Yaloak Historic Society is based at the Smythesdale Well and maintains the Policy Camp Historic Precinct as a key site within the township used for fundraising activities and community events for up to 500 people. Each month the Woody Yaloak Historic Society hold a market at the site utilizing the open green area and it can also be used for open air community and music events for around 500 people. At Christmas time, the open grassed area is decorated and used for Christmas festivities and events.

Golden Plains Shire has partnered with other Councils in a bid for the Central Victorian Goldfields to be included on the World Heritage listing in recognition of its outstanding global heritage significance.



Figure 28: Police Camp Historic Precinct

Smythesdale was the birth place of Arthur Lynch who was a military leader, British MP (in Irish constituencies), polymath, global traveller and prolific author on many subjects. He was once sentenced to death for treason by the UK, but this was overturned. One of the most adventurous characters in the region, there is a “Lynch street” in Smythesdale.

Key Findings

The Woody Yaloak corridor becomes an integrated space that brings together cultural heritage, art, recreation, tourism, education, sport, and community activities.

Smythesdale has the potential to attract tourists based on its history and well preserved historic precinct e.g. signage, picnic area at the Police Camp Precinct, walking and cycling tours could link the rail trail with an historic walking route into the township.

The town and region has strong associations with gold mining and there is opportunity to link into the historic tourism elements of Sovereign Hill and the Central Victorian Goldfields region.

Based on its proximity and association to Ballarat, including the gold mining history, Smythesdale may have the capacity to attract a greater number of tourists who are visiting Ballarat and have an interest in history, walking and cycling, however the town currently lacks any well-known tourist attractions.

Housing

Since the Smythesdale Structure Plan 2006, the township of Smythesdale has had reticulated sewerage installed. At least 66 new houses have been constructed within the township boundary since 2006. Aerial photography demonstrates the infill development that has been enabled due to the installation of reticulated sewerage. There are now more businesses in the main street, expansion of community services, health provision and a pharmacy, accommodated at the Well which has since been constructed. There are also plans for expansion of the supermarket.

The Yellowglen site has been rezoned for low density residential purposes with a Development Plan Overlay (Schedule 14) applying. The Development ensures a number of site specific requirements are met. Schedule 14 to the Development Plan Overlay can be viewed here: <https://planning-schemes.app.planning.vic.gov.au/Golden%20Plains/ordinance/3078923>.

The landowner is currently preparing the Development Plan which requires Council approval prior to subdivision and development commencing. Residential development of the site is expected to commence in 2022-2023. The requirement that some lots are a minimum of 1.0 ha, based on an agreement with an adjoining landholder at the time of the rezoning. The site provides for approximately 172-230 residential sewered lots.

The township is growing, and the preparation of

this next Structure Plan will need to determine future areas for housing. The Structure Plan from 2006 established a sustainable population target of 2,000-2,500 people. To accommodate this, another 500 new residential lots will be required.

Council recently adopted the Golden Plains Social Housing Plan. The Plan commits Council to working with neighbouring Councils, the State Government, developers and housing providers on identifying, assessing and developing underutilised state and Council owned land, as well as where developers can include provision for social housing in greenfield sites. Under the Plan, Council will maintain a public register of opportunities and undertake a rigorous planning, assessment and consultation process before finalising proposals on Council owned land.

Community Infrastructure

Smythesdale currently contains:

- A primary school.
- The Smythesdale Well (business and community hub). The facility includes a GP service, pharmacy, Council services and meeting rooms (often utilised by community groups).
- Regionally significant equestrian centre.
- The Police Camp Historic Precinct/ Village Green.
- The Smythesdale Gardens and camp grounds.
- CFA.
- Police Station.
- A football oval with pavilion.
- Skate park.

- Tennis courts.
- Ballarat-Skipton Rail Trail.

Early Years and Kindergarten

The kindergartens at Scarsdale and Haddon cater for the northern area's early childhood needs and there are no funding commitments for new kindergartens until after 2029 when the Department of Education and Training have estimated that two new kindergartens will be required in the northern end of the Shire. It is estimated that 20 new kindergarten places are required for Smythesdale between 2024 and 2041 (Draft Community Services Infrastructure Planning, 2021).

Any early years and kindergarten facilities would ideally be located in the vicinity of the Primary School and the Well.

Access to long day care is poor in the area. There are currently no childcare centres in Smythesdale and the nearest facility is in Haddon. Residents in the north of the Shire also access care in Ballarat. It is estimated that there is a current shortfall of 64 places, increasing to 73 places by 2041 (Draft Community Services Infrastructure Planning, 2021).

There is a playgroup which holds sessions at the Well and can also be held at the Primary School.

Education

The Woody Yaloak Primary School comprises

the four campuses of Snake-Valley, Scarsdale, Smythesdale and Ross Creek.

Smythesdale has 3 classrooms providing for Junior, middle and senior students. There is capacity for expansion at the current location of the school.

There are no secondary or tertiary education facilities in the northern part of the Shire. The closest secondary schools are located in Ballarat.

Health and Medical Services

Access to community health and medical services is poor for most areas in the Shire, other than Bannockburn. The Smythesdale Well provides a number of clinical consulting rooms that are suitable for use by visiting health services. A GP service and Pharmacy operate from the Well.

There are no hospitals in the Shire with residents required to access Ballarat for the nearest hospital or ambulance service is located in Ballarat.

Maternal and Child Health

The Smythesdale Maternal Child Health Service operates from a consulting room at the Well. It is estimated that the 1 room will provide sufficient capacity up to 2041 and an additional room may be required after then.

Emergency Services

The CFA has a strong presence in town. The CFA sheds are located at the northern gateway

approach to the town.

The Police Station is located adjacent to the CFA in this gateway location.

The site is a key location providing opportunity for co-location of additional emergency services such as ambulance or other community infrastructure and facilities. The previous Urban design framework provided concept design plans for a new CFA building and museum. The site has potential for enhanced presentation to provide a strong entrance statement.

Aged Care Facilities

It is recognised that the shire’s projected population growth will generate need for at least one new residential care facility and a range of care services.

The Well

The Smythesdale Well is a community hub, accommodating a range of uses including a Pharmacy, the Woody Yaloak Historic Society, the Maternal Child and Health Clinic and a customer service office for the Golden Plains Shire.

There are a variety of spaces and rooms available for various activities, uses and events. A digital hub is currently being prepared within the facility to cater for community access to internet and office space. Wherever possible, compatible new infrastructure should be co-located.

Play Spaces

The Play Space Strategy (2019-2029) recommends one of the two local play spaces be upgraded to a Sub-Regional Play space.

This is expected to be the Play Space at the Woody Yaloak Recreation Reserve adjacent to the skate park.

Sport and Recreation

Overall, existing courts (indoor and outdoor) have ample capacity to accommodate demand.

Smythesdale has one oval which is sufficient to cater for football and cricket needs to meet the current and future population to 2041.

The recently established Woody Warriors shows promising signs of a rebirth for cricket and football in the town.



There are no soccer pitches in Smythesdale and It is estimated that the northern area of the Shire will require 2 new soccer pitches into the future. The location of these has not yet been determined.

There are various other sporting facilities including for basketball, BMX, Cricket, Cycling, lawn bowls, netball, skateboarding and tennis.

Some walking paths exist including along the Woody Yaloak River. The Paths and trails strategy identifies existing paths (Figure 29, though river paths are not depicted) and a number of planned upgrades.

The Ballarat-Skipton Rail Trail.

The Ballarat-Skipton Rail Trail (which runs through Smythesdale and Scarsdale) is about to be upgraded as part of a \$750,000 project which will improve linkages with towns such as Linton, signage and supporting infrastructure such as bike racks and cycling accessories such as pump stations and water bubblers.

Key Findings

Smythesdale lacks a child care centre, a kindergarten, a bank, a high school, aged care accommodation, ambulance, medical specialists or a hospital. For these things it is largely dependent on Ballarat.

Residential growth in Smythesdale will need to

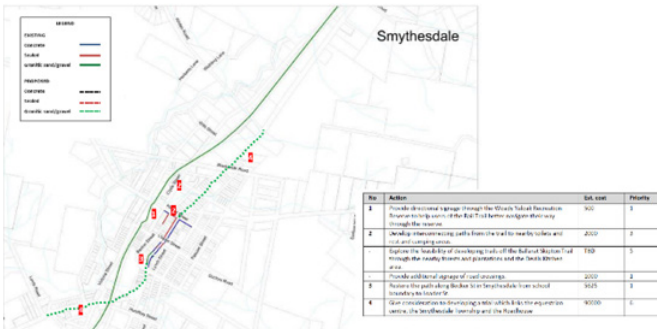


Figure 29: Paths and Trails Strategy

be met with additional facilities and expanded capacity.

Wherever possible, compatible new infrastructure should be co-located or integrated with existing facilities, such as the Woody Yaloak Recreation facility, the Smythesdale Primary School, the multi-purpose community hub of the Well and the emergency services hub where the Police station and CFA is located.

Where it is not possible to co-locate with existing facilities, new facilities should meet the needs of multiple services and be suitable for use by a range of age groups and user types.

Commercial and Industrial Land

At the core of Smythesdale is the Commercial 1 Zone which provides for retail, office, business, entertainment and community uses.

The Design and Development Overlay Schedule 1 and numerous Heritage Overlays apply to Smythesdale's central commercial area, and to parts of the north and south of the township zone. The objective of these overlays is to ensure that development has regard to design, siting and landscaping issues as well as heritage values and the built character.

North of the township is a strip of land zoned Commercial Zone 2, established to cater for manufacturing, bulky goods and expanding home-based businesses which were no longer suited to residential sites.

There is also an area of land approximately 12ha in area zoned for Industrial purposes north of the Smythesdale landfill on the corner of the Glenelg Highway and Junipers Road.

Smythesdale currently contains an historic pub, small supermarket, pharmacy, doctors clinic, two cafes, post office, vet, trailer, float repairs shop, horse shop, two antique shops, butcher, hair dresser, farm supplies shop, Elgas distributor, petrol station, cottage rental business, wedding and events business and a sales and distribution office for an animal reproduction company.

There is also a large landfill adjoining the town that is run by the City of Ballarat (which also takes waste from Golden Plains). The Yellowglen winery formerly operated in Smythesdale but has since closed and is now rezoned for residential development at this site.

Smythesdale plays a limited role as commercial centre for surrounding towns, though residents of the region need to travel to Ballarat for a larger commercial centre with more business diversity, for instance: to see a specialist, go to a bank, high school, or a major supermarket.

A consideration of the Smythesdale Structure Plan will be whether there is sufficient commercial and industrial zoned land to accommodate the township into the future. Another consideration is the suitability of the Township Zone for the inner residential area of Smythesdale. The Township Zone allows for a range of non-residential uses, typical in a small town, but as the township grows and residential density increases, there may

be amenity impacts from commercial uses to adjoining residents.

Key Finding

An analysis of required commercial land may be required to ensure sufficient commercial and industrial land is provided to play an appropriate role as the population increases, providing employment and reducing escape expenditure.

Recreation and Open Space

Smythesdale Equestrian Centre

The Woody Yaloak Equestrian Centre (WYEC) is a multi-function equestrian venue used for Pony Club, Adult Riding Club, Dressage, Show jumping and Eventing. The centre has excellent facilities including two function buildings with shower, toilet, meeting and catering facilities, a number of storage sheds, all weather arenas (some as designated dressage arenas), levelled grass areas, and a cross country course from beginners to Equestrian Australia National 2-star level.

The Woody Yaloak Equestrian Centre Master Plan 2017-2022 identifies future requirements of the centre to become a regionally significant equestrian centre to run Equestrian Australia eventing competitions to 3-star level. The venue is currently suitable to run competitions to Equestrian Australia 3 star level. In order to progress to 4 star level, which is the highest level offered by Equestrian Australia and can be used as Olympic and World Game qualifiers for athletes and their horses, the venue needs to provide:



Figure 30: Open space (green) around the town.

- Increased distance of the cross country phase and improvements to footings in some areas;
- Better arenas surrounds for dressage and show jumping,
- Dedicated vehicle crossings of the creek.
- Additional parking space
- Additional yards.

Facilities at the centre are of a sufficient standard to ensure it can be classified as one of the top regional Equestrian facilities in the state. The Master Plan includes a Priority Action list to ensure growth is adequately planned for and catered for.

Woody Yaloak Recreation Facility

The Woody Yaloak Recreation Reserve provides the following facilities for hire from the Reserve Committee of Management:

- Stadium, gymnasium, performance space.
- Multi-purpose room with adjoining kitchen and licensed bar.
- Refurbished oval with lights.
- Petanque pistes.

- Tennis and netball courts.
- Adjoining skate park.

Activities offered at this facility include: indoor netball; dance; training; Genki Fit Fitness Classes, football and cricket.

Passive Open Space

Smythesdale is surrounded with an abundance of natural and passive open spaces including the Smythesdale/ Ngarinyook State Forest.

Woody Yaloak River, Smythesdale Streamside Reserve; Smythesdale Recreation Reserve, Smythesdale Gardens; Brewery Dam; Argyle Dam, Surface Hill Historic Reserve; Watson's Hill Bushland Reserve. All of these provide Smythesdale with ready access to the natural environment and offer unique experiences from horse riding; picnicking; bushwalking, cycling and other outdoor experiences.

There is opportunity to distinguish particular open spaces for particular uses. For example, motorbike riding could be restricted to the area of Surface Hill Historic Reserve where the existing tracks and toilet facilities are provided, whilst areas such as Watsons Hill could be reserved for more passive and quiet activities such as bushwalking.

Tourism

Smythesdale has significant potential for tourism based on its gold rush history and its close proximity to align with gold related tourism in

Ballarat and as part of the Goldfields region. The Smythesdale Gardens provides camping accommodation.

For nature and walking or cycling based tourists, the Rail Trail, Rainbow Bird Trail and spots provide a valuable asset with attractions such as Nimmons Bridge and Flagstaff Hill close by.

The regional equestrian facility provides a significant asset for horse related events which can attract up to 2000 visitors.

There are opportunities to integrate these assets with a circuit of open space, walking, cycling and riding trails around the township and to key attractions.

From the Golden Guide website:

<https://www.goldfieldsguide.com.au/explore-location/565/smythesdale-gardens/>

Glenelg Highway

Smythesdale lies on the Glenelg Highway, which is the main road linkage between Ballarat and Hamilton. The Glenelg Highway is classed as an Arterial Highway and VicRoads is the Responsible Authority for the through traffic lanes, with Council maintaining the area between the lane edge and property boundary (parking lanes, footpaths, kerbside, trees, etc.).

Between Browns and Whites Roads, the road is named Brooke Street with Golden Plains Shire as the Responsible Authority. Within the 5km radius

Local Access Road - Rural		Local Access Road - Urban			
Sealed	Unsealed	Sealed		Unsealed	
Grams Road	Junipers Road	Garden Street	Ireland Street (North of Loader Street)	Verdon Street (East of Brooke Street)	Lynch Street
Lords Road	Mooney Court	Heales Street	Becker Street (North of Loader Street)	Victoria Street	Burdett Street
Careys Road	Blacksmith Road	Loader Street	Humffray Street	O'Connor Street	Noble Street
Tannery Road	Pony Club Lane	Verdon Street (West of Brooke Street)	Anderson Street	Skene Street	Baglin Street
Doctors Road	Gists Road	Johnson Street	Lock Street	Clyde Street	Johnson Street
Vermont Road	Youngs Road	Bandys Road	Taylor Street	Burke Street	Ireland Street (South of Loader Street)
		Pascoe Street	Elizabeth Street	Becker Street (South of Loader Street)	
		Loader Street			

of the town centre, there are 25 intersections along the Glenelg Highway, from Junipers Road in the north east to the Pitfield-Scarsdale Road and Browns-Scarsdale Road intersection in the South-East. For most of the study area, the highway is single lane in each direction apart from sections around the intersections with Junipers Road, the Smythesdale landfill site, Whites Road, Lords Road, Pony Club Lane, Johnson Street, Gists Road, Bandys Road, Careys Road, Tannery Road, and Drummond Street.

The speed limit is 100 km/h heading from Ballarat until the speed limit reduces to 80km/h and then 60km/h just before the service station on the corner of Whites Road. The speed limit increases to 80km/h after Browns Road and to 100km/h between Victoria Street and Lords Street. The

speed limit again reduces to 80km/h on the entrance to Scarsdale after the cemetery and to 60km/h between O'Connor Street and Drummond Street. VicRoads currently have a project to install rumble strips along the highway sections with higher speeds.

On street parking is provided in front of the commercial district between Heales Street and Verdon Street, including a slip road north bound between Verdon Street and the beginning of the supermarket. Footpaths are present within this section of road as well.

The only pedestrian crossing along the Highway is the school crossing near Heales Street. There is no pedestrian crossing points near to the main activity centre of the town.

Local Roads

A small majority of the roads in the subject area are sealed. The roads are categorised into importance by their function, location, connectivity, and traffic volumes. There are three arterial roads (all sealed) that provide linkages to other towns in the region:

- Sebastopol-Smythesdale Road Towards Sebastopol
- Pitfield-Scarsdale Road towards Lismore
- Smythesdale-Snake Valley Road towards Snake Valley

There are also three Sealed Collector Roads which are longer and have more intersections to funnel traffic from the local roads..

- Browns Road (Urban)

- Whites Road (Rural)
- Browns-Scarsdale Road (Rural)

Within the study area the local roads are shown in the above table.

Funding has been allocated for the upgrade of Sebastopol-Smythesdale Road in the 2021-2022 Council Budget. Council's Road Strategy (2010) reaffirmed a methodology of using the road standard criteria of 200 vehicles per day for an existing rural gravel road, 250 vehicles per day for a narrow-sealed road and 75 vehicles per day for a township gravel road, for upgrading to a 6.2-metre-wide sealed road. Roads that are not identified in the budget priority list will not be sealed unless there is a subdivision that will generate traffic of 500 vehicles per day where the developer contributes the cost, or if an arrangement with the residents is reached to cover the cost based on a ratio of benefit and street frontage for each property. The Road Strategy is due for review, but the timeline has not been established for that.

The Road Grading Program has been established to allow for each unsealed road in the Shire, that is maintained by Council, to be graded throughout the year. The intervention levels for unsealed roads are as follows:

- Corrugations: > 65mm depth for more than 30% of 1km of road length
- Potholes: >100mm depth and >400mm diameter

Road Classification: Construction Standard:

Fire Access Tracks	Formed only, no gravel.
Roads <50 vpd	30-40mm gravel pavement
Roads <100 vpd	75mm gravel pavement
Roads <150 vpd	100mm gravel pavement
Roads >150 vpd	150mm gravel pavement

Heales Street is the second most significant street for services, with the Primary School, Recreation Reserve and the Smythesdale Well located along this road. On street car parking is provided in front of the Well on both Heales Street and Ireland Street as well and in front of the Primary School on Heales Street and Becker Street. The intersection of Heales Street with the main street becomes congested for about 10 minutes either side of school drop off and pick up times.

Federal funding has been provided through the Black Spot programme to upgrade Craddocks Road, with safety barriers to be installed between Whites Road and Turnbull Court, roadside barriers along the length of the road and signage and line marking at Turnbull Court. Craddocks Road is a Collector Road (Rural) to the north of the township which services many of the rural residential properties in the area.

Traffic Engineering Assessment of Yellowglen

A Traffic Engineering Assessment has been conducted for the first stage of the Yellowglen development. The following road works are recommended as a result of the proposed subdivision:

- Provision of a channelised right-turn treatment (CHR(s)) at the intersection of

- Whites Road and Glenelg Highway.
- Provision of a channelised right-turn treatment (CHR(s)) and a basic left-turn treatment (BAL) at the intersection of Heales Street and Glenelg Highway.
- Provision of a basic right turn treatment (BAR) at the intersection of the site access point with Snake Valley-Smythesdale Road.
- Extend the 60km/h speed limit on Heales Road to the site access point on Snake Valley-Smythesdale Road.
- Upgrading Bykersmas Road to provide a carriageway width of 6.2m from Snake Valley-Smythesdale Road to the local road connection associated with the subdivision.

Active Transport

The main active transport link through the town is the Skipton/Ballarat Rail trail. The rail trail runs along the former train line that was closed in 1985 and runs through Skipton, Pittong, Linton, Happy Valley, Newtown, Scarsdale, Smythesdale, Haddon and finishes in Ballarat. The trail is gravel and due to it being on the old rail line the inclines are all manageable for most cyclists. Within



the subject area, the trail crosses the Glenelg Highway between Browns Road Victoria Street. Little signage is provided at this intersection and no crossing infrastructure is provided. There is no formal bike or pedestrian infrastructure linking the rail trail to the Primary School.

The Three Trails Project is being undertaken which will make recommendations to improve and upgrade the Ballarat-Skipton Rail Trail, Kuruc a Ruc Trail and Rainbow Bird Trail.

Footpaths are only present along Brooke Street between Heales Street and Verdon Street, along Heales Street along the south side of the road between the Recreation Reserve, and Ireland Street.

An objective of the Council Plan is connected and accessible roads, crossings and transport. This includes actions to advocate and plan for safe pedestrian, cycling and recreation paths and trails that reduce reliance on vehicles.

Public Transport

Public transport in Smythesdale is very limited.

The bus journey time between Smythesdale and Ballarat is about 23 minutes and covers a distance of around 22km. Operated by V-Line, the Smythesdale to Ballarat bus service departs from Loader Street/ Glenelg Highway and arrives in Ballarat Base Hospital/ Sturt Street. Typically the bus runs once a day on weekdays departing at 9.11am. The return trip from Ballarat to

Smythesdale leaves at 12.55pm week days.

Council has extended the trial of the Golden Plains Community Bus Service. Launched in July, the bus trial was intended to end on 8 October, however COVID-19 restrictions meant the service was unable to operate for several weeks. To ensure a full trial and greater understanding of the need for transport in the Shire, the service will run until Thursday 23 December, 2021. The community bus service is free during the trial period and all residents are welcome to use the service. The bus operates in the north of the Shire on Thursdays, visiting Linton, Scarsdale and Smythesdale, travelling to and Delacombe Town Centre and Stockland Wendouree in Ballarat.

The Council Plan includes the objective to continue to advocate and explore transport options across the Shire. A specific action is to advocate for the extension of the Ballarat bus service to Smythesdale.

Residential, including Yellowglen

The inner grid of Smythesdale is zoned Township Zone (TZ) and provides for residential development and a range of commercial, industrial and other uses in small towns. The TZ zone allows for lot sizes down to 300sqm where reticulated sewerage is provided.

As the township continues to develop, the extent of the commercial zone will need to be considered and the range of uses considered suitable in the residential area may be more appropriately

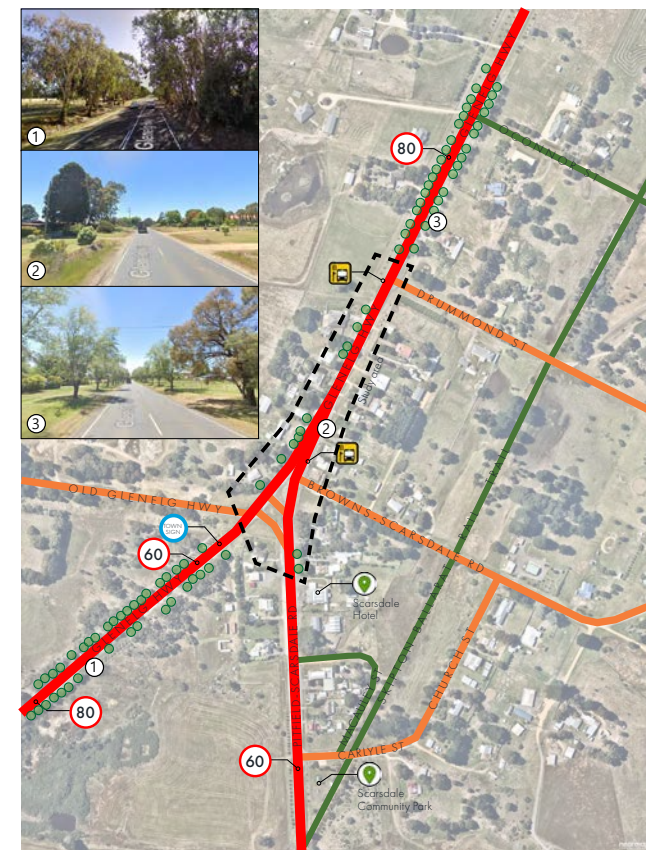


Figure 31: Scarsdale Streetscape Investigation Area.

restricted to residential with application of the General Residential Zone.

A large portion of land in the Smythesdale locality is zoned Rural Living Zone (RLZ). Its purpose is to provide residential use in a rural environment and provide for agriculture where it does not adversely affect the amenity of the surrounding area. Land covered by the RLZ has a schedule which stipulates either an 8 ha minimum area for subdivision or a 2 ha minimum subdivision area. Of the 1,531

hectares zoned as RLZ in the Smythesdale area, 459 hectares is has the 2 hectare overlay schedule applying.

The Smythesdale UDF identified the Yellowglen site for future residential development and it was subsequently rezoned to the Low Density Residential Zone (LDRZ).

The Yellowglen site is an area of land (92 hectares) less than one kilometre west of the main Smythesdale township and has been zoned for low density residential development in a rural setting. The Development Plan Overlay Schedule 14 applies to the Yellowglen site to ensure a number of site specific requirements are met.

The LDRZ provisions allow for lot sizes down to 0.2 hectares, where reticulated sewerage is provided.

Significant areas of the locality (89.4%) are covered by the BMO.

Scarsdale

The Scarsdale township is a product of the gold rush era of the 1850's and 1860's

Scarsdale is linear in form and pivots around the intersection of the Ballarat-Linton Road, the Old Glenelg Highway and the Pitfield-Scarsdale Road. The main public buildings are located close to the intersection. The former timber Post Office, the red brick Scarsdale Hotel and the rendered Town Hall are in a row on the east site of the Pitfield-Scarsdale Road.

According to the ABS Census data (2016), Scarsdale has a population of 744 people. Scarsdale is considered a town with a commercial and retail sector that serves immediate residents.

The Northern Settlement Strategy recommends that residential growth be consolidated in Scarsdale.

The document which currently informs the strategic directions for Smythesdale is the Scarsdale Structure Plan (1997). The Structure Plan is included at the Golden Plains Planning Scheme at Clause 02.04 – Strategic Frameworks.

The Northern Streetscape Project includes Scarsdale and will apply to the area shown in Figure 31.

The Scarsdale Structure Plan clearly identifies limited extension of the town and accommodates future expansion and low density residential development south of the Glenelg Highway. The plan promotes the historical significance of housing and landscapes in the Scarsdale area. There are some parcels of land which have two zones applying to the one parcel of land, shown in Figure 32. Both the Township Zone and Rural Living Zones apply to these parcels. It would be appropriate to address the anomaly as part of Structure planning for the future growth of Smythesdale and Scarsdale.

The parcels are Lot 1 TP118096 Glenelg Highway Scarsdale; Lot 1 PS728138 Glenelg Highway,

Scarsdale; and Lot 2 PS728138 Glenelg Highway, Scarsdale.

There is potential to promote the integration of commercial, community uses and development on the Pitfield-Scarsdale Road with new infill residential development and the rail trail.

The Scarsdale campus of the Woody Yaloak Primary School is somewhat removed from the cluster of community facilities closer to the intersection with the Glenelg Highway, however overtime, residential development may head in this direction and potentially link with Newtown.

Newtown

The rural locality of Newtown is marked by a scatter of buildings, and several mullock heaps comprising part of the extensive diggings along the Woody Yaloak River valley. Developed as an extension to the settlement of Scarsdale in 1863, Newtown became a railway junction when a new line was constructed off the Linton-Newtown line southwards to Cressy. The Linton line closed in 1985 and became a railway trail. Just 2km west of Newtown, Nimmons Railway Bridge stands as a reminder of a bygone era.

The locality of Newtown does not have a structure plan.



Figure 32: Scarsdale



Figure 33 Nimmons Bridge (Source: Film Victoria <https://www.film.vic.gov.au/choose-victoria/locations/nimmons-bridge>)

5.0 PLANNING SCHEME ANALYSIS

Clause 2.03 of the Golden Plains Planning Scheme sets out the Strategic Directions for the Shire.

In terms of Settlement, the policy directs that “The towns of the Shire need to operate in clustered networks with key towns providing services and facilities utilised by towns within that network. Bannockburn, Meredith, Rokewood and Smythesdale provide the focus points for these clusters.

Council seeks to:

- Encourage the consolidation of townships, including directing residential development to within township boundaries.
- Maintain a clear distinction between urban and rural areas.
- Avoid urban development in unserviced areas.
- Direct residential development primarily to Smythesdale in the north-west and Bannockburn in the south-east.

Council intends to:

- Promote growth in Smythesdale.
- Support growth in Linton, Napoleons, Rokewood, Scarsdale and Meredith.

Specific directions for Smythesdale are:

- Develop Smythesdale into a self-sufficient settlement and service hub for the north of the Shire.
- Enhance the town’s heritage character by encouraging development within the

Smythesdale Heritage Precinct to respect the heritage context.

Clause 11.03-6L-04 Smythesdale applies to the land identified on the Smythesdale Strategic Framework Plan.

See <https://planning-schemes.app.planning.vic.gov.au/Golden%20Plains/ordinance/3078428>

The Strategies for Smythesdale within this Clause include:

- Direct growth to within the identified town boundary.
- Facilitate residential development on smaller lots to provide for a range of housing options.
- Support medium density housing and aged care facilities close to the town centre.
- Require development in the main street to front Brooke Street.
- Maintain pedestrian links and wildlife corridors between the Rural Living Zoned areas on the eastern side of Smythesdale and the nearby State Forest.
- Support the development of ‘firebreaks’ particularly along boundaries of the town within rural land and forested public land.
- Consider the Smythesdale Urban Design Framework, 2006

The policy expires, three years from the date of gazettal of C90gpla, which was 9 July 2020.

Many of the strategies of Clause 11.03-6L-04 are

embedded within other state and local policy as well as within the zones and overlays which already apply to Smythesdale. Now is a time to reflect on particular strategies needed to support and guide future growth of Smythesdale. For example, the consideration of the town boundary, consideration of preferred lot sizes for residential areas; particular bushfire strategies and strategies for future use of environmental and recreation areas in and around the township.

Smythesdale has a range of zones providing opportunities for supporting the growth of Smythesdale into a self sufficient hub including providing for various residential lifestyles, commercial activity, recreation, community and housing needs.

Current Applicable Zones in Smythesdale

Township Zone

The Township Zone provides for residential and other uses in small towns and enables modest housing growth.

Low Density Residential Zone

Low Density Residential Zone usually refers to low-density development on lots of 0.4 ha which can treat and retain wastewater where sewerage is not connected and subdivided to a minimum of 0.2 hectares where reticulated sewerage is connected.

Rural Living Zone

The Rural Living Zone provides for residential living in a rural environment and therefore generally

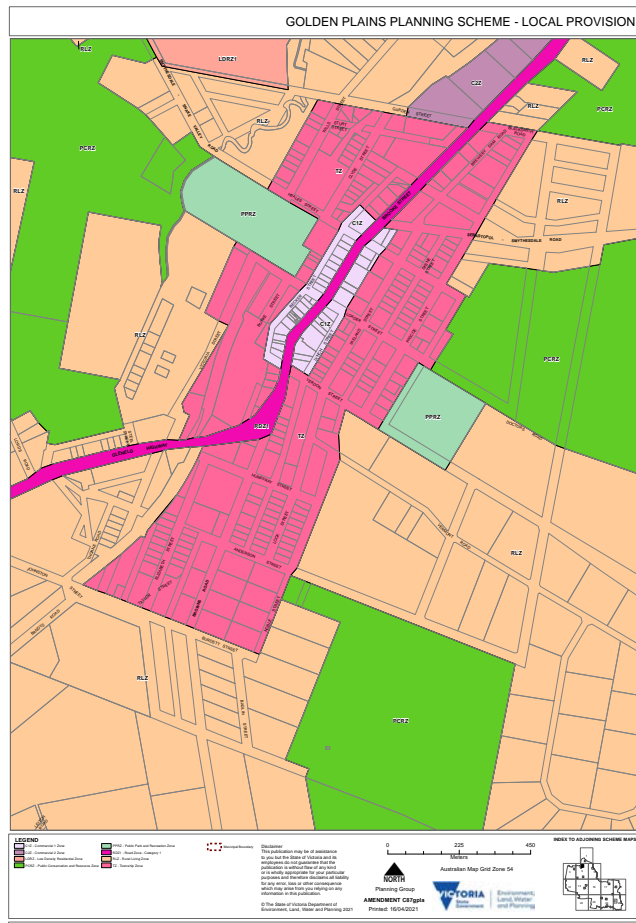


Figure 34: Golden Plains Planning Scheme Planning Provisions

https://planning-schemes.api.delwp.vic.gov.au/_data/assets/pdf_file/0006/469995/goldenplains07zn.pdf?ga=2.170907040.1034952874.1625545955-693360209.1599091056

restricts residential change. The 2 hectare Schedule to the Rural Living Zone was introduced to enable high quality rural living development within commuting distance to Ballarat and along the Glenelg Highway.

Commercial 1 Zone

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Commercial 2 Zone

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Public Park and Recreation Zone

To recognise areas for public recreation and open space. To protect and conserve areas of significance where appropriate. Can provide for commercial uses where appropriate.

Public Conservation and Resource Zone

The Public Conservation and Resource Zone (PCRZ) reflects the site's ownership and function to protect and conserve the natural environment and natural processes. The PCRZ can only apply to land

owned by a State or Local Government authority or utility provider and cannot apply to land owned by a private company or person.

Road Zone 1

Identifies significant roads.

For Consideration: General Residential Zone

The General Residential Zone is applied to land in areas where growth and housing diversity is anticipated. It is expected that the type of housing provided will evolve over time to provide more diverse forms of housing, but not at the expense of existing open garden character.

Findings

The main zoning for residential areas in Smythesdale is the "Township Zone".

The Township Zone provides for a wide variety of activities, which provides opportunity for mixed uses in a small town. There are some drawbacks to the township zone as a residential zone, because of the range of uses that can operate and potential threat to amenity. As the township continues to infill with sewered development, and dwellings are located closer together, it may be appropriate to rezone the central TZ area of Smythesdale to the General Residential Zone in alignment with the sewer district. Any existing businesses in the TZ (if any) could continue by virtue of existing use rights.

The main street has a strip of Commercial 1 zoning and has sufficient vacancy/potential to expand. Consolidation of the commercial area should be encouraged before additional land is zoned for Commercial purposes. However if additional land is required there is potential to extend the Commercial 1 Zone north from Heales Street to Garden Street.

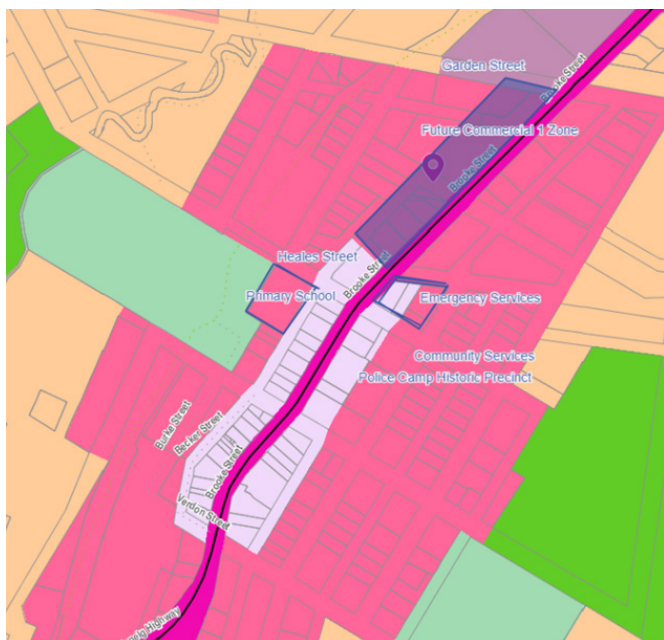


Figure 35: Planning zones around the town centre

The corner of Heales Street, Brooke Street and the Sebastopol Smythesdale Road, provides for the upgrade and expansion of emergency services to complement the CFA and Police Station already in this pivotal location. An ambulance service or medical facility could be established in this location. A special use zone could be applied to this area, however the Township Zone which

currently applies would facilitate the use of the land for emergency services.

Opposite this site are vacant sites with potential for commercial or community development. This is a key corner of the Smythesdale township with strong associations between the recreation centre, primary school, CFA, Police Station and the Well complemented by the open area associated with the Police Camp Historic Precinct. There is a clear congregation of community based activities in this part of the township. Any new development of the corner sites should integrate and compliment these activities and uses.

The Woody Yaloak River environs extending from Whites Road to the Equestrian Centre could be considered for the PPRZ zone to recognise and facilitate the expansion and integration of facilities and activities along this linear reserve.



Overlays

There are a number of areas that are particularly susceptible to flood, bushfire and salinity risks creating potential constraints for development. These areas are mapped and represented in the Golden Plains Planning Scheme through land use controls (overlays).

The area also features rich and diverse environmental landscapes and heritage assets. Balancing rural residential development along with natural hazards and heritage assets associated with this part of the Shire is a key challenge for this plan. Areas identified in the Golden Plains Planning Scheme as assets protected through land use controls (overlays) are also listed below.

This section identifies mapped hazards in the Golden Plains Planning Scheme for the localities of Smythesdale, Scarsdale and Newtown



Bushfire Management Overlay (BMO)

The objective of the BMO is to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire.

Land Subject to Inundation (LSIO)

The objective of the LSIO is to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

Salinity Management Overlay (SMO)

The objective of the SMO is to facilitate the stabilisation of areas affected by salinity, re-vegetate areas which contribute to salinity, encourage development to be undertaken in a manner which brings about a reduction in salinity recharge and prevent damage to buildings and infrastructure from saline discharge and high water tables.

Environmental Significance Overlay (ESO3)

The objective of the ESO3 is to protect environmental attributes in the area which vary from remnant vegetation, unspoiled habitats, scientific importance, natural beauty, natural heritage and unique geological formations

Environment Significance Overlay (ESO2)

The object of the ESO2 is to prevent the degradation of water quality and erosion and protect habitat and vegetation.

Heritage Overlay (HO)

The objective of the HO is to conserve and enhance heritages place of natural or cultural significance.

Significant Landscape Overlay (SLO10)

The objective of the SLO10 is to recognise and protect the significant landscape values of the Scarsdale Avenue of Honour as a dramatic entrance feature into the township.

Significant Landscape Overlay (SLO11)

The objective of the SLO 11 is to recognise and protect the significant landscape values of the World War 1 Avenue of Honour in Newtown as a dramatic entrance feature into the township.

Significant Landscape Overlay (SLO12)

The objective of the SLO 12 is to recognise and protect the significant landscape values of the Former Smythesdale Botanic Gardens.

Vegetation Protection Overlay (VPO2)

The objective of the VPO2 is to contain significant remnant vegetation located within bushland reserves and government road reserves.

Zone Anomalies

Primary School

The Primary School is currently in the Township Zone (TZ) but would be more suited to a Public Use Zone (PUZ).

Yellowglen site

There is a parcel known as 56 Snake-Valley Smythesdale Road, which is zoned Rural Living Zone (RLZ). All surrounding land is zoned LDRZ. This appears to be an anomaly that should be corrected as part of the Smythesdale Structure Plan and any future amendment for Smythesdale. The property is 0.69 ha and is owned by the same owner as the surrounding LDRZ zoned land.

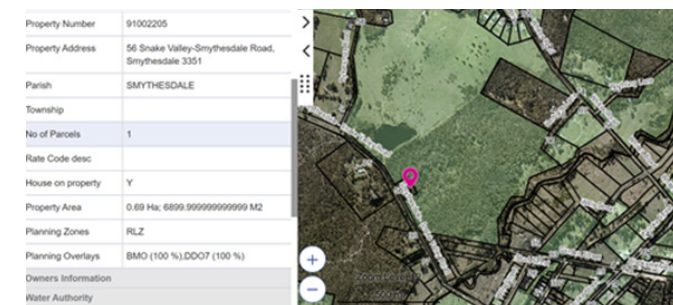


Figure 36: Yellowglen Site Anomaly

Doctors Road, Smythesdale

A number of properties in Doctor's Road appear to be incorrectly zoned.

61 Pascoe Street comprises two parcels, the second of which is the old cricket oval on Doctors Road. This is zoned PPRZ, but is in private

ownership so will require investigation as to what the most appropriate zone is.

Crown Allotments 3 and 4, Sec 29A Doctors, Road appear to be owned by the Crown and are zoned Rural Living Zone with the Bushfire Management Overlay and a Design and Development Overlay

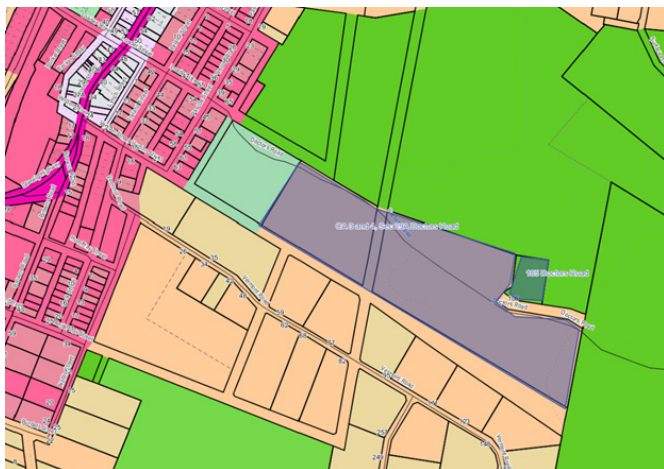


Figure 37: Doctors Road Anomaly

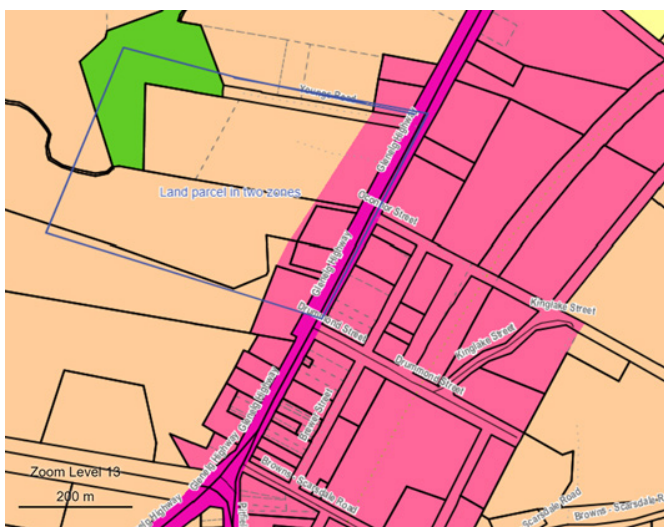


Figure 38: Scarsdale Anomaly

7 applying. They are heavily treed and would be suited to the PCRZ zone which applies to land directly north.

105 Doctors Road, Smythesdale is privately owned and zoned PCRZ. This site has been considered as part of a recent anomalies planning scheme amendment and has been zoned Rural Conservation Zone.

Scarsdale site

Scarsdale Zone anomaly (Figure 38) - lots in two zones

Key Findings

Review of Clause 11.03-6L-04 Smythesdale is required prior to 9 July 2023. The review of this Clause which provides specific policy for Smythesdale should consider supporting and guiding the future vision for Smythesdale. The review will need to include a new Structure Plan or Framework Plan to replace the current Smythesdale Strategic Framework Plan.

The flood mapping provided by the CCMA could be translated into updated overlay maps if it is found to be robust enough for a planning scheme amendment. However, if future development is not envisaged or planned in areas identified by the CCMA, it may not be necessary to update the flood maps. Potential flood areas identified for recreational use or as wetlands would not trigger the need for flood related controls.

There doesn't appear to be a Significant Landscape Overlay or Heritage Overlay applying to the Avenue of Honour in Smythesdale.

Identified Zone anomalies existing in both Smythesdale and Scarsdale which require correcting through a Planning Scheme amendment.

Key Directions

- Review Clause 11.03-6L-04 Smythesdale
- Review the Smythesdale Strategic Framework Plan included in Clause 11.03-6L-04.
- Subsequently, Clause 02.03-1 may require review to reflect the review of Clause 11.03-6L-04.
- Consider updating the Flood Overlay for part or all of Smythesdale.
- Consider whether the Avenue of Honour in Smythesdale requires protection in the Planning Scheme.
- Considered the Woody Yaloak River environs extending from Whites Road to the Equestrian Centre for the PPRZ.
- Consider correcting zone anomalies for Smythesdale and Scarsdale as part of a planning scheme amendment following or as part of the preparation of a Structure Plan for Smythesdale.

6.0 INFRASTRUCTURE AND COST GUIDE

Identifying the infrastructure needed to support a growing community, including transport, community and recreation facilities forms an essential component of town structure planning.

The infrastructure is provided by various parties, including the developer, State Government departments and agencies as well as Council.

Some local infrastructure is critical to the growth of communities. This critical local infrastructure is also known as 'basic and essential' local infrastructure. The aim is to ensure that this is delivered in a timely manner during the growth of the township and that it is largely funded through developer contributions.

The structure plan should indicate what is basic and essential infrastructure and how developers will contribute to the funding of this. The infrastructure categories are:

- Roads and intersections;
- Bridges and culverts;
- Community Facilities;
- Sports and Rec Facilities

Based on information advice from Community Planning the following community infrastructure will be required into the future:

An additional room for maternal and child health services is likely to be required after 2041.

Approximately 20 new kindergarten places will

be required between 2024 and 2041, which could be met through the provision of 10 additional licensed places.

A current shortfall of 64 long day care places will increase to a shortfall of 73 places by 2041.

An analysis of play spaces recommends upgrading of the Smythesdale play space from Local to Sub-Regional.

The Shire's projected population growth will generate need for at least one new residential care facility, and a range of care services. Increased need for aged care and support services will exist across the Shire but will most likely, due to the size of population, be met in or near to Bannockburn. To properly determine community needs for aged care and to identify when and where such facilities should be located, a specific piece of work to further assess Aged Care needs and provision will be required.

Additional clinical consulting rooms may be required from a utilisation and quantity perspective (i.e. not a travel perspective) at The Well in Smythesdale.

Council has a limited budget to maintain and operate community infrastructure. There is currently a large number of facilities across the Shire with low levels of use. Many are in rural areas that will undergo little to no population

growth. While this does not always suggest an oversupply, it does indicate that Council will need to optimise use of its assets and ensure existing facilities meet community needs wherever possible, preventing the need to build new ones.

Council is focused on reducing the number of stand-alone and single-purpose community facilities by retaining/creating facilities that support multiple services or activities.

By expanding the range of uses that facilities are suitable for, higher rates of utilisation can be achieved at the same time as economies of scale in term of operational and maintenance costs. Generally, this strategy will be most effective within larger communities of 2,000 residents or more that are able to viably support multiple local services and where people live within a maximum 20-minute drive of a multipurpose facility. Within smaller or more dispersed communities, opportunities for multipurpose facilities typically only extend to sports pavilions that can also be used as community meeting rooms and venues for playgroups, seniors groups and social support groups, and as destinations for mobile library services.

Council places an emphasis on Universal Design through the Council Plan, Active Ageing and Inclusion Plan, Sport and Active Recreation Strategy and the Play Space Strategy. The Council focus is on creating a network of fully accessible facilities across the Shire in areas with larger

populations and/or are well utilised by the community.

Other infrastructure items:

- Streetscape Project Infrastructure
- Preparation of a Woody Yaloak River Masterplan to include:
 - Expansion of the Equestrian activities; and other sport and recreational activities.

- Bridges and culverts that need upgrading e.g the culvert associated with the Woody Yaloak Equestrian Centre.
- Establishment of wetlands and stormwater project.
- Weed management and maintenance of crown land and areas adjacent to the Woody Yaloak Creek.
- Pedestrian bridges over the Woody Yaloak Creek.

- Potential Aboriginal Cultural Heritage Interpretive works.
- Establishment of a Bushfire protection zone.
- Intersection treatments.
- Other bushfire measures.
- Redevelopment of the CFA building.
- Flood study for Future Investigation Area.

Area	Short term 2021-24	Medium term 2025-2030	Long term 2031-2041	Total new facilities by 2041	Recommended solutions/ options
Northern area, including Smythesdale and Woody Yaloak area	1 soccer pitch	20 kindergarten places (10 licenced places in Smythesdale	1 soccer pitch 6 kindergarten places (3 licenced places)	2 soccer pitches 26 kindergarten places Note: 1 MCH room may be required after 2041	<p>Soccer pitches: the trigger for a competition soccer pitch to be created in the North region of the Shire is either, (1) the creation of a local soccer team to be based at a new local soccer reserve, or (2) significantly diminished access for Golden Plains residents to soccer pitches in the City of Ballarat. Until one or both of these triggers are satisfied, new competition soccer pitches in the North region are not recommended.</p> <p>26 kindergarten enrollment places in the Smythesdale area (through 1 kindergarten room of 22 or 33 licensed places). This new capacity could be created through 2 new sessional kindergarten rooms, or through a new Integrated Children's Centre that also provides long day care (also needed in this area), serving both Haddon and Smythesdale.</p> <p>1 clinical consulting room co-located with kindergarten; the room can be used for MCH if and when required, and used by visiting health providers at other times.</p> <p>Redevelopment of the CFA building with provision for SES and Ambulance Victoria to be included in the site and integrated with the police facility</p>

7.0 CONSULTATION

Stakeholders

The following stakeholder agencies have been invited to provide comment for the Background Report:

- Corangamite Catchment Management Authority
- Country Fire Authority
- Central Highlands Water
- City of Ballarat
- Department of Education
- Department of Environment, Land, Water and Planning
- Department of Health and Human Services
- Department of Transport
- Environment Protection Authority
- Grampians and Central West Waste and Resources Recovery Group
- National Broadband Network Company
- Parks Victoria
- Pyranees Shire Council
- Powercor
- Telstra
- Wadawurrung Aboriginal Corporation

Other stakeholders with whom information has been sought for preparation of the Background Report include:

- Community Co-ordinators and the Progress Association
- Owners of the IGA Supermarket
- Woody Yaloak Historic Society
- Woody Yaloak Equestrian Centre

- Woody Yaloak Primary School
- Owners of the Yellowglen site
- Representative of the Golden Plains Arts Incorporated Group
- Residents of Smythesdale and Scarsdale

The Smythesdale Structure Plan consultation was open from Thursday 8 July to Thursday 12 August, and asked community members to share their ideas on the future development of Smythesdale as Council begins preparations for the Smythesdale Structure Plan. There was a survey available, which could be completed online, or a hard copy survey could be downloaded or picked up from one of Council's Customer Service Centres.

Community Engagement from Drop-In Sessions

Community members were also invited to attend one of three engagement sessions, which were held both in-person and online. An engagement session had been scheduled for Saturday 17 July at the Smythesdale Country Market, however, this was postponed due to COVID-19 restrictions and held on Saturday 31 July.

There were two attendees at the Thursday 17 July Drop-In Engagement Session at The Well in Smythesdale and five attendees at the postponed engagement session on Saturday 31 July. There were no attendees for the online engagement session held on Thursday 22 July.

Survey Results

The survey received 51 responses, with 56.8% of responders identifying as a resident of Smythesdale, 17.6% identifying as a resident of Scarsdale and 17.6% as a resident of a nearby town.

A large majority of respondents were in favour of more commercial development in town. There were a wide range of views on the location and types of developments, many including food (fast food, restaurants, bakery, deli, fruit and vegetable store). The location suggested was most often in the town centre on Brooke Street whether near the Post Office or the Service Station. Other suggestions include a car wash, clothing store, laundromat, and childcare facilities.

There was also broad support for more community or recreation facilities. Suggestions include improved playground facilities, gym or fitness facilities, community barbecue or picnic areas. The most common proposed area was near the recreation reserve. Other suggested locations were near the Hub, and along the river.

There was a common view for the town to retain a rural feel, with larger lot sizes. A number of respondents highlighted social housing as something they did not want in Smythesdale, while others highlighted the need for increased focus on recreation and improved footpaths. The full list of responses is included in the

Communications report in Attachment C.

Summary of responses from stakeholder agencies

CCMA

The CCMA advise that the best available flood information for both Smythesdale and Scarsdale shows a greater flood risk than is currently recognised with the existing flood overlays. There are a number of tributaries that flow through Scarsdale and Smythesdale that are expected to flood during 1% AEP flood events. Any future development within these towns needs to be mindful of the potential flood risk. The Authority strongly recommends a planning scheme amendment as part of the new Structure Plan to update flood control overlays.

The Woody Yaloak River which flows through Smythesdale and Scarsdale is identified as a priority waterway in the Corangamite Waterway Strategy (2014-2022) and should be considered a key environmental feature of the area.

Key values include economic benefits as well as providing habitat for the Yarra Pygmy Perch, a nationally threatened native fish species.

Key threats include: bed instability and degradation; change in flow regime and reduced riparian connectivity; degraded riparian vegetation and reduced vegetation width, and loss of instream woody habitat, and infestation of weeds such as gorse. Gorse also obstructs access to waterways for recreational activities.

The key management activities that would improve its condition include:
Establishing pest animal control (rabbit control)
Establishing native indigenous vegetation
Install riparian fencing
Establish stewardship/ management agreements
Undertake woody weed control (such as gorse)
Stabilise gully networks.

Structure Plan Review:

The CCMA refers to the existing strategies within the Golden Plains Planning Scheme at Clause 11.03-6L, which are based on the Smythesdale Urban Design Framework 2006.

Of particular relevance is:

“Locate new leisure and recreation facilities to adjoin the Rail Trail and Woody Yaloak Creek environs, build upon the central location of both the Woody Yaloak Primary School and Recreation Centre”

CCMA supports the use and development of leisure and recreation facilities within floodplains where they are compatible with the flood hazard. Some low impact developments such as pedestrian links may be considered within the 30 metre wide buffer, required by Clause 14.02-1S – Catchment Planning and Management, if sufficient protection of the waterway and riparian zone is provided.

“Protect the Woody Yaloak Creek environs, including open space corridors, floodplains and the surrounding forested public land from the

encroachment of development”.

The CCMA support the retention of this strategy. However the Authority would also support the use of the Woody Yaloak River environs for low-impact community infrastructure development that was compatible with flood hazard, waterway protection and cultural heritage protection.

“Design and manage drainage from residential areas to minimise the volume and speed of run off entering the Woody Yaloak Creek”.

The CCMA supports the retention of this strategy and would also add that stormwater drainage should be designed to ensure peak flows are not increased in the waterway as a result of development and that drainage meets the current best practice performance objectives for stormwater quality.

The CCMA suggested referring to the South West Climate Change Portal at <http://www.swclimatechange.com.au/> to consider future scenarios which may impact on the Structure Plan.

EPA

EPA supports Council in preparing the Smythesdale Structure Plan. However, in considering this project further, we recommend Council have regard to:

- The nearby operating landfill, and specifically addressing the risks associated with development near the landfill, and advice outlined in this letter;

- Managing conflict between incompatible land uses, and
- Ministerial Direction No. 1 and the General Practice Note on Potentially Contaminated Land (PPN30).

EPA considers that, where there is an absence of an appropriate site specific assessment, a default human health/amenity buffer distance of up to 1500 metres should be applied for operating putrescible landfills with a tip face greater than 500m². The Ballarat Regional Landfill (Smythesdale) currently has a licensed tip face of up to 900 m², therefore the human health/amenity buffer distance of 1500 metres should apply.

EPA wish to highlight the following policy objectives: 11 Settlement Requires consideration of:

- The impact that incompatible land uses may have on each other - including on health.
- The potential of off-site impacts when making a decision / recommendation regarding a proposed land use.
- Encroachment of proposed sensitive land uses on industry and how that may impact human health. 13 Environmental risks and amenity Planning should aim to identify, prevent and minimise the risk of harm to the environment, human health, and amenity through:
 - Land use and development compatibility.
 - Effective controls to prevent or mitigate significant impacts

13.07-1S Land use compatibility Aims to protect

community amenity, human health and safety while facilitating appropriate commercial, industrial or other uses with potential adverse off-site impacts.

As the land transitions from agricultural or industrial-type activities to residential or vice versa, implementation should ensure land use conflict can be avoided or effectively managed.

13.04-1S Contaminated and potentially contaminated land Ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under the permit application or amendment.

13.07-1S Land use compatibility To protect community amenity, human health and safety while facilitating appropriate commercial, industrial or other uses with potential adverse off-site impacts. EPA also reminds Council to consider Ministerial Direction No. 1 (MD1). It is important that Council is aware of their obligations to satisfy itself that the environmental conditions of land are, or will be, suitable for the intended use, in accordance with Ministerial Direction No.1.

PPN30 provides guidance on the appropriate level of environmental assessment that is proportionate to the level of risk. Potentially contaminated land is defined in MD1 as 'land used or known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of land)'. Potentially contaminated land is also land that may have been contaminated by other means such as by ancillary

activities, contamination from surrounding land, fill using contaminated soil or agricultural uses. Please also note that the current MD1 will be replaced by an updated direction that incorporates changes in the Environment Protection legislation

CFA

The CFA recommend that there be engagement with the CFA on the preparation of the Bushfire Risk Assessment. Any bushfire protection measures required to satisfy Clause 13.02-1S – Bushfire Planning, are embedded into the Structure Plan for Smythesdale and any future planning scheme amendment proposed.

CFA subsequently provided feedback on the draft Smythesdale Bushfire Risk Assessment dated August 2021 and provided the following advice:

CFA agrees with the Bushfire Assessment in that the town of Smythesdale is located within a higher risk bushfire environment.

CFA strongly recommend that Council address the following before proceeding with the structure plan for Smythesdale:

- At a regional scale, how bushfire has been considered with settlement policies to determine the appropriateness of growth for Smythesdale.
- Why it is appropriate to consider future development or growth of Smythesdale and/or Scarsdale from a bushfire perspective given the proximity to the growth area of Ballarat.
- Clarification on the role the town of Scarsdale

will have within the Structure Plan for Smythesdale and the impact this has on bushfire.

- The direction and intensity for growth, how the bushfire behaviour will change as a result of the likely development scenario to determine what future development and planning considerations can be implemented to reduce the bushfire risk.
- How BAL Low areas will be created to enable an option for residents to evacuate to in an emergency.
- How site based exposure of future development will lead to a radiant heat exposure of no greater than 12.5kW/m².
- Whether improvements to the existing road network can occur to ensure adequate access and egress for all vehicles in the event of an emergency.
- How bushfire protection measures will be embedded within the Structure Plan and clear links to any future planning scheme amendments.

Central Highlands Water

As a general guide for considering future residential capacity, CFA suggests keeping development within the water and sewerage districts is preferable. Some elevated areas may be difficult to supply with water and avoiding the need for new sewer pump stations, particularly for small developments is also preferable. A more informed position could be provided if Council were to indicate where it is considering growth.

Department of Education and Training

The Principal Planner of the Department of Education and Training (DET) advised that there was no additional information, advice or commentary to provide at this stage to inform the plan, however the Department encouraged Council to continue to engage and seek feedback with DET as the project progresses.

Summaries of feedback from other stakeholders

Wadawurrung Traditional Owners, Aboriginal Corporation

In a Teams Meeting with David Jones, Strategic Planning and Urban Design for Wadawurrung on Thursday 13th May 2021, we discussed the commencement of the Smythesdale Structure Plan and timing for its preparation.

In terms of engagement, David suggested two potential options/ scenarios:

1. Give Wadawurrung an overview of the draft and the Wadawurrung will make comments on the draft via track changes. This approach is being used as a round table style of engagement and is being used with DELWP for green wedges in Metropolitan Melbourne. Also the Ballarat Railway Station South; and Bakery Hill. Useful as a design planning participant for highly advanced projects.
2. Commission a Cultural Values Assessment. This differs from a Cultural Heritage assessment for site specific projects

and appraised of cultural heritage from the perspective of the Planning and Environment Act. The Cultural Values Assessment is being done for the VPA for Bannockburn South; Somerset West. Involves engagement of a team that works with Wadawurrung Traditional Owners to determine the overall values of an area and identify locations of significance and preferred locations for things like bridges, access paths etc.

It's a more strategic piece of work that will inform a structure plan and considerations down the track as to where specific CHMP's may be required. The report can form an attachment or addendum to the Structure Plan. The report will include a confidential part of identifying sites of significance.

Smythesdale Fire Brigade

The Smythesdale Fire Brigade have provided feedback describing their concern with road safety through the town. In particular, they identify issues with emergency vehicles not being given way to when entering onto Brooke Street and Smythesdale-Sebastopol Road. The Brigade also believe that there is insufficient signage and speed control through the town.

8.0 KEY FINDINGS

Smythesdale is a service town with an advancing role as lifestyle community. Not yet fully developed, but with a legacy of some charming historic buildings from the gold rush era and located close to Ballarat. The town is facing a time of transition, which is evident in growing property values from its appeal to remote professional workers and families. It remains a regional service centre to surrounding towns with the availability of services provided at the Well. Some local businesses can struggle in the face of retail and service leakage to Ballarat. A growing population will enhance the sustainability of the town and provide for an increased range of retail and commercial services.

An assessment of future commercial needs may be required to ensure there is sufficient commercially zoned land available as the population increases, to provide employment and reduce escape expenditure.

The town has characteristics of high liveability with access to a regional centre, access to basic retail, health services, education, open space and recreation. It has strong visitor potential based on its proximity to the natural environment, trails and the regional Equestrian facilities. The Equestrian Centre has potential to progress to the highest standard offered by Equestrian Australia with capability to be used for Olympic and World Game qualifiers for athletes and their horses. The venue needs to expand some of its facilities to achieve this. A masterplan for the Woody Yaloak

Reserve will identify areas for future expansion of the facilities and integrate these with other recreation and environmental initiatives along the river environs, including a wetland for stormwater management and re-use.

Smythesdale's particular advantage is its landscape qualities which include the Woody Yaloak River and surrounding State Forests. Being close to the natural environment offers a powerful lifestyle drawcard. A masterplan for the Woody Yaloak Creek environs offers the opportunity to enhance, integrate uses and showcase this feature of the township.

The gold rush heritage provides another key feature of the township. Future development in the township needs to respect and make the most of this. An attractive appearance in the streetscape and ambiance of a town is important for the residents as much as for visitors and tourists. The Streetscape Masterplan projects for both Smythesdale and Scarsdale and the installation of the locally designed flags will provide for improved aesthetics and are a tangible reflection of local pride sending a strong message about the community and attributes of the town.

The role and steady growth of the town has been underpinned by the installation of reticulated sewerage services, health and community services at the Well and the capacity of the neighbouring communities to pool resources and rationalise community assets.

The biggest challenge facing the township is maintaining the small country town character and existing values in the wake of a growing population. New residents may have high expectations of service delivery and may not understand the importance of volunteering in small sized towns. On the other hand there may be more hands to assist with the resources required to maintain the various community elements which give the township its distinct character. This is a challenge of transition and growth.

Moderate growth for low density residential development towards the south is planned for Smythesdale and Scarsdale, given the constraints of flood affected areas; bushfire risk, State Forest and the buffers to the Smythesdale regional landfill. The Rail Trail provides the opportunity to integrate the residential development with environmental values and provides a strong connection to both Smythesdale and Scarsdale. The township and surrounds, including Scarsdale can grow beyond the current population, but not to a significant extent. Enough however to ensure its future as a sustainable and thriving town.

Topic	Key Findings	Key Directions
Residential land supply	Investigate for future residential purposes, the area south of Smythesdale and north of Scarsdale between the Glenelg Highway and Browns Road to the east of the Glenelg Highway with the rail trail running through	Undertake further investigations into the area to determine suitability for residential purposes.
	Investigate for future residential purposes areas within Scarsdale with capacity for infill and residential growth	Undertake further investigation in parts of Scarsdale to determine suitability for residential purposes.
	Township Zone land in Smythesdale	Change to Residential 1 Zone
Planning Scheme	Review of Clause 11.03-6L-04 Smythesdale is required prior to 9 July 2023. The review of this Clause which provides specific policy for Smythesdale should consider supporting and guiding the future vision for Smythesdale. The review will need to include a new Structure Plan or Framework Plan to replace the current Smythesdale Strategic Framework Plan.	Review Clause 11.03-6L-04 Smythesdale <ul style="list-style-type: none"> • Review the Smythesdale Strategic Framework Plan included in Clause 11.03-6L-04. • Subsequently, Clause 02.03-1 may require review to reflect the review of Clause 11.03-6L-04.
Rezoning	Land zoned Rural Living Zone (RLZ) in sewerage area	Rezone RLZ lots in sewerage areas to an alternative residential zone.
	Large amount of Crown Land	Investigate potential uses for underutilized crown and Council land allotments in Smythesdale, particularly where constraints are minimal – Suggest to State Government that Crown Allotments that may be suited to residential development be transferred to government department responsible for Housing.
	Investigate whether there is sufficient protection in the planning scheme for the Avenue of Honour in Smythesdale.	Apply Heritage Overlay or Significant Landscape Overlay to the Avenue of Honour in Smythesdale.
	The flood mapping provided by the CCMA could be translated into updated overlay maps if it is found to be robust enough for a planning scheme amendment. However, if future development is not envisaged or planned in areas identified by the CCMA, it may not be necessary to update the flood maps. . Potential flood areas identified for recreational use or as wetlands would not trigger the need for flood related controls.	Seek advice from DELWP as to whether a Flood Study is required before identifying any future investigation areas that may be affected by the CCMA's 1% AEO flood extent advice.
	The Primary School is currently in the Township Zone (TZ) but would be more suited to a Public Use Zone (PUZ)	Rezone the Primary School to Public Use Zone.
	There is a parcel known as 56 Snake-Valley Smythesdale Road, which is zoned Rural Living Zone (RLZ). All surrounding land is zoned LDRZ. This appears to be an anomaly that should be corrected as part of the Smythesdale Structure Plan and any future amendment for Smythesdale. . The property is 0.69 ha and is owned by the same owner as the surrounding LDRZ zoned land.	Rezone land to LDRZ consistent with surrounding LDRZ zone.

Topic	Key Findings	Key Directions
<i>Rezoning</i>	Crown Allotments 3 and 4, Sec 29A Doctors, Road appear to be owned by the Crown and are zoned Rural Living Zone with the Bushfire Management Overlay and a Design and Development Overlay 7 applying. . They are heavily treed and would be suited to the PCRZ zone which applies to land directly north.	Rezone to PCRZ Zone
	105 Doctors Road, Smythesdale is privately owned and zoned PCRZ. This site has been considered as part of a recent anomalies planning scheme amendment and will likely be zoned Rural Conservation Zone.	Amendment C91gpla seeks to rezones this land to Rural Conservation Zone. Ensure that this has been finalised, otherwise include in Structure Plan amendment.
	Land in two zones at Scarsdale	Discuss with DELWP to assist with a solution as part of the preparation of a Structure Plan and include the solution with the future planning scheme amendment for Smythesdale Structure Plan.
<i>Drainage/ Flooding</i>	Significant Salinity Management Overlay	A masterplan for the Woody Yaloak Creek should consider sustainable actions consistent with the Salinity Management Overlay to improve the quality of the Woody Yaloak and its environs. This may include an integrated water management plan and wetlands.
	Flooding study in area identified for potential future residential growth in the area south of Smythesdale between Gleneg Highway and Browns Road	Undertake a Flood Study for any areas which may be identified for future residential zoning. Consider the flood risks and undertake a Flood Study for the smythesdale township prior to rezoning land to General Residential 1 Zone. Include results of Flood Study to inform changes to the Flood Overlay mapping in the township.
	Inundation risks in the Township	A planning scheme amendment may be considered for inclusion as part of the Structure Plan process to align the Flood Overlay mapping with the most recent CCMA flood mapping, subject to discussion with DELWP. However, if there is no development proposed and minimal change to the flood overlay environs, then there is little need to undertake a Flood Study. Areas proposed for land use change or residential development where CCMA flood maps show new data should be further investigated with a Flood and Drainage assessment.
	Integrated Water Management Plan and Wetlands	Include the community's wetlands concept plan as part of an overall concept plan for the Woody Yaloak Reserve between the Equestrian Centre and Whites Road.
<i>Natural Environment</i>	Utilise the Woody Yaloak Creek Reserve for wetlands, recreation, environmental protection, cultural heritage interpretation and tourism	Prepare a masterplan for the Woody Yaloak Creek that identifies the introduction of wetlands and integrates key activities and opportunities along the Woody Yaloak from the Equestrian Centre through to Whites Road.

Topic	Key Findings	Key Directions
Landfill	Buffer distances may be insufficient	Avoid future residential rezoning within the buffers to the Smythesdale Landfill, except for the 'bites' of land within the bounds of Whites Road, Bykersmas Road and Smytheadale-snake Valley Road, where they meet existing legislated buffers.
		Consider s173 agreements for residential land within the EPA's recommended buffer zone.
		Work with the City of Ballarat about future plans for the landfill
		Include the sewerage pump station within the concept and master plan for the Woody Yaloak Reserve.
Bushfire	<p>CFA letter concerned with growth in town with high bushfire risk</p> <p>The Strategic Bushfire Risk Assessment found that:</p> <ul style="list-style-type: none"> There are a number of "bites" out of the area bounded by Whites, Road, Bykersmas Road and Smythesdale-Snake Valley Road which could be considered for inclusion within the Low Density Residential Zone. The further growth of the Smythesdale township to the north, west or east is not supported due to bushfire risk. Any future growth of the Smythesdale Township should comprise consolidation of development within the existing township or further growth to the south. The area immediately around the Scarsdale township sits outside the BMO and provides sufficient separation from the surrounding bushland. There is also the opportunity for infill development within the existing areas of the township. Managed fire breaks should be provided to the west and east of the township to increase the resilience to bushfire. In the event of a significant bushfire in the surrounding landscape, the Smythesdale and Scarsdale Townships will experience ember attack resulting in localised fires and possible building fires. A minimum bushfire construction standard of BAL 12.5 applies which is principally to mitigate the impact of ember attack, however a higher bushfire construction standard may be required based on the assessment undertaken. The Assessment acknowledges that Smythesdale and Scarsdale are located within a high bushfire risk landscape. It suggests Council will need to consider whether it is appropriate to promote or support growth of these towns in the context of state planning policy on bushfire planning. 	<p>Complete shire wide Strategic Bushfire study.</p> <p>Based on the Strategic Bushfire Risk Assessment, any future growth of Smythesdale should be limited to the existing township and south of the township as well as the small 'bites' out of the area bounded by Whites Road, Bykersma's Road and Smythesdale-Snake Valley Road.</p>

Topic	Key Findings	Key Directions
<i>Bushfire</i>	<p>Advice from the CFA to Council in response to the Strategic Bushfire Risk Assessment is that Council address the following before proceeding with the structure planning for Smythesdale:</p> <ul style="list-style-type: none"> • At a regional scale, how bushfire has been considered with settlement policies to determine the appropriateness of growth for Smythesdale; • Why is it appropriate to consider future development or growth of Smythesdale and/or Scarsdale from a bushfire perspective given the proximity to the growth area of Ballarat. • Clarification on the role the town of • Scarsdale will have within the Structure Plan for Smythesdale and the impact this has on bushfire. • The direction and intensity for growth, how the bushfire behaviour will change as a result of the likely development scenario to determine what future development and planning considerations can be implemented to reduce the bushfire risk. • How BAL Low areas will be created to enable an option for residents to evacuate in an emergency. • How site based exposure of future development will lead to a radiant heat exposure of no greater than 12.5kW/m2. • Whether improvements to the existing road network can occur to ensure adequate access and egress for all vehicles in the event of an emergency. • How bushfire protection measures will be embedded within the Structure Plan and clear 	<p>Based on the advice of the CFA, Council will review its settlement position holistically at a municipal and regional scale from a bushfire perspective to determine whether Smythesdale and Scarsdale are appropriate locations to encourage growth.</p> <p>A shire wide strategic bushfire risk assessment will be undertaken to inform this review,</p>
<i>Urban Environment</i>	Police Camp Precinct	Promote and enhance the use of the Police Camp Precinct for community events and as a tourist/ visitor rest stop.
	Improvements to the main street	To be addressed through the Streetscape Project
	Lack of footpaths and pedestrian crossings	To be addressed through the Streetscape Project
	Potential for improvement of the Woody Yaloak Reserve	Develop a co-ordinated and integrated approach to the open space area along the Woody Yaloak Creek through the Master Plan.
	Providing sufficient commercially and industrial zoned land for sustainability of the town as a service hub for surrounding towns	Undertake an assessment of the capacity and future needs of commercial and industrial land in Smythesdale to determine if additional commercial zoned land is required.
	Providing sufficient land for future housing need	Undertake further investigations to determine suitability of land for residential purposes to the south of Smythesdale, including flood investigations.

<i>Topic</i>	<i>Key Findings</i>	<i>Key Directions</i>
<i>Tourism</i>	<p>Based on its proximity and association to Ballarat, including the gold mining history, Smythesdale may have the capacity to attract a greater number of tourists who are visiting Ballarat and have an interest in history, walking and cycling, however the town currently lacks any well-known tourist attractions.</p> <p>The equestrian centre has potential to attract significant visitors to the township and provide a 4 star standard of competition for qualifying in world events.</p>	<p>Undertake a masterplan for an integrated plan for the Woody Yaloak Reserve identifying expansion of the equestrian centre and integration with other activities in linear reserve along to Whites Road.</p>
<i>Community Infrastructure</i>	<p>Residential growth in Smythesdale will need to be met with additional facilities and expanded capacity.</p>	<p>Wherever possible, compatible new infrastructure should be co-located or integrated with existing facilities, such as the Woody Yaloak Recreation facility, the Smythesdale Primary School, the multi-purpose community hub of the Well and the emergency services hub where the Police station and CFA is located.</p> <p>Where it is not possible to co-locate with existing facilities, new facilities should meet the needs of multiple services and be suitable for a range of activities.</p>

9.0 SCENARIO PLANNING

Guiding principles and scenarios for the future planning for Smythesdale include:

- Support the growth of Smythesdale as a service hub with a rural character distinct from urban Ballarat.
- Direct future residential growth towards the south of Smythesdale
- Focus residential growth in the south of the Smythesdale to integrate with the rail trail as a linear spine connecting Smythesdale and Scarsdale.
- Consolidate residential growth in the existing township of Smythesdale
- Recognise and integrate Scarsdale with Smythesdale for future growth planning.
- Prepare a Precinct Plan for Scarsdale which considers the linear strip along the Scarsdale-Pitfield road and its integration with the rail trail and infill residential opportunities.
- Support infill development in Scarsdale.
- Value and support interconnectedness with the surrounding natural environment.
- Draw on the surrounding natural environment to influence residential growth and tourism development opportunities to provide a sustainable settlement and service hub in partnership with the environment.
- Acknowledge the indigenous cultural heritage and gold mining history and provide interpretative elements of their context within the history of the township and surrounding

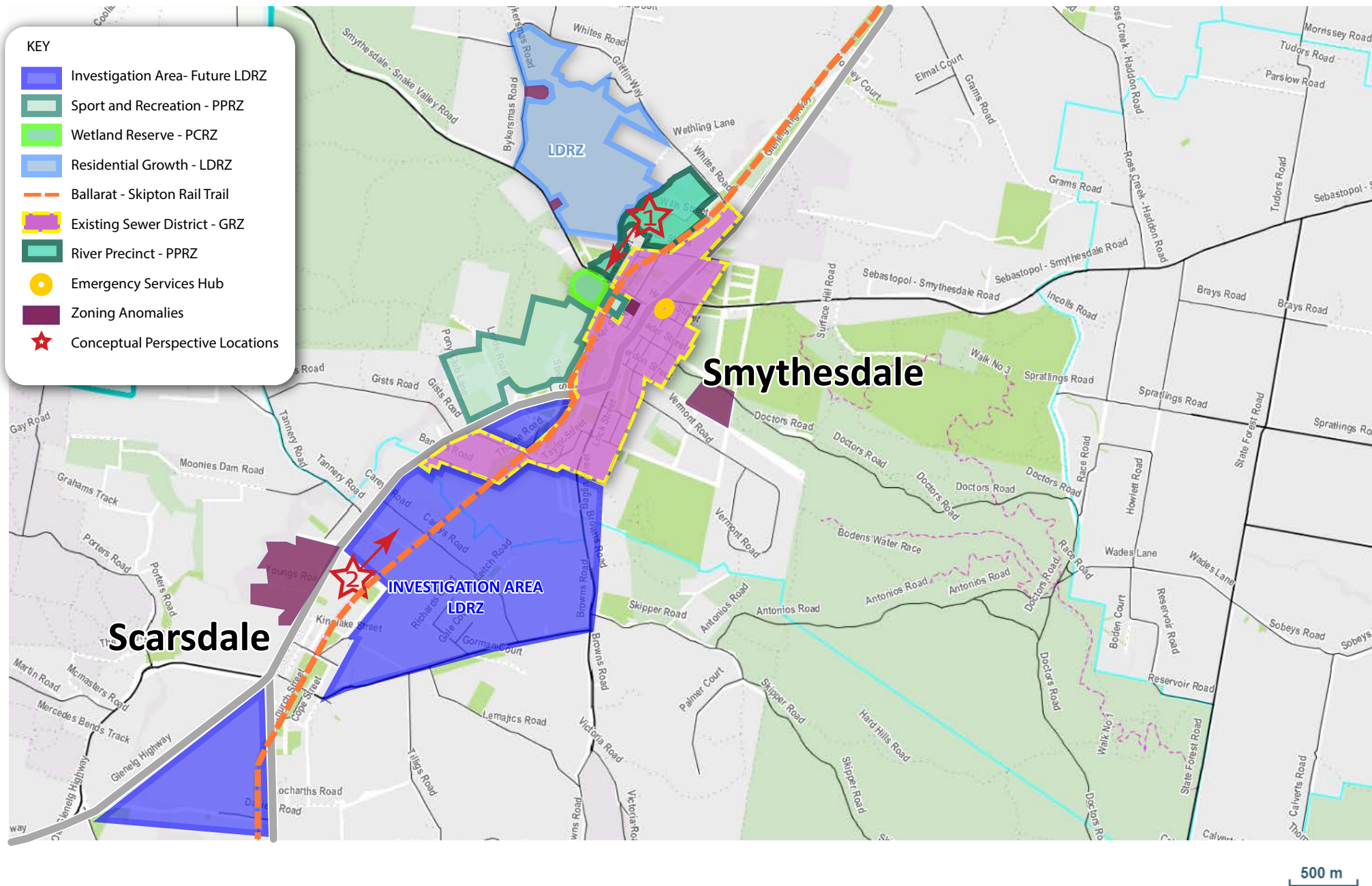
region.

- Avoid bushfire risk areas and provide protective elements to support a bushfire ready community in times of bushfire risk.
- Avoid identifying future residential growth in buffer areas to the Smythesdale landfill.
- Consider climate change in future growth scenarios, and plan for adaptability in the face of increasing threats of bushfire, flood and changes in land capability.
- Investigate flood risks for future growth areas.
- Retain the historic character of the town centre.
- Investigate commercial needs to support the continued role of Smythesdale as a service hub.
- Provide strong connections, including pedestrian, cycling and horse riding, between and within Smythesdale and Scarsdale and the surrounding natural environment.
- Provide a sensitive approach to drainage and stormwater management with a focus on providing an integrated stormwater treatment system and wetlands in harmony with the Woody Yaloak River and environs.
- Integrate and enhance the range of recreational uses and environmental processes along the Woody Yaloak Creek to provide an integrated linear sustainable environmental and recreational focus for the township.

Some photo simulations have been prepared

for inclusion here to show concept ideas for the Woody Yaloak Creek reserve and the future investigation area to the south of Smythesdale incorporating the Rail Trail as a spine.

SMYTHESDALE SCENARIO PLANNING





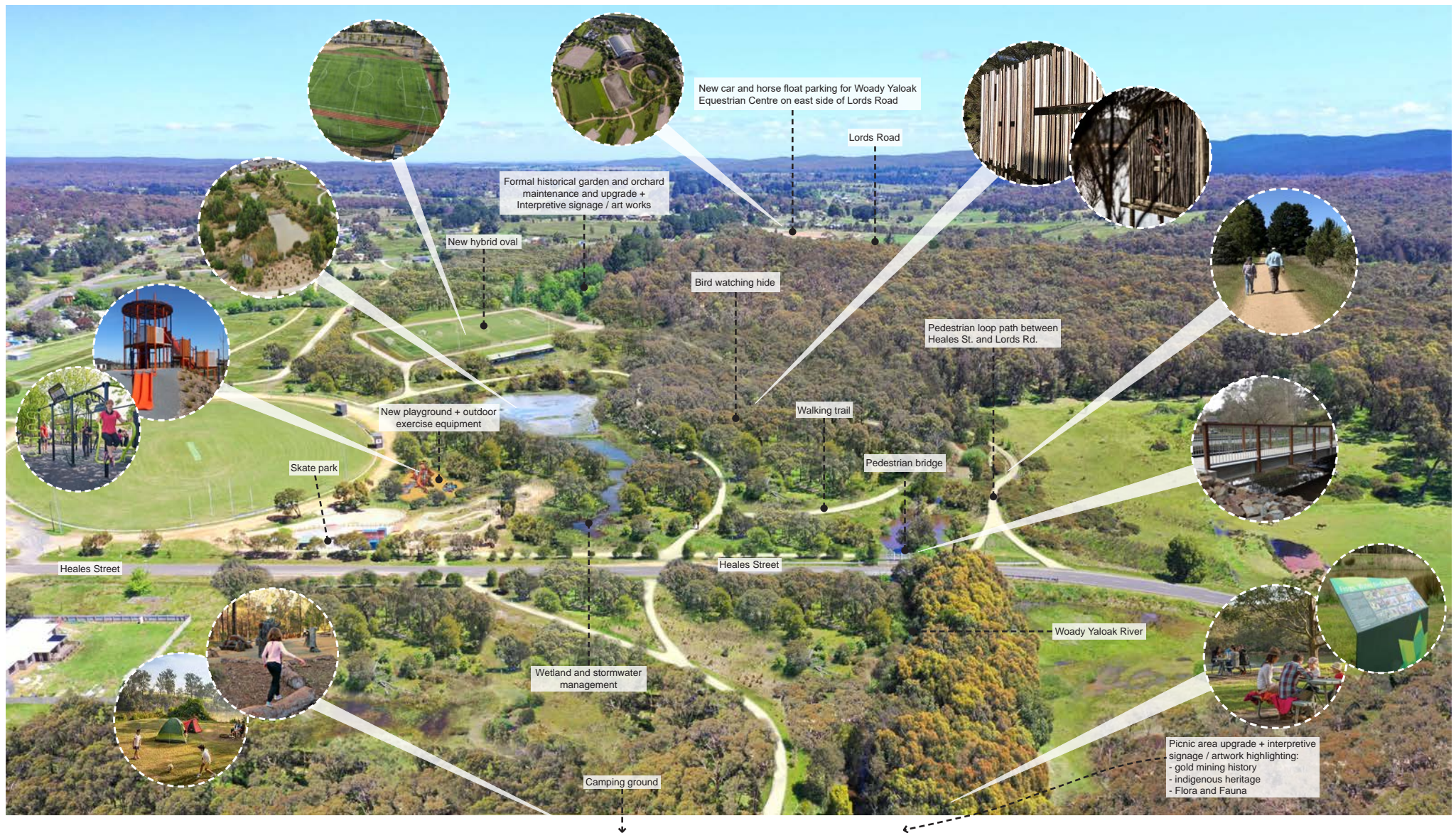
Woody Yaloak Reserve, Smythesdale

Existing Condition Perspective

Prepared by Thomson Hay Landscape Architects

Date: 19 November 2021





Woody Yaloak Reserve, Smythesdale

Conceptual Perspective

Prepared by Thomson Hay Landscape Architects

Date: 19 November 2021



Low Density Residential Zone Infill - Careys Road Precinct, Smythesdale

Existing Condition Perspective

Prepared by Thomson Hay Landscape Architects
Date: 19 November 2021





Low Density Residential Zone Infill - Careys Road Precinct, Smythesdale

Conceptual Perspective

Prepared by Thomson Hay Landscape Architects

Date: 19 November 2021

10.0 TRANSLATING TO PLANNING SCHEME POLICY

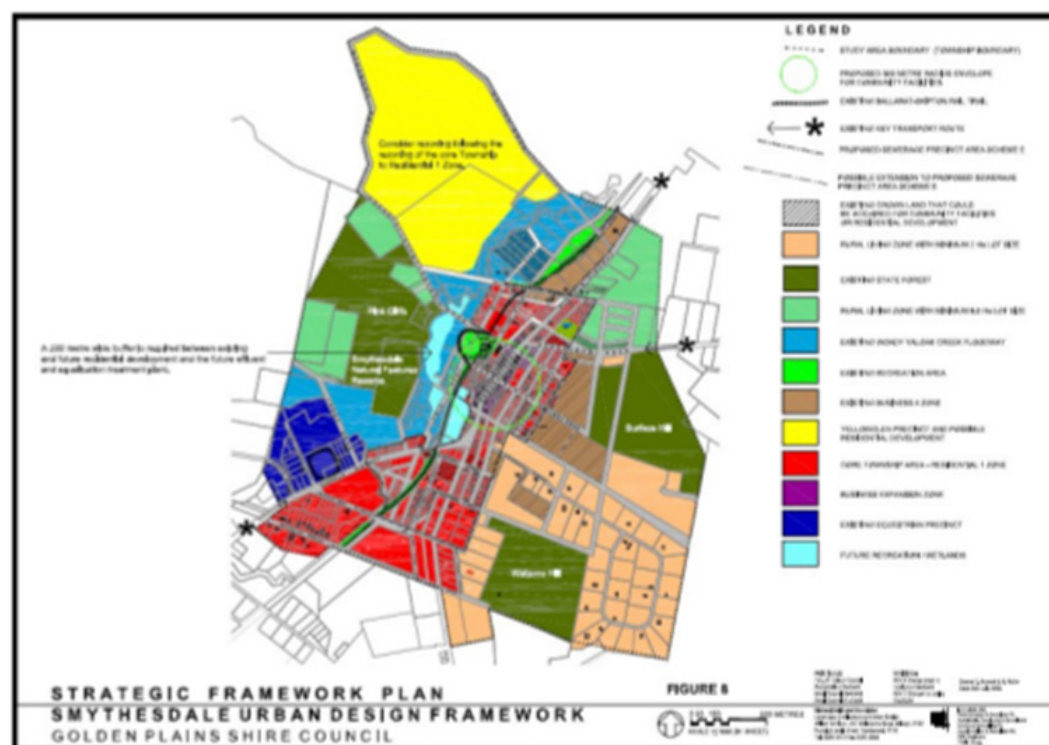
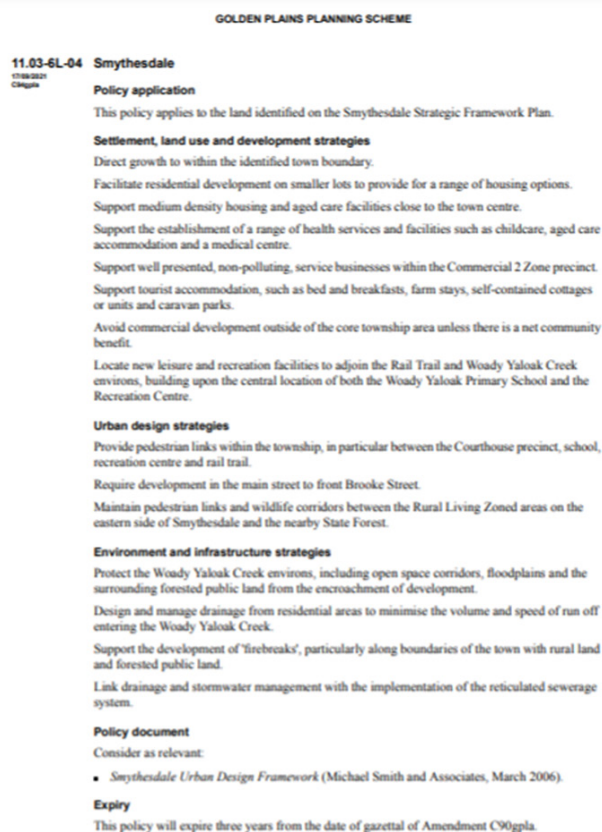
In preparing for the next stage of the Structure Plan Process, consideration is given to the current policy applying to Smythesdale and what the future policy might include:

A new Strategic Framework will need to be prepared to replace the current Plan. The new plan will show areas for future investigation

for low density residential growth south of Smythesdale. The new Framework Plan will include Scarsdale and identify future investigation areas for residential growth around Scarsdale.

The new Framework Plan will identify an integrated linear corridor along the Woody Yaloak Creek environs for revitalisation of the Woody Yaloak River environs including expansion of recreational and community activities and integration of wetlands.

The Framework Plan will identify the areas where the Streetscape Masterplans apply for both Smythesdale and Scarsdale and will identify the corner of Sebastopol-Smythesdale Road and the Glenelg Highway for co-location of future emergency services.



Settlement, land use and development strategies to include:

- Direct moderate future growth in areas south of Smythesdale.
- Support residential infill of the township of Smythesdale and Scarsdale and low density infill between the Glenelg Highway and Browns-Scarsdale Road.
- Support smaller lots, aged care and childcare facilities close to the town centre.
- Facilitate a range of commercial, health and community facilities in Smythesdale to support the town's role as a service hub.
- Support tourist accommodation and activities with consideration of the bushfire risk.
- Support commercial development within the main street of the core township areas of Smythesdale and Scarsdale.
- Support expansion of sport and recreational facilities along the Woody Yaloak Creek environs and Rail Trail, including the existing Woody Yaloak Equestrian Centre.

Urban Design Strategies

- Integrate the rail trail as part of future residential development between Smythesdale and Scarsdale.
- Maintain and integrate trails and wildlife corridors to State Forest and public open spaces to sustain a character that connects residential areas to the surrounding natural environment.
- Facilitate the Smythesdale and Scarsdale Streetscape Masterplans.

- Support design and works to recognise indigenous cultural heritage and gold mining history.
- Support design and works to include arts in the planning for Smythesdale.
- Encourage retention of historic urban design elements.
- Require development in the main street to front the main street.
- Provide pedestrian links within and between the townships of Smythesdale and Scarsdale, in keeping with the rural character of the town.

Environment and Infrastructure Strategies

- Facilitate a sustainable and integrated linear recreational, environmental, integrated stormwater and community space along the Woody Yaloak Creek environs.
- Support revitalisation of the Woody Yaloak River with integrated stormwater management features.
- Support enhancement of sport and recreation activities along the Woody Yaloak Creek environs.
- Integrate the treatment and harvesting of drainage and stormwater from Smythesdale into a wetland adjacent to the Woody Yaloak River to for utilisation by the Recreation reserve.
- Support bushfire protection measures and the inclusion of a Bushfire Protection Zone within the environs of the Woody Yaloak reserve.
- Require provision of managed fire breaks to the west and east of the township to increase

the resilience to bushfire.

- Encourage innovative and adaptive strategies to manage bushfire, flood and carbon storage climate change resilience.