

# Background Report

Smythesdale Structure Plan

December 2021





Changes from 2010 to 2019

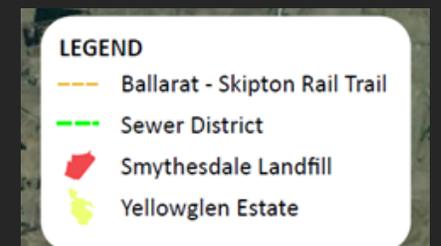
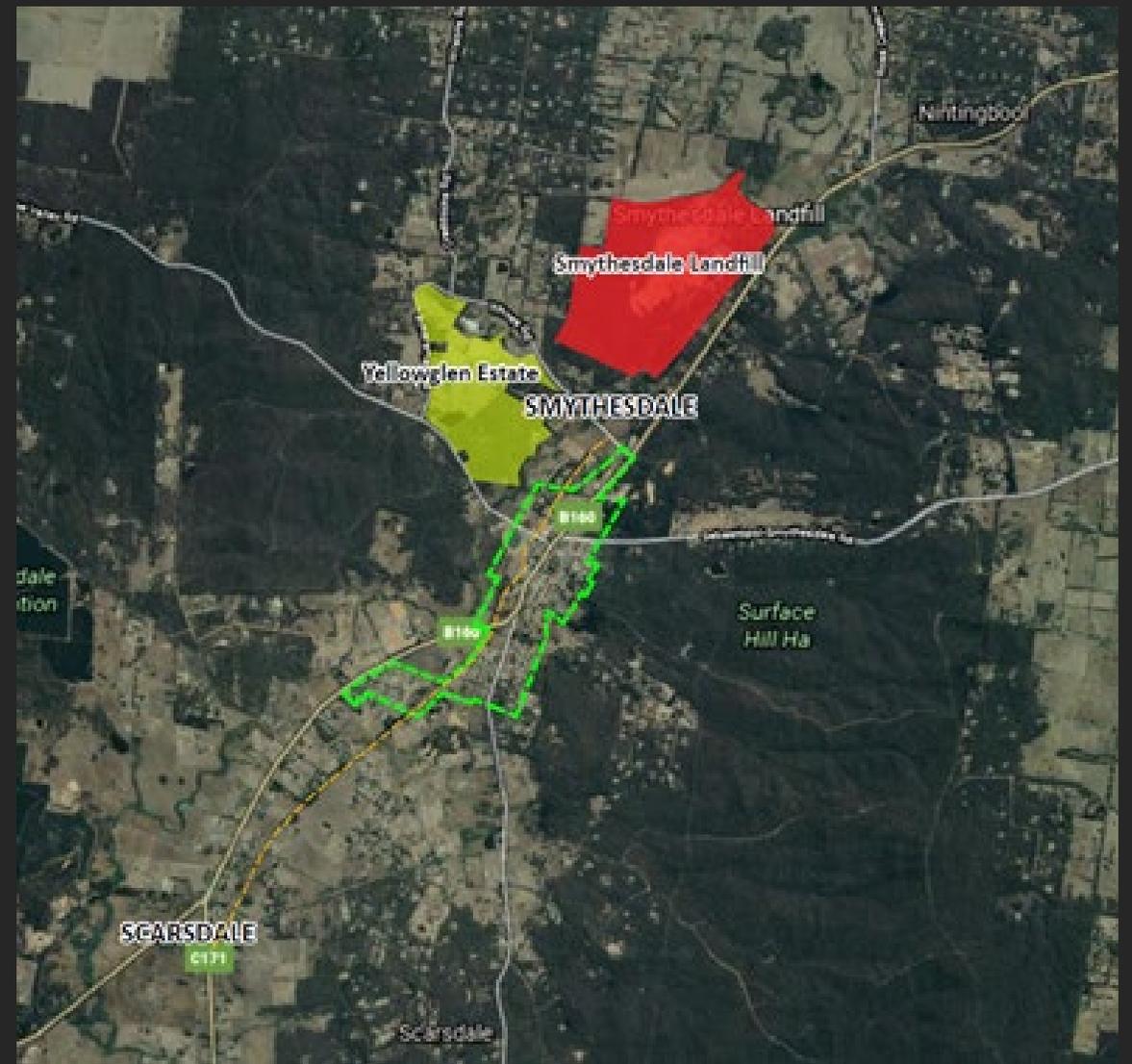
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Currently



# Constraints and Opportunities

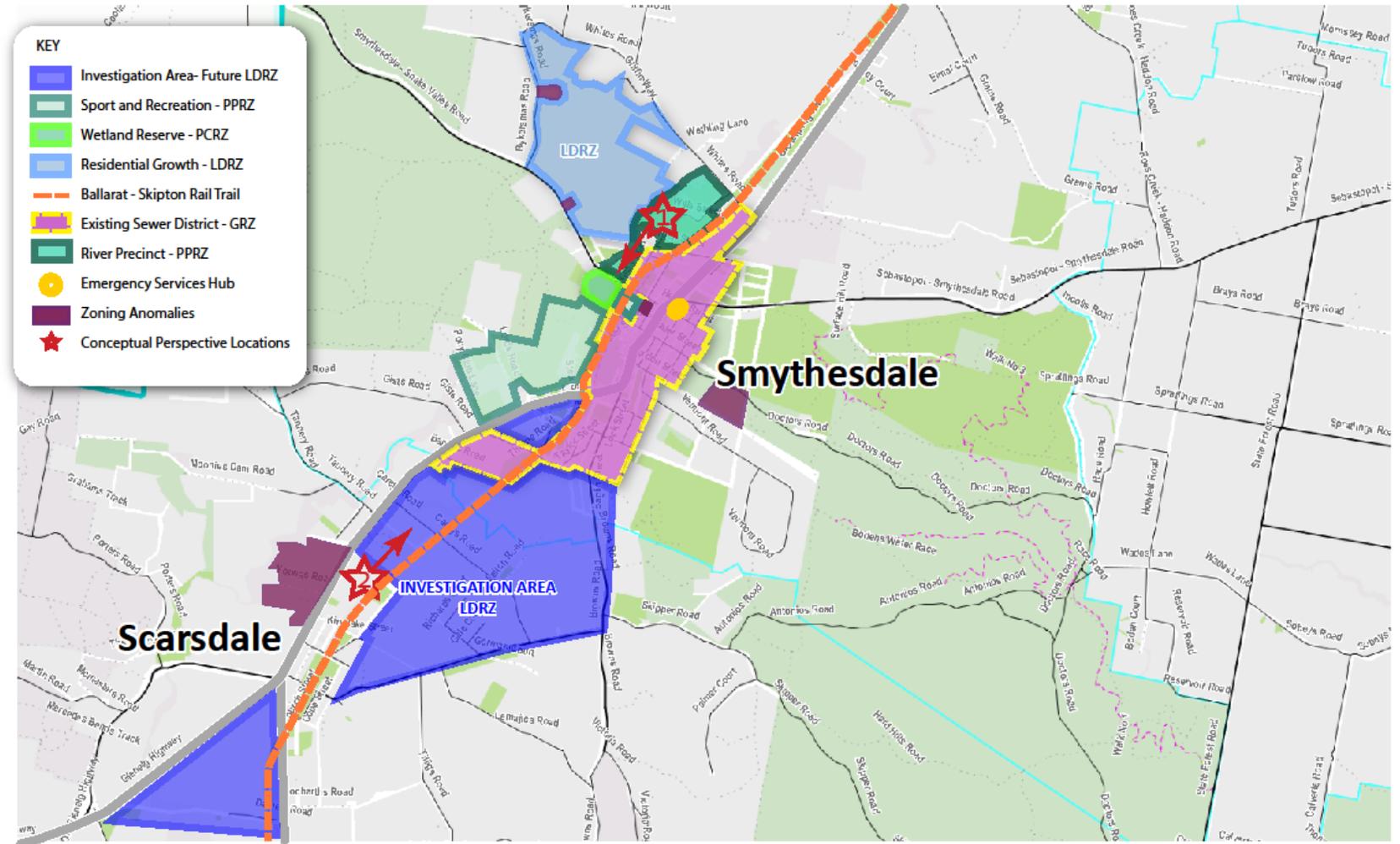
- Landfill
- Bushfire risk
- Equestrian Centre
- Sewer district
- Rail Trail
- Cultural heritage and character
- Bushland surrounds
- Proximity to Ballarat



# Future Directions include:

- Investigate areas for Future Low Density Residential Zone
- Rezone Sewer district to General Residential Zone
- Prepare a Masterplan for the Woody Yaloak Creek Precinct to integrate recreation and open space activities along the linear reserve.

## SMYTHESDALE SCENARIO PLANNING



500 m

Currently

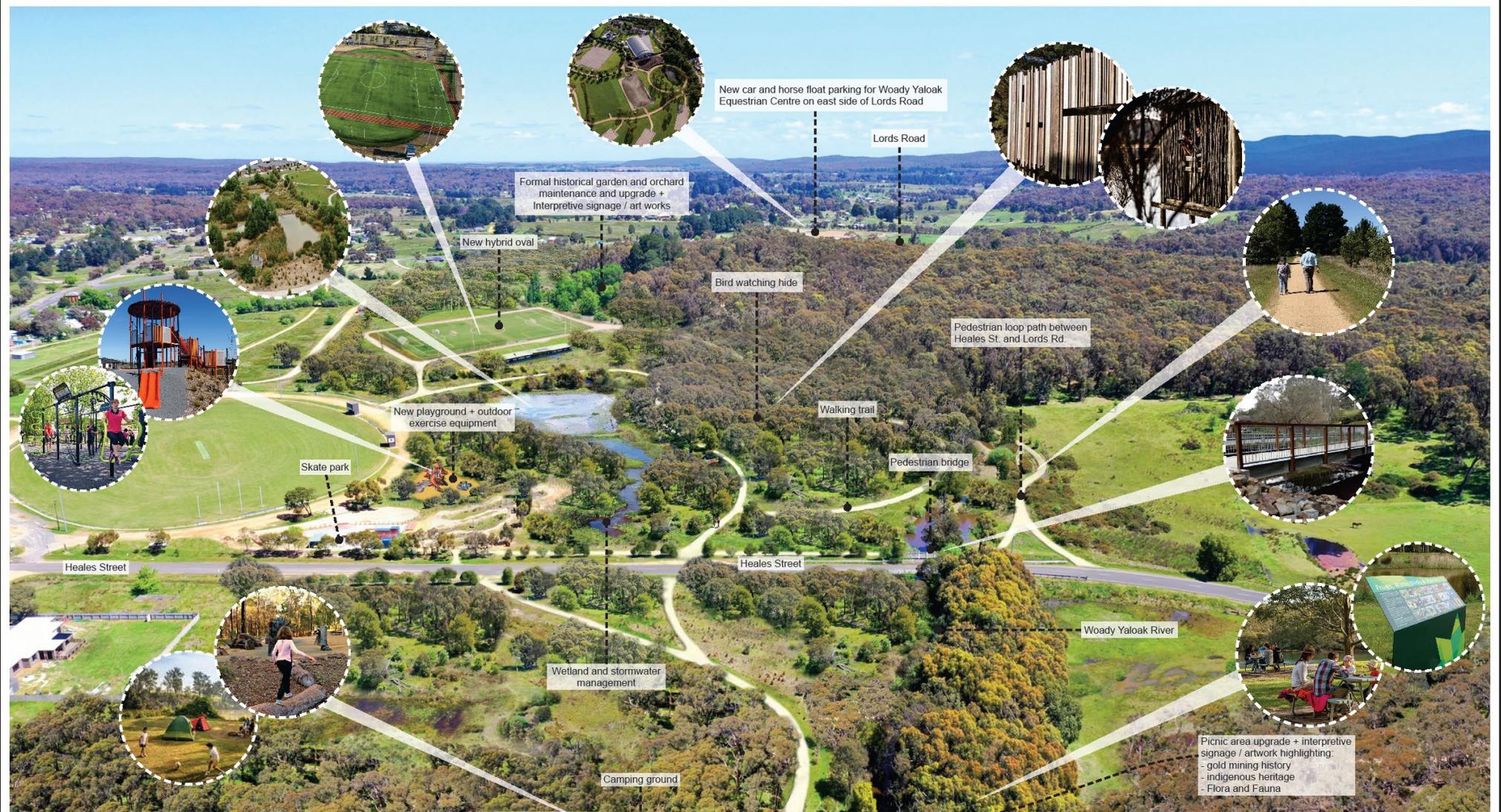


Potentially...



# Concepts and ideas for the Woody Yaloak Reserve Masterplan

## Perspective 1



### Woody Yaloak Reserve, Smythesdale

#### Conceptual Perspective

Prepared by Thomson Hay Landscape Architects

Date: 19 November 2021

Concepts/  
ideas for  
residential  
growth south  
of  
Smythesdale  
and north of  
the Cemetery

## Perspective 2



### Low Density Residential Zone Infill - Careys Road Precinct, Smythesdale

Conceptual Perspective

Prepared by Thomson Hay Landscape Architects

Date: 19 November 2021