Smythesdale

Policy application
This policy applies to the land identified on the Smythesdale Strategic Framework Plan.

Settlement, land use and development strategies
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.
Support the establishment of a range of health services and facilities such as childcare, aged care accommodation and a medical centre.
Support well presented, non-polluting, service businesses within the Commercial 2 Zone precinct.
Support tourist accommodation, such as bed and breakfasts, farm stays, self-contained cottages or units and caravan parks.
Avoid commercial development outside of the core township area unless there is a net community benefit.
Locate new leisure and recreation facilities to adjoin the Rail Trail and Woady Yaloak Creek environs, building upon the central location of both the Woady Yaloak Primary School and the Recreation Centre.

Urban design strategies
Provide pedestrian links within the township, in particular between the Courthouse precinct, school, recreation centre and rail trail.
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.

Environment and infrastructure strategies
Protect the Woady Yaloak Creek environs, including open space corridors, floodplains and the surrounding forested public land from the encroachment of development.
Design and manage drainage from residential areas to minimise the volume and speed of run off entering the Woady Yaloak Creek.
Support the development of 'firebreaks', particularly along boundaries of the town with rural land and forested public land.
Link drainage and stormwater management with the implementation of the reticulated sewerage system.

Policy document
Consider as relevant:

Expiry
This policy will expire three years from the date of gazettal of Amendment C90gpla.
A 200 metre wide buffer is required between existing and future residential development and the future effluent and equalisation treatment plant.