



Smythesdale Structure Plan

FACT SHEET
NOVEMBER 2024

What is a Structure Plan?

A structure plan guides future development of a town and provides direction on how to manage a variety of issues such as housing, transport, retail, economic, social and environmental issues, including bushfire and flooding constraints.

Why was the Structure Plan paused?

Council began consulting with the Smythesdale community and agencies in 2021 regarding the preparation of a new Structure Plan.

The consultation identified the need for further work on bushfire risk as a planning consideration. Specifically, a shirewide Strategic Bushfire Risk Assessment and a shirewide Housing Strategy, (known as the Growing Places Strategy) were required to be undertaken before the Smythesdale Structure Plan could be continued.

After this work was completed, it was found that from a planning perspective, Smythesdale is a higher bushfire risk location than other parts of the Shire.

This means that previous strategic directions for growth in Smythesdale have changed and other low risk locations are prioritised for housing growth.

What is happening with the Structure Plan now?

The project has recommenced with a town scale bushfire assessment. The assessment will consider opportunities to enhance the bushfire resilience of Smythesdale.

Based on the Bushfire Assessment for the township, an Opportunities Paper has been prepared for discussion about future options for the town.

What has happened with the work that was done last time?

We will incorporate the parts of the background research and consultation that was found previously that hasn't been impacted by the changes from the bushfire assessment. We value the contribution from the community so far and want to build on this for the next part of the work.

What's next?

Council officers from the Strategic Planning team will be available at the Smythesdale Community Market on Saturday 16 November to discuss the Smythesdale Structure Plan project and the Growing Places Strategy.

The Opportunities Paper will also be available to view at the Market.

A community workshop will be held on 18 February 2025 from 6pm for further discussions on the future options for the town.

Together, we will work towards a shared vision and Structure Plan for a safe and sustainable future for Smythesdale.

Keep an eye on Council's website for further updates:
goldenplains.vic.gov.au/resident/planning/strategic-planning-projects