



Council Meeting Agenda

Thursday 17 September 2026 at 2.00 pm
Council Chambers (and by video conferencing)
East Gippsland Shire Council Corporate Centre
273 Main Street, Bairnsdale 3875



Acknowledgement of Country

Council acknowledges the Traditional Owners and custodians of this land and pays deep respect to all First Nations peoples and communities with enduring cultural connections to East Gippsland, who have cared for and nurtured Country for tens of thousands of years.

We honour and celebrate the rich diversity, living cultures, and ongoing contributions of all First Nations peoples who live, work, visit, and play across East Gippsland.

We also acknowledge the many First Nations communities who, together, continue to shape and contribute to the region we know as East Gippsland. The place where we, as Local Government, deliver services and support to our community.

Council information

East Gippsland Shire Council live streams, records and publishes its meetings via webcasting (youtube.com/c/EastGippyTV) to enhance the accessibility of its meetings to the broader East Gippsland community.

These recordings are also archived and available for viewing by the public or used for publicity or information purposes. At the appropriate times during the meeting, any members of the gallery who are addressing the council will have their image, comments or submissions recorded.

No other person has the right to record Council meetings unless approval has been granted by the Chair.

In line with the *Local Government Act 2020*, Councillors are able to attend Council meetings electronically or in person and the meetings will be open to the public via livestreaming.

Members of the public are invited to view the Council Meeting livestreamed by following the link on Council's website or Facebook page.

Councillors

Cr Jodie Ashworth (Mayor)
Cr Tom Crook (Deputy Mayor)
Cr Arthur Allen
Cr Sonia Buckley
Cr Barry Davis
Cr Joanne Eastman
Cr Bernie Farquhar
Cr Ian Trevaskis
Cr John White

Executive Leadership Team

Fiona Weigall Chief Executive Officer
Stuart McConnell General Manager Assets and Environment
Sarah Johnston General Manager Business Excellence
Chris Stephenson General Manager Projects and Planning
Prue McTaggart Executive Manager Place and Community

Purpose of Council meetings

- (1) Council holds scheduled meetings and, when required, unscheduled meetings to conduct the business of Council.
- (2) Council is committed to transparency in decision making and, in accordance with the *Local Government Act 2020*, Council and Delegated Committee meetings are open to the public and the community are able to attend.
- (3) Meetings will only be closed to members of the public, in accordance with section 66 of the Act, if:
 - (a) there are clear reasons for particular matters to remain confidential; or
 - (b) a meeting is required to be closed for security reasons; or
 - (c) it is necessary to enable the meeting to proceed in an ordinary manner.
- (4) A meeting closed to the public for the reasons outlined in sub-rule 3(b) or 3(c) will continue to be livestreamed. In the event a livestream is not available:
 - (a) the meeting may be adjourned; or
 - (b) a recording of the proceedings may be available on the Council website.

Governance Rules

A copy of East Gippsland Shire Council's governance rules can be found at <https://www.eastgippsland.vic.gov.au/council/council-policies>

Councillors Pledge

As Councillors of East Gippsland Shire Council, we solemnly and sincerely declare and affirm that we will consider each item on this agenda in the best interests of the whole municipal community.

Vision

To foster inclusive, connected, communities and places where all East Gippslanders prosper, and endeavour not to leave anyone behind.

Our Strategic Themes

1. Community Wellbeing and Social Responsibility
2. Prosperity
3. Making the Most of What We've Got
4. Managing Council Well

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1 Procedural

1.1 Recognition of Traditional Custodians

Council acknowledges the Traditional Owners and custodians of this land and pays deep respect to all First Nations peoples and communities with enduring cultural connections to East Gippsland, who have cared for and nurtured Country for tens of thousands of years.

We honour and celebrate the rich diversity, living cultures, and ongoing contributions of all First Nations peoples who live, work, visit, and play across East Gippsland.

We also acknowledge the many First Nations communities who, together, continue to shape and contribute to the region we know as East Gippsland. The place where we, as Local Government, deliver services and support to our community.

1.2 Apologies

1.3 Declaration of Conflict of Interest

1.4 Confirmation of Minutes

That the minutes of the Council Meeting held Tuesday 18 August 2026 be confirmed.

1.5 Next Meeting

The next Council Meeting scheduled is to be held on Tuesday 20 October 2026 at the Corporate Centre, 273 Main Street Bairnsdale commencing at 6.00 pm.

1.6 Requests for Leave of Absence

1.7 Open Forum

1.7.1 Petitions

1.7.1.1 Active Transport and a Traffic Study at Bairnsdale Regional Hospital Service

Authorised by General Manager Business Excellence

Conflict of Interest

Officers preparing this report have no conflict of interest to declare.

Key Points

This report informs Council of a petition submitted by Mr Robert Phair of Bairnsdale seeking that Council undertake a traffic management assessment in the vicinity of Bairnsdale Regional Health Service (BRHS), develop an Active Transport Strategy, and provide updates on the progress of this work. The petition was received in hard copy on 13 August 2026.

The petition states:

“...we the undersigned, hereby petition East Gippsland Shire Council to”

- *undertake a comprehensive traffic management assessment of the section of Victoria St adjacent to BRHS main campus which considers risks associated with both current and future traffic and pedestrian flows;*
- *develop a broader Active Transport Strategy; and*
- *regularly update the community and BRHS on the progress of this work.”*

A total of 65 signatures were received in hard copy.

The petition has been received and presented in accordance with Governance Rule 8.7.

Councillors have been provided with a full copy of the petition separately. In the interest of respecting the privacy of signatories, and in accordance with the *Privacy and Data Protection Act 2014*, a copy of the petition has not been included with this report.

To assist Council in considering the matters raised in the petition, it is noted that the petition aligns with Council's adopted strategic priorities and current program of work. The Council Plan 2025-2029 includes a commitment to enhance the accessibility of towns and community health through the development and implementation of active transport projects, with a focus on promoting health and wellbeing and addressing infrastructure gaps.

As part of the 2026-27 Budget, Council has committed to commence an Active Transport Strategy to guide future investment in safe, accessible and sustainable travel options and to deliver priority footpath works identified through the Access and Mobility Framework. These initiatives support improved pedestrian connectivity and accessibility across the municipality and are relevant to matters raised in the petition.

Recommendation

That Council:

- 1. receives the petition;***
- 2. notes that the petition will be referred to the General Manager Assets and Environment for consideration and response; and***
- 3. notes that the Chief Executive Officer will arrange for Council Officers to write to the head petitioner advising them of these actions.***

1.7.2 Questions of Council

1.7.3 Public Submissions

1.8 Items for Noting

1.8.1 Audit and Risk Committee Biannual Report

In accordance with section 54(5)(b) of the *Local Government Act 2020*, a copy of the Audit and Risk Committee Biannual Report is to be tabled and subsequently recorded in the minutes of the meeting.

Attachments

- 1. Audit and Risk Committee Biannual Report - 1 January to 30 June 2026 [1.8.1.1 - 8 pages]**

AUDIT AND RISK COMMITTEE

BIANNUAL REPORT | JANUARY TO JUNE 2026



Introduction

East Gippsland Shire Council (Council) is required under section 53(1) of the Local Government Act 2020 (Act) to establish an Audit and Risk Committee (Committee). Section 54(1) of the Act further requires Council to adopt a Committee Charter (Charter) that outlines the Committee's objectives, authority, composition, tenure, roles and responsibilities, and its reporting, administrative and governance arrangements.

The previous report to Council highlighted the requirement for a Council review of the Committee Charter prior to the replacement of the current independent members whose terms were expiring. Several changes were incorporated in this review as outlined in the previous Audit Chair report. This was completed and adopted by Council at the 16 December 2025 Council meeting.

Since that time Council has completed the recruitment of a new independent chair for the Audit and Risk Committee and the replacement of one independent member.

The appointment of Mark Dupe as the independent chair and Sarah Philpott as the independent member were confirmed by Council at the meeting of 16 December 2025.

These appointments were the result of the required public advertising process undertaken by Council.

Since the appointments in December 2025, there have been two meetings held on 23 February 2026 and 25 May 2026.

The independent members were also provided with an out of cycle briefing by the management team on 24 April 2026.

Council has commissioned an independent review of Council's current and future financial sustainability options for Council's consideration. The independent members have been invited to participate as observers at the sessions being held with Council during this period.

The Committee, with two new independent members, has had a busy six months with a number of agenda items to be considered that had been waiting for the formation of the new Committee.

This report provides an outline of the matters considered and a summary of the Audit and Risk program for the period ahead.

Section 54(5)(a) of the Act also requires the Committee to prepare a biannual audit and risk report that outlines its activities, findings and recommendations. This report must be provided to the Chief Executive Officer (CEO) for tabling at the next practicable Council meeting.

This Report outlines the activities of the Committee for the period 1 January to 30 June 2026.

Membership

During the reporting period, the Committee comprised three Independent Members and two Councillor Members.

Independent Members

Mark Dupè (Chair)
Sarah Philpott
Susan Lloyd

Councillor Members

Mayor, Jodie Ashworth
Councillor Joanne Eastman

In accordance with the adopted Charter, the Committee now comprises three independent members (including the Chair), the Mayor of the day and another Councillor.

Meetings and Attendance

As detailed in the Charter, a quorum requires three or more members to be present, and the number of independent members present is equal to or greater than the number of Councillor members present.

Councillors who are not members of the Committee may attend meetings of the Committee as observers.

The Committee met twice during the reporting period:

Meeting Date	Type
23 February 2026	Ordinary Committee Meeting
25 May 2026	Ordinary Committee Meeting

The CEO, General Manager Business Excellence, Manager Governance and Regulatory Services and the Committee administrative team will, when practicable and appropriate, attend all meetings of the Committee. Other members of Council staff may be invited to attend meetings to present reports as required. Attendance during the reporting period is shown in **Table 1**.

Table 1

Member	Role	23 February	25 May
Mark Dupè	Independent Chair	✓	✓
Susan Lloyd	Independent Member	✓	x
Sarah Philpott	Independent Member	✓	✓
Cr Jodie Ashworth	Mayor	✓	✓
Cr Joanne Eastman	Councillor Representative	✓	✓

✓ = In Attendance x = Apology ⓪ = Not Required

The agendas and minutes of all Audit and Risk Committee meetings are available for Councillors to access and review.

Internal Audit

A key responsibility of the Committee is to monitor Council's Internal Audit Program. The internal audit function is supported by the engagement of independent internal audit professionals to provide assurance, analysis and recommendations aimed at strengthening Council's governance, risk management and internal control frameworks.

The Committee continued to monitor the delivery of the endorsed 2025/26 Internal Audit Plan throughout the reporting period. This included oversight of audit progress, key findings, and management's response to recommendations.

A representative from Crowe Australasia attended Committee meetings during the reporting period to present audit findings, provide updates on the status of scheduled audits, and report on the implementation of agreed actions arising from previous audits. This engagement supports the Committee's role in maintaining oversight of internal controls and continuous improvement across Council operations.

Implementation of Audit Recommendations

In accordance with the Committee's Charter, the Committee is also responsible for monitoring progress on actions required to address issues identified through internal audit activities.

During the reporting period, the Committee received updates on the status of audit recommendations, including progress towards implementation and any delays or challenges impacting completion. This ongoing monitoring supports accountability and ensures that identified risks and control improvements are appropriately addressed.

Internal Audit Area	Number of Actions							
	In Quarterly Report	Completed	On Schedule	Behind Schedule	Not Commenced	On Hold	Not Updated	Withdrawn
Child Safety Standards	1	1						
Governance	1		1					
Procurement Tendering	1	1						
Workforce Planning	1	1						
Complaints Management	8	8						
Climate Change	6	6						

External Audit

The Victorian Auditor General's Office (VAGO) appointed RSD Audit to complete external audits of Council under the *Audit Act 1994*. A representative of RSD Audit attends meetings as required. The 2025/26 External Audit Strategy was presented to the February 2026 meeting. The Interim Management Letter from RSD Audit was presented and noted at the May 2026 meeting.

Annual Work Program

The meeting agenda is driven by the Committee's Annual Work Program, which was formally endorsed at the meeting held on 23 February 2026. The matters from the Annual Work Program considered by the Committee at each meeting are provided in **Table 2**.

Key Highlights

The key highlights for the Committee during the current reporting period were:

- The CEO update and presentation as the first agenda item at all meetings provides the Committee with an update on a range of issues the CEO considers of importance to the Committee. This also provides the Committee a direct dialogue with the CEO on these matters and for agreed actions to be noted, taken and confirmed.
- A continued focus on Council's risk management framework and policy enhancements noting the improvements achieved as Council continues on the implementation of the framework.
- The Organisational Performance reports were considered by the Committee with areas for focus and reporting back to the Committee resolved for management attention. Overall, the performance was positive with some areas for focus provided from the meeting updates during the period.
- The Financial Trends briefing for the period 2019–2026 was presented to the Committee. The Committee provided advice to Council in relation to options to consider for the 2026/27 budget process that is the responsibility of Council to formally resolve via Council processes.
- The Committee noted that the commissioning of an independent report into Council's ongoing financial sustainability had been proposed and that briefings commenced during this period.
- The Workforce Plan for 2025-2029 was received and noted by the Committee. The overall approach was supported with feedback for management consideration in some specific areas.
- The Committee received and noted the updated Council Procurement Policy; a legislative requirement passed by Council in December 2025.
- The Annual Compliance Report was received and noted (a statutory obligation). It was pleasing to note that no material non-compliance was evident during the reporting period.
- The Committee received a detailed briefing on the risks associated with the supply chain issues likely to result from the Iran-USA conflict. The Committee noted and supported the risks identified and the proposed actions and treatments.
- Local Government Performance Framework Report – half yearly update. The Committee noted the overall positive performance in the report.
- The Quarterly ICT and Cyber Security update provided reassurance that Council's core systems are stable and reliable. Compliance and monitoring of key controls was noted. The Committee identified some areas for Management to consider in future reporting processes.
- The Internal Audit Report reviewing Council's process for Open Space Contributions was considered and adopted.

Regular updates on the following matters were considered and resolved by the Committee:

- Councillors Expense Report
- Strategic Risk Management Reports and Activity
- Occupational Health and Safety Report. The Committee reviews ongoing performance and advice on trends or issues raised by the Management team.
- Major Insurance Claims and Legal Activities Report.
- Integrity Agency Matters from across the nation are provided to the Committee for review and consideration. Management highlights any issues or matters that are of relevance to the East Gippsland Shire Council.

The Committee also received and considered a number of reports that were confidential in accordance with section 3 of the Act. Accordingly, these have not been included in the above key highlights or areas of interest.

Table 2

✓ = Report tabled x = Report to be rescheduled to future meeting

Audit and Risk Committee Annual Work Program 2026				
Reports	February		May	
	Planned	Actual	Planned	Actual
Officer Reports				
Quarterly CEO Update	✓	✓	✓	✓
Quarterly Organisational Performance Report	✓	✓	✓	✓
Quarterly Councillors' Expenses Report	✓	✓	✓	✓
Quarterly Strategic Risk Management Report	✓	✓	✓	✓
Quarterly Occupational Health and Safety Report	✓	✓	✓	✓
Quarterly Public Liability Incident and Claims Report	✓	✓	✓	✓
Quarterly ICT and Cyber Security Update	✓	✓	✓	✓
Annual LGPRF Report (6 Month Update)			✓	✓
Annual Fraud and Corruption Control Report			✓	x
Annual Compliance Report	✓	✓		
Annual Asset Valuations			✓	✓
Audit Matters				
Internal Audit Plan Progress Update	✓	✓	✓	✓
Internal Audit Recommendations - Actions Update Report	✓	✓	✓	✓
Internal Audit Plan (3 Year Plan)	✓	✓		
Internal Audit Plan - Annual Endorsement of Audit Scopes			✓	✓
External Auditor - Financial Year Audit Strategy	✓	✓		
External Auditor - Interim Management Letter			✓	✓
Committee Matters				
Actions Arising Update	✓	✓	✓	✓
Annual Report - Completed Actions Arising	✓	✓		
Annual Work Program - Progress Report	✓	✓	✓	✓
Annual Performance Assessment			✓	✓
Emerging Issues				
Quarterly Emerging Issues Report	✓	✓	✓	✓

Reports	Planned	Actual	Planned	Actual
Unplanned Reports				
Victorian Auditor General's Office Report - Financial Management of Local Councils		✓		
Commission of Inquiry Report - Whittlesea City Council		✓		
Integrity Agency Actions Report		✓		
Financial Trends 2019-2026		✓		
Internal Audit Report - Climate Change		✓		
Annual Work Program 2026 - Adoption		✓		
Procurement Policy		✓		
Workforce Plan 2025-2029		✓		
Integrity Agency Actions Report (Status Update)		✓		✓
Integrity Agency Reports: Ombudsman, VAGO and Strathbogie Monitor				✓

2 Notices of Motion

3 Deferred Business

4 Councillor Delegate Reports

5 Officer Reports

5.1 Projects and Planning

5.1.1 Planning Permit Application 5.2025.361.1 - 236 Bullumwaal Road Wy Yung – Medical Centre

Authorised by General Manager Projects and Planning

Purpose

This report seeks Council's approval of planning permit application 5.2025.361.1 which is for the *'Use and development of a medical centre, removal of vegetation, display of business identification signs and creation of access to a road in a Transport Road Zone 2'*, located at 236 Bullumwaal Road Wy Yung. The report outlines the proposal and details the rationale behind the officer's recommendation for approval.

It is noted that this matter was heard at the 18 August 2026 Council Meeting wherein a motion to approve the Officers recommendation to approve the planning permit with conditions was defeated (5 against, 3 support, 1 abstain). In accordance with the *Planning and Environment Act 1987*, Council as the responsible planning authority has the options to (a) to grant a permit, (b) to grant a permit subject to conditions, or (c) to refuse to grant a permit on any planning ground it thinks fit.

Whilst the motion to approve the planning permit was defeated, no formal decision has been made on the planning permit application as no other motion was moved. Therefore, this report is coming back before Council to enable a decision to be made on the planning application, noting that the Officer's recommendation has not changed but that Council can move a motion to refuse the application if they choose.

Recommendation

That Council

- 1. notes that Council being the Responsible Authority and having considered all the relevant planning matters, determines that Planning Permit Application 5.2025.361.1 is consistent with the requirements and objectives of the East Gippsland Planning Scheme; and***
- 2. resolves to issue a Notice of Decision to Grant a Permit for the use and development of a medical centre, removal of native vegetation, display of business identification signage, and creation of access to a road in a Transport Zone 2 at 236 Bullumwaal Road Wy Yung, subject to permit conditions as provided at Attachment 1.***

Key Points

The planning application was advertised in accordance with the *Planning and Environment Act 1987*, eliciting 17 objections raising concerns including traffic safety, parking adequacy, wastewater and environmental risks, neighbourhood character, vegetation removal and covenant restrictions.

The application was referred to relevant referral authorities (Transport for Victoria, DEECA and East Gippsland Water), all of which offered no objection subject to conditions. Internal engineering and environmental health units also provided conditional support.

The proposal was assessed under the *Planning and Environment Act 1987* and East Gippsland Planning Scheme, including the Low Density Residential Zone, Vegetation Protection Overlay and relevant provisions for parking, signage and access to a road in a Transport Zone 2, and the *Environment Protection Act 2017* in relation to wastewater.

Key considerations included compatibility with the residential setting, safe access and traffic management, and the ability to contain wastewater and stormwater on site. A Land capability assessment which accompanied the application found that the site has poor soils with limited wastewater capacity but that the development is acceptable, if wastewater is properly designed and contained on site in accordance with EPA requirements.

A Planning Consultation Meeting (PCM) was held on 25 March 2026 and attended by the applicant and the majority of objectors.

Subsequent to this meeting the applicant provided a Traffic Impact Assessment which found that the proposal would generate low levels of traffic and that Bullumwaal Road and the service road have sufficient capacity, with the intersection operating at an excellent level of service.

The Traffic Impact Assessment was shared with the objectors and further objector comment was considered including via an in-person meeting held after the PCM.

Planning Assessment

The proposed medical centre is to be located on a 4000 sqm site located at 236 Bullumwaal Road, Wy Yung. The proposed facility fronts a service road which runs adjacent to Bullumwaal Road. The land contains an existing dwelling and has an existing access point from the Bullumwaal Road service road.



Figure 1 – aerial view of the subject site in local context



Figure 2 – aerial view of the subject land in its immediate context showing frontage to service road and neighbouring residential properties to the immediate north and south.



Figure 3 – oblique aerial of the subject site looking westward towards Bullumwaal Road. Service road is visible on the edge of the land. Bullumwaal Road is obscured by trees.

The proposal triggers a planning permit under the following provisions of the East Gippsland Planning Scheme:

- Use of the land for a medical centre with a gross floor area in excess of 250 sqm (Clause 32.03-1) under the Low Density Residential Zone;
- Buildings and works associated with a use that needs a permit (Clause 32.03-4) under the Low Density Residential Zone;
- Removal, destruction or lopping of vegetation (Clause 42.02-2) under the Vegetation Protection Overlay;
- Display of business identification signage (Clause 52.05-2) under Signs; and
- Creating or altering vehicle access to a Transport Zone 2 road (Bullumwaal Road) (Clause 52.29-2).

An outline of key Planning Scheme considerations is provided in the Officer's Assessment Report provided at **Attachment 2**.

The application was accompanied by a range of technical reports to support the proposal including a Cultural Heritage Management Plan. The reports are provided at **Attachment 3**.

Timeline of Events

- Application lodged on 31 October 2025.
- Feedback from internal and external referrals received 7 November - 2 December 2025.
- Additional information requested on 19 November 2025.
- Notice period 12 January 2026 - 5 February 2026 with 17 objections received.
- Planning Consultation Meeting (PCM) held 25 March 2026 and attended by multiple objectors.
- Traffic Impact Assessment (TIA) received 8 April 2026 and circulated.
- Amended application received on 25 May 2026 (reconfigured parking in light of TIA recommendations).
- Follow up meeting held with objectors on 27 May 2026.
- Finalisation of detailed assessment on June 2026.

On balance, while the proposal introduces a new use into the immediate neighbourhood that is largely residential, a medical centre is an allowable use in the Low Density Residential Zone. Furthermore, the scale and intensity of the use, when considered in conjunction with the technical evidence and the capacity for impacts to be managed through permit conditions, supports a conclusion that the proposal can achieve an orderly planning outcome. The development is therefore considered to meet the decision guidelines of Clause 65, subject to the recommended conditions.

Strategic Alignment

The proposed medical centre supports several key themes of the Council Plan 2025–2029.

Theme 1: Community Wellbeing and Social Responsibility

The medical centre would deliver localised healthcare services, improving accessibility to treatment and early detection in skin cancer. It supports public health outcomes consistent with Council's integrated health and wellbeing objectives.

Theme 2: Prosperity

Outcome – Thriving, self-sufficient communities with strong local businesses and social enterprises.

The proposed development would provide local employment (practitioners and support staff) and supports the health services sector in the Bairnsdale/Eastwood growth corridor. It contributes to local economic activity and service diversity.

Theme 3: Making the Most of What We've Got

The proposed medical centre reuses an existing dwelling, minimising new land consumption and infrastructure demand. Located within an established area, it supports consolidation rather than greenfield expansion.

The proposal aligns with the Council Plan by improving access to healthcare and supporting local economic activity, while making use of existing infrastructure.

Consultation/Community Engagement/Impacts

In accordance with the *Planning and Environment Act 1987* and the East Gippsland Planning Scheme, the application was referred to the Department of Transport and Planning (DTP), the Department of Energy, Environment and Climate Action (DEECA), and East Gippsland Water. Referral responses raised no objection, subject to conditions. A copy of the referrals is provided at **Attachment 4**.

Public notification under section 52 of the *Planning and Environment Act 1987* was undertaken by letters to adjoining landowners and an on-site notice. Seventeen objections were received.

A Planning Consultation Meeting was held on at the East Gippsland Shire Council chambers on 25 March 2026. Copies of redacted objections are provided at **Attachments 5 and 6**. A response to those objections is provided at **Attachment 7**.

Following the PCM, Council officers met in person with the objectors in May 2026 to further discuss their concerns.

The consultation undertaken was in accordance with the *Planning and Environment Act 1987* and Council's policies relating to community engagement and planning delegations.

Opportunities and Risks

The proposal provides planning and economic benefits through delivery of a local health service, adaptive reuse of an existing dwelling, and more efficient use of land within an established area.

However, it also presents some risks relating to land use compatibility with the existing neighbourhood. Overall, these risks are able to be managed through permit conditions.

Climate Change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation and policy context

Planning and Environment Act 1987 (including ss. 4, 6, 12, 12B, 60)

Category

Land Use Planning: Consideration is given to climate change in the local land use planning and includes responses to direct and indirect impacts.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Draft Permit Conditions [**5.1.1.1** - 5 pages]
2. Planning Assessment Report [**5.1.1.2** - 12 pages]
3. Consolidated Technical Reports [**5.1.1.3** - 37 pages]
4. Referral Responses [**5.1.1.4** - 2 pages]
5. Redacted Objections [**5.1.1.5** - 61 pages]
6. Late Submission [**5.1.1.6** - 9 pages]
7. Response to Objections [**5.1.1.7** - 6 pages]

WORKING CONDITIONS DOCUMENT

Application: 5.2025.361.1
Proposal: Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Road Zone 2
Property Address: 236 Bullumwaal Road WY YUNG VIC 3875
Property Title: Lot: 6 PS: 513315

THE PERMIT ALLOWS:

Planning Scheme Clause	Matter for which the permit has been granted
32.02-1 (LDRZ)	Use of land for a Medical Centre.
32.03-4 (LDRZ)	Construct or carry out a building or works for a Medical Centre.
42.02-2 (VPO)	Remove, destroy or lop vegetation,
52.05-2	Display Business Identification Signs.
52.29-2	Create or alter access to a road in a Transport Zone 2.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**Layout not altered**

1. The layout of the use and development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.
2. The Medical Centre shall have no more than 4 medical practitioners or 10 staff (including medical practitioners) at one time, unless agreed in writing by the Responsible Authority.

Parking

3. Before the use commences/ Before the occupation of the building(s), areas set aside for parked vehicles and access lanes, as shown on the approved plan(s) must be:
 - a) Constructed to the satisfaction of the Responsible Authority.
 - b) Properly formed to appropriate levels to the satisfaction of the Responsible Authority.
 - c) Constructed and finished with a two-coat bitumen seal, and line-marked, to the satisfaction of the Responsible Authority.
 - d) A concrete pavement for the loading bay, built to the satisfaction of the Responsible Authority.
 - e) Drained and maintained to the satisfaction of the Responsible Authority.
 - f) Line-marked to indicate each car space and all access lanes to the satisfaction of the Responsible Authority.

Parking areas and access lanes must be kept available for these purposes at all times.

Drainage Construction Plan

4. Before any works associated with the development starts, a detailed drainage construction plan of the car park, to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plans will then form part of the permit. The design and documentation for the drainage works must be prepared in line with standard engineering practice to provide for the collection, control and disposal of all stormwater runoff, and show:
 - a) Drainage infrastructure, including pipes/drains
 - b) Pits (where required).
 - c) On-site discharge point

All earthworks associated with the construction of the drainage must be stabilised to protect against erosion and failure and must not encroach onto other properties.

All drainage works and requirements must be undertaken and completed to the satisfaction of the Responsible Authority.

Repair Council Infrastructure

5. Before the use, any portion of Council's existing infrastructure damaged as a result of work undertaken on the site or associated with the development must be repaired/reinstated to the satisfaction of the Responsible Authority.

On-site Waste Water Management

6. Before the use commences, the on-site wastewater management system must be designed, constructed and commissioned in accordance with the recommendations of the submitted Land Capability Assessment, to the satisfaction of the Responsible Authority.

The on-site wastewater management system must:

- a) Be installed in accordance with a permit to install issued by the Environmental Health Unit of Council;
- b) Be designed to ensure that all wastewater generated by the development is contained and treated within the boundaries of the site and does not discharge or migrate beyond the title boundaries;
- c) Be constructed and maintained in accordance with the Environment Protection Act 2017 and the relevant EPA guidelines for onsite wastewater management; and
- d) Be maintained in accordance with the endorsed Land Capability Assessment for the life of the development.

The use must not commence until the system has been installed and is operating to the satisfaction of the Responsible Authority.

Waste Water Condition

7. All wastewater from the proposed development must be disposed of in accordance with the provisions of the Environment Protection Act 2017, EPA guideline for onsite wastewater management and EPA guideline for onsite wastewater or effluent disposal and recycling systems.

East Gippsland Water condition

8. Existing water meter (No. 14W001279), which serves the existing dwelling, is to remain within, or be relocated to within 1 meter of the street boundary and continue to serve the existing dwelling.

Landscaping

9. Before the development starts, a Landscape Plan must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit.

The Landscape Plan must be drawn to scale with dimensions and must show:

- a) Existing vegetation to be retained and/or removed
 - b) Location of all buildings, driveways and car parking areas
 - c) A planting schedule including botanical names, pot sizes, quantities and spacing
 - d) Layout of all gardens, lawns and paved areas
 - e) Details of surface treatments (e.g. mulch, paving)
 - f) Any irrigation system
10. The Landscape Plan must provide:
 - a) Landscaping within all setback areas, including the front setback
 - b) Landscaping within and around car parking areas to soften their appearance
 - c) Screen planting along boundaries to minimise visual impact on adjoining properties
 - d) Canopy tree planting within or adjacent to the car parking area

- e) Plant species that are suitable for the locality and minimise maintenance requirements
- 11. Before the use commences or within three (3) months of completion of the development (whichever is sooner), all landscaping works shown on the endorsed Landscape Plan must be carried out to the satisfaction of the Responsible Authority.
- 12. All landscaping must be:
 - a) Maintained to the satisfaction of the Responsible Authority
 - b) Kept in a healthy condition
 - c) Replaced if any plant dies or is removed
 Landscaped areas must not be used for any purpose other than that shown on the endorsed plans.

Tree Protection and Native Vegetation Condition

- 13. All works shall be undertaken in such a way as to ensure that native vegetation which is not approved for removal under this permit, nor exempt from the requirement for a permit under the Planning Scheme, is neither removed nor damaged during development, to the satisfaction of the Responsible Authority.
The permit holder must ensure that:
 - a) No native vegetation within the adjoining road reserve is removed, destroyed or lopped as part of the development; and
 - b) If any impact to native vegetation within the road reserve is proposed or required, the permit holder must refer the matter to the Department of Energy, Environment and Climate Action (DEECA) in accordance with Clause 66.02-2 of the Planning Scheme and obtain all necessary approvals prior to works commencing.

Signage

- 14. The location and details of the sign, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.
- 15. No more than three (3) business identification signs may be displayed on the land at any one time, unless otherwise agreed in writing by the Responsible Authority.
- 16. Each sign must not exceed the dimensions shown on the endorsed plans and must remain subservient to the building and overall site development, to the satisfaction of the Responsible Authority.
- 17. All signs must be non-illuminated, unless otherwise approved in writing by the Responsible Authority. Any approved illumination must:
 - a) be baffled to prevent light spill
 - b) not cause glare or distraction to motorists
 - c) not result in unreasonable light spill onto adjoining properties
- 18. All signs must be maintained in good condition and to the satisfaction of the Responsible Authority.
- 19. Any sign that is damaged, defaced, or no longer required must be repaired or removed to the satisfaction of the Responsible Authority.

Hours of Operation

- 20. The medical centre shall only allow attendance of the general public between the hours of:
 - 8:30am to 5:00pm Monday to Friday
 to the satisfaction of the Responsible Authority.
The use must not operate outside these hours unless with the prior written consent of the Responsible Authority.

Amenity

21. The use and development must be conducted so that no nuisance is caused to adjoining properties or the surrounding area, to the satisfaction of the Responsible Authority.
In particular:
- a) Noise levels emanating from the land must comply with the requirements of the Environment Protection Act 2017 and the relevant EPA guidelines.
 - b) External lighting must be designed, baffled and located to prevent light spill onto adjoining land and to the satisfaction of the Responsible Authority.
 - c) All loading, unloading, waste collection and other operational activities must be conducted so as to minimise disturbance to adjoining properties.
 - d) All equipment and plant must be located, screened and/or acoustically treated so as not to adversely affect the amenity of the area.
 - e) The use must not detrimentally affect the amenity of the surrounding area by reason of traffic, noise, visual impact, overspill lighting or the intensity of activity.

Expiry – Development

22. This permit will expire if one of the following circumstances applies:
- a. The development is not started within 3 years of the issued date of this permit.
 - b. The development is not completed within 5 years of the issued date of this permit.
 - c. The use does not start within 5 years of completion of the development.
- In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Expiry – Signage

23. This permit as it relates to a sign(s) will expire 15 years from the issued date of this permit.
On expiry of the permit, the sign and structures built specifically to support it must be removed.
In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the period referred to in this condition

Notes:

East Gippsland Water

1. Any specific requirements for water supply, over and above the available standard levels of service (e.g. pressure, flow rate, etc.), is to be arranged by the applicant at their cost. This may mean that the existing water property service connection may need to be upsized, depending on the nature of the commercial development at the time of plumbing application.
2. Where backflow prevention is required, as determined by Australian Standard AS3500, the owner/occupier is to ensure an appropriate backflow prevention device is installed, commissioned, tested and maintained in accordance with that Standard.

Native Vegetation within Road Reserve

3. If any native vegetation within the Bullumwaal Road reserve is proposed to be removed, destroyed, or otherwise impacted, the permit holder must refer the matter to the Department of Energy, Environment and Climate Action (DEECA) in accordance with Clause 66.02-2 of the East Gippsland Planning Scheme before works commence.
4. Flora and Fauna Guarantee Act Compliance Prior to the removal, destruction, or lopping of any native vegetation on public land, the permit holder must obtain all necessary approvals under the Flora and Fauna Guarantee Act 1988, including a permit to take protected flora where required.

Attachment 2**Planning Permit Application 5.2025.361.1 - Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Road Zone 2 at 236 Bullumwaal Road WY YUNG VIC 3875****Planning Assessment****KEY DETAILS**

Subject address	236 Bullumwaal Road WY YUNG VIC 3875 Lot: 6 PS: 513315
Landowner	A S Ayou & T Alwyn
Applicant	Crowther & Sadler Pty Ltd
Land area	4000 m ²
Zone	Low Density Residential Zone
Overlays	Vegetation Protection Overlay - Schedule 1
Potentially Contaminated Land	The land is not potentially contaminated.
Extractive Industry	There are no listed licences (works approval areas) for this location or within 500m.
Cultural sensitivity	The front half of the land is mapped as culturally sensitive. A cultural heritage management plan was provided. Further details in this report.
Social Impact	A Social Impact Comment/Assessment is not required.
Site inspected	The site was visited on 13 November 2025
Restrictions on Title	There are restrictions on title which have been assessed and the proposal is compliant.
Cost of works	\$ 600,000.00
The officer believes the determination cannot be made under delegation for the following reasons	• The application has attracted 17 objections and was the subject of a Planning Consultation Meeting. • The proposal is considered to raise matters of community interest warranting enhanced consideration. • While not a Council project, the application has been reported to Council through the weekly planning report. • A material interest has not been declared by an officer or Councillor

PROPOSAL DETAILS/DISCUSSIONSite and Locality Context

The subject land at 236 Bullumwaal Road, Wy Yung is a 4,000m² allotment containing an existing single-storey brick dwelling and associated landscaping. The site is accessed via a service road within the Bullumwaal Road reserve, with two existing crossovers providing a circular driveway arrangement. The land is serviced by reticulated water and electricity but relies on an on-site wastewater system.

The site is located within an established low-density residential area comprising similarly sized lots and dwellings. Land to the west, across Bullumwaal Road, contains an East Gippsland Water facility. The site is situated within the broader Eastwood–

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Bairnsdale growth area identified for low-density residential and rural living development.

Title, Covenant and Section 173 Agreement

The title is affected by a restrictive covenant (AC279718C, expiring 31 December 2030), a Section 173 Agreement (AC212391L), and easements for drainage and power. The covenant generally limits development to a single dwelling and regulates building materials, outbuildings, earthworks and certain land uses. The Section 173 Agreement requires development to occur within the approved building envelope and includes obligations relating to erosion, vegetation and environmental management.

The covenant does not expressly prohibit the use of the land as a medical centre. While a medical centre would not ordinarily fall within the prohibited activities identified in the covenant, there remains some uncertainty as to whether the proposed use is consistent with the covenant's broader residential intent. This is ultimately a private legal matter and a planning permit cannot authorise a breach of the covenant.

The proposal is generally consistent with the requirements of the Section 173 Agreement, with the works located within the approved building envelope and incorporating appropriate landscaping and wastewater management measures. Overall, the proposed buildings and works appear to comply with the physical requirements of both the covenant and the Section 173 Agreement.



Figure 1: the Subject Land as seen from the service road.

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Figure 2: Aerial view of the subject land (outlined in red) in its local context. Source: Google Earth.



Figure 3: Closer aerial view of the subject land (outlined in red) showing access from service road.

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Figure 4: Oblique aerial view of the subject land.

Site History

The current application is the second planning application for the land. Application 5.2023.733 for a dwelling was issued on 27 November 2003. Extensions and alterations to the dwelling were inspected and certified on 23 July 2012.

Proposal

The application currently before Council seeks approval for the use and development of a medical centre (specialist skin cancer clinic), removal of vegetation within the front setback, display of three business identification signs and creation of access to a Transport Zone 2 road.

The business proposes to operate Monday to Friday 8:30 am to 5 pm and be staffed by 4 health practitioners and 6 support staff.

The building works include the internal reconfiguration of the existing dwelling. Additions include a 25.6 m² staff room and two entry porches (4.83 m²). The total building area will be 306.82 m² including 368.98 m² under the roof.

Car parking provision includes 20 spaces (including 1 disabled bay) in the front setback. Parking will be angled for one-way flow. Parking provision will entail the removal of 484 m² of ornamental front garden. Roadside native vegetation will be retained.

Landscape buffers are provided to soften visual impact.

Seven bicycle spaces are to be provided including 5 for visitors and 2 for staff. Refer clause 52.34

Proposed signage is to include one 2.64 m² wall-mounted sign and 2 free-standing signs, each 6m². Total signage area 14.64m², non-illuminated.

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Figure 5: Area of vegetation intended for removal.

Amendment to Proposal:

Following public notice, amended plans were submitted under Section 57A of the Planning and Environment Act 1987. The amendments are limited to revised car parking and access arrangements and do not alter the proposed use, building footprint, practitioner numbers or overall scale of the development.

The amended plans provide 18 on-site car spaces, improved internal circulation, formalised entry and exit points, and upgraded access arrangements supported by an updated Traffic Impact Assessment. The amendments are intended to improve the functionality, safety and compliance of the parking and access layout and were circulated to objectors for comment.

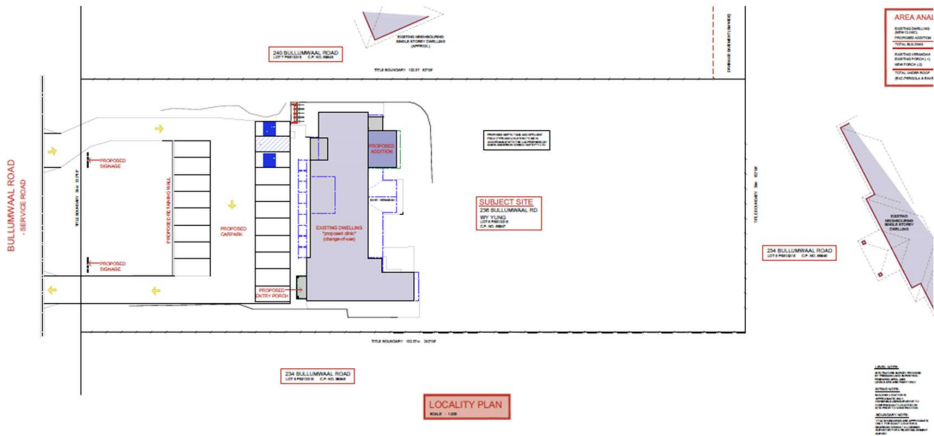


Figure 6: Revised site plan.

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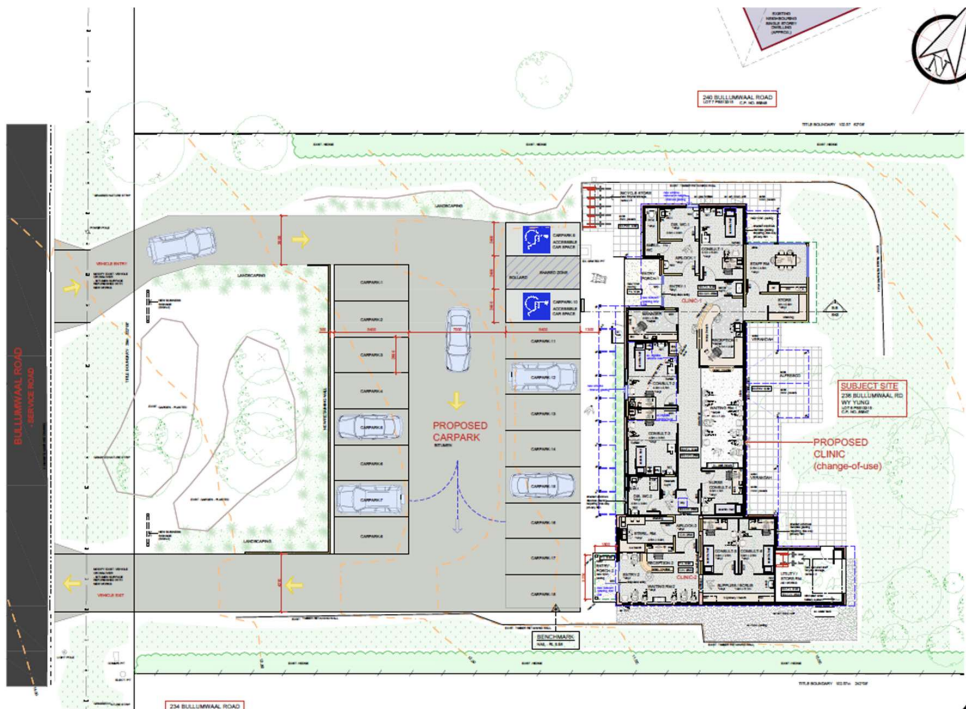


Figure 7 Revised Development/Alterations Plan

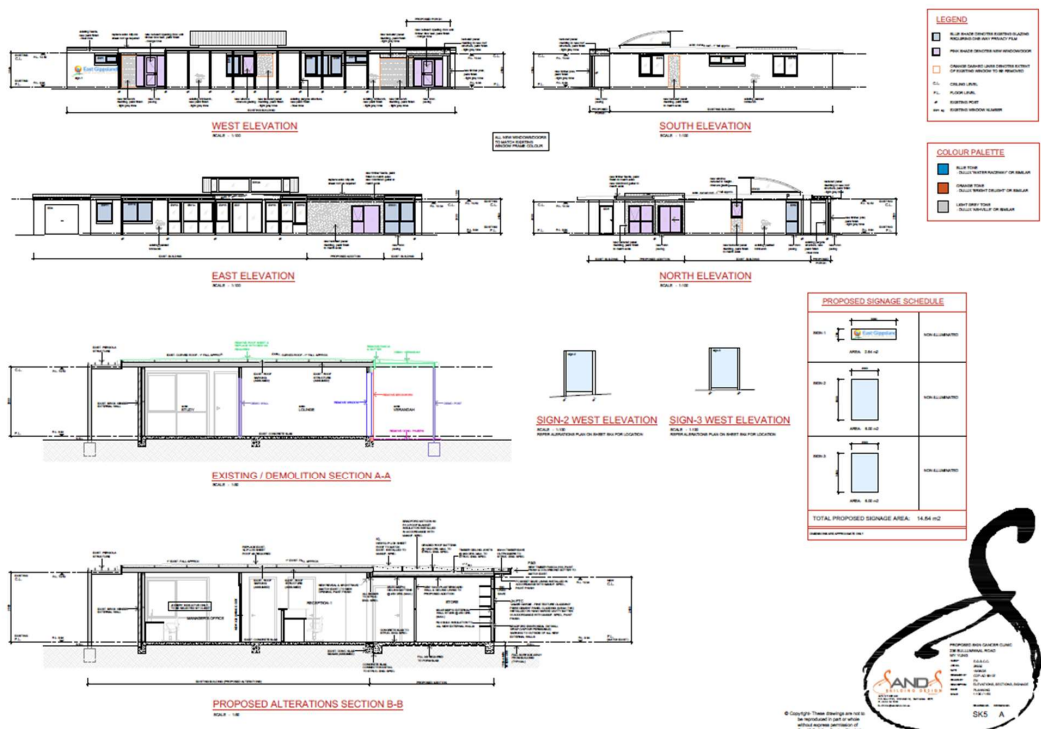


Figure 8 Revised Elevations.

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Traffic Impact Assessment

A Traffic Impact Assessment prepared by One Mile Grid concludes that the proposed medical centre would generate approximately 154 vehicle movements per day and low peak-hour traffic volumes. Intersection modelling indicates that the Bullumwaal Road/service road intersection will continue to operate efficiently, with minimal delays and queuing. The assessment further concludes that the proposed 18-space car park and revised access arrangements are adequate to accommodate anticipated demand and comply with relevant design standards. Overall, the traffic generated by the proposal can be readily accommodated within the surrounding road network and there are no traffic engineering grounds to oppose the development.

PLANNING CONTROLS

Control	Clause(s)	Consideration
Low Density Residential Zone	32.03-1	Use of medical centre with a gross floor area in excess of 250 m ²
	32.03-4	Buildings and works associated with a section 2 use.
Vegetation Protection Overlay - Schedule 1	42.02-2	Remove, destroy or lop vegetation.
Signage	52.05-2	Display of business identification signs.
Access to Transport Zone 2 Road	52.29-2	To create or alter vehicle access to a Transport Zone 2 road.

Cultural sensitivity

A Cultural Heritage Management Plan (CHMP 20695) was required due to the site's location within an area of cultural heritage sensitivity. The CHMP was approved by the GunaiKurnai Land and Waters Aboriginal Corporation (GKLaWAC) and identified a low-density Aboriginal artefact scatter within the site. The CHMP includes measures for artefact salvage, cultural heritage management and contingency procedures for unexpected discoveries. Subject to compliance with the approved CHMP, Aboriginal cultural heritage can be appropriately managed during construction and operation of the development.

REQUEST FOR FURTHER INFORMATION

Pursuant to Section 54 of the Planning and Environment Act 1987, Council requested additional information regarding the restrictive covenant and native vegetation impacts. Specifically, the applicant was requested to provide legal advice addressing whether the proposed medical centre complies with the covenant, and a comprehensive native vegetation assessment addressing the requirements of the Vegetation Protection Overlay.

The response provided did not fully address these requests. No independent legal advice was submitted regarding the covenant, and the information relating to native vegetation did not adequately demonstrate compliance with the overlay provisions or

substantiate the applicability of any exemption. As a result, key statutory and environmental considerations remained unresolved.

Notwithstanding these concerns, amendments to the proposal, including a reconfigured parking layout, substantially reduced the extent of native vegetation impacts.

REFERRAL AUTHORITIES

AUTHORITY	TYPE (DET or REC)	REFERRAL CLAUSE	RESPONSE
Head, Transport for Victoria (VicRoads)	Det (s55)	52.29 TRZ2 and 66.03 – 52.05 signs (DET)	No Objection
EGW	Notice 52(d)	Land with a sewer easement being developed	Conditional consent
DEECA	DET	52.17 Native Vegetation and 66.02-2;	No objection

East Gippsland Water does not object to the proposal, noting that the site is not connected to reticulated sewerage. Consent is subject to conditions relating to the retention or relocation of the existing water meter and compliance with standard water supply and backflow prevention requirements.

DEECA raises no objection to the proposal. It notes that vegetation within the Bullumwaal Road reserve will not be affected and recommends protection of adjacent native vegetation during construction through implementation of a Tree Protection Plan. DEECA also advises that any future impacts to native vegetation within the road reserve would require separate approvals and referral.

INTERNAL ADVICE

DEPARTMENT	SCOPE OF ADVICE	OUTCOME
Technical	Drainage, Access	Conditional consent
Environmental Health	Land Capability (Septic), Skin penetrating business (skin cancer clinic)	Conditional consent

Environmental health advised that all wastewater from the proposed development must be disposed of in accordance with the provisions of the Environment Protection Act 2017, EPA guidelines for onsite wastewater management and EPA guidelines.

S52 NOTIFICATION

Advertising Required

Public notification was undertaken in the form of letters to adjoining landowners and a sign was placed on site in accordance with Section 52 of the Planning and Environment Act 1987.

A statutory declaration has been provided that confirms notification was undertaken as directed and that the responsible authority will not decide on the application before 30 January 2026.

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OBJECTIONS RECEIVED

A total of 17 objections were received raising concerns regarding:

- Traffic safety and the suitability of the Bullumwaal Road/service road access.
- Adequacy of on-site parking and the potential for overflow parking.
- Compatibility of the medical centre with the Low Density Residential Zone and the established residential character of the area.
- Wastewater disposal, stormwater management and potential environmental impacts.
- Pedestrian safety within the service road.
- Vegetation removal, privacy, visual amenity and lighting impacts.
- Potential future intensification of the use.
- The effect of the restrictive covenant.
- Alternative locations for the use and broader community benefit.
- Amenity impacts including traffic, noise and loss of privacy.

These matters were assessed through the Traffic Impact Assessment, Land Capability Assessment, referral authority responses and the relevant provisions of the Planning Scheme. The available technical evidence indicates that traffic, parking, wastewater, vegetation and amenity impacts can be appropriately managed through the design response and permit conditions.

While objectors raised concerns regarding traffic safety and nearby road incidents, crash data and traffic modelling do not identify any safety issues associated with the subject access point. The Traffic Impact Assessment concludes that the proposal will generate low traffic volumes, that the surrounding road network has adequate capacity, and that the proposed on-site parking provision is sufficient to accommodate anticipated demand.

The restrictive covenant is a private legal matter that operates independently of the planning process and cannot be overridden by a planning permit. Based on the information available, the covenant does not expressly prohibit a medical centre use, although any covenant implications remain a matter for the landowner to resolve if required.

Overall, whilst the concerns raised are acknowledged, it is considered that the identified impacts can be appropriately managed and that the proposal is capable of achieving an acceptable planning outcome within the Low Density Residential Zone.

REPORT – PLANNING CONSIDERATION**Planning Policy Framework (PPF)**

The proposal has been assessed against the relevant objectives and strategies of the Planning Policy Framework. It involves the adaptive reuse of an existing dwelling for a medical centre within an established settlement, supporting the efficient use of land and the provision of local health services.

While the proposal introduces a non-residential use into a low-density residential area, the key issue is one of scale rather than land use acceptability, as a smaller medical centre could operate without a permit in the zone. The submitted Traffic Impact Assessment demonstrates that traffic generation is low and can be accommodated within the existing road network, with no unacceptable safety or operational impacts identified.

The proposal retains the existing building, limits physical change to the site, and can be integrated into its surroundings through landscaping and operational controls. Access

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arrangements are supported by the Traffic Impact Assessment and referral authority advice.

Overall, the proposal is consistent with the strategic intent of the Planning Policy Framework and is considered capable of delivering an acceptable planning outcome, subject to appropriate permit conditions.

32.03 LOW DENSITY RESIDENTIAL ZONE

The subject land is located within the Low Density Residential Zone. A planning permit is required as the proposed medical centre has a floor area of approximately 306.82m², exceeding the permit exemption threshold.

The proposal involves the adaptive reuse of an existing dwelling as a medical centre. While it will generate a greater level of activity than a dwelling, the use remains relatively modest in scale, retains the existing building form and includes landscaping to assist integration with the surrounding residential environment.

On balance, the proposal's compatibility with the Low Density Residential Zone is primarily dependent on its operational impacts, which can be appropriately managed through permit conditions.

42.02 VEGETATION PROTECTION OVERLAY (SCHEDULE 1)

The front portion of the site is affected by the Vegetation Protection Overlay – Schedule 1, and a permit is required for the proposed vegetation removal associated with construction of the car parking area. The application was referred to DEECA, which raised no objection.

The vegetation proposed for removal is predominantly ornamental and fragmented in nature and does not form part of the higher-value roadside vegetation corridor along Bullumwaal Road, which will be retained. The revised parking layout has reduced vegetation impacts, and subject to landscaping and replacement planting conditions, the vegetation removal is considered acceptable.)

PARTICULAR PROVISIONS

The land is a designated bushfire prone area – special construction requirements apply.

52.05 DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE

The proposal includes a total of 14.64m² of non-illuminated business identification signage, comprising one wall-mounted sign (2.64m²) and two freestanding signs (6m² each).

Having regard to the purpose and decision guidelines of Clause 52.05, the proposed signage is considered appropriately scaled to the medical centre, provides clear business identification, and is compatible with the character of the site and surrounding area. The signage is not illuminated and is unlikely to result in unreasonable visual clutter, adverse amenity impacts, or road safety concerns.

Accordingly, the proposed signage is considered to achieve an appropriate balance between the operational requirements of the medical centre and the protection of visual amenity and public safety, and is therefore supported.

52.06 CAR PARKING

The proposed medical centre requires 15 car parking spaces under Clause 52.06. The amended proposal provides 18 on-site spaces and therefore exceeds the statutory requirement. The revised layout incorporates improved access and internal circulation arrangements and is supported by a Traffic Impact Assessment, which concludes that

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parking provision is adequate and that the development will not result in unreasonable traffic or parking impacts. Accordingly, the proposal satisfies the requirements of Clause 52.06 and minimises reliance on on-street parking.

52.29 ACCESS TO TRANSPORT ZONE 2 ROAD.

The proposal includes revised access arrangements to the service road within the Bullumwaal Road reserve, including reconfigured crossovers and separate entry and exit points. As the works affect access associated with a Transport Zone 2 road, a permit is required under Clause 52.29 and the application was referred to Transport for Victoria, which does not object to the proposal. Subject to the relevant conditions, the proposed access arrangements are considered satisfactory and capable of safely accommodating the anticipated traffic generated by the development.

52.34 BICYCLE PARKING

The proposed medical centre is required to provide two bicycle parking spaces. The application provides seven spaces, comprising five visitor spaces and two secure staff spaces, exceeding the statutory requirement. The Traffic Impact Assessment confirms the facilities comply with relevant standards and can be accommodated within the site layout. Accordingly, the proposal satisfies the requirements of Clause 52.34.

53.02 BUSHFIRE PLANNING

The subject land is located within a Bushfire Prone Area. While no bushfire assessment was submitted, the site is situated within an established and largely cleared residential area, has access to reticulated water, and benefits from suitable access arrangements for emergency vehicles and evacuation. The proposed removal of vegetation within the front setback will also contribute to a reduction in on-site fuel loads. Having regard to the site context, available services and access arrangements, bushfire risk is considered capable of being managed to an acceptable level.

GENERAL PROVISIONS

The proposal supports strategic planning policy by facilitating the provision of health services within an established settlement and making efficient use of an existing building. While the introduction of a medical centre within the Low Density Residential Zone results in an increase in activity compared to a dwelling, the available technical evidence indicates that traffic, access, wastewater, stormwater and amenity impacts can be appropriately managed.

The Traffic Impact Assessment and Land Capability Assessment demonstrate that the site is capable of accommodating the proposed use, subject to appropriate design measures and ongoing management. Potential amenity impacts associated with traffic, noise, lighting, vegetation removal and visual change can be addressed through permit conditions relating to parking, landscaping, screening, operational controls and environmental management.

On balance, the proposal is considered to achieve an acceptable planning outcome and satisfies the decision guidelines of Clause 65, subject to the recommended permit conditions.

CONCLUSIONS & RECOMMENDATION

The application is consistent with the planning scheme and is suitable for Council support. It is recommended that a notice of decision to grant a permit be issued subject to the attached conditions:

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Planner: Robert Buckmaster
Date: 4 June 2026

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236 Bullumwaal Road WY YUNG VIC 3875

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Medical Centre & Dwelling 236 Bullumwaal Rd Wy Yung	Date: 29 Sept 2025
	Client: Tom Alwyn	Designed: SJA
	Checked:	Job No.: 458651
		Page No.: 1 of 13

LAND CAPABILITY ASSESSMENT ON-SITE DOMESTIC WASTEWATER



236 Bullumwaal Rd, Wy Yung

1.0 INTRODUCTION

SAC were engaged to undertake an LCA for the purpose of on-site domestic wastewater management of the Proposed Medical Centre & Dwelling at 236 Bullumwaal Rd, Wy Yung. The field investigation and report have been undertaken by suitable experienced staff.

The assessment was completed in accordance with the EPA's *Guideline for Onsite Wastewater Management (May 2024)*, guidelines for *Land Capability Assessment For On-Site Wastewater Management* (EPA Publication No. 746.1, March 2003), *On-Site Domestic Wastewater Management* (AS/NZS 1547:2012) and *East Gippsland Shires Domestic Wastewater Management Plan*.

Information and results are presented in table form for clear data presentation and ease of identification of key points. **Detailed recommendations presented on page 8 of the report. LCA is to be read in conjunction with Site Features Plan 458651-LC1.**

Subject Land	236 Bullumwaal Rd, Wy Yung
Client	Tom Alwyn
Email Address	
Contact	
Map Reference	Vicroads 688 G1
Municipality	East Gippsland Shire Council
Proposed Development	Proposed Medical Centre – 10 staff members Proposed Dwelling - 4 Bedroom Residence (Occupancy = No. of Bedrooms + 1) ¹
Design Flow	Medical Centre - 20 L/person/day ² Dwelling - 150 L/person/day ³ (reticulated water supply with WELS ⁴ fixtures & fittings)
Anticipated Wastewater Load	Proposed Medical Centre - 200 L/day Proposed Dwelling – 750 L/day
System Req'd (Medical Centre)	Secondary treated effluent to minimum 20/30 standard (ie. AWTS ⁵ or sand filter) Sub-surface irrigation – Area of 125 m ²
System Req'd (Dwelling)	Secondary treated effluent to minimum 20/30 standard (ie. AWTS or sand filter) Sub-surface irrigation – Area of 470 m ²

¹ As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Section 4.2.1)

² As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Table 4-4)

³ As identified in Victorian EPA Guideline for Onsite Wastewater Management, May 2024 (Table 4-1)

⁴ WELS – Water Efficiency Labelling Scheme.

⁵ AWTS – Aerated Wastewater Treatment System (EPA approved)

458651 LCA

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Medical Centre & Dwelling 236 Bullumwaal Rd Wy Yung	Date: 29 Sept 2025
	Client: Tom Alwyn	Designed: SJA
	Checked:	Job No.: 458651
		Page No.: 2 of 13

2.0 PURPOSE/SCOPE OF ASSESSMENT

Purpose and Scope of Assessment	Broad-scale assessment for subdivisational purposes (often requires further lot-specific assessment at later date)	☐
	Detailed investigation for lot-specific management requirements	☒

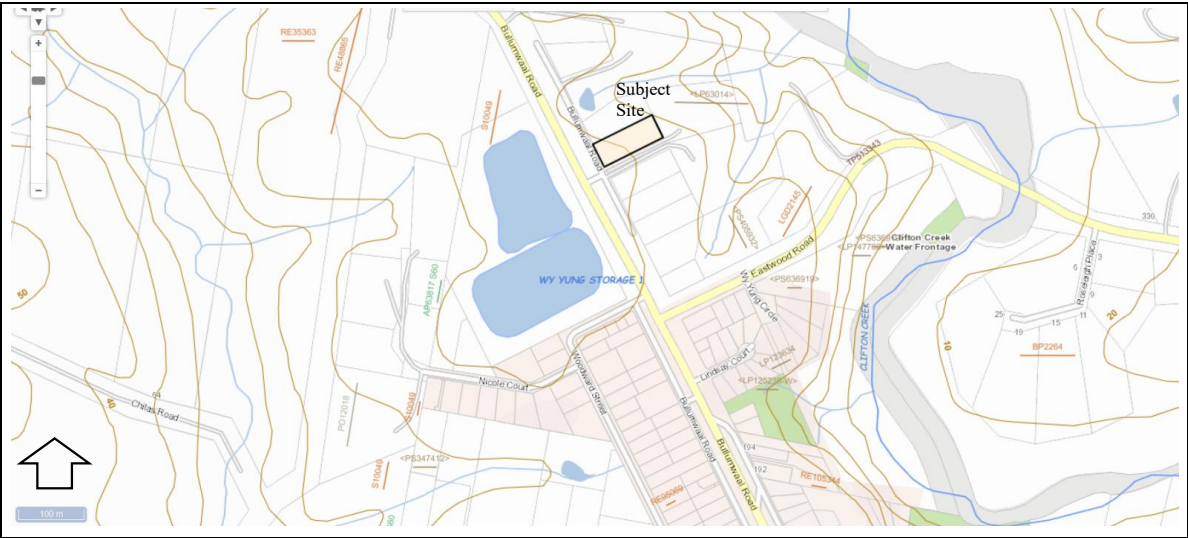


Figure 1: Locality Plan

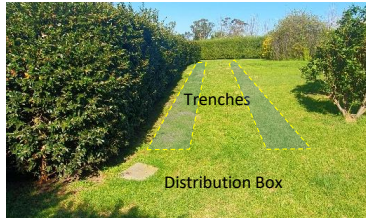


Figure 2: Aerial view of subject site (approximate title boundaries shown)

458651 LCA

 Simon Anderson Consultants CIVIL STRUCTURAL PROJECT ENGINEERS P.O. Box 1700 111 Main St Bairnsdale, Vic, 3875 ACN 073 392 266 P.O. Box 566 191-193 Raymond St Sale, Vic, 3850 ACN 145 437 065	Job: Proposed Medical Centre & Dwelling 236 Bullumwaal Rd Wy Yung		Date: 29 Sept 2025
	Client: Tom Alwyn		Designed: SJA
	Checked:		Job No.: 458651
			Page No.: 3 of 13

3.0 SITE KEY FEATURES

Criteria / Feature	Description	Implications for Wastewater Management
Allotment/s		
Title details	Lot 6, PS 513315	Council Property No: 86847
No. of Lots Proposed	1	
Lot size (EPA recommended minimum lot size = 1.0 ha)	4,000 m ²	Less than the EPA recommended 1.0 ha. Will require well managed and designed disposal system (refer to criteria outlined in Recommendations)
Development Usage	Likely to be permanent	
Adjoining Lot sizes	Low density residential lots 400m ² – 1.9 ha in size.	Overall volume of wastewater being disposed to land in the local district is high.
Current Land Use	Existing 3 Bedroom dwelling (to be converted into Medical Centre) currently the dwelling utilizes a septic tank and ground absorption trench for disposal of wastewater on-site.	The system requires upgrade and re-design to meet current EPA standards. 
Infrastructure		
Zoning & Overlays	Low Density Residential Zone (LDRZ) Vegetation Protection Overlay- Schedule 1 (VPO1)	
Nearest Reticulated Sewer	Township of Wy Yung	Not feasible to connect to reticulated sewer. The area is unlikely to be sewered in the short to medium term future.
Reticulated Water	Available on existing allotment	Increases the risk of excessive water usage by future dwellings.
Power	Available on existing allotment	Allows ready use of wastewater treatment plant
Land Features		
Geology	N1 (Tm-p) – Tertiary Marine deposits consisting of Marine, non-marine: gravel, sand, silt. (from 1:250,000 Geological Map Series BAIRNSDALE)	Observed Soils dominated by gravelly, sandy silts, overlying stiff clays
Elevation	Approx 40-50m AHD	
Landscape Elements	The site is located on the lower slope (linear divergent) of undulating low hills, with a yellow duplex sedimentary landscape.	Contoured landscape providing good surface water shedding and spreads run-off, but no acceleration.
Fill	Natural soil profiles were observed within the test bore locations. A fill batter is located directly east of the existing building.	No filling is proposed in the effluent management area.
Aspect	Northeast	Increases sun exposure for improved efficiency of effluent disposal fields
River/Stream Catchment	No creeks or waterways in allotment.	Risk is reduced
Dams/Surface Water	None	Risk is reduced
Rock Outcrop	None	Reduces limitations and maximises efficiency of effluent disposal fields
Erosion	No evidence of sheet or rill erosion.	The erosion hazard is low.
Vegetation	Manicured lawns, screening hedges & landscaped gardens	Some vegetation clearing will be required for establishment of effluent disposal field and dwelling development
Climate	Temperate	Reduces variation in efficiency of effluent field

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Criteria / Feature	Description	Implications for Wastewater Management
Land Features cont'd		
Solar Exposure	High.	Increases efficiency of effluent disposal fields
Recommended Buffer Distances	All buffer distances recommended in Table 4-10 of <i>EPA Guideline for Onsite Wastewater Management, (May 2024)</i> while achievable, significantly limit siting of the LAA's in this case	
Available Land Application Area (LAA)	Considering all site constraints and the buffers mentioned above, the site has limited land that is suitable and available for land application of treated effluent. Refer site features plan (458651-LC1) for nominated locations.	By using a system that provides secondary treatment and pressurized sub-surface irrigation, there will be ample protection for surface and groundwater

4.0 SOIL ASSESSMENT & CONSTRAINTS

The sites soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

4.1 Published Soils Information

Soils of the site have been mapped and described in Sustainable Soil Management “*A reference manual to the major agricultural soils of the Bairnsdale and Dargo regions*” and are described as belonging to the Stockdale (Sd) map unit with Munro (Mu). This unit occurs on rolling low hills and is comprised of Tertiary sediments and sands. Most of the land has been cleared of native vegetation and used for grazing. The surface soils are mostly fine textured soils, with a sandy loam to fine sandy loam sharply separated from a medium clay subsoil occurring at around 20-40cm, although some subsoils are clayey sands and sandy clays. Some of the sandier surface soils have developed a “coffee rock” layer at the base of the A2 horizon.

Soil Profile Morphology – Stockdale (Sd) Map unit

Surface soil

A1 0 – 300 Dark greyish brown (10YR4/2); *sandy loam*; weak medium (10 – 20 mm) polyhedral structure; firm moist; clear wavy change to:

A2 300 – 500 Pale brown (10YR6/3) conspicuously bleached (10YR/8/1d); *sandy loam or loamy sand*; apedal, single grain; firm consistence dry; sharp change to:

Subsoil

B21 500 – 800 Yellowish brown (10YR5/6); *heavy clay*; moderate coarse (20 – 50 mm) polyhedral structure; strong consistence, moist; diffuse change to:

B22 800 – 1m Yellowish brown (10YR5/6) with greyish brown (10YR5/2) and increasing yellowish red (5YR5/6) mottles; *heavy clay*; moderate coarse (20 – 50 mm) lenticular structure; strong consistence moist.

Key profile features

- Strong texture contrast between the surface (A) horizons and subsoil (B) horizons.
- Conspicuously bleached subsurface (A2) horizon.



4.2 Soil Survey and Analysis

A Soil survey was carried out at the site to determine suitability for application of treated effluent. Subsoil investigations were conducted at two locations, as shown on the Site Features Plan, using a hand auger (B1-2). This was sufficient to adequately characterise the soils, as only minor variation would be expected throughout the area of interest.

Samples of all discrete soil layers for both test bores were collected for subsequent laboratory analysis of pH⁶, electrical conductivity⁷ and Emerson Aggregate Class.

⁶ The pH of 1:5 soil/water suspensions was measured using a Merck pH strip

⁷ EC (dS m⁻¹) was calculated by measuring the electrical conductivity of 1:5 soil water suspension.
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Soil Features: TEST BORE B1			
Soil Horizon	A1	A2	B1
Depth (mm)	0-200	200-500	500+
Boundary Type		Gradual	Gradual
Field Texture Grade ⁸	SL	SCL	MC
Structure	Moderate	Weak	Massive
pH	7	7	6
EC (dS m ⁻¹)	0.00 (Non Saline)	0.00 (Non Saline)	0.04 (Non Saline)
Dominant Colour	7.5YR 3/2 Dark Brown	10YR 5/3 Brown	10YR 3/4 Dk Yellowish Brown
Mottles	None	None	None
Dispersion	5	2	1
Coarse Fragments (% Volume)	None	15%	None
Soil Category ⁹ (AS/NZ1547:2012)	2a	4a	6c
Design Irrigation Rate ¹⁰ (DIR mm/day)	5	3.5	2
Design Loading Rate ¹¹ (DLR mm/day)	NR	6	NR

NA: Not Applicable NR: Not Recommended

	Depth (m)	Description	Horizon	
	0.0 0.1	TOPSOIL: Moist Sandy Loam	A1	
	0.2 0.3 0.4	SILT: Moist Dense Sandy Clayey with quartz pebbles throughout	A2	
	0.5 0.6 0.7 0.8 0.9 1.0 1.2 1.5+	CLAY: Moist Stiff	B1	

⁸ Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

⁹ As identified in Victorian EPA Guideline for Onsite Wastewater Management, (May 2024) Table 4-9

¹⁰ For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹¹ For absorption trenches/beds
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Soil Features: TEST BORE B2			
Soil Horizon	A1	A2	B1
Depth (mm)	0-200	200-800	800+
Boundary Type		Gradual	Gradual
Field Texture Grade ¹²	SL	SCL	MC
Structure	Moderate	Weak	Massive
pH	7	6	5
EC (dS m ⁻¹)	0.00 (Non Saline)	0.00 (Non Saline)	0.08 (Non Saline)
Dominant Colour	7.5YR 3/2 Dark Brown	7.5R 4/6 Strong Brown	10YR 3/4 Dk Yellowish Brown
Mottles	None	None	Red Blotches
Dispersion	5	2	1
Coarse Fragments (% Volume)	None	20%	None
Soil Category ¹³ (AS/NZ1547:2012)	2a	4a	6c
Design Irrigation Rate ¹⁴ (DIR mm/day)	5	3.5	2
Design Loading Rate ¹⁵ (DLR mm/day)	NR	6	NR

NA: Not Applicable NR: Not Recommended

	Depth (m)	Description	Horizon	
	0.0	TOPSOIL: Dry Sandy Loam	A1	
	0.1			
	0.2	SILT: Moist Dense Sandy Clayey	A2	
	0.3			
	0.4			
	0.5			
	0.6			
	0.7			
	0.8	CLAY: Moist Stiff	B1	
	0.9			
	1.0			
	1.2			
	1.5+			

Soil Bore Log Profile

¹² Refer Appendix D for description details(all soil samples have been sieved to minus 2mm and air-dried before being analyzed)

¹³ As identified in Victorian EPA Guideline for Onsite Wastewater Management, (May 2024) Table 4-9

¹⁴ For sub-surface irrigation (Refer Table M1 of AS/NZS 1547:2012)

¹⁵ For absorption trenches/beds
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5.0 LAND CAPABILITY ASSESSMENT MATRIX

Land features	Land capability class rating				
	Very good (1)	Good (2)	Fair (3)	Poor (4)	Very Poor (5)
General characteristics					
Site drainage	No visible signs of dampness	Moist soil, but no water in pit		Visible signs of dampness	Water ponding on surface
Runoff	None	Low	Moderate	High - diversionary structures req'd	Very High - diversion not practical
Flood/inundation potential (yearly return exceedence)	Never		< 1 in 100	< 1 in 30	> 1 in 20
Proximity to watercourses	> 60m				< 60m
Slope (%)	0 - 2	2 - 8	8 - 12	12 - 20	> 20
Landslip	None Evident		Low potential for failure	High potential for failure	Present or past failure
Seasonal water table depth (m) (incl. perched water tables)	>5	5 - 2.5	2.5 - 2.0	2.0 - 1.5	< 1.5
Rock Outcrop (% of land surface containing rocks > 200mm)	0	< 10%	10-20%	20-50%	>50%
Vegetation Type	Turf or pasture				Dense forest with little understorey
Average Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000
Pan Evaporation (mm/yr)	> 1500	1250 - 1500	1000 - 1250	-	< 1000
Fill	No Fill		Fill present		
Soil profile characteristics*					
Structure	High	Moderate	Weak	Massive	Single Grained
Profile depth (of limiting Horizon B1)	> 2.0m	1.5m - 2.0m	1.5m - 1.0m	1.0m - 0.5m	< 0.5m
Soil permeability category ¹⁶	2 and 3	4		5	1 and 6
Presence of mottling	None		Some		Extensive
Coarse Fragments (% volume)	<10	10-20	20-40		>40
pH	6 - 8		4.5 - 6		<4.5, >8
Emerson Aggregate Test (dispersion/slaking)	4, 6, 8	5	7	2, 3	1
Salinity (dS/m) (Electrical Conductivity)	<0.3	0.3 - 0.8	0.8 - 2	2 - 4	>4
Overall Site Rating¹⁷			Poor		4

* relevant to the sites most restrictive soil layer(s)

¹⁶ Refer Table 5.1 (Determination of Soil Category) of AS/NZS 1547:2012

¹⁷ A description of each Land Capability Class Rating is provided in Appendix A. 458651 LCA

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6.0 CONCLUSION

This LCA has been prepared to accompany a development application to East Gippsland Shire Council for a Proposed Medical Centre & Dwelling and associated necessary wastewater management system. As such, this report provides recommendations for treatment and land application systems that are appropriate to the land capability.

The site has a number of limitations that result in the development being unsuitable for Primary treatment only (i.e. traditional septic tank and subsoil absorption trenches):

- Limiting Horizon B1 (Medium Clays) have a very low permeability rate,
- Massively structured (Category 6c) clay soils not suitable for disposal via absorption trenches.
- Effluent at risk of transmission to neighbouring properties downslope of subject site

The following section provides an overview of a suitable system, with sizing and design considerations. **Detailed design for the system is beyond the scope of this study, but should be undertaken at the time of building application and submitted to Council.**

7.0 RECOMMENDATIONS

It is recommended based on this LCA, that if the development of a Proposed Medical Centre & Dwelling on 236 Bullumwaal Rd, at the location indicated on the Site Features Plan 458651 - LC1:

- On-site disposal of domestic wastewater should occur within the proposed Land Application Areas (refer Site Plan 458651 - LC1).

Medical Centre

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Final selection is the responsibility of the property owner, who will forward details to Council for approval.
- Calculation of Irrigation Area based on AS/NZ 1547 equation $A=Q/DIR$
 - $Q = 200$ L/day;
 - $DIR^{18} = 1.6$ mm/day;
 - **Irrigation Area – 125 m²**
- To determine if the irrigation area recommended above is adequate, a water balance¹⁹ modelling has been undertaken to achieve a maximum wet weather storage depth of less than 10mm. The calculations are summarized below, with full details in Appendix B.
 - Crop factor – 0.6 to 0.85; and Retained Rainfall – 75%.
 - Irrigation Area – 125m²
 - Max Wet Weather Storage Depth – 6 mm (*therefore area shown in bold to be adopted*)

Four (4) Bedroom Dwelling

- Install a system that provides secondary treatment with disinfection to meet EPA requirements for irrigation. Indicative target effluent quality is a minimum EPA standard 20mg/L BOD and 30mg/L SS. Final selection is the responsibility of the property owner, who will forward details to Council for approval.
- Calculation of Irrigation Area based on AS/NZ 1547 equation $A=Q/DIR$
 - $Q = 750$ L/day;
 - $DIR^{20} = 1.6$ mm/day;
 - **Irrigation Area – 470 m²**
- To determine if the irrigation area recommended above is adequate, a water balance²¹ modelling has been undertaken to achieve a maximum wet weather storage depth of less than 10mm. The calculations are summarized below, with full details in Appendix B.
 - Crop factor – 0.6 to 0.85; and Retained Rainfall – 75%.
 - Irrigation Area – 470m²
 - Max Wet Weather Storage Depth – 5 mm (*therefore area shown in bold to be adopted*)
- Minimum setbacks and buffer distances must be obtained when establishing effluent disposal envelopes, as per *EPA Guideline for Onsite Wastewater Management, (May 2024)*.

¹⁸ 20% reduction in DIR required due to LAA slopes greater than 10% (as per AS1547:2012, table M2, pg163)

¹⁹ Water Balance undertaken in accordance with EPA Publication 168 (1991), Guidelines for Wastewater Irrigation.

²⁰ 20% reduction in DIR required due to LAA slopes greater than 10% (as per AS1547:2012, table M2, pg163)

²¹ Water Balance undertaken in accordance with EPA Publication 168 (1991), Guidelines for Wastewater Irrigation.
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8.0 MANAGEMENT PROGRAM

8.1 Installation Issues

To ensure the satisfactory installation and operation of the AWTs & sub-surface irrigation, the following measures are to be implemented:

- Construction of a shallow table or cut-off drain along the high sides of the effluent disposal area, extending to below the field;
- Overflow from any water storage tanks to be directed into a table drain, or equivalent, to discharge below the effluent disposal field in a manner to avoid scouring or washing away downstream of the discharge point;
- Stormwater flows from the roof must be discharged at a point well clear of the effluent disposal field and runoff from paved surfaces and driveways must be directed away from the disposal site.
- Installation of the sub-surface irrigation system to be undertaken when the soils are dry or moist, not when the ground is saturated;
- Sub-surface irrigation system to be designed to minimise root intrusion from trees;
- Sub-surface irrigation system to utilise pressure dosing to ensure effluent is applied uniformly throughout the effluent disposal area.

8.2 Ongoing Management & Maintenance Issues

To ensure the satisfactory ongoing performance of the proposed AWTs & sub-surface irrigation, the owners/occupiers will need to ensure that:

- No buildings or impermeable surfaces are constructed on or over the effluent disposal areas;
- Heavy equipment is kept away from effluent disposal areas whilst the soil is saturated;
- The effluent disposal field is maintained as a grassed area, or planted out with shrubs that tolerate wet conditions, have high evapo-transpiration capacity and can tolerate phosphorus levels typically found in treated effluent;
- Trees and/or thick shrubs **are not** to be planted out along the northern or western edges of the effluent disposal areas to prevent exposure to both wind and sun.

The installer of the AWTs & sub-surface irrigation is to ensure that the owners/occupants are aware of and fully understand their responsibilities in relation to operating the treatment system, maintenance requirements and what should be done in the event of any problems. The satisfactory ongoing performance and longevity of the AWTs & sub-surface irrigation can be enhanced by:

- Ensuring that maintenance requirements are undertaken regularly in accordance with the systems' requirements and that both they and future owners/occupiers are aware of the systems capabilities, limitations and ongoing requirements;
- Using biodegradable soaps, low phosphorous detergents and detergents that have low salt, sodium and chlorine levels;
- Limiting the use of germicides (such as strong detergents, disinfectants, toilet cleaners, whiteners and bleaches);
- Not flushing disposable nappies, sanitary napkins or other hygiene products into the systems;
- Not flushing chemicals, paint or similar substances into the systems.
- Fats, oils, milk, tea leaves, coffee grounds and other kitchen food liquids, particles and scraps should be composted in a compost bin. These organic wastes **SHOULD NOT** be disposed of into the onsite wastewater treatment system.

NOTE: This report and associated plan(s) does not constitute a Septic Tank Permit. Such a permit should be obtained separately from the Environmental Health Department of East Gippsland Shire Council after development approval is obtained and prior to plumbing works commencing.

APPENDIX A

Capability Class	Degree of Limitation	General Description
Rating 1	None to Very Slight	The Proposed Medical Centre & Dwelling is suitable for on-site disposal of septic tank discharge. The limitations or environmental hazard from long-term use are considered very slight. Standard performance measures for design, installation and management should prove satisfactory.
Rating 2	Slight	The site has been identified as generally suitable for on-site effluent disposal but there is a slight associated environmental hazard expected. One or more land limitations are present, which may not be compatible with 'straight forward' conventional on-site disposal. The wastewater management program will require careful planning, adherence to specifications and adequate supervision.
Rating 3	Moderate	The site has only a fair capability for on-site effluent disposal with a moderate associated environmental risk always present. Very careful site selection, preparation and specialized design will be required to address the identified land constraints. A management program should be delivered to the responsible authority with the development application and prior to earthworks commencing. It is recommended that, in order to achieve BPEM, wastewater-processing systems which can attain a higher level of treatment with basic monitoring should be considered as an alternative to standard conventional trench disposal.
Rating 4	High	Areas have a poor capability rating with a high associated environmental risk. Considerable difficulties are expected during siting and installation of the wastewater treatment system and during routine operation. A very high Engineering input and close supervision would be needed to minimize the environmental impact. Alternative wastewater processing systems capable of consistently producing a high quality secondary effluent (such as aerated wastewater treatment plants) together with a close monitoring program should be seriously investigated and adopted.
Rating 5	Severe	Areas have a very poor capability and there is severe associated environmental risk. The areas are not generally considered suitable for disposal of septic tank effluent by trench systems. The high levels of Engineering input and management needed at all stages are unlikely to adequately address the identified land constraints and achieve a sustainable outcome. Reticulated sewerage is usually the only acceptable option.

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APPENDIX B

Bairnsdale 085279				Evap.data				Bairnsdale 084100			
Mean				average Pan evaporation							
Source: AS1547-1994 - Table G1				(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)							
1	2	3	4	5	6	7	8	9	10	11	
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	Effluent	Size of	
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	applied	area	
	month	(B.Met)				Re=(1-r)P	1.6	(Et-Re)+	per month	(8)/(7)	
								LTAR*N	750		
		mm	mm	mm	mm	mm	mm	mm	L	m2	
Jan	31	6.6	204.3	174	48.9	36.7	49.6	186.6	23250	125	
Feb	28	6.1	170.0	144	50.8	38.1	44.8	151.2	21000	139	
Mar	31	4.8	148.8	126	44.7	33.5	49.6	142.6	23250	163	
Apr	30	3.7	109.8	66	55.8	41.9	48	72.0	22500	312	
May	31	2.6	80.0	48	47.3	35.5	49.6	62.1	23250	374	
Jun	30	2.4	70.8	42	59.7	44.8	48	45.7	22500	492	
Jul	31	2.4	73.8	44	49.1	36.8	49.6	57.0	23250	408	
Aug	31	3.0	93.0	56	36.3	27.2	49.6	78.2	23250	297	
Sep	30	3.8	114.9	69	52.7	39.5	48	77.4	22500	291	
Oct	31	4.7	144.8	123	60	45.0	49.6	127.7	23250	182	
Nov	30	5.5	165.9	141	80.9	60.7	48	128.3	22500	175	
Dec	31	6.3	195.9	167	59	44.3	49.6	171.9	23250	135	
Totals			1571.9	1201	645.2	483.9					

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	reset if	equivalent
	area	rate	rate		depth of	depth	depth	depth	Et deficit	storage
	(m2)	(8)/(2)	per month		stored	effluent	effluent	effluent	<0	10 x area
		(mm)	(above)		effluent	for		(X)		
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	470	49	187	-137	-343	0	-343	-343	0	0
Feb		45	151	-106	-266	0	-266	-266	0	0
Mar		49	143	-93	-233	0	-233	-233	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		49	62	-13	-32	0	-32	-32	0	0
Jun		48	46	2	5	0	5	5	5	764
Jul		49	57	-8	-19	5	-19	-14	0	0
Aug		49	78	-29	-72	0	-72	-72	0	0
Sep		48	77	-30	-74	0	-74	-74	0	0
Oct		49	128	-78	-195	0	-195	-195	0	0
Nov		48	128	-80	-201	0	-201	-201	0	0
Dec		49	172	-122	-306	0	-306	-306	0	0
Jan		49	187	-137	-343	0	-343	-343	0	0
Feb		45	151	-106	-266	0	-266	-266	0	0
Mar		49	143	-93	-233	0	-233	-233	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		49	62	-13	-32	0	-32	-32	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area = **40%**

Variables Table

Runoff Coeff = **0.25** percentage runoff

Summer Crop Factor = **0.85** crop transpiration rate Oct-Mar

Winter Crop Factor = **0.6** crop transpiration rate -Apr-Sep

Change as required

LTAR = **1.6** L/m2/day

FLows = **750** L/day

Estimated area of effluent drainfield = **470** square metres

Maximum depth of stored effluent = **5** mm depth

Water Balance Model for 4 bedroom dwelling
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

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APPENDIX B (cont'd)

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Mean				average Pan evaporation					
Source: AS1547-1994 - Table G1				(Prepared by R.A. Patterson, Lanfax Labs. Armidale updated April 2006)					
1	2	3	4	5	6	7	8	9	
Month	Days	daily pan	Pan Eo	Et	Rainfall	Retained	LTAR*N	Disposal	
	per	Eo		+Cf*Eo	P	Rainfall		rate/month	
	month	(B.Met)				Re=(1-r)P	1.6	(Et-Re)+	
		mm	mm	mm	mm	mm	mm	per month	
								LTAR*N	
								200	
								L	
								m2	
Jan	31	6.6	204.3	174	48.9	36.7	49.6	186.6	
Feb	28	6.1	170.0	144	50.8	38.1	44.8	151.2	
Mar	31	4.8	148.8	126	44.7	33.5	49.6	142.6	
Apr	30	3.7	109.8	66	55.8	41.9	48	72.0	
May	31	2.6	80.0	48	47.3	35.5	49.6	62.1	
Jun	30	2.4	70.8	42	59.7	44.8	48	45.7	
Jul	31	2.4	73.8	44	49.1	36.8	49.6	57.0	
Aug	31	3.0	93.0	56	36.3	27.2	49.6	78.2	
Sep	30	3.8	114.9	69	52.7	39.5	48	77.4	
Oct	31	4.7	144.8	123	60	45.0	49.6	127.7	
Nov	30	5.5	165.9	141	80.9	60.7	48	128.3	
Dec	31	6.3	195.9	167	59	44.3	49.6	171.9	
Totals			1571.9	1201	645.2	483.9			

TABLE G2 - Depth of stored effluent First trial - choose from col.9 table above

1	2	3	4	5	6	7	8	9	10	11
month	first trial	application	Disposal	(3)-(4)	Increase	Starting	increase	computed	reset if	equivalent
	area	rate	rate		depth of	depth	depth	depth	Et deficit	storage
	(m2)	(8)/(2)	per month		stored	effluent	effluent	effluent	<0	10 x area
		(mm)	(mm)	(mm)	(5)/porosity	month	+(6)	(mm)	(mm)	(L)
Dec								0.0	0	
Jan	125	50	187	-137	-342	0	-342	-342	0	0
Feb		45	151	-106	-266	0	-266	-266	0	0
Mar		50	143	-93	-232	0	-232	-232	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		50	62	-13	-31	0	-31	-31	0	0
Jun		48	46	2	6	0	6	6	6	215
Jul		50	57	-7	-19	6	-19	-13	0	0
Aug		50	78	-29	-71	0	-71	-71	0	0
Sep		48	77	-29	-74	0	-74	-74	0	0
Oct		50	128	-78	-195	0	-195	-195	0	0
Nov		48	128	-80	-201	0	-201	-201	0	0
Dec		50	172	-122	-306	0	-306	-306	0	0
Jan		50	187	-137	-342	0	-342	-342	0	0
Feb		45	151	-106	-266	0	-266	-266	0	0
Mar		50	143	-93	-232	0	-232	-232	0	0
Apr		48	72	-24	-60	0	-60	-60	0	0
May		50	62	-13	-31	0	-31	-31	0	0

From calculations in tables above for optimised drainfield area, using Appendix G AS1547-1994

Porosity in disposal area = **40%**

Variables Table

Runoff Coeff = **0.25** percentage runoff

Summer Crop Factor = **0.85** crop transpiration rate Oct-Mar

Winter Crop Factor = **0.6** crop transpiration rate -Apr-Sep

Change as required

LTAR = **1.6** L/m2/day

FLows = **200** L/day

Estimated area of effluent drainfield = **125** square metres

Maximum depth of stored effluent = **6** mm depth

Water Balance Model for proposed medical centre
(prepared by R.A. Patterson, Lanfax Labs. Armidale April 2007)

458651 LCA

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	Client: Tom Alwyn		Designed: SJA
	Checked:		Job No.: 458651
			Page No.: 12 of 13

APPENDIX C

RECORD OF FIELD TEXTURE DETERMINATION – BORE 1						
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon	Grade
A1	Very	Slight	None	Slight	25	SL
A2	Very	Slight	None	Moderate	35	SCL
B1	None	Extremely	Extremely	Extremely	75+	MC
RECORD OF FIELD TEXTURE DETERMINATION – BORE 2						
Soil	Grittiness	Stickiness	Plasticity	Stain	Ribbon	Grade
A1	Very	Slight	None	Slight	20	SL
A2	Very	Slight	None	Moderate	40	SCL
B1	None	Extremely	Extremely	Extremely	75+	MC

NONE SLIGHT MODERATE VERY EXTREMELY

APPENDIX D

Soil Category	Field Texture Grade		Behaviour of moist blobs	Ribbon length (mm)	Approx clay content %
1	S	Sand	coherence nil to very slight, cannot be moulded; sand grains of medium size; single sand grains stick to fingers	nil	< 5%
2	LS	Loamy sand	slight coherence; sand grains of medium size; can be sheared between thumb and forefinger to give minimal ribbon of 5mm	about 5	about 5%
	CS	Clayey sand	slight coherence; sand grains of medium size; sticky when wet; many sand grains stick to fingers; discolours fingers with clay stain	5 - 15	5% to 10%
	SL	Sandy loam	bolus coherent but very sandy to touch; will form ribbon; dominant sand grains of medium size and readily visible	15 - 25	10% to 20%
3	FSL	Fine sandy loam	as for sandy loams, except that individual sand grains are not visible, although they can be heard and felt	15 - 25	10% to 20%
	L	Loam	bolus coherent and rather spongy; smooth feel when manipulated but with no obvious sandiness or "silkeness"; may be somewhat greasy to touch if much organic material present	25	about 25%
	ZL	Silty loam	coherent bolus, very smooth to silky when manipulated, will form a very thin ribbon and dries out rapidly	25	10% to 25%
4	SCL	Sandy clay loam	strongly coherent bolus, sandy to touch; medium size sand grains visible in finer matrix	25 - 40	20% to 30%
	FSCL	Fine sandy clay loam	as for sandy clay loam, except that individual sand grains are not visible although they can be heard and felt.	40 - 50	20% to 30%
	CL	Clay loam	coherent plastic bolus, smooth to manipulate	40 - 50	30% to 35%
	ZCL	Silty clay loam	as for clay loams but not spongy; very smooth and silky; dries out rapidly	40 - 50	30% to 35%
	SC	Sandy clay	plastic bolus; fine to medium sand can be seen, felt or heard in clayey matrix	50 - 75	35% to 40%
5	SiC	Silty clay	plastic bolus; smooth and silky to manipulate; long but very fragmentary ribbon; dries out rapidly	50 - 75	30% to 40%
	LC	Light clay	plastic bolus; smooth to touch; slight resistance to shearing between thumb and forefinger	50 - 75	35% to 40%
	LMC	Light medium clay	plastic bolus; smooth to touch; slight to moderate resistance to ribboning shear	75	40% to 45%
6	MC	Medium clay	smooth plastic bolus; handles like plasticine and can be moulded into rods without fracture; has moderate resistance to ribboning shear	> 75	45% to 55%
	HC	Heavy clay	smooth plastic bolus; handles like stiff plasticine; can be moulded into rods without fracture; has firm resistance to ribboning shear	> 75	50% +

*Soil Texture Grade Table (International System, soil sieved < 2mm) &
 Table E1 (Assessment of Soil Textures) pg 106 of AS/NZS 1547:2012*

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	Client: Tom Alwyn	Designed: SJA
	Checked:	Job No.: 458651
		Page No.: 13 of 13

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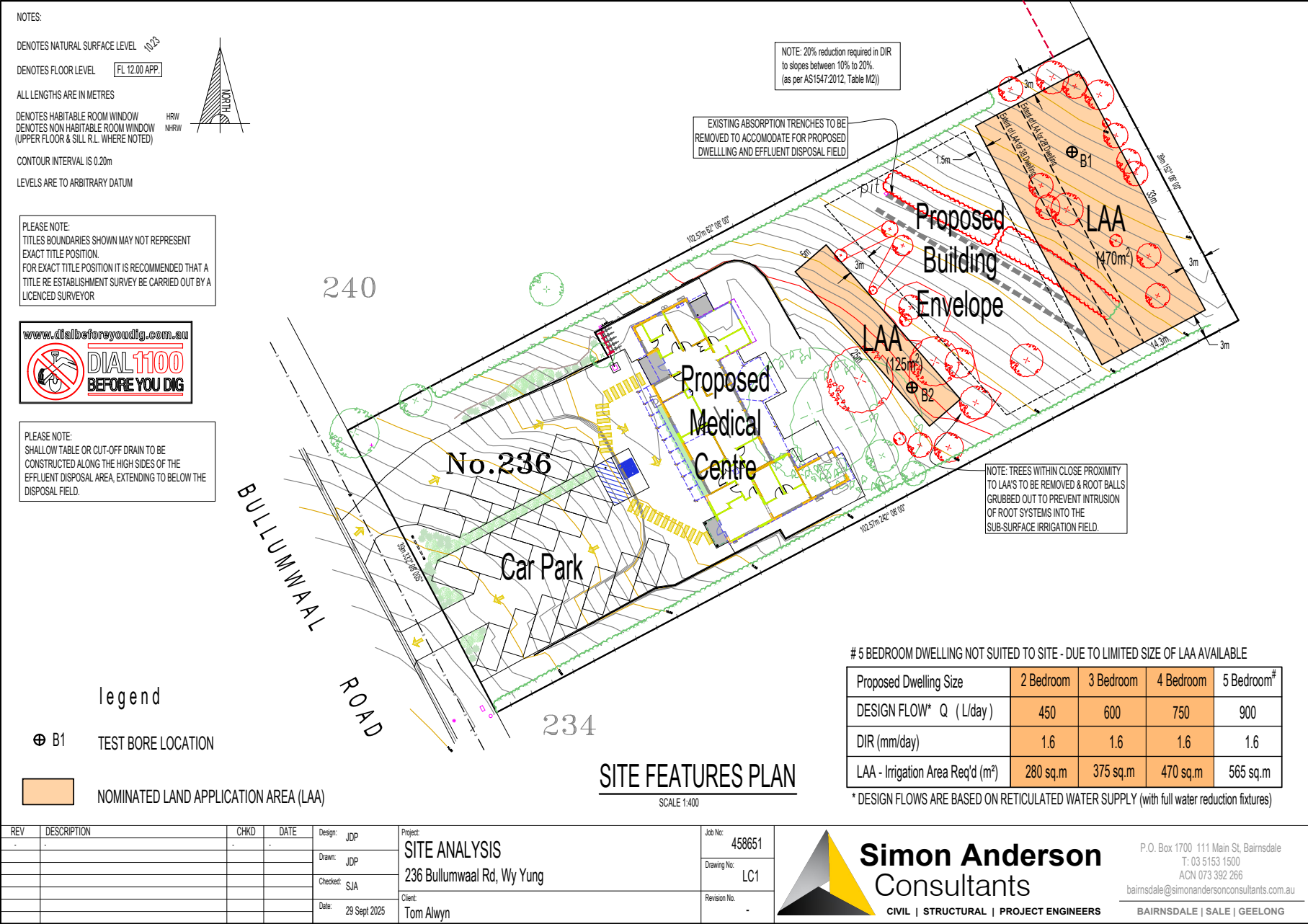
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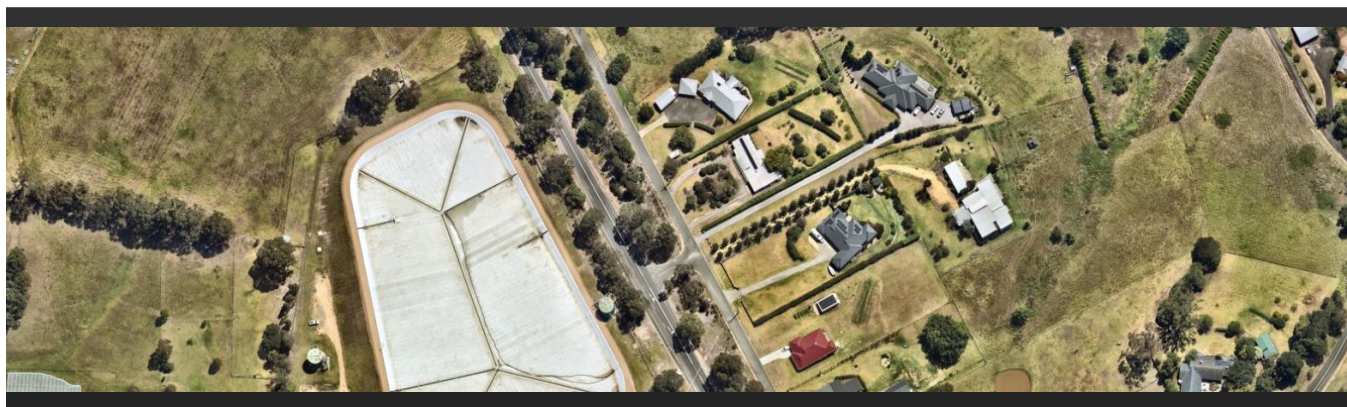
Munsell Soil-Color Charts (2009 Year Revised / 2012 Production)





236 Bullumwaal Road, Wy Yung

Transport Impact Assessment



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21 May 2026

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Prepared by	SF	Reviewed by	JMS

onemilegrid operates from Wurundjeri Woiworung Country of the Kulin nation. We acknowledge and extend our appreciation to the Wurundjeri People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and emerging for they hold the memories, the traditions, the culture, and the hopes of all Wurundjeri Peoples.

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APPENDICES

APPENDIX A CAR PARK LAYOUT & SWEPT PATH ANALYSIS



1 INTRODUCTION

onemilegrid has been requested by Crowther & Sadler PTY LTD to undertake a Transport Impact Assessment of the proposed medical centre at 236 Bullumwaal Road, Wy Yung.

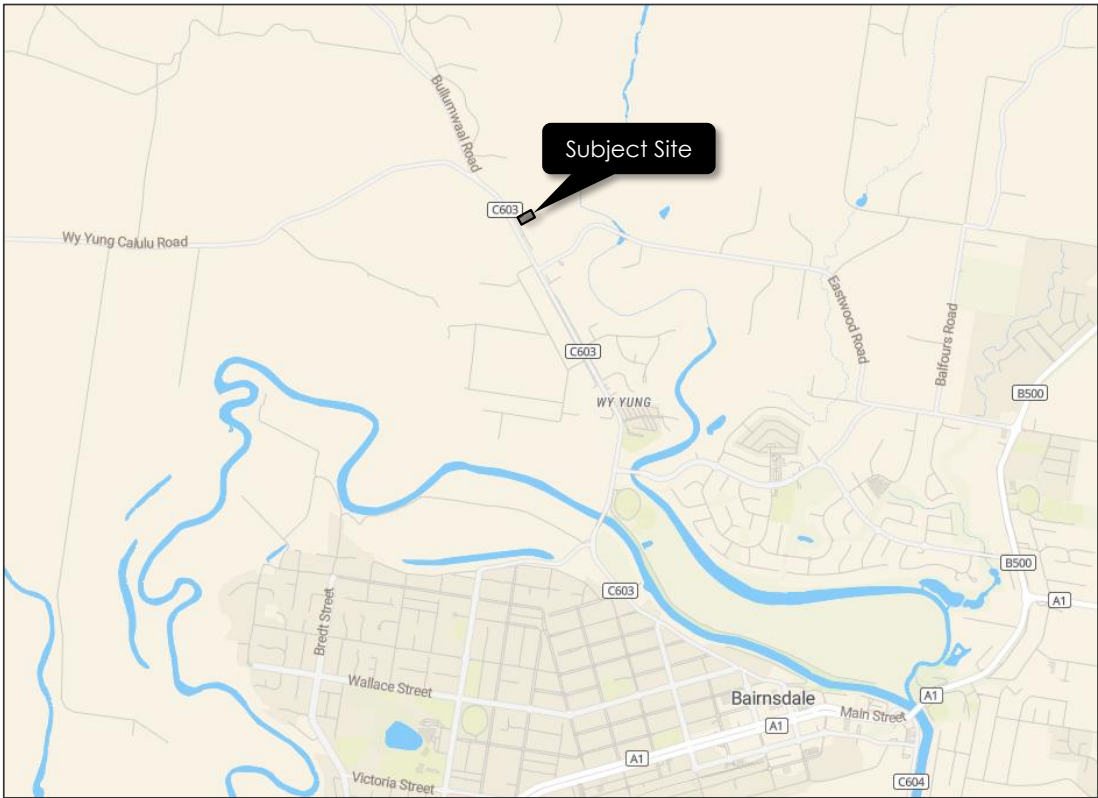
As part of this assessment the subject site has been inspected with due consideration of the development proposal, traffic data has been sourced, and relevant background information has been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

The subject site is addressed as 236 Bullumwaal Road, Wy Yung, and is located on the east side of the Bullumwaal Road Service Road, as shown in Figure 1 below.

Figure 1 Site Location



Source: Street-Directory

The site is currently occupied by residential building, with access via two crossovers to Bullumwaal Road Service Road.



Land use in the immediate vicinity of the site is generally residential on the east side of the Bullumwaal Road service road and a water storage facility on the west side of Bullumwaal Road.

An aerial view of the subject site is provided in Figure 2 below.

Figure 2 Site Context (14 February 2026)

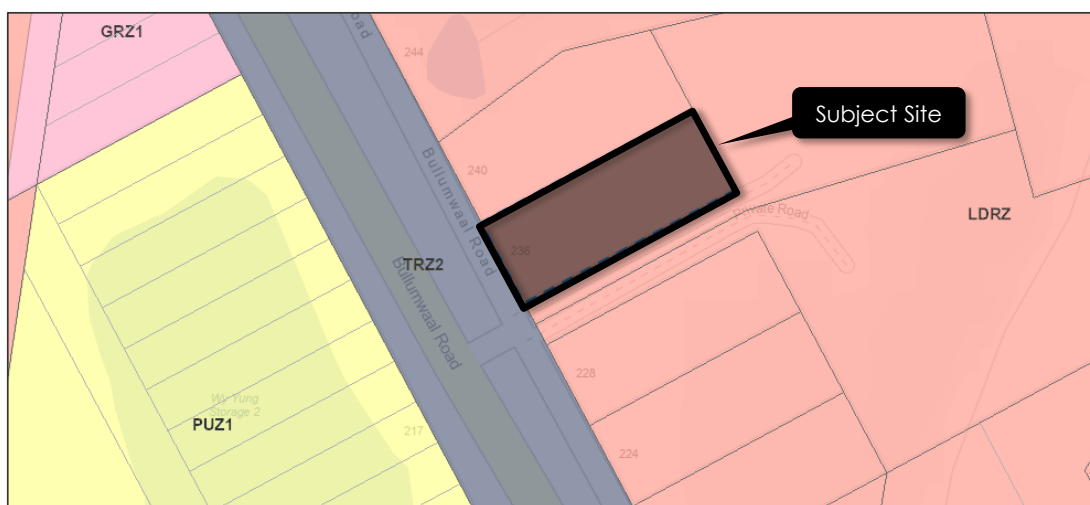


Copyright Nearmap

2.2 Planning Zones and Overlays

It is shown in Figure 3 that the site is located within a Low Density Residential Zone (LDRZ). Additionally, the site abuts Bullumwaal Road Service Road, which is within a Transport Zone (TRZ2), designating the Principal Road Network.

Figure 3 Planning Scheme Zones





2.3 Road Network

2.3.1 Bullumwaal Road

Bullumwaal Road is an arterial road generally aligned north-south, running between Bairnsdale in the south and Wy Yung in the north. Bullumwaal Road provides a single traffic lane in each direction adjacent the site, with additional road widening provided to the northbound lane for an auxiliary right turn lane at the Service Road intersection. A 60 km/h speed limit applies to Bullumwaal Road in the vicinity of the site.

The cross-section of Bullumwaal Road at the frontage of the site is shown in Figure 4 below.

Figure 4 Bullumwaal Road, looking both directions



Image date: February 2026

2.3.2 Bullumwaal Road Service Road

Bullumwaal Road Service Road is a local road generally aligned north-south, for approximately 360 metres along the northeast side of Bullumwaal Road. The Bullumwaal Road Service Road provides an approximately 6-metre-wide two-way carriageway that provides access to 12 residential dwellings. The default 50 km/h speed limit applies to Bullumwaal Road Service Road.

The cross-section of Bullumwaal Road at the frontage of the site is shown in Figure 5 below.

Figure 5 Bullumwaal Road Service Road, looking both directions



Image date: February 2026



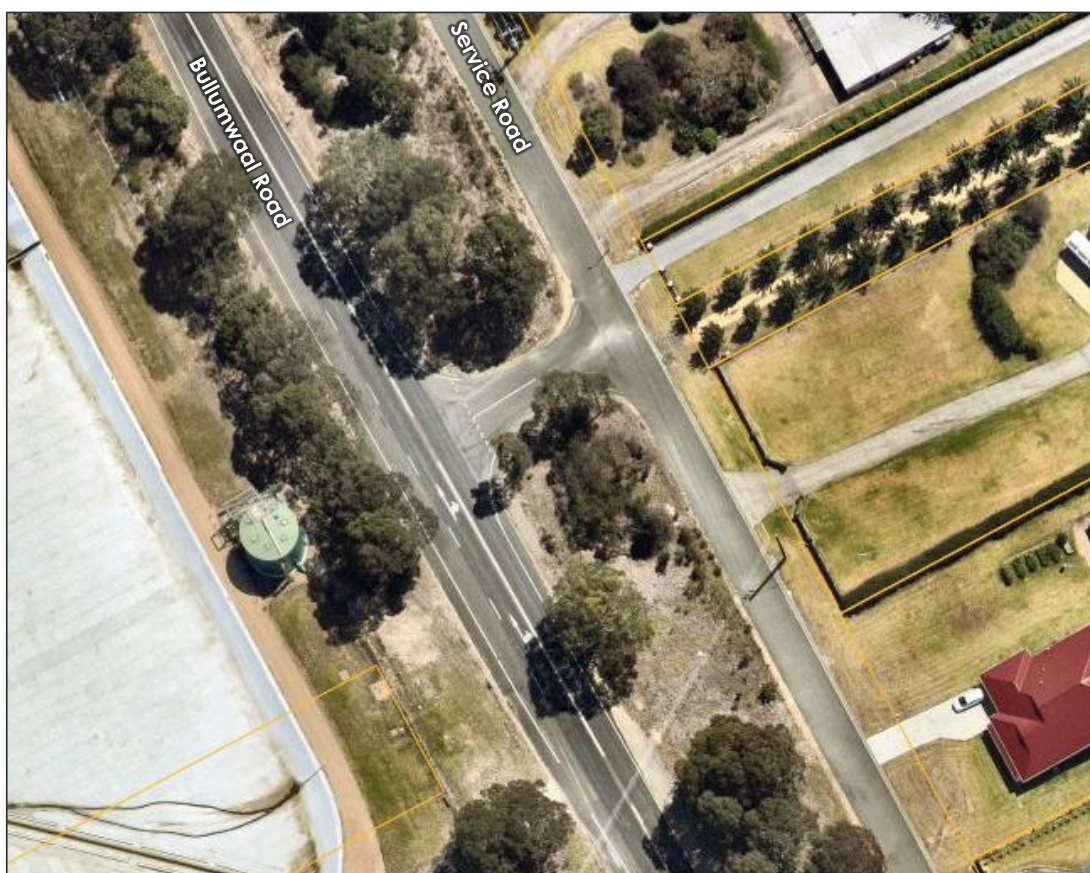
2.3.3 Service Road Intersection

The intersection with the service road is provided with an auxiliary right-turn lane on the southbound approach. This creates two through lanes in the lead up to and beyond the intersection, with the inside lane allowing for vehicles to turn or drive northbound along Bullumwaal Road, whilst the outside lane allows through vehicles to manoeuvre around vehicles turning right into the service road.

The service road forms a T-intersection with Bullumwaal Road on the western end and a T-intersection with the extended service road on the eastern end, forming an east-west length of approximately 20 metres.

A view of the intersection layout is provided in Figure 6 below for context.

Figure 6 Bullumwaal Road Service Road Intersection



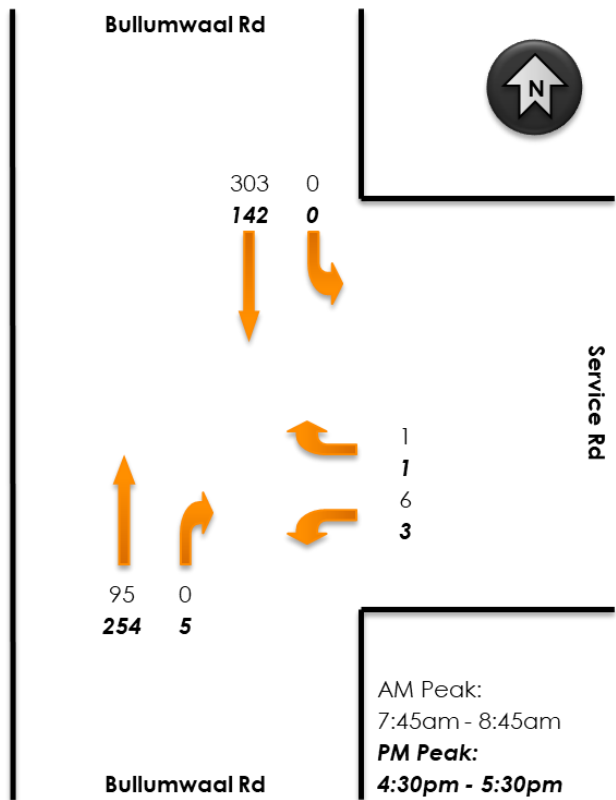


2.4 Traffic Volumes

Traffic volume surveys were undertaken by Trans Traffic Survey on behalf of **onemilegrid** at the intersection of Bullumwaal Road and the Service Road, on Wednesday 11th February 2026, between 6:30am and 9:30am, and between 3:30pm and 6:30pm.

The peak hour results of the surveys are shown in Figure 7 below.

Figure 7 Existing Traffic Volumes – Wednesday 11 February 2026



The results show that there is minimal vehicle movement in or out of the Service Road during the peak periods, with a maximum of 6 outbound left movements in the morning peak hour (1 movement every 10 minutes) and a maximum of 5 inbound right movements in the afternoon peak hour (1 movement every 12 minutes).



3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the subject site for the purposes of a medical centre specialised in the treatment of skin cancer. Alterations and additions to the existing dwelling will be undertaken to facilitate the proposed medical centre, which will provide a total internal building area of 306 m².

The proposed medical centre will consist of six consulting rooms, two reception areas, two waiting rooms, bathrooms, managers office, staff room and utility areas/store rooms. The medical centre will consist of four medical practitioners, with an additional six staff members assisting the function of the facility.

The clinic will operate Monday to Friday from 8:30am to 5pm.

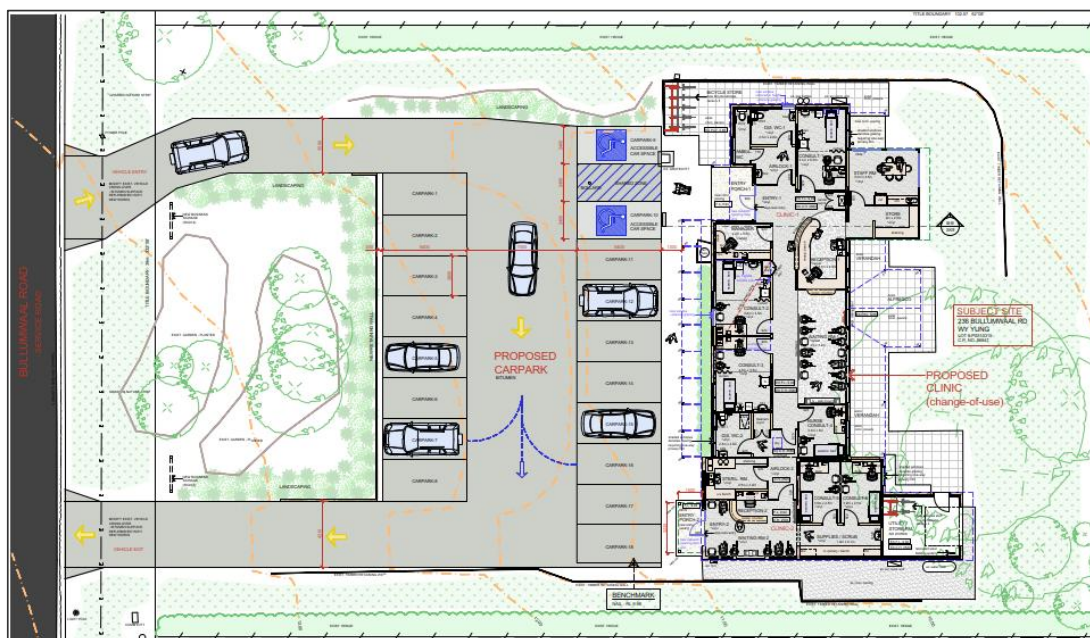
3.2 Car Parking and Vehicle Access

The plans prepared by Sands Building Design (Job: 25932, Drawing: SK4 Rev A, dated 18.05.2026) include 18 car parking spaces (including 2 x DDA spaces) in a 90-degree parking configuration in front of the proposed medical centre building.

The car park configuration includes extended accessways between the site frontage and the parking spaces which allow for suitable grades to be adopted to achieve the required level difference between the site frontage and the building. Entry is from the northern crossover to the service road and exit via southern crossover.

The car parking and vehicle access layout is included as Appendix A, and shown in Figure 8.

Figure 8 Car Park & Access Layout



It is proposed to provide 5 bicycle parking spaces in the north-west of the building for visitor use, and 2 staff bicycle spaces are proposed in the secure utility/store room. The bicycle parking will be shifted to account for the car park design, noting that there is ample space to do so.



4 DESIGN ASSESSMENT

4.1 East Gippsland Planning Scheme – Clause 52.06

4.1.1 General

onemilegrid has undertaken an assessment of the car parking layout and access for the proposed development with due consideration of the Design Standards detailed within clause 52.06-9 of the Planning Scheme. A review of those relevant Design Standards is provided in the following sections.

The design review is based on the alternative car parking layout prepared by **onemilegrid** and included as Appendix A.

4.1.2 Design Standard 1: Accessways

A summary of the assessment for Design Standard 1 is provided in Table 1 below.

Table 1 Clause 52.06-9 Design Assessment – Design Standard 1

Requirement	Comments
Be at least 3 metres wide.	Satisfied – minimum accessway width of 3.5 m is provided along the accessway.
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	Satisfied – changes of direction are between accessways of more than 4.2 m wide.
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.	N/A – no dead end.
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.	N/A – no overhead obstructions.
If the accessway serves four or more car spaces or connects to a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction.	Satisfied – all vehicles can enter and exit in a forward direction.
Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3.	N/A – accessway serves as a one-way arrangement, therefore not requiring a passing area.
Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900 mm in height.	Satisfied – splays are provided on both sides of the exit accessway.
If an accessway to four or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway.	Satisfied



4.1.3 Design Standard 2: Car Parking Spaces

All standard car spaces on-site are proposed with a minimum width of 2.6 metres, length of 5.4 metres and are accessed from aisles of no less than 7.0 metres in excess of Design Standard 2 of the Planning Scheme.

A swept path assessment has been undertaken to demonstrate that a vehicle can comfortably reverse into the southeast corner space on entry and depart in a forward direction, with swept paths provide in Appendix A for all critical car parking spaces.

The accessible bays are provided with a length of 5.4 metres and a width of 2.4 metres, and an adjacent shared area of the same dimensions, in accordance with the Australian Standard for Parking facilities, Part 6: Off-street parking for people with disabilities (AS 2890.6:2022).

4.1.4 Design Standard 3: Gradients

The first 5 metres at the top of both the entry and exit ramp will be provided with a grade of 1:10 while the maximum grade of the remainder of the ramp with no more than 1:4, in accordance with the requirements of Design Standard 3. Transitions are to be provided where changes of grade exceed 12.5%, and transition lengths have been designed to prevent potential scraping.

4.2 Bicycle Parking

The bicycle hoops have been designed in accordance with the Australian Standard; specifically, they are provided at one metre centres, with an envelope of 1.8 metres provided for bicycles and a 1.5 metre access aisle.



5 LOADING

Clause 65 (Decision Guidelines) of the East Gippsland Planning Scheme identifies that:

"Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate: The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts."

Given the size and type of the development (306 m² medical centre), it is not considered practical or necessary to provide an on-site loading bay. It is expected that the majority of deliveries will occur via small vans and utility vehicles, which can utilise the on-site parking provided.

In addition, swept paths have been prepared to demonstrate that a 95th percentile vehicle (B99) can comfortably access the site and circulate through the car park clear of all car parking spaces. If larger vehicles are required to access the site, then they would need to do so outside of operating hours when the car parking spaces on-site are unoccupied for greater manoeuvrability.

The loading arrangements for the proposed medical centre are therefore considered satisfactory.

6 BICYCLE PARKING

The bicycle parking requirements for the subject site are identified in Clause 52.34 of the East Gippsland Planning Scheme, which specifies the following requirements for a medical centre development.

Table 2 Clause 52.34 – Bicycle Parking Requirements

Component	No/Area	Requirement	Total
Medical centre	4 practitioners	1 space per 8 practitioners for employees	1
		1 space per 4 practitioners for visitors	1
Total		Employees	1
		Visitors	1
		Total	2

Considering the above, the proposed provision of employee and visitor bicycle parking exceeds the requirements of the Planning Scheme and is therefore considered appropriate.



7 CAR PARKING

7.1 Statutory Car Parking Requirements

The car parking requirements for the subject site are identified in Clause 52.06 of the East Gippsland Planning Scheme, which provides different requirements depending on the public transport accessibility of the site. This can be determined from the land category, which is identified in the Car Parking Requirement Maps published by the Department of Transport and Planning.

As shown in Figure 9, the site is located within Category 1.

Figure 9 Car Parking Requirement Map

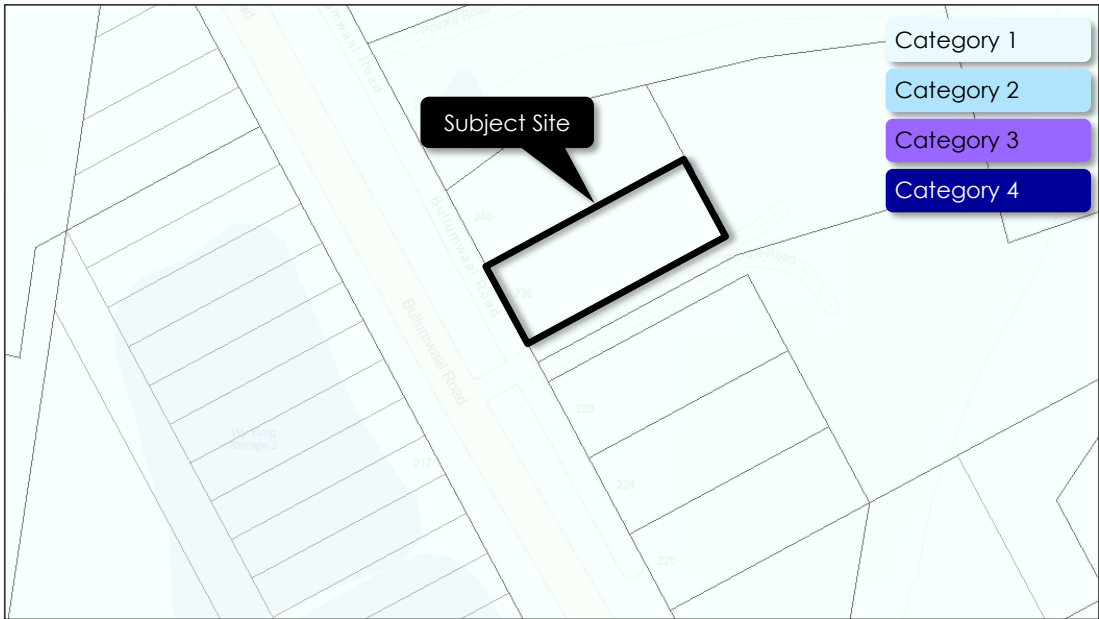


Table 3 Clause 52.06 – Car Parking Requirements

Use	No/Area	Rate	Car Parking Measure	Total
Medical centre	306 m ²	5	to each 100 m ² of leasable floor area	15
Total				15

It is proposed to provide a total of 18 car parking spaces to service the proposed development, which is in excess of the minimum Planning Scheme requirements outlined above.

The provision of car parking is therefore considered to be appropriate to satisfy the parking demands generated by the development.



7.2 Accessible Car Parking

The National Construction Code specifies the minimum requirements for provision of accessible car parking.

The proposed medical centre, classified as a Class 5 building, requires provision of one accessible car space for every 100 car parking spaces or part thereof.

Noting the proposed provision of 18 car spaces on-site, the National Construction Code (NCC) requires at least one accessible car space on-site.

The proposed provision of 2 accessible car parking spaces thus satisfies the NCC requirements.

8 TRAFFIC

8.1 Traffic Generation

Transport for New South Wales (TfNSW) produced the document "Guide to Transport Impact Assessment" dated September 2024 (Version 1.1), which aims to assist with the assessment and preparation of development applications. The guide identifies peak traffic rates for a variety of land uses based on surveys of existing facilities.

To determine appropriate traffic generation rates, surveys were undertaken in 2015 at 20 medical centres within greater Sydney and regional cities within New South Wales.

The Guide to Transport Impact Assessment provides an average of vehicle movements per medical centre for both the peak hour and daily movements. A further review of the study that the guidelines reference shows the following traffic generation rates based on practitioners.

Table 4 Medical Centre Traffic Generation

Location	Sites Surveyed	Movements / Practitioner		
		AM Peak	PM Peak	Daily
Metropolitan	14	1.7	1.9	30.8
Regional	6	3.0	2.4	38.6
Average		2.1	2.1	33.1

Given the site's location, the traffic generation of the regional medical centres in the TfNSW case study data will be adopted for the proposed medical centre. It will be further assumed that the majority of movements in the morning and afternoon peak hours will be staff arriving (morning) and departing (afternoon). As such, 75% of vehicle movements in the peak hours will be attributed to the staff access.

Based on the above, the anticipated traffic generated by the proposed medical centre is shown in Table 5 below.

Table 5 Anticipated Traffic Generation

Period	Inbound	Outbound	Total
AM Peak	9	3	12
PM Peak	2	8	10
Daily	77	77	154



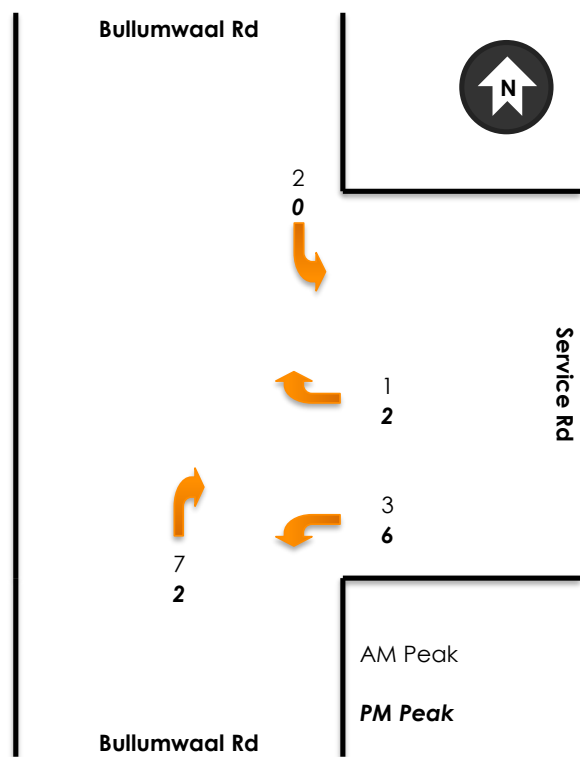
8.2 Traffic Distribution

Considering the location of the site in relation to the arterial road network, Bairnsdale town and surrounding residential catchments and the existing turning movements at the Bullumwaal Road intersection with the Service Road, it is anticipated that 80% of all vehicle movements will be to and from the south.

8.3 Generated Traffic Volumes

Based on the above, the following traffic volumes are expected to be generated by the proposed development at the intersection of Bullumwaal Road and the Service Road.

Figure 10 Generated Traffic Volumes





8.4 Traffic Impact

Reviewing the volumes above, it is noted that a maximum of seven vehicle movements per hour are expected for any one movement, equivalent to one vehicle trips every eight minutes. Even when focussed at the one intersection (Bullumwaal Road / Service Road), the traffic volumes generated by the proposed development are very low, and are expected to be easily absorbed into the surrounding road network.

Furthermore, the Bullumwaal Road / Service Road intersection is already provided with an auxiliary right turn treatment (see Section 2.3.3) to assist vehicle movements into the Service Road when approaching from the south. With the majority of vehicles generated by the site likely to approach from the south, the right turn treatment provided will assist those vehicles in accessing the site.

Regardless, to assess the operation of the Bullumwaal Road and Service Road intersection, the traffic volumes have been input into SIDRA Intersection, a traffic modelling software package.

The SIDRA Intersection software package has been developed to provide information on the capacity of an intersection with regard to a number of parameters. Those parameters considered relevant are, Degree of Saturation (DoS), 95th Percentile Queue, and Average Delay, as described in Table 6 below.

Table 6 SIDRA Intersection Parameters

Parameter	Description	
Degree of Saturation (DoS)	The DoS represents the ratio of the traffic volume making a particular movement compared to the maximum capacity for that particular movement. The value of the DoS has a corresponding rating depending on the ratio as shown below.	
	Degree of Saturation	Rating
	Up to 0.60	Excellent
	0.61 – 0.70	Very Good
	0.71 – 0.80	Good
	0.81 – 0.90	Fair
	0.91 – 1.00	Poor
	Above 1.00	Very Poor
Average Delay (seconds)	Average delay is the time delay that can be expected for all vehicles undertaking a particular movement in seconds. This includes time taken to accelerate or decelerate, time taken to undertake the manoeuvre, and delay at a hold line or stop line.	
95th Percentile (95%ile) Queue	95%ile queue represents the maximum queue length in metres that can be expected in 95% of observed queue lengths in the peak hour.	

The results of the analysis are provided in Table 7 below.

**Table 7 Bullumwaal Road / Service Road – Future Conditions**

Approach	Movement	DoS	Rating	Avg. Delay (sec)	Queue (m)
AM Peak					
Bullumwaal Rd (south)	Through	0.04	Excellent	0	0.4
	Right	0.04	Excellent	7	0.4
Service Rd (east)	Left	0.01	Excellent	5	0.3
	Right	0.01	Excellent	7	0.3
Bullumwaal Rd (north)	Left	0.17	Excellent	6	0
	Through	0.17	Excellent	0	0
PM Peak					
Bullumwaal Rd (south)	Through	0.09	Excellent	0	0.4
	Right	0.09	Excellent	6	0.4
Service Rd (east)	Left	0.01	Excellent	4	0.3
	Right	0.01	Excellent	6	0.3
Bullumwaal Rd (north)	Left	0.08	Excellent	6	0
	Through	0.08	Excellent	0	0

As shown above, the intersection is expected to operate under excellent conditions during both the morning and afternoon peak hours, with minimal queues and delays experienced by motorists on all approaches.

Of particular note, the 95th percentile queue on the Service Road leg of the intersection is expected to be less than 1 metre, which could be rounded up to account for 1 vehicle. The length of the east-west portion of the Service Road that intersects with Bullumwaal Road is capable of accommodating up to 3 vehicles, and therefore the traffic generated by the proposed medical centre is not expected to have adverse impacts on queueing.



9 CONCLUSIONS

It is proposed to develop the subject site for the purposes of a medical centre, consisting of four medical practitioners, a building footprint of 306 m² and a total provision of 18 car parking spaces (including 2 accessible spaces), based on the car park layout and swept path assessment prepared by **onemilegrid** (Appendix A).

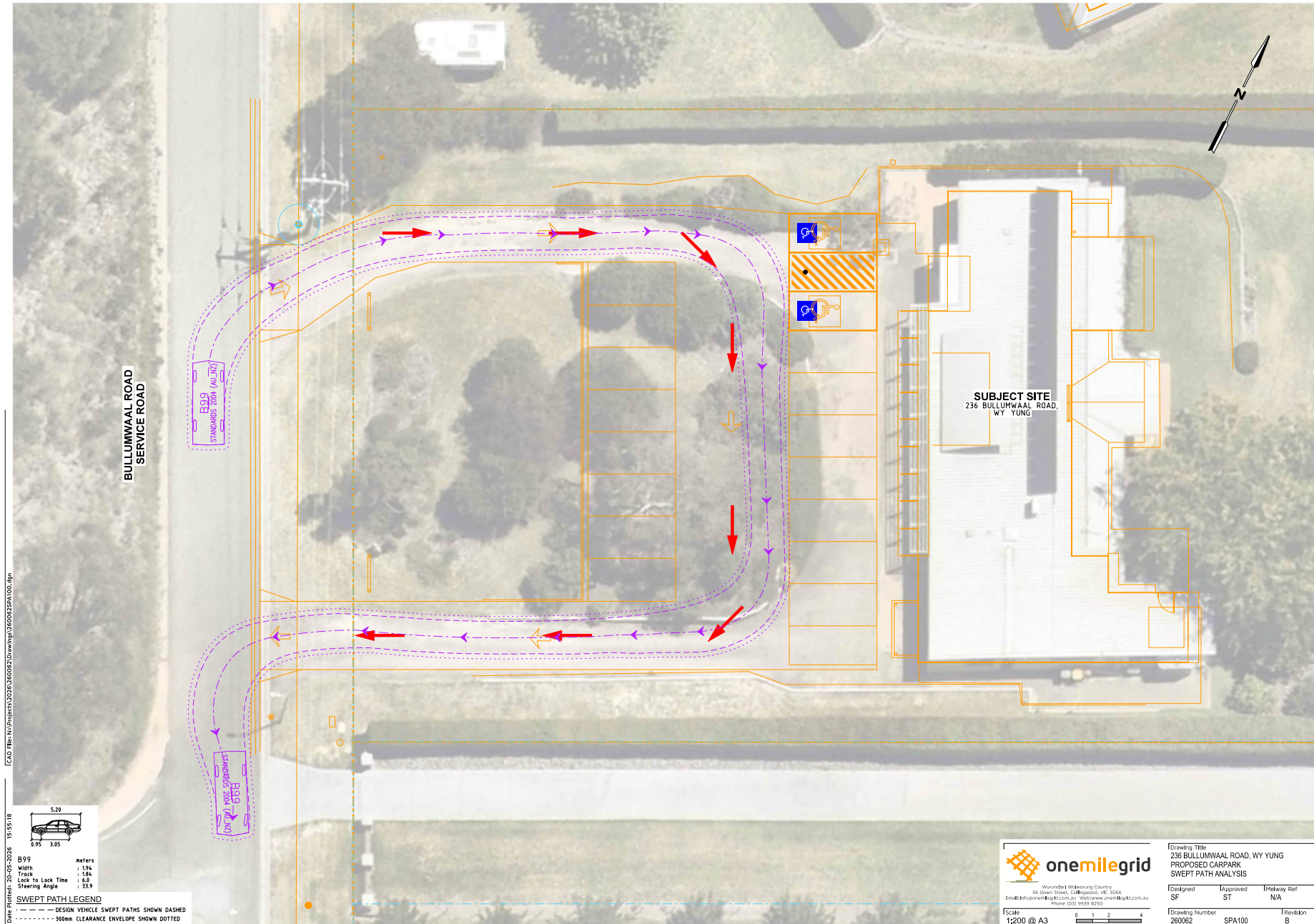
Considering the analysis presented above (based on the car park layout in Appendix A), it is concluded that:

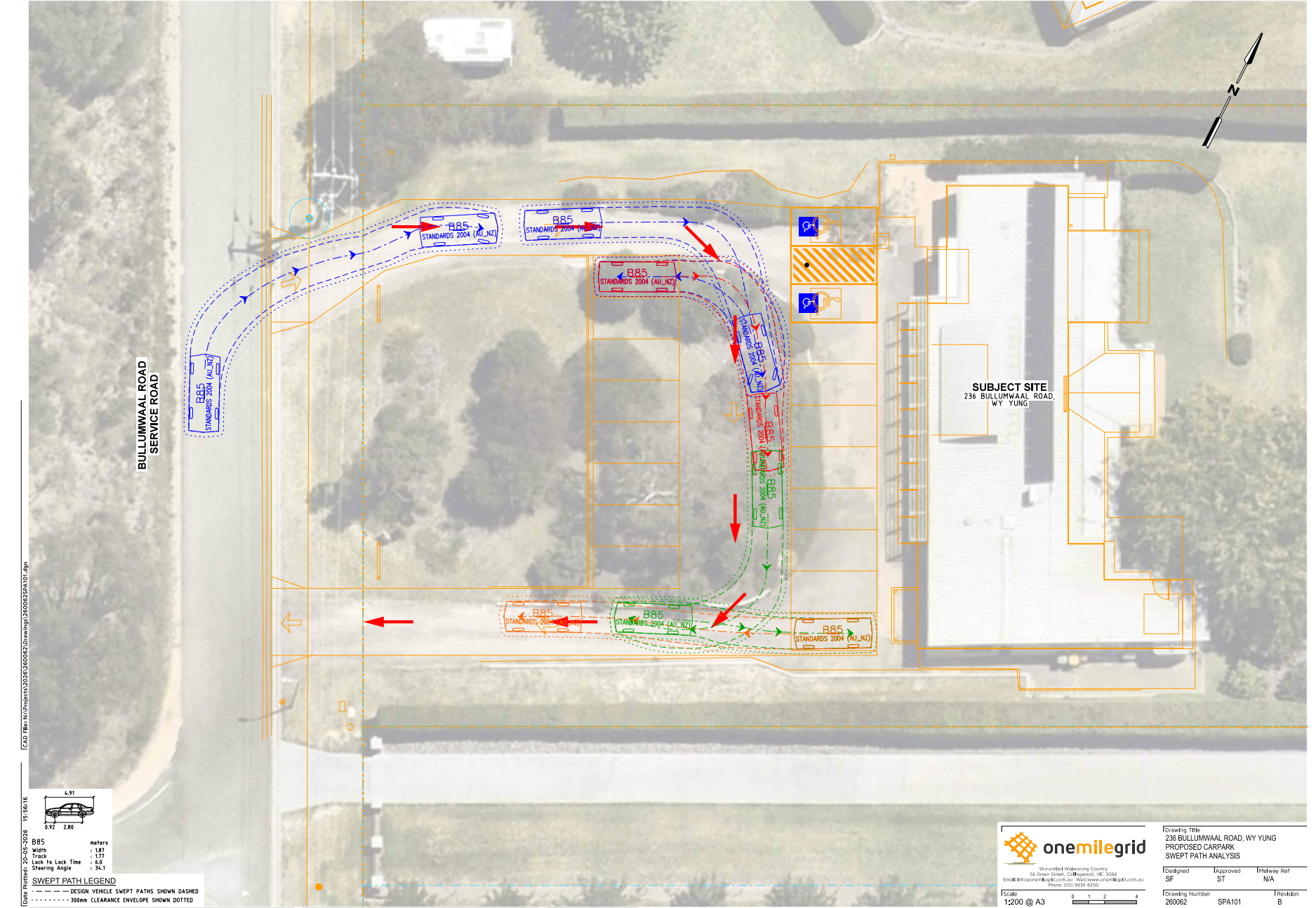
- The proposed car parking, bicycle parking and access design (Appendix A) is considered appropriate;
- The proposed provision of employee and visitor bicycle parking exceeds the requirements of the Planning Scheme, and is therefore considered appropriate;
- The proposed supply of 18 car parking spaces is in excess of the statutory minimum requirement and is appropriate for the proposed development;
- The anticipated traffic volumes generated by the medical centre are expected to be comfortably catered for within the surrounding road network, with no noticeable impacts to queues at the Service Road intersection with Bullumwaal Road; and
- There are no traffic engineering reasons which would preclude a permit from being issued for this proposal.

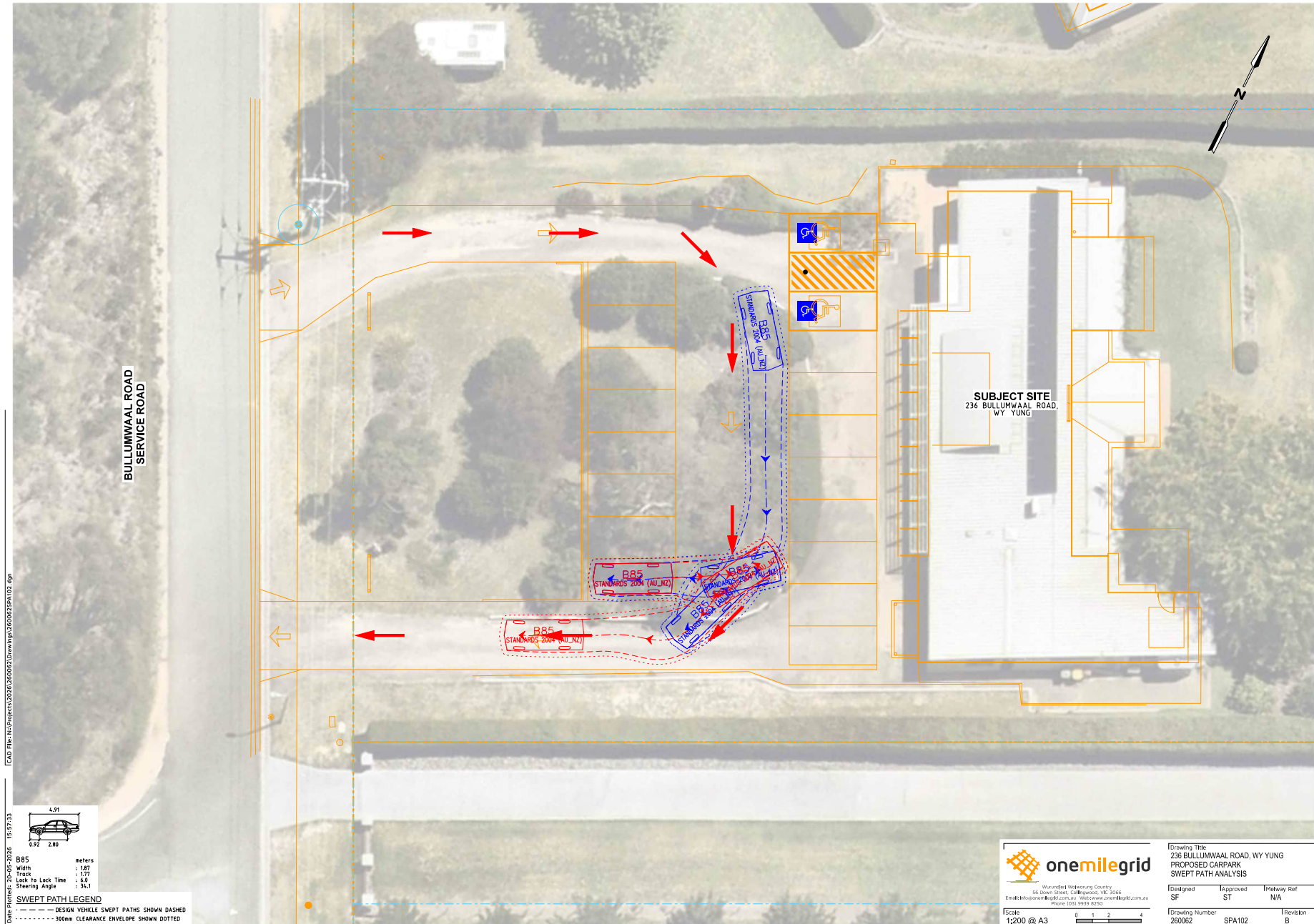


Appendix A Car Park Layout & Swept Path Analysis











Department of Energy, Environment and Climate Action

8 Nicholson Street
East Melbourne, Victoria 3001
Email: pe.assessment@deeca.vic.gov.au
deeca.vic.gov.au

Robert Buckmaster
Statutory Planner
East Gippsland Shire Council
PO Box 1618
BAIRNSDALE VIC 3875

Ref: CMS 00011594

planning@egipps.vic.gov.au

Dear Mr Buckmaster

PLANNING APPLICATION NUMBER: 5.2025.361.1
PROPOSAL: USE AND DEVELOPMENT OF A MEDICAL CENTRE,
REMOVAL OF NATIVE VEGETATION AND CREATION
OF ACCESS TO A ROAD IN A TRANSPORT ROAD
ZONE 2
ADDRESS: 236 BULLUMWAAL ROAD WY YUNG VIC 3875
DEECA RESPONSE: NO OBJECTION

Thank you for your correspondence dated 11 November 2025 for the above application, under Section 52 of the *Planning and Environment Act 1987*.

The application is for development of a medical centre, creation of access to a road and removal of native vegetation. The subject land is zoned Low Density Residential Zone and is affected by Schedule 1 to the Vegetation Protection Overlay (VPO1) under the East Gippsland Planning Scheme.

The Department of Energy, Environment and Climate Action (DEECA) has received notice of the above application as required by the East Gippsland Planning Scheme and has considered the application in accordance with Section 52(1)(c) of the *Planning and Environment Act 1987*.

Comments

Schedule 1 to the Vegetation Protection Overlay (VPO1)

The subject land is partly covered by the VPO1 which refers to the Tambo-Bairnsdale Roadside Vegetation Protection Network. However, no native vegetation along the roadside or within the Government Road reserves will be impacted.

It is proposed to use and develop the subject land for the purpose of a medical centre. Alterations and additions to the existing dwelling will be undertaken to facilitate the proposed medical centre, with most of the works focusing on the internal rearrangement of the building.

The application states that the proposed development will have no impact on the existing roadside vegetation within the Bullumwaal Road corridor, which will be retained without change. DEECA, however, recommend that the responsible authority ensure that there are no impacts to native vegetation during construction including encroachment to Tree Protection Zones. If native vegetation is deemed to be removed, destroyed or lost within the road reserve, a referral to DEECA pursuant to clause 66.02-2 would be required.

Flora and Fauna Guarantee Act 1988

Some plants, fish and plant communities are protected under the *Victorian Flora and Fauna Guarantee Act 1988* (FFG Act). Please check the current listings for threatened species and communities, as well as the protected flora list to ensure you obtain all necessary approvals before starting works on public land. Should the responsible authority grant a permit to remove, destroy or lop native vegetation from

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@deeca.vic.gov.au or FOI Unit, Department of Energy, Environment and Climate Action, PO Box 500, East Melbourne, Victoria 8002.



OFFICIAL

within public land, the permit holder will need to obtain a permit to take protected flora under the FFG Act. To submit a FFG permit application or for further information, please contact the Gippsland Natural Environment Program on Gippsland.Environment@deeca.vic.gov.au.

Response

DEECA has considered this application and does not object to the grant of a permit.

If you require further information in relation to this matter, please contact Rebekah O'Reilly, A/Senior Planning Officer at pe.assessment@deeca.vic.gov.au

Yours sincerely



Rebekah O'Reilly

A/Senior Planning Officer, Planning Services Central East Hub
Planning and Environment Assessment

21/11/2025

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 16 January 2026 2:11 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Michael & Marion Anderson

Impacted Address: Wy Yung VIC, Australia

Email address:

Preferred phone numbe

Secondary phone numb

address proposal: 236 Bullumwaal Rd Wy Yung Victoria

What has been proposed?: development of medical centre

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: The Street will be come congested and a thoroughfare. Parking will be a nightmare and cause traffic to become even more harder to get out of our street. The value of the area would go down.

How will you be affected by the granting of this permit?: AS above. As well as an overload of cars parking in the street and trying to get out of our own driveway.

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 23 January 2026 7:06 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Gary Keys

Impacted Address: Wy Yung VIC, Australia

Email address:

Preferred phone number:

Secondary phone numbe

address proposal: 236 Bullumwaal Road, Wy Yung, 3875

What has been proposed?: Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Road Zone 2.

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: Inappropriate use in a Low Density Residential Zone Traffic & Carparking (require a Traffic Impact Assessment) Drainage and Wastewater Issues Vegetation Removal (Indigenous vegetation in Front yard to make way for Car Parking) Detrimental Impact to Neighbourhood Character

How will you be affected by the granting of this permit?: This location is classed as a Low Density Residential Zone, which implies exactly what it says - Residential. The proposed conversion of the existing residence to a Medical Centre is neither conducive to this description, nor appropriate within the area. The additional traffic within the confines of the existing service road may also create a danger to the local traffic, pedestrians walking their pets and cyclists using this quiet roadway, including traffic entering and leaving the service road into the busy Bullumwaal Road. The increase in traffic associated with all the development in Wy Yung will only exacerbate this danger.

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Sunday, 25 January 2026 11:06 AM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Michael Mann

Impacted Address: Wy Yung VIC, Australia

Email address:

Preferred phone number

address proposal: 236 Bullumwaal Rd Wy Yung 3875

What has been proposed?: Use and development of a medical centre, removal of vegetation, display of business identification signs and creation of access to a road in transport road zone

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: - The volume of traffic in a no through road in a rural setting. The service road turn off is subject to creating dangerous traffic conditions due to significantly increased traffic. The number of car parks planned demonstrates a large increase in traffic. We have not received a traffic impact report. - The proposed commercial operation of two separate medical centres should be located in a commercial environment not a rural low density residential street. The signage, lighting and business activity is not conducive to the intended purpose of the street. The precedent set by approving this project would be detrimental to the neighbourhood character - The soil and undulation of landscape is prone to significant water run-off; two medical centres will increase the run-off significantly including the risk of medical waste. The environmental impact to the Clifton Creek water way is of concern. - We have noted the distress this application has caused the residents of the street within a very short timeframe.

How will you be affected by the granting of this permit?: - The traffic conditions will change significantly - The setting of our rural street will change with the first building visible when entering our street being a commercial business with carparking, traffic, signage and lighting to suit - The

environmental waste and increased utilisation of septic systems is an unnecessary risk to the environment, especially when there is excess commercial properties available in Bairnsdale - We are unsure of the cultural impact, we cannot find anything detailing this in the submission

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Sunday, 25 January 2026 11:22 AM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Nicole Mann

Impacted Address: Wy Yung VIC, Australia

Email address:

Preferred phone number:

Secondary phone number:

address proposal: 236 Bullumwaal Road Bairsndale

What has been proposed?: Use and Development of a Medical Center, removal of vegetation, display of business identification signs and creation of access to a road in a Transport Zone 2.

Who has applied for the permit?: Crowther And Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: - The volume of traffic in a no through road in a rural setting. The service road turn off is subject to creating dangerous traffic conditions due to significantly increased traffic. The number of car parks planned demonstrates a large increase in traffic. We have not received a traffic impact report. - The proposed commercial operation of two separate medical centres should be located in a commercial environment not a rural low density residential street. The signage, lighting and business activity is not conducive to the intended purpose of the street. The precedent set by approving this project would be detrimental to the neighbourhood character - The soil and undulation of landscape is prone to significant water run-off; two medical centres will increase the run-off significantly including the risk of medical waste. The environmental impact to the Clifton Creek water way is of concern. - We have noted the distress this application has caused the residents of the street within a very short timeframe.

How will you be affected by the granting of this permit?: - The traffic conditions will change significantly - The setting of our rural street will change with the first building visible when entering our street being a commercial business with carparking, traffic, signage and lighting to suit - The environmental waste and increased utilisation of septic systems is an unnecessary risk to the environment, especially when there is excess commercial properties available in Bairnsdale - We are unsure of the cultural impact, we cannot find anything detailing this in the submission

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Sunday, 25 January 2026 11:29 AM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Bailey Mann

Impacted Address Wy Yung VIC, Australia

Email address

Preferred phone number

address proposal: 236 Bullumwaal Rd Wy Yung 3875

What has been proposed?: Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Zone 2

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: - The volume of traffic in a no through road in a rural setting. The service road turn off is subject to creating dangerous traffic conditions due to significantly increased traffic. The number of car parks planned demonstrates a large increase in traffic. We have not received a traffic impact report. - The proposed commercial operation of two separate medical centres should be located in a commercial environment not a rural low density residential street. The signage, lighting and business activity is not conducive to the intended purpose of the street. The precedent set by approving this project would be detrimental to the neighbourhood character - The soil and undulation of landscape is prone to significant water run-off; two medical centres will increase the run-off significantly including the risk of medical waste. The environmental impact to the Clifton Creek water way is of concern. - We have noted the distress this application has caused the residents of the street within a very short timeframe.

How will you be affected by the granting of this permit?: - The traffic conditions will change significantly - The setting of our rural street will change with the first building visible when entering our street being a commercial business with carparking, traffic, signage and lighting to suit - The

environmental waste and increased utilisation of septic systems is an unnecessary risk to the environment, especially when there is excess commercial properties available in Bairnsdale - We are unsure of the cultural impact, we cannot find anything detailing this in the submission

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Sunday, 25 January 2026 11:32 AM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Charlie Mann

Impacted Address: Wy Yung VIC, Australia

Email address

Preferred phone number:

address proposal: 236 Bullumwaal Rd Wy Yung 3875

What has been proposed?: Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Zone 2

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: - The volume of traffic in a no through road in a rural setting. The service road turn off is subject to creating dangerous traffic conditions due to significantly increased traffic. The number of car parks planned demonstrates a large increase in traffic. We have not received a traffic impact report. - The proposed commercial operation of two separate medical centres should be located in a commercial environment not a rural low density residential street. The signage, lighting and business activity is not conducive to the intended purpose of the street. The precedent set by approving this project would be detrimental to the neighbourhood character - The soil and undulation of landscape is prone to significant water run-off; two medical centres will increase the run-off significantly including the risk of medical waste. The environmental impact to the Clifton Creek water way is of concern. - We have noted the distress this application has caused the residents of the street within a very short timeframe.

How will you be affected by the granting of this permit?: - The traffic conditions will change significantly - The setting of our rural street will change with the first building visible when entering our street being a commercial business with carparking, traffic, signage and lighting to suit - The

environmental waste and increased utilisation of septic systems is an unnecessary risk to the environment, especially when there is excess commercial properties available in Bairnsdale - We are unsure of the cultural impact, we cannot find anything detailing this in the submission

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Sunday, 25 January 2026 1:43 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application
Attachments: Objection to Applic Ref 5.2025.361.1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Valerie Keys

Impacted Address: Wy Yung VIC, Australia

Email address

Preferred phone number:

Secondary phone numbe

address proposal: 236 Bullumwaal Road Wy Yung 3875 Lot: 6 PS: 513315

What has been proposed?: Use and development a Medical Centre, removal of vegetation, display of business identification signs and creation of access to a road in a transport road zone 2

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: Refer attached

How will you be affected by the granting of this permit?: Refer attached

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Attach any further information: [Objection to Applic Ref 5.2025.361.1.pdf](#)

Application Reference: 5.2025.361.1

Use and Development of a Medical Centre, Removal of
Vegetation, Display of Business Identification Signs and
Creation of Access to a Road in a Transport Road Zone 2
236 Bullumwaal Road WY YUNG VIC 3875

Lot: 6 PS: 513315

Objection to Application

Please find below my objections to the above request for a Planning Permit for the development of a Medical Centre at 236 Bullumwaal Road, Wy Yung.

1. The proposed development is a commercial-scale medical clinic incorporating day procedures, significant staff and patient turnover, the generation of medical waste, and the provision of 20 on-site car spaces. The scale and intensity of these activities introduce commercial impacts more characteristic of a non-residential use, and are fundamentally incompatible with the purpose, intent and amenity expectations of the Low Density Residential Zoning.
2. The installation of enlarged sewerage systems required to service the scale of the development may result in adverse impacts on the Clifton Springs Creek and neighbours at the rear of the property. These impacts raise serious environmental concerns, leading to sedimentation and long term degradation of the creek's ecological function.
3. Approval of the proposal would set an inappropriate and undesirable precedent for further commercial development in the LDRZ, undermining my amenity of this quiet residential pocket.

4. The scale and intensity of the use will generate frequent staff, patient, service and emergency vehicle movements, causing traffic intrusion and congestion that will adversely affect my amenity, safety and the quiet enjoyment of the area.
5. The plans for the building alterations clearly show two separate entrances, and the designation of Clinic 1 and Clinic 2, effectively enabling the premises to function as two distinct medical clinics. This configuration would significantly increase patient throughput, intensity and operational impacts of the use.
6. Whilst stated operating hours are designated as 8:30 am to 5:00 pm, these hours can be extended to after-hours operation without notice or further approval once the use is established, thus increasing amenity impacts on me and surrounding residents.
7. The removal of established vegetation to make way for car parking will degrade the visual and ecological character of the site and my home, reducing habitat values, increasing storm water runoff, and eroding the leafy character of the surrounding residential area.
8. I would also like to address the indication of the proposed second dwelling on the site. This additional building significantly increases the overall density of the development, compounding traffic, parking demand and activity levels. In combination with the dual medical clinics, the second dwelling further undermines the residential character, amenity and openness of the area. Its inclusion represents a form of development that is inconsistent with the objectives of LDRZ, and exacerbates environmental pressures, including further vegetation removal, loss of biodiversity, and increased erosion risk.

9. With the huge developments further north of this location, Clifton Waters, Wy Yung Acres and others, the increased traffic flow and volume along Bullumwaal Road will create an even greater risk of accidents associated with the traffic entry and exit from the narrow Service Road access. This risk is underscored by a recent fatal traffic accident that occurred approximately 500 metres from this access point on Bullumwaal Road.

10. The Bairnsdale city centre contains numerous vacant commercial spaces that would be suited for a medical clinic than a location in this LDRZ. Additionally, there has been a decline in the occupancy of commercial properties within the Bairnsdale commercial/shopping area, and utilising these spaces more effectively would support economic activity whilst reducing long-term vacancies.

Kind Regards,

Valerie Keys

Wy Yung 3875

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 26 January 2026 12:16 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: David Cray

Impacted Address: Wy Yung VIC, Australia

Postal address Bairnsdale

Email address:

Preferred phone numl

address proposal: 236 Bullumwaal Wy Yung 3875

What has been proposed?: Use and Development of a Medical Centre, REMOVAL of VEGETATION, Business Identification Signs and Creation of Access to a road in a Transport Road Zone 2.

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: This proposal would weaken the planning framework for the Low-Density Residential Zone. The Build form, parking provision and operational layout enable a higher intensity of use than currently described, creating a risk of incremental expansion without further public notice.

How will you be affected by the granting of this permit?: The daily impact of the extra traffic and parking will create a safety risk for local residents that use the service road for exercising and walking dogs. The potential risk of, environmental, residential amenity, third-party harm and home security. No VicRoads impact statement for traffic movement. No Vegetation statement for any VicRoads or Parking for potential vegetation removal.

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Monday, 26 January 2026 2:00 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application
Attachments: Objections to the Proposed New Business at 236 Bullumwaal Rd Wy Yung.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Margaret Cary

Impacted Address: Wy Yung 3875

Postal address : Bairnsdale

Email address:

Preferred phon

address proposal: 236 Bullumwaal Road Wy yung 3875 Victoria Australia

What has been proposed?: use and develop a medical Display of business sign, Creation of access to a road in a transport road zone 2

Who has applied for the permit?: Crowther & Sadler PTty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: as per attached

How will you be affected by the granting of this permit?: Traffic, parking, safety, illegal use of dirt crossover that washes into my property, real and preceived security risks, noise, ability to walk with the dog safely, air pollustion and enjoyment of my nature leafy environmment as it stands now,

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Attach any further information: [Objections to the Proposed New Business at 236 Bullumwaal Rd Wy Yung.docx](#)

Objections to the Proposed New Business at 236 Bullumwaal Rd Wy Yung

Increased Traffic, Parking and Safety Issues

- The service road is not wide enough or designed to safely accommodate commercial traffic. Additional traffic increases the risk of accidents, Cars parking on private property. Only one legal entry and exit to the service rd and a huge risk to the many people who exercise and walk dogs along the safety of the service rd at present due to no footpaths.
- The use of the illegal dirt cutting to enter and exit the service rd will majorly increase the direct impact already felt by properties as dirt washes down driveways and dust covers their houses. The council are already aware of this issue. They need to be closed and revegetated for everyone's safety.
- Accidents and 'near miss' are already taking place as residents attempt to turn left into the service road without the use of a turn lane.
- The service road in a residential area is not suitable to the increased need for Emergency response vehicles and the obstacles created by added traffic creating a real risk to residents and those using the centre.
- Understated need for parking. Staff will fill the proposed parking before patients arrive.
- No traffic impact assessment completed by Vic Roads

Environmental Impact

- This business will directly and negatively impact the lifestyle and sense of community that residents value. Removal of established vegetation, loss of green space and aesthetics, run off to nearby waterways and dams, noise, lighting and air pollution, delivery trucks and services vehicles, litter and waste issues.
- The building plan has the potential for many services not just a skin clinic with many consulting rooms and staff which can increase without notification to anyone. This again exacerbates the issues already raised.
- The proposed second dwelling is not consistent with the low-density character of the area will have to have septic and waste run off/ removal.
- It sets a precedent for overdevelopment in what is intended as low-impact residential zone with by attracting further medical business to the area.
- A commercial business changes the visual and social character of the neighbourhood.

- It undermines the quiet, residential nature of the street.
- It opens the door for further commercial development.

Location/ Town Planning

- There are many more appropriate sites for a medical centre that would better meet the needs of the broader community.
- The town centre where other like businesses are located
- Many vacant spaces in and close to the town centre giving better access to the wider community.
- In the town centre overflow of parking is absorbed by existing parking spaces and there is room for delivery trucks and emergency services vehicles without risk to residence or the environment.
- The proposed location only meets the needs of those with the resources to attend and those making the proposal. There is no public transport, no other services to combine visits with, limited footpath and a long distance to walk therefore limiting access to only those that have a car and can afford the visit. Medical Centre should be accessible to all our community.
- Planning decisions need to be made for net community benefit.

Cumulative Risk

- Individually, each issue may appear manageable, however as a collective of unsewered land, the slope of the land, close to a creek with downstream dwellings, day procedures, clinical waste, excessive parking and commercial intensity, all combine to create a level of cumulative risk that renders the proposed site unsuitable for a Medical Centre.

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 29 January 2026 2:07 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Yuan and Joanna Ding

Impacted Address Wy Yung VIC, Australia

Email address

Preferred phone numbe

address proposal: 236 Bullumwaal Road, Wy Yung VIC 3875

What has been proposed?: Use and development of a medical centre, removal of vegetation, display of business identification signs and creation of access to a road in a transport road zone 2

Who has applied for the permit?: Crowther and Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: This planning permit is in contravention to the covenant on this land, which is in effect until 31/12/2030. Section 1a permits only one dwelling and “the usual outbuildings” to be on the lot. Without a dwelling in place, this medical centre could not be said to be an outbuilding, and in any case is not a “usual outbuilding” for a dwelling. Section 2a permits extraction of soil, gravel, or earth materials only for the purpose of excavation for the foundations of a building, swimming pool or garden landscaping. This block is sloped and the circular driveway is surrounding in sections by a retaining wall. Construction of the car park will require removal of this retaining wall and further removal of earth. Construction of a car park is not an allowable reason for removal of earth materials under section 2a of the covenant. The removal of earth for this carpark is also likely to affect erosion on the site. While the native vegetation may be planted, it is well established and should be protected.

How will you be affected by the granting of this permit?: This medical center is likely to increase traffic flow significantly into a small service road. The access for the service street for traffic coming from Bairnsdale and most of the populated towns of East Gippsland including Lakes Entrance, Swan

Reach, Johnsonville, Nicholson, Metung, Orbost and more, is via a right hand turn from a small turning lane. This turning lane is likely to be backed up with the increased traffic, increasing the risk of traffic accidents, which we have already experienced at this intersection. The car park is planned to have 20 spaces. With a total of 10 staff members, this only leaves 10 car parking spaces. The medical center will have 4 people providing health services, or 2.5 remaining car parking spaces per person providing health services. This is likely to be insufficient and will lead to excess cars being parked outside the premises, impacting on traffic flow on the service road and general enjoyment of the area for residents, both of which will affect us.

Declare True: Yes

Accept Privacy: Yes

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 29 January 2026 6:26 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application
Attachments: Objection submission.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Janeen Sharp

Impacted Address: Wy Yung VIC, Australia

Postal address BAIRNSDALE VIC 3875

Email address:

Preferred phone number:

Secondary phone numbe

address proposal: 236 Bullumwaal Road, Wy Yung

What has been proposed?: Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Road Zone 2

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: Refer to attached submission document

How will you be affected by the granting of this permit?: Refer to attached submission document

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Attach any further information: [Objection submission.pdf](#)

Mr elderly parents live at 228 Bullumwaal Road, and whilst I do not live with my parents I do visit them on an almost daily basis and enjoy the amenity of their property which has been structured to optimise privacy in such a way that neighbours cannot see into their property. I object to the Planning Permit Application on a number of grounds. My first objection relates to the resultant *increase* in vehicular traffic which would need to access the service lane from Bullumwaal Road to attend at the proposed clinics. These vehicles would need to use the access cross over from Bullumwaal Road into the service lane to access the proposed clinics, and this access cross over is already dangerous due to a blackspot. A short overtaking lane has been added to the approach to the cross over access point to allow vehicles travelling North along Bullumwaal Road to swerve around vehicles turning right into the service lane cross over access. This short overtaking lane is still insufficient to make turning into the cross over access point safe for the current traffic load.

Visitors to the proposed clinics would be mostly travelling in a Northerly direction from Bairnsdale and would need to turn right across oncoming southbound traffic travelling on Bullumwaal Road, into the service lane access cross over. Immediately before the southern approach to the cross over access point, the oncoming south bound traffic heading to Bairnsdale, is travelling through a dip/blackspot where vehicles cannot be seen by traffic waiting to turn into the service lane access point. Southbound vehicles travelling towards Bairnsdale through this dip blackspot cannot see the traffic turning across Bullumwaal Road into the service lane access point from that direction either.

To further add to this treacherous situation, vehicles travelling North along Bullumwaal Road from Bairnsdale regularly fail to see stationary vehicles waiting to turn across the oncoming Southbound traffic into the service lane cross over access point, until the last second. This situation results in northbound vehicles swerving recklessly around a stationary vehicle(s) at the last moment. Case in point, I had a close call with my father in my vehicle last Friday at the turning lane into the service lane access point, where we were returning to his home when a northbound vehicle travelling at speed swerved around my stationary vehicle with centimetres to spare as I waited stationary with my right hand indicator on to turn across the oncoming traffic into the cross over access point. If you inquire with the other residents who use the service lane to access their properties, you will hear that this is not an uncommon experience. The common consensus is that you sit with your indicator on, watching in the rear vision mirror while holding your breath and hoping the traffic swerves around you in time to avoid collision.

With the amount of additional Northbound traffic which would be turning right across Bullumwaal Road into the service lane access point to access the proposed clinics, it is likely that there may be multiple vehicles queuing to turn into the access point at the same time, which leaves drivers travelling North along Bullumwaal road from Bairnsdale, inadequate time to manoeuvre around stationary vehicles waiting for clear passage to turn right across the oncoming traffic into the service lane access point. This is a dangerous access point even without the blind spot in the form of a dip in the road. Council is aware of this black spot, hence why the short overtaking lane was created in the first place. I believe Council should not even be assessing this planning application without a formal traffic impact assessment having been prepared. There has already been at least one fatality I know of on the subject section of Bullumwaal Road and the volume of traffic travelling on Bullumwaal Road is now significant and constantly increasing due to the population growth in the area. With at least two more significant subdivisions in progress further along Bullumwaal Road, and no doubt more to

come, traffic will only increase in future and the safety of vehicles accessing the Bullumwaal Road service lane will be further compromised by the increase in traffic.

To add further to traffic and pedestrian safety, it appears to me that the proposed parking is inadequate for the proposed development despite meeting the quoted formula. I do not see how the formula is relevant in this case given there is no run-off parking available outside of the proposed carpark. Given the ten staff the proposed medical centre plans to employ would take up ten car parks on their own, this would leave nine spaces plus one disabled space available for visitors. Consultations with doctors are generally of 10-15 minutes duration and there is proposed to be four practitioners who would typically have at any one time one patient in consultation, one waiting and one leaving at any one time. This equates to 3 patients per practitioner at any one time is likely, assuming practitioners are running to time with their patient appointments i.e. another 12 car spaces required equating to a required total spaces of 22 not 19 + 1 disabled. This shortfall in parking would force visitors to the proposed clinic to park in the Bullumwaal Road service lane, given there is no overflow parking, and if a practitioner is running behind schedule with patient appointments, as often happens due to the nature of their work, the parking situation worsens and more vehicles will be forced to park in the service lane and on nature strips along which pedestrians commute (given there is no footpath). And what about deliveries and patient inquiries to the proposed clinic? Assuming the dimensions quoted, the proposed parking area will be tight to navigate making it very likely that some patients will choose to park in the Bullumwaal Road service lane and nature strips out the front of the proposed clinic, rather than negotiate the car park. I work with elderly clients and from my own experience I know this to be true.

It is also relevant to mention that there are a large number of people who use the service lane as a walking path given there is no footpath along the Bullumwaal Road service lane. Vehicles accessing the service lane already need to negotiate through any pedestrians, often with dogs and children in tow, and increasing the traffic in the service lane would reduce the amenity of the residents and inhibit the wider community to utilise this area for exercise or passage.

Vehicles parking in the service lane and on nature strips further restrict safe access and passage for both residential vehicular and pedestrian traffic. Given the proposed clinic access is just adjacent to the service lane cross over access point, any vehicles parking in the service lane would impede visibility and could impede vehicular access from the cross over access point into the service lane itself. Parked vehicles would also reduce visibility for residents accessing their properties.

Given the small size of the property on which the proposed development would be situated, and the lack of runoff parking options, I don't believe that adequate parking could be provided which would benefit the requirements of the proposed development and operations and prevent visitors parking in the service lane. Car parking provisions must ensure that public car parking is not relied upon by visitors to the proposed clinics and must minimise the potential for road congestion Clause 18.02-4S Roads. Given there is no public car parking options nearby and the unsafe situation with the cross over and service lane accesses, it seems that minimising potential for road congestion is not possible. I object to the application proposed based on the proposed parking being inadequate for the purpose proposed and further impacting safe access, and reduced amenity for the surrounding residents, their visitors, and the wider local community.

Medical Centres are a particularly concerning business to have as a neighbour, given once established, hours and patient types can be changed. Whilst the applicant has stated that the clinics will be for the purpose of skin cancer treatment and only operate Monday to Friday, there is nothing stopping the applicant if successful from setting up a drug and alcohol centre or even in the future the possibility of a 24 hour clinic. Medical Centres stock drugs which require appropriate security and significant security lighting. Such lighting would further reduce the amenity of neighbouring and nearby property owners and would impinge on the visual amenity of my parents' property and create light pollution which would undesirably illuminate their property and flood into their home. I object to the application proposed based on the operations of the proposed clinics unacceptably reducing the amenity for the surrounding residents, their visitors, and the wider local community.

I object to the application on the basis that it seeks permission to convert the existing dwelling into a medical centre however the plans show two separate medical centres, consequently the application should be amended to reflect same. The first medical centre being the new construction closest to the road access and the second being the conversion of the existing dwelling into a medical centre. The conversion means that the building is no longer a residence.

The application states that twenty car and five bike parking spaces form part of the proposed development. Given the topography of the proposed site of the car park, and the fact that there is no stormwater system available, where will all this water go when it rains and what impact will the run-off have on septic systems and neighbouring properties? Given the "Very poor" permeability of the soil, as tested by the consultants utilised, and the relatively small area available for sub-surface dispersal has consideration been given to inevitable run off and where it will end up, particularly in light of poor soil permeability? Given the slope of the land size of the car park, two clinics and the wastewater treatment area, there isn't much area to cope with run off and sub-surface irrigation. The report provided by Simon Anderson consultants also provides some concerning information regarding the suitability of soil permeability for subsurface irrigation with high-risk environmental impact identified. I object to the planning application based on the identified high risk environmental impact. A development of such size on the subject land should only be considered where sewerage and stormwater services are available to guarantee the most minimal environmental impact.

The subject land is zoned low density residential and medical centres are not in keeping with this zoning. In particular the developmental density proposed when considering the size of the buildings and car parks as a whole on the 4,000 sqm size of the property is not in keeping with the surrounding residences and would reduce the amenity of the surrounding properties.

The surrounding residents have built significant homes and developed their properties at significant cost to enjoy what is an almost semi-rural lifestyle given the sizes of these land parcels and the outlook across Clifton Creek Valley. Issuance of a permit to develop medical centres on the subject property will set precedent for other such developments on the surrounding properties between Eastwood Road and Lanteris Lane. Surely the residents of the land between the roads deserve to have the amenity of their land preserved in alignment with the current low density residential zoning. I object that the proposed development is not in keeping with the surrounding residential properties, is not residential in nature and reduces the amenity of neighbouring properties.

According to the consultant's recommendations, the applicant would also need to remove the hedge vegetation bordering along the boundary lines of the property to ensure root systems do

not interfere with water treatment and septic systems. The original owner of the property planted those hedges and gardens to provide privacy both for and from neighbouring properties. If a permit to develop is granted, the applicant not only needs to remove the vegetation but build further forward/east on the property which will remove even more amenity and privacy currently afforded to the neighbouring properties beside and below them. These neighbouring properties built their homes and developed their properties with consideration of the applicant's property's current dwelling position. If the application is granted, the proposed medical centre will be built east of or in front of the existing dwelling (further from the road) forward of my parents' home at 228 Bullumwaal Road, reducing the amenity of their property. The current dwelling is positioned in such a way that it does not impinge on the amenity of my parents' outlook. My parents' home at 228 Bullumwaal Road is effectively the neighbouring property to 236 Bullumwaal Road separated only by the two access lanes to the axe-head properties which sit below 236 and 228 Bullumwaal Road. I object to the proposed development reducing the amenity and privacy afforded to my parents' property. The proposed development will reduce the value of the neighbouring properties given the loss of privacy and increased pollution (light, traffic, noise and sewerage and storm water).

"Proposed Dwelling" (which is not a dwelling) in relation to 228 Bullumwaal Road.



Figure 2: Aerial view of subject site (approximate title boundaries shown)

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 29 January 2026 6:37 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application
Attachments: Planning objection submission - BJH.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Bruce Hall

Impacted Address: , Wy Yung VIC, Australia

Postal address : BAIRNSDALE VIC 3875

Email address: bruce@

Preferred phone number

Secondary phone number

address proposal: 236 Bullumwaal Road WY YUNG VIC 3875

What has been proposed?: Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Road Zone 2

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: Refer to attached submission document

How will you be affected by the granting of this permit?: Refer to attached submission document

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Attach any further information: [Planning objection submission - BJH.pdf](#)

I object to the Planning Permit Application on a number of grounds. My first objection relates to the resultant *increase* in vehicular traffic which would need to access the service lane from Bullumwaal Road to attend at the proposed clinics. These vehicles would need to use the access cross over from Bullumwaal Road into the service lane to access the proposed clinics, and this access cross over is already dangerous due to a blackspot. A short overtaking lane has been added to the approach to the cross over access point to allow vehicles travelling North along Bullumwaal Road to swerve around vehicles turning right into the service lane cross over access. This short overtaking lane is still insufficient to make turning into the cross over access point safe for the current traffic load.

Visitors to the proposed clinics would be mostly travelling in a Northerly direction from Bairnsdale and would need to turn right across oncoming southbound traffic travelling on Bullumwaal Road, into the service lane access cross over. Immediately before the Southern approach to the cross over access point, the oncoming Southbound traffic heading to Bairnsdale, is travelling through a dip/blackspot where vehicles cannot be seen by traffic waiting to turn into the service lane access point. Southbound vehicles travelling toward Bairnsdale through this dip blackspot cannot see the traffic turning across Bullumwaal Road into the service lane access point from that direction either.

To further add to this treacherous situation, vehicles travelling North along Bullumwaal Road from Bairnsdale regularly fail to see stationary vehicles waiting to turn across the oncoming Southbound traffic into the service lane cross over access point, until the last second. This situation results in northbound vehicles swerving recklessly around a stationary vehicle(s) at the last moment. As an example my daughter and I had a close call last Friday at the turning lane into the service lane access point. My daughter was driving and we were returning home when a Northbound vehicle travelling at speed swerved around our stationary vehicle with centimetres to spare as we waited stationary with her right hand indicator on to turn across the oncoming traffic into the cross over access point. If you inquire with the other residents who use the service lane to access their properties, you will hear that this is not an uncommon experience. The common consensus is that you sit with your indicator on, watching in the rear vision mirror while holding your breath and hoping the traffic swerves around you in time to avoid collision.

With the amount of additional Northbound traffic which would be turning right across Bullumwaal Road into the service lane access point to access the proposed clinics, it is likely that there may be multiple vehicles queuing to turn into the access point at the same time, which leaves drivers travelling North along Bullumwaal road from Bairnsdale, inadequate time to manoeuvre around stationary vehicles waiting for clear passage to turn right across the oncoming traffic into the service lane access point. This is a dangerous access point even without the blind spot in the form of a dip in the road. Council is aware of this black spot, hence why the short overtaking lane was created in the first place. I believe Council should not even be assessing this planning application without a formal traffic impact assessment having been prepared. There has already been at least one fatality I know of on the subject section of Bullumwaal Road and the volume of traffic travelling on Bullumwaal Road is now significant and constantly increasing due to the population growth in the area. With at least two more significant subdivisions in progress further along Bullumwaal Road, and no doubt more to come, traffic will only increase in future and the safety of vehicles accessing the Bullumwaal Road service lane will be further compromised by the increase in traffic.

To add further to traffic and pedestrian safety, it appears to me that the proposed parking is inadequate for the proposed development despite meeting the quoted formula. I do not see

how the formula is relevant in this case given there is no run-off parking available outside of the proposed carpark. Given the ten staff the proposed medical centre plans to employ would take up ten car parks on their own, this would leave nine spaces plus one disabled space available for visitors. Consultations with doctors are generally of 10-15 minutes duration and there is proposed to be four practitioners who would typically have at any one time one patient in consultation, one waiting and one leaving at any one time. This equates to 3 patients per practitioner at any one time is likely, assuming practitioners are running to time with their patient appointments i.e. another 12 car spaces required equating to a required total spaces of 22 not 19 + 1 disabled. This shortfall in parking would force visitors to the proposed clinic to park in the Bullumwaal Road service lane, given there is no overflow parking, and if a practitioner is running behind schedule with patient appointments, as often happens due to the nature of their work, the parking situation worsens and more vehicles will be forced to park in the service lane and on nature strips along which pedestrians commute (given there is no footpath). And what about deliveries and patient inquiries to the proposed clinic? Assuming the dimensions quoted, the proposed parking area will be tight to navigate making it very likely that some patients will choose to park in the Bullumwaal Road service lane and nature strips out the front of the proposed clinic, rather than negotiate the car park.

It is also relevant to mention that there are a large number of people who use the service lane as a walking path given there is no footpath along the Bullumwaal Road service lane. Vehicles accessing the service lane already need to negotiate through any pedestrians, often with dogs and children in tow, and increasing the traffic in the service lane would reduce the amenity of the residents and inhibit the wider community to utilise this area for exercise or passage.

Vehicles parking in the service lane and on nature strips further restrict safe access and passage for both residential vehicular and pedestrian traffic. Given the proposed clinic access is just adjacent to the service lane cross over access point, any vehicles parking in the service lane would impede visibility and could impede vehicular access from the cross over access point into the service lane itself. Parked vehicles would also reduce visibility for residents accessing their properties, particularly pulling out of their driveways into the service lane.

Given the small size of the property on which the proposed development would be situated, and the lack of runoff parking options, I don't believe that adequate parking could be provided which would befit the requirements of the proposed development and operations and prevent visitors parking in the service lane. Car parking provisions must ensure that public car parking is not relied upon by visitors to the proposed clinics and must minimise the potential for road congestion Clause 18.02-4S Roads. Given there is no public car parking options nearby and the unsafe situation with the cross over and service lane accesses, it seems that minimising potential for road congestion is not possible. I object to the application proposed based on the proposed parking being inadequate for the purpose proposed and further impacting safe access, and reduced amenity for the surrounding residents, their visitors, and the wider local community.

Medical Centres are a particularly concerning business to have as a neighbour, given once established, hours and patient types can be changed. Whilst the applicant has stated that the clinics will be for the purpose of skin cancer treatment and only operate Monday to Friday, there is nothing stopping the applicant if successful from setting up a drug and alcohol centre or even in the future the possibility of a 24 hour clinic. Medical Centres stock drugs which require appropriate security and significant security lighting. Such lighting would further reduce the amenity of neighbouring and nearby property owners and would impinge on the visual amenity

of our property and create light pollution which would undesirably illuminate our property and flood into our home. I object to the application proposed based on the operations of the proposed clinics unacceptably reducing the amenity for the surrounding residents, their visitors, and the wider local community.

I object to the application on the basis that it seeks permission to convert the existing dwelling into a medical centre however the plans show two separate medical centres, consequently the application should be amended to reflect same. The first medical centre being the new construction closest to the road access and the second being the conversion of the existing dwelling into a medical centre. The conversion means that the building is no longer a residence.

The application states that twenty car and five bike parking spaces form part of the proposed development. Given the topography of the proposed site of the car park, and the fact that there is no stormwater system available, where will all this water go when it rains and what impact will the run-off have on septic systems and neighbouring properties? Given the "Very poor" permeability of the soil, as tested by the consultants utilised, and the relatively small area available for sub-surface dispersal has consideration been given to inevitable run off and where it will end up, particularly in light of poor soil permeability? Given the slope of the land size of the car park, two clinics and the wastewater treatment area, there isn't much area to cope with run off and sub-surface irrigation. The report provided by Simon Anderson consultants also provides some concerning information regarding the suitability of soil permeability for subsurface irrigation with high-risk environmental impact identified. I object to the planning application based on the identified high risk environmental impact. A development of such size on the subject land should only be considered where sewerage and stormwater services are available to guarantee the most minimal environmental impact.

The subject land is zoned low density and residential and medical centres are not in keeping with this zoning. In particular the developmental density proposed when considering the size of the buildings and car parks as a whole on the 4,000 sqm size of the property is not in keeping with the surrounding residences and would reduce the amenity of the surrounding properties.

The surrounding residents have built significant homes and developed their properties at significant cost to enjoy what is an almost semi-rural outlook given the sizes of these land parcels and the outlook across Clifton Creek Valley. Issuance of a permit to develop medical centres on the subject property will set precedent for other such developments on the surrounding properties between Eastwood Road and Lanteris Lane. Surely the residents of the land between the roads deserve to have the amenity of their land preserved in alignment with the current low density residential zoning. I object that the proposed development is not in keeping with the surrounding residential properties, is not residential in nature and reduces the amenity of neighbouring properties.

According to the consultant's recommendations, the applicant would also need to remove the hedge vegetation bordering along the boundary lines of the property to ensure root systems do not interfere with water treatment and septic systems. The original owner of the property planted those hedges and gardens to provide privacy both for and from neighbouring properties. If a permit to develop is granted, the applicant not only needs to remove the vegetation but build further forward/east on the property which will remove even more amenity and privacy currently afforded to the neighbouring properties beside and below them. These neighbouring properties built their homes and developed their properties with consideration of the applicant's property's current dwelling position. If the application is granted, the proposed medical centre will be built

east of or in front of the existing dwelling (further from the road) forward of our home at 228 Bullumwaal Road, reducing the amenity of our property. The current dwelling is positioned in such a way that it does not impinge on the amenity of the outlook from our property. Our home at 228 Bullumwaal Road is effectively the neighbouring property to 236 Bullumwaal Road separated only by the two access lanes to the axe-head properties which sit below 236 and 228 Bullumwaal Road. I object to the proposed development reducing the amenity and privacy afforded to our property. The proposed development will reduce the value of the neighbouring properties given the loss of privacy and increased pollution (light, traffic, noise and sewerage and storm water).

“Proposed Dwelling” /medical clinic in relation to 228 Bullumwaal Road.



Figure 2: Aerial view of subject site (approximate title boundaries shown)

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 29 January 2026 6:41 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application
Attachments: Planning objection submission - AMH.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Adrienne Hall

Impacted Address: Wy Yung VIC, Australia

Postal address : BAIRNSDALE VIC 3875

Email address:

Preferred phone number

Secondary phone number

address proposal: 236 Bullumwaal Road WY YUNG VIC 3875

What has been proposed?: Use and Development of a Medical Centre, Removal of Vegetation, Display of Business Identification Signs and Creation of Access to a Road in a Transport Road Zone 2

Who has applied for the permit?: Crowther & Sadler Pty Ltd

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: Refer to attached submission document

How will you be affected by the granting of this permit?: Refer to attached submission document

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

Accept Privacy: Yes

Attach any further information: [Planning objection submission - AMH.pdf](#)

I wish to formally object to the Planning Permit Application on several significant grounds. My primary concern relates to the expected increase in vehicle traffic accessing the service lane from Bullumwaal Road to attend the proposed medical clinics. The current crossover from Bullumwaal Road into the service lane is already hazardous due to an existing blackspot, and additional traffic will further compromise safety. Although a short overtaking lane has been added for northbound vehicles to manoeuvre around cars waiting to turn right into the crossover, this measure remains inadequate for current traffic volumes, let alone the substantial increase anticipated.

Most visitors to the proposed clinics would be travelling northbound from Bairnsdale and would be required to turn right across oncoming southbound traffic to enter the service lane. This is particularly dangerous as southbound vehicles approach through a dip in the road—a known blackspot—which obstructs visibility for both drivers turning right and vehicles travelling towards Bairnsdale. As a result, southbound drivers often cannot see vehicles waiting to turn, and northbound drivers regularly fail to notice stationary vehicles until the last moment. This has already created numerous near-miss situations. For example, only last Friday my daughter and husband narrowly avoided a collision when a speeding northbound vehicle swerved around their stationary car with only centimetres to spare. Other residents will confirm that this is a frequent and alarming occurrence.

If the proposed development proceeds, the number of vehicles queuing to turn right into the access point will increase, creating even greater risks. Multiple stationary vehicles will leave approaching northbound drivers with insufficient time to safely manoeuvre around them. Given the history of accidents—including a fatality on this section of Bullumwaal Road—and ongoing population growth generating more traffic, it is unacceptable for Council to assess this application without a comprehensive traffic impact assessment.

Parking is another significant concern. Although the application claims to meet the prescribed parking formula, the actual number of spaces appears inadequate for the proposed operations, especially given the absence of overflow or on-street parking. With ten staff occupying ten of the twenty car spaces, only nine standard spaces and one accessible space remain for patients. With four practitioners consulting at any given time, and patients arriving, waiting, and leaving in overlapping cycles, at least twelve patient spaces would be required—exceeding the remaining capacity. This mismatch will inevitably force vehicles to park in the service lane or on nature strips, which pedestrians already rely on due to the absence of a footpath. The tight layout of the car park further increases the likelihood that patients will avoid it and instead park in unsafe locations in the service land and on surrounding nature reserves and strips.

Pedestrian safety is also at risk. The service lane is commonly used for walking, often by families with children and/or pets. Increasing vehicle traffic and encouraging overflow parking in the service lane will significantly reduce safety and residential amenity. Parked vehicles will obstruct sightlines for both residents entering their properties and drivers attempting to navigate the crossover access point.

The proposed development also raises environmental concerns. The site has poor soil permeability, as confirmed by the applicant's consultants, and there is no stormwater system available. With a large paved car park, two clinic buildings and a wastewater

treatment area on a relatively small site, stormwater runoff will have limited dispersal options, increasing the likelihood of impacts on neighboring septic systems and properties. The consultants have identified the soil as posing a high-risk environmental impact for subsurface irrigation. Development of this scale should only be considered where sewerage and stormwater infrastructure is available.

The low-density residential zoning of the land is inconsistent with the scale and intensity of the proposed medical centres. The density of the buildings and car park on a 4,000 sqm lot is not in keeping with surrounding residential properties. Nearby residents have invested significantly to establish homes that maintain a semi-rural residential character and enjoy the Clifton Creek Valley outlook. Approving this application would set a concerning precedent for similar developments between Eastwood Road and Lanteris Lane, diminishing the amenity and intended character of the area.

Advice provided by the applicant's consultants recommends that existing hedge vegetation is removed due to concerns with root systems and wastewater infrastructure. These hedges were intentionally planted to create privacy for neighboring properties. Locating the new building further east on the block will place it more prominently in front of our home at 228 Bullumwaal Road, whereas the existing residence is positioned behind our home, diminishing privacy, views and amenity. The proposed development will reduce property values due to increased noise, light, traffic and environmental impacts.

Finally, while the applicant states the clinic will operate Monday to Friday for skin cancer treatment, there is no guarantee that operations will not change or expand over time. Once approved, the site could accommodate more intensive medical uses, extended opening hours, additional security lighting, and increased traffic. This is contrary to the expectations of residents in a low-density residential zone.

For these reasons—including traffic safety risks, inadequate parking, environmental concerns, loss of residential amenity, and inconsistency with zoning—I strongly object to the proposed development and request that Council refuse the application.

"Proposed Dwelling" /proposed medical clinic in relation to 228 Bullumwaal Road.



Figure 2: Aerial view of subject site (approximate title boundaries shown)

Kerry Stow

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Thursday, 29 January 2026 8:05 PM
To: Planning Unit Administration
Subject: Objection to a Planning Permit Application

Follow Up Flag: Follow up
Flag Status: Flagged

Objection to a Planning Permit Application

An 'Objection to a Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Objector Name: Michael Chippindall

Impacted Address: Wy Yung VIC, Australia

Postal address : as above

Email address

Preferred phone number:

Secondary phone number: None

address proposal: 236 Bullumwaal rs

What has been proposed?: Develop a medical Clinic

Who has applied for the permit?: Crowther & Sadler

Planning permit number: 5.2025.361.1

What are the reasons for your objection?: Traffic Management. Environmental impact Zoning of the land Sewer and wastewater retention Property devaluation.

How will you be affected by the granting of this permit?: we live directly below the property and will be directly impacted by this decision.

Declare True: Yes

Phone declare: Yes

Email authorisation: Yes

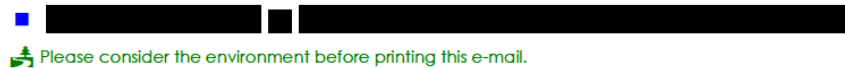
Accept Privacy: Yes

Kerry Stow

From: EGSC Feedback
Sent: Friday, 30 January 2026 8:46 AM
To: Planning Unit Administration
Subject: FOR ACTION: Objection to Planning Permit at 236 Bullumwaal Rd Wy Yung 5.2025.361.1 - Johnston
Attachments: Susan Johnston Objection to Planning Permit 236 Bullumwaal Rd Wy Yung .docx
Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

FOR ACTION: Objection to Planning Permit at 236 Bullumwaal Rd Wy Yung 5.2025.361.1 – Johnston



Please consider the environment before printing this e-mail.

From: Susan Johnston
Sent: Thursday, 29 January 2026 8:08 PM
To: EGSC Feedback <feedback@egipps.vic.gov.au>
Subject: Objection to Planning Permit at 236 Bullumwaal Rd Wy Yung

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EXTERNAL EMAIL: This email has originated from outside of the East Gippsland Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT ServiceDesk if you are unsure.

Attention Planning Department, objection to planning permit at 236 Bullumwaal Rd Wy Yung.

Unofficial



RESPECT



COLLABORATION



INTEGRITY



ACCOUNTABILITY

East Gippsland Shire Council

Creating a great place to work that delivers quality services to our customers and community.

To: Statutory Planning
East Gippsland Shire Council

Re: Objection – Planning Permit Application for Medical Centre (including day procedures), vegetation removal, signage and access works.
Site: 236 Bullumwaal Road, Wy Yung
Zone: Low Density Residential Zone

Dear Planning Department- East Gippsland Shire Council,

I write to formally object to the above planning permit application on the basis that the subject land is fundamentally unsuitable for the proposed use due to the cumulative environmental, residential, visual and public health risks associated with the site and the intensity of the proposed development.

This objection is made on planning, environmental and land-use suitability grounds, and not in opposition to medical services generally.

1. Unsuitable land use in a Low Density Residential Zone

The proposal is for a commercial-scale medical centre, including consulting rooms, day procedures, staff, patients, clinical waste generation and a 20-space car park, within a Low Density Residential Zone intended to provide a low-intensity, high-amenity residential environment.

The Planning Scheme provides no exemption for medical uses from consideration of site suitability, protection of residential amenity, land capability constraints, or avoidance of environmental and third-party harm. The scale and operational intensity of the proposal exceed what can reasonably be accommodated on land intended for low density residential purposes.

2. Prior Council advice and consistency

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The current application raises the same constraints and risks, yet proposes a significantly more intensive commercial use. Approval in these circumstances would undermine consistent and defensible decision-making.

3. Cumulative risk and fundamental site constraint

Planning law requires Council to assess cumulative impacts, not individual matters in isolation. When considered holistically, the following interacting constraints render the site unsuitable for the proposed use:

- Low Density Residential Zone
- Commercial-scale medical use
- Inclusion of day procedures
- Generation of clinical and biohazardous waste
- Reliance on onsite wastewater treatment on unsewered land
- Sloping land
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- Vegetation removal reducing natural buffering and filtration

Unofficial

Individually, these matters may appear capable of management. Collectively, they create a foreseeable and unacceptable risk of off-site environmental and third-party harm that cannot be adequately mitigated through permit conditions.

4. Unsewered land and wastewater risk

The site is not connected to reticulated sewerage and relies on onsite wastewater treatment. A medical centre — particularly one undertaking day procedures — generates materially higher and more complex wastewater loads than a dwelling, including peak loading events and chemical and biological contaminants.

On sloping land draining downslope toward a waterway and adjoining properties, any system failure, saturation or exceedance would not be contained onsite and would migrate downslope. Planning and environmental legislation require avoidance of environmental harm, not reliance on perpetual perfect operation of wastewater infrastructure.

5. Downslope waterway and catchment impact (Clifton Creek)

The subject land is located upslope within the catchment of Clifton Creek, a designated downstream waterway identified in Council and catchment authority mapping. While the waterway does not physically traverse the subject site, surface water, stormwater and subsurface flows from the site drain toward this waterway.

Planning correspondence and mapping relating to nearby properties within the same catchment demonstrate that development has been significantly constrained by waterway protection requirements, even for low-intensity residential subdivision. This establishes that the catchment is environmentally sensitive and that wastewater and stormwater impacts are a known and longstanding concern in this locality.

Against this context, the proposed commercial medical centre, including day procedures, clinical waste, extensive sealed areas and reliance on onsite wastewater treatment, represents a substantial intensification of use within a sensitive catchment.

6. Downstream residential property – third-party harm

There is an existing residential property located downslope of the subject land. Any failure of wastewater containment, stormwater management or waste handling could result in seepage, odour, contamination or health impacts to the lower property. Planning law affords significant weight to foreseeable third-party harm.

7. Day procedures and clinical waste

The application indicates that day procedures will be undertaken; however, the documentation does not adequately define or constrain the nature or frequency of procedures, wastewater characteristics, volumes of clinical and biohazardous waste, or spill and emergency management arrangements.

In the absence of clear and enforceable limits, Council must assess the proposal on the basis of the maximum reasonable intensity of the use, which materially increases environmental and public health risk on this constrained site.

8. Excessive parking and commercial intensity

The provision of 20 car parking spaces is excessive in a Low Density Residential Zone and reinforces the commercial scale and intensity of the use. While Clause 52.06 sets minimum parking rates, it does not require Council to accept parking provision that enables inappropriate intensity, dominates the site visually and functionally, increases sealed surfaces and runoff, or undermines residential character.

9. Aesthetic and neighbourhood character impacts

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Unofficial

The extent of sealed areas associated with parking, access lanes, circulation, lighting and signage would visually dominate the site and significantly reduce soft landscaping and open space. This would result in a streetscape character more consistent with a commercial area than a low-density residential or semi-rural environment.

Ongoing visual impacts including vehicle presence, commercial lighting, illuminated signage and daily activity would materially alter the appearance and character of the locality and diminish residential amenity.

10. Net community outcome

While medical services provide community benefit, planning decisions must be based on net community benefit. In this case, any benefit of locating a medical centre at this site is outweighed by environmental and catchment risk, residential and visual amenity loss, third-party exposure, and precedent for commercial encroachment into a Low Density Residential Zone.

Medical centres are more appropriately located on serviced land within mixed-use or commercial zones.

11. Conclusion

When assessed holistically, the proposal represents an inappropriate commercial land use on constrained residential land, where cumulative environmental, visual and public health risks are foreseeable, significant and unacceptable.

Approval would be inconsistent with the objectives of the Planning and Environment Act 1987, the intent of the Low Density Residential Zone, and principles of precautionary and orderly planning.

For these reasons, the application should be refused.

Yours sincerely,

Susan Johnston

Wy Yung

Unofficial

Kerry Stow

From: EGSC Feedback
Sent: Friday, 30 January 2026 3:56 PM
To: Planning Unit Administration
Subject: FOR ACTION: Objection Planning Permit 236 Bullumwaal Road - Susan Johnston - 5.2025.361.1
Attachments: Susan Johnston Objection to Planning Permit 236 Bullumwaal Rd Wy Yung .docx
Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

FOR ACTION: Objection Planning Permit 236 Bullumwaal Road - Susan Johnston - 5.2025.361.1


 Please consider the environment before printing this e-mail.

From: Susan Johnston
Sent: Friday, 30 January 2026 2:41 PM
To: EGSC Feedback <feedback@egipps.vic.gov.au>
Subject: Objection Planning Permit 236 Bullumwaal Road WyYung 3875

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Please find attached a letter of objection to planning permit for 236 Bullumwaal Road, WyYung 3875

kind regards

Susan Johnston



RESPECT



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East Gippsland Shire Council

Creating a great place to work that delivers quality services to our customers and community.

To: Statutory Planning
East Gippsland Shire Council

Re: Objection – Planning Permit Application for Medical Centre (including day procedures), vegetation removal, signage and access works.
Site: 236 Bullumwaal Road, Wy Yung
Zone: Low Density Residential Zone

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Unofficial

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4. Unsewered land and wastewater risk

The site is not connected to reticulated sewerage and relies on onsite wastewater treatment. A medical centre — particularly one undertaking day procedures — generates materially higher and more complex wastewater loads than a dwelling, including peak loading events and chemical and biological contaminants.

On sloping land draining downslope toward a waterway and adjoining properties, any system failure, saturation or exceedance would not be contained onsite and would migrate downslope. Planning and environmental legislation require avoidance of environmental harm, not reliance on perpetual perfect operation of wastewater infrastructure.

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Planning correspondence and mapping relating to nearby properties within the same catchment demonstrate that development has been significantly constrained by waterway protection requirements, even for low-intensity residential subdivision. This establishes that the catchment is environmentally sensitive and that wastewater and stormwater impacts are a known and longstanding concern in this locality.

Against this context, the proposed commercial medical centre, including day procedures, clinical waste, extensive sealed areas and reliance on onsite wastewater treatment, represents a substantial intensification of use within a sensitive catchment.

6. Downstream residential property – third-party harm

There is an existing residential property located downslope of the subject land. Any failure of wastewater containment, stormwater management or waste handling could result in seepage, odour, contamination or health impacts to the lower property. Planning law affords significant weight to foreseeable third-party harm.

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Yours sincerely,

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Wy Yung

Unofficial

Kerry Stow

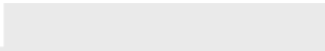
From: EGSC Feedback
Sent: Friday, 30 January 2026 9:44 AM
To: Planning Unit Administration
Subject: FOR ACTION: Objection to Planning Permit 236 Bullumwaal Road Wy Yung 5.2025.361.1 - Johnston
Attachments: Peter Johnston Objection to Planning Permit 236 Bullumwaal Rd Wy Yung .docx
Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

FOR ACTION: Objection to Planning Permit 236 Bullumwaal Road Wy Yung 5.2025.361.1 – Johnston


 Please consider the environment before printing this e-mail.

From: Susan Johnston
Sent: Thursday, 29 January 2026 8:11 PM
To: EGSC Feedback <feedback@egipps.vic.gov.au>
Subject: Objection Planning Permit 236 Bullumwaal Rd - Peter Johnston

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Please find attached a letter of objection to planning permit for 236 Bullumwaal Rd Wy Yung.

Regards,

Peter Johnston



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Creating a great place to work that delivers quality services to our customers and community.

To: Statutory Planning
East Gippsland Shire Council

Re: Objection – Planning Permit Application for Medical Centre (including day procedures), vegetation removal, signage and access works.
Site: 236 Bullumwaal Road, Wy Yung
Zone: Low Density Residential Zone

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Unofficial

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Unofficial

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Yours sincerely,

Peter Johnston

Wy Yung

Unofficial

Kerry Stow

From: EGSC Feedback
Sent: Friday, 30 January 2026 3:56 PM
To: Planning Unit Administration
Subject: FOR ACTION: Objection Planning Permit 236 Bullumwaal Road - Peter Johnston - 5.2025.361.1
Attachments: Peter Johnston Objection to Planning Permit 236 Bullumwaal Rd Wy Yung .docx
Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

FOR ACTION: Objection Planning Permit 236 Bullumwaal Road - Peter Johnston - 5.2025.361.1


 Please consider the environment before printing this e-mail.

From: Peter Johnston
Sent: Friday, 30 January 2026 2:33 PM
To: EGSC Feedback <feedback@egipps.vic.gov.au>
Subject: Objection Planning Permit 236 Bullumwaal Road - Peter Johnston

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Please find attached a letter of objection to planning permit for 236 Bullumwaal Road, WyYung 3875

Regards,

Peter Johnston



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East Gippsland Shire Council

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To: Statutory Planning
East Gippsland Shire Council

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Site: 236 Bullumwaal Road, Wy Yung
Zone: Low Density Residential Zone

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Medical centres are more appropriately located on serviced land within mixed-use or commercial zones.

11. Conclusion

When assessed holistically, the proposal represents an inappropriate commercial land use on constrained residential land, where cumulative environmental, visual and public health risks are foreseeable, significant and unacceptable.

Approval would be inconsistent with the objectives of the Planning and Environment Act 1987, the intent of the Low Density Residential Zone, and principles of precautionary and orderly planning.

For these reasons, the application should be refused.

Yours sincerely,

Peter Johnston

Ny Yung

Unofficial

Kerry Stow

From: EGSC Feedback
Sent: Tuesday, 27 January 2026 1:19 PM
To: Planning Unit Administration
Subject: 5.2025.361.1 objection 236 Bullumwaal Road - Leemon

Follow Up Flag: Follow up
Flag Status: Flagged

OFFICIAL

For your information, received via Feedback.

Regards,

[REDACTED]

From: Kerry Leemon
Sent: Sunday, January 25, 2026 4:00 PM
To: EGSC Feedback <feedback@egipps.vic.gov.au>
Subject: OBJECTION - Planning Permit Application 5.2025.361.1 - 236 Bullumwaal Road

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To the Planning Officer,

Please find below my formal objection to the proposed medical centre which conflicts with the East Gippsland Planning Scheme and undermines the Victorian Protection I have a vested interest in this area and this plan represents a significant overdevelopment which will cause irreversible harm to the local environment and residential amenity. My objection is expanded below:

1. Inappropriate Commercial Intrusion & Economic Fragmentation

The East Gippsland Planning Scheme directs commercial services toward the Bairnsdale CBD. This proposal bypasses established commercial zones where vacant shopfronts are already available. Allowing a 6-consulting room medical centre in a Low Density Residential Zone (LDRZ) undermines the economic viability of Bairnsdale's town centre and creates unnecessary "ribbon development" in a quiet, outer-suburban area.

2. Breach of Vegetation Protection Overlay (VPO)

The application documentation explicitly lists "Removal of Vegetation" as a permit requirement. This contradicts the low-impact nature of the LDRZ. The removal of native trees to accommodate car

parking and a second dwelling directly threatens the wildlife corridor at the base of the property. This corridor is essential for local biodiversity and loss which cannot be offset by tokenistic landscaping.

3. Hydrological Risk and Stormwater Runoff

The addition of a medical clinic, patient parking and an additional dwelling significantly increases the impermeable surface area.

The base of this property is a natural drainage point. Increased runoff poses a high risk of erosion and siltation to the native vegetation corridor.

There is no evidence that the site can manage this volume of water. This creates a direct risk of flooding and water damage to adjoining residential properties during heavy rain events. A perfect example - infrastructural changes at Flemington Racecourse.

4. Overdevelopment of a Low Density Lot

The LDRZ is intended for a single dwelling on a large, leafy lot. Crowding this 4,000 square metre site with a commercial clinic plus a second dwelling exceeds the reasonable capacity of the land. This is a de-facto subdivision that bypasses the intent of the zone and sets a dangerous precedent for the Wy Yung area.

5. Dangerous Traffic Risks

The scale of this proposal is entirely inconsistent with the infrastructure of a residential service road.

Based on the practitioner count, this site will generate upwards of 100 vehicle movements per day. This is a staggering increase for a quiet LDRZ pocket and far exceeds the "low-intensity" expectation of the zone.

Forcing this high volume of commercial traffic to negotiate the service road entry near the Bullumwaal Road corner creates significant danger. Elderly, distressed or unwell patients will be forced to perform complex manoeuvres at a site already known for poor sight and high speed traffic.

To accommodate the 16+ vehicles required for staff and patients, the property would essentially need to be paved over. This sea of bitumen is a direct violation of the LDRZ requirement to maintain a leafy, permeable and residential landscape.

6. Signage

The introduction of Business Identification commercial lighting, and constant mechanical noise systems will permanently degrade the quiet suburban character of the area. This represents a visual pollutant that is fundamentally at odds with the lifestyle of existing residents

7. Undermining the Bairnsdale CBD Activity Centre

Clause 11.93-1L of the East Gippsland Planning Scheme seeks to reinforce Bairnsdale as the primary regional service centre. This proposal represents out-of-centre development which fragments medical services. There is no demonstrated community need that cannot be met by existing vacant commercial stock in the Bairnsdale CBD. Approving this permit would allow a significant commercial enterprise to bypass the strategic intent of the CBD, ultimately detrimental to the Net Community Benefit of the Shire.

8. Inefficient Infrastructure Use and Car Dependency

Unlike the Bairnsdale commercial precinct, which is supported by integrated transport and pedestrian links, 236 Bullumwaal Road requires 100% car-based access for its 10 staff and dozens of daily patients. This is an economically regressive model that increases the maintenance burden on local roads and contradicts the Council’s objectives for sustainable, consolidated urban growth.

This application is an attempt to force a high-impact commercial operation onto a site that is ecologically and logistically unfit for such use. I urge the Council to refuse this permit to protect the integrity of the Wy Yung residential buffer and the safety of the Bullumwaal Road corridor.

Kind regards

Kerry Leemon



RESPECT



COLLABORATION



INTEGRITY



ACCOUNTABILITY

East Gippsland Shire Council

Creating a great place to work that delivers quality services to our customers and community.

From: Nicole Mann
Sent: Monday, 1 June 2026 1:20 PM
To:
Subject: Amenity and General Observations. I didn't read this in the meeting on Wednesday.

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Amenity and General Observations

Since January, I have been involved in numerous discussions and interactions in an effort to better understand this proposal and what it may mean for our lives and our community.

From the initial planning submission — in which residents were given two weeks to object — through to discussions with planning lawyers, engineers, Planning Solutions, and meetings with the Shire and neighbours, I have come to appreciate just how much process, regulation and compliance is involved in planning applications.

With the unique viewpoint as a resident, I can read and respect the documents and reports presented in support of the proposal for what they offer, while also recognising, through first-hand experience, the aspects that have not been mentioned or adequately considered.

Ironically, in the 20 years we have lived in this street, we have consistently adhered to the covenants and regulations that govern this area. We respected the intent and purpose of the zoning and subdivision requirements. We did not seek to overdevelop our properties or add additional dwellings, even for aging parents or extended family.

Now, however, it appears those same guidelines can be reinterpreted or redefined if an existing building is “repurposed.”

Over many years, and at considerable personal expense, we have created and maintained what is now a beautiful small ecosystem. That environment is suddenly under threat from a development proposal that appears to have several alternative locations available to it.

All it takes is one individual choosing this location as a pathway for their own future and financial gain. The applicant has not lived here. He has not experienced the rural stillness that exists despite the constant movement along Bullumwaal Road. While the road hums in the background, our street itself remains quiet and peaceful. The wildlife recognises this too — we have an abundance of native birds and a resident wombat that regularly inhabits the area.

The environmental considerations are too many to mention now but are a substantial concern.

For many years, our address has remained relatively anonymous, often requiring explanation when giving directions. This proposal would fundamentally change that and advertise it.

It is difficult not to feel emotional, frustrated and angry toward an individual who appears to have shown little regard for the pioneers who have done the right thing by the zoning and intent of this area. We have not interfered with the purpose for which this subdivision was created. We have nurtured it, protected it and enhanced it.

The countless reports, phone calls and correspondence involved in this process often fail to capture the true human impact of what is being proposed.

For example, traffic reports submitted state there have been no accidents at the entrance to our street. This is simply inconsistent with my lived experience. My husband and I have personally attended two accidents there and assisted emergency services. There was also a major collision approximately 100 metres from the entrance that I attended myself. In 2021, a young woman tragically lost her life directly opposite our home. In December 2024, my neighbour was rear-ended while entering the street.

These incidents may not appear in formal reports, but they form a very real and significant part of the existing danger associated with this road — even before any additional traffic load is introduced.

Also, the lack of infrastructure within the street itself is not adequately acknowledged. We regularly have to give way to pedestrians because the road functions as a major thoroughfare and we also cannot avoid the extra traffic because we cannot enter or exit from another point due to it being a no through road. This reality is not properly reflected in the impact assessments.

Time and again, I have left meetings feeling that the human impact of this proposal is either underestimated or discussed in a way that does not respectfully acknowledge the nature of this location and the deliberate lifestyle choices residents made when choosing to live here.

Simply because a proposal can be submitted does not mean it is appropriate or that it will function well within its setting.

The potential toll this development may take on our lifestyle, privacy, safety and amenity will be significantly impacted in a negative way.

At its core, the purpose of this zone should remain the guiding principle. This area is not zoned for general or mixed use development like other medical precincts within Bairnsdale. That distinction matters and should continue to be respected.

Thank you.

Regards
Nicole Mann.

From: Nicole Mann
Sent: Monday, 1 June 2026 3:56 PM
To:
Subject: Re: Bullumwaal Road

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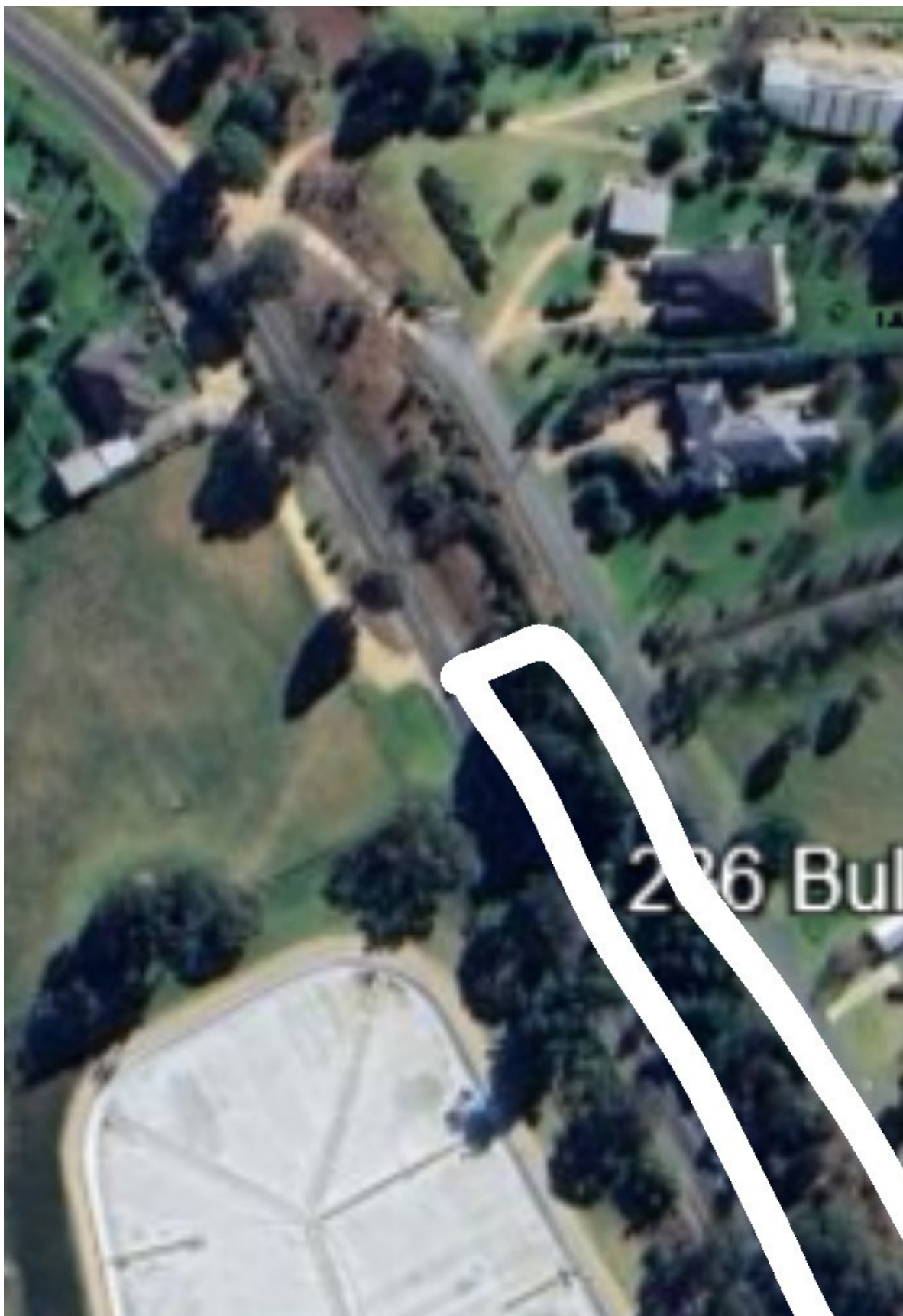
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Hi

Basically the service road and Bullumwaal road medium strip that separates us is significantly overgrown.

We cope with it with local traffic but we are constantly stopping to allow pedestrians to step off the road onto the grass because there is no footpath.





The crashes are directly outside my address 252 Bullumwaal but extend a rough distance from Eastwood road to Wy Yung Calulu road turn off.

Thanks

Regards
Nicole Mann.

From: Nicole Manr

Sent: Monday, 1 June 2026 1:20 PM

To:

Subject: Amenity and General Observations. I didn't read this in the meeting on Wednesday.

You don't often get email from

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Thank you.

Regards

Nicole Mann.

OBJECTIONS RECEIVED

ISSUE RAISED IN SUBMISSION	SUMMARY OF OBJECTOR CONCERNS	OFFICER RESPONSE
1. Traffic safety at Bullumwaal Rd / service-lane crossover	Objectors describe the right-turn into the service lane as hazardous due to a dip/"blackspot," inadequate overtaking lane, and history of near-misses. A fatal accident nearby is referenced. Increased turning movements are said to heighten collision risk and create queuing.	The TIA finds that the combination of existing right-turn infrastructure, very low additional traffic volumes, and strong intersection performance results means that increased turning movements will not materially increase collision risk or create problematic queuing.
2. Car parking adequacy & overflow into service road	20 spaces are considered inadequate once accounting for 10 staff and overlapping patient appointments, with overflow expected into the service lane and nature strips. Safety and visibility concerns for residents are highlighted.	On site parking provision exceeds Planning Scheme requirements; The TIA finds demand assumptions (including staff and patients) are already embedded in those standards; and Low overall traffic and parking demand means overflow into the service road is unlikely. Accordingly, the safety and visibility impacts associated with potential overflow parking are not expected to arise in practice.
3. LDRZ suitability, intensity & neighbourhood character	Objectors state the proposal operates at a commercial scale inconsistent with LDRZ expectations. Plans showing "Clinic 1" and "Clinic 2" are cited as evidence of higher-than-stated intensity. Concerns about precedent, commercial appearance, signage, and lighting.	A medical centre is an as of right use in this zone. It is the floor area of this particular medical centre, together with buildings and works and signage that triggers the need for a planning permit. The proposal is a comparatively modest facility with operations limited to business hours during weekdays. The scale and intensity of operation may be capped through permit conditions.
4. Wastewater, stormwater, poor soils & environmental risk (Clifton Creek catchment).	The site is unsewered, sloping and said to have "very poor" permeability. Objectors raise concerns about wastewater migration to downslope residences and the Clifton Creek catchment. Day procedures and clinical waste increase	The Land Capability Assessment which accompanied the application acknowledged environmental risks but concluded that the site is capable of supporting development through the installation and maintenance of a carefully designed,

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236 Bullumwaal Road WY YUNG VIC 3875

ISSUE RAISED IN SUBMISSION	SUMMARY OF OBJECTOR CONCERNS	OFFICER RESPONSE
	perceived environmental risk.	highly managed wastewater system.
5. Pedestrian safety (no footpaths)	The service lane is used as a de-facto pedestrian route. Increased traffic and overflow parking would heighten conflict with pedestrians, families and dogs.	The Traffic Impact Assessment (TIA) must address pedestrian movement and conflict points. Conditions may require on-site pedestrian paths, separation from vehicles, and measures preventing overflow parking into pedestrian areas.
6. Vegetation removal, privacy & visual amenity	Removal of established vegetation (including hedging along property boundaries) is said to reduce visual screening, privacy and the leafy residential character. Concerns also relate to increased lighting spill.	A Landscape Plan will be required to provide screening and maintain neighbourhood character. Lighting must be designed to prevent spill beyond boundaries. Vegetation removal must be minimised and offset where possible.
7. Cumulative risk & intensity creep (two clinics, future changes)	Fears that two entrances and labelled "Clinic 1/Clinic 2" will allow intensification over time. Concern that hours, procedures and security lighting could expand beyond the stated proposal.	The permit stipulates operating hours and practitioner numbers. Any future intensification would require a new planning permit.
8. Covenant restrictions	A covenant (to 31/12/2030) on the land is cited by nearby owners as restricting development to one dwelling and "usual outbuildings," and limiting earthworks. They submit that a medical centre and carpark are inconsistent with the covenant.	The restrictive covenant affecting the land is a separate legal matter that operates independently of the planning process, and a planning permit cannot authorise a breach of that covenant. Based on the information available, the covenant does not expressly prohibit the proposed use; however, its precise operation has not been confirmed by independent legal advice. Should any inconsistency arise, it would be a matter for the applicant to address through the appropriate legal processes, including variation or removal if required, prior to development being lawfully carried out.

5.2025.361.1

236 Bullumwaal Road WY YUNG VIC 3875

ISSUE RAISED IN SUBMISSION	SUMMARY OF OBJECTOR CONCERNS	OFFICER RESPONSE
9. Alternative locations / net community benefit	Several submissions argue the activity is better suited to commercial land in Bairnsdale with existing services and appropriate zoning.	While applicants may choose their site, Council must ensure the proposal achieves orderly planning and net community benefit. If impacts cannot be acceptably mitigated within the LDRZ context, refusal may be warranted.
10. Property value & amenity	Increased noise, traffic, lighting, vegetation loss and privacy impacts are said to reduce amenity and property values.	Property value is not a planning consideration; however, amenity impacts are. Conditions will be applied to manage noise, lighting, siting and landscaping. The applicant must demonstrate acceptable amenity outcomes for neighbours.
11. Traffic accidents in the immediate vicinity	Objectors describe specific crash events and perceived ongoing near-misses to argue that the intersection operates in a hazardous manner and is not suitable for additional traffic generated by the proposal. They refer to a fatal accident in 2021 and other crashes in the vicinity. These incidents are cited as evidence that the road is constrained and unsafe, particularly for vehicles turning right into the service lane. They contend that poor road conditions (including a dip), limited overtaking opportunities, and traffic behaviour contribute to this risk, and that any increase in turning movements associated with the proposal would exacerbate collision risk and lead to queuing and further safety issues. In summary: the objectors rely on both	Crash data provided by the Department of Transport and Planning confirms that there have been three recorded incidents in the broader area (one fatality in 2021 and two other crashes in 2019 and 2023); however, none of these incidents occurred at, or were associated with, the service road access or right-turn movement. The recorded crashes instead occurred at locations further north or closer to Eastwood Road and primarily involved run-off-road events in wet conditions and one incident involving a speeding vehicle undertaking a U-turn. Accordingly, while earlier advice suggested a possible safety issue at the access point, the reviewed data indicates that there is no evidence of a crash history linked to the subject intersection itself.

A total of 17 written objections were received from surrounding landowners and residents of Bullumwaal Road and the service lane. The issues raised are consistent and relate primarily to traffic safety, parking impacts, wastewater and environmental

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risk, neighbourhood character and intensity of use, and covenant restrictions. The matters raised have been assessed in detail below.

7.1 Traffic Safety and Access

Objectors consistently describe the existing right-turn movement from Bullumwaal Road into the service lane as hazardous due to a perceived dip/“blackspot,” limited overtaking opportunities and a history of near-miss events. Submissions also refer to a number of incidents along this section of Bullumwaal Road, including a fatality in 2021 and other crashes within the general vicinity of the access point, leading to concern that even modest increases in turning movements would exacerbate an already constrained and unsafe situation.

The submissions highlight a clear perception of safety risk based on local experience, as well as concern about the constrained nature of the road environment, pedestrian activity within the service lane and limited alternative access arrangements associated with the no-through road.

7.2 Car Parking and Overflow Impacts

Objectors argue that the 20 proposed car spaces are inadequate once 10 staff and typical patient turnover for four consulting practitioners are considered. Submissions highlight likely overflow into the narrow service lane and nature strips, creating safety and visibility issues for residents accessing their properties.

The applicant must demonstrate that parking is sufficient using realistic operational assumptions, not minimum statutory rates alone. If the parking demand cannot be satisfied on-site—particularly given the absence of public parking in the vicinity—Council may need to impose conditions limiting the number of practitioners, revising carpark layout, and prohibiting parking within the service lane. Overflow parking into the road reserve is unacceptable from both a safety and amenity perspective.

7.3 Suitability of the Use within the Low Density Residential Zone (LDRZ)

Submissions argue the proposal represents a commercial-scale medical operation in a zone intended for low-intensity residential use. The plans indicate “Clinic 1” and “Clinic 2,” which objectors interpret as enabling a higher level of intensity than stated. Residents express concern that the built form, carparking, signage and lighting would present as a commercial facility, undermining the quiet, leafy residential character and setting a precedent for future commercial encroachment.

The LDRZ expressly seeks to protect residential amenity and low-scale character. To remain consistent with these objectives, any approval would require substantial conditioning to limit intensity—for example, one clinic only, capped consulting rooms, controlled hours, subdued signage, landscaping buffers and stringent lighting restrictions. If the use cannot reasonably be scaled to a level compatible with LDRZ amenity, refusal on character and compatibility grounds may be justified under Clause 15 and the decision guidelines of the zone.

7.4 Wastewater Management, Stormwater and Environmental Risk

Multiple objectors emphasise that the site is unsewered, located on sloping land with “very poor” soil permeability, and drains toward a downslope dwelling and the Clifton Creek catchment. The introduction of sealed surfaces (carpark and access), medical wastewater loads associated with day procedures, and clinical waste management elevate environmental risk. Submissions cite previous advice that development in this locality reliant on on-site wastewater treatment raises long-standing concerns.

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Given the site constraints, a medical use of this scale may not be appropriate without compelling evidence that environmental risks can be contained entirely on-site. An independent Land Capability Assessment (LCA) will be required, together with a stormwater management plan demonstrating zero off-site discharge. If such evidence cannot confirm the site's ability to safely cater for peak wastewater and stormwater loads, the proposal would not meet the intent of Clause 13 (environmental risks) or the LDRZ decision guidelines concerning land capability.

7.5 Pedestrian Safety

The service lane functions as a de-facto pedestrian corridor due to the absence of footpaths. Increased vehicle movements and potential parking spillover would intensify conflict between vehicles and pedestrians, including families with children and pets. These concerns are relevant to Clause 18.02 (active transport) and local amenity considerations.

A revised site layout and TIA must resolve these concerns before support can be considered. Conditions may require internal pedestrian paths, barriers, and measures preventing vehicle encroachment into pedestrian areas.

7.6 Vegetation Removal, Screening and Visual Amenity

Objectors identify that removal of established vegetation—including boundary hedges—would reduce privacy, increase visibility of built form and carparking areas, and erode the “leafy” character valued by the neighbourhood. Lighting concerns are also raised, particularly relating to commercial-style illumination and spill into adjoining properties.

To maintain neighbourhood character and amenity, any approval must include a detailed Landscape Plan, retention of vegetation where feasible, new screening plantings and lighting designed to achieve zero spill beyond boundaries. If the scale of vegetation removal is fundamental to the development's operation, this may indicate that the site is not well-suited to the proposed use.

7.7 Cumulative Risk, Intensity Creep and Long-Term Operations

Many objectors express concern that the plans enable future intensification (e.g., after-hours operations, increased patient types, or expanded procedures). Given this, any permit would require binding conditions clearly limiting the scope of activities—such as hours of operation, number of practitioners, procedures permitted, lighting levels and signage scale. A management plan may also be required.

Absent strong enforceable limits, there is a risk that the development would incrementally transition toward a more intensive commercial facility, inconsistent with the land's zoning and residential amenity.

7.8 Covenant Restrictions

One objection refers to a restrictive covenant (expiring 31/12/2030) limiting the land to one dwelling and “usual outbuildings,” and restricting the removal of earth except for building foundations, pools or landscaping. A medical centre and carpark would likely fall outside these parameters.

A planning permit cannot override or authorise a breach of a restrictive covenant. The applicant must resolve any covenant issues—potentially via variation/removal—before development may lawfully proceed. This is a significant threshold issue and may restrict the site's suitability for the proposed use regardless of planning considerations.

7.9 Alternative Locations and Net Community Benefit

Several objectors argue that commercial-zoned land in Bairnsdale, with reticulated sewer and suitable access, would better accommodate a medical centre. While applicants may choose their site, Council must ensure orderly planning and assess the

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236 Bullumwaal Road WY YUNG VIC 3875

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net community benefit. Where a development introduces significant risk or amenity impacts into a residential zone, it may be more appropriate in a commercial setting.

7.10 Amenity Impacts and Property Values

Objectors cite increased traffic, noise, lighting, and loss of privacy as likely amenity impacts, as well as perceived property value reduction. Although property value is not a planning consideration, amenity impacts are. Any approval must therefore impose strict controls to prevent unreasonable detriment.

7.11 Conclusion on Submissions

The objections raise a number of valid planning considerations, particularly in relation to traffic safety, parking, wastewater management and neighbourhood character, and these matters have been carefully considered. In relation to traffic and access, the submitted Traffic Impact Assessment demonstrates that the proposal will generate only low traffic volumes, that the existing intersection will continue to operate at a high level of service with negligible queuing, and that on-site parking provision exceeds statutory requirements and is capable of accommodating anticipated demand. While the issues identified by objectors are substantive, the available technical evidence indicates that these matters have either been satisfactorily addressed through the design response or can be appropriately managed through permit conditions. On this basis, the proposal has the capacity to achieve an acceptable planning outcome within the Low Density Residential Zone.

5.2025.361.1

236 Bullumwaal Road WY YUNG VIC 3875

5.1.2 Omeo and Swifts Creek Structure Plans - Adoption

Authorised by General Manager Projects and Planning

Purpose

This report provides an overview of the final drafts of the Omeo and Swifts Creek Structure Plans, including how each plan was developed and the key recommendations and seeks their adoption.

Structure plans are high-level planning documents that provide strategic land use policies and strategies for a particular town, in this case, Omeo and Swifts Creek. Structure plans also identify further detailed work and provide a strong basis for grant funding. Once both structure plans are adopted, they will be implemented into the East Gippsland Planning Scheme via a Planning Scheme Amendment which is planned to commence in 2027.

The draft Omeo Structure Plan is provided at **Attachment 1** and draft Swifts Creek Structure Plan is provided at **Attachment 2**.

Recommendation

That Council:

- 1. adopts the Omeo Structure Plan as provided at Attachment 1;**
- 2. adopts the Swifts Creek Structure Plan as provided at Attachment 2; and**
- 3. notes the supporting documentation provided at Attachments 3 to 7.**

Key Points

The Omeo and Swifts Creek Structure Plans are identified in the Council Plan 2025-2029 and the East Gippsland Planning Scheme as strategic work to be undertaken to support the future of each community and provide clearer land use planning guidance.

Both plans were developed alongside the Omeo District Place Plan from late 2025 to early 2026. Council used the place planning process to inform the background reports and gather early feedback. The background reports are at **Attachments 3** and **4**. Each draft structure plan also underwent separate community engagement, as detailed in the Omeo Structure Plan Engagement Report provided at **Attachment 5** and the Swifts Creek Engagement Report provided at **Attachment 6**.

The Swifts Creek Structure Plan and Wastewater Investigation Report were funded with support from the Forestry Transition Program - Community Development Fund. The funding, supplemented with existing operational budget, allowed Council officers to engage consultants to draft the background reports and structure plans for both Omeo and Swifts Creek in parallel. In response to resident concerns about sewer servicing, a separate Wastewater Investigation Report provided at **Attachment 7** was prepared, which investigated alternative wastewater options. Both final draft structure plans integrate the background reports and wastewater recommendations into consolidated documents.

The Omeo Structure Plan considers opportunities to further support key local assets and tourism, including the mountain bike trail network and the Justice Precinct and confirms Omeo's role as a gateway to the alpine region. It proposes minor rezonings to better reflect historical, surrounding and existing land uses and a modified strategic settlement boundary to reflect the natural township boundary and relevant zonings.

The Swifts Creek Structure Plan identifies key risks and opportunities to the town arising from forestry transition and provides a clear planning framework to guide development within the town. Bushfire and flood risks were identified as primary planning considerations along with future wastewater management options.

Most of the existing settlement in Swifts Creek is located within the Township Zone which already provides for a range of flexible development options. The structure plan provides additional clarity by establishing an evidence based strategic settlement boundary to provide more development certainty for land within the settlement boundary whilst balancing the challenges presented by natural hazards.

Both structure plans underwent multiple rounds of community consultation as outlined in this report and the versions presented to Council for adoption are reflective of the feedback received as part of those consultation processes.

The final draft structure plans provide the respective communities with much-needed updates to local land use planning guidance and will support other initiatives within the towns. As previously noted, if adopted, the structure plans will be implemented into the East Gippsland Planning Scheme via a Planning Scheme Amendment which is planned to commence in 2027.

It is the officer's recommendation that both structure plans be adopted by Council.

Discussion

Omeo Structure Plan

The technical analysis underpinning the Structure Plan has identified 22 statutory and 24 non-statutory actions to realise the vision for the town over a 20-year period. The main statutory actions are designed to address inappropriate zoning, support the local economy, encourage more diverse housing to foster growth in tourism, augment industrial land supply and consider natural risks and hazards such as bushfire. It is noted that while the Structure Plan identifies land within the settlement boundary for potential rezoning, in some cases, Windfall Gains Tax may be triggered, and these lots may not be rezoned as part of the upcoming Planning Scheme Amendment.

The non-statutory actions include streetscape improvements and fostering active transport infrastructure partnerships as key enablers for growth in the tourism economy throughout the town.

The full list of actions proposed for Omeo are outlined in the implementation section of the structure plan at **Attachment 1**.

Swifts Creek Structure Plan

The technical analysis underpinning the Structure Plan has identified 12 statutory and 31 non-statutory actions to realise the vision for the town over a 20-year period.

With the closure of the mill in June 2024, there was a clear need to investigate how to best support the future of the town. The structure plan takes into consideration environmental risks, the absence of town-based wastewater servicing, increasing median age of residents and existing opportunities to develop within the proposed settlement boundary.

The main opportunities identified in the structure plan include redevelopment of existing sites, development of vacant lots and the potential to reinstate the mill houses to provide for a variety of housing options.

Overall, Township Zone in Swifts Creek is sufficiently flexible to allow for both housing and commercial operations providing residents the opportunity to potentially live and work in place. The main opportunities identified are for Council to actively support employment-generating uses within the proposed strategic settlement boundary and to advocate for infrastructure upgrades to support economic development over time.

In terms of constraints, the community long believed that the lack of reticulated sewer was stopping development however further investigation as part of the structure plan processes found flood risk to be the biggest constraint. The available modelling indicates most 'potentially suitable' land in or adjoining the township, is unable to be rezoned for development due to the flood risk, hence why the structure plan does not recommend rezoning land.

Whilst the lack of sewer is a limitation, it is not the main driver behind slow development and other factors such as limited employment and economic activity play a major role.

The full list of actions proposed for Swifts Creek are outlined in the implementation section of the structure plan provided at **Attachment 2**.

It is worth noting that whilst neither structure plan recommends extensive growth areas or development, it does provide a range of strategies and policies for both towns which seek to support these towns into the future.

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 2: Prosperity

Outcome – A well-functioning planning system that responds to our communities' needs

The preparation of Omeo and Swifts Creek Structure Plans is identified in the Council Plan and in *Further Strategic Work* at the schedule to Clause 74.02 in the East Gippsland Planning Scheme.

Consultation/Community Engagement/Impacts

There were multiple opportunities for input and feedback to be provided. As part of the Omeo District Place Plan engagement initial information was sought from the community which helped to inform the background reports. Engagement specific to Omeo was open from 10 March until 10 April 2026 and for Swifts Creek from 4 May until 5 June 2026.

Omeo Structure Plan Engagement

The Omeo drop-in session on 18 March 2026 attracted six community members, who shared valuable local knowledge. Representatives from other Council teams also attended, enabling face-to-face discussions on a range of Council services and projects.

The main themes from feedback were:

- Concerns with recent streetscape works and accessibility
- Proposed rezonings (for and against)
- Local references and knowledge

Additional feedback was also obtained over the phone or via email throughout the engagement period.

Swifts Creek Structure Plan Engagement

Approximately 15 community members attended the Swifts Creek drop-in session on 13 May 2026 to discuss the Bush Nursing Centre's 'Ageing in Place' project and the structure plan. There was also valuable opportunity for landowners to discuss the flood modelling with both Council planners and a representative from the West Gippsland Catchment Management Authority.

The main themes from feedback were:

- Support for 'Ageing in Place' project
- Clarity around wastewater servicing and options
- Flooding and waterway management
- Future of the mill houses
- Opportunities for new/more houses and clearer planning guidance
- Local references and knowledge

It is noted that while we could not accommodate every request or piece of feedback, the overall sentiment from the communities appeared to be positive and they felt heard and understood. The structure plans were also provided to the relevant external authorities as well as teams across Council. All documents have incorporated suggested changes and feedback where possible.

Engagement reports to each structure plan are provided at **Attachments 5 and 6**.

Opportunities and Risks

Opportunities and risks arising from adoption of the structure plans are detailed in the table below:

	Opportunities	Risks
Financial	External funding was supplemented with operational budget enabled the Omeo and Swifts Creek Structure Plans to be developed concurrently with the same consultant saving time and budget.	Not progressing the structure plans would result in wasted budget and not meeting funding obligations.
Social	Better guidance for landowners, developers and investors and shows support for the future of both communities.	Inappropriate or inconsistent zones, and lack of good guidance impedes development risks missing future development opportunities which could threaten the long-term future of the townships.
Operational	Provides a framework and support for Council and community projects in the Omeo and Swifts Creek townships. Will ultimately embed good planning outcomes into the planning scheme.	Without providing appropriate guidance, proposals to support the future of the towns becomes challenging and ad hoc.

Climate Change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

Planning and Environment Act 1987 (including ss. 4, 6, 12, 12B, 60)

Category

Land Use Planning: Consideration is given to climate change in the local land use planning and includes responses to direct and indirect impacts.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Omeo Structure Plan [5.1.2.1 - 49 pages]
2. Swifts Creek Structure Plan [5.1.2.2 - 48 pages]
3. Omeo Background Report [5.1.2.3 - 118 pages]
4. Swifts Creek Background Report [5.1.2.4 - 107 pages]
5. Omeo Structure Plan Engagement Report [5.1.2.5 - 5 pages]
6. Swifts Creek SP Engagement Report [5.1.2.6 - 6 pages]
7. Swifts Creek Wastewater Investigation Report [5.1.2.7 - 50 pages]



OME0 STRUCTURE PLAN

AUGUST 2026



Omeo Structure Plan



This report is the Omeo Structure Plan for East Gippsland Shire Council. It has been prepared with expertise, advice and inputs from the consultant team of Plan2Place Consulting, Obliqua Pty Ltd, Peter_Boyle_Urban Design + Landscape Architecture, Tim Nott Economic and Loetis using background reports and information provided by Council and from other government sources. The report issue date is August 2026.

Every reasonable effort has been made to validate information provided by the client, Council staff, stakeholders and other participants in the preparation of this report throughout the project during 2025 and 2026.

The report has been prepared in conjunction with the East Gippsland Shire Council and is based upon up-to-date information provided at the time of report preparation and finalisation.

No part of the report can be replicated or reproduced in part or whole (other than by the East Gippsland Shire Council or the consultant team) without the permission of Plan2Place Consulting – see www.plan2place.com.au.



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sustainable land and bushfire management

ACKNOWLEDGEMENT

*We acknowledge the Traditional Custodians of the land on which Omeo sits.
We pay our respects to Elders, past and present, and recognise their ongoing
cultural, spiritual and educational practices.*

Version	Date	Notes
V1	17 December 2025	Working Draft Prepared for Council Officer Discussion
V2	6 February 2026	Working Draft Revised for Council Officer Discussion
V3	4 March 2026	Working Draft Revised for Council Officer Discussion
V4	21 July 2026	Working Draft Post Consultation for Council Officer Discussion
V5	10 August 2026	Prepared for Councillor consideration



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ABBREVIATIONS AND LEGISLATION

Abbreviations

AEP	Annual Exceedance Probability
BAL	Bushfire Attack Level
BMO	Bushfire Management Overlay
BPA	Bushfire Prone Area
CMA	Catchment Management Authority
C1Z	Commercial 1 Zone
C	Council Amendment
CFA	Country Fire Authority
Council	East Gippsland Shire Council
DTP	Department of Transport and Planning
DDO	Design and Development Overlay
DPO	Development Plan Overlay
EGPS	East Gippsland Planning Scheme
EPA	Environment Protection Authority
ESO	Environmental Significance Overlay
ESD	Environmentally Sustainable Development
FZ	Farming Zone
FO	Flooding Overlay
GRZ	General Residential Zone
HO	Heritage Overlay
IN1Z	Industrial 1 Zone
LSIO	Land Subject to Inundation Overlay
LDRZ	Low Density Residential Zone
MPS	Municipal Planning Strategy
NSP	Neighbourhood Safer Places
PCRZ	Public Conservation and Resource Zone
PPF	Planning Policy Framework
PUZ	Public Use Zone
RDV	Regional Development Victoria
RRV	Regional Roads Victoria
RLZ	Rural Living Zone
TRZ	Transport Zone
VC	Victorian and Council Amendment
VPP	Victoria Planning Provisions

Numeric Abbreviations

ha	hectares
m ²	metres squared
kms	kilometres
sqm	square metres

Related Legislation and Regulations

Planning and Environment Act 1987 (P&E Act)



1. INTRODUCTION

Omeo is located in East Gippsland Shire in Victoria's north-eastern alpine area, 129 kilometres north of Bairnsdale and 100 kilometres southwest of Bright. The town is located along the southern bank of Livingstone Creek in the Omeo Valley. The township itself is picturesque and welcoming, offering cafés, two hotels, a camping and caravan park, and various commercial and industrial premises which service surrounding settlements. Its location on the southern rises of the Australian Alps at approximately 640m above sea level makes Omeo a central location for the Victorian high country and a gateway to Victoria's ski slopes. The town is built around the Great Alpine Road, which is a touring route of national significance.

Omeo is located on the traditional lands of the Jaithmathang, Nindi Ngarigo, Monero and Duduroa people who have continuously occupied and cared for it for thousands of years. The name 'Omeo' is believed to have come from an Aboriginal word meaning "Mountains." The landscape surrounding Omeo is undulating and mountainous, rising towards the Alpine National Park to the north-west and the Kosciusko National Park towards the north-east. The area south of the town has been largely cleared of vegetation for grazing purposes. Livingstone Creek adjoins the town centre to the north-west beyond which the southeastern slopes of Mount Mesley provide a mix of pine plantation and native eucalypt forest.

The town centre of Omeo is located along Day Avenue, which forms the main thoroughfare of the town. Day Avenue runs south-west to north-east alongside the course of Livingstone Creek as it flows north towards the confluence with the Mitta Mitta River to the north-west. At the western boundary of the town, the Great Alpine Road recommences running west towards the higher alpine settlements of Cobungra and Dinner Plain. Bilton Street intersects with the Great Alpine Road at the southern end of the township and runs north where it then becomes the Omeo Highway, forming a triangle of main roads that frames the town centre.

Historically, Omeo was the centre for goldmining in the region. The discovery of gold in Livingstone Creek in 1851 precipitated the post-contact founding of the town, as it is now known. The Oriental Claims Historical Area now provides visitors with an insight into what was at its peak, one of the largest gold sluicing operations in the world.

There are increasing tourism opportunities for Omeo. Council seeks to encourage tourism use and development that takes advantage of the natural attributes of the region, while addressing environmental constraints such as bushfire risk and flooding. The town's showcase tourism facility is the recently completed Omeo Mountain Bike Park located on the slopes of Sam Hill (known locally as 'Mt Sam') and Mount Mesley opposite the town centre. There are opportunities to enhance the growth, development and diversification of Omeo and its tourism offering, while ensuring the long-term protection and viability of the town's historical and natural assets and resilience to environmental hazards.

Omeo's regional context is shown in **Figures 1 and 2**.

Omeo Structure Plan

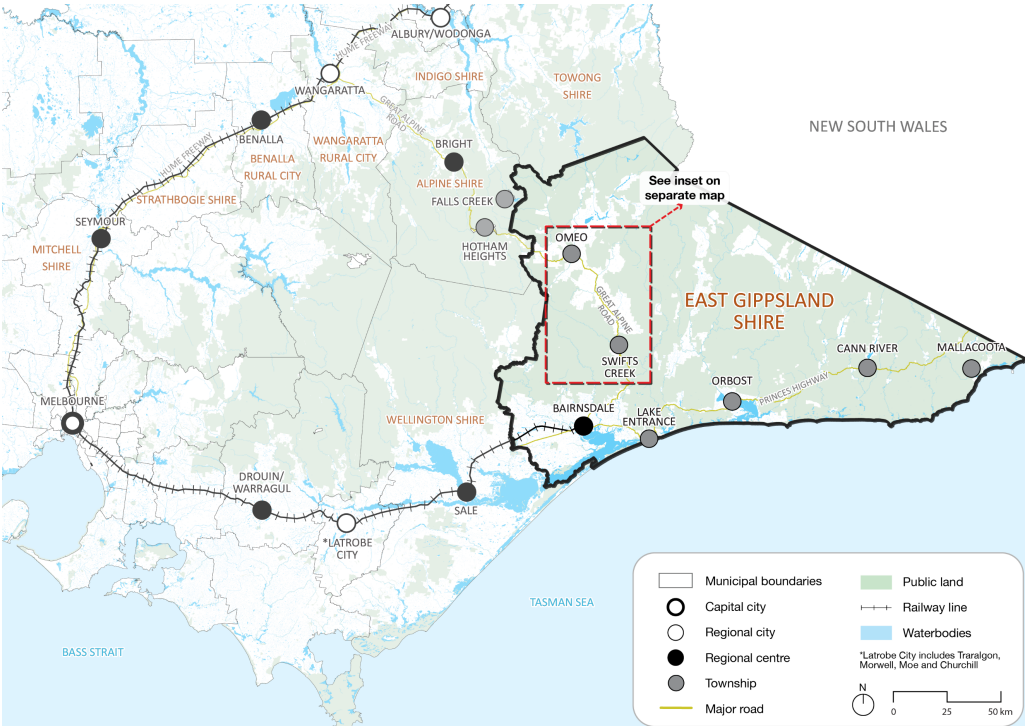


Figure 1: East Gippsland Regional Context

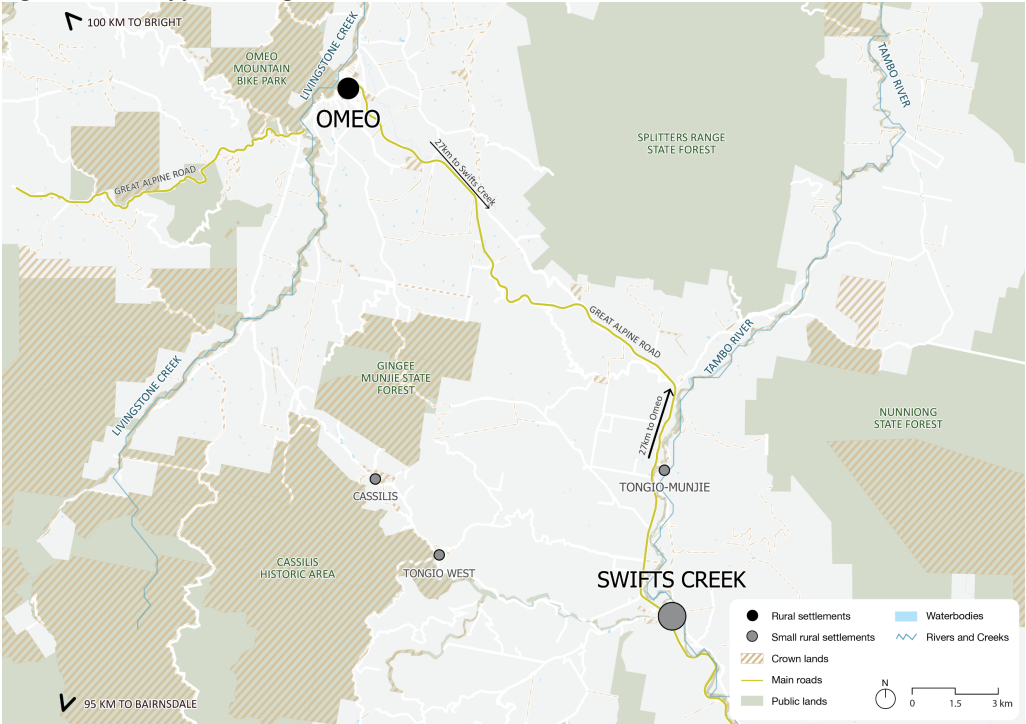


Figure 2: Omeo Regional Context



2. THE STRUCTURE PLAN

2.1 Role and Function of the Plan

The Omeo Structure Plan aims to establish a proposed strategic settlement boundary and a preferred direction for future changes in land use, infrastructure, transport, development, the physical environment and town amenities and details how these changes will be managed.

This long term plan has been developed in consultation with the community, stakeholders and government agencies to provide a framework for the future of the town. Improved guidance on future development within the proposed strategic settlement boundary for inclusion within the East Gippsland Planning Scheme (EGPS) is also provided.

Figure 3 outlines the process for the development of the Omeo Structure Plan.

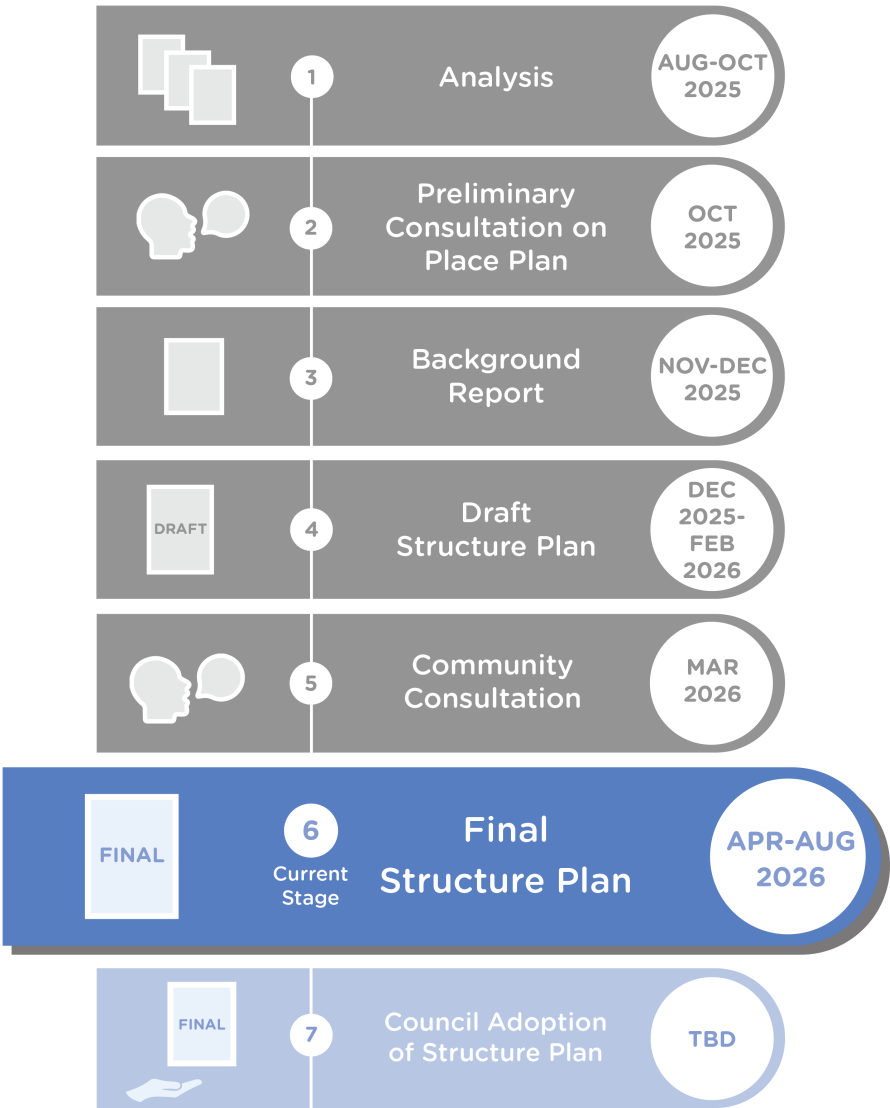


Figure 3: Process for developing Omeo Structure Plan



2.2 Strategic Context

The State Government has developed a new strategic plan, the Plan for Victoria. Housing targets require an additional 11,000 new homes to be delivered by 2051 within the East Gippsland municipality. This is reflected in Council's Municipal Planning Strategy, where the population of East Gippsland is forecast to increase to approximately 60,000 people by 2041, requiring an additional 8,300 dwellings across the municipality. Omeo is identified as a 'town' within East Gippsland's hierarchy of settlements. Along with the Regional Service Centre and District Towns, towns like Omeo are the priority locations for future urban development and have the greatest capacity to accommodate additional growth.

Clause 11.01-1S (Settlement) promotes the sustainable growth and development of Victoria to deliver choice and opportunity through a network of settlements. Settlements are planned to reinforce settlement boundaries and provide for population growth and development of facilities and services. Growth is directed into existing settlements and supported by a network of major and neighbourhood activity centres and townships of varying size, role and function. Urban consolidation is encouraged with density that supports sustainable transport and retail, office-based employment, community facilities and services.

Clause 11.01-1L-01 (East Gippsland settlements) provides a range of directions that relate to planning for its settlements, including the following which are broadly applicable to Omeo:

- Support settlement growth in accordance with the East Gippsland Settlement Framework Plan at Clause 02.04.
- Encourage settlement growth within existing settlement boundaries to enable the efficient, coordinated and sustainable use of land and infrastructure.
- Maintain and enhance the distinctive character of towns and settlements across East Gippsland.
- Manage the growth of settlements to address natural hazards and protect natural resources, areas of environmental significance and significant landscapes.
- Protect the separation between settlements by preserving intervening areas of rural land.

Clause 11.01-1L-09 (Omeo) provides specific policy direction for Omeo as one of East Gippsland's towns, via the Omeo Framework Plan which is shown in **Figure 5**.

The following strategies are provided here to guide planning in Omeo:

- Support Omeo as a service town for agricultural activities, rural industry and tourism.
- Discourage ribbon development.
- Preserve and enhance the character, cultural heritage and landscape values of Omeo and its environs.
- Improve linkages between the town and Livingstone Creek.

Clause 13.02 (Bushfire planning) applies to all land within a designated bushfire prone area and requires planning to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The structure plan addresses and responds to this strategic policy context. The structure plan has also been prepared consistent with State and regional planning policy and guidelines. Relevant Council Strategies considered are listed and described in **Table 1**.

The urban structure of Omeo and its local context are shown in **Figure 4**.

Omeo Structure Plan



Table 1: Relevant Council Strategies

Relevant Council Strategy	Strategic Purpose
Omeo Land Supply and Demand Assessment, 2010	This 2010 assessment found that demand for growth in Omeo is low and is driven by additional employment generating uses, such as the Stockman Projects' Benambra Mine. Based on projected levels of demand, there is an adequate amount of existing zoned land within the town to provide for up to 30 years supply.
Omeo Zone & Overlay Review April 2011	This 2011 assessment of the zones and overlays applying within Omeo was based on the 2011 Land Supply and Demand Assessment. This review made recommendations regarding potential changes to existing zone and overlay controls with consideration of various constraints on growth including topography, infrastructure availability, native vegetation and the natural drainage system.
Omeo Land Supply and Demand Assessment, 2020	This assessment builds on the 2010 land supply analysis and 2011 zone review. It provided several recommendations for land use across 12 precincts within Omeo's existing urban area, including rezoning public and private land to provide for further growth and applying overlays to protect natural features and the amenity of the town.
East Gippsland Economic Development Strategy 2022-2032	The Strategy aims to develop inclusive and sustainable economic growth across East Gippsland and sets out nine key focus areas and strategic indicators including fostering business; a high value and sustainable tourism destination; an economy for young and future generations; digital skills and connections; arts, culture and heritage; attractive place to live; climate action leaders; and a circular economy to strengthen existing industries, encourage innovation, and tackling the challenges of youth unemployment, housing shortage, and climate change.
East Gippsland Housing & Settlement Strategy, 2023	The Strategy guides housing development and settlement growth to 2041. Omeo is described in this strategy as one of East Gippsland's small 'Service Towns' which are expected to play a secondary servicing role to the Regional Centre, being Bairnsdale, and are provided with most reticulated services. Service Towns are generally popular visitor and retirement destinations and are identified for incremental change. Population growth and residential development is supported for these towns, subject to environmental risk constraints.
Omeo District Place Plan, 2026	Council is currently developing a series of Place Plans for each of the districts within the municipality. These plans are intended to reflect the unique character, needs and aspirations of each district and to ensure that Council resources are invested in the things that matter most to their communities. The Omeo District Place Plan will define the local profile using current demographic data and trends, alongside insights from existing plans, reports, and strategies. This includes identifying community values, issues, opportunities, and priorities. Through community engagement, in person workshops and online surveys council aspires to deliver an action-focused Place Plan that reflects both Council's strategic direction and the community's vision.

Omeo Structure Plan

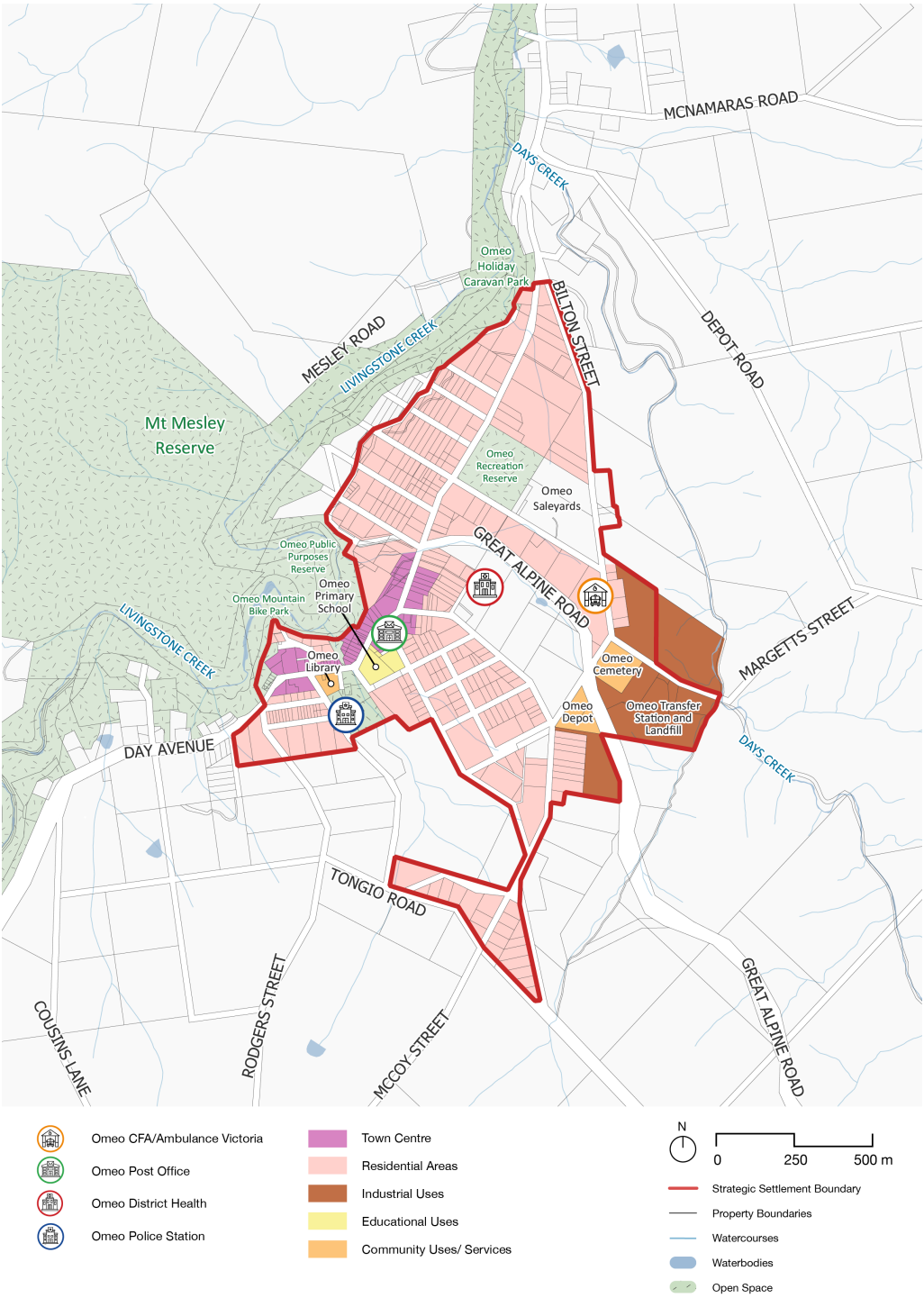


Figure 4: Omeo Context Map



2.3 Strategic Settlement Boundary and Planning Controls

The existing strategic settlement boundary for Omeo is indicated within the context map in Figure 4. An assessment of the proposed strategic settlement boundary was provided in the Omeo Structure Plan Background Report, December 2025 (Background Report). The proposed strategic settlement boundary recommended from that assessment provides the foundation for the strategic settlement boundary adopted in this structure plan, as shown in the Omeo Framework Plan in **Figure 11**.

Within the strategic settlement boundary, residential land is generally split between the Low Density Residential Zone (LDRZ), the General Residential Zone (GRZ) and the Rural Living Zone (RLZ). The Commercial 1 Zone (C1Z) applies to businesses and some dwellings along Day Avenue and the Industrial 1 Zone (IN1Z) applies to mostly vacant or underutilised land on the edge of the town as well as public owned land such as the Omeo Transfer Station. The Farming Zone (FZ) applies to a small group of mainly industrial land uses along Bilton Street on the eastern perimeter of the strategic settlement boundary. Other areas of public land, such as the Recreation Reserve or the Service Centre are zoned Public Park and Recreation Zone (PPRZ) or Public Use Zone (PUZ).

The existing overlay controls in Omeo are generally outside of the strategic settlement boundary. Two Heritage Overlays (HO) apply to the historic AM Pearson Park and Post Office building on Day Avenue. The Design and Development Overlay Schedule 7 (DDO7) applies to the road entrances to the town centre, at the south-west along Day Avenue, the south-east along Great Alpine Road and the east on Bilton Street. The Bushfire Management Overlay (BMO) applies to sites along Day Avenue within the western edge of the town centre, with the Bushfire Prone Area (BPA) designation applying across the town and all surrounding land.

Current planning and overlay controls are shown in **Figures 5 and 6**.



Omeo Structure Plan

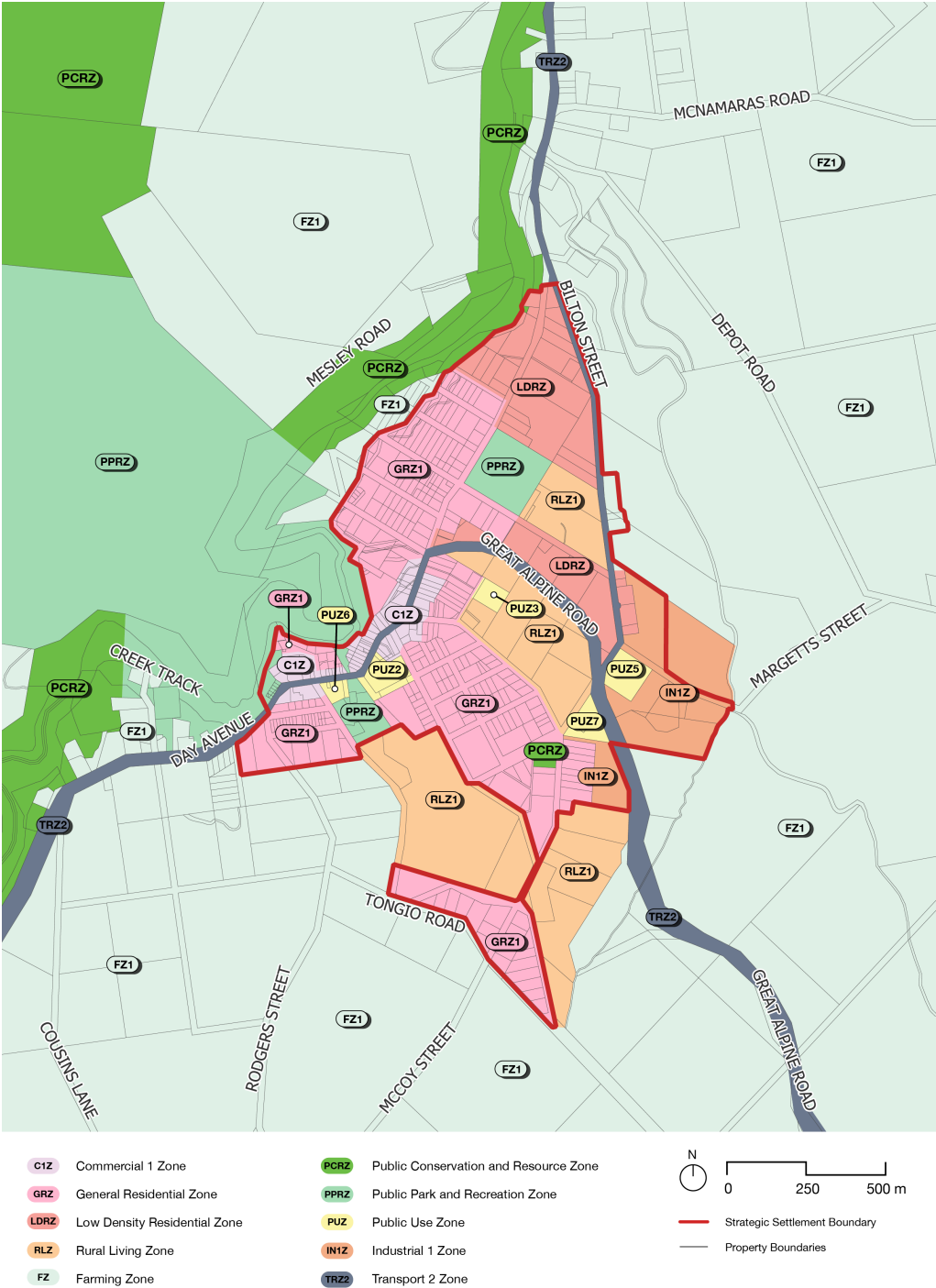


Figure 5: Omeo Existing Zones

Omeo Structure Plan

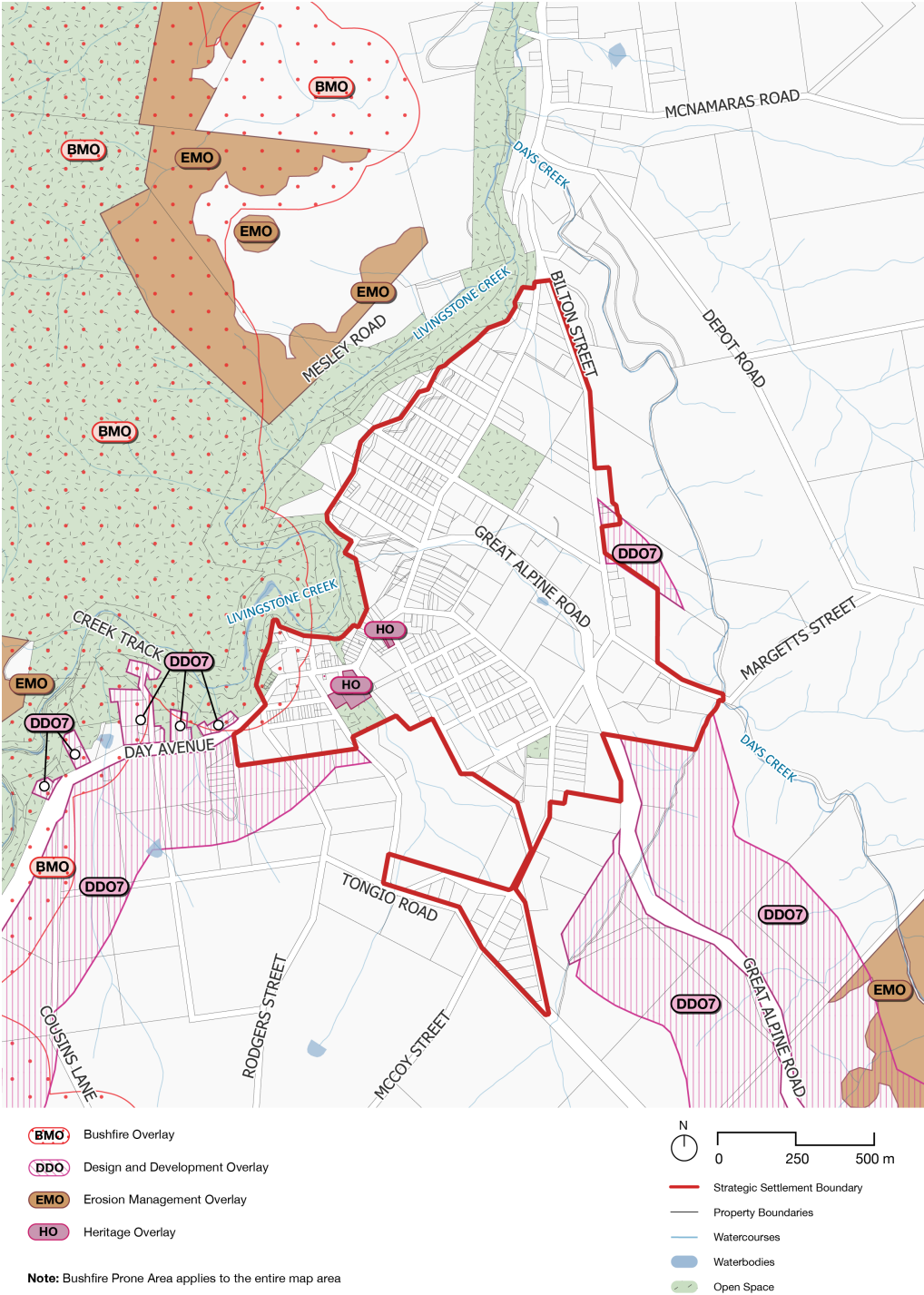


Figure 6: Omeo Existing Overlays

Omeo Structure Plan



2.4 Population and Community Profile

Census data for Omeo's population, households, workforce and dwelling types are presented in **Figure 7** below.

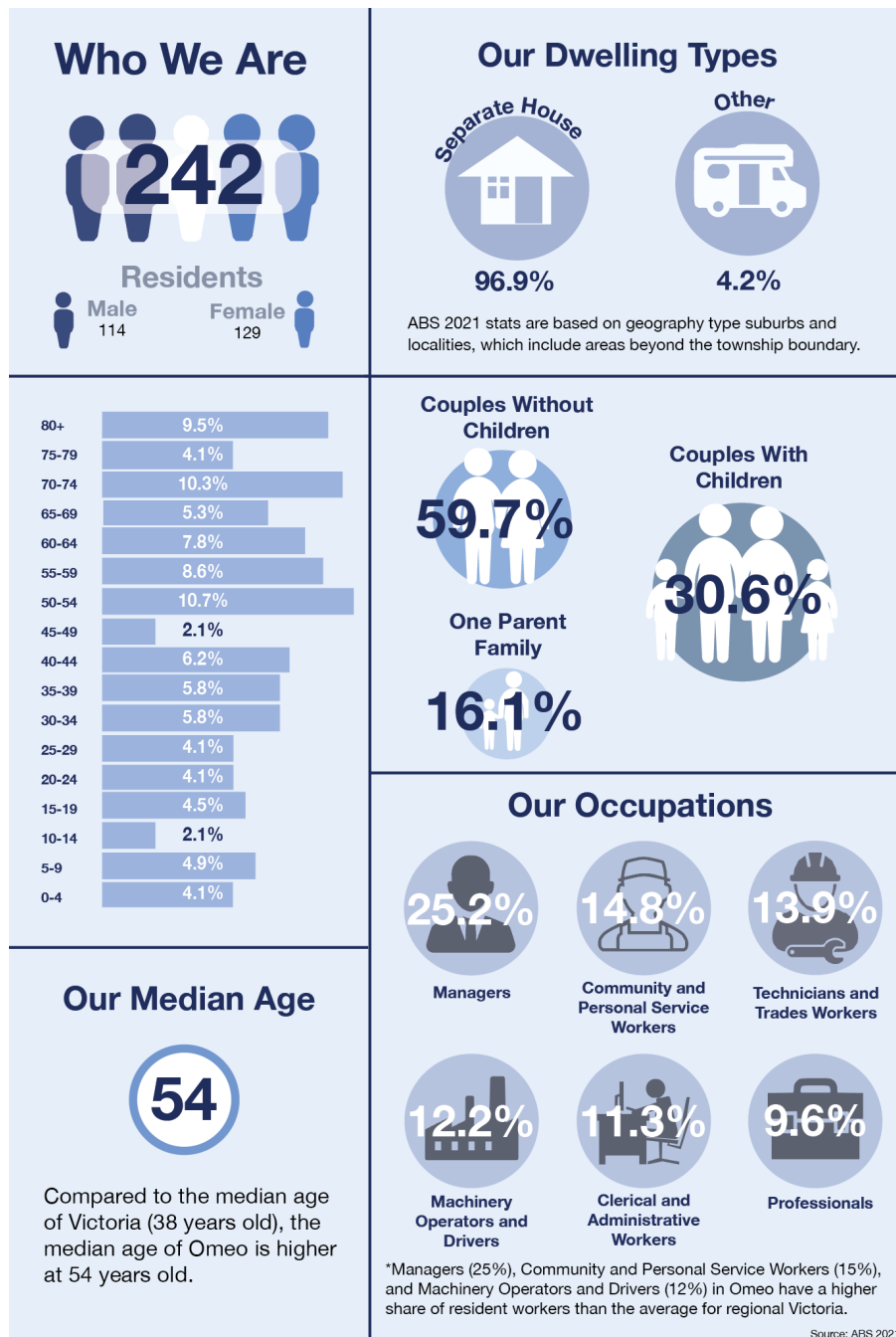


Figure 7: Demographic Data for Omeo

Source – ABS, 2021



2.5 What We Have Heard

Initial Consultation

The community has provided valuable feedback in the development of the Structure Plan on two occasions. These consultations have been complemented by Councils work with the community to develop the Omeo District Place Plan, which will supersede the Omeo Region Community Plan 2012-17. Community feedback to the Omeo District Place Plan was used to assist with the initial development of the draft structure plan. Initial online consultation for the Place Plan resulted in 85 responses. In terms of qualities that were most valued for the district, the most responses were received for the 'rural location', followed by 'the small town feel and quiet lifestyle' and 'the natural environment and landscape'. In terms of changes that would make the Omeo district better, the most popular response was 'improved roads', followed by 'better access to health and education facilities and services' and 'more reliable key infrastructure (electricity, phone, NBN, sewage, water)'.

Open responses indicated support for Omeo being prioritised as the district's service hub. Strong support was also indicated for preserving the small town feel and historic charm of the district should be retained, with support for tourism opportunities also being embraced. In terms of challenges for the district the most common response was 'limited employment opportunities' followed by 'access to health and social services' and 'infrastructure maintenance (bridges, roads, public facilities)' and then 'maintaining population' and 'natural disasters (e.g. flooding, bushfire)'.

In terms of the vision for the district in 2035 many of the responses reflected a desire for the town to be thriving and vibrant with a particular emphasis on improved and increased services, a sustainable population and the ability for residents to age in place. Support for employment growth, especially in terms of tourism and hospitality, was also strongly indicated within the vision statements provided.

The Draft Structure Plan

Council undertook community engagement to support the development of the Omeo Structure Plan, primarily through the YourSay East Gippsland online platform supplemented by in person feedback and general enquiries captured by Council officers. Three written submissions were received in response to the draft Structure Plan with four people providing verbal feedback to council during the community drop-in session. responses included detailed local feedback which has informed descriptions of existing conditions within the town. The remaining two written responses primarily did not support the proposed rezoning of Rural Living Zone land north of Sebastopol Hill Road, largely on the basis of potential taxation and financial implications for landowners. One submission raised concerns regarding the zoning of land along Bilton Street to Industrial in proximity to dwellings and concerns with recent streetscape works were also raised by one submitter.

2.6 Issues and Opportunities

The issues and opportunities facing Omeo were explored in the Background Report. A summary of the issues and opportunities impacting the town is shown in **Figures 8 and 9** and further discussed in **Chapter 5**.

Issues for Omeo include:

- Growth in the town should avoid expansion in favour of infill development due to the availability of land and services within the town and the challenges of managing bushfire risk.
- Preserving the cultural heritage of the town is a priority as is enhancing linkages with Livingstone Creek.
- Ageing population will drive increasing demand for more housing for singles and couples in older age groups, including retirement housing and residential aged care, but also including smaller homes with easy access to services.

Omeo Structure Plan



- A significant supply of available residential land already exists within the town.
- Areas of Rural Living Zone are constraining infill development potential close to the town centre.
- Some areas of residential land are more challenging for drainage services.
- Lack of zoned developable industrial land within appropriate areas.
- Industrial uses located within Farming Zone land along Bilton Street.
- Allocation of industrial zone to public land around the Omeo Transfer Station and Cemetery.
- Fragmented small lots exist within the Farming Zone adjoining the Livingstone Creek.
- Extent of flood risk within the town centre is unknown.
- Waterways within the town are not formally identified within the planning scheme.
- Bushfire hazard risk exists along town boundaries and within proximity to waterways.
- Climate risks including more frequent and intense heavy rainfall, harsher bushfires and more days of extreme heat.

The opportunities for Omeo include:

- Infill housing opportunities within the context of servicing and bushfire risk.
- Determining the appropriateness of land within the town being zoned Rural Living Zone.
- Creating additional industrial zoned lots on the northern side of Margetts Street for existing industrial activities.
- Rezoning land on the eastern side of Bilton Street to the Industrial 3 Zone to support consolidation of existing industrial uses.
- Rezoning unused industrial zoned land at the Cemetery to a Public Use Zone.
- Rezone existing industrial land behind residential lots at 67 Sebastopol Hill Road to the General Residential Zone.
- Recognise the importance of the saleyard and rodeo site for the town.
- Implementing revised flood mapping for watercourses within the town centre.
- Providing canopies over footpaths along Day Avenue and further street tree planting within the town centre to mitigate urban heat.
- Reviewing heritage protections for significant buildings within the town centre.
- Manage impacts of any proposals on heritage places and consider adaptive reuse of existing heritage listed sites to ensure their ongoing maintenance.
- Advocate for additional timetable options, such as weekend buses or more frequency, for commuters to Swifts Creek, Bairnsdale and Bright.
- Advocate for additional bus stops in the town to improve access.
- Review pedestrian linkages and prioritise pedestrian and cyclist movement across the town centre.
- Undertake an audit of community facilities and areas of public owned land within Omeo to align with community needs under the forthcoming Place Plan
- Support the development of Omeo's tourism service offering.

Omeo Structure Plan

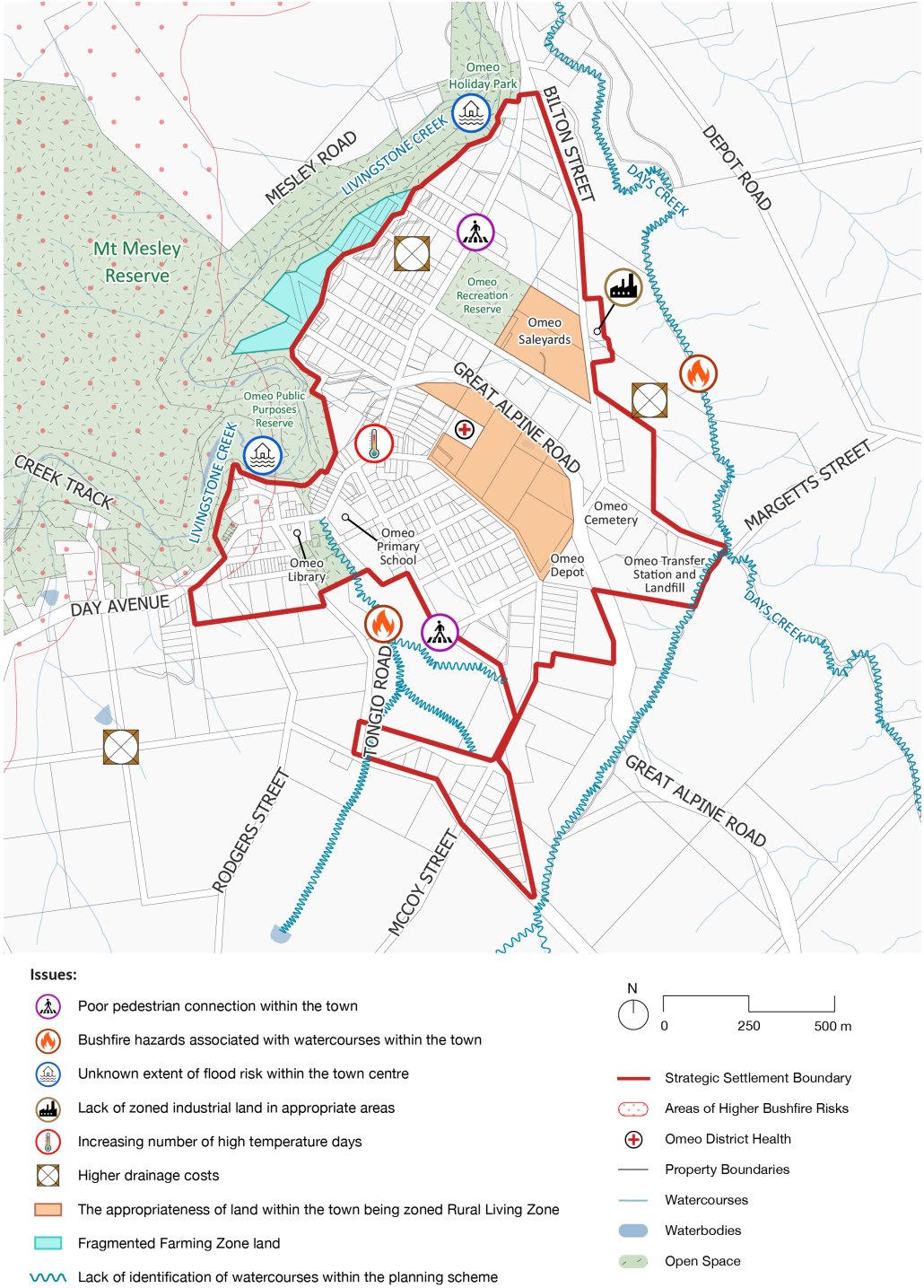


Figure 8: Omeo Issues Map

Omeo Structure Plan

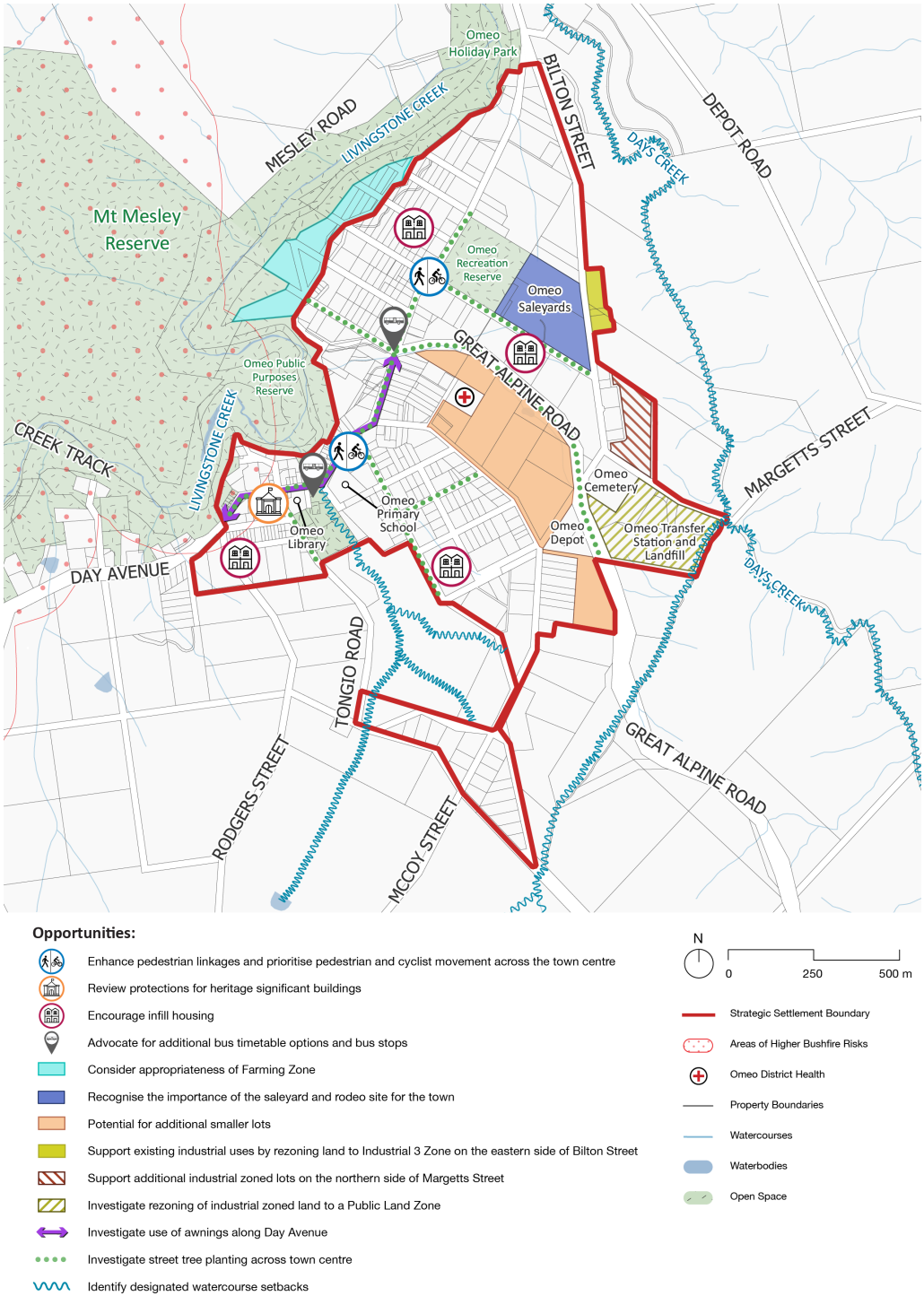


Figure 9: Omeo Opportunities Map



3. THE VISION

Omeo is highly valued for its natural beauty, heritage buildings and natural environment in East Gippsland. Development provides for community needs but is carefully managed to protect the township's unique character and unique mountainous landscape. Essential community and physical infrastructure serves the local population and the town is accessible and safe for pedestrians and cyclists. Omeo is a town that is thriving, resilient, and sustainable and supports a connected and liveable community for the future.





4. OBJECTIVES AND STRATEGIES

The Structure Plan specifies a detailed vision to guide the future of Omeo over the next 15-20 years and establishes the objectives and strategies with supporting actions that will realise that vision. Objectives, strategies and actions are detailed under each theme.

As the structure plan is a Council document, many of the actions will be Council led (or sponsored) but rely on community involvement and partnerships with other organisations. Each action includes an estimate of priority and suggested partners to help deliver the action, particularly given that Council does not control many aspects around implementation of the structure plan.

The objectives are:

- To increase housing choices and provide additional housing stock that is affordable and meets the needs of the community.
- To support a mix of land uses and activities to meet local community needs and grow the local tourism market.
- To respect the town's landscape and environmental attributes while managing any environmental risks and prioritising community safety.
- To ensure that new development respects and contributes to the character and setting of the town.
- To improve movement connections in and around the township so that they are equitable, safe and accessible.
- To ensure that community facilities and infrastructure support a healthy, resilient and cohesive community.
- To provide the physical infrastructure and services necessary to meet the current and future needs of the community.





5. HOUSING

Omeo has experienced a fluctuating population over the past 24 years, with no clear long term trend apparent. This contrasts with the population of East Gippsland, which has grown consistently at between 1 per cent and 2 per cent per year since 2001. Omeo already has a significantly higher average age of 54 when compared to the state average of 38. Projected changes in the age groups in the local population anticipate a further decline in the number of people in all age groups younger than 50 and a marked increase in those aged 70 and over.

This structure plan has adopted an 'enhanced scenario' as the basis for Omeo's growth, which would be encouraged through the provision of additional serviced residential land within the town. This scenario results in an estimated population of 323 by 2046, with growth averaging 0.9% per year and an additional 58 people and 32 dwellings, compared with 2024. This represents approximately 3 per cent of East Gippsland's 2051 housing target. The notional existing supply of 45 lots within the town would be sufficient for this scenario. However additional lots could be generated through further subdivision of larger lots, particularly those adjoining the hospital site north of Sebastopol Hill Road. Other ways of generating more dwellings would be:

- Encouragement of further subdivision of larger lots in the GRZ.
- Encouragement of dual occupancies.
- Encouragement of multi-unit dwellings, especially in, or close to the town centre and the hospital.
- Rezoning of land to enable higher densities; for example, rezoning RLZ land around the hospital close to the centre of town, to the GRZ.

There is a very small amount of medium density housing in Omeo, mainly comprising dwellings above commercial buildings and "granny flats". There will be a growing demand for medium density housing in the future, particularly for small households, including:

- Young singles and couples who may be in Omeo for medium-term work reasons.
- Households who are happy with a small home for convenience or environmental reasons.
- Older people who are retiring into town from nearby farms or down-sizing.
- Older people or people with disabilities who need supported accommodation.
- People going through family separation.
- People seeking an inexpensive holiday home in the town.

In particular, demand for Residential Aged Care services is likely to expand over the forecast period, given the forecast strong growth in post-retirement age groups. Residential aged care is currently provided by the Omeo District Health Service at the hospital, but the hospital may need more land to accommodate such growth. There may also be demand for supported retirement living, especially within the adjoining Rural Living Zone land to the east.

The affordability of housing has become an urgent issue with the lack of affordable housing for rent, which is a significant impediment to liveability and local economic development in East Gippsland and throughout regional Victoria generally. The development of affordable housing for key workers requires some form of subsidy as market rental properties are beyond the reach of many workers or simply not sufficiently available.

Omeo Structure Plan



Objective:

- To increase housing choices and provide additional housing stock that is affordable and meets the needs of the community.

Strategies:

- Facilitate a greater range of housing options to accommodate residents over all life stages.
- Facilitate additional housing on underutilised land within the proposed strategic settlement boundary.
- Facilitate key worker housing to support essential services within the town.
- Provide more affordable housing options by facilitating a range of smaller lots in key locations where this housing form can be accommodated by existing services.

Actions:

	Actions	Priority	Partners
A1	Rezone vacant land within the proposed strategic settlement boundary from RLZ to GRZ where servicing is achievable and environmental hazard risks can be managed.	High	DTP
A2	Rezone 67 Sebastopol Road from IN1Z to GRZ to align with adjoining residential uses.	High	DTP
A3	Rezone 153 Bilton Street from PUZ7 to GRZ1 to reflect its current use for residential purpose.	High	DTP
A4	Advocate for funding to assist with, affordable housing, ageing in place and key worker housing.	Medium	RDV
A5	Encourage a greater diversity of housing such as one- and two-bedroom dwellings on smaller lots to allow people to age in place and provide more affordable housing options through clear direction in local policy.	Ongoing	-
A6	Encourage different housing models such as cluster housing and small second dwellings to deliver more affordable housing options.	Ongoing	Landowners





6. LOCAL ECONOMY AND LAND USE

Omeo is a service centre for the surrounding district and a hub for agribusiness, light industrial, and health and other government services. The Omeo town centre functions as a small town centre in the regional activity centre hierarchy, providing a food and grocery offering and a limited range of other goods and services to the town and surrounding district. The centre also hosts a strong visitor services sector, catering to those staying in the town and all those travelling through on the Great Alpine Road.

The town is an emerging mountain bike hub in the Alpine Region. Recent investment in the Omeo MTB Park champions the nature based tourism offer and will make a substantial contribution to Omeo's economy. The development of additional mountain bike visitor services will assist in strengthening Omeo's role as the primary service hub for the Omeo Mountain Bike Destination.

Industries where Omeo appears to have a higher than average share of workers are infrastructure provision, hospitality, arts and recreation, public administration and other services, being a combination of repairs and personal services. This employment profile fits with the context of a service centre in an area with a strong tourism industry and large areas of public land. Hospitality, health care, and construction are the largest industries employing local residents.

Most working residents of Omeo are likely to work locally given the distance to significant alternative labour markets, although some may work part-time in larger centres such as Bairnsdale, the Latrobe Valley or in Melbourne. The town draws in people to work in shops, services and industrial activities from surrounding districts. Similarly, the Omeo saleyards and rodeo sites are also part of the town's cultural fabric and draw in visitors and economic activity to the town by supporting the agricultural activity within the surrounding region.

In terms of commercial floor space, a higher growth scenario for the town would anticipate demand for 3,420 sqm of additional floorspace in the period to 2046. There is currently in excess of 10,000 sqm of vacant zoned commercial land within the town centre and as such no rezoning is required to support anticipated growth in commercial activity within the town centre.

Industrial land in Omeo is required to accommodate the supporting services for the wider district – engineering and equipment repair for farming and mining, infrastructure providers for public land management, automotive and storage services for retailers, tourism providers and local residents and materials aggregation and recycling for all local activities. However, there is a lack of quality zoned industrial land in Omeo, which is likely why industrial activities have bled into other zones – such as within the Farming Zone along Bilton Street.

Additionally, anomalous lots in the INZ1, such as 67 Sebastapol Road, are not optimally located to support clustering of industrial uses in a discrete precinct. The industrially zoned land in Omeo is located along the eastern flank of the town and while none of the privately owned industrially zoned lots are vacant, they are all under-utilised. Much of the available industrial land here is located on steep sites and in parcels behind residential properties meaning that they lack main road access and provide a potential source of disturbance to nearby houses.

Objective:

- To support a mix of land uses and activities that meet local community needs and grow the local tourism market.

Strategies:

- Identify additional land to support clustering of industrial uses within the proposed strategic settlement boundary.
- Reinforce the town centre as the commercial and civic heart by facilitating a mix of commercial, cultural and tourist-based businesses.

Omeo Structure Plan



- Support tourism development that leverages the historic character of the town and supports the growth of Omeo as destination for outdoor recreation.
- Recognise the importance of the saleyards and rodeo sites as cultural and economic assets for the town.

Actions:

	Actions	Priority	Partners
A7	Rezone land on the eastern side of Bilton Street to the Industrial 3 Zone to support consolidation of existing industrial uses.	High	Landowners
A8	Rezone industrial zoned land around the Omeo Pond Reserve south of Margetts Street to a Public Land Zone.	High	Landowners
A9	Rezone land at the rear of 5 Margetts Street from IN1Z to FZ1 and support the creation of additional industrial zoned lots within the remaining industrial zoned portion of this site.	Ongoing	Local Businesses
A10	Identify the saleyards and rodeo sites as significant cultural and economic assets and potentially rezone to the SUZ.	High	-
A11	Support the development of a Mountain Bike Visitor Services Network that strengthens Omeo's role as the primary service hub for the Omeo Mountain Bike Destination through a coordinated mix of visitor information, bicycle storage, charging, servicing, shuttle and hospitality facilities delivered through partnerships between businesses, landowners, community organisations and government.	Ongoing	Local Businesses





7. LANDSCAPE AND ENVIRONMENT

Omeo's natural environment has been shaped by the clearing of land for animal grazing. However, areas of biodiversity value exist along several waterways that run towards Livingstone Creek in the town centre. High biodiversity value along these waterways permeates and encloses the urban area of the town, manifesting as corridors of native vegetation that link with the more substantial areas of vegetation within the Livingstone Creek corridor and the slopes of Mount Mesely and Sam Hill to the north-west.

Bushfire risk is an important consideration in planning for the future development and growth of Omeo. Omeo is situated in the agricultural landscape of the Omeo Valley and is bounded to the west by steep forested mountainous terrain. Omeo is also located within the Bushfire Prone Area, with parts closest to Livingstone Creek to the west located in the Bushfire Management Overlay. The area has experienced a number of major fires in recent decades and most significantly in 1939 when much of the town was destroyed. Analysis of past fire events indicates that the risk rating for Omeo is moderate to high. The CFA has designated the Omeo Recreation Reserve to be a Neighbourhood Safer Place.

The Bushfire Assessment Report which has supported the development of this Structure Plan indicates that development should be designed and located to minimise hazards from bushfire so that:

- Development is sited away from steep slopes with setbacks from vegetation provided to reduce radiant heat to BAL-LOW conditions.
- Bushfire resistance of buildings is increased by requiring new buildings to meet a minimum standard of BAL29 and be constructed for lower cyclonic (120km/h) winds and requiring non-combustible fencing.
- Vulnerable, hazardous and industrial uses are sited away from the bushfire interface or on the least adverse bushfire interface.
- Access and egress for emergency conditions are enhanced.
- Perimeter roads and /or low fuel areas, such as sporting facilities and managed parks, are located between vegetation and future development areas.
- Setbacks of 10 metres between dwellings are provided to reduce the risk of structure-to-structure ignition within 100 metres of forest or woodland vegetation.

While no expansion of the town boundary is proposed, development should be directed to areas of low threat from radiant heat thereby contributing to a compact settlement shape with perimeter roads that is cost-effective and safer. Additionally, new vulnerable uses (such as medical facilities, retirement villages or schools) where occupants may not be able to evacuate unaided should achieve a low risk (BAL-LOW) rating away from settlement interfaces. Consolidation of the town within existing zoned land in the centre of the urban area is favourable on this basis, although identification of waterways and related fire risk from vegetation in this area has been addressed by setting requirements for setbacks for new development.

Flooding from the Livingstone Creek is a potential risk for the Omeo town centre, especially for lower lying areas such as those around Livingstone Park and the Caravan Park further to the north. Climate change impacts also pose significant risks, with more frequent extreme weather events predicted, including heatwaves and intense downpours, and less rainfall overall with harsher fire seasons. The structure plan must incorporate adaptation strategies for the design of the urban structure, impact on tree canopy coverage and the design and development of new buildings and infrastructure.

Omeo Structure Plan



Objective:

- To respect the landscape and environmental attributes of the town while managing environmental risks.

Strategies:

- Ensure that future development is directed away from flood prone areas.
- Ensure that trees and vegetation are valued and protected for their biodiversity and other ecosystem benefits.
- Ensure that the growth of the town is directed to where bushfire risk is lowest and biodiversity constraints are minimal.
- Ensure future development increases the town's resilience to bushfire hazards.

Actions:

	Actions	Priority	Partners
A12	Support the implementation of updated flood mapping within the planning scheme for Livingstone Creek and Days Creek to avoid development within proximity to these waterways.	High	DTP, NECMA
A13	Identify small public owned lots for consolidation in the Farming Zone area along Livingstone Creek and rezone this land to a Public Land Zone.	Low	-
A14	Encourage the incorporation of canopies over footpaths along Day Avenue and street tree planting within the town centre to mitigate urban heat.	Medium	Landowners
A15	Increase tree canopy cover across the town in both public and private realm to assist with climate change and ensure a cool and green town. Use Firewise species where practical and particularly at the settlement interface where bushfire risk is higher.	Medium	Landowners, Community Groups
A16	Identify opportunities to increase planting of local species on public and private land to enhance biodiversity corridors through and around the town (subject to managing bushfire risk).	Ongoing	Landowners, Community Groups
A17	Manage and maintain open spaces to a low bushfire threat. Where practical, prioritise management of weeds and understorey, and protect existing tree canopy for amenity, biodiversity and climate risk mitigation.	Ongoing	CFA, DEECA



A18	Work with the CFA and DTP to introduce enhanced bushfire controls across the town based on bushfire risks identified in the Omeo Bushfire Report.	High	CFA, DTP
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8. URBAN DESIGN, BUILT FORM AND HERITAGE

As Omeo is located along the Livingstone Creek valley, much of the street layout includes steep streets rising up from the valley floor. Omeo's urban core is centred around the main street, Day Avenue, which slopes down towards a main culvert at the bottom of the hill, which runs under Day Avenue to drain into Livingstone Creek. Day Avenue is lined with attractive and intact heritage buildings, many from the 19th century, and affords scenic views across the town itself and over the surrounding landscape.

Housing within the town spreads up the hills away from the creek valley in a dispersed street pattern. Block sizes vary from as little as 400 square metres to larger parcels of 5,000 square metres or more. Dwellings are scattered across the townscape and are mainly modest detached, single storey homes, with a mix of nineteenth and early to mid-20th century dwellings with some recent houses, often with outbuildings. Materials are mainly weatherboard, some brick, with roofs mostly clad in corrugated steel.

The town centre features the Historical Park and Justice Precinct located on Day Avenue and contains several intact 19th-century civic and commercial buildings including the Omeo Post Office Courthouse and Commercial Bank building. Council has recently progressed a draft masterplan for the Justice Precinct which aims to provide new public realm improvements and connectivity across this site. The streetscape of Omeo town centre includes pedestrian crossings opposite the courthouse and the introduction of new street furniture to support activity associated with the new cycle park. However, this has led to an uncoordinated placement of furniture with multiple seats, bins, and signs resulting in visual clutter detracting from the significance of the place.

The viability of facilities located in heritage listed places would benefit from additional population and visitors and adaptive reuse, which in turn would enable these important sites to be maintained. These sites are important to the community as they make a significant contribution to the town's character and identity and support a range of tourism related activities.

Objective:

- To ensure new development respects and contributes to the well-established character and heritage of the town.

Strategies:

- Protect and enhance Omeo's public realm and identify opportunities to extend and enhance street tree planting.
- Maintain and enhance Omeo's historic character to attract new residents and tourists to the town.
- Retain original heritage significant materials and features of the town centre.
- Manage impacts of any proposals on heritage places and consider adaptive reuse of existing heritage listed sites to ensure their ongoing maintenance.
- Support walkability and accessibility across the town centre through public infrastructure.

Omeo Structure Plan



Actions:

	Actions	Priority	Partners
A19	Undertake a review of heritage significant buildings within the town centre for inclusion within the Heritage Overlay.	Medium	DTP
A20	Undertake a streetscape assessment for the town centre to support new guidelines to address setbacks, active frontages, landmark sites, street furniture and pedestrian links.	Medium	-
A21	Develop a street tree strategy for the town centre to increase canopy tree planting across the public realm.	Medium	-
A22	Rationalise street furniture and signage with a coherent, place-based approach	Medium	-
A23	Support implementation of the Omeo Justice Precinct Masterplan.	Ongoing	-





9. MOVEMENT AND TRANSPORT

Omeo is primarily accessed by private vehicles. However, public transport services the town with two routes, including from Bairnsdale, Swifts Creek to Omeo, and from Bright to Omeo, via regular and seasonal regional bus services. Omeo also has the potential to provide accessible footpaths and bike lanes for active transport options in the town.

Public Transport

Omeo is serviced by regional bus services – Route 14, providing access to Bairnsdale (via Bruthen and Swifts Creek), and seasonal coach services to Bright (via Harrietville, Mt Hotham, Dinner Plain and Cobungra). This allows for commuting by residents for working and studying, while the current timetables of both services lack frequency and flexibility for more options. Omeo's bus stop is located at the front of the AM Pearson Park in the town centre on Day Avenue serving both Route 14 Bairnsdale and Alps Link Bright. The bus stop provides side benches along Day Avenue and public toilets at the Council office for passengers while waiting for buses. Accessibility could be improved by providing additional bus stops in the town.

Walking and Cycling

Day Avenue, located in the town centre, provides footpaths on both sides from number 200 Day Avenue to the Omeo Recreation Reserve at the intersection of Park Street and Day Avenue. Some perimeter roads including Botany Street and Sebastopol Hill Road also provide footpaths on both sides, whereas Tongio Road and Park Street have only one side footpath which limits walkability in the town. Walking distances within 400 and 800 metres from Omeo Post Office are shown in **Figure 10**.

There is only one dedicated pedestrian crossing in the Omeo town centre which is an unsignalised crossing located at the front of the AM Pearson Park. This could be improved with prioritised pedestrian crossings with signal lights at the designated intersections to increase walkability.

Dedicated bike lanes would make bike riding a safer and more enjoyable option for residents in Omeo. Day Avenue provides the opportunity to improve the on-road bicycle lane network and infrastructure or separate bike lanes in the town centre with the existing bike rails. However, cycling outside of the town centre would be challenging due to the limitations of the undulating topography in the town and its environs.

Roads

Omeo serves as a key stopover on East Gippsland's touring route from the Gippsland lakes up to the Alpine Resorts. Vehicle speed limits in Omeo are generally 50 km/h, with a permanent 40 km/h school zone on Great Alpine Road and Day Avenue. Bilton Street, as one of the arterial roads in Omeo, has a higher speed limit of 80 km/h, as well as a 60km/h speed limit applied to Park Street. Most streets in Omeo are wide, straight and flat, with more intersections and turning options than are required to meet motor vehicle movement needs.

Objective:

- To ensure safe, accessible and equitable movement options for people at all life stages.

Strategies:

- Enhance accessibility and walkability of the town to provide pedestrians and cyclists with safe, connected and equitable movement networks.
- Create a high level of amenity and safety for pedestrians and bicycle riders.
- Improve public and community transport services to the town and provide more options for commuters to use public transport.

Omeo Structure Plan



Actions:

	Actions	Priority	Partners
A24	Undertake a pedestrian assessment to assess gaps in the footpath network and the potential for further pedestrian crossings across Day Avenue.	Medium	-
A25	Undertake an assessment for cycling lanes along Day Avenue.	Medium	-
A26	Advocate for additional bus services to and from the town.	Medium	DTP
A27	Advocate for inclusion of an additional bus stop within the town area.	Medium	DTP
A28	Ensure the design of new footpaths and kerbs aligns with the urban structure.	Ongoing	-



Omeo Structure Plan

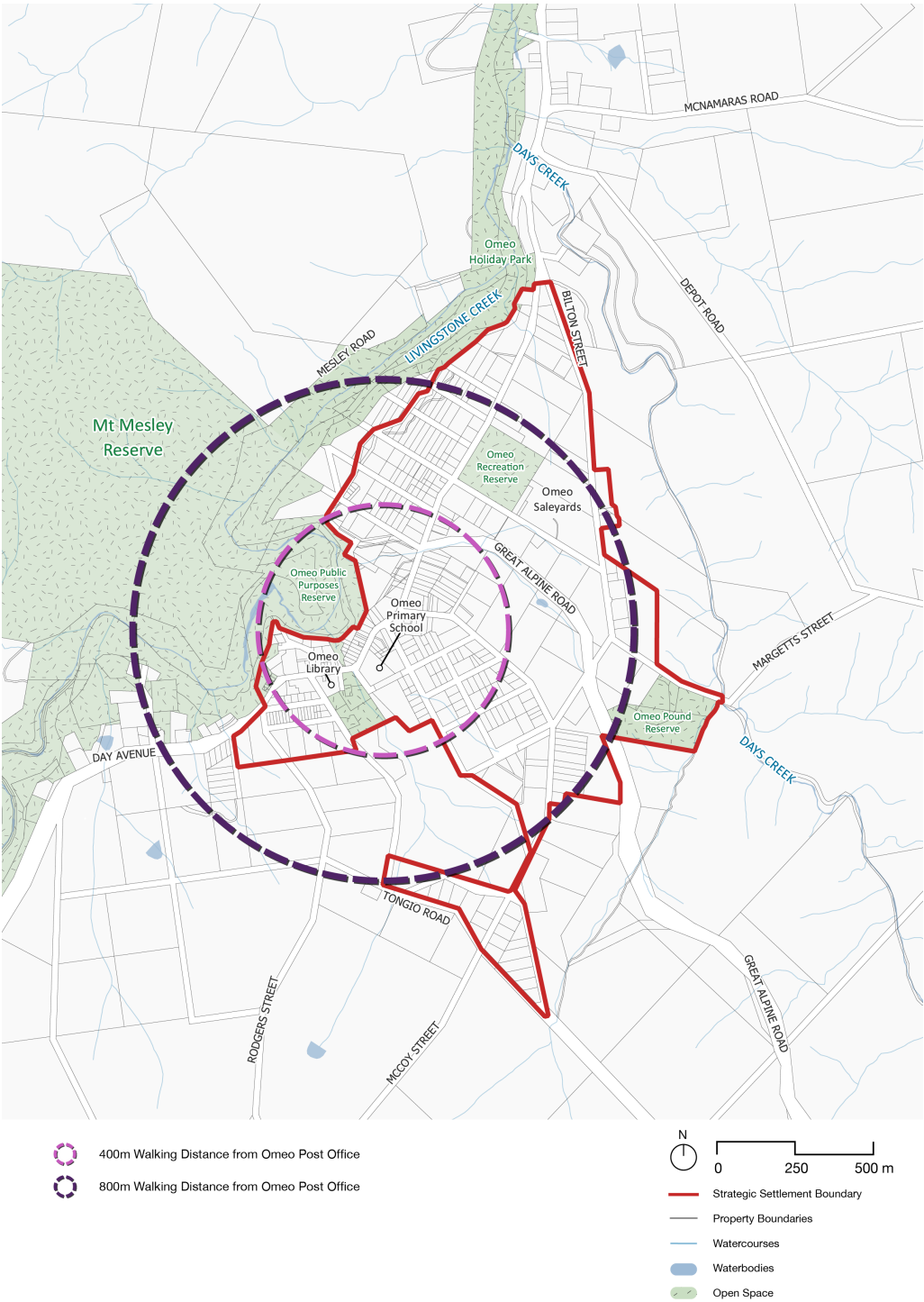


Figure 10: Omeo Walking Distance Map



10. COMMUNITY FACILITIES AND INFRASTRUCTURE

Omeo is provided with a range of community facilities and infrastructure commensurate with its role as a district centre.

There are a number of publicly owned facilities within the town, including the Omeo Service Centre on the corner of Day Avenue and Tongio Road adjacent to AM Pearson Park, which provides facilities such as the Omeo Community Hall and Hub and library. The Omeo Library operates out of the Service Centre and the historic 1893 Courthouse, in the heart of the town's 'justice precinct', operates as a museum for the heritage listed buildings within the precinct and Omeo more broadly.

Omeo Primary School is located at the intersection of Day Avenue and Short Street in the centre of the town and the High Country Uniting Early Learning Centre is co-located with the primary school. Omeo District Health on Easton Street operates as the region's primary health facility offering urgent care, primary care, residential aged care, allied health and a range of home based services to a population across the district.

AM Pearson Park, at the corner of Day Avenue and Short Street in the Justice Precinct, is the most prominent area of formalised open space in the town. Livingstone Park alongside the Livingstone Creek also provides formal open space although there are no areas of active open space within the centre of town. Omeo Recreation Reserve and the Brayden Johnson Memorial Playground at the corner of Day Avenue/Omeo Highway and Park Street provide active open space in the form of a football ground, a playground and three tennis and netball courts. The Omeo Pump and Skills Track, located east of the Livingstone Park, provides an off-road recreation venue for mountain bike training.

There are two public toilets in Omeo, one with showers that are often used by short stay campers, located at Livingstone Park on Creek Street and another at the Soldiers Memorial Hall on the corner of the Omeo Service Centre. Other services provided on public owned land within the town include the Omeo Holiday Park located just outside the northern edge of the proposed strategic settlement boundary, the Omeo River Swimming Pool on the Livingstone Creek adjoining Livingstone Park and the Country Fire Association's (CFA) fire brigade depot located on Bilton Street.

In terms of public art Omeo's town centre is decorated with distinctive bicycle themed sculptures, especially along Creek Street towards Livingstone Park. While these sculptures provide a form of indirect wayfinding towards Livingstone Creek and the Mountain Bike facilities co-located in Livingstone Park, there is a distinct lack of public art along Day Street and throughout the main section of the town centre.

East Gippsland is currently undertaking a new Place Plan for the Omeo District which will explore opportunities for the area and help Council understand what matters most at the local level by applying a 'place-based' lens over how it plans, invests, and delivers community services across the district. The outcomes of this process will be informative for the implementation of the structure plan.

Objective:

- To ensure community facilities and infrastructure support a healthy, inclusive and resilient community.

Strategies:

- Provide and maintain community facilities and infrastructure that meet the needs of the local community.
- Ensure provision of community facilities aligns with Council's Omeo District Place Plan.
- Encourage the ongoing development of community and recreational facilities that support the enhancement of Omeo tourism offering.

Omeo Structure Plan

*Actions:*

	Actions	Priority	Partners
A29	Undertake an audit of community facilities and areas of public owned land within Omeo to align with community needs as identified under the Omeo District Place Plan.	High	-
A30	Align community infrastructure provision to support the development of Omeo's tourism service offering.	High	-
A31	Investigate the long-term future of the Omeo Recreation Reserve and opportunities for reconfiguration and greater community usage.	Medium	Community Groups
A32	Ensure ongoing maintenance and consider future improvements for AM Pearson Park and other public amenities to meet community needs and expectations.	Ongoing	Community Groups
A33	Monitor and provide additional community services and facilities as the population grows.	Ongoing	-





11. PHYSICAL INFRASTRUCTURE

Omeo is serviced by reticulated water supplied by East Gippsland Water. Drinking water for the township originates from Butchers Creek which is gravity-fed to a water treatment plant on the outskirts of Omeo. The recent addition of a ten megalitre raw water storage basin at Omeo has increased the town's drinking water storage capacity to 15 megalitres – enabling enough water to be harvested and stored during sizeable water flow events to protect the community against prolonged periods of dry weather. These facilities are not protected from the potential encroachment by sensitive uses such as accommodation.

The town is serviced by sewage infrastructure, which collects wastewater of the town through gravity sewers and septic tank pump systems. Sewage travels to the Omeo pump station, where it is then pumped to the treatment lagoon at the Omeo Wastewater Treatment Plant located 2km north-east of the town.

The Omeo town centre and surrounding residentially zoned areas are serviced or able to be serviced for stormwater drainage. However, the sloping topography of the town means that providing drainage within certain areas, such as those sloping north-west towards Livingstone Creek from Day Avenue and south-east from Bilton Street towards Days Creek, are more challenging than within the Rural Living Zone south of the town centre.

The town is provided with electricity via powerlines from Bruthen to the south, although supply is at risk from bushfire and storm events. Additional decentralised power generation has been provided to various commercial premises in the town to help address this risk.

The National Broadband Network (NBN) is provided to the town via a fixed line network and via a fixed wireless network in areas surrounding the town. Omeo is not provided with a reticulated natural gas service, and the supply of piped natural gas is no longer supported by Victorian Government policy.

Objective:

- To provide the physical infrastructure and services necessary to support the growth and future needs of the town.

Strategies:

- Ensure new development areas are serviced with appropriate physical and community infrastructure.
- Ensure infrastructure is designed to meet the needs of a changing climate and sustainable and resilient to all natural hazards to minimise impacts on the environment.
- Provide physical infrastructure and services necessary to meet the current and future needs of Omeo, as directed under the Council Plan and the Omeo District Place Plan.

Actions:

	Actions	Priority	Partners
A34	Investigate appropriate fundings mechanism to deliver new infrastructure to support the town's growth and development.	Medium	-
A35	Ensure new physical infrastructure is climate resilient and water sensitive, and resilient to all natural hazards.	Ongoing	Service Providers
A36	Advocate for improvements to the National Broadband network across the township to maintain the online functions of local businesses, education and residential uses.	Ongoing	NBN Co

Omeo Structure Plan



A37	Work with service providers to provide physical infrastructure to proposed new development areas.	Ongoing	Service Providers
A38	Align infrastructure provision with the Omeo District Place Plan.	Ongoing	-
A39	Monitor the need for any servicing infrastructure upgrades as the population grows.	Ongoing	Service Providers
A40	Investigate the need for any buffer areas to be established around existing water and sewage infrastructure.	Medium	Service Providers
A41	Investigate the need for a buffer area to be established around the current waste transfer station and former landfill.	Medium	-



12. OMEO FRAMEWORK PLAN

The overarching Framework Plan for Omeo is shown in **Figure 11** and includes the key strategic directions and initiatives for the town.

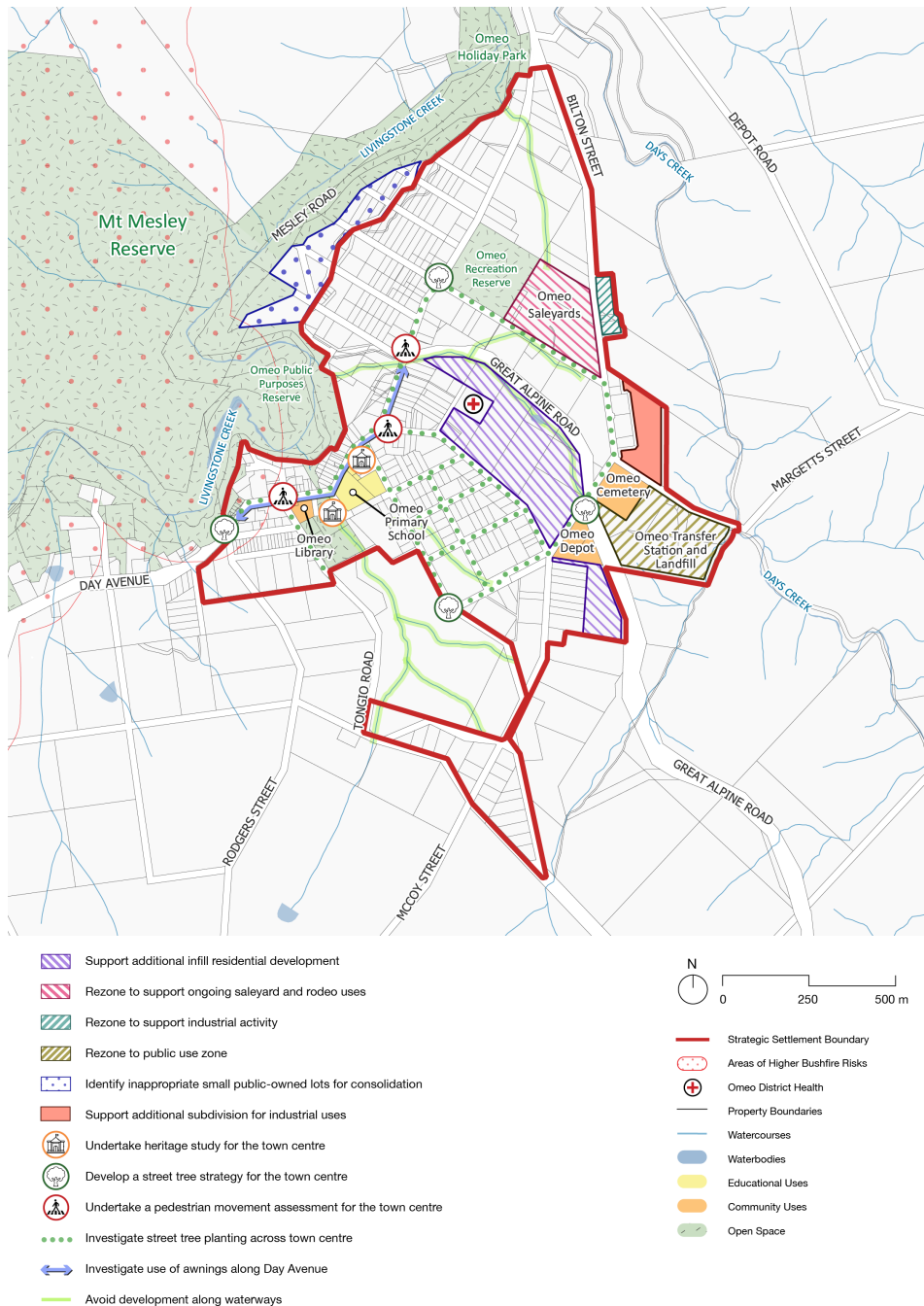


Figure 11: Omeo Framework Plan



13. IMPLEMENTATION

Once finalised, Council will adopt the Omeo Structure Plan. Implementing the Structure Plan will require a range of statutory and non-statutory measures to ensure that the vision is realised. An Action Plan will be developed and included as an Appendix in the final structure plan.

Statutory Implementation

The implementation of the Structure Plan will involve the preparation of a planning scheme amendment to implement the statutory actions outlined into the EGPS. Proposed zone changes to the East Gippsland Planning Scheme are shown in **Figure 12**. Proposed overlay changes to the East Gippsland Planning Scheme are shown in **Figure 13**.

The proposed changes to zones include:

- Rezoning RLZ1 land south of Great Alpine Road and west of Bilton Street to GRZ1 to provide for additional infill development capacity within the town.
- Rezoning IN1Z land on 67 Sebastopol Hill Road to GRZ1 to reflect the residential character of the surrounding lots.
- Rezoning IN1Z land south of Margetts Street and east of Great Alpine Road surrounding Omeo Transfer Station to PUZ7 to reflect their public uses.
- Rezoning PUZ7 land at 153 Bilton Street to GRZ1 to reflect its residential use.
- Rezone FZ1 land at 67, 75, 83 and 87 Bilton Street to IN3Z to reflect their existing non-residential uses and encourage consolidation of industrial activity in this area.
- Rezoning RLZ1 land for the saleyards and rodeo site to the SUZ to appropriately identify the site within the town.
- Rezoning IN1Z land to FZ1 at 5 Margetts Street to reflect the realistic development potential and existing use of land.
- Rezoning FZ1 land at 101 Bilton Street to LDRZ1 to align with the balance of the lot.
- Rezoning two parcels of land adjoining the Omeo District Health facility at 12 Easton Street to PUZ3.
- Review planning policy within clause 11.01-1L-09 to implement the Structure Plan directions and update the existing Framework Plan.

The proposed changes to overlays include:

- Applying an Environmental Audit Overlay (EAO) on 67 Sebastopol Road to ensure the land is suitable for a sensitive use under the proposed General Residential Zone.

Non-statutory Implementation

The Structure Plan identifies the following non-statutory implementation actions necessary to deliver the vision for the town which will be subject to Council budget cycles and priorities:

- Updated mapping of waterways within and around the town and potential flood risk should be completed as a priority.
- A Heritage Study of significant buildings within the town centre should proceed as a priority.
- Consolidate council owned lots within the Farming Zone north of the town centre and consider rezoning to an appropriate public land zone.

Omeo Structure Plan



- Council should advocate to the Victorian Government to improve public transport options and enhance road safety through the town centre.
- Opportunities to work with the federal and state government to maintain health services, facilitate upgrades and/or new infrastructure, and manage workforce issues, should also be a key advocacy piece.
- Public realm initiatives to improve the amenity of the town, to improve pedestrian connections, minor streetscape works, and street tree planting should be further investigated and can be staged.
- Other capital works initiatives such as upgrades to community facilities and infrastructure can be facilitated by Council in partnership with the community.

14. MONITORING AND REVIEW

The Structure Plan has a 15-20 year timeframe and regular monitoring and review is required. A progress report on the implementation of the Structure Plan will be reported to Council every five years including an audit of the actions, commencing from when the Structure Plan is approved.

Council can use the five yearly progress report to adjust the implementation program to ensure that the plan is achieving the vision. The review cycle will ensure the Structure Plan remains relevant and consistent with Council's strategic directions and policies, Municipal Planning Strategy (MPS) and the Council Plan, and to identify any changes required to respond to new trends, policies, strategies or changing circumstances. A wholistic review of the Plan should commence in 10-15 years from the approval of the Plan by Council.



Omeo Structure Plan

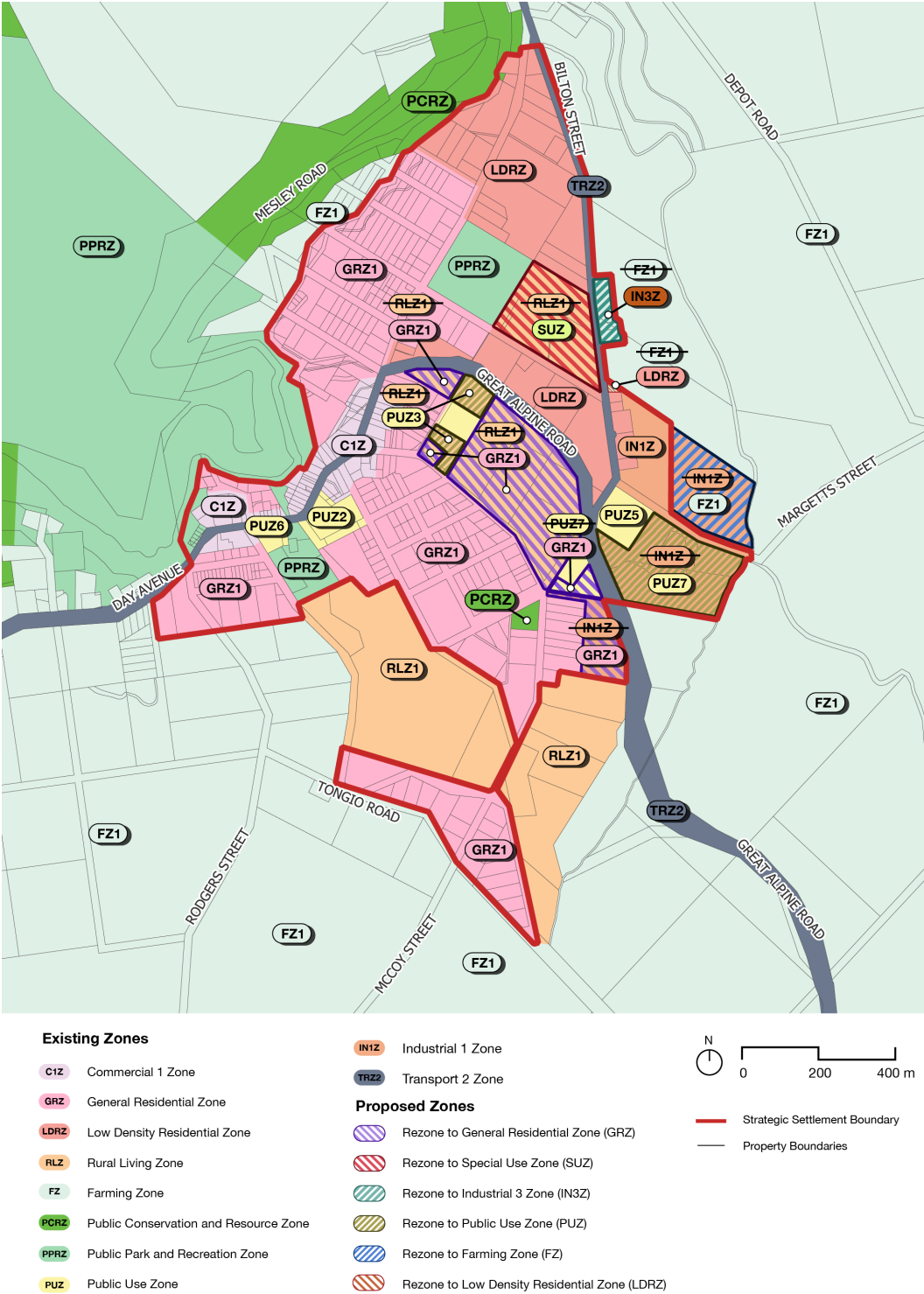


Figure 12: Proposed Zone Changes to the East Gippsland Planning Scheme

Omeo Structure Plan

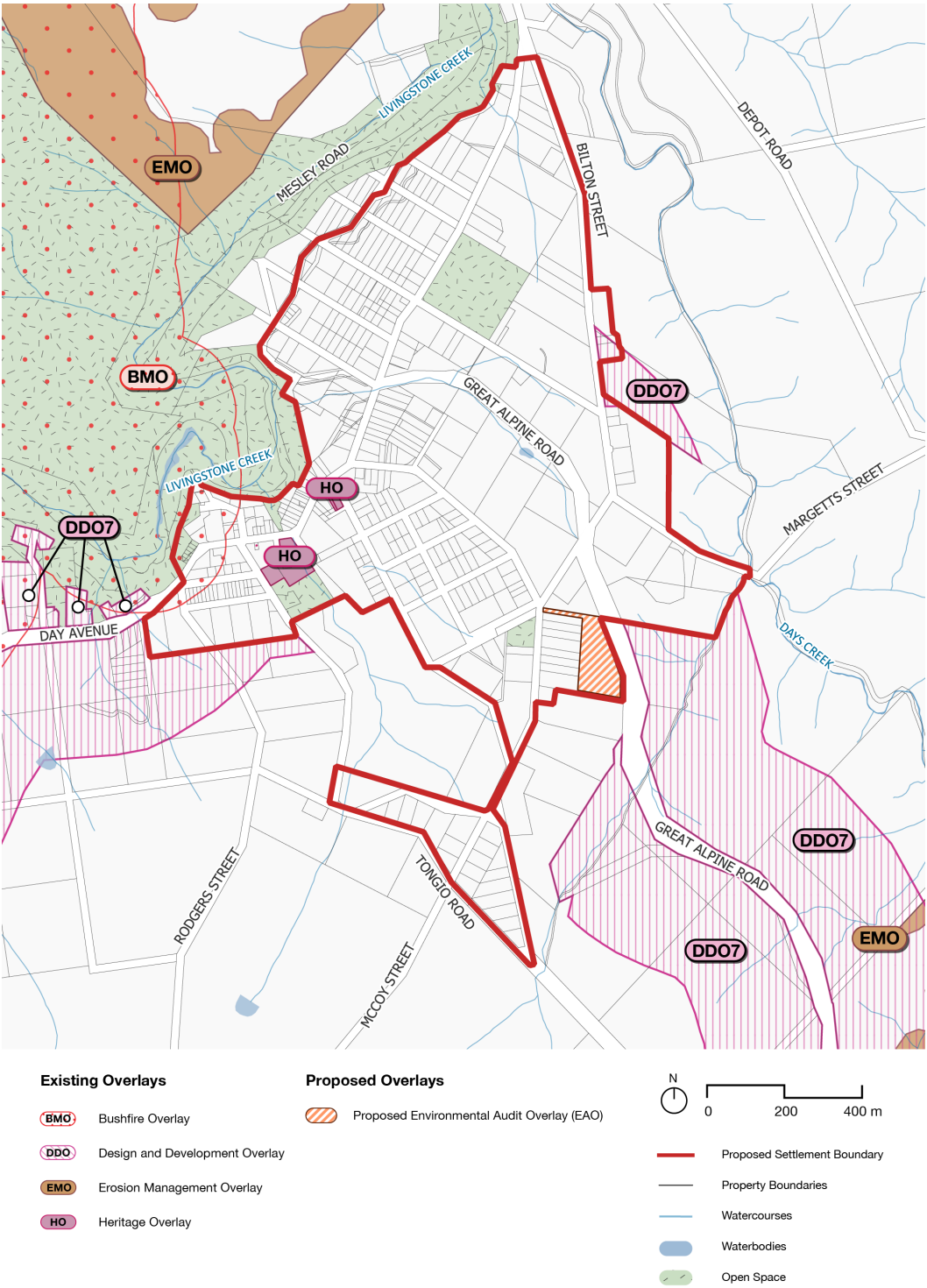


Figure 13: Proposed Overlay Changes to the East Gippsland Planning Scheme



Appendix 1 - Draft Planning Scheme Policy and Provisions

To give greater certainty to the implementation of the vision for Omeo, key elements are proposed to be included in the East Gippsland Planning Scheme.

To give greater certainty to the implementation of the vision for Omeo, key elements are proposed to be included in the East Gippsland Planning Scheme.

The vision and objectives should be embedded in local policies integrated into the Planning Policy Framework (PPF). This should be through the existing local planning policy for Omeo at clause 11.01-1L-09.

A range of changes to other provisions could include:

- A new Special Use Zone schedule to identify the Omeo Saleyards and Rodeo Site, which will provide land use controls and purposes for any future development and use of the site.
- Inclusion of the Structure Plan as a policy document in relevant local planning policies and as a background document at the schedule to Clause 72.08.

Omeo Structure Plan



Appendix 2 – Implementation Table

Note: Statutory actions refer to those that can be implemented through the EGPS and/or the Planning and Environment Act 1987. Non-statutory actions are those that involve mechanisms or tasks outside of the EGPS and advocacy.

Statutory Actions

	Action	Statutory	Timing	Council Role	Priority	Partners	Stakeholder Engagement
A1	Rezoning vacant land within the proposed strategic settlement boundary from RLZ to GRZ where servicing is achievable and environmental hazard risks can be managed.	Statutory	Year 1-2	Implement	High	DTP	Yes
A2	Rezone 67 Sebastopol Road from IN1Z to GRZ to align with adjoining residential uses.	Statutory	Year 1-2	Implement	High	DTP	Yes
A3	Rezone 153 Bilton Street from PUZ7 to GRZ1 to reflect its current use for residential purpose.	Statutory	Year 1-2	Implement	High	DTP	Yes
A5	Encourage a greater diversity of housing such as one- and two-bedroom dwellings on smaller lots to allow people to age in place and provide more affordable housing options through clear direction in local policy.	Statutory	Ongoing	Implement	Ongoing	-	Yes
A7	Rezone land on the eastern side of Bilton Street to the Industrial 3 Zone to support consolidation of existing industrial uses	Statutory	Year 1-2	Implement	High	Landowners	Yes
A8	Rezone industrial zoned land around the Omeo Pond Reserve south of Margetts Street to a Public Land Zone.	Statutory	Year 1-2	Implement	High	Landowners	Yes
A9	Rezone land at the rear of 5 Margetts Street from IN1Z to FZ1 and support the creation of additional industrial zoned lots within the remaining industrial zoned portion of this site.	Statutory	Ongoing	Implement	Ongoing	Local Businesses	Yes

Omeo Structure Plan



A10	Identify the saleyards and rodeo sites as significant cultural and economic assets and potentially rezone to the SUZ.	Statutory	Year 1-2	Implement	High	-	Yes
A11	Support the implementation of updated flood mapping within the planning scheme for Livingstone Creek and Days Creek to avoid development within proximity to these waterways.	Statutory	Year 1-2	Implement	High	DTP, NECMA	Yes
A12	Identify small public owned lots for consolidation in the Farming Zone area along Livingstone Creek and rezone this land to a Public Land Zone.	Statutory	Year 5	Investigate and implement	Low	-	Yes
A18	Design and locate new development to minimise hazards from bushfire so that: - Development is sited away from steep slopes with setbacks from vegetation provided to reduce radiant heat to BAL-LOW conditions. - Bushfire resistance of buildings is increased by requiring new buildings to meet a minimum standard of BAL29 and be constructed for lower cyclonic (120km/h) winds and requiring non-combustible fencing. - Vulnerable, hazardous and industrial uses are sited away from the bushfire interface or on the least adverse bushfire interface. - Access and egress for emergency conditions are enhanced. - Perimeter roads and /or low fuel areas, such as sporting facilities and managed parks, are located between vegetation and future development areas. - Setbacks of 10 metres between dwellings are provided to reduce the risk of structure-to-structure ignition within 100 metres of forest or woodland vegetation	Statutory	Ongoing	Implement	Ongoing	CFA	Yes
A19	Undertake a review of heritage significant buildings within the town centre for inclusion within the Heritage Overlay.	Statutory	Year 1-2	Investigate and implement	Medium	DTP	Yes
A20	Undertake a streetscape assessment for the town centre to support new guidelines to address setbacks, active frontages, landmark sites, street furniture and pedestrian links.	Statutory	Year 3-5	Investigate and implement	Medium	-	Yes

Omeo Structure Plan



A23	Support implementation of the Omeo Justice Precinct Masterplan.	Statutory	Ongoing	Implement	Ongoing	-	Yes
A40	Investigate the need for any buffer areas to be established around existing water and sewage infrastructure.	Statutory	Year 3-5	Investigate and implement	Medium	Service provider	Yes
A41	Investigate the need for a buffer area to be established around the current waste transfer station and former landfill.	Statutory	Year 3-5	Investigate and implement	Medium	-	Yes

Omeo Structure Plan



Non-Statutory Actions

	Action	Non-Statutory	Timing/Commenced	Council Role	Priority	Partners	Stakeholder Engagement
A4	Advocate for funding to assist with affordable housing, ageing in place and key worker housing.	Non-Statutory	Year 3-5	Facilitate	Medium	RDV	Yes
A6	Encourage different housing models such as cluster housing and small second dwellings to deliver more affordable housing options.	Non-Statutory	Ongoing	Implement	Ongoing	Landowners	Yes
A11	Support the development of a Mountain Bike Visitor Services Network that strengthens Omeo's role as the primary service hub for the Omeo Mountain Bike Destination through a coordinated mix of visitor information, bicycle storage, charging, servicing, shuttle and hospitality facilities delivered through partnerships between businesses, landowners, community organisations and government.	Non-Statutory	Year 1	Facilitate	Ongoing	Local Businesses	Yes
A14	Encourage the incorporation of canopies over footpaths along Day Avenue and street tree planting within the town centre to mitigate urban heat.	Non-Statutory	Year 3-5	Implement	Medium	Landowners	Yes
A15	Increase tree canopy cover across the town in both public and private realm to assist with climate change and ensure a cool and green town. Use Firewise species where practical and particularly at the settlement interface where bushfire risk is higher.	Non-Statutory	Year 3-5	Implement	Medium	Landowners, Community Groups	Yes
A16	Identify opportunities to increase planting of local species on public and private land to enhance biodiversity corridors through and around the town (subject to managing bushfire risk).	Non-Statutory	Ongoing	Implement	Ongoing	Landowners, Community Groups	Yes

Omeo Structure Plan



A17	Manage and maintain open spaces to a low bushfire threat. Where practical, prioritise management of weeds and understorey, and protect existing tree canopy for amenity, biodiversity and climate risk mitigation.	Non-Statutory	Ongoing	Facilitate	Ongoing	CFA, DEECA	Yes
A21	Develop a street tree strategy for the town centre to increase canopy tree planting across the public realm.	Non-Statutory	Year 3-5	Facilitate	Medium	-	Yes
A22	Rationalise street furniture and signage with a coherent, place-based approach	Non-Statutory	Year 3-5	Facilitate	Medium	-	Yes
A24	Undertake a pedestrian assessment to assess gaps in the footpath network and the potential for further pedestrian crossings across Day Avenue.	Non-Statutory	Year 3-5	Implement	Medium	-	Yes
A25	Undertake an assessment for cycling lanes along Day Avenue.	Non-Statutory	Year 3-5	Implement	Medium	-	Yes
A26	Advocate for additional bus services to and from the town.	Non-Statutory	Year 3-5	Facilitate	Medium	DTP	Yes
A27	Advocate for inclusion of an additional bus stop within the town area.	Non-Statutory	Year 3-5	Facilitate	Medium	DTP	Yes
A28	Ensure the design of new footpaths and kerbs aligns with the urban structure.	Non-Statutory	Ongoing	Implement	Ongoing	-	Yes
A29	Undertake an audit of community facilities and areas of public owned land within Omeo to align with community needs as identified under the Omeo District Place Plan.	Non-Statutory	Year 1-2	Implement	High	-	Yes
A30	Align community infrastructure provision to support the development of Omeo's tourism service offering.	Non-Statutory	Year 1-2	Implement	High	-	Yes

Omeo Structure Plan



A31	Investigate the long-term future of the Omeo Recreation Reserve and opportunities for reconfiguration and greater community usage.	Non-Statutory	Year 3-5	Facilitate	Medium	Community Groups	Yes
A32	Ensure ongoing maintenance and consider future improvements for AM Pearson Park and other public amenities to meet community needs and expectations.	Non-Statutory	Ongoing	Implement	Ongoing	Community Groups	Yes
A33	Monitor and provide additional community services and facilities as the population grows.	Non-Statutory	Ongoing	Implement	Ongoing	-	Yes
A34	Investigate appropriate fundings mechanism to deliver new infrastructure to support the town's growth and development.	Non-Statutory	Year 3-5	Facilitate	Medium	-	Yes
A35	Ensure new physical infrastructure is climate resilient and water sensitive, and resilient to all natural hazards.	Non-Statutory	Ongoing	Implement	Ongoing	Service Provider	Yes
A36	Advocate for improvements to the National Broadband network across the township to maintain the online functions of local businesses, education and residential uses.	Non-Statutory	Ongoing	Facilitate	Ongoing	NBN Co	Yes
A37	Work with service providers to provide physical infrastructure to proposed new development areas.	Non-Statutory	Ongoing	Facilitate	Ongoing	Service Provider	Yes
A38	Align infrastructure provision with the Omeo District Place Plan.	Non-Statutory	Ongoing	Implement	Ongoing	-	Yes
A39	Monitor the need for any servicing infrastructure upgrades as the population grows.	Non-Statutory	Ongoing	Implement	Ongoing	Service Provider	Yes



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SWIFTS CREEK STRUCTURE PLAN

AUGUST 2026



Swifts Creek Structure Plan



This report is the Swifts Creek Structure Plan for East Gippsland Shire Council. It has been prepared with expertise, advice and inputs from the consultant team of Plan2Place Consulting, Obliqua Pty Ltd, Peter_Boyle_Urban Design + Landscape Architecture, Tim Nott Economic and Loetis using background reports and information provided by Council and from other government sources. The report issue date is August 2026.

Every reasonable effort has been made to validate information provided by the client, Council staff, stakeholders and other participants in the preparation of this report throughout the project during 2025 and 2026.

The report has been prepared in conjunction with the East Gippsland Shire Council and is based upon up-to-date information provided at the time of report preparation and finalisation.

No part of the report can be replicated or reproduced in part or whole (other than by the East Gippsland Shire Council or the consultant team) without the permission of Plan2Place Consulting – see www.plan2place.com.au.



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ACKNOWLEDGEMENT

We acknowledge the Traditional Custodians of the land on which Swifts Creek sits. We pay our respects to Elders, past and present, and recognise their ongoing cultural, spiritual and educational practices.

Version	Date	Notes
V1	18 December 2025	Working Draft Prepared for Council Officer Discussion
V2	6 February 2026	Draft prepared for Council Officer review
V3	13 March 2026	Draft prepared for Council Officer review
V4	17 April 2026	Draft prepared following Council officer and DTP review
V5	10 August 2026	Final version prepared following consultation

Swifts Creek Structure Plan



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Swifts Creek Structure Plan



ABBREVIATIONS AND LEGISLATION

Abbreviations

AEP	Annual Exceedance Probability
BAL	Bushfire Attack Level
BMO	Bushfire Management Overlay
CMA	Catchment Management Authority
C	Council Amendment
Council	East Gippsland Shire Council
DEECA	Department of Energy, Environment and Climate Action
DTP	Department of Transport and Planning
DDO	Design and Development Overlay
EGCMA	East Gippsland Catchment Management Authority
EGPS	East Gippsland Planning Scheme
EPA	Environment Protection Authority
ESO	Environmental Significance Overlay
ESD	Environmentally Sustainable Development
FZ	Farming Zone
FO	Floodway Overlay
HO	Heritage Overlay
IN1Z	Industrial 1 Zone
LSIO	Land Subject to Inundation Overlay
LDRZ	Low Density Residential Zone
MPS	Municipal Planning Strategy
NSP	Neighbourhood Safer Places
PCRZ	Public Conservation and Resource Zone
PPF	Planning Policy Framework
PUZ	Public Use Zone
RDV	Regional Development Victoria
RRV	Regional Roads Victoria
TRZ	Transport Zone
TZ	Township Zone
VC	Victorian and Council Amendment
VPP	Victoria Planning Provisions

Numeric Abbreviations

ha	hectares
%	per cent
m ²	metres squared
kms	kilometres
sqm	square metres

Related Legislation and Regulations

Planning and Environment Act 1987 (P&E Act)



1. INTRODUCTION

Swifts Creek is located in the west of East Gippsland in Victoria's Alpine region on the lands of the Gunaikurnai people. East Gippsland, with a population of approximately 48,715 residents in 2021, is focused on agriculture but also features significant tourist destinations. Swifts Creek is a rural settlement in East Gippsland, with 232 residents. The town is located 27km from Omeo, 95km from Bairnsdale, 220km from Latrobe City, and 375km from Melbourne.

Swifts Creek is located in an undulating agricultural landscape. The town is situated within a valley and bordered by hills on its western and eastern sides and framed by the confluence of the Swifts Creek, which runs along the northern border of the town centre, and the Tambo River, which runs along the eastern periphery.

Vehicle access from Swifts Creek south to Bairnsdale is provided along the Great Alpine Road via Bruthen. The Great Alpine Road bisects the town as it heads northeast further into the Alpine region towards Omeo, Dinner Plain and the Victorian snowfields. Cassilis Road is a south-east to north-west locally significant road that begins at Swifts Creek at the intersection with the Great Alpine Road and then heads west towards the Cassilis Historic Area and then north-west to Livingstone Creek and up to Omeo. Limited regional public transport access is also provided by infrequent coaches from Bairnsdale in the south of East Gippsland and Bright towards the north-west. The Great Alpine Road is a regionally significant touring route for visitors to Victoria's high country.

Swifts Creek has historically depended on the operation of the now closed timber mill, which occupies a significant portion of land within the southern half of the town area on the western side of the Great Alpine Road. The Omeo district's only secondary school, Swifts Creek P-12, is located opposite the mill site on the western side of this road.

The town's economy is currently in transition as native forest harvesting concludes in the region. The structure plan in conjunction with the place based plan, provides an opportunity to respond to this challenge by enhancing the resilience and growing opportunities for the Swifts Creek community.

The key elements of Swifts Creek and its municipal, regional and local context are shown in **Figures 1, 2 and 3.**



Swifts Creek Structure Plan



Figure 1: East Gippsland Regional Context

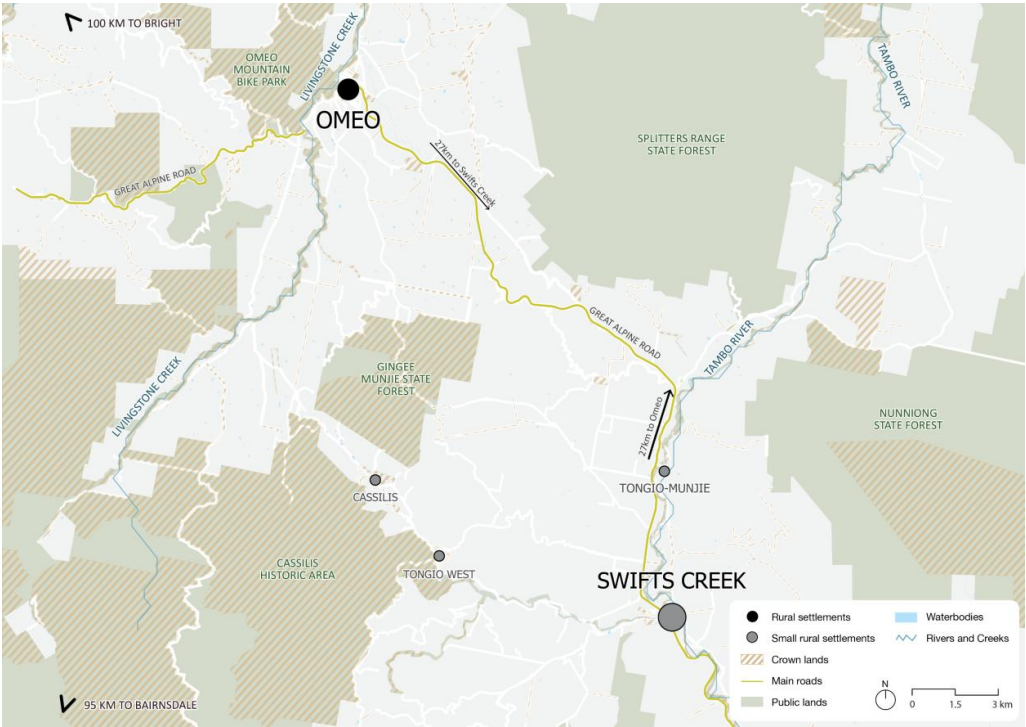


Figure 2: Swifts Creek Regional Context

Swifts Creek Structure Plan



Figure 3: Swifts Creek Context Map



2. THE STRUCTURE PLAN

2.1 Role and Function of the Plan

The Swifts Creek Structure Plan aims to establish a town boundary (strategic settlement boundary) and a preferred direction for future changes in land use, infrastructure, transport, development, the physical environment and community infrastructure. This long term plan has been developed to respond to consultation findings from the community, stakeholders and government agencies and provides a framework for the future of the township.

Figure 4 outlines the process for the development of the Swifts Creek Structure Plan.

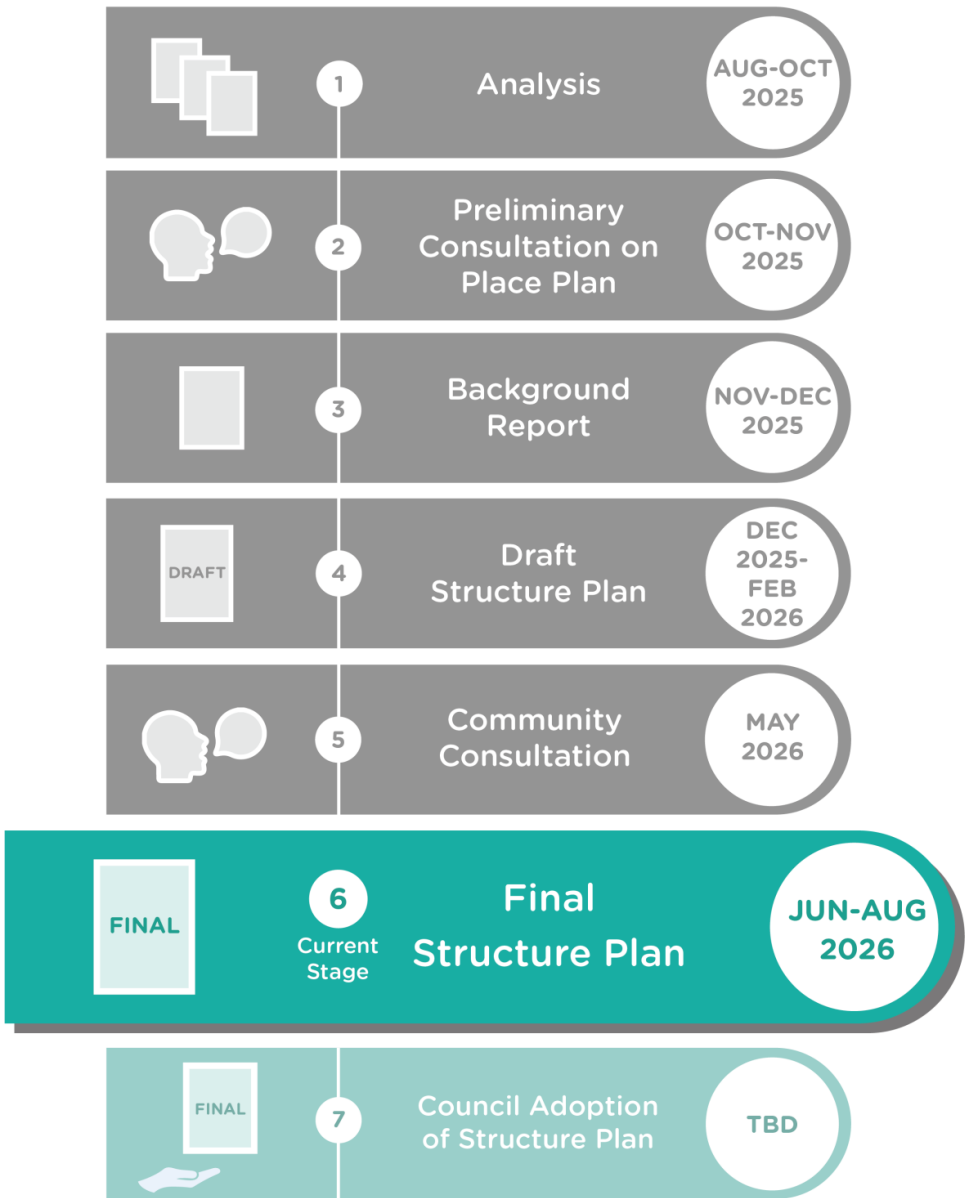


Figure 4: Process for Developing Swifts Creek Structure Plan

Swifts Creek Structure Plan



2.2 Strategic Context

The State Government has developed a new strategic plan, the Plan for Victoria. Housing targets require an additional 11,000 new homes to be delivered by 2051 within the East Gippsland municipality. This is reflected in Council's Municipal Planning Strategy (MPS), where the population of East Gippsland is forecast to increase to approximately 60,000 people by 2041, requiring an additional 8,300 dwellings across the municipality. Swifts Creek is identified as a 'rural town' within East Gippsland's hierarchy of settlements.

The MPS characterises rural towns as settlements with limited urban zoned land and small populations, where commercial areas and community facilities are limited but provide important local services and where generally reticulated infrastructure is not available. The future role for the municipality's rural towns will be characterised by small scale population growth and housing development within existing residentially zoned areas. Minimal change via infill development in established residential areas is preferred in these settlements, subject to consideration of environmental values and environmental risk constraints.

Clause 11.01-1S (Settlement) promotes the sustainable growth and development of Victoria to deliver choice and opportunity through a network of settlements. Settlements are planned to reinforce settlement boundaries and provide for population growth and development of facilities and services. Growth is directed into existing settlements and supported by a network of major and neighbourhood activity centres and townships of varying size, role and function. Urban consolidation is encouraged with density that supports sustainable transport and retail, office-based employment, community facilities and services.

Clause 11.01-1L-01 (East Gippsland settlements) provides a range of directions that relate to planning for its settlements, including the following which are broadly applicable to Swifts Creek:

- Support settlement growth in accordance with the East Gippsland Settlement Framework Plan at Clause 02.04.
- Encourage settlement growth within existing settlement boundaries to enable the efficient, coordinated and sustainable use of land and infrastructure.
- Maintain and enhance the distinctive character of towns and settlements across East Gippsland.
- Manage the growth of settlements to address natural hazards and protect natural resources, areas of environmental significance and significant landscapes.
- Protect the separation between settlements by preserving intervening areas of rural land.

Clause 13.02 (Bushfire planning) applies to all land within a designated bushfire prone area and requires planning to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The structure plan addresses and responds to this strategic policy context. The structure plan has also been prepared consistent with State and regional planning policy and guidelines.

Council strategies that are relevant to structure planning for Swifts Creek are included in Table 1.

Swifts Creek Structure Plan



Table 1: Relevant Council Strategies

Relevant Council Strategy	Strategic Purpose
Swifts Creek Public Realm Masterplan 2025	Identifies a range of public realm improvements including playground and footpath upgrades and additional street seats and trees; a walking track loop along Shelton's Lane and Tambo River, linking Great Alpine Road with Poets Walk; and operational projects for reducing speed limit to 50km/h, providing sewerage connections and enhancing caravan park facilities.
Swifts Creek Futures - Local Development Strategy, 2023	The Swifts Creek Futures Local Development Strategy (LDS) launches a coordinated development roadmap for the town and recommends the development of a structure plan for the town. It also identified the need for improved streetscapes, a public EV charging station, visitor services, and tracks and trails opportunities.
East Gippsland Economic Development Strategy 2022-2032	Aims to develop inclusive and sustainable economic growth across East Gippsland and sets out nine key focus areas and strategic indicators including fostering business; a high value and sustainable tourism destination; an economy for young and future generations; digital skills and connections; arts, culture and heritage; attractive place to live; climate action leaders; and a circular economy to strengthen existing industries, encourage innovation, and tackling the challenges of youth unemployment, housing shortage, and climate change.
East Gippsland Housing & Settlement Strategy, 2023	Identifies Swifts Creek as a 'Rural Town' - described as typically having limited urban land, small populations and being without substantial commercial activity, community facilities and also lacking in reticulated services. Small scale population growth and housing development is supported in Rural Towns within the existing residentially zoned areas subject to environmental values and environmental risk constraints.
Omeo District Place Plan, 2026	Currently under development, the Plan includes Swifts Creek and surrounding townships. These plans are intended to reflect the unique character, needs and aspirations of each district and to ensure that Council resources are invested in the things that matter most to their communities. The Structure Plan will complement the Plan.

Swifts Creek Structure Plan



2.3 Strategic Settlement Boundary and Planning Controls

The existing planning controls over the town and surrounds include the:

- Township Zone (TZ), which applies to all urban land south of the Creek.
- Farming Zone (FZ), which applies to agricultural land surrounding the town, including all lots with dwellings north of the Creek.
- Public Use Zone (PUZ), which applies to the DEECA departmental depot and Swifts Creek Bush Nursing Centre Inc. at the north-east of Swifts Creek.
- Public Conservation and Resource Zone (PCRZ), which applies to Tambo River Water Frontage located across Swifts Creek.
- Transport Zone 2 (TRZ2), which applies to Great Alpine Road as it runs through Swifts Creek from north to south-east.

The existing overlay controls over the town and surrounds include the:

- Environmental Significance Overlay (ESO), which applies to the Tambo River where it aims to ensure that future development is compatible with identified environmental values.
- Design and Development Overlay (DDO), Schedule 7 of which applies to land at the northern, southern and eastern end of Swifts Creek along Great Alpine Road ensure new development in the highway corridors in non-urban areas are managed with safe and efficient traffic flow along the main roads.
- Erosion Management Overlay (EMO), which applies to the steep slopes to the west and south of Swifts Creek, excluding Swifts Creek Recreation Reserve and Tambo Valley Bowling Club.
- Bushfire Management Overlay (BMO), which applies to vegetated land to the west of Swifts Creek. The Bushfire Prone Area (BPA) designation also applies across the town and all surrounding land.

The allocation of current planning zones and overlays within the town and the surrounding area are shown in **Figures 5 and 6**.

An assessment of the strategic settlement boundary was undertaken in the Swifts Creek Structure Plan Background Report November 2025 (Background Report). This boundary was defined by a number of factors including the extent of zoned residential and public land that is integral to the town centre. The proposed strategic settlement boundary in this structure plan is shown in the issues, opportunities and the framework plan.

Swifts Creek Structure Plan

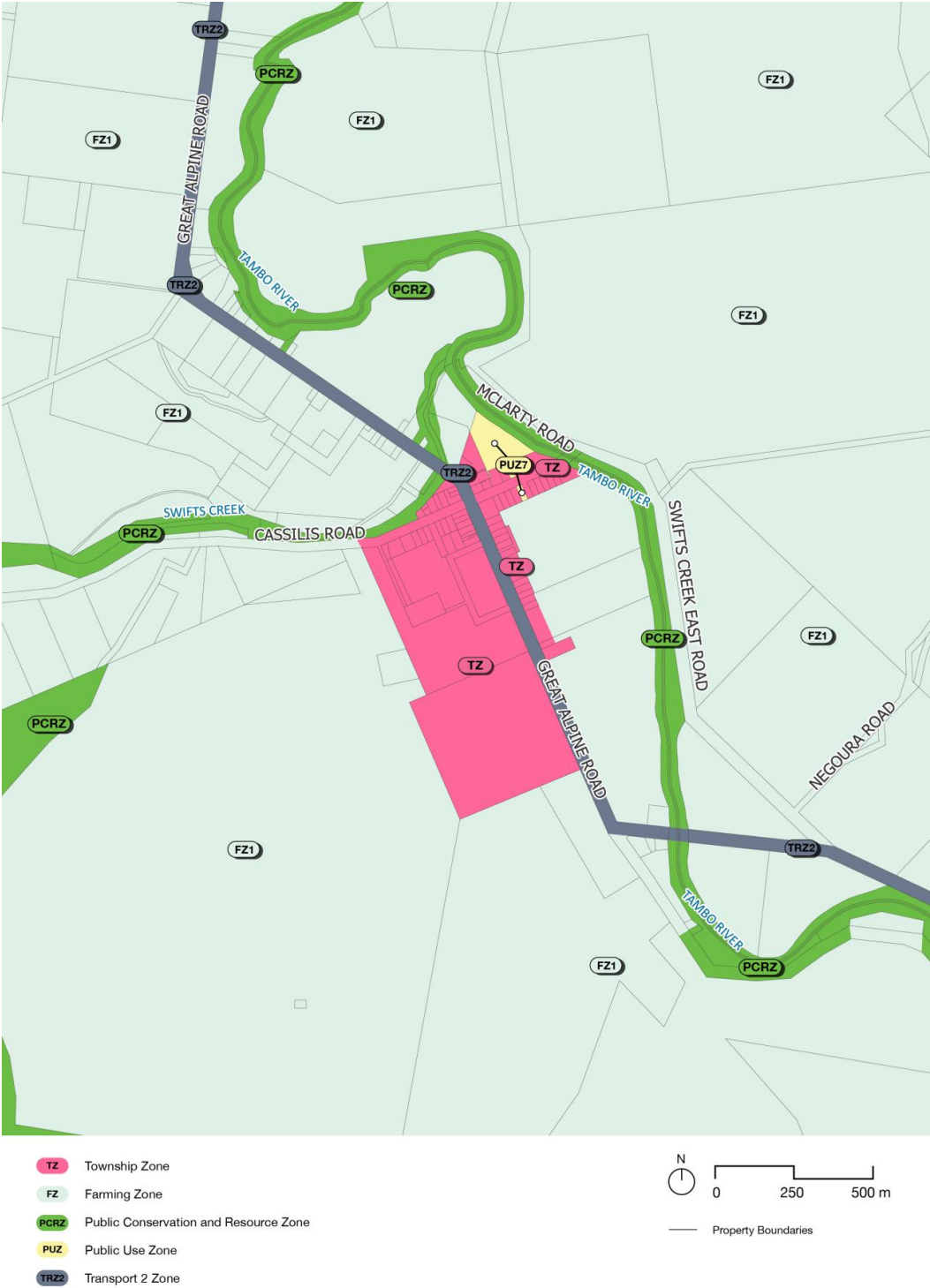


Figure 5: Swifts Creek Existing Zones

Swifts Creek Structure Plan

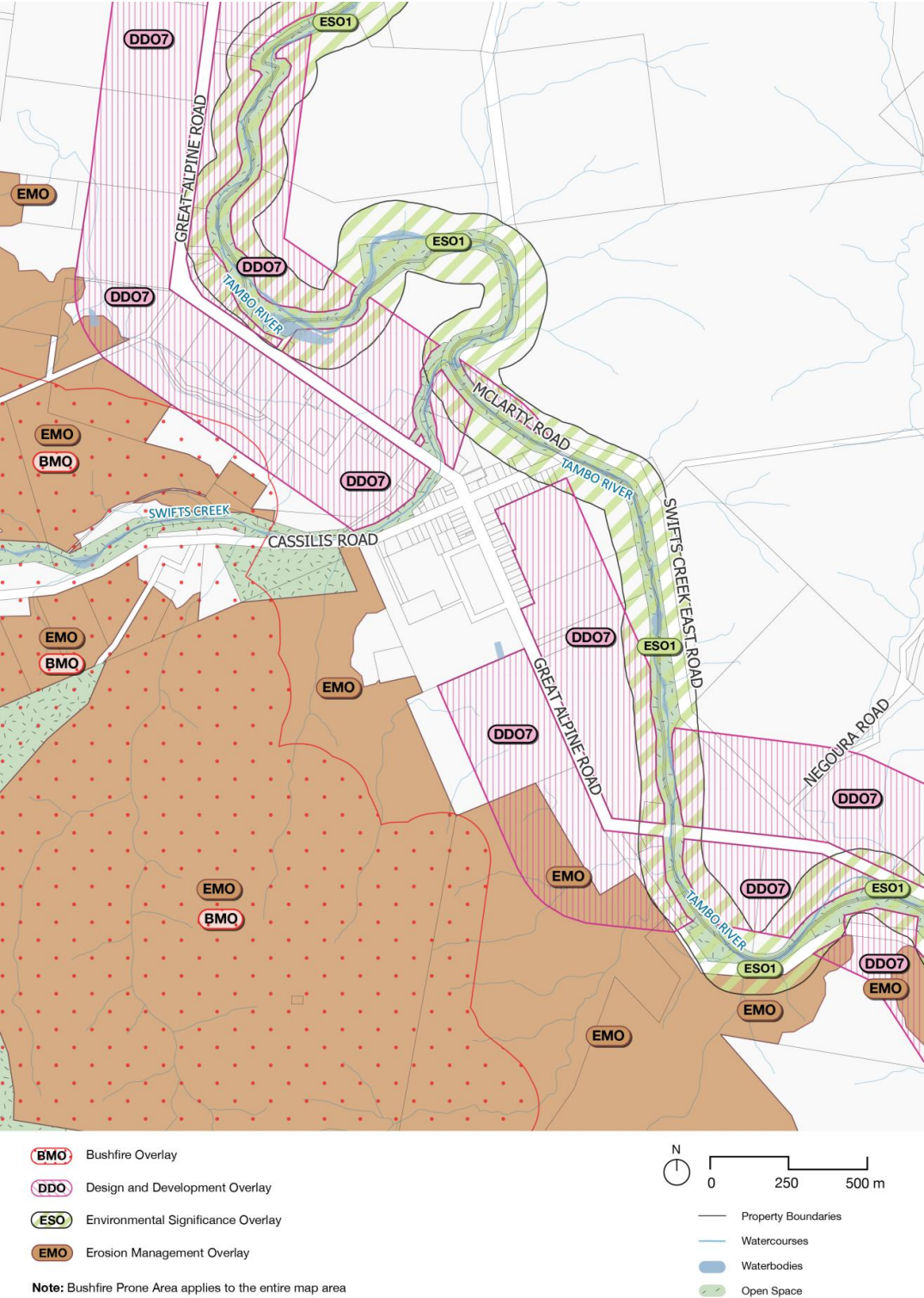


Figure 6: Swifts Creek Existing Overlays

Swifts Creek Structure Plan



2.4 Population and Community Profile

Census data for Swifts Creek's population, households, workforce and dwelling types are presented in **Figure 7** below.

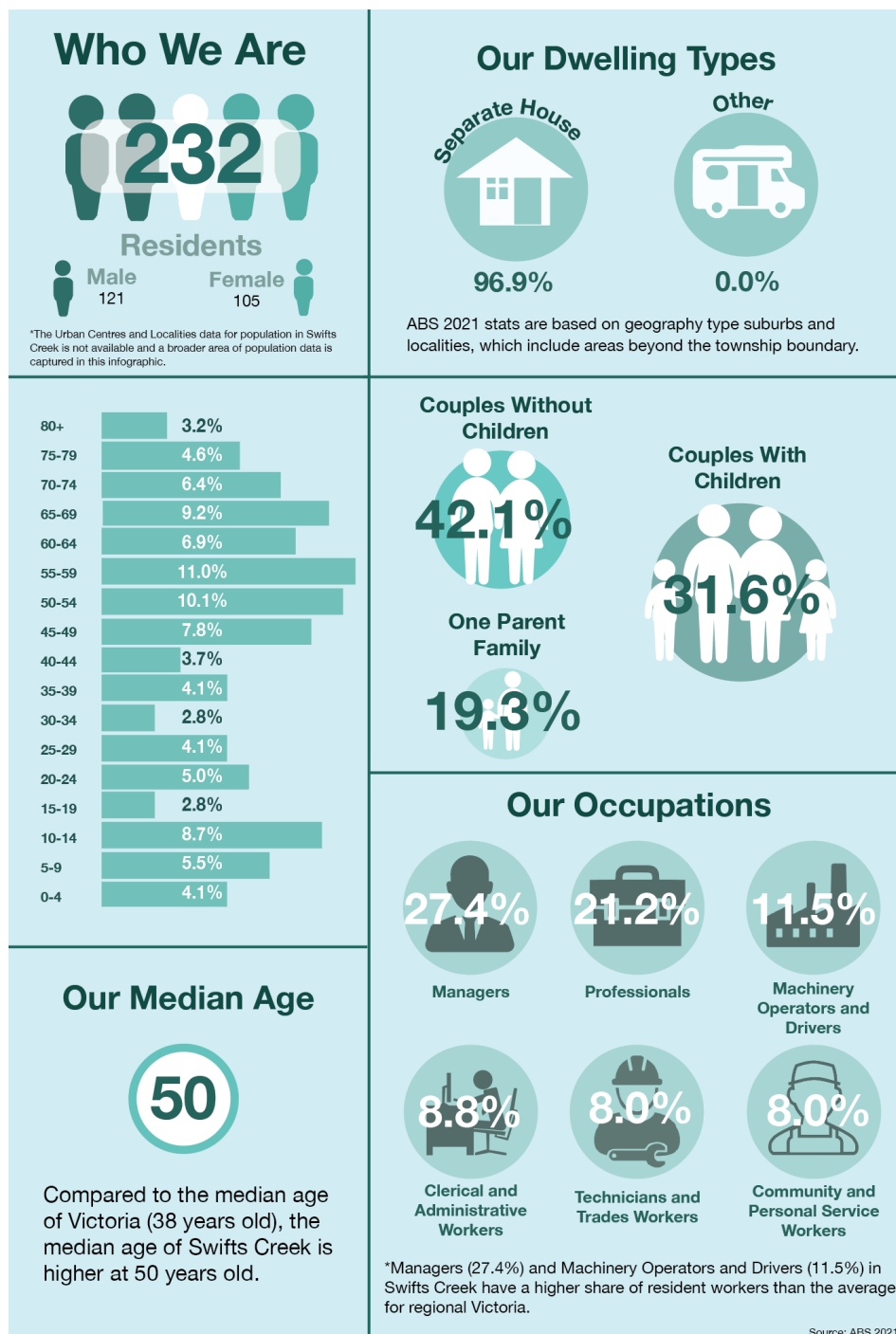


Figure 7: Demographic Data for Swifts Creek

Source – ABS, 2021

Swifts Creek Structure Plan



2.5 What We Have Heard

Council is currently developing the Omeo District Place Plan, which will supersede the Omeo Region Community Plan 2012-17. The outcomes of the Place Plan will be highly influential on the implementation of this Structure Plan, especially in terms of the type of Community and Physical Infrastructure that will be provided for the town. Feedback to the Omeo District Place Plan was used to assist with the initial development of the draft structure plan.



Initial online consultation for the Place Plan resulted in 85 responses.

Feedback gathered through the consultation and an engagement workshop indicated that the Swifts Creek community highly values the town's quiet rural lifestyle and 'small town feel', particularly the surrounding natural environment and the connected community. They appreciate the recreational activities and services available and the historical and agricultural context of the town and its surrounds.

In terms of the 2035 vision for Swift's Creek, the community envisions a town that is underpinned by economic activity, with more and younger people accessing viable employment and education opportunities..

The Draft Structure Plan

Council undertook community engagement to support the development of the Swifts Creek Structure Plan, primarily through the YourSay East Gippsland online platform supplemented by in person feedback and general enquiries captured by Council officers at a community drop-in session. Five formal submissions were received being four responses via the online feedback form and one written submission. The key themes raised were:

- Local insights into existing issues, opportunities and references within the draft plan.
- Acknowledgement of the important role of volunteers within the town.
- Support for additional walking tracks and footpaths.
- Support for the Aging in Place project being coordinated by the Bush Nursing Centre.
- Concerns over the future of the former timber mill site.

2.6 Issues and Opportunities

The issues and opportunities facing Swifts Creek were explored in the Background Report. A summary of the issues and opportunities impacting the town is shown in **Figures 8 and 9**. They are also discussed further in **Chapter 5**.

Issues for Swifts Creek are:

- Constraints to residential growth in the town.
- Need for new employment generating uses.
- Managing flood risk within the town and impacts on growth opportunities
- Managing bushfire hazard risks in the town and impacts on growth opportunities.
- Climate risks including more frequent and intense heavy rainfall, harsher bushfires and more days of extreme heat.
- The need for streetscape and amenity improvements.

Swifts Creek Structure Plan



- Poor interface between the DEECA site and the surrounding public land.

Opportunities for Swifts Creek are:

- Investigate options for providing employment opportunities in the town.
- Support completion of updated flood mapping for the town and implementation via an overlay within the planning scheme.
- Support the implementation of priority actions identified in the 2025 Public Realm Masterplan.
- Explore options for safe pedestrian access across the Tambo River to the camping and caravan site.
- Explore alternative interface treatments for the DEECA depot site and the Poets Walk trail.
- Explore options to manage wastewater to support additional infill growth capacity.

Swifts Creek Structure Plan

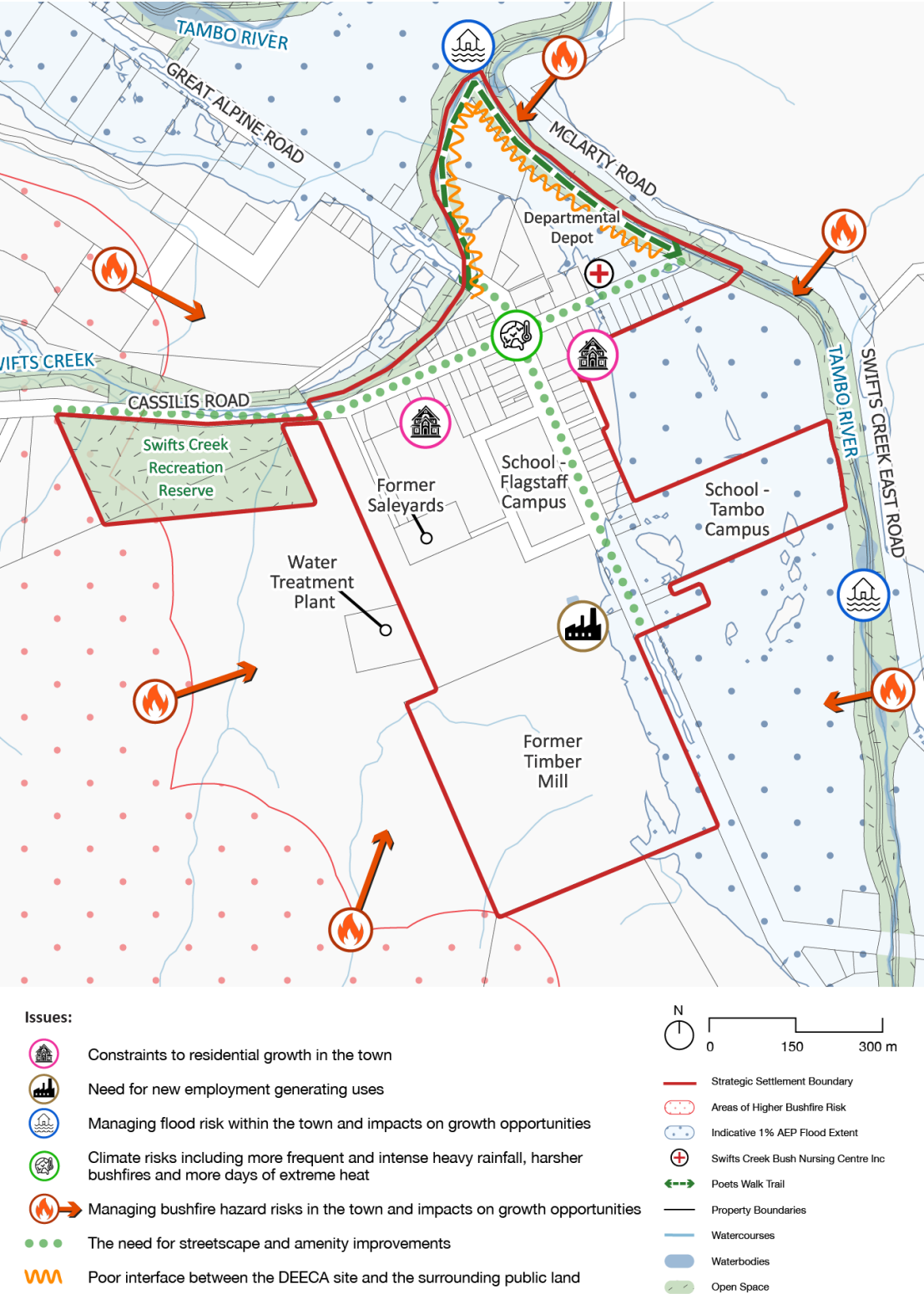


Figure 8: Issues Map

Swifts Creek Structure Plan

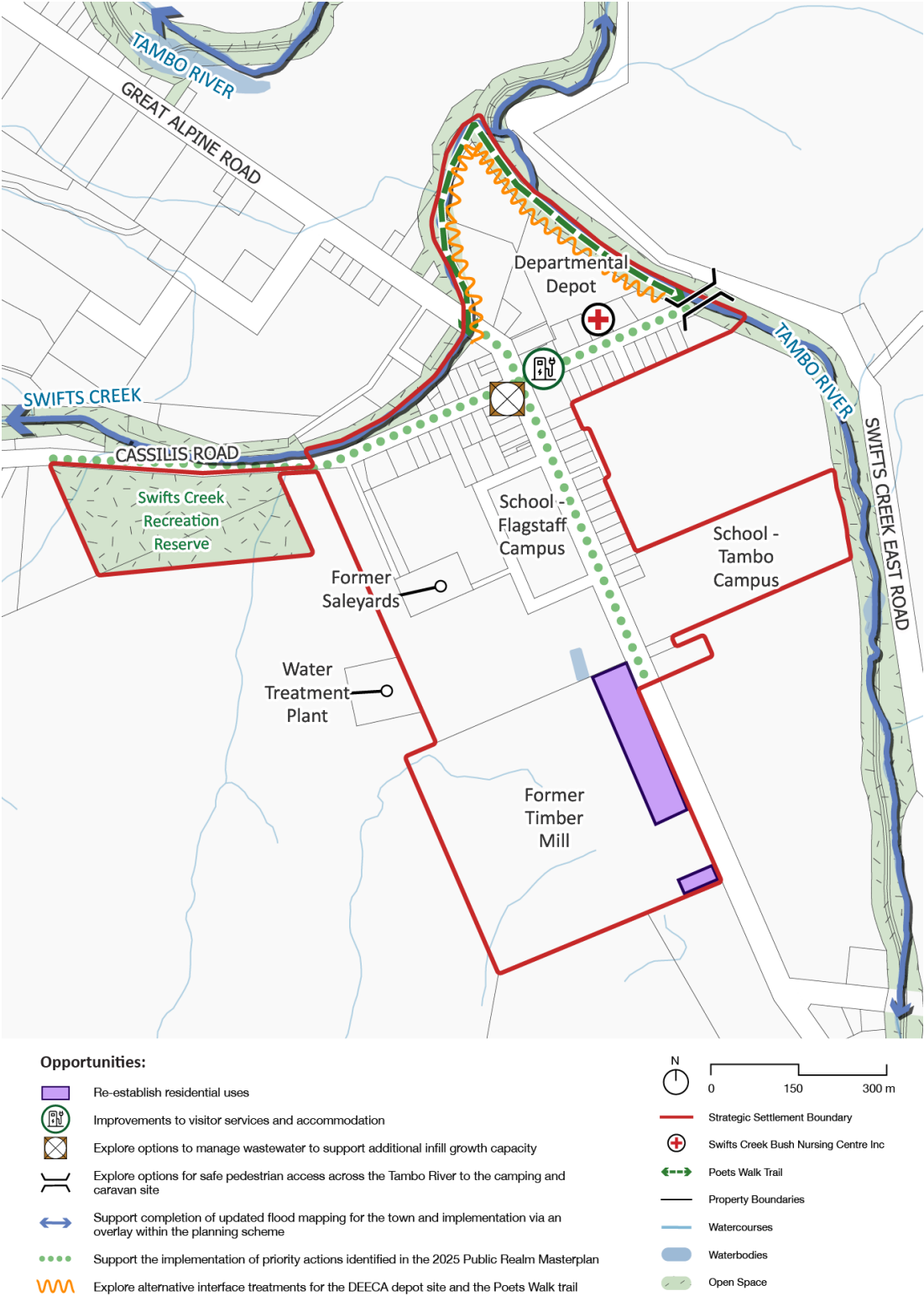


Figure 9: Opportunities Map



3. THE VISION

Swifts Creek is a tranquil rural town that values its natural beauty, community spirit, and mining and agricultural heritage. Development is carefully managed to protect the township's unique character and the natural environment. There is a strong focus on improving tourism infrastructure and opportunities, supporting a sustainable population, growing employment and enhancing pedestrian safety and connectivity. Swifts Creek grows in a way that builds on its strengths to provide a town that is vibrant, connected and liveable for its community and surrounding region.





4. OBJECTIVES AND STRATEGIES

The Structure Plan specifies a detailed vision to guide the future of Swifts Creek over the next 15-20 years and establishes the objectives and strategies with supporting actions that will realise that vision. Objectives, strategies and actions are detailed under each theme.

As the structure plan is a Council document, many of the actions will be Council led (or sponsored) but rely on community involvement and partnerships with other organisations. Each action includes an estimate of priority and suggested partners to help deliver the action, particularly given that Council does not control many aspects around implementation of the structure plan.

The objectives are:

Housing

- To ensure housing choice and housing stock that is affordable and meets the needs of the community.

Local Economy and Land Use

- To support a mix of land uses and activities to meet local community needs and grow local employment.

Landscape and Environment

- To respect the landscape and environmental attributes while increasing resilience to natural hazards.

Urban Design, Built Form and Heritage

- To ensure that new development respects and contributes to the character and setting of Swifts Creek.

Movement

- To improve movement connections in and around the township so that they are safe and accessible.

Community Facilities and Infrastructure

- To ensure that community facilities and infrastructure support a healthy, resilient and cohesive community.

Physical Infrastructure

- To provide the physical infrastructure and services necessary to meet the current and future growth needs of Swifts Creek.



5. HOUSING

Housing in the town is located in fairly regular housing allotments of around 1,000 sqm. Housing lots in the Farming Zone to the north of the town are more varied, ranging between 300sqm and several hectares. Most dwellings (97 per cent) in Swifts Creek are detached houses.

The average age of people in Swifts Creek is 50 compared to 38 across the whole of Victoria. Demographic trends for the town indicate that the population is also further ageing with declines in all population cohorts under the age of 50 forecast over the period from 2021 to 2036. Swifts Creek has also experienced an overall decline in population since 2016, which contrasts with the growth in population over this period for East Gippsland as a whole.

Estimates for housing demand across the broader Omeo – Swifts Creek district are low compared to other areas of East Gippsland and Victoria, with an anticipated demand for up to 24 additional dwellings being required in the period from 2024 to 2046. Based on population forecasts, there is potentially up to 30 years supply of existing vacant zoned land across the district.



The extent to which the town can accommodate the kind of medium density housing that would suit an ageing population, is dependent on whether reticulated sewerage or alternative decentralised technology can be provided.

Future population scenarios for Swifts Creek are highly dependent on the level of local employment activity within the town and across the surrounding region. If as anticipated by this plan the town's population maintains its current declining trend or stabilises and maintains the existing population, these levels can be satisfied through the occupation of dwellings which are currently vacant, development of vacant land or through subdivision / construction of dual occupancies on existing developed lots. Based on this scenario, the town boundary is not proposed to be expanded, and no additional residentially zoned land is required at this time.

If in the future there was a growth in local employment in the town or region, Swifts Creek may require the development of more residential lots to meet this demand which would likely drive the need to expand the town's proposed settlement boundary. It should be noted that under the forecast growth scenario, the town would still only require approximately 1 new dwelling per year to meet the annual average growth rate of 1 per cent to 2046. Some additional housing may be possible on small lots north of the strategic settlement boundary subject to meeting environmental constraints.

Housing affordability is a key issue impacting local economic development. Local employers are providing housing for key workers. With the closure of the timber mill, there are opportunities to work with the owner to enable some of the housing on site to be used for key worker housing in the town. Opportunities for expansion and renewal of other accommodation options should also be explored with land owners.

Swifts Creek Structure Plan



Objective:

- To ensure housing choices and housing stock that is affordable and meets the future community's needs.

Strategies:

- Facilitate a greater range of housing options to accommodate residents over all life stages.
- Manage housing growth and land supply within the township settlement boundary.
- Facilitate key worker housing to support essential services within the town.

Actions:

Actions	Priority	Partners
A1 Establish a strategic settlement boundary for Swifts Creek as outlined in Figure 10 and implement through local policy in the East Gippsland Planning Scheme via a Planning Scheme Amendment.	High	DTP
A2 Support community led initiatives to facilitate housing to enable residents to "age in place" (subject to bushfire risk, flood risk and wastewater management).	Ongoing	Service Providers Community Groups
A3 Work with the owners of the former mill site to encourage dwellings located on the site to be used for residential uses.	Ongoing	Land owner
A4 Advocate for funding to assist with affordable housing, ageing in place and key worker housing.	Medium	RDV





6. LOCAL ECONOMY AND LAND USE

The Swifts Creek town centre is categorised as a small town centre which contains a mix of retail, other commercial and community activities that generate demand for building space. The grocery store and rural supplies outlet provide the retail anchors of the centre for residents while other retail stores, such as the café, bakery and art gallery, also cater to visitors.

Growing the tourism opportunities provided in the town is a priority for the community with opportunities to appeal to adventure travellers, eco-tourists and cultural explorers. The mountain bike trails at Omeo provide opportunities for the town to leverage regional cycling tourism. The mining and forestry history provides historical tourism opportunities. The town centre is well set up for passing visitors, with parking, toilets and places to eat. Further enhancing the amenity of the town, enhancing tourism accommodation facilities such as the caravan park and private accommodation, and servicing surrounding ecotourism opportunities in the region, will all assist in bringing jobs and investment to the town.

Industries where the Omeo-Swifts Creek district appears to have a higher than average share of its workers are farming, forestry, mining, infrastructure provision, hospitality, arts and recreation and public administration. This is typical of a farming district with large areas of public land and a strong recreation offering. Farming is by far the largest employer in the district, although the residents of Swifts Creek township are more likely to be engaged in manufacturing, retailing, hospitality, public administration, health and education. Most working residents of Swifts Creek are likely to work locally given the distance to significant alternative labour markets and the town also draws in people to work in shops, services and industrial activities from surrounding districts.



Under the current growth scenario there is unlikely to be demand for a net increase in retail space to cater to the needs of local residents. However, there could be demand for more space to cater for visitors, especially in cafés and restaurants. Growth in employment for Swifts Creek residents is likely to revolve around a number of key factors, especially the ability to offset jobs lost from the closure of the local timber mill, which was the town's largest employer. While the mill's closure is a significant challenge for the town, there is now an opportunity to repurpose the mill site for

other employment uses. Another key factor is the continued growth of tourism traffic on the Great Alpine Road and the ability of businesses in Swifts Creek to cater to that traffic.

Additional commercial floorspace requirements will be driven by population growth. The Township Zone provides for this flexibility within existing properties or on vacant land. While there are no wholly vacant lots in the town centre, additional commercial floorspace could be found around the hotel, which could provide for associated accommodation, in former commercial buildings, like the former post office on the corner of McMillan Street, and in vacant residential properties that could be redeveloped for commercial purposes. Consolidating these uses in the core of the town centre should be a priority.

Apart from the recently closed timber mill there are currently no other industrial activities located in the Township Zone. Demand for industrial businesses is likely to be small but should be encouraged for the positive benefits they would bring to the town. Potential industrial activities could include automotive and farm machinery repair, construction, storage, recycling and wholesale rural supplies.

Swifts Creek Structure Plan



The transition of the former timber mill provides the opportunity to develop future employment and industrial activities in the town on a site previously used for industry.

Objective:

- To support a mix of land uses and activities to meet local community needs and grow local employment.

Strategies:

- Reinforce the town centre as the commercial and civic heart by facilitating a mix of commercial, cultural and tourist-based businesses.
- Support existing and emerging tourist-based businesses within the town that grow employment opportunities while maintaining the character of the town.
- Transition the former mill site to an employment/industrial precinct to grow employment opportunities.

Actions:

	Actions	Priority	Partners
A5	Work with the owners of the mill site to support future industrial / employment uses on the site and in the future, consider the need for rezoning to a more specific commercial or industrial zone to reduce regulatory burden for new land uses.	Ongoing	Land owner
A6	Work with the owners of the mill site to manage the impacts of any potential contamination on the site.	Ongoing	Land owner
A7	Work with landowners to explore opportunities for conversion or additional accommodation activities to be established for visitor and business accommodation.	Ongoing	Land owners
A8	Advocate for funding to implement actions identified in the Swifts Creek Nature Based Tourism Report to grow nature based tourism opportunities.	High	State and Commonwealth Governments





7. LANDSCAPE AND ENVIRONMENT

Swifts Creek is situated in the agricultural landscape of the Tambo Valley and is bounded to the north, west and south by steep forested terrain and, closer to town, steeply sloping pasture across the Tambo River to the east and to the north the confluence of the Swifts Creek and Tambo River.

The town is located within the Bushfire Prone Area (BPA), and the Bushfire Management Overlay (BMO) is applied outside the current town centre within Farming Zone land to the west. The landscape risk rates the bushfire risk as Moderate to High and the nearest Neighbourhood Safer Place is in Omeo. Council's settlement strategy sees the town as having minimal change with small scale population growth and housing development supported subject to managing bushfire risk.

In the event of a bushfire reaching the settlement interface under lower fire danger ratings, fire spread, radiant heat exposures and flame contact are expected to be reduced by fragmented fuel loads. However, houses are still vulnerable to ember attack and the presence of vegetation along the waterways that enclose the town centre mean that setbacks for new development need to be applied to achieve BAL-LOW conditions on these sites.

Planning policy requires growth to be directed to low-risk areas, with appropriate bushfire protection measures and minimal biodiversity impacts. Managing bushfire risk focuses on settlement design, particularly setbacks from vegetation to limit radiant heat exposure. A precautionary approach is recommended, with a minimum standard based on a higher Fire Danger Index (FFDI 120), requiring greater setbacks from forest and grassland than current norms.

Future growth should be concentrated in the core and eastern areas, which are least exposed to bushfire. Limited growth to the north may help improve perimeter treatments. Development should support a compact settlement form that is easier to defend, reduces exposure to fire, and is cost-effective for infrastructure. Vulnerable and hazardous uses should be located in low-risk (BAL-LOW) areas away from the settlement edge.





Perimeter roads, low-fuel buffers, and managed open spaces should be provided around the town, and forest areas to the north maintained in a low-threat condition.

Vegetation management should prioritise firewise species, fuel reduction, weed control, and sensitive management of roadside and riparian vegetation. Safe access and egress are critical, with avoidance of dead-end roads, provision of perimeter roads, and maintenance of low-fuel evacuation routes.

New development should meet higher building and infrastructure standards, including minimum BAL-29 construction, appropriate emergency water supplies, and non-combustible fencing. Overall, the planning response should strengthen both built form and community resilience by supporting social infrastructure, maintaining tree canopy for climate and biodiversity benefits, and future-proofing development against increasing bushfire risk under climate change.

Swifts Creek and its surrounding area features two important and rare ecological communities, being the Box-Gum Grassy Woodlands and the Alpine Peatlands which provide important habitat for many plants and animals, including threatened species. Land in proximity to the waterways should be managed to preserve biodiversity and amenity values while sensitively minimising fuel hazards and prioritising weed control and understorey management to manage bushfire risks.

Flooding is a significant risk factor for Swifts Creek, given its location at the confluence of the Swifts Creek and the Tambo River. A 2017 analysis of floodplain risk for East Gippsland indicated that risk to Swifts Creek from floods was high. A significant number of buildings are likely to be impacted under both a 10 per cent (moderate) and 1 per cent (major) Annual Exceedance Probability (AEP) flood event. Development should be directed away from these areas.

Swifts Creek Structure Plan



Some areas of the town in proximity to the Tambo River are impacted by this flood risk. Updates to the planning scheme will provide clearer guidance on how residential development should respond to this flood risk.

Building the resilience of the built environment to fire, flood and natural hazards is important as is building the resilience of the community for example through encouraging business, services and social infrastructure that help people to connect and providing for local downsizing in safer locations.

Climate change will intensify flood risk in Swifts Creek due to more intense and unpredictable rainfall and to bushfire with more Very High and above days fire danger days and longer and more severe fire seasons. Other climate-induced risks include heatwaves and drought. Risks can be mitigated through strategies such as the provision of Firewise street trees to both cool and green the environment, enhancing the tree avenues through the town.

Objective:

- To identify, protect and enhance the environmental and landscape attributes of the town while increasing resilience to natural hazards.

Strategies:

- Ensure that development is directed to where bushfire risk is lowest, flood risk is manageable and biodiversity constraints are minimal.
- Ensure trees and vegetation are protected and enhanced for their biodiversity and other ecosystem services.
- Develop a resilient community with the resources to respond to environmental emergencies and adapt to climate change.

Actions:

	Actions	Priority	Partners
A9	Support the implementation of updated flood mapping within the planning scheme for the Swifts Creek and the Tambo River to manage flood risk to new development.	High	EGCMA DTP
A10	Encourage the incorporation of canopies over footpaths along Great Alpine Road and street tree planting within the town centre to mitigate urban heat.	Medium	Landowners
A11	Continue to work with the local community to explore opportunities for climate change adaptation and mitigation strategies and reduce emissions.	Ongoing	State and Commonwealth Governments
A12	Enhance and protect the public land interface to maintain the town's landscape and natural environment.	Ongoing	DEECA
A13	Direct development away from areas of high biodiversity value.	Ongoing	DEECA
A14	Increase tree canopy cover across the town in both public and private realm to assist with climate change and ensure a cool and green town. Use Firewise species where practical and particularly at the settlement interface where bushfire risk is higher.	Medium	Landowners Community Groups
A15	Identify opportunities to increase planting of local species on public and private land to enhance biodiversity corridors through and around the town (subject to managing bushfire risk).	Ongoing	Landowners Community Groups
A16	Manage and maintain open spaces to a low bushfire threat. Where practical, prioritise management of weeds and	Ongoing	CFA, DEECA



	Actions	Priority	Partners
	understorey, and protect existing tree canopy for amenity, biodiversity and climate risk mitigation.		
A17	Work with the CFA and DTP to introduce enhanced bushfire controls across the town based on bushfire risks identified in the Swifts Creek Bushfire Report.	High	CFA, DTP



8. URBAN DESIGN, BUILT FORM AND HERITAGE

Swifts Creek is a small rural township surrounded by undulating hills and lush farmlands within the Tambo River valley. The town is sheltered within a valley carved by Swifts Creek to the north and the Tambo River to the east. The town centre is simple and compact. The main street, the Great Alpine Road, runs from south-east to north-west, serving as the town's spine.

Most of the town's key features and amenities, community buildings, and businesses are located along this central thoroughfare. The few streets in town are wide with generous grassed verges often containing street trees, or angle parking close to commercial and civic premises around the intersection with the main east-west cross street, being Cassilis Road / McMillan Street.

Homes in Swifts Creek are mostly scattered along the main road and McMillan Street. Dwellings are usually single-storey, of either weatherboard, fibrous cement sheet, corrugated steel, or occasionally brick. Allotments are generous with buildings set back from boundaries. Sheds and freestanding garages are common and uniformly clad in corrugated steel, as are the roofs of buildings generally. Gardens are modest, usually consisting of mown grass, some shrubs and native and exotic trees with timber paling fences along boundaries between houses. Residential areas blend into surrounding open paddocks and bushland.

The streetscape of the main street comprises street tree planting with tree grates and guards, benches and picnic tables, bollards, litter bins and garden beds. A public realm concept masterplan has been prepared for the main street and its implementation provides the opportunity to enhance the amenity and attractiveness of the street.



Impressive avenues of established exotic trees line both main approaches to Swifts Creek lending a clear sense of arrival and welcome to the township. Careful maintenance of these avenues will be important to ensure the character of the township is protected into the future.

Swifts Creek Structure Plan



A loop track, the Poet's Walk, runs along the edge of Swifts Creek and the Tambo River behind the Police Station and DEECA works depot. The interface with the riverside environs requires improvement and there are opportunities to connect this track to others in the region.

While there are currently no sites of local post contact heritage significance included within the heritage overlay in the planning scheme, sites along the Tambo River and Swifts Creek are important sites for Gunaikurnai people. Opportunities to celebrate the town's rich history will be explored.

Objective:

- To ensure new development respects and contributes to the character and setting of Swifts Creek.

Strategies:

- Ensure new development is integrated with the town and enhances the existing town structure.
- Support well designed buildings that strengthen the identity and appearance of the town.
- Protect and maintain the town's post contact and First Nations heritage places to enhance the town's character and identity.

Actions:

	Actions	Priority	Partners
A18	Implement the actions of the 2025 Public Realm Masterplan, including streetscape improvements.	High	-
A19	Develop and implement an improved interface treatment between the DEECA depot site and the adjoining Poets Walk trail.	Medium	DEECA
A20	Ensure new development includes street trees and landscaping consistent with the town character.	Ongoing	Landowners
A21	Facilitate opportunities for additional public artwork within the town.	Ongoing	-
A22	Collaborate with Traditional Owners to identify sites of Aboriginal cultural heritage and ensure new development responds to the Aboriginal cultural heritage sensitivity adjacent to the Swifts Creek and Tambo River.	Ongoing	RAP



9. MOVEMENT AND TRANSPORT

Swifts Creek is structured around a road network which is centred on the intersection of the Great Alpine Road running north-south through the town centre, Cassilis Road oriented to the west and McMillian Street located to the east. The Great Alpine Road crosses the Swifts Creek at the northern boundary of the town centre and then continuing north to Omeo. South of the Swifts Creek P-12 School and the timber mill site, The Great Alpine Road runs south to the towns of Ensay and Bruthen. The speed limit through the town centre is currently 60 km/hr. This should be reduced to ensure safety of pedestrians in the centre and children accessing the schools.

As a remote settlement in regional Victoria, private vehicle transport is the dominant transport mode for Swifts Creek. The town has limited public transport access, with the closest train station located in Bairnsdale approximately 95 km from Swifts Creek. Residents rely primarily on regional bus services within East Gippsland and to surrounding municipalities. There is one regional bus service route running via Swifts Creek, being the Route 14 Bairnsdale – Omeo route (via Bruthen, Swifts Creek and Ensay). The bus runs south once a day from Omeo to Bairnsdale in the morning and northwards from Bairnsdale to Omeo in the afternoon, which limits commuter travel options. Advocating for enhanced public transport options would benefit both resident and tourism opportunities.

Within the town centre, most of the main streets provide a footpath along both sides. Notable exceptions include along the Great Alpine Road in front of the timber mill site and along Cassilis Road running west towards the Recreation Reserve. Upgrading gravel footpaths within the town will improve walking and cycling opportunities particularly for more vulnerable community members. The bridge to the camping and caravan park on the eastern bank of the Tambo River is also a significant weakness for pedestrian and cycling access, with no footpaths or safe pedestrian routes provided across the river at this point. The road bridge over the Swifts Creek to the north does however provide a dedicated pedestrian path along its eastern side. Walking distances within 400 and 800 metres from Swifts Creek Junction Hotel are shown in Figure 10.

While there is limited cycling infrastructure within the town, opportunities to improve cycling safety between key community facilities should be explored. In the longer term, providing a walking/cycling track loop along Shelton's Lane and Tambo River would link the Great Alpine Road with Poets Walk enhancing tourism and recreation opportunities for the town. The addition of public EV charging stations will enhance the attractiveness of the town to tourists.



Swifts Creek Structure Plan



Objective:

- To ensure safe, and accessible movement options for people at all life stages.

Strategies:

- Enhance accessibility and walkability of the town to provide pedestrians and cyclists with safe and connected movement networks.
- Improve pedestrian linkages within Swifts Creek to allow people to walk around the town more easily and safely.
- Improve public transport access to and within the town.

Actions:

	Actions	Priority	Partners
A23	Undertake a pedestrian assessment to assess gaps in the footpath network and the potential for further pedestrian crossings across Great Alpine Road and to the Recreation Reserve.	Medium	-
A24	Consider opportunities to improve cycling conditions within the town prioritising movements between the camping and caravan park and the recreation reserve.	Medium	DTP
A25	Upgrade and design new footpaths within the town to ensure the needs of more vulnerable users are met.	Ongoing	-
A26	Advocate for improvements to timetabling and service frequency of bus services to and from the town.	Medium	DTP
A27	Improve pedestrian connectivity across Tambo River between McMillan Street and the caravan and camping park.	Medium	DTP
A28	Investigate the provision of a walking/cycling/horse trail loop along Shelton's Lane and Tambo River, linking Great Alpine Road with Poets Walk.	Low	Landowners
A29	Advocate for a reduction in speed limits through the town.	Medium	DTP

Swifts Creek Structure Plan

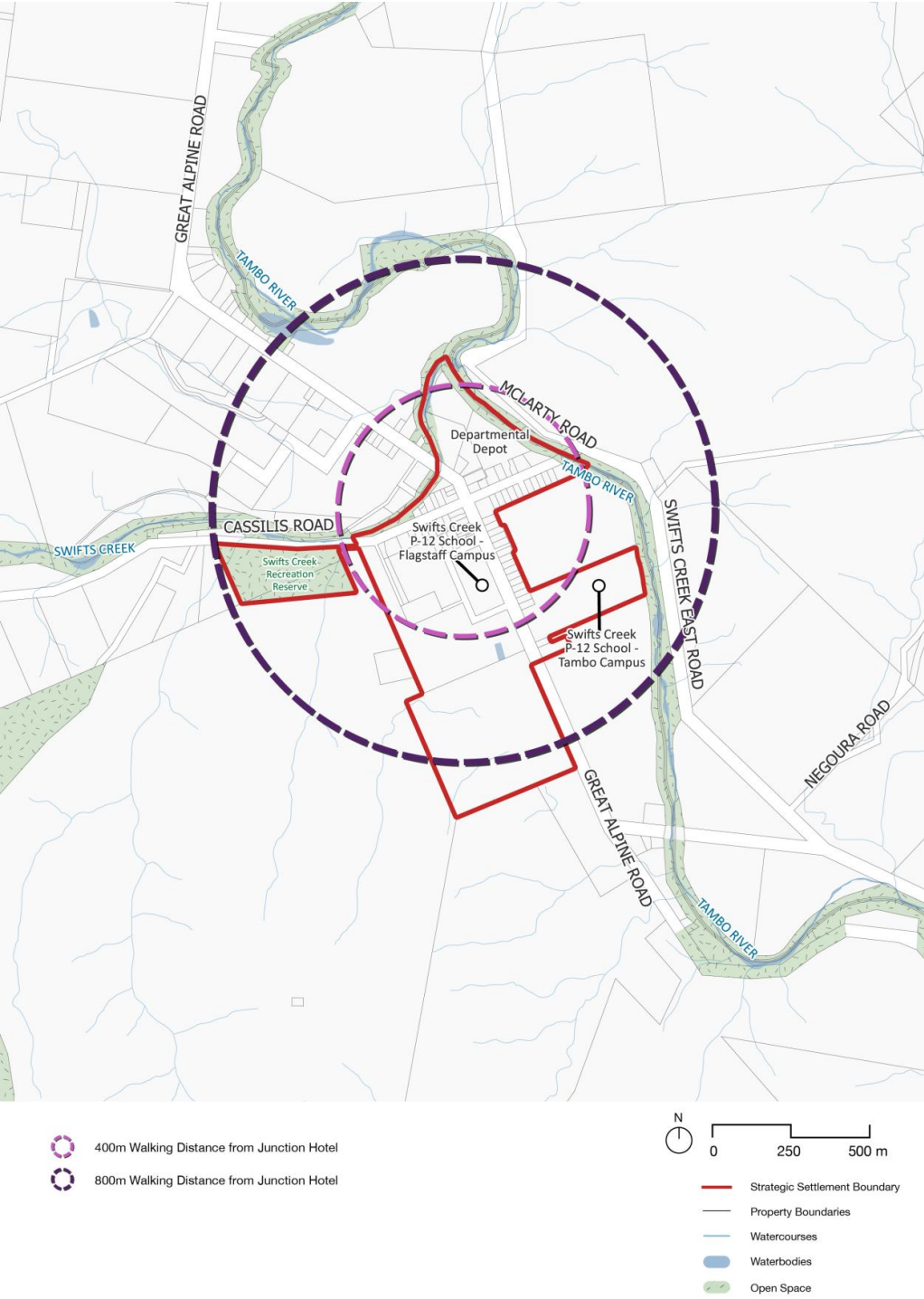


Figure 10: Swifts Creek Walking Distance Map



10. COMMUNITY FACILITIES AND INFRASTRUCTURE

There are two Swifts Creek P-12 school campuses in the town located on Great Alpine Road, with Tambo Campus located east of the road and Tambo River to the east, and Flagstaff Campus located west of Great Alpine Road and south of Antonoff Road. The Swifts Creek Bush Nursing Centre, located at 17 McMillan Street, serves as the health provider in Swifts Creek. It is a non-for-profit organisation and managed by a volunteer committee of management with a full time Bush Nurse Manager and other casual and part-time employees. Some of this land along with the police station to its north west are currently zoned Township Zone and Farming Zone and should be rezoned to Public Use Zone to reflect their land use and public ownership.

The Swifts Creek Community Centre on the western side of the Great Alpine Road within the town centre serves as a community hub for local events, services and community programs. The Swifts Creek Hall is a community-owned facility available for hire at the intersection of Antonoff Road and Great Alpine Road with a commercial kitchen, multipurpose room with capacity for 75 people and showers and toilets.



In terms of open space and recreation, the Swifts Creek Recreation Reserve located on Cassilis Road and west of the town is the primary formal area of active open space in the town and provides a multipurpose pavilion facility with changerooms, umpire's rooms, toilets and social rooms. It also includes netball and tennis courts for the use of local sporting clubs and schools. The Tambo Valley Bowling Club is located at the western periphery of the Recreation Reserve site. The Reserve is currently zoned Farming Zone and should be rezoned to Public Park and Recreation Zone to reflect its land use and public ownership.

Swifts Creek Skatepark, located south of Swifts Creek P-12 School Flagstaff Campus, is a small skatepark with ramps and rails for skateboarding and casual recreation. The Public Realm Masterplan for Swifts Creek will transform this space into a new pocket park. The Swifts Creek swimming pool is on the secondary campus of the Swifts Creek P-12 School. The facility features a 6 lane, 24m outdoor pool as well as a shaded paddle pool for children and change rooms.

Swifts Creek Structure Plan



Swifts Creek Caravan and Tourist Park along Tambo River, provides powered and unpowered camping and caravan sites with a range of facilities including showers, toilets, an undercover fireplace area, an undercover barbecue area and there are plans for new children's playground. The park is within a walking distance of 600 metres to the town centre and will service locals and tourists.

Objective:

- To ensure community facilities and infrastructure support a healthy, resilient and inclusive community for all ages.

Strategies:

- Provide and maintain community facilities and infrastructure that meet the needs of the local community.
- Continue to enhance open spaces provided in the town.
- Encourage the ongoing development of community and recreational facilities that support the enhancement of Swifts Creek tourism offering.

Actions:

	Actions	Priority	Partners
A30	Rezone the Swifts Creek Recreation Reserve on Cassilis Road from Farming Zone (FZ) to Public Park and Recreation Zone (PPRZ) to reflect its current use as public open space.	High	DTP
A31	Rezone Swifts Creek P-12 School Flagstaff Campus at 6855 Great Alpine Road and Swifts Creek P-12 School Tambo Campus at 6840 Great Alpine Road from Township Zone (TZ) to Public Use Zone 2 (PUZ2).	High	DTP
A32	Rezone the part of the DEECA Office and Depot site (Lot 2010\PP3607 and Lot 2011\PP3607) on McMillan Street from Township Zone (TZ) to Public Use Zone 7 (PUZ7) to ensure the entire site is consistently and appropriately zoned.	High	DTP
A33	Rezone the Swifts Creek Police Station from Farming Zone (FZ) to Public Use Zone 7 (PUZ7).	High	DTP
A34	Undertake an audit of community facilities and areas of public owned land to align with community needs as identified under the Omeo District Place Plan.	High	-
A35	Ensure ongoing maintenance and consider future improvements for public amenities to meet community needs and expectations.	Ongoing	Community Groups
A36	Monitor the need for additional community services and facilities if the population grows.	Ongoing	-



11. PHYSICAL INFRASTRUCTURE

Urban reticulated water supply within Swifts Creek is provided by East Gippsland Water. Drinking water for the township is sourced from the Tambo River to the north for the 130 customers in Swifts Creek. The addition in 2008 of a new water treatment plant located above the town on hills to west of the former saleyards site provides a secure high quality supply of drinking water for the town and the surrounding areas. Siting sensitive uses such as housing an appropriate buffer distance from this facility would ensure any potential land use conflicts are minimised.

Swifts Creek does not have any reticulated sewerage system or wastewater treatment plant. Having the town sewered is a key priority for the community. The water authority who manage reticulated sewerage, East Gippsland Water, currently has no plans to sewer the town. If the town was to be sewered in the future, delivering this infrastructure is likely to take a number of years at a cost to landowners.

All lots within the town operate onsite wastewater treatment via septic systems and onsite irrigation. Council must approve all wastewater treatment and disposal systems, up to a capacity of 5,000 litres per day, before they are installed or altered. Opportunities to treat wastewater through alternative decentralised technology should be explored with landowners to enhance opportunities for additional infill housing to be provided in the town.

The Swift Creek town centre is serviced for stormwater drainage. However, the sloping topography of the town means that providing drainage within certain areas, such as those sloping north-east from water treatment plant towards the Great Alpine Road, are more challenging due to the gradient of the slope. However, other areas such as land between the Great Alpine Road and the Tambo River are also constrained by the flood risks.



Swifts Creek Structure Plan



NBN service is provided via a fixed line network connected directly to the premises for residential areas of the town. All areas in Swifts Creek are also provided with NBN access via a fixed wireless network from a transmission tower to domestic roof top antennae.

There is no reticulated gas supply within the Swifts Creek township.

In terms of electricity, Swifts Creek is serviced by AusNet via 22kV distribution lines from Bruthen to the south. Council owned stormwater drainage assets are located throughout the residential areas of the town centre along Great Alpine Road, Cassilis Road and McMillian Street.

Objective:

- To provide the physical infrastructure and services necessary to meet the growth and future needs of Swifts Creek.

Strategies:

- Ensure new development is serviced with appropriate physical and community infrastructure.
- Ensure new infrastructure is designed to meet the needs of a changing climate and resilient to all natural hazards to minimise impacts on the environment.

Actions:

	Actions	Priority	Partners
A37	Investigate appropriate funding mechanisms to deliver new infrastructure to support the town's growth and development.	Medium	-
A38	Ensure new infrastructure is climate resilient and water sensitive, and resilient to all natural hazards.	Ongoing	Service Providers
A39	Support alternative decentralised technology for wastewater for new and existing development, where land capability requirements can be met.	High	East Gippsland Water
A40	Advocate for improvements to the National Broadband network across the township to maintain the online functions of local businesses, education and residential uses.	Ongoing	NBN Co
A41	Advocate to East Gippsland Water to sewer the town.	Ongoing	East Gippsland Water
A42	Work with landowners to improve drainage on the former saleyard and former timber mill site.	Medium	Land owners Service Providers
A43	Support East Gippsland Water to implement buffer areas around existing water infrastructure if required.	Medium	East Gippsland Water

12. SWIFTS CREEK FRAMEWORK PLAN

The overarching Framework Plan for Swifts Creek is shown in **Figure 11** and includes the key strategic directions and initiatives for the town.

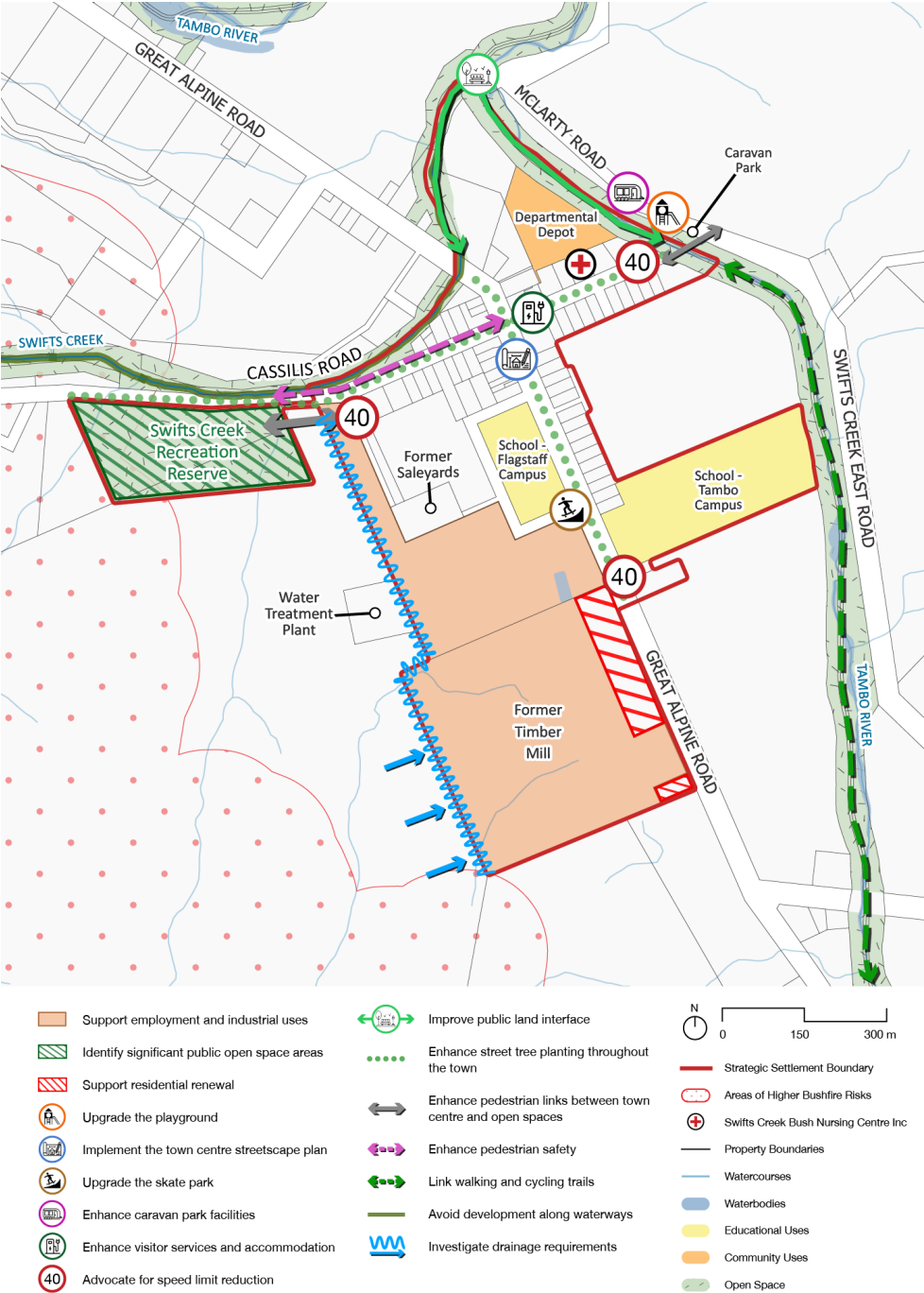


Figure 11: Swifts Creek Framework Plan



13. IMPLEMENTATION

Once finalised, Council will adopt the Swifts Creek Structure Plan. Implementing the Structure Plan will require a range of statutory and non-statutory measures to ensure that the vision is realised. An Action Plan will be developed and included as an Appendix in the final structure plan.

Statutory Implementation

The implementation of the Structure Plan will involve the preparation of a planning scheme amendment to implement the statutory actions outlined into the EGPS.

Proposed zone changes to the East Gippsland Planning Scheme are shown in **Figure 12**.

The proposed changes to the zones to be led by Council include:

- Rezoning TZ land for the Swifts Creek P-12 School Flagstaff Campus at 6855 Great Alpine Road to Public Use Zone 2 to reflect its existing use and land ownership.
- Rezoning FZ1 land for the Swifts Creek Recreation Reserve on Cassilis Road to Public Park and Recreation Zone to reflect its existing use and land ownership.
- Rezoning FZ1 land for the Swifts Creek P-12 School Tambo Campus at 6840 Great Alpine Road to Public Use Zone 2 to reflect its existing use and land ownership. Rezone part of the DEECA Office and Depot site (Lot 2010\PP3607 and Lot 2011\PP3607) on McMillan Street from Township Zone (TZ) to Public Use Zone 7 (PUZ7) to ensure the entire site is consistently and appropriately zoned.
- .
- Rezone the Swifts Creek Police Station from Farming Zone (FZ) to Public Use Zone 7 (PUZ7).

Other proposed changes to the Municipal Planning Strategy (MPS), Planning Policy Framework (PPF) and other provisions are outlined in **Appendix 2**.

Non-Statutory Implementation:

The Structure Plan identifies a range of non-statutory implementation actions necessary to deliver the vision for the town which are subject to Council budget cycles and priorities.

The Swifts Creek Future initiative by the State Government provides an opportunity to advocate for many of the initiatives of the structure plan. Public realm initiatives to improve the amenity of the town, to improve pedestrian connections, minor streetscape works, and street tree planting should be further investigated and can be staged.

Council should advocate to the Victorian Government to improve public transport options and enhance road safety through the town centre by reducing speed limits.

Working with land owners to explore opportunities to facilitate additional housing in the town addressing planning and public health requirements (wastewater management) should be a priority. While this is core business of Council, the structure plan provides an opportunity to have this conversation with landowners in relation to opportunities.

Other capital works initiatives such as upgrades to community facilities and infrastructure can be facilitated by Council in partnership with the community and funds sought from state and federal government.



Figure 12: Proposed Zone Changes to the East Gippsland Planning Scheme



14. MONITORING AND REVIEW

The Structure Plan has a 15-20 year timeframe and regular monitoring and review is required. A progress report on the implementation of the Structure Plan will be reported to Council every five years including an audit of the actions, commencing from when the Structure Plan is approved.

Council can use the five yearly progress report to adjust the implementation program to ensure that the plan is achieving the vision. The review cycle will ensure the Structure Plan remains relevant and consistent with Council's strategic directions and policies, Municipal Planning Strategy (MPS) and the Council Plan, and to identify any changes required to respond to new trends, policies, strategies or changing circumstances. A wholistic review of the Plan should commence in 10-15 years from the approval of the Plan by Council.





Appendix 1 - Draft Planning Scheme Policy and Provisions

To give greater certainty to the implementation of the vision for Swifts Creek, key elements are proposed to be included in the East Gippsland Planning Scheme.

The vision and objectives should be embedded in local policies integrated into the Planning Policy Framework (PPF). This should be through local planning policies for the town which could include the following options:

- A new local policy at Clause 11.01 'Swifts Creek' to complement 11.01-1S Settlement and 11.01-1R. This will introduce the boundary for the town including the relevant objectives, strategies and the towns framework plan to guide land use and development, or
- A new local policy at Clause 11.03 'Swifts Creek' to include the relevant objectives and strategies where it meets the requirements for a specific place based local policy from the Practitioners Guide and complements Clause 11.03-6S -Regional and local places.

A range of changes to other provisions could include:

- The Structure Plan should be included as a policy document in relevant local planning policies and as a background document at the schedule to Clause 72.08.

Swifts Creek Structure Plan



Appendix 2 – Implementation Table

Note: Statutory actions refer to those that can be implemented through the EGPS and/or the Planning and Environment Act 1987. Non-statutory actions are those that involve mechanisms or tasks outside of the EGPS and advocacy.

Statutory Actions

	Action	Statutory	Timing	Council Role	Priority	Partners	Stakeholder Engagement
A1	Establish a strategic settlement boundary for Swifts Creek as outlined in Figure 10 and implement through local policy in the East Gippsland Planning Scheme via a Planning Scheme Amendment.	Statutory	Year 1-2	Implement	High	DTP	Yes
A5	Work with the owners of the mill site to support future industrial/employment uses on the site and in the future, consider the need for rezoning to a more specific commercial or industrial zone to reduce regulatory burden for new land uses.	Statutory	Ongoing	Investigate and implement	Ongoing	Landowners	Yes
A9	Support the implementation of updated flood mapping within the planning scheme for the Swifts Creek and the Tambo River to manage flood risk to new development.	Statutory	Year 1-2	Implement	High	EGCMA, DTP	Yes
A13	Direct development away from areas of high biodiversity value.	Statutory	Ongoing	Implement	Ongoing	DEECA	Yes
A17	Work with the CFA and DTP to introduce enhanced bushfire controls across the town based on bushfire risks identified in the Swifts Creek Bushfire Report.	Statutory	Ongoing	Implement	Ongoing	CFA, DTP	Yes
A18	Implement the actions of the 2025 Public Realm Masterplan, including streetscape improvements.	Statutory	Year 1-2	Implement	High	-	Yes
A19	Develop and implement an improved interface treatment between the DEECA depot site and the adjoining Poets Walk trail.	Statutory	Year 3-5	Implement	Medium	DEECA	Yes

Swifts Creek Structure Plan



A30	Rezone the Swifts Creek Recreation Reserve on Cassilis Road from Farming Zone (FZ) to Public Park and Recreation Zone (PPRZ) to reflect its current use as public open space.	Statutory	Year 1-2	Implement	High	DTP	Yes
A31	Rezone Swifts Creek P-12 School Flagstaff Campus at 6855 Great Alpine Road and Swifts Creek P-12 School Tambo Campus at 6840 Great Alpine Road from Township Zone (TZ) to Public Use Zone 2 (PUZ2).	Statutory	Year 1-2	Implement	High	DTP	Yes
A32	Rezone the part of the DEECA Office and Depot site (Lot 2010\PP3607 and Lot 2011\PP3607) on McMillan Street from Township Zone (TZ) to Public Use Zone 7 (PUZ7) to ensure the entire site is consistently and appropriately zoned.	Statutory	Year 1-2	Implement	High	DTP	Yes
A33	Rezone the Swifts Creek Police Station from Farming Zone (FZ) to Public Use Zone 7 (PUZ7).	Statutory	Year 1-2	Implement	High	DTP	Yes
A43	Support East Gippsland Water to implement buffer areas around existing water infrastructure if required.	Statutory	Year 3-5	Implement	Medium	East Gippsland Water	Yes

Swifts Creek Structure Plan



	Action	Non-Statutory	Timing	Council Role	Priority	Partners	Stakeholder Engagement
A2	Support community led initiatives to facilitate housing to enable residents to “age in place” (subject to bushfire risk, flood risk and wastewater management).	Non-Statutory	Ongoing	Facilitate	Ongoing	Service Provider, Community Groups	Yes
A3	Work with the owners of the former mill site to encourage dwellings located on the site to be used for residential uses.	Non-Statutory	Ongoing	Facilitate	Ongoing	Landowner	Yes
A4	Advocate for funding to assist with affordable housing, ageing in place and key worker housing.	Non-Statutory	Year 3-5	Facilitate	Medium	RDV	Yes
A6	Work with the owners of the mill site to manage the impacts of any potential contamination on the site.	Non-Statutory	Ongoing	Facilitate	Ongoing	Landowner	Yes
A7	Work with landowners to explore opportunities for conversion or additional accommodation activities to be established for visitor and business accommodation.	Non-Statutory	Ongoing	Facilitate	Ongoing	Landowners	Yes
A8	Advocate for funding to implement actions identified in the Swifts Creek Nature Based Tourism Report to grow nature based tourism opportunities.	Non-Statutory	Ongoing	Facilitate	Ongoing	State and Commonwealth Government	Yes
A10	Encourage the incorporation of canopies over footpaths along Great Alpine Road and street tree planting within the town centre to mitigate urban heat.	Non-Statutory	Year 3-5	Implement	Medium	Landowners	Yes
A11	Continue to work with the local community to explore opportunities for climate change adaptation and mitigation strategies and reduce emissions.	Non-Statutory	Ongoing	Facilitate	Ongoing	State and Commonwealth Governments	Yes
A12	Enhance and protect the public land interface to maintain the town’s landscape and natural environment.	Non-Statutory	Ongoing	Implement	Ongoing	DEECA	Yes
A14	Increase tree canopy cover across the town in both public and private realm to assist with climate change and ensure a cool and green town. Use Firewise species where practical and particularly at the settlement interface where bushfire risk is higher.	Non-Statutory	Year 3-5	Implement	Medium	Landowners, Community Groups	Yes

Swifts Creek Structure Plan



A15	Identify opportunities to increase planting of local species on public and private land to enhance biodiversity corridors through and around the town (subject to managing bushfire risk).	Non-Statutory	Ongoing	Implement	Ongoing	Landowners, Community Groups	Yes
A16	Manage and maintain open spaces to a low bushfire threat. Where practical, prioritise management of weeds and understorey, and protect existing tree canopy for amenity, biodiversity and climate risk mitigation.	Non-Statutory	Ongoing	Facilitate	Ongoing	CFA, DEECA	Yes
A20	Ensure new development includes street trees and landscaping consistent with the town character.	Non-Statutory	Ongoing	Implement	Ongoing	Landowners	Yes
A21	Facilitate opportunities for additional public artwork within the town.	Non-Statutory	Ongoing	Facilitate	Ongoing	-	Yes
A22	Collaborate with Traditional Owners to identify sites of Aboriginal cultural heritage and ensure new development responds to the Aboriginal cultural heritage sensitivity adjacent to the Swifts Creek and Tambo River.	Non-Statutory	Ongoing	Facilitate	Ongoing	RAP	Yes
A23	Undertake a pedestrian assessment to assess gaps in the footpath network and the potential for further pedestrian crossings across Great Alpine Road and to the Recreation Reserve.	Non-Statutory	Year 3-5	Implement	Medium	-	Yes
A24	Consider opportunities to improve cycling conditions within the town prioritising movements between the camping and caravan park and the recreation reserve.	Non-Statutory	Year 3-5	Facilitate	Medium	DTP	Yes
A25	Upgrade and design new footpaths within the town to ensure the needs of more vulnerable users are met.	Non-Statutory	Ongoing	Implement	Ongoing	-	Yes
A26	Advocate for improvements to timetabling and service frequency of bus services to and from the town.	Non-Statutory	Year 3-5	Facilitate	Medium	DTP	Yes
A27	Improve pedestrian connectivity across Tambo River between McMillan Street and the caravan and camping park.	Non-Statutory	Year 3-5	Implement	Medium	DTP	Yes
A28	Investigate the provision of a walking/cycling/horse trail loop along Shelton's Lane and Tambo River, linking Great Alpine Road with Poets Walk.	Non-Statutory	Year 5	Facilitate	Low	Landowner	Yes
A29	Advocate for a reduction in speed limits through the town.	Non-Statutory	Year 3-5	Facilitate	Medium	DTP	Yes

Swifts Creek Structure Plan



A34	Undertake an audit of community facilities and areas of public owned land to align with community needs as identified under the Omeo District Place Plan.	Non-Statutory	Year 1-2	Implement	High	-	Yes
A35	Ensure ongoing maintenance and consider future improvements for public amenities to meet community needs and expectations.	Non-Statutory	Ongoing	Implement	Ongoing	Community Groups	Yes
A36	Monitor the need for additional community services and facilities if the population grows.	Non-Statutory	Ongoing	Implement	Ongoing	-	Yes
A37	Investigate appropriate funding mechanisms to deliver new infrastructure to support the town's growth and development.	Non-Statutory	Year 3-5	Facilitate	Medium	-	Yes
A38	Ensure new infrastructure is climate resilient and water sensitive, and resilient to all natural hazards.	Non-Statutory	Ongoing	Implement	Ongoing	Service Provider	Yes
A39	Support alternative decentralised technology for wastewater for new and existing development, where land capability requirements can be met.	Non-Statutory	Year 1-2	Implement	High	East Gippsland Water	Yes
A40	Advocate for improvements to the National Broadband network across the township to maintain the online functions of local businesses, education and residential uses.	Non-Statutory	Ongoing	Facilitate	Ongoing	NBN Co	Yes
A41	Advocate to East Gippsland Water to sewer the town.	Non-Statutory	Ongoing	Facilitate	Ongoing	East Gippsland Water	Yes
A42	Work with landowners to improve drainage on the former saleyard and former timber mill site.	Non-Statutory	Year 3-5	Facilitate	Medium	Landowners, Service Providers	Yes

Swifts Creek Structure Plan

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OMEIO STRUCTURE PLAN

BACKGROUND REPORT

JULY 2026



Omeo Structure Plan



This report is the Background Report – Omeo Structure Plan (v1) for East Gippsland Shire Council. It has been prepared with expertise, advice and inputs from the consultant team of Plan2Place Consulting, Obliqua Pty Ltd, Tim Nott Economic Analysis and Strategy, Peter Boyle Urban Design+Landscape Architecture and Loetis, using background reports and information provided by Council and from other government sources. The report issue date is March 2026.

Every reasonable effort has been made to validate information provided by the client, Council staff, stakeholders and other participants in the preparation of this report throughout the project during 2025.

The report has been prepared in conjunction with the East Gippsland Shire Council and is based upon up-to-date information provided at the time of report preparation and finalisation.

No part of the report can be replicated or reproduced in part or whole (other than by the East Gippsland Shire Council or the consultant team) without the permission of Plan2Place Consulting – see www.plan2place.com.au.



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ACKNOWLEDGEMENT

*We acknowledge the Traditional Custodians of the land on which Omeo sits.
We pay our respects to Elders, past and present, and recognise their ongoing
cultural, spiritual and educational practices.*

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V2	17 December 2025	Revised Draft prepared for Council Officers
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V4	4 March 2026	Revised final version prepared for Council Officer approval
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ABBREVIATIONS AND LEGISLATION

Abbreviations

AEP	Annual Exceedance Probability
BAL	Bushfire Attack Level
BMO	Bushfire Management Overlay
CMA	Catchment Management Authority
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
C	Council Amendment
Council	East Gippsland Shire Council
DELWP	Department of Land, Environment, Water and Planning
DTP	Department of Transport and Planning
DDO	Design and Development Overlay
DPO	Development Plan Overlay
EGPS	East Gippsland Planning Scheme
EPA	Environment Protection Authority
ESO	Environmental Significance Overlay
ESD	Environmentally Sustainable Development
FZ	Farming Zone
FO	Flooding Overlay
GRZ	General Residential Zone
HO	Heritage Overlay
IN1Z	Industrial 1 Zone
LSIO	Land Subject to Inundation Overlay
LDRZ	Low Density Residential Zone
MUZ	Mixed Use Zone
MPS	Municipal Planning Strategy
NSP	Neighbourhood Safer Places
PAO	Public Acquisition Overlay
PCRZ	Public Conservation and Resource Zone
PPF	Planning Policy Framework
PUZ	Public Use Zone
RRV	Regional Roads Victoria
RLZ	Rural Living Zone
TRZ	Transport Zone
VC	Victorian and Council Amendment
VIF19/21/23	Victoria in Future 2019/2021/2023
VPP	Victoria Planning Provisions

Numeric Abbreviations

ha	hectares
%	percent
m ²	metres squared
kms	kilometres
sqm	square metres

Related Legislation and Regulations

Planning and Environment Act 1987 (P&E Act)



SUMMARY OF KEY FINDINGS

This Background Report supports the development of a structure plan for Omeo to provide directions for growth and development of the town over a 15-to-20-year horizon. The structure plan will provide clear and updated policy direction and an updated planning policy framework.

The plan will set a vision, strategies, and a clear action plan for implementation that will provide the town with the strategic directions needed to facilitate appropriate growth and support a thriving community.

The findings from this background report can be distilled into a number of **key issues and opportunities** facing Omeo, which are further explored in this report. A summary of the issues and opportunities that should be addressed through the Structure Plan, are provided at section 11, and highlighted below:

Policy Context	• Omeo is a rural settlement and a service town that provides retail, administration and tourist services for the surrounding district. • Growth in the town should avoid expansion in favour of infill development. • Preserving the cultural heritage of the town is a priority as is enhancing linkages with Livingstone Creek.
Demographic Profile	• Anticipate more older residents including singles and couples seeking retirement housing and residential aged care but also including smaller homes with easy access to services. • Anticipate increased demand for some town centre services including health, finance, travel and recreation.
Housing	• Acknowledge the significant supply of available residential land existing within the town. • Investigate infill housing opportunities within the context of servicing and bushfire risk. • Investigate the potential for an affordable housing and key worker housing support program. • Investigate the appropriateness of land within the town being zoned Rural Living Zone.
Local Economy and Land Use	• Investigate the creation of additional industrial zoned lots on the northern side of Margetts Street. • Investigate the rezoning of land on the eastern side of Bilton Street to Industrial 3 Zone to support consolidation of existing industrial uses. • Investigate rezoning of unused industrial zoned land around the Cemetery to a Public Use Zone. • Investigate options to identify the saleyards and rodeo sites as important cultural and economic assets.
Landscape and Environment	• Investigate the potential for future development within the existing town area in response to bushfire risk within and around the town.

Omeo Structure Plan



- Investigate the implementation of revised flood mapping for watercourses within the town centre.
- Investigate the use of canopies over footpaths along Day Avenue and street tree planting within the town centre to mitigate urban heat.

Urban Design, Built Form and Heritage

- Support the improvement of Omeo's walkable environment with highly accessible, convenient and flexible urban structures, including in any proposed extensions to the town.
- Protect and enhance Omeo's public realm and identify opportunities to extend and enhance street tree planting.
- Retain original heritage significant materials and features of the town centre and consider opportunities to build on the town's heritage to enhance the town's character and identity.
- Manage impacts of any proposals on heritage places and consider adaptive reuse of existing heritage listed sites to ensure their ongoing maintenance.

Movement and Transport

- Advocate for additional timetable options, such as weekend buses or more frequency, for commuters to Swifts Creek, Bairnsdale and Bright.
- Increase the number of bus stops in Omeo given there is currently only one bus stop at the front of the Omeo Primary School on Great Alpine Road.
- Review pedestrian linkages and prioritise pedestrian and cyclist movement across the town centre.

Community Facilities and Infrastructure

- Align the provision of community facilities and areas of public owned land within Omeo with the community needs, as identified under the Omeo District Place Plan, and the development of Omeo's tourism service offering.

Physical Infrastructure

- Determine, in conjunction with service providers, the ability of providers to service any new proposed development areas.
- Determine the need for any buffer areas to be established around existing water and sewage infrastructure.
- Ensure new infrastructure is climate resilient and water sensitive, and resilient to all natural hazards.
- Align infrastructure provision with the directions of the Omeo District Place Plan.

Following community consultation to determine the community's aspirations for their town, a Draft Structure Plan will be developed building on the issues and opportunities identified in this report and community and stakeholder consultation.



1. INTRODUCTION



1. INTRODUCTION

1.1 Overview

This Background Report supports the development of a structure plan for the town of Omeo in eastern Victoria. The aim of the project is to develop a structure plan for the town that provides clear directions for growth and development of the town over a 15-to-20-year horizon. The structure plan will provide clear and current policy direction and an updated planning policy framework currently absent due to the current lack of a plan for the town.

The structure plan will help position the town to capitalise on future development opportunities and provide clear direction on growth directing and promoting residential opportunities, protecting its valued character and landscape values, and planning for the growth of commercial, industrial and tourism opportunities. The plan will set a vision, strategies, and a clear action plan for implementation that will provide the town with the strategic directions needed to facilitate appropriate growth and support a thriving community.

The structure plan should:

- *Develop a vision and strategic direction for Omeo.*
- *Deliver a long-term planning framework and vision for future development within the proposed settlement boundary.*
- *Prepare an updated township land use framework plan for inclusion in the MPS and PPF.*
- *Analyse and prepare long-term planning objectives, strategies and actions.*
- *Review and analyse residential, commercial and industrial land supply needs.*
- *Plan for future commercial and industrial opportunities to support the economic viability of the town.*
- *Plan for service and infrastructure needs to enable growth and development opportunities.*
- *Consider environmental constraints and values, including bushfire risk.*
- *Consider significant landscape values, including views and protection of landscape assets.*
- *Enhance and revitalise gateway entrances, public open spaces, and physical environs.*
- *Consider tourism opportunities and attractors to the town.*

This background report consists of ten chapters covering the following areas and themes:

- *Policy context*
- *Demographic profile*
- *Housing*
- *Local economy and land uses*
- *Landscape and environment*
- *Urban design, built form and heritage*
- *Movement and transport*
- *Community facilities and infrastructure*
- *Physical infrastructure*
- *Issues and opportunities*

Omeo Structure Plan



1.2 What is a Structure Plan?

A structure plan is a long-term plan developed with the community and stakeholders to manage the future of a specific area through a development framework. A structure plan guides the future of land uses and activities, infrastructure, transport, development, physical environment and amenity in a township.

The purpose and function of the Omeo Structure Plan is to plan for the future of Omeo by protecting the distinctive positive elements of the township and building upon the opportunities.

A structure plan for Omeo will provide positive direction to manage sustainable development of the township by defining its unique character, facilitating orderly growth, reinforcing the town centre, strengthening the local economy, protecting its unique environmental qualities and building community resilience.

1.3 Omeo Today

Omeo is in the north western corner of East Gippsland in Victoria's alpine region. East Gippsland, with a population of approximately 48,715 residents in 2021, is focused on agriculture, with cattle and sheep grazing being the most widespread form of agricultural land use. Omeo is also a tourist destination thanks to the quality of its natural landscapes and outdoor activities such as Mountain Biking. Omeo is also a historic location known for its gold rush history and association with high country cattlemen and it contains many impressive 19th century historic buildings including the 1881 Omeo Post Office, 1893 Courthouse and the Heritage listed Oriental Claims, the highest alluvial gold field in Australia.

Omeo is a service town with 242 residents. The town has modest potential for further residential, commercial and tourism industry growth. East Gippsland overall is a very large municipality, and Omeo is in a relatively remote location within East Gippsland, being 122kms from East Gippsland's only Regional Centre of Bairnsdale and 400kms from the Melbourne CBD. Omeo is located in a region that is primarily rural and focused on agriculture but also within Victoria's Alpine area where a range of nature based tourism opportunities exist.

Figures 1, 2 and 3 show the municipal, regional and local context for the town.

Most people living in Omeo and East Gippsland generally are reliant on private vehicles to meet travel needs, which increases the cost of living and can place a particularly high burden on lower income households. Vehicle access from Omeo to Bairnsdale is provided along the Great Alpine Road to the south, via Swifts Creek and Bruthen. The Great Alpine Road then turns west as it intersects with the town centre and provides regional access to Dinner Plain and the Victorian snowfields beyond. The Omeo Highway is a regionally significant road that begins at the town and heads north towards the Omeo Valley, Benambra and Corryong. Limited regional public transport access is also provided by infrequent coaches from Bairnsdale and Bright.

1.4 Stakeholder Engagement

A number of key stakeholders and agencies have been consulted in the development of this Background Report to date.

These include:

- *Department of Transport and Planning*
- *North East Catchment Management Authority (NECMA)*
- *Goulburn Murray Water*
- *East Gippsland Water*
- *CFA Omeo*

Omeo Structure Plan

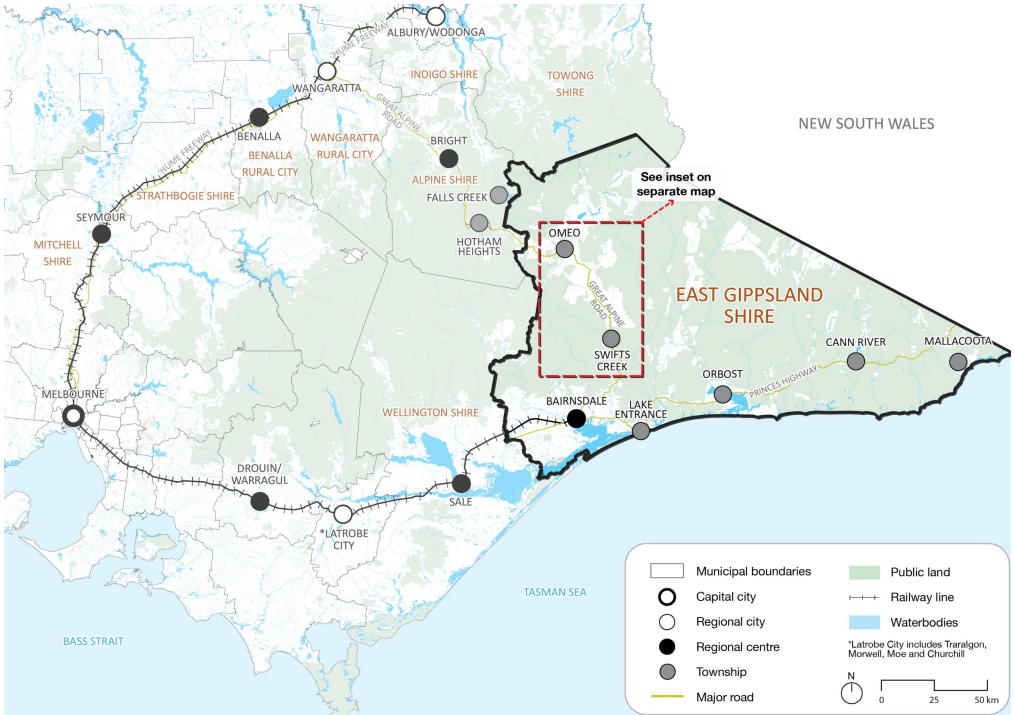


Figure 1: East Gippsland Regional Context

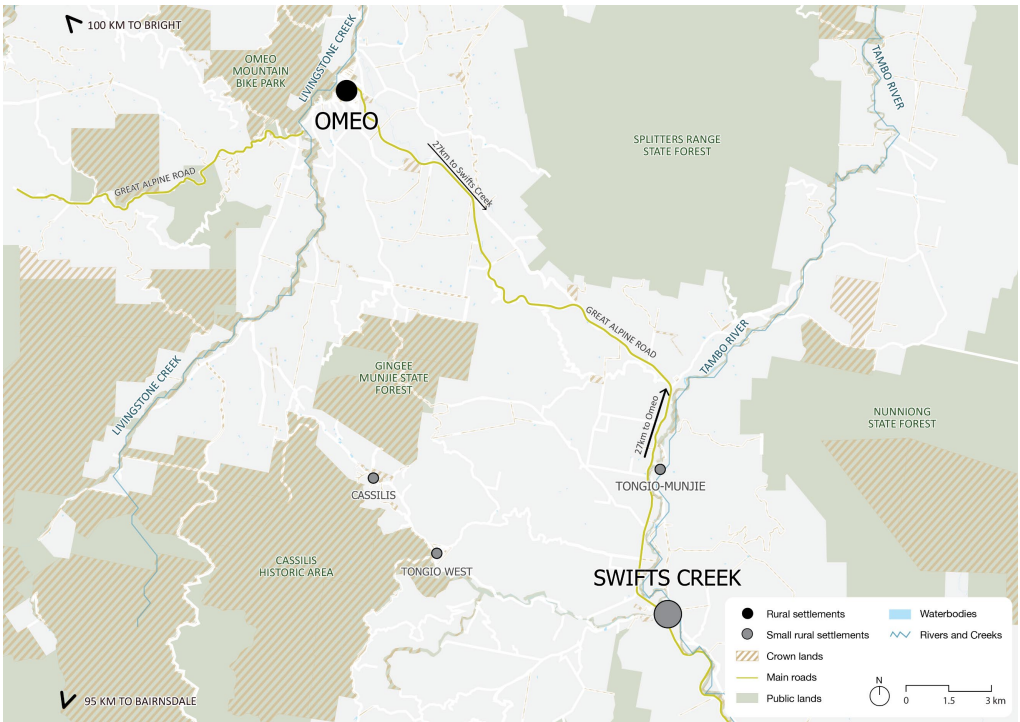


Figure 2: Omeo Regional Context

Omeo Structure Plan

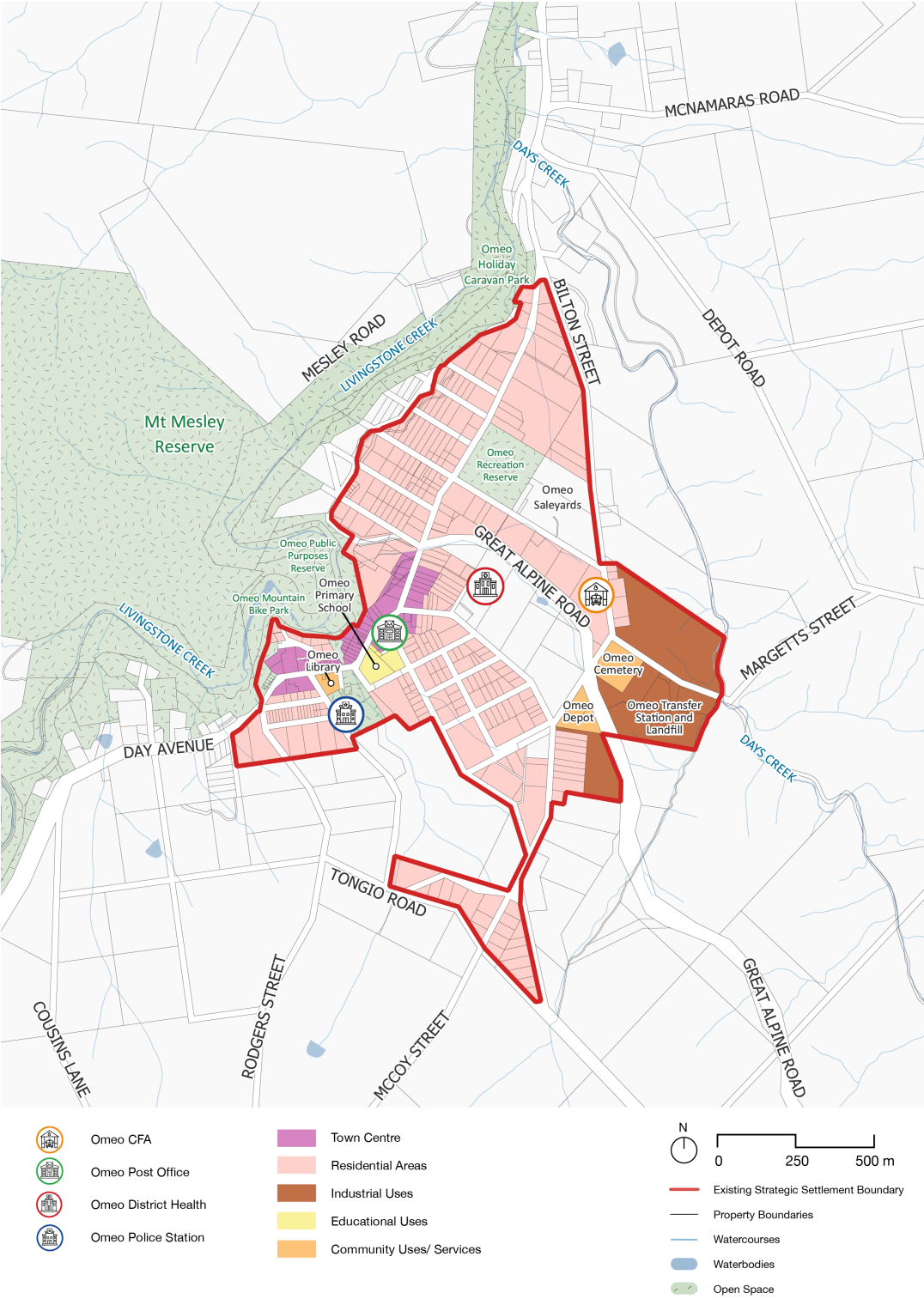


Figure 3: Omeo Local Context



1.5 Additional Background Reports and Project Stages

Several background reports were commissioned to inform this Background Report including the:

- *Bushfire Assessment Report – East Gippsland Shire Council, Omeo and Swifts Creek Structure Plans, September 2025 (Obliqua Pty Ltd).*
- *Omeo Structure Plan – Economic Analysis, September 2025 (Tim Nott Economics).*
- *Peter Boyle Urban Design and Landscape Architecture (landscape and urban design advice).*
- *Drainage Assessment – Loetis, September 2025.*

The stages of the preparation of the Background Report and structure plan are shown in **Figure 4**.

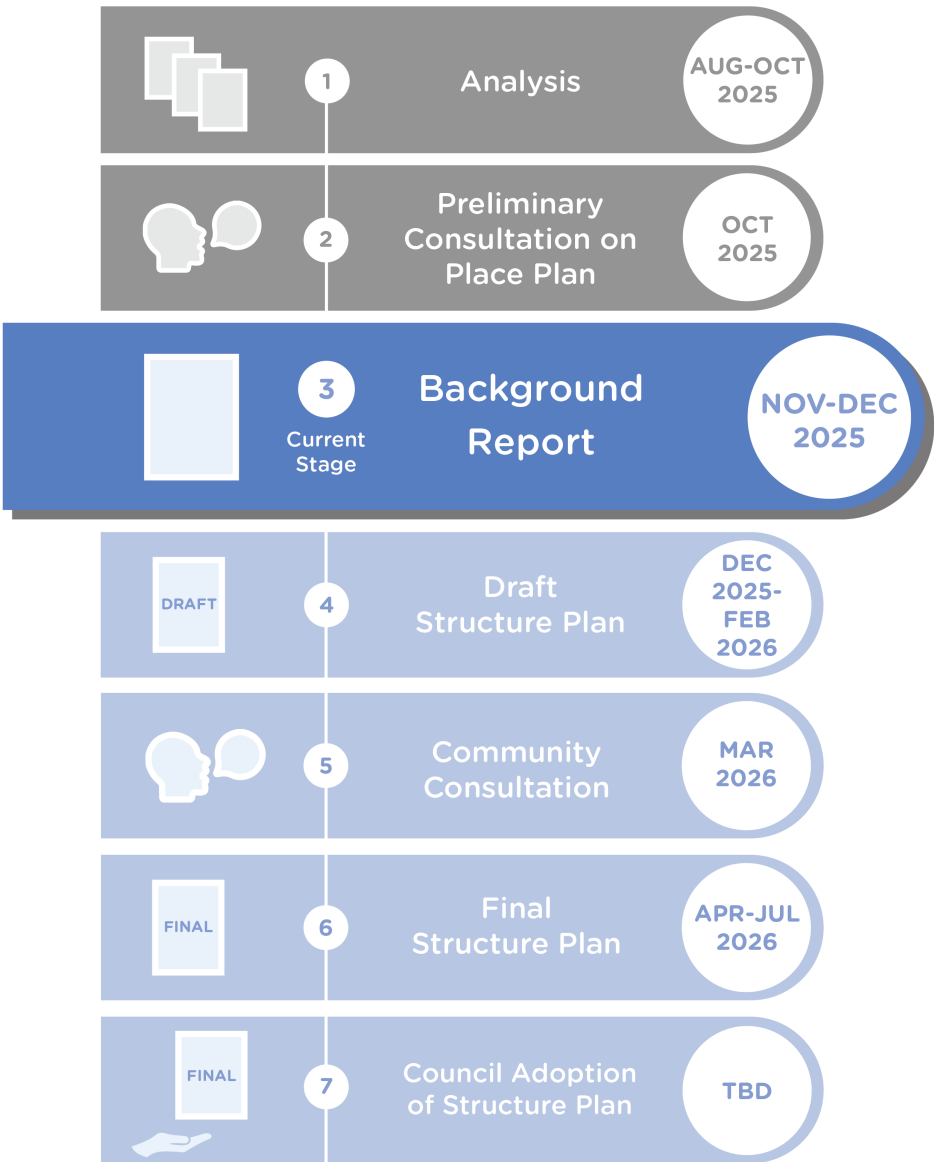


Figure 4: Stages in the Preparation of the Omeo Structure Plan



2. POLICY CONTEXT



2. POLICY CONTEXT

2.1 Chapter Summary

This Chapter provides a summary of the policy context and key strategic planning policies that apply to Omeo at the state, regional and local level. These provide valuable context for the development of the structure plan.

2.2 State Policy

Plan for Victoria

Plan for Victoria was released in 2025 and implemented state-wide through Amendment VC283.

The Plan is structured around five pillars:

- *Self-determination and caring for Country: underpinning and informing the other pillars.*
- *Housing for all Victorians: delivering sufficient affordable homes for all Victorians.*
- *Accessible jobs and services: making sure you have good access to facilities and good jobs.*
- *Great places, suburbs and towns: creating thriving places that are attractive, safe and welcoming for everyone.*
- *Sustainable environments: preserving the natural values of Victoria and addressing climate change.*

The plan sets out housing targets for every local government area across Victoria, specifying their share of the extra 2.24 million homes that are forecast. The housing targets that have been set for East Gippsland are for an additional 1,100 dwellings to 2051. The plan also seeks to deliver more jobs near homes by planning for, protecting and readying commercial and industrial land for development in locations well-served with jobs, shops, public transport and community facilities and services.

As part the 2.24 million homes needed in Victoria by 2051, the Victorian Government has set a target to build 425,600 of those homes across the regions. There is a new \$1 billion Regional Housing Fund to deliver more than 1,300 new homes across regional Victoria. The new homes will include a mix of social and affordable housing. There is also a \$150 million Regional Worker Accommodation Fund to provide new housing options for regional communities where key workers are struggling to find affordable places to live.

Victoria's Housing Statement, 2023

Victoria's Housing Statement has placed housing provision as one of the key challenges of the decade ahead. It aims to refresh Victoria's housing policy settings with a series of initiatives that respond to short-term issues of affordability and supply while still promoting long term economic growth.

The housing statement is supported by Amendments VC242, VC243, VC253, VC267, VC276 and VC282 which aim to facilitate well-located, integrated and diverse housing that meets community needs and supports the delivery of housing in Victoria.

Amendment VC253 introduced a new land use term and siting, design and amenity requirements for a 'small second dwelling' into a range of residential and rural zones across Victoria including the Low Density Residential Zone (LDRZ), Township Zone (TZ) and Farming Zone (FZ). This replaced the land use term 'dependent person's unit' and made the planning provisions more consistent and easier to build a small second dwelling of 60 square metres (sqm) or less that meets specified requirements.



2.3 Regional Policy

Gippsland Regional Growth Plan, 2014

The Gippsland Regional Growth Plan (RGP) provides broad direction for regional land use and development, outlining more detailed planning frameworks for the region's key centres and settlements. The RGP indicates that by 2041 the Gippsland region is expected to grow by 116,000 to reach a total population of 345,888 with East Gippsland's share of this population being 58,808 people.

The Regional Growth Plan indicates that in terms of settlements, the region has some clearly defined centres but around 40 per cent of the population live in villages and settlements of less than 500 people, such as Omeo. Omeo is specifically included in the RGP as one of the region's smaller towns providing an important district service centre role with basic commercial and service functions for local residents and wider catchments of rural populations.

The following principles guide growth and will assist in achieving the Plan's vision:

- *Strengthen economic resilience by growing a more diverse economy, which is supported by new investment, innovation and value adding in traditional strengths.*
- *Promote a healthy environment by valuing Gippsland's environmental and heritage assets, and by minimising the region's exposure to natural hazards and risks.*
- *Develop sustainable communities through a settlement framework comprising major urban centres, which ensure residents have convenient access to jobs, services, infrastructure, and community facilities.*
- *Deliver timely and accessible infrastructure to meet regional needs for transport, utilities and community facilities.*

With regard to Omeo, the Future Directions for Settlement map indicates that the town should accommodate 'small scale residential, commercial and industrial change'.

Gippsland Regional Climate Change Adaptation Strategy, 2021

The Gippsland Regional Climate Change Adaptation Strategy is a 5-year plan, supported by the Victorian government, to guide regional actions for adapting to climate change. It is structured around ten focus areas including the natural environment, water, emergencies, agriculture, health, the built environment, community, knowledge, and the regional economy. The strategy aims to reduce climate risks and take advantage of opportunities by building the region's capacity to cope with the impacts of a drier, warmer, and more variable climate.

2.4 Victoria Planning Provisions

This section provides an overview of the current clauses within the Victoria Planning Provisions relating to strategic directions, policies, zones, overlays and particular provisions applicable to Omeo in the East Gippsland Planning Scheme (EGPS). Both State 'S' and Local 'L' planning provisions are included and discussed. State provisions are developed and implemented by state and local governments while local policies are developed by local municipalities providing greater local direction in addition to state policy where warranted.

2.5 Municipal Planning Strategy

Clause 02.01 Context

The Context clause of Council's Municipal Planning Strategy (MPS) indicates that East Gippsland has considerable opportunities for growth in terms of its economic prosperity, which is based around its strong existing industries including agriculture, tourism and hospitality, and health care services, with opportunities to diversify to support the growth of emerging industries such as arts, culture, heritage and education.



This clause also indicates that the population of East Gippsland is forecast to increase to approximately 60,000 people by 2041, which will require an additional 8,300 dwellings across the municipality and that this growth must be directed to appropriate locations to ensure it contributes to the ongoing health, prosperity and distinctive character of existing communities.

In terms of its community, East Gippsland is described as accommodating a growing cohort of older residents leading to an increasing demand for 'ageing in place' which requires support from a range of services. Smaller towns within East Gippsland are challenged in terms of providing services and infrastructure to support these changes. This is also complicated by a lack of housing diversity, with detached houses comprising more than 90 per cent of the municipality's housing stock, despite the increasing number of lone person households.

Within this clause Omeo is specifically identified as a 'Town' within the municipality's hierarchy of settlements. Omeo is also located within the Highland sub region of the municipality, which is an area that features high environmental values which in turn support a range of tourism opportunities, good grazing lands, and proximity to forests for timber and valuable mineral deposits.

Clause 02.03-1 Settlement

Omeo accommodates a population of about 250 and provides a base for essential retail, administration, and tourist services that in turn support the surrounding district's rural catchment.

This clause indicates that Towns such as Omeo, along with the municipality's Regional Service Centres, and District Towns, have the greatest capacity to accommodate additional growth and these settlements are the priority for future urban development, which should be supported by reticulated services, coordinated infrastructure and community facilities.

- *The following strategic directions are provided with regard to settlements: Directing growth within the settlement boundaries of towns and settlements in accordance with their role and function as set out in the East Gippsland Settlement Roles Plan at Clause 02.04.*
- *Prioritising efficient and effective use of existing urban zoned land resources over spatial growth of settlements.*
- *Not supporting residential development where there is an unacceptable risk to human life from bushfire, flood, or erosion, or in areas of significant environmental value.*

Clause 02.04 Strategic Framework Plan

Council's MPS includes three strategic framework plans. The East Gippsland Settlement Framework Plan, located at **Figure 5**, incorporates the settlement hierarchy from Clause 02.03 as well as the movement network and natural assets. Omeo is indicated here as the main town in the north west of the municipal area. The East Gippsland Economic Development Framework Plan, included at **Figure 6**, shows the economic infrastructure throughout the municipality, with tourism and agriculture indicated as being significant Omeo.

Omeo Structure Plan

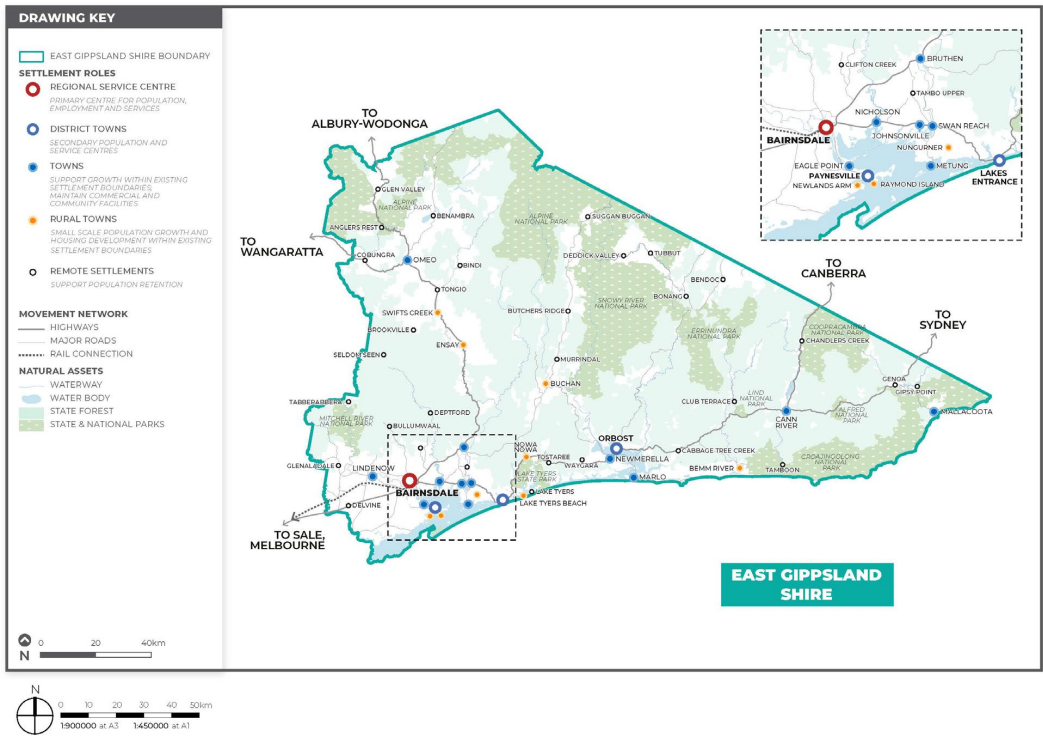


Figure 5: East Gippsland Settlement Framework Plan

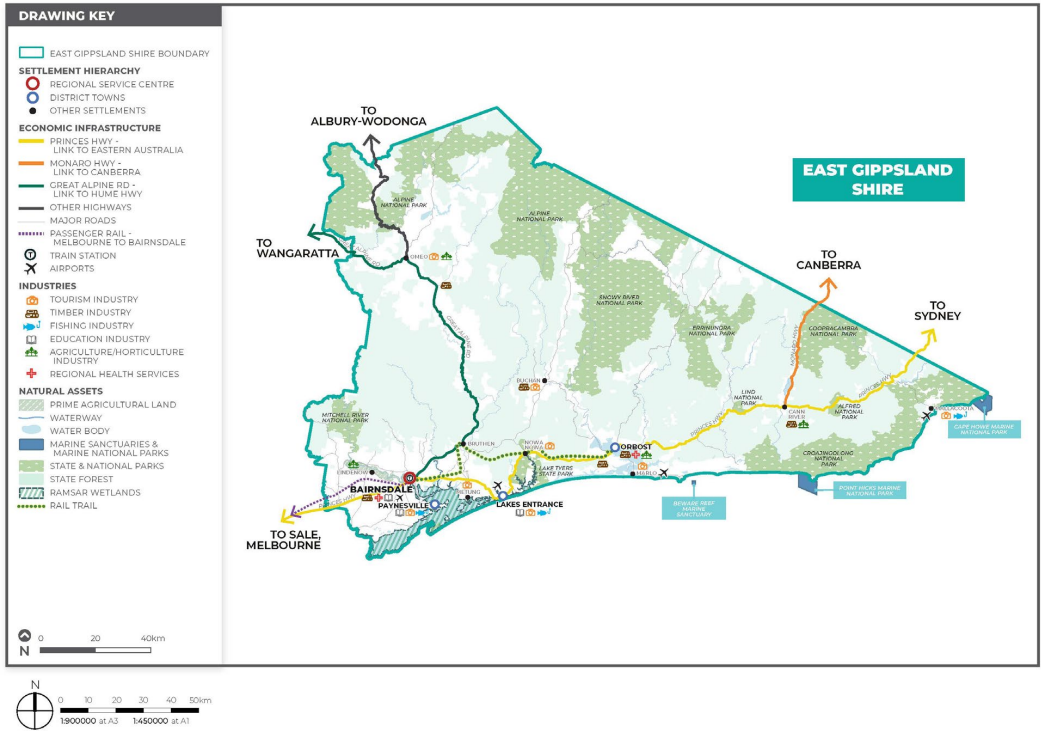


Figure 6: East Gippsland Economic Development Framework Plan



Clause 02.03-2 Environmental and landscape values

This clause recognises that East Gippsland is home to significant environments and landscapes, which are highly valued for their aesthetics, biodiversity and cultural qualities.

Regarding areas of environmental and landscape value, Council intends to:

- *Protect areas of environmental, landscape, heritage or scenic value, particularly coastal/lakes areas; river catchments; scenic transport corridors; ridgelines and roadside vegetation.*
- *Encourage development in significant landscape areas that respects its character and preserves its aesthetic values.*

Clause 02.03-3 Environmental risks and amenity

This clause indicates that Council has an important role in managing and mitigating the environmental risks associated with sea level rise and storm surges, bushfire, flooding associated with major river basins and the Gippsland Lakes and variability in geology and landform in areas prone to erosion and landslip. In terms of managing environmental risks and amenity, Council intends to:

- Prioritise the protection of life and property.
- Ensure land use and development considers community resilience.
- Avoid land use and development in areas where an environmental risk has been identified, including on land:
 - Affected by riverine flooding and/or coastal inundation.
 - Prone to salinity or acid sulphate soils.
 - Prone to erosion, subsidence and/or landslip.
 - Prone to bushfire.
- Collaborate with relevant agencies to understand the impact of climate-induced environmental risks.
- Encourage appropriate management of private and public land to protect and enhance environmental quality.

Clause 02.03-4 Natural resource management

This clause addresses East Gippsland's considerable natural resources, which include agriculture, forestry and timber, water and minerals. Special water supply catchments and productive agricultural land in East Gippsland are particularly important and need to be protected.

The following strategic directions are provided:

- *Protecting water quality and quantity, particularly in water catchments used for domestic supply.*
- *Providing opportunities to add value to agricultural and timber products.*
- *Protecting high quality agricultural land from inappropriate development.*
- *Avoiding small lot subdivision of rural land.*
- *Providing for small lots where there is a lack of availability of undeveloped lots of the proposed size range in the area.*
- *Controlling the release of small-lot rural land and rezoning at a rate that ensures that land released does not compete with fully serviced lots in urban centres.*
- *Encouraging exploration for and development of mineral resources in appropriate areas.*



Clause 02.03-5 Built Environment and Heritage

This clause describes the built environment of the municipality as a network of settlements connected by areas of natural beauty, environmental and cultural value. Each settlement has a distinctive character and cultural heritage.

Council seeks to manage the municipality's built environment and heritage by:

- *Supporting appropriately designed and located development that complements the built form, character, environmental, topographical and landscape values of its location.*
- *Supporting environmentally sustainable development and seeking to optimise energy, water and natural resource efficiency in the planning of urban areas and construction and operation of buildings.*
- *Protecting places of Aboriginal or post-European settlement heritage significance.*

Clause 02.03-6 Housing

Housing supply is a key issue identified within the clause in terms of supporting the municipality's projected future population. The diversity and quality of housing is a challenge for the municipality's settlements in terms of affordability, demographic changes being ageing population and smaller household sizes.

Increasing environmental risks associated with climate change means there is a need to provide housing that optimises the use of existing residential land resources and embeds environmentally sustainable design principles by:

- *Supporting the efficient use of land and infrastructure by encouraging medium density infill development in existing residential areas with convenient access to employment, shops and services.*
- *Aligning housing development with the provision of appropriate infrastructure.*
- *Encouraging diversity in dwelling type, size, adaptability and accessibility to provide greater choice and affordability to suit a range of community needs.*
- *Encouraging housing development that enhances the character and environmental values of towns and settlements.*
- *Encouraging environmentally sustainable design and integrated water management measures within new development.*
- *Supporting opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.*

Additionally, with regard to rural residential style development, Council intends to manage this type of housing by:

- *Directing rural residential development to appropriate Rural Living Zone areas.*
- *Ensuring rural residential development does not adversely impact viable agricultural land.*
- *Considering rural residential development opportunities in remote rural settlements only where it is justified to support population retention and subject to the consideration of environmental hazards, environmental constraints, and accessibility.*

Clause 02.03-7 Economic development

This clause indicates that key industries within East Gippsland include agriculture, forestry, tourism, hospitality, fishing, timber, education and health care services and that these industries should be preserved to support growth and employment Opportunities for diversifying economic activity are

Omeo Structure Plan



also identified here, with regard to emerging industries, including food manufacturing, arts, culture and heritage education.

East Gippsland has great tourism potential based on its nature-based experiences. The tourism industry attracted over 1.3 million visitors in 2017-18, contributing over \$325 million to the regional economy. Regarding tourism development, Council is seeking to encourage nature-based tourism development that complements opportunities in the State and National Parks.

Clause 02.03-8 Transport

This clause indicates that the quality and efficiency of transport networks within the municipality are vital to the competitiveness of key commercial and industrial sectors and that the Great Alpine Road, which runs through Omeo, is one of three key vehicle routes within the municipality that provide access to key population centres, important transport and freight networks and offer touring routes and links to tourism destinations. This clause also indicates that there is an opportunity to improve opportunities for sustainable forms of transport, such as walking and cycling, and that development must provide for active transport infrastructure to reduce car dependency.

Clause 02.03-9 Infrastructure

This clause emphasises the importance of council and developers investing in high quality community and development infrastructure to support the growth of the region.

Council seeks to support the efficient delivery of community and development infrastructure by:

- *Facilitating the coordinated delivery of a range of education, health, aged care, art and culture and community facilities and services in the region in conjunction with other agencies.*
- *Supporting the provision of public open space to offer passive and active recreation opportunities for a diverse range of users.*
- *Ensuring developers financially contribute to the delivery of infrastructure and services that are required to meet increasing community demands as a result of new development.*
- *Supporting environmentally sustainable infrastructure and digital connectivity.*
- *Supporting provision of reticulated sewerage in un-serviced towns where practical.*
- *Addressing local capacity issues relating to drainage infrastructure and impacts to existing drainage basins and floodplains.*

2.6 Planning Policy Framework

Clause 11 Settlement

Clause 11.01-1S Settlement promotes the sustainable growth and development of Victoria to deliver choice and opportunity through a network of settlements. Settlements are planned to reinforce settlement boundaries and provide for population growth and development of facilities and services. Growth is directed into existing settlements and supported by a network of major and neighbourhood activity centres and townships of varying size, role and function. Urban consolidation is encouraged with density that supports sustainable transport and retail, office-based employment, community facilities and services.

Clause 11.01-1L-01 East Gippsland settlements provides a range of directions that relate to planning for its settlements, including the following which are broadly applicable to Omeo:

- *Support settlement growth in accordance with the East Gippsland Settlement Framework Plan at Clause 02.04.*
- *Encourage settlement growth within existing settlement boundaries to enable the efficient, coordinated and sustainable use of land and infrastructure.*
- *Maintain and enhance the distinctive character of towns and settlements across East Gippsland.*

Omeo Structure Plan



- *Manage the growth of settlements to address natural hazards and protect natural resources, areas of environmental significance and significant landscapes.*
- *Protect the separation between settlements by preserving intervening areas of rural land.*

Clause 11.01-1L-09 Omeo provides specific policy direction for Omeo as one of East Gippsland's towns, via the Omeo Framework Plan which is shown in **Figure 7**.

The following strategies are provided here to guide planning in Omeo:

- *Support Omeo as a service town for agricultural activities, rural industry and tourism.*
- *Discourage ribbon development.*
- *Preserve and enhance the character, cultural heritage and landscape values of Omeo and its environs.*
- *Improve linkages between the town and Livingstone Creek.*

Omeo Structure Plan

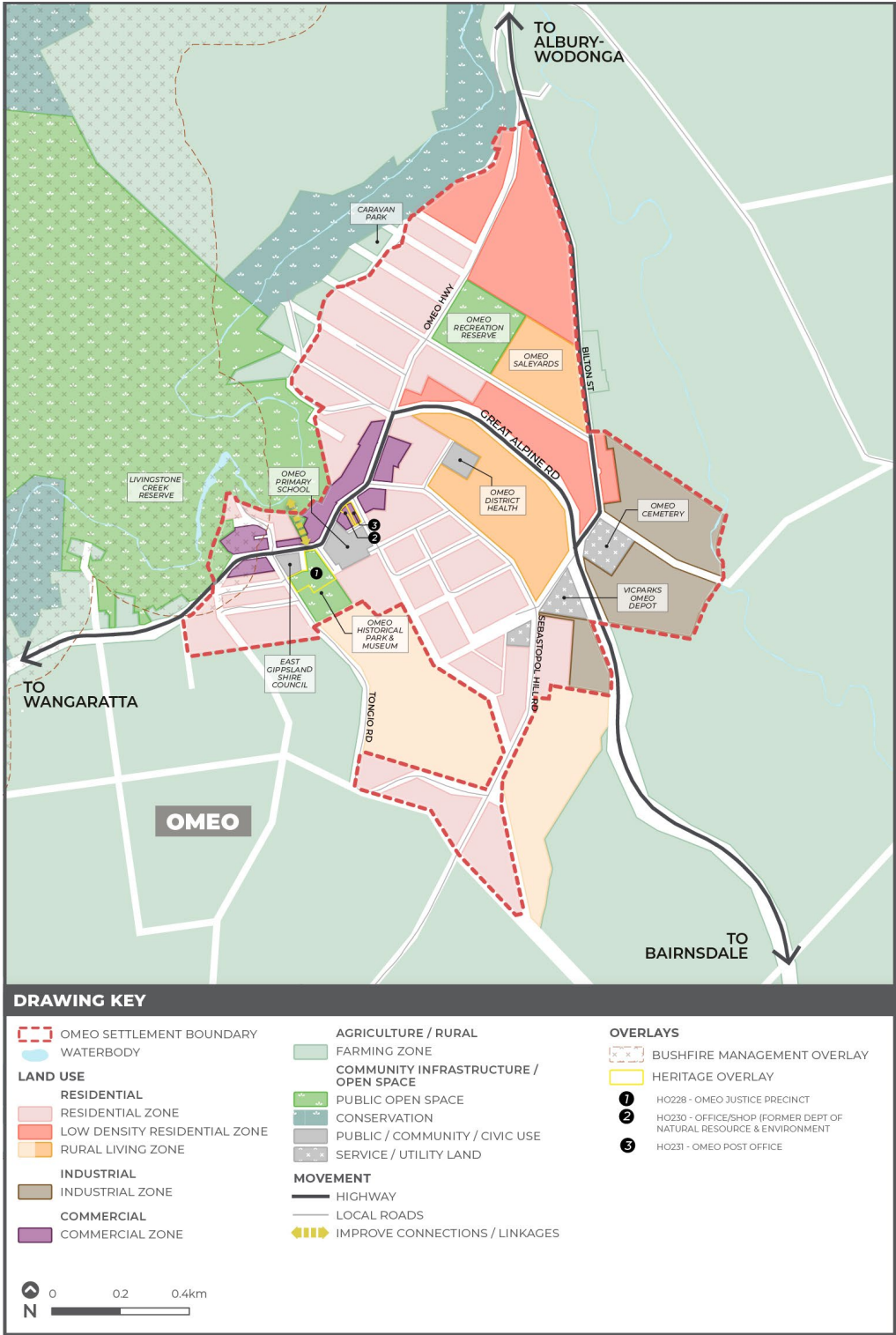


Figure 7: Omeo Township Land Use Framework Plan at Clause 11.01-1L-09



Clause 11.02-15 Development capacity aims to ensure that sufficient development opportunities are available to meet the needs of current and future Victorians. This is to be achieved through a range of strategies including ensuring that at least a 15 year supply of land is available to meet forecast demand and housing targets and considering matters such as opportunities to consolidate existing urban areas and the limitations and costs of providing infrastructure.

Clause 11.03-6S Regional and local places aims to facilitate integrated place-based planning for towns considering the distinctive characteristics and needs of regional or local places.

Clause 12 Environmental and Landscape Values

Clause 12.01-1L Protection of biodiversity directs planning to Identify and protect biodiversity and significant habitats and manage the impact of land use and development on significant flora and fauna habitats and remnant indigenous vegetation.

Clause 12.05-1L Environmentally sensitive areas aims to protect and enhance environmental, cultural and aesthetic values within East Gippsland.

The following strategies are provided for achieving the above objective:

- *Protect and enhance significant landscapes identified on the Strategic Framework Plan at Clause 02.04 for their ecological, biophysical, geomorphological/geological, cultural, Aboriginal, aesthetic and archaeological values.*
- *Protect and enhance the visual and environmental qualities of coastal, lakeshore and river-frontage areas, townships and recreation activity centres through responsive siting and design.*
- *Minimise the impacts of use or development on land adjacent to State and National Parks, State Forests, Marine Sanctuaries, Marine National Parks or other Crown Land identified on the Strategic Framework Plan at Clause 02.04.*
- *Protect and conserve the environmental values of places of Aboriginal cultural heritage significance.*

Clause 13 Environmental Risks and Amenity

Clause 13.01-1S Natural hazards and climate change aims to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning. Some of the strategies provided her for supporting this objective include responding to the risks associated with climate change in planning and management decision making, integrating strategic land use planning with emergency management decision making and directing population growth and development to low risk locations.

Clause 13.02-1S Bushfire planning prioritises the protection of human life over all other policy considerations, directing growth to low-risk locations. It identifies and assesses bushfire hazard, applying the Bushfire Management Overlay and considering bushfire hazard on the basis of the site, neighbourhood and local conditions. Strategies promote future land use and development that will not result in increased bushfire risk to existing and future communities.

Clause 14 Natural Resource Management

Clause 14.02-1S Catchment planning and management aims to protect and restore catchments, waterways, and marine environments. The clause seeks to ensure clean drinking water by safeguarding catchments, considering downstream impacts on water quality, maintaining natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway, minimising stormwater runoff, filtering sediment and wastes, enhancing waterway environments during development, and reducing nutrient contributions and sediment discharges. Coordination with catchment management authorities and designing infrastructure to minimise harm to surface waters and groundwater are also emphasised.



Clause 14.02-1L Catchment management directs planning to discourage subdivision and intensive farming activities within water supply catchment areas. Omeo is in the upper reaches of the Lake Hume Catchment, away from any lower areas of the catchment used as water take off points.

Clause 15 Built Environment and Heritage

Clause 15.01-1L Urban Design aims to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. This clause directs planning to, amongst other things, require development to:

- *Respond to its context in terms of character, cultural identity and heritage, natural features, surrounding landscape and climate*
- *Contribute to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*

Clause 15.03-1L Heritage conservation aims to support development that is sympathetic to the character and heritage of the site, place, town, area or the general surrounds preserving the historical attributes of townships. Buildings and works for alterations and additions are encouraged to restore the significant characteristics of the building or place. The replication of historic detail is to be avoided in designing new buildings or works to maintain the prominence of the significant elements of the heritage landscape and to be complementary to the scale and significant character of the significant place or contributory building and precinct.

Clause 16 Housing

Clause 16.01-1S Housing supply aims to ensure an appropriate quantity, quality and mix of housing types and lot sizes are provided, with an increased portion of housing provided in established urban areas that are well served by jobs, services and public transport. Development should provide well designed housing with a high level of amenity and an adaptable internal design. East Gippsland's municipal housing target of 11,000 new dwellings by 2051 is indicated here.

Clause 16.01-1L Housing supply aims to facilitate well located, integrated and diverse housing that meets community needs. This clause provides the following relevant strategies that are applicable to Omeo:

- *Support lower density infill housing in established residential areas outside substantial and incremental change areas.*
- *Support opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.*

In providing for infill housing supply planning decisions must ensure that development:

- *Appropriately manages environmental risks.*
- *Does not adversely affect established environmental values.*
- *Has access to appropriate reticulated services and infrastructure.*
- *Enhances streetscape character.*

Clause 16.01-2S Housing affordability seeks to ensuring a continued land supply to meet demand, facilitating a choice of housing type, tenure and cost in suburbs, activity centres, infill and surplus government land and encouraging a significant portion of new development to be affordable for low to moderate income households.

Clause 16.01-3L Rural residential development applies to all land within the Low Density Residential Zone (LDRZ) and the Rural Living Zone (RLZ). This clause directs planning to support the increased density of rural residential development in these zones where:



- *The impact on environmental values and productive agricultural land is minimised.*
- *Reticulated services, good quality road access and active transport opportunities are available.*
- *Land management and biodiversity outcomes are enhanced.*

Clause 17 Economic Development

Clause 17.04-1S Facilitating tourism aims to encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination through the following relevant strategies:

- *Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.*
- *Seek to ensure that tourism facilities have access to suitable transport.*
- *Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.*

Clause 17.04-1R Tourism – Gippsland aims to facilitate strategic tourism investment in key sites across Gippsland, including within the Australian Alps, which are in close proximity to Omeo. This clause directs planning to

- *facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour.*
- *to minimise impacts on the environment and exposure to natural hazards and to support nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.*

Clause 17.04-1L Tourism - East Gippsland aims to develop and promote East Gippsland as a major tourist destination. Relevant strategies provided here to support this objective include:

- *Encourage tourism proposals that are site responsive and well located to make use of existing services and infrastructure where service connections are required.*
- *Encourage small scale tourist accommodation where appropriate, including 'bed and breakfast' and self-contained units or cottages.*
- *Design tourist facilities that are in keeping with the landscape, environment and the character of the area.*

Clause 18 Transport

Clause 18.01-1S Land use and transport integration seeks to protect existing and planned transport infrastructure from encroachment and development that could prejudice such development and to plan movement networks and land uses to minimise disruption to residential communities. Strategies also seek to plan for the timely delivery of transport infrastructure to support changing land uses and transport demands, including public transport, walking and cycling within existing urban areas.

Clause 18.01-3S Sustainable and safe transport aims to facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing by implementing the following relevant strategies:

- *Maximise the efficient use of resources including infrastructure, land, services and energy.*
- *Prepare for and adapt to climate change impacts.*
- *Prioritise the use of sustainable personal transport.*
- *Optimising accessibility, emergency access, service and amenity.*



- *Separating pedestrians, bicycles and motor vehicles, where practicable.*
- *Reducing the need for cyclists to mix with other road users.*
- *Supporting road users to make safe choices through design and wayfinding techniques.*
- *Prioritising transport safety when designing high-speed roads and intersections.*
- *Support forms of transport and energy use that have the greatest benefit for, and least negative impact on, health and wellbeing.*
- *Design the transport system to be accessible to all users.*
- *Design development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.*

Clause 18.01-3L Sustainable transport directs planning within East Gippsland to implement the following strategies:

- *Provide pedestrian and cycle path networks in new residential estates and as part of the intensification and redevelopment of established areas to improve the connection of pedestrian and cycle networks.*
- *Integrate pedestrian and cycle path networks with development of wildlife corridors.*
- *Improve pedestrian and cycle connections between Nicholson, Johnsonville and the East Gippsland Rail Trail.*

Clause 19 Infrastructure

19.02-4S Social and cultural infrastructure aims to ensure a fair distribution of and access to social and cultural infrastructure. The clause seeks to identify and address gaps in facilities, encouraging their location in activity centres, and ensuring they are accessible. It emphasises early delivery of social infrastructure in growth areas, adaptable design of community buildings to accommodate changing populations, and innovative service delivery in areas with limited growth. It also highlights the need to identify and protect land for cemeteries and crematoria.

19.02-6S Open space aims to establish, manage and improve a diverse and integrated public open space network that meets community needs. It seeks to include planning regional and local open spaces for recreation and conservation, ensuring connectivity through walking and cycling trails, maintaining public access to waterways and coasts, and improving the quality and distribution of open spaces. The clause emphasises protecting large parks and conservation areas, ensuring equitable access for all, and developing open spaces for multiple uses like sports, recreation, active transport, and wildlife corridors. It also aims to ensure that adjoining developments complement open spaces and that public land along waterways remains publicly accessible.



2.7 Zones

Relevant zones within the EGPS affecting Omeo are shown in **Figure 8** and summarised below.

Clause 32.03 Low Density Residential Zone (LDRZ)

The Low Density Residential Zone (LDRZ) provides for a range of low density residential, tourism and rural uses suitable for areas with and without reticulated sewerage. A permit is not required for a single dwelling on a lot but a permit is required to subdivide the land with a minimum lot size of 0.4 ha for each lot not connected to reticulated sewerage or 0.2 ha for each lot if connected to reticulated sewerage. The LDRZ is applied to the north of Omeo on Day Avenue and Bilton Street and around the centre of the town on Park Street, Great Alpine Road and Bilton Street.

Clause 32.08 General Residential Zone (GRZ)

The General Residential Zone (GRZ) encourages development that respects the neighbourhood character of the area and a diversity of housing types and housing growth particularly in locations offering good access to services and transport. No permit is required for a dwelling, unless it is on a lot of less than 300 sqm. Mandatory maximum building heights are set at 11 metres with a dwelling or residential building to be no greater than three storeys. The GRZ is applied across residential areas of the town.

Clause 33.01 Industrial 1 Zone (IN1Z)

The Industrial 1 Zone (IN1Z) is applied to land where industrial uses are accommodated and other than a caretaker's house prohibit all accommodation. The IN1Z is applied in the eastern corner of Omeo on Bilton Street and Great Alpine Road, including on public owned land around the cemetery such as the Omeo Transfer Station and Landfill. The IN1Z also applies to land on the northern side of Margetts Street and at 67 Sebastapol Hill Road, which is located behind smaller residential lots within the General Residential Zone.

Clause 34.01 Commercial 1 Zone (C1Z)

The Commercial 1 Zone (C1Z) is applied to commercial centres for convenience retailing and where mixed uses and accommodation are also encouraged. Within Omeo this zone is located along Day Avenue.

Clause 35.03 Rural Living Zone (RLZ)

The Rural Living Zone (RLZ) seeks to implement the Municipal Planning Strategy and the Planning Policy Framework, providing for residential use in a rural environment and supporting agricultural land uses that do not affect surrounding amenity. It aims to protect and enhance natural resources, biodiversity, and landscape and heritage values, while promoting sustainable land management and infrastructure provision. The RLZ is applied at four different locations in Omeo, at the south corner on Sebastapol Hill Road and Tongio Road, around the centre of the town between the Great Alpine Road and Sebastapol Hill Road where the saleyards and rodeo sites are located, towards the southern entry to the town along Sebastapol Hill Road and at the northeast corner on Bilton Street. In Schedule 1, a minimum subdivision area of 2 ha applies. In Schedule 2, a minimum subdivision area of 4 ha applies. In Schedule 3, a minimum subdivision area of 8 ha. In Schedule 4, a minimum subdivision area of 15 ha applies. In Schedule 5, a minimum subdivision area of 0.4 ha applies.

Clause 35.07 Farming Zone (FZ)

The Farming Zone (FZ) is applied to encourage the retention of productive agricultural land and the retention of employment and population to support rural communities. The zone provides a minimum lot size of 40 hectares unless an alternative is specified in a schedule to the zone. The creation of smaller lots is allowed under particular circumstances. The FZ is applied to agricultural land surrounding the town mainly on the north, south and east side of the town. In Schedule 1, a minimum



subdivision area of 40 ha applies. In Schedule 2, a minimum subdivision area of 30 ha applies. In Schedule 3, a minimum subdivision area of 15 ha. In Schedule 4, a minimum subdivision area of 15 ha applies. In Schedule 5, a minimum subdivision area of 1 ha applies.

Clause 36.02 Public Park and Recreation Zone (PPRZ)

The Public Park and Recreation Zone (PPRZ) is applied to public parkland including reserves and parks recognising areas for public recreation and open space and protecting and conserving areas of significance where appropriate. The PPRZ is applied to Livingstone Park and Livingstone Creek Reserve to the west of Omeo.

Clause 36.01 Public Use Zone (PUZ2, PUZ3, PUZ5, PUZ6, PUZ7)

The Public Use Zone (PUZ) is applied to public land recognising public land use for public utility, infrastructure and community services and requires the public land manager's approval/consent to ensure public land management and development. The PUZ is applied to various areas of public land in the town including the cemetery, the district hospital, the library and service centre and the Omeo Primary School.

Clause 36.03 Public Conservation and Resource Zone (PCRZ)

The Public Conservation and Recreation Zone (PCRZ) is applied to places where the primary intention is to conserve and protect the natural environment or resources such as public conservation reserves and parks and allows associated educational activities and resource-based uses. The PCRZ is applied to the Omeo Tourist Park and the adjoining section of the Livingstone Creek.

Clause 36.04 Transport Zone (TRZ2)

The Transport Zone (TRZ) is applied to land for declared roads, railways and other important transportation infrastructure representing state and local designations. The TRZ2 is applied to the Great Alpine Road and Day Avenue through Omeo.

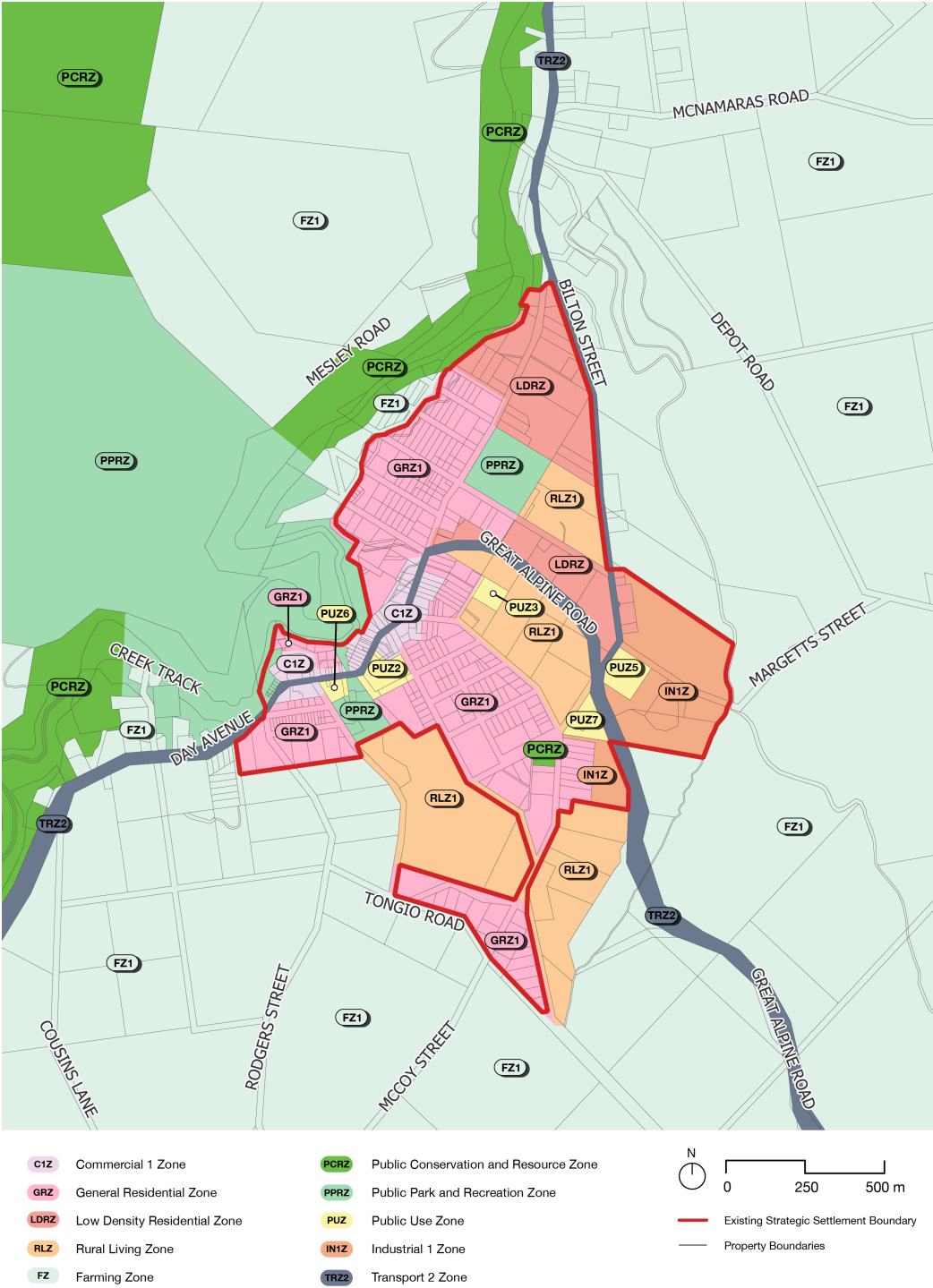


Figure 8: Omeo Existing Zones



2.8 Overlays

Relevant overlays within the EGPS affecting Omeo are shown in **Figure 9** and summarised below.

Clause 43.01 Heritage Overlay (HO)

The Heritage Overlay (HO) is applied to a heritage place with a recognised citation identified through the Victorian Heritage Register or in a local heritage study. A heritage place should include a statement of significance, establishing the importance of the place, and can affect land, buildings, trees and/or vegetation. The HO has been applied to five single sites within and around Omeo as shown in **Table 1**. Development should conserve and enhance elements which contribute to the significance of heritage places.

Table 1: Locations of Heritage Places in Omeo

PS map reference	Heritage place
HO228	Omeo Justice Precinct, 173-175 Day Avenue, Omeo
HO230	Office/Shop (former Dept of Natural Resources & Environment), Day Avenue, Omeo
HO231	Omeo Post Office, 155 Day Avenue, Omeo
HO234	Oriental Claims Hydraulic Sluicing Site, Great Alpine Road, Omeo
HO281	Soldiers Memorial Hall, 179 Day Avenue, Omeo

Clause 43.02 Design and Development Overlay (DDO)

The Design and Development Overlay (DDO) manages built form and the built environment through building height and setback provisions. DDO – Schedule 7 (DDO7) is applied to the highway corridors for Princes Highway and Great Alpine Road in Omeo to maintain safety of road use, ensure high quality development and prevent ribbon development occurring along highway corridors. DDO7 applies to various portions of land to the southwest of Omeo along Day Avenue, to the southeast along Great Alpine Road and to the east on Bilton Street to ensure new development in the highway corridors in non-urban areas are managed to ensure a safe and efficient traffic flow along the main roads.

Clause 44.01 Erosion Management Overlay (EMO)

The Erosion Management Overlay (EMO) identifies areas subject to erosion, landslides and other land or coastal degradation and seeks to ensure development is compatible with minimal land disruption or environmental damage. The EMO applies to the lands north to Holston Tourist Park, southeast to Omeo airport, and west to the Livingstone Park.

Clause 44.06 Bushfire Management Overlay (BMO)

The Bushfire Management Overlay (BMO) seeks to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire. Development is permitted only where the risk to life and property from bushfire can be reduced to an acceptable level. The overlay has been applied to Mount Mesley Reserve, Omeo Mountain Bike Park, and Oriental Claims Historic Area, to the west of Omeo.

Omeo Structure Plan

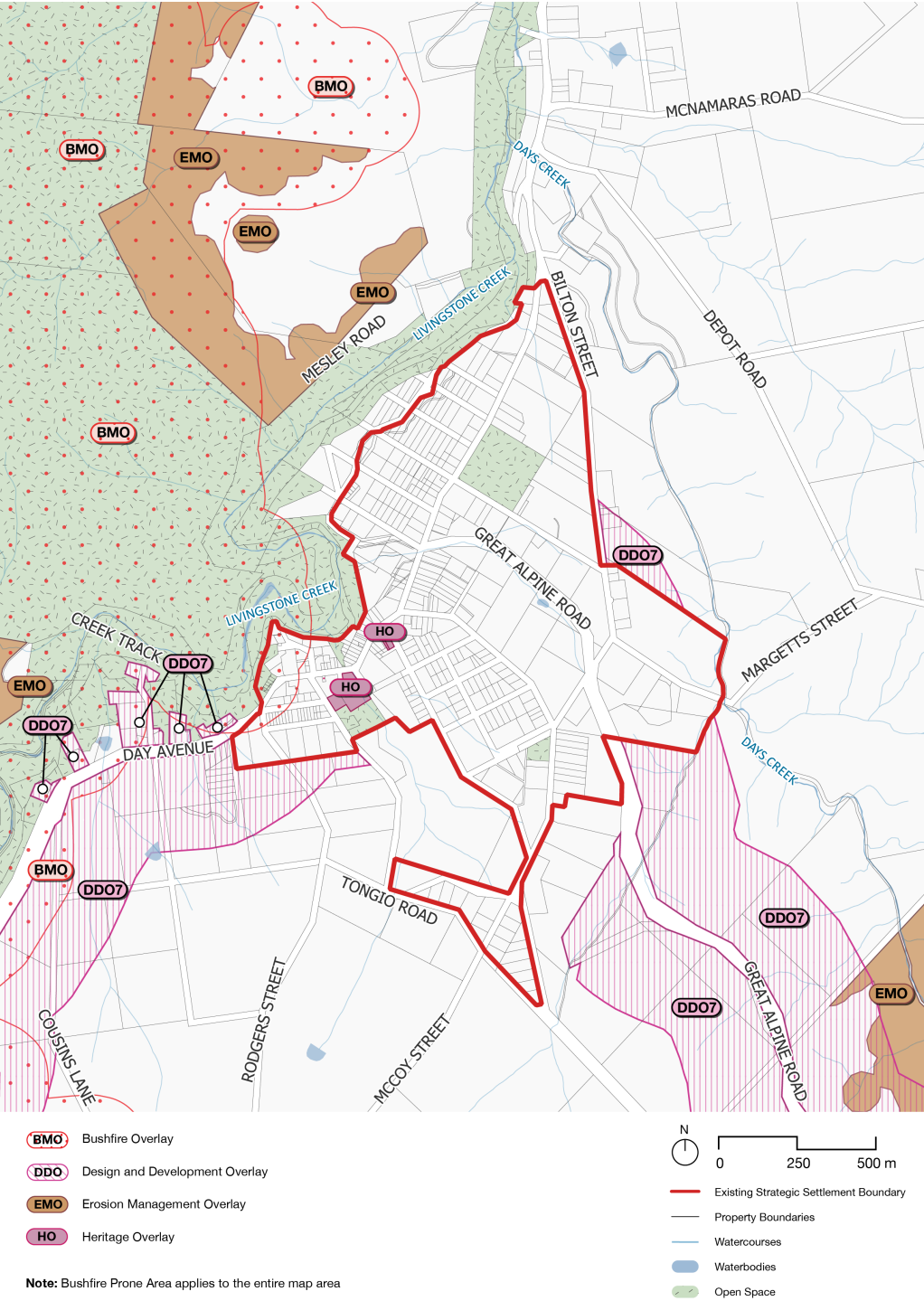


Figure 9: Omeo Existing Overlays



2.9 Council Strategies

Omeo Land Supply and Demand Assessment, 2010

This 2010 assessment found that demand for growth in Omeo is low and is driven by additional employment generating uses, such as Stockman Projects' Benambra Mine. Based on projected levels of demand there is an adequate amount of existing zoned land within the town to provide for up to 30 years supply.

This report states that at least 10 years of zoned land should be available for residential, commercial and industrial purposes and although there are 80-90 vacant lots zoned for residential purposes which could accommodate 160-180 additional persons (or 60 per cent of the existing population), many of these are difficult and costly to develop due to slope and servicing constraints. The allocation of some flat serviceable land to the Low Density Residential Zone and Rural Living Zone should be reconsidered to allow for growth within the existing town boundaries.

In terms of commercial uses, the assessment finds that Omeo provides a convenience and service centre function for the region and that existing supply of commercial floorspace exceeds the estimated demand, noting no new commercial buildings being approved between 2005 and 2010. Under-utilised zoned lots in the centre of Omeo indicate that no further land is required to be rezoned for business purposes. Demand for industrial use is similarly low although demand for smaller industrial zoned parcels may exist as some industrial uses have established on residential zoned areas.

Omeo Zone & Overlay Review April 2011

This 2011 assessment of the zones and overlays applying within Omeo was based on the 2011 Land Supply and Demand Assessment. This review made recommendations regarding potential changes to existing zone and overlay controls with consideration of various constraints on growth including topography, infrastructure availability, native vegetation and the natural drainage system.

This review identified the following opportunities for Omeo:

- *High environmental values offering a range of tourism opportunities;*
- *Chance to capitalise additional tourist use of the Great Alpine Road and the Horsehair Plain; airport good grazing lands;*
- *Good highway access to the region;*
- *Historically rich;*
- *Proximity to forests for timber industry;*
- *Valuable mineral deposits;*
- *Lifestyle.*

The review identified the following constraints for Omeo:

- *Isolation;*
- *Lack of infrastructure;*
- *Low employment base;*
- *Adverse impacts of low commodity prices for livestock, wool and minerals;*
- *Need to reduce fire risk;*
- *Steep terrain and soil characteristics can lead to erosion.*

Omeo Structure Plan



The review proposed the following strategies for the Omeo sub-region:

- *Protecting the unique natural and cultural environment of the sub-region.*
- *Protecting water quality and quantity, particularly in water catchments used for domestic supply enhancing the tourism opportunities of the sub-region through nature-based tourism, its rich cultural heritage and proximity to the snow fields.*
- *Exploring agricultural opportunities that may lead to improved economic viability.*
- *In the longer term, identifying areas where demand for rural residential style living can be met in a way that supports the local economy and community, but reduces environmental impacts and minimises fragmentation of agricultural land.*

A summary of these recommendations are provided in **Figure 10**. A number of the actions and issues identified under this review are still relevant to strategic planning for land use in and around Omeo.

Ageing Well in East Gippsland: Age-friendly Communities Strategy 2017-2030

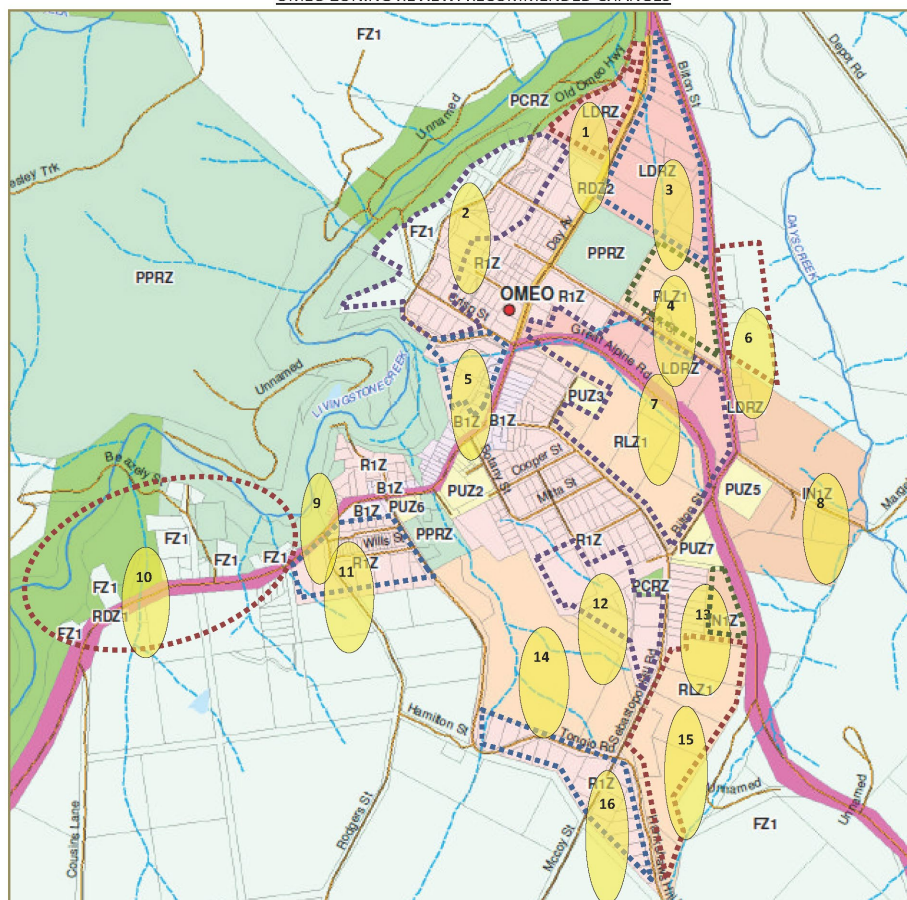
The Ageing Well in East Gippsland: Age Friendly Communities Strategy 2017-2030 supports elder residents in East Gippsland via age friendly community development. It also focuses on transport; housing; social participation; respect and social inclusion; civic participation and employment; communication and information; community support and health services; outdoor spaces and buildings; and economic opportunities. The strategy identifies East Gippsland's fast-growing ageing population and aims to ensure older residents remain active in an inclusive and supportive community across East Gippsland.

The strategy will be implemented through age friendly network, housing planning, retail and business service awareness, and transport to address local needs and improve living quality for residents. To support these, the strategy partners will include a range of stakeholders in health, business, aged care, and public and community service sectors across the municipality to deliver the objectives.

Omeo Structure Plan



OMEO ZONING REVIEW: RECOMMENDED CHANGES



OMEO ZONING REVIEW: TABLE OF RECOMMENDED CHANGES

1. Remain LDRZ to limit further subdivision due to steep land and proximity to Livingstone Creek.	2. Restructure Overlay and back-zone R1Z to RLZ or LDRZ with higher scheduled size; current lot layout does not reflect actual constructed roads.	3. Remain LDRZ due to distance from town centre: Consider Policy regarding preferred subdivision layout, i.e. no battleaxe lots, access, servicing etc.	4. Rezone to R1Z subject to servicing, needs of Omeo Saleyards. Potential location of Mixed Use or industrial use on Highway frontage. Note: items 4 & 7 could be included as part of one structure planning process.
5. Rezone to B1Z and/or restructure area to the rear of retail; sloping vegetated site unsuited for standard residential development; consolidate road reserves.	6. Industrial 1 Zone to reflect existing industrial use and land constraints; remove DDO7.	7. Rezone to R1Z with IPO or DPO or 'Central Structure Plan'. Issues include water buffers (CMA), vegetation, pedestrian & cycling paths, and servicing. Note: items 4 & 7 could be included as part of one structure planning process.	8. Consider rezone to RCZ or DDO along eastern edge of IN1Z due to proximity to watercourse, vegetation and slope.
9. Assess appropriateness of R1Z lots to immediate west of car park; slope, access and servicing issues: consider back-zone and/or RO.	10. Rezone scattered FZ lots to RLZ1 – would be exempt from requirements of Ministerial Direction No 6.	11. Restructure small narrow lots. Consider DPO due to road and servicing issues. Area to the west of Tongio Road could be long term residential expansion as sewer and water services run along Tongio Road.	12. Rezone to LDRZ with potential for restructure RO due to roads, servicing proximity to water courses; map data indicates limited ownership which may help in restructuring.
13. IN1Z with steep frontage to Great Alpine Road & proximity to R1Z and access difficulties. Consider back-zone to or DDO controls.	14. RLZ1 Appropriate due to topography and number of watercourses.	15. LDRZ on vacant land; however due to slope, vegetation and close watercourse RLZ1 appropriate.	16. Rezone to LDRZ to limit further subdivision – could be justified through local policy support.

Figure 10: Omeo Zone & Overlay Review 2011: Recommended Changes

Source: SMEC Urban

Omeo Structure Plan



Omeo Region Community Plan, 2012-2017

The 2012 Community Plan was developed in response to two community workshops occurring in 2011.

The vision provided for the Omeo region under this plan is:

- *A place which provides opportunities to raise families and live well.*
- *A friendly, welcoming place that encourages and promotes tourism and event opportunities.*
- *A place that values both traditional and contemporary interests.*
- *Partnership between community and businesses through working collaboratively.*

Seven overarching objectives were provided under this plan within four thematic groups:

Liveability

- *To provide improved access to a diverse range of recreational and active pursuits.*
- *To foster a healthy and safe community engaged in arts, cultural and social activities.*

Sustainability

- *To protect, value and utilise the natural environment and to encourage responsible tourism.*
- *To maintain a built environment that is both proactive and sensitive to the Region's natural attributes.*

Productivity

- *To have sustainable and viable farming, timber and tourism industries.*
- *To provide the opportunity for community and business to grow and expand to meet the tourism demand.*

Governance

- *To have strong leadership and prudent management.*

Under these objectives were grouped 94 individual actions with indications of high, medium high, medium, medium low and low priority.

Livingstone Park Management Plan, 2018

The Livingstone Park Management Plan was adopted in 2018 as a strategic guide for the future development and ongoing management of Livingstone Park. These areas include Crown land to the west and north of the Park. Livingstone Park, located in the north-western periphery of the town centre adjacent to Creek Street, provides public access to Livingstone Creek and accommodates important historical, cultural and natural values.

The park includes walking tracks which provide public access to sites such as the Oriental Claims Historic Area and the Omeo Caravan Park as well as valuable recreational opportunities such as the Livingstone Creek Swimming Pool, a network of walking tracks, day visitor area and picnic facilities, playground, war memorial, Mountain Bike Pump Track and Skate Ramp.

The Plan provides various management strategies that aim to deliver on the Plan's overarching objective to manage the park to provide for a range of recreational use, while ensuring the conservation of natural, historical and cultural values.

Omeo Mountain Bike Destination Business Case, 2019

The Omeo Mountain Bike Destination Business Case seeks to develop Omeo into a world-class mountain bike destination with a proposed 114 km of trails to appeal to more tourists and visitors to the region. The strategy aligns with regional tourism strategies and includes detailed assessments of

Omeo Structure Plan



environmental, cultural, and planning considerations, aiming to boost tourism and diversify the economy by attracting tourists into the region and providing a range of employment opportunities.

2020 Action Plan - Maximising Future Outcomes for the Omeo Region

The 2020 Action Plan was developed in response to changes in the nature and scale of the Omeo region's traditional industries and their impact on employment and ultimately community sustainability. The plan indicates that there are a number of projects funded, approved or proposed for the Omeo region that have the potential to transition the local economy and make a significant contribution to the sustainable future of the community.

These were:

- *Development of the Stockman Project*
- *Omeo Mountain Biking Destination Plan*
- *Livingstone Park Management Plan*
- *Omeo Justice Precinct heritage preservation works*
- *Omeo Caravan Park's future role in accommodation network*
- *Omeo Service Centre reconfiguration*
- *Omeo Land Use Plan*
- *Place and Community Planning for the Omeo region*
- *Local Incident Management Plan*
- *Our Catchment Our Communities, a coordinated approach to catchment management*
- *Regional Floodplain Strategy*
- *Mount Hotham Resort Strategic Alignment*

This report aimed to coordinate projects and investment to address issues of scale, potential complexity, range and timing of the proposed projects and to provide guidance on the most effective actions and mechanisms that should be pursued in order to proactively realise the outcomes sought without prescribing detailed implementation for every project.

Omeo Land Supply and Demand Assessment, 2020

This assessment builds on the 2010 land supply analysis and 2011 zone review. It provided several recommendations for land use across 12 precincts within Omeo's existing urban boundary including:

- *Rezone Omeo Caravan Park.*
- *Rezone Omeo Cemetery.*
- *Prepare a framework plan with community engagement to determine vision, proposed settlement boundary future growth areas and refresh planning scheme policy.*
- *Complete the 2005 Heritage Gaps Study as it relates to Omeo to introduce local heritage controls (including a central activity area heritage precinct) and guidelines for infill development.*
- *Prepare a carparking strategy.*
- *Town entry boulevard including a linear reserve, open space network connectivity, off road trail and entry experience.*
- *Review existing land use (depot) and facilitate relocation to 147 Bilton Street, Omeo.*

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- Investigate introducing the Design and Development Overlay Schedule 7 on land adjacent to the Great Alpine Road to ensure appropriate building scale & bulk on the southern town entry.
- Delete the Design and Development Overlay Schedule 7 from land adjacent to Bilton Street.
- Investigate the introduction of a Design and Development Overlay around the existing saleyards.
- Investigate consolidating the emergency services node and consolidating agency activities including relocating policy functions, DELWP and Gippsland Water functions.
- Extend the Industrial Zone along Bilton Street, retract or design controls to protect the waterway.
- Prepare and introduce an appropriate buffer control over the former rubbish tip site and current waste transfer station site.
- Rezone the Farming Zone land to Rural Living Zone to reflect existing residential land use in Precinct 3.
- Undertake a more detailed site survey south of Old Omeo Highway and north of Day Avenue to determine slope, road alignments, servicing and building envelopes.
- Rezone land from Rural Living Zone to General Residential Zone in Precinct 7 and determine process to acquire land for town entry, trail and open space linear asset with the future subdivision process.
- In Precinct 8:
 - Rezone the south west side of Botany Street from Rural Living Zone to General Residential Zone.
 - Rezone the south side of Botany Street from General Residential Zone to Low Density Residential Zone with consideration of the watercourse.
 - Rezone Area D from General Residential Zone to Low Density Residential Zone.

East Gippsland Economic Development Strategy 2022-2032

The East Gippsland Economic Development Strategy 2022-2032 aims to develop inclusive and sustainable economic growth across East Gippsland. Aligning with the East Gippsland Community Vision 2040, SDGS-17 goals, and collaborating with relevant stakeholders, the strategy sets out nine key focus areas and strategic indicators including fostering business; a high value and sustainable tourism destination; an economy for young and future generations; digital skills and connections; arts, culture and heritage; attractive place to live; climate action leaders; and a circular economy to strengthen existing industries, encourage innovation, and tackle challenges of youth unemployment, housing shortage, and climate change.

The strategy adopted the *Three Horizons* framework to categorise goals with short-, medium-, and long-term timeframes. It also aims to increase overall employment year on year; increase 5% of agriculture and tourism industry year on year; and to increase population to ensure economic and population growth are stable. The structure plan will aim to support the achievement of these goals.

East Gippsland Rural Land Use Strategy, 2023

East Gippsland's Rural Land Use Strategy provides an assessment of the important contribution that rural settlements and their communities make to the economic, social and environmental fabric of East Gippsland. The strategy aims to support a diverse range of agricultural enterprises occurring at various scales, including boutique farming and rural tourism, while protecting environmental and landscape values.

The strategy is structured around five key strategic directions: food and fibre; rural tourism; rural industries; environment, landscape, catchments and natural hazards; and rural housing. This strategy supports rural living lifestyles as a key demand for East Gippsland but refers to the Council's

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Settlement Strategy to direct rural living type development to either the Rural Living Zone or the Rural Activity Zone, in favour of the Farming Zone.

East Gippsland Housing & Settlement Strategy, 2023

The East Gippsland Housing and Settlement Strategy 2023 guides East Gippsland with housing development and settlement growth to 2041. With an estimated population increase of 15,400 people and 8,271 new dwellings needed, the strategy aims to manage population growth while preserving environmental values and landscape characters across East Gippsland. It also introduces a settlement hierarchy based on growth capacity to optimise infrastructure use and reduce environmental risks within the existing town boundaries for suitable development of each town. This focuses on aligning housing development with infrastructure planning, protecting vulnerable areas from natural hazards, and maintaining East Gippsland's diverse town and settlement characters.

Key strategic principles include promoting housing diversity and affordability, supporting rural and remote communities and residents, and encouraging environmentally sustainable development. The strategy aims to increase social and affordable housing, support new housing models such as tiny homes and residential villages, and advocate for state level planning policy guidance. It also aims to collaborate with state agencies, community groups and developers to implement actions including updating planning schemes, preparing structure plans, including for Omeo and other service towns, and monitoring housing demand in the future.

Omeo is described in this strategy as one of East Gippsland's small 'Service Towns' which are expected to play a secondary servicing role to the Regional Centre and are provided with most reticulated services. Service Towns are generally popular visitor and retirement destinations and are identified for incremental change. Population growth and residential development is supported for these towns, subject to environmental risk constraints.

This strategy further indicates that growth in Service Towns will be supported by the provision of necessary development and community infrastructure and that rezoning for residential purposes is supported only within areas identified for future residential use in planning scheme policy or an existing adopted structure plans. Demand for housing within Service Towns is encouraged to be accommodated through medium density infill development in established residential areas. This report assumes a demand of 248 additional dwellings will be needed in Omeo by 2041 under a high growth scenario, with 22 years of existing capacity already available. Additionally, 17 years of supply is identified within the Rural Living Zone across East Gippsland for accommodating new rural residential housing.

Council Plan 2025-2029

The Council Plan reflects the strategic priorities and direction of the elected Council and must be prepared every four years. Council's vision is for fostering inclusive, resilient and prosperous communities across East Gippsland. The plan sets out a number of key drivers that will influence the structure plan including:

- *enhancing mental health;*
- *preventing violence;*
- *promoting active living and healthy eating and reducing harm from substance use;*
- *sustainable land use;*
- *infrastructure renewal;*
- *cultural heritage preservation;*
- *economic development via local investment;*
- *workforce training.*

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The Council Plan also incorporates Council's Community Health and Wellbeing Plan. The Council Plan will be updated in 2030 in line with the directions of the new Council.

Omeo District Place Plan, 2026

Council is currently developing a series of Place Plan's for each of the districts within the municipality. These plans are intended to reflect the unique character, needs and aspirations of each district and to ensure that Council resources are invested in the things that matter most to their communities.

The Omeo District Place Plan will define the local profile using current demographic data and trends, alongside insights from existing plans, reports, and strategies. This includes identifying community values, issues, opportunities, and priorities.

Through community engagement, in person workshops and online surveys council aspires to deliver an action-focused Place Plan that reflects both Council's strategic direction and the community's vision.

2.10 Implications for the Structure Plan

- *Omeo is a rural settlement and a service town that provides retail, administration and tourist services for the surrounding district.*
- *Growth in the town should avoid expansion in favour of infill development.*
- *Preserving the cultural heritage of the town is a priority as is enhancing linkages with Livingstone Creek.*





3. DEMOGRAPHIC PROFILE

3.1 Demographic characteristics and profile

The demographic characteristics and profile of Omeo are illustrated in **Figure 11**.

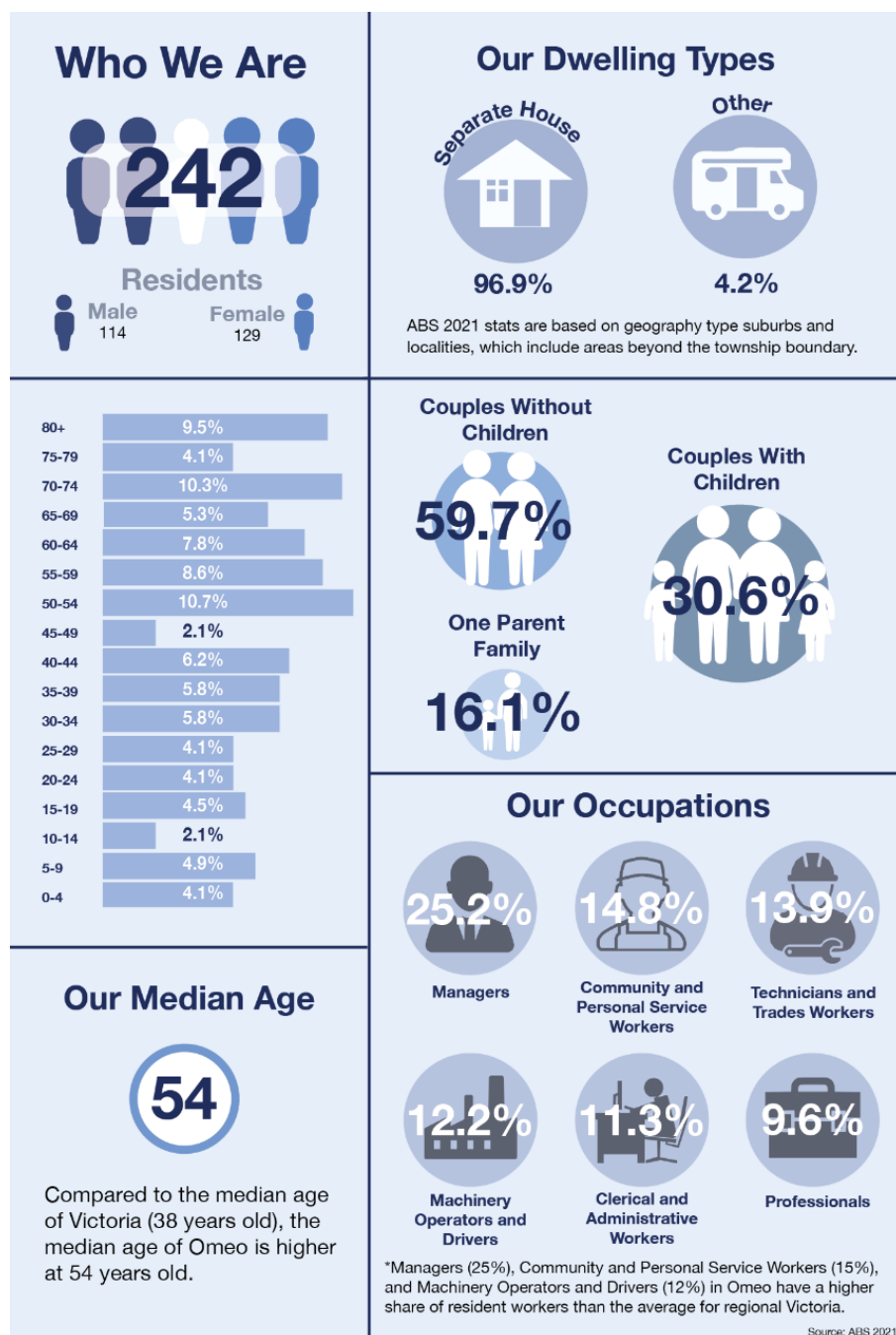


Figure 11: Omeo Demographic Infographic



3.2 Population Analysis

The resident population in the Omeo township (UCL) in 2021 was 242. The change in the town's population counted at Census time is shown in **Table 2**.

Table 2: Change in Omeo Population, 2001 to 2021

Year	Omeo UCL	East Gippsland
2001	259	37,792
2006	228	40,037
2011	269	42,196
2016	241	45,040
2021	242	48,715
Change, 2016 to 2021	1	3,675
Average annual growth rate, 2016 to 2021	0.1%	1.6%

Source: ABS, 2022

Note: Population figures in 2021 were affected by extraordinary movements during the COVID19 pandemic and should be treated with caution. The boundaries of the Omeo township changed slightly over the period and early figures may not correspond precisely to the same area as later figures.

Omeo has experienced a fluctuating population over the past 24 years, with no clear long term trend apparent. This is in contrast to the population of East Gippsland, which has grown consistently at between 1% and 2% per year over the period.

Figures since 2021 indicate a small influx of population as the Mountain Bike Park has opened and services expanded to cater for additional visitors. The population of the township in 2024 is estimated to be around 265 (and this growth estimate is based on the number of additional dwellings since 2021 – see the next sub-section).

Table 3 provides a statistical summary of housing and demographic factors for Omeo, with comparisons to East Gippsland and Victoria as a whole.

Table 3: Key Housing and Demographic Indicators, Omeo UCL

Characteristic	Omeo UCL		East Gippsland			Victoria comparison
	Number	%	Number	%		
Census population	242		48,715			
Median age	54		52			38
All private dwellings	158		25,948			
Average number of people per household	1.9		2.2			2.5
Median weekly household income	\$1,100		\$1,110			\$1,759
Born in Australia	181	75%	38,772	80%		65%
Couple family without children	37	60%	7,096	53%		38%
Couple family with children	19	31%	4,111	31%		46%
One parent family	10	5%	1,920	15%		15%
Other family	0	0%	151	1%		2%
Occupied private dwellings	96	71%	19,771	81%		90%
Unoccupied private dwellings	38	28%	4,564	19%		10%
Separate house	93	97%	17,897	91%		73%
Other dwelling	4	4%	1,805	9%		27%
Family households	57	63%	13,063	66%		70%
Single person households	34	37%	6,212	31%		26%
Group households	0	0%	496	3%		4%

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	Omeo UCL		East Gippsland		Victoria comparison
Characteristic	Number	%	Number	%	
Owned outright	42	44%	9,685	49%	32%
Owned with mortgage	33	34%	5,363	27%	36%
Rented	14	15%	3,863	19%	29%
Other/not stated	6	6%	858	4%	3%
Professionals and managers in the workforce	40	35%	5,865	31%	39%

Source: ABS, 2022

The changing size of age groups in the local population will make a difference to the demands for services and the number of job opportunities in those services. **Table 4** presents a forecast of how the numbers of people in functional age groups will change over the period from 2024 to 2046 in the Omeo-Swifts Creek district, according to work undertaken for Council by .id Consulting (2025).

Table 4: Forecast change in population, 2021 to 2036, Omeo-Swifts Creek district

Age group	2024	2046	Change 2024 to 2046	
	no.	no.	no.	%
Babies and pre-schoolers (0 to 4)	68	60	-8	-12%
Primary schoolers (5 to 11)	108	93	-15	-14%
Secondary schoolers (12 to 17)	102	82	-20	-20%
Tertiary education and independence (18 to 24)	74	73	-1	-1%
Young workforce (25 to 34)	125	107	-18	-14%
Parents and homebuilders (35 to 49)	226	215	-11	-5%
Older workers and pre-retirees (50 to 59)	212	213	1	0%
Empty nesters and retirees (60 to 69)	243	278	35	14%
Seniors (70 to 84)	215	375	160	74%
Elderly aged (85 and over)	26	93	67	258%
Total persons	1,398	1,590	192	14%

Source: .id consulting, 2025

This forecast by .id consulting expects decline in the number of people in all age groups younger than 50 and a marked increase in those aged 70 and over. This trend will likely result in:

- *Less demand for kindergarten and childcare services, teachers and youth services.*
- *Older workers in most employment activities.*
- *More demand for financial and estate planning, health services and other “silver economy” services – retirement travel and certain types of recreation.*

This forecast demographic change is for the wider district but is likely to apply to Omeo as well.

3.3 Implications for the Structure Plan:

The structure plan should:

- *Anticipate demand for more housing for singles and couples in older age groups, including retirement housing and residential aged care, but also including smaller homes with easy access to services.*
- *Anticipate increased demand for some town centre services including health, finance, travel and recreation.*



4. HOUSING



4. HOUSING

The key housing and related characteristics of Omeo are illustrated in **Figure 12**.

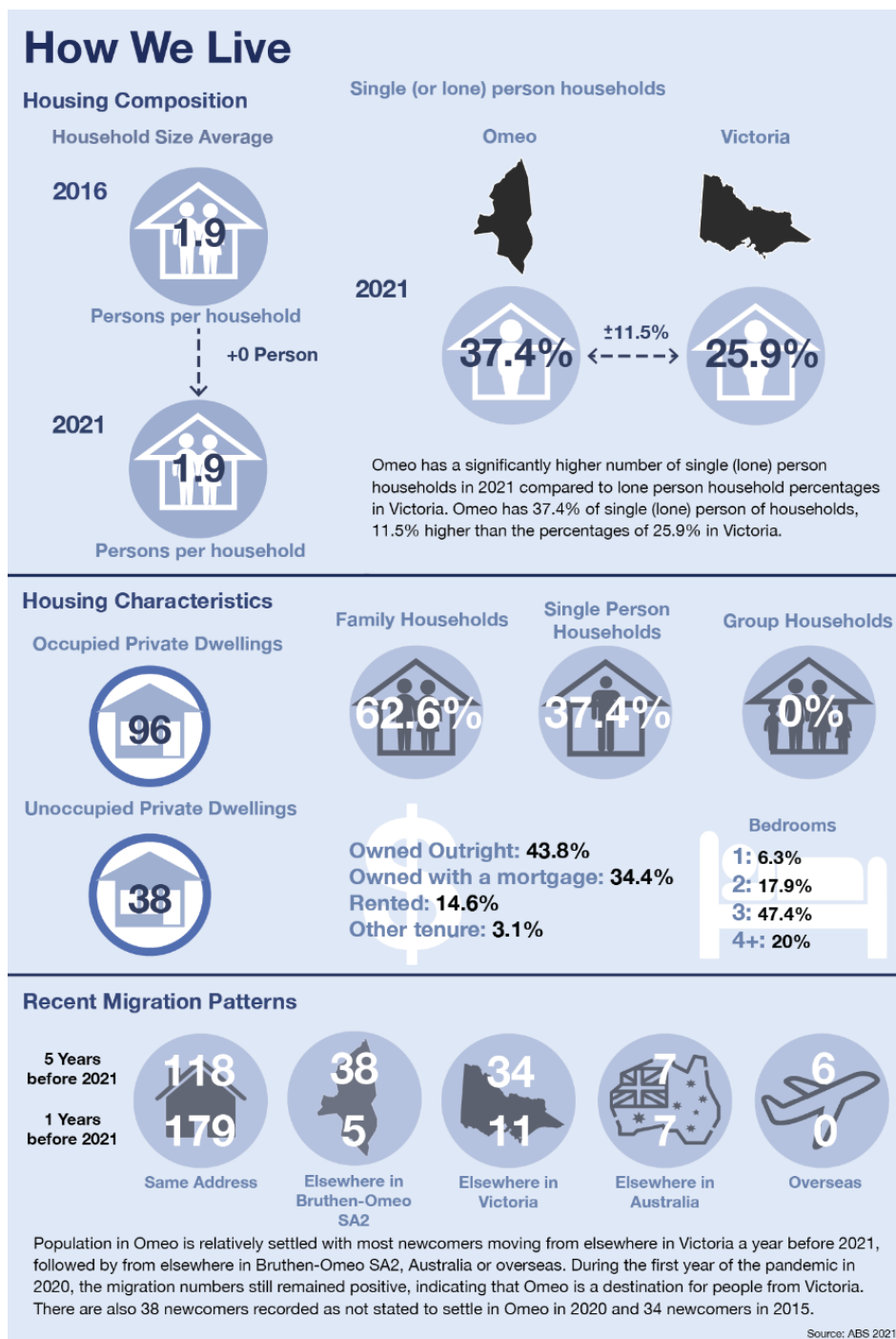


Figure 12: Omeo Key Housing Data



4.1 Recent housing construction

The number of private dwellings in the township in 2021 was counted by the ABS at 158.

Figure 13 shows the number of new dwellings given a building permit each year in Omeo since 2017. Accounting for likely demolitions, the average number per year over the period is around eight in the township and a further eight in the surrounding district, including Cobungra, Cassillis Road etc. By 2024, the number of dwellings is estimated here at 163.

Visual inspections suggests that recent dwelling construction has been largely infill and has included a number of purpose-built holiday rentals.

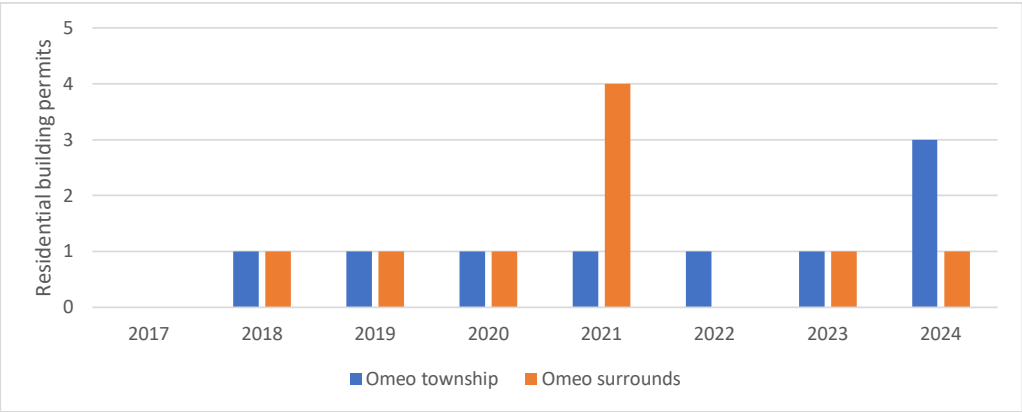


Figure 13: Recent Building Permits for New Dwellings, Omeo

Source: .id consulting

4.2 Recent migration patterns

The Omeo population has a mobile component, with newcomers to the area moving from elsewhere in the district, in Victoria and interstate, as shown in **Table 5**.

Table 5: Place of Residence, 1 Year and 5 Years before 2021, Omeo UCL

Location	Place of residence	
	1 year ago	5 years ago
Same address	179	118
Elsewhere in Bruthen-Omeo SA2	5	38
Elsewhere in Victoria	11	34
Elsewhere in Australia	7	7
Overseas	0	6
Not stated	38	34
Total	238	235

Source: ABS, 2022

These migration figures show the influence of the COVID19 pandemic – a high proportion of people who moved to Omeo in the five years prior to 2021 did so during the first year of the pandemic – 2020 to 2021.



4.3 Housing Density

The undulating landscape, historic development and the evolving zoning pattern has produced a variety of lot shapes and sizes throughout the town. Lots in the GRZ1 vary in size between 400 sqm and 1.3 hectares. The most common lot size is around 800 sqm, although many of these have been amalgamated and developed for housing blocks of 2,000 sqm or more. Most of the GR1Z lots in the McCoy Street/Tongio Road precinct have been developed at 2,000 sqm or more.

Lots in the LDRZ range from 800sqm to 2.6 ha but, again, many lots have been amalgamated for development. Housing blocks are generally at least 2,000 sqm.

The RLZ1 land appears to have been used as a buffer or to protect other assets. Land used for the Omeo saleyards is zoned RLZ1 as is land around the hospital. This zone has very few houses within the township – perhaps 4 dwellings altogether.

The zoning and development pattern, as well as the hilly and sloping nature of much of the land, has given the town a very low housing density. There are no medium or high density homes in the town apart from several dwellings in commercial buildings in the main street.

4.4 Population Forecast for Omeo-Swifts Creek District

Forecasting population growth is an inherently uncertain business. Forecasters can only base their calculations on past trends and foreseeable outcomes. The more distant the forecast end point, the more uncertain the accuracy of the forecast. In the short term, for example, the lack of subdivided lots may be a constraint on growth. In the longer term, the opening of new estates would overcome that constraint, creating a higher than expected growth rate.

In this case, .id consulting has produced forecasts, as indicated in **Table 6**, for Council that cover the Omeo-Swifts Creek district and, while not for the township of Omeo solely, these have been used as a guide to develop scenarios for growth. In a situation of uncertainty, scenario development is a commonly used tool to help plan for the future.

The following table provides a summary of the population and housing forecast for the wider district. **Figure 14** below compares the year-by-year forecast growth rate in Swifts Creek-Omeo and East Gippsland.

Table 6: Population and Housing Forecasts for Omeo-Swifts Creek, 2021 to 2046

	2021	2026	2031	2036	2041	2046	Change 2021-2046
Population	1,316	1,436	1,500	1,536	1,562	1,590	275
Change in population (5yrs)		120	65	36	26	28	
Average annual change		1.8%	0.9%	0.5%	0.3%	0.4%	0.8%
Households	661	717	762	793	815	831	170
Average household size	1.93	1.94	1.89	1.85	1.83	1.82	-0.1
Dwellings	949	956	958	963	968	975	26
Dwelling occupancy rate	69.65	75.00	79.54	82.35	84.19	85.23	16

Source: .id consulting, 2025

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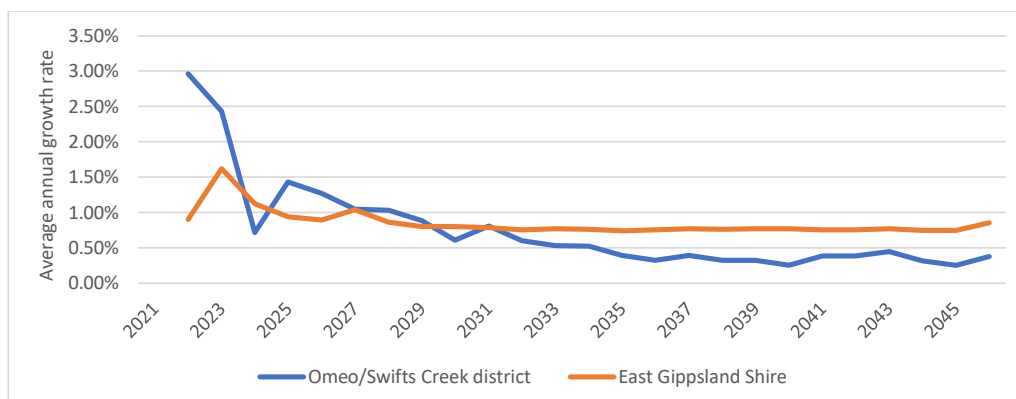


Figure 14: Forecast Population Growth Rate, Omeo-Swifts Creek and East Gippsland, 2021 to 2046.

Source: .id consulting, 2025

4.5 Scenarios for Growth in Omeo Township

A wide range of population growth outcomes is possible and these are discussed in terms of three potential scenarios below. These scenarios are likely to cover the mid- to high-end of the range.

Scenario 1: Base case	Omeo grows at the rate forecast for the district as a whole, that is, around 0.6% per year over the forecast period from 2024 to 2046. This results in a population of 302 residents by 2046, or 36 additional people compared with 2024. This is the expected growth given current availability of housing land and historic trends in development.
Scenario 2: Enhanced growth	Omeo accounted for 16% of the district's total housing growth in the period 2017 to 2024 according the .id housing monitor (.id consulting, 2025). In this scenario, the town continues to account for this share of the district's forecast growth over the period to 2046. This scenario results in a population of 323 by 2046, with growth averaging 0.9% per year and an additional 58 people compared with 2024. This kind of growth may eventuate if, for example, more serviced land becomes available.
Scenario 3: Higher growth	Between 2021 and 2024, Omeo's population grew at an estimated 1.6% per year. In this scenario, Omeo continues to grow at this rate, resulting in a population of 380 by 2046, an additional 115 people compared with 2024. This scenario may eventuate if, for example, the mountain bike park grows in popularity and Omeo consolidates as the centre of the district.

The housing growth associated with each of these scenarios is shown in **Figure 15**. These growth scenarios assume that the share of unoccupied dwellings – mainly holiday homes and second homes – will remain the same as at present – around 30% of the total. **Table 9** shows the housing development outcome from each growth scenario.

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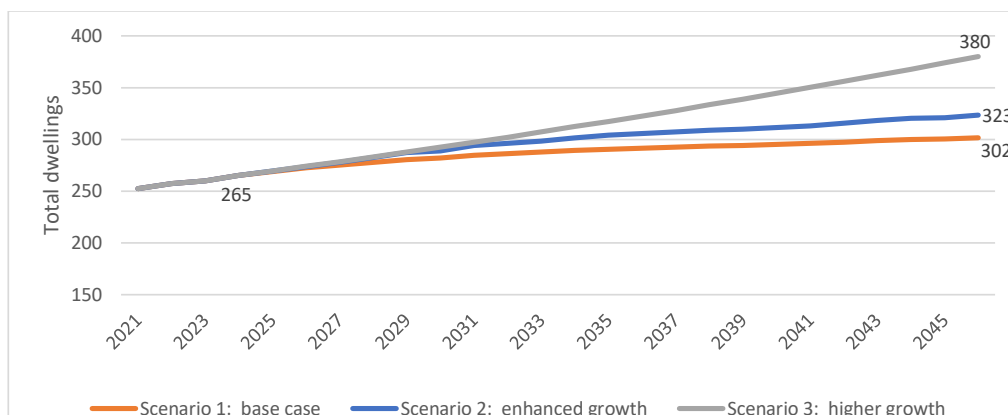


Figure 15: Housing Growth Scenarios

Source: .id consulting, 2025

Table 7: Housing Scenarios Summary

	Scenario 1: Base case	Scenario 2: Enhanced growth	Scenario 3: Higher growth
Housing stock, 2024	163	163	163
Housing stock, 2046	177	194	239
Demand for dwellings, 2024 to 2046	15	32	76
Average annual growth rate	0.4%	0.8%	1.8%
Average new dwellings per year	0.7	1.4	3.5

Source: Tim Nott

4.6 Meeting Housing Needs

One of the roles of structure planning is to ensure that there will be sufficient land to accommodate the demand for new dwellings in the town.

Lot numbers

In the scenarios presented here, there is an anticipated demand of between 15 and 76 additional dwellings in the period from 2024 to 2046. The notional existing supply of 45 lots would be sufficient for the *base case* and the *enhanced growth scenario* but not the *higher growth scenario*.

More lots could be generated through further subdivision of larger lots, particularly those in the Botany Street/Howitt Street precinct. Other ways of generating more dwellings would be:

- *Encouragement of further subdivision of large lots in the GRZ.*
- *Encouragement of dual occupancies.*
- *Encouragement of multi-unit dwellings, especially in, or close to the town centre and the hospital.*
- *Rezoning of land to enable higher densities; for example, rezoning RLZ land around the hospital close to the centre of town, to GRZ land.*

Because of the difficult financial viability conditions for housing development in the town, Council may wish to consider providing up-front funding for roads and other infrastructure that will allow the subdivision of large parcels into urban-sized lots. Such funding could be recouped over time through charges on each lot that was serviced.



4.7 Medium Density Housing

There is a very small amount of medium density housing in Omeo, mainly comprising dwellings above commercial buildings and “granny flats”. There will be a growing demand for medium density housing in the future, particularly for small households, including:

- *Young singles and couples who may be in Omeo for medium-term work reasons.*
- *Households who are happy with a small home for convenience or environmental reasons.*
- *Older people who are retiring into town or down-sizing.*
- *Older people or people with disabilities who need supported accommodation.*
- *People going through family separation.*
- *A way of securing an inexpensive holiday home in the town.*

Council could consider encouraging medium density housing in the GRZ.

Residential aged care

Residential aged care is provided by the Omeo District Health Service at the hospital. Demand for this specialist housing type is likely to expand over the forecast period, given the forecast strong growth in post-retirement age groups. The hospital may need more land to accommodate such growth. There may also be demand for supported retirement living.

Key Worker Housing

The affordability of housing has become an urgent issue with the lack of affordable housing for rent, which is a significant impediment to liveability and local economic development in East Gippsland and throughout regional Australia. Vital but low-paid workers or those on short- or medium-term contracts find it very difficult to access affordable rental housing.

Around Victoria, a number of potential solutions are being trialled or canvassed, including:

- *Development of more social housing to reduce the pressure on the availability of private rental stock (and the Big Housing Build is designed in part to have this impact).*
- *Development of affordable cabin accommodation in municipal caravan parks for temporary workers.*
- *Donation or lease of surplus public sector land as a means of subsidising housing development.*
- *Grants for the refurbishment of old hotel accommodation for temporary workers.*
- *Development of tiny homes for the long term homeless.*

The development of affordable housing for key workers requires some form of subsidy as market rental property is beyond the reach of many workers or simply not sufficiently available. Grants to provide those subsidies are available from State and Commonwealth Government, although accessing them would require a business plan and the establishment of a local partnership with employers and possibly a community housing organisation.

However, registered community housing organisations are mostly concerned with the provision of social housing for those most in need. Council, perhaps with its neighbouring Councils, could consider the establishment of a community housing organisation dedicated to the provision of affordable housing. This could be funded through property ownership, government grants, section 173 agreements with property developers and philanthropic donations.

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Prefabricated housing is one way in which costs may be reduced. Council needs to make sure that its planning regime is permissive and encouraging of this form of development, perhaps through the development and adoption of clear design guidelines.

As a first step, an understanding of the shortfall in affordable housing in Omeo is required through discussions with the community and local employers. In the meantime, Council could review its land-holdings (and that of other public agencies) in the town to identify land that may be surplus to requirements and which could be donated (or developed) for low-cost housing.

There may be the potential to share housing for key workers between the mountain bike park and associated facilities – mainly a green season demand – and the snow resorts of Mt Hotham and Dinner Plain – mainly a winter season demand.

4.8 Implications for the Structure Plan

The structure plan should:

- *Acknowledge the significant supply of available residential land existing within the town.*
- *Investigate infill housing opportunities within the context of servicing and bushfire risk.*
- *Investigate the potential for an affordable housing and key worker housing support program.*
- *Investigate appropriateness of land within the town being zoned Rural Living Zone.*



5. LOCAL ECONOMY AND LAND USE



5. LOCAL ECONOMY AND LAND USE

5.1 Retail and Commercial Assessment

This section provides a forecast of the demand for additional commercial activity in the Omeo town centre. It is based on an analysis of retail supply and demand and supplementary estimates of demand for non-retail activity.

Assessment Method

Omeo town centre contains a mix of retail, other commercial and community activities that generate demand for building floorspace. There are several ways of anticipating how the demand for floorspace and land in the town centre will change but the method chosen here is to focus first on the future demand for retail floorspace using well-established relationships between population, income, local spending and retail floor area.

This assessment depends on the population scenarios identified earlier. Future demand for other types of floorspace is then broadly estimated, taking into account the existing shares of retail to non-retail space, noting that demand analysis for non-retail floorspace can be less certain since it depends on a wider range of factors other than local population growth.

The retail assessment steps are:

- *Identify the existing commercial floorspace in the town centre and its current role in the network of centres serving the district.*
- *Estimate the retail sales using industry standard sales per square metre (adjusted for local conditions).*
- *Identify the trade area for the centre and estimate its current and future population based on existing population forecasts.*
- *Estimate the average retail spending per local resident and the total spending now and in the future.*
- *Estimate the share of resident spending that flows to the Omeo town centre.*
- *Estimate the visitor spending enjoyed by the town centre.*
- *Using conservative assumptions about how spending patterns will change in the future, project forward spending in the town centre.*
- *Translate spending to retail floorspace.*

This method is commonly used in planning for activity centres throughout Victoria.

5.2 Employment

Table 8 shows the employment by industry of Omeo residents in 2021, as measured by the Census of Population and Housing (ABS, 2022) and compares them with East Gippsland and Regional Victoria.

The Census of 2021 was undertaken during the COVID-19 pandemic. Employment figures from that period were significantly affected by temporary population movements and economic disruption and will not necessarily continue. In addition, the numbers for Omeo are relatively small and may have been affected by randomisation employed by the ABS to ensure data privacy.

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The table shows:

- Industries where Omeo appears to have a higher than average share of its workers are infrastructure provision, hospitality, arts and recreation, public administration and other services (a combination of repairs and personal services). This fits with a service centre in an area with a strong tourism industry and large areas of public land.
- Hospitality, health care, and construction are the largest industries employing local residents.
- Most working residents of Omeo are likely to work locally given the distance to significant alternative labour markets, although some may work part-time in larger centres such as Bairnsdale, the Latrobe Valley or Melbourne. The town draws in people to work in shops, services and industrial activities from surrounding districts.
- Care should be taken in extrapolating these figures because of the effects of the COVID19 pandemic on the movement of workers in 2021.

Table 8: Industry of Resident Workers, Omeo and Comparisons, 2021

Industry	Omeo UCL		Omeo-Swifts Creek district		East Gippsland		Regional Victoria	Location Quotient for Omeo-Swifts Creek*
	No.	%	No.	%	No.	%	%	Index
Agriculture, Forestry and Fishing	8	7%	183	29%	1,610	8%	7%	0.99
Mining	0	0%	14	2%	108	1%	1%	0.00
Manufacturing	0	0%	31	5%	1,351	7%	7%	0.00
Electricity, Gas, Water and Waste Services	3	3%	7	1%	236	1%	1%	2.61
Construction	14	12%	55	9%	1,918	10%	10%	1.22
Wholesale Trade	0	0%	0	0%	427	2%	2%	0.00
Retail Trade	6	5%	29	5%	1,868	10%	10%	0.52
Accommodation and Food Services	20	17%	41	7%	1,538	8%	7%	2.48
Transport, Postal and Warehousing	8	7%	20	3%	662	3%	4%	1.74
Information Media and Telecommunications	3	3%	4	1%	89	0%	1%	2.61
Financial and Insurance Services	0	0%	0	0%	185	1%	2%	0.00
Rental, Hiring and Real Estate Services	0	0%	0	0%	204	1%	1%	0.00
Professional, Scientific and Technical Services	4	3%	9	1%	676	4%	5%	0.70
Administrative and Support Services	0	0%	9	1%	551	3%	3%	0.00
Public Administration and Safety	11	10%	40	6%	1,124	6%	6%	1.59
Education and Training	5	4%	46	7%	1,731	9%	9%	0.48
Health Care and Social Assistance	16	14%	69	11%	3,130	16%	16%	0.87
Arts and Recreation Services	4	3%	12	2%	234	1%	1%	3.48
Other Services	7	6%	9	1%	750	4%	4%	1.52
Inadequately described/Not stated	3	3%	46	7%	801	4%	4%	0.65
Total	115	100%	624	100%	19,190	100%	100%	1.00

Source: ABS, 2022;

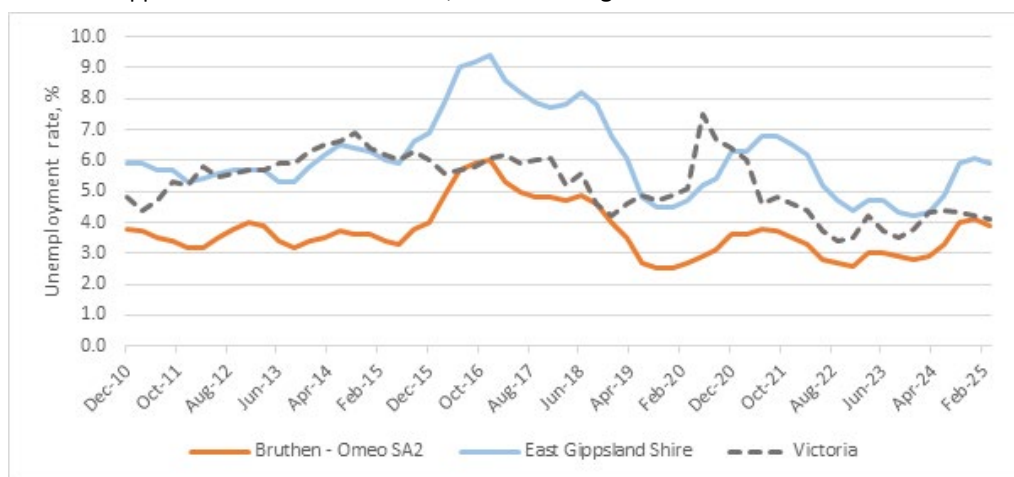
Notes: Location quotient compares the industry shares of employment in Omeo with those in Regional Victoria as a whole. Index numbers greater than 1 indicate that Omeo residents have a higher propensity to work in that industry than the average for Regional Victoria. These industries are shaded green.

Omeo Structure Plan



5.3 Unemployment

For the last fifteen years, the Bruthen-Omeo SA2 has consistently had a lower unemployment rate than East Gippsland or the State as a whole, as shown in **Figure 16** below.



Source: REMPLAN, 2025

Figure 16: Bruthen-Omeo SA2 Unemployment Rate 2010 - 2025

It is likely that people without work move elsewhere to access employment opportunities and this is common in many rural communities. Low unemployment is a social good, however, the low rate of unemployment can hide underemployment and the number of people who have given up looking for work because there are few opportunities. Low rates of unemployment also means that there may be few existing workers to help start new enterprises.

5.4 Industry Outlook

Victoria University provides employment forecasting for the Australian Government. Its latest forecast for industry growth between May 2024 and May 2034 is shown in **Table 9** below.

Table 9: Victoria University Employment Projections, Australia, May 2024 to May 2034

Industry	May 2024 ('000)	May 2029 ('000)	May 2034 ('000)	2024 to 2034	
				Projected growth	Average annual growth rate
Agriculture, Forestry and Fishing	322.8	330.2	345.6	22.8	0.7%
Mining	300.4	307.3	326.4	26.0	0.8%
Manufacturing	909.1	907.3	959.3	50.1	0.5%
Electricity, Gas, Water and Waste Services	184.2	197.4	209.2	25.1	1.3%
Construction	1,357.7	1,452.8	1,520.3	162.6	1.1%
Wholesale Trade	384.2	411.6	437.6	53.5	1.3%
Retail Trade	1,320.3	1,366.8	1,420.1	99.8	0.7%
Accommodation and Food Services	929.9	984.8	1,040.6	110.8	1.1%
Transport, Postal and Warehousing	736.9	773.9	812.6	75.6	1.0%
Information Media and Telecommunications	191.1	203.8	219.2	28.1	1.4%
Financial and Insurance Services	529.9	571.0	608.0	78.2	1.4%

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Industry	May 2024 ('000)	May 2029 ('000)	May 2034 ('000)	2024 to 2034	
				Projected growth	Average annual growth rate
Rental, Hiring and Real Estate Services	226.2	245.1	260.8	34.6	1.4%
Professional, Scientific and Technical Services	1,324.6	1,469.1	1,579.1	254.6	1.8%
Administrative and Support Services	437.6	452.5	474.4	36.8	0.8%
Public Administration and Safety	941.8	983.0	1,034.1	92.3	0.9%
Education and Training	1,210.2	1,281.8	1,360.3	150.1	1.2%
Health Care and Social Assistance	2,260.4	2,543.5	2,845.3	585.0	2.3%
Arts and Recreation Services	270.5	284.6	300.7	30.2	1.1%
Other Services	525.5	544.1	571.8	46.3	0.8%
Total	14,363.3	15,310.7	16,325.5	1,962.2	1.3%

Source: Victoria University, and Jobs and Skills Australia, 2024. Cells highlighted in yellow indicate industries with faster than average forecast growth.

At the national level, employment growth is expected to continue at 1.3% per year, with the most rapid growth in health services, professional services, financial and property services. Growth is expected in all industries, including those which employ Omeo residents. The outcome in Omeo will depend on many local details and the nature of each local industry compared with Australia as a whole.

Growth in employment for Omeo residents is likely to revolve around a number of key factors:

- *General trends affecting the whole Australian economy – the growth of artificial intelligence, automation and internet services; competitiveness with economies elsewhere in the world.*
- *The continued growth of the tourism industry and the success of projects such as the Omeo Mountain Bike Park in attracting visitors as well as the capacity of local accommodation and hospitality providers (see TRC Tourism's roadmap in **Figure 17** below¹).*
- *The continued operation and success of high country locations and Alpine resorts for which Omeo is a service centre (e.g. Hotham Airport, Dinner Plain, Anglers Rest).*
- *The continued success of farming and mining in the district, including its capacity to respond to external changes and diversify.*
- *The capacity of local agribusiness and forestry to be sustained and expand.*
- *Ability to accommodate the growing demand for aged care and other health services.*
- *Local participation in the energy transition.*
- *The capability of Omeo to attract new residents and support the dwelling construction and services they require.*

¹ TRC Tourism (2025) *Tourism Ecosystem Mapping and Investment Roadmap for Omeo and Region*, for East Gippsland Shire Council



Tourism Ecosystem Mapping and Investment Roadmap | for Omeo and Region

The Council and local community are keen to ensure that the substantial investment in the mountain bike park and its supporting infrastructure will generate positive community and economic development outcomes. Council commissioned work to identify the key requirements for success (see TRC, 2025) which identified a wide-ranging action program.

Recommendations:

- Strengthen Omeo's trail town appeal by aligning branding, enhancing signage, improving interpretive materials, and upgrading visitor services including toilets, car parking and access to information (online, in person and through pre visit packaging)
- Leverage the Omeo Mountain Bike Park as an anchor attraction by investing in supportive infrastructure and hosting events that draw visitors year round
- Address workforce barriers and delivering housing suitable for business staff, which is currently a constraint for local enterprises.

Investment opportunities identified include:

- Expansion of accommodation options suited to trail users and year-round visitors
- Development of trail-related commercial services (e.g. bike hire, guided tours, food vans, local produce outlets)
- Creation of event infrastructure to attract regional and national mountain bike (MTB) events
- Enhancements to digital and on-ground visitor information and wayfinding
- Opportunities for cultural tourism development and nature-based experiences linked to the region's alpine environment and heritage

Source: TRC, 2025

Figure 17: Tourism Ecosystem Mapping and Investment Roadmap for Omeo and Region

A key role for the local Council will be to maintain and improve the liveability of the town, providing a secure and desirable place for investors, whether these are potential residents or business operators.

5.5 Omeo Town Centre

The town centre is located on Day Avenue, which is the Great Alpine Road that takes traffic from Bairnsdale to Bright, and beyond. Like the town itself, the Omeo town centre is undulating, with an attractive outlook and a handsome set of heritage buildings dating from the 1850s onwards. The centre has had recent investment in streetscape works, including extensive cycling infrastructure, coinciding with the opening of the mountain bike park.

The extent of the town centre is shown in **Figure 18**. The area comprises a C1Z, two public use zones covering the primary school and Council offices, and a PPRZ covering the police station, the former Court House and surrounding Justice Precinct at AM Pearson Park.

The Omeo town centre functions as a small town centre in the regional activity centre hierarchy, providing a food and grocery offering and a limited range of other goods and services to the town and surrounding district. The centre also hosts a strong visitor services sector, catering to those staying in the town and all those travelling through on the Great Alpine Road. Additionally, in terms of the visitor economy, the Omeo saleyards and rodeo sites are also a key part of the town's cultural fabric, and these facilitates draw in visitors and economic activity to the town while supporting agricultural activity occurring within the surrounding region.

The centre has a very attractive heritage streetscape comprising art deco and gold-rush era buildings as well as more modern inclusions.

Key retailing features of the centre include:

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- Food, groceries and liquor – supermarkets, general stores, liquor outlets, specialty food outlets (butchers, bakers, greengrocers etc).
- Cafés and restaurants – cafes, restaurants and take-away food outlets.
- Other retailing, comprising:
 - Clothing – clothes, shoes, Manchester.
 - Household goods – homeware, hardware, furniture, floor coverings, curtains and blinds, electronic goods etc.
 - Recreational goods - sporting goods, toys, bookshops, newsagents.
 - Other goods –, chemists, florists, jewellers, second-hand goods etc.
 - Retail services – hairdressers, beauty parlours, clothing and household goods repairs.



Figure 18: Omeo Town Centre Extent

5.6 Retail Activity Floorspace

Table 10 provides an estimate of retail and other activity floorspace in the Omeo town centre, based on a visual survey undertaken for this project.

The table shows:

- Total activity floorspace is 11,430 sqm including retail floorspace of 2,340 sqm.
- Retail activity comprises 20% of the total occupied floorspace in the town centre, but the largest single activity is accommodation with 25% of the total.
- The town centre has a range of other activities including civic, educational and commercial.
- Vacant floorspace accounts for 9% of the total, which is substantial but within normal bounds for strip shopping centres.

Table 1: Estimated Activity Floorspace, Omeo Town Centre, 2025

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Activity	Floorspace (sqm)	Share of total
Food, groceries and liquor	790	7%
Cafés and restaurants	580	5%
Other retail	970	8%
Total retail	2,340	20%
Hotels, accommodation and clubs	2,810	25%
Hire services	720	6%
Education services	1,230	11%
Commercial offices	600	5%
Civic services	1480	13%
Other services	1,250	11%
Vacant	1,000	9%
Total	11,430	100%

Source: Tim Nott – survey undertaken August 2025

Notes: Hire services include some retail activity. The definition of retail activity is based on those used by the ABS and comprises the activities listed in the adjacent box.

5.7 Retail Sales

The following table provides a calculation of retail sales in the town centre using an estimate of sales per square metre that is achieved by the stores at the centre. This estimate is based on industry standards and adjusted for local conditions and the type of stores that are present.

Table 2: Estimate of Annual Retail Sales in Omeo Town Centre, 2024

	Floorspace	Sales/sqm	Retail sales
	sqm	\$/sqm	\$m
Food, groceries and liquor	790	\$8,500	\$6.7
Food catering	580	\$4,500	\$2.6
Other retail	970	\$3,000	\$2.9
Total retail	2,340		\$12.2

Source: Tim Nott

Total retail sales in the town centre are estimated at around \$12 million in 2025. This total reflects a food and grocery sector where sales per square metre are relatively high and an “other retail” sector in which the floorspace is dominated by hardware stores and second hand goods stores, where sales per square metre are relatively low.

5.8 Retail Trade Area

The retail trade area of an activity centre or town is the area from which residents most conveniently visit the centre or town from their home to obtain particular goods and services. At the boundary of the trade area, residents seeking to minimise their transport costs may choose from two or more equidistant centres that provide equivalent services. The extent of a trade area is influenced mainly by the location of competing centres and the travel patterns of residents. The precise boundaries are usually set by the analyst to coincide with convenient statistical areas.

In understanding equivalent services and competing centres, the hierarchy of centres and towns needs to be taken into account. For the purposes of this assessment, the following hierarchy is adopted:

Local centres – providing top-up goods and personal services for residents that are some distance from larger centres; often characterised by a general store. Local centres may also provide services to visitors – cafés etc. Dinner Plain and Harrietville are local examples of these kinds of centres.

Small town centres – providing a small-to-medium sized supermarket (usually over 500 sqm), or equivalent food and grocery provision and a limited range of other retail goods and services. May also



include extensive community and other commercial services depending on its location and development history.

Town or Neighbourhood centres - providing a substantial food and grocery offering, usually including at least one large supermarket, and a range of non-food goods and services as well as a wide array of community and commercial services. Bright, Mt Beauty and Maffra are examples of these types of centres. Indicative catchment population for these centres is 8,000 to 16,000 people.

Sub-regional centres – providing extensive food and grocery provision and a wide range of routine comparison goods and services as well as substantial non-retail services. Bairnsdale is a sub-regional centre. Indicative catchment population for these centres is 35,000 to 70,000 people.

Regional centres – providing the most extensive retail offering outside the Melbourne CBD, with many specialty stores and substantial employment opportunities in commercial and community services. The Latrobe Valley towns collectively provide a regional centre for Gippsland. Indicative catchment population for these centres is more than 100,000 people.

Omeo functions as a small town centre within the context of this hierarchy. Omeo's trade area (see **Figure 19**) is the area for which it is the closest provider of food and groceries and other small town services. It is defined in relation to the trade areas of surrounding centres that provide equivalent or more comprehensive goods and services. The trade area is based on a collection of SA1s. In 2021 the population of the trade area was 856. By 2025, the population is estimated in this report to be 883.

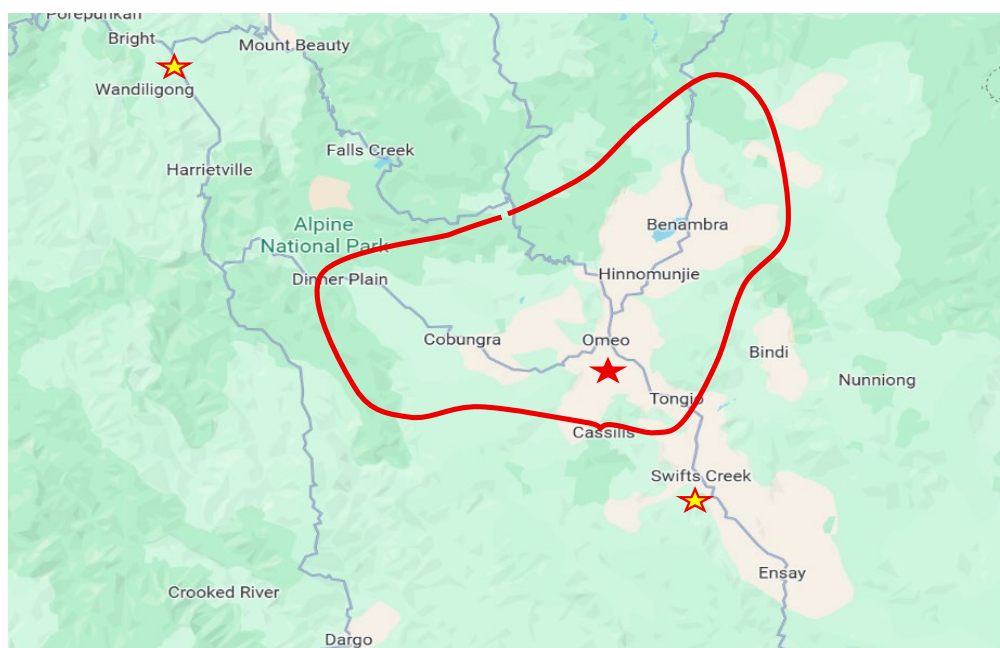


Figure 19: Omeo Retail Trade Area

Source: Base map from Google maps; only relevant supermarket centres shown Note: The trade area is based on a collection of SA1s. In 2021 the population of the trade area was 856. By 2025, the population is estimated in this report to be 883.

5.9 Retail Spending

Table 12 provides an estimate of the total retail spending by trade area residents in 2024. Estimates for regional Victoria have been sourced from Market info (a micro simulation model that provides estimates of spending in small areas based on data from the Census of Population and Housing and the Household Expenditure Survey) and adjusted for Omeo based on the difference in household income per person.

**Table 3: Estimate of Retail Spending by Omeo Trade Area Residents, 2024 (\$2024)**

	Spending per person (\$)	Total trade area spending (\$m)
Food, groceries and liquor	\$6,800	\$6.0
Cafés and restaurants	\$1,600	\$1.4
Other retailing	\$5,600	\$4.9
Total retailing	\$14,000	\$12.4

Source: Tim Nott

Residents of the Omeo trade area are estimated to have annual retail expenditure of \$12 million in 2024.

5.10 Balance of Spending in Omeo

Not all retail spending by trade area residents is spent locally. A substantial proportion of spending by residents is directed to larger centres, such as Bairnsdale, which provide a more comprehensive variety of goods and services, as well as to online retailers. There is also significant spending that flows into the area from visitors (that is, people resident outside the trade area), including those passing through on the Great Alpine Road, visiting the area for work, visiting friends and relatives or visiting attractions of the wider region.

The following table provides an estimate of the origin of the retail sales in the Omeo town centre, based on consideration of the likely flow of spending by visitors and residents.

Table 4: Estimated Balance of Spending in Omeo Town Centre, 2024

	Sales in Omeo	Estimated visitor spending		Resident spending in Omeo	Total trade area spending	Escape spending	
	\$m	%	\$m	\$m	\$m	%	\$m
Food, groceries and liquor	\$6.7	45%	\$3.0	\$3.7	\$6.0	38%	\$2.3
Cafés and restaurants	\$2.6	60%	\$1.6	\$1.0	\$1.4	26%	\$0.4
Other retailing	\$2.9	60%	\$1.7	\$1.2	\$4.9	76%	\$3.8
Total retailing	\$12.2	52%	\$6.3	\$5.9	\$12.4	52%	\$6.5

Source: Tim Nott

'Escape spending', being the resident spending that flows out of the trade area, is estimated at \$6.5 million or 52% of the total. This result reflects the distance of Omeo from alternative centres and the fact that the large number of visitors support a wider than normal provision of goods and services for a small town centre.

Given the small local population and the current provision of retailing, there is unlikely to be current demand for a net increase in retail space to cater to the needs of local residents. Nevertheless, there could be demand for more space to cater for visitors, especially in cafés and restaurants and stores supplying arts and crafts, which have been present in the recent past.

5.11 Future Growth of Retailing in Omeo

For this structure planning process, the purpose of understanding the potential for growth in town centre activities is to identify whether more commercially zoned land is required; the key question being, is there sufficient well-located and appropriately zoned land to meet the likely needs for local economic and community development. If the town centre can accommodate the likely maximum demand for new activity, then no further land will be required.



A scenario for the growth in retail floorspace is provided here based on the maximum population growth scenario for the town (see section 3.3) and sustained growth in visitation. The scenario is based on a number of assumptions:

- *The population in the Omeo township will grow as per the higher growth scenario in section 3.3 at 1.6% per year over the period from 2024 to 2046. The population in the rest of the trade area will grow by 0.8% as predicted for the wider Omeo-Swifts Creek district by .id consulting. The whole trade area will grow at an average of 1% per year over the period.*
- *Real spending per person will grow at an average of 0.5% per year throughout the period, and this is based on a rebalancing between the shares of income going to wages rather than asset ownership*
- *The share of resident spending flowing to shops in Omeo will remain the same throughout the period. This implies that any growth in online spending will come from the shares of spending that flow to other levels of the retail hierarchy.*
- *Visitation to Omeo will grow rapidly over the entire period at 3.2% per year. This reflects the forecast for domestic tourism for the period 2024 to 2029 by Tourism Research Australia (TRA, 2024).*
- *Retail sales per sqm will remain the same in real terms as at present.*

The scenario results are shown in **Figure 20**.

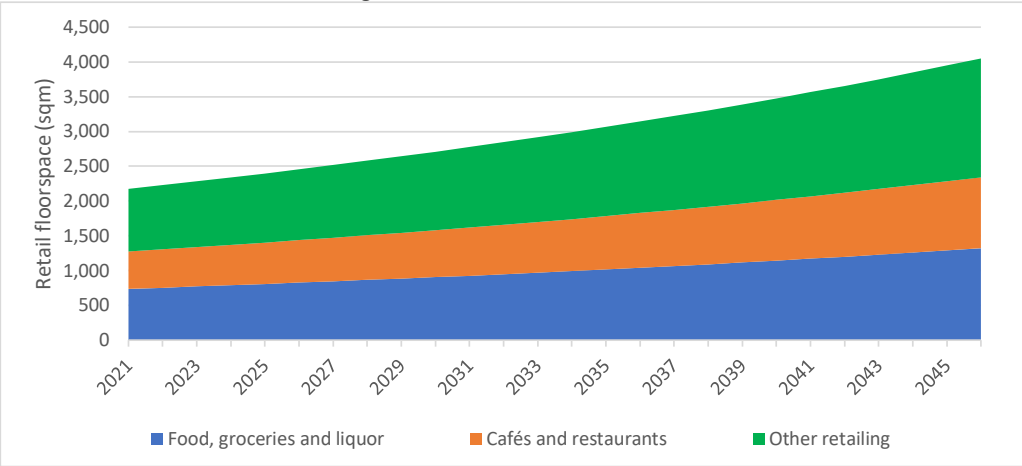


Figure 20: High Scenario for Change in Retail Floorspace, Omeo, 2021 to 2046

Source: Tim Nott

Note: This is a high scenario for potential demand in retail floorspace and not necessarily the most likely outcome.

This high scenario for retail activity envisages a growth in demand of 1,710 sqm for retail floorspace between 2024 and 2046.

5.12 Growth in Non-Retail Activity

Compared with demand for shop-space, demand for non-retail floorspace is much more difficult to estimate as each non-retail activity has its own demand characteristics which are often not directly related to the size of the population catchment. The most straightforward approach, taken here, is to review whether the proportion of non-retail space in the town centre is likely to remain the same as at present and to calculate the total space requirement accordingly.

The following comments are based on the assessment of economic drivers in section 2 of this report and observations of the centre:



- *There may be some demand for additional commercial offices for professional and health services in the centre, as these activities are growing faster than the average for the economy in general. There may also be demand for co-working spaces to assist home-based professionals to network and grow.*
- *Entertainment, tourism and recreation facilities such as bars, gyms, boutique breweries, craft workshops, may make an appearance in the centre, given the opportunity, along with new types of facilities that will emerge over the next 20 years. The report identified a likely shortfall of perhaps 20 to 30 rooms over the next 10 years to accommodate the likely visitor growth associated with the mountain bike park. Some of these rooms could be provided within the town centre precinct.*
- *Growth in demand from State Government agencies and Council services is likely to be subdued and very likely to be satisfied on existing government land parcels. Approximately 80% of current space in the town centre is occupied by non-retail activities. This includes the school and the historic courthouse precinct, which are unlikely to expand their footprint. In catering for possible growth, it would be prudent to allow for a similar area of non-retail building space as retailing; that is, 1,710 sqm of non-retail space in addition to 1,710 sqm of retailing.*

5.13 Accommodating Growth in the Town Centre

Overall, the higher growth scenario anticipates demand for 3,420 sqm of additional floorspace in the period to 2046. This figure is used for planning purposes but is not a forecast. Council should monitor the demand for town centre space and adjust its strategy accordingly. **Table 14** shows the notional land area required to accommodate this expansion of floorspace in the town centre. It assumes single storey development, at-grade car-parking and efficient development, that is, development that does not take up more land than necessary.

The average car-parking requirement for new development has been set at 2 spaces per 100 sqm. This is below the rate currently required by the planning scheme (3 spaces per 100 sqm in most cases). However, it reflects the existing provision of parking in the centre, a desire to encourage development and the consideration that not as much parking will be required in a future era of transport-as-a-service (see section 2.3).

Table 5: Notional Space Required for Town Centre Expansion to Accommodate Higher Growth Scenario

	Calculation	Result	Units
Additional commercial space		3,420	sqm
Less existing vacant space	1,000 sqm of vacant space	2,420	sqm
Car-parking requirement	2 spaces per 100 sqm	48	spaces
Car-parking area	35 sqm per space	1,690	sqm
Landscaping and circulation	10% of total	460	sqm
Total area required		4,570	sqm

The higher growth scenario for the centre will require a notional area of approximately 4,600 sqm of land once the existing vacant space has been occupied.

This additional space may be found in a number of ways:

- *More efficient use of the existing allotments, although this would need to be done carefully to preserve the heritage streetscape.*
- *Development of vacant commercial land parcels at 137 and 141 Day Avenue, totalling 4,290 sqm.*
- *Development of vacant commercial land at 150 Day Avenue, where there is around 2,000 sqm of land unused, although this may require further subdivision.*

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- *Development of vacant commercial land at 200 Day Avenue and 13 Creek Street – a contiguous site of around 3,000 sqm.*
- *Development of land just to the west of the Golden Age Hotel, a site of approximately 1,150 sqm.*
- *Relocation of the Council depot, a 1,250 sqm site at 7 Tongio Road in the centre of town, and rezoning for commercial purposes.*

In addition to these parcels of land, Council is currently considering the future of the courthouse heritage precinct. The precinct may become a more substantial attraction or may be able to accommodate some of the demand for visitor services generated elsewhere.

Collectively, these various parcels would be more than sufficient to accommodate the notional growth in demand for commercial space. Demand for car-parking could be partially satisfied through the formalisation of existing car parking at the end of Creek Street which is meant to service the mountain bike park but could also provide longer term or overflow parking for the town centre.

5.14 Industrial

Existing Industrial Land

The industrially zoned land in Omeo is located along the eastern flank of the town, as shown in **Figure 21**.

Total zoned industrial (IN1Z) land is estimated at 15.2 hectares in six lots. None of these industrially zoned lots are vacant, although they are all under-utilised. Three of the lots are occupied by the waste transfer station (the Omeo Pound Reserve). One of the lots appears to be an extension of the adjacent cemetery. The other lots accommodate a recycling yard and a soil supply business.

Some activities that are normally on industrially zoned land are in other zones. The saleyards, for example, is in the Rural Living Zone, surrounded by more urban zones. A land management depot is in a Public Use Zone on Bilton Street. Several small industrial activities (automotive repairs, engineering firm and works depot) on Bilton Street are in the Farming Zone. The town centre accommodates the Council depot and storage facilities which could otherwise be located in an industrial precinct.

The balance of occupied and vacant land in each zone is estimated in **Table 15**.



Table 6: Land Used for Industrial Purposes in Omeo, 2025

Precinct	Zone	Occupied land (ha)	Vacant land (ha)	Total area (ha)
Industrial land	IN1Z	15.2	0	15.2
Bilton Street	FZ	0.9	0	0.9
Saleyards	RLZ	3.3	0	3.3
Land care	PUZ7	1.0	0	1.0
Total		20.4	0.0	20.4

Source: Tim Nott based on observation and aerial photography



Figure 21: Industrial Land in Omeo

Source: base map from VicPlan

There is no available vacant industrial land in Omeo, which is likely why industrial activities have bled into other zones – especially the Farming Zone on Bilton Street. In addition, much of the industrial land is located in parcels behind residential properties. This means that most of the land lacks main road access and provides a potential source of disturbance to nearby houses.



Catering for Future Industrial Demand

Industrial land in Omeo is required to accommodate the supporting services for the wider district – engineering and equipment repair for farming and mining, infrastructure providers for public land management, automotive and storage services for retailers, tourism providers and local residents and materials aggregation and recycling for all local activities. These services will continue to be required and the demand for industrial land will be ongoing.

The scale of demand for any *additional* industrial land cannot be known with certainty as this depends on the shifting patterns of competitive and comparative advantage for the capture of investment. Nonetheless, in order to cater for higher growth scenarios based on the expansion of tourism and the success of local farming and mining enterprises, some additional industrial activity should be expected. This could include construction services, equipment repair, farm supplies and warehousing. There could even be demand from craft and food producers hoping to service local and regional markets.

The scale of recent industrial development provides no guide to future development as there has been none in recent years due to the lack of available land. However, considering the likely type of small scale industrial activity seeking to locate in Omeo under a higher population growth scenario, it would be prudent to allow for a demand of 0.1 hectares per year or, broadly, 2 hectares over the forecast period. This would be sufficient to support smaller scale industrial activities likely to operate in Omeo. Larger scale activities requiring several hectares would need separate and specific consideration, and these may need to be directed elsewhere in the region.

5.15 Potential Locations for Additional Industrial Activity

Subdivision of existing land on Margetts Street

The most appropriate location for further activity would be in existing industrial zoned land that is presently under-utilised. In particular, the industrial land on the northern side Margetts Street (see **Figure 19**) could be further subdivided or developed for smaller lots. This lot could provide industrially zoned land with street frontage or could be developed as an industrial court. Currently this 6.8 hectare allotment is occupied by a business that takes up around 0.7 hectares. Not all the allotment would be suitable for development because of the creek and sloping land on the eastern boundary. Nevertheless, it seems likely that at least 2 or 3 hectares of the site could be used for further industrial activity.

Private development of this land may prove challenging given the slow uptake of lots that may be created. Council could consider providing funding for the servicing and development of the land to pursue broader community benefits for the orderly creation of land for employment purposes. Given the proximity of nearby dwellings, the most appropriate zoning for this parcel would be Industrial 3 Zone.

Rezoning of Land on Bilton Street

An alternative would be for the rezoning of land to the north of the Margetts Street lot, including lots on Bilton Street opposite the saleyards. This would have the advantage of creating a continuous industrial precinct and could include the rezoning of the lots on Bilton Street that already accommodate industrial activities, but which are currently in the Farming Zone. Unfortunately, there is already one dwelling in this area.

Council may need to consider funding the development of industrial lots on this land. Industrial 3 would be the most appropriate zone for this land given the proximity of housing. Development of new industrial lots would allow industrial activities currently located in the town centre to relocate, creating further opportunities for more retail based activation along Day Street. If this land were to be rezoned, it would be important that subdivision to create additional lots be undertaken in order to maximise opportunities and to prevent further inefficient occupation of the land.



Rezoning of Land on the Great Alpine Road

A further alternative would be rezoning of the land immediately south of the Omeo Pound Reserve (see Figure 16). This lot of 3.2 hectares has frontage to the Great Alpine Road and could provide access to unused parts of the Pound Reserve. The land has some constraints, including increasing slopes, vegetation and creek on its eastern boundary. In addition, the land currently provides an attractive rural entry to the township which some residents may be reluctant to see developed.

If a thorough reassessment of Industrial land in the town is undertaken, Council could consider rezoning the land being used as an extension of the cemetery from Industrial 1 to PUZ5. In addition, the southern-most portion of industrial land (see **Figure 19**) would be more appropriately used as land for housing given its poor access for industrial traffic and the potential nuisance caused to nearby residents. The owner may wish to consider shifting to the main industrial precinct in Margetts/Bilton Street, in which case the land could be rezoned for housing purposes.

5.16 Implications for the Structure Plan

The structure plan should:

- *Investigate the creation of additional industrial zoned lots on the northern side of Margetts Street.*
- *Investigate the rezoning of land on the eastern side of Bilton Street to Industrial 3 Zone to support consolidation of existing industrial uses.*
- *Investigate rezoning of unused industrial zoned land around the Cemetery to a Public Use Zone.*
- *Investigate options to identify the saleyards and rodeo sites as important cultural and economic assets.*





6. LANDSCAPE AND ENVIRONMENT

6.1 Landscape

Omeo is located on the traditional lands of the Jaithmathang, Nindi Ngarigo, Monero and Duduroa people who have occupied and tended the country for tens of thousands of years.

Omeo is situated on the Great Alpine Road linking Bairnsdale to Dinner Plain and Mount Hotham and further to Harrietville and Bright. The town sits within a lightly timbered, undulating plain, surrounded by high mountain ranges, and within the valley of the Livingstone Creek. The valley is encircled by the higher forests and mountains of the Great Dividing Range, with Mount Mesley dominating the landscape of the town to the northwest and Wet Hill and Mount Sam / Sam Hill located to the east and the north respectively. This is shown in part in **Figure 22**.



Figure 22: View North-west Across Livingstone Creek to Sam Hill from the Great Alpine Road

6.2 Bushfire

A bushfire assessment report was prepared to guide the development of the Omeo Structure Plan by Obliqua Pty Ltd. It meets the requirements set out in State Policy at Clause 13.02-1S - Bushfire Planning to apply the 'best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard' and is strategic in nature.

Omeo is situated in the agricultural landscape of the Omeo Valley and is bounded to the west by steep forested mountainous terrain. The area has experienced a number of major fires in recent decades; most recently in 2003 and 2019/20. Bushfire risk is an important consideration in planning for the future development and growth of Omeo.

Omeo Structure Plan



Risk

Analysis of landscape risk and house loss findings from the 2009 Black Saturday fires rates the risk to Omeo as moderate to high. Fire can potentially reach and burn into Omeo from more than one direction. The weather during summer is characterised by north to north-westerly winds, high temperatures and low relative humidity building up over several days to a storm event, then a change to south-westerly winds. This can result in fire ignition from lightning and a rapid fire run in one direction then a rapid growth in size and the length of the fire front when it changes direction. Fire danger ratings may be high to very high before and after a wind change.

Under very high conditions, fire may also reach the settlement from other directions. The likelihood of early success in controlling fire in very high conditions may be limited. Very high conditions are estimated to occur in the Omeo Region on an average of 20 days/year although currently for mostly short periods of time. This number is expected to climb, as CSIRO research suggests the future climate will be warmer, drier and less predictable, with a significant increase in the number of extreme fire danger days and longer fire seasons.

Bushfire risk is reduced through community disaster resilience. The wider Omeo-Bruthen area has been assessed as having moderate capacity for coping and adapting to disasters including bushfire. Community strengths across the Omeo region include connection, experience and volunteering, significant upgrades to emergency and disaster response and relief facilities and a new community representative organisation, Our Community Our Voice, to build on the work of the former recovery organisation, the Omeo Region Community Recovery Committee (ORCRA). Identified weaknesses relevant to land use planning included communications, location and access and community aging.

Development controls

Bushfire planning and building controls apply to most new development within Omeo. The whole township is located within the Bushfire Prone Area (BPA) and the western edges of the town centre are located within the Bushfire Management Overlay (BMO). A key requirement of state planning policy at clause 13.02-15 is to ensure growth is directed to areas of low bushfire risk, risk is addressed through appropriate bushfire protection measures and impacts on biodiversity are minimised.

Settlement design considerations for managing bushfire risk

Under current planning controls, areas of low risk are those that are setback from vegetation sufficiently to reduce radiant heat below 12.5kW/m² (for residential development) and 10kW/m² (or BAL-LOW for vulnerable uses such as schools or health care buildings). This assessment suggests a more precautionary approach to help 'future-proofing' of new development and the wider township against climate change. Options for setbacks are as follows (a minimum of Option 2 is recommended):

- *Requiring setbacks for all new development (including residential development) to be to BAL-LOW. For an FFDI of 100 and flatter land minimum setbacks are 70m from woodland and 40m from grassland.*
- *Requiring setbacks based upon a more conservative FFDI of 120 rather than the standard 100 FFDI. For flatter land the recommended setbacks are 93m from forest and 40m from grassland.*
- *Basing setbacks on criteria for excision from the Bushfire Prone Area. This requires setbacks of 150 m to 300 m from extensive areas of woodland or forest and 60 m from grassland.*

Omeo Structure Plan



Settlement expansion

Omeo is located within the BPA, with parts closest to Livingstone Creek to the west located in the BMO. In the event of a bushfire reaching the settlement interface under lower fire danger ratings, fire spread, radiant heat exposures and flame contact are expected to be reduced by the fragmented fuel loads found here. However, houses are still vulnerable to embers that may result in house destruction for some time after the main fire event.

Any expansion of the Omeo town boundaries must be directed to areas of low threat from radiant heat. It is recommended that a rating of BAL-LOW (10kW/m² of radiant heat) be specified for vulnerable uses rather than the BAL12.5 (12.5kW/m² of radiant heat) specified for residential development. Expansion should also contribute to a compact settlement shape that is cost-effective for perimeter roading, reducing the number of buildings exposed to radiant heat and embers that can be more readily defended. These areas include the central parts of town (Area Q and the southern and eastern parts of Area T) shown in **Figure 23**. Further development of the northern part of town (Area P) could also help improve perimeter treatments around existing development.

Distribution of uses

New vulnerable uses (such as medical facilities, retirement villages or schools) where occupants may not be able to evacuate unaided should be located in low risk (BAL-LOW) areas away from settlement interfaces. Hazardous uses (such as fuel stations) should also be located in low risk (BAL-LOW) areas away from the settlement interface to minimise the risk of ignition.

Lot sizes

The Victorian Government's Design Guidelines - Settlement Planning at the Bushfire Interface state that a lot size of between 800sqm and 1,200sqm provides an optimal balance between fuel load and the risk of structure to structure ignition (DELWP 2020). As such, larger lots are recommended in areas where scattered trees are located, in order to protect tree canopies. The areas Q and T in Figure 19 have potential for densification based on these targets.

Township interface

Where practical, provide perimeter access and low fuel areas (such as managed parks or sporting facilities) to the depth of the selected development setbacks around the township interface. Continue to maintain the public land to the north of the town in the vicinity of Livingstone Creek in a low threat condition

Other vegetation management

Specify use of Firewise species (CFA 2011) in any additional planting including parklands and roadsides. Design and manage roadside and other vegetation corridors to sensitively minimise fuel hazards and prioritise weed control and understorey management. Apply setbacks applicable to forest to small and/or narrow patches of roadside and riparian trees which might normally be excludable, including managed vegetation along Livingstone Creek.

Access and egress

Where practical, perimeter roads should be provided around the whole settlement/growth area, to avoid creation of dead-end roads and provide each lot with at least two roads leading away from hazards, to ensure primary travel routes to and from the Safer Neighbourhood Place are maintained in a low-fuel condition that prioritises sensitive management of understorey.

Omego Structure Plan



Building and infrastructure standards

Specify a minimum construction standard of BAL29 (for enhanced ember protection) and resistance to bushfire-induced lower-cyclonic wind (120km/h). Specify new access and provision of emergency static water supplies for new development based on BMO acceptable measures.

Localised fuel sources

Design requirements should specify non-combustible alternatives to timber fencing.

Supporting community resilience to disaster

Bushfire risk is reduced through community disaster resilience. The planning response should include not only building the resilience of the built environment to fire and other disasters but also the resilience of the community.

Provide for infrastructure, facilities and services (including shopping facilities and places of congregation) that assist community function, connection and cohesion and therefore resilience to bushfire and other emergencies. Provide ‘future-proofing’ of new development against climate change by taking a precautionary approach to construction standards, setbacks from hazards, and tree retention and providing opportunities for more vulnerable people to downsize in safer local locations.

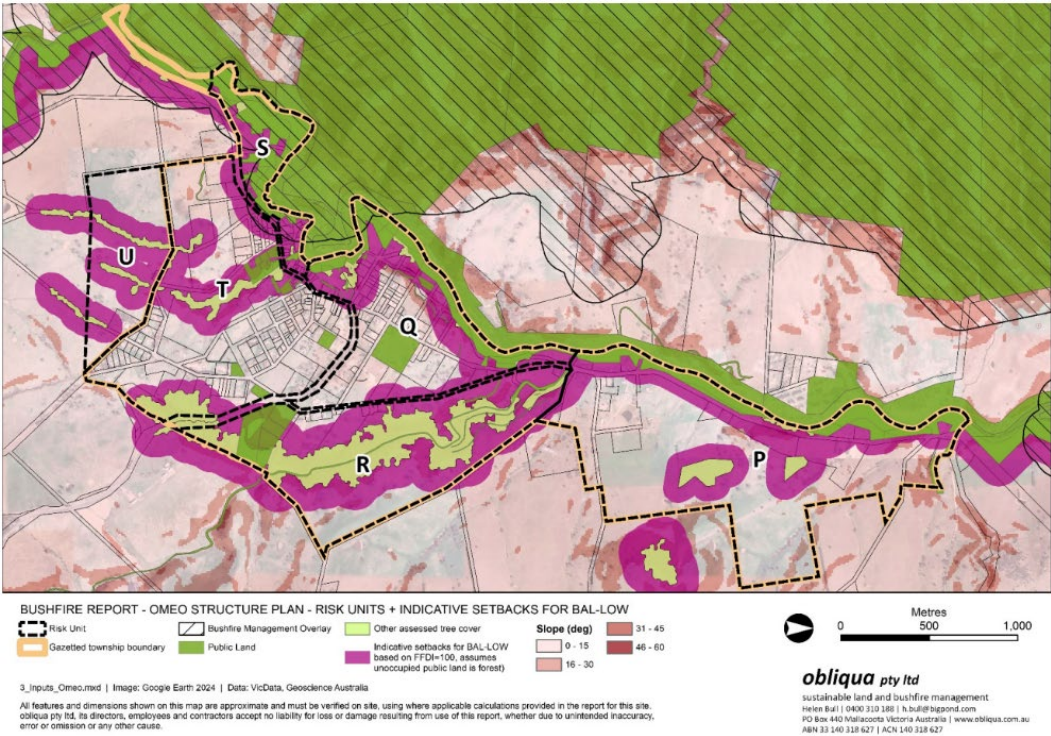


Figure 23: Omego Development Setbacks and Potential Growth Areas

Table 16 shows the relative bushfire risk for six units in Omego, as indicated in Figure 19.

**Table 16: Bushfire Risk Factors and Potential for Development - Omeo**

Risk Unit	Location	Current Zones	Existing Perimeter Roads	Access to NSP	BAL-Low	Relative Bushfire Risk
P	N	FZ1	Highway+2	Yes	>75%	Moderate
Q	NW	C1Z/GRZ1/LDRZ/RLZ1/FZ1	Part	Closest	>75%	Lower
R	NE	FZ1/IN1Z	Highway	Yes	<50%	Higher
S	SW	FZ1/C1Z	1 Boundary	Yes	<25%	Higher
T	S	C1Z/GRZ1/RLZ1/IN1Z/FZ1	All boundaries	Closest	>75%	Lower
U	S	FZ1	>50%	Yes	<50%	Moderate

Water

Omeo is located within the southeastern periphery of the North East Catchment Management Authority's (NECMA) region (see Figure 26). The NECMA is responsible for working with the community, government to protect and enhance the land, water and biodiversity resources of their region. Omeo is located within the Upper Mitta Mitta Catchment. The Upper Mitta Mitta catchment is of high significance to the Murray-Darling Basin due to it contributing approximately 10% of the basin's overall water and also as the location of Dartmouth Dam, which enables water storage, irrigation and hydroelectric power generation. The Upper Mitta Mitta catchment is part of the Lake Hume Special Water Supply Catchment and all water in the catchment flows into Lake Dartmouth where it is stored for release into the Lower Mitta Mitta System and Lake Hume. The catchment also supports a high level of recreational use in the form of rafting, kayaking and recreational fishing.

Flood

Flooding from Livingstone Creek is a potential risk for the Omeo town centre, especially the low lying areas such as Livingstone Park and the Caravan Park further to the north. Recently, Livingstone Creek's riparian environment sustained extensive damage from six flood events occurring between November 2021 and March 2022². Channel widening, due to high stream flow events and a lack of riparian vegetation, has been identified as a concern for Livingstone Creek in proximity to Omeo³.

**Figure 24: Views of Livingstone Creek in proximity to Omeo**

Source: NECMA

² <https://www.necma.vic.gov.au/News-Events/Media-Releases/ArtMID/537/ArticleID/1871/Bringing-back-the-Maccas-to-Livingstone-Creek>

³ Livingstone Creek Geomorphic Investigation - Final Report to North East Catchment Management Authority, June 2022, <https://www.necma.vic.gov.au/Projects/Current-projects/Upper-Mitta-Mitta-Flagship-Project>

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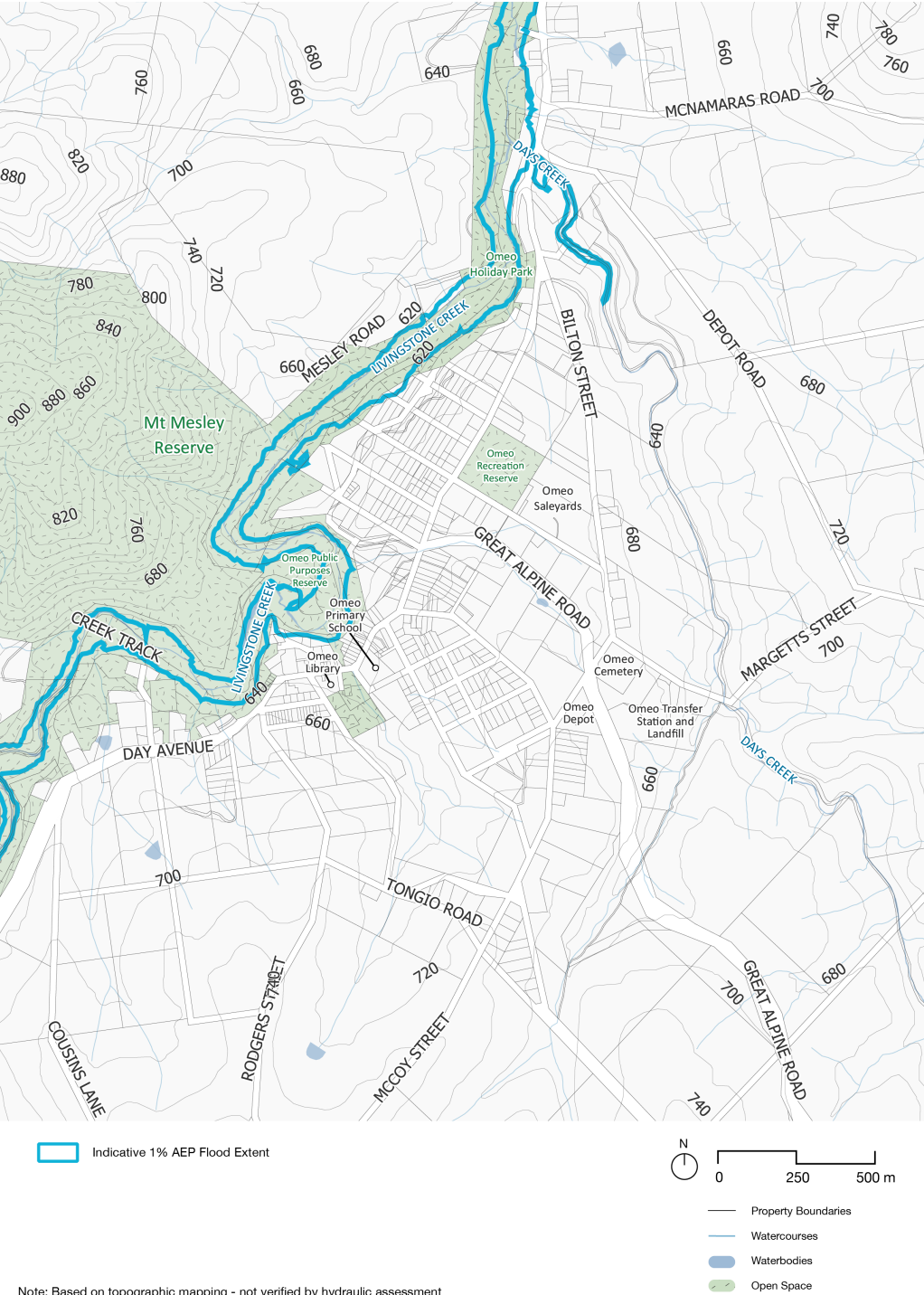


Figure 25: Omeo 1% AEP Flood Extent Map

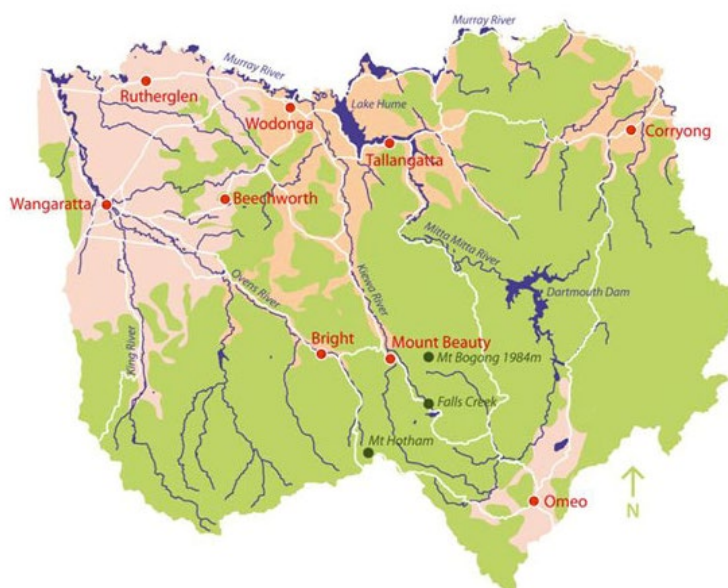


Figure 26: Omeo within the North East Catchment Authority's Region

Source: NECMA

6.3 Biodiversity

Omeo is classified within the 'Highlands - Northern Fall' bioregion. Located in the central part of Eastern Victoria, this bioregion represents the northerly aspect of the Great Dividing Range. These dissected uplands have moderate to steep slopes, high plateaus and alluvial flats along their main valleys. The geology is comprised of Palaeozoic deposits resulting in predominantly sedimentary and granitic rock types. Brown and red porous earths (Dermosols) are located in the upper reaches of the region and contrasting yellow and red textured soils (Chromosols and Kurosols) graduate down through the valleys.

The vegetation of the bioregion is a mosaic of Herb-rich Foothill Forest and Shrubby Dry ecosystems which dominate large areas of the lower slopes. Montane Dry Woodland and Heathy Dry Forest ecosystems dominate the upper slopes and plateaus and Grassy Dry Forest and Valley Grassy Forest ecosystems are predominant in major river valleys.⁴

The Upper Mitta Mitta catchment also provides significant environmental values with 71 flora species and 28 fauna species which are listed under Victorian and/or Commonwealth legislation, including the endangered Macquarie Perch. Restoration and stabilisation of the riparian environment along Livingstone Creek has been completed recently the installation of in stream habitat; fencing and revegetation to provide shade and shelter for the species. The Big River and the Mitta Mitta River are also declared Heritage Rivers under the *Heritage Rivers Act 1992*⁵.

⁴ <https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks>

⁵ <https://www.necma.vic.gov.au/Projects/Current-projects/Upper-Mitta-Mitta-Flagship-Project/Upper-Mitta-Mitta-Flagship-Project-factsheet>

Figure 27 depicts the areas of remnant vegetation in and around Omeo. There is mostly Montane Grassy Woodland and Montane Riparian Woodland within and surrounding the town as indicated by the light and dark brown. There are a couple of areas of Healthy Dry Forest, Grassy Dry Forest and Herb-rich Foothill Forest, shown in green, to the west of the town.

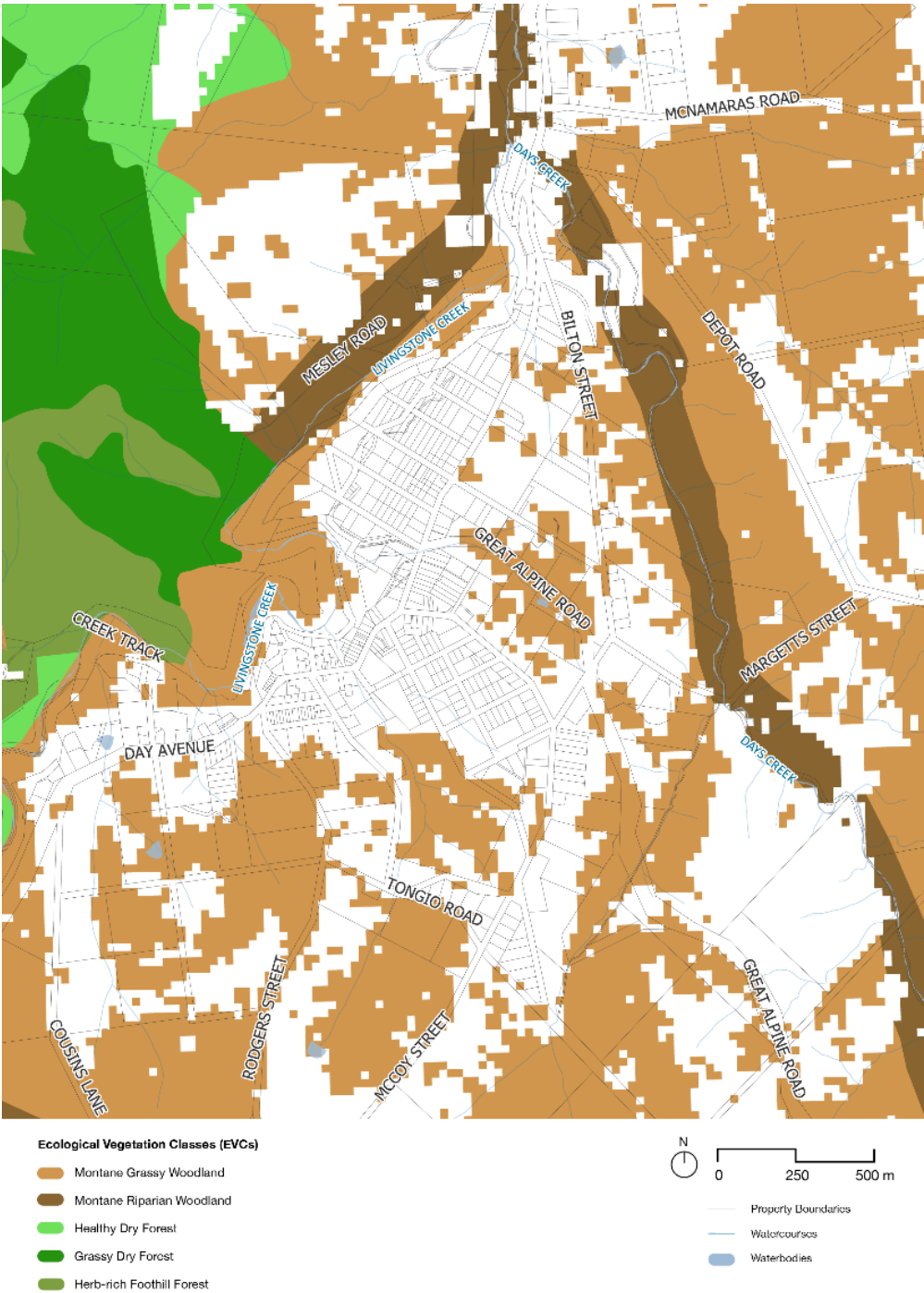


Figure 27: Omeo Vegetation Classes

Figure 28 depicts areas of biodiversity value in and around Omeo. The areas in darkest green are of highest biodiversity value and are in and around Livingstone Park and along Days Creek. **Figure 27** depicts tree canopy cover in and around Omeo. The most heavily vegetated area exists in and around Livingstone Park and along Days Creek.



Figure 28: Omeo Biodiversity Values

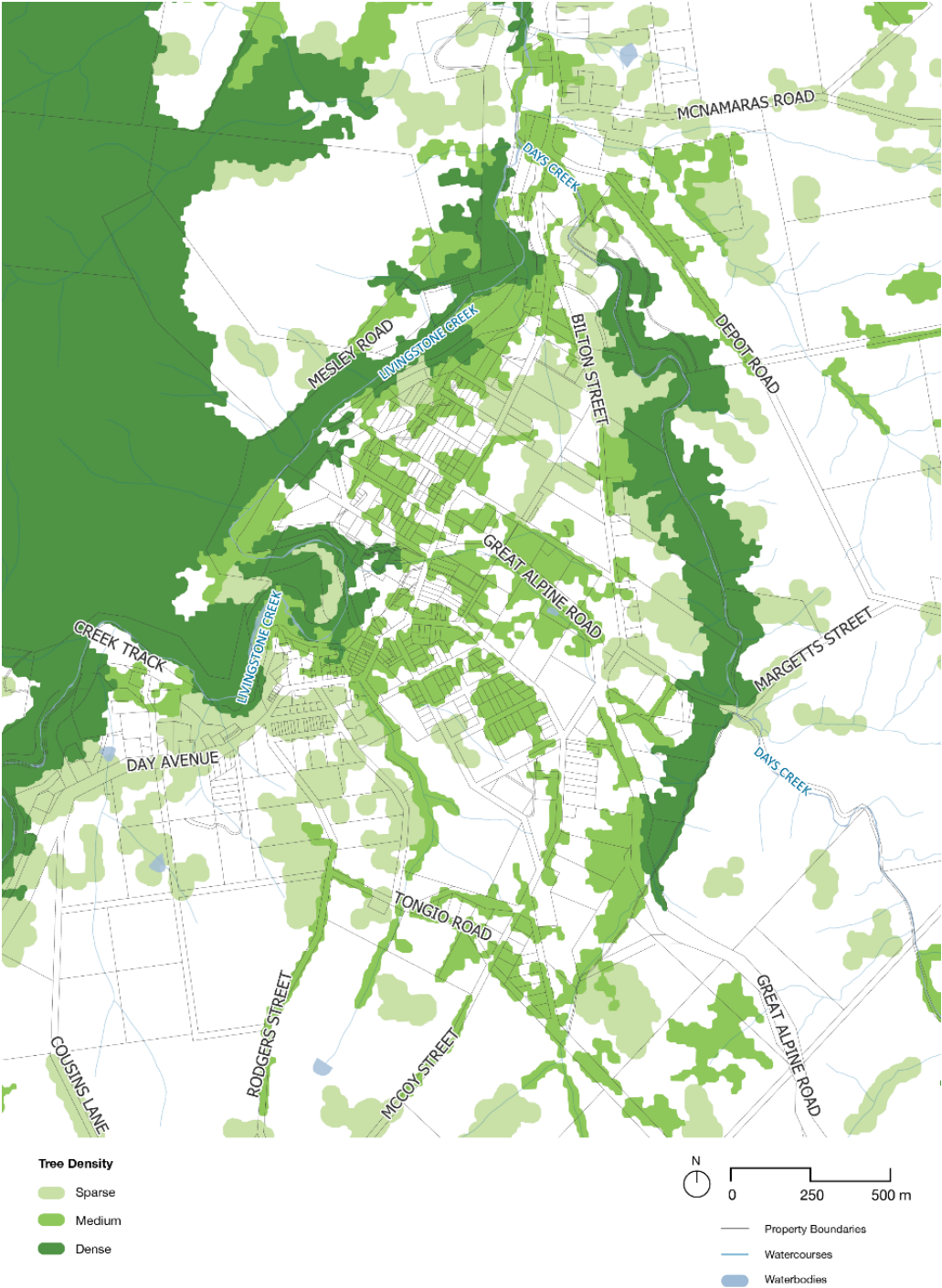


Figure 29: Omeo Tree Density



6.4 Climate Change

Overall, Omeo and the broader Gippsland region faces a number of varying climate risks including:

- *More frequent and intense heavy rainfalls causing flooding.*
- *Harsher bushfires.*
- *More days of extreme heat.*
- *Sea level rise combined with storm surges, causing flooding and other impacts.*
- *More storms including hailstorms.*

Of these regional scale risks shown in **Figure 30**, only sea level rise is not relevant to Omeo. Riverine flooding needs to be determined and managed via the application of revised flood mapping within the planning scheme. Management of water resources, especially with regard to bushfire response should also be prioritised. The provision of additional canopy trees across the town centre and close to sensitive uses, such as the primary school, should also be explored to mitigate against increased urban heat. Alternatively, the provision of canopies along shop fronts will also assist with cooling the public realm.

6.5 Implications for the Structure Plan

The structure plan should:

- *Investigate the potential for future development within the existing town area in response to bushfire risk within and around the town.*
- *Investigate the implementation of revised flood mapping for watercourses within the town centre.*
- *Investigate the use of canopies over footpaths along Day Avenue and street tree planting within the town centre to mitigate urban heat.*

Omeo Structure Plan

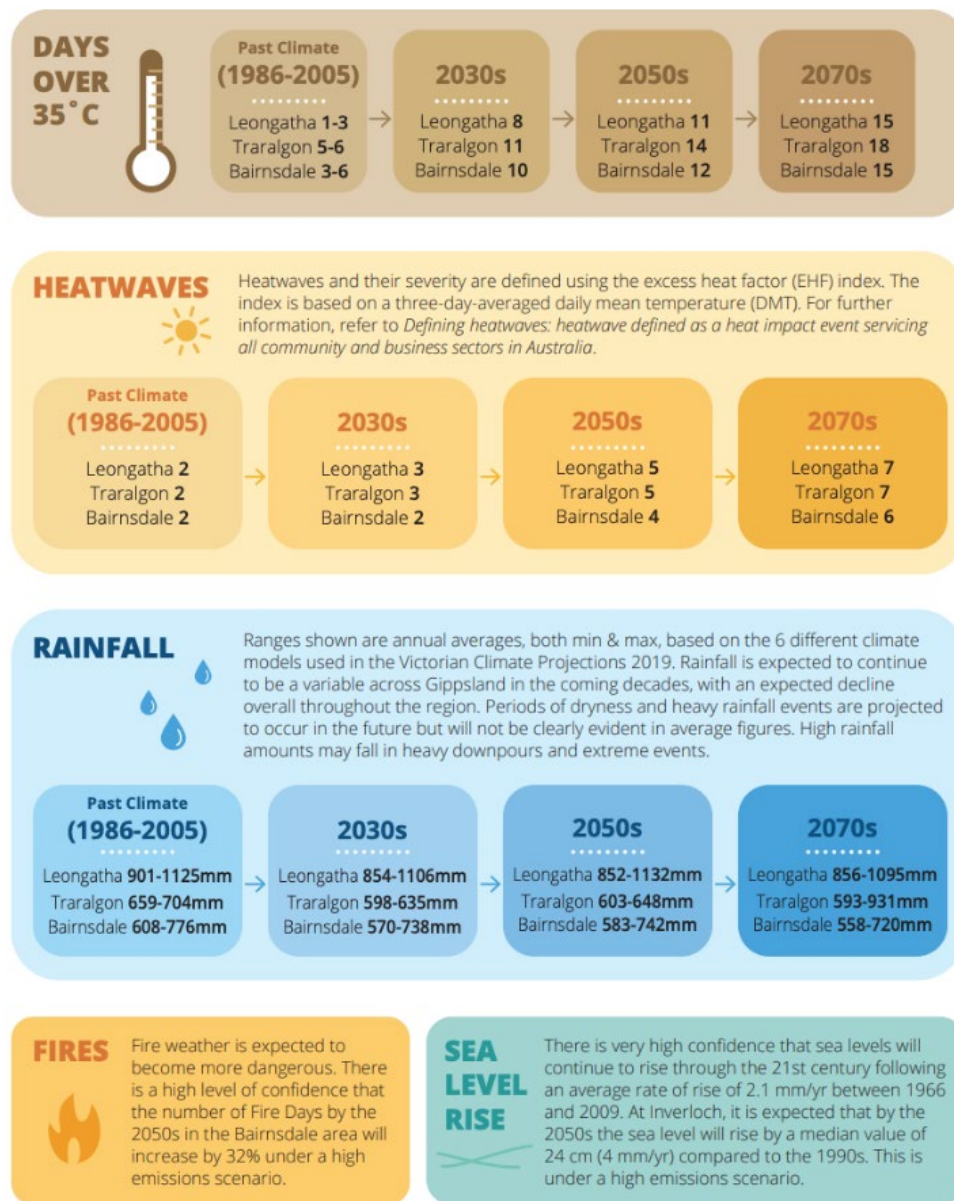


Figure 30: Climate Change Predictions for the Gippsland Region

Source: Gippsland Regional Climate Change Adaptation Strategy



7. URBAN DESIGN, BUILT FORM AND HERITAGE



7. URBAN DESIGN, BUILT FORM AND HERITAGE

7.1 Built Form

European people settled Omeo in 1851 when gold was discovered in the valley. An undated geological map as indicated in **Figure 31**, believed to be from the 19th century, shows the extent of the settlement, the surrounding topography, the ‘worked ground’ and underlying geology.

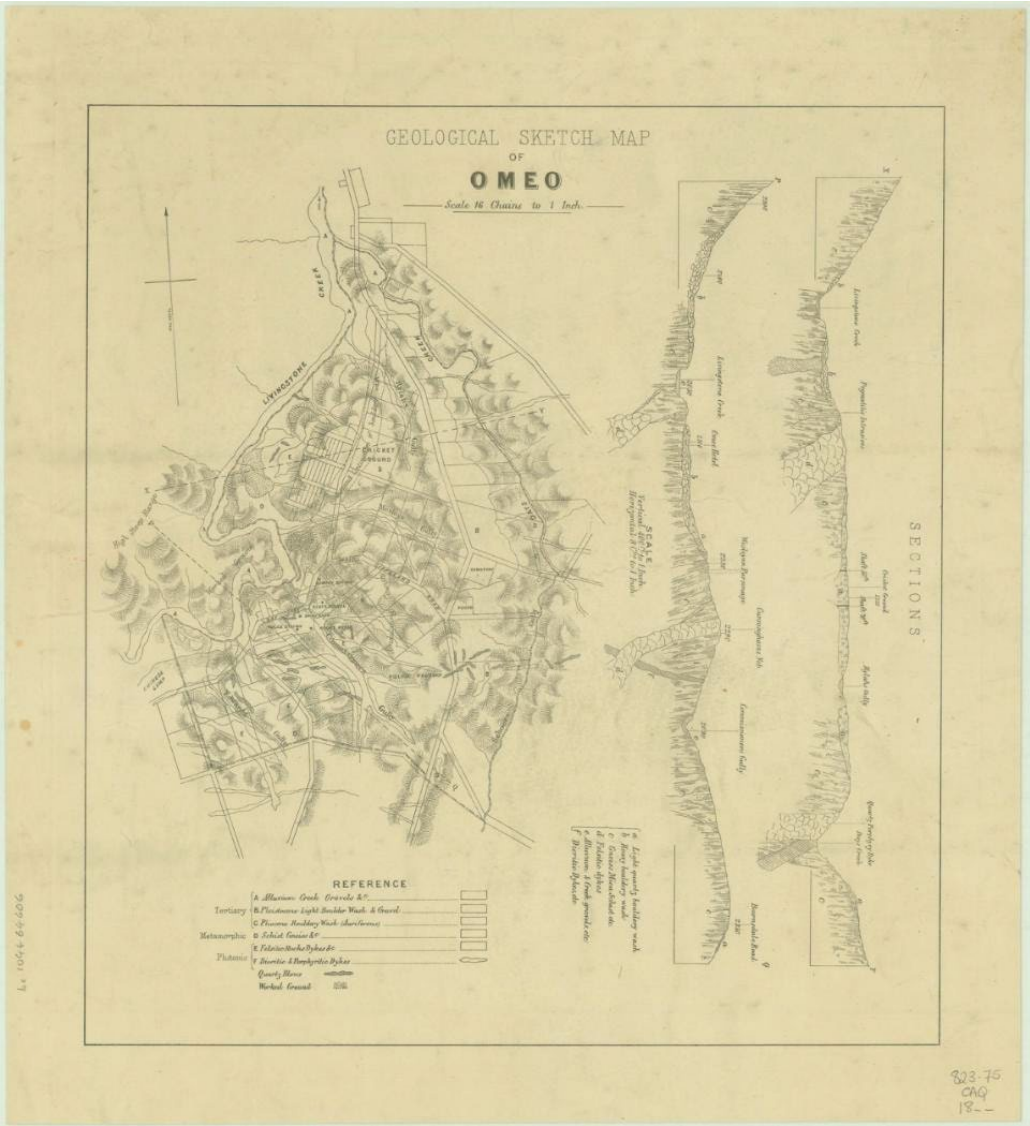


Figure 31: Geological Sketch Map of Omeo.

Source: State Library of Victoria maps catalogue

Town Structure and Main Street

As the town is located along the Livingstone Creek valley much of the street layout includes steep streets rising up from the valley floor. Omeo’s urban core is centred around the main street, Day

Omeo Structure Plan



Avenue, which slopes down towards a main culvert at the bottom of the hill which then drains into Livingstone Creek. Lined with attractive and intact heritage buildings, many from the 19th century, the street affords scenic views across the town itself and over the surrounding landscape.

Major roads connect south to Bairnsdale, west towards Mount Hotham and Harrietville, and north towards Benambra, Mitta Mitta and Falls Creek.

The town centre has a simple grid-like street network with several key streets including:

- *Day Avenue (the main thoroughfare).*
- *Short Street, Bazeley Street, and Creek Street.*
- *The Great Alpine Road runs through the town connecting south to Bairnsdale and north to Mount Hotham.*

Surrounding landscape

The town sits on the southern side of Livingstone Creek, which is a key natural feature within the town's layout and structure. The recreation reserve alongside the creek provides green space, with facilities including an informal swimming lake and footbridge crossing the creek to the trail head and other infrastructure associated with the recently constructed and extensive mountain biking park, as well as space for car parking and free camping along Creek Street.

Historic Core and Heritage Precinct

The town centre features the Historical Park and Justice Precinct located in Day Avenue, and containing several intact 19th-century civic and commercial buildings including the Omeo Post Office (1881) shown in **Figure 32**, Courthouse (1893) shown in **Figure 33** and Commercial Bank building shown in **Figure 34**. The courthouse precinct (which is listed within the Victorian Heritage Register) represents "the most intact example of a nineteenth century police and court complex known to survive in Victoria".

The Golden Age Hotel shown in **Figure 35**, was built in 1940 replacing the original building burnt down in the 1939 bushfires. It is a fine example of the art deco style, as is the Hilltop Hotel at the northern edge of the town.



Figure 32: Omeo Post Office



Figure 33: Omeo Court House

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Figure 34: Commercial Bank



Figure 35: Golden Age Hotel (Motel)

Current Urban Character

The streetscape of Omeo town centre has recently undergone a partial 'facelift' with the upgrading of pedestrian crossings opposite the courthouse and the primary school, and the introduction of new street furniture to support activity associated with the new cycle park. However, this has led to an uncoordinated placement of furniture with multiple seats, bins, and signs around the new pedestrian crossing and entry to the courthouse resulting in visual clutter detracting from the significance of the place, as shown in **Figures 36**.



Figure 36: Street Furniture and Signage in Day Avenue

Rationalisation and reduction of the amount of signage and street furniture would improve the presentation of this important streetscape.

Omeo's steep topography makes for challenging walking conditions, which are further impacted by a lack of footpaths within streets. Notwithstanding the steep country, improving pedestrian access and safety across the township would have benefits for the liveability and amenity of Omeo.

Some streets, such as Botany Street near the primary school, contain established street trees providing shade and amenity to the street and adjoining properties. Planting street trees with broad spreading canopies throughout the town would improve the presentation and microclimate and assist in mitigating impacts from climate change. Alternatively, providing canopies to shops along Day Avenue would also support cooling of the public realm.

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Residential Areas and Housing Typologies

Housing spreads up the hills and away from the creek valley in a dispersed street pattern. Block sizes within the GRZ vary from as little as 400 square metres to larger parcels of 5,000 square metres or more. Dwellings are scattered across the townscape and are mainly modest detached, single storey homes, a mix of nineteenth, early to mid-20th century dwellings with some recent houses, often with outbuildings. Materials are mainly weatherboard, some brick, with roofs mostly clad in corrugated steel as shown in **Figure 35**. Gardens are modest, mostly consisting of mown grass with a mix of shrubs and occasional small to medium sized trees. Omeo's average rainfall is relatively high at 940mm providing good conditions for plant growth.



Figure 37: Typical Detached Dwellings within the Omeo Town Centre

Open Space and Recreation

Omeo's parks and open spaces include:

- *Livingstone Creek Recreation Reserve containing a swimming hole, public toilets, BBQ shelter, a BMX pump track and trail head for the recently built mountain bike park.*
- *AM Pearson Park and Justice Precinct with playground and picnic facilities.*
- *Omeo Recreation Reserve containing football/cricket oval, netball and tennis courts, children's playground, pavilions. Adjacent to the reserve is the Omeo rodeo ground.*

First Nations Heritage

Areas of aboriginal cultural heritage sensitivity are in proximity to Omeo's major and minor watercourses, including Days Creek and Livingstone Creek and unnamed watercourse running parallel to Tongio Road. These areas are indicated in **Figure 38**.

Post Contact Heritage

Locations identified in the EGPS Heritage Overlay are listed in **Table 17**.

Table 17: Locations of Heritage Places in Omeo

PS map reference	Heritage place
HO228	Omeo Justice Precinct, 173-175 Day Avenue, Omeo
HO230	Office/Shop (former Dept of Natural Resources & Environment), Day Avenue, Omeo
HO231	Omeo Post Office, 155 Day Avenue, Omeo
HO234	Oriental Claims Hydraulic Sluicing Site, Great Alpine Road, Omeo
HO281	Soldiers Memorial Hall, 179 Day Avenue, Omeo

The structure plan will need to consider the impacts of any proposal on heritage places. Opportunities for adaptive reuse should be considered. The viability of facilities located in heritage listed places would benefit from additional population and visitors which in turn would enable these important sites to be retained. These sites are important to the community making a significant contribution to the town character and identity and support a range of tourism related activities.

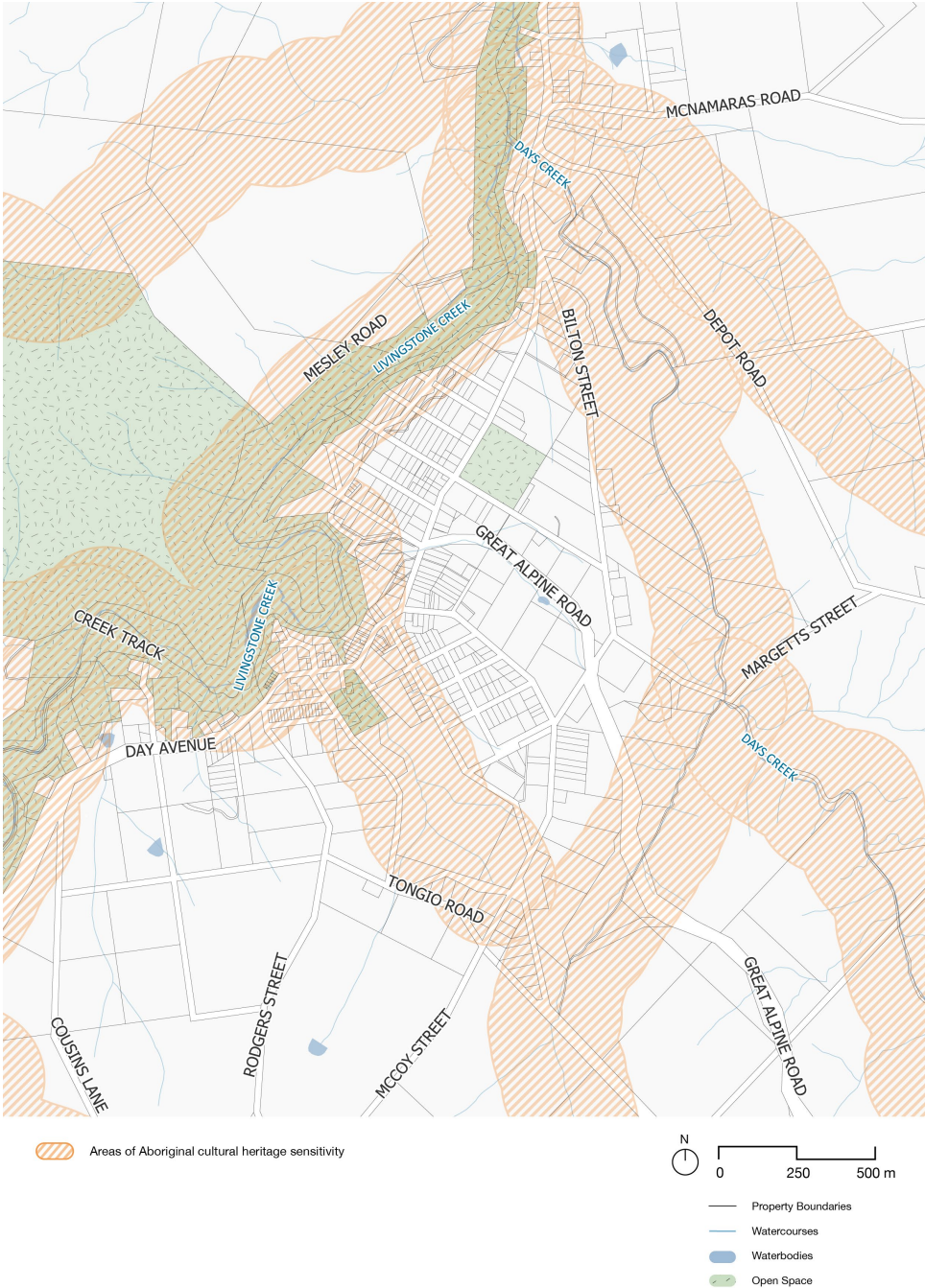


Figure 38: Omeo Areas of Cultural Heritage Sensitivity



7.2 Implications for the Structure Plan

The structure plan should:

- *Support the improvement of Omeo's walkable environment with highly accessible, convenient and flexible urban structures, including in any proposed extensions to the town.*
- *Protect and enhance Omeo's public realm and identify opportunities to extend and enhance street tree planting.*
- *Retain original heritage significant materials and features of the town centre.*
- *Manage impacts of any proposals on heritage places and consider adaptive reuse of existing heritage listed sites to ensure their ongoing maintenance.*





8. MOVEMENT AND TRANSPORT

8.1 Overview

As a remote settlement in eastern Victoria, private vehicle transport is the dominant transport mode for Omeo. Omeo's town centre is framed by a road network (see **Figure 39**) centred on the intersection of the Great Alpine Road and the Omeo Highway. The Great Alpine Road runs north from Creek and Ensay to the south, up onto the alpine plain and on towards Livingstone Creek, where it intersects with Day Street.

Day Avenue forms the main thoroughfare of the town running east to west alongside the creek. At the western boundary of the town, the Great Alpine Road recommences running west towards the alpine settlements of Cobungra and Dinner Plain. Bilton Street intersects with the Great Alpine Road at the southern end of the township and runs north where it becomes the Omeo Highway, forming a triangle of main roads that encloses the core of the town.

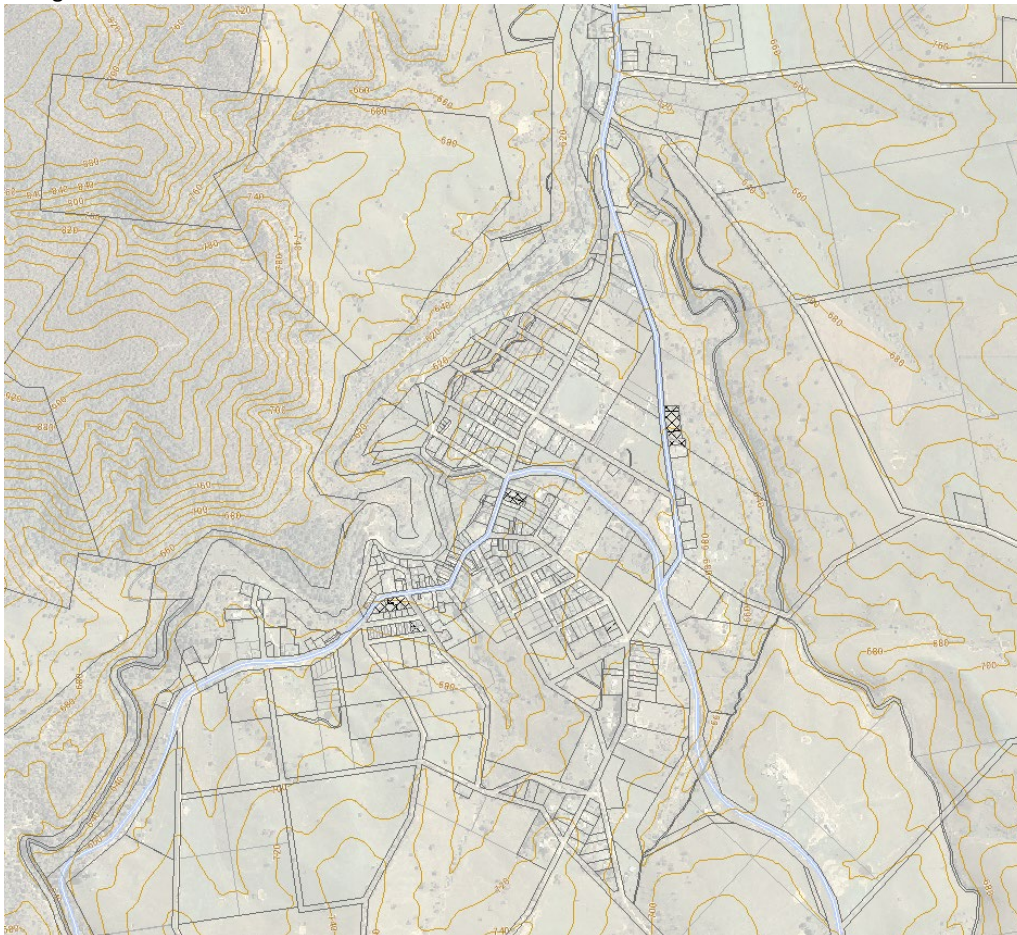


Figure 39: Omeo Road Network Map



8.2 Public Transport

Bus and Coach

Omeo has limited public transport access. There is no train service running directly from and to Omeo, with the closest train station located in Bairnsdale approximately 120 km from Omeo for rail connections. The town relies primarily on regional bus services within the East Gippsland and to surrounding municipalities.

There are two regional bus services running via Omeo:

- *Route 14 Bairnsdale – Omeo (via Bruthen, Swifts Creek and Ensay) operated once per day on weekdays as indicated in **Tables 18 and 19**.*
- *Apls Link Bright – Omeo (via Mt Hotham, Dinner Plain and Harrietville) operated seasonally in on Mondays, Wednesdays and Fridays as indicated in **Table 20**.*

The bus stop servicing the Route 14 buses is at the front of the Omeo Primary School on the Great Alpine Road, with buses travelling to Bairnsdale via Swifts Creek and Bruthen and a duration of approximately 2.5 hours. However, the service is not operated on weekends which limits the accessibility of the town for people who commute on public transport. The bus service is also provided once a day from Omeo to Bairnsdale in the morning and from Bairnsdale to Omeo in the afternoon, which limits commuters who prefer to travel at a different time.

Table 18: Route 14 Timetable from Bairnsdale to Omeo

Route 14 Bairnsdale to Omeo (via Bruthen and Swifts Creek)		
Day Operations (Time)	Mon to Thurs (PM)	Fri (PM)
Bairnsdale Railway Station/MacLeod St (Bairnsdale)	1:25	3:40
Bailey (North) St/Princes Hwy (Bairnsdale)	1:30	3:45
Service St/Princes Hwy (Bairnsdale)	1:30	3:45
Station Rd/Great Alpine Rd (Bruthen)	2:00	4:15
Ensay Cafe/Great Alpine Rd (Ensay)	3:00	5:15
Swifts Creek General Store/Great Alpine Rd (Swifts Creek)	3:30	5:45
Omeo Primary School/Great Alpine Rd (Omeo)	4:00	6:15

Table 19: Route 14 Timetable from Omeo to Bairnsdale

Route 14 Omeo to Bairnsdale (via Swifts Creek and Bruthen)			
Day Operations (Time)	Mon and Fri (School Days) (AM)	Tues to Thurs (AM)	Mon and Fri (School Holidays) (AM)
Omeo Primary School/Great Alpine Rd (Omeo)	6:30	8:00	8:00
Swifts Creek General Store/Great Alpine Rd (Swifts Creek)	7:00	8:30	8:30
Ensay Cafe/Great Alpine Rd (Ensay)	7:20	8:50	8:50
General Store/Main Street (Bruthen)	8:10	9:50	9:50
Bailey (South) St/Princes Hwy (Bairnsdale)	8:30	10:20	10:20
Bairnsdale Railway Station/MacLeod St (Bairnsdale)	8:35	10:30	10:30

Apls Link (Bright – Omeo via Mt Hotham, Dinner Plain and Harrietville)

The Alps Bus Link is a seasonal bus service linking Omeo to Bright, via Mt Hotham, Dinner Plain and Harrietville, which operates on Mondays, Wednesdays and Fridays in summer and winter seasons and no service on Tuesdays, Thursdays and weekends. The total duration of the bus service is

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approximately 2 hours and 15 minutes between Bright and Omeo. **Table 20** indicates the summer timetable of the bus service operated on Mondays, Wednesdays and Fridays between the two towns.

Table 20: Summer Timetable between Omeo and Bright

Summer Timetable – Monday, Wednesday and Friday			
Omeo to Bright	AM	Bright to Omeo	PM
Omeo – East Gippsland Offices	8:30	Bright – V/Line Stop – Alpine Hotel	1:20
Cobungra – Great Alpine Road (booking only)	8:50	Freeburgh – Bus Shelter – Hall (booking only)	1:30
Dinner Plain – Forecourt	9:15	Harrietville – Pioneer Park Great Alpine Road	1:45
Mt Hotham – Hotham Central Transit Lounge	9:30	Mt Hotham – Hotham Central Transit Lounge	2:30
Harrietville – Pioneer Park Great Alpine Road	10:20	Dinner Plain – Forecourt	2:45
Freeburgh – Bus Shelter – Hall (booking only)	10:35	Cobungra – Great Alpine Road (booking only)	3:00
Bright – V/Line Stop – Alpine Hotel	10:45	Omeo – East Gippsland Offices	3:30

Public Transport Options between Melbourne and Omeo

The only public transport option from Melbourne to Omeo is to first take the V/Line service at Southern Cross Station in Melbourne to Bairnsdale, with the frequency of three trains per day and the duration of approximately 4 hours 15 minutes. Following the V/Line service from Melbourne to Bairnsdale, Route 14 buses are operated once per day on weekdays, with the route between Bairnsdale railway Station/Macleod Street and Omeo Primary School/Great Alpine Road and the duration of 2 hours 30 minutes. Therefore, the total travel time from Melbourne to Omeo is estimated around 7 hours, showing the lack of public transport availability and flexibility in Omeo.

Public Transport Opportunities

- Provide additional timetable options, such as weekend buses or more frequency, for commuters to Swifts Creek, Bairnsdale and Bright.
- Increase the number of bus stops in Omeo given there is currently only one bus stop at the front of the Omeo Primary School on Great Alpine Road.

Road

One distinct road network is featured in the town, Great Alpine Road, providing a single-lane road service for each way from the southwest of Omeo, via the town centre and the middle of the town, to the southeast of the town. The road links Omeo to the other towns including Bright, Harrietville, Dinner Plain, Cobungra, Tongio and Swifts Creek, and provides a road network for the town centre in Omeo. There are also a few sub-roads connecting with Great Alpine Road to access local facilities, including Omeo Police Station, Omeo District Health, Omeo Recreation Reserve and Livingstone Park.

The speed limit for Great Alpine Road is 50 km/h in the town centre and 80 km/h outside of the town's urban area, with a 40 km/h school zone limit applied to the road for Omeo Primary School.

Most streets in Omeo are wide, straight and flat, with more intersections and turning options that are required to meet motor vehicle movement needs.

The structure plan should identify areas where road improvements are required including to address safety issues and enhance the connectivity between Omeo and Swifts Creek.



8.3 Active Transport

Cycling

Despite much investment being provided for bikes in association with the Mountain Bike destination Project, riding across the town is challenging, primarily due to its undulating topography. There are now plenty of bike rails and associated furniture within the town although there are no dedicated bike lanes along Day Avenue or other major streets as shown in **Figure 40**.



Figure 40: Bike Rail on Day Avenue

Car Parking

Car parking within Omeo is largely confined to on street parking. At the western periphery of Day Avenue, there is a formalised area for parking of cars along the north side of the road provided for the specific purpose of applying or removing snow chains to vehicles. Informal carparking also occurs on the vacant privately owned land to the east. A formal 2 hour parking area is provided close to Day Avenue on Creek Street alongside the Livingstone Park. Informal carparking also occurs in this area alongside the Livingstone Creek, where informal camping is also allowed.

Walking

Walking within Omeo town centre provides challenges for pedestrians, especially due to the undulating topography of the town.

Few areas of the town centre area feature footpaths along both sides of the street. The main thoroughfare, Day Avenue, does feature made curbs with footpaths on both sides which begin at the western periphery of the town and carry on through the town centre, past the Justice Precinct and Primary School site and up the hill to the intersection of Park Street, where the footpath on the northern side terminates. This is shown in **Figure 41**.



Figure 41: Footpath Terminating on Day Avenue / Omeo Highway

Similarly, Sebastapol Hill Road features two footpaths which terminate as the character of the street transitions from a town character to a larger lot rural residential character. Park Street and Tongio Road provide one footpath where they approach their intersections with Day Avenue. Other streets that do not intersect with Day Avenue, such as Copper Street and Bilton Street, do not provide any footpaths. Similarly, streets on the northern side of Day Avenue towards Livingstone Creek, such as Crisp Street and Old Omeo Highway also do not have any formally made verges or footpaths. This is shown in **Figures 42, 43 and 44**.



Figure 42: Day Avenue within the Omeo Town Centre



Figure 43: Footpaths Terminating at the Intersection of Easton Street and Sebastopol Hill Road

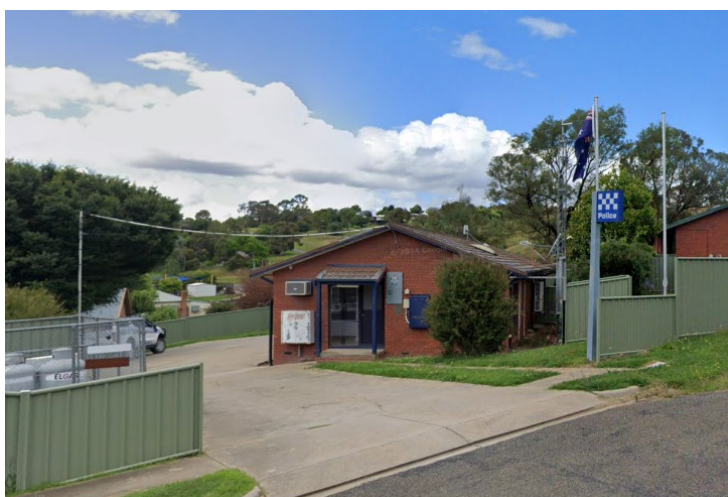


Figure 44: Footpaths Terminating on Tongio Rd

Active Transport Opportunities

There are opportunities to support improved active transport linkages across the town centre. A review of Omeo's pedestrian linkages should identify areas where dual footpaths can be provided.

8.4 Implications for the Structure Plan

The structure plan should:

- *Advocate for additional timetable options, such as weekend buses or more frequency, for commuters to Swifts Creek, Bairnsdale and Bright.*
- *Increase the number of bus stops in Omeo given there is currently only one bus stop at the front of the Omeo Primary School on Great Alpine Road.*
- *Review pedestrian linkages and prioritise pedestrian and cyclist movement across the town centre.*



9. COMMUNITY FACILITIES AND INFRASTRUCTURE



9. COMMUNITY FACILITIES AND INFRASTRUCTURE

9.1 Omeo District Place Plan

East Gippsland is currently undertaking a new Place Plan for the Omeo District. This forthcoming plan will explore opportunities for the area and help Council understand what matters most at the local level by applying a ‘place-based’ lens over how it plans, invests, and delivers community services across the district. The outcomes of this process will be informative for the final structure plan.

9.2 Education

Omeo Primary School is located at the intersection of Day Avenue and Short Street in the centre of the town. The school has 41 students and 4 staff with the school building on site dating to 1925. The nearest high school for Omeo is located in Swifts Creek.

The High Country Uniting Early Learning Centre is co-located with the primary school.

9.3 Health services

Omeo District Health on Easton Street operates as the region’s primary health facility offering urgent care, primary care, residential aged care, allied health and a range of home based services to a population of across the Omeo district (shown in **Figure 45**). Omeo District Health is the largest single employer in the region and provides public health services for an area of over 5,900 square kilometres, including communities of Swifts Creek, Cassilis, Bindi, Benambra, Glen Wills and Anglers Rest.



Figure 45: Omeo District Health site on Easton Street

Source: <https://www.odh.net.au/about-us>

9.4 Public Art

Omeo’s town centre is decorated with distinctive bicycle themed sculptures, especially along Creek Street towards Livingstone Park as shown in **Figure 46**. While these sculptures provide a form of indirect wayfinding towards Livingstone Creek and the Mountain Bike facilities co-located in Livingstone Park, there is a distinct lack of public art within Day Street and throughout the main section of the town centre.



Figure 46: Public Art within the Town Centre

9.5 Public Toilets

There are two public toilets in Omeo, located at Livingstone Park on Creek Street and Soldiers Memorial Hall at the corner of the Omeo Service Centre. There are also shower rooms in the Livingstone Park Public Toilet, providing shower facilities for campers to stay overnight at the park as shown in **Figure 47** (The National Public Toilet Map, 2025).



Figure 47: Public Toilets and Showers at Livingstone Park



9.6 Open Space

The AM Pearson Park at the corner of Day Avenue and Short Street in the Justice Precinct is the most prominent area of open space in the centre of town. Livingstone Park alongside the Livingstone Creek also provides formal open space although there are no areas of active open space within the centre of town.

Omeo Recreation Reserve and the Brayden Johnson Memorial Playground at the corner of Day Avenue/Omeo Highway and Park Street provide a football ground, a playground and three tennis and netball courts to support the local sporting club, the Omeo Benambra Football Netball Club, and the community's recreation needs. The Omeo Recreation Reserve Upgrade was completed in December 2023 to encourage people of all ages to participate in sports events with the improved quality of sporting facilities. The Omeo Pump and Skills Track, located east of the Livingstone Park, provides an off-road recreation venue for mountain bike training. These facilities are shown in **Figures 48, 49 and 50**.



Figure 48: Omeo Recreation Reserve



Figure 49: Omeo Netball and Tennis Courts



Figure 50: Brayden Johnson Memorial Playground



9.7 Council owned facilities

There is a range of publicly owned land within the town – see **Figure 55**. These sites may provide opportunities to meet objectives of the structure plan and are shown in **Figures 51 - 54**.

Omeo Service Centre is at the corner of Day Avenue and Tongio Road aside of the AM Pearson Park and in the town centre, providing facilities such as the Omeo Community Hall and Hub and library.

The Omeo Library operates out of East Gippsland Shire Council's Omeo Service Centre on Day Avenue adjacent to AM Pearson Park.

The historic 1893 Courthouse, in the heart of the town's 'justice precinct', operates as a museum for the heritage listed buildings within the precinct and the old Shire of Omeo more broadly.



Figure 51: Omeo Service Centre and Library



Figure 52: Interior of the Omeo Courthouse

Source: <https://www.omeo.org.au/>



Figure 53: Omeo Pump Track at Livingstone Park



Figure 54: Public Bike Wash at Livingstone Park

9.8 Implications for the Structure Plan

The structure plan should:

- *Align the provision of community facilities and areas of public owned land within Omeo with the community needs, as identified under the Omeo District Place Plan, and the development of Omeo's tourism service offering.*

Omeo Structure Plan

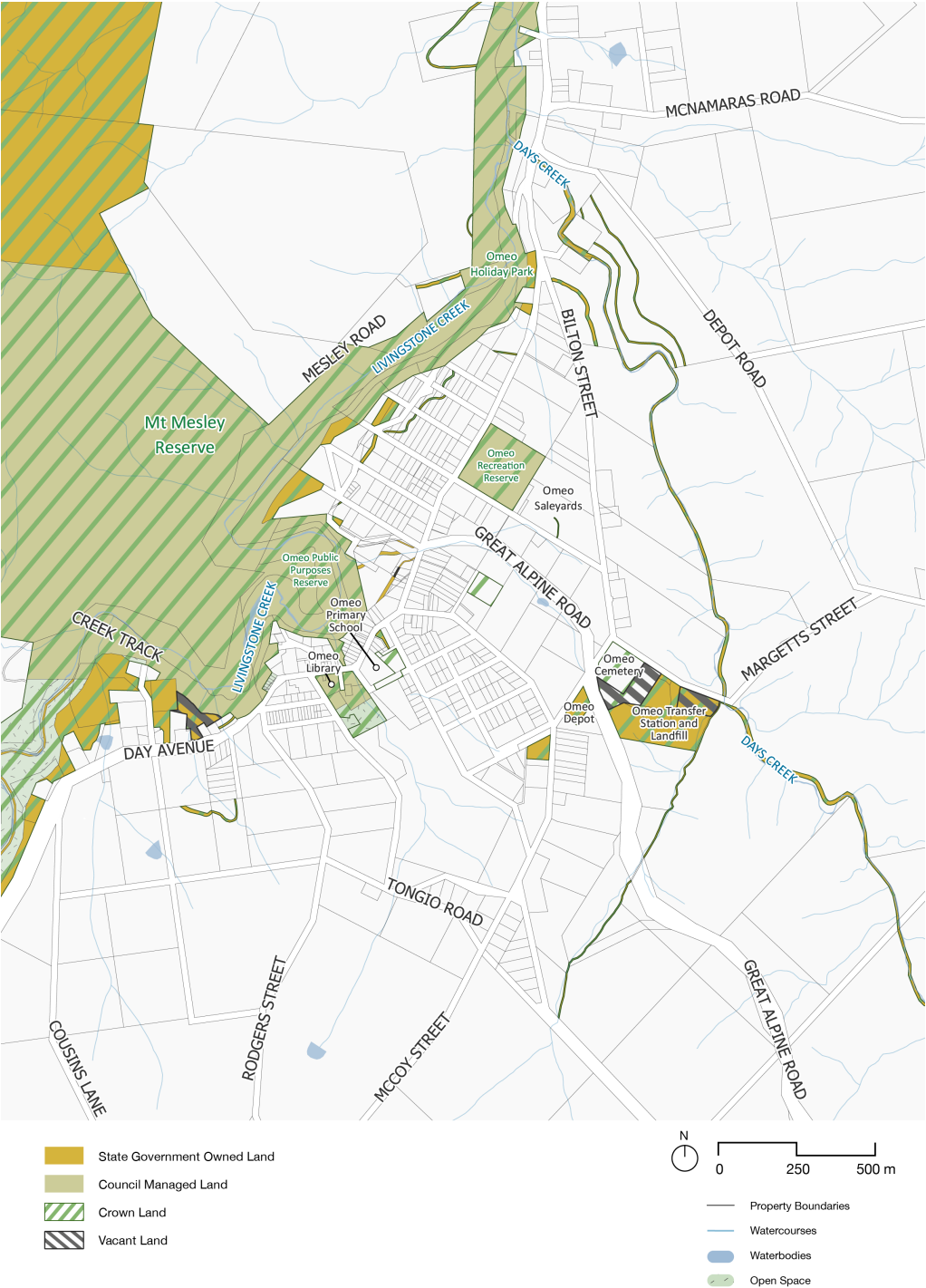


Figure 55: State Government Owned and Council Managed Lands in Omeo





10. PHYSICAL INFRASTRUCTURE

10.1 Water

Urban reticulated water supply within Omeo is provided by East Gippsland Water. Drinking water for the township originates from Butchers Creek where is gravity-fed to a water treatment plant on the outskirts of Omeo. This facility stores supply for nearly 300 customers. The recent addition of a ten megalitre water storage basin at Omeo has increased the town's drinking water storage capacity to 15 megalitres – enabling enough water to be harvested and stored during sizeable water flow events to protect the community against prolonged periods of dry weather⁶.

10.2 Gas

There is no reticulated gas supply within the Omeo township.

10.3 Drainage

Council owned stormwater drainage assets are shown in **Figure 56**. This figure also indicates from a stormwater asset perspective, the rating of six precincts within the town that could be considered for development.

10.4 Sewage

Wastewater from Omeo is collected through gravity sewers and septic tank pump systems. Sewage travels to the Omeo pump station, where it is then pumped to the treatment lagoon at the Omeo Wastewater Treatment Plant located 2km northeast of the town⁷. Sewer main locations are indicated on the map at **Figure 56**.

10.5 National Broadband Network

NBN is provided via a Fixed Line network where a physical line is connected directly to the premises for residential areas of the town. All areas in Omeo are provided with NBN access via a fixed wireless network where data travels from a transmission tower up to 14km to a domestic roof top antenna.

10.6 Electricity

Omeo is serviced by AusNet via 22kV distribution lines from Bruthen to the south as shown in **Figure 58**.

According to the Victorian Government, Omeo has a long history of power outages from storms and fires damaging power lines including prolonged power outages in 2003 during the 2019/20 fires when the town was cut-off from the rest of Victoria's electricity network, leaving some of the town's residents and businesses without reliable power for up to three weeks. During this time the township also experienced communication failures and limited road access, hindering relief and recovery efforts⁸.

After the 2019-20 fire season, the Victorian and AusNet undertook a feasibility study to investigate how new energy infrastructure can provide support for communities and households affected by extreme weather events. The Government's Community Microgrids and Sustainable Energy Program supported the increase of distributed energy infrastructure within the town so that participating Omeo businesses and residents can retain electricity supply during broader network disruptions.

⁶ <https://www.egwater.vic.gov.au/customer-info/water-supply-systems/>

⁷ <https://www.egwater.vic.gov.au/wp-content/uploads/2018/03/OmeoWWTP2017.pdf>

⁸ <https://www.energy.vic.gov.au/renewable-energy/microgrids>

Omeo Structure Plan



Figure 56: Omeo sewer and water servicing plan

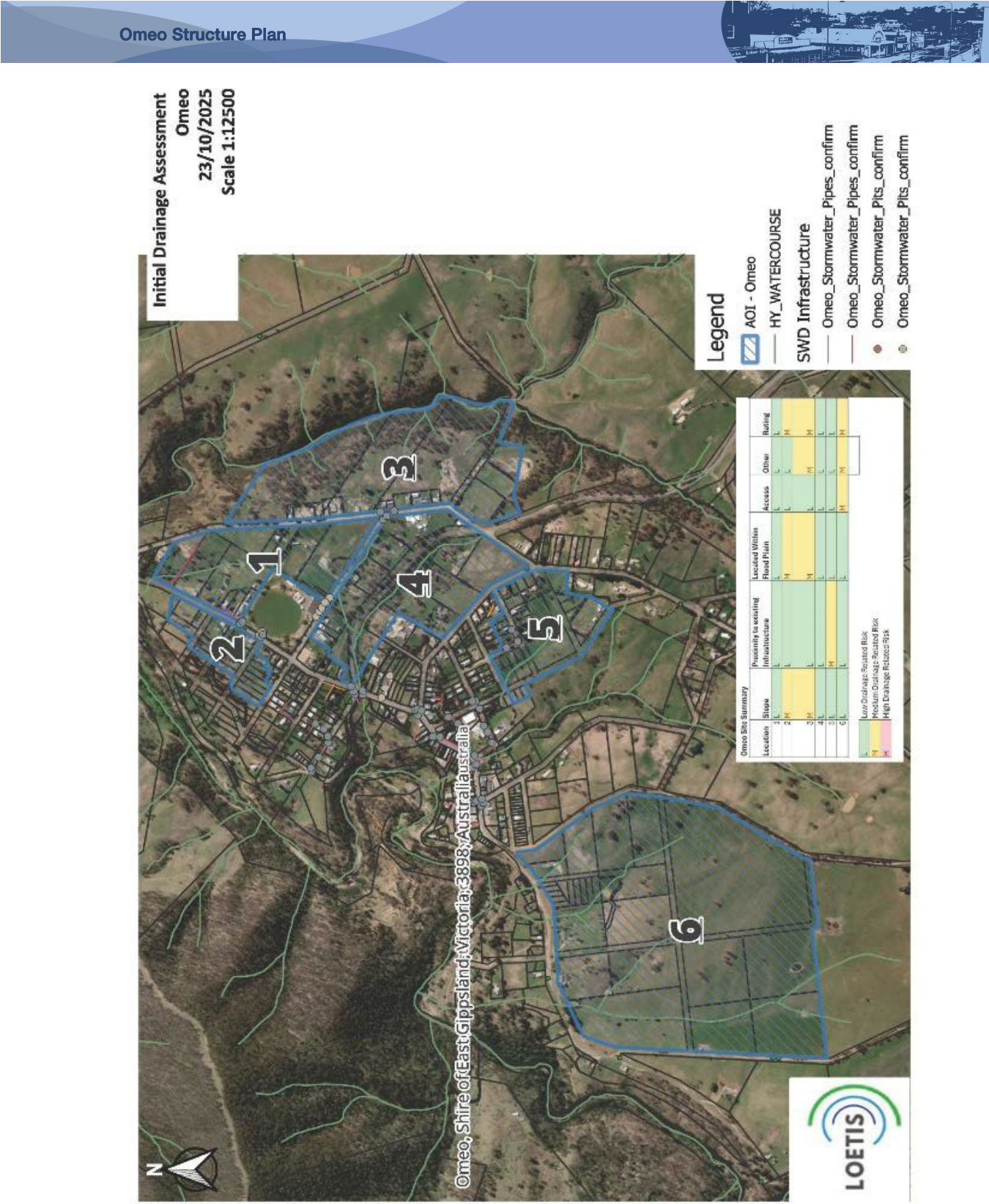


Figure 57: Omeo Drainage Assessment Plan

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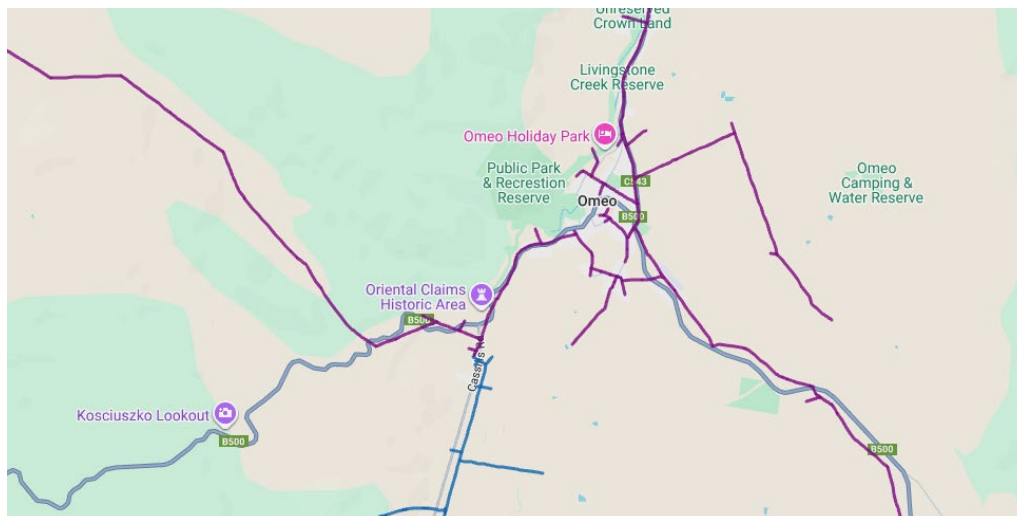


Figure 58: Omeo Electricity Grid

10.7 Implications for the Structure Plan

The structure plan should:

- Determine, in conjunction with service providers, the ability of providers to service any new proposed development areas.
- Determine the need for any buffer areas to be established around existing water and sewage infrastructure.
- Ensure new infrastructure is climate resilient and water sensitive, and resilient to all natural hazards.
- Align infrastructure provision with the directions of the Omeo District Place Plan.



11: ISSUES AND OPPORTUNITIES



11. ISSUES AND OPPORTUNITIES

11.1 Issues and Opportunities for the Town

The findings from this background report can be distilled into a number of key issues and opportunities for Omeo.

Policy Context

- *Omeo is a rural settlement and a service town that provides retail, administration and tourist services for the surrounding district.*
- *Growth in the town should avoid expansion in favour of infill development.*
- *Preserving the cultural heritage of the town is a priority as is enhancing linkages with Livingstone Creek.*

Demographic Profile

- *Anticipate demand for more housing for singles and couples in older age groups, including retirement housing and residential aged care, but also including smaller homes with easy access to services.*
- *Anticipate increased demand for some town centre services including health, finance, travel and recreation.*

Housing

- *Acknowledge the significant supply of available residential land existing within the town.*
- *Investigate infill housing opportunities within the context of servicing and bushfire risk.*
- *Investigate the potential for an affordable housing and key worker housing support program.*
- *Investigate the appropriateness of land within the town being zoned Rural Living Zone.*

Local Economy and Land Use

- *Investigate the creation of additional industrial zoned lots on the northern side of Margetts Street.*
- *Investigate the rezoning of land on the eastern side of Bilton Street to Industrial 3 Zone to support consolidation of existing industrial uses.*
- *Investigate rezoning of unused industrial zoned land around the Cemetery to a Public Use Zone.*
- *Investigate options to identify the saleyards and rodeo sites as important cultural and economic assets.*

Landscape and Environment

- *Investigate the potential for future development within the existing town area in response to bushfire risk within and around the town.*
- *Investigate the implementation of revised flood mapping for watercourses within the town centre.*
- *Investigate the use of canopies over footpaths along Day Avenue and street tree planting within the town centre to mitigate urban heat.*

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Urban Design, Built Form and Heritage

- Support the improvement of Omeo's walkable environment with highly accessible, convenient and flexible urban structures, including within any proposed extensions to the town.
- Protect and enhance Omeo's public realm and identify opportunities to extend and enhance street tree planting.
- Retain original heritage significant materials and features of the town centre.
- Manage impacts of any proposals on heritage places and consider adaptive reuse of existing heritage listed sites to ensure their ongoing maintenance.

Movement and Transport

- Advocate for additional timetable options, such as weekend buses or more frequency, for commuters to Swifts Creek, Bairnsdale and Bright.
- Increase the number of bus stops in Omeo given there is currently only one bus stop at the front of the Omeo Primary School on Great Alpine Road.
- Review pedestrian linkages and prioritise pedestrian and cyclist movement across the town centre.

Community Facilities and Infrastructure

- Align the provision of community facilities and areas of public owned land within Omeo with the community needs, as identified under the Omeo District Place Plan, and the development of Omeo's tourism service offering.

Physical Infrastructure

- Determine, in conjunction with service providers, the ability of providers to service any new proposed development areas.
- Determine the need for any buffer areas to be established around existing water and sewage infrastructure.
- Ensure new infrastructure is climate resilient and water sensitive, and resilient to all natural hazards.
- Align infrastructure provision with the directions of the Omeo District Place Plan.

The issues and opportunities facing the town with spatial implications are summarised in **Figures 59 and 60**. The map legend is located on the page following the map.

Omeo Structure Plan

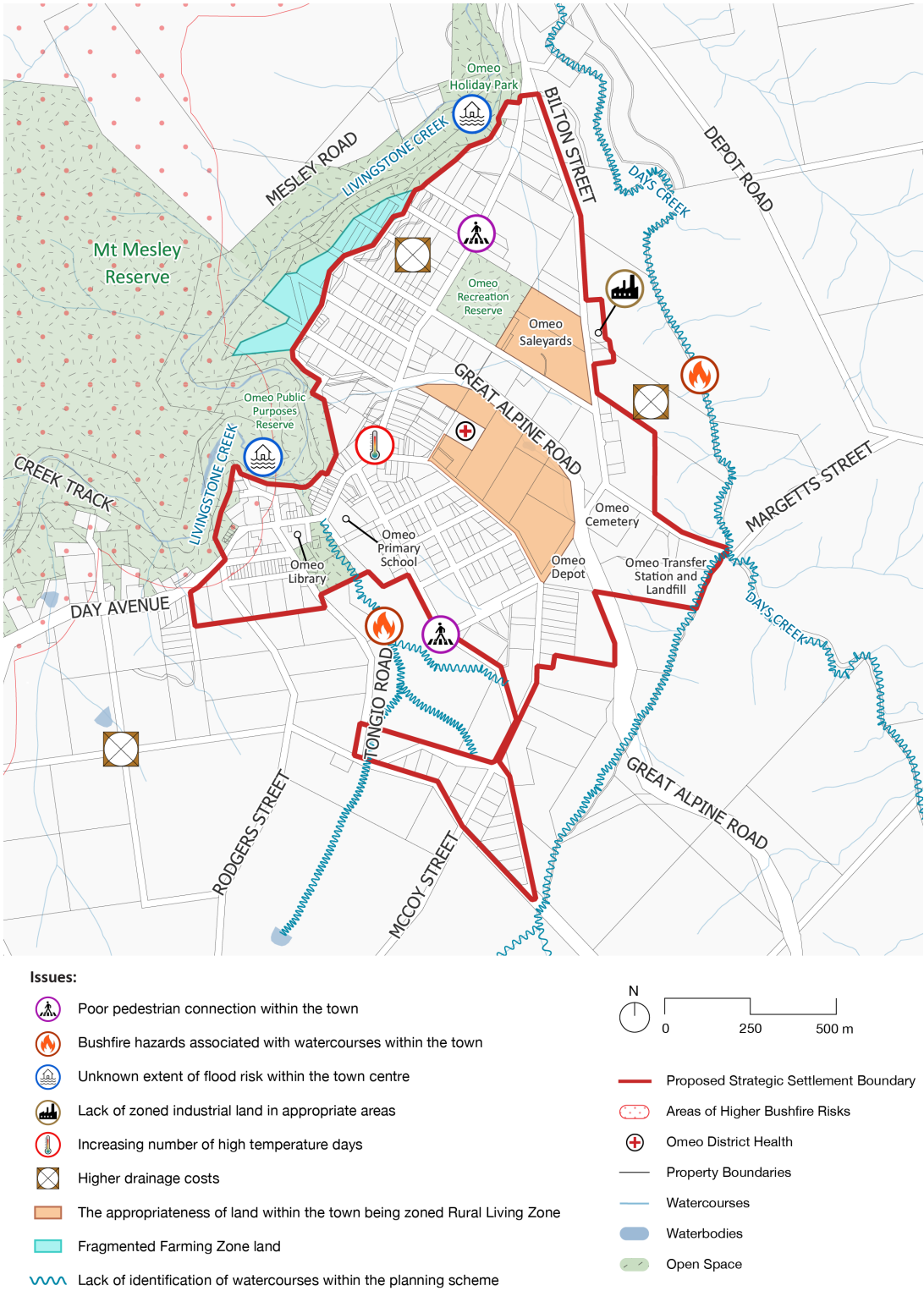


Figure 59: Issues – Omeo

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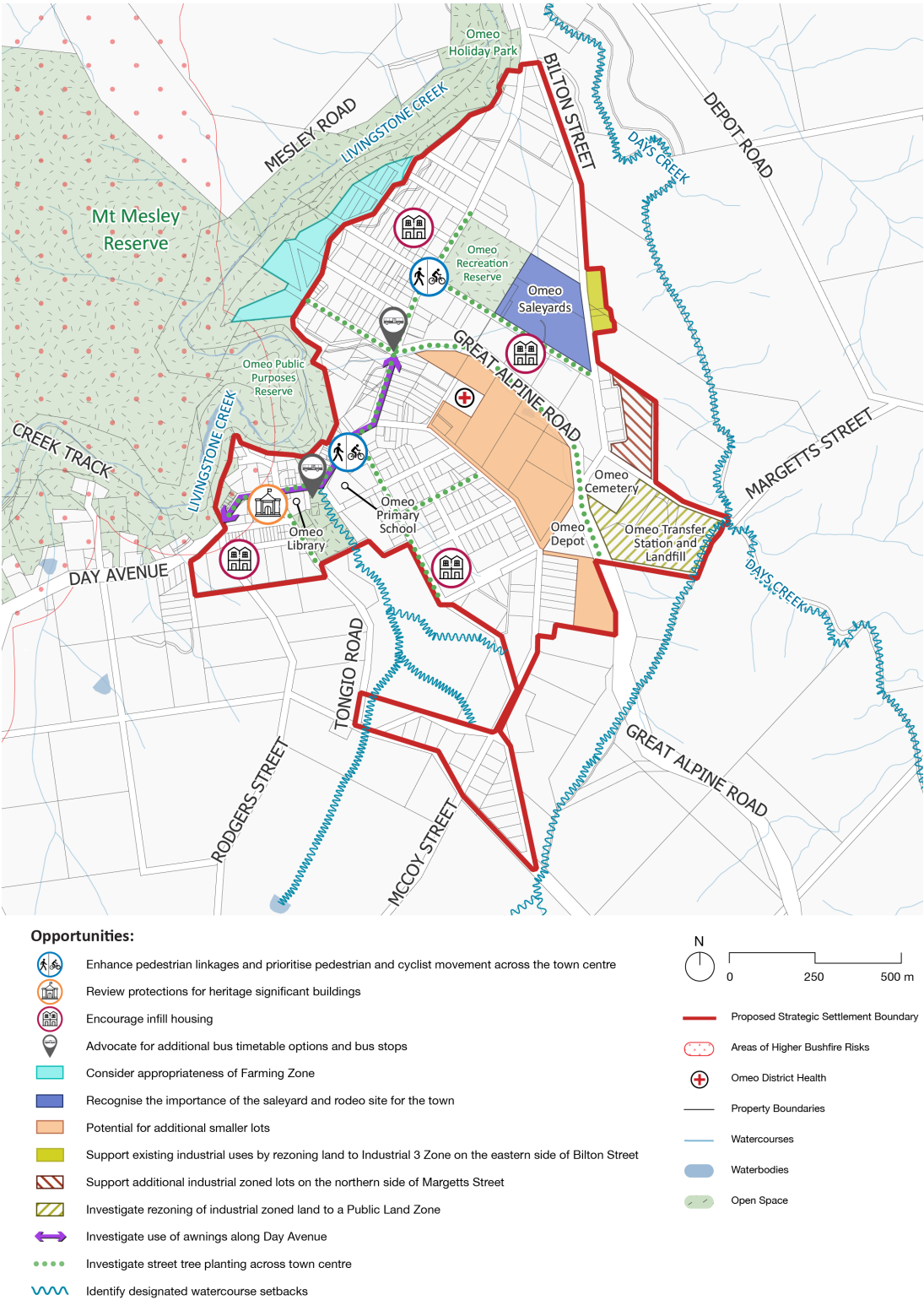


Figure 60: Opportunities - Omeo

11.2 Proposed Settlement Boundary

A boundary assessment has been undertaken to assist summarising the issues and opportunities facing the town and to recommend future settlement boundaries as shown in **Figure 61**.

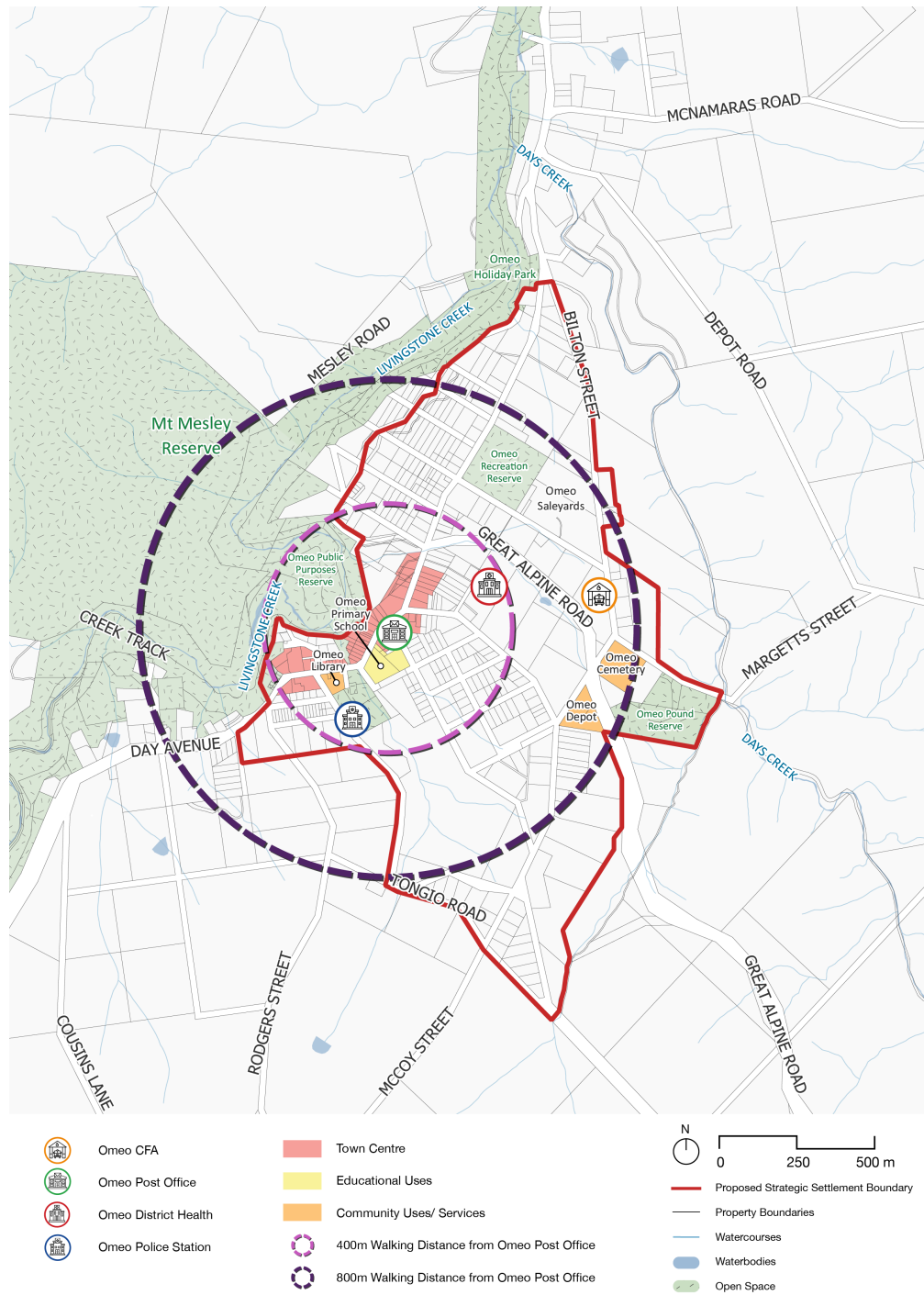


Figure 61: Proposed Omeo Settlement Boundary



APPENDIX A

Omeo Assessment of the Settlement Boundary

Defining the extent of the settlement boundary for the town is a key task in the development of a structure plan and should be guided by an assessment undertaken against the criteria set out by the Victorian Government.

Planning Practice Note 58 - Structure Planning for Activity Centres (PPN58) sets out criteria to be used to determine an activity centre boundary in a structure plan. This has been adapted to the township context for this township structure plan. **Table 21** provides an analysis of the settlement boundary assessed against guidelines in PPN58. The spatial outcome of this assessment is shown in **Figure 61** with a proposed settlement boundary including any areas proposed for inclusion or removal from the settlement boundary.

Table 21: Settlement Boundary Assessment

Boundary Criteria:	Assessment/Response:
<i>Consider the following issues in determining the potential location of a settlement boundary:</i>	
The location of existing commercial areas and land uses	Commercial Zone land along Day Avenue included within the proposed boundary.
The location of existing government and institutional areas and land uses	School site, hospital site and community services sites are included within the proposed boundary.
The location of existing areas of public open space	Omeo Reserve, Pound Reserve and AM Pearson Park included within the proposed boundary.
Commercial and residential needs	Adequate commercial, industrial and residential land supply has been identified and included within the proposed boundary.
Environmental and flooding constraints	Updated flood mapping required to determine impact on land within the proposed settlement boundary, particularly with regard to Livingstone Creek.
Heritage constraints	All significant heritage assets within the town are included within the proposed boundary.
Availability of strategic redevelopment sites, both existing and potential	Additional land for residential and industrial supply is included within the boundary.
The location of residential areas, including whether they provide significant redevelopment opportunities or constraints for the township	Land within the Rural Living Zone for potential rezoning to provide for additional residential development is included within the boundary.
Consideration of physical barriers and opportunities for their improvement	Livingstone Creek presents a defined boundary to the town to the north and west. Sloping land towards Days Creek provides another defined boundary for the town.
Proximity to public transport, especially fixed rail (train or tram)	Access to public transport services is incorporated within the town centre.
The location of existing and potential transport infrastructure including fixed rail, buses, bicycle paths, car parking areas and modal interchanges	All relevant transport infrastructure is located within the proposed boundary.
Walkability – opportunities to provide for and improve walkability within 400 to 800 metres from the core of the centre	Most of the town centre is within an 800m catchment although the sloping topography of the town presents a challenge to functional walkability. Pedestrian improvements along Day Avenue able to be implemented within a walkable distance from the town centre.
Consistency with State policy	Clause 11.01-1S indicates that <i>where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land</i> . The proposed settlement boundary is generally consistent with this direction as it encompasses all General Residential Zoned land noting that this area includes land within the Rural Living Zone.
Consistency with local policy and a Municipal Planning Strategy (MPS), where relevant	No directions regarding settlement boundaries are provided.

Omeo Structure Plan



Boundary Criteria:	Assessment/Response:
Impacts of the boundary on other township boundaries.	Not applicable.
<i>In setting a boundary for a township include:</i>	
Sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20 year time frame and then into the 30-year horizon	Adequate commercial, industrial and residential land supply has been identified and included within the proposed boundary.
Residential areas that are integrated into the township or surrounded by other uses that have a strong functional inter-relationship with the township even where limited development opportunities exist.	All existing residential areas are included within the proposed settlement boundary.
Key public land uses that have or are intended to have a strong functional inter-relationship with the township even where there are no or limited redevelopment opportunities	All existing public land uses and areas of public owned land are included within the proposed boundary, except for the Livingstone Park reserve and Creek area to the north of the town. The exclusion of these areas will not impact on the urban functions of the town.
Public open space areas that have or are intended to have a strong functional inter-relationship with the township.	All existing areas of public open space are included within the proposed boundary, except for the Livingstone Park reserve and Creek area to the north of the town. The exclusion of these areas will not impact on the urban functions of the town.
<i>In setting a boundary for a township, generally exclude:</i>	
Residential land encumbered by significant constraints located at the edge of the township.	Portions of residential and commercial zoned land within the town centre impacted by the BMO along the northern boundary with Livingstone Creek are included as these areas are integral to the town centre. Other residential within the boundary areas are largely free of the BMO, although modelled bushfire risk within the town centre does exist in proximity to the watercourses. Proposed additional industrial zoned land along Bilton Street is unaffected by the modelled fire risk associated with Days Creek to the east.



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SWIFTS CREEK STRUCTURE PLAN

BACKGROUND REPORT

JULY 2026



Swifts Creek Structure Plan



This report is the Background Report –Swifts Creek Structure Plan (v1) for East Gippsland Shire Council. It has been prepared with expertise, advice and inputs from the consultant team of Plan2Place Consulting, Obliqua Pty Ltd, Tim Nott Economics and Strategy, Peter_Boyle_Urban Design+Landscape Architecture and Loetis, using background reports and information provided by Council and from other government sources. The report issue date is April 2026.

Every reasonable effort has been made to validate information provided by the client, Council staff, stakeholders and other participants in the preparation of this report throughout the project during 2025 and 2026.

The report has been prepared in conjunction with the East Gippsland Shire Council and is based upon up-to-date information provided at the time of report preparation and finalisation.

No part of the report can be replicated or reproduced in part or whole (other than by the East Gippsland Shire Council or the consultant team) without the permission of Plan2Place Consulting – see www.plan2place.com.au.



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ACKNOWLEDGEMENT

We acknowledge the Traditional Custodians of the land on which Swifts Creek sits – the Gunaikurnai people. We pay our respects to Elders, past and present, and recognise their ongoing cultural, spiritual and educational practices.

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V1	7 November 2025	Working Draft Prepared for Council Officer Discussion
V2	18 December 2025	Revised Draft prepared for Council Officers
V3	5 February 2026	Draft prepared for Council Officers
V4	13 March 2026	Draft prepared for Council Officers
V5	24 April 2026	Draft prepared for consultation
V6	3 July 2026	Draft prepared post consultation for Council Officers



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ABBREVIATIONS AND LEGISLATION

Abbreviations

AEP	Annual Exceedance Probability
BAL	Bushfire Attack Level
BMO	Bushfire Management Overlay
CMA	Catchment Management Authority
C	Council Amendment
Council	East Gippsland Shire Council
DEECA	Department of Energy, Environment and Climate Action
DTP	Department of Transport and Planning
DDO	Design and Development Overlay
EGSC	East Gippsland Shire Council
EPA	Environment Protection Authority
ESO	Environmental Significance Overlay
ESD	Environmentally Sustainable Development
FZ	Farming Zone
FO	Floodway Overlay
GRZ	General Residential Zone
HO	Heritage Overlay
IN1Z	Industrial 1 Zone
IN3Z	Industrial 3 Zone
LSIO	Land Subject to Inundation Overlay
LDRZ	Low Density Residential Zone
MUZ	Mixed Use Zone
MPS	Municipal Planning Strategy
CMA	Catchment Management Authority
PCRZ	Public Conservation and Resource Zone
PPF	Planning Policy Framework
PUZ	Public Use Zone
RRV	Regional Roads Victoria
RLZ	Rural Living Zone
TZ	Township Zone
TRZ	Transport Zone
VC	Victorian and Council Amendment
VPP	Victoria Planning Provisions

Numeric Abbreviations

ha	hectares
%	percent
m ²	metres squared
kms	kilometres
sqm	square metres

Related Legislation and Regulations

Planning and Environment Act 1987 (P&E Act)

Swifts Creek Structure Plan



SUMMARY OF FINDINGS

This Background Report supports the development of a structure plan for Swifts Creek that will provide directions for growth and development of the town over a 15-to-20-year horizon. The structure plan will provide clear and updated policy direction and an updated planning policy framework.

The plan will set a vision, strategies, and a clear action plan to for implementation that will provide the town with the strategic direction needed to facilitate appropriate growth and support a thriving community.

The findings from this background report can be distilled into a number of **key issues and opportunities** facing Swifts Creek, which are further explored in this report. A summary of the issues and opportunities that should be addressed through the Structure Plan, are provided at section 11, and highlighted below:

Policy Context	• Swifts Creek is a small rural settlement where small scale population growth is supported through infill development within the existing residentially zoned areas. • Multiple recent projects for the town have championed a variety of placemaking and economic development actions, including advocating for sewerage of the town.
Demographic Profile	• Anticipate increased demand for more housing for singles and couples in older age groups, including retirement housing and residential aged care, but also including smaller homes with easy access to services. • Anticipate increased demand for some town centre services (health, finance, travel, recreation etc).
Housing	• Encourage infill development within the town boundary. • Encourage the land owner of the former mill site to renew dwellings for key workers. • Explore opportunities to provide housing suitable for the community to age in place.
Local Economy and Land Use	• Identify opportunities for new employment and industrial uses locating in the town. • Work with the owners of the mill site to determine a future for the site. • Explore opportunities to grow the tourism and visitor market. • Direct new retail activities and visitor services into the town centre.
Landscape and Environment	• Support completion of updated flood mapping for the town and implementation via an overlay within the planning scheme. • Identify opportunities to mitigate the impacts of climate change in the town. • Direct development away from areas of high biodiversity value. • Direct growth away from areas of high bushfire and flooding risk.

Swifts Creek Structure Plan



	- Implement strategies to increase tree canopy cover over the town to cool and green the landscape.
Urban Design, Built Form and Heritage	- Implement the actions of the Public Realm Masterplan. - Explore opportunities to enhance the interface treatment between the DECCA site and Poets Walk. - Identify opportunities to enhance street tree planting throughout the town. - Explore opportunities to identify additional sites of Aboriginal cultural heritage in the town.
Movement and Transport	- Explore options for pedestrian access across Tambo River to the camping and caravan park. - Identify opportunities to enhance cycling infrastructure in the town. - Identify opportunities to connect and create new walking and cycling trails. - Advocate to DTP to lower speed limits in the town.
Community Facilities and Infrastructure	- Align the provision of community facilities and areas of public owned land within Swifts Creek with the community needs, as identified under the Omeo District Place Plan. - Explore improved interface options for the DECCA depot site and Poets Walk Trail.
Physical Infrastructure	- Advocate to East Gippsland Water to supply reticulated sewerage to the town. - Encourage alternative decentralised technology for the town to support additional infill growth capacity.

Following community consultation to determine the community's aspirations for their town, a Draft Structure Plan will be developed building on the issues and opportunities identified in this report and community and stakeholder consultation.



1. INTRODUCTION



1 INTRODUCTION

1.1 Overview

This Background Report supports the development of a structure plan for the town of Swifts Creek in East Gippsland in Eastern Victoria.

The aim of the project is to develop a structure plan for Swifts Creek that provides clear directions for growth and development of the town over a 15-to-20-year horizon. The structure plan will provide clear and current policy direction and an updated planning policy framework. A plan for the town will improve guidance for future growth and development in the town.

The structure plan will help position the town to capitalise on future development opportunities and provide clear direction on growth, directing and promoting residential opportunities, protecting the neighbourhood character and landscape values, and planning for the growth of commercial, industrial and tourism opportunities.

The plan will set a vision, strategies, and a clear action plan to implement a structure plan that will provide the town with the strategic direction it requires to facilitate appropriate growth and support a thriving community.

The structure plan should:

- Develop a vision and strategic direction for Swifts Creek, based on its location, future role and opportunities for growth.
- Deliver a long-term planning framework and vision for future development within the proposed settlement boundary.
- Prepare an updated township land use framework plan for inclusion in the MPS and PPF.
- Analyse and prepare long-term planning objectives, strategies and actions.
- Review and analyse residential, commercial, industrial land supply needs, with a focus on delivering residential growth within the town.
- Plan for future commercial and industrial opportunities to support the economic viability of the town, building on its agricultural and timber industry heritage.
- Plan for service and infrastructure needs to enable growth and development opportunities, particularly residential and industrial.
- Consider environmental constraints and values, including bushfire risk.
- Consider significant landscape values, including views and protection of landscape assets.
- Enhance and revitalise gateway entrances, public open spaces, and physical environs.
- Consideration of tourism opportunities and attractors to the town.

This background report consists of ten chapters covering the following areas and themes:

- Policy context.
- Demographic
- Housing
- Local economy and land uses
- Landscape and environment
- Urban Design, built form and heritage
- Movement and transport

Swifts Creek Structure Plan



- Community facilities and infrastructure
- Physical infrastructure
- Issues and Opportunities

1.2 What is a Structure Plan?

A structure plan is a long-term plan developed with the community and stakeholders to manage the future of a specific area through a development framework. A structure plan guides the future of land uses and activities, infrastructure, transport, development, physical environment and amenity in a township.

The purpose and function of the Swifts Creek Structure Plan is to plan for the future of the town by protecting the distinctive positive elements of the township and building upon the opportunities.

A structure plan for Swifts Creek will provide positive direction to manage sustainable development of the township by defining its unique character, facilitating orderly growth, reinforcing the town centre, strengthening the local economy, protecting its unique environmental qualities and building community resilience.

1.3 Swifts Creek Today

Swifts Creek is located in the southwest of East Gippsland in Victoria's Alpine region. East Gippsland, with a population of approximately 48,715 residents in 2021, is focused on agriculture but also features significant tourist destinations. Swifts Creek is a rural settlement in East Gippsland, with 232 residents. The town is located 27km from Omeo, 95km from Bairnsdale, 220km from Latrobe City, and 375km from Melbourne. **Figures 1, 2 and 3** show the municipal, regional and local context for the town.

Swifts Creek is located in an undulating agricultural landscape. The town is located within a valley and bordered by hills on its western and eastern sides as well as being framed by the confluence of the Swifts Creek and the Tambo River along its northern boundary.

Vehicle access from Swifts Creek to Bairnsdale is provided along the Great Alpine Road to the south, via Bruthen. The Great Alpine Road bisects the town as it heads east further into the Alpine region towards Omeo and Dinner Plain and the Victorian snowfields. Cassilis Road is a southeast-northwest locally significant road that begins at Swifts Creek at the intersection with the Great Alpine Road and then heads west towards the Cassilis Historic Area and then northwest to Livingstone Creek and up to Omeo. Limited regional public transport access is also provided by infrequent coaches from Bairnsdale in the south of East Gippsland and Bright towards the northwest.

Swifts Creek has historically depended on the operation of the now closed timber mill, which occupies a significant portion of land within the southern half of the town area on the western side of the Great Alpine Road, which is a regionally significant touring route for visitors to Victoria's high country. The Swifts Creek P-12 School consists of two campuses on both sides of the Great Alpine Road and provides the Omeo district's only secondary school.

The town's economy is currently in transition as native forest harvesting concludes in the region. The structure plan in conjunction with the place based plan, provides an opportunity to respond to this challenge by enhancing the resilience and growing opportunities for the Swifts Creek community.

1.4 Stakeholder Engagement

A number of key stakeholders and agencies have been consulted in the development of this Background Report to date. These include:

- Department of Transport and Planning.
- East Gippsland Catchment Management Authority (EGCMA).
- East Gippsland Water

Swifts Creek Structure Plan

- CFA Swifts Creek.

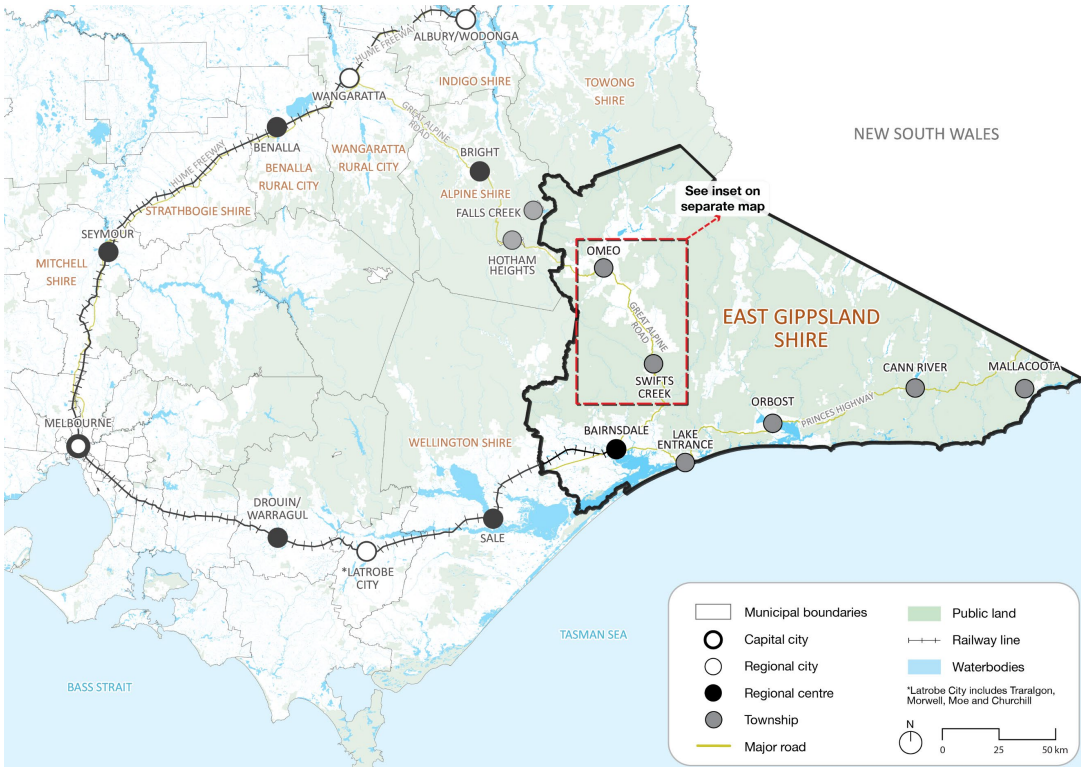
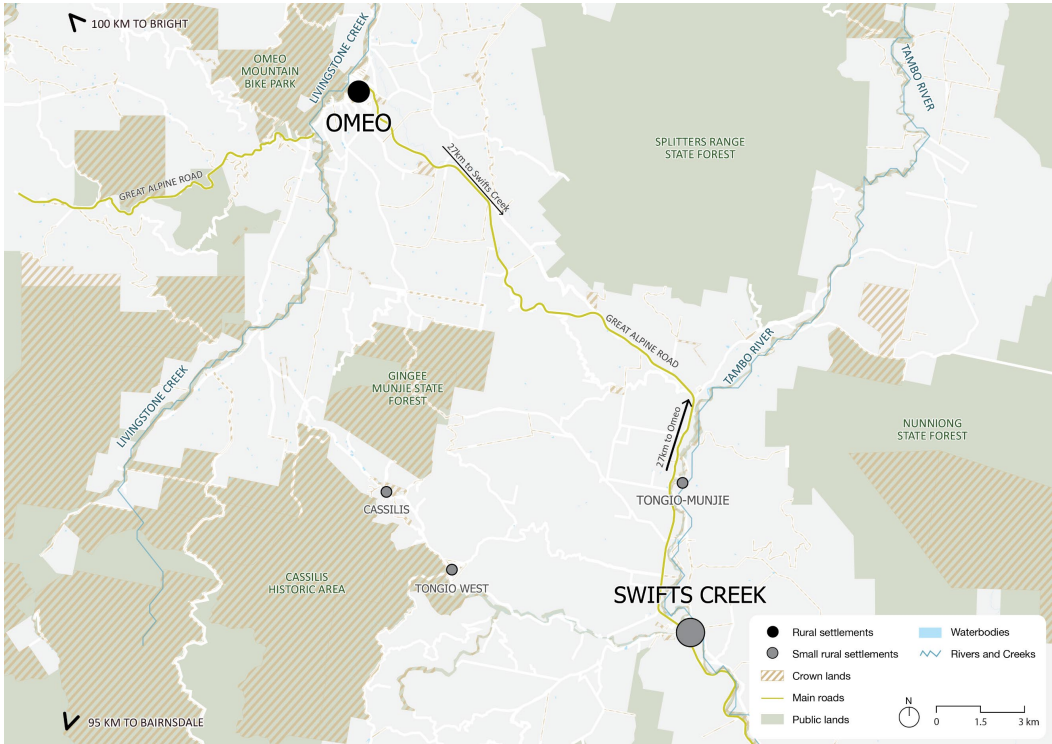


Figure 1: East Gippsland Regional Context



Swifts Creek Structure Plan

Figure 2: Swifts Creek Regional Context

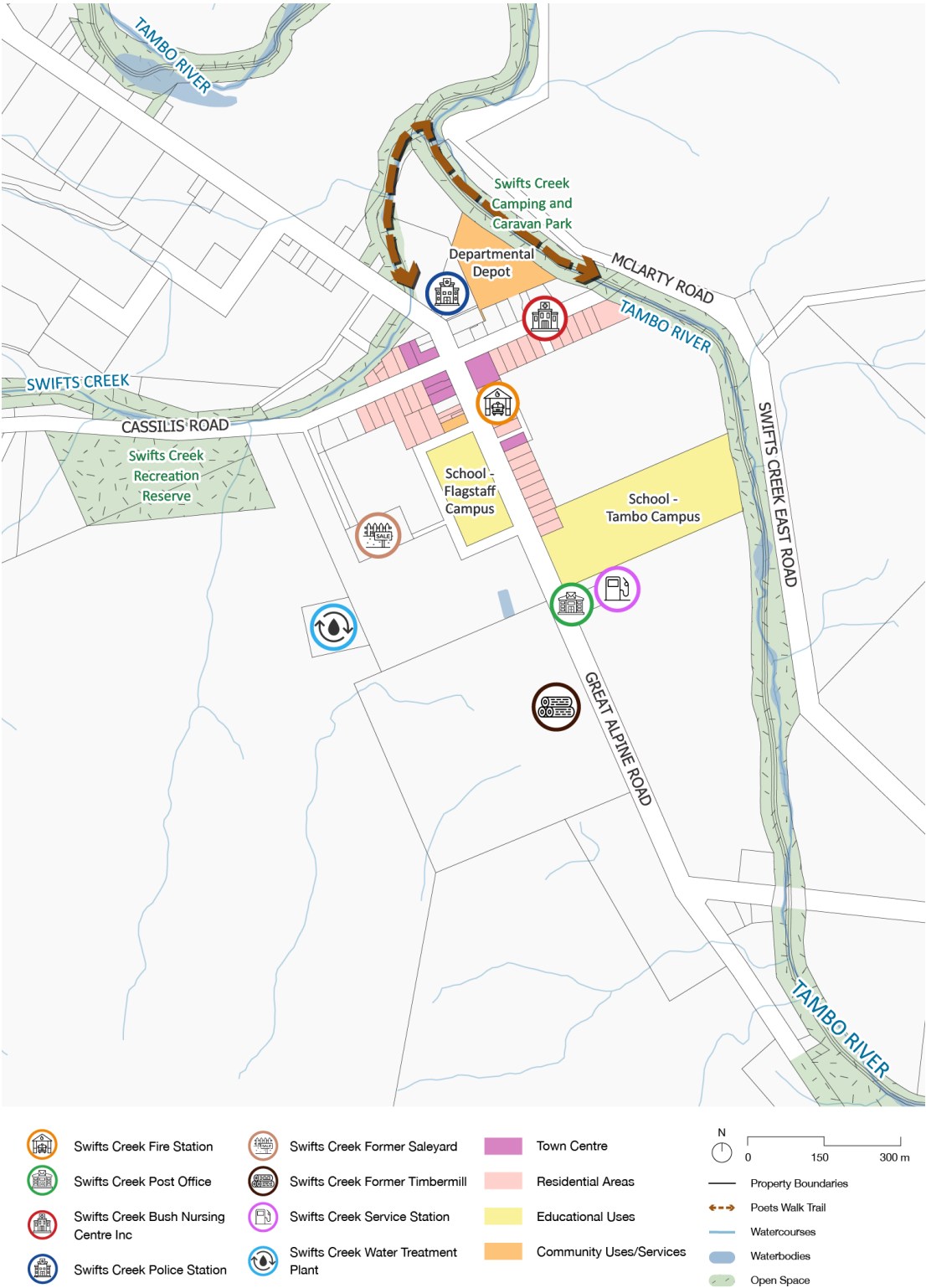




Figure 3: Swifts Creek Local Context

1.5 Additional Background Reports

Several background reports were commissioned to inform this Background Report. These were the:

- Bushfire Assessment Report – East Gippsland Shire Council, Omeo and Swifts Creek Structure Plans, September 2025 (Obliqua Pty Ltd).
- Swifts Creek Structure Plan – Economic Analysis, September 2025 (Tim Nott Economics).
- Landscape and Urban Design Advice – Peter Boyle Urban Design and Landscape Architecture.
- Drainage Assessment – Loetis, September 2025.

1.6 Structure Plan Stages

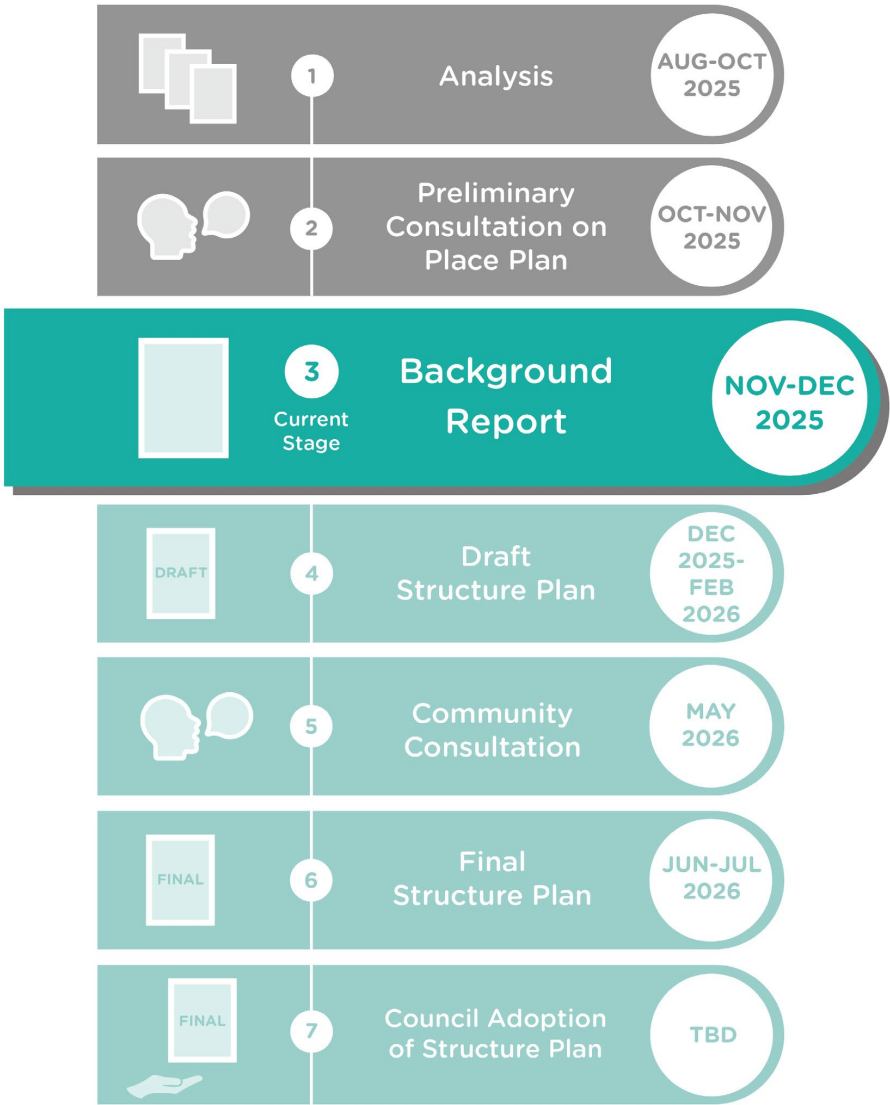


Figure 4: Stages in the development of the Swifts Creek Structure Plan





2. POLICY CONTEXT

2.1 Chapter Summary

This Chapter provides a summary of the policy context and key strategic planning policies that apply to Swifts Creek at the State, regional and local level. These provide valuable context for the development of the structure plan.

2.2 State Policy

Plan for Victoria

Plan for Victoria was released in 2025 and implemented state-wide through Amendment VC283.

The Plan is structured around five pillars:

- Self-determination and caring for Country: underpinning and informing the other pillars.
- Housing for all Victorians: delivering sufficient affordable homes for all Victorians.
- Accessible jobs and services: making sure you have good access to facilities and good jobs.
- Great places, suburbs and towns: creating thriving places that are attractive, safe and welcoming for everyone.
- Sustainable environments: preserving the natural values of Victoria and addressing climate change.

The plan sets out housing targets for every local government area across Victoria, specifying their share of the extra 2.24 million homes that are forecast. The housing targets that have been set for East Gippsland are for an additional 1,100 dwellings to 2051. The plan also seeks to deliver more jobs near homes by planning for, protecting and readying commercial and industrial land for development in locations well-served with jobs, shops, public transport and community facilities and services.

As part the 2.24 million homes needed in Victoria by 2051, the Victorian Government has set a target to build 425,600 of those homes across the regions. There is a new \$1 billion Regional Housing Fund to deliver more than 1,300 new homes across regional Victoria. The new homes will include a mix of social and affordable housing. There is also a \$150 million Regional Worker Accommodation Fund to provide new housing options for regional communities where key workers are struggling to find affordable places to live.

Victoria's Housing Statement, 2023

Victoria's Housing Statement has placed housing provision as one of the key challenges of the decade ahead. It aims to refresh Victoria's housing policy settings with a series of initiatives that respond to short-term issues of affordability and supply while still promoting long term economic growth.

The housing statement is supported by Amendments VC242, VC243, VC253, VC267, VC276 and VC282 which aim to facilitate well-located, integrated and diverse housing that meets community needs and supports the delivery of housing in Victoria.

Amendment VC253 introduced a new land use term and siting, design and amenity requirements for a 'small second dwelling' into a range of residential and rural zones across Victoria including the Low Density Residential Zone (LDRZ), Township Zone (TZ) and Farming Zone (FZ). This replaced the land use term 'dependent person's unit' and made the planning provisions more consistent and easier to build a small second dwelling of 60 square metres (sqm) or less that meets specified requirements.

Swifts Creek Structure Plan



2.3 Regional Policy

Gippsland Regional Growth Plan, 2014

The Gippsland Regional Growth Plan (RGP) provides broad direction for regional land use and development, outlining more detailed planning frameworks for the key regional centres in the Gippsland region. The RGP indicates that by 2041 the Gippsland region is expected to grow by 116,000 to reach a total population of 345,888 with East Gippsland's share of this population being 58,808.

The Regional Growth Plan indicates that in terms of settlements, the region has some clearly defined centres, but around 40 per cent of the population live in villages and settlements of less than 500 people. Swifts Creek is specifically included in the RGP as one of the region's smaller towns providing an important district service centre role with basic commercial and service functions for local residents and wider catchments of rural populations.

The following principles guide growth and will assist in achieving the Plan's vision:

- Strengthen economic resilience by growing a more diverse economy, which is supported by new investment, innovation and value adding in traditional strengths.
- Promote a healthy environment by valuing Gippsland's environmental and heritage assets, and by minimising the region's exposure to natural hazards and risks.
- Develop sustainable communities through a settlement framework comprising major urban centres, which ensure residents have convenient access to jobs, services, infrastructure, and community facilities.
- Deliver timely and accessible infrastructure to meet regional needs for transport, utilities and community facilities.

East Gippsland Regional Catchment Strategy 2013-2019

The East Gippsland Regional Catchment Strategy (RCS) provides long-term objectives and management actions to manage East Gippsland's land, water and biodiversity assets - key focused landscape areas including Gippsland Lakes and Hinterland, Gippsland Lakes Upper Catchment, East Coast, Far East Catchments, and a region-wide program. The strategy integrates catchment management with environmental protection for suitable land uses and identifies key threats including erosion, invasive species, inappropriate fire regime and climate change.

The strategy sets out targeted actions to address these threats, aiming to improve including soil health, water quality, native vegetation, and the conditions of rivers, wetlands, and coastal areas. It also establishes monitoring, evaluation and reporting (MER) frameworks to track progress and align with state and national legislation and other regional plans, aiming to maintain the municipality's unique environmental values with its social and economic values supported. The structure plan will support the achievements of these goals.

Gippsland Regional Climate Change Adaptation Strategy

The Gippsland Regional Climate Change Adaptation Strategy is a 5-year plan, supported by the Victorian government, to guide regional actions for adapting to climate change. It is structured around ten focus areas including the natural environment, water, emergencies, agriculture, health, the built environment, community, knowledge, and the regional economy. The strategy aims to reduce climate risks and take advantage of opportunities by building the region's capacity to cope with the impacts of a drier, warmer, and more variable climate.

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2.4 Council Strategies

Ageing Well in East Gippsland: Age-friendly Communities Strategy 2017-2030

The Ageing Well in East Gippsland – Age friendly Communities Strategy 2017-2030 supports elder residents in East Gippsland via age friendly community development. It also focuses on transport; housing; social participation; respect and social inclusion; civic participation and employment; communication and information; community support and health services; outdoor spaces and buildings; and economic opportunities. The strategy identifies East Gippsland's fast-growing ageing population and aims to ensure older residents remain active in an inclusive and supportive community across East Gippsland.

The strategy will be implemented through age friendly Network, housing planning, retail and business service awareness, and transport to address local needs and improve living quality for residents. To support these, the strategy partners will a range of stakeholders in health, business, aged care, and public and community service sectors across the municipality to deliver the objectives. The contribution that Swifts Creek can make to achieving each of these will require consideration.

East Gippsland Economic Development Strategy 2022-2032

The East Gippsland Economic Development Strategy (2022–2032), adopted by the East Gippsland Shire Council, sets a decade-long roadmap for achieving equitable and sustainable economic prosperity across the region. The strategy aligns closely with the community-developed East Gippsland Community Vision 2040 and is intentionally structured around the United Nations Sustainable Development Goals (SDGs)—a global blueprint for ending poverty, protecting the planet, and fostering peace and prosperity.

The strategy identifies nine core focus areas that define the Council's strategic direction:

- Fostering business growth.
- Cultivating a high-value, sustainable food and fibre sector.
- Establishing a unique and compelling visitor destination.
- Building an economy for young and future generations.
- Developing the digital economy.
- Elevating arts, culture, and heritage.
- Making East Gippsland an attractive place to live.
- Becoming a climate leader.
- Transitioning to a circular economy.

This 10-year strategy works in concert with East Gippsland's Council Plan, Community Vision 2040, and other strategic priorities, including tourism planning and sustainability efforts. Together, these documents shape a holistic vision for regional prosperity—balancing economic growth with environmental sustainability and quality of life for residents.

To drive progress in the early years, the strategy is supported by a detailed Economic Development and Tourism Action Plan spanning 2022–2026. This shorter-term program lays out Council's specific investments, planning measures, facilitation efforts, and marketing initiatives across the nine focus areas.

Key actions include:

- Business support and facilitation: Tools like the Business Check-In help local enterprises identify growth opportunities and Council support. Additionally, streamlined processes for planning and trading permits aim to reduce barriers for new and expanding businesses.

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- Tourism and destination development: Enhancements to tourism engagement are underway, including support for the East Gippsland Visitor Services Membership Program and promotion of the region's unique attractions under the Destination Gippsland framework.
- Advance sustainable agriculture and food industries.
- Support creative and digital sectors.
- Promote tourism-driven economic expansion.
- Embed climate leadership and circular economy practices into business and community norms.

East Gippsland Rural Land Use Strategy, 2023

East Gippsland's Rural Land Use Strategy provides an assessment of the important contribution that rural settlements and their communities make to the economic, social and environmental fabric of East Gippsland. The strategy aims to support a diverse range of agricultural enterprises occurring at various scales, including boutique farming and rural tourism, while protecting environmental and landscape values.

The strategy is structured around five key strategic directions: food and fibre; rural tourism; rural industries; environment, landscape, catchments and natural hazards; and rural housing. This strategy supports rural living lifestyles as a key demand for East Gippsland but refers to the Council's Housing and Settlement Strategy to direct rural living type development to either the Rural Living Zone or the Rural Activity Zone, instead of the Farming Zone.

East Gippsland Housing & Settlement Strategy, 2023

The East Gippsland Housing and Settlement Strategy 2023 guides East Gippsland with housing development and settlement growth to 2041. With an estimated population increase of 15,400 people and 8,271 new dwellings needed, the strategy aims to manage population growth while preserving environmental values and landscape characters across East Gippsland. It also introduces a settlement hierarchy based on growth capacity to optimise infrastructure use and reduce environmental risks within the existing settlement boundaries for suitable development of each town. This focuses on aligning housing development with infrastructure planning, protecting vulnerable areas from natural hazards, and maintaining East Gippsland's diverse town and settlement characters.

Key strategic principles include promoting housing diversity and affordability, supporting rural and remote communities and residents, and encouraging environmentally sustainable development. The strategy aims to increase social and affordable housing, support new housing models such as tiny homes and residential villages, and advocate for state level planning policy guidance. It also aims to collaborate with state agencies, community groups and developers to implement actions including updating planning schemes and monitoring housing demand in the future.

Swifts Creek is listed in this strategy as a 'Rural Town'. Rural Towns are described as typically having limited urban land, small populations and being without substantial commercial activity, community facilities and also lacking in reticulated services. Small scale population growth and housing development is supported in Rural Towns within the existing residentially zoned areas. Minimal change, via infill development in established areas, is preferred although this is subject to environmental values and environmental risk constraints.

Significantly, this strategy defers to the Rural Land Use Strategy (2023) to guide development around rural towns, such as Swifts Creek. Additionally, the Housing and Settlement Strategy identifies that there is 17 years of supply within the Rural Living Zone across East Gippsland for accommodating new rural residential housing.

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Swifts Creek Futures - Local Development Strategy, 2023

The Swifts Creek Futures Local Development Strategy (LDS) launches a coordinated development roadmap for the town based on earlier evidence and analysis. Developed through inclusive community engagement, the LDS uses the Smart Specialisation framework, involving government, industry, education, and community to foster long-term economic, social, and environmental development.

Four Innovation Working Groups are already active, driving tangible initiatives in three key areas: value-added primary industries; education and skills development; and nature-based recreation and tourism. These groups focus on feasibility studies, trail planning, and other community-driven projects to strengthen local capacity and attract investment.

A major boost arrived via a \$500,000 grant from the Forestry Transition Program, enabling extension of the LDS to support its implementation through to 2026. Funds cover staffing, communications, and expert advice for priority initiatives including tourism, education facilities, primary industry innovation, and independent living options for ageing residents.

The present structure planning project is one of the products of this process. Other actions being investigated include:

- Establish a regional discovery tour for decision-makers.
- Improve streetscape planning.
- Investigate a public EV charging station.
- Collaborate to create initiatives that encourage visitors to stop and engage with locals.
- Complete skills audit.
- Develop a 2-year learning plan with the neighbourhood house.
- Support development by advocating for sewerage, identifying development sites and promoting rezoning.
- Create a learning network by working with visiting researchers and establishing a mentoring program.
- Investigate potential for a live and learn facility based at the secondary school.
- Investigate opportunities for investment in tracks and trails to increase visitation.
- Promote visitation through improved signage, creating a network of local operators and investigate potential investment in local projects such as the Crossley Engine display and the Jirnkee Water Race trail.
- Provide local support for improving collaboration and diversification in the farm sector.
- Support the development of an independent living facility attached to the bush nursing hospital.

These potential actions are taken into account when assessing future population and housing growth in the township.

Council Plan 2025-2029

The Council Plan reflects the strategic priorities and direction of the elected Council and must be prepared every four years. Council's vision is for fostering inclusive, resilient and prosperous communities across East Gippsland. The plan sets out a number of key drivers that will influence the structure plan including:

- enhancing mental health;
- preventing violence;

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- promoting active living and healthy eating and reducing harm from substance use;
- sustainable land use;
- infrastructure renewal;
- cultural heritage preservation;
- economic development via local investment;
- workforce training.

The Council Plan also incorporates Council's Community Health and Wellbeing Plan. The Council Plan will be updated in 2030 in line with the directions of the new Council.

Swifts Creek Public Realm Masterplan 2025

Council initiated a public realm master planning process for Swifts Creek in late 2024 via funding from Emergency Management Victoria.

An initial list of projects provided the following proposed priority actions:

First Priority Projects

- Upgrade Playground: New integrated skate/play facility, new equipment, remove fencing, enhanced shelter/shade, enhanced seating and picnic facilities and abilities play equipment.
- Provide formal walking track/footpath with lighting to link Great Alpine Road with Recreation Reserve.
- Provide additional street furniture Seats/table at Great Alpine Gallery, seats/tables at Junction Hotel, seats/table/bins at Swifts Creek Bakery and seats at Swifts Creek Hall.
- Enhance frontage of public toilet block: Improve lighting, presentation, signage and integrate with improved hall forecourt.
- Enhance lighting to existing pedestrian path along the Great Alpine Road.
- New pocket park: Remove redundant skate equipment, provide seating and shelter and improved landscaping.
- Enhance footpath from the Great Alpine Gallery to the Swifts Creek Hall: Widen footpath where feasible and integrate path with new furniture.
- Provide additional street trees to complement and supplement existing, providing shade in Summer, and Autumn/Spring colour.
- Widen footpath from the Great Alpine Road to the Bush Nursing Centre.
- Improved signage: Identifying Poets Walk and directing to Poets Walk/Caravan Park/Playground Recreation reserve.

Second Priority Projects.

- Provide consistent fencing along road frontage for identification and safety.
- Investigate capacity to provide angle parking in front of the Bush Nursing Centre.
- Provide an exercise/fitness trail.

Long Term Projects

- Provide walking track loop along Shelton's Lane and Tambo River, linking Great Alpine Road with Poets Walk.

Operational Projects

- Reduce speed limit to 50km/h (Advocate with DTP).

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- Provide sewerage connections for all properties (Advocate with relevant authority).
- Consider enhancement of Caravan Park facilities including Eco.pod/Cabin Accommodation (Council Economic Development).

Omeo District Place Plan, 2026

Council is currently developing a series of Place Plan's for each of the districts within the municipality. These plans are intended to reflect the unique character, needs and aspirations of each district and to ensure that Council resources are invested in the things that matter most to their communities.

The Omeo District Place Plan, which includes Swifts Creek and the surrounding area, will define the local profile using current demographic data and trends, alongside insights from existing plans, reports, and strategies. This includes identifying community values, issues, opportunities, and priorities. Through community engagement, in person workshops and online surveys, Council aspires to deliver an action-focused Place Plan that reflects both Council's strategic directions and the community's vision.

2.5 Victoria Planning Provisions

This section provides an overview of the current clauses within the Victoria Planning Provisions relating to strategic directions, policies, zones, overlays and particular provisions applicable to Swifts Creek in the East Gippsland Planning Scheme (EGPS). Both State 'S' and Local 'L' planning provisions are included and discussed. State provisions are developed and implemented by state and local governments while local policies are developed by local municipalities providing greater local direction in addition to state policy where warranted.

2.6 Municipal Planning Strategy

Clause 02.01 Context

The Context clause of Council's Municipal Planning Strategy (MPS) indicates that East Gippsland has considerable opportunities for growth in terms of its economic prosperity, which is based around its strong existing industries including agriculture, tourism and hospitality, and health care services, with opportunities to diversify to support the growth of emerging industries such as arts, culture, heritage and education.

This clause also indicates that the population of East Gippsland is forecast to increase to approximately 60,000 people by 2041, which will require an additional 8,300 dwellings across the municipality and that this growth must be directed to appropriate locations to ensure it contributes to the ongoing health, prosperity and distinctive character of existing communities.

In terms of its community, East Gippsland is described as accommodating a growing cohort of older residents leading to an increasing demand for 'ageing in place' which requires support from a range of services. Smaller towns within East Gippsland are challenged in terms of providing services and infrastructure to support these changes. This is also complicated by a lack of housing diversity, with detached houses comprising more than 90 per cent of the municipality's housing stock, despite the increasing number of lone person households.

Demand for further residential development within the municipality's rural areas is placing pressure on the environment, agriculture, infrastructure and services. This clause indicates that rural residential development must be managed to ensure the character of the municipality is protected and sustainable land use practices are supported.

Clause 02.03-1 Settlement

This clause indicates that Swifts Creek is included within municipality's Rural Towns, which are typified by limited urban zoned land, small populations, limited local retail uses and services and generally a lack of reticulated infrastructure. The future role of the municipality's towns is one of incremental change which will be supported within the extent of existing residential zoned areas through medium

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density infill development, subject to consideration of environmental risk constraints, with small scale commercial and community facilities to be maintained.

This clause further states that a network of small rural towns and settlements is critical to the environmental, social and economic prosperity of the municipality and that these settlements will be supported to ensure the long-term viability of communities.

In terms of its settlements Council intends to manage growth by:

- *Directing growth within the settlement boundaries of towns and settlements in accordance with their role and function as set out in the East Gippsland Settlement Roles Plan at Clause 02.04.*
- *Prioritising efficient and effective use of existing urban zoned land resources over spatial growth of settlements.*
- *Not supporting residential development where there is an unacceptable risk to human life from bushfire, flood, or erosion, or in areas of significant environmental value.*

The settlement hierarchy map in **Figure 5** is provided in this clause:

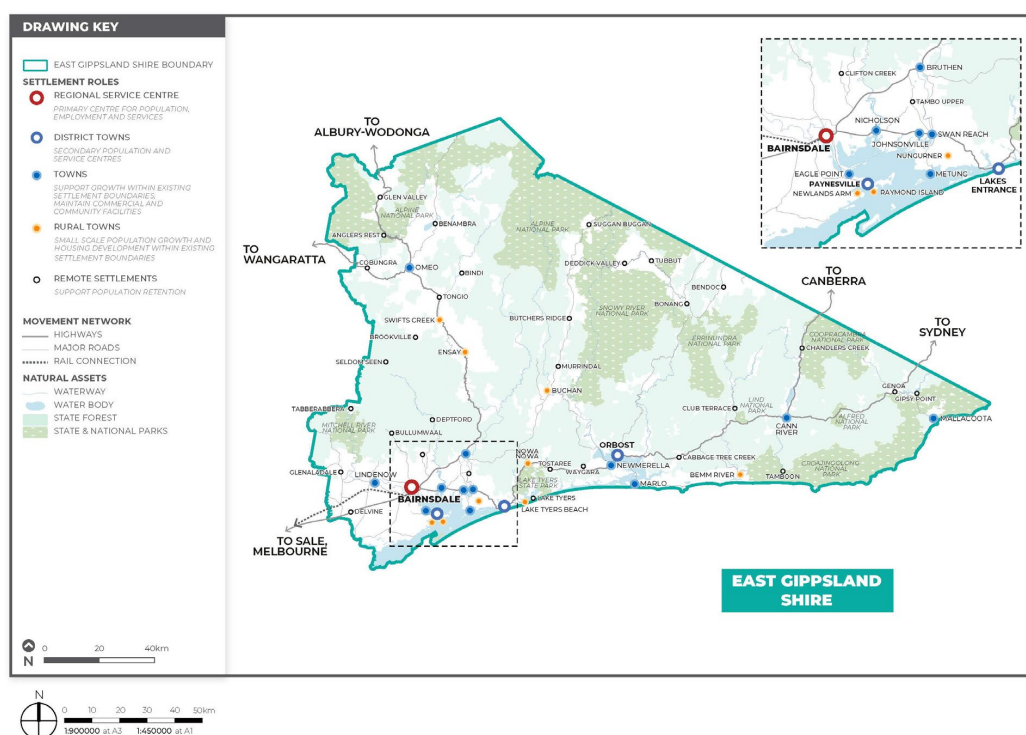


Figure 5: East Gippsland Settlement Hierarchy Plan

Clause 02.03-2 Environmental and landscape values

This clause recognises that East Gippsland is home to significant environments and landscapes, which are highly valued for their aesthetics, biodiversity and cultural qualities.

Regarding areas of environmental and landscape value, Council intends to:

- Protect areas of environmental, landscape, heritage or scenic value, particularly coastal/lakes areas; river catchments; scenic transport corridors; ridgelines and roadside vegetation.
- Encourage development in significant landscape areas that respects its character and preserves its aesthetic values.

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Clause 02.03-3 Environmental risks and amenity

This clause indicates that Council has an important role in managing and mitigating the environmental risks associated with sea level rise and storm surges, bushfire, flooding associated with major river basins and the Gippsland Lakes and variability in geology and landform in areas prone to erosion and landslip. In terms of managing environmental risks and amenity, Council intends to:

- Prioritise the protection of life and property.
- Ensure land use and development considers community resilience.
- Avoid land use and development in areas where an environmental risk has been identified, including on land:
 - Affected by riverine flooding and/or coastal inundation.
 - Prone to salinity or acid sulphate soils.
 - Prone to erosion, subsidence and/or landslip.
 - Prone to bushfire.
- Collaborate with relevant agencies to understand the impact of climate-induced environmental risks.
- Encourage appropriate management of private and public land to protect and enhance environmental quality.

Clause 02.03-4 Natural resource management

This clause addresses East Gippsland's considerable natural resources, which include agriculture, forestry and timber, water and minerals. Special water supply catchments and productive agricultural land in East Gippsland are particularly important and need to be protected.

The following strategic directions are provided:

- Protecting water quality and quantity, particularly in water catchments used for domestic supply.
- Providing opportunities to add value to agricultural and timber products.
- Protecting high quality agricultural land from inappropriate development.
- Avoiding small lot subdivision of rural land.
- Providing for small lots where there is a lack of availability of undeveloped lots of the proposed size range in the area.
- Controlling the release of small-lot rural land and rezoning at a rate that ensures that land released does not compete with fully serviced lots in urban centres.
- Encouraging exploration for and development of mineral resources in appropriate areas.

Clause 02.03-5 Built Environment and Heritage

This clause describes the built environment of the municipality as a network of settlements connected by areas of natural beauty, environmental and cultural value. Each settlement has a distinctive character and cultural heritage.

Council seeks to manage the municipality's built environment and heritage by:

- Supporting appropriately designed and located development that complements the built form, character, environmental, topographical and landscape values of its location.
- Supporting environmentally sustainable development and seeking to optimise energy, water and natural resource efficiency in the planning of urban areas and construction and operation of buildings.

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- Protecting places of Aboriginal or post-European settlement heritage significance.

Clause 02.03-6 Housing

Housing supply is a key issue identified within the clause in terms of supporting the municipality's projected future population. The diversity and quality of housing is a challenge for the municipality's settlements in terms of affordability, demographic changes being ageing population and smaller household sizes.

Increasing environmental risks associated with climate change means there is a need to provide housing that optimises the use of existing residential land resources and embeds environmentally sustainable design principles by:

- Supporting the efficient use of land and infrastructure by encouraging medium density infill development in existing residential areas with convenient access to employment, shops and services.
- Aligning housing development with the provision of appropriate infrastructure.
- Encouraging diversity in dwelling type, size, adaptability and accessibility to provide greater choice and affordability to suit a range of community needs.
- Encouraging housing development that enhances the character and environmental values of towns and settlements.
- Encouraging environmentally sustainable design and integrated water management measures within new development.
- Supporting opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.

Additionally, with regard to rural residential style development, Council intends to manage this type of housing by:

- Directing rural residential development to appropriate Rural Living Zone areas.
- Ensuring rural residential development does not adversely impact viable agricultural land.
- Considering rural residential development opportunities in remote rural settlements only where it is justified to support population retention and subject to the consideration of environmental hazards, environmental constraints, and accessibility.

Clause 02.03-7 Economic development

This clause indicates that key industries within East Gippsland include agriculture, forestry, tourism, hospitality, fishing, timber, education and health care services and that these industries should be preserved to support growth and employment. Opportunities for diversifying economic activity are also identified here, with regard to emerging industries, including food manufacturing, arts, culture and heritage education.

East Gippsland has great tourism potential based on its nature-based experiences. The tourism industry attracted over 1.3 million visitors in 2017-18, contributing over \$325 million to the regional economy. Regarding tourism development, Council is seeking to encourage nature-based tourism development that complements opportunities in the State and National Parks.

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Clause 02.03-8 Transport

This clause indicates that the quality and efficiency of transport networks within the municipality are vital to the competitiveness of key commercial and industrial sectors and that the Great Alpine Road, which runs through Swifts Creek, is one of three key vehicle routes within the municipality that provide access to key population centres, important transport and freight networks and offer touring routes and links to tourism destinations. This clause also indicates that there is an opportunity to improve opportunities for sustainable forms of transport, such as walking and cycling, and that development must provide for active transport infrastructure to reduce car dependency.

Clause 02.03-9 Infrastructure

This clause emphasises the importance of council and developers investing in high quality community and development infrastructure to support the growth of the region.

Council seeks to support the efficient delivery of community and development infrastructure by:

- Facilitating the coordinated delivery of a range of education, health, aged care, art and culture and community facilities and services in the region in conjunction with other agencies.
- Supporting the provision of public open space to offer passive and active recreation opportunities for a diverse range of users.
- Ensuring developers financially contribute to the delivery of infrastructure and services that are required to meet increasing community demands as a result of new development.
- Supporting environmentally sustainable infrastructure and digital connectivity.
- Supporting provision of reticulated sewerage in un-serviced towns where practical.
- Addressing local capacity issues relating to drainage infrastructure and impacts to existing drainage basins and floodplains.

Planning Policy Framework

Clause 11 Settlement

Clause 11.01-15 Settlement promotes the sustainable growth and development of Victoria to deliver choice and opportunity through a network of settlements. Regions are planned to reinforce settlement boundaries and provide for population growth and development of facilities and services. Growth is directed into existing settlements and supported by a network of major and neighbourhood activity centres and townships of varying size, role and function. Urban consolidation is encouraged with density that supports sustainable transport and retail, office-based employment, community facilities and services.

Clause 11.01-1L-01 East Gippsland settlements provides a range of directions that relate to planning for its settlements, including the following which are broadly applicable to Swifts Creek:

- Support settlement growth in accordance with the East Gippsland Settlement Framework Plan at Clause 02.04.
- Encourage settlement growth within existing settlement boundaries to enable the efficient, coordinated and sustainable use of land and infrastructure.
- Maintain and enhance the distinctive character of towns and settlements across East Gippsland.
- Manage the growth of settlements to address natural hazards and protect natural resources, areas of environmental significance and significant landscapes.
- Protect the separation between settlements by preserving intervening areas of rural land.

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Clause 11.02-1S Development capacity aims to ensure that sufficient development opportunities are available to meet the needs of current and future Victorians. This is to be achieved through a range of strategies including ensuring that at least a 15 year supply of land is available to meet forecast demand and housing targets and considering matters such as opportunities to consolidate existing urban areas and the limitations and costs of providing infrastructure.

Clause 11.03-6S Regional and local places aims to facilitate integrated place-based planning for towns considering the distinctive characteristics and needs of regional or local places.

Clause 12 Environmental and Landscape Values

Clause 12.01-1L Protection of biodiversity directs planning to identify and protect biodiversity and significant habitats and manage the impact of land use and development on significant flora and fauna habitats and remnant indigenous vegetation.

Clause 12.05-1L Environmentally sensitive areas aims to protect and enhance environmental, cultural and aesthetic values within East Gippsland.

The following strategies are provided for achieving the above objective:

- Protect and enhance sites of significance including those referenced on the map to this clause for their ecological, biophysical, geomorphological/geological, cultural, Aboriginal, aesthetic and archaeological values.
- Design development in significant landscape areas including those referenced on the map to this clause that is sympathetic to the character of the area and preserves its aesthetic values.
- Protect and enhance landscapes, important vistas and visual and environmental qualities of coastal, lakeshore and river-frontage areas, townships, recreation activity centres through responsive siting and design.
- Protect areas of high landscape sensitivity including visually prominent ridgelines, areas adjacent to the coastline, lakes or rivers and remnant vegetation in cleared areas, views from significant lookout points and scenic roads including those referenced on the map to this clause.
- Protect landscapes with high aesthetic or cultural values as identified by the National Trust of Australia on the map to this clause.
- Minimise the impacts of use or development on land adjacent to National Parks, State Forests, Coastal Parks or other Crown Land.

Clause 13 Environmental Risks and Amenity

Clause 13.01-1S Natural hazards and climate change aims to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning. Some of the strategies provided for supporting this objective include responding to the risks associated with climate change in planning and management decision making, integrating strategic land use planning with emergency management decision making and directing population growth and development to low risk locations.

Clause 13.02-1S Bushfire planning prioritises the protection of human life over all other policy considerations, directing growth to low-risk locations. It identifies and assesses bushfire hazard, applying the Bushfire Management Overlay and considering bushfire hazard on the basis of the site, neighbourhood and local conditions. Strategies promote future land use and development that will not result in increased bushfire risk to existing and future communities.

Clause 14 Natural Resource Management

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Clause 14.02-15 Catchment planning and management aims to protect and restore catchments, waterways, and marine environments. The clause seeks to ensure clean drinking water by safeguarding catchments, considering downstream impacts on water quality, maintaining natural drainage corridors with vegetated buffer zones at least 50 metres wide along each side of a waterway, minimising stormwater runoff, filtering sediment and wastes, enhancing waterway environments during development, and reducing nutrient contributions and sediment discharges. Coordination with catchment management authorities and designing infrastructure to minimise harm to surface waters and groundwater are also emphasised.

Clause 14.02-1L Catchment management directs planning to discourage subdivision and intensive farming activities within water supply catchment areas. Swifts Creek is in the upper reaches of the Tambo River catchment, away from any lower areas of the catchment used as water take off points.

Clause 15 Built Environment and Heritage

Clause 15.01-1L Urban Design aims to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. This clause directs planning to, amongst other things, require development to:

- Respond to its context in terms of character, cultural identity and heritage, natural features, surrounding landscape and climate
- Contribute to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Clause 15.03-1L Heritage conservation aims to support development that is sympathetic to the character and heritage of the site, place, town, area or the general surrounds preserving the historical attributes of townships. Buildings and works for alterations and additions are encouraged to restore the significant characteristics of the building or place. The replication of historic detail is to be avoided in designing new buildings or works to maintain the prominence of the significant elements of the heritage landscape and to be complementary to the scale and significant character of the significant place or contributory building and precinct.

Clause 16 Housing

Clause 16.01-1S Housing supply aims to ensure an appropriate quantity, quality and mix of housing types and lot sizes are provided, with an increased portion of housing provided in established urban areas that are well served by jobs, services and public transport. Development should provide well designed housing with a high level of amenity and an adaptable internal design. East Gippsland's municipal housing target of 11,000 new dwellings by 2051 is indicated here.

Clause 16.01-1L Housing supply aims to facilitate well located, integrated and diverse housing that meets community needs. This clause provides the following relevant strategies that are applicable to Swifts Creek:

- Support lower density infill housing in established residential areas outside substantial and incremental change areas.
- Support opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.

In providing for infill housing supply planning decisions must ensure that development:

- *Appropriately manages environmental risks.*
- *Does not adversely affect established environmental values.*
- *Has access to appropriate reticulated services and infrastructure.*
- *Enhances streetscape character.*

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Clause 16.01-2S Housing affordability seeks to ensuring a continued land supply to meet demand, facilitating a choice of housing type, tenure and cost in suburbs, activity centres, infill and surplus government land and encouraging a significant portion of new development to be affordable for low to moderate income households.

Clause 16.01-3L Rural residential development applies to all land within the Low Density Residential Zone (LDRZ) and the Rural Living Zone (RLZ). This clause directs planning to support the increased density of rural residential development in these zones where:

- The impact on environmental values and productive agricultural land is minimised.
- Reticulated services, good quality road access and active transport opportunities are available.
- Land management and biodiversity outcomes are enhanced.

Clause 17 Economic Development

Clause 17.04-1S Facilitating tourism aims to encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination through the following relevant strategies:

- Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.
- Seek to ensure that tourism facilities have access to suitable transport.
- Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.

Clause 17.04-1R Tourism – Gippsland aims to facilitate strategic tourism investment in key sites across Gippsland, including within the Australian Alps. This clause directs planning to:

- Facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour and
- To minimise impacts on the environment and exposure to natural hazards and to support nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.

Clause 17.04-1L Tourism - East Gippsland aims to develop and promote East Gippsland as a major tourist destination. Relevant strategies provided here to support this objective include:

- Encourage tourism proposals that are site responsive and well located to make use of existing services and infrastructure where service connections are required.
- Encourage small scale tourist accommodation where appropriate, including 'bed and breakfast' and self-contained units or cottages.
- Design tourist facilities that are in keeping with the landscape, environment and the character of the area.

Clause 18 Transport

Clause 18.01-1S Land use and transport integration seeks to protect existing and planned transport infrastructure from encroachment and development that could prejudice such development and to plan movement networks and land uses to minimise disruption to residential communities. Strategies also seek to plan for the timely delivery of transport infrastructure to support changing land uses and transport demands, including public transport, walking and cycling within existing urban areas.

Clause 18.01-3S Sustainable and safe transport aims to facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing by implementing the following relevant strategies:

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- Maximise the efficient use of resources including infrastructure, land, services and energy.
- Prepare for and adapt to climate change impacts.
- Prioritise the use of sustainable personal transport.
- Optimising accessibility, emergency access, service and amenity.
- Separating pedestrians, bicycles and motor vehicles, where practicable.
- Reducing the need for cyclists to mix with other road users.
- Supporting road users to make safe choices through design and wayfinding techniques.
- Prioritising transport safety when designing high-speed roads and intersections.
- Support forms of transport and energy use that have the greatest benefit for, and least negative impact on, health and wellbeing.
- Design the transport system to be accessible to all users.
- Design development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

Clause 18.01-3L Sustainable transport directs planning within East Gippsland to implement the following strategies:

- Provide pedestrian and cycle path networks in new residential estates and as part of the intensification and redevelopment of established areas to improve the connection of pedestrian and cycle networks.
- Integrate pedestrian and cycle path networks with development of wildlife corridors.
- Improve pedestrian and cycle connections between Nicholson, Johnsonville and the East Gippsland Rail Trail.

Clause 19 Infrastructure

Clause 19.02-4S Social and cultural infrastructure aims to ensure a fair distribution of and access to social and cultural infrastructure. The clause seeks to identify and address gaps in facilities, encouraging their location in activity centres, and ensuring they are accessible. It emphasises early delivery of social infrastructure in growth areas, adaptable design of community buildings to accommodate changing populations, and innovative service delivery in areas with limited growth. It also highlights the need to identify and protect land for cemeteries and crematoria.

Clause 19.02-6S Open space aims to establish, manage and improve a diverse and integrated public open space network that meets community needs. It seeks to include planning regional and local open spaces for recreation and conservation, ensuring connectivity through walking and cycling trails, maintaining public access to waterways and coasts, and improving the quality and distribution of open spaces. The clause emphasises protecting large parks and conservation areas, ensuring equitable access for all, and developing open spaces for multiple uses like sports, recreation, active transport, and wildlife corridors. It also aims to ensure that adjoining developments complement open spaces and that public land along waterways remains publicly accessible.

2.7 Zones

Relevant zones within the EGPS affecting Swifts Creek are shown in **Figure 6** and summarised below.

Clause 32.05 Township Zone (TZ)

The Township Zone (TZ) is applied to small towns with no specific structure for residential, commercial, industrial and public uses. Development should be connected to reticulated sewerage unless an alternative potable water supply is provided to the satisfaction of Council. TZ is applied to land in Swifts Creek.

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Clause 35.07 Farming Zone (FZ)

The Farming Zone (FZ) is applied to encourage the retention of productive agricultural land and the retention of employment and population to support rural communities. The zone provides a minimum lot size of 40 hectares unless an alternative is specified in a schedule to the zone, although the creation of smaller lots is allowed under limited circumstances.

The FZ applies to agricultural land surrounding the town. In Schedule 1, a minimum subdivision area of 40 ha applies. In Schedule 2, a minimum subdivision area of 30 ha applies. In Schedule 3, a minimum subdivision area of 15 ha. In Schedule 4, a minimum subdivision area of 15 ha applies. In Schedule 5, a minimum subdivision area of 1 ha applies.

Clause 36.01 Public Use Zone (PUZ7)

The Public Use Zone (PUZ) is applied to public land recognising public land use for public utility, infrastructure and community services and requires the public land manager's approval/consent to ensure public land management and development. The PUZ is applied to the DEECA departmental depot and Swifts Creek Bush Nursing Centre Inc. at northeast of Swifts Creek.

Clause 36.03 Public Conservation and Resource Zone (PCRZ)

The Public Conservation and Recreation Zone (PCRZ) is applied to places where the primary intention is to conserve and protect the natural environment or resources such as public conservation reserves and parks and allows associated educational activities and resource-based uses. The PCRZ is applied to Tambo River Water Frontage located across Swifts Creek.

Clause 36.04 Transport Zone (TRZ2)

The Transport Zone (TRZ) is applied to land for declared roads, railways and other important transportation infrastructure representing state and local designations. TRZ2 is applied to the Great Alpine Road through Swifts Creek from north to southeast.

2.8 Overlays

Relevant overlays impacting the town are shown in **Figure 7** and summarised below.

Clause 42.01 Environmental Significance Overlay (ESO)

The Environmental Significance Overlay (ESO) is applied to areas where the development of land may be affected by either environmental constraints such as the effects from noise or industrial buffer areas or issues related to compatibility with identified environmental values and the significance of the natural environment. The ESO1 applies to the Tambo River where it ensures that future development in proximity to the river is compatible with identified environmental values.

Clause 43.02 Design and Development Overlay (DDO)

The Design and Development Overlay (DDO) manages built form and the built environment through building height and setback provisions. DDO – Schedule 7 (DDO7) is applied to the highway corridors for Great Alpine Road in Swifts Creek to ensure high quality development. Various DDO7 apply to land at the northern, southern and eastern end of Swifts Creek along Great Alpine Road ensure new development in the highway corridors in non-urban areas are managed with safe and efficient traffic flow along the main roads.

Clause 44.01 Erosion Management Overlay (EMO)

The Erosion Management Overlay (EMO) identifies areas subject to erosion, landslides and other land or coastal degradation and seeks to ensure development is compatible with minimal land disruption or environmental damage. The EMO applies to the west and south of Swifts Creek, excluding Swifts Creek Recreation Reserve and Tambo Valley Bowling Club.

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Clause 44.06 Bushfire Management Overlay (BMO)

The Bushfire Management Overlay (BMO) seeks to ensure that development of land prioritises the protection of human life and strengthens community resilience to bushfire. Development is permitted only where the risk to life and property from bushfire can be reduced to an acceptable level. The overlay has been applied to the west of Swifts Creek.

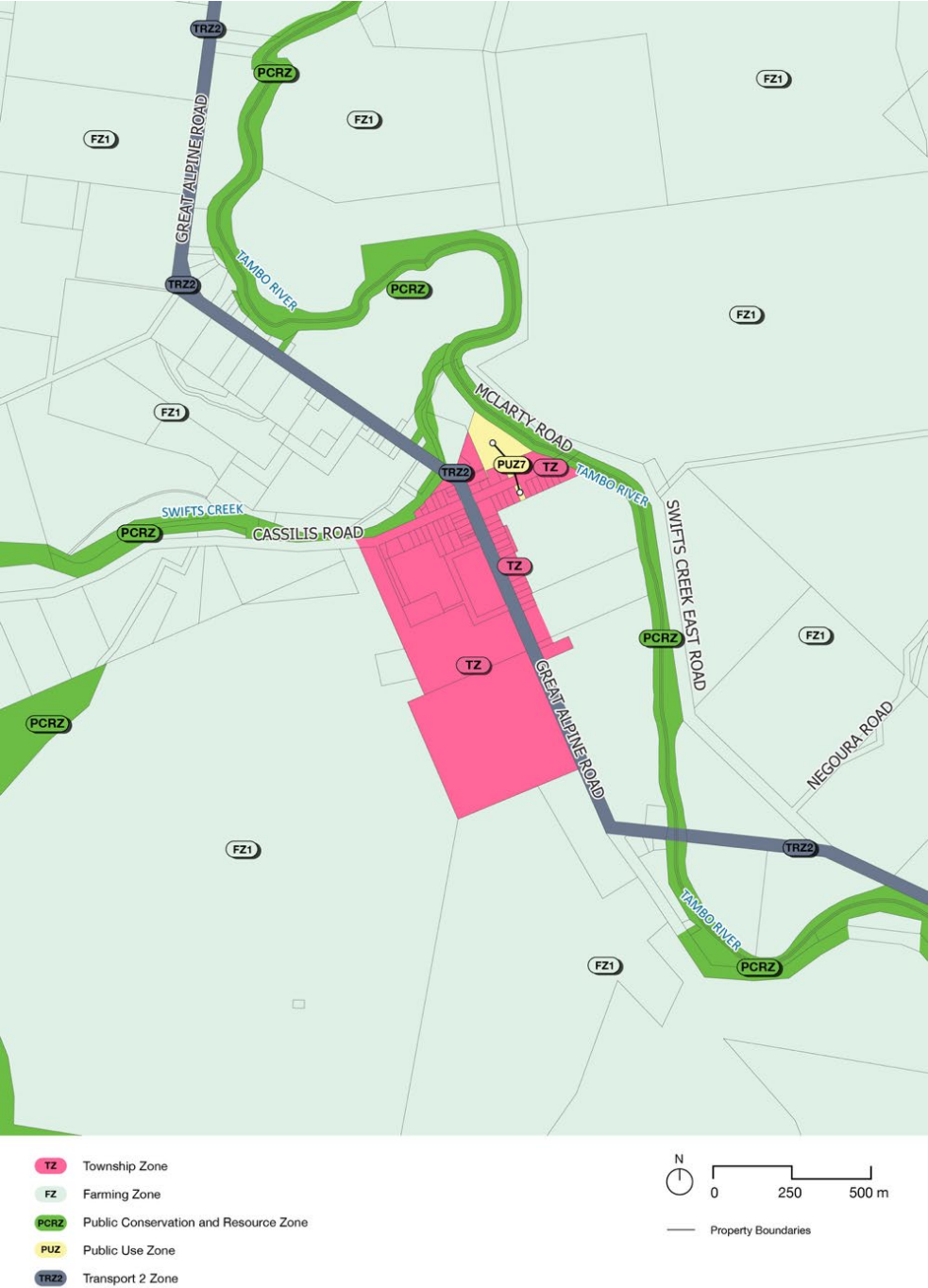


Figure 6: Swifts Creek Existing Zones

Swifts Creek Structure Plan

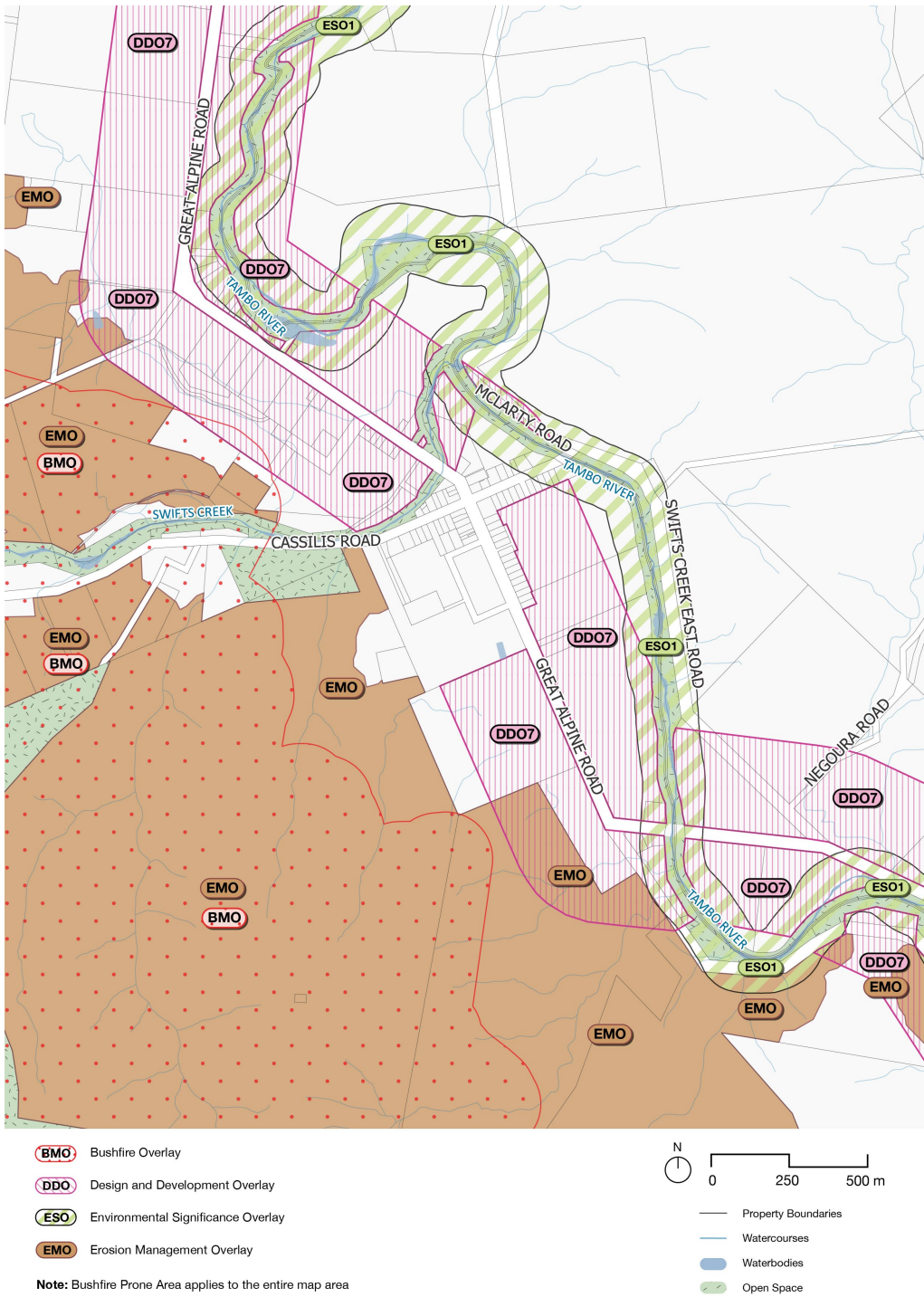


Figure 7: Swifts Creek Existing Overlays



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3 DEMOGRAPHIC PROFILE

3.1 Demographic Characteristics and Profile

The demographic characteristics and profile of Swifts Creek are illustrated in **Figure 8**.

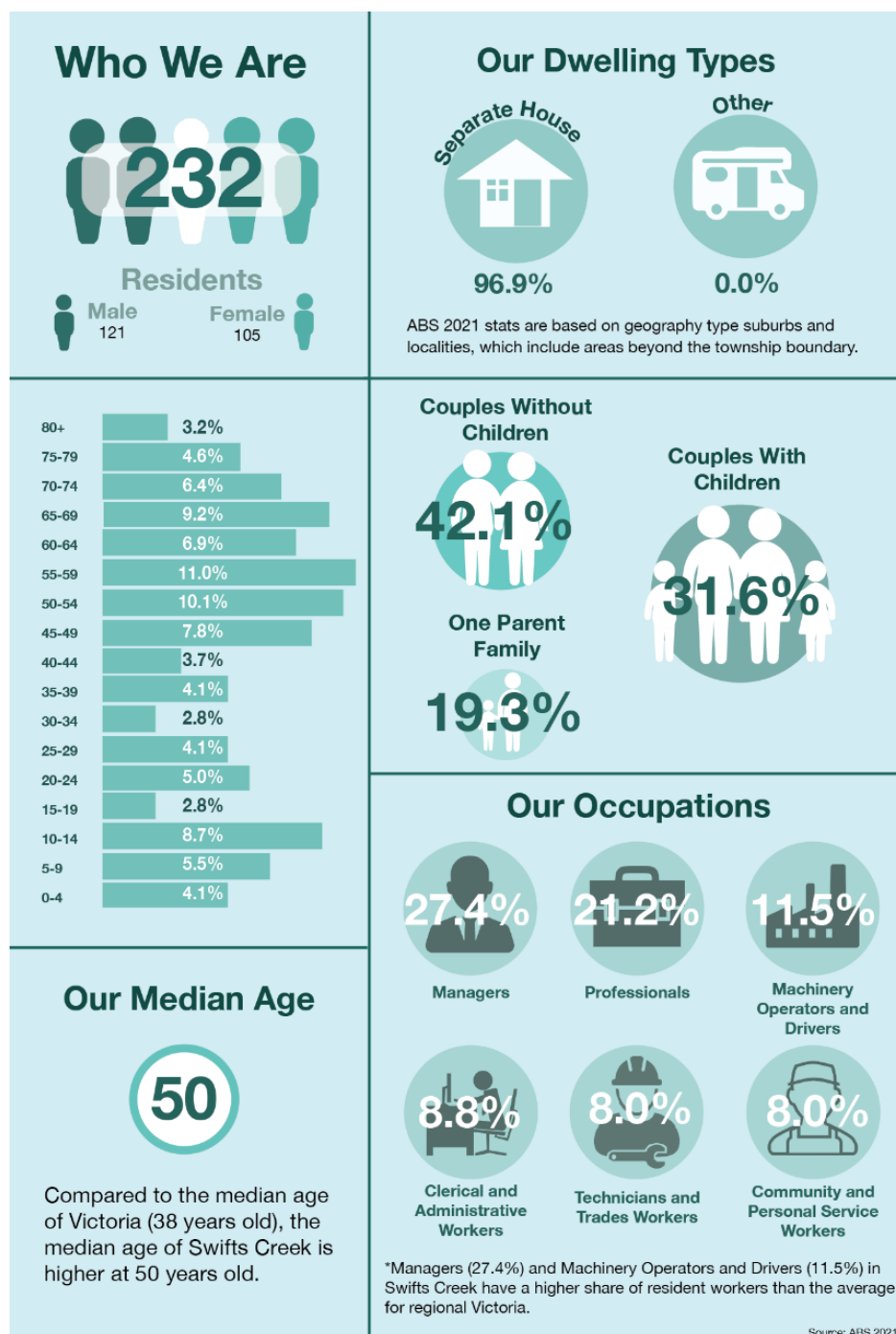


Figure 8: Swifts Creek Demographic Infographic

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3.2 Population Analysis

Table 1 provides a statistical summary of housing and demographic factors for Swifts Creek, with comparisons to East Gippsland and Victoria as a whole.

Table 1: Key housing and demographic indicators, Swifts Creek and district, 2021

	Swifts Creek and district SA1		East Gippsland		Victoria comparison
Characteristic	Number	%	Number	%	
Census population	374		48,715		
Median age	52		52		38
All private dwellings	275		25,948		
Average number of people per household	2.2		2.2		2.5
Median weekly household income	\$1,312		\$1,100		\$1,759
Born in Australia	298	80%	38,772	80%	65%
Couple family without children	48	49%	7,096	53%	38%
Couple family with children	33	34%	4,111	31%	46%
One parent family	16	17%	1,920	15%	15%
Other family	5	5%	151	1%	2%
Occupied private dwellings	151	58%	19,771	81%	90%
Separate house	149	99%	17,897	91%	73%
Other dwelling	0	0%	1,805	9%	27%
Unoccupied private dwellings	110	43%	4,564	19%	10%
Family households	100	64%	13,063	66%	70%
Single person households	54	34%	6,212	31%	26%
Group households	3	2%	496	3%	4%
Owned outright	79	52%	9,685	49%	32%
Owned with mortgage	37	25%	5,363	27%	36%
Rented	14	9%	3,863	19%	29%
Other/not stated	14	9%	858	4%	3%
Professionals and managers in the workforce	93	50%	5,865	31%	39%

Source: ABS, 2022

The three Mesh Blocks that comprise Swifts Creek had a population of 134 and a total of 95 dwellings in 2021 according to the Census. These comprised 36% and 35%, respectively, of the total in the SA1.

The changing size of age groups in the local population will make a difference to the demands for services and the number of job opportunities in those services. **Table 2** presents a forecast of how the numbers of people in functional age groups will change over the period from 2024 to 2046 in the Omeo-Swifts Creek district, according to work undertaken for Council by .id consulting (2025).

Table 2: Forecast change in population, 2021 to 2036, Omeo-Swifts Creek district

Age Group	2024	2046	Change 2024-2046	
Babies and Pre-schoolers (0 to 4)	68	60	-8	-12%
Primary Schoolers (5 to 11)	108	93	-15	-14%
Secondary Schoolers (12 to 17)	102	82	-20	-20%
Tertiary Education and Independence (18 to 24)	74	73	-1	-1%

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Age Group	2024	2046	Change 2024-2046	
Young workforce (25 to 34)	125	107	-18	-14%
Parents and homebuilders (35 to 49)	226	215	-11	-5%
Older workers and pre-retirees (50 to 59)	212	213	1	0%
Empty nesters and retirees (60 to 69)	243	278	35	14%
Seniors (70 to 84)	215	375	160	74%

Source: Tim Nott, *Victoria in Future 2023*

This forecast by .id consulting expects decline in the number of people in all age groups younger than 50 and a marked increase in those aged 70 and over. Other things being equal, this would give rise to:

- Less demand for kindergarten and childcare services, teachers and youth services.
- A growing number of older workers in most activities.
- More demand for financial and estate planning.
- More demand for health services.
- More demand for other “silver economy” services – retirement travel and recreation, for example.

This forecast demographic change is for the wider district in which Swifts Creek accounts for around 10% of the population. Nevertheless, these trends are likely to affect Swifts Creek as well. Importantly, Swifts Creek provides the only secondary school for the Omeo-Swifts Creek district. If the forecasts prove accurate, the number of secondary schoolers will decline by 20% to 2046 with consequences for the operation of the school and its offering to students.

3.3 Implications for the Structure Plan:

The structure plan should:

- Anticipate increased demand for more housing for singles and couples in older age groups, including the need for retirement housing and residential aged care, but also including smaller homes with easy access to services.
- Anticipate increased demand for some town centre services (health, finance, travel, recreation etc).



Swifts Creek Structure Plan



4 HOUSING

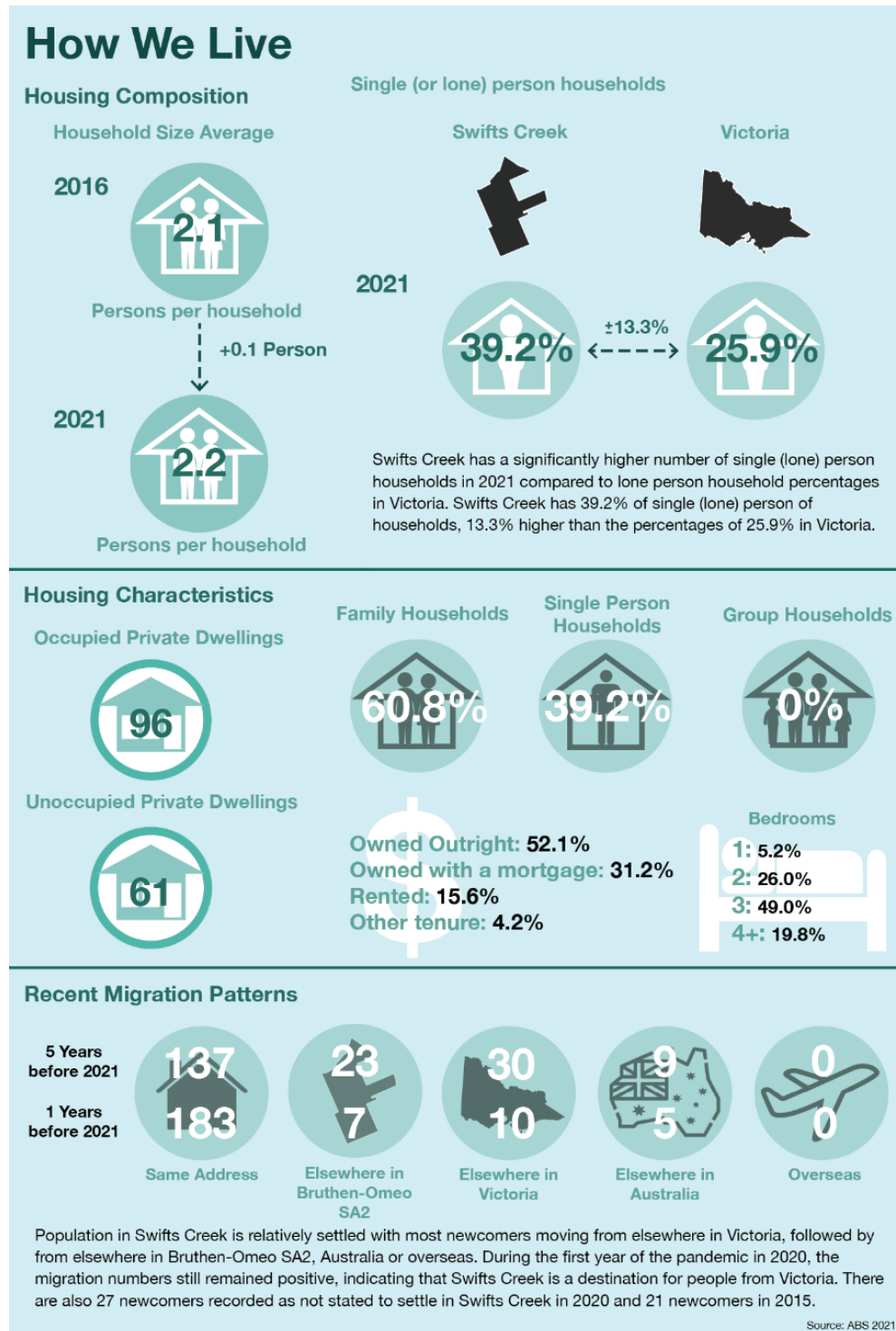


Figure 9: Swifts Creek Key Housing Data

Swifts Creek Structure Plan



4.1 Current Housing and Population Trends

The population in the Swifts Creek township in 2021 was 134 (ABS, 2022). The change in the town's population and number of dwellings counted at Census time is shown in **Figure 10**.

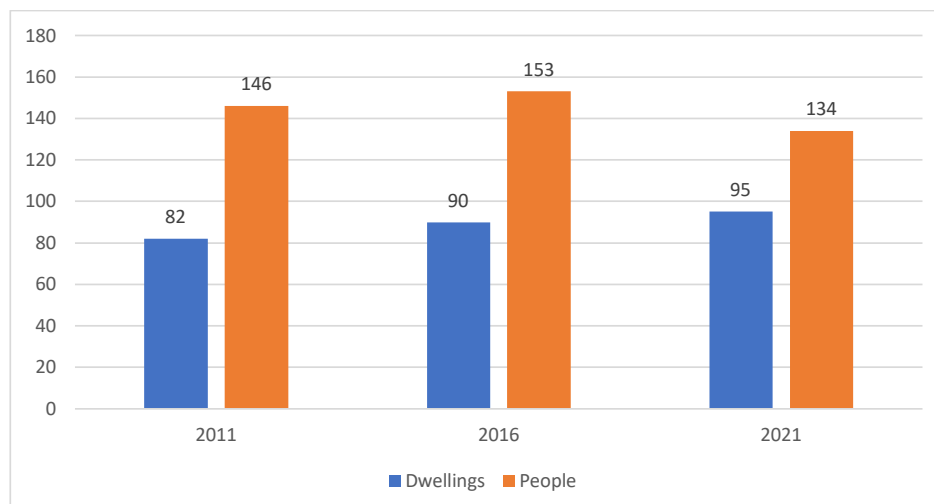


Figure 10: Population and dwellings in Swifts Creek township (meshblocks), 2011 to 2016

Source: ABS, 2022

Swifts Creek has experienced a fluctuating population over the past decade, although the population has declined in the period between 2016 and 2021. This is in contrast to the overall population of East Gippsland, which has grown consistently at between 1% and 2% per year over the period.

Since 2021, one new dwelling has been constructed in the township, although it appears that some dwellings owned by the timber mill have become unoccupied. For the purposes of this report, the population of the township is estimated to have declined to 131, continuing the average decline between 2011 and 2021 of 0.9% per year.

4.2 Recent Migration Patterns

The Swifts Creek population has a mobile component, with newcomers to the area moving from elsewhere in the district, in Victoria and interstate, as shown in **Table 3**. These new residents provide an influx of new thinking and energy.

Table 3: Place of residence, 1 year and 5 years before 2021, Swifts Creek Locality

Location	Place of Residence	
	1 Year ago	5 Years ago
Same Address	183	137
Elsewhere in Bruthen-Omeo SA2	7	23
Elsewhere in Victoria	10	30
Elsewhere in Australia	5	9
Overseas	0	0
Not stated	27	21
Total	232	220

Source: Tim Nott, ABS, 2022A recent report for Council by SGS Economics and Planning (2023) has provided estimates of the potential number of housing lots in the wider district (corresponding broadly to the Omeo-Swifts Creek district identified by .id consulting).

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4.3 Housing Density

Swifts Creek township has largely been developed on the flat land of the Tambo River valley bottom and this has given rise to fairly regular housing allotments of around 1,000 sqm. Housing lots in the Farming Zone to the north of the town are more varied, ranging between 300sqm and several hectares.

4.4 Housing Land Supply

A recent report for Council by SGS Economics and Planning (2023) has provided estimates of the potential number of housing lots in the wider district (corresponding broadly to the Omeo-Swifts Creek district identified by .id consulting). This is shown in **Table 4**.

Table 4: Notional housing lot capacity and years of supply, Omeo-Swifts Creek, 2024 to 2046

Zone	Lot Capacity (Lots)
GRZ	71
LDRZ	36
TZ	145
RLZ	21
Total	273
Housing Supply Versus Demand	
Dwelling Demand, 2024 to 2046	198
Dwelling Demand Per Year, 2024 to 2046	9
Notional Years of Supply	30

Source: SGS Economics and Planning, 2023

Most of the vacant lots in the Township Zone across the wider district are located in Benambra and Ensay. Swifts Creek has no vacant housing lots within the zone, although there are large parcels of unsubdivided land on the western side of the town. This land has some significant slopes and does contain an old stockyard, which appears disused. Approximately 8 to 10 hectares of this land is vacant. Subdivision of this land for housing would likely create larger than standard lots due to the slope of the land and the lack of sewerage and the corresponding need to accommodate on-site treatment. Assuming a minimum lot size 4,000 sqm the land could accommodate up to 20 lots, allowing for the development of roads and other infrastructure, including open space.

Land close to the township on the valley flats would be much easier to develop. The land south of McMillan Street between the Great Alpine Road and the Tambo River would be perhaps the most logical extension of the township, especially if reticulated sewerage or alternative decentralised technology could be provided. Currently, providing reticulated sewerage in the town is not contemplated by East Gippsland Water. Nevertheless, if the 10.3 hectare parcel of Farming Zone land between McMillan Street and the school playing fields was serviced, it could accommodate perhaps 75 lots of 1,000 sqm each. Development here would provide walkable access to the services of the township, including the town centre and the medical centre. The soil type here is also more suitable for irrigation from septic systems than the rockier soil on the western edge of the town. However, the extent of modelled flood risk from the Tambo River in this location presents a significant constraint for expansion of the town in this location.

The most recent housing development has been in the Farming Zone just to the north of the town on Factory Lane. An alternative expansion of the township could be contemplated in this location for the development of the 7.5 hectare lot between Factory Lane and the Creek. This would also potentially enable the rezoning of adjacent housing lots currently in the Farming Zone. Development of this site would enable perhaps additional 50-60 lots of 1,000 sqm, if reticulated sewerage or alternative decentralised technology were able to be provided. However, it is also noted that this area is subject

Swifts Creek Structure Plan



to localised flood risk and at high risk of bushfire. There is also only one access point which prevents safe access and egress from the site during flood and bushfire conditions. These factors make this an unsuitable location for residential development.

Any expansion of the township town would rely on addressing the need for some form of on site or reticulated sewage treatment and further investigation of soil suitability and flood mitigation requirements.

4.5 Population Forecast for Omeo-Swifts Creek District

Forecasting population growth is an inherently uncertain business. Forecasters can only base their calculations on past trends and foreseeable outcomes. The more distant the forecast end point, the more uncertain the accuracy of the forecast. In the short term, for example, the lack of subdivided lots may be a constraint on growth. In the longer term, the opening of new land would overcome that constraint, creating a higher than expected growth rate.

In this case, .id consulting has produced forecasts for Council that cover the Omeo-Swifts Creek district. These can be compared with the scenarios for growth in Swifts Creek provided here. In a situation of uncertainty, scenario development is a commonly used tool to help plan for the future.

Forecast for Omeo-Swifts Creek District

The following table (**Table 5**) provides a summary of the population and housing forecast for the wider district. **Figure 11** below compares the year-by-year forecast growth rate in Swifts Creek-Omeo and East Gippsland.

Table 5: Population and housing forecast for Omeo-Swifts Creek, 2021 to 2046

	2021	2026	2031	2036	2041	2046	Change 2021-2046
POPULATION	1,316	1,436	1,500	1,536	1,562	1,590	274
CHANGE IN POPULATION (5YRS)	-	120	65	36	26	28	-
AVERAGE ANNUAL CHANGE	-	1.8%	0.9%	0.5%	0.3%	0.4%	0.8%
HOUSEHOLDS	661	717	762	793	815	831	170
AVERAGE HOUSEHOLD SIZE	1.93	1.94	1.89	1.85	1.83	1.82	-0.1
DWELLINGS	949	956	958	963	968	975	26
DWELLING OCCUPANCY RATE	69.65	75.00	79.54	82.35	84.19	85.23	16

Source: .id consulting, 2025

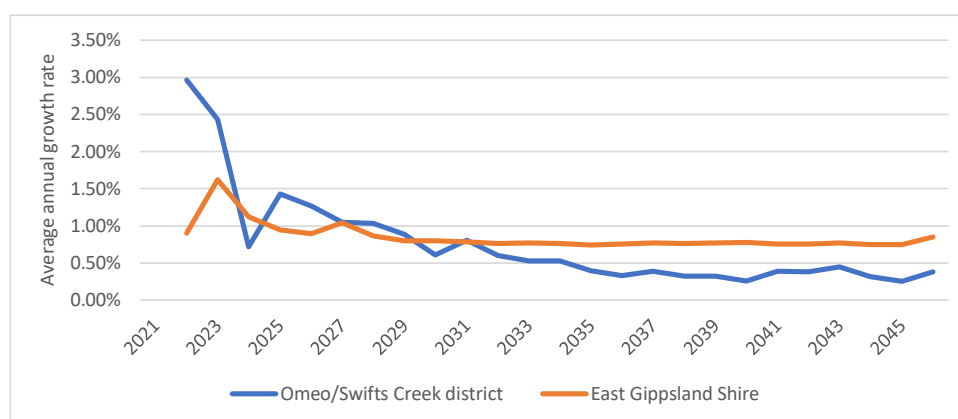


Figure 11: Forecast population growth rate, Omeo-Swifts Creek and East Gippsland

Source: .id consulting, 2025

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4.6 Scenarios for Growth in Swifts Creek Township

From id consulting's findings, the following three housing and population change scenarios are developed for Swifts Creek.

- Scenario 1: population decline.** Swifts Creek continues to decline at the rate experienced between 2011 and 2021 of around 0.9% per year. This results in a township population of 108 residents by 2046, or 22 fewer people compared with 2024. This is the kind of change that could be expected given the closure of the timber mill. If the local jobs associated with the mill are not replaced by other significant employment activities, this scenario is likely. Under this scenario, the number of dwellings is assumed to remain the same as at present, even though more of them remain vacant.
- Scenario 2: stable population.** The population of Swifts Creek remains the same in 2046 as it was in 2024. In this scenario, employment in local industries remains broadly the same, with some decline in the timber mill balanced by growth in health and tourism activities, including those in Omeo. The lack of new housing opportunities is a key reason why growth is not more vigorous.
- Scenario 3: population growth.** Sewage treatment is introduced to the town a decade from now, in 2034. This is accompanied by an extension of the Township Zone to allow for further residential development in flat land around the town. This allows the population to expand significantly, rising from a plateau of 131 between 2024 and 2033 to 158 by 2046, an average rate of 0.9% over the forecast period.

The housing growth associated with each of these scenarios is shown in **Figure 12**. These growth scenarios assume that the share of unoccupied dwellings – holiday homes, second homes and unused dwellings – will remain the same as at present, being around 30% of the total.

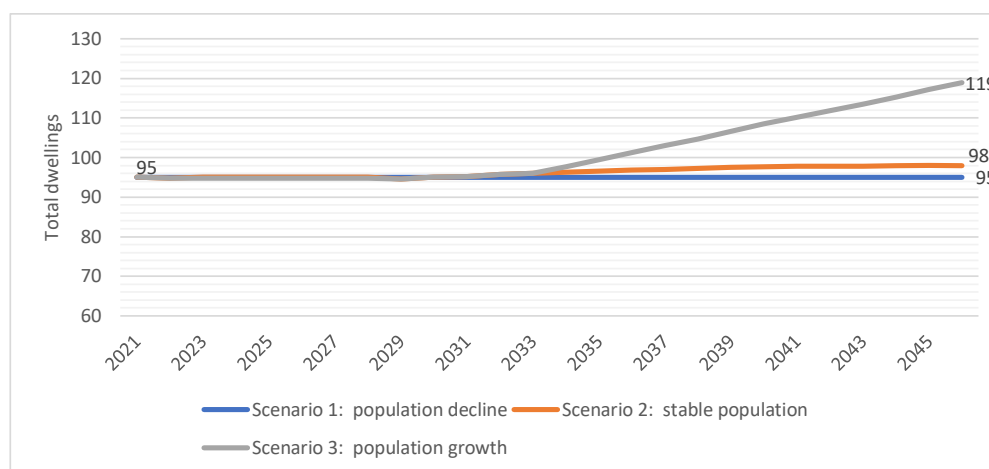


Figure 12: Scenarios for housing growth, Swifts Creek, 2021 to 2046

Source: Tim Nott

Table 6 shows the housing development outcome from each growth scenario. A wide range of outcomes is possible. These scenarios are likely to cover most of the range.

Table 6: Housing scenarios summary

	Scenario 1: Population Decline	Scenario 2: Stable Population	Scenario 3: Population Growth
Housing Stock, 2024	95	95	95
Housing Stock, 2046	95	98	119

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	Scenario 1: Population Decline	Scenario 2: Stable Population	Scenario 3: Population Growth
Demand for Dwellings, 2024 to 2046	0	3	24
Average Annual Growth Rate	0.0%	0.1%	1.0%
Average New Dwellings Per year	0.0	0.1	1.1

Source: Tim Nott

4.7 Meeting Housing Needs

One of the roles of the structure planning process is to ensure that there will be sufficient land to accommodate any demand for new dwellings in the town.

Lot numbers

In the scenarios presented in **Table 6** above, there is an anticipated demand of between 0 and 24 additional dwellings in the period from 2024 to 2046. The demand for scenarios 1 and 2 could be satisfied through the take up of dwellings which are currently vacant or through construction of dual occupancies. However, demand under the population growth scenario will require the development of more lots. This could be through subdivision of existing land in the Township Zone on the sloping west side of town for rural residential style lots capable of on-site waste treatment. If in the future, sewage treatment could be introduced to the town, this would enable rezoning and subdivision of more suitable flat land close to the town centre. Relatively high demand would be required to make either of these options feasible.

Medium Density Housing

Medium density housing is appropriate for, and sought after by, small households moving into and within the town. These include:

- Young singles and couples who may be in Swifts Creek for medium-term work reasons (DEECA workers, hospital workers etc)
- Households who are happy with a small home for convenience or environmental reasons
- Older people who are retiring into town or down-sizing
- Older people or people with disabilities who need supported accommodation
- People going through family separation

Low Density Residential

Those seeking low density living are generally seeking space for outdoor pursuits, distance from neighbours and a rural outlook but usually in proximity to urban services. There are numerous houses on larger lots in the Farming Zone Schedule 1, including in close proximity to the township on the Great Alpine Road north of town. However, even though there are a range of vacant lots in the Farming Zone around the town, the zoning does not allow as-of-right development on lots of less than 40 hectares to protect farmland from urban encroachment.

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Figure 13: Traditional and modern detached dwellings within Swifts Creek

Given the existing subdivision pattern, Council may wish to consider extending the Township Zone to cover the land to the north of town – including the land around Factory Lane and as far north as 7020 Great Alpine Road. Alternatively, this land could be zoned Low Density Residential (0.4 hectare minimum subdivision), Rural Living Zone (0.4 to 15 hectare minimum subdivision, depending on the schedule) or Farming Zone 4, which allows subdivision to 1 hectare. This would provide certainty for intending residents and investors and generate a wider range of lots. Any such rezoning proposal would need to be the subject of further investigations of land suitability. As current demand can be met within the existing Township Zone, this option is premature at this time.

Residential aged care

The strong growth of post-retirement age groups will, other things being equal, boost the demand for residential aged care in Swifts Creek and throughout the district. There is a trend for helping more older people to be cared for at home; however, this trend is likely to be outweighed by the scale of the demand. Expansion of the existing Bush Nursing Centre may be required over time.



Figure 14: Bush Nursing Centre on McMillian Street

Key Worker Housing

The affordability of housing has become an urgent issue, with the lack of affordable housing for rent a significant impediment to local economic development in the district and throughout regional Australia. Local employers in Swifts Creek already provide housing for some workers, including

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teachers, mill workers, health service staff and DEECA staff. There is a strong case for better coordination in the use of this housing to allow sharing between employers as demand arises.

The timber mill has 12 dwellings on site in the Township Zone, fronting the Great Alpine Road. Several of these are currently boarded up. There may be a case for reopening these to provide more general accommodation for temporary workers.

4.8 Implications for the Structure Plan

The structure plan should:

- Encourage infill development within the town boundary.
- Encourage the land owner of the former mill site to renew dwellings for key workers.
- Explore opportunities to provide housing suitable for the community to age in place.





5 LOCAL ECONOMY AND LAND USE

5.1 Retail and Commercial Assessment

This section provides a forecast of the demand for additional commercial activity in the Swifts Creek town centre. It is based on an analysis of retail supply and demand and supplementary estimates of demand for non-retail activity.

Assessment Method

Swifts Creek town centre contains a mix of retail, other commercial and community activities that generate demand for building space. There are several ways of anticipating how the demand for activity space and land in the town centre will change. The forecast method chosen here is to focus first on the future demand for retail floorspace using well-established relationships between population, income, local spending and retail floor area. This makes use of the population forecasts identified earlier. Future demand for other types of floorspace is then broadly estimated, taking into account the existing shares of retail to non-retail space. (Demand analysis for non-retail space is rather uncertain since it depends on a wide range of factors other than local population growth.)

The retail assessment steps are:

- Identify the existing commercial floorspace in the town centre.
- Estimate the retail sales using industry standard sales per square metre (adjusted for local conditions).
- Identify the trade area for the centre and estimate its current and future population based on existing population forecasts.
- Estimate the average retail spending per local resident and the total spending now and in the future.
- Estimate the share of resident spending that flows to the Swifts Creek town centre.
- Estimate the visitor spending enjoyed by the town centre.
- Using conservative assumptions about how spending patterns will change in the future, project forward spending in the town centre.
- Translate spending to retail floorspace.

This method is commonly used in planning for activity centres and towns throughout Victoria

5.2 Employment

Table 7 shows the employment by industry of Swifts Creek and district residents in 2021, as measured by the Census of Population and Housing (ABS, 2022) and compares them with East Gippsland and Regional Victoria.

Table 7: Industry of resident workers, Omeo-Swifts Creek and comparisons, 2021

Industry	Omeo-Swifts Creek district		East Gippsland		Regional Victoria	Location Quotient for Omeo-Swifts Creek*
	No.	%	No.	%	%	Index
Agriculture, Forestry and Fishing	183	29%	1,610	8%	7%	4.19
Mining	14	2%	108	1%	1%	2.24
Manufacturing	31	5%	1,351	7%	7%	0.71
Electricity, Gas, Water and Waste Services	7	1%	236	1%	1%	1.12

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Industry	Omeo-Swifts Creek district		East Gippsland		Regional Victoria	Location Quotient for Omeo-Swifts Creek*
	No.	%	No.	%	%	Index
Construction	55	9%	1,918	10%	10%	0.88
Wholesale Trade	0	0%	427	2%	2%	0.00
Retail Trade	29	5%	1,868	10%	10%	0.46
Accommodation and Food Services	41	7%	1,538	8%	7%	0.94
Transport, Postal and Warehousing	20	3%	662	3%	4%	0.80
Information Media and Telecommunications	4	1%	89	0%	1%	0.64
Financial and Insurance Services	0	0%	185	1%	2%	0.00
Rental, Hiring and Real Estate Services	0	0%	204	1%	1%	0.00
Professional, Scientific and Technical Services	9	1%	676	4%	5%	0.29
Administrative and Support Services	9	1%	551	3%	3%	0.48
Public Administration and Safety	40	6%	1,124	6%	6%	1.07
Education and Training	46	7%	1,731	9%	9%	0.82
Health Care and Social Assistance	69	11%	3,130	16%	16%	0.69
Arts and Recreation Services	12	2%	234	1%	1%	1.92
Other Services	9	1%	750	4%	4%	0.36
Inadequately described/Not stated	46	7%	801	4%	4%	1.84
Total	624	100%	19,190	100%	100%	1.00

Source: ABS, 2022;

Notes: Location quotient compares the industry shares of employment in Omeo-Swifts Creek with those in Regional Victoria as a whole. Index numbers greater than 1 indicate that district residents have a higher propensity to work in that industry than the average for Regional Victoria. These industries are shaded green.

The Census of 2021 was undertaken during the COVID19 pandemic. Employment figures from that period were significantly affected by temporary population movements and economic disruption and will not necessarily continue.

The table shows:

- Industries where the Omeo-Swifts Creek district appears to have a higher than average share of its workers are farming, forestry, mining, infrastructure provision, hospitality, arts and recreation and public administration. This is typical of a farming district with large areas of public land and a strong recreation offering.
- Farming is by far the largest employer in the district, although the residents of Swifts Creek township are more likely to be engaged in manufacturing, retailing, hospitality, public administration, health and education.
- Most working residents of Swifts Creek are likely to work locally given the distance to significant alternative labour markets. The town draws in people to work in shops, services and industrial activities from surrounding districts. Nevertheless, there are some people who commute to employment in Bairnsdale, one hour to the south, and to other destinations.

5.3 Unemployment

For the last fifteen years, the Bruthen-Omeo SA2 has consistently had a lower unemployment rate than East Gippsland or the State as a whole, as shown in **Figure 15** below.

Swifts Creek Structure Plan

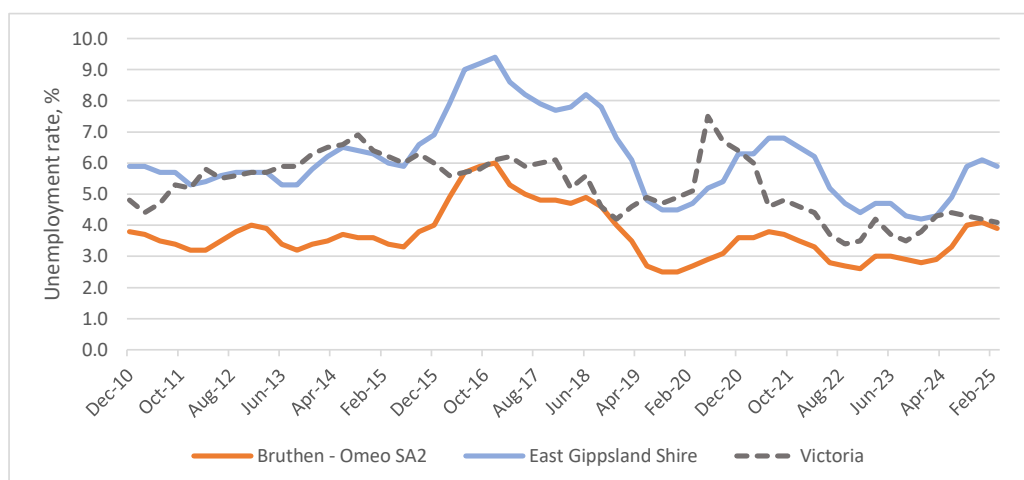


Figure 15: Unemployment rate, Bruthen - Omeo SA2, East Gippsland and Victoria

Source: REMPLAN, 2025

It is likely that people without work move elsewhere to access employment opportunities, and this is common in many rural communities. Low unemployment is a social good. However, the low rate of unemployment can hide underemployment and the number of people who have given up looking for work because there are few opportunities. Low rates of unemployment also mean that there may be few existing workers to help start new enterprises.

5.4 Industry Outlook

Victoria University provides employment forecasting for the Australian Government. Its latest forecast for industry growth between May 2024 and May 2034 is shown in **Table 8** below.

Table 8: Victoria University Employment Projections, Australia, May 2024 to May 2034

Industry	May 2024 (‘000)	May 2029 (‘000)	May 2034 (‘000)	2024 to 2034	
				Projected growth	Average annual growth rate
Agriculture, Forestry and Fishing	322.8	330.2	345.6	22.8	0.7%
Mining	300.4	307.3	326.4	26.0	0.8%
Manufacturing	909.1	907.3	959.3	50.1	0.5%
Electricity, Gas, Water and Waste Services	184.2	197.4	209.2	25.1	1.3%
Construction	1,357.7	1,452.8	1,520.3	162.6	1.1%
Wholesale Trade	384.2	411.6	437.6	53.5	1.3%
Retail Trade	1,320.3	1,366.8	1,420.1	99.8	0.7%
Accommodation and Food Services	929.9	984.8	1,040.6	110.8	1.1%
Transport, Postal and Warehousing	736.9	773.9	812.6	75.6	1.0%
Information Media and Telecommunications	191.1	203.8	219.2	28.1	1.4%

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Industry	May 2024 ('000)	May 2029 ('000)	May 2034 ('000)	2024 to 2034	
				Projected growth	Average annual growth rate
Financial and Insurance Services	529.9	571.0	608.0	78.2	1.4%
Rental, Hiring and Real Estate Services	226.2	245.1	260.8	34.6	1.4%
Professional, Scientific and Technical Services	1,324.6	1,469.1	1,579.1	254.6	1.8%
Administrative and Support Services	437.6	452.5	474.4	36.8	0.8%
Public Administration and Safety	941.8	983.0	1,034.1	92.3	0.9%
Education and Training	1,210.2	1,281.8	1,360.3	150.1	1.2%
Health Care and Social Assistance	2,260.4	2,543.5	2,845.3	585.0	2.3%
Arts and Recreation Services	270.5	284.6	300.7	30.2	1.1%
Other Services	525.5	544.1	571.8	46.3	0.8%
Total	14,363.3	15,310.7	16,325.5	1,962.2	1.3%

Source: Victoria University, and Jobs and Skills Australia, 2024. Cells highlighted in yellow indicate industries with faster than average forecast growth.

At the national level, employment growth is expected to continue at 1.3% per year, with the most rapid growth in health services, professional services, financial and property services. Growth is expected in all industries, including those which employ Swifts Creek residents. The outcome in Swifts Creek will depend on many local details and the nature of each local industry compared with Australia as a whole.

Growth in employment for Swifts Creek residents is likely to revolve around a number of key factors:

- The ability to offset jobs lost with the closure of the local timber mill, which was formerly the town's largest employer.
- General trends affecting the whole Australian economy – the growth of artificial intelligence, automation and internet services; the competitiveness of beef, timber products and tourism with economies elsewhere in the world; the impacts of climate change and the demand for sustainability; and so on.
- The continued success of farming in the district, including its capacity to respond to external changes and to diversify.
- Population growth in the wider district and the demand for secondary education as Swifts Creek has the only secondary school in the upper Tambo Valley.
- The role of the town in public land management and emergency response.
- The continued growth of tourism traffic on the Great Alpine Road and the success of visitor services in Swifts Creek in catering to that traffic.
- The potential for local visitor projects to appeal to visitors, encouraging them to stay.
- Accommodating the growing demand for aged care and other health services.
- Local participation in the energy transition; although not close to Victoria's renewable energy zones, there may be scope to participate in a community-based energy grid, adding to the attractiveness of the town.

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- The capability of Swifts Creek to attract new residents and the dwelling construction and services that they need.

A key role for the local Council will be to improve the liveability of the town, providing a secure and desirable place for investors, whether these are potential residents or business operators.

5.5 Swifts Creek Town Centre

The town centre in Swifts Creek is not defined precisely by the land-use zoning but is based around the Great Alpine Road. For the purpose of this report, the centre boundaries are shown in **Figure 16**.



Figure 16: Swifts Creek Town Centre

Source: Base map from Google maps, 2025

Key Features

- The town centre is positioned on the Great Alpine Road, which is quite wide at this location, particularly with the angle parking. In busy times, there is a disincentive to cross the road, although there are median refuges in several locations.
- The grocery store and rural supplies outlet provide the retail anchors of the centre for residents. Other retail stores such as the café, bakery and art gallery also cater to visitors.
- The town centre is well set up for passing visitors, with parking, toilets and places to eat. For those wishing to stay longer, there is a council owned camping and caravan park with playground just over the Tambo River on McMillan Street, 400 metres from the town centre.

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- The commercial components of the town centre have been larger in the past, with several former commercial buildings being either disused or used for housing, and two shops that are vacant (one is currently used for storage).
- The town centre operates as a very small neighbourhood centre providing a modest range of commercial services for the town and surrounding district as well as to visitors.

5.6 Activity Floorspace

Table 9 provides an estimate of retail and other activity floorspace in the Swifts Creek town centre, based on a visual survey undertaken for this project. (The definition of **retail** activity is based on the definitions used by the ABS and comprises those activities listed in the adjacent box.)

The table shows:

- Total retail floorspace of 1,010 sqm in Swifts Creek town centre
- Retail activity comprises 32% of the total occupied floorspace in the town centre, and is the largest single activity
- The town centre has a range of other activities including entertainment, accommodation, emergency and community services
- Vacant floorspace is 8% of the total space in the town centre, although this does not count former commercial buildings which are now disused or used for housing.

For the purposes of this report, retail activity comprises the following categories:

Food, groceries and liquor – supermarkets, general stores, liquor outlets, specialty food outlets (butchers, bakers, greengrocers etc)

Cafés and restaurants – cafes, restaurants and take-away food outlets

Other retailing, comprising

- **Clothing** – clothes, shoes, manchester
- **Household goods** – homeware, hardware, furniture, floor coverings, curtains and blinds, electronic goods etc
- **Recreational goods** – sporting goods, toys, bookshops, newsagents
- **Other goods** –, chemists, florists, jewellers, second-hand goods etc
- **Retail services** – hairdressers, beauty parlours, video rental, clothing and household goods repairs

For the purposes of the analysis presented here, retailing excludes selling of motor vehicles, auto accessories and fuel. It also excludes outlets which are mainly engaged in wholesale sales (that is, sales of goods to other businesses). This includes some hardware outlets.

Table 9: Estimated activity floorspace, Swifts Creek town centre 2025

Activity	Floorspace (sqm)	Share of total
Food, groceries and liquor	470	15%
Cafés and restaurants	150	5%
Other retail	390	12%
Total retail	1,010	32%
Hotels, accommodation and clubs	630	20%
Emergency services	420	13%
Civic and community services	630	20%
Other services	210	7%
Vacant	240	8%
Total	3,140	100%

Source: Tim Nott – survey undertaken August 2025

Note: This floorspace estimate is based on a notional town centre which includes most of the commercial activities on the main road but does not include the schools, petrol station/post office, bush nursing centre, or the DEECA depot.

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5.7 Retail Sales

Table 10 provides a calculation of retail sales in the town centre using an estimate of sales per square metre that is achieved by the stores at the centre. This estimate is based on industry standards and adjusted for local conditions and the type of stores that are present.

Table 10: Estimate of annual retail sales in Swifts Creek town centre, 2024

	Floorspace	Sales/sqm	Retail sales
	sqm	\$/sqm	\$m
Food, groceries and liquor	470	\$8,500	\$4.0
Food catering	150	\$4,500	\$0.7
Other retail	390	\$3,000	\$1.2
Total retail	1,010		\$5.8

Source: Tim Nott

Total retail sales in the town centre are estimated at approximately \$6 million in 2024. This total reflects a food and grocery sector where sales per square metre are relatively high and an “other retail” sector where sales per square metre are relatively low.

5.8 Retail Trade Area

The retail trade area of an activity centre is the area from which residents most conveniently visit the centre from their home to obtain particular goods and services. At the boundary of the trade area, residents seeking to minimise their transport costs may choose from two or more equidistant centres that provide equivalent services. The extent of a trade area is influenced mainly by the location of competing centres and the travel patterns of residents. The precise boundaries are usually set by the analyst to coincide with convenient statistical areas.

In understanding equivalent services and competing centres, the hierarchy of activity centres needs to be taken into account. For the purposes of this assessment, the following hierarchy is adopted:

- **Local centres** – providing top-up goods and personal services for residents that are some distance from larger centres; often characterised by a general store. Local centres may also provide services to visitors – cafés etc. Dinner Plain and Harrietteville are local examples of these kinds of towns/activity centres.
- **Small town centres** – providing a small-to-medium sized supermarket (usually over 500 sqm), or equivalent food and grocery provision and a limited range of other retail goods and services. May also include extensive community and other commercial services depending on its location and development history. Omeo, Swifts Creek and Bruthen are examples of this type of centre.
- **Town or Neighbourhood centres** - providing a substantial food and grocery offering, usually including at least one large supermarket, and a range of non-food goods and services as well as a wide array of community and commercial services. Bright, Mt Beauty and Maffra are examples of these types of centres. Indicative catchment population for these centres is 8,000 to 16,000 people.
- **Sub-regional centres** – providing extensive food and grocery provision and a wide range of routine comparison goods and services as well as substantial non-retail services. Bairnsdale is a sub-regional centre. Indicative catchment population for these centres is 35,000 to 70,000 people.
- **Regional centres** – providing the most extensive retail offering outside the Melbourne CBD, with many specialty stores and substantial employment opportunities in commercial and community services. The Latrobe Valley towns collectively provide a regional centre for Gippsland. Indicative catchment population for these centres is more than 100,000 people.

The trade area of Swifts Creek is the area for which it is the closest provider of food and groceries and other small town services. This trade area is shown in **Figure 17** and is defined in relation to the trade areas of surrounding centres that provide equivalent or more comprehensive goods and services.

The trade area is based on a collection of SA1s. By 2024, the population is estimated in this report to be 585.

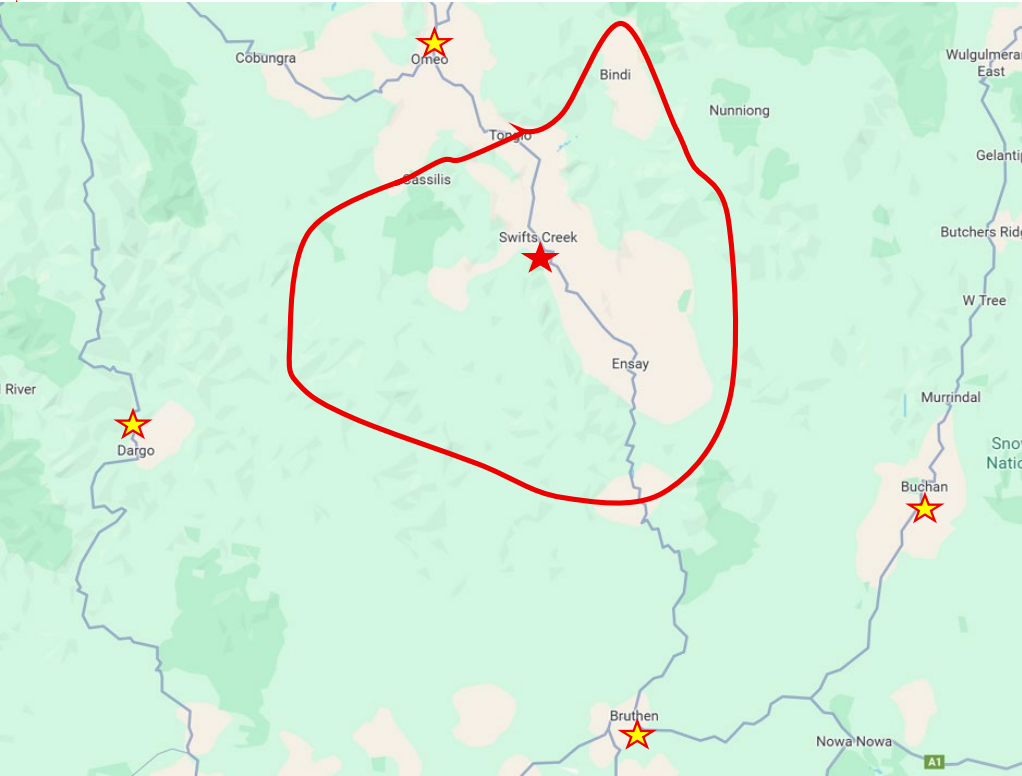


Figure 17: Swifts Creek retail trade area

Source: base map from Google maps; only relevant supermarket centres shown.

5.9 Retail Spending

Table 11 provides an estimate of the total retail spending by trade area residents in 2024. Estimates have been sourced from Market info (a micro simulation model that provides estimates of spending in small areas based on data from the Census of Population and Housing and the Household Expenditure Survey) and adjusted for Swifts Creek based on the difference in household income per person.

Table 11: Estimate of retail spending by Swifts Creek trade area residents, 2024 (\$2024)

	Spending per person (\$)	Total trade area spending (\$m)
Food, groceries and liquor	\$6,800	\$4.0
Cafés and restaurants	\$1,600	\$0.9
Other retailing	\$5,600	\$3.3
Total retailing	\$14,000	\$8.2

Source: Tim Nott

Residents of the Swifts Creek trade area are estimated to have annual retail expenditure of around \$8 million in 2024.

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5.10 Balance of Spending in Swifts Creek

Not all retail spending by trade area residents is spent locally. A substantial proportion of spending by residents is directed to larger centres, especially Bairnsdale that provide a more comprehensive variety of goods and services, as well as to online retailers. There is also significant spending that flows into the area from visitors (that is, people resident outside the trade area), including those passing through on the Great Alpine Road, in the area for work, visiting friends and relatives or visiting attractions of the wider region.

Table 12 provides an estimate of the origin of the retail sales in the Swifts Creek town centre, based on consideration of the likely flow of spending by visitors and residents.

Table 12: Estimated balance of spending in Swifts Creek town centre, 2024 (\$2024)

	Sales in Swifts Creek	Estimated visitor spending		Resident spending in Swifts Creek	Total trade area spending	Escape spending	
	\$m	%	\$m	\$m	\$m	%	\$m
Food, groceries and liquor	\$4.0	50%	\$2.0	\$2.0	\$4.0	50%	\$2.0
Cafés and restaurants	\$0.7	60%	\$0.4	\$0.3	\$0.9	71%	\$0.7
Other retailing	\$1.2	50%	\$0.6	\$0.6	\$3.3	82%	\$2.7
Total retailing	\$5.8	51%	\$3.0	\$2.9	\$8.2	65%	\$5.3

Source: Tim Nott

The resident spending that flows out of the trade area (escape spending) is estimated at \$5 million or 65% of the total. This result reflects the distance of the town from alternative retail destinations and the spending by visitors which supports a larger retail provision than could be sustained by residents alone. Given the small local population and the current provision of retailing, there is unlikely to be current demand for a net increase in retail space to cater to the needs of local residents. Nevertheless, there could be demand for more space to cater for visitors, especially in cafés and restaurants.

5.11 Future Growth of Retailing in Swifts Creek

The purpose of this demand assessment is to understand whether the town centre can accommodate the anticipated or desired growth in retailing and other services generated by the town's population and visitors.

A scenario for the growth in retail floorspace is provided here based on the population growth scenario for the town and sustained growth in visitation. The scenario is based on a number of assumptions:

- The population in the Swifts Creek township will grow as per the growth scenario in section 3.3 at 0.9% per year over the period from 2024 to 2046. The population in the rest of the trade area will grow by 0.8% as predicted for the wider Omeo-Swifts Creek district by .id consulting. The whole trade area will grow at an average of 0.8% per year over the period.
- Real spending per person will grow at an average of 0.5% per year throughout the period, and this is based on a rebalancing between the shares of income going to wages rather than asset ownership
- The share of resident spending flowing to shops in Swifts Creek will remain the same throughout the period. This implies that any growth in online spending will come from the shares of spending that flow to other levels of the retail hierarchy.
- Visitation to Swifts Creek will grow rapidly over the entire period at 3.2% per year. This reflects the forecast for domestic tourism for the period 2024 to 2029 by Tourism Research Australia (TRA, 2024).
- Retail sales per sqm will remain the same in real terms as at present.

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The results of this scenario are shown in **Figure 18**.

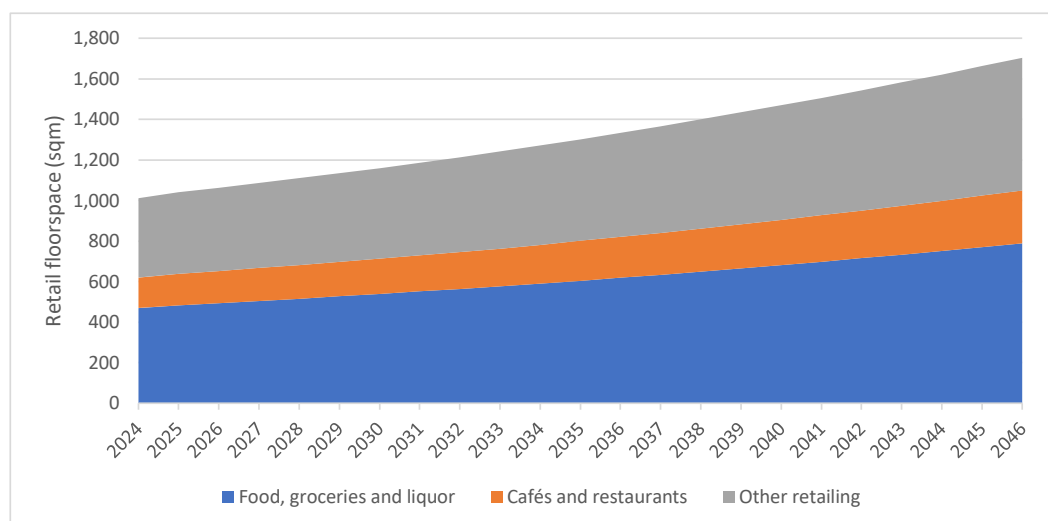


Figure 18: High scenario for change in retail floorspace, Swifts Creek, 2024 to 2046

Source: Tim Nott

This high growth scenario for town development envisages a growth in demand of approximately 700 sqm for retail floorspace between 2024 and 2046.

5.12 Growth in Non-Retail Activity

Compared with demand for shop-space, demand for non-retail floorspace is much more difficult to estimate as each non-retail activity has its own demand characteristics which are often not directly related to the size of the population catchment. The most straightforward approach, taken here, is to review whether the proportion of non-retail space in the town centre is likely to remain the same as at present and to calculate the total space requirement accordingly.

The following comments are based on the assessment of economic drivers in section 2 of this report and observations of the centre:

- With a growing population, there may be some demand for additional commercial offices for professional and health services in the centre, as these activities are growing faster than the average for the economy in general. There may also be demand for co-working spaces to assist home-based professionals to network and grow.
- Entertainment, tourism and recreation facilities such as fitness centres, boutique breweries, craft workshops, tour offices, etc, may make an appearance in the centre, given the opportunity, along with new types of facilities that will emerge over the next 20 years.
- More commercial accommodation may be required to satisfy demand from visitors and local workers.

Approximately 65% of current space in the town centre is occupied by non-retail activities. This share is likely to remain the same, implying growth in non-retail activity of approximately 1,300 sqm over the forecast period.

5.13 Accommodating Growth in the Town Centre

Overall, the high growth scenario for the town centre envisages growth of approximately 2,000 sqm of additional floorspace in the period to 2046 – 700 sqm to accommodate retailing and 1,300 sqm for non-retail activity. This figure is used for planning purposes but is not a forecast. Council should monitor the demand for town centre space and adjust its strategy accordingly.

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Table 13 shows the notional land area required to accommodate this expansion of floorspace in the town centre. It assumes land efficient single storey development with at-grade car-parking. The average car-parking requirement for new development has been set at 2 spaces per 100 sqm. This is below the rate currently required by the planning scheme (3 spaces per 100 sqm in most cases). However, it reflects the existing provision of parking in the centre, a desire to encourage development and the consideration that not as much parking will be required in a future era of transport-as-a-service.

Table 13: Notional space required for expansion of the town centre

	Calculation	Result	Units
Additional commercial space		2,000	sqm
Less existing vacant space	240 of vacant space	1,760	sqm
Car-parking requirement	2 spaces per 100 sqm	35	spaces
Car-parking area	35 sqm per space	1,230	sqm
Landscaping and circulation	10% of total	330	sqm
Total area required		3,320	sqm

Source: Tim Nott

The high growth scenario for the centre will require a notional area of approximately 3,300 sqm of land once the existing vacant space has been occupied.

There are no vacant lots in the centre, but the additional space may be found in a number of ways:

- There is approximately 1,500 sqm of vacant land around the hotel, currently unused. This could be subdivided or used to provide accommodation associated with the hotel as has been suggested in the past.
- Former commercial buildings could be pressed into service once more, including the old butchers' shop at 6891 Great Alpine Road, the shop at 6896 Great Alpine Road, or the former post office on the corner of McMillan Street.
- Residential properties could be redeveloped for commercial purposes.
- More efficient use could be made of existing allotments to create more building or parking area. This could include the supermarket site, for example.
- Further reduction of the car-parking requirement for new commercial development would significantly reduce the space needed to accommodate new development.

A possible growth trajectory for the township would require adjustments in the town centre. The scale of growth envisaged in the scenario outlined here could be accommodated through redevelopment or retrofitting of existing building stock. This would consolidate these activities in the town centre.

In addition, growth in visitation may require further infrastructure, such as suitable parking for trailers and caravans, EV charging stations and accessible open space. Additional accommodation for visitors could be facilitated through enhancements to the caravan park, the conversion of former commercial buildings, at the hotel and through smaller second dwellings.

The Swifts Creek Nature Based Tourism Report identified a number of opportunities to grow nature based tourism to support the town's transition. The Plan seeks to provide a pathway to leverage the region's environmental assets, history, and outdoor recreation potential that may drive new employment and business opportunities. Opportunities in outdoor adventure, cultural heritage, creative communities and eco-tourism experiences. The structure plan should explore opportunities to support this initiative.

Swifts Creek Structure Plan



5.14 Industry

The industrial activity in the Swifts Creek township previously comprised the now closed Pentarch timber mill, which is located on two lots in the south of the town. There are no other obvious industrial activities in the Township Zone, although there are farm-related businesses in the surrounding Farming Zone, including storage, materials aggregation and recycling.

Given a stable or growing population, demand from industrial businesses for township land is likely to be small but positive. Potential industrial activities could include automotive and farm machinery repair, construction, storage, recycling and wholesale rural supplies. However, the area of land required for industrial activity cannot be known with any certainty; neither can the timing of such demand.

In a small town such as Swifts Creek, a subdivision of five small industrial lots with the option for a further five lots would likely be sufficient to cope with locally generated demand for the foreseeable future. This implies an industrial precinct of approximately 2 hectares. This would not be sufficient for a larger activity such as a significant processing operation or energy generator, for example. These kinds of one-off investments would need to be dealt with separately.

There are several options for satisfying general industrial demand:

1. Direct the demand elsewhere – including to Omeo, where there is surplus existing industrial land.
2. Develop industrial lots on the now defunct timber mill site – subject to the site being modified and suitable road access provided.
3. Develop industrial lots on an alternative site – such as land beside the petrol station on the east side of the Great Alpine Road and opposite the timber mill on the southern approach to the township.

If industrial activity is to be accommodated in the township, a contained industrial precinct within the former timber mill site would be preferable as the land is already impacted by previous industrial uses. Working with the land owners of the mill site there is an opportunity to encourage future industrial and employment uses on the site to provide additional employment for the town's residents.

5.15 Implications for the Structure Plan

The structure plan should:

- Identify opportunities for new employment and industrial uses locating in the town.
- Work with the owners of the mill site to determine a future for the site.
- Explore opportunities to grow the tourism and visitor market.
- Direct new retail activities and visitor services into the town centre.





6 LANDSCAPE AND ENVIRONMENT

6.1 Landscape

Swifts Creek is located on the traditional lands of the Gunaikurnai people who have occupied and tended the country for tens of thousands of years. The town is situated in the agricultural landscape of the Tambo Valley and is bounded by to the north, west and south by steep forested terrain and, closer to town, the confluence of the Swifts Creek and Tambo River.



Figure 19: View of grazing land across the town looking east



Figure 20: View of steep forested terrain across the town to the west

Swifts Creek Structure Plan



Figure 21: The Swifts Creek along the northern border of the town centre



Figure 22: Tambo River and Camping and Caravan Park looking north from McMillan Street bridge

Bushfire risk

As shown in **Figure 23**, the area has experienced several major fires in recent decades; most recently in 2003 when Swifts Creek was exposed to sustained ember attack and 2019/20. **Figure 23** also shows that landscape-scale fire has potential to reach the settlement from more than one direction (primarily the NW and SW), in multiple runs over extended periods of time and to cause risk to life, destruction from wind, smoke, flame, radiant heat and embers. Bushfire risk under climate change will continue to adversely affect the environment, community, and the economy.

Swifts Creek Structure Plan

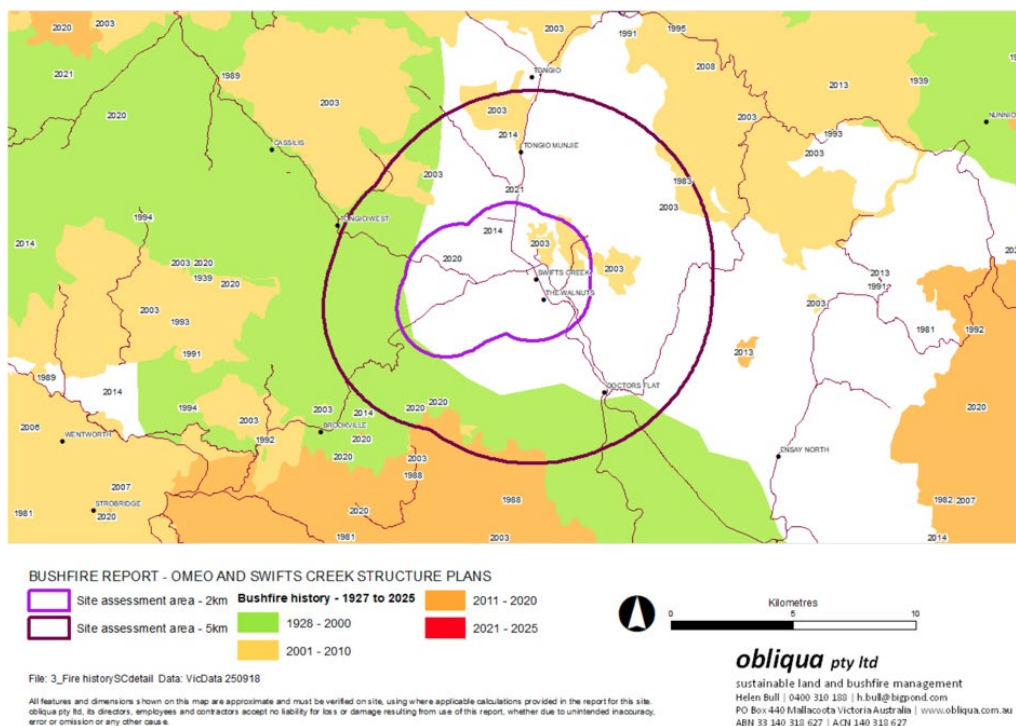


Figure 23: Fire History and Bushfire Risk in Swifts Creek 1927-2025

The main risk factors within 2km under design conditions are assessed as follows:

- Modified forest to the NW, W and SW
- Riparian vegetation along the Tambo River (N-S) and Swifts Creek (E-W)
- Grassland in all directions

To be conservative and to allow for future management changes, this report assumes that all treed public land (including modified areas) is forest. For simplicity, indicative mapping prepared for this report assumes a maximum slope of 5 degrees under all vegetation.

Swifts Creek is located within the Bushfire Prone Area, and only a small part of the current residential zone located within the Bushfire Management Overlay (BMO). The gazetted township located on the Cassilis Road to the west of the residential area is within the BMO. In the event of a bushfire reaching the settlement interface under lower fire danger ratings, fire spread, radiant heat exposures and flame contact are expected to be reduced by fragmented fuel. However, houses are still vulnerable to embers that may result in house destruction after the main fire event.

Houses, including those built to regulatory standards, are also at risk from combustibles other than vegetation including other buildings, decking, stairways, vehicles, stored equipment, plastic water tanks and firewood. Consequently, where practical, it is recommended that consideration be given to design features that exceed the requirements of AS 3959.



Alternative bushfire protection measures should consider alternatives which minimise impacts on biodiversity values.

Development should meet minimum building construction standards of a BAL29 minimum to increase resistance to embers and assist with 'future-proofing' new development. Growth areas should be designed to enhance access/egress under emergency conditions (minimise dead-end roads, include multiple access/egress points).

The provision of commercial and community infrastructure that supports community function and social connection will assist community resilience to bushfire and other emergencies.

East Gippsland Catchment

Swifts Creek is in the north of the East Gippsland Catchment. The catchment covers all land east of the Mitchell River to the New South Wales-Victoria border. The region includes declared 'heritage rivers' of the Mitchell, Snowy, Bemm and Genoa River catchments, Ramsar listed wetlands of the Gippsland Lakes, and many national parks and reserves that include a variety of bioregions from sub-alpine to coastal ecosystems. 17% of the region is private land with grazing being the predominant land use, followed by irrigated horticulture and dairying on the floodplains of the region.

Swifts Creek Structure Plan

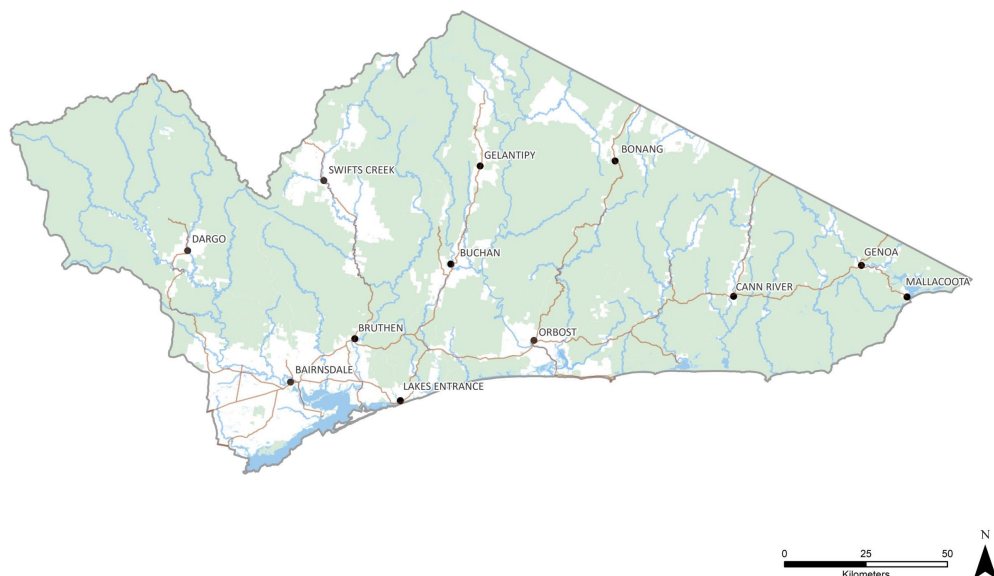


Figure 25: East Gippsland Catchment Management Authority region map

6.3 Flood

Flooding is a significant risk factor for Swifts Creek, given its location at the confluence of the Swifts Creek and the Tambo River. Both watercourses absorb flows from a significant amount of catchment area and flooding has impacted the town previously, notably in 1998, 2008 and 2012¹. A regional assessment of flood risk indicates that this area of East Gippsland is within the largely forested upland catchments where floodwaters arrive soon after rainfall and move rapidly through the landscape².

A 2017 analysis of floodplain risk for East Gippsland indicated that, while there is no essential infrastructure within the region that is likely to be significantly impacted by floods up to the 1% AEP, the risk to Swifts Creek township was rated as high on the basis of the number of buildings impacted by both 10% (moderate) and 1% (major) AEP flooding. This assessment further notes that for remote settlements like Swifts Creek access during and following a flood can be poor and that floodwaters move swiftly and can have destructive force resulting in damage to roads and bridges and extensive clean-up of debris³.

Modelling of major flood risk extent for a 1 per cent AEP event is provided within **Figure 26** below. Significant undeveloped areas of the town are potentially impacted under this scenario, especially areas of land in the Farming Zone within the oxbow of the Tambo River north of the confluence with the Swifts Creek and also within Farming zoned land west of the Tambo River in the southern area of the town centre, east of the Great Alpine Road, including much of the P-12 School campus. Further expansion of residential development within the town in this area is significantly constrained by this flood risk.

¹ Water Technology (2016) *Tambo River Flood Warning - Summary Report*

² EGCMA (2017) *East Gippsland Floodplain Management Strategy*, East Gippsland Catchment Management Authority, Bairnsdale.

³ *Ibid.*, 19

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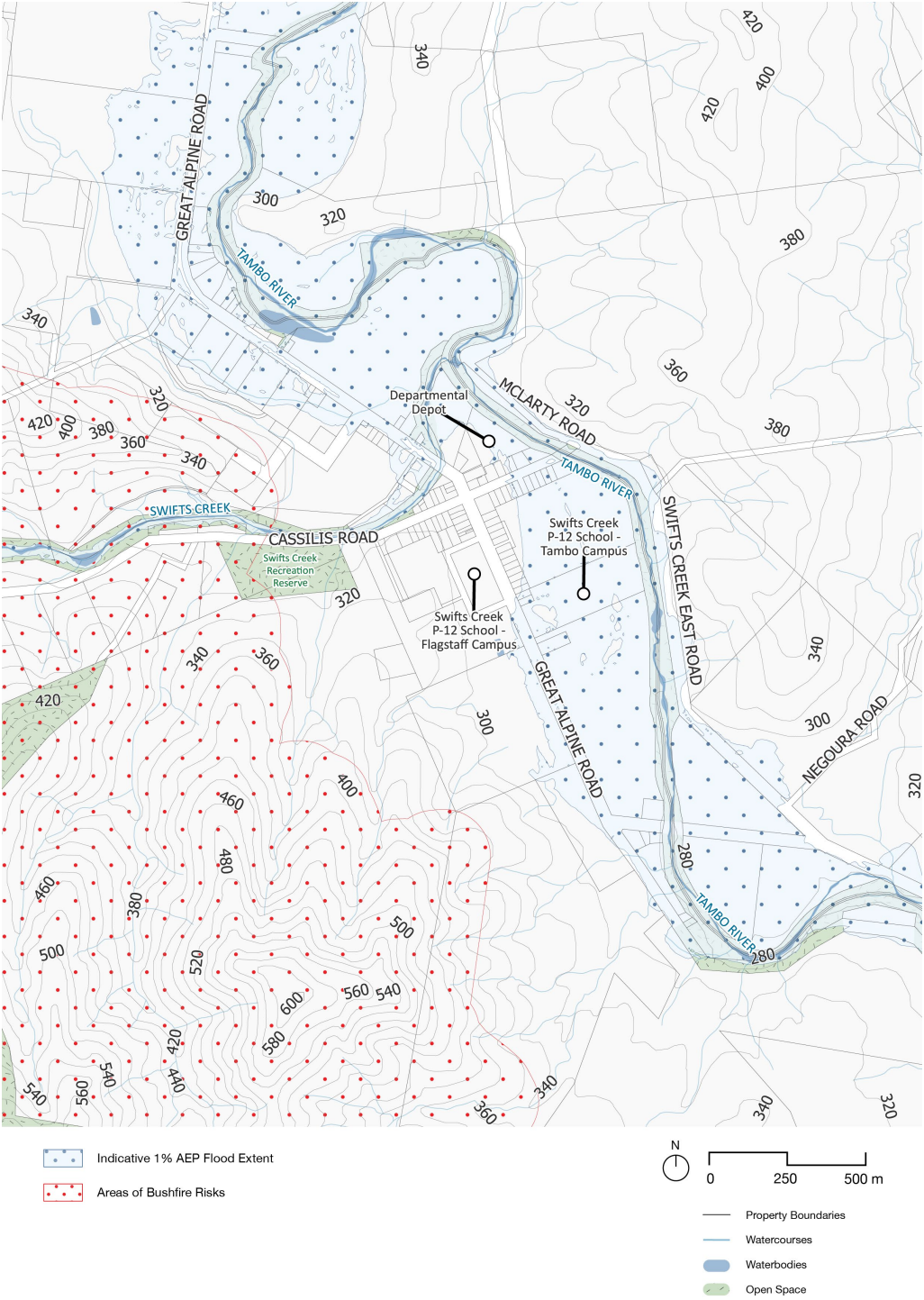


Figure 26: Bushfire and flood hazard mapping for Swifts Creek

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Figure 27: Flooding of the Tambo River at Swifts Creek in 2008

Source: John O'Neill ([https://kids.kiddle.co/Tambo_River_\(Victoria\)](https://kids.kiddle.co/Tambo_River_(Victoria)))

Biodiversity

The East Gippsland region is significant in terms of biodiversity as it is one of the few places in Victoria to retain a high degree of native vegetation, with over 80% of pre-European extent of native vegetation cover. 140 threatened species have been listed within the East Gippsland region, including 60 species of plant, 30 species of bird, 18 species of mammal, 11 species of fish, eight species of reptile, seven species of frog and a number of invertebrates⁴.

Swifts Creek is classified within the East Gippsland Uplands bioregion, which consists of tablelands and mountains up to 1400 metres in elevation. The geology of the bioregion stems from Palaeozoic deposits, predominantly of granitic and sedimentary origin. The geology of this bioregion is based on granitic and sedimentary Palaeozoic deposits which have resulted in red texture contrast soils (Kurosols and Chromosols) and brown and red friable earths (Dermosols, Kandosols and Ferrosols). The bioregion's climate is temperate, with rainfalls averaging between 800-1200mm a year. The vegetation is dominated by Shrubby Dry Forest and Damp Forest on the upland slopes and Wet Forest ecosystems, which are restricted to the higher altitudes. Grassy Woodland, Grassy Dry Forest and Valley Grassy Forest ecosystems are associated with major river valleys⁵. **Figure 28** below indicates the prevalence of Grassy Woodland, Dry Valley Forest and Valley Grassy Forest within and around the town.

Swifts Creek is defined within the East Gippsland Catchment Management Strategy as being within the Alpine Peaks area. This area features two important and rare ecological communities, being the Box-Gum Grassy Woodlands and the Alpine Peatlands. Box-Gum Grassy Woodlands provide important habitat for many plants and animals, including threatened species. These woodlands were formerly widespread, but now less than 5% remains in good condition with much located in small, isolated patches. Areas of cleared land used for agriculture divide these areas of native forest and woodland, especially in the river valleys, including the Tambo Valley and Swifts Creek⁶.

⁴ EGCMA (2025) <https://eastgippsland.rcs.vic.gov.au/themes/biodiversity/>

⁵ DEECA (2025) <https://www.environment.vic.gov.au/biodiversity/bioregions-and-evc-benchmarks>

⁶ EGCMA (2022) *Regional Catchment Strategy 2022*, East Gippsland Catchment Management Authority, Bairnsdale, p.84

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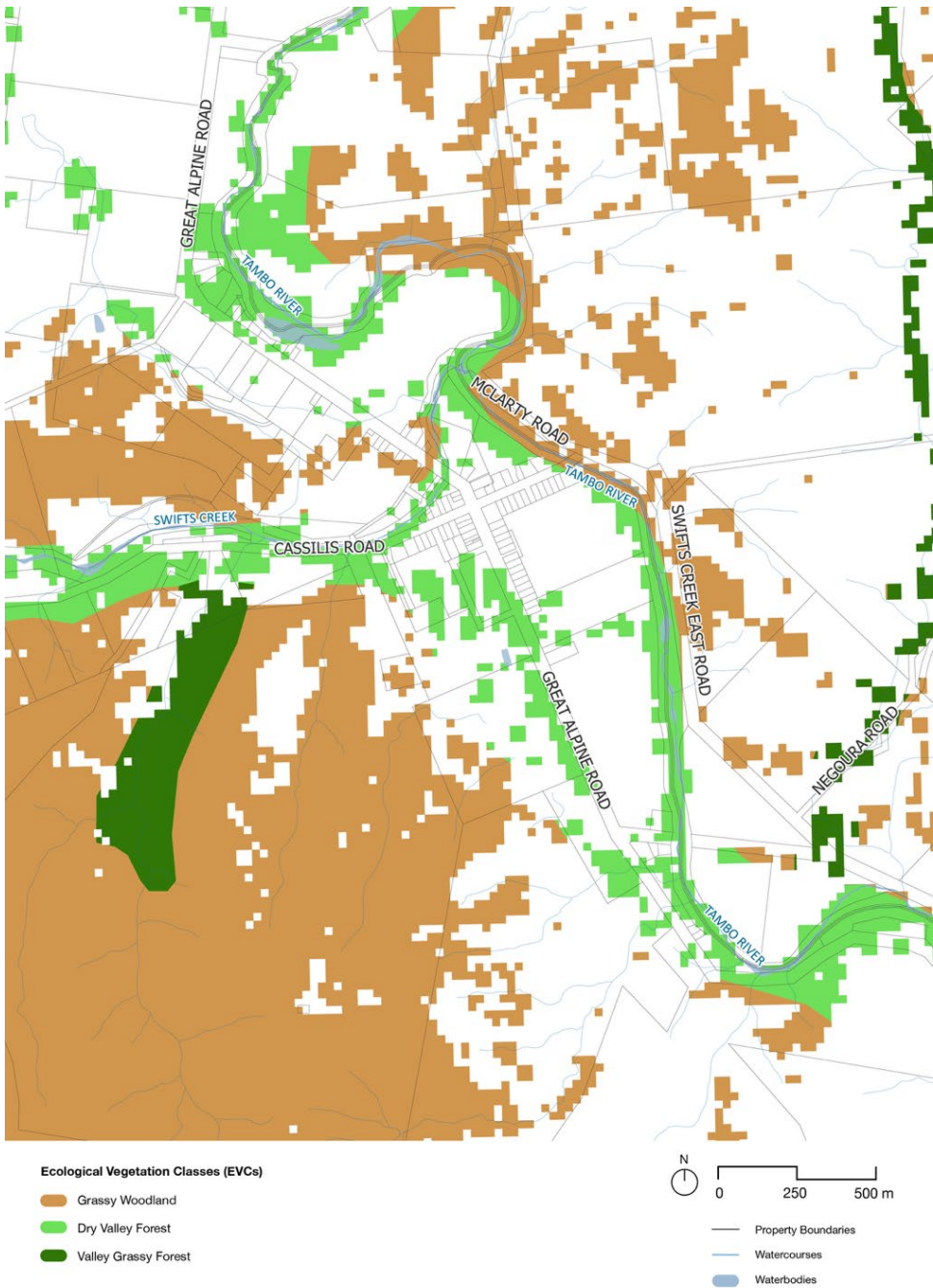


Figure 28: Swifts Creek Ecological Vegetation Classes

Swifts Creek Structure Plan

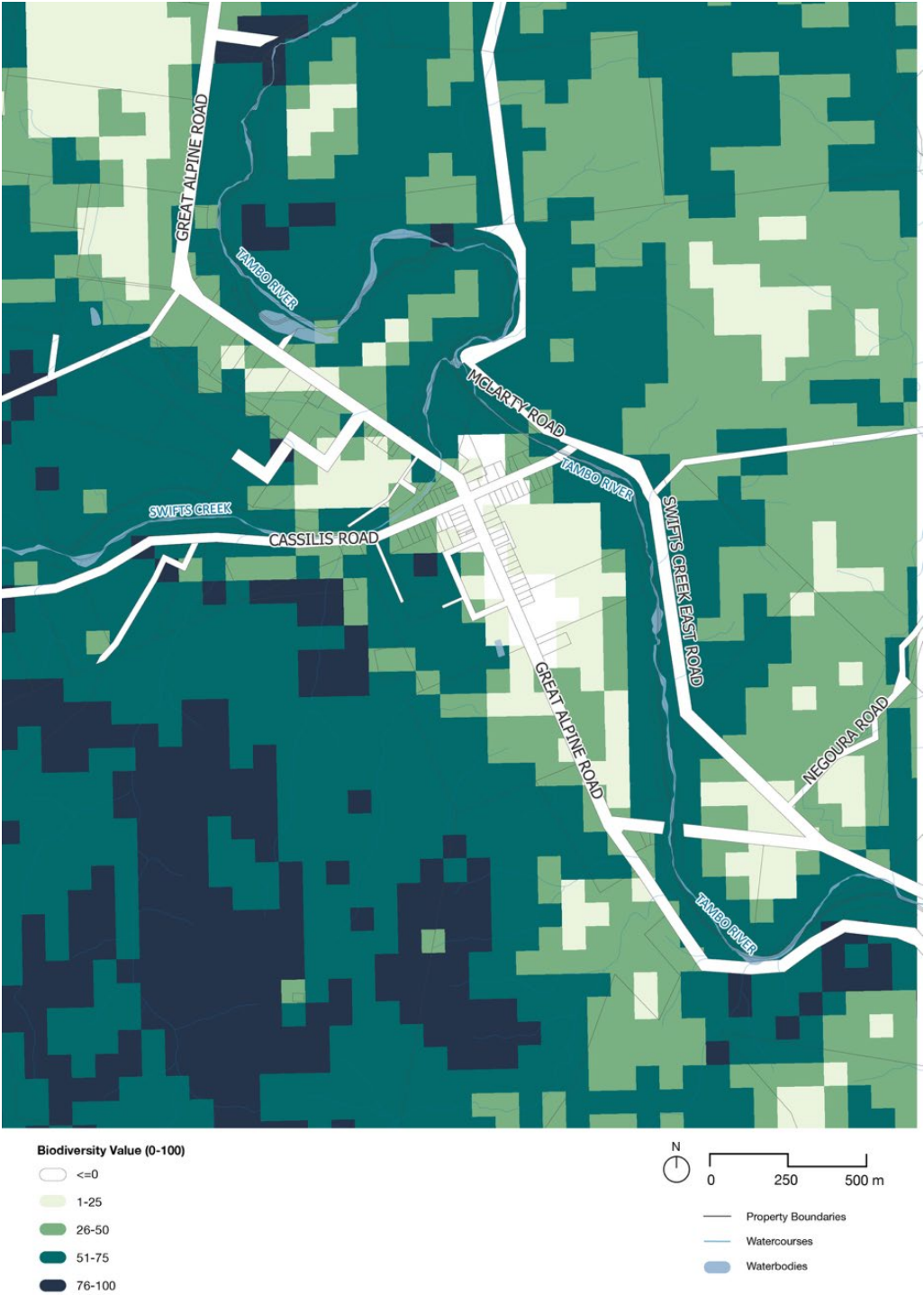


Figure 29: Swifts Creek Biodiversity Habitat Value

Figure 29 depicts areas of biodiversity value in and around Swifts Creek. The areas in darkest green are of highest biodiversity value around the slopes west of the town and the Great Alpine Road.

Swifts Creek Structure Plan



Figure 30: Swifts Creek Tree Density

Figure 30 depicts tree canopy cover in and around Swifts Creek. The most heavily vegetated area exists in and around the slopes west of the town and along the Tambo River.

Climate Change

Swifts Creek, like all towns across Victoria, is at risk of climate change impacts, with exacerbated flooding being the most notable one. Intensified rainfall as a result of climate change may increase the severity and extent of flooding, which places infrastructure such as river crossings over the Tambo

Swifts Creek Structure Plan



River and Swifts Creek at greater risk of damage. Properties along the river are also at greater risk of damage and inundation.

Climate change in the wider region is driving changes to farming practices which will impact agriculture. Exacerbated droughts and less consistent river flow may increase the difficulty of farming. Although this may free up agricultural land for other uses, this puts economic and food security at greater risk at the local and regional scales. Climate-induced droughts might also mean more unpredictable flows and greater risk of bushfires.

Housing growth should take into consideration an ageing population, since older residents are more vulnerable to heat waves. Canopy trees, the cooling effect of waterbodies like the Tambo River and Swifts Creek and the Bush Hospital are aspects that make Swifts Creek more resilient to climate-induced heat. Further planting of canopy trees through the town will ensure the town is a cooler and greener environment.

Implications for the Structure Plan

The structure plan should:

- Support completion of updated flood mapping for the town and implementation via an overlay within the planning scheme.
- Identify opportunities to mitigate the impacts of climate change in the town.
- Direct development away from areas of high biodiversity value.
- Direct growth away from areas of high bushfire and flooding risk.
- Implement strategies to increase tree canopy cover over the town to cool and green the landscape.



7. URBAN DESIGN, BUILT FORM AND HERITAGE



7 URBAN DESIGN, BUILT FORM AND HERITAGE

7.1 Built Form and Streetscape

Swifts Creek is a tranquil small rural township surrounded by undulating hills, lush farmlands, within the Tambo River valley. European pastoralists first started settling the area in the 1830s and the population grew rapidly with the discovery of gold in the 1850s. By the 1870s a small settlement had emerged near the confluence of the Tambo River and Swifts Creek providing a service role for the graziers, gold prospectors and timber workers that had settled in the area.

Town layout and connections

Swifts Creek lies approximately 100 kilometres north of Bairnsdale along the Great Alpine Road connecting Bairnsdale to Omeo and beyond. The town sits at an elevation of about 300 metres above sea level, sheltered within a valley carved by Swifts Creek itself-a small tributary of the Tambo River, which flows nearby.

To the north and south, the land rises gently into forested hills, remnants of the Great Dividing Range. These hills are covered in Eucalypt forests crisscrossed with old logging tracks and the occasional stream. The broader region contains a patchwork of farmland, state forest, and conservation reserves, with the landscape transitioning from open grazing country near the town to denser bushland further afield.

Swifts Creek's centre is simple and compact reflecting its role as a service town. The main street-the Great Alpine Road-runs from southeast to northwest, serving as the town's spine. Most of the town's key features and amenities, community buildings, and businesses are located along this central thoroughfare. The few streets in town are wide with generous grassed verges often containing street trees, or angle parking close to commercial and civic premises around the intersection with McMillan Street.

Pedestrians are well served with paved footpaths in the town centre and beyond this with gravel paths or tracks. A loop track, the Poet's Walk, runs along the edge of Swifts Creek and the Tambo River behind the Police Station and DEECA works depot. Along the path are a series of stone cairns inlaid each with a plaque carrying verse by local poet John Butler. Benches and picnic tables are placed at various locations along the walk.



Figure 31: Swifts Creek town centre facing south

Swifts Creek Structure Plan



Residential Areas

Homes in Swifts Creek are mostly scattered along the main road and McMillan Street. Dwellings are usually single-storey, of either weatherboard, fibrous cement sheet, corrugated steel, or occasionally brick. Allotments are generous with buildings set back from boundaries. Sheds and freestanding garages are common and uniformly clad in corrugated steel, as are the roofs of buildings generally. Gardens are modest, usually consisting of mown grass, some shrubs and native and exotic trees with timber paling fences along boundaries between houses. Residential areas blend into surrounding open paddocks and bushland.

Industrial Areas

The most prominent industrial use in Swifts Creek was the timber mill, whose site occupies three quarters of a kilometre on the southern approach to town. The former mill site contains some large sheds amid stacks of sawn logs and a gravel works areas. A row of dilapidated vacant houses lines the highway in front of the mill.

The other prominent 'industrial' use is the Department of Energy, Environment and Climate Action (DEECA) works depot located behind the Swifts Creek Bush Nursing Centre on McMillan Street. Both recently built facilities now have limited staffing or occupancy.

Natural Features and Landscape

Impressive avenues of established exotic trees line both main approaches to Swifts Creek lending a clear sense of arrival and welcome to the township. The scale and consistency of these avenues, particularly south of the township, are remarkable given the relative size of the town and its community. Careful maintenance of these avenues will be important to ensure the character of the township is protected into the future.

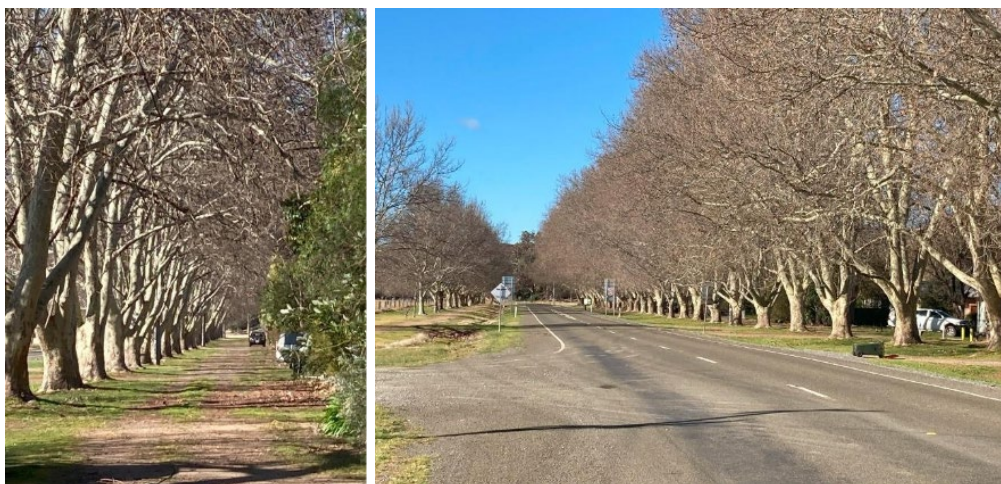


Figure 32: Oriental Plane tree avenue lining Great Alpine Road south of Swifts Creek

As previously noted, the wider landscape around Swifts Creek is defined by the waterways, vegetation, and the gentle undulations of the valley. The town straddles the banks of Swifts Creek, which provides both a natural boundary and a source of life for local flora and fauna. The Tambo River meanders through the valley forming the eastern boundary of the town.

Streetscape improvements were constructed within the main street some time ago. They comprised street tree planting with tree grates and guards, benches and picnic tables, bollards, litter bins, garden beds and the like. The furniture and fittings would benefit from some maintenance and assessment of the need for their retention or removal. For example, the trees are now well established so their guards and grates are no longer needed for protection, and in fact they may be impacting the health of the trees and affecting maintenance.

Swifts Creek Structure Plan

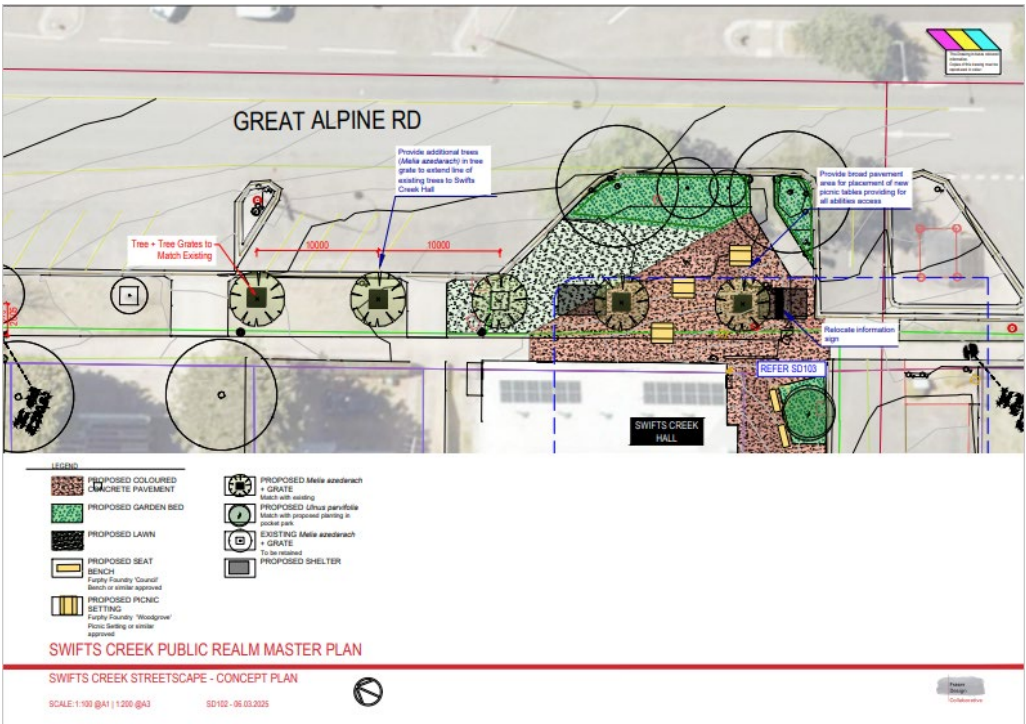


Figure 33: Redundant tree protection



Figure 34: Street furniture

A Public Realm Masterplan has been developed which identifies a range of improvement to the public realm of the town in the short and longer term. Concept plans have been developed for the town centre streetscape (see below for a portion of the plan), upgrades the pocket park (skate park), a play space upgrade at the Caravan Park and an enhanced pedestrian link to the recreation Reserve from the town centre.



Open Space and Recreation

The town is a focal point for neighbouring hamlets and outlying farms, bringing residents for events at the recreation reserve, school, and along the main street. The recreation reserve has recently undergone capital improvements and is located west of the town along Cassilis Road. It contains the

Swifts Creek Structure Plan



football and cricket oval, recently constructed tennis/netball courts and adjacent pavilion and changing facilities, bowling greens and club rooms. As noted above, the P-12 school contains a 25 metre swimming pool.

The town's caravan park sits at the eastern end of McMillan Street across a bridge and on the banks of the Tambo River. Unfortunately, the bridge does not include a pedestrian path compromising the safety of people, especially children, walking between the park and town centre. Options should be explored to provide for safer pedestrian movements across the river and separate from vehicles.



Figure 35: McMillan Street bridge linking town centre with the campground.

A racecourse is located on private property 2.5 kilometres north of the town where an annual Easter race meeting is held attracting many visitors to the town and district.

7.2 First Nations Heritage

The Gunaikurnai people are recognised by the Federal Court and the State of Victoria as the Traditional Owners of a large area of Gippsland spanning from Warragul in the west to the Snowy River in the east, and from the Great Divide in the north to the coast in the south. GLaWAC is the Registered Aboriginal Party (RAP) for the Gunaikurnai, the Traditional Owners of Country, as determined by the Victorian Aboriginal Heritage Council under the Aboriginal Heritage Act, 2006.

Areas of aboriginal cultural heritage sensitivity are in proximity to the two major watercourses within the town, being Swifts Creek along the northern outskirts and the Tambo River along the town's eastern periphery. These areas are indicated in **Figure 36** and are places where Aboriginal cultural heritage sites are likely to be located. Under the 2018 Aboriginal Heritage Regulations, development of sites within these areas would likely require a Cultural Heritage Management Plan. If a site is within a Sensitivity Area, then the following conditions would trigger a need for the preparation of a Cultural Heritage Management Plan:

- Development on the site involves high impact activities such as subdivision, extraction or removal of stone, or the construction of three or more dwellings on a lot, or the construction of public infrastructure.
- The site's land use activity is specified under Regulation 46 of the Aboriginal Heritage Regulations.

Swifts Creek Structure Plan

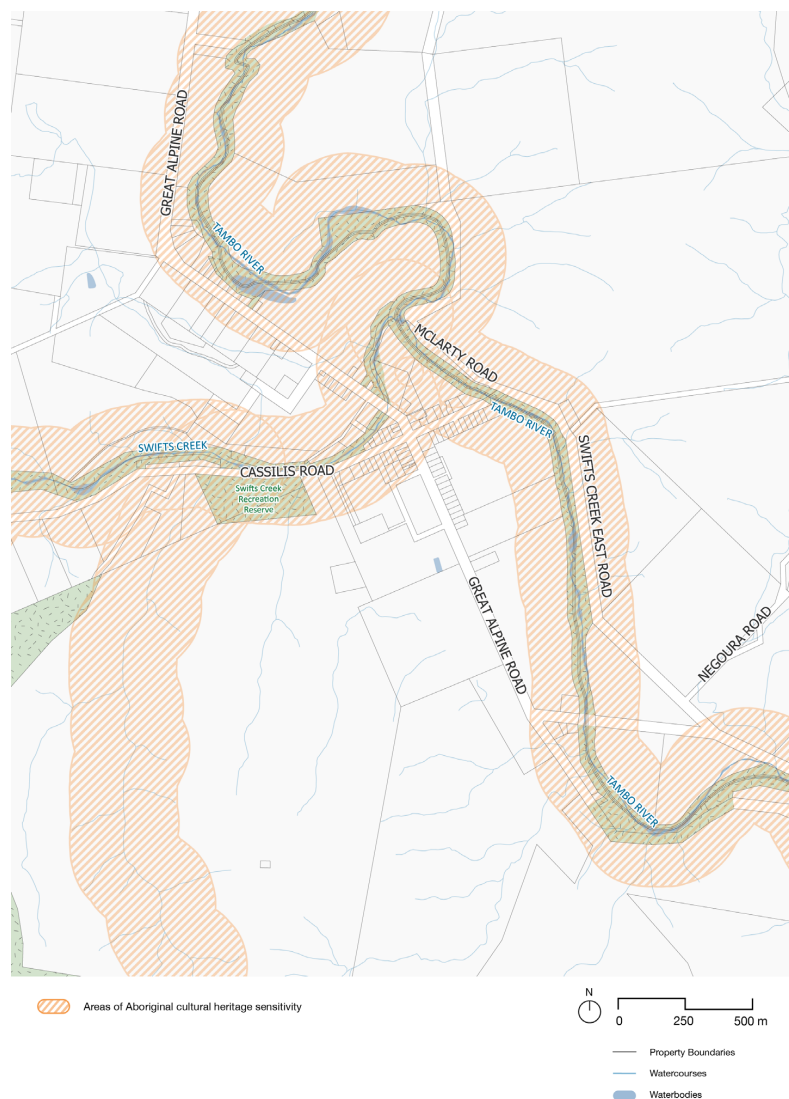


Figure 36: Areas of Cultural Heritage Sensitivity and Heritage Places – Swifts Creek

7.3 Post-contact Heritage

There are no sites of local heritage significance currently identified within the Heritage Overlay. The region has a strong history of agriculture, forestry and mining that should be preserved and interpreted for both residents and visitors including through public art opportunities.

Implications for the Structure Plan

The structure plan should:

- Implement the actions of the Public Realm Masterplan.
- Explore opportunities to enhance the interface treatment between the DECCA site and Poets Walk.
- Identify opportunities to enhance street tree planting throughout the town.
- Explore opportunities to identify additional sites of Aboriginal cultural heritage in the town.



8. MOVEMENT AND TRANSPORT



8 MOVEMENT AND TRANSPORT

8.1 Overview

As a remote settlement in regional Victoria, private vehicle transport is the dominant transport mode for Swifts Creek. Most people living in Swifts Creek, and East Gippsland generally, are reliant on private vehicles to meet travel needs, which increases the cost of living and can place a particularly high burden on lower income households.

The town centre is structured around a road network (see **Figure 37**) centred on the intersection of the Great Alpine Road and Cassilis Road running to the west, and McMillian Street, running to the east. The Great Alpine Road crosses the Swifts Creek at the northern boundary of the town centre and then runs north to Omeo. South of the P-12 School and the former timber mill site it heads south to Ensay and Bruthen.

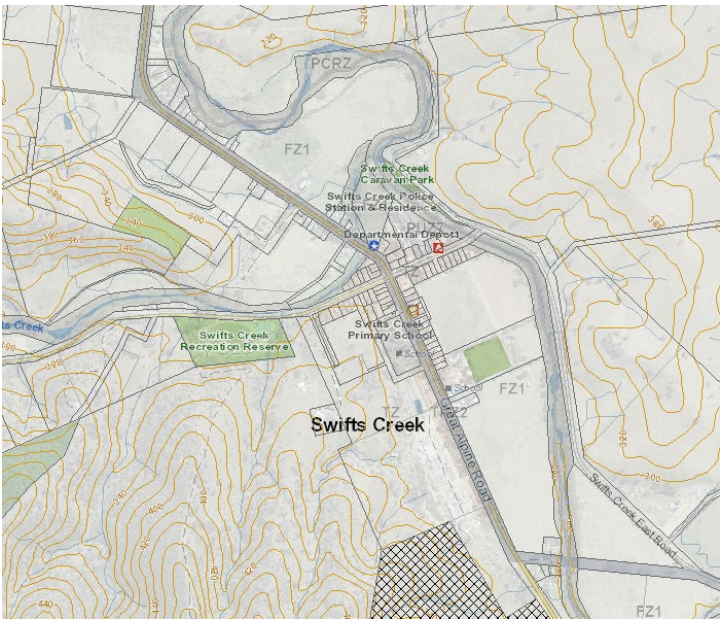


Figure 37: Swifts Creek road network map



Figure 38: Great Alpine Road looking north to the Swifts Creek Bridge

Swifts Creek Structure Plan



8.2 Public Transport

Bus and Coach

Swifts Creek has limited public transport access. There is no train service running directly from and to Swifts Creek, with the closest train station located in Bairnsdale with approximately 95 km from Swifts Creek for rail connections. The town relies primarily on regional bus services within the East Gippsland and to surrounding municipalities.

There is one regional bus service route running via Swifts Creek:

- Route 14 Bairnsdale – Omeo (via Bruthen, Swifts Creek and Ensay) in **Tables 14 and 15**.

The bus service to Bairnsdale via Bruthen takes approximately 2 hours and runs once a day with one service running south from Omeo to Bairnsdale in the morning and one north from Bairnsdale to Omeo in the afternoon, which limits commuters who prefer to travel at a different time. The service is also not operated on weekends, which limits the accessibility of the town.

Table 14: Route 14 Timetable from Bairnsdale to Omeo via Swifts Creek

Route 14 Bairnsdale to Omeo (via Bruthen and Swifts Creek)		
Day Operations (Time)	Mon to Thurs (PM)	Fri (PM)
Bairnsdale Railway Station/MacLeod St (Bairnsdale)	1:25	3:40
Bailey (North) St/Princes Hwy (Bairnsdale)	1:30	3:45
Service St/Princes Hwy (Bairnsdale)	1:30	3:45
Station Rd/Great Alpine Rd (Bruthen)	2:00	4:15
Ensay Cafe/Great Alpine Rd (Ensay)	3:00	5:15
Swifts Creek General Store/Great Alpine Rd (Swifts Creek)	3:30	5:45
Omeo Primary School/Great Alpine Rd (Omeo)	4:00	6:15

Table 15: Route 14 Timetable from Omeo to Bairnsdale via Swifts Creek

Route 14 Omeo to Bairnsdale (via Swifts Creek and Bruthen)			
Day Operations (Time)	Mon and Fri (School Days) (AM)	Tues to Thurs (AM)	Mon and Fri (School Holidays) (AM)
Omeo Primary School/Great Alpine Rd (Omeo)	6:30	8:00	8:00
Swifts Creek General Store/Great Alpine Rd (Swifts Creek)	7:00	8:30	8:30
Ensay Cafe/Great Alpine Rd (Ensay)	7:20	8:50	8:50
General Store/Main Street (Bruthen)	8:10	9:50	9:50
Bailey (South) St/Princes Hwy (Bairnsdale)	8:30	10:20	10:20
Bairnsdale Railway Station/MacLeod St (Bairnsdale)	8:35	10:30	10:30

Swifts Creek Structure Plan



Public Transport Options between Melbourne and Swifts Creek

The only public transport option from Melbourne to Swifts Creek is to first take the V/Line service at Southern Cross Station in Melbourne to Bairnsdale, with the frequency of three trains per day and the duration of approximately 4 hours 15 minutes. Following the V/Line service from Melbourne to Bairnsdale, Route 14 buses are operated once per day on weekdays, with the route between Bairnsdale railway Station/Macleod Street and Omeo Primary School/Great Alpine Road and the duration of 2 hours. Therefore, the total travel time from Melbourne to Swifts Creek is estimated around 6 hours and 30 minutes, showing the lack of public transport availability and flexibility in Swifts Creek.

Public Transport Opportunities

- Provide additional timetable options, such as weekend buses or more frequency, for commuters to Omeo and Bairnsdale.
- Increase the number of bus stops in Swifts Creek given there is currently only one bus stop at the front of Swifts Creek General Store on Great Alpine Road.

8.3 Roads

One distinct road network is featured in the town, being Great Alpine Road, which provides a single-lane road each way from the northwest of Swifts Creek, through the town centre and on to the southeast of the town, towards Ensay. The road links to Omeo and onto other towns including Bright, Harrietville, Dinner Plain, Cobungra, Tongio, and provides a road network for the town centre in Swifts Creek. There are also a few sub-roads connecting with Great Alpine Road to access local facilities, including Swifts Creek Recreation Reserve, Swifts Creek Bush Nursing Centre Inc and Swifts Creek Caravan Park.

Speed limits on roads approaching and through the town are set at 80km/h and 60 km/h respectively. Slower speed limits through the town would improve safety for all road users and should be advocated for to DTP.

Car Parking

Parking within the town centre is located on street via parallel parking spaces, primarily along the Great Alpine Road. Some angled and perpendicular spaces are also provided along the north side of Cassilis Road adjacent to the supermarket and along both sides of the Great Alpine Road adjacent to the Junction Hotel and the Great Alpine Gallery.

8.4 Active Transport

Cycling

There are no formalised bicycle paths or cycle lanes within the town. With the development of the Mountain Bike Trail at Omeo, there are opportunities for Swifts Creek to build off the visitors attracted by providing enhanced cycling infrastructure and building on the trail network.

Swifts Creek Structure Plan



Figure 39: Cassilis Road Car Parking



Figure 40: Great Alpine Road Car Parking

Walking

Within the town centre most of the main streets provide a footpath along both sides. Notable exceptions include along the Great Alpine Road in front of the former timber mill site and along Cassilis Road running west towards the Recreation Reserve. The bridge to the campground east of the Tambo River is also a significant weakness for pedestrian access, with no footpaths or safe pedestrian routes provided across the river at this point. Gravel paths are provided in some locations which are not the most appropriate surface for more vulnerable users. The Public Realm Masterplan identifies improvements to some key priority areas which will address some of these issues.



Figure 41: Footpath running north along the Great Alpine Road from the Swifts Creek bridge.

Swifts Creek Structure Plan



8.5 Active Transport Opportunities

The town centre is adequately serviced with active transport in the form of pedestrian pathways and cycling space in low speed environments on local roads. Improvements can always be made to this infrastructure. A pedestrian assessment would assist in identifying gaps in the footpath network.

Safety and improved separation in some areas of the town such as the bridge over the Tambo River and the higher speed environment of the Great Alpine Road could provide benefits to users of active transport in town. Improving safety for students and staff between the campuses of the school should form a priority as should movements between the Caravan Park and the Recreation Reserve for walkers and cyclists.

8.6 Implications for the Structure Plan

The structure plan should:

- Explore options for pedestrian access across Tambo River to the camping and caravan park.
- Identify opportunities to enhance cycling infrastructure in the town.
- Identify opportunities to connect and create new walking and cycling trails.
- Advocate to DTP to lower speed limits in the town.





9 COMMUNITY FACILITIES AND INFRASTRUCTURE

9.1 Education

There are two Swifts Creek P-12 school campuses in Swifts Creek. Both campuses are located on Great Alpine Road, with Tambo Campus located east of the road and Tambo River to the east, and Flagstaff Campus located west of Great Alpine Road and south of Antonoff Road.

The P-12 school was formed from the merger of Swifts Creek Primary and Swifts Creek Secondary College in 2010 and provides education for children from prep to Year 12. Education from prep to Year 6 is operated at Flagstaff Campus and education from Year 7 to 12 is operated at Tambo Campus. The school has approximately 100 students, with around 60 of these based at the Tambo Campus, including former students from Omeo Primary School who are attending Swifts Creek P-12 School from Year 7 to 12. The school is a vital asset for the region providing secondary education for all students in the Omeo district with students bussed in from locations such as Omeo to access the school.



Figure 42: Swifts Creek P-12 School Tambo Campus

9.2 Health Services

The Swifts Creek Bush Nursing Centre, located at 17 McMillan Street, serves as a health provider in Swifts Creek as shown in **Figure 43**. It is a non-for-profit organisation and managed by a volunteer committee of management with a full time Bush Nurse Manager and other casual and part-time employees.



Figure 43: Swifts Creek Bush Bushing Centre

9.3 Public Toilets

There are two public toilets in Swifts Creek, located at Swifts Creek Hall at the intersection of Antonoff Road and Great Alpine Road, and at the east of Swifts Creek Recreation Reserve on Cassilis Road. Accessible toilets and showers are available at the Swifts Creek Hall. However, the toilets at Swifts Creek Recreation Reserve have no showers or accessible toilet facilities and a key is required to enter the toilets (The National Public Toilet Map, 2025). Toilets at Swifts Creek Hall is shown in **Figure 44** below.



Figure 44: Swifts Creek Hall Public Toilets

Swifts Creek Structure Plan



9.4 Community Facilities

Swifts Creek Community Centre

The Swifts Creek Community Centre, located at 6879 Great Alpine Road, serves as a community hub for local events, services and community programs as shown in **Figure 45**.



Figure 45: Swifts Creek Community Centre

9.5 Cultural Facilities

Swifts Creek Hall

The Swifts Creek Hall is a community-owned facility at 6869 Great Alpine Road at the intersection of Antonoff Road and Great Alpine Road. The hall, owned and operated by a volunteer committee, has undergone a renovation with the improvements of the function and appearance with the granted fund from Local, State and Federal Governments. It equips with a new commercial kitchen, a new multipurpose room with the maximum of 75 capacity, improved flooring for the supper room and showers and toilets available for hire.



Figure 46: Swifts Creek Hall

Source: Swifts Creek Hall Inc

Swifts Creek Structure Plan



Great Alpine Gallery

The Great Alpine Gallery, located at 6881 Great Alpine Road, at the intersection of Cassilis Road and Great Alpine Road and adjacent to the Swifts Creek Community Centre, provides a venue for local artists to display and sell their artworks in Swifts Creek. Opened since 1998, it has operated as a non-profit community exhibition centre run by volunteers.



Figure 47: Swifts Creek Great Alpine Gallery

Source: www.visiteastgippsland.com.au

9.6 Parks

Swifts Creek Caravan and Tourist Park (Swifts Creek Playspace), located at 11 McLarty Road along Tambo River, provides powered and unpowered camping and caravan sites with a range of facilities including showers, toilets, an undercover fireplace area, an undercover barbecue area and a children's playground. The park is within a walking distance of 600 m to the town centre. The Public Realm Masterplan identifies improvements to the playground and a concept plan has been developed. Enhancing the facilities provided at the Park will enhance the attractiveness for visitor accommodation.

Swifts Creek Structure Plan



Figure 48: Swifts Creek Caravan Park Map

Source: East Gippsland Shire Council

9.7 Sports and Recreation Facilities

Swifts Creek Recreation Reserve

Swifts Creek Recreation Reserve, located on Cassilis Road and west of the town, has recently undergone an upgrade completed in September 2025. The upgrade includes a new multipurpose pavilion for the replacement of the three existing ones and provides facilities for changerooms, umpire rooms, toilets and social rooms. It also includes the upgrade for the existing netball and tennis courts for the use of local sporting clubs and schools.



Figure 49: Swifts Creek Recreation Reserve

Swifts Creek Skatepark

Swifts Creek Skatepark, located south of Swifts Creek P-12 School Flagstaff Campus, provides a small skatepark with ramps and rails for skateboarding and casual recreation in the town as indicated in Figure 50. The Public Realm Masterplan identifies improvements to the park and a concept plan has been developed.

Swifts Creek Structure Plan



Figure 50: Swifts Creek Skatepark

Swifts Creek Memorial Pool

The Swifts Creek swimming pool is on the secondary campus of the Swifts Creek P-12 School. The facility and features a 6 lane 24m outdoor pool as well as a shaded paddle pool for children and change rooms. The pool is staffed by volunteers.



Figure 51: Swifts Creek Memorial Pool

Swifts Creek Structure Plan



Poets Walk Trail

The Poets Walk trail is a 1.2 km long unmade gravel walking path that runs alongside the Swifts Creek and the Tambo River along the northern and eastern sides of the town centre. The trail is a locally developed project so named due to the presence of a poem by local poet John Butler provided on plaques attached to stone cairns along the course of the trail as it runs from the Swifts Creek east around the DEECA depot site to the northern side of McMillian Street.

The Poets Walk trail presents a good opportunity for recreation and visitor experience within the town, although a lack of signage and the presence of the rather incongruous chain link fence that borders the DEECA depot site undermines the appeal and utility of the area for recreation. Connecting it to broader trail network would have benefits for both locals and visitors.



Figure 52: Poets Walk trail and chain link fence bordering DEECA depot site.

9.8 Council Owned Facilities

There is a range of publicly owned sites within the town – see **Figure 53**. These sites may provide opportunities to meet objectives of the structure plan.

Swifts Creek Structure Plan

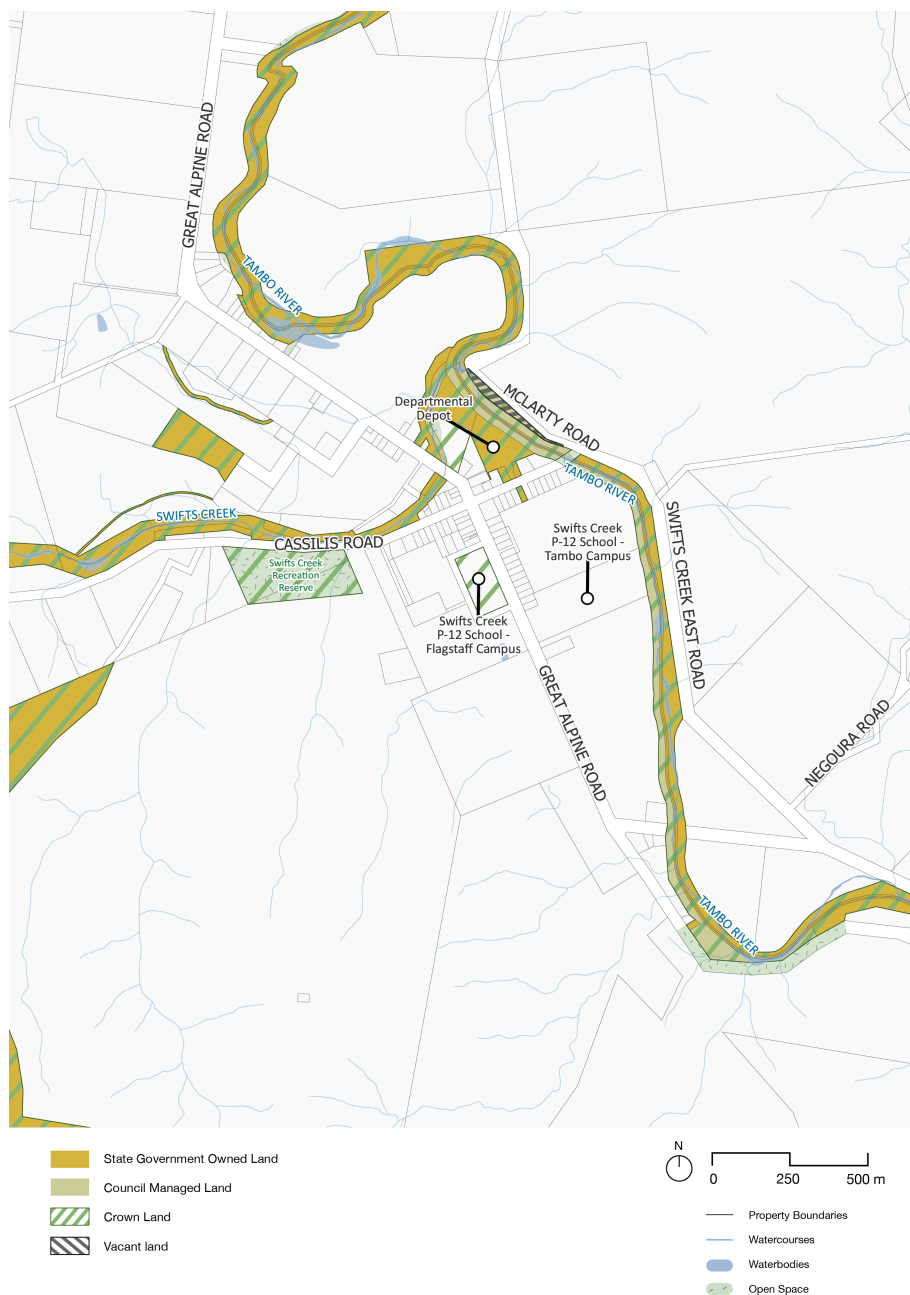


Figure 53: State Government Owned and Council Managed Lands in Swifts Creek

Implications for the Structure Plan

The structure plan should:

- Align the provision of community facilities and areas of public owned land within Swifts Creek with the community needs, as identified under the Omeo District Place Plan.
- Explore improved interface options for the DEECA depot site and Poets Walk Trail.





10 PHYSICAL INFRASTRUCTURE

10.1 Water

Urban reticulated water supply within Swifts Creek is provided by East Gippsland Water. Drinking water for the township is provided by Tambo River which originates from the Great Dividing Range to the north, with the supply for 130 customers in Swifts Creek. The official opening of a new water treatment plant in 2008, as part of the Corporation's commitment, ensures the region's smaller communities enjoy long term security of drinking water supplies and that the water is of consistently high quality.

10.2 Gas

There is no reticulated gas supply within the Swifts Creek township. Residents rely on LPG gas bottles. The State Government's recent announcement that no new developments will be connected to gas means the town will continue to need to rely on electricity for power.

10.3 Drainage

Council owned stormwater drainage assets are shown in **Figure 54**. This figure also indicates from a stormwater asset perspective, the rating of five precincts within the town that could be considered for future development. None of these areas are graded as being high risk. The sloping topography of the land west of the town presents a degree of challenge in terms of drainage of any potential sites west of the Great Alpine Road. However, sites located adjacent to the Tambo River and Swifts Creek are rated as being of a medium risk due to their location within the floodplain.

10.4 Sewage and Wastewater Disposal

Swifts Creek does not have any reticulated sewerage system or wastewater treatment plant. All sites within the town operate on onsite wastewater treatment via septic systems and onsite irrigation. Council must approve all wastewater treatment and disposal systems (up to 5,000 litres per day) before they are installed or altered. Council will require on-site wastewater treatment that takes account of land capability and meets Council requirements under the Environment Protection Regulations 2021 and the water authority. In the Township Zone an application must include a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017*.

The provision of a reticulated sewerage system is a key priority for the community. East Gippsland Water manages the reticulated network. They currently have no plans to sewer the town. Other options include land owners installing alternative decentralised technology for their land holdings (subject to agreement by the Catchment Management Authority and Council's environmental health officer). Regardless of whether the water authority or land owners lead the development of sewerage infrastructure, land owners will bear the cost. A reticulated network will take a number of years to design and install. The structure plan could advocate for this however note this is unlikely to be delivered in the near future.

In the meantime, encouraging land owners to install alternative decentralised technology would enable further development and subdivision of land for residential and other uses in the short to medium term.

10.5 National Broadband Network

NBN is provided via a Fixed Line network where a physical line is connected directly to the premises for residential areas of the town. All areas in Swifts Creek are provided with NBN access via a fixed wireless network where data travels from a transmission tower up to 14km to a domestic roof top antennae.

Swifts Creek Structure Plan

10.6 Electricity

Swifts Creek is serviced by AusNet via 22kV distribution lines from Bruthen to the south as shown in Figure 55.

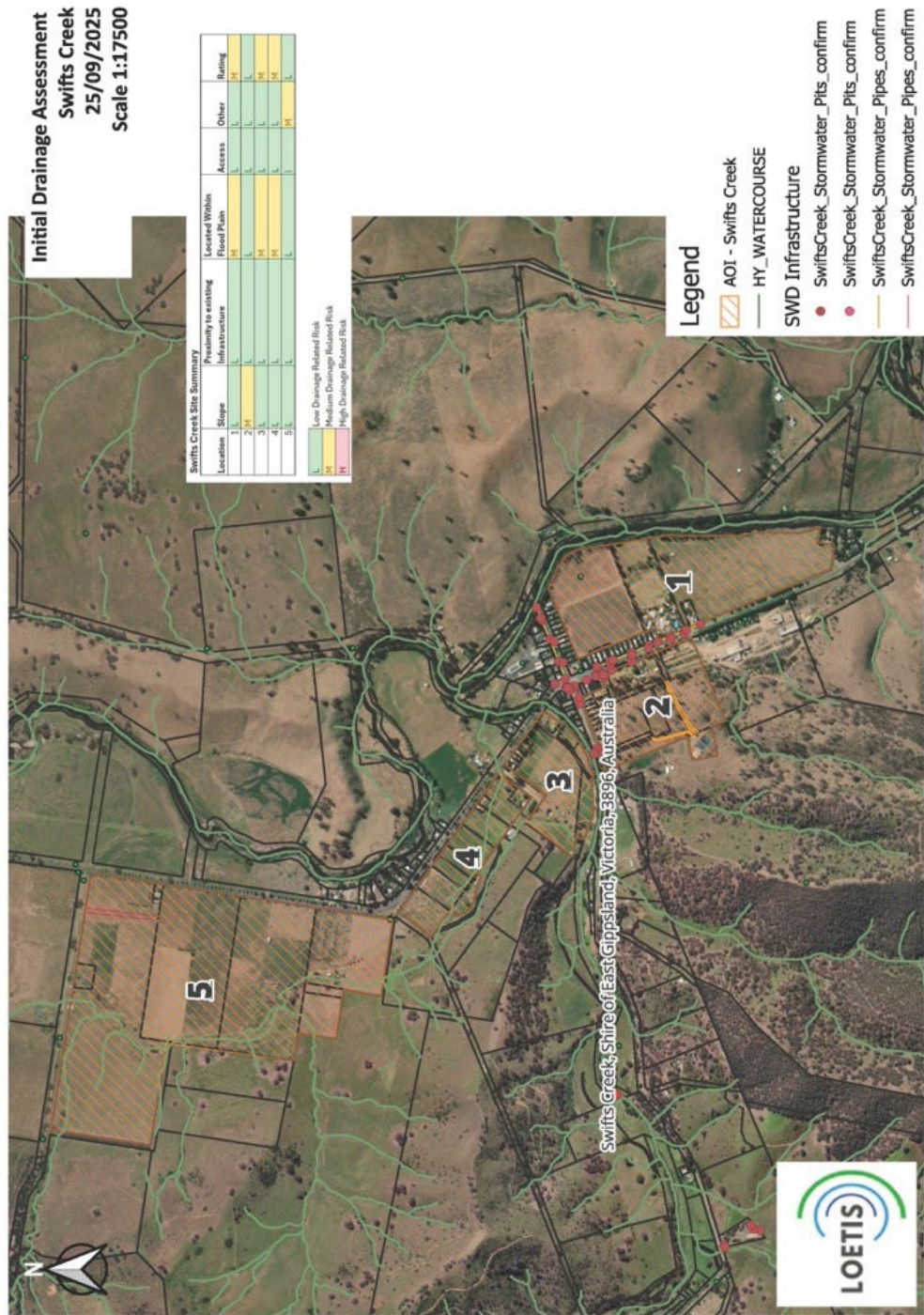


Figure 54: Swifts Creek Stormwater District

Swifts Creek Structure Plan

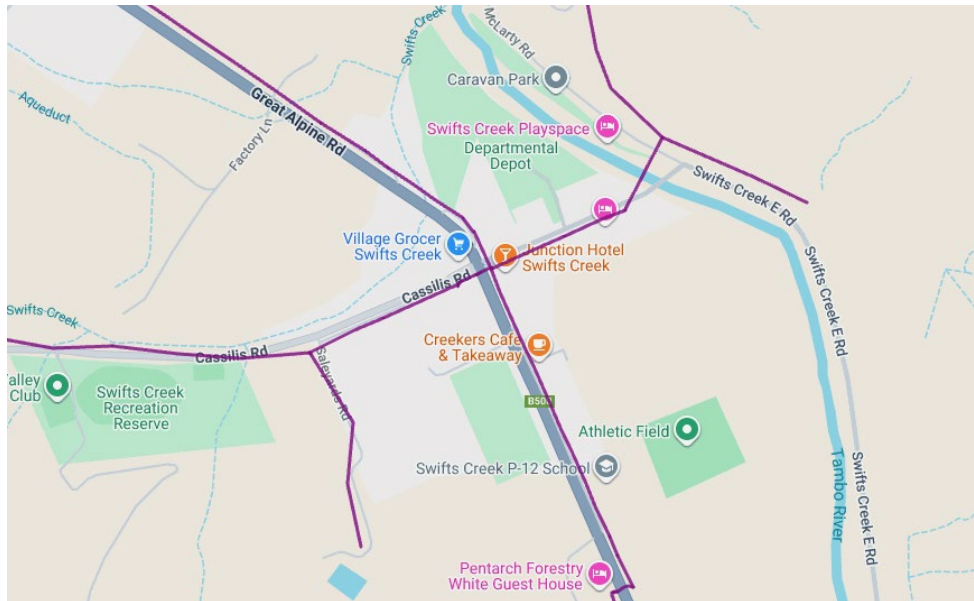


Figure 55: Swifts Creek Electricity Grid

10.7 Implications for the Structure Plan

The structure plan should:

- Advocate to East Gippsland Water to supply reticulated sewerage to the town.
- Encourage alternative decentralised technology for the town to support additional infill growth capacity.





11 ISSUES AND OPPORTUNITIES

11.1 Issues and Opportunities for the Town

The findings from this background report can be distilled to key issues and opportunities for Swifts Creek.

Policy Context

- Swifts Creek is a small rural settlement where small scale population growth is supported through infill development within the existing residentially zoned areas.
- Multiple recent projects for the town have championed a variety of placemaking and economic development actions, including advocating for sewerage of the town.

Demographic Profile

- Anticipate increased demand for more housing for singles and couples in older age groups, including retirement housing and residential aged care, but also including smaller homes with easy access to services.
- Anticipate increased demand for some town centre services (health, finance, travel, recreation etc).

Housing

- Encourage infill development within the town boundary.
- Encourage the land owner of the former mill site to renew dwellings for key workers.
- Explore opportunities to provide housing suitable for the community to age in place.

Local Economy and Land Use

- Identify opportunities for new employment and industrial uses locating in the town.
- Work with the owners of the mill site to determine a future for the site.
- Explore opportunities to grow the tourism and visitor market.
- Direct new retail activities and visitor services into the town centre.

Landscape and Environment

- Support completion of updated flood mapping for the town and implementation via an overlay within the planning scheme.
- Identify opportunities to mitigate the impacts of climate change in the town.
- Direct development away from areas of high biodiversity value.
- Direct growth away from areas of high bushfire and flooding risk.
- Implement strategies to increase tree canopy cover over the town to cool and green the landscape.

Urban Design, Built Form and Heritage

- Implement the action of the Public Realm Masterplan.
- Explore opportunities to enhance the interface treatment between the DECCA site and Poets Walk.
- Identify opportunities to enhance street tree planting throughout the town.
- Explore opportunities to identify additional sites of Aboriginal cultural heritage in the town.

Swifts Creek Structure Plan



Movement and Transport

- Explore options for pedestrian access across Tambo River to the camping and caravan park.
- Identify opportunities to enhance cycling infrastructure in the town.
- Identify opportunities to connect and create new walking and cycling trails.
- Advocate to DTP to lower speed limits in the town.

Community Facilities and Infrastructure

- Align the provision of community facilities and areas of public owned land within Swifts Creek with the community needs, as identified under the Omeo District Place Plan.

Explore improved interface options for the DEECA depot site and Poets Walk TrailPhysical Infrastructure

- Advocate to East Gippsland Water to supply reticulated sewerage to the town.
- Encourage alternative decentralised technology for the town to support additional infill growth capacity.

The issues and opportunities facing the town with spatial implications are summarised in **Figures 56 and 57**. The map legend is located on the page following the map.

Swifts Creek Structure Plan

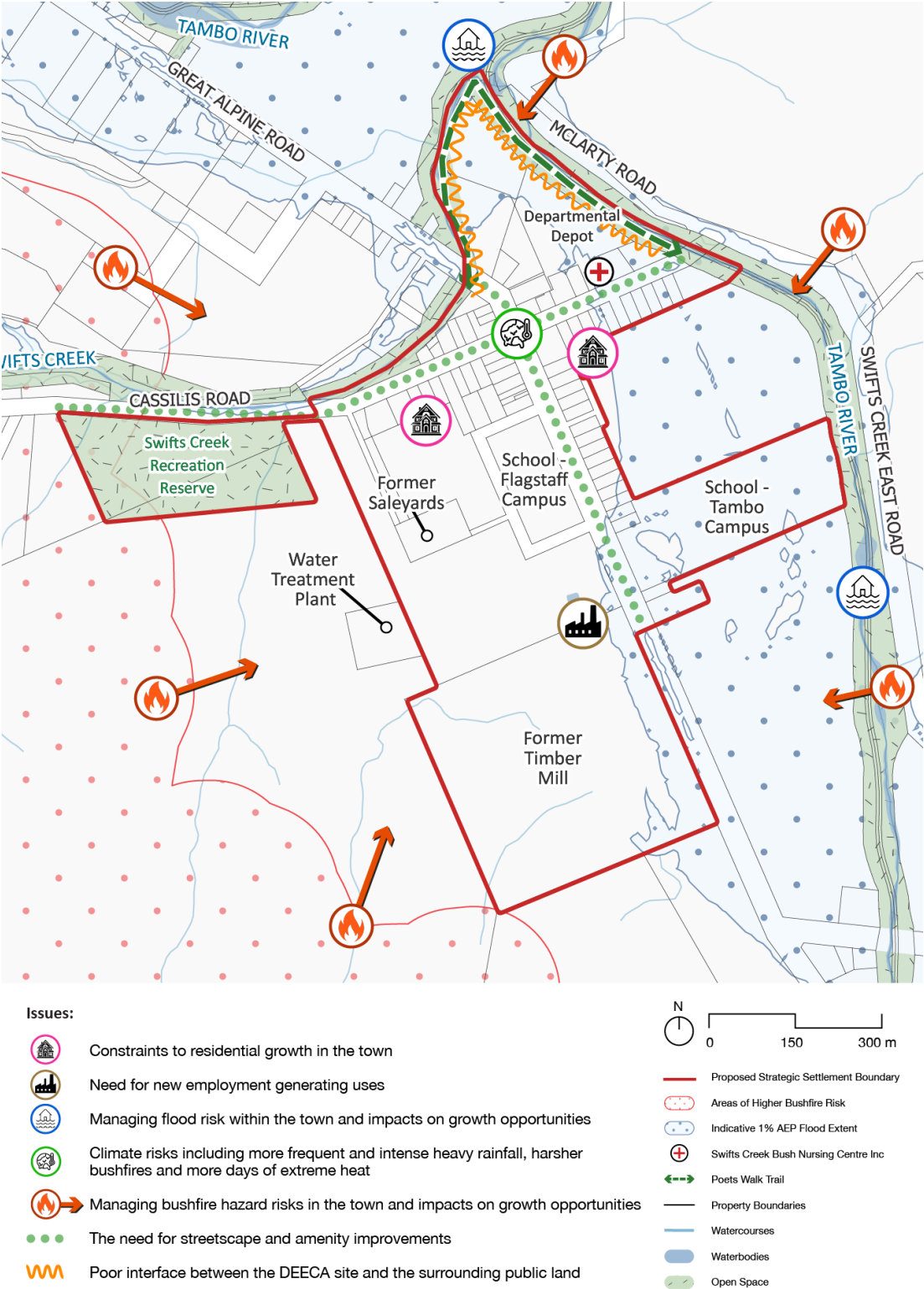


Figure 56: Issues – Swifts Creek

Swifts Creek Structure Plan

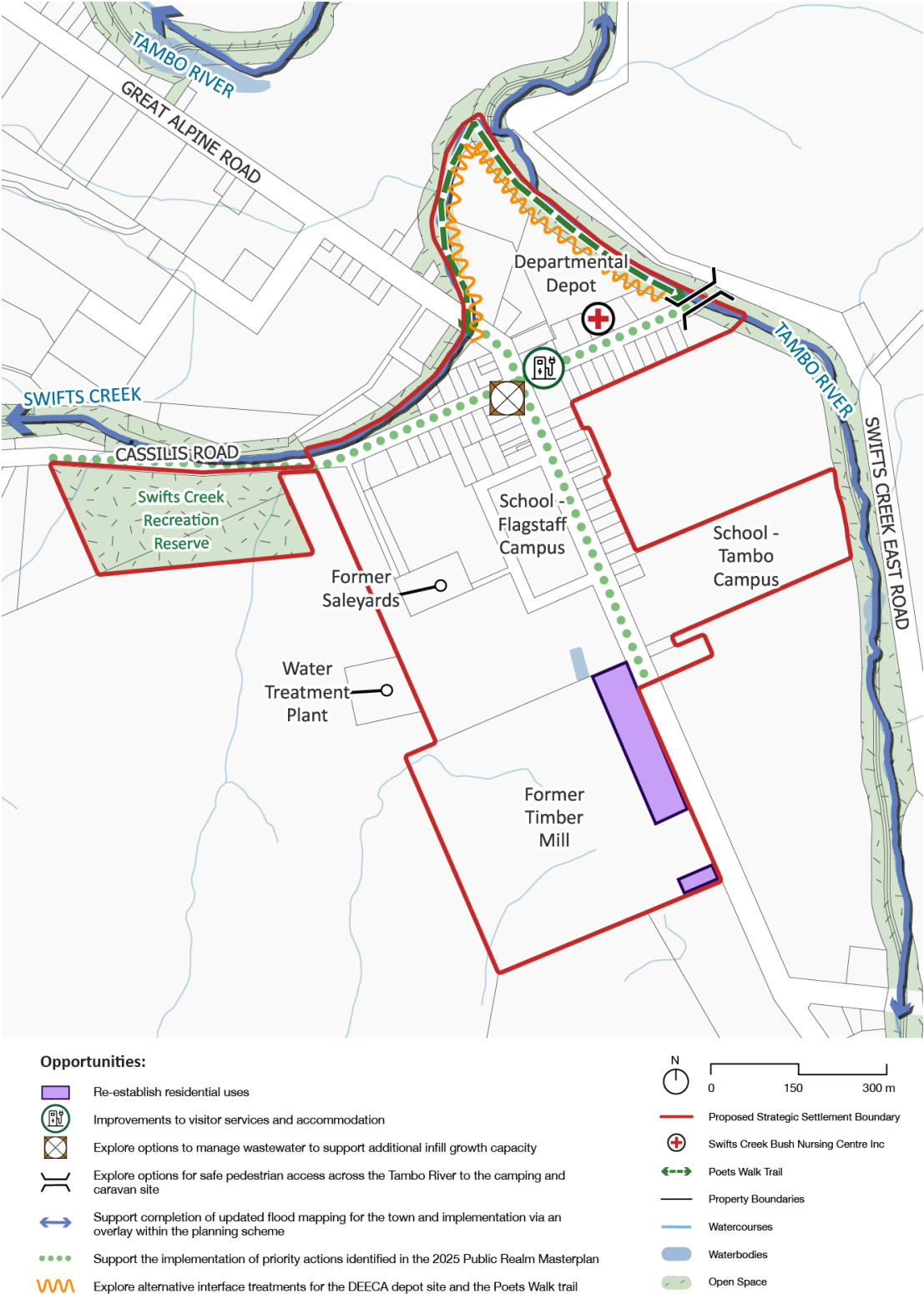


Figure 57: Opportunities – Swifts Creek

Swifts Creek Structure Plan



11.2 Proposed Settlement Boundary

A boundary assessment has been undertaken to assist with summarising the issues and opportunities facing the town and define a settlement boundary (see Figure 58).

The assessment of the settlement boundary is included in Appendix A.

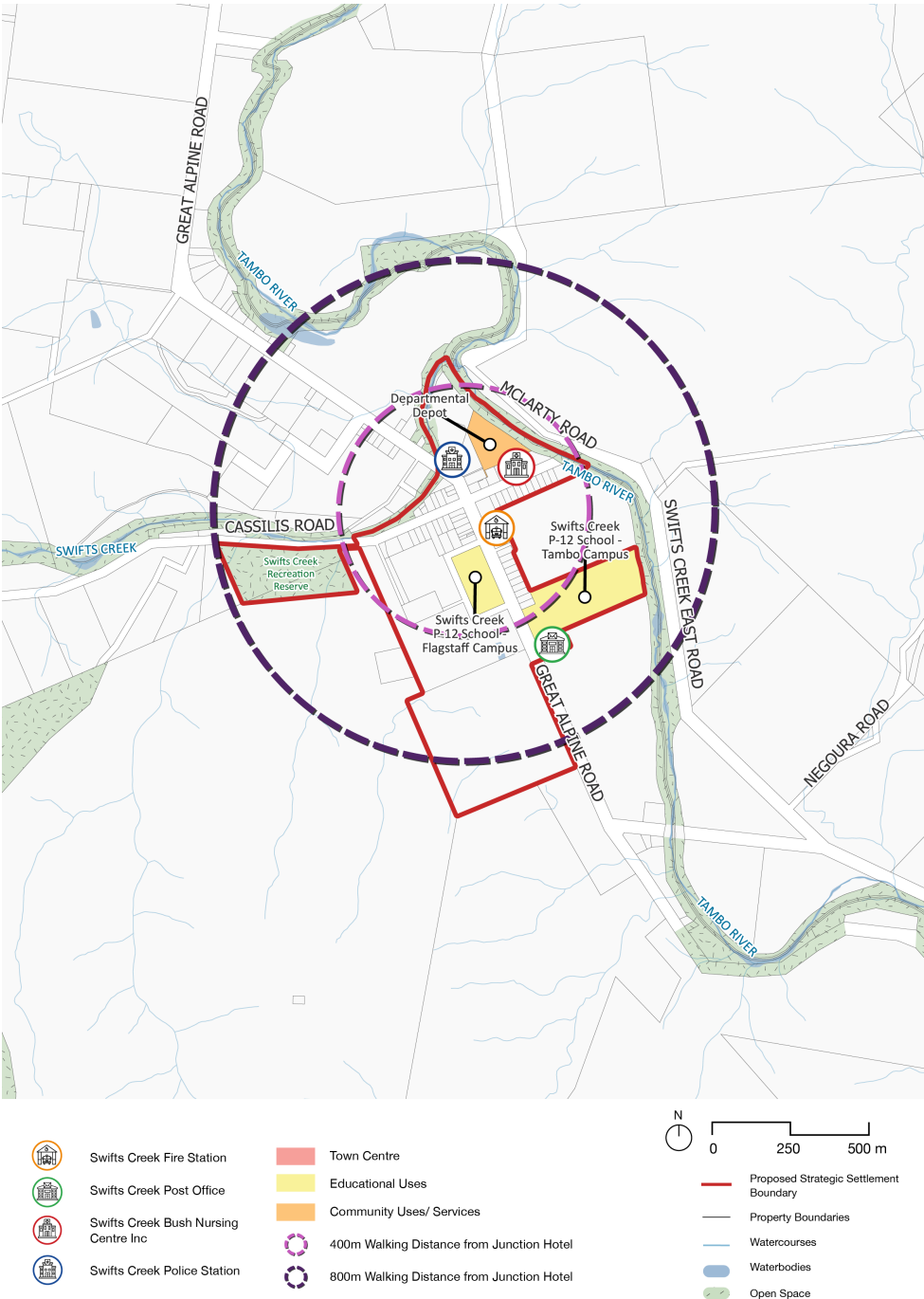


Figure 58: Proposed Swifts Creek Settlement Boundary



APPENDIX A

Swifts Creek Assessment of the Settlement Boundary

Defining the extent of the settlement boundary for the town is a key task in the development of a structure plan and should be guided by an assessment undertaken against the criteria set out by the Victorian Government.

Planning Practice Note 58 - Structure Planning for Activity Centres (PPN58) sets out criteria to be used to determine an activity centre boundary in a structure plan. This has been adapted to the township context for this township structure plan. **Table 16** provides an analysis of the settlement boundary assessed against guidelines in PPN58. The spatial outcome of this assessment is shown in **Figure 58** with a proposed settlement boundary including any areas proposed for inclusion or removal from the settlement boundary.

Table 16: Settlement Boundary Assessment

Boundary Criteria:	Assessment/Response:
<i>Consider the following issues in determining the potential location of a settlement boundary:</i>	
The location of existing commercial areas and land uses	All commercial uses within the township zone are within the proposed boundary.
The location of existing government and institutional areas and land uses	All public owned land is within the proposed boundary.
The location of existing areas of public open space	All areas of public open space are within the proposed boundary.
Commercial and residential needs	All existing commercial and residential land within the Township Zone is within the proposed boundary. Boundary to be revised subject to additional residential land being identified.
Environmental and flooding constraints	Updated flood mapping required to determine impact on land within the proposed boundary.
Heritage constraints	All historical areas of the town are within the boundary and there are no heritage significant sites identified within the planning scheme within the town.
Availability of strategic redevelopment sites, both existing and potential	No such sites are proposed, although a supply of additional land for rural residential development could be identified outside the proposed boundary.
The location of residential areas, including whether they provide significant redevelopment opportunities or constraints for the township	All existing residential land within the Township Zone is within the proposed boundary. The location of any potential areas for further residential development is subject to resolving a number of environmental and infrastructure constraints.
Consideration of physical barriers and opportunities for their improvement	Areas for improved pedestrian access have been considered and included within the proposed boundary.

Swifts Creek Structure Plan



Proximity to public transport, especially fixed rail (train or tram)

The town is poorly serviced by public transport.

The location of existing and potential transport infrastructure including fixed rail, buses, bicycle paths, car parking areas and modal interchanges

All relevant transport infrastructure is located within the proposed boundary.

Consider the following issues in determining the potential location of a settlement boundary:

Walkability – opportunities to provide for and improve walkability within 400 to 800 metres from the core of the centre

The proposed boundary constitutes a walkable catchment within 800m of the town centre.

Consistency with State policy

Clause 11.01-15 indicates that *where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.*

The proposed settlement boundary is generally consistent with this direction as it encompasses all Township Zoned land.

Consistency with local policy and a Municipal Planning Strategy (MPS) where relevant

Swifts Creek is identified as a Rural town in local policy. Rural Towns are described as typically having limited urban land, small populations and being without substantial commercial activity, community facilities and also lacking in reticulated services. Small scale population growth and housing development is supported in Rural Towns within the existing residentially zoned areas. Minimal change, via infill development in established areas, is preferred although this is subject to environmental values and environmental risk constraints.

Impacts of the boundary on other settlement boundaries.

Not applicable.

In setting a boundary for a township include:

Sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20 year time frame and then into the 30-year horizon.

Adequate land for potential commercial, industrial and residential land supply has been included within the proposed boundary.

Residential areas that are integrated into the township or surrounded by other uses that have a strong functional inter- relationship with the township even where limited

All existing residential areas are included within the proposed settlement boundary.



development opportunities exist.

Key public land uses that have or are intended to have a strong functional inter-relationship with the township even where there are no or limited redevelopment opportunities.	All existing public land uses and areas of public owned land are included within the proposed boundary, except for the camping and caravan park to the east of the town. The exclusion of this area will not impact on the urban functions of the town.
---	---

Public open space areas that have or are intended to have a strong functional inter-relationship with the township.	All existing areas of public open space are included within the proposed boundary.
---	--

In setting a boundary for a township, generally exclude:

Residential land encumbered by significant constraints located at the edge of the township.	Existing residential land impacted by constraints such as bushfire hazard or flood risk has not been included within the proposed boundary.
---	---



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Engagement Report

Omeo Structure Plan

Public Consultation Period 10 March 2026 to 10 April 2026

May 2026



Executive summary

East Gippsland Shire Council Strategic Planning team undertook community engagement to support the development of the Omeo Structure Plan. Engagement was delivered through the YourSay East Gippsland platform, supplemented by in person feedback and general enquiries captured by Council officers. The team at the Service Centre in Omeo were briefed on the project and promoted it where possible; they also assisted with the drop-in session. Councillors were also notified of the project.

Feedback to the Omeo District Place Plan was used to assist with the initial development of the draft structure plan background document. Engagement on the Omeo District Place Plan commenced in November 2025 which included mentions of the Omeo Structure Plan project and included specific survey questions to seek comment relating to the structure plan.

Submissions and feedback relating to the draft Omeo Structure Plan were minimal. One community member provided a quite detailed list of information, and two others were short submissions relating to the proposed rezoning of two areas of land. Other verbal feedback also related to the rezonings (for and against) and other pieces of local intel with eight people speaking with us directly. Where relevant and possible, updates were made to the structure plan documents.

Engagement overview

Purpose of engagement

The purpose of the engagement was to:

- Understand community views on the background analysis, draft structure plan and proposed actions
- Gather location specific information to inform technical assessments
- Improve community understanding of the purpose of the draft structure plan

Engagement methods

Table 1 below documents each activity undertaken as part of the consultation process.

Engagement Tool	Total No.	Date and engagement details	Success measures
Your Say Shire ad	1	March 2026 Notice in the local papers	Circulation: • Snowy River Mail/Lakes Post: 3531 • Advertiser: 6,450
Meetings and communication with key stakeholders (External)	15	10 March 2026 Landowners with property proposed to change zone were contact by email* and post.	Postal addresses subject to change *Council records may show multiple email addresses for a single property Difficult to measure reach or success with hard copy engagement tools
Community drop-in session	1	18 March 2026 – from 3 – 6pm	6 people actively engaged with planning officers
External Referrals	8	13 February 2026 sent by email	4 responses received
Meetings and communication with key stakeholders (Internal)	1*	Discussions with Place Planning teams	Awareness only *Further distribution to teams is difficult to measure reach or success
Internal Referrals	20	February 2026 sent by email	1 formal response received
Hardcopies		Hardcopies of all documents available on request via Customer Service	Difficult to measure reach or success with hard copy engagement tools
YourSay East Gippsland webpage (Source: YourSay Report)	1	Live from 10 March 2026	Approximately 354 visits to end of engagement period

Table 1 - Communications activity undertaken as part of the consultation process

Engagement Timeframe

The public consultation on the draft Omeo Structure Plan was 10 March to 10 April 2026.

Participation Summary

Figure 2 below summarises and measures the success of the communication channels and engagement methods for this round of engagement.

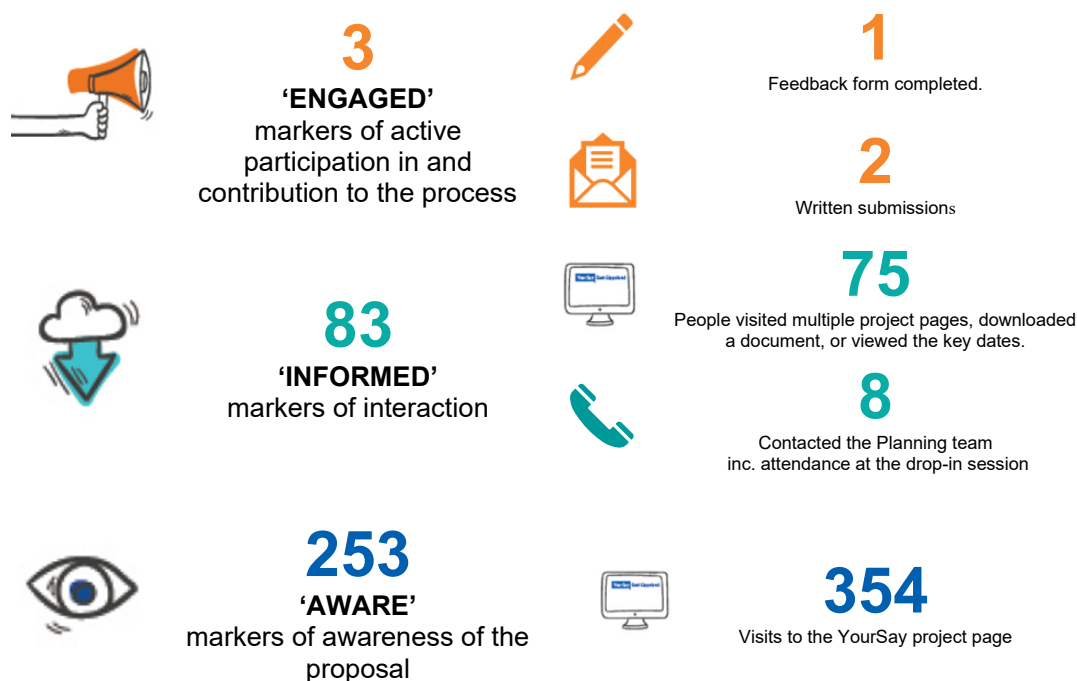


Figure 2 - Communication channels and engagement methods summary

External Referrals

Along with **20** internal officers across Council, the following **8** external agencies/authorities were provided with opportunity to comment on the proposed draft structure plan:

- East Gippsland Water (EGW)
- East Gippsland Catchment Management Authority (EGCMA)
- Country Fire Authority (CFA)
- Environmental Protection Authority (EPA)
- Department of Transport and Planning - Regional team (DTP)
- Department of Transport and Planning - Transport team (DTP)
- North East Gippsland Catchment Authority (NECMA)
- Department of Energy, Environment and Climate Action (DEECA)

An approach to meaningful traditional owner engagement is being developed, an opportunity to provide feedback was available through the broader community engagement.

Feedback received

Verbal feedback

4 people provided verbal feedback.

- 2 landowners did not support rezoning due to the windfall gains and land tax implications.
- 1 landowner was prepared to consider the rezoning of their land.

6 people attended the drop-in session.

- 2 then provided written submissions

Some community comments:

- “Concerns with recent streetscape works (bus parking location, speed hump a concern for her as a truck driver (horses) and the lack of long bay parking.”
- “Concerns with accessibility, especially parking.”

Feedback form data

1 response received via the online feedback form did not support the rezoning of nearby land.

Written submissions

2 written submissions were received in addition to the 1 feedback form response above.

- 1 submission provided detailed local feedback and knowledge
- 1 submission confirmed the landowner did not support the rezoning of their land

Referral responses

External

3 agencies provided feedback:

- Department of Transport and Planning (DTP) - Regional
- Department of Energy, Environment and Climate Action (DEECA)
 - No issues raised
- East Gippsland Water (EGW)
 - Consistent with servicing boundaries
 - Works identified for EGW
 - Support for buffer around existing infrastructure
 - Update figures

Internal

4 officers provided feedback, the comments referred to:

- References to the Place Plan and other Council strategies or policies
- Demographics
- More detail on managing risks
- Consistency in terminology
- References to partner agencies

Feedback summary and closing the loop

Feedback themes

- Support for and against areas proposed to be rezoned
 - Against due to Windfall Gains Tax implications and land tax increases if land is rezoned
 - Against due to amenity and environmental impacts of the proposed zones and conflicting land uses adjoining residential land
 - For due to increase opportunities to provide housing or accommodation
- Local insight into existing issues and opportunities and reference corrections

All feedback provided was reviewed and updates made to the relevant documents, such as local references and specific actions to support current and future initiatives. Some comments fell outside the scope of this project so will not have been included.

Engagement Report

Swifts Creek Structure Plan

Public Consultation Period 4 May 2026 to 5 June 2026

July 2026



Executive summary

East Gippsland Shire Council Strategic Planning team undertook community engagement to support the development of the Swifts Creek Structure Plan. Engagement was delivered through the YourSay East Gippsland platform, supplemented by in person feedback and general enquiries captured by Council officers. The Swifts Creek Futures team and Place Facilitator – North were integral to the project and provided a local point for questions and feedback. Councillors were also notified of the project with Cr Buckley attending the drop-in session.

Feedback to the Omeo District Place Plan was used to assist with the initial development of the draft structure plan background document. Engagement on the Omeo District Place Plan commenced in November 2025 which included mentions of the Swifts Creek Structure Plan project and included specific survey questions to seek comment relating to the structure plan.

Submissions and feedback relating to the draft Swifts Creek Structure Plan were minimal however the drop-in session was well attended with some very robust discussions where Council officers were joined by a representative from the West Gippsland Catchment Management Authority. This proved to be a great opportunity to discuss both land use planning matters, flood mapping and other waterway concerns from the community.

Overall the focus of feedback was on the support for the Aging in Place project, encouraging the mill to reinstate its houses, development of several walking tracks and footpaths, public toilet accessibility and upgrades and updates required to local references.

Engagement overview

Purpose of engagement

The purpose of the engagement was to:

- Understand community views on the background analysis, draft structure plan and proposed actions
- Gather location specific information to inform technical assessments
- Improve community understanding of the purpose of the draft structure plan

Engagement methods

Table 1 below documents each activity undertaken as part of the consultation process.

Engagement Tool	Total No.	Date and engagement details	Success measures
Your Say Shire ad	1	May 2026 Notice in the local papers	Circulation: • Snowy River Mail/Lakes Post: 3531 • Advertiser: 6,450
Meetings and communication with key stakeholders (External)	14	1 May 2026 Land managers with property proposed to change zone were contact by email* and post.	Postal addresses subject to change *Council records may show multiple email addresses for a single property Difficult to measure reach or success with hard copy engagement tools
Community drop-in session	1	13 May 2026 – from 12noon – 3pm	15 people actively engaged with planning officers
External Referrals	8	12 February 2026 sent by email	4 responses received
Meetings and communication with key stakeholders (Internal)	4*	Discussions with Environmental Health, Place Planning and Swifts Creek Future teams and Place Facilitator - North.	Awareness only *Further distribution to teams is difficult to measure reach or success
Internal Referrals	14	February 2026 sent by email	2 responses received
Hardcopies		Hardcopies of all documents available on request via Customer Service	Difficult to measure reach or success with hard copy engagement tools
YourSay East Gippsland webpage (Source: YourSay Report)	1	Live from 10 May 2026	Approximately 508 visits to end of engagement period

Table 1 - Communications activity undertaken as part of the consultation process

Engagement Timeframe

The public consultation on the draft Swifts Creek Structure Plan was 4 May to 5 June 2026.

Participation Summary

Figure 2 below summarises and measures the success of the communication channels and engagement methods for this round of engagement.

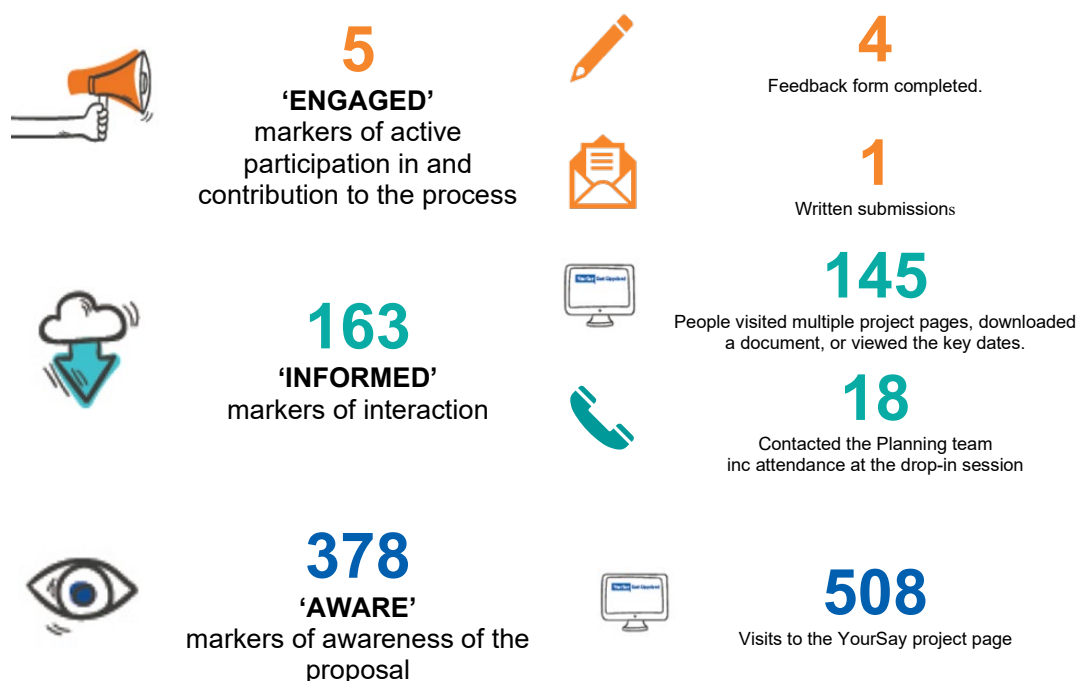


Figure 2 - Communication channels and engagement methods summary

External Referrals

Along with **20** internal officers across Council, the following **8** external agencies/authorities were provided with opportunity to comment on the proposed draft structure plan:

- East Gippsland Water (EGW)
- East Gippsland Catchment Management Authority (EGCMA)
- Country Fire Authority (CFA)
- Environmental Protection Authority (EPA)
- Department of Transport and Planning - Regional team (DTP)
- Department of Transport and Planning - Transport team (DTP)
- North East Gippsland Catchment Authority (NECMA)
- Department of Energy, Environment and Climate Action (DEECA)

An approach to meaningful traditional owner engagement is being developed, an opportunity to provide feedback was available through the broader community engagement.

Feedback received

Verbal feedback

At least **15** people attended the drop-in session and provided verbal feedback as part of discussions with officers. Key themes discussed were:

- Clearer advice around development opportunities such as building on the small farming lots on the north side of town.
- Opportunities and issues around the streetscape, footpaths, public toilets and speed limits.
- Support for aging in place project
- Flood mapping and waterway management
- Future of the mill site

A representative from the Catchment Management Authority (CMA) attended the session with Council officers to provide subject matter expertise in relation to the flood risk and take on notice concerns around waterway management in Swifts Creek.

Some community comments:

- *'The structure plan needs to support the Oram Estate project'*
- *'Advice needs to be clearer about the ability to build on small lots in the farming zone near town'*
- *'Would like the owner of the mill to be encouraged to reinstate the mill houses'*

Feedback form data

4 responses were received via the online feedback form, broadly the feedback themes were:

- Local content such as name references,
- Future of mill houses
- Walking tracks and footpaths

Written submissions

1 written submission was received in addition to the **4** feedback forms above.

- The submission provided details on the importance of volunteers and acknowledgement for their contribution in the community.

Referral responses

External

4 agencies provided feedback on the draft strategy:

- Department of Transport and Planning (DTP) -Regional
 - General review and feedback on content
- Department of Energy, Environment and Climate Action (DEECA)
 - *Crown land manager consent*
 - *Support for the rezoning of the Swifts Creek Recreation Reserve*
- East Gippsland Water (EGW)
 - *Services provided and details on wastewater management*
 - *Support for buffer investigation*
 - *Encourages environmentally sustainable design and integrated water management measures within new development*
 - *Demographics*
 - *Supports the integrated planning for growth in conjunction with developer investment*
- East Gippsland Catchment Management Authority
 - Support for action to include updated flood mapping in the planning scheme
 - Flood risks to Factory Lane – further modelling required
 - Drainage strategy required for some areas

Internal

4 officers provided feedback, the comments were referring to:

- *References to the Place Plan and other Council strategies or policies*
- *Demographics*
- *Specific feedback on the Swifts Creek Wastewater Investigation*

Feedback summary and closing the loop

Feedback themes

- Local insight into existing issues and opportunities and reference corrections
- Acknowledgement of important role of volunteers
- Support for Aging in Place project being coordinated by the Bush Nursing Centre
- Future of mill site

All feedback provided was reviewed and updates made to the relevant documents, such as local references and specific actions to support current and future initiatives. Some comments fell outside the scope of this project so will not have been included.



Swifts Creek Wastewater Investigation

East Gippsland Shire Council

Draft Report

30/01/2026

DOCUMENT CONTROL

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Acknowledgement

DWA acknowledges the Traditional Custodians throughout Australia and their continuing connection to land, water, culture and community, and pays respect to their Elders past, present and future.

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Executive Summary

Swifts Creek is a small rural township in East Gippsland, Victoria, that is not serviced by reticulated sewerage. Wastewater management is currently reliant on individual on-site wastewater management systems, many of which are ageing and constrained by small lot sizes, variable land capability and proximity to sensitive receiving environments. While these arrangements have historically been appropriate, they have been recognised by the community as a constraint to future development, land use flexibility and the township's broader economic transition objectives.

East Gippsland Shire Council is progressing the Omeo–Swifts Creek Structure Plan to guide long-term settlement, land use and infrastructure planning. As part of this process, wastewater servicing has been identified as a potential limiting factor, particularly in relation to infill development, commercial and institutional uses, and the diversification of the local economy following the transition away from native timber harvesting.

This report documents a high-level feasibility investigation into medium to long-term wastewater servicing options for Swifts Creek. It builds on previous studies, including the 2016 Domestic Wastewater Management Plan and the 2022 Small Town Servicing Feasibility Study prepared for East Gippsland Water, and provides Council with an integrated, up-to-date assessment of wastewater constraints, opportunities and proportionate servicing pathways.

Existing Situation and Key Constraints

The investigation confirms that Swifts Creek is not currently experiencing widespread or acute public health or environmental impacts attributable to wastewater management. Long-term water quality data for the Tambo River do not indicate statistically significant nutrient impacts that would suggest systemic failure of existing on-site systems. This outcome is consistent with relatively low wastewater loads, limited development intensity and the presence of undeveloped or lightly developed lots.

Notwithstanding this, structural constraints are evident. Approximately half of the serviced lots in Swifts Creek are 2,000 m² or smaller, with a further proportion in the 2,000–4,000 m² range. Lots of this size are highly constrained in their ability to sustainably manage wastewater on site over the long term, particularly as systems age and regulatory expectations continue to tighten. Available records indicate that the majority of existing systems are likely to be more than 20 years old and are predominantly primary treatment septic systems, exceeding typical asset life assumptions.

A high-level land capability assessment undertaken as part of this investigation highlights the combined influence of slope, shallow soils, limiting permeability and proximity to

waterways. These factors significantly constrain both ongoing reliance on individual on-site systems and the feasibility of future development in many parts of the township. While business-as-usual arrangements may be sufficient to maintain current conditions, they place the burden of risk, cost and compliance on individual landowners and provide limited capacity to support change or growth.

Wastewater Servicing Options

Four wastewater servicing scenarios were developed to test a range of responses from minimal intervention to more coordinated decentralised infrastructure:

- **Option 1 – Business as Usual:** Incremental, owner-funded upgrades of on-site systems through the existing Council permit framework.
- **Option 2 – Targeted Funded On-site Upgrades:** A coordinated program to assist with upgrades to the most constrained on-site systems, while retaining individual ownership and responsibility.
- **Option 3 – Combination of On-site and Cluster Systems:** A hybrid approach combining upgraded on-site treatment with small decentralised cluster systems to manage excess effluent from constrained properties.
- **Option 4 – Cluster Systems for all Lots <4,000 m²:** A more comprehensive decentralised approach providing cluster-based servicing to all small and medium-sized lots.

Conventional whole-of-town sewerage options were not reassessed in detail, as previous investigations have demonstrated that while technically feasible, they are economically disproportionate to the scale of Swifts Creek. Indicative costs of \$150,000–\$250,000 per property, combined with significant regulatory and operational complexity, make conventional sewerage unlikely to be deliverable in the foreseeable future without substantial external subsidy.

Cost and Comparative Assessment

Indicative opinions of probable cost were prepared for each option to support relative comparison. Under a business-as-usual scenario, total community costs of approximately \$2.1–\$2.7 million would be incurred over time, borne entirely by individual property owners, with limited improvement in development flexibility or equity.

Options involving decentralised cluster infrastructure (Options 3 and 4) have indicative total costs in the order of \$4.0–\$5.9 million, equating to approximately \$40,000–\$60,000 per lot. While these options require higher upfront investment and external funding, they deliver materially improved outcomes in terms of risk reduction, equity between properties and land use flexibility, at a fraction of the cost of conventional sewerage.

A qualitative SWOT analysis indicates that Options 3 and 4 provide the most robust long-term outcomes. Their principal challenges relate to governance, land access for effluent management and securing funding, rather than technical feasibility.

Governance and Strategic Context

The investigation identifies several governance pathways available to Council under existing legislation, including Council-owned and operated services supported by special rates or charges, Council-controlled entities, or partnerships with water corporations. In the context of Swifts Creek, Council-led models are considered the most flexible and proportionate, provided regulatory responsibilities and operational arrangements are clearly defined.

Importantly, wastewater servicing should be viewed as enabling infrastructure rather than solely an environmental compliance issue. In the context of the Swifts Creek Future Project and broader regional transition, coordinated wastewater solutions underpin economic diversification, support community services, and provide greater certainty for land use planning and investment.

Conclusions and Recommended Pathway

While Swifts Creek does not face an immediate wastewater crisis, existing arrangements are likely to constrain future development and transition objectives if left unaddressed. A purely business-as-usual approach is unlikely to deliver equitable, resilient or strategically aligned outcomes over the medium to long term.

A staged and adaptive approach is recommended. In the short term, this should prioritise targeted upgrades to the most constrained existing lots. In parallel, Council could plan for the progressive introduction of decentralised cluster-based systems where they deliver clear reductions in risk and tangible planning and town growth benefits.

Of the options assessed, the combination of upgraded on-site systems with targeted cluster infrastructure (Option 3) provides the best balance between cost, risk reduction, governance complexity and flexibility. This approach allows wastewater servicing to evolve in step with the outcomes of the Structure Plan and broader economic transition, while improving eligibility for State and Commonwealth funding programs.

Key next steps include confirming Council's strategic direction for wastewater servicing, developing a preliminary governance and delivery model, engaging with East Gippsland Water, EPA Victoria and funding agencies, and undertaking more detailed feasibility and business case development to support implementation.

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1 Introduction

Swifts Creek is a small rural township located in East Gippsland, Victoria, which is not currently serviced by reticulated sewerage. Wastewater management within the township is predominantly reliant on on-site wastewater treatment and disposal systems, which are subject to a range of environmental, land capability, regulatory, and operational constraints.

East Gippsland Shire Council (Council) is progressing the Omeo–Swifts Creek Structure Plan, which seeks to provide a long-term planning framework to guide land use, settlement growth, and infrastructure provision. As part of this process, Council has identified wastewater management as a potential constraint to future development and land supply within Swifts Creek.

This report documents a high-level feasibility investigation into medium to long-term wastewater servicing options for Swifts Creek. The investigation provides a structured assessment of the existing wastewater context, identifies key constraints and opportunities, and develops a shortlist of feasible wastewater management approaches that could support the objectives of the Structure Plan.

1.1 Purpose

The purpose of this investigation is to:

- Develop an evidence-based understanding of the current wastewater management arrangements within Swifts Creek.
- Assess whether existing wastewater systems and regulatory constraints are limiting development potential within the township.
- Identify and describe feasible medium to long-term wastewater servicing options that could improve environmental outcomes and support planned growth.
- Provide Council with clear, defensible information to inform strategic planning, infrastructure sequencing, and future decision-making.

The outcomes of this study are intended to directly inform the Omeo–Swifts Creek Structure Plan and related planning and infrastructure strategies.

1.2 Scope

This study is a high-level feasibility investigation and does not constitute detailed design, cost estimation, or business case development. The scope of the investigation includes:



- Desktop review of available background information, planning documents, and relevant regulatory frameworks.
- A high-level assessment of the existing wastewater management context within Swifts Creek, including reliance on on-site systems.
- Identification of environmental, physical, and regulatory constraints relevant to wastewater management.
- Development of a limited number of concept-level wastewater servicing options, which may include on-site, decentralised, or shared system approaches.
- Qualitative comparison of options in terms of feasibility, scalability, regulatory complexity, and alignment with strategic planning objectives.

Detailed hydraulic modelling, land acquisition analysis, detailed costing, and community consultation are outside the scope of this investigation and would be required as part of subsequent project phases if preferred options are progressed.

2 Background

Wastewater management in small, unsewered townships presents a complex challenge that sits at the intersection of public health, environmental protection, land use planning, and infrastructure funding. In rural and peri-urban settings, on-site wastewater systems are often an appropriate solution; however, cumulative impacts, site constraints, and increasing regulatory requirements can limit their long-term sustainability, particularly where settlement consolidation or growth is anticipated.

In Swifts Creek, these challenges are compounded by local environmental conditions, historical development patterns, and the township's role as a service centre within the broader Omeo district. Understanding this context is essential to identifying realistic and proportionate wastewater solutions.

2.1 Study Area

Swifts Creek is a small township located approximately 30 kilometres south of Omeo in East Gippsland, Victoria. The town is situated within a rural and alpine foothills landscape and is characterised by low-density residential development, community facilities, and small-scale commercial uses.

Key characteristics of the study area include:

- Swifts Creek is an unsewered town, with wastewater managed via individual on-site systems.
- Variable land capability influenced by soil characteristics, topography, climate, and proximity to waterways.
- A township footprint that is relatively constrained by surrounding land uses and environmental features.
- A population that fluctuates seasonally, reflecting tourism and holiday accommodation.

These factors collectively influence the suitability and performance of wastewater management options and must be considered when evaluating future servicing approaches.

2.2 Swifts Creek Future Project

The Swifts Creek Future initiative is a community-led strategic development project established to guide the Swifts Creek district through a period of structural economic and social transition. The project is supported by the East Gippsland Shire Council, the



Department of Energy, Environment and Climate Action (DEECA), and RMIT University, and operates under the principles of the *Local Development Strategy* (LDS), which was developed through extensive community engagement.

The project aligns with the broader regional transition away from historically dominant industries, most notably native timber harvesting and related forest product activities, which have played a central role in the local economy and community identity for generations. The Victorian Government's *Forestry Transition Program* provides supporting funding and resources to assist timber-dependent communities such as Swifts Creek to adapt to the cessation of native forest harvesting and diversify their economic base.

The Local Development Strategy seeks to capitalise on Swifts Creek's unique environmental, social, and cultural assets while responding to structural change. Key strategic priority areas identified through the project include:

- Nature-based recreation and tourism, leveraging the region's landscape and heritage;
- Education and skills development, to support workforce transition and local capability;
- Value-added primary industry production, expanding agricultural and allied value chains;
- Independent living and community services, particularly for ageing residents.

This community-driven planning process recognises that sustainable infrastructure, environmental protection, and service capacity underpin economic resilience.

Wastewater management has been identified by stakeholders as both a constraint and an enabler for future development. Ensuring that wastewater solutions are aligned with the transition objectives of the Swifts Creek Future project will support long-term liveability, public health protection, and environmental outcomes, thereby strengthening the town's position within the broader regional transition process.

2.3 Omeo – Swifts Creek Structure Plan

The Omeo–Swifts Creek Structure Plans Project provides the strategic framework for guiding future land use and development within the two townships. The Structure Plan seeks to:

- Support sustainable population and economic growth.
- Ensure development is appropriately serviced by infrastructure.



- Protect environmental values and public health.
- Provide certainty for landowners, investors, and the broader community.

Wastewater servicing is a critical enabling component of this framework. In scenarios where existing on-site wastewater arrangements are constrained or approaching their practical limits, they can potentially restrict subdivision, intensification, or changes in land use envisaged under a Structure Plan.

This wastewater feasibility investigation has been undertaken to ensure that strategic land use planning is informed by a realistic understanding of wastewater constraints and opportunities, and that any future planning directions for Swifts Creek are supported by viable and proportionate infrastructure solutions.

2.4 Previous Studies and Investigations

The following previous wastewater related investigations and evaluations were provided to inform this investigation.

2.4.1 EGSC Domestic Wastewater Management Plan (Ecos, 2016)

The 2016 Municipal Domestic Wastewater Management Plan (DWMP) identifies Swifts Creek as a priority township within East Gippsland Shire primarily due to its reliance on onsite wastewater management systems and its location within the Tambo River Declared Water Supply Catchment (DWSC). Notwithstanding the DWSC, the risk score obtained in the DWMP risk assessment for Swifts Creek placed it in the lower end of unsewered towns in terms of catchment risk.

At the time of preparation of the DWMP, Swifts Creek was estimated to contain approximately 76 existing onsite wastewater management systems, with limited potential for additional systems associated with future development and infill (85).

The DWMP highlights several systemic challenges relevant to Swifts Creek, including:

- A legacy of ageing and outdated septic systems, including split systems;
- Small allotments that constrain effective effluent disposal areas;
- Risk of effluent migration to surface waters and groundwater, particularly within the Tambo River catchment; and
- Variable levels of system maintenance, monitoring, and compliance typical of remote, unsewered townships.



In response to DWSC risks, Swifts Creek was grouped with other high-priority unsewered towns (including Buchan and Nowa Nowa) for targeted action under the DWMP. The Plan establishes strategic objectives for Swifts Creek that include:

1. Determination of minimum sustainable lot sizes for onsite wastewater management;
2. Community education to improve system operation and encourage upgrades where required;
3. Implementation of a targeted monitoring and compliance program; and
4. Investigation of stormwater management improvements to reduce public health and environmental impacts.

It should be noted that the DWMP is currently under review by EGSC. Some information from the review process was supplied for use in this investigation and is discussed further below.

2.4.2 Small Town Servicing Feasibility Study: Swifts Creek (2022)

The *Small Town Servicing Feasibility Study – Swifts Creek* (GHD, 2022) presents a high-level desktop assessment of options to provide reticulated wastewater services to Swifts Creek, prepared for East Gippsland Water (EGW). The study was developed to inform EGW's strategic planning and to support responses to stakeholder enquiries regarding the feasibility, cost, and complexity of servicing small unsewered towns.

Swifts Creek was characterised as a small, unsewered township with an estimated population of 211 equivalent persons (EP) in 2021, forecast to increase marginally to approximately 216 EP by 2041. Wastewater flows were conservatively estimated at approximately 38–39 kL/day. These projections indicate very limited population growth over the planning horizon, with future wastewater demands remaining broadly consistent with current levels.

The study assumes construction of a new gravity sewer reticulation network, approximately 4.7 km in length, generally aligned with the existing potable water network. Due to local topography, a predominantly gravity-based system is considered feasible, potentially requiring a single pump station to manage flatter areas north of the town centre.

Four servicing options were developed and assessed:

1. Treatment and onsite reuse via irrigation (Option 1), with both lagoon-based and mechanical treatment variants;



2. Treatment and discharge to the Tambo River (Option 2), requiring higher levels of treatment and EPA discharge approvals;
3. Treatment and reuse as Class A recycled water via a dual reticulation system (Option 3); and
4. Transfer of wastewater to the Omeo WWTP via a long rising main (Option 4).

A comparative assessment was undertaken considering capital and operating costs, technical complexity, environmental risk, regulatory approvals, and community perception. Net Present Cost (NPC) estimates ranged from approximately \$14–17 million for local treatment and reuse or discharge options (Options 1 and 2), increasing to \$23.6 million for a Class A recycled water scheme (Option 3), and approximately \$28 million for transfer to Omeo (Option 4).

The assessment concluded that Option 4 (pumping to Omeo WWTP) is effectively unfeasible, primarily due to the 28 km transfer distance, significant elevation gain (~450 m), requirement for multiple pump stations, long wastewater residence times (with associated odour and septicity risks), and the need for substantial upgrades at the Omeo WWTP.

Options involving local treatment (Options 1 and 2) were identified as comparatively more feasible from a cost and technical perspective, though each presents distinct challenges. The study did not nominate a preferred option but recommended that EGW use the findings to inform whether further investigation, multi-criteria analysis, or stakeholder engagement should be undertaken. Overall, the report reinforces that while reticulated sewerage is technically feasible for Swifts Creek, scale, cost, regulatory burden, and long-term sustainability are critical constraints, particularly in the context of minimal projected population growth.

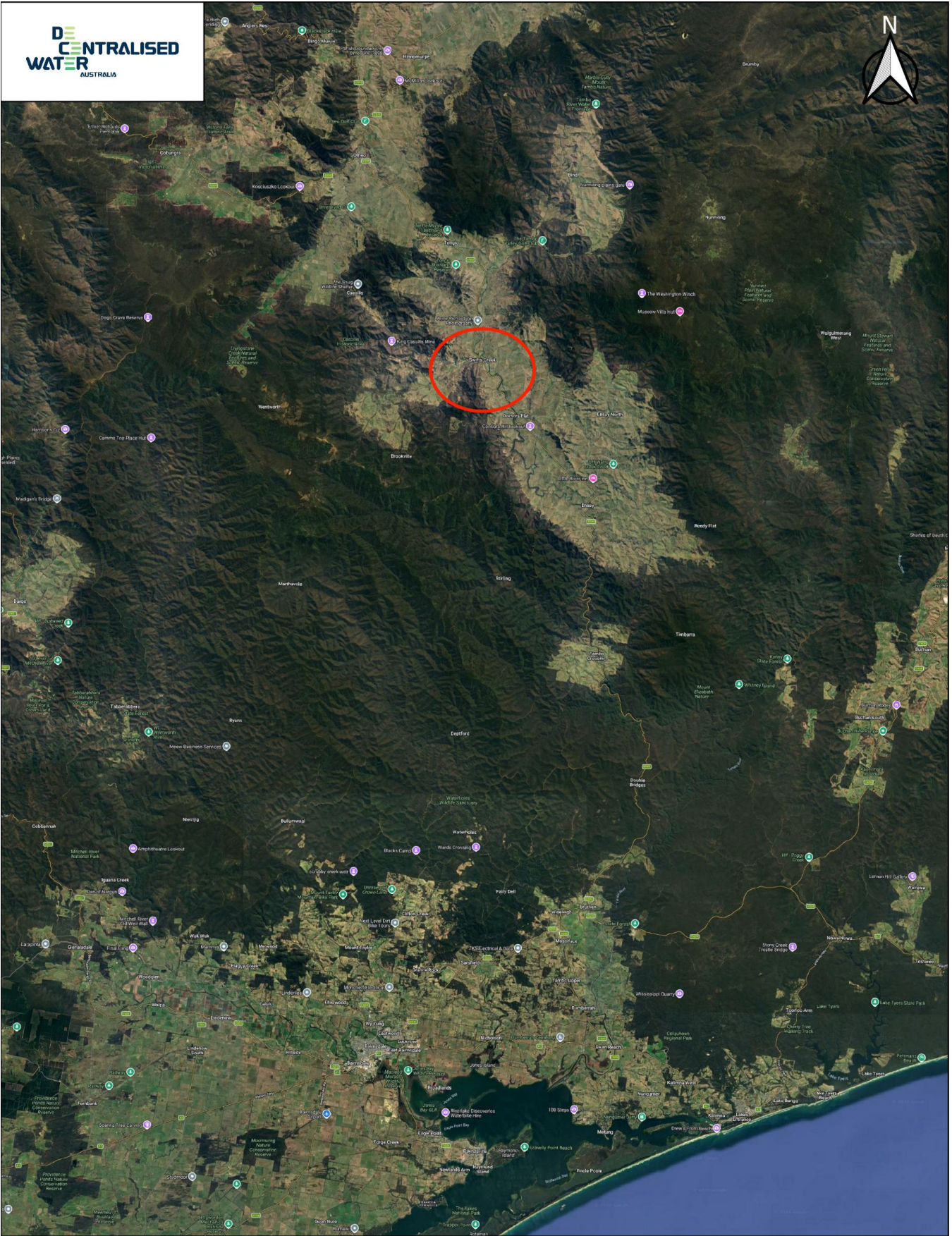
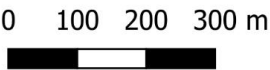


Figure 1 Swifts Creek Locality	0	7.5	15 km	Project: 0804 Drawn: 19/12/2025 Revision: 00



Figure 2 Study Area for Wastewater Investigation



Project: 0804
Drawn: 19/12/2025
Revision: 00

3 Existing Wastewater Management Situation

This evaluation of existing wastewater management practises and conditions has been generally aligned with the service area considered as part of the GHD Feasibility Study (2022). This was based on existing East Gippsland Water (EGW) water supply connections which was ninety six (96) in 2021. This also extends into the area to the north of the existing township zone where a number of smaller lots and potential future development sites are located. The Study Area adopted for this investigation is shown in Figure 2.

3.1 Existing On-site Wastewater Management Systems

Whitehead & Associates are currently assisting Council in revision of their On-site Wastewater Management Plan (OWMP – formerly DWMP) which includes completion of a revised risk assessment. Records of historical Septic Tank (now On-site Wastewater) Permits are typically challenging to locate. As part of the OWMP process, historical permit data has been compiled where available to help understand the existing context and complete the OWMP risk assessment. The preliminary outcomes are summarised below noting that the study area adopted for the OWMP risk assessment is limited to a smaller area and therefore less total systems (78).

Table 1 On-site Wastewater System Statistics for Swifts Creek (from OWMP)

Parameter	Number	Percentage
System Type		
Primary treatment to Absorption (known)	9	~12%
Secondary treatment to subsurface irrigation (known)	3	~4%
Secondary treatment to absorption (known)	1	~1%
Secondary treatment to surface irrigation (known)	1	~1%
Primary treatment to Absorption (assumed)	64	~82%
System Age		
<10 years old	6	~8%
10-19 years old	5	~6%
>20 years old	3	~4%
>16 years (unknown age)	64	~82%

These statistics are likely to be proportionally representative of the Study Area adopted for this investigation. They indicate that the majority of on-site systems are not fully understood, but likely to be traditional septic tank to absorption trench or bed systems. The majority of systems are likely to be 20 or more years old which should be considered in the context of the AS1547:2012 indicative asset life of 15 years.

The OWMP Catchment Risk Assessment identified moderate risks to surface and groundwater quality associated with on-site systems in Swifts Creek. Risks were primarily driven by system type and age (i.e. older primary septic tank systems to relatively small Effluent Dispersal Systems) in addition to small lot size. Discussions with Council also supported a moderate risk level, strongly driven by lot size.

3.2 High Level Land Capability Assessment

DWA has undertaken a high-level desktop GIS based Land Capability Assessment (LCA) of the Swifts Creek study area. It is generally consistent with the MAV LCA Framework (2014) with a focus on slope, soil type and proximity to receiving environments to retain simplicity. The intention of the LCA was to provide a spatial overview of the constraints to on-site wastewater management and recycled water irrigation more broadly within and immediately surrounding the study area.

This informs both the likelihood and consequence of existing on-site system failure and the risks associated with on-going reliance on individual on-site systems (i.e. as they are progressively upgraded to contemporary guidelines and standards). It also provides an indication of locations where effluent management via recycled water irrigation may be feasible.

DWA applied professional judgement (supported by soil profile data obtained during field investigations) to assign a degree of hazard to the mapped soil landscape. This was driven strongly by total profile depth and limiting soil permeability (based on texture and structure). There is a correlation between slope and soil type (Australian Soil Classification) in Swifts Creek with shallow Rudosols (skeletal soils) associated with very steep areas, Red Chromosols (shallow to medium depth duplex soils) in moderately sloping areas and deeper Dermosols (gradational, structured silt loams to light clays on the alluvial flats of the Tambo River and Swifts Creek).

Slope hazard was classified in accordance with (Municipal Association of Victoria, 2014) and (EPA Victoria, 2024). Additionally, the recommended setback distances for watercourses from (EPA Victoria, 2024) were applied to the Study Area to flag properties in close proximity to sensitive receiving environments. The LCA mapping is presented in Figure 3 and **Error! Reference source not found.** below.

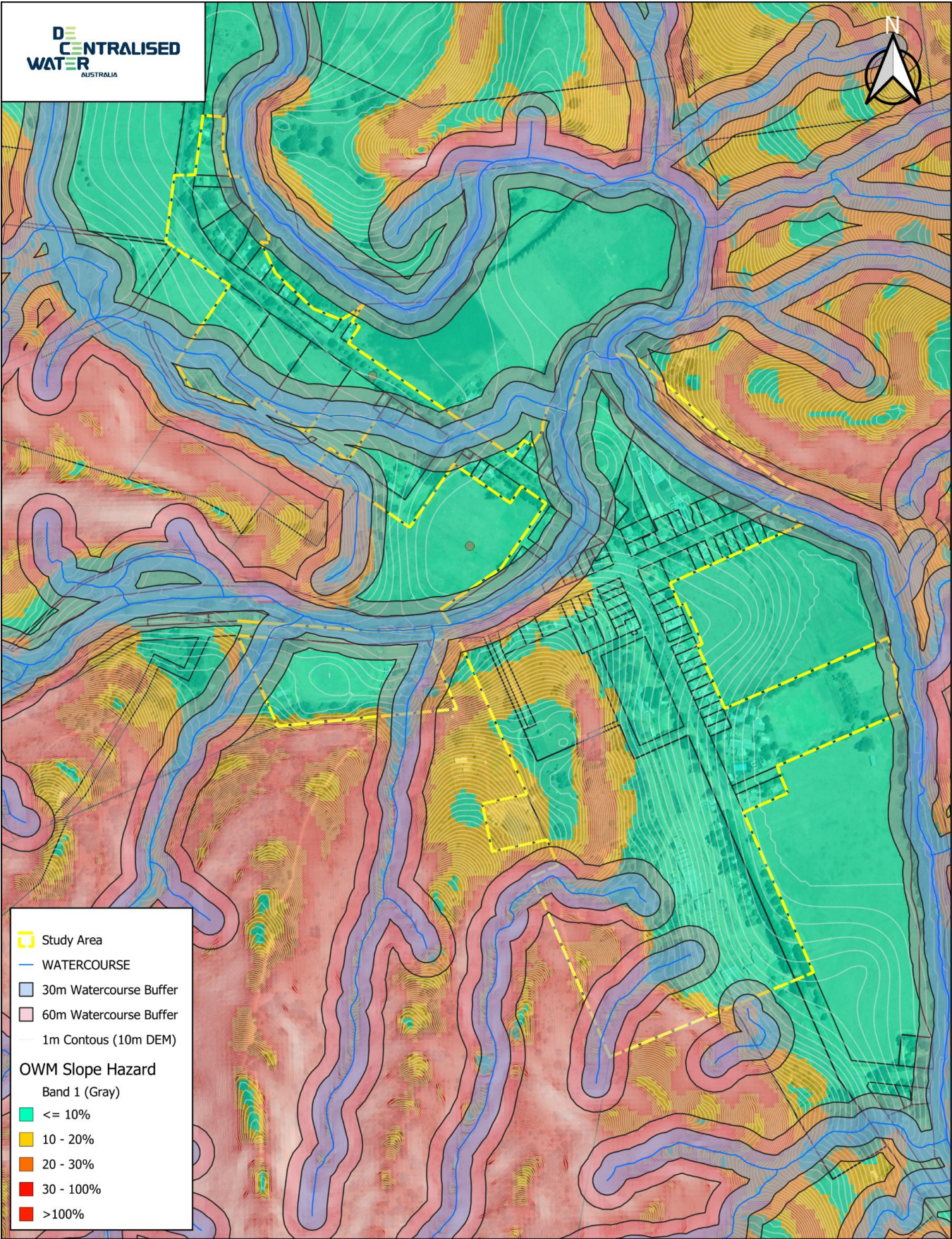


Figure 3 Slope and Receiving Environment Hazards

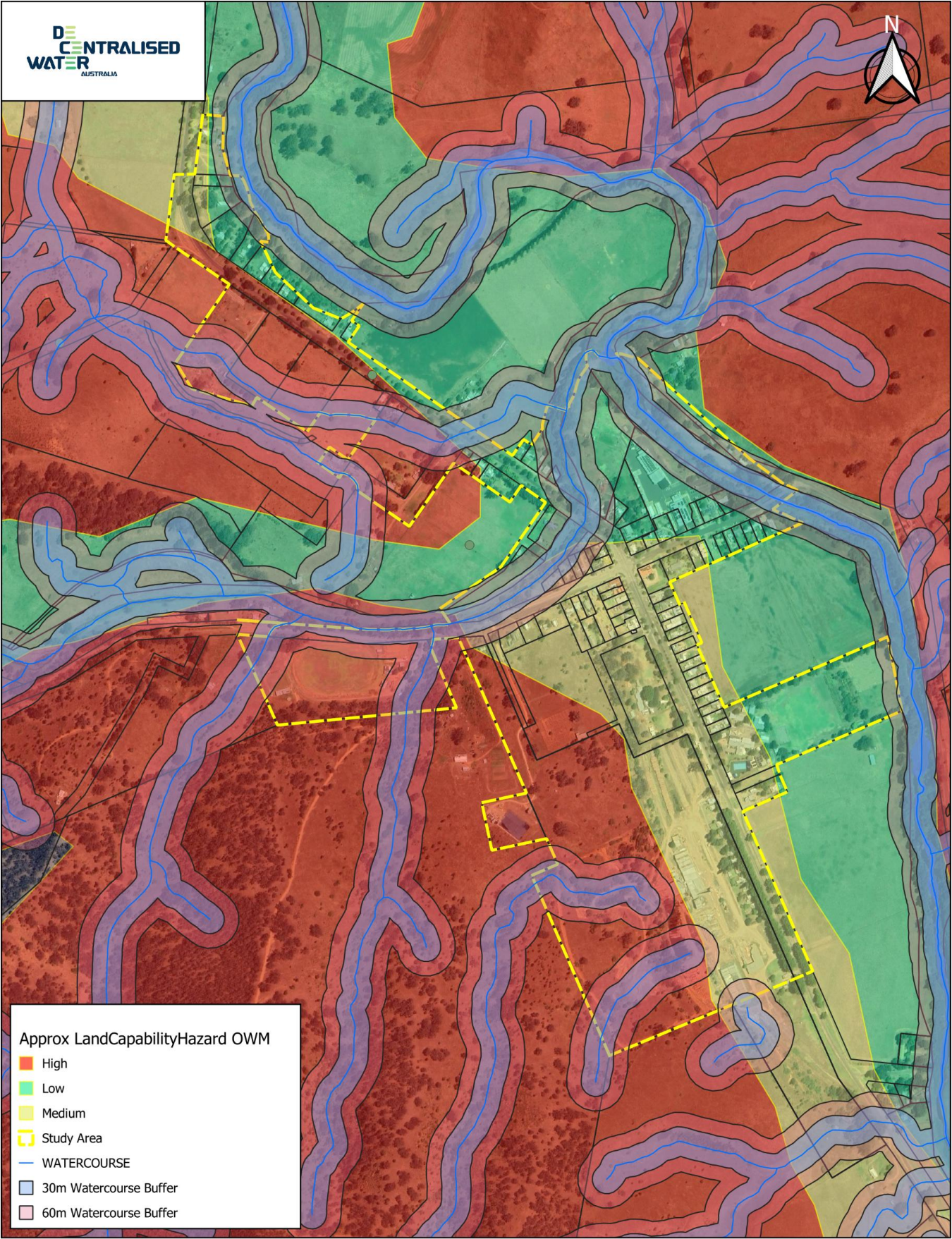


Figure 4 High Level Land Capability Map

0 100 200 300 m

Project: 0804
Drawn: 19/12/2025
Revision: 00

Lot size is also a strong indicator of risks associated with on-site wastewater management. The following table summarises typical risk thresholds for safe and sustainable on-site wastewater management. It should be noted that the potential risks are very site and development specific. These risk classes were mapped and are presented in Figure 5.

Table 2 On-site Wastewater Risks Associated with Lot Size

Lot Size Range	Risk Classification
<2,000m ²	Marginal / Unable to Contain On-Site: It is typically very difficult to fit a suitably sized on-site Effluent Dispersal System (EDS) on lots of this size due to a combination of developed areas, required minimum setback distances and land capability. Requires high levels of LCA, design and construction effort and advanced on-site systems and can sometimes place constraints on the scale of development permissible.
2,000 – 4,000m ²	Elevated On-site Containment Risk: Safe and sustainable on-site wastewater management requires high levels of LCA, design and construction effort and advanced on-site systems. In most circumstances, a solution can be identified and approved. However, the margin of error in terms of execution and operational risk is small.
0.4 – 2ha	On-site Containment Typically Feasible: Safe and sustainable on-site wastewater management typically achievable via conventional LCA, design and construction effort and typical on-site technologies.
>2ha	Large Lots: Lot size typically not a constraint.

Approximately half of the ~96 lots with a water service (as per the 2022 GHD Study) are ≤2,000m² and can be considered highly constrained in relation to safe and sustainable long-term on-site wastewater management. An additional ~20 lots fit in the 0.2 – 0.4 ha range and display elevated on-site containment risks. This includes many of the institutional and commercial properties within Swifts Creek.

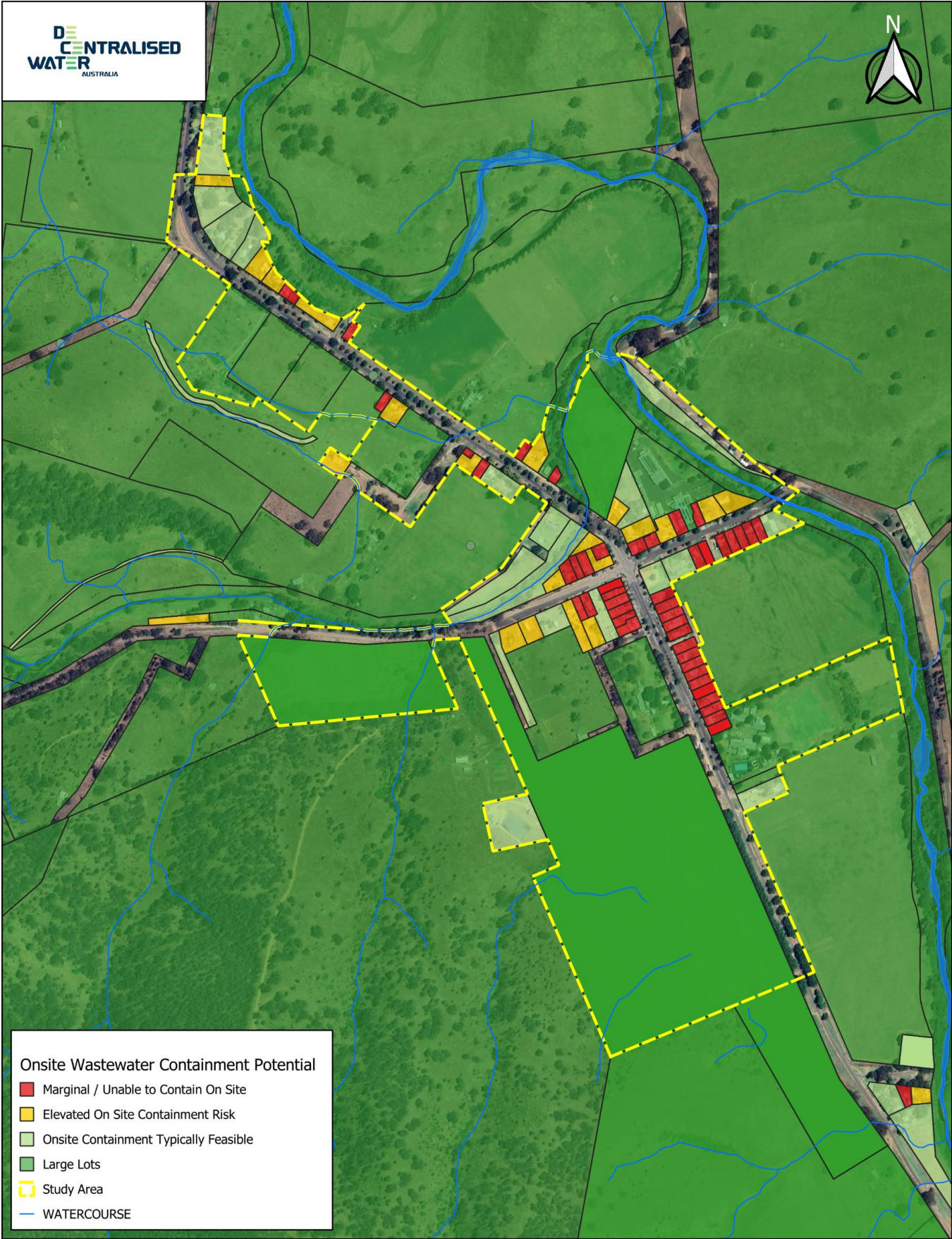


Figure 5 Lot Size Hazard Map

3.3 Existing Risk Profile and Constraints

Advice from Council and observations made during field investigations did not identify significant evidence of health and environmental impacts clearly attributable to on-site systems. However, it is noted that many properties remain relatively undeveloped and limited inspections or assessments of existing on-site systems have been undertaken to date.

DWA also reviewed available water quality data for the nearby DEECA monitoring station in the Tambo River (Site ID: 223202) which can be seen in Figure 6. This location is downstream of most of the on-site systems in Swifts Creek and would be expected to show evidence of sewage impacts if they were moderate to significant.

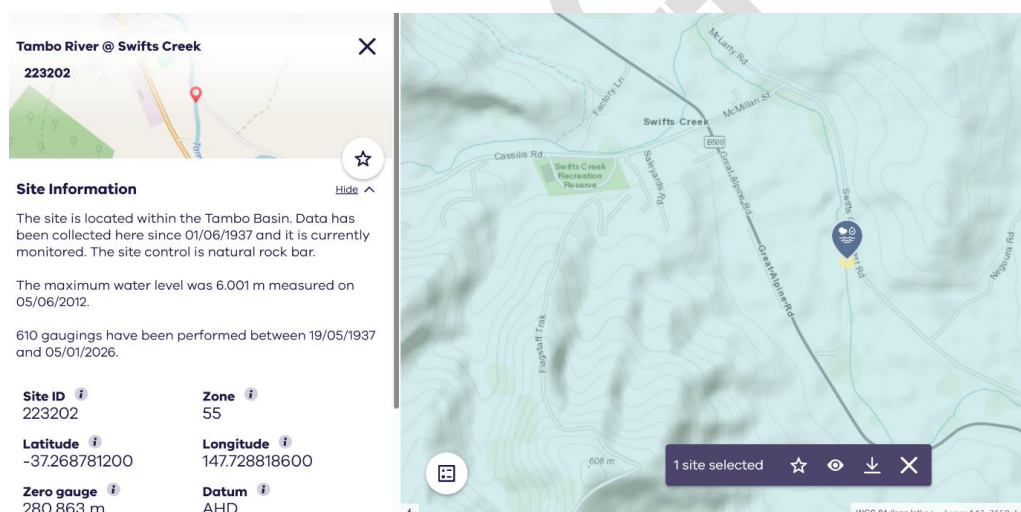


Figure 6 Tambo River Water Quality Monitoring Site 223202

Data were analysed for Total Nitrogen and Phosphorus (TN and TP) in order to make a comparison to the Environmental Reference Standards (ERS) applicable to this location (Uplands B). These ERS are representative of a largely unmodified ecosystem and TN/TP are the most applicable parameters with respect to sewage contamination.

Table 3 Water Quality Analysis for the Tambo River at Swifts Creek

Parameter	ERS (75 th %)	10-year 75 th %	10-yr Median	10-yr 95 th %
Total Nitrogen	0.35 mg/L	0.318 mg/L	0.235 mg/L	0.661 mg/L
Total Phosphorus	0.025 mg/L	0.023 mg/L	0.016 mg/L	0.047 mg/L

These long-term water quality statistics do not suggest that significant water quality impacts have been observed in the Tambo River over the last decade. DWA can also



confirm that there have not been any significant temporal changes in concentration that are statistically significant over the 20 years of data.

Notwithstanding, reliance on on-site systems can place constraints on development on the ~70% of lots in the study area that are <0.4ha. For lots <0.2ha this can extend to constraints of the size and nature of the dwelling that can be built. Larger commercial, industrial and institutional developments can potentially generate large volumes of wastewater that may be challenging to manage appropriately on site. Poorly performing systems can also create local amenity impacts relating to odour, insect breeding and other health and amenity impacts.

It is noted that community engagement within Swifts Creek has identified a lack of adequate wastewater management to be a constraint in the context of a transition from logging to other economic activity and town growth.

4 Characterisation of Future Options

DWA has considered the existing situation and previous consideration of whole of town sewerage based servicing strategies when developing potential decentralised wastewater options for Swifts Creek. Given the GHD Feasibility Study is relatively recent (2022), these options have been developed to compliment those contained in GHD (2022). They are considered conventional servicing options that fit within the regulatory/governance approaches taken by water authorities in providing a reticulated sewerage system. Estimated delivery costs for these conventional options were in the range of \$150k - \$250k per property which is highly unlikely to be economically viable.

The options developed and evaluated for this investigation have therefore looked at lower cost, decentralised approaches that adopt a mix of on-site and cluster / community based servicing approaches.

4.1 Design Basis for Evaluating Options

Design processes have been limited to indicative sizing of key wastewater management infrastructure components required to evaluate feasibility and prepare high level budget estimates of implementation costs. The options developed are broad servicing concepts subjected to limited desktop analysis to confirm feasibility. Table 4 and Table 5 summarise the basis for these feasibility design investigations.

It is important to apply the appropriate design approach when evaluating multi-scale servicing strategies. Individual on-site systems require a different occupancy basis to small cluster (multi-property) wastewater systems which also differ from whole of town design conventions. This is because smaller scale systems display more temporal variability in wastewater volumes and loads and require more redundancy in terms of potential household occupancy.

Table 4 Design Basis for On-site and Decentralised Servicing Options

Servicing Scale	Design Basis	Source
Single site.	Residential: No. of bedrooms + 1 x 180 L/EP/day Commercial: Site specific occupancy x appropriate value from Table 4-4 from (EPA Victoria, 2024).	EPA Victoria (2024) <i>Guideline for onsite wastewater management.</i>
Cluster (2 – 20 properties)	Average occupancy (ABS data) + 1 x 180 L/EP/day with infrastructure to handle peak flow 4 x design. Commercial as above.	EPA Victoria (2024) <i>Guideline for onsite wastewater management.</i> (Crites & Tchobanoglous, 1998)
Community (>20 properties)	Average occupancy (ABS data) x 180 L/EP/day.	EPA Victoria (1997) <i>Code of Practice for Small Wastewater Treatment Plants.</i>

Table 5 Design Guidelines and Standards Used in Feasibility Investigations

Servicing Scale	Design Guidelines and Standards
Single site.	EPA Victoria (2024) <i>Guideline for onsite wastewater management.</i> EPA Victoria (2024) <i>Guideline for onsite wastewater effluent dispersal and recycling systems</i> AS1547:2012 <i>Onsite domestic wastewater management</i>
Cluster (2 – 20 properties)	As above. EPA Victoria (2021) <i>Victorian Guideline for Water Recycling.</i> (Crites & Tchobanoglous, 1998) <i>Decentralised Wastewater Treatment Systems.</i>
Community (>20 properties)	WSAA <i>Sewerage Design Code</i> (MRWA Version) EPA Victoria (1997) <i>Code of Practice for Small Wastewater Treatment Plants.</i> EPA Victoria (2021) <i>Victorian Guideline for Water Recycling.</i> (Crites & Tchobanoglous, 1998) <i>Decentralised Wastewater Treatment Systems.</i>

4.2 Effluent Management Opportunities and Constraints

The outcomes of the desktop LCA (noting outcomes are subject to field / detailed investigations) were used to consider the feasibility and regulatory acceptability of a range of recycled water and effluent management end uses at different scales. The feasibility, land demand, regulatory constraints and costs associated with effluent management options typically play a significant role in the feasibility of wastewater servicing options.

Preliminary water and nutrient balance calculations (Appendix 2) were completed in accordance with EPA Victoria guidelines to estimate typical land requirements for these recycled water and effluent dispersal approaches. These typical land area requirements were also evaluated on a small number of example sites in the Study Area to confirm feasibility. The outcomes are summarised in Table 6. Effluent or recycled water quality requirements have been assumed based on regulatory requirements.

There are a number of potential cluster or community irrigation reuse sites within and near the study area that were used as test or reference irrigation sites in developing and testing options. These include the Recreation Ground (although soil improvements would be critical due to shallow rock), the school site and agricultural land on the eastern side of the township. DWA was advised that flood constraints are present on some of these properties. Risks to effluent reuse schemes associated with flood constraints can typically be managed at the decentralised scale. This can be further examined if required.

Table 6 Effluent Reuse Options Considered in Investigation

Option	Description	Effluent Quality	Applicable Scale	Land Demand per ET ¹
EDS ² - Conventional Trench/Bed	Appropriately sized, designed and constructed trenches and beds remain a suitable option on some sites. No beneficial reuse. Soil depth and proximity to waterways limits suitability.	Primary or Secondary (required on Category 6 soils)	Single lot or small cluster systems (<5 lots)	80-100m ²
EDS – Subsurface Irrigation	Suitable on most sites but lot size may prevent use on lots <2,000m ² . Approx. 40% beneficial reuse	Secondary (Class C)	Single lot or cluster systems (<20 lots)	500 – 1,000m ²
Hybrid EDS / Reuse via Irrigation	Irrigation of Public Open Space (POS) or agricultural land in a hybrid strategy that achieves partial reuse (~50% beneficial reuse).	Class C or B	Cluster systems (2 – 20 lots). Community scale	600-800m ² +30 days storage
Beneficial Reuse via Irrigation	Traditional recycled water irrigation strategy (POS or agricultural land) achieving >90% beneficial reuse. Land and storage sized in accordance with EPA Guidance (no overflow in 90 th % rainfall year).			500-550m ² + 200 days storage
Beneficial Reuse - Dual Reticulation	As per GHD Feasibility Study (2022) – ‘third pipe’ supply of Class A recycled water to premises for toilet flushing, garden watering and laundry. This option is not typically feasible at small scales. Can be feasible in specific locations depending on demand.			
Discharge to Tambo River	Highly unlikely to be economically feasible at small scales in comparison with alternatives. Likely to require very high treatment due to high water quality of Tambo River.			

¹ Equivalent Tenement² EDS – Effluent Dispersal System as defined in EPA Victoria (2024)



4.3 Servicing Options for Feasibility Investigation

The design basis, land capability mapping and effluent reuse modelling were used to develop feasible servicing scenarios that enabled a wide range of approaches to be tested and compared. The intent of the options is to enable relative comparison of a conventional options to decentralised approaches with respect to delivery costs, lot size constraints and land requirements for effluent management.

Options have been developed to address servicing of existing properties in addition to enabling modest levels of town growth. The outcomes of the LCA and effluent management modelling suggest that on-site and decentralised servicing options should incorporate land for effluent management/reuse within any greenfield development areas themselves. This is due to the limited available land suitable for effluent management in close proximity to Swifts Creek. It is DWA's understanding that this approach will align with current anticipated town growth strategies (currently under development).

4.3.1 Option 1: Business as Usual (Incremental Upgrade of Existing Systems)

Option 1 has been formulated to help stakeholders understand what a Business as Usual (BaU) scenario is likely to look like for Swifts Creek. It is considered pragmatic and realistic to ensure there is a clear understanding of the BaU scenario so trade offs, risks and opportunities can be compared and understood. Figure 5 can be used as a guide (based on lot size) as to how the BaU documented in Table 7 is likely to progress.

Table 7 Option 1 Description: Business as Usual

Option Element	Description	Governance and Regulation
Existing residential lots	- Gradual, incremental replacement/ upgrade of existing on-site systems via council permit (A20) process (typically triggered by site redevelopment or end of asset life). - Small lots (<2,000m²) require a Best Practicable Outcome (BPO) solution that may not strictly meet regulatory requirements or an advanced system. - 2,000 – 4,000m² lots will require detailed LCA and more advanced on-site system (e.g. secondary treatment, pressure dosed beds).	Governance: Owner managed and funded on-site systems. Regulation: EGSC via A20 Permits and General Environmental Duty (GED).
Existing and new commercial, institutional and industrial development	- Transition over time to EPA regulated on-site wastewater systems via a Development Licence or more often a Development Licence Exemption. - Site / enterprise specific designs. - Operational permit (A14) for reclaimed water mechanism to ensure. - New developments would need to demonstrate ability to manage site specific wastewater flows and loads in accordance with the appropriate regulatory requirement as a condition of Planning Permission.	Governance: Owner managed and funded on-site systems Regulation: EPA via A14 Permits or Operational Licences
New residential subdivision	- New subdivision and residential development should be appropriately zoned for unsewered development with minimum lot sizes $\geq 4,000\text{m}^2$. - Detailed LCA required to justify any reduction of this threshold.	Governance: Owner managed and funded on-site systems. Regulation: EGSC via A20 Permits and General Environmental Duty (GED).
Cluster (street and precinct) Infrastructure	- None required	-
Community Infrastructure	- None required	-

4.3.2 Option 2: Targeted Funded and/or Managed On-site Upgrades

This scenario involves implementing a funded program to ensure BPO upgrades to existing on-site systems occur over a shorter and more certain timeframe at an acceptable quality level. Funding would apply to residential lots <4,000m² and existing commercial and institutional facilities with the intention of mitigating or ideally eliminating any residual risk to health and environment and enable / encourage good practice at site redevelopment. Under this Option, existing lots >4,000m², new commercial/institutional developments and any proposed residential subdivisions would be managed under the BaU arrangements documented in Table 7.

Depending on available resources, funding could be made available for one or more of the following forms of assistance.

- Project management, Land Capability Assessment (LCA), design, permitting and construction oversight to assure a high quality outcome.
- Grants to contribute towards construction costs under (for example) a 50:50 arrangement.
- One off grant payments up to an equal value for all qualifying properties.

On-going asset ownership would remain with property owners and regulatory arrangements would also remain as per the BaU.

Table 8 Option 2 Description: BaU with Funded Upgrades for Constrained Sites

Option Element	Description	Governance and Regulation
Existing residential lots	- Gradual, incremental replacement/ upgrade of existing on-site systems via council permit (A20) process (typically triggered by site redevelopment or end of asset life). - Small lots (<2,000m²) require a Best Practicable Outcome (BPO) solution that may not strictly meet regulatory requirements or an advanced system. - 2,000 – 4,000m² lots will require detailed LCA and more advanced on-site system (e.g. secondary treatment, pressure dosed beds).	Governance: Coordinated management of LCA, design, permitting and construction through funded program (<4,000m²). Owner managed on-site systems. Regulation: EGSC via A20 Permits and General Environmental Duty (GED).
Existing and new commercial, institutional and industrial development	- Transition over time to EPA regulated on-site wastewater systems via a Development Licence or more often a Development Licence Exemption. - Site / enterprise specific designs. - Operational permit (A14) for reclaimed water mechanism to ensure. - New developments would need to demonstrate ability to manage site specific wastewater flows and loads in accordance with the appropriate regulatory requirement as a condition of Planning Permission.	Governance: Coordinated management of LCA, design, permitting and construction through funded program (existing facilities). Owner managed and funded on-site systems (new) Regulation: EPA via A14 Permits or Operational Licences
New residential subdivision	- New subdivision and residential development should be appropriately zoned for unsewered development with minimum lot sizes ≥4,000m². - Detailed LCA required to justify any reduction of this threshold.	Governance: Owner managed and funded on-site systems. Regulation: EGSC via A20 Permits and General Environmental Duty (GED).
Cluster (street and precinct) Infrastructure	- None required	-
Community Infrastructure	- None required	-

4.3.3 Option 3: Combination of On-site and Cluster Systems

This option explores establishment of a governance and funding structure to enable a number of small cluster systems to be built and operated by a responsible entity to service the ~45 small constrained lots (<2,000m²) in addition to the funded on-site upgrade approach documented in Option 2 for the 21 lots 2,000 – 4,000 m². Properties >4,000m² (~32) would remain as per the BaU (owner managed on-site systems).

Under this scenario, all non-residential properties and all residential properties <2,000m² (~45) would retain on-site treatment and a nominal amount of effluent dispersal that enables a portion of effluent to be retained and managed on-site without encumbering the utility of the property. Each property would then be connected to a number (indicatively 2) community scale cluster systems via a pressure effluent sewer to transport excess volumes to these clusters for reuse or management. This reduces the land required for cluster effluent management to between 1-2 ha in contrast to the ~5ha required for a whole of town sewerage scenario. This 0.5-1.2ha could be a dedicated property or multiple smaller Public Open Space (POS) areas throughout the town.

Table 9 Option 3 Description: Combination of On-site and Cluster Systems

Option Element	Description	Governance and Regulation
Existing residential lots (<2,000m ²) and Existing Commercial / Institutional Sites	- Small lots (<2,000m²) to upgrade to a secondary treatment system with a nominal min. EDS that can manage partial design flows on site (nominally 300 L/property/day). - Excess effluent conveyed via pressure sewer to cluster irrigation systems (100-700 L/property/day).	Governance: Coordinated management of LCA, design, permitting and construction through funded program. On-lot assets can remain owner managed or under the control of a responsible entity.
Existing residential (2,000 – 4,000m ²)	- 2,000 – 4,000m² lots will require detailed LCA and more advanced on-site system (e.g. secondary treatment, pressure dosed beds).	Governance: Coordinated management of LCA, design, permitting and construction through funded program. Owner managed on-site systems. Regulation: EGSC via A20 Permits and General Environmental Duty (GED).
Existing residential (>4,000m ²)	- Gradual, incremental replacement/ upgrade of existing on-site systems via council permit (A20) process (typically	Governance: Owner managed and funded on-site systems.

Option Element	Description	Governance and Regulation
	triggered by site redevelopment or end of asset life).	Regulation: EGSC via A20 Permits and General Environmental Duty (GED).
New commercial, institutional and industrial development	- EPA regulated on-site wastewater systems via a Development Licence or more often a Development Licence Exemption. - Site / enterprise specific designs. - Operational permit (A14) for reclaimed water mechanism to ensure. - New developments would need to demonstrate ability to manage site specific wastewater flows and loads in accordance with the appropriate regulatory requirement as a condition of Planning Permission.	Governance: Owner managed and funded on-site systems (new) Regulation: EPA via A14 Permits or Operational Licences
New residential subdivision	- New subdivision and residential development should be appropriately zoned for unsewered development with minimum lot sizes $\geq 4,000\text{m}^2$. - Detailed LCA required to justify any reduction of this threshold. - Alternatively, developments may be able to establish their own dedicated cluster system.	Governance: Owner managed and funded on-site systems. Regulation: EGSC via A20 Permits and General Environmental Duty (GED).
Cluster (street and precinct) Infrastructure	- Local reticulated sewer networks (typically pressure sewers) to convey raw, primary or secondary treated sewage to cluster treatment systems (5-12kL/day). - Cluster treatment systems. - Local effluent irrigation / Effluent Dispersal Systems in Public Open Space or nearby agricultural land (0.7-1.2ha).	Governance: Cluster infrastructure would need to be owned and managed by a responsible legal entity³. Costs would be recovered through property owner charges. Regulation: EPA via A14 Permits or Operational Licences.

³ Refer to Section 5.3 for further guidance on governance and funding options for cluster systems.

4.3.4 Option 4: Cluster Systems for all Lots <4,000m²

Option 4 has been formulated to consider a decentralised servicing strategy that offers increased flexibility for growth (albeit not an equivalent flexibility to conventional sewerage). Based on the existing risk profile (discussed in Section 3.3), flexibility in town growth and property utility would be the main drivers to invest in Option 4.

Under this scenario, all non-residential properties and all residential properties <4,000m² (~66-70) would retain on-site treatment and a nominal amount of effluent dispersal that enables a portion of effluent to be retained and managed on-site without encumbering the utility of the property. Each property would then be connected to a number (indicatively 2-3) community scale cluster systems via a pressure effluent sewer to transport excess volumes to these clusters for reuse or management. This reduces the land required for cluster effluent management to between 1-2 ha in contrast to the ~5ha required for a whole of town sewerage scenario. This 1-2ha could be a dedicated property or multiple smaller Public Open Space (POS) areas throughout the town.

Table 10 Option 4 Description: Cluster Systems for all Lots <4,000m²

Option Element	Description	Governance and Regulation
Existing residential lots (<4,000m ²) and all Commercial / Institutional Sites	- All lots <4,000m² to upgrade to a secondary treatment system with a nominal min. EDS that can manage partial design flows on site (nominally 300 L/day). - Excess effluent conveyed via pressure sewer to cluster irrigation systems (typically ranging 100-700 L/property/day).	Governance: Coordinated management of LCA, design, permitting and construction through funded program. On-lot assets can remain owner managed or under the control of a responsible entity.
Existing residential (>4,000m ²)	- Gradual, incremental replacement/ upgrade of existing on-site systems via council permit (A20) process (typically triggered by site redevelopment or end of asset life).	Governance: Owner managed and funded on-site systems. Regulation: EGSC via A20 Permits and General Environmental Duty (GED).
New residential subdivision	- New subdivision and residential development should be appropriately zoned for unsewered development with minimum lot sizes ≥4,000m². - Detailed LCA required to justify any reduction of this threshold. - Alternatively, developments may be able to establish their own dedicated cluster system.	Governance: Owner managed and funded on-site systems. Regulation: EGSC via A20 Permits and General Environmental Duty (GED).
Cluster (street and precinct) Infrastructure	- Local reticulated sewer networks (typically pressure sewers) to convey raw, primary or secondary treated sewage to cluster treatment systems (10-20kL/day). - Cluster treatment systems. - Local effluent irrigation / Effluent Dispersal Systems in Public Open Space or nearby agricultural land (1-2ha).	Governance: Cluster infrastructure would need to be owned and managed by a responsible legal entity⁴. Costs would be recovered through property owner charges. Regulation: EPA via A14 Permits or Operational Licences.

⁴ Refer to Section 5.3 for further guidance on governance and funding options for cluster systems.

5 Options Evaluation

Due to the available information at this stage and level of detail of the investigation, evaluation of the options has focused on budget ranges for capital delivery costs and a qualitative comparison via Strengths Weaknesses Opportunities Threats (SWOT) analysis.

5.1 Opinion of Probable Cost to Deliver Infrastructure

The following table summarises a current best estimate of upper and lower opinions of probable cost for each Option described in Section 4.3. They are 'engineers estimates' with an approximate accuracy of +/-50% based on typical pro-rata contract rates for on-site and decentralised wastewater infrastructure in regional and peri-urban Victoria. All costs were indexed to March 2025 using the ABS Producer Price Index for Heavy Civil Engineering.

Cost Estimate Limitation Statement

The cost advice provided by DWA is an Opinion of Probable Cost based on typical engineering experience. They are not full Cost Estimates and have not been prepared by qualified and registered Quantity Surveyors. Cost opinions are provided as one piece of information to inform client decision making. They should not be solely relied upon in the decision-making process or in the setting of firm budget values.

This is because it is not possible for DWA to factor in all potential costs associated with delivery of a project at this stage. The following points are just some examples of external or future factors that have the potential to influence final delivery cost.

- Outcomes of preliminary and detailed investigation and design processes.
- Outcomes of any regulatory or business approval process.
- The selected project delivery model (e.g., Design and Construct versus Construct only).
- The type and outcomes of any future financing and procurement process.
- External economic impacts on the cost of material and labour.
- Latent conditions, extreme weather, and other external disruptions (e.g., COVID).

Table 11 Opinion of Probable Cost for Wastewater Servicing Options

Component	Option 1: BaU	Option 2: Funded On-site Upgrade	Option 3: On- site + Cluster	Option 4: Cluster Systems
On-lot Infrastructure	\$2.1M-\$2.7M	\$2.3M-\$3.0M	\$2.4M - \$3.1M	\$2.6M - \$3.3M
Reticulation (pressure sewer)	-	-	\$0.5M-\$0.6M	\$0.7M-\$0.9M
Cluster Treatment	-	-	\$0.5M-\$0.6M	\$0.6M-\$0.8M
Cluster Irrigation	-	-	\$0.1M-\$0.2M	\$0.2M-\$0.3M
Engineering Overheads ⁵	Built into on-lot costs	\$0.3M-\$0.5M	\$0.4M-\$0.6M	\$0.4M-\$0.6M
Totals	\$2.1M - \$2.7M \$21k-\$28k per lot	\$2.6M-\$3.5M \$27k-\$36k per lot	\$4.0M - \$5.1M \$40k-\$52k per lot	\$4.5M - \$5.9M \$46k-\$60k per lot
Indicative External Funding ⁶	None	\$0.3M-\$1.0M	\$1.6M-\$2.0M	\$2.0M-\$2.6M

The BaU costs presented in Table 11 represent costs that will eventually be borne by the property owners of Swifts Creek in the event of no change to wastewater servicing. As an illustrative example, DWA has used any costs in addition to on-lot infrastructure as the basis for external funding requirements. It is important to note that this is just one example of how these scenarios could be funded. Specific governance and funding arrangements would need to be explored further, preferably in consultation with East Gippsland Water and Victorian government agencies. This is discussed further in Section 5.3

5.2 SWOT Analysis

A qualitative Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis was undertaken to compare the decentralised servicing options for Swifts Creek.

⁵ Includes: Survey, investigation and design, stakeholder engagement and approvals, project management.

⁶ For comparative purposes only. Assumes property owners contribute comparable amount to the BaU.

Table 12 SWOT Analysis of Wastewater Servicing Options

Option	Strengths	Weaknesses	Opportunities	Threats
1: Business as Usual (BaU)	- No external funding required & lowest community cost. - No bespoke governance structures required. - Consistent with broader on-site wastewater risk assessment outcomes.	- Almost 50% of existing properties are highly constrained due to lot size (residual risk and impact). - Constrains commercial and institutional development.	- Still possible for residential growth (>0.4ha lot size).	- Regulatory constraints limit incremental upgrades. - No flexibility for adaptive pathways with lots <0.4ha
2: Targeted Funded and/or Managed On-site Upgrades	- Limited external funding required. - Limited bespoke governance structures required. - Likely to be high value outcomes for dollars invested. - Consistent with broader on-site wastewater risk assessment outcomes.	- Remains ~20% of properties that are highly constrained regardless of additional investment in design and implementation. - Constrains commercial and institutional development.	- Still possible for residential growth (>0.4ha lot size). - Likely to accelerate upgrade process compared to BaU.	- No flexibility for adaptive pathways with lots <0.4ha. - Funding not available.
3: Combination of On-site & Cluster Systems	- Ensures risks associated with small lots are managed more appropriately. - Flexibility in cluster systems. - Only investing in off-site infrastructure as required.	- Requires more substantial external funding. - Requires establishment of responsible entity (EGSC, EGW).	- Growth potential not limited to 0.4ha lot size. - Could seek funding to implement quickly (<5 years)	- Lack of clear governance and funding framework. - Funding not available.
4: Cluster Systems	- All remaining unsewered lots >0.4ha. - Greatest flexibility in development options. - Delivers key outcomes of sewerage for lower cost.	- Requires use of additional public or private land.	- Recycled water for new industry	- Unable to obtain land access.



5.3 Governance and Funding Frameworks

The following is a brief overview of the possible governance and funding frameworks that can potentially be used to enable decentralised wastewater solutions in Swifts Creek. It reflects the current understood position of East Gippsland Water (EGW) being that they are not in a position to deliver a conventional wastewater service at this time. Notwithstanding, some options outlines below would require EGW involvement and as such would require further engagement between organisations to determine suitability.

Table 13 summarises broad options available to Council for establishing and operating a small town wastewater service as articulated in this report. Table 14 then provides a qualitative risk rating for these options in the context of Swifts Creek and the options explored as part of this investigation.

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Table 13 Potential Governance and Funding Models for Non-conventional Wastewater Servicing

Governance Model	Legislative Basis	Ownership & Control	Operational Responsibility	Charging Mechanisms	Regulatory Complexity	Suitability for Small Towns
Council-Owned and Operated Service	Local Government Act 2020	Council owns assets and retains full governance control	Council-operated or contracted to specialist operator	Service charges, fees, special rates or special charges	Moderate (EPA licensing and compliance)	High – flexible, locally controlled and proportionate
Council as Sewerage Authority	Water Act 1989	Council acts as declared sewerage authority	Council or contracted operator	Regulated sewer tariffs and connection charges	High (ESC pricing oversight, EPA licensing)	Low – regulatory burden disproportionate to scale
Council-Owned Entity or Trust	Corporations Act 2001 (Cth) / Trust deed	Separate legal entity with Council ownership	Entity-operated or contracted	Contractual service charges; possible Council special charges	Moderate to high	Moderate – more complex than typically required
Partnership with Water Corporation	Water Act 1989 / contractual agreements	Shared or split ownership depending on arrangement	Water corporation (full or partial operations)	Water corporation sewer tariffs; Council supplementary charges	Moderate	Moderate – effective but limited flexibility for small schemes
Special Rates and Charges Funding Model	Local Government Act 2020	Council retains ownership	Council or contracted operator	Special rates or charges applied to benefitted properties	Low to moderate	High – effective funding mechanism when paired with Council ownership

Table 14 Qualitative Risk Ratings for Governance and Funding Options

Governance Model	Financial Risk	Regulatory Risk	Reputational Risk	Overall Risk Profile
Council-Owned and Operated Service	Medium	Medium	Medium	Medium
Council as Sewerage Authority	High	High	High	High
Council-Owned Entity or Trust	Medium	Medium-High	Medium	Medium-High
Partnership with Water Corporation	Low-Medium	Low	Low-Medium	Low-Medium
Special Rates and Charges (Funding Mechanism)	Low-Medium	Low	Medium	Low-Medium

6 Discussion and Recommendations

This investigation has identified that wastewater management in Swifts Creek is not currently resulting in acute or widespread public health or environmental impacts. However, it does present a structural constraint to future development, land use flexibility, and the township's broader transition objectives.

The existing reliance on individual on-site wastewater management systems has historically been appropriate given Swifts Creek's scale and development pattern. However, the cumulative effects of ageing infrastructure, small lot sizes, variable land capability, and tightening regulatory expectations mean that a purely incremental, owner-led upgrade pathway is may not be sufficient to support the objectives of the community and Council over the medium to long term.

Key observations arising from this investigation include:

- Approximately half of the existing serviced lots are $\leq 2,000 \text{ m}^2$ and are therefore highly constrained in terms of achieving safe and sustainable long-term on-site wastewater containment without advanced systems and Best Practicable Outcome (BPO) solutions.
- While current water quality monitoring data do not indicate significant downstream impacts in the Tambo River, this should not be interpreted as evidence that existing systems are low risk in perpetuity. Rather, it reflects low wastewater loading, relatively undeveloped sites, and limited intensification to date.
- Business-as-usual (BaU) arrangements place the burden of risk, cost, and compliance almost entirely on individual landowners. Over time, this is likely to exacerbate inequity between constrained and unconstrained sites and may lead to inconsistent environmental outcomes. It will also limit non-residential development opportunities.
- Whole-of-town conventional sewerage solutions, while technically feasible, remain economically disproportionate to the scale of Swifts Creek and are unlikely to be deliverable in the foreseeable future without substantial external subsidy.
- Decentralised and hybrid servicing approaches offer a more proportionate, adaptive, and scalable pathway, particularly where they target the most constrained properties and focus investment where it delivers the greatest reduction in risk and the greatest planning benefit.



Importantly, wastewater servicing should not be viewed solely as an environmental compliance issue. In the context of the Swifts Creek Future Project and the township's transition away from historical reliance on native forestry, wastewater infrastructure represents a key enabling input to economic diversification, community services, and land use certainty. Failure to address wastewater constraints in a coordinated manner risks undermining broader strategic planning objectives.

The evaluation of options indicates that:

- Options 1 and 2 (BaU and funded on-site upgrades) are likely to be adequate for maintaining the status quo but offer limited improvement in development flexibility or long-term resilience.
- Options 3 and 4 (cluster-based decentralised systems) provide materially improved outcomes in terms of risk reduction, equity, and flexibility, at costs that are significantly lower than conventional sewerage.
- The primary challenges associated with decentralised options are governance, land access for effluent management, and securing external funding rather than technical feasibility.

In the context of Swifts Creek, the decision facing Council is not whether decentralised wastewater solutions are technically viable, but rather whether there is sufficient strategic value in enabling growth, transition, and resilience to justify the establishment of appropriate governance and funding mechanisms.

It is recommended that Council consider a staged approach that prioritises:

- Targeted upgrades to the most constrained existing lots; and
- Progressive introduction of cluster-based systems where they deliver clear risk reduction or planning and town growth benefits.

Part of the intent with the developed options is that they are adaptive. They do not require Council to commit to one single approach to wastewater servicing. Depending on the outcomes of the Structure Plan process and economic transition activities, the most appropriate option may change. Wastewater infrastructure should be positioned as supporting economic transition, liveability, and resilience to improve eligibility for State and Commonwealth funding programs.

Notwithstanding, the combination of on-site systems with targeted cluster infrastructure (Option 3) provides the best balance between cost, risk reduction, governance complexity, and flexibility. Option 4 may be considered in the future if growth pressures increase or if funding opportunities improve. Whilst non-conventional, the technical solutions



captured in these options are relatively well understood. The critical path items are establishment of a responsible entity, identification of suitable land for effluent management, and confirmation of funding pathways.

The following next steps are recommended to progress wastewater planning for Swifts Creek beyond the Business as Usual scenario should that be determined appropriate.

- Confirm Council's strategic direction for Swifts Creek and preferred wastewater servicing and integrate into the structure plan.
- Develop a preliminary governance and delivery model.
- Engage with key stakeholders including East Gippsland Water, the community, relevant state government funding agencies and EPA Victoria.
- Conduct more detailed feasibility and design investigations to inform a more formal business case.

7 References

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Appendix 1 Preliminary Soil Investigation

Draft



Appendix 2 Preliminary Water and Nutrient Balances

Draft

SMARTER ADAPTIVE SOLUTIONS



✉ enquiries@decentralisedwater.com.au

☎ (02) 4962 2067

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5.1.3 CON2027 1738 Schedule of Rates Contract for Bituminous Sealing in East Gippsland

Authorised by General Manager Projects and Planning

Confidentiality Notice

The information contained in **Confidential Attachment 1 - CON2027 1738 Contract Award Summary**, **Confidential Attachment 2 - CON2027 1738 Tender Evaluation Report** and **Confidential Attachment 3 – CON2027 1738 Probity Report** is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (g) Private Commercial Information, being information provided by a business, commercial or financial undertaking that—(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item would unreasonably expose tenderers to disadvantage by disclosing commercially sensitive pricing and evaluation information.

Purpose

To seek Council approval to award CON2027 1738 schedule of rates contract for bituminous sealing in East Gippsland and to appoint the preferred tender.

Recommendation

That Council:

- 1. awards the tender for CON2027 1738 Schedule of Rates Contract for Bituminous Sealing in East Gippsland to the tenderer identified as the preferred tenderer in the Contract Award Summary provided at Confidential Attachment 1, in accordance with the Schedule of Rates set out in that attachment (exclusive of GST), for an initial term of one year, inclusive of annual Consumer Price Index (CPI) adjustments;***
- 2. authorises the Chief Executive Officer or delegate to exercise one year contract extension option, inclusive of annual Consumer Price Index (CPI) adjustments, at Council's sole discretion;***
- 3. authorises the Chief Executive Officer or delegate to finalise the terms and to execute the necessary contract documents for the contract awarded under clause 1;***
- 4. notes that the successful tenderer and contract details will be published on Council's website following execution of the contract documents and after unsuccessful tenderers have been formally notified; and***
- 5. resolves that the Confidential Attachments to this report and all discussions relating to them remain confidential.***

Key Points

Council undertook a public tender process for CON2027 1738 Schedule of Rates Contract for Bituminous Sealing in East Gippsland.

The contract will provide bituminous sealing and associated line marking services across Council's sealed road network.

Two conforming tenders were received and assessed against the criteria set out in the Request for Tender documentation.

Following assessment, the Tender Evaluation Panel identified a preferred tenderer that meets Council's quality, safety, environmental and value-for-money requirements.

Discussion

Council manages an extensive sealed road network and requires qualified contractors to deliver bituminous sealing and related line marking works. Tender CON2027 1738 was released to support efficient delivery of these services across East Gippsland Shire.

The tender was publicly advertised and closed on 15 July 2026. Submissions were assessed by the Tender Evaluation Panel in line with Council's Procurement Policy and the evaluation criteria in the Request for Tender.

The evaluation considered pricing, capability, experience, health and safety, environmental management, local content and value for money. A preferred tenderer was identified.

Details of the tender submissions, evaluation outcome, tendered prices and Tender Evaluation Panel recommendation are provided in the CON2027 1738 Contract Award Summary, **Confidential Attachment 1**, and Tender Evaluation Report, **Confidential Attachment 2**.

A probity examination is required due to the contract value. The Probity Report is provided at **Confidential Attachment 3**.

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 4: Managing Council well

Outcome – Decision-making is streamlined, efficient, and responsive to community needs.

The establishment of this contract promotes efficient procurement practices, supports value for money outcomes and ensures the ongoing delivery of essential road asset renewal services for the community.

Collaborative Procurement

Pursuant of section 109(2) of the *Local Government Act 2020* this report has been prepared in accordance with the procurement strategy. The tender process was undertaken specifically to meet East Gippsland Shire Council's operational requirements and road network management needs.

Consultation/Community Engagement/Impacts

The proposed contract will support the ongoing preservation of Council's sealed road network. Delivery of timely resealing works assists in maintaining road safety, reducing long-term asset deterioration and improving service levels for residents, visitors and freight operations throughout the council.

Opportunities and Risks

Opportunities:

- Secure competitive schedule of rates through a formal tender process.
- Improved efficiency and flexibility.
- A well-maintained road network and extended asset life.
- Maintains access to specialist contractor expertise and resources.

Risks:

- Market volatility and fuel price fluctuations may affect future pricing.
- Delays due to contractor availability or seasonal weather conditions.
- Operational impacts if contractors fail to meet required performance standards.

These risks will be managed through contract administration, performance monitoring and annual review process.

Climate Change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

Local Government Act 2020 (including ss. 8-9)

Category

Asset Management: Climate change is considered in the design and maintenance of assets and includes responses to direct and indirect impacts.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. CONFIDENTIAL - CON2027 1738 - Contract Award Summary [5.1.3.1 - 2 pages]
2. CONFIDENTIAL - CON2027 1738 - Tender Evaluation Report.docx [5.1.3.2 - 11 pages]
3. CONFIDENTIAL - CON2027 1738 - Probity Review Report [5.1.3.3 - 2 pages]

5.2 Place and Community

5.2.1 Public Art Policy

Authorised by Executive Manager Place and Community

Purpose

This report seeks Council adoption of the Public Art Policy (Policy) as provided at **Attachment 1** as the guiding framework for public art across the Shire.

Recommendation

That Council adopts the Public Art Policy as provided at Attachment 1.

Key Points

- Public art already makes a valuable contribution to community life across East Gippsland, with consultation demonstrating strong community support for public art and 90% of respondents identifying it as a positive contributor to the community.
- Consultation findings reinforced the need for the development of a Public Art Policy, with stakeholders identifying a lack of clear processes, governance and support mechanisms for public art projects.
- This Policy establishes a shared vision and framework for how Council supports public art across the region and directly aligns to the delivery of the Culture and Creativity Strategy 2023-2033.
- The Policy recognises that public art can be delivered through a range of pathways and should be centred around place and community, culturally respectful, environmentally responsible and responsive to local context.
- The Policy strengthens recognition of First Nations cultures, knowledge, stories and connection to Country, and promotes culturally safe engagement and decision-making processes.
- The Policy promotes stronger lifecycle planning by considering maintenance, conservation, ownership, asset management and decommissioning from project inception.
- Adoption of the Policy will provide Council, artists, community groups, Traditional Owners and project partners with greater clarity and consistency when developing and delivering public art projects across East Gippsland.
- An Operational Framework will serve as the primary mechanism for implementing the Policy and may be updated administratively over time to reflect evolving practice, organisational needs and legislative requirements.
- The Policy does not seek any monetary commitment from Council. However, it does recognise that East Gippsland's public art ambition will continue to evolve over time.

Discussion

Public art is more than artwork in public places.

Public art can transform everyday spaces into places of meaning and connection. It can celebrate local stories, cultural and social histories, strengthen community pride, foster cultural understanding and invite people to engage more deeply with the places they live in and visit. It can encourage people to stop, explore and spend more time in East Gippsland's towns and landscapes.

The Policy has been developed in response to increasing interest in public art projects across East Gippsland and a recognised need for clear processes, governance arrangements and support mechanisms. The report outlines the consultation findings that informed the Policy, presents the proposed framework and principles, and highlights the opportunities public art presents for strengthening place, celebrating local identity and enhancing community and visitor experiences across the Shire.

What consultation and research consistently demonstrated is that public art already plays a significant role in shaping community life across East Gippsland. From the mural adjacent to ALDI in Bairnsdale, to sculptures designed and created by young people in Swifts Creek, and temporary activations delivered through the East Gippsland Winter Festival. Public art is helping people connect with place, celebrate local identity and experience their communities in meaningful ways.

To better understand the existing perception of public art in East Gippsland, as well as the future opportunities and challenges, the Culture and Creativity team commissioned the development of a Public Art Policy.

The development of our Public Art Policy sought to:

- articulate the value and role of public art in East Gippsland;
- provide a clear and consistent framework for public art decision-making;
- support high quality, place-responsive and culturally respectful public art outcomes;
- encourage collaboration across communities, artists, Traditional Owners and diverse stakeholders;
- clarify Council's role in supporting, commissioning, enabling and stewarding public art; and;
- create the conditions for public art to contribute to community wellbeing, liveability, environmental sustainability, and the visitor economy.

The Policy is informed by extensive consultation including a broad community survey, external stakeholder interviews, engagement with artists and cultural organisations, internal Council workshops, dedicated First Nations engagement and benchmarking against comparable councils.

The consultation demonstrated strong support for public art and significant alignment across community members, artists, Council staff and external stakeholders.

Participants consistently described public art as contributing to:

- community pride;
- local identity;
- storytelling and cultural expression;
- visitor attraction and tourism;
- community connection and participation;

- more vibrant and welcoming public spaces; and
- recognition of First Nations culture and connection to Country.

Importantly, both internal and external consultation identified and highlighted a consistent problem with the way public art projects are currently being delivered in East Gippsland. It identified that projects are reliant on informal relationships, individual staff knowledge and ad hoc approval processes. Stakeholders identified uncertainty around who should be involved, what approvals are required, who is responsible for maintenance and how projects should progress through Council.

The Policy seeks to address these challenges by providing a clear strategic framework for public art in East Gippsland. It establishes a vision, guiding principles and objectives while recognising and outlining how public art can emerge through many different pathways. The Policy includes guidance for different pathways, including community-led initiatives, partnerships, capital works projects and Council-led commissions.

We have also developed a Public Art Operational Framework that provides practical guidance for internal implementation. Its focus is not to create unnecessary process, but rather to help Council staff understand how we can support public art projects to progress successfully. The framework includes guidance on project pathways, governance arrangements, commissioning, community engagement, First Nations engagement, lifecycle management and decision-making responsibilities.

A significant theme throughout consultation was the importance of maintenance and lifecycle planning. This was also a key lesson learnt by those Councils we consulted with during the benchmarking process. Council staff and external stakeholders highlighted the need for clearer guidance around ownership, maintenance, asset management, conservation and eventual decommissioning of public artworks. The proposed framework responds to this feedback by embedding lifecycle considerations from project inception through to end of life.

The proposed approach does not seek any monetary commitment from Council. However, it does recognise that East Gippsland's public art ambition will continue to evolve over time.

Rather than establishing large-scale commissioning programs immediately, the framework focuses on creating practical foundations that support existing activity, enable community-led initiatives, improve internal coordination and position Council to take advantage of future opportunities as resources, partnerships and funding become available.

The Policy is expected to have positive social, cultural and economic impacts by:

- Supporting local storytelling and cultural expression.
- Strengthening community identity, pride and connection to place.
- Increasing opportunities for artists, creatives and community participation.
- Supporting inclusive and accessible public spaces.
- Recognising and celebrating First Nations culture and connection to Country.
- Encouraging partnerships between Council, communities, artists and stakeholders.
- Contributing to more vibrant public places and visitor experiences.
- Supporting the growth of East Gippsland's creative industry and economy.

The Policy has been developed to consider public art through the lenses of accessibility, inclusion, cultural safety, good governance, ongoing maintenance and long-term stewardship.

Strategic Alignment

This Policy delivers on a key action of the Culture and Creativity Strategy 2023-2033 and represents an important step in implementing the Strategy's vision. It reinforces Council's commitment to supporting creative communities, empowering community-led initiatives, championing the region's diverse cultures and stories, and embedding creativity as a valued part of everyday life across East Gippsland.

This Policy also supports the implementation of Council's broader strategic objectives and aligns with key Council strategies and plans, including:

- **Council Plan 2025–2029**, which seeks to foster community wellbeing, prosperity and vibrant places across East Gippsland;
- **Community Vision 2040**, which articulates a long-term aspiration for a thriving, connected and resilient region;
- **Culture and Creativity Action Plan 2023-2027**, which identifies opportunities to expand cultural activity, advocate for new cultural outcomes and improve access to resources and spaces; and
- **Economic Development Strategy 2022-2032**, which recognises the contribution of arts, culture, heritage and visitor experiences to East Gippsland's prosperity and liveability.

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 1: Community wellbeing and social responsibility

Outcome – A connected and inclusive community, where no one is left behind

Consultation/Community Engagement/Impacts

The Policy has been informed by extensive consultation undertaken between April and June 2026, including a YourSay community survey, stakeholder interviews, internal workshops, First Nations engagement and benchmarking with peer councils.

An Equity Impact Assessment (EIA) was undertaken to assess potential impacts on diverse community groups and identify opportunities to strengthen inclusion, accessibility and equitable participation in public art initiatives. The findings and recommendations of the EIA have informed the development of both the Policy and Operational Framework.

The consultation revealed strong community support for public art:

- 90% of respondents indicated public art contributes positively to the community.
- 82% identified community pride as a key benefit.
- 80% identified local identity as a key benefit.
- 78% identified tourism, storytelling and beautification as key benefits.
- 83% believed Council should prioritise local artists.
- 76% believed the community should have a say in public art decisions.

The consultation process highlighted the importance of ensuring public art is accessible, culturally respectful, reflective of diverse communities and supported by clear and transparent decision-making processes. It also reinforced the importance of supporting First Nations cultural expression, local creative practitioners and community participation in shaping public art outcomes.

Opportunities and Risks

In considering the future implementation of the Public Art Policy, there are several governance, operational and strategic matters for Council to consider.

- Public art provides an opportunity to strengthen local identity and connection to place while enhancing the attractiveness and liveability of our towns and public spaces.
- Community interest in public art is already present and strong. The framework provides an opportunity to support and enable local community, local artists and local organisations through clearer pathways and guidance.
- The most significant risk for Council is that public artworks create obligations that extend well beyond their installation. Ownership, maintenance, conservation, public safety, asset management and eventual decommissioning all require ongoing planning, resources and stewardship. The Policy and Operational Framework have been developed to ensure these lifecycle responsibilities are considered from project inception, reducing future risk.
- Community engagement is sensitive in relation to public art. The Policy details an approach to engagement that supports local relevance and community connection while recognising that public art is inherently interpretive and that artistic, cultural and technical decisions must be balanced alongside community input.
- The framework is designed to grow alongside Council's capability, resources and investment, allowing East Gippsland to build momentum over time rather than relying on significant upfront investment.
- The greatest strategic opportunity presented by this policy is not the creation of new artworks in our region. It is the creation of a clear and consistent approach that supports better decision-making and greater confidence in Council and our role in supporting public works.

Climate Change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Draft Public Art Policy [5.2.1.1 - 17 pages]



Public Art Policy

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1. Purpose

Public art contributes to vibrant, distinctive and welcoming places. It enriches everyday experiences, reflects local identity and culture, and creates opportunities for communities and visitors to connect with the stories, cultures and landscapes of East Gippsland.

East Gippsland is home to extraordinary landscapes, rich First Nations culture, diverse communities and unique local histories. Public art in East Gippsland is uniquely shaped by, and plays a distinct role in celebrating, the relationship between culture, nature and place, from waterways and forests to coastlines and mountains, town centres and communities.

This Policy establishes a shared vision and framework for how East Gippsland Shire Council (Council) supports public art across the region. It provides strategic direction for decision-making while recognising that public art may emerge through many pathways, including Council-led projects, community initiatives, partnerships and private investment.

The Policy seeks to:

- Articulate the value and role of public art in East Gippsland;
- Provide a clear and consistent framework for public art decision-making;
- Support high quality, place-responsive and culturally respectful public art outcomes;
- Encourage collaboration across communities, artists, Traditional Owners and diverse stakeholders;
- Clarify Council's role in supporting, commissioning, enabling and stewarding public art; and
- Create the conditions for public art to contribute to community wellbeing, liveability, environmental sustainability and the visitor economy.

Detailed operational processes, governance arrangements and lifecycle guidance are contained within the accompanying Public Art Operational Framework.

2. Scope

This Policy applies to public art activities where Council has a role in planning, funding, commissioning, approving, facilitating, communicating, managing or stewarding public art.

The Policy may apply to:

- Council-commissioned public art on Council-owned or managed land and assets;
- Public art integrated into capital works, infrastructure, open space, community facility, placemaking or visitor economy projects;
- Community-led or externally funded public art on Council-owned or managed land;
- Gifted, donated or acquired artworks proposed for public display or Council care;
- Partnerships involving other levels of government, Traditional Owners, First Nations communities, community organisations, businesses, private landowners or other land managers; and
- Public art initiatives supported through grants, sponsorship, advice, advocacy or other forms of assistance provided by Council.

The Policy recognises that public art occurs across a range of settings, ownership and governance arrangements. Council's role may vary depending on project context, land ownership, funding, risk, community interest and lifecycle implications. The principles of this Policy provide a consistent basis for decision-making.

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Detailed procedures, governance arrangements and approval pathways are contained within the Public Art Operational Framework.

3. Context

The development of this Policy was informed by community and stakeholder engagement, Council staff input, review of relevant Council strategies and benchmarking of public art practice across comparable Victorian councils.

This process identified opportunities to support community-led and partnership projects, clarify roles and responsibilities, improve coordination across Council business areas, strengthen lifecycle planning and create clearer pathways for public art delivery.

This Policy supports the implementation of Council's broader strategic objectives and aligns with key Council strategies and plans, including:

- **Council Plan 2025–2029**, which seeks to foster community wellbeing, prosperity and vibrant places across East Gippsland;
- **Community Vision 2040**, which articulates a long-term aspiration for a thriving, connected and resilient region;
- **Culture and Creativity Strategy 2023–2033**, particularly its commitment to foster cultural and creative communities, support community-led initiatives and embed creativity into the fabric of East Gippsland;
- **Culture and Creativity Action Plan 2023–2027**, which identifies opportunities to expand cultural activity, advocate for new cultural outcomes and improve access to resources and spaces; and
- **Economic Development Strategy 2022–2032**, which recognises the contribution of arts, culture, heritage and visitor experiences to East Gippsland's prosperity and liveability.

This Policy is supported by an accompanying Public Art Operational Framework (Appendix 1), which provides detailed guidance on governance, commissioning, lifecycle management and operational processes.

4. Statement

4.1 Why Public Art Matters

Public art is more than artworks in public places.

Public art can transform everyday spaces into places of meaning and connection. It can celebrate local stories, cultural and social histories, strengthen community pride, foster cultural understanding and invite people to engage more deeply with the places they live in and visit. It can encourage people to stop, explore and spend more time in East Gippsland's towns and landscapes.

Across East Gippsland, public art already contributes to community life in many forms – from murals and projections, festivals and art trails, integrated design and temporary activations. These experiences enrich public spaces, support local artists and create opportunities for creativity to be visible and accessible to all.

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Public art also contributes to broader Council priorities by:

- Strengthening local identity and sense of place;
- Celebrating First Nations culture, stories and connection to Country;
- Enhancing liveability, community wellbeing and environmental sustainability;
- Supporting tourism, visitation and local economies;
- Supporting placemaking, renewal and heritage interpretation;
- Activating town centres, landscapes, waterways, trails and public spaces;
- Encouraging creativity, participation and cultural expression; and
- Contributing to vibrant, inclusive, resilient and connected communities.

As East Gippsland continues to evolve, public art can help communities navigate change, celebrate local character and identities, and create places that people are proud to call home.

4.2 Vision

Public art in East Gippsland celebrates the stories, cultures, creativity and landscapes that shape the region. It strengthens connection to place, fosters community pride and creates opportunities for people to engage with diverse perspectives and experiences. Through public art, Council supports vibrant, creative and connected communities while enhancing the liveability, character and identity of East Gippsland.

4.3 Objectives

This Policy aims to create the conditions for public art to flourish. This aim can be expressed through the following objectives:

Celebrate East Gippsland’s Identity

Support public art that reflects the distinctive stories, landscapes, histories and cultures of East Gippsland's communities and places.

Support Our Creative Communities and Industry

Create opportunities for artists, communities, organisations and creative practitioners to contribute to public life through creativity and cultural expression.

Foster Vibrant, Welcoming and Liveable Places

Enhance public spaces, strengthen community pride and contribute to attractive, inclusive, engaging and liveable places.

Enable Partnerships and Participation

Support collaboration between Council, Traditional Owners, First Nations communities, artists, businesses, community groups, land managers and other stakeholders.

Promote Quality and Good Practice

Encourage public art that is thoughtfully planned, appropriately resourced and responsive to context.

Support Sustainable Outcomes

Recognise the importance of lifecycle planning, stewardship, environmental sustainability, safety, accessibility and long-term maintenance in public art decision-making.

Strengthen the Visitor Economy

Leverage public art to enrich visitor experiences, strengthen destination appeal and support local economic development.

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4.4 Defining Public Art

For the purposes of this Policy, public art refers to creative works, experiences or interventions that are accessible to the public and contribute to the cultural, social and physical character of a place.

Public art may be permanent, temporary or ephemeral, and can take many forms, including:

- Sculpture and installations;
- Murals and street art;
- Integrated artistic elements within buildings, landscapes and infrastructure;
- Functional artworks, such as pavilions, seating, lighting or play elements;
- Digital, projection, sound and augmented reality experiences;
- Temporary activations, artist-residencies, and festivals;
- Performance-based works; and
- Placemaking, interpretation and storytelling that creatively express local histories, cultures, places and identities.

Public art is not limited to stand-alone artworks. It may be integrated into the design of places and infrastructure, creating experiences that enrich everyday life.

Public art in East Gippsland is uniquely shaped by the relationship between culture, nature, communities and place. It can reflect the region's landscapes, waterways, histories, industries, cultural aspirations and living cultures while creating opportunities for communities and visitors to connect more deeply with place.

What Public Art Is Not

While broad in scope, not all visual treatments or infrastructure constitute public art. Artworks presented as part of formal exhibitions within galleries, museums or internal exhibition spaces are generally not considered public art for the purposes of this Policy, unless they are specifically commissioned or presented as publicly accessible works in the public realm.

The following are generally not considered public art for the purposes of this Policy unless developed through an artistic process:

- Standard signage and wayfinding;
- Advertising or commercial branding;
- Decorative landscaping without artistic intent;
- Temporary event infrastructure;
- Routine building finishes or embellishments; and
- Artworks presented as part of formal exhibitions within galleries, museums or internal exhibition spaces.

4.5 Public Art Principles

Public art supported by Council should be guided by the following principles.

Place-Based

Public art should respond and contribute to the unique landscapes, histories, cultures and aspirations of East Gippsland's communities and places.

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Flexible and Innovative

Public art should encourage creativity, experimentation and diverse forms of artistic expression. It should stimulate dialogue and debate, recognising that temporary and ephemeral works can be as valuable as permanent commissions.

Community-Focused

Public art should create opportunities for connection, participation and shared experiences that strengthen community pride, identity and belonging.

Culturally Respectful

Public art should recognise and respect First Nations cultures, knowledge, cultural authority and connection to Country, while supporting culturally safe and inclusive processes.

Enabling and Collaborative

Council seeks to enable public art by creating clear pathways, supporting partnerships and assisting artists, communities, project teams and stakeholders to navigate opportunities.

High Quality and Context-Sensitive

Public art should be thoughtfully conceived, appropriately sited and responsive to its physical, social and environmental context.

Sustainable and Responsible

Public art should consider environmental sustainability, lifecycle costs, maintenance requirements, accessibility, public safety, asset information and long-term stewardship.

4.6 Council's Role

Public art occurs through many pathways and partnerships. Ideas may be initiated by Council business areas, artists, community groups, Traditional Owners, First Nations communities, businesses, land managers, external agencies or project partners.

Council's role will vary depending on the nature, significance, scale, location, ownership and lifecycle implications of a project. Depending on the context, Council may act as:

Commissioner

Initiating and delivering public art projects on behalf of the community, including through capital works and place-based initiatives.

Facilitator

Providing advice, coordination and support to artists, cultural and community groups, businesses and partners navigating public art opportunities.

Advocate

Championing the value of public art and seeking opportunities to attract funding, investment and partnerships.

Communicator

Sharing information with communities, Council teams and partners about public art opportunities, engagement processes, project outcomes and installed works.

Regulator

Supporting compliance with relevant legislative, statutory, land management, heritage, planning, building, risk, safety, procurement and asset management requirements.

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Steward

Supporting the ongoing custodianship, asset information, maintenance, conservation, repair, relocation and lifecycle management of public art within Council's care.

Partner

Working collaboratively with Traditional Owners, artists, communities, cultural organisations, government agencies and other stakeholders to deliver shared outcomes.

Council recognises that public art often involves multiple custodians, land managers, funding sources and stakeholders. A collaborative and proportionate approach will be applied, recognising that Council's level of involvement may differ depending on project context.

4.7 Public Art Pathways

Public art in East Gippsland occurs through a range of pathways involving different initiators, land managers, funding sources and stakeholders. Council recognises that no single model will suit all circumstances and that its role may vary depending on project context.

The following pathways provide a framework for understanding how public art may occur across the region.

Council-led Public Art

Council may initiate, commission or deliver public art projects on Council-owned or managed land and assets.

Examples may include:

- Public art integrated into civic buildings, parks and open spaces;
- Place-based initiatives and revitalisation projects;
- Public art associated with capital works and infrastructure projects; and
- Strategic commissions that contribute to community, cultural or visitor outcomes.

Externally Led Public Art on Council Land

Community groups, artists, businesses, Traditional Owners and other organisations may seek to deliver public art on Council-owned or managed land.

Council may provide support through:

- Permits and approvals;
- Advice and coordination;
- Technical review and risk management;
- Facilitation of partnerships; and
- Ongoing stewardship arrangements, where appropriate.

Public Art Beyond Council Land

Public art may occur on private, Crown or other public land beyond Council's direct control.

While Council may not have a formal role in all projects, it may support initiatives that contribute to community, cultural or visitor outcomes through advocacy, advice, partnerships and connections. Council may also have a role where proposals intersect with Council responsibilities, including landowner consent, planning, heritage, building, risk, safety, asset, event, environmental or other regulatory requirements.

Partnerships and Multi-Agency Projects**Public Art Policy**

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Some public art projects involve multiple land managers, funding partners or agencies, and collaborative partnerships involving Council.

These projects may require collaborative governance arrangements and coordinated decision-making to support successful delivery.

Gifts, Donations and Acquisitions

From time to time, artworks may be proposed for acquisition, donation or transfer into the Council's care, custody or ownership.

Any such proposals will be assessed against Council's strategic priorities, maintenance implications, cultural considerations and lifecycle costs.

Detailed pathway guidance and processes are contained within the Public Art Operational Framework.

4.8 Governance and Decision-Making

Council is committed to transparent, collaborative and proportionate governance, community engagement and specialist input that support high-quality public art outcomes.

Governance arrangements should be scalable and responsive to the significance, size, complexity and risk profile of individual projects.

Scalable Governance

Not all public art projects require the same level of oversight.

The governance approach for each project should be proportionate to factors such as:

- Cultural significance and cultural authority;
- Scale and budget;
- Complexity and risk;
- Stakeholder and community interest;
- Land ownership and approvals;
- Public safety and accessibility;
- Asset ownership and maintenance implications; and
- Permanence, lifespan and decommissioning expectations.

Smaller and temporary projects may require streamlined processes, while larger or more complex projects may require additional governance, community engagement and specialist input.

Project Working Groups

Where appropriate, project working groups may be established to support the planning and delivery of public art projects.

Where public art forms part of a broader capital works project, public art and curatorial expertise should be integrated into existing project governance arrangements wherever possible.

This may include representation from relevant Council teams and external stakeholders, including artists, curators, Traditional Owner representatives, First Nations knowledge holders or storytellers, design professionals, technical specialists and community representatives, depending on project scope and requirements.

Role of Community Engagement

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Community engagement is an important component of many public art projects, supporting local relevance, shared ownership and connection to place. The nature and scope of engagement should be carefully considered and proportionate to each project.

Community input may inform project context, local stories, site considerations, community aspirations and desired outcomes. However, engagement should not constrain artistic expression, override the role of the artist, or replace appropriate cultural authority, technical assessment or Council decision-making.

Public art is inherently interpretive and may generate differing perspectives within the community. Engagement approaches should support dialogue and understanding while maintaining respect for creative independence and the intent of the work.

Specialist Advice and Advisory Panels

Council may convene specialist advisory groups or expert panels to provide advice on public art projects.

Panels may be established on a project-by-project basis and may include:

- Artists and curators;
- Traditional Owner representatives, First Nations knowledge holders or cultural advisors;
- Design, placemaking, landscape architecture or urban design professionals;
- Community representatives;
- Asset, engineering, maintenance, planning, building, safety or risk specialists;
- Subject matter experts relevant to the project; and
- Relevant Council officers.

This approach recognises that different projects may require dedicated and diverse expertise and perspectives.

Decision-Making

Final decision-making authority will remain with Council in accordance with delegated authority, governance arrangements, relevant legislation and statutory requirements.

Public art proposals may require permits, approvals or consent depending on the site, land tenure, form, scale, permanence, materials, delivery method and potential impacts.

Relevant requirements may include landowner or land manager consent, planning permits, building permits, heritage requirements, Aboriginal cultural heritage considerations, road reserve or traffic safety approvals, event permits, environmental requirements, risk and OHS requirements, procurement processes, public liability insurance and asset management requirements.

This Policy does not replace statutory, regulatory or Council approval processes. Where permits, approvals or specialist advice are required, proposals must be assessed through the relevant process and with input from the responsible Council team or external authority.

Council will seek to balance artistic integrity, community aspirations, cultural considerations, public safety, asset stewardship, regulatory requirements and practical constraints in decision-making.

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4.9 First Nations Cultural Protocols and Respect

East Gippsland includes lands and waters of First Nations peoples and communities with continuing connections to their Country and Culture.

Council acknowledges the importance of First Nations cultures, knowledge, stories, languages, creative practice and connection to Country in public art. Council also recognises that cultural authority may vary depending on the project location, subject matter, community, story or cultural knowledge involved.

Public art projects should:

- respect Indigenous Cultural and Intellectual Property;
- recognise First Nations cultural authority, expertise and self-determination;
- support opportunities for First Nations artists, creatives, knowledge holders and storytellers;
- support culturally safe engagement processes;
- ensure First Nations stories, histories, cultural knowledge and language are shared only with appropriate permissions, endorsement and protocols; and
- recognise that projects involving country, cultural landscapes or places of significance require early engagement with relevant Traditional Owners, First Nations knowledge holders, storytellers or cultural authorities.

The level of First Nations involvement should be proportionate to the nature, location and context of each project.

Projects involving First Nations stories, histories, cultural knowledge, language, Country or places of significance should be developed with the relevant Traditional Owners, First Nations knowledge holders, storytellers or cultural authorities as appropriate to the project context.

Detailed guidance is contained within the Public Art Operational Framework.

4.10 Public Art in Capital Works and Place Projects

Public art can play an important role in creating vibrant, distinctive and welcoming places. Council encourages consideration of public art opportunities in the planning and delivery of capital works, open space, community facility, placemaking, visitor economy, township, trail and infrastructure projects.

Early consideration of public art can:

- Improve project outcomes;
- Enable integrated design approaches;
- Strengthen local identity, storytelling and cultural expression;
- Support community engagement and connection to place;
- Enhance community experience, amenity and liveability;
- Identify approvals, asset and maintenance implications early; and
- Reduce delivery and lifecycle risks.

Council recognises that public art may not be appropriate for every project. Consideration should be proportionate to project objectives, community benefit, cultural context, budget, site conditions, lifecycle implications and strategic priorities.

Guidance on integrating public art into project planning and delivery is provided in the Public Art Operational Framework.

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4.11 Implementation and Review

This Policy establishes the strategic framework for public art in East Gippsland. Successful implementation will rely on collaboration across Council, Traditional Owners, First Nations communities, artists, community groups, businesses, land managers, cultural organisations and partner agencies.

Council recognises that public art practice, community aspirations and organisational capacity will continue to evolve over time. As such, implementation of this Policy will be supported through an accompanying Public Art Operational Framework, which provides detailed guidance on governance, processes, roles and responsibilities.

The Public Art Operational Framework may include guidance on:

- public art pathways and workflows;
- opportunity identification and whole-of-Council initiation;
- governance arrangements, community engagement and decision-making;
- commissioning and procurement processes;
- artist engagement, remuneration and creative independence;
- First Nations cultural protocols and respect;
- risk management, permits, approvals and regulatory requirements;
- asset information, handover and registration requirements;
- lifecycle management, maintenance, repair, relocation and decommissioning;
- gifts, donations and acquisitions; and
- templates, agreements and supporting resources.

Council will continue to advocate for opportunities to strengthen public art outcomes through partnerships, capacity building, external funding, integrated planning and collaboration across the organisation.

This Policy will be reviewed periodically to ensure it remains aligned with community aspirations, emerging practice, organisational capacity and Council's strategic priorities.

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5. Roles and Responsibilities

The following teams or positions have direct responsibilities associated with this Policy:

Position	Roles and Responsibilities
Council	Policy adoption and major approvals where required under Council decision-making processes
Executive Leadership Team	Strategic oversight and support for cross-Council implementation
Culture and Creativity	Policy owner responsible for implementation, monitoring, review and continuous improvement of the Public Art Policy. Provides strategic leadership and coordinates the Public Art Operational Framework.
Initiating Business Area / Project Sponsor	Responsible for identifying public art opportunities and ensuring projects are planned, funded, and delivered in accordance with this Policy and the Public Art Operational Framework.

Implementation of this Public Art Policy requires coordinated involvement from stakeholders across Council teams. Detailed and indicative roles and responsibilities associated with different public art delivery pathways and lifecycle stages are set out Council's Public Art Operational Framework.

6. Definitions

Term	Meaning
Artist	A person or collective engaged in creative practice, including visual artists, public artists, designers, makers, performers, digital artists, First Nations artists and other creative practitioners.
Artwork	A creative work, experience or intervention developed through an artistic process. For the purposes of this Policy, an artwork may be permanent, temporary, ephemeral, integrated, digital, performative, participatory or functional.
Commissioning	The process of engaging an artist or creative practitioner to develop, design, produce or deliver a public artwork. This may include artist briefing, selection, procurement, contracting, design development, fabrication, installation and handover.
Community	People who live in East Gippsland; people and organisations who are ratepayers in East Gippsland; and people and organisations who conduct activities in East Gippsland.
Community Engagement	The process of involving communities, stakeholders or affected groups in a project or decision-making process. In public art projects, engagement may inform local stories, values, aspirations, site context and desired outcomes, but does not usually determine final artistic decisions.
Contractor	A person or company engaged to undertake works for Council, including service providers and service partners.
Council	East Gippsland Shire Council.
Council-led Public Art	Public art initiated, funded, commissioned, delivered or managed by Council, including where the opportunity originates from a Council business area, capital project, open space project, community facility, visitor economy initiative or place-based project.
Deaccessioning / Decommissioning	The formal process of removing, relocating, transferring, disposing of or otherwise ceasing to maintain a public artwork, following appropriate assessment and decision-making.
Externally led Public Art	Public art initiated by an artist, community group, business, organisation, landowner, Traditional Owner group, government agency or other external proponent. Council's role may vary depending on land ownership, approvals, funding, risk, partnership arrangements and lifecycle implications.
First Nations Cultural Authority	The authority held by relevant Traditional Owners, First Nations communities, knowledge holders, storytellers, artists or cultural representatives to speak for, approve or guide matters relating to their cultural knowledge, stories, language, Country, cultural heritage or creative practice.

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Term	Meaning
Indigenous Cultural and Intellectual Property	The rights of First Nations peoples to their cultural heritage, knowledge, stories, language, cultural expressions, creative practice and other cultural materials. This includes the right to determine how cultural knowledge and material is used, represented, shared or interpreted.
Lifecycle Management	The planning, documentation, maintenance, conservation, repair, relocation, decommissioning and stewardship considerations required across the life of a public artwork.
Maintenance	The routine or responsive care required to keep a public artwork safe, accessible, legible and in appropriate condition. Maintenance may include cleaning, inspection, minor repairs, conservation advice, graffiti removal, safety works or other agreed actions.
Public Art	Creative works, experiences or interventions that are accessible to the public and contribute to the cultural, social or physical character of a place. Public art may include sculpture, murals, integrated design elements, digital works, projections, temporary activations, performance, interpretation, functional artworks and other forms of creative practice in the public realm.
Public Realm	Publicly accessible places and spaces, including streets, parks, town centres, trails, civic spaces, public buildings, community facilities, waterways, landscapes and other places accessible to the community.
Stewardship	The ongoing care, custodianship and decision-making required to responsibly manage a public artwork over time. Stewardship may include maintenance, interpretation, conservation, asset records, risk management, artist liaison, relocation and decommissioning decisions.
Traditional Owners	First Nations peoples who have traditional connections, rights, responsibilities and cultural authority in relation to Country, including lands, waters, cultural heritage, stories and knowledge.

7. Human Rights

Council is committed to upholding the Human Rights principles as outlined in the *Charter of Human Rights and Responsibilities Act 2006* (the Charter). This Policy has been assessed as compliant with the obligations and objectives of the Charter.

8. Gender Equality

This Policy has had an Equity Impact Assessment (EIA) completed and is compliant with the objectives of the *Gender Equality Act 2020*.

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9. Risk Reference

This Policy is implemented as a control to mitigate risks in the following categories:

Risk Category	Risk Category	Risk Category
Community	Governance and Reputation	
Financial	Environment	
People and Property	Service Delivery and Projects	

10. References and Supporting Documents

10.1 Applicable Legislation:

Depending on the context of the commissioning or engagement of public art, some or more of the following pieces of legislation may apply:

- *Local Government Act 2020*
- *Planning and Environment Act 1987*
- *Building Act 1993*
- *Aboriginal Heritage Act 2006*
- *Heritage Act 2017*
- *Copyright Act 1968 (Cth)*
- *Charter of Human Rights and Responsibilities Act 2006*
- *Gender Equality Act 2020*
- *Occupational Health and Safety Act 2004*

10.2 Applicable Policy and Procedure:

- Asset Management Policy
- Community Engagement Policy
- Community Vision 2040
- Council Plan 2025–2029
- Councilor Gift Policy
- Culture and Creativity Action Plan 2023–2027
- Culture and Creativity Strategy 2023–2033
- Economic Development Strategy 2022–2032
- Procurement Policy
- Reconciliation Action Plan or relevant reconciliation commitments
- Relevant planning, building, events, risk, asset, procurement and land management procedures
- Risk Management Policy
- Staff Gift Policy

10.3 Supporting Documents:

Appendix 1 — Public Art Operational Framework.

Public Art Policy

Date Approved:

Document Owner: Manager Economic Development

Document Number:

Version Number: 1

Next Review Date:

This document is uncontrolled when printed

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11. Review and Revision History

Version Number	Date Approved	Approved By	Review Summary
1			New Policy

11.1 Administrative Updates

Minor amendments to this document may be required from time to time. Where amendments do not materially alter the intent of a document, they will be made administratively and approved by the Document Owner.

11.2 Document Control Disclaimer

Printed copies of this document are considered uncontrolled. Please refer to the Corporate Document Register on Council's intranet to access the most current version of this document.

5.3 Business Excellence

5.3.1 Annual Financial Statements 2025/26 and Performance Statement 2025/26

Authorised by General Manager Business Excellence

Purpose

To present the Annual Financial Statements 2025/26 provided at **Attachment 1**, and Performance Statement 2025/26 provided at **Attachment 2**, and consider the recommendation from the Audit and Risk Committee to approve the Statements 'in principle' and appoint two Councillors to certify the Statements in their final form following completion of the Victorian Auditor-General's audit.

Recommendation

That Council, having considered a recommendation from the East Gippsland Shire Council Audit and Risk Committee:

- 1. notes the draft East Gippsland Shire Council 2025/26 Annual Financial Statements provided at Attachment 1 and Performance Statement 2025/26 provided at Attachment 2 prepared in accordance with the Local Government Act 2020;***
- 2. approves 'in principle' the 2025/26 Annual Financial Statements and the Performance Statement 2025/26 subject to the completion of the Victorian Auditor - General's review;***
- 3. appoints Councillors _____ and _____ to certify the 2025/26 Annual Financial Statements and Performance Statement 2025/26 in their final form following any amendments recommended or agreed to by the Victorian Auditor-General; and***
- 4. authorises the Chief Executive Officer, Chief Finance Officer and the appointed Councillors to make any non-material amendments required to finalise the Statements.***

Key Points

The *Local Government Act 2020* (the Act) requires Councils to produce an Annual Report each financial year and sections 98, 99 and 100 of the Act details the requirements in respect of the preparation and certification of the Annual Report, annual financial statements and performance statement.

The Annual Financial Statements 2025/26 and Performance Statement 2025/26, provided at **Attachment 1** and **Attachment 2**, are presented to Council for certifying in their final form.

A statutory approvals process for the Annual Accounts requires that the following process be undertaken:

- the Victorian Auditor-General must appoint an External Auditor to review the draft set of Financial and Performance Statements (the Statements) and to make a preliminary recommendation to Council's Audit and Risk Committee (Committee). The Council's appointed External Auditor is RSD Audit;

- Council's Committee must meet to consider the draft statements and the preliminary recommendation made by the External Auditor, and if satisfied with the Statements as drafted, recommend that the Statements be approved 'In Principle' by Council;
- the Council must nominate two Councillors to certify the Statements in their final form, the Auditor must not sign the audit reports unless the Financial Statements and Performance Statement have been certified by two Councillors;
- the Council considers the Statements, approves them 'In Principle', and authorises that the Statements be submitted to RSD Audit;
- the Statements are then submitted to Victorian Auditor-Generals Office for final review;
- any issues arising from the draft Statements are resolved in the first instance with Council's Chief Finance Officer, and if necessary, Council's Committee, following which the Victorian Auditor-General will provide certification of the Statements;
- the Council's Chief Finance Officer, the Chief Executive Officer and the two nominated Councillors are then required to certify the Statements; and
- Council's Annual Report, incorporating the certified Statements, is considered by Council at a subsequent Council meeting.

In performing its duties and responsibilities of oversight of the external audit function as set down in the Charter and required under statute, Council's Committee will meet on Monday 14 September 2026 to consider the Statements, the External Auditor's Closing Report and Final Management Letter.

After discussion between the Committee and RSD Audit, it is anticipated that the Committee will recommend that Council:

- 1. provides 'in principle' approval of the Annual Financial Statements 2025/26 as provided at Attachment 1, subject to the Victorian Auditor General's review;***
- 2. provides 'in principle' approval of the Performance Statement 2025/26 as provided at Attachment 2, subject to the Victorian Auditor General's review; and***
- 3. appoints two Councillors to certify the Annual Financial Statements 2025/26 and the Performance Statement 2025/26 in their final form.***

Financial Statements 2025/26

Council has prepared the draft Annual Financial Statements and the Performance Statement for the year ending 30 June 2026.

Key Financial Results for 2025/26

The Financial Statements include the comprehensive income statement, balance sheet, cash flows, equity and capital works statement and summarise the financial position of Council as at 30 June 2026. Key result in the Financial Statements is as follows.

Council achieved a net operating result of \$7.727 million, compared to a budgeted result of \$9.231 million (a shortfall of \$1.504 million or 16.29%). While total income was \$7.233 million above budget (4.99% increase), this was outweighed by expenditure exceeding budget by \$8.737 million (6.44% over). This variance was primarily due to higher employee costs and significant asset write-offs. There was an asset revaluation adjustment of \$128.847 million recorded for 2025/26. Overall, Council remains in a stable financial position, supported by a strong asset base and healthy cash reserves.

Key Financials

Total operating income for 2025/26 was \$152.04 million, exceeding the budget of \$7.233 million by 4.99%, driven largely by early grant payments and higher user fees. Operating expenditure reached \$144.3 million, which is 6.44% above budget, primarily due to higher employee costs, materials and services.

Council invested \$30.383 million in capital works, with key deferrals pushing several major projects into 2025/26. The written down value of property, infrastructure, plant and equipment stands at \$1.505 billion.

Year-end cash and cash equivalents totalled \$80.0 million, down \$6.0 million from the previous year \$86.0 million. Of this, \$45.63 million is restricted, comprising:

- \$4.0 million in trust funds and deposits
- \$3.38 million in advance grant funding
- \$3.17 million in statutory reserves
- \$35.08 million for carried-forward capital works

Despite some project delays, Council maintains a strong financial position with adequate liquidity and asset base to meet future obligations.

Summary of key financial sustainability indicators is included below:

Key financial sustainability indicators

The Council's Working Capital Ratio (current assets to current liabilities) remains well above the budgeted target of 150%, indicating a strong short-term financial position and a low liquidity risk. This result reflects Council's capacity to meet its obligations as they fall due.

Indicator	Target	2025/26	2024/25	Risk rating
Net result %	>0%	5.08%	14.70%	Low
Underlying surplus/ (deficit) %	>0%	-2.21%	-3.64%	Medium
Liquidity/Working Capital (ratio)	150%	509.77%	333.37%	Low
Asset renewal %	100%	77.22%	103.02%	Low
Indebtedness	60%	20.58%	16.97%	Low
Unrestricted Cash	>80%	129.55%	170.6%	Low

The adjusted underlying result is assessed as having a medium-risk rating. This indicator is calculated excluding income from non-cash contributions and non-recurring grant income. The 2025/26 result was impacted by the early receipt of the \$17.696 million Grants Commission payment for the 2026/27 year, which was received mid-June 2026 and recognized in the 2025/26 financial year.

Performance Statement

The Local Government Performance Reporting Framework (LGPRF) requires Councils to report against prescribed indicators and measures, as part of their annual report.

Data and information have been collected and finalised to meet the requirements of LGPRF. This information is used in both the Report on Operations and the Performance Statement in the Annual Report. Only the data in the Performance Statement must be audited. There is a larger set of indicators which will be reported through the LGPRF framework and published on the [VAGO](#) and [Victorian Government](#) websites.

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 4: Managing Council well

Outcome – Decision-making is streamlined, efficient, and responsive to community needs

Consultation/Community Engagement/Impacts

Ongoing discussions have occurred with RSD Audit in the preparation of the Financial Statements and the Performance Statement. The Statements, Auditors closing Report and Final Management letter will be presented at the Audit and Risk Committee meeting on Monday 14 September 2026.

The Annual Report including all financial statements and indicators referenced in this report will be released as a public document which meets the 'inform' level of the community engagement spectrum.

Climate Change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Category

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Annual Financial Statements 2025/26 [5.3.1.1 - 65 pages]
2. Performance Statement 2025-26 [5.3.1.2 - 17 pages]

East Gippsland Shire Council

ANNUAL FINANCIAL REPORT for the year ended 30 June 2026



East Gippsland Shire Council

2025/2026 Financial Report

Annual Financial Report

for the year ended 30 June 2026

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East Gippsland Shire Council

2025/2026 Financial Report

Annual Financial Report

for the year ended 30 June 2026

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East Gippsland Shire Council

2025/2026 Financial Report

Annual Financial Report
for the year ended 30 June 2026

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

Ernest Mhande CPA
Principal Accounting Officer
Dated: Date
Bairnsdale

In our opinion, the accompanying financial statements present fairly the financial transactions of East Gippsland Shire Council for the year ended 30 June 2026 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Mayor
[MayorTitle]
Dated: dd MMMM yyyy
Bairnsdale

[Councillor]
[CouncillorTitle]
Dated: dd MMMM yyyy
Bairnsdale

Fiona Weigall
Chief Executive Officer
Dated: dd MMMM yyyy
Bairnsdale

East Gippsland Shire Council

2025/2026 Financial Report

Annual Financial Report
for the year ended 30 June 2026

Victorian Auditor-General's Office Report

Insert VAGO Report here

East Gippsland Shire Council

2025/2026 Financial Report

Annual Financial Report
for the year ended 30 June 2026

Victorian Auditor-General's Office Report (continued)

Insert VAGO Report here

East Gippsland Shire Council

2025/2026 Financial Report

Comprehensive Income Statement

for the year ended 30 June 2026

	Note	2026 \$ '000	2025 \$ '000
Income / Revenue			
Rates and charges	3.1	74,957	72,720
Statutory fees and fines	3.2	2,442	2,398
User fees	3.3	15,271	14,739
Grants - operating	3.4	33,683	35,424
Grants - capital	3.4	8,465	21,718
Contributions - monetary	3.5	763	399
Contributions - non monetary	3.5	6,295	11,708
Net gain on disposal of property, infrastructure, plant and equipment	3.6	293	329
Fair value adjustments on investment properties	6.2	297	377
Other income	3.7	9,574	11,871
Total income / revenue		152,040	171,683
Expenses			
Employee costs	4.1	47,301	45,997
Materials and services	4.2	58,241	57,326
Depreciation	4.3	32,993	31,704
Amortisation - Intangible assets	4.4	924	997
Depreciation - Right of use assets	4.5	36	80
Allowance for impairment losses	4.6	50	105
Borrowing costs	4.7	336	355
Finance Costs - Leases	4.8	12	14
Other expenses	4.9	4,766	9,427
Landfill rehabilitation provision movement	5.5	(346)	271
Total expenses		144,313	146,276
Surplus for the year		7,727	25,407
Other comprehensive income:			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation gain	9.1	128,847	—
Total items which will not be reclassified subsequently to the operating result		128,847	—
Total other comprehensive income		128,847	—
Total comprehensive result		136,574	25,407

The above comprehensive income statement should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

2025/2026 Financial Report

Balance Sheet

as at 30 June 2026

	Note	2026 \$ '000	2025 \$ '000
Assets			
Current assets			
Cash and cash equivalents	5.1	80,044	86,005
Other financial assets	5.1	38,038	37,159
Trade and other receivables	5.1	11,437	10,417
Contract assets		3,515	2,337
Other assets	5.2	2,249	2,738
Total current assets		135,283	138,656
Non-current assets			
Trade and other receivables	5.1	59	99
Other financial assets	5.1	10	10
Property, infrastructure, plant and equipment	6.1	1,505,107	1,375,817
Investment property	6.2	13,318	13,030
Intangible assets	5.2	1,129	1,959
Right-of-use assets	5.8	429	465
Total non-current assets		1,520,052	1,391,380
Total assets		1,655,335	1,530,036
Liabilities			
Current liabilities			
Trade and other payables	5.3	9,198	16,105
Trust funds and deposits	5.3	4,022	3,821
Contract and other liabilities	5.3	3,737	7,204
Provisions	5.5	7,682	13,743
Interest-bearing liabilities	5.4	1,878	695
Lease liabilities	5.8	21	24
Total current liabilities		26,538	41,592
Non-current liabilities			
Contract and other liabilities	5.3	179	265
Provisions	5.5	13,844	8,067
Interest-bearing liabilities	5.4	6,622	8,501
Lease liabilities	5.8	514	547
Total non-current liabilities		21,159	17,380
Total liabilities		47,697	58,972
Net assets		1,607,638	1,471,064
Equity			
Accumulated surplus		540,704	533,426
Reserves	9.1	1,066,934	937,638
Total Equity		1,607,638	1,471,064

The above balance sheet should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

2025/2026 Financial Report

Statement of Changes in Equity
for the year ended 30 June 2026

	Note	Total \$ '000	Accumulated Surplus \$ '000	Revaluation Reserves \$ '000	Other Reserves \$ '000
2026					
Balance at beginning of the financial year		1,471,064	533,426	934,911	2,727
Surplus for the year		7,727	7,727	—	—
Net asset revaluation gain	6.1	128,847	—	128,847	—
Transfers to other reserves	9.1	—	(449)	—	449
Balance at end of the financial year		1,607,638	540,704	1,063,758	3,176
2025					
Balance at beginning of the financial year		1,445,657	508,156	934,911	2,590
Surplus for the year		25,407	25,407	—	—
Transfers to other reserves	9.1	—	(137)	—	137
Balance at end of the financial year		1,471,064	533,426	934,911	2,727

The above statement of changes in equity should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

2025/2026 Financial Report

Statement of Cash Flows

for the year ended 30 June 2026

	Note	2026 Inflows/ (Outflows) \$ '000	2025 Inflows/ (Outflows) \$ '000
Cash flows from operating activities			
Rates and charges		74,033	72,187
Statutory fees and fines		2,349	2,397
User fees		19,653	15,855
Grants - operating		33,367	37,139
Grants - capital		6,664	13,976
Contributions - monetary		763	425
Interest received		5,031	5,754
Reimbursements		3,194	4,675
Trust funds and deposits taken		10,947	9,870
Other receipts		1,541	1,803
Net GST refund		2,601	4,058
Employee costs		(47,091)	(45,256)
Materials and services		(73,425)	(59,932)
Trust funds and deposits repaid		(11,077)	(10,258)
Other payments		(2,153)	(3,117)
Net cash provided by operating activities	9.2	26,397	49,576
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	6.1	(31,723)	(44,461)
Proceeds from sale of property, infrastructure, plant and equipment		651	1,949
Payments for investments		(205)	(37,159)
Net cash (used in) investing activities		(31,277)	(79,671)
Cash flows from financing activities			
Finance costs		(337)	(355)
Repayment of borrowings		(696)	(663)
Interest paid - lease liability		(12)	(14)
Repayment of lease liabilities		(36)	(60)
Net cash flow (used in) financing activities		(1,081)	(1,092)
Net (decrease) in cash and cash equivalents		(5,961)	(31,187)
Cash and cash equivalents at the beginning of the financial year		86,005	117,192
Cash and cash equivalents at the end of the financial year ¹		80,044	86,005
Financing arrangements	5.6	10,300	10,996

(1) The above statement of cash flows should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

2025/2026 Financial Report

Statement of Capital Works

for the year ended 30 June 2026

	Note	2026 \$ '000	2025 \$ '000
Property			
Land		121	104
Total land		121	104
Buildings		4,075	7,615
Heritage buildings		75	19
Total buildings		4,150	7,634
Total property		4,271	7,738
Plant and equipment			
Plant, machinery and equipment		4,008	4,763
Fixtures, fittings and furniture		455	551
Computers and telecommunications		693	938
Library books		208	207
Total plant and equipment		5,364	6,459
Infrastructure			
Roads		6,665	11,872
Bridges		108	1,528
Footpaths and cycleways		1,022	1,326
Drainage		1,937	2,506
Recreational, leisure and community facilities		6,540	5,619
Waste management		512	161
Parks, open space and streetscapes		1,881	4,000
Aerodromes		24	53
Off street car parks		47	1,147
Other infrastructure		2,012	1,416
Total infrastructure		20,748	29,628
Total capital works expenditure	6.1	30,383	43,825
Represented by:			
New asset expenditure		4,907	9,652
Asset renewal expenditure		23,144	32,663
Asset upgrade expenditure		2,332	1,510
Total capital works expenditure		30,383	43,825

The above statement of capital works should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 1. Overview

Introduction

The East Gippsland Shire Council was established by an Order of the Governor in Council on 2 December 1994 and is a body corporate.

The Council's main office is located at 273 Main Street Bairnsdale Victoria 3875.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1.)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1.).
- the determination of employee provisions (refer to Note 5.5.).
- the determination of landfill provisions (refer to Note 5.5.)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of *AASB 15 Revenue from Contracts with Customers* or *AASB 1058 Income of Not-for-Profit Entities* (refer to Note 3)
- the determination, in accordance with *AASB 16 Leases*, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)
- other areas requiring judgements

continued on next page ...

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 1. Overview (continued)

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

1.2 Impacts of other external events

Council has considered the ongoing external economic conditions that have contributed to volatility in international markets, disruption to global supply chains and continued inflationary pressures. Council has assessed the implications of these conditions for the financial report and has identified the following significant impacts and areas of estimation uncertainty:

Fuel prices:

Higher fuel prices during the year resulted in an unfavourable variance of \$119,519 in relation to Council's own fleet and associated service delivery costs. This amount excludes indirect cost increases incorporated into the prices charged by contractors engaged across Council's capital and operating programs. While these impacts are not separately quantifiable, they are expected to have contributed to additional cost pressures across Council's capital and operating expenditure.

Infrastructure asset revaluation:

Higher-than-anticipated indexation rates applied in the valuation of infrastructure resulted in a net revaluation increment of \$112,821,826, recognised in the asset revaluation surplus. The higher indexation reflects continued increases in construction, labour and material costs across the sector and the broader inflationary pressures affecting infrastructure delivery and replacement costs.

These matters involve significant judgement and estimation uncertainty, particularly in determining the expected future movement in input costs, construction costs, supply availability and market-based indexation rates. These factors remain subject to economic and market volatility and may change as conditions evolve. Council will continue to monitor these external factors and their potential impact on its financial position and financial performance and will revise relevant estimates and assumptions in future reporting periods as more reliable information becomes available.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 2. Analysis of our results

Note 2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 percent or \$500,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

2.1.1 Income / Revenue and expenditure

	Budget 2026 \$ '000	Actual 2026 \$ '000	Variance \$ '000	Variance %	Ref
Income / Revenue					
Rates and charges	74,425	74,957	532	0.71%	
Statutory fees and fines	2,693	2,442	(251)	(9.32)%	
User fees	14,268	15,271	1,003	7.03%	1
Grants - operating	23,973	33,683	9,710	40.50%	2
Grants - capital	18,929	8,465	(10,464)	(55.28)%	3
Contributions - monetary	430	763	333	77.44%	4
Contributions - non monetary	4,000	6,295	2,295	57.38%	5
Net gain on disposal of property, infrastructure, plant and equipment	725	293	(432)	(59.59)%	6
Fair value increment on investment properties	–	297	297	∞	7
Other income	5,364	9,574	4,210	78.49%	8
Total income / revenue	144,807	152,040	7,233	4.99%	
Expenses					
Employee costs	43,368	47,301	(3,933)	(9.07)%	9
Materials and services	55,602	58,241	(2,639)	(4.75)%	10
Depreciation	32,270	32,993	(723)	(2.24)%	11
Amortisation - intangible assets	1,133	924	209	18.45%	
Depreciation - right of use assets	76	36	40	52.63%	12
Allowance for impairment losses	23	50	(27)	(117.39)%	13
Borrowing costs	369	336	33	8.94%	
Finance costs - leases	1	12	(11)	(1,100.00)%	
Other expenses	2,734	4,766	(2,032)	(74.32)%	14
Landfill rehabilitation provision movement	–	(346)	346	∞	15
Total expenses	135,576	144,313	(8,737)	(6.44)%	
Surplus/(deficit) for the year	9,231	7,727	(1,504)	(16.29)%	

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance	Explanation
Ref	

1. User fees exceeded budget by \$1.003 million, mainly due to higher usage and activity across several facilities. The strongest contributors were the Livestock Exchange, which generated an additional \$297,613 from increased sales, and the Eagle Point Foreshore Hub, which was \$181,562 above budget. Waste landfill operations and transfer stations also exceeded budget by \$148,348, while indoor recreation centres and pool memberships were \$72,317 higher than expected due to increased patronage. Booking fees at Mallacoota Foreshore Holiday Park and Swifts Creek Caravan Park were \$69,700 above budget, reflecting higher visitor numbers. The remaining \$234,000 favourable variance related to other activities, including customer service centres, aerodromes and libraries.
2. Grants Operating: Grant income was \$9.710 million higher than the adopted budget, mainly because an advance payment of \$17,696 million being received in June 2026 from the Victoria Grants Commission for the 2026/27 financial year as an early payment of 80% of our Financial Assistance Grants.
3. Grants – Capital: Capital grants were \$10.464 million below the adopted budget, mainly due to delays in several capital projects. As these projects are now expected to be completed in the 2026/27 financial year, the related grant funding was not recognised in the current year. Key projects with funding carried forward include Bairnsdale Runway 04/22 Extension and Lighting Upgrade (\$5.000 million), Gippsland Lakes Shared Community Hub (\$1.250 million), World Sports Precinct (\$0.55 million), Bairnsdale Aerodrome rehabilitation of taxiway & hanger apron (\$0.57 million) and Krauatunglung Walk Stage 2 - section 4 (\$0.4 million).
4. Contributions Monetary: Monetary contributions were \$333,000 above budget, mainly due to unbudgeted contributions received during 2025/26. These included Swifts Creek Recreation Reserve (\$17,724), Lindenow Bowling Green (\$30,188), Roads Sealed Area – Orbost (\$69,000) and planning permits (\$77,267). The remaining \$140,000 related to other contributions.
5. Contribution-Non monetary: Non-monetary contributions were \$2.295 million above budget, with contributed assets totalling \$6.295 million compared with a budget of \$4.000 million. Developer-contributed assets can vary significantly from year to year, depending on subdivision activity and the timing of asset handovers. In 2023/24, 2024/25 and 2025/26, the value of assets transferred to Council was higher than usual due to the completion of several subdivisions. These contributions are difficult to forecast accurately, as the timing of development completion is often uncertain.
6. Net gain on disposal of property, infrastructure, plant and equipment: During the year, Council sold property, infrastructure, plant and equipment, resulting in a net gain that was \$432,000 lower than budget. Variations in gains or losses on asset disposals are common, as the timing and value of asset sales can vary significantly and are difficult to predict in advance. The net proceeds realised depend on a range of factors, including market conditions, the condition of the assets at the time of sale, and Council's operational requirements. As a result, actual outcomes may differ from the amounts originally budgeted.
7. Fair Value Adjustments on investment properties: At the end of the year, the fair value of investment properties increased by \$297,000. This increase was not included in the budget because fair value adjustments are difficult to predict accurately. Market conditions and property values can fluctuate unexpectedly due to factors beyond the Council's control, making it challenging to estimate these changes at the time of preparing the budget.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

8. Other Income: Other income was \$4,210 million higher than budgeted. This was due to additional investment income of \$1.115 million earned during the year. The increase resulted from higher-than-expected interest rates and more cash available for investment. The cash came from grants received in advance of project delivery, along with unspent funds carried forward from incomplete capital projects at the end of the 2025/26 financial year.
- External Agency Reimbursement contributed \$1,449 million (which related to the Bogong High Plains Road Landslip \$1.069 million, East Coast Low Flood Event July 2025 \$0.260 million; Rain Event February 2025 \$0.034 million and Severe Weather Event August 2024 \$0.034 million and other \$0.05 million) and the balance of \$1,644 million is accounted by income from rental property and insurance recoveries.

9. Employee costs: Employee costs were \$3.933 million above budget for the 2025/26 financial year. Council adopted a revised forecast for employee costs of \$45,100 million in February 2026, increasing the budget by \$1,732 million. The additional forecast was made up of:

1. \$561K in grant-funded roles that were not included in the adopted budget. These positions are fully funded by external grants
2. \$501K in budget transfers from Materials and Services to Employee Benefits, where work originally planned for consultants and contractors has been delivered internally by staff.
3. \$731K increase in casual wages, following a detailed budget review completed in Q2 to ensure adequate resourcing to maintain service delivery for the remainder of 2025/26.

In the final quarter of 25/26, there was an additional \$168K in grant funded roles that were not budgeted, and an additional \$232K transferred from materials and services to employee costs. In addition to that we had \$449K in employee costs that were not capitalised due to projects being carried forward. This accounts for \$2.6M of the overspend. The remaining \$1.291 million can be attributed to not achieving the budgeted vacancy rate of \$2 million dollars which is built into the budget. This has been represented through exceeding budget for permanent wages, casual wages and overtime. This demonstrates that when we have vacancies or people who are sick we are filling those roles with existing permanent staff working more hours, casual staff and overtime which has fully realised the budgeted vacancy rate.

10. Materials & Services: Expenditure was \$2.639 million above budget. Of this variance, \$1.570 million relates to grant-funded projects carried forward from 2024/25 that were not included in the original 2025/26 adopted budget. The remaining \$1.062 million is made up of:
- Fuel – \$0.120 million, reflecting increased fuel prices due to the events in the Middle East.
 - Vehicle and plant repairs and maintenance – \$0.198 million, reflecting higher costs associated with maintaining Council's vehicle and plant fleet.
 - Government waste levy - \$0.285 million increase in the State Government charge imposed on waste that is disposed of at landfill, noting that this is offset by increased landfill disposal revenue.
 - Utilities - \$0.330 million the largest difference attributed to gas.

Overall, the variance is therefore partly attributable to additional grant-funded works carried forward from the previous financial year, with the remainder reflecting higher costs incurred in delivering Council's ongoing operational and maintenance activities.

11. Depreciation expenses were \$0.723 million higher than budgeted for the 2025/26 financial year. The main driver of this variance was an increase in the remaining useful lives of several infrastructure assets, following condition assessment updates made during the 2025/26 asset assessments. Another contributing factor was the significant volume of contributed assets, particularly roads and footpaths transferred to Council ownership through completed subdivisions. These contributed assets totaled approximately \$6 million in 2025/26 (budget \$4 million) compared to \$9 million in 2024/25.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

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12. Depreciation -right of use assets: This variance reflects the actual depreciation expense for leased assets during the year.
 13. Allowance for impairment losses: Allowance for Impairment Losses was \$27,000 higher than budgeted. This variance arose from the end-of-year assessment of doubtful debts, which identified a greater need for provision than initially expected. It reflects changes in payment behavior, economic conditions, and the age of outstanding debts, it can be difficult to estimate accurately at the time the budget is prepared.
 14. Other Expenses: Other expenses are \$2,032 million above budget driven by asset Write-Offs totaling \$2,801 million for the year, despite \$0.769 million savings across other lines items. When an asset—such as a road, footpath, or bridge—is upgraded or renewed, the old component it replaces is removed from the asset register and its remaining value is written off. This is standard accounting practice and ensures Council's asset records reflect only the current condition and value of infrastructure. While this appears as an expense in the financial statements, it aligns with the renewal and upgrade of community assets and does not represent a loss in service.
 15. Landfill Provision Movement: This variance is due to an end-of-year adjustment to the present value calculation of Council's future obligation to rehabilitate landfill sites. Under AASB137 Provisions, Contingent Liabilities and Contingent Assets, councils are required to set aside a provision for the future cost of restoring and monitoring landfill sites after they are closed. This provision is based on estimates of future rehabilitation costs, the expected timing of those costs, and discount rates used to calculate their present value. In this case, changes in assumptions such as updated cost estimates, revised timelines, or movements in the discount rate resulted in a \$346,000 decrease in the required provision. While this does not represent an immediate cash inflow, it ensures that the financial statements accurately reflect Council's long-term environmental responsibilities.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

2.1.2 Capital works

	Budget 2026 \$ '000	Actual 2026 \$ '000	Variance \$ '000	Variance %	Ref
Property					
Land	250	121	(129)	(51.60)%	1
Total land	250	121	(129)	(51.60)%	
Buildings	8,639	4,075	(4,564)	(52.83)%	2
Heritage buildings	105	75	(30)	(28.57)%	
Total buildings	8,744	4,150	(4,594)	(52.54)%	
Total property	8,994	4,271	(4,723)	(52.51)%	
Plant and equipment					
Plant, machinery and equipment	5,107	4,008	(1,099)	(21.52)%	3
Fixtures, fittings and furniture	50	455	405	810.00%	4
Computers and telecommunications	5,592	693	(4,899)	(87.61)%	5
Library books	209	208	(1)	(0.48)%	
Total plant and equipment	10,958	5,364	(5,594)	(51.05)%	
Infrastructure					
Roads	9,678	6,665	(3,013)	(31.13)%	6
Bridges	250	108	(142)	(56.80)%	7
Footpaths and cycleways	1,509	1,022	(487)	(32.27)%	
Drainage	4,620	1,937	(2,683)	(58.07)%	8
Recreational, leisure and community facilities	8,062	6,540	(1,522)	(18.88)%	9
Waste management	2,394	512	(1,882)	(78.61)%	10
Parks, open space and streetscapes	12,887	1,881	(11,006)	(85.40)%	11
Aerodromes	11,585	24	(11,561)	(99.79)%	12
Off street car parks	362	47	(315)	(87.02)%	13
Other infrastructure	412	2,012	1,600	388.35%	14
Total infrastructure	51,759	20,748	(31,011)	(59.91)%	
Total capital works expenditure	71,711	30,383	(41,328)	(57.63)%	
Represented by:					
New asset expenditure	10,685	4,907	(5,778)	(54.08)%	
Asset renewal expenditure	48,587	23,144	(25,443)	(52.37)%	
Asset upgrade expenditure	12,439	2,332	(10,107)	(81.25)%	
Total capital works expenditure	71,711	30,383	(41,328)	(57.63)%	

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance	Explanation
Ref	

1. Land: The Land Acquisitions budget was under spent by \$129,000 mainly due to the timing for purchase of Tambo bluff reserves (\$105,000). These acquisitions are still expected to occur and have been carried forward for completion in the 2026/27 financial year.
Land purchase delays occur due to factors such as extended negotiations, changes in project scope, dependencies on planning and legal processes.
2. Buildings: The building expenditure budget was underspent by \$4.564 million. The variance is largely attributable to delays in the delivery of several projects, the majority of which are still underway and have been carried forward into 2026/27 and the Gippsland Lakes Shared Community hub (\$2.505 million) is being rescope and will be delivered in the future. These projects represent a total value of \$2.059 million:
 - The balance remaining after completing the Bairnsdale Airport - Air Ambulance Victoria Transfer - \$0.987 million, in consultation with the grant body, the remaining grant allocation has been directed to Bairnsdale Aerodrome rehabilitation of taxiway & hanger apron project.
 - Lakes Entrance Indoor Courts - \$0.487 million.
 - Mallacoota Foreshore Holiday Park Fire Safety - \$0.388 million.
3. Plant, machinery and equipment: The plant replacement program was under spent by \$1.099 million and carried forward to 2026/2027 financial year.
The variance was also due to updated condition assessments, which determined that some assets were still in good working order and did not yet require replacement.
4. Fixtures, fittings and furniture: expenditure exceeded budget by \$405,000. The unfavorable variance is attributable to a budgeting methodology difference rather than additional expenditure. At the time of budget preparation, a number of capital projects were budgeted at the aggregate project level, without disaggregation into individual asset-class components. Following completion of year-end procedures, actual project costs were reviewed on an item-by-item basis and allocated to the appropriate asset class in accordance with their nature and function, consistent with the requirements of the applicable accounting standards. This process identified costs that had initially been budgeted against other asset categories (e.g. Buildings, Plant & Equipment) but were, on review, more appropriately classified as Fixtures, Fittings and Furniture.

Accordingly, the reported variance reflects a reclassification between asset categories rather than a change in total project expenditure or overall capital spend. Total capital expenditure across the affected projects remains materially consistent with the approved budget; the variance is presented at the individual asset-class level to ensure the financial statements accurately reflect the composition of assets delivered during the year.
5. Computers and telecommunications: Spending on computers and telecommunications was \$4.899 million below budget. This variance was primarily driven by the deferral of several key projects, which have been carried forward for completion in 2026/27 and 2027/28. Major projects affected include the Renewal and Upgrade of Corporate Systems (\$1.223 million - 2026/2027) and the Digital Services Project (\$2.479 million - 2027/28). In addition, approximately \$364,923 related to the Public CCTV Refresh project.
6. Roads: Expenditure was \$3.013 million below budget, primarily due to a contractor ceasing works, which required Council to reassign the affected contracts and procure alternative contractors. This resulted in unavoidable delays to a number of planned road projects. The unspent budget has been carried forward to 2026/27 to enable the outstanding works to be completed.
7. Bridges: Comprises of Major Culvert Renewal Program which underspend by \$0.142 million and the work will be carried forward to 2026/27.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

8. Drainage : Expenditure was \$2.683 million below budget, primarily due to the timing, deferral and completion of some of drainage projects. The Marlo Town Drainage Upgrade (\$0.886 million) was deferred and is now scheduled for delivery in 2027/28. Similarly, the Integrated Water Management – Bairnsdale project (\$0.223 million) has been deferred to 2027/28. The Lanes Road, Lucknow Drainage Solution (\$0.205 million) was not completed during 2025/26, with the remaining budget carried forward to 2026/27 to enable completion of the works. The Eastern Beach Road Drainage Improvements (\$0.517 million) were also not completed during the year, with the unspent budget carried forward to 2026/27.

In addition, two drainage projects were completed for less than their approved budgets, resulting in savings of \$0.503 million. The LENGA Drainage Project has also been deferred and will be considered for delivery in future years.

9. Recreational, leisure and community facilities: Expenditure is \$1.522 million under budget with the projects listed below being deferred to future years pending Project Management Framework review:
- West Bairnsdale Recreation Reserve Redevelopment – \$0.587 million
 - Nowa Nowa Boat Jetty – \$0.460 million
 - Seawall Renewal Program – \$0.324 million

10. Waste management: Expenditure was \$1.882 million below budget, primarily due to delays in the delivery of several projects:

- Cann River Waste Transfer Station – \$0.515 million
- Bairnsdale Recycling Centre – \$0.426 million
- Bairnsdale Landfill Fire Ring Main – \$0.331 million
- Extension to Existing Recycling Storage Area – Bairnsdale WTS – \$0.265 million
- Extension to Existing Recycling Storage Area – Bairnsdale WTS – \$0.128 million

11. Parks, open space and streetscapes: Expenditure was \$11.006 million below budget, primarily due to delays in delivering a number of planned projects, changes to project scope and the reclassification of projects to other asset categories.

Projects deferred to 2026/27: Several projects were not completed during 2025/26 and have been deferred to 2026/27, including:

- The Slip Road Maritime Precinct – \$0.603 million
- Livingstone Park, Omeo Stage 1 & 2 – \$0.478 million
- Krauatungalung Walk Stage 2 – \$0.710 million
- Foreshore Management Plan Implementation – Marlo – \$0.168 million
- Benambra Dejarlais Park/Public Toilet – \$0.270 million
- Metung Boardwalk Revitalisation – \$0.377 million

Projects withdrawn or completed below budget: Two projects totaling \$0.410 million were withdrawn and will be reconsidered in a future financial year. The Livingstone Park Community Facilities project was completed with a reduced scope, resulting in an underspend of \$0.930 million.

Reclassification of projects: The Slip Road Maritime Precinct project, originally budgeted within Parks, Open Space and Streetscapes, was reclassified to Recreational, Leisure and Community Facilities at year-end, resulting in \$6.097 million being transferred to that asset category.

Overall, the variance largely reflects the timing of project delivery and changes in the classification or scope of projects, rather than a permanent reduction in Council's planned investment in parks, open spaces and streetscapes.

12. Aerodromes: Expenditure was \$11.561 million below budget, primarily because a number of major aerodrome projects were not completed during 2025/26 and their budgets have been carried forward to future financial years.

The main projects contributing to the underspend were:

- Bairnsdale Runway 04/22 Extension and Lighting Upgrade – \$6.839 million
- Bairnsdale Aerodrome Rehabilitation of Taxiway and Hangar Apron – \$3.143 million
- Other aerodrome projects – \$1.579 million relates to the timing of other project expenditure and associated carry-forwards. The underspend therefore primarily reflects project timing and the deferral of planned works, rather than the cancellation of the aerodrome program.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 2.1 Performance against budget (continued)

13. Off street car parks: The off street car parks budget was underspent by \$0.315 million due to projects being carried forward including ; Parking Upgrade Lakes Entrance \$0.100 million, Extension to Carpark - Slip Bight Marine Jetty 5 \$0.183 and McCulloch Street Bairnsdale Carpark \$0.032 million.
14. Other infrastructure: The other infrastructure budget was over spent by \$1.600 million. The reclassification of \$1.214 million Bairnsdale Runway 04/22 Extension & Lighting Upgrade from Aerodrome to Other infrastructure and two projects were reclassified out to roads and drainage amounting to \$ 0.119 million.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 2.2 Analysis of Council results by program

2.2.1 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

Office of the CEO

Activities associated with municipal governance including the Chief Executive Officer, communication engagement and advocacy .

Business Excellence

Activities associated with financial management, rate collection, risk management, valuations, information services and human resources, procurement, the cost of Councillors, corporate planning, customer service, libraries, regulatory services, governance administration and property services.

Place and Community

Activities associated with strategic and statutory planning, economic development and tourism, emergency management, family and childrens services, aged services, community planning, recreation facilities, Forge Theatre, development and bushfire recovery activities.

Assets and Environment

Activities associated with roads, bridges, drainage, signs, footpaths and street sweeping, parks and reserves, tree management, playgrounds, public toilets, waste and environmental management, asset management, capital works program, commercial business operations and fleet and plant management.

2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

	Income / Revenue \$ '000	Expenses \$ '000	Surplus / (Deficit) \$ '000	Grants included in income / revenue \$ '000	Total assets \$ '000
2026					
Office of the CEO	2,869	2,869	—	—	—
Business Excellence	34,968	27,241	7,727	20,346	139,268
Place and Community	22,835	22,835	—	1,324	87,573
Assets and Environment	91,368	91,368	—	20,478	1,428,494
	152,040	144,313	7,727	42,148	1,655,335
2025					
Office of the CEO	1,852	1,852	—	—	—
Business Excellence	53,098	27,691	25,407	22,314	150,766
Place and Community	28,195	28,195	—	1,545	78,850
Assets and Environment	88,539	88,539	—	33,283	1,300,420
	171,684	146,277	25,407	57,142	1,530,036

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services

	2026 \$ '000	2025 \$ '000
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3.1 Rates and charges

Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is the value of the land and all of its improvements.

The valuation base used to calculate general rates for 2025/26 was \$19,909 million, (2024/25 \$19,834 million). Commercial / Industrial rates valuation base for 2025/26 was \$1,701 million (2024/25 \$1,628 million), Farm rates valuation base for 2025/26 \$3,004 million (2024/25 \$2,970 million) and General rates valuation base for 2025/26 \$15,204 million (2024/25 \$15,236 million). The 2025/26 rate in the dollar for General rates was 0.00271314 (2024/25 0.00265466), Commercial / Industrial rates 0.00349995 (2024/25 0.00358379) and Farm rates 0.00200773 (2024/25 0.00199100).

General rates	53,238	51,642
Municipal charge	8,442	8,186
Waste management charge	12,013	11,664
Supplementary rates and rate adjustments	624	639
Interest on rates and charges	537	488
Revenue in lieu of rates	103	101
Total rates and charges	74,957	72,720

The date of the general revaluation of land for rating purposes within the municipal district was 1 January 2025 and the valuation was first applied in the rating year commencing 1 July 2025.

Annual rates and charges are recognised as income when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

Infringements and costs	306	309
Application Registration Fees	358	333
Animal Registrations	410	428
Town planning fees	1,032	773
Land information certificates	142	112
Permits	65	69
Other	129	374
Total statutory fees and fines	2,442	2,398

Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026 \$ '000	2025 \$ '000
3.3 User fees		
Leisure centre and recreation	3,341	3,361
Raymond Island Ferry	317	382
Arts and Culture	253	213
Caravan Parks	2,565	2,724
Saleyards	1,380	1,245
Marinas	1,292	1,200
Child care/children's programs	51	72
Tourism	42	79
Building services	31	27
Waste management services	5,432	5,019
Other fees and charges	567	417
Total user fees	15,271	14,739
User fees by timing of revenue recognition		
User fees recognised over time	2,375	2,516
User fees recognised at a point in time	12,896	12,223
Total user fees	15,271	14,739

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026	2025
	\$ '000	\$ '000

3.4 Funding from other levels of government

Grants were received in respect of the following:

Summary of grants

Commonwealth funded grants	35,662	45,608
State funded grants	6,486	11,534
Total grants received	42,148	57,142

(a) Operating Grants**Recurrent - Commonwealth Government**

Financial Assistance Grants	28,266	31,064
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Recurrent - State Government

Arts and Culture	60	60
Asset Maintenance	186	226
Community Development	14	23
Community Laws	129	125
Emergency Management	240	120
Environmental Management	106	104
Libraries	384	383
Public Health	34	34
Total recurrent operating grants	29,419	32,139

Non-recurrent - Commonwealth Government

Community Development	—	(44)
Emergency Management	19	56
Recreational, Leisure and Community Facilities	2,858	360

Non-recurrent - State Government

Community Development	178	186
Community Laws	70	9
Arts and Culture	4	(6)
Economic Development	118	225
Bushfire Recovery	—	330
Emergency Management	650	385
Waste Management	—	55
Roads	7	10
Strategic planning	165	128
Human resource	4	2
Recreational, Leisure and Community Facilities	148	1,542

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026 \$ '000	2025 \$ '000
Non-recurrent - Other		
Other - Environmental Management	19	2
Other- Community Development	7	—
Other - Economic Development	11	9
Other - Strategic planning	—	22
Other - Libraries	6	14
Total non-recurrent operating grants	4,264	3,285
Total operating grants	33,683	35,424
(b) Capital Grants		
Recurrent - Commonwealth Government		
Roads to recovery	3,933	2,950
Recurrent - State Government		
Recreational, Leisure and Community Facilities	9	9
Total recurrent capital grants	3,942	2,959
Non-recurrent - Commonwealth Government		
Buildings	25	318
Aerodrome	—	962
Footpaths and cycleways	—	1,177
Parks, Open Space and Streetscapes	353	2,394
Recreational, Leisure and Community Facilities	—	2,584
Roads	208	4,044
Other Infrastructure	—	(257)
Non-recurrent - State Government		
Buildings	1,241	990
Other	—	189
Parks, Open Space and Streetscapes	2,132	2,234
Plant and Equipment	101	21
Recreational, Leisure and Community Facilities	—	3,766
Waste Management	20	—
Environmental sustainability	—	150
Roads	443	—
Non-recurrent - Other		
Other - Environmental sustainability	—	187
Total non-recurrent capital grants	4,523	18,759
Total capital grants	8,465	21,718

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026 \$ '000	2025 \$ '000
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(c) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with *AASB 15 Revenue from Contracts with Customers*. When both these conditions are satisfied, the Council:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies *AASB 1058 Income for Not-for-Profit Entities*.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

Income recognised under AASB 1058 Income of Not-for-Profit Entities

General purpose	29,288	31,791
Specific purpose grants to acquire non-financial assets	8,538	22,345
Other specific purpose grants	1,444	1,480

Revenue recognised under AASB 15 Revenue from Contracts with Customers

Specific purpose grants	2,878	1,526
	42,148	57,142

(d) Unspent grants received on condition that they be spent in a specific manner:**Operating**

Balance at start of year	2,727	1,393
Received during the financial year and remained unspent at balance date	–	2,727
Received in prior years and spent during the financial year	(658)	(1,393)
Balance at year end	2,069	2,727

Capital

Balance at start of year	4,177	14,014
Received during the financial year and remained unspent at balance date	914	1,578
Received in prior years and spent during the financial year	(3,775)	(11,415)
Balance at year end	1,316	4,177

Unspent grants are determined and disclosed on a cash basis.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 3. Funding for the delivery of our services (continued)

	2026 \$ '000	2025 \$ '000
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3.5 Contributions

Monetary	763	399
Non-monetary	6,295	11,708
Total contributions	7,058	12,107

Contributions of non monetary assets were received in relation to the following asset classes.

Land	1,322	4,162
Buildings Specialised	38	–
Roads	1,788	3,248
Drainage	2,155	2,973
Other infrastructure	35	113
Other	1	205
Footpath	956	1,007
Total non-monetary contributions	6,295	11,708

Monetary and non monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset.

3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment

Proceeds of sale	651	1,949
Written down value of assets disposed	(358)	(1,620)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	293	329

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

3.7 Other income

Interest	4,660	5,568
Investment property rental	1,349	1,239
Reimbursements - Other	1,759	1,487
Reimbursements - Natural Disasters	1,435	3,188
Other	371	389
Total other income	9,574	11,871

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 4. The cost of delivering services

	2026 \$ '000	2025 \$ '000
4.1 Employee costs		
4.1 (a) Employee costs		
Wages and salaries	40,662	39,509
WorkCover	1,602	1,897
Superannuation	4,886	4,469
Fringe benefits tax	151	122
Total employee costs	47,301	45,997

(b) Superannuation

Council made contributions to the following funds:

Defined benefit fund

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	22	21
	22	21

Accumulation funds

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	1,442	1,430
Employer contributions - Australian Super	628	531
Employer contributions - Hostplus	416	370
Employer contributions - Vic Super	198	196
Employer contributions - other funds	2,184	1,921
	4,868	4,448

Employer contributions payable at reporting date	128	109
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Contributions made exclude amounts accrued at balance date.

Most employees in the group are members of various accumulation funds including Vision Super, and other industry and retail funds. As of 30 June 2026, there were 2 employees in the defined benefit funds.

For 30 June 2026 the Vested Benefits Index (VBI) for the defined benefits fund is 116.9% and in a good financial position, and therefore it is expected that there will be no change to the Defined Benefit category's funding arrangements from prior years.

In the unlikely event that the Fund Actuary determines there is a shortfall, the Fund's participating employers would be required to make an employer contribution to cover the shortfall. It is anticipated any shortfall in subsequent years would be immaterial to the Council.

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2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 4. The cost of delivering services (continued)

	2026 \$ '000	2025 \$ '000
4.2 Materials and services		
Contractors		
- Road maintenance	10,343	10,709
- Vegetation management	632	534
- Ferry maintenance	930	–
- Aerodrome Operations and maintenance	109	104
- Building maintenance	514	278
- Electrical Services	5	137
- Buchan recreation reserve	3,326	2,156
- Environmental Management	184	–
- Waste collection	5,029	4,906
- Waste Management	1,686	1,156
- Animal pound services	311	285
- Cleaning	1,132	1,123
- Swifts Creek Recreation Reserve	–	1,887
- Sarsfield recreation reserve	3,084	–
- Parks and gardens	101	638
- Consulting	19	–
- Other	435	220
Other materials and services		
Building maintenance	1,567	1,102
General maintenance	13,833	15,362
Utilities	2,544	2,427
Office administration	2,026	2,392
Information technology	4,492	3,589
Insurance	1,842	1,776
Consultants	2,450	4,665
Contributions	1,554	1,880
Other	93	–
Total materials and services	58,241	57,326

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 4. The cost of delivering services (continued)

	2026 \$ '000	2025 \$ '000
4.3 Depreciation		
Property		
Heritage buildings	287	285
Buildings - specialised	4,213	4,040
Total depreciation - property	4,500	4,325
Plant and equipment		
Plant machinery and equipment	2,646	2,379
Fixtures fittings and furniture	739	889
Computers and telecomms	906	683
Library books	205	182
Total depreciation - plant and equipment	4,496	4,133
Infrastructure		
Roads	14,891	14,596
Bridges	1,264	1,506
Footways and cycleways	1,286	1,357
Drainage	1,143	1,084
Recreational, leisure and community	823	1,014
Waste management	1,205	1,197
Parks open spaces and streetscapes	1,618	808
Aerodromes	245	241
Off street car parks	289	248
Other infrastructure	1,233	1,195
Total depreciation - infrastructure	23,997	23,246
Total depreciation	32,993	31,704

Refer to note 5.2(b), 5.8 and 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

4.4 Amortisation - Intangible assets

Software	14	92
Landfill Airspace	910	905
Total Amortisation - Intangible assets	924	997

4.5 Depreciation - Right of use assets

Property	36	70
Plant and Equipment	—	10
Total Depreciation - Right of use assets	36	80

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 4. The cost of delivering services (continued)

	2026 \$ '000	2025 \$ '000
4.6 Allowance for impairment losses		
Parking fine debtors	16	53
Animal fine debtors	50	17
Rates debtors	(14)	33
Other debtors	(2)	2
Total allowance for impairment losses	50	105
Movement in allowance for impairment losses in respect of debtors		
Balance at the beginning of the year	1,339	1,249
New allowances recognised during the year	56	105
Amounts already allowed for and written off as uncollectible	(11)	(18)
Amounts allowed for but recovered during the year	5	3
Balance at end of year	1,389	1,339

An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

4.7 Borrowing costs

Interest - Borrowings	336	355
Total borrowing costs	336	355

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

4.8 Finance Costs - Leases

Interest - Lease Liabilities	12	14
Total finance costs	12	14

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 4. The cost of delivering services (continued)

	2026 \$ '000	2025 \$ '000
4.9 Other expenses		
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	70	65
Auditors' remuneration - Internal Audit	55	48
Councillors' allowances	511	421
Operating lease rentals	157	281
Memberships/Subscriptions	447	419
Bank fees and charges	176	206
Legal fees	479	596
Assets written-off - Buildings	244	274
Assets written-off - Bridges	—	185
Assets written-off - Roads	1,118	3,372
Assets written-off - Open Space	106	37
Assets written-off - Drainage	19	129
Assets written-off - Other infrastructure	—	64
Assets written-off - Work in progress	811	—
Assets written-off - Car Park	—	273
Assets written-off - Other	41	1,939
Assets written-off - Footpath	420	193
Assets written-off - Recreation	43	197
Assets written-off - Software	—	707
Bad debt written off	6	20
Others	63	1
Total other expenses	4,766	9,427

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations

	2026 \$ '000	2025 \$ '000
5.1 Financial assets		
(a) Cash and cash equivalents		
Current		
Cash on hand	11	11
Cash at bank	80,033	43,001
Term deposits	–	42,993
Total cash and cash equivalents	80,044	86,005
(b) Other financial assets		
Current		
Term deposits	38,038	37,159
Total current other financial assets	38,038	37,159
Non-current		
Shares in Community Banks	10	10
Total other financial assets	38,048	37,169
Total cash and cash equivalents and other financial assets	118,092	123,174
Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.		
Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.		
Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.		
(c) Trade & Other Receivables		
Current		
<i>Statutory receivables</i>		
Rates debtors	8,250	7,018
Special rate assessment	606	607
Infringement debtors	1,221	1,134
Allowance for expected credit loss - infringements, rates and schemes	(1,320)	(1,268)
Net GST receivable	622	1,170
<i>Non-statutory receivables</i>		
Other debtors	2,127	1,827
Allowance for expected credit loss- other debtors	(69)	(71)
Total current trade and other receivables	11,437	10,417
Non-Current		
<i>Statutory receivables</i>		
Special rate scheme	59	99
Total non-current trade and other receivables	59	99
Total trade and other receivables	11,496	10,516

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

	2026	2025
	\$ '000	\$ '000

(d) Ageing of receivables

The ageing of the Council's trade & other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	1,418	1,193
Past due by up to 30 days	185	35
Past due between 31 and 180 days	309	442
Past due between 181 and 365 days	64	81
Past due by more than 1 year	81	5
Total trade and other receivables	2,057	1,756

(e) Ageing of individually impaired receivables

At balance date, other debtors representing financial assets with a nominal value of \$69,000 (2025: \$71,000) were impaired. The amount of the allowance raised against these debtors was \$69,000 (2025: \$71,000). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

The ageing of receivables that have been individually determined as impaired at reporting date was:

Past due by more than 1 year	69	71
Total trade and other receivables	69	71

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 \$ '000	2025 \$ '000
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5.2 Non-financial assets

(a) Other assets

Accrued income	445	731
Prepayments	1,804	2,005
Other	–	2
Total other assets	2,249	2,738

(b) Intangible assets

Software	121	41
Landfill air space	1,008	1,918
Total intangible assets	1,129	1,959

	Software \$ '000	Landfill \$ '000	Total \$ '000
Gross Carrying Amount			
Balance at 1 July 2025	1,116	8,472	9,588
Other additions	93	–	93
Balance at 30 June 2026	1,209	8,472	9,681
Accumulated amortisation and impairment			
Balance at 1 July 2025	1,075	6,554	7,629
Amortisation expense	13	910	923
Balance at 30 June 2026	1,088	7,464	8,552
Net book value at 30 June 2025	41	1,918	1,959
Net book value at 30 June 2026	121	1,008	1,129

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 \$ '000	2025 \$ '000
5.3 Payables, trust funds and deposits and contract and other liabilities		
(a) Trade and other payables		
Current		
Non-statutory payables		
Trade payables	1,008	13,063
Accrued expenses	8,190	3,042
Total current trade and other payables	9,198	16,105
(b) Trust funds and deposits		
Current		
Refundable deposits	2,809	2,470
Emergency Services and Volunteers Fund	489	427
Retention amounts	724	924
Total current trust funds and deposits	4,022	3,821
(c) Contract and other liabilities		
Contract liabilities		
Current		
Grants received in advance - operating	2,069	2,727
Caravan Park and other	247	174
Prepaid Marina Income	105	126
Total current contract liabilities	2,421	3,027
Other liabilities		
Current		
Deferred capital grants	1,316	4,177
Total current other liabilities	1,316	4,177
Total current contract and other liabilities	3,737	7,204
Contract liabilities		
Non-current		
Prepaid Marina Income	179	265
Total non-current contract liabilities	179	265
Total contract and other liabilities	3,916	7,469

Trust funds and deposits

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Contract liabilities

Contract liabilities reflect consideration received in advance from Marina and Caravan Park customers in respect of leases and licences paid in advance as well as grant funding for various operational projects that Council has yet to gain the right to the funds in accordance with funding agreements. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

Other liabilities

Grant consideration was received from government funding bodies to support the construction of a number of capital projects. Grant consideration is recognised as income following specific guidance under AASB 1058 as the asset is constructed. Income is recognised to the extent of costs incurred-to-date because the costs of construction most closely reflect the stage of completion of the related capital projects. As such, Council has deferred recognition of a portion of the grant consideration received as a liability for outstanding obligations.

Purpose and nature of items

Emergency Services and Volunteers Fund - Council is the collection agent for the Emergency Services and Volunteers Fund on behalf of the State Government. Council remits amounts received on a Quarterly basis. Amounts disclosed here will be remitted to the State Government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

	2026	2025
	\$ '000	\$ '000

5.4 Interest-bearing liabilities

Current

Treasury Corporation of Victoria borrowings - secured	728	695
Other borrowings - secured	1,150	–
Total current interest-bearing liabilities	1,878	695

Non-current

Treasury Corporation of Victoria borrowings - secured	6,122	6,851
Other borrowings - secured	500	1,650
Total non-current interest-bearing liabilities	6,622	8,501

Total	8,500	9,196
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Borrowings are secured by mortgages over the general rates of Council.

a) The maturity profile for Council's borrowings is:

Not later than one year	1,878	695
Later than one year and not later than five years	3,785	4,283
Later than five years	2,837	4,218
Total	8,500	9,196

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities based on contractual repayment terms at every balance date.

In classifying borrowings as current or non-current Council considers whether at balance date it has the right to defer settlement of the liability for at least twelve months after the reporting period. Council's loan arrangements include covenants based on Council's financial performance and position at the end of the reporting period. These covenants are assessed for compliance after the reporting period based on specified financial ratios.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	Employee provisions \$ '000	Landfill restoration \$ '000	Other \$ '000	Total \$ '000
5.5 Provisions				
2026				
Balance at the beginning of the financial year	8,298	13,250	262	21,810
Additional provisions	897	–	2	899
Amounts used	(618)	(253)	(8)	(879)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	42	(346)	–	(304)
Balance at the end of the financial year	8,619	12,651	256	21,526
Provisions				
Provisions - current	7,588	94	–	7,682
Provisions - non-current	1,031	12,557	256	13,844
Total Provisions	8,619	12,651	256	21,526
2025				
Balance at the beginning of the financial year	7,853	13,234	186	21,273
Additional provisions	1,353	–	78	1,431
Amounts used	(912)	(255)	(2)	(1,169)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	4	271	–	275
Balance at the end of the financial year	8,298	13,250	262	21,810
Provisions				
Provisions - current	7,249	6,494	–	13,743
Provisions - non-current	1,049	6,756	262	8,067
Total Provisions	8,298	13,250	262	21,810
			2026	2025
			\$ '000	\$ '000

(a) Employee provisions**Current provisions expected to be wholly settled within 12 months**

Annual leave	3,004	2,875
Long service leave	378	395
Other Leave	91	120
	3,473	3,390

Current provisions expected to be wholly settled after 12 months

Annual leave	288	306
Long service leave	3,827	3,553
	4,115	3,859

Total current employee provisions	7,588	7,249
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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 \$ '000	2025 \$ '000
Non-Current		
Long service leave	1,031	1,049
Total Non-Current Employee Provisions	1,031	1,049
Aggregate Carrying Amount of Employee Provisions:		
Current	7,588	7,249
Non-current	1,031	1,049
Total Aggregate Carrying Amount of Employee Provisions	8,619	8,298

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:

- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key assumptions:

- discount rate	4.76%	4.20%
- index rate	2.25%	2.25%

(b) Landfill restoration

Current	94	6,494
Non-current	12,557	6,756
Total	12,651	13,250

Council is obligated to restore landfill sites to a particular standard. The forecast life of the site is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.

Council reviews the landfill restoration provision on an annual basis, including the key assumptions listed below.

Key assumptions:

- discount rate	4.74%	4.20%
- index rate	4.00%	4.00%

(c) Native vegetation offset provision

Non-current	256	262
	256	262

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report
for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026	2025
	\$ '000	\$ '000
5.6 Financing arrangements		
The Council has the following funding arrangements in place as at 30 June 2026.		
Bank overdraft	1,500	1,500
Credit card facilities	300	300
Treasury Corporation of Victoria facilities	6,850	7,546
Other facilities	1,650	1,650
Total Facilities	10,300	10,996
Used facilities	8,545	9,263
Unused facilities	1,755	1,733

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

	Not later than 1 year \$ '000	Later than 1 year and not later than 2 years \$ '000	Later than 2 years and not later than 5 years \$ '000	Later than 5 years \$ '000	Total \$ '000
2026					
Operating					
Cleaning	1,301	1,104	60	—	2,465
Ferry					
Operations/Maintenance	465	51	45	—	561
Road Infrastructure					
Maintenance	720	61	—	—	781
Waste Management	3,483	219	24	—	3,726
Other Service Contracts	232	—	—	—	232
Total	6,201	1,435	129	—	7,765
Capital					
Roads	485	—	—	—	485
Recreation	9,498	—	—	—	9,498
Waste	108	—	—	—	108
Parks and Open Space	3,796	—	—	—	3,796
Drainage	2,036	—	—	—	2,036
Other	1,088	—	—	—	1,088
Total	17,011	—	—	—	17,011
2025					
Operating					
Recreation	3,510	—	—	—	3,510
Cleaning	1,063	691	749	—	2,503
Ferry					
Operations/Maintenance	570	193	92	—	855
Road Infrastructure					
Maintenance	701	701	58	—	1,460
Waste Management	5,034	3,180	1	—	8,215
Other Service Contracts	276	52	—	—	328
Total	11,154	4,817	900	—	16,871
Capital					
Recreation	5,228	—	—	—	5,228
Waste	666	—	—	—	666
Parks and Open Space	4,821	—	—	—	4,821
Drainage	837	—	—	—	837
Other	1,205	—	—	—	1,205
Total	12,757	—	—	—	12,757

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2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 \$ '000	2025 \$ '000
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(b) Operating lease receivables**Operating lease receivables**

The Council has entered into commercial property leases on its investment property, consisting of surplus freehold office complexes. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 10 years. All leases include a CPI based revision of the rental charge annually.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:

Not later than one year	935	1,151
Later than one year and not later than five years	2,319	2,896
Later than five years	1,743	2,011
Total	4,997	6,058

5.8 Leases

At inception of a contract, Council assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;
- Council has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- Council has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Under *AASB 16 Leases*, Council as a not-for-profit entity has elected not to measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Council has 53 peppercorn/low value leases on land and buildings. Use of these properties is restricted to community service and welfare activities.

Right-of-Use Assets

	Property \$ '000	Equipment \$ '000	Total \$ '000
2026			
Balance at 1 July 2025	465	—	465
Depreciation charge	(36)	—	(36)
Balance at 30 June 2026	429	—	429
2025			
Balance at 1 July 2024	558	35	593
Disposal	(23)	(25)	(48)
Depreciation charge	(70)	(10)	(80)
Balance at 30 June 2025	465	—	465

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2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 5. Investing in and financing our operations (continued)

	2026 \$ '000	2025 \$ '000
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Lease Liabilities

Maturity analysis - contractual undiscounted cash flows

Less than one year	33	37
One to five years	147	140
More than five years	458	498
Total undiscounted lease liabilities as at 30 June:	638	675

Lease liabilities included in the Balance Sheet at 30 June:

Current	21	24
Non-current	514	547
Total lease liabilities	535	571

Short-term and low value leases

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of AUD\$10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Expenses relating to:

Short-term leases	130	219
Leases of low value assets	28	55
Total	158	274

Variable lease payments (not included in measurement of lease liabilities)

Variable lease payments	38	73
Total	38	73

Variable lease payments are those that depend on an index or a rate, for example payments linked to the consumer price index, a benchmark interest rate or changes in market rental rates.

Non-cancellable lease commitments - Short-term and low-value leases

Commitments for minimum lease payments for short-term and low-value leases are payable as follows:

Payable:		
Within one year	49	54
Later than one year but not later than five years	20	67
Later than five years	30	34
Total lease commitments	99	155

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2026

Note 6. Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment	Carrying amount 30 June 2025 \$ '000	Additions \$ '000	Contributions \$ '000	Revaluation \$ '000	Disposal \$ '000	Depreciation \$ '000	Write-off \$ '000	Transfers \$ '000	Carrying amount 30 June 2026 \$ '000
Property	329,381	—	1,360	16,026	(74)	(4,500)	(243)	3,056	345,006
Plant and equipment	21,798	—	—	—	(285)	(4,496)	(17)	5,432	22,432
Infrastructure	983,719	—	4,935	112,821	—	(23,997)	(1,720)	10,858	1,086,616
Work in progress	40,919	30,384	—	—	—	—	(811)	(19,439)	51,053
Total	1,375,817	30,384	6,295	128,847	(359)	(32,993)	(2,791)	(93)	1,505,107

Summary of Work in Progress	Opening WIP \$ '000	Additions \$ '000	Write-off \$ '000	Transfers \$ '000	Closing WIP \$ '000
Property	7,157	4,271	(317)	(4,277)	6,834
Plant and equipment	406	5,364	—	(5,358)	412
Infrastructure	33,356	20,749	(494)	(9,804)	43,807
Total	40,919	30,384	(811)	(19,439)	51,053

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East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Land specialised \$ '000	Land non specialised \$ '000	Total land and land improve- ments \$ '000	Heritage buildings \$ '000	Buildings specialised \$ '000	Total buildings \$ '000	Work in progress \$ '000	Total property \$ '000
(a) Property								
At fair value 1 July 2025	195,648	4,770	200,418	20,299	221,142	241,441	7,157	449,016
Accumulated depreciation at 1 July 2025	—	—	—	(11,376)	(101,102)	(112,478)	—	(112,478)
	195,648	4,770	200,418	8,923	120,040	128,963	7,157	336,538
Movements in fair value								
Additions	—	—	—	—	—	—	4,271	4,271
Contributions	1,322	—	1,322	—	38	38	—	1,360
Revaluation	—	—	—	2,757	28,967	31,724	—	31,724
Disposal	(74)	—	(74)	—	—	—	—	(74)
Write-off	—	—	—	—	(879)	(879)	(317)	(1,196)
Transfers	113	—	113	—	2,943	2,943	(4,277)	(1,221)
	1,361	—	1,361	2,757	31,069	33,826	(323)	34,864
Movements in accumulated depreciation								
Depreciation and amortisation	—	—	—	(287)	(4,213)	(4,500)	—	(4,500)
Revaluation movement	—	—	—	(1,582)	(14,116)	(15,698)	—	(15,698)
Accumulated depreciation of write off	—	—	—	—	636	636	—	636
	—	—	—	(1,869)	(17,693)	(19,562)	—	(19,562)
At fair value 30 June 2026	197,009	4,770	201,779	23,057	252,211	275,268	6,834	483,881
Accumulated depreciation at 30 June 2026	—	—	—	(13,246)	(118,795)	(132,041)	—	(132,041)
Carrying amount	197,009	4,770	201,779	9,811	133,416	143,227	6,834	351,840

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East Gippsland Shire Council

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Notes to the Financial Report

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Plant machinery and equipment \$ '000	Fixtures fittings and furniture \$ '000	Computers and telecomms \$ '000	Library books \$ '000	Work in progress \$ '000	Total plant and equipment \$ '000
(b) Plant and Equipment						
At cost 1 July 2025	28,826	13,991	4,840	5,938	406	54,001
Accumulated depreciation at 1 July 2025	(15,123)	(9,695)	(2,187)	(4,792)	–	(31,797)
	13,703	4,296	2,653	1,146	406	22,204
Movements in carrying value						
Additions	–	–	–	–	5,364	5,364
Disposal	(1,268)	–	–	–	–	(1,268)
Write-off	(200)	(141)	(1,223)	–	–	(1,564)
Transfers	6,219	(3,137)	2,034	208	(5,358)	(34)
	4,751	(3,278)	811	208	6	2,498
Movements in accumulated depreciation						
Depreciation and amortisation	(2,646)	(739)	(906)	(205)	–	(4,496)
Accumulated depreciation of disposals	983	–	–	–	–	983
Accumulated depreciation of write off	185	139	1,223	–	–	1,547
Transfers	(1,591)	2,394	(695)	–	–	108
	(3,069)	1,794	(378)	(205)	–	(1,858)
At cost 30 June 2026	33,577	10,713	5,651	6,145	412	56,498
Accumulated depreciation at 30 June 2026	(18,192)	(7,901)	(2,565)	(4,996)	–	(33,654)
Carrying amount	15,385	2,812	3,086	1,149	412	22,844

Plant and equipment are carried at historical cost.

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East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Roads \$ '000	Bridges \$ '000	Footpaths and cycleways \$ '000	Drainage \$ '000	Recrea- tional, leisure and community \$ '000	Waste management \$ '000	Parks open spaces and streets- capes \$ '000	Aerodromes \$ '000	Off street car parks \$ '000	Other infra- structure \$ '000	Work in progress \$ '000	Total infra- structure \$ '000
(c) Infrastructure												
At fair value 1 July 2025	874,419	129,324	76,410	119,128	44,497	14,047	47,129	12,777	15,250	46,563	33,356	1,412,900
Accumulated depreciation at 1 July 2025	(228,515)	(27,290)	(23,532)	(45,761)	(16,646)	(7,316)	(22,741)	(2,698)	(3,474)	(17,852)	–	(395,825)
	645,904	102,034	52,878	73,367	27,851	6,731	24,388	10,079	11,776	28,711	33,356	1,017,075
Movements in fair value												
Additions	–	–	–	–	–	–	–	–	–	–	20,749	20,749
Contributions	1,788	–	956	2,155	–	–	1	–	–	35	–	4,935
Revaluation	100,951	13,018	8,105	13,550	3,362	1,624	9,584	1,479	1,932	4,170	–	157,775
Write-off	(2,097)	–	(719)	(25)	(100)	–	(242)	–	–	(26)	(494)	(3,703)
Transfers	8,282	(16,652)	(3,327)	1,379	(13,643)	–	38,658	742	2,433	(6,906)	(9,804)	1,162
	108,924	(3,634)	5,015	17,059	(10,381)	1,624	48,001	2,221	4,365	(2,727)	10,451	180,918
Movements in accumulated depreciation												
Depreciation and amortisation	(14,891)	(1,264)	(1,286)	(1,143)	(823)	(1,205)	(1,618)	(245)	(289)	(1,233)	–	(23,997)
Revaluation movement	(26,146)	(2,437)	(2,488)	(5,264)	(1,252)	(810)	(4,136)	(305)	(477)	(1,639)	–	(44,954)
Accumulated depreciation of write off	979	–	299	6	58	–	136	–	–	11	–	1,489
Transfers	(2,241)	6,038	1,483	–	5,677	–	(13,859)	–	(730)	3,524	–	(108)
	(42,299)	2,337	(1,992)	(6,401)	3,660	(2,015)	(19,477)	(550)	(1,496)	663	–	(67,570)
At fair value 30 June 2026	983,343	125,690	81,426	136,188	34,115	15,671	95,130	14,998	19,615	43,836	43,807	1,593,819
Accumulated depreciation at 30 June 2026	(270,814)	(24,953)	(25,525)	(52,163)	(12,985)	(9,331)	(42,218)	(3,248)	(4,970)	(17,189)	–	(463,396)
Carrying amount	712,529	100,737	55,901	84,025	21,130	6,340	52,912	11,750	14,645	26,647	43,807	1,130,423

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

*Acquisition**Initial measurement*

Council initially measures its property, infrastructure, plant and equipment assets at cost. The cost of an acquired asset is the fair value of the consideration that Council has provided at the date of acquisition plus any incidental costs attributable to the acquisition.

Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer to Note 8.4 for more information on how Council measures fair value.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

	Depreciation Period	Threshold Limit \$ '000
Asset recognition thresholds and depreciation periods		
Land and land improvements		
land	-	-
Buildings		
buildings	15-80 years	5
Plant and Equipment		
ferry equipment	40 years	1
plant, machinery and equipment	2-50 years	1
fixtures, fittings and furniture	5-50 years	1
computers and telecommunications	5-10 years	1
library books	10 years	1
Infrastructure		
road pavements and seals	18-80 years	5
road wearing course	15-60 years	5
road formation and earthworks		5
road kerb, channel and minor culverts	70 - 80 years	5
bridges	60-100 years	5
footpaths and cycleways	15-65 years	5
drainage	70 -100 years	5
recreational, leisure and community facilities	10-60 years	5
aerodromes	15-80 years	5
waste management landfill cells	4 years	5
waste management infrastructure	60 years	5
parks, open space and streetscapes	15-80 years	5
car parks	15-80 years	5
Intangible assets	10 years	1

Land under roads

Council recognises land under roads it controls at fair value after 30 June 2008.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

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Notes to the Financial Report

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Leasehold improvements

Leasehold improvements are recognised at cost and are amortised over the unexpired period of the lease or the estimated useful life of the improvement, whichever is the shorter. At balance date there were no leasehold improvements.

Valuation of land and buildings

Valuation of land and buildings were undertaken by a qualified independent valuer Todd Svanberg, Certified Practising Valuer CPV API Member: 63110, Senior Director, Commercial Compliance and Quality of JLL Public Sector Valuations Pty Ltd and Mark Pastor, Certified Practising Valuer CPV API Member: 63501, Senior Valuer JLL Public Sector Valuations Pty Ltd as at 30 June 2023. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement. Where land use is not restricted, highest and best use is assumed to be current use, except the land is held for sale, or highly likely to be used for an alternative purpose within 12 months of the reporting date.

An index based revaluation was conducted in the current year for buildings only. This valuation was based on the Victoria Valuer-General's indices. A full revaluation of these assets will be conducted in 2026/27.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date and type of the current valuation is detailed in the following table.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2026 are as follows:

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Specialised land	–	–	197,009	Jun/23	Independent
Non - Specialised land	–	4,770	–	Jun/23	Independent
Heritage buildings	–	–	9,811	Jun/26	Indexation
Buildings	–	–	133,416	Jun/26	Indexation
Total	–	4,770	340,236		

Valuation of Infrastructure

Valuation of infrastructure assets has been determined in accordance with an independent valuer Josef Wang B.Eng, Quantity Surveyor, Infrastructure valuer and Regina Sun Quantity Surveyor, APV Valuers and Asset Management as at 31 December 2023.

An index based revaluation was conducted in the current year as at 30 June 2026, this valuation was based on Construction industries producer price indices for Victoria, a full revaluation of these assets will be conducted in 2027/28.

The date and type of the current valuation is detailed in the following table.

The valuation is at fair value based on current replacement cost less accumulated depreciation as at the date of valuation.

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2026 are as follows:

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2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Roads	—	—	712,529	Jun/26	Indexation
Bridges	—	—	100,737	Jun/26	Indexation
Footpaths and cycleways	—	—	55,901	Jun/26	Indexation
Drainage	—	—	84,025	Jun/26	Indexation
Recreational, leisure & community facilities	—	—	21,130	Jun/26	Indexation
Waste management	—	—	6,340	Jun/26	Indexation
Parks, open space & streetscapes	—	—	52,912	Jun/26	Indexation
Aerodromes	—	—	11,750	Jun/26	Indexation
Off street car parks	—	—	14,645	Jun/26	Indexation
Other Infrastructure	—	—	26,647	Jun/26	Indexation
Total	—	—	1,086,616		

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 0% and 90%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$1.20 and \$450.00 per square metre.

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis and ranges from \$84 to \$6,730 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 15 years to 80 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 15 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

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2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 6. Assets we manage (continued)

	2026 \$ '000	2025 \$ '000
Reconciliation of specialised land		
Land under roads	3,058	2,642
Parks and reserves	69,612	68,864
Recreation and Leisure	59,497	59,443
Residential Land	844	825
Commercial Land	362	362
Aerodrome Land	15,802	15,802
Community Services Land	9,766	9,766
Business Centre/Library Land	4,669	4,669
Caravan Park Land	2,616	2,616
Carpark Land	4,642	4,642
Depot Land	832	832
Quarry Reserve Land	356	356
Drainage Reserve Land	16,177	16,053
Saleyard and Pound Facility Land	1,941	1,941
Waste Management Land	6,368	6,368
Road Reserves	467	467
Total specialised land	197,009	195,648

6.2 Investment property

	2026 \$ '000	2025 \$ '000
Balance at beginning of financial year	13,030	10,787
Additions	–	424
Transfer	–	1,442
Disposals	(9)	–
Fair value adjustments	297	377
Balance at end of financial year	13,318	13,030

Investment property is held to generate long-term rental yields. Investment property is measured initially at cost, including transaction costs. Costs incurred subsequent to initial acquisition are capitalised when it is probable that future economic benefit in excess of the originally assessed performance of the asset will flow to the Council. Subsequent to initial recognition at cost, investment property is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the comprehensive income statement in the period that they arise.

Valuation of investment property

Valuation of investment property has been determined in accordance with an independent valuation by Todd Svanberg, Certified Practising Valuer CPV API Member 63110, Senior Director, Commercial Compliance and Quality of JLL Public Sector Valuations Pty Ltd and Mark Pastor, Certified Practising Valuer CPV API Member 63501, Senior Valuer JLL Public Sector Valuations Pty Ltd as at 30 June 2023.

The valuation is at fair value, based on the current market value for the property. An index based valuation was conducted in the current year. This valuation was based on Indices provided by the Victoria Valuer-General.

A full valuation of these assets will be conducted in 2026/27.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report
for the year ended 30 June 2026

Note 7. People and relationships

7.1 Council and key management remuneration

(a) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of East Gippsland Shire Council. The Councillors, Chief Executive Officer and General Managers are deemed KMP.

Details of KMP at any time during the year are:

Councillors	Councillors Jodie Ashworth (01/07/2025 to 20/11/2025)
	Councillors Jodie Ashworth (Mayor 21/11/2025 to 30/06/2026)
	Councillors Arthur Allen (01/07/2025 to 30/06/2026)
	Councillors Sonia Buckley (Deputy Mayor 01/07/2025 to 20/11/2025)
	Councillors Sonia Buckley (21/11/2025 to 30/06/2026)
	Councillors Tom Crook (01/07/2025 to 20/11/2025)
	Councillors Tom Crook (Deputy Mayor 21/11/2025 to 30/06/2026)
	Councillors Barry Davis (01/07/2025 to 30/06/2026)
	Councillors Joanne Eastman (01/07/2025 to 30/06/2026)
	Councillors Bernard Farquhar (01/07/2025 to 30/06/2026)
	Councillors Ian Trevaskis (01/07/2025 to 30/06/2026)
	Councillors John White (Mayor 01/07/2025 to 20/11/2026)
	Councillors John White (21/11/2026 to 30/06/2026)
Management	Fiona Weigall, Chief Executive Officer
	Sarah Johnston, General Manager Business Excellence
	Chris Stephenson, General Manager Place and Community (01/07/2025 to 07/06/2026)
	Chris Stephenson, General Manager Projects and Planning (08/06/2026 to 30/06/2026)
	Stuart McConnell, General Manager Assets and Environment
	Stuart McConnell, Acting Chief Executive Officer (07/07/2025 to 14/07/2025)

	2026 No.	2025 No.
Total Number of Councillors	9	14
Total of Chief Executive Officer and other Key Management Personnel	4	6
Total Number of Key Management Personnel	13	20

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 7. People and relationships (continued)

(b) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages.

	2026 \$ '000	2025 \$ '000
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	1,386	1,300
Other long-term employee benefits	26	24
Post-employment benefits	124	103
Total	1,536	1,427

	2026 No.	2025 No.
The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:		
\$10,000 - \$19,999	1	6
\$20,000 - \$29,999	—	6
\$30,000 - \$39,999	5	1
\$40,000 - \$49,999	1	1
\$50,000 - \$59,999	1	1
\$70,000 - \$79,999	1	1
\$80,000 - \$89,999	1	—
\$210,000 - \$219,999	—	1
\$230,000 - \$239,999	—	1
\$240,000 - \$249,999	—	1
\$270,000 - \$279,999	1	—
\$280,000 - \$289,999	1	1
\$290,000 - \$299,999	1	—
\$330,000 - \$339,999	1	—
Total	14	20

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report
for the year ended 30 June 2026

Note 7. People and relationships (continued)

(c) Remuneration of other senior staff

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds \$170,000 and who report directly to a member of the KMP.

	2026 \$ '000	2025 \$ '000
Total remuneration of other senior staff was as follows:		
Short-term employee benefits	175	172
Post-employment benefits	22	20
Total	197	192

	2026 No.	2025 No.
--	-------------	-------------

The number of other senior staff are shown below in their relevant income bands:

Income Range:		
\$190,000 - \$199,999	1	1
Total	1	1

	2026 \$ '000	2025 \$ '000
Total remuneration for the reporting year for other senior staff included above, amounted to:	197	192

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report
for the year ended 30 June 2026

Note 7. People and relationships (continued)

7.2 Related party disclosure

(a) Transactions with related parties

During the period Council entered into the following transactions with related parties:

For the year ended 30 June 2026, Council paid \$19,836.61 to suppliers and contractors related to Key Management Personnel on normal commercial terms and conditions. Details of these related party transactions for Key Management Personnel are as follows:

Cr Allen	Leftrade Pty Ltd - \$6,700.26 for goods and service
	Paper Cranes Sushi Pty Ltd - \$3,194.40 for catering services
Cr White	Melwood Investments Proprietary Limited - \$6,171.20 for contract slashing
Cr Farquhar	Bernard Farquhar Pty Limited (T/A Powerhouse Shop) \$ 3,170.75 for plumbing services

(b) Outstanding balances with related parties

The following balances totalling \$343.20 are outstanding at the end of the reporting period in relation to transactions with related parties on normal commercial terms and conditions.

Cr Allen	Paper Cranes Sushi Pty Ltd - \$343.20
----------	---------------------------------------

(c) Loans to/from related parties

The aggregate amount of loans in existence at balance date that have been made, guaranteed or secured by the council to a related party as follows:

Nil

(d) Commitments to/from related parties

The aggregate amount of commitments in existence at balance date that have been made, guaranteed or secured by the council to a related party are as follows:

Nil

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 8. Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.

(i) Council is currently undergoing a process over a three year period to identify old drainage assets that are not currently recorded. At this stage Council is currently unable to value any of these found assets and will bring them to account in the future when valuations have been calculated.

(b) Contingent liabilities

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
 - it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
 - the amount of the obligation cannot be measured with sufficient reliability.

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Landfill

Council operates a number of landfills. Council will have to carry out site rehabilitation works in the future. Council has provided the Environment Protection Authority with a bank guarantee in their favour of \$1.3 million to meet the remedial action financial assurance requirements for licenced landfill sites.

Liability Mutual Insurance

Council is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

MAV Workcare

Council was a participant of the MAV WorkCare Scheme. The MAV WorkCare Scheme provided workers compensation insurance. MAV WorkCare commenced business on 1 November 2017 and the last day the Scheme operated as a self-insurer was 30 June 2021. In accordance with the Workplace Injury Rehabilitation and Compensation Act 2013, there is a six year liability period following the cessation of the Scheme (to 30 June 2027). During the liability period, adjustment payments may be required (or received). The determination of any adjustment payments is dependent upon revised actuarial assessments of the Scheme's tail claims liabilities as undertaken by Work Safe Victoria. If required, adjustments will occur at the 3-year and 6-year points during the liability period, and will affect participating members.

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

8.2 Australian Accounting Standards issued but not yet effective

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2026 reporting period. Council assesses the impact of these new standards.

The Australian Accounting Standards Board (AASB) has issued *AASB 18 Presentation and Disclosure in Financial Statements*. When applicable AASB 18 supersedes AASB 101 *Presentation of Financial Statements*. AASB 18 aims to improve how entities communicate in their financial statements, with a focus on information about financial performance in the statement of profit or loss. It is expected to result in presentation and disclosure changes, primarily to Council's Comprehensive Income Statement. AASB 18 is expected to first apply to Council for the 2028-29 financial year.

8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank and TCV borrowings. Details of the material accounting policy information and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of Council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes Council to fair value interest rate risk / Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*. Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- Council has a policy for establishing credit limits for the entities Council deals with;
- Council may require collateral where appropriate; and

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

-
- Council only invests surplus funds with financial institutions which have a recognised credit rating specified in Council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provides a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of Council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- has a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- has readily accessible standby facilities and other funding arrangements in place;
- has a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitors budget to actual performance on a regular basis; and
- sets limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed, and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of + 1.0% and - 1.0% in market interest rates (AUD) from year-end rates of 4.35%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

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Notes to the Financial Report
for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

8.4 Fair value measurement

Fair Value Hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 *Fair value measurement*, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

For assets, where the Council adopts a current replacement cost approach to determine fair value, the Council now considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 —	Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 —	Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
Level 3 —	Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report

for the year ended 30 June 2026

Note 8. Managing uncertainties (continued)

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 4 years. The valuation is performed either by experienced council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

Asset Class	Revaluation frequency
Land	1 to 4 years
Buildings	1 to 4 years
Roads	1 to 4 years
Bridges	1 to 4 years
Footpaths and cycleways	1 to 4 years
Drainage	1 to 4 years
Recreational, leisure and community facilities	1 to 4 years
Waste management	1 to 4 years
Parks, open space and streetscapes	1 to 4 years
Aerodromes	1 to 4 years
Other infrastructure	1 to 4 years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve except to the extent that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

The impairment policy above does not apply to Council's property, infrastructure, specialised buildings and other non-current physical assets subsequently measure at fair value. These are primarily non-cash generating assets of not-for-profit entities, which are typically specialised in nature and held for continuing use of their service capacity. Their recoverable amount is expected to be materially the same as fair value determined under AASB 13 Fair Value Measurement (Fair Value Measurement in italic font), with the consequence that AASB 136 Impairment of Assets (Impairment of Assets in italic font) does not apply to such assets that are regularly revalued.

8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report
for the year ended 30 June 2026

Note 9. Other matters

	Balance at beginning of reporting period \$ '000	Increase (decrease) \$ '000	Balance at end of reporting period \$ '000
9.1 Reserves			
(a) Asset revaluation reserves			
2026			
Property			
Land and land improvements	153,259	—	153,259
Heritage buildings	—	1,175	1,175
Buildings	90,944	14,851	105,795
	244,203	16,026	260,229
Infrastructure			
Roads	507,762	74,805	582,567
Bridges	69,004	10,581	79,585
Footpaths and cycleways	31,594	5,617	37,211
Drainage	34,087	8,286	42,373
Recreational, leisure and community facilities	16,025	2,110	18,135
Waste management	1,329	814	2,143
Parks, open space and streetscapes	5,967	5,448	11,415
Aerodromes	3,389	1,174	4,563
Offstreet car parks	2,238	1,455	3,693
Other infrastructure	19,313	2,531	21,844
	690,708	112,821	803,529
Total asset revaluation reserves	934,911	128,847	1,063,758
2025			
Property			
Land and land improvements	153,259	—	153,259
Buildings	90,944	—	90,944
	244,203	—	244,203
Infrastructure			
Roads	507,762	—	507,762
Bridges	69,004	—	69,004
Footpaths and cycleways	31,594	—	31,594
Drainage	34,087	—	34,087
Recreational, leisure and community facilities	16,025	—	16,025
Waste management	1,329	—	1,329
Parks, open space and streetscapes	5,967	—	5,967
Aerodromes	3,389	—	3,389
Offstreet car parks	2,238	—	2,238
Other infrastructure	19,313	—	19,313
	690,708	—	690,708
Total asset revaluation reserves	934,911	—	934,911

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East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report
for the year ended 30 June 2026

Note 9. Other matters (continued)

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

	Balance at beginning of reporting period \$ '000	Transfer from Accumulated Surplus \$ '000	Transfer to Accumulated Surplus \$ '000	Balance at end of reporting period \$ '000
(b) Other reserves				
2026				
Car Parking	193	—	—	193
Development Contribution Plans	196	—	—	196
Lakes Entrance Northern Growth Area	1	—	—	1
Recreational Land	2,193	330	(53)	2,470
Road Upgrading	126	—	—	126
Street Trees Reserve	18	172	—	190
Total Other reserves	2,727	502	(53)	3,176
2025				
Car Parking	193	—	—	193
Development Contribution Plans	196	—	—	196
Lakes Entrance Northern Growth Area	1	—	—	1
Recreational Land	2,074	119	—	2,193
Road Upgrading	126	—	—	126
Street Trees Reserve	—	18	—	18
Total Other reserves	2,590	137	—	2,727

The Recreation Land Reserve receives developer contributions for future development of public open space.

Development Contribution Plans receive contribution from developers upon the sale of land in a prescribed planning area.

The Car Parking Reserve receives developer funds for future development of public car parks.

The Road Upgrading Reserve receives contributions from developers for the future upgrade of specific roads as required by development plans.

Lakes Entrance Northern Growth Area receive contributions in accordance with the development plan.

East Gippsland Shire Council

2025/2026 Financial Report

Notes to the Financial Report
for the year ended 30 June 2026

Note 9. Other matters (continued)

	2026 \$ '000	2025 \$ '000
9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)		
Surplus/(deficit) for the year	7,727	25,407
Non-cash adjustments:		
Depreciation/amortisation	33,953	32,781
Profit/(loss) on disposal of property, infrastructure, plant and equipment	(293)	(329)
Fair value adjustments for investment property	(297)	(377)
Contributions - Non-monetary assets	(6,295)	(11,708)
Financing cost in financing activities	348	369
Write off property, plant and equipment	2,802	7,370
Bad debt written off	6	20
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(980)	(193)
(Increase)/decrease in prepayments	201	(649)
Increase/(decrease) in contract assets	(1,178)	1,315
Increase/(decrease) in other assets	288	162
Increase/(decrease) in trade and other payables	(6,249)	3,873
Increase/(decrease) in provisions	(284)	537
(Decrease)/increase in trust funds and deposits	201	(316)
(Decrease)/increase in contract and other liabilities	(3,553)	(8,686)
Net cash provided by/(used in) operating activities	26,397	49,576

Note 10. Changes in accounting policies

There have been no changes to accounting policies in the 2025-26 year.

East Gippsland Shire Council

Performance Statement

For the year ended 30 June 2026

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Certification of performance statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Ernest Mhande, CPA
Principal Accounting Officer
Dated: *(Date)*

In our opinion, the accompanying performance statement of the East Gippsland Shire Council for the year ended 30 June 2026 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this performance statement in its final form.

(Councillor 1 Name)
Councillor
Dated: *(Date)*

(Councillor 2 Name)
Councillor
Dated: *(Date)*

Fiona Weigall
Chief Executive Officer
Dated: *(Date)*

Victorian Auditor-General's Office audit report

Section 1. Description of municipality

East Gippsland is a large and vibrant region in a beautiful natural setting, home to proud and involved communities that embrace and encourage self-reliance, responsibility and new ideas. The past 30 years have seen East Gippsland evolve from its rural origins to a flourishing economic and tourism region in Eastern Victoria, drawing more than one million visitors each year.

The region has kept its identity and sense of place as it has grown. The shire stretches from west of Bairnsdale to the New South Wales border, covering approximately 21,000 square kilometres or 10 percent of the State. East Gippsland has an Estimated Residential Population of approximately 49,669 residents (as of 30 June 2025¹).

East Gippsland's unique qualities are both its strength and challenges. The region is distinguished by its natural setting, with its southern edge defined by the Gippsland Lakes and rugged coastline and the rising backdrop of the High Country. Historical rural landscapes and natural bushland areas characterise the region and surrounding its communities.

As of 30th of June 2026, we are responsible for maintaining 3,008 km of roads, 3 timber and 188 concrete bridges, 31 pedestrian bridges, 267.5 hectares of parks and gardens and 296 km of footpaths and shared paths.

¹ .idcommunity East Gippsland Shire Estimated Residential Population Data

Section 2. Service Performance Indicators

For the year ended 30 June 2026

Dimension/indicator/measure	Results					Comments
	2023	2024	2025	2026		
	Actual	Actual	Actual	Target as per budget	Actual	
Aquatic facilities Utilisation <i>Utilisation of aquatic facilities</i> <i>[Number of visits to aquatic facilities / Municipal population]</i>	9.23	9.93	10.64	11.10	10.62	Aquatic facility visits were just below target at 10.62 visits per head of population, mainly due to the temporary closure of the BARC for essential roof works from January to March 2026. The works were needed to keep the facility safe and functional and will support continued use by the community once complete.
Animal management Health and safety <i>Animal management prosecutions</i> <i>[Number of successful animal management prosecutions / Number of animal management prosecutions] x 100</i>	100.00%	100.00%	0.00%	100.00%	100.00%	There were two animal management prosecutions, both of which were successful. This maintains a 100% success rate and reflects Council's focus on taking enforcement action where appropriate to support community safety, responsible pet ownership and compliance with animal management requirements.
Food safety Health and safety <i>Critical and major non-compliance outcome notifications</i> <i>[Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100</i>	100.00%	100.00%	90.00%	100.00%	100.00%	A total of 3 critical or major non-compliances were followed up, all of which are now compliant.

Dimension/indicator/measure	Results					Comments
	2023	2024	2025	2026		
	Actual	Actual	Actual	Target as per budget	Actual	
Governance Satisfaction <i>Satisfaction with community consultation and engagement</i> <i>(Community satisfaction rating out of 100 with the consultation and engagement efforts of Council)</i>	45	41	46	54	56	Community satisfaction has improved compared to the previous year, reflecting Council's continued focus on responding to community feedback, delivering priority projects and services, and strengthening communication and engagement with the community.
Libraries Participation <i>Library membership</i> <i>[percentage of the population that are registered library members] x100</i>	NA	12.34%	26.74%	N/A	29.13%	Library membership remained strong, with 29% of East Gippsland residents recording a library transaction in the past three years. Continued investment in library collections, programs, digital resources and community activities supported ongoing community participation and helped maintain strong membership levels across the municipality.
Roads Condition <i>Sealed local roads below the intervention level</i> <i>(Percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)</i>	97.37%	96.03%	96.24%	95.00%	96.19%	This represents a negligible decrease of 0.05% compared with the previous reporting period. Such a minor variation is within expected annual fluctuations and indicates that overall network condition has remained stable.
Statutory Planning Service standard <i>Planning applications decided within the relevant required time</i> <i>(Percentage of planning application decisions made within the relevant required time)</i>	37.12%	36.41%	56.07%	55.00%	67.75%	Applications decided within the required timeframe reached 67.75% for the year, surpassing the target of 55%. This improvement reflects sustained effort to streamline planning processes and deliver more timely decisions for the community. Encouragingly, the result is supported by rising community satisfaction, evident in both the survey completed by service users and Community Satisfaction Survey 2026.

Dimension/indicator/measure	Results					Comments
	2023	2024	2025	2026		
	Actual	Actual	Actual	Target as per budget	Actual	
Waste Collection Waste diversion <i>Kerbside collection waste diverted from landfill</i> <i>[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100</i>	53.06%	49.18%	49.30%	48.00%	48.30%	The Container Deposit Scheme has continued to contribute to a decrease in the weight of kerbside collection waste diverted from landfill. Council continues to work with community to ensure waste is recycled where possible.

Section 3. Financial Performance Indicators

For the year ended 30 June 2026

Dimension / indicator / measure	2023	2024	2025	2026		2027	2028	2029	2030	Material Variations and Comments
	Actual	Actual	Actual	Target as per Budget	Actual	Forecast	Forecast	Forecast	Forecast	
Efficiency Expenditure level <i>Expenses per property assessment</i> <i>[Total expenses / Number of property assessments]</i>	\$3,617.96	\$3,990.98	\$4,371.01	\$3,988.00	\$4,267.22	\$4,085.88	\$3,959.20	\$4,016.27	\$4,108.85	The reason that the expenses increase in 2024/25 and 2025/26 is due to two significant bushfire funded projects to rebuild community assets in Sarsfield and Buchan. These are operating expenses as Council does not own the land on which they are built.
Revenue level <i>Average rate per property assessment</i> <i>[Sum of all general rates and municipal charges / Number of property assessments]</i>	\$1,691.66	\$1,764.72	\$1,806.87	\$1,834.20	\$1,842.25	\$1,889.54	\$1,941.22	\$1,989.77	\$2,039.51	Increase in line with the Council rate cap decision.
Liquidity Working capital <i>Current assets compared to current liabilities</i> <i>[Current assets / Current liabilities] x100</i>	307.46%	282.70%	333.37%	247.09%	509.77%	278.56%	214.26%	195.37%	189.28%	The ratio was higher than target due to the landfill rehabilitation project being deferred to 2027/28. This resulted in the associated rehabilitation provision being reclassified from current to non-current liabilities, reducing current liabilities and increasing the liquidity ratio.

Dimension / indicator / measure	2023	2024	2025	2026		2027	2028	2029	2030	Material Variations and Comments
	Actual	Actual	Actual	Target as per Budget	Actual	Forecast	Forecast	Forecast	Forecast	
Unrestricted cash Unrestricted cash compared to current liabilities <i>[Unrestricted cash / Current liabilities] x100</i>	89.62%	137.45%	86.26%	154.06%	129.55%	N/A	N/A	N/A	N/A	This is a result of current liabilities being less than the previous year which is a result of less trade and other payables and less provisions because of project delivery timelines that have moved to 2027/28. Due to the changes in the performance framework, these indicators no longer form part of the 2026/27 budget, therefore no future forecast has been made.
Obligations Loans and borrowings Loans and borrowings compared to rates <i>[Interest bearing loans and borrowings / Rate revenue] x100</i>	4.44%	14.11%	12.65%	11.42%	11.34%	N/A	N/A	N/A	N/A	This indicates that borrowings are decreasing and no new loans have been taken up. Due to the changes in the performance framework, these indicators no longer form part of the 2026/27 budget, therefore no future forecast has been made.
Loans and borrowing repayments compared to rates <i>[Interest and principal repayments on interest bearing loans and</i>	0.27%	0.57%	1.40%	1.43%	1.38%	2.85%	1.33%	1.19%	2.28%	A lump-sum loan repayment of \$1.15 million is due in 2026/27, with a further loan repayment of \$0.5 million due in 2029/30. These significant repayments increase the ratio in both years.

Dimension / indicator / measure	2023	2024	2025	2026		2027	2028	2029	2030	Material Variations and Comments
	Actual	Actual	Actual	Target as per Budget	Actual	Forecast	Forecast	Forecast	Forecast	
<i>borrowings / Rate revenue] x100</i>										
Indebtedness <i>Non-current liabilities compared to own source revenue</i> <i>[Non-current liabilities / Own source revenue] x100</i>	7.96%	18.17%	16.97%	16.72%	20.58%	13.79%	11.52%	8.92%	10.15%	This result reflects project delivery timeframes being shifted into future years.
Asset renewal and upgrade <i>Asset renewal and upgrade compared to depreciation</i> <i>[Asset renewal and upgrade expense / Asset depreciation] x100</i>	97.34%	126.50%	107.79%	189.11%	77.22%	137.83%	162.52%	99.37%	105.94%	The actual result is less than the target due to \$35.08 m of renewal and upgrade works being carried forward for completion in the 2026/27 year.
Operating position Adjusted underlying result <i>Adjusted underlying surplus (or deficit)</i> <i>[Adjusted underlying surplus (deficit) / Adjusted underlying revenue] x100</i>	13.92%	-23.30%	-3.64%	-6.18%	-2.21%	-3.36%	-1.48%	-1.61%	-1.88%	For 2025/26 we reported an underlying deficit. We are currently completing a Financial Sustainability Strategy to assist in getting to a more sustainable financial position.
Stability Rates concentration <i>Rates compared to adjusted underlying revenue</i> <i>[Rate revenue / Adjusted underlying revenue] x100</i>	47.77%	65.56%	51.52%	58.91%	53.09%	58.01%	59.95%	60.66%	60.95%	Whilst rate income has been consistent and increased largely in line with the State Government rate cap, the timing of the receipt of the Financial Assistance Grants has impacted the adjusted

	2023	2024	2025	2026		2027	2028	2029	2030	Material Variations and Comments
Dimension / indicator / measure	Actual	Actual	Actual	Target as per Budget	Actual	Forecast	Forecast	Forecast	Forecast	
										underlying revenue which has caused variances over time.
Rates effort <i>Rates compared to property values</i> <i>[Rate revenue / Capital improved value of rateable properties in the municipality] x100</i>	0.41%	0.36%	0.37%	0.37%	0.38%	0.38%	0.39%	0.39%	0.39%	

Section 4. Sustainable Capacity Indicators

For the year ended 30 June 2026

Indicator / measure [formula]	Results				Comment
	2023	2024	2025	2026	
	Actual	Actual	Actual	Actual	
Population <i>Expenses per head of municipal population</i> <i>[Total expenses / Municipal population]</i>	\$2,417.94	\$2,672.75	\$2,974.36	\$2,905.49	
<i>Infrastructure per head of municipal population</i> <i>[Value of infrastructure / Municipal population]</i>	\$25,544.50	\$23,687.77	\$23,900.42	\$26,240.27	The Infrastructure per Head of Municipal Population indicator increased by 9.79% compared to the previous year. This increase was mainly driven by the revaluation of Council's infrastructure assets during the year, which increased the recorded value of Council's infrastructure portfolio.
<i>Population density per length of road</i> <i>[Municipal population / Kilometres of local roads]</i>	16.46	16.34	16.39	16.51	
Own-source revenue <i>Own-source revenue per head of municipal population</i> <i>[Own-source revenue / Municipal population]</i>	\$1,875.75	\$1,995.40	\$2,082.88	\$2,070.39	
Recurrent grants <i>Recurrent grants per head of municipal population</i> <i>[Recurrent grants / Municipal population]</i>	\$571.89	\$94.02	\$713.68	\$671.67	Financial Assistance Grants are the Council's largest recurrent grant funding source. The inconsistency 2023/24 is due to the fact that we received the full grant payment in 2022/23 for 2023/24. Overall, we have little control of when the grants are paid to Council.

Indicator / measure [formula]	Results				Comment
	2023	2024	2025	2026	
	Actual	Actual	Actual	Actual	
Disadvantage <i>Relative socio-economic disadvantage</i> <i>[Index of Relative Socio-economic Disadvantage by decile]</i>	3.0	3.0	3.0	3.0	
Workforce turnover <i>Percentage of staff turnover</i> <i>[Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100</i>	14.20%	13.10%	13.20%	18.04%	Staff turnover increased from 13.20% in the previous year to 18.04% at the end of 2025/26. Continued monitoring of workforce retention and labour market trends will better support workforce planning and organisational capability.

Section 5. Notes to the accounts

5.1 Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed, service performance, financial performance and sustainable capacity indicators and measures together with a description of the municipal district, an explanation of material variations in the results and notes to the accounts. This statement has been prepared to meet the requirements of the Local Government Act 2020 and Local Government (Planning and Reporting) Regulations 2020.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g., Australian Bureau of Statistics or the Council's satisfaction survey provider).

The performance statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by the Local Government (Planning and Reporting) Regulations 2020. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year, and the results forecast for the period 2026-27 to 2029-30 by the council's financial plan.

The Local Government (Planning and Reporting) Regulations 2020 requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

5.2 Definitions

Key term	Definition
adjusted underlying revenue	means total income other than: • non-recurrent grants used to fund capital expenditure; and • non-monetary asset contributions; and • contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the <i>Food Act 1984</i>
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the <i>Road Management Act 2004</i>
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
non-current liabilities	means all liabilities other than current liabilities
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council

Key term	Definition
rate revenue	means revenue from general rates, municipal charges, service rates and service charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash

5.3 Other Matters

Overview of 2026

During the financial year Council continued to operate in a challenging environment shaped by rising costs, growing service demand and increasing expectations from our community. Our key challenges for 2025/26 included:

- Rising costs, growing service demand and increasing community expectations continued to place pressure on Council's resources and financial sustainability.
- Global economic conditions and fuel price increases contributed to higher operating, transport and waste service costs.
- Cost shifting from other levels of government, including changes to levies and regulatory requirements, continued to increase financial pressure on councils and ratepayers.
- Securing external funding remains critical to delivering infrastructure and services in a constrained funding environment.
- Housing affordability and availability continued to affect communities across East Gippsland, reinforcing the need for coordinated action and advocacy.
- Bushfire activity during the summer highlighted the ongoing importance of emergency preparedness, resilience and recovery planning.
- The increasing frequency and complexity of emergency events continue to place pressure on communities, infrastructure and service delivery.

While these challenges are significant, they also reinforce the importance of long-term planning, collaboration and advocacy. We will continue to work with communities, government partners and industry to address emerging issues, advocate for a fairer share of investment, and ensure East Gippsland remains a resilient, sustainable and prosperous region into the future.

5.3.2

Councillor Gift Policy

Authorised by General Manager Business Excellence

Purpose

This report is to present the draft Councillor Gift Policy (Policy) for Council's consideration and adoption.

Recommendation

That Council adopts the draft Councillor Gift Policy as provided at Attachment 1.

Key Points

Section 138 of the *Local Government Act 2020* (Act) requires Council to adopt and maintain a Councillor Gift Policy, including procedures for maintaining a gift register.

A review of the current Policy was undertaken following governance review activities and recommendations arising from the 2024 Internal Audit. While the existing Policy broadly met legislative requirements, opportunities were identified to improve clarity, consistency, governance controls and alignment with contemporary better practice guidance.

The revised Policy strengthens governance controls relating to higher-risk offers, active matters before Council, donations and bequests, declaration requirements, approval pathways and the interaction between the Policy and Councillors' statutory disclosure and conflict of interest obligations.

Supporting the Policy is a suite of practical governance tools, including a Gift and Donation Declaration Form, Gift and Donation Risk Assessment Checklist and Gift Value Estimation Guide. These documents support consistent application of the framework and improved governance oversight.

Discussion

Background

Council is required under section 138 of the Act to adopt and maintain a Councillor Gift Policy, including procedures for maintaining a Councillor Gift Register.

A review of the current Policy was undertaken following governance review activities and recommendations arising from the 2024 Internal Audit. While the current Policy broadly meets legislative requirements, the review identified opportunities to improve clarity, consistency, usability and alignment with contemporary governance practices while maintaining Council's existing approach to gifts, benefits and hospitality.

The review also identified opportunities to strengthen governance controls, declaration requirements, approval pathways and transparency arrangements relating to gifts, benefits, hospitality, donations and bequests.

Policy Review

The revised Policy establishes a clearer governance framework for managing gifts, benefits, hospitality, donations and bequests associated with the Councillor role.

The review introduces clearer guidance regarding higher risk offers, prohibited offers, active matters before Council and the management of donations and bequests. It also strengthens declaration requirements, Gift Register processes, approval pathways and alignment with statutory disclosure and conflict of interest obligations under the Act and the *Local Government (Governance and Integrity) Regulations 2020*.

A key focus of the review has been improving usability and transparency. The revised Policy adopts a more structured and practical format, providing Councillors with clearer guidance regarding responsibilities, approval requirements and governance controls while maintaining Council's existing approach to ethical conduct and accountability.

The revised Policy has also been simplified and streamlined following Councillor feedback, reducing duplication and improving readability while retaining legislative compliance and appropriate governance controls.

Supporting Documents

As part of the review, a suite of supporting governance tools has been developed to improve consistency, usability and auditability across the framework.

These documents include a Gift and Donation Declaration Form, Gift and Donation Risk Assessment Checklist and Gift Value Estimation Guide. Together, these tools provide practical guidance to support application of the Policy and strengthen governance oversight.

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 4: Managing Council well

Outcome – Council operates transparently and effectively with public trust

Consultation/Community Engagement/Impacts

The Policy applies specifically to Councillors and establishes requirements for managing gifts, benefits, hospitality, donations and bequests associated with the Councillor role.

While the Policy does not directly impact service delivery, it supports transparency, integrity and public confidence in Council decision-making. The Policy provides clearer expectations for Councillors and external stakeholders and reinforces that offers which may give rise to perceived influence, favouritism or conflicts of interest will be declined or managed through transparent and accountable processes.

Opportunities and Risks

The Policy provides an opportunity to strengthen Council's governance framework through improved clarity, consistency and transparency in the management of gifts, benefits, hospitality, donations and bequests. It supports informed decision-making, reinforces Councillor accountability and aligns Council's governance framework more closely with legislative requirements and better practice principles. It also provides practical guidance and supporting tools to improve consistency and governance oversight.

Retaining the existing Policy may result in reduced clarity for Councillors, inconsistent application of governance requirements and missed opportunities to strengthen transparency, accountability and governance maturity. It may also limit Council's ability to demonstrate alignment with contemporary governance practices and community expectations relating to integrity and ethical conduct.

Climate Change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. DRAFT Councillor Gift Policy [5.3.2.1 - 12 pages]



Councillor Gift Policy

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1. Purpose

The purpose of this Policy is to establish East Gippsland Shire Council's (Council) framework for the acceptance, management, or disclosure of gifts, benefits, and hospitality by Councillors. This Policy sets clear rules for responding to and registering offers of gifts and donations, as well as for providing gifts, so Councillors avoid conflicts of interest and maintain public trust.

2. Scope

This Policy applies to the Mayor, Deputy Mayor and Councillors of Council and to offers made to their family members¹ that could create a conflict or reputational risk.

The Policy does not apply to Council staff who are subject to a separate organisational policy on gifts, benefits, and hospitality.

If Council establishes a Delegated Committee, the provisions of this Policy apply to any non-Councillor members, as if they were Councillors.

3. Context

Sections 137 and 138 of the *Local Government Act 2020* (the Act) set out the statutory obligations relating to gifts received by Councillors.

Section 137 – Anonymous gifts prohibits a Councillor from accepting, directly or indirectly, a gift for the benefit of the Councillor where the amount or value is equal to or exceeds the gift disclosure threshold (\$500) unless the Councillor knows, or is given and reasonably believes they know, the true name and address of the person making the gift.

Where a gift meeting the disclosure threshold is received and the identity of the giver is unknown, a Councillor may avoid a breach of the Act and this Policy by transferring the gift to Council within 30 days of receipt. Breaches of this section attract penalties and require repayment of the value of the gift to Council.

Section 138 – Councillor Gift Policy requires a Council to adopt and maintain a Councillor Gift Policy. The policy must include procedures for the maintenance of a gift register and address any other matters prescribed by regulation.

¹ As defined by section 126(1) of the *Local Government Act 2020* – Refer section 7 of this Policy

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4. Statement

Councillors are expected to manage offers of gifts, benefits and hospitality in a manner that upholds the highest standards of integrity, impartiality and public accountability. Councillors must not seek or accept gifts, benefits or hospitality that could compromise, or be reasonably perceived to compromise, their independence, decision-making or public duty.

This Policy establishes the requirements for the acceptance, refusal, declaration and recording of gifts, benefits and hospitality, and provides a consistent framework for managing associated risks. Councillors are required to comply with this Policy at all times, in addition to their obligations under the Act.

4.1 Principles

Council is committed to ensuring that the acceptance, management and declaration of gifts, benefits and hospitality by Councillors is handled responsibly, transparently and in line with community expectations. The principles below guide Councillors in managing offers of gifts, benefits and hospitality in a manner that upholds integrity, impartiality and public trust.

Principle	Statement
Integrity	Councillors act with integrity and exercise caution when offered gifts, benefits or hospitality. Where there is any real or perceived risk to integrity, independence or reputation, the preferred response is to decline the offer with professional courtesy.
Impartiality	Councillors must be, and be seen to be, impartial in the performance of their public duties. Gifts, benefits or hospitality must not be accepted where they could reasonably be perceived to influence, or seek to influence, a Councillor's decision-making.
Transparency	Councillors are accountable for their conduct and decision-making. All offers of gifts, benefits and hospitality, whether accepted or declined, are to be declared and recorded in accordance with this Policy to support openness and public trust.
Proportionality	Councillors apply sound judgement and moderation when considering offers of gifts, benefits or hospitality. Any acceptance must be proportionate to the nature, value and context of the offer and must not give rise to integrity or reputational risk.
Independence, Separation and Control	Council decisions are made independently and in the public interest. Gifts, donations or bequests must not create any actual or perceived obligation, influence or preferential treatment, and appropriate separation must be maintained between donors and decision-makers.

5. Governance

This section sets out the Governance Framework, rules, thresholds, approvals and controls that apply to offers of gifts, benefits and hospitality to Councillors.

5.1 Key Rules and Thresholds

Councillors must manage offers of gifts, benefits and hospitality lawfully, transparently and in accordance with this Policy. Where any integrity, conflict of interest or reputational risk exists, the preferred response is to decline the offer.

5.2 Prohibited Offers

Council will not permit the acceptance of the following types of offers, as they present an unacceptable risk to integrity, independence or public confidence:

- Cash or cash equivalents, including gift cards or vouchers.
- Paid travel, accommodation or hospitality funded by parties who may benefit from Council decisions.
- Any offer from a party with active matters before Council, including procurement, planning, regulatory or enforcement matters.
- Offers made in secret, or that are intended to gain influence or preferential treatment.
- Anonymous gifts valued at \$500 or more².

5.3 Gift Thresholds, Approvals and Controls

Risk Category	Value Threshold	Approval Authority	Requirements and Controls
Token	≤ \$50	Manager Governance and Regulatory Services	May be accepted where no conflict of interest or reputational risk exists. Must be declared and recorded on the Gift Register.
Low Risk	> \$50 to \$500	General Manager Business Excellence	Must be declared and approved before acceptance, or as soon as practicable where prior approval was not possible. CEO review is required where the donor is a supplier, applicant, developer or lobbyist.
Medium Risk	> \$500 to \$5,000	CEO	Requires a documented risk assessment and conflict declaration. Legal or probity advice is required where the donor has a commercial or regulatory link with Council.
High Risk	> \$5,000 or any value with complex conditions	CEO and, where required, Council	Requires a comprehensive assessment and independent legal or probity advice. Council approval is required where the matter is strategic or of high public interest. Donor conditions must not compromise Council's independence or decision-making.

² Acceptance of anonymous gifts is an offence under section 137 of the *Local Government Act 2020*

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Where Councillors receive multiple or repeated offers of gifts, benefits or hospitality from the same donor, the cumulative effect and associated risks must be considered. Such offers must be refused where they create, or could reasonably be perceived to create, a conflict of interest or reputational risk, and any pattern of repeat offers must be reported to the CEO and recorded in the Gift Register. Councillors should be aware that one or more gifts received from the same donor with a cumulative value of \$500 or more within a five-year period may give rise to a material conflict of interest under the Act and may prevent participation in matters involving that donor.

5.4 Special Situations Requiring Caution

Additional controls apply in the following circumstances, where the nature of the relationship, context, or timing of an offer presents elevated integrity or reputational risk.

Procurement / planning / regulation / enforcement: Prohibition on accepting gifts or hospitality from parties with active matters.

Lobbyists, third-party intermediaries, suppliers, and applicants: Apply strict caution; treat as higher-risk; escalation rules apply.

Conferences / travel: Any paid travel, accommodation or hospitality is non-token and must be declared and assessed; if the source has active interests with Council, the offer is prohibited.

Family offers: Offers to family members that could create a conflict are treated as offers to the Councillor and must be declared.

Inadvertent acceptance: If a non-token gift is accepted without prior approval (e.g., mailed gift), seek CEO approval within five business days; do not use the item before approval.

Acceptance on behalf of Council: Where refusal may cause offence or embarrassment (e.g. speaking gift, door or event prize), a Councillor may accept a gift on behalf of Council and transfer it to Council for appropriate management in accordance with this Policy.

Official attendance: Reasonable hospitality received while attending events or functions in an official capacity (e.g. civic functions, community events, sponsorship events or official openings) is generally not considered a disclosable gift for the purposes of the Act. Councillors should ensure any hospitality received is modest, proportionate to the event, and consistent with community expectations.

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5.5 Decision Aids

Councillors must apply the GIFT Test when assessing offers received and the HOST Test when providing gifts or hospitality. The tests are provided in **Appendices 1 and 2**.

5.6 Declaration and Gift Register

All offers of gifts, benefits and hospitality made to Councillors, whether accepted or declined, and whether received directly or indirectly, must be declared in accordance with this Policy. Declarations must be submitted within **five business days** of the offer being made or received, unless otherwise specified in this Policy.

Declaring a gift, benefit or hospitality under this Policy does not remove a Councillor's obligation to disclose relevant gifts in their Personal Interests Return in accordance with the Act and the *Local Government (Governance and Integrity) Regulations 2020*. Councillors must disclose any gift (including goods or services, or multiple gifts that together equal or exceed that amount) valued at \$500 or more received since their previous Personal Interests Return, including details of the gift, its value, and the identity of the giver.

Council must maintain a Gift Register to record all declared offers made to Councillors, whether accepted or declined.

The Gift Register must contain sufficient information to ensure transparency and accountability, including details of the donor, recipient, description of the offer, estimated value, and the decision taken in relation to the offer.

A Gift Register Summary will be published on Council's website on a quarterly basis, in accordance with this Policy.

Operational procedures for maintaining and publishing the Register are established administratively.

5.7 Donations and Bequests to Council

Donations and bequests offered to Council present heightened governance, integrity and reputational risks and must be managed through a structured and transparent assessment pathway.

Councillors must not solicit or negotiate donations or bequests on behalf of Council outside approved governance processes.

All proposed donations and bequests must follow a documented assessment process, including completion of the Gift and Donation Declaration Form and Gift and Donation Risk Assessment Checklist, which must record, at a minimum:

- donor identity and background;
- description, estimated value and proposed use;
- any conditions, restrictions or expectations attached to the offer;
- whole-of-life costs, risks and ongoing obligations;
- potential conflicts of interest or perceived influence; and
- recommended approvals and disclosure arrangements.

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Donations and bequests may only be accepted where Council retains full control and the donation does not create any actual or perceived influence or preferential treatment. All terms must be documented and transparent.

The CEO may approve donations and bequests consistent with Council's Procurement Policy. Council approval is required for donations or bequests that are strategic, high-value or of high public interest. Independent legal or probity advice must be obtained where the donor has commercial, procurement or regulatory links with Council.

All accepted donations and bequests must be recorded in the Gift Register and disclosed in accordance with this Policy.

5.8 Recusal

Where accepting a gift, benefit or hospitality could reasonably affect, or be perceived to affect, a Councillor's impartiality, the Councillor must consider whether they are required to disclose and manage a conflict of interest under the Act and Council's Governance Rules.

5.9 Disposal and Refusal

Where offers are declined or gifts disposed of, the rationale and outcome must be recorded. Disposal options include return to the donor, donation to charity, or transfer to Council property, with outcomes recorded and published in the Gift Register Summary.

5.10 Breaches, Speak-Up, And Enforcement

Suspected breaches must be reported to the Manager Governance and Regulatory Services or the CEO and managed under Council's misconduct and integrity frameworks, with referral to external integrity bodies, including the Independent Broad-based Anti-corruption Commission (IBAC) or Victoria Police, where required.

5.11 Training, Communication, Monitoring, And Review

Council will provide mandatory annual training for Councillors, conduct annual compliance reporting to the Audit and Risk Committee, undertake periodic audits of the Gift Register, and review this Policy at least every three years or earlier where required due to legislative change.

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6. Roles and Responsibilities

The following teams or positions have direct and/or supporting responsibilities associated with this Policy:

Position	Roles and Responsibilities
Councillors	Comply with this policy and manage conflicts of interest in accordance with the Act and Council's Governance Rules.
Chief Executive Officer	Approve gifts in accordance with this Policy, determine exceptions where permitted, and refer suspected misconduct or corruption to relevant authorities as required.
General Manager Business Excellence	Approve non-token gift acceptance. Escalate suspected misconduct as required.
Manager Governance and Regulatory Services	Oversee policy compliance, declarations, reporting and publication requirements, and provide assurance reporting to the Audit and Risk Committee.
Governance and Risk Coordinator	Maintain the Gifts Register. Undertake periodic compliance checks and monitoring activities. Coordinate publication of the Gift Register Summary on Council's website in accordance with this Policy.

7. Definitions

Term	Meaning
Community	People who live in East Gippsland.
Council	East Gippsland Shire Council.
Councillor	A person who has been elected to the office of "Councillor" of East Gippsland Shire Council.
Family member	The <i>Local Government Act 2020</i> defines a family member as: (a) a spouse or domestic partner of the relevant person; or (b) a parent, grandparent, sibling, child, grandchild, step-parent, step-sibling or step-child of the relevant person or of their spouse or domestic partner; or (c) any other relative that regularly resides with the relevant person;
Gift	Anything of value with little or no payment in return (includes money, goods, services, hospitality, travel, discounts, favours, benefits).
Hospitality	Food, drink, entertainment, travel, or accommodation.
Donation or bequest	Voluntary transfer of money/assets/in-kind support to Council (including via estates).

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8. Human Rights

Council is committed to upholding the Human Rights principles as outlined in the *Charter of Human Rights and Responsibilities Act 2006* (the Charter). This Policy has been assessed as compliant with the obligations and objectives of the Charter.

9. Gender Equality

This Policy has considered the *Gender Equality Act 2020* in its preparation and has been assessed as not requiring an Equity Impact Assessment (EIA).

10. Risk Reference

This Policy is implemented as a control to mitigate risks in the following categories:

Risk Category	R	Risk Category	R
Community	R	Governance and Reputation	R
Financial		Environment	
People and Property		Service Delivery and Projects	

11. References and Supporting Documents

11.1 Applicable Legislation:

Charter of Human Rights and Responsibilities Act 2006

Local Government Act 2020

Independent Broad-based Anti-corruption Commission Act 2011

Public Interest Disclosures Act 2012

11.2 Applicable Policy and Procedure:

Governance Rules

Model Councillor Code of Conduct

11.3 Supporting Documents:

Gift and Donation Declaration Form

Gift Value Estimation Guide

Gift and Donation Risk Assessment Checklist

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12. Review and Revision History

Version Number	Date Approved	Approved By	Review Summary
1	13 April 2021	Council	New policy – required under section 138 of Local Government Act 2020
2			Full rewrite of Policy

12.1 Administrative Updates

Minor amendments to this document may be required from time to time. Where amendments do not materially alter the intent of a document, they will be made administratively and approved by the Document Owner.

12.2 Document Control Disclaimer

Printed copies of this document are considered uncontrolled. Please refer to the Corporate Document Register on Council's intranet to access the most current version of this document.

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13. Appendix 1: GIFT Test

G	Giver Who is offering the gift, benefit or hospitality and what is their relationship to me? Does my role require me to select contractors, award grants, regulate industries or determine government policies? Could the person or organisation benefit from a decision I make
I	Influence Are they seeking to gain an advantage or influence my decisions or actions? Has the gift, benefit or hospitality been offered to me publicly or privately? Is it a courtesy or a token of appreciation or valuable Non-token offer? Does its timing coincide with a decision I am about to make or my endorsement of a product or service?
F	Favour Are they seeking a favour in return for the gift, benefit or hospitality? Has the gift, benefit or hospitality been offered honestly? Has the person or organisation made several offers over the last 12 months? Would accepting it create an obligation to return a favour?
T	Trust Would accepting the gift, benefit or hospitality diminish public trust? How would the public view acceptance of this gift, benefit or hospitality? What would my colleagues, family, friends or associates think?

14. Appendix 2: HOST Test

H	Hospitality To whom is the gift or hospitality being provided? Will recipients be external business partners, or individuals of the host organisation?
O	Objectives For what purpose will hospitality be provided? Is the hospitality being provided to further the conduct of official business? Will it promote and support government policy objectives and priorities? Will it contribute to staff wellbeing and workplace satisfaction?
S	Spend Will public funds be spent? What type of hospitality will be provided? Will it be modest or expensive, and will alcohol be provided as a courtesy or an indulgence? Will the costs incurred be proportionate to the benefits obtained?
T	Trust Will public trust be enhanced or diminished? Could you publicly explain the rationale for providing the gift or hospitality? Will the event be conducted in a manner which upholds the reputation of the Council? Have records in relation to the gift or hospitality been kept in accordance with reporting and recording procedures?

5.3.3

S6 Instrument of Delegation - Council to Members of Staff

Authorised by General Manager Business Excellence

Purpose

This report seeks Council's adoption of the S6 Instrument of Delegation from Council to Members of Council Staff, as provided at **Attachment 1**, and the revocation of the existing S6 Instrument of Delegation dated 17 March 2026.

Recommendation

That Council:

- 1. adopts the delegations to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the S6 Instrument of Delegation as provided at Attachment 1, subject to the conditions and limitations specified in the Instrument;*
- 2. resolves that the S6 Instrument of Delegation provided at Attachment 1 comes into force immediately upon this resolution being made and is to be signed by the Chief Executive Officer;*
- 3. revokes the existing S6 Instrument of Delegation from Council to Members of Council Staff dated 17 March 2026 upon the coming into force of the Instrument provided at Attachment 1; and*
- 4. notes that the duties and functions set out in the Instrument must be performed, and the powers set out in the Instrument must be executed, in accordance with any policies of Council that it may from time to time adopt.*

Key Points

Local Government decision making is governed by a legislative framework that prescribes how, and by whom, statutory powers, duties and functions may be exercised. The *Local Government Act 2020* (the Act) establishes the core framework for delegations within Council, supported by other legislation that permits Council or the Chief Executive Officer (CEO) to delegate specific statutory powers directly to members of Council staff.

Council's Delegations Framework (Framework) translates this legislative authority into day-to-day decision-making. Council is the source of authority, the CEO acts as the primary delegate, and officers exercise delegated powers on behalf of Council or the CEO. Planning, environmental protection and other regulatory legislation provide additional delegation pathways to support efficient and lawful service delivery.

The Framework is underpinned by formal Instruments of Delegation and Sub-Delegation, which establish a clear and traceable chain of authority. Maintaining current and accurate Instruments is critical to ensure decisions are lawful, valid and enforceable, and made by appropriately authorised officers. This safeguards Council's regulatory functions, reduces legal and governance risk, and provides assurance to Councillors, auditors and the community.

The updates presented in this report arise from the July 2026 biannual review undertaken through the Maddocks Delegations and Authorisations Subscription Service and ensure Council's delegation arrangements remain current, legally valid and aligned with legislative requirements and organisational structure.

Discussion

Legislative and Delegations Framework

Local Government decision-making is governed by a legislative framework that prescribes how, and by whom, statutory powers, duties and functions may be exercised. The Act establishes the framework for delegations within Council, while a range of other legislation administered by Council contains specific provisions enabling Council to delegate certain statutory powers directly to members of Council staff.

Council's Delegations Framework translates this legislative authority into day-to-day operational decision-making. The Framework is underpinned by formal Instruments of Delegation which establish a clear and traceable chain of authority and ensure statutory powers are exercised lawfully, consistently and by appropriately authorised officers.

Maintaining current and accurate Instruments of Delegation is critical to ensuring decisions are lawful, valid and enforceable, reducing legal and governance risks and providing assurance to Councillors, auditors and the community.

Maddocks Delegations and Authorisations Subscription Service

Council subscribes to the Maddocks Delegations and Authorisations Subscription Service, which provides regular legal reviews and updates of Council's Instruments of Delegation and Authorisation.

The updates presented in this report arise from the July 2026 review and incorporate legislative changes made between 1 January 2026 and 30 June 2026, together with miscellaneous amendments and improvements identified by Maddocks. The review ensures Council's delegations remain current, legally valid and aligned with contemporary legislative requirements.

Summary of Changes

The current S6 Instrument of Delegation was adopted by Council on 17 March 2026. This update reflects a range of legislative and regulatory changes affecting Council's statutory functions and delegations across multiple regulatory frameworks, including:

- Amendments to the *Food Act 1984* arising from the commencement of the *Safe Food Victoria Act 2026*, including changes to relevant statutory provisions and delegation.
- Updates to the *Road Management Act 2004*, including amendments arising from the *Roads and Ports Legislation Amendment (Road Safety and Other Matters) Act 2025*, together with the replacement of the *Road Management (General) Regulations 2016* and *Road Management (Works and Infrastructure) Regulations 2015* with the corresponding 2026 Regulations.

- Further amendments to the *Planning and Environment Act 1987* arising from the *Planning Amendment (Better Decisions Made Faster) Act 2025*. These changes include amendments relating to Infrastructure Contribution Plans and growth areas infrastructure contributions, as well as updated compliance and enforcement powers. The relevant changes have been incorporated into the S6 Instrument to ensure planning-related delegations remain current and aligned with the amended legislation.
- Updated references to the *Planning and Environment Interim Regulations 2026*, following the repeal of the *Planning and Environment Regulations 2015*. The new regulations do not result in substantive changes to Council's existing delegations at this stage.

The amendments ensure Council's S6 Instrument of Delegation remains current and provides appropriate authority for the exercise of statutory functions by Council staff. Further updates may be required as additional provisions of the *Planning Amendment (Better Decisions Made Faster) Act 2025* and subsequent planning regulations commence.

Strategic Alignment

This report has been prepared and aligned with the following themes in the Council Plan 2025-2029:

Theme 4: Managing Council well

Outcome – Council operates transparently and effectively with public trust

Outcome – Decision-making is streamlined, efficient, and responsive to community needs

Consultation/Community Engagement/Impacts

No external consultation has been undertaken as this report relates to internal governance arrangements.

Internal consultation has occurred with relevant Managers to ensure that the updated Instrument accurately reflect current organisational structures, position titles, and operational responsibilities. This consultation supports the practical implementation of delegations and ensures alignment between statutory authority and operational practice.

Opportunities and Risks

Opportunities include strengthened governance, improved clarity of decision-making authority, reduced legal and compliance risk, and more efficient operational decision-making through up to date and legally robust delegations.

Risks of not adopting the updated Instrument include the potential for decisions to be made without proper authority, increased exposure to legal challenge, and reduced confidence in the validity and enforceability of Council decisions. These risks are mitigated through regular review and adoption of the updated Instrument.

Climate Change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. S6 Instrument of Delegation Council to Members of Staff [**5.3.3.1** - 225 pages]



S6 Instrument of Delegation Council to Members of Staff

Instrument of Delegation

In exercise of the powers conferred by the legislation referred to in the attached Schedule, the Council:

- 1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule;
- 2. declares that:
 - 2.1 this Instrument of Delegation is authorised by a resolution of Council passed on; and
 - 2.2 the delegation:
 - 2.2.1 comes into force immediately when the Chief Executive Officer executes the Instrument of Delegation;
 - 2.2.2 remains in force until varied or revoked;
 - 2.2.3 is subject to any conditions and limitations set out in sub-paragraph 2.3, and the Schedule; and
 - 2.2.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and
 - 2.3 the delegate must not determine the issue, take the action or do the act or thing:
 - 2.3.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;
 - 2.3.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a
 - (a) policy; or
 - (b) strategyadopted by Council;
 - 2.3.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation; or
 - 2.3.4 if the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff or delegated committee.

Signed by the Chief Executive Officer of Council)
in the presence of:)

.....
Witness

Date:

SCHEDULE

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CEMETERIES AND CREMATORIA ACT 2003			
##The provisions of this Act apply to Council appointed as a cemetery trust under section 5 of this Act, and also apply to Council appointed to manage a public cemetery under section 8(1)(a)(ii) as though it were a cemetery trust (see section 53).			
Note: Council currently acts as a Cemetery Trust over two unused cemeteries at Glenaladale and Glen Wills. Accordingly, many provisions are not required to be delegated.			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 8(1)(a)(ii)	Power to manage one or more public cemeteries	NO DELEGATION	
s 12(1)	Function to properly and efficiently manage and maintain each public cemetery for which responsible and carry out any other function conferred under this Act	Chief Executive Officer General Manager Business Excellence	Where Council is a Class B cemetery trust
s 12(2)	Duty to have regard to the matters set out in paragraphs (a) – (c) in exercising its functions	Chief Executive Officer General Manager Business Excellence	Where Council is a Class B cemetery trust
s 12A(1)	Function to do the activities set out in paragraphs (a) – (n)	NO DELEGATION	Where Council is a Class A cemetery trust
s 12A(2)	Duty to have regard to matters set out in paragraphs (a) – (e) in exercising its functions	NO DELEGATION	Where Council is a Class A cemetery trust
s 13	Duty to do anything necessary or convenient to enable it to carry out its functions	Chief Executive Officer General Manager Business Excellence	
s 14	Power to manage multiple public cemeteries as if they are one cemetery	Chief Executive Officer General Manager Business Excellence	
s 15(4)	Duty to keep records of delegations	Chief Executive Officer General Manager Business Excellence	
s 17(1)	Power to employ any persons necessary	Chief Executive Officer	
s 17(2)	Power to engage any professional, technical or other assistance considered necessary	Chief Executive Officer General Manager Business Excellence	
s 17(3)	Power to determine the terms and conditions of employment or engagement	Chief Executive Officer General Manager Business Excellence	Subject to any guidelines or directions of the Secretary
s 18(3)	Duty to comply with a direction from the Secretary	Chief Executive Officer General Manager Business Excellence	

CEMETERIES AND CREMATORIA ACT 2003			
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Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 18B(1) & (2)	Duty to establish governance committees within 12 months of becoming a Class A cemetery trust and power to establish other governance committees from time to time	NO DELEGATION	Where Council is a Class A cemetery trust
s 18C	Power to determine the membership of the governance committee	NO DELEGATION	Where Council is a Class A cemetery trust
s 18D	Power to determine procedure of governance committee	NO DELEGATION	Where Council is a Class A cemetery trust
s 18D(1)(a)	Duty to appoint community advisory committee for the purpose of liaising with communities	NO DELEGATION	Where Council is a Class A cemetery trust
s 18D(1)(b)	Power to appoint any additional community advisory committees	NO DELEGATION	Where Council is a Class A cemetery trust
s 18D(2)	Duty to establish a community advisory committee under s 18D(1)(a) within 12 months of becoming a Class A cemetery trust.	NO DELEGATION	Where Council is a Class A cemetery trust
s 18D(3)	Duty to include a report on the activities of the community advisory committees in its report of operations under Part 7 of the <i>Financial Management Act 1994</i>	NO DELEGATION	Where Council is a Class A cemetery trust
s 18F(2)	Duty to give preference to a person who is not a funeral director of a stonemason (or a similar position) when appointing a person to a community advisory committee	NO DELEGATION	Where Council is a Class A cemetery trust
s 18H(1)	Duty to hold an annual meeting before 30 December in each calendar year	NO DELEGATION	Where Council is a Class A cemetery trust
s 18I	Duty to publish a public notice of annual meeting in a newspaper, a reasonable time before the date of the annual meeting	NO DELEGATION	Where Council is a Class A cemetery trust
s 18J	Duty to provide leadership, assistance and advice in relation to operational and governance matters relating to cemeteries (including the matters set out in s 18J(2))	NO DELEGATION	Where Council is a Class A cemetery trust

CEMETERIES AND CREMATORIA ACT 2003

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Note: Council currently acts as a Cemetery Trust over two unused cemeteries at Glenaladale and Glen Wills. Accordingly, many provisions are not required to be delegated.

Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 18L(1)	Duty to employ a person as the chief executive officer (by whatever title called) of the Class A cemetery trust	NO DELEGATION	Where Council is a Class A cemetery trust
s 18N(1)	Duty to prepare an annual plan for each financial year that specifies the items set out in paragraphs (a)-(d)	NO DELEGATION	Where Council is a Class A cemetery trust
s 18N(3)	Duty to give a copy of the proposed annual plan to the Secretary on or before 30 September each year for the Secretary's approval	NO DELEGATION	Where Council is a Class A cemetery trust
s 18N(5)	Duty to make amendments as required by the Secretary and deliver the completed plan to the Secretary within 3 months	NO DELEGATION	Where Council is a Class A cemetery trust
s 18N(7)	Duty to ensure that an approved annual plan is available to members of the public on request	NO DELEGATION	Where Council is a Class A cemetery trust
s 18O(1)	Duty to prepare a strategic plan and submit the plan to the Secretary for approval	NO DELEGATION	Where Council is a Class A cemetery trust
s 18O(4)	Duty to advise the Secretary if the trust wishes to exercise its functions in a manner inconsistent with its approved strategic plan	NO DELEGATION	Where Council is a Class A cemetery trust
s 18O(5)	Duty to ensure that an approved strategic plan is available to members of the public on request	NO DELEGATION	Where Council is a Class A cemetery trust
s 18Q(1)	Duty to pay an annual levy on gross earnings as reported in the annual financial statements for the previous financial year	NO DELEGATION	Where Council is a Class A cemetery trust
s 19	Power to carry out or permit the carrying out of works	Chief Executive Officer General Manager Business Excellence	
s 20(1)	Duty to set aside areas for the interment of human remains	NO DELEGATION	
s 20(2)	Power to set aside areas for the purposes of managing a public cemetery	NO DELEGATION	

CEMETERIES AND CREMATORIA ACT 2003			
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Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 20(3)	Power to set aside areas for those things in paragraphs (a) – (e)	NO DELEGATION	
s 24(2)	Power to apply to the Secretary for approval to alter the existing distribution of land	NO DELEGATION	
s 36	Power to grant licences to enter and use part of the land or building in a public cemetery in accordance with s 36	NO DELEGATION	Subject to the approval of the Minister
s 37	Power to grant leases over land in a public cemetery in accordance with s 37	NO DELEGATION	Subject to the Minister approving the purpose
s 40	Duty to notify Secretary of fees and charges fixed under s 39	NO DELEGATION	
s 47	Power to pay a contribution toward the cost of the construction and maintenance of any private street adjoining or abutting a cemetery	NO DELEGATION	Provided the street was constructed pursuant to the <i>Local Government Act 2020</i>
s 52	Duty to submit a report to the Secretary in relation to any public cemetery for which the cemetery trust is responsible for each financial year in respect of which it manages that cemetery	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	
s 57(1)	Duty to submit a report to the Secretary every financial year in respect of powers and functions under the Act	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Report must contain the particulars listed in s 57(2)
s 59	Duty to keep records for each public cemetery	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	
s 60(1)	Duty to make information in records available to the public for historical or research purposes	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	

CEMETERIES AND CREMATORIA ACT 2003

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Note: Council currently acts as a Cemetery Trust over two unused cemeteries at Glenaladale and Glen Wills. Accordingly, many provisions are not required to be delegated.

Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 60(2)	Power to charge fees for providing information	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Subject to the budget process
s 64(4)	Duty to comply with a direction from the Secretary under s 64(3)	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	
s 64B(d)	Power to permit interments at a reopened cemetery	NO DELEGATION	
s 66(1)	Power to apply to the Minister for approval to convert the cemetery, or part of it, to a historic cemetery park	NO DELEGATION	The application must include the requirements listed in s 66(2)(a)–(d)
s 69	Duty to take reasonable steps to notify of conversion to historic cemetery park	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	
s 70(1)	Duty to prepare plan of existing places of interment and make a record of any inscriptions on memorials which are to be removed	NO DELEGATION	
s 70(2)	Duty to make plans of existing place of interment available to the public	NO DELEGATION	
s 71(1)	Power to remove any memorials or other structures in an area to which an approval to convert applies	NO DELEGATION	
s 71(2)	Power to dispose of any memorial or other structure removed	NO DELEGATION	
s 72(2)	Duty to comply with request received under s 72	NO DELEGATION	
s 73(1)	Power to grant a right of interment	NO DELEGATION	
s 73(2)	Power to impose conditions on the right of interment	NO DELEGATION	
s 74(3)	Duty to offer a perpetual right of interment	NO DELEGATION	
s 75	Power to grant the rights of interment set out in s 75(a) and (b)	NO DELEGATION	

CEMETERIES AND CREMATORIA ACT 2003

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Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 76(3)	Duty to allocate a piece of interment if an unallocated right is granted	NO DELEGATION	
s 77(4)	Power to authorise and impose terms and conditions on the removal of cremated human remains or body parts from the place of interment on application	NO DELEGATION	
s 80(1)	Function of receiving notification and payment of transfer of right of interment	NO DELEGATION	
s 80(2)	Function of recording transfer of right of interment	NO DELEGATION	
s 82(2)	Duty to pay refund on the surrender of an unexercised right of interment	NO DELEGATION	
s 83(2)	Duty to pay refund on the surrender of an unexercised right of interment	NO DELEGATION	
s 83(3)	Power to remove any memorial and grant another right of interment for a surrendered right of interment	NO DELEGATION	
s 84(1)	Function of receiving notice of surrendering an entitlement to a right of interment	NO DELEGATION	
s 84F(2)(d)	Function of receiving notice of decision to vary or force the surrender of a right of interment under s 84C(2), (3) or (5)	NO DELEGATION	
s 84H(4)	Power to exercise the rights of a holder of a right of interment	NO DELEGATION	
s 84I(4)	Power to exercise the rights of a holder of a right of interment	NO DELEGATION	
s 84I(5)	Duty to pay refund to the previous holder or holders of the right of interment	NO DELEGATION	
s 84I(6)(a)	Power to remove any memorial on the place of interment	NO DELEGATION	
s 84I(6)(b)	Power to grant right of interment under s 73	NO DELEGATION	

CEMETERIES AND CREMATORIA ACT 2003			
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Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 85(1)	Duty to notify holder of 25 year right of interment of expiration at least 12 months before expiry	NO DELEGATION	The notice must be in writing and contain the requirements listed in s 85(2)
s 85(2)(b)	Duty to notify holder of 25 year right of interment of expiration of right at least 12 months before expiry	NO DELEGATION	Does not apply where right of interment relates to remains of a deceased veteran.
s 85(2)(c)	Power to leave interred cremated remains undistributed in perpetuity and convert right of interment to perpetual right of interment or; Remove interred remains and re-inter at another location within cemetery grounds and remove any memorial at that place and re-establish at new or equivalent location	NO DELEGATION	May only be exercised where right of interment relates to cremated human remains of a deceased identified veteran, if right of interment is not extended or converted to a perpetual right of interment.
s 86	Power to remove and dispose of cremated human remains and remove any memorial if no action taken by right holder within time specified	NO DELEGATION	
s 86(2)	Power to leave interred cremated human remains undisturbed or convert the right of interment to a perpetual right of interment	NO DELEGATION	
s 86(3)(a)	Power to leave interred cremated human remains undisturbed in perpetuity and convert the right of interment to a perpetual right of interment	NO DELEGATION	
s 86(3)(b)	Power to remove interred cremated human remains and take further action in accordance with s 86(3)(b)	NO DELEGATION	
s 86(4)	Power to take action under s 86(4) relating to removing and re-interring cremated human remains	NO DELEGATION	
s 86(5)	Duty to provide notification before taking action under s 86(4)	NO DELEGATION	
s 86A	Duty to maintain place of interment and any memorial at place of interment, if action taken under s 86(3)	NO DELEGATION	
s 87(3)	Duty, if requested, to extend the right for a further 25 years or convert the right to a perpetual right of interment	NO DELEGATION	

CEMETERIES AND CREMATORIA ACT 2003			
##The provisions of this Act apply to Council appointed as a cemetery trust under section 5 of this Act, and also apply to Council appointed to manage a public cemetery under section 8(1)(a)(ii) as though it were a cemetery trust (see section 53). Note: Council currently acts as a Cemetery Trust over two unused cemeteries at Glenaladale and Glen Wills. Accordingly, many provisions are not required to be delegated.			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 88	Function to receive applications to carry out a lift and re-position procedure at a place of interment	NO DELEGATION	
s 91(1)	Power to cancel a right of interment in accordance with section 91	NO DELEGATION	
s 91(3)	Duty to publish notice of intention to cancel right of interment	NO DELEGATION	
s 92	Power to pay refund or grant a right of interment in respect of another place of interment to the previous holder of the cancelled right of interment	NO DELEGATION	
s 98(1)	Function of receiving application to establish or alter a memorial or a place of interment	NO DELEGATION	
s 99	Power to approve or refuse an application made under section 98, or to cancel an approval	NO DELEGATION	
s 99(4)	Duty to make a decision on an application under s 98 within 45 days after receipt of the application or within 45 days of receiving further information where requested	NO DELEGATION	
s 100(1)	Power to require a person to remove memorials or places of interment	NO DELEGATION	
s 100(2)	Power to remove and dispose a memorial or place of interment or remedy a person's failure to comply with s 100(1)	NO DELEGATION	
s 100(3)	Power to recover costs of taking action under s 100(2)	NO DELEGATION	
s 101	Function of receiving applications to establish or alter a building for ceremonies in the cemetery	NO DELEGATION	
s 102(1)	Power to approve or refuse an application under s 101, if satisfied of the matters in (b) and (c)	NO DELEGATION	
s 102(2) & (3)	Power to set terms and conditions in respect of, or to cancel, an approval granted under s 102(1)	NO DELEGATION	

CEMETERIES AND CREMATORIA ACT 2003

##The provisions of this Act apply to Council appointed as a cemetery trust under section 5 of this Act, and also apply to Council appointed to manage a public cemetery under section 8(1)(a)(ii) as though it were a cemetery trust (see section 53).

Note: Council currently acts as a Cemetery Trust over two unused cemeteries at Glenaladale and Glen Wills. Accordingly, many provisions are not required to be delegated.

Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 103(1)	Power to require a person to remove a building for ceremonies	NO DELEGATION	
s 103(2)	Power to remove and dispose of a building for ceremonies or remedy the failure to comply with s 103(1)	NO DELEGATION	
s 103(3)	Power to recover costs of taking action under s 103(2)	NO DELEGATION	
s 106(1)	Power to require the holder of the right of interment of the requirement to make the memorial or place of interment safe and proper or carry out specified repairs	NO DELEGATION	
s 106(2)	Power to require the holder of the right of interment to provide for an examination	NO DELEGATION	
s 106(3)	Power to open and examine the place of interment if s 106(2) not complied with	NO DELEGATION	
s 106(4)	Power to repair or – with the approval of the Secretary - take down, remove and dispose any memorial or place of interment if notice under s 106(1) is not complied with	NO DELEGATION	
s 107(1)	Power to require person responsible to make the building for ceremonies safe and proper or carry out specified repairs	NO DELEGATION	
s 107(2)	Power to repair or take down, remove and dispose any building for ceremonies if notice under s 107(1) is not complied with	NO DELEGATION	
s 108	Power to recover costs and expenses	NO DELEGATION	
s 109(1)(a)	Power to open, examine and repair a place of interment	NO DELEGATION	Where the holder of right of interment or responsible person cannot be found
s 109(1)(b)	Power to repair a memorial or, with the Secretary's consent, take down, remove and dispose of a memorial	NO DELEGATION	Where the holder of right of interment or responsible person cannot be found
s 109(2)	Power to repair the building for ceremonies or, with the consent of the Secretary, take down, remove and dispose of a building for ceremonies	NO DELEGATION	Where the holder of right of interment or responsible person cannot be found

CEMETERIES AND CREMATORIA ACT 2003			
##The provisions of this Act apply to Council appointed as a cemetery trust under section 5 of this Act, and also apply to Council appointed to manage a public cemetery under section 8(1)(a)(ii) as though it were a cemetery trust (see section 53). Note: Council currently acts as a Cemetery Trust over two unused cemeteries at Glenaladale and Glen Wills. Accordingly, many provisions are not required to be delegated.			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 110(1)	Power to maintain, repair or restore a memorial or place of interment from other funds if unable to find right of interment holder with consent of the Secretary	NO DELEGATION	
s 110(1A)	Power to maintain, repair or restore the place of interment if unable to find any of the other holders after diligent inquiries and with the consent of the Secretary	NO DELEGATION	
s 110(2)	Power to maintain, repair or restore any building for ceremonies from other funds if unable to find responsible person and with consent of the Secretary	NO DELEGATION	
s 110A	Power to use cemetery trust funds or other funds for the purposes of establishing, maintaining, repairing or restoring any memorial or place of interment of any deceased identified veteran	NO DELEGATION	
s 111	Power to enter into agreement with a holder of the right of interment to maintain a memorial or place of interment	NO DELEGATION	
s 112	Power to sell and supply memorials	NO DELEGATION	
s 116(4)	Duty to notify the Secretary of an interment authorisation granted	NO DELEGATION	
s 116(5)	Power to require an applicant to produce evidence of the right of interment holder's consent to application	NO DELEGATION	
s 118	Power to grant an interment authorisation if satisfied that the requirements of Division 2 of Part 8 have been met	NO DELEGATION	
s 119	Power to set terms and conditions for interment authorisations	NO DELEGATION	
s 131	Function of receiving an application for cremation authorisation	NO DELEGATION	
s 133(1)	Duty not to grant a cremation authorisation unless satisfied that requirements of s 133 have been complied with	NO DELEGATION	Subject to s 133(2)

CEMETERIES AND CREMATORIA ACT 2003

##The provisions of this Act apply to Council appointed as a cemetery trust under section 5 of this Act, and also apply to Council appointed to manage a public cemetery under section 8(1)(a)(ii) as though it were a cemetery trust (see section 53).

Note: Council currently acts as a Cemetery Trust over two unused cemeteries at Glenaladale and Glen Wills. Accordingly, many provisions are not required to be delegated.

Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 145	Duty to comply with an order made by the Magistrates' Court or a coroner	NO DELEGATION	
s 146	Power to dispose of bodily remains by a method other than interment or cremation	NO DELEGATION	Subject to the approval of the Secretary
s 147	Power to apply to the Secretary for approval to dispose of bodily remains by a method other than interment or cremation	NO DELEGATION	
s 149	Duty to cease using method of disposal if approval revoked by the Secretary	NO DELEGATION	
s 150 & 152(1)	Power to authorise the interment or cremation of body parts if the requirements of Division 1 of Part 11 are met	NO DELEGATION	
s 151	Function of receiving applications to inter or cremate body parts	NO DELEGATION	
s 152(2)	Power to impose terms and conditions on authorisation granted under s 150	NO DELEGATION	
sch 1 cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	NO DELEGATION	
sch 1 cl 8(8)	Power to regulate own proceedings	NO DELEGATION	Subject to cl 8
sch 1A cl 8(3)	Power to permit members to participate in a particular meeting by telephone, closed-circuit television or any other means of communication	NO DELEGATION	Where Council is a Class A cemetery trust
sch 1A cl 8(8)	Power to regulate own proceedings	NO DELEGATION	Where Council is a Class A cemetery trust Subject to cl 8

DOMESTIC ANIMALS ACT 1994			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS AND LIMITATIONS
s 41A(1)	Power to declare a dog to be a menacing dog	Community Laws Coordinator Senior Community Laws Officer	Council may delegate this power to an authorised officer

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19(2)(a)	Power to direct by written order that the particular food premises be put into a clean and sanitary condition	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	If section 19(1) applies Only in relation to temporary food premises or mobile food premises
s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	If section 19(1) applies Only in relation to temporary food premises or mobile food premises
s 19(2)(c)	Power to direct by written order that any applicable requirement of the Food Safety Standards referred to in s 19(1)(d) is complied with	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	If section 19(1) applies Only in relation to temporary food premises or mobile food premises

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19(3)	Power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or for any other specified purpose, or for the use of any specified equipment or a specified process	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	If section 19(1) applies Only in relation to temporary food premises or mobile food premises
s 19(4)(a)	Power to direct that an order made under sections 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, (ia) displayed at any point of sale, (ib) be published on the food business's Internet site and (ii) inform the public by notice in a published newspaper, on the Internet site or otherwise	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	If section 19(1) applies Only in relation to temporary food premises or mobile food premises
s 19(6)(a)	Duty to revoke any order under section 19 if satisfied that an order has been complied with	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	If section 19(1) applies Only in relation to temporary food premises or mobile food premises
s 19(6)(b)	Duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	If section 19(1) applies Only in relation to temporary food premises or mobile food premises
s 19CB(4)(b)	Power to request copy of records	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 19E(1)(d)	Power to request a copy of the food safety program	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environment Health Officer	Where Council is the registration authority

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19EA(3)	Function of receiving copy of revised food safety program	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environment Health Officer	Where Council is the registration authority
s 19FA(1)	Power to direct a proprietor of a food premises to revise the food safety program for the premises or comply with any requirements specified in the food safety program	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority Subject to section 19FA(2), which requires a time limit for compliance to be specified
s 19FA(3)(a)	Power to refuse to approve an application for registration or renewal of the premises, where a proprietor of a food premises fails to comply with a direction given under section 19FA(1)	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see section 58A(2))
s 19FA(3)(b)	Power to revoke a registration granted in respect of premises, where a proprietor of a food premises fails to comply with a direction given under section 19FA(1)	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority
s 19FA(3)(c)	Power to suspend the registration of the premises, where a proprietor of a food premises fails to comply with a direction given under section 19FA(1)	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority
s 19GB	Power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 19IA(1)	Power to form opinion that the food safety requirements or program are non-compliant	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environment Health Officer	Where Council is the registration authority

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19IA(2)	Duty to give written notice to the proprietor of the premises	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environment Health Officer	Where Council is the registration authority Note: Not required if Council has taken other appropriate action in relation to deficiencies (see section 19IA(3))
s 19M(4)(a) & (5)	Power to conduct a food safety audit and take actions where deficiencies are identified	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 19N(2)	Function of receiving notice from the auditor	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environment Health Officer	Where Council is the registration authority
s 19NA(1)	Power to request food safety audit reports	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	
s 19UA	Power to charge fees for conducting a food safety assessment or inspection	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Except for an assessment required by a declaration under section 19C or an inspection under sections 38B(1)(c) or 39.

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19W	Power to direct a proprietor of a particular food premises to comply with any requirement under Part IIIB	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 19W(3)(a)	Power to direct a proprietor of a particular food premises to have staff at the premises undertake training or instruction	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 19W(3)(b)	Power to direct a proprietor of a particular food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
---	Power to register or renew the registration of a food premises	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the Chief Executive Officer (see section 58A(2))
s 36A	Power to accept an application for registration or notification using online portal	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 36B	Duty to pay the charge for use of online portal	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority <i>Within approved Financial Delegations</i>

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 38AB(4)	Power to fix a fee for the receipt of a notification under section 38AA in accordance with a declaration under subsection (1)	NO DELEGATION	Where Council is the registration authority
s 38A(4)	Power to request a copy of a completed food safety program template	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 38B(1)(a)	Duty to assess the application and determine which class of food premises under section 19C the food premises belongs	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority
s 38B(1)(b)	Duty to ensure proprietor has complied with requirements of section 38A	Chief Executive Officer Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority
s 38B(2)	Duty to be satisfied of the matter in sections 38B(2)(a)-(b)	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 38D(1)	Duty to ensure compliance with the applicable provisions of section 38C and inspect the premises if required by section 39	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 38D(2)	Duty to be satisfied of the matters in sections 38D(2)(a)-(d)	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 38D(3)	Power to request copies of any audit reports	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 38E(2)	Power to register the food premises on a conditional basis	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority Not exceeding the prescribed time limit defined under section 38E(5)
s 38E(4)	Duty to register the food premises when conditions are satisfied	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 38F(3)(b)	Power to require proprietor to comply with requirements of this Act	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 38G(1)	Power to require notification of change of the food safety program type used for the food premises	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environment Health Officer	Where Council is the registration authority

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 38G(2)	Function of receiving notice from proprietor if there is a change of the food safety program type used for the food premises	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environment Health Officer	Where Council is the registration authority
s 38G(4)	Power to require the proprietor of the food premises to comply with any requirement of the Act	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environment Health Officer	Where Council is the registration authority
s 39(2)	Duty to carry out an inspection of the premises during the period of registration before the registration of the food premises is renewed	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environment Health Officer	Where Council is the registration authority
s 39A	Power to register or renew the registration of a food premises despite minor defects	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority Only if satisfied of matters in sections 39A (2)(a)-(c).
s 39A(6)	Duty to comply with a direction of Safe Food Victoria under s 39A(4)	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	
s 40(1)	Duty to give the person in whose name the premises is to be registered a certificate of registration	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 40(2)	Power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the <i>Public Health and Wellbeing Act 2008</i>	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
s 40C(2)	Power to grant or renew the registration of food premises for a period less than 1 year	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority
s 40D(1)	Power to suspend or revoke the registration of food premises	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority
s 40E(4)	Duty to comply with direction of Safe Food Victoria under s 40E(1)	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	
s 40F	Power to cancel registration of food premises	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	Where Council is the registration authority
s 43	Duty to maintain records of registration	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer Administration Officer Health	Where Council is the registration authority

FOOD ACT 1984			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering, or renewing registration of a component of a food business	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority
s 43F(7)	Power to register the components of the food business that meet requirements in Division 3 And power to refuse to register the components that do not meet the requirements	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see section 58A(2))
s 45AC	Power to bring proceedings	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	
s 46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator	Where Council is the registration authority

HERITAGE ACT 2017			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 116	Power to sub-delegate Executive Director's functions, duties or powers	NO DELEGATION	Must first obtain Executive Director's written consent Council can only sub-delegate if the Instrument of Delegation from the Executive Director authorises sub-delegation

LOCAL GOVERNMENT ACT 1989			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 185L(4)	Power to declare and levy a cladding rectification charge	Chief Executive Officer ¹	The only member of staff who can be a delegate is the CEO

¹ The only member of staff who can be a delegate in Column 3 is the Chief Executive Officer

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 4B	Power to prepare an amendment to the Victoria Planning Provisions	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Planning Projects Support Officer Statutory Planning Officer	If authorised by the Minister
s 4G	Function of receiving prescribed documents and a copy of the Victoria Planning Provisions from the Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Planning Projects Support Officer Statutory Planning Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 4H	Duty to make amendment to Victoria Planning Provisions available in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Planning Projects Support Officer Statutory Planning Officer Statutory Planning Support Officer Land Use Administration Officer Land Use Administration Team Leader Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 41(2)	Duty to make a copy of the Victoria Planning Provisions and other documents available in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Senior Planning Advisor Strategic Planning Projects Coordinator Principal Statutory Planner Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Officer Land Use Administration Team Leader Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 12B(1)	Duty to review planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	
s 12B(2)	Duty to review planning scheme at direction of Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	
s 12B(5)	Duty to report findings of review of planning scheme to Minister without delay	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 14	Duties of the Responsible Authority as set out in sections 14(a) to (d)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Development Compliance Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 16B	Duty (upon receiving a request to prepare an amendment to the planning scheme) to decide: - to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F, or - to refuse the request. Note: see also sections 16A, 16D, 16E and 16K.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Senior Planning Advisor	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 16C(1)	Duty to give written notice of its decision under section 16B to the person who made the request within 10 business days of making the decision. Note: The notice must contain prescribed information, and reasons if it is a refusal.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Senior Planning Advisor	
s 16C(4)	Duty to give a copy of the request and the notice under subsection 16C(1) to the Minister.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Senior Planning Advisor	
s 16F	Power to apply to the Minister for authorisation to prepare an amendment to the State standard provisions or the local provisions of a planning scheme in force in the municipal district. Note: see also sections 16G and 16K.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Senior Planning Advisor	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 16F	Power to prepare an amendment to the planning scheme where the Minister has authorised Council to do so under section 16F	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Senior Planning Advisor	
s 16H	Power to prepare an amendment specified in an application without the Minister's authorisation if no response received after 10 business days Note: see also section 16K.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Senior Planning Advisor	Does not apply in relation to an application for the preparation of an amendment that will apply to land to which a Suburban Rail Loop planning area declaration applies.

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 16I	Power to apply to the Minister for authorisation to prepare an amendment to any part of the State standard provisions and local provisions of a planning scheme applying to an area adjoining its municipal district.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Senior Planning Advisor	
s 16I	Power to prepare amendment to the planning scheme applying to an area adjoining Council's municipal district where the Minister has authorised Council to do so under section 16I. Note: see also sections 16D, 16G and 16J.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 17(1)	Duty of giving copy amendment to the planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 17(2)	Duty of giving copy section 173 agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 17(3)	Duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 18	Duty to make amendment etc. available in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Until the proposed amendment is approved or lapsed

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under section 19 to a planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19	Function of receiving notice of preparation of an amendment to a planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority
s 20(1)	Power to apply to Minister for exemption from the requirements of section 19	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator	Where Council is a planning authority

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 21(2)	Duty to make submissions available in accordance with public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Until the end of 2 months after the amendment comes into operation or lapses

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 21A(4)	Duty to publish notice	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 22(1)	Duty to consider all submissions received before the date specified in the notice	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	Except submissions which request a change to the items in sections 22(5)(a) and (b)

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 22(2)	Power to consider a late submission Duty to consider a late submission, if directed by the Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Strategic Planner	
s 23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 23(2)	Power to refer to a panel submission/s which does not require a change to the amendment	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	
s 23A(2)	Power to: - change the amendment in the manner requested; - not change the amendment in the manner requested; or - abandon the amendment or part of the amendment.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Senior Planning Advisor	Where Council is the planning authority. After considering a submission which requests a change to a 'low-impact' amendment (as described in section 16N).

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in section 96D)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	
s 26(1)	Power to make report available for inspection in accordance with the requirements set out in section 197B of the Act	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Principal Statutory Planner Senior Planning Advisor	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 26(2)	Duty to keep report of panel available for inspection in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Statutory Planner Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	During the inspection period
s 27(2)	Power to apply for exemption if panel's report not received	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 28(1)	Duty to notify the Minister if abandoning an amendment, with a copy of any submission considered, and a statement of reasons for the decision.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Statutory Planner Senior Planning Advisor Principal Strategic Planner	Note: The power to make a decision to abandon an amendment cannot be delegated.
s 28(2)	Duty to publish notice of the decision on internet site	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 28(4)	Duty to make notice of the decision available on Council's internet site for a period of at least 2 months	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Statutory Planner Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 28C	Duty to comply with directions of the Minister after abandoning the amendment with respect to: - providing relevant documentation; and - providing assistance with steps to be taken for the amendment.	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer Senior Planning Advisor	
s 30(4)(a)	Duty to say if amendment has lapsed	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 30(4)(b)	Duty to provide information in writing upon request	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Strategic Planner	
s 32(2)	Duty to give more notice if required	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Principal Statutory Planner Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 33(1)	Duty to give more notice of changes to an amendment	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Statutory Planner Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 36(2)	Duty to give notice of approval of amendment	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Statutory Planner Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 38(5)	Duty to give notice of revocation of an amendment	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 39	Function of being a party to a proceeding commenced under section 39 and duty to comply with determination by VCAT	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Principal Strategic Planner	
s 40(1)	Function of lodging copy of approved amendment	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Strategic Planning Projects Coordinator Strategic Planner Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 41(1)	Duty to make a copy of an approved amendment available in accordance with the public availability requirements during inspection period	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 41(2)	Duty to make a copy of an approved amendment and any documents lodged with it available in person in accordance with the requirements section out in section 197B of the Act after the inspection period ends	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Statutory Planner Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 42(2)	Duty to make copy of planning scheme available in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 46AAA	Duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with anything in a Yarra Strategic Plan which is expressed to be binding on the responsible public entity.	Not Applicable	Where Council is a responsible public entity and is a planning authority
s 46AW	Function of being consulted by the Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is a responsible public entity

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46AX	Function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy Power to endorse the draft Statement of Planning Policy	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is a responsible public entity
s 46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the responsible public entity	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Principal Statutory Planner Senior Planning Advisor Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	Where Council is a responsible public entity
s 46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Principal Statutory Planner Senior Planning Advisor Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	Where Council is a responsible public entity

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency
s 46GG(1)(d)	Power to incorporate into a planning scheme an infrastructure contributions plan that provides for the imposition of infrastructure contributions to fund the reasonable costs and expenses incurred by the planning authority, the collecting agency and a development agency in carrying out their respective functions under this Part in relation to the infrastructure contributions plan and the related precinct structure plan or strategic plan, capped at an annual percentage of the standard levy	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator	
s 46GG(1A)	Power to incorporate into a planning scheme an infrastructure contributions plan that provides for the monetary component to fund any acquisition of land (other than public purpose land) necessary for the provision of works, services and facilities referred to in s 46GG(1), where the plan does not include a land component	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator	
s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation, content and administration of infrastructure contributions plans	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GJ(2A)(a)	Power to specify an infrastructure contributions plan the priority categories of works, services or facilities and relevant land acquisitions to be founded through a standard levy	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator	Where Council is the planning authority and Minister makes a direction under s 46GJ(2A)
s 46GJ(2A)(b)	Power to determine from time to time the specific works, services or facilities and relevant land acquisitions to be funded	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator	Where Council is the development agency specified in the infrastructure contributions plan and Minister makes a direction under s 46GJ(2A)
s 46GJ(2C)		Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is the development agency specified in the infrastructure contributions plan and Minister makes a direction under s 46GJ(2A)

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Statutory Planner Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 46GN(1)	Duty to arrange for estimates of values of inner public purpose land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Principal Statutory Planner Senior Planning Advisor Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GO(1)	Duty to give notice to owners of certain inner public purpose land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	
s 46GP	Function of receiving a notice under section 46GO	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Principal Statutory Planner Senior Planning Advisor Statutory Planning Coordinator Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	Where Council is the collecting agency

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	
s 46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under section 46GO	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GR(2)	Power to consider a late submission Duty to consider a late submission if directed to do so by the Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	
s 46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under section 46GQ	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	
s 46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planning Projects Coordinator Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GT(2)	Duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planning Projects Coordinator Principal Strategic Planner	Must be in accordance with approved Financial Delegations
s 46GT(4)	Function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planning Projects Coordinator Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GT(6)	Function of receiving, from the valuer-general, written notice of a determination under section 46GT(5)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	
s 46GU	Duty not to adopt an amendment under section 29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in sections 46GU(1)(a) and (b) are met	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GV(3)	Function of receiving the monetary component and any land equalisation amount of the infrastructure contribution Power to specify the manner in which the payment is to be made	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	Where Council is the collecting agency
s 46GV(3)(b)	Power to enter into an agreement with the applicant	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	Where Council is the collecting agency

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GV(4)(a)	Function of receiving the inner public purpose land in accordance with section 46GV(5) and (6)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	Where Council is the development agency
s 46GV(4)(b)	Function of receiving the inner public purpose land in accordance with section 46GV(5) and (6)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	Where Council is the collecting agency

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GV(7)	Duty to impose the requirements set out in sections 46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	
s 46GV(9)	Power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to be secured to Council's satisfaction	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	Where Council is the collecting agency
s 46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is the collecting agency

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Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GX(2)	Duty, before accepting the provision of works, services or facilities by an applicant under section 46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	Where Council is the collecting agency
s 46GY(1)	Duty to keep proper and separate accounts and records	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Where Council is the collecting agency
s 46GY(2)	Duty to keep the accounts and records in accordance with the <i>Local Government Act 2020</i>	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Where Council is the collecting agency
s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs or plan administration costs to the planning authority that incurred those costs The forwarding duty does not apply to any monetary component that is imposed for plan administration costs incurred by the collecting agency	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is that planning authority

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZ(2)(a)	Function of receiving the monetary component imposed for plan preparation costs or plan administration costs The monetary component does not include plan administration costs incurred by the collecting agency	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Where the Council is the planning authority This duty does not apply where Council is also the collecting agency
s 46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan as responsible for those works, services or facilities	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency
s 46GZ(2)(b)	Function of receiving the monetary component	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Where Council is the development agency under an approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency
s 46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under section 46GZ(7), except any part of those amounts that are to be forwarded to a development agency under section 46GZ(5)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Assets and Environment Manager Planning and Development Manager Infrastructure and Open Space Civil Infrastructure Coordinator Statutory Planning Coordinator	Where Council is the collecting agency under an approved infrastructure contributions plan This provision does not apply where Council is also the relevant development agency

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Assets and Environment Manager Planning and Development Manager Infrastructure and Open Space Civil Infrastructure Coordinator Statutory Planning Coordinator	Where Council is the development agency specified in the approved infrastructure contributions plan This provision does not apply where Council is also the collecting agency
s 46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under section 46GW	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Assets and Environment Manager Planning and Development Manager Infrastructure and Open Space Civil Infrastructure Coordinator Statutory Planning Coordinator	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	If any inner public purpose land is vested in Council under the <i>Subdivision Act</i> 1988 or acquired by Council before the time it is required to be provided to Council under section 46GV(4) Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency
s 46GZ(9)	Function of receiving the fee simple in the land	Chief Executive Officer General Manager Business Excellence Manager Assets and Engineering Property Coordinator	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZA(1)	Duty to keep proper and separate accounts and records	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZA(2)	Duty to keep the accounts and records in accordance with the <i>Local Government Act 2020</i>	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Assets and Environment Manager Planning and Development Manager Infrastructure and Open Space Civil Infrastructure Coordinator Statutory Planning Coordinator	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZB(3)	Duty to follow the steps set out in sections 46GZB(3)(a) – (c)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Assets and Environment Manager Planning and Development Manager Infrastructure and Open Space Civil Infrastructure Coordinator Statutory Planning Coordinator	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZB(4)	Duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development agency's annual report and provide reports on the use of the infrastructure contribution to the VPA	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	If the VPA is the collecting agency under an approved infrastructure contributions plan Where Council is a development agency under an approved infrastructure contributions plan

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in sections 46GZD(2)(a) and (b), including expenditure of remaining monetary component for the provision of other works, services or facilities or relevant land acquisitions in the ICP plan area	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Assets and Environment Manager Planning and Development Manager Infrastructure and Open Space Civil Infrastructure Coordinator Statutory Planning Coordinator	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZD(3)	Duty to follow the steps set out in sections 46GZD(3)(a) and (b)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Assets and Environment Manager Planning and Development Manager Infrastructure and Open Space Civil Infrastructure Coordinator Statutory Planning Coordinator	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZD(5)	Duty to make payments under section 46GZD(3) in accordance with sections 46GZD(5)(a) and 46GZD(5)(b)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	Chief Executive Officer General Manager Business Excellence Manager Assets and Engineering Property Coordinator	Where Council is the development agency under an approved infrastructure contributions plan This duty does not apply where Council is also the collecting agency

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZE(2)	Function of receiving the unexpended land equalisation amount	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Where Council is the collecting agency under an approved infrastructure contributions plan This duty does not apply where Council is also the development agency
s 46GZE(3)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in sections 46GZE(3)(a) and (b)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZF(2)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZF(3)	Duty, if land is sold under section 46GZF(2)(b), to follow the steps in sections 46GZF(3)(a) and (b)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZF(3)	Function of receiving proceeds of sale	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Where Council is the collection agency under an approved infrastructure contributions plan This provision does not apply where Council is also the development agency
s 46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with section 46GZF(5)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence Chief Finance Officer	Where Council is the collecting agency under an approved infrastructure contributions plan

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46GZF(6)	Duty to make the payments under section 46GZF(4) in accordance with sections 46GZF(6)(a) and (b)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence Chief Finance Officer	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence Chief Finance Officer	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZI	Duty to prepare and give a report to the Minister at the times required by the Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community	Where Council is a collecting agency or development agency
s 46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community	Where Council is a collecting agency or development agency
s 46LB(3)	Duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under section 46LB (2)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	
s 46N(2)(c)	Function of determining time and manner for receipt of development contributions levy	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	
s 46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	
s 46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	
s 46P(1)	Power to require payment of amount of levy under section 46N or section 46O to be satisfactorily secured	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community	
s 46Q(1)	Duty to keep proper accounts of levies paid	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	
s 46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services or facilities on behalf of development agency or plan preparation costs incurred by a development agency	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	
s 46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc.	Chief Executive Officer General Manager Business Excellence General Manager Assets and Environment Chief Finance Officer Manager Infrastructure and Open Space Civil Infrastructure Coordinator	
s 46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to proceed	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	Only applies when levy is paid to Council as a 'development agency' On advice from General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community
s 46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the Council or for the provision by the Council of works, services or facilities in an area under section 46Q(4)(a)	Chief Executive Officer General Manager Assets and Environment	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	Chief Executive Officer General Manager Assets and Environment	Must be done in accordance with Part 3
s 46Q(4)(e)	Duty to expend that amount on other works etc.	Chief Executive Officer General Manager Assets and Environment	With the consent of, and in the manner approved by, the Minister
s 46QC	Power to recover any amount of levy payable under Part 3B	Chief Executive Officer General Manager Business Excellence Chief Finance Officer	
s 46QD	Duty to prepare report and give a report to the Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence Manager Planning and Development Chief Finance Officer	Where Council is a collecting agency or development agency
s 46V(3)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with the public availability requirements, during the inspection period	Not Applicable	
s 46V(4)	Duty to make a copy of the approved strategy plan (being the Melbourne Airport Environs Strategy Plan) and any documents lodged with it available in accordance with section 197B of the Act and on payment of the prescribed fee, after the inspection period	Not Applicable	
s 46V(5)	Duty to keep a copy of the approved strategy plan incorporating all amendments to it	Not Applicable	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 46V(6)	Duty to make a copy of the approved strategy plan incorporating all amendments to it available in accordance with the public availability requirements	Not Applicable	
s 46Y	Duty to carry out works in conformity with the approved strategy plan	Not Applicable	
s 47	Power to decide that an application for a planning permit does not comply with that Act	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	
s 48A	Power to notify an applicant that the application is incomplete Note: The notice must set out any required fees or information, the date for payment or production, and the effect of non-compliance set out in section 48B(1).	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	Where Council is the responsible authority

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 48C	Power to refund a fee paid for an application which is void and of no effect under section 48B(1)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Senior Planning Advisor Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	Where Council is the responsible authority

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 49(1)	Duty to keep a register of all applications for permits and determinations relating to permits	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 49(2)	Duty to make register available for inspection in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 50(4)	Duty to amend application	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Land Use Administration Team Leader Land Use Administration Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Must consult with Manager Planning and Development, Statutory Planning Coordinator or Principal Statutory Planner
s 50(5)	Power to refuse to amend application	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner	Must consult with General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community, Manager Planning and Development, Statutory Planning Coordinator or Principal Statutory Planner

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 50(6)	Duty to make note of amendment to application in register	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 50A(1)	Power to make amendment to application	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner	In consultation with General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community, Manager Planning and Development or Statutory Planning Coordinator

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 50A(4)	Duty to note amendment to application in register	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 51	Duty to make copy of application available for inspection in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	This power must only be exercised following consultation with the Manager Planning and Development or Statutory Planning Coordinator

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(1)(b)	Duty to give notice of the application to other municipal councils where appropriate	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Notice requirements under sections 52(1)(a), (b), (c) and (d) are exempt Other notice requirements apply

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Notice requirements under sections 52(1)(a), (b), (c) and (d) are exempt Other notice requirements apply

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Notice requirements under sections 52(1)(a), (b), (c) and (d) are exempt Other notice requirements apply

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 52(3)	Power to give any further notice of an application where appropriate	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 53(1)	Power to require the applicant to give notice under section 52(1) to persons specified by it	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 53(1A)	Power to require the applicant to give the notice under section 52(1AA)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Notice requirements under sections 52(1)(a), (b), (c) and (d) are exempt Other notice requirements apply

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 54(1)	Power to require the applicant to provide more information	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Note: Delegates cannot require an applicant to provide more information than what is listed in schedules 59 – 59.16 of the planning scheme

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 54(1A)	Duty to give notice in writing of information required under section 54(1)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	Note: Delegates cannot require an applicant to provide more information than what is listed in schedules 59 – 59.16 of the planning scheme
s 54(1B)	Duty to specify the lapse date for an application	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 54A(3)	Power to decide to extend time or refuse to extend time to give required information	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	This power must only be exercised following consultation with the Manager Planning and Development

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under section 54A(3)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	The new lapse date must be included in the written notice of decision under subsections (5) and (6)

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	This power must only be exercised following consultation with the Manager Planning and Development

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57(5)	Duty to make a copy of all objections available in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57A(4)	Duty to amend application in accordance with applicant's request, subject to section 57A(5)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57A(5)	Power to refuse to amend application	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	This power must only be exercised following consultation with the Manager Planning and Development or Statutory Planning Coordinator

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57A(6)	Duty to note amendments to application in register	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57B(1)	Duty to determine whether and to whom notice should be given	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57B(2)	Duty to consider certain matters in determining whether notice should be given	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 57C(1)	Duty to give copy of amended application to referral authority	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 58	Duty to consider every application for a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 58A	Power to request advice from the Planning Application Committee	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 60	Duty to consider certain matters	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner	In accordance with the approved Planning Delegations Policy
s 60(1A)	Duty to consider certain matters	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Planning Projects Support Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 60(1B)	Duty to consider number of objectors in considering whether use or development may have significant social effect	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Strategic Planner Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	In accordance with the approved Planning Delegations Policy The permit must not be inconsistent with a cultural heritage management plan under the <i>Aboriginal Heritage Act 2006</i> <i>The permit must not be inconsistent with Council's Coastal Inundation and Erosion Planning Policy.</i>

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 61(2)	Duty to decide to refuse to grant a permit if relevant determining referral authority objects to grant of permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	This power must only be exercised following consultation with the Manager Planning and Development
s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	In accordance with the approved Planning Delegations Policy This power must only be exercised following consultation with the Manager Planning and Development
s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	
s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	This power must only be exercised following consultation with the Manager Planning and Development In accordance with the approved Planning Delegations Policy
s 62(1)	Duty to include certain conditions in deciding to grant a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 62(2)	Power to include other conditions	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	
s 62(4)	Duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	
s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	Note: The scope of approved infrastructure contributions plans has been expanded by the Planning Amendment (Better Decisions Made Faster) Act 2026 (No. 3 of 2026) to include works outside the ICP plan area, plan administration costs, and relevant land acquisitions.

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with section 173 agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	
s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	
s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with sections 46N(1), 46GV(7) or 62(5)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 62(6)(b)	Duty not to include a permit condition requiring a person to pay for or provide works except a condition that a planning scheme requires to be included as referred to in section 62(1)(a)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	
s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	This provision applies also to a decision to grant an amendment to a permit - see section 75
s 64(3)	Duty not to issue a permit until after the specified period	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	This provision applies also to a decision to grant an amendment to a permit - see section 75

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 64(5)	Duty to give each objector a copy of an exempt decision	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	This provision applies also to a decision to grant an amendment to a permit - see section 75
s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	This provision applies also to a decision to grant an amendment to a permit - see section 75A

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under section 57	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 66(1)	Duty to give notice under section 64 or section 65 and copy permit to relevant determining referral authorities	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority
s 66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under section 64 or 65	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit
s 69(1)	Function of receiving application for extension of time of permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 69(1A)	Function of receiving application for extension of time to complete development	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 69(2)	Power to extend time	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	This power must only be exercised following consultation with the Manager Planning and Development or Statutory Planning Coordinator

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 70	Duty to make copy permit available in accordance with public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 71(1)	Power to correct certain mistakes	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	This power must only be exercised following consultation with the Manager Planning and Development or Statutory Planning Coordinator

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 71(2)	Duty to note corrections in register	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 73	Power to decide to grant amendment subject to conditions	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 74	Duty to issue amended permit to applicant if no objectors	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit
s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under section 64 or 76	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 76D	Duty to comply with direction of Minister to issue amended permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 83	Function of being respondent to an appeal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Principal Strategic Planner	In accordance with approved Planning Delegations Policy

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 83B	Duty to give or publish notice of application for review	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	This power must only be exercised following consultation with the Manager Planning and Development In accordance with approved Planning Delegations Policy

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 84(3)	Duty to tell principal registrar of decision to grant a permit after an application is made for review of its failure to grant a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 84(6)	Duty to issue permit on receipt of advice within 3 business days	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 84AB	Power to agree to confining a review by the Tribunal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 86	Duty to issue a permit at order of Tribunal within 3 business days	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	Chief Executive Officer	
s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Development Compliance Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 91(2)	Duty to comply with the directions of VCAT	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Development Compliance Officer Land Use Administration and Subdivision Officer	
s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under section 90	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Development Compliance Officer Land Use Administration and Subdivision Officer	
s 93(2)	Duty to give notice of VCAT order to stop development	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Municipal Building Surveyor Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Development Compliance Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 95(3)	Function of referring certain applications to the Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 95(4)	Duty to comply with an order or direction	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 96(1)	Duty to obtain a permit from the Minister to use and develop its land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	
s 96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Assets and Environment Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	
s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Principal Strategic Planner	The request to prepare the amendment must be made under section 16A. Delegate must not agree to consider the application for the permit concurrently with the preparation of the proposed amendment unless it has made a decision under section 16B(a) to apply to the Minister for authorisation to prepare the amendment, with or without changes, under section 16F.

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under section 96C	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planning Projects Coordinator Principal Strategic Planner	
s 96F	Duty to consider the panel's report under section 96E	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Strategic Planner	
s 96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under section 23 of the <i>Planning and Environment (Planning Schemes) Act 1996</i>)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planning Projects Coordinator Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 96H(3)	Power to give notice in compliance with Minister's direction	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planning Projects Coordinator Principal Strategic Planner	
s 96J	Duty to issue permit as directed by the Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 96K	Duty to comply with direction of the Minister to give notice of refusal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planning Projects Coordinator Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 96Z	Duty to keep levy certificates and levy exemption certificates given to it under sections 47 or 96A for no less than 5 years from receipt of the certificate	Not Applicable	
s 97C	Power to request Minister to decide the application	NO DELEGATION	Decision of Council only

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 97G(6)	Duty to make a copy of permits issued under section 97F available in accordance with public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 97L	Duty to include Ministerial decisions in a register kept under section 49	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 97MH	Duty to provide information or assistance to the Planning Application committee or subcommittee	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 97MI	Duty to contribute to the costs of the Planning Application Committee or subcommittee	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	
s 97O	Duty to consider application and issue or refuse to issue certificate of compliance	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	This duty may only be exercised by a nominated Delegate in consultation with Manager Planning and Development, Statutory Planning Coordinator or Principal Statutory Planner

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	This duty may only be exercised by a nominated Delegate in consultation with Manager Planning and Development, Statutory Planning Coordinator or Principal Statutory Planner
s 97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	
s 97Q(4)	Duty to comply with directions of VCAT	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 97R	Duty to keep register of all applications for certificate of compliance and related decisions	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Land Use Administration and Subdivision Officer	
s 98(1) and (2)	Function of receiving claim for compensation in certain circumstances	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator General Manager Business Excellence Interim Manager Governance and Risk Governance and Risk Coordinator Senior Risk Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development General Manager Business Excellence Interim Manager Governance and Risk Governance and Risk Coordinator Senior Risk Officer	
s 101	Function of receiving claim for expenses in conjunction with claim	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development General Manager Business Excellence Interim Manager Governance and Risk Governance and Risk Coordinator Senior Risk Officer	
s 103	Power to reject a claim for compensation in certain circumstances	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence Interim Manager Governance and Risk Governance and Risk Coordinator Senior Risk Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 107 (1)	Function of receiving claim for compensation	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence Interim Manager Governance and Risk Governance and Risk Coordinator Senior Risk Officer	
s 107(3)	Power to agree to extend time for making claim	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence Interim Manager Governance and Risk Governance and Risk Coordinator Senior Risk Officer	
s 113(2)	Power to request a declaration for land to be proposed to be reserved for public purposes	Chief Executive Officer All Executive Leadership Team Members	
s 114(1)	Power to apply to the VCAT for an enforcement order	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Municipal Building Surveyor Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Development Compliance Officer	Development Compliance Officer may only exercise this power following consultation with Statutory Planning Coordinator or above

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 117(1)(a)	Function of making a submission to the VCAT where objections are received	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Development Compliance Officer	Development Compliance Officer may only exercise this power following consultation with Statutory Planning Coordinator or above
s 120(1)	Power to apply for an interim enforcement order where section 114 application has been made	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Development Compliance Officer	Development Compliance Officer, Principal Statutory Planner and Statutory Planning Officers may only exercise this power in consultation with Statutory Planning Coordinator or above
s 123(1)	Power to carry out work required by enforcement order and recover costs	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Municipal Building Surveyor Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Development Compliance Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under section 123(1)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community	Except Crown Land
s 126B	Power to commence criminal proceedings	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
s 129	Function of recovering penalties	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Municipal Building Surveyor Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Development Compliance Officer	
s 130(5)	Power to allow person served with an infringement notice further time	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Municipal Building Surveyor Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Development Compliance Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 132B	Power to make application for specific orders	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
s 132C	Power to make application for adverse publicity orders	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
s 132D	Power to apply for commercial benefits orders	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
s 132E	Power to apply for supervisory intervention orders	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
s 132G	Power to apply for industry exclusion orders	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.

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Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 132J	Power to apply for contravention orders	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
s 133A	Power for an authorised person to be assisted by a relevant expert	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
s 134A	Power for immediate entry of land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.
s 147A	Power to issue an identity card to each authorised officer	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Note: This provision commences on 3 August 2026 as proclaimed by proclamation order dated 2 June 2026.

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 149A(1)	Power to refer a matter to the VCAT for determination	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Municipal Building Surveyor Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Development Compliance Officer	
s 149A(1A)	Power to apply to VCAT for the determination of a matter relating to the interpretation of a section 173 agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Municipal Building Surveyor Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor Development Compliance Officer	
s 148B	Power to apply to the Tribunal for a declaration	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence Manager Planning and Development	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 156	Duty to pay fees and allowances (including a payment to the Crown under section 156 (2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under section 156(2B)), power to ask for contribution under section 156(3) and power to abandon amendment or part of it under section 156(4)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence Manager Planning and Development	Where Council is the relevant planning authority Only in accordance with approved Financial Delegations
s 158F	Power to make submissions in response to a directions panel	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Senior Planning Advisor	
s 171(2)(f)	Power to carry out studies and commission reports	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 171(2)(g)	Power to grant and reserve easements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	
s 172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence General Manager Assets and Environment	Where Council is a development agency specified in an approved infrastructure contributions plan
s 172D(1)	Power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under section 46GV(4)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence General Manager Assets and Environment	Where Council is a collecting agency specified in an approved infrastructure contributions plan
s 172D(2)	Power to compulsorily acquire any inner public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under section 46GV(4)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence General Manager Assets and Environment	Where Council is a development agency specified in an approved infrastructure contributions plan

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 173(1)	Power to enter into agreement covering matters set out in section 174	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community General Manager Business Excellence General Manager Assets and Environment Manager Planning and Development	
s 173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is the relevant responsible authority
---	Power to decide whether something is to the satisfaction of Council, where an agreement made under section 173 of the <i>Planning and Environment Act 1987</i> requires something to be to the satisfaction of Council or Responsible Authority	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Municipal Building Surveyor Statutory Planning Coordinator Principal Statutory Planner Senior Planning Advisor	This power must only be exercised following consultation with the Manager Planning and Development

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
---	Power to give consent on behalf of Council, where an agreement made under section 173 of the <i>Planning and Environment Act</i> 1987 requires that something may not be done without the consent of Council or Responsible Authority	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Municipal Building Surveyor Principal Statutory Planner Senior Planning Advisor Principal Strategic Planner	This power must only be exercised following consultation with the Manager Planning and Development
s 177(2)	Power to end a section 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Only in accordance with the approved Planning Delegations Policy
s 178	Power to amend a section 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Only in accordance with the approved Planning Delegations Policy

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178A(1)	Function of receiving application to amend or end an agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under section 178A(1)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 178A(5)	Power to propose to amend or end an agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	

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Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178B(1)	Duty to consider certain matters when considering proposal to amend an agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	
s 178B(2)	Duty to consider certain matters when considering proposal to end an agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178C(2)	Duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178C(4)	Function of determining how to give notice under section 178C(2)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178E(1)	Duty not to make decision until after 14 days after notice has been given	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	If no objections are made under section 178D Must consider matters in section 178B Only in accordance with the approved Planning Delegations Policy
s 178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	If no objections are made under section 178D Must consider matters in section 178B Only in accordance with the approved Planning Delegations Policy

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178E(2)(c)	Power to refuse to amend or end the agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	If no objections are made under section 178D Must consider matters in section 178B Only in accordance with the approved Planning Delegations Policy
s 178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	After considering objections, submissions and matters in section 178B Only in accordance with the approved Planning Delegations Policy
s 178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	After considering objections, submissions and matters in section 178B Only in accordance with the approved Planning Delegations Policy
s 178E(3)(c)	Power to amend or end the agreement in a manner that is substantively different from the proposal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	After considering objections, submissions and matters in section 178B Only in accordance with the approved Planning Delegations Policy
s 178E(3)(d)	Power to refuse to amend or end the agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	After considering objections, submissions and matters in section 178B Only in accordance with the approved Planning Delegations Policy

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178F(1)	Duty to give notice of its decision under section 178E(3)(a) or (b)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178F(2)	Duty to give notice of its decision under section 178E(2)(c) or (3)(d)	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178F(4)	Duty not to proceed to amend or end an agreement under section 178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 178G	Duty to sign amended agreement and give copy to each other party to the agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 178I(3)	Duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 179(2)	Duty to make a copy of each agreement available with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 181	Duty to apply to the Registrar of Titles to record the agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 181(1A)(b)	Duty to apply to the Registrar of Titles, without delay, to record the agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 182	Power to enforce an agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Municipal Building Surveyor Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Strategic Planner Planning Projects Support Officer Development Compliance Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 183	Duty to tell Registrar of Titles of ending/amendment of agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Strategic Planner Planning Projects Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Only in accordance with the approved Planning Delegations Policy

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 184F(3)	Duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 184F(5)	Function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 184G(2)	Duty to comply with a direction of the Tribunal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 184G(3)	Duty to give notice as directed by the Tribunal	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 185B(1)	Duty to comply with a request from the Minister to provide the name, address, email address or telephone number of any person to whom the Minister is required to give notice	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 198(1)	Function to receive application for planning certificate	NO DELEGATION	Minister for Planning is nominated in the Planning Scheme
s 199(1)	Duty to give planning certificate to applicant	NO DELEGATION	Minister for Planning is nominated in the Planning Scheme

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 201(1)	Function of receiving application for declaration of underlying zoning	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Team Leader Land Use Administration Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	
s 201(3)	Duty to make declaration	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
	Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Senior Technical Officer – Development Technical Officer - Development Statutory Planning Officer Development Compliance Officer Principal Strategic Planner	This power must only be exercised following consultation with the Manager Planning and Development Only in accordance with the approved Planning Delegations Policy
	Power to decide, in relation to any planning scheme or permit, that a specified thing may be altered or modified with Council's consent	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Senior Planning Advisor Development Compliance Officer	This power must only be exercised following consultation with the Manager Planning and Development

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
	Power to decide, in relation to any planning scheme or permit, that a specified thing may be done subject to Council's prior consent or must not be done without Council's prior consent	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Senior Planning Advisor Development Compliance Officer	This power must only be exercised following consultation with the Manager Planning and Development
	Power to decide, in relation to any planning scheme or permit, that a specified thing is required to be approved and or endorsed by Council	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Strategic Planning Projects Coordinator Statutory Planning Coordinator Principal Statutory Planner Principal Strategic Planner Strategic Planner Strategic Planning Project Officer Statutory Planning Officer Senior Planning Advisor Development Compliance Officer	This power must only be exercised following consultation with the Manager Planning and Development

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
	Power, in relation to any planning scheme or permit, to consent or to refuse consent to any matter which requires consent or approval of Council	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Senior Technical Officer – Development Technical Officer - Development Statutory Planning Officer Development Compliance Officer Principal Strategic Planner	This power must only be exercised following consultation with the Manager Planning and Development Only in accordance with the approved Planning Delegations Policy
	Power to approve and or endorse any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Senior Technical Officer – Development Technical Officer - Development Statutory Planning Officer Principal Strategic Planner	This power must only be exercised following consultation with the Manager Planning and Development Only in accordance with the approved Planning Delegations Policy

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
	Power to give written authorisation in accordance with a provision of a planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Principal Strategic Planner	This power must only be exercised following consultation with the Manager Planning and Development Only in accordance with the approved Planning Delegations Policy
s 201UAB(1)	Function of providing the Victorian Planning Authority with information relating to any land within municipal district	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Municipal Building Surveyor Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Officer Land Use Administration Team Leader Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

PLANNING AND ENVIRONMENT ACT 1987			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 201UAB(2)	Duty to provide the Victorian Planning Authority with information requested under section 201UAB(1) as soon as possible	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Municipal Building Surveyor Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Officer Land Use Administration Team Leader Statutory Planning Support Officer Principal Strategic Planner	

RESIDENTIAL TENANCIES ACT 1997			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Officer Environmental Health Coordinator	
s 522(1)	Power to give a compliance notice to a person	Chief Executive Officer General Manager Business Excellence General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Manager Customer Experience Municipal Building Surveyor Environmental Health Coordinator Environmental Health Officer	
s 525(2)	Power to authorise an officer to exercise powers in section 526 (either generally or in a particular case)	Chief Executive Officer	Power of the Chief Executive Officer only
s 525(4)	Duty to issue identity card to authorised officers	Chief Executive Officer General Manager Business Excellence Interim Manager Governance and Risk Governance and Risk Coordinator Governance Officer	

RESIDENTIAL TENANCIES ACT 1997			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 526(5)	Duty to keep record of entry by authorised officer under section 526	Chief Executive Officer General Manager Business Excellence General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Environmental Health Coordinator Environmental Health Officer Manager Customer Experience Manager Planning and Development Municipal Building Surveyor	
s 526A(3)	Function of receiving report of inspection	Chief Executive Officer General Manager Business Excellence Environmental Health Coordinator Environmental Health Officer Manager Customer Experience	
s 527	Power to authorise a person to institute proceedings (either generally or in a particular case)	Chief Executive Officer	Power of the Chief Executive Officer only

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 11(1)	Power to declare a road by publishing a notice in the Government Gazette	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Obtain consent in circumstances specified in section 11(2)

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette	Chief Executive Officer General Manager Business Excellence General Manager Assets and Environment Manager Infrastructure and Open Space Chief Finance Officer Rates Coordinator	The Council, in exercising a power under paragraph (a) of sub-clause (1) must act in accordance with the guidelines in force for the time being under the Geographic Place Names Act 1998 and must advise the Registrar under that Act of the action it has taken under that paragraph
s 11(9)(b)	Duty to advise Registrar	Chief Executive Officer General Manager Business Excellence Chief Finance Officer Rates Coordinator	The Council, in exercising a power under paragraph (a) of sub-clause (1) must act in accordance with the guidelines in force for the time being under the Geographic Place Names Act 1998 and must advise the Registrar under that Act of the action it has taken under that paragraph
s 11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	Chief Executive Officer General Manager Business Excellence Chief Finance Officer Rates Coordinator	Subject to section 11(10)A
s 11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority
s 12(2)(b)	Function of providing consent to the Head, Transport for Victoria for the discontinuance of a road or part of a road	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 12(10)	Duty to notify of decision made	Chief Executive Officer General Manager Assets and Environment General Manager Business Excellence Manager Infrastructure and Open Space Manager Assets and Engineering Interim Manager Governance and Risk	Duty of coordinating road authority where it is the discontinuing body Does not apply where an exemption is specified by the regulations or given by the Minister

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Power of coordinating road authority and obtain consent under section 13(3) and section 13(4) as appropriate
s 14(4)	Function of receiving notice from the Head, Transport for Victoria	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Manager Assets and Engineering	
s 14(7)	Power to appeal against decision of the Head, Transport for Victoria	Chief Executive Officer General Manager Assets and Environment	
s 15(1)	Power to enter into an arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	Chief Executive Officer General Manager Assets and Environment	
s 15(1A)	Power to enter into an arrangement with a utility to transfer a road management function of the utility to the road authority	Chief Executive Officer General Manager Assets and Environment	
s 15(2)	Duty to include details of arrangement in public roads register	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	
s 16(7)	Power to enter into an arrangement under section 15	Chief Executive Officer General Manager Assets and Environment	
s 16(8)	Duty to enter details of determination in public roads register	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 17(2)	Duty to register public road in public roads register	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Road Safety Coordinator	Where Council is the coordinating road authority
s 17(3)	Power to decide that a road is reasonably required for general public use	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority
s 17(3)	Duty to register a road reasonably required for general public use in public roads register	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority
s 17(4)	Power to decide that a road is no longer reasonably required for general public use	Chief Executive Officer	Where Council is the coordinating road authority
s 17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	Chief Executive Officer General Manager Assets and Environment Civil Infrastructure Coordinator Manager Infrastructure and Open Space	Where Council is the coordinating road authority
s 18(1)	Power to designate ancillary area	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority, and obtain consent in circumstances specified in section 18(2)
s 18(3)	Duty to record designation in public roads register	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the coordinating road authority
s 19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 19(4)	Duty to specify details of discontinuance in public roads register	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	
s 19(5)	Duty to ensure public roads register is available for public inspection	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	
s 21	Function of replying to request for information or advice	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Manager Assets and Engineering	Obtain consent in circumstances specified in section 11(2)
s 22(2)	Power of commenting on proposed direction	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 22(4)	Duty to publish a copy or summary of any direction made under section 22 by the Minister in its annual report	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 22(5)	Duty to give effect to a direction under section 22	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 40(1)	Duty to inspect, maintain and repair a public road	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 40(5)	Power to inspect, maintain and repair a road which is not a public road	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 41(1)	Power to determine the standard of construction, inspection, maintenance and repair	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 42(1)	Power to declare a public road as a controlled access road	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Power of coordinating road authority and Schedule 2 also applies
s 42(2)	Power to amend or revoke declaration by notice published in Government Gazette	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Power of coordinating road authority and Schedule 2 also applies
s 42A(3)	Duty to consult with Head, Transport for Victoria and Minister for Local Government before road is specified	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the coordinating road authority If road is a municipal road or part thereof
s 42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the coordinating road authority If road is a municipal road or part thereof and where road is to be specified a freight road
s 48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the responsible road authority, infrastructure manager or works manager
s 48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under section 48M	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 49	Power to develop and publish a road management plan	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 51	Power to determine standards by incorporating the standards in a road management plan	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 53(2)	Power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 54(2)	Duty to give notice of proposal to make a road management plan	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	
s 54(5)	Duty to conduct a review of road management plan at prescribed intervals	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	
s 54(6)	Power to amend road management plan	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 54(7)	Duty to incorporate the amendments into the road management plan	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	
s 63(1)	Power to consent to conduct of works on road	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 63(2)(e)	Power to conduct or authorise the conduct of works in, on, under or over a road in an emergency	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Manager Assets and Engineering	Where Council is the infrastructure manager
s 64(1)	Duty to comply with clause 13 of schedule 7	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the infrastructure manager or works manager
s 66(1)	Power to consent to structure etc	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority
s 67(2)	Function of receiving the name & address of the person responsible for distributing the sign or bill	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority
s 67(3)	Power to request information	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority
s 68(2)	Power to request information	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority
s 71(3)	Power to appoint an authorised officer	Chief Executive Officer	

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 72	Duty to issue an identity card to each authorised officer	Chief Executive Officer General Manager Business Excellence Interim Manager Governance and Risk Governance and Risk Coordinator Senior Governance and Compliance Officer	
s 85	Function of receiving report from authorised officer	Chief Executive Officer Manager Infrastructure and Open Space General Manager Assets and Environment	
s 86	Duty to keep register re section 85 matters	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	
s 87(1)	Function of receiving complaints	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Business Excellence Interim Manager Governance and Risk	
s 87(2)	Duty to investigate complaint and provide report	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Business Excellence Interim Manager Governance and Risk	
s 96	Power to authorise a person for the purpose of instituting legal proceedings	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 112(2)	Power to recover damages in court	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 116	Power to cause or carry out inspection	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Manager Assets and Engineering Civil Infrastructure Coordinator Works Supervisor Project Supervisor Capital Works Roads Project Engineer Road Engineer Road Safety Coordinator Roads Supervisor Central Roads Supervisor East Roads Supervisor Far East Roads Supervisor South West Roads Supervisor North Roads Supervisor North West	
s 119(2)	Function of consulting with the Head, Transport for Victoria	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 120(1)	Power to exercise road management functions on an arterial road (with the consent of the Head, Transport for Victoria)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
s 120(2)	Duty to seek consent of the Head, Transport for Victoria to exercise road management functions before exercising power in section 120(1)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 121(1)	Power to enter into an agreement in respect of works	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
s 122(1)	Power to charge and recover fees	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Business Excellence Chief Finance Officer	
s 123(1)	Power to charge for any service	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
Schedule 2 Clause 2(1)	Power to make a decision in respect of controlled access roads	NO DELEGATION	
Schedule 2 Clause 3(1)	Duty to make policy about controlled access roads	NO DELEGATION	
Schedule 2 Clause 3(2)	Power to amend, revoke or substitute policy about controlled access roads	NO DELEGATION	
Schedule 2 Clause 4	Function of receiving details of proposal from the Head, Transport for Victoria	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	
Schedule 2 Clause 5	Duty to publish notice of declaration	NO DELEGATION	

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 7, Clause 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator Road Safety Coordinator Road Safety Officer (Technical)	Where Council is the infrastructure manager or works manager
Schedule 7, Clause 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non- road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator Road Safety Coordinator Road Safety Officer (Technical)	Duty of infrastructure manager or works manager
Schedule 7, Clause 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator Road Safety Coordinator Road Safety Officer (Technical)	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure
Schedule 7, Clause 9(2)	Duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the infrastructure manager or works manager
Schedule 7, Clause 10(2)	Where Schedule 7 Clause 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the infrastructure manager or works manager

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 7 Clause 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7 Clause 12(3)	Power to take measures to ensure reinstatement works are completed	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7 Clause 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7 Clause 12(5)	Power to recover costs	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering Chief Finance Officer	Where Council is the coordinating road authority

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 7, Clause 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to Schedule 7, Clause 13(2)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the works manager
Schedule 7 Clause 13(2)	Power to vary notice period	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7, Clause 13(3)	Duty to ensure works manager has complied with obligation to give notice under Schedule 7 13(1)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the infrastructure manager
Schedule 7 Clause 16(1)	Power to consent to proposed works	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Road Safety Coordinator Road Safety Officer (Technical)	Where Council is the coordinating road authority
Schedule 7 Clause 16(2B)	Power to refuse to consider an application made under Schedule 7 16(1) if the application does not comply with Schedule 7 16(2A)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority
Schedule 7 Clause 16(2C)	Power to request further information in relation to an application made under Schedule 7 16(1)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 7 Clause 16(4)	Duty to consult	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority, responsible authority or infrastructure manager
Schedule 7 Clause 16(5)	Power to consent to proposed works	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7 Clause 16(6)	Power to set reasonable conditions on consent	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7 Clause 16(8)	Power to include consents and conditions	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 7 Clause 17(2)	Power to refuse to give consent and duty to give reasons for refusal	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7 Clause 18(1)	Power to enter into an agreement	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7 Clause 19(1)	Power to give notice requiring rectification of works	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7 Clause 19(2) & (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering General Manager Business Excellence Chief Finance Officer	Where Council is the coordinating road authority

ROAD MANAGEMENT ACT 2004			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
Schedule 7 Clause 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space General Manager Projects and Planning Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority
Schedule 7A Clause 2	Power to cause street lights to be installed on roads	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road
Schedule 7A Clause 3(1)(d)	Duty to pay installation and operation costs of street lighting - where the road is not an arterial road	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the coordinating road authority
Schedule 7A Clause 3(1)(e)	Duty to pay installation and operation costs of street lighting-where road is a service road on an arterial road and adjacent areas	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the coordinating road authority
Schedule 7A Clause 3(1)(f)	Duty to pay installation and percentage of operation costs of street lighting- for arterial roads in accordance with clauses 3(2) and 4	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the responsible road authority that installed the light (re installation costs) and where Council is the relevant municipal Council (re operating costs)

CEMETERIES AND CREMATORIA REGULATIONS 2025 ##These provisions apply to Council appointed as a cemetery trust under section 5 of the <i>Cemeteries and Crematoria Act</i> 2003, and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see section 53).			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 36	Duty to ensure that cemetery complies with depth of burial requirements	Chief Executive Officer General Manager Business Excellence	
r 37	Duty to ensure that the cemetery complies with the requirements for interment in concrete-lined graves	Chief Executive Officer General Manager Business Excellence	
r 38	Duty to ensure a mausoleum is constructed in accordance with paragraphs (a)-(d)	Chief Executive Officer General Manager Business Excellence	
r 39(1)	Duty to ensure that remains are interred in a coffin, casket, container or receptacle in accordance with paragraphs (a)-(c)	Chief Executive Officer General Manager Business Excellence	
r 39(2)	Duty to ensure that coffin, container or receptacle is labelled.	Chief Executive Officer General Manager Business Excellence	
r 39(3)	Duty to ensure that remains are interred in accordance with paragraphs (a)-(b)	Chief Executive Officer General Manager Business Excellence	
r 40	Duty to ensure that a crypt space in a mausoleum is sealed in accordance with paragraphs (a)-(b)	Chief Executive Officer General Manager Business Excellence	
r 43(2)	Power to inspect any coffin, casket, container or other receptacle if satisfied of the matters in paragraphs (a) and (b)	Chief Executive Officer General Manager Business Excellence	
r 44(2)	Power to remove any fittings on any coffin, casket, container or other receptacle if the fittings may impede the cremation process or damage the cremator	Chief Executive Officer General Manager Business Excellence	
r 44(3)	Duty to ensure any fittings removed of are disposed in an appropriate manner	Chief Executive Officer General Manager Business Excellence	

CEMETERIES AND CREMATORIA REGULATIONS 2025 ##These provisions apply to Council appointed as a cemetery trust under section 5 of the <i>Cemeteries and Crematoria Act</i> 2003, and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see section 53).			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 45	Power to dispose of any metal substance or non-human substance recovered from a cremator	Chief Executive Officer General Manager Business Excellence	
r 46	Power to release cremated human remains to certain persons	Chief Executive Officer General Manager Business Excellence	Subject to any order of a court
r 47(1)	Duty to make cremated human remains available for collection within 2 working days after the cremation	Chief Executive Officer General Manager Business Excellence	
r 47(2)	Duty to hold cremated human remains for at least 12 months from the date of cremation	Chief Executive Officer General Manager Business Excellence	
r 47(3)	Power to dispose of cremated human remains if no person gives a direction within 12 months of the date of cremation	Chief Executive Officer General Manager Business Excellence	
r 47(4)	Duty to take reasonable steps notify relevant people of intention to dispose of remains at expiry of 12 month period	Chief Executive Officer General Manager Business Excellence	
r 48	Power to approve certain activities under the Regulations if satisfied of regulation (1)(a)-(c)	Chief Executive Officer General Manager Business Excellence	
r 50	Duty to provide statement that alternative vendors or supplier of memorials exist	Chief Executive Officer General Manager Business Excellence	
r 51	Power to inspect any work that is being carried out on memorials, places of internments and buildings for ceremonies	Chief Executive Officer General Manager Business Excellence	
r 52	Power to approval the arrangement or conduct of a funeral	Chief Executive Officer General Manager Business Excellence	
r 53(1)	Power to give written direction regarding the manner in which a funeral is to be conducted	Chief Executive Officer General Manager Business Excellence	

CEMETERIES AND CREMATORIA REGULATIONS 2025 ##These provisions apply to Council appointed as a cemetery trust under section 5 of the <i>Cemeteries and Crematoria Act</i> 2003, and also apply to Council appointed to manage a public cemetery under s 8(1)(a)(ii) as though it were a cemetery trust (see section 53).			
Column 1	Column 2	Column 3	Column 4
PROVISION	THING DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 56(1)	Power to give directions regarding the objects, things or items affixed to, or placed on or around, the places of interment and memorials	Chief Executive Officer General Manager Business Excellence	
r 56(3)	Power to remove objects, things or items specified in (a)-(d) from a place of interment or memorial	Chief Executive Officer General Manager Business Excellence	
r 56(4)	Duty to dispose of items under r 56(3) in a manner considered appropriate	Chief Executive Officer General Manager Business Excellence	
r 57(1)	Power to approve the use of fire in a public cemetery	Chief Executive Officer General Manager Business Excellence	
r 58(2)	Power to approve a person to drive, ride or use a vehicle on any surface other than a road, track or parking area	Chief Executive Officer General Manager Business Excellence	
r 59	Duty to display the hours during which the public can access the cemetery	Chief Executive Officer General Manager Business Excellence	
Note: sch 2 contains Model Rules – only applicable if the cemetery trust has not made its own cemetery trust rules			
sch 2 cl 4	Power to approve the carrying out of an activity referred to in rules 5,7, 8, 9, 10, 11, 12, 13, 15, 16, 17 and 18 of sch 2	Chief Executive Officer General Manager Business Excellence	See note above regarding model rules

PLANNING AND ENVIRONMENT INTERIM REGULATIONS 2026			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS OR LIMITATIONS
r. 6	Function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Officer Land Use Administration Team Leader Land Use Administration and Subdivision Officer Principal Strategic Planner	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority. Note: the <i>Planning and Environment Interim Regulations 2026</i> will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.

PLANNING AND ENVIRONMENT INTERIM REGULATIONS 2026			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS OR LIMITATIONS
r.21	Power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under s 54 of the Act	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Statutory Planning Support Officer Land Use Administration Team Leader Land Use Administration Officer Land Use Administration and Subdivision Officer Principal Strategic Planner	Note: the <i>Planning and Environment Interim Regulations 2026</i> will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.

PLANNING AND ENVIRONMENT INTERIM REGULATIONS 2026			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS OR LIMITATIONS
r 25(a)	Duty to make copy of matter considered under s 60(1A)(g) in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Planning Projects Support Officer Statutory Planning Officer Land Use Administration Officer Land Use Administration Team Leader Statutory Planning Support Officer Land Use Administration and Subdivision Officer Principal Strategic Planner	Where Council is the responsible authority Note: the <i>Planning and Environment Interim Regulations 2026</i> will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.
r 25(b)	Function of receiving a copy of any document considered under s 60(1A)(g) by the responsible authority and duty to make the document available in accordance with the public availability requirements	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Strategic Planner	Where Council is not the responsible authority but the relevant land is within Council's municipal district Note: the <i>Planning and Environment Interim Regulations 2026</i> will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.

PLANNING AND ENVIRONMENT INTERIM REGULATIONS 2026			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS OR LIMITATIONS
r 42	Function of receiving notice under s 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Strategic Planner	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or Where the amendment will amend the planning scheme to designate Council as an acquiring authority. Note: the <i>Planning and Environment Interim Regulations 2026</i> will be revoked on 8 May 2027, it is anticipated that new regulations will commence prior to this date.

PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS OR LIMITATIONS
r 19	Power to waive or rebate fee relating to an amendment to a planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development	Where Council is the planning authority.
r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator	

PLANNING AND ENVIRONMENT (FEES) REGULATIONS 2016			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS OR LIMITATIONS
r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r.19 or r.20	Chief Executive Officer General Manager Projects and Planning General Manager Place and Community Executive Manager Place and Community Manager Planning and Development Statutory Planning Coordinator Strategic Planning Projects Coordinator Principal Statutory Planner Senior Planning Advisor Strategic Planner Statutory Planning Officer Land Use Administration Officer Land Use Administration Team Leader Planning Projects Support Officer Statutory Planning Support Officer Principal Strategic Planner Land Use Administration and Subdivision Officer	

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2024			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 7	Power to enter into a written agreement with a caravan park owner	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 10	Function of receiving application for registration	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 11	Function of receiving application for renewal of registration	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 12(1)	Duty to grant registration if satisfied that the caravan park complies with these regulations	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 12(1)	Power to refuse to grant the registration if not satisfied that the caravan park complies with these regulations	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2024			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 12(2)	Duty to renew the registration if satisfied that the caravan park complies with these regulations	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 12(2)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 12(3)	Duty to have regard to matter in determining an application for registration or an application for renewal of registration	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 12(4) and (5)	Duty to issue a certificate of registration	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 14(1)	Function of receiving notice of transfer of ownership	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 14(3)	Power to determine where notice of transfer is displayed	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2024			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 15(1)	Duty to transfer registration to new caravan park owner	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 15(2)	Duty to issue certificate of transfer of registration	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 15(3)	Power to determine where certificate of transfer of registration is displayed	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 16(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 17	Duty to keep register of caravan parks	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 21(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2024			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 21(2)	Duty to consult with relevant emergency services agencies	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 22	Power to determine places in which caravan park owner must display a copy of emergency procedures	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 23	Power to determine places in which caravan park owner must display copy of public emergency warnings	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 24(2)	Power to consult with relevant floodplain management authority	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 26(b)(i)	Power to approve system for the discharge of sewage and waste water from a movable dwelling	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 38	Function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	

RESIDENTIAL TENANCIES (CARAVAN PARKS AND MOVABLE DWELLINGS REGISTRATION AND STANDARDS) REGULATIONS 2024			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 38(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 39(3)	Function of receiving installation certificate	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 45(3)	Power to determine places in which caravan park owner must display name and telephone number of an emergency contact person	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	
r 45(5)	Power to determine places in which caravan park owner must display the certificate of registration or certificate of renewal of registration, the plan of the caravan park and a copy of the caravan park rules	Chief Executive Officer General Manager Business Excellence Manager Customer Experience Environmental Health Coordinator Environmental Health Officer	

ROAD MANAGEMENT (GENERAL) REGULATIONS 2026			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 8(3)	Duty to conduct reviews of road management plan within the period specified in s 90(3) of the <i>Local Government Act 2020</i> .	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the road authority
r 9(2)	Duty to produce written report of review of road management plan and make report available	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the road authority
r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Manager Civil Infrastructure Civic Infrastructure Coordinator	Where Council is the road authority
r 10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under section 41 of the <i>Road Management Act 2024</i>	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the road authority
r 13(1)	Duty to publish notice of amendments to road management plan	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the road authority
r 13(3)	Duty to record on road management plan the substance and date of effect of amendment	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Civil Infrastructure Coordinator	Where Council is the road authority

ROAD MANAGEMENT (GENERAL) REGULATIONS 2026			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 16(6)	Power to issue permit	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Manager Infrastructure Projects Manager Assets and Engineering Civil Infrastructure Coordinator Road Safety Coordinator Project Engineer Road Safety Officer (Technical) Senior Works Coordinator	Where Council is the coordinating road authority
r 18(1)	Power to give written consent re damage to road	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Manager Infrastructure Projects Manager Assets and Engineering Project Engineer Road Safety Coordinator Civil Infrastructure Coordinator Road Safety Officer (Technical)	Where Council is the coordinating road authority
r 20(2)	Function of being consulted with by the Head, Transport for Victoria prior to it granting authorisation under r 20(1)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the road authority
r 23(1)	Function of receiving application for written consent for the purpose of s 66(1) of the <i>Road Management Act 2004</i>	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority Must consider the matters in r 23(4)

ROAD MANAGEMENT (GENERAL) REGULATIONS 2026			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 23(3)	Power to charge a fee for application made under r 23(1)	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the coordinating road authority
r 25(1)	Power to remove objects, refuse, rubbish, substance or other material deposited or left on road or part of a road	Chief Executive Officer General Manager Assets and Environment Manager Sustainability and Waste Minimisation Manager Infrastructure and Open Space Manager Infrastructure Projects Manager Assets and Engineering Waste Planning and Compliance Coordinator Civil Infrastructure Coordinator Project Supervisor Project Supervisor Capital Works Project Supervisor Structural and Civil Projects Project Supervisor – Project Delivery Project Supervisor – Capital Works Project Supervisor Capital Works Roads Project Engineer Works Supervisor Roads Supervisor Central Roads Supervisor East Roads Supervisor Far East Roads Supervisor South West Roads Supervisor North Roads Supervisor North West	Where Council is the appropriate road authority
r 25(2)	Power to sell or dispose of things removed from road under r 25(1) (after first complying with regulation 25(3))	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the appropriate road authority

ROAD MANAGEMENT (GENERAL) REGULATIONS 2026			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space	Where Council is the appropriate road authority

ROAD MANAGEMENT (WORKS AND INFRASTRUCTURE) REGULATIONS 2026			
Column 1	Column 2	Column 3	Column 4
PROVISION	POWER, FUNCTION OR ITEM DELEGATED	DELEGATE	CONDITIONS & LIMITATIONS
r 16	Power to exempt a person from requirement under clause 13(1) of Schedule 7 of the Act to give notice as to the completion of those works	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority and where consent given clause 16(5) of Schedule 7 to the Road Management Act 2004
r 24(2)	Power to waive whole or part of fee in certain circumstances	Chief Executive Officer General Manager Assets and Environment Manager Infrastructure and Open Space Manager Infrastructure Projects Manager Assets and Engineering	Where Council is the coordinating road authority

5.3.4

Audit and Risk Committee Meeting Minutes

Authorised by General Manager Business Excellence

Purpose

This report is to present the confirmed minutes of the Audit and Risk Committee (Committee) meeting held on Monday 24 August 2026 for noting.

Recommendation

That Council notes the confirmed minutes of the Audit and Risk Committee meeting held Monday 24 August 2026, as presented at Attachment 1.

Key Points

The Committee is an independent advisory committee to Council established under section 53 of the *Local Government Act 2020* (Act). The Committee does not have any delegated powers, including executive powers, management functions or delegated responsibility. The Committee meets quarterly, and its role is to monitor, review and advise Council on the standard of its financial control, risk management and corporate governance.

Council's Committee comprises five members: three independent members, one of whom is appointed by Council as Chair; the Mayor of the day; and one other Councillor appointed annually by Council.

The Committee's charter, which is available on [Council's website](#), outlines the functions and responsibilities of the Committee in assisting Council to fulfil its oversight and corporate governance responsibilities. The Charter provides for the structure and operation of the Committee.

Presenting the minutes of the Committee meeting held Monday 24 August 2026, as presented at **Attachment 1**, demonstrates Council's ongoing commitment to transparency and accountability, and represents an opportunity to further enhance community understanding and trust in Council's deliberative processes.

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 4: Managing Council well

Outcome – Council operates transparently and effectively with public trust

Consultation/Community Engagement/Impacts

No direct consultation was required in the preparation of this report. The minutes provide an open and transparent record of matters discussed at the Committee meeting, thereby supporting community confidence in Council's governance processes.

Opportunities and Risks

This report enhances transparency, strengthens community trust in Council's governance, and provides assurance to Councillors that financial, risk, and compliance frameworks are independently monitored. No material risks are identified, as the report is for noting only and does not require Council to make any decisions or delegate authority.

Climate Change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Audit and Risk Committee Meeting Minutes - 24 August 2026 [**5.3.4.1** - 27 pages]



Minutes

Audit and Risk Committee Meeting

Monday 24 August 2026 at 9:30 am

**Council Chambers (and via Microsoft Teams)
East Gippsland Shire Council Corporate Centre
273 Main Street, Bairnsdale 3875**

Purpose

The Audit and Risk Committee Charter (Charter) outlines the functions and responsibilities of the Audit and Risk Committee (Committee) in assisting the East Gippsland Shire Council (Council) fulfil its oversight and corporate governance responsibilities. The Charter provides for the structure and operation of the Committee.

The Committee is an independent advisory committee to Council established under section 53 of the *Local Government Act 2020* (Act). The Committee does not have any delegated powers, including executive powers, management functions or delegated responsibility.

Objectives

The Committee's primary role is to provide oversight, advice and guidance on Council's frameworks, systems and controls relating to:

- legislative and good governance compliance;
- financial and performance reporting;
- risk management with a focus on strategic risks; and
- internal and external audit.

The operation of the Committee is guided by the Charter.

Organisational Values

The Committee will conduct itself in accordance with Council's organisational values:

- **Respect** – We treat all with courtesy and dignity
- **Collaboration** – We build and maintain productive relationships
- **Integrity** – we focus on taking correct the course of action
- **Accountability** – We are responsible for our actions and outcomes

Confidentiality

Items considered by the Chief Executive Officer to be confidential within the meaning of section 3(1) of the Act are expressly noted as such. An offence may be committed if the information is disclosed to a person external to Council.

Other items set out in the agenda are likely to be of a sensitive nature, such that disclosure would be contrary to the public interest. Disclosure may place Council in an unanticipated position and cause unnecessary angst in the community.

Therefore, in addition to confidential items, Committee members should refrain from disclosing all other items to any person external to Council. A failure to do so may amount to a breach of the Councillor Code of Conduct (in the case of Councillors) or the terms of a member's engagement (in the case of external members).

Recording of Meetings

Meetings are recorded for the purposes of verifying the details of the Committee's discussions to facilitate the preparation of the minutes. Recordings will be made by the Committee Secretariat.

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1 Procedural

1.1 Opening and Welcome

Chair, Mark Dupé welcomed all to the meeting and acknowledged the traditional custodians.

1.2 Recognition of Traditional Custodians

Council acknowledges the Traditional Owners and custodians of this land and pays deep respect to all First Nations peoples and communities with enduring cultural connections to East Gippsland, who have cared for and nurtured Country for tens of thousands of years.

We honour and celebrate the rich diversity, living cultures, and ongoing contributions of all First Nations peoples who live, work, visit, and play across East Gippsland.

We also acknowledge the many First Nations communities who, together, continue to shape and contribute to the region we know as East Gippsland. The place where we, as Local Government, deliver services and support to our community.

1.3 In Attendance

Committee Members

Mark Dupé, Chair
Sarah Philpott (Online)
Susan Lloyd (Online)
Mayor, Councillor Jodie Ashworth
Councillor Joanne Eastman

Officers in Attendance

Fiona Weigall, Chief Executive Officer
Sarah Johnston, General Manager Business Excellence
Other members as indicated for individual items

Observers

Deputy Mayor, Councillor Tom Crook

1.4 Apologies

Nil

1.5 Declaration of Conflict of Interest

Nil

1.6 Next Meeting

The next meeting of the Audit and Risk Committee is a Special Meeting to consider the 2025/26 Annual Financial Statements and will be held on Monday, 14 September 2026, at the Corporate Centre, 273 Main Street, Bairnsdale, and online, commencing at 9.00 am.

Chair, Mark Dupé advised that he will chair the 14 September 2026 Special meeting online.

2 Chief Executive Officer Update

2.1 Chief Executive Officer Update

Presented by Fiona Weigall Chief Executive Officer

The Committee was presented with an update on the activities of the Chief Executive Officer (CEO), including an overview of current organisational priorities and key sector issues.

Matters covered included the interim 2025/26 Annual Financial Report, progress on the Financial Sustainability Strategy, delivery of the capital works program, State Election advocacy priorities, and Council's preparedness for H5N1 Bird Flu.

The Committee was also briefed on a range of external matters impacting the sector, including the proposed Stronger Communities Local Government Reform Bill, Fair Jobs Code reforms, planning system reforms, waste management regulatory changes and developments arising from the Hepburn Shire governance issues.

Discussion included:

- Council's interim 2025/26 Annual Financial Report, and preparations for the 14 September 2026 Special meeting to consider the audited annual accounts.
- An indexation adjustment to infrastructure assets, driven by market conditions, resulting in increased asset values and depreciation expenses. It was noted that infrastructure assets are scheduled for a full revaluation in two years.
- Employee cost pressures, the Committee was advised that a detailed analysis of the variance would be presented at the 14 September 2026 Special meeting.

Officer Recommendation

That the Committee receives and notes the Chief Executive Officer update.

CARRIED

3 Officer Reports

3.1 Quarterly Councillors' Quarterly Expense Report

Presented by Fiona Weigall Chief Executive Officer

The Committee considered the Quarterly Councillors' Expense Report for Quarter 4 of the 2025/26 financial year. The report outlined Councillor expenses, allowances and reimbursements incurred during the reporting period in accordance with the *Local Government Act 2020* and Council's Councillor Support and Expenses Policy (Policy).

Discussion included:

- A reimbursement approved by the Chief Executive Officer on behalf of a Councillor where supporting logbook information had not initially been provided. The Committee was advised that processes had been strengthened and that the matter was not expected to reoccur.
- Several reimbursement claims submitted outside the 60-day timeframe specified in Council's Policy. The Committee was advised that this occurs occasionally and that processes have been implemented to encourage timely submission of claims.
- The Committee discussed the importance of maintaining compliance with the Policy timeframes and noted that, should late submissions become a recurring issue, a review of the policy requirements should be considered.

Officer Recommendation

That the Committee:

- 1. receives and notes this report and all attachments pertaining to it; and***
- 2. if appropriate, provide recommendations for Council's consideration.***

CARRIED

3.2 Quarterly ICT and Cyber Security Update

Presented by Phill Phillipou Chief Information Officer

Confidentiality

The information contained in this report is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (g) Council business information, being information that would, if released, prejudice the Council's position in commercial negotiations.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item would prejudice the Council's position in commercial negotiations, as any future procurement processes that may be associated with this project are yet to be determined.

The Committee considered the Quarterly ICT and Cyber Security Update, which provided an overview of Council's cyber security posture, compliance activities, key ICT initiatives and strategic risk management activities.

The Committee noted that no major cyber incidents, reportable cyber or privacy breaches, critical vulnerabilities or significant ICT issues occurred during the reporting period. Council's cyber security risk remained within its approved risk appetite, and all planned cyber security compliance and improvement initiatives for 2025/26 had been completed.

The Committee was advised of Council's continued progress against the Victorian Protective Data Security Standards (VPDSS) and the Essential Eight cyber security framework. Members also welcomed the introduction of the Cyber Security Strategic Risk Dashboard, which links strategic cyber security risks, controls, maturity assessments and improvement initiatives to strengthen governance and oversight.

The Committee further noted Council's receipt of the LGPro Award for Excellence, recognising the innovative shared records management transformation project and its cyber security benefits.

Discussion included:

- Clarification that the Victorian Protective Data Security Standards (VPDSS) are a legislative framework, while the Essential Eight framework is a non-legislated best practice standard.
- Discussion regarding the opportunities and risks associated with Artificial Intelligence (AI), including Council's privacy and data protection obligations and governance controls.

Officer Recommendation

That the Committee receives and notes the ICT and Cyber Security Update for the reporting period 1 April – 30 June 2026.

CARRIED

3.3 Quarterly Occupational Health and Safety Report

Presented by Nola Brady Manager People Operations Health and Safety

The Committee considered the Quarterly Occupational Health and Safety Report and Annual Overview for 2025/26 which highlighted continued improvements in safety culture, hazard reporting, injury management and workforce wellbeing across the organisation.

The Committee noted the positive levels of proactive hazard reporting, significant progress in psychosocial risk management, and improvements in WorkCover performance and safety governance.

The report outlined key achievements during 2025/26, including the establishment and training of designated first aiders, peer supporters, health and safety representatives and fire wardens, implementation of improved safety systems and data collection processes, and ongoing development of psychosocial safety controls and workforce wellbeing initiatives.

Discussion included:

- Council's exit interview process, with feedback now being reviewed by the Chief Executive Officer, relevant General Manager and Human Resources to assist in identifying organisational trends and improvement opportunities.
- Progress in the management of psychosocial risks and evidence of improvement across the organisation. Officers advised that improved communication, increased discussion of health, safety and wellbeing matters at team meetings, and greater staff awareness of psychosocial hazards had contributed to stronger reporting and enabled more effective implementation of controls and corrective actions.
- Sexual harassment, bullying and harassment prevention initiatives, with the Committee reinforcing that responsibility for maintaining a safe workplace extends beyond Human Resources and includes managers and leaders at all levels of the organisation.
- WorkCover performance and premium management, with discussion centred on understanding the factors influencing premium outcomes and the importance of continuing to monitor trends and claims experience.

Officer Recommendation

That the Committee receives and notes this report.

CARRIED

3.4 Annual Gifts, Benefits and Hospitality Annual Report

Presented by Sarah Johnston General Manager Business Excellence

The Committee considered the Gifts, Benefits and Hospitality Annual Report for 2025/26 and received an update on the review and enhancement of Council's framework.

The report advised that six gifts were declared during the reporting period, with a total value of \$226.55. No gifts were declined, no conflicts of interest were identified, and no breaches of Council's Gifts, Benefits and Hospitality requirements were recorded.

The Committee also noted the significant work undertaken during the year to strengthen Council's framework, including the development of revised Staff and Councillor Gift Policies, updated procedures and supporting governance tools. It was noted that the revised framework would be presented to Council for consideration and adoption.

Discussion included:

- A suggestion that future annual reports include information regarding the purpose or reason a gift or benefit was offered, to provide additional context when reviewing entries in the register.
- Clarification was provided regarding the use of the term "recusal" within the draft policy. Following the meeting, officers reviewed the relevant section and confirmed the existing wording appropriately reflects the requirement for Councillors to consider and manage any conflict of interest arising from the acceptance of a gift, benefit or hospitality. No amendments to the policy are required.
- Acknowledgement that local government generally operates under robust legislative and governance requirements in this area, supporting public confidence and accountability.

The Committee expressed support for the revised policy framework and welcomed its progression to Council for consideration.

Officer Recommendation

That the Committee:

- 1. notes the Gifts, Benefits and Hospitality Annual Report 2025/26 as provided at Attachment 1; and***
- 2. notes the draft Councillor Gift Policy provided at Attachment 2.***

CARRIED

3.5 Annual Council Policies Report

Presented by Sarah Johnston General Manager Business Excellence

The Committee considered the Annual Council Policies Report as at 30 June 2026. The report provided an overview of Council's policy review program, overdue policies, policies identified for rescission and actions undertaken to strengthen Council's policy governance framework.

The Committee noted the progress made following the reporting period in reviewing and rationalising Council's policy framework, including the adoption of planning-related policies and the rescission of policies that were no longer required.

Discussion included:

- Clarification regarding differences in the number of Council policies reported within the agenda papers. Officers advised that one set of figures reflected the position as at 30 June 2026, while the second reflected changes that had occurred following the reporting period, including policy reviews and rescissions completed during July 2026. No further action.
- The number of overdue policies and the reasons for delays. Officers advised that, while some policies were significantly overdue, each had been assessed and the reasons for delay were understood and documented. In several cases, reviews had been deferred pending legislative reform or the development of related organisational frameworks.
- Suggestions from the Chair regarding future policy management, including consideration of developing a structured four-year review schedule aligned to Council terms. Under this approach, Councillors would have visibility of all Council-adopted policies at the commencement of a Council term, enabling policy reviews to be planned and distributed across the four-year cycle. The Committee noted that this approach could assist in reducing policy backlogs and improving long-term policy governance.

The Committee acknowledged the significant progress made in improving Council's policy governance framework and supported the continued focus on policy review, rationalisation and risk-based prioritisation.

Officer Recommendation

That the Committee:

- 1. notes the status of Council Policies as at 30 June 2026; and***
- 2. provides feedback and recommendations, if any, regarding the effectiveness of the systems and processes in place to ensure Council Policies comply with the overarching governance principles, the Local Government Act 2020, Regulations and Ministerial directions.***

CARRIED

3.6 Quarterly Strategic Risk Management Report

Presented by Sarah Johnston General Manager Business Excellence

The Committee considered the Quarterly Strategic Risk Management Report and received an update on implementation of Council's Risk Management Framework.

The Committee noted completion of the annual review of the Strategic, Enterprise and Operational Risk Registers and the continued maturation of Council's risk management practices and noted the four risks which remain above Council's approved tolerance levels.

The Committee also received an update on business continuity planning activities, implementation of operational risk profiling across the organisation, and enhancements to risk reporting through the introduction of improved dashboards, control monitoring and assurance processes.

Discussion included:

- Risks currently above tolerance levels, including discussion of the relationship between financial sustainability work, service delivery risks and organisational change impacts.
- The close link between risk management activities and Council's Financial Sustainability Strategy, particularly where changes may affect risk ratings and treatment plans.
- Clarification regarding Council's Risk Appetite Statement and risk tolerances, including a request for advice on when the framework was adopted by Council and a copy of the adopted documents. Action noted.
- Positive feedback from the Committee regarding the quality of the covering report, with the Chair noting that the report clearly identified and linked the four risks operating outside Council's tolerance levels, making the report easy to read and understand.
- Recognition of the progress being made in embedding a positive risk culture across the organisation and the introduction of quarterly risk reporting to the Executive Leadership Team as a valuable governance improvement.

The Committee acknowledged the significant progress made in strengthening Council's risk management framework and reporting processes.

Officer Recommendation

That the Committee:

- 1. receives and notes this report and the Risk Management Dashboard provided at Attachment 1; and***
- 2. provides feedback and recommendations to support continuous improvement in Council's risk management practices.***

CARRIED

3.7 Quarterly Public Liability Incident and Claims Report

Presented by Nancy Hollis Senior Risk Officer

Authorised by General Manager Business Excellence

Confidentiality Notice

Some of the information contained in this report is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (e) Legal Privileged Information, being information to which legal professional privilege or client legal privilege applies.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item would compromise legal professional privilege and prejudice Council's legal position.

The Committee considered the Quarterly Public Liability Incidents and Claims Report, which provided an overview of public liability incidents, claims activity, claim outcomes and emerging risk trends for the reporting period and acknowledged the value of the report in identifying recurring themes and informing risk mitigation activities across the organisation.

Discussion included:

- The Committee's preference for future reporting to focus on strategic and emerging risk themes, claim trends, significant matters and the actions being taken to address underlying causes, rather than detailed information on individual incidents and claims.
- Opportunities to strengthen reporting by providing greater visibility of how claims data is being used to inform risk mitigation activities and operational improvements.
- The importance of including forward-looking commentary on emerging risks and potential impacts on Council's insurance premiums and claims experience over time.

The Committee supported the proposed refinement of future reports to focus on significant claims, emerging themes, strategic risks and claims management outcomes.

Officer Recommendation

That the Committee:

- 1. receives and notes the Quarterly Public Liability Incidents and Claims Report provided at Attachment 1;**
- 2. notes the key Public Liability incident and claims trends, associated risk exposures and mitigation actions identified during the reporting period;**
- 3. notes that the reporting format will be further reviewed and streamlined during 2026/27 to strengthen its focus on material trends, emerging exposures and matters requiring management or Committee attention; and**
- 4. provides any feedback or recommendations regarding Council's Public Liability incident and claims reporting.**

CARRIED

3.8 Biannual WorkForce Plan 2025-2029 Progress Report

Presented by Sarah Johnston General Manager Business Excellence

The Committee considered the six-month progress report on implementation of the Workforce Plan 2025-2029.

The report outlined progress made during the first six months of implementation, including consolidation of actions from the Workforce Plan, Gender Equality Action Plan and Ageing Workforce Strategy; commencement of succession planning and critical role identification activities; establishment of the Industry Experience Program; and development of initiatives to support an ageing workforce.

The Committee noted that implementation of the Workforce Plan remains on track and that future priorities include succession planning, rollout of the Capability Framework, leadership development initiatives and ongoing workforce sustainability activities.

Discussion included:

- The Committee noted that workforce gender balance should be considered holistically, recognising that gender equity extends beyond overall workforce representation and includes leadership representation, distribution of roles across the organisation, and equitable employment opportunities and outcomes for all employees.
- Development of the "Where Experience Matters" toolkit and its role in supporting workforce transitions and succession planning, particularly in areas where a significant proportion of the workforce may be approaching retirement.
- The importance of maintaining alignment between the Workforce Plan, Long Term Financial Plan and Financial Sustainability Strategy to ensure workforce planning remains consistent with Council's long-term financial position and service delivery requirements.
- Management advised that the Workforce Plan will be periodically reviewed to ensure alignment between the plan and any other strategic guiding documents.
- The relationship between service planning, financial sustainability and workforce capability, including the need to ensure workforce planning remains flexible and responsive to future organisational priorities.

The Committee acknowledged the progress made to date and supported the continued implementation of the Workforce Plan.

Officer Recommendation

That the Committee:

- 1. notes the progress made in developing, finalising and commencing implementation of the Workforce Plan 2025–2029 as provided at Attachment 1; and***
- 2. notes the progress achieved during the first six months of implementation.***

CARRIED

3.9 Annual Procurement Report

Presented by Ernest Mhande Chief Finance Officer

The Committee considered the Annual Procurement Report which provided an update on procurement performance, implementation of the updated Procurement Policy and the introduction of procurement key performance indicators.

Discussion included:

- The presentation of purchase order compliance results, with a suggestion that future reporting be reframed to clearly state 100 per cent purchase order compliance, rather than reporting the measure as 0 per cent non-compliance, to improve clarity and ease of interpretation.
- The governance of panel contracts, including discussion regarding whether additional suppliers can be added to an existing panel arrangement once established. Management advised that advice received during the development of the Procurement Policy highlighted risks associated with adding suppliers to established panels and that any changes generally need to occur through a new procurement process.
- Discussion regarding extension and rollover provisions within panel arrangements, including the importance of reviewing panel performance and utilisation before exercising extension options.
- The importance of ensuring procurement processes remain transparent, competitive and capable of providing opportunities for local suppliers to participate when panel contracts are renewed or retendered.

The Committee noted the continued improvement of Council's procurement governance framework and supported the ongoing development of procurement reporting and controls.

Officer Recommendation

That the Committee receives and notes the contents of this report.

CARRIED

3.10 Annual Investment Report

Presented by Ernest Mhande Chief Finance Officer

The Committee considered the Annual Investment Report for 2025/26 which provided an overview of Council's investment portfolio, investment performance and compliance with Council's Investment Policy.

The Committee noted that Council's cash and investments reduced from approximately \$123.2 million to \$118.1 million during the year, primarily due to expenditure on grant-funded projects and capital works. Despite the reduction in total funds invested, Council generated interest income of approximately \$4.56 million, significantly exceeding the adopted budget of \$2.5 million.

The Committee was advised that Council continued to optimise investment returns through a combination of term investments and at-call investment arrangements and that investment performance benefited from favourable interest rates during the reporting period.

The Committee also noted a technical exception to Council's investment diversification limits relating to funds held with Council's banking provider, National Australia Bank (NAB). Management advised that the risk was considered low due to NAB's AAA credit rating and that improvements were being implemented to better distribute investments across approved institutions in future.

Discussion included:

- Whether spreading investments more broadly across approved financial institutions could reduce Council's ability to efficiently manage cash flows and achieve competitive interest returns through its banking arrangements.
- Governance considerations associated with investment holdings that are technically outside the specific diversification limits of the Investment Policy. The Chair noted that where such circumstances arise, ongoing oversight and transparent reporting to Council regarding the rationale and benefits of the approach would provide additional assurance for Councillors and Management. Management to consider the most appropriate method for such reporting.
- Council's cash-at-bank position with NAB, including discussion regarding the level of cash held, why those funds are retained in at-call accounts and how investment decisions are informed by future project cash flow requirements and capital expenditure forecasts.

The Committee acknowledged Council's strong investment performance during the reporting period and supported the continued focus on balancing investment returns, liquidity requirements and policy compliance.

Officer Recommendation

That the Committee receives and notes the contents of this report.

CARRIED

4 Audit Matters

4.1 Internal Audit

4.1.1 Internal Audit Plan Status Update

Presented by Andrew Zavitsanos Partner Crowe Australasia

The Committee considered the Internal Audit Plan Status Update and received an overview of progress against the approved Internal Audit Plan.

Auditor Recommendation

That the Committee notes the contents of this report.

CARRIED

4.1.2 Internal Audit Report – Panel Contractors

Presented by Andrew Zavitsanos Partner Crowe Australasia

The Committee considered the Internal Audit Report on Panel Contractors. The audit reviewed Council's governance arrangements, procurement controls and management practices associated with panel contractors and identified opportunities to strengthen oversight, transparency and risk management.

The Committee noted that management had accepted all audit recommendations and committed to implementing the identified improvements within the agreed timeframes.

Discussion included:

- The importance of implementing the audit recommendations within the agreed target dates and reporting progress back to the Committee through the Internal Audit Actions Report.
- The operational and reputational risks associated with panel contractor arrangements, particularly within regional communities where relationships and conflicts of interest may present heightened governance risks.
- The importance of ensuring audit recommendations are translated into strengthened controls within Council's governance and risk management framework.
- Clarification regarding the audit methodology and panel contracts selection process. The Internal Auditor advised that the review was not targeted at any specific panel and that a representative sample of panel arrangements had been selected based on audit judgement. The findings and recommendations were intended to apply broadly across all panel arrangements rather than solely to the panels reviewed.
- Positive feedback from the Committee regarding the quality of the audit and the practical nature of the recommendations, which were viewed as important improvements to Council's procurement governance framework.

Auditor Recommendation

That the Committee:

- 1. notes the contents of the Audit Report on Panel Contractors; and***
- 2. monitor the progress of actions required to achieve rectification of any identified issues through periodic updates provided.***

CARRIED

4.1.3 Internal Audit Plan - Endorsement of Scope Asset Management and Maintenance

Presented by Sarah Johnston General Manager Business Excellence

The Committee considered the proposed scope for the Asset Management and Maintenance Internal Audit as part of the approved Internal Audit Plan.

The Internal Auditor advised that the review would examine Council's asset management framework from both a strategic and operational perspective, with a focus on governance, planning, maintenance practices, information management and record keeping. The audit will primarily focus on significant infrastructure asset classes, including roads, drains, buildings and marine assets.

The Committee noted that Council's infrastructure assets represent a significant portion of Council's balance sheet and supported the proposed audit scope proceeding as outlined.

Officer Recommendation

That the Committee endorses the Asset Management and Maintenance internal audit scope.

CARRIED

4.1.4 Internal Audit Actions Report

Presented by Sarah Johnston General Manager Business Excellence

The Committee was presented with a progress update on actions arising from Internal Audit recommendations.

Officer Recommendation

That the Committee notes the contents of this report.

CARRIED

5 Integrity Agency Matters

5.1 Integrity Agency Actions Report (Status Update)

Presented by Sarah Johnston General Manager Business Excellence

The Committee was provided with an update on actions arising from Integrity Agency report recommendations.

Officer Recommendation

That the Committee receives and notes the contents of the Integrity Agencies Actions report.

CARRIED

6 Committee Matters

6.1 Actions Arising

Presented by Sarah Johnston General Manager Business Excellence

The Committee was provided with an update on actions requested at previous meetings.

Officer Recommendation

That the Committee notes the Actions Arising Report provided at Attachment 1.

CARRIED

6.2 Biannual Report - January to June 2026

Presented by Mark Dupè Chair

The Committee considered the Biannual Report for the period 1 January to 30 June 2026, presented by the Chair. The report summarised the activities of the Committee during the reporting period and provided an overview of the Committee's work in discharging its responsibilities under the Committee Charter.

The Committee noted that the report would be presented to Council at the next practicable Council meeting to provide Councillors with an update on the Committee's activities and key areas of focus.

Chair Recommendation

That the Audit and Risk Committee endorse the Biannual Report for the period 1 January to 30 June 2026, as provided at Attachment 1, and that the Chief Executive Officer table the Report at the next practicable Council meeting.

CARRIED

6.3 Annual Work Plan Status Report

Presented by Sarah Johnston General Manager Business Excellence

The Committee was provided with an update on the progress of the Annual Work Plan.

Officer Recommendation

That the Committee notes the 2026 Annual Work Program Status Report provided at Attachment 1.

CARRIED

7 Emerging Issues

7.1 Quarterly Emerging Issues Report

Presented by Andrew Zavitsanos Partner Crowe Australasia

The Committee was provided with an update on emerging governance, risk and assurance issues impacting the local government sector.

Auditor Recommendation

That the Committee receives and notes the contents of this report.

CARRIED

8 Urgent Business

Nil

9 Close of Business

There being no further business, the Chair Mark Dupé closed the meeting at 11.57 am.

6 Urgent Business

7 Confidential Business

7.1 Personnel Matter

The information contained in this report is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (f) Personal Information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item would unreasonably disclose personal information about the Chief Executive Officer, including performance expectations and employment related matters.

8 Close of Meeting