

OMEO STRUCTURE PLAN

AUGUST 2026

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EAST GIPPSLAND SHIRE COUNCIL

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.

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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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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 addresing environmental contraints 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**.



Figure 1: East Gippsland Regional Context

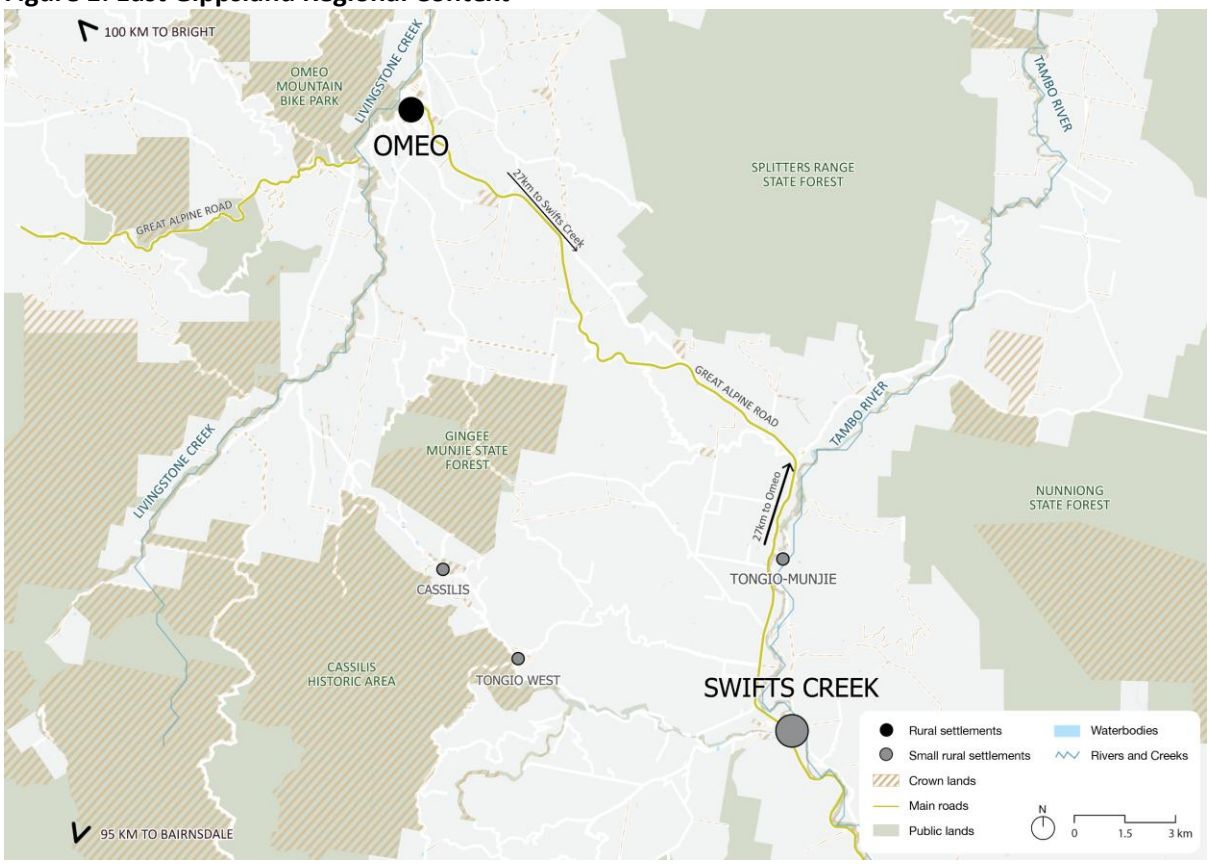


Figure 2: Omeo Regional Context

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.

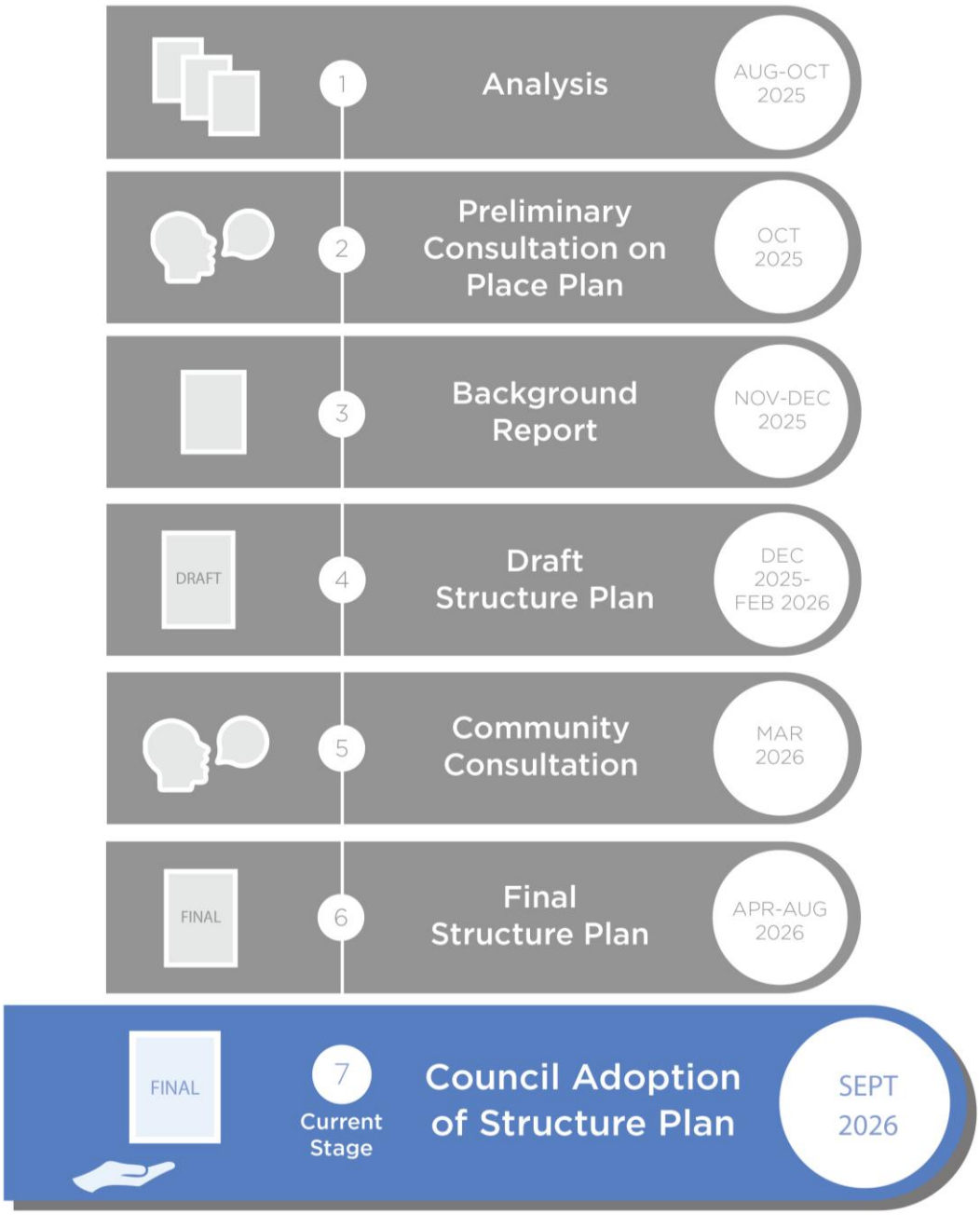


Figure 3: Process for developing Omeo Structure Plan



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 identifed 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.**



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.

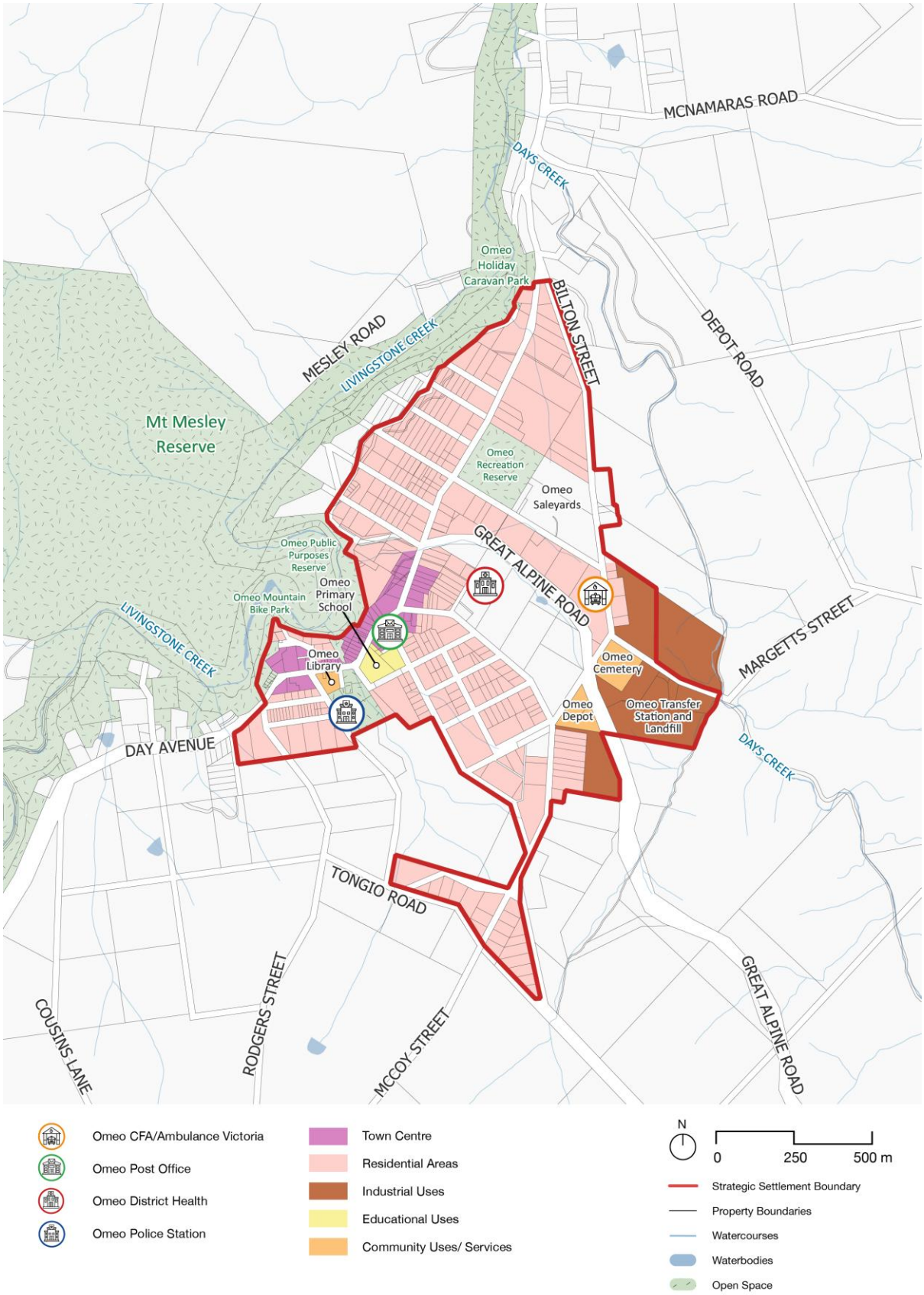


Figure 4: Omeo Context Map

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 p 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 spilt 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**.



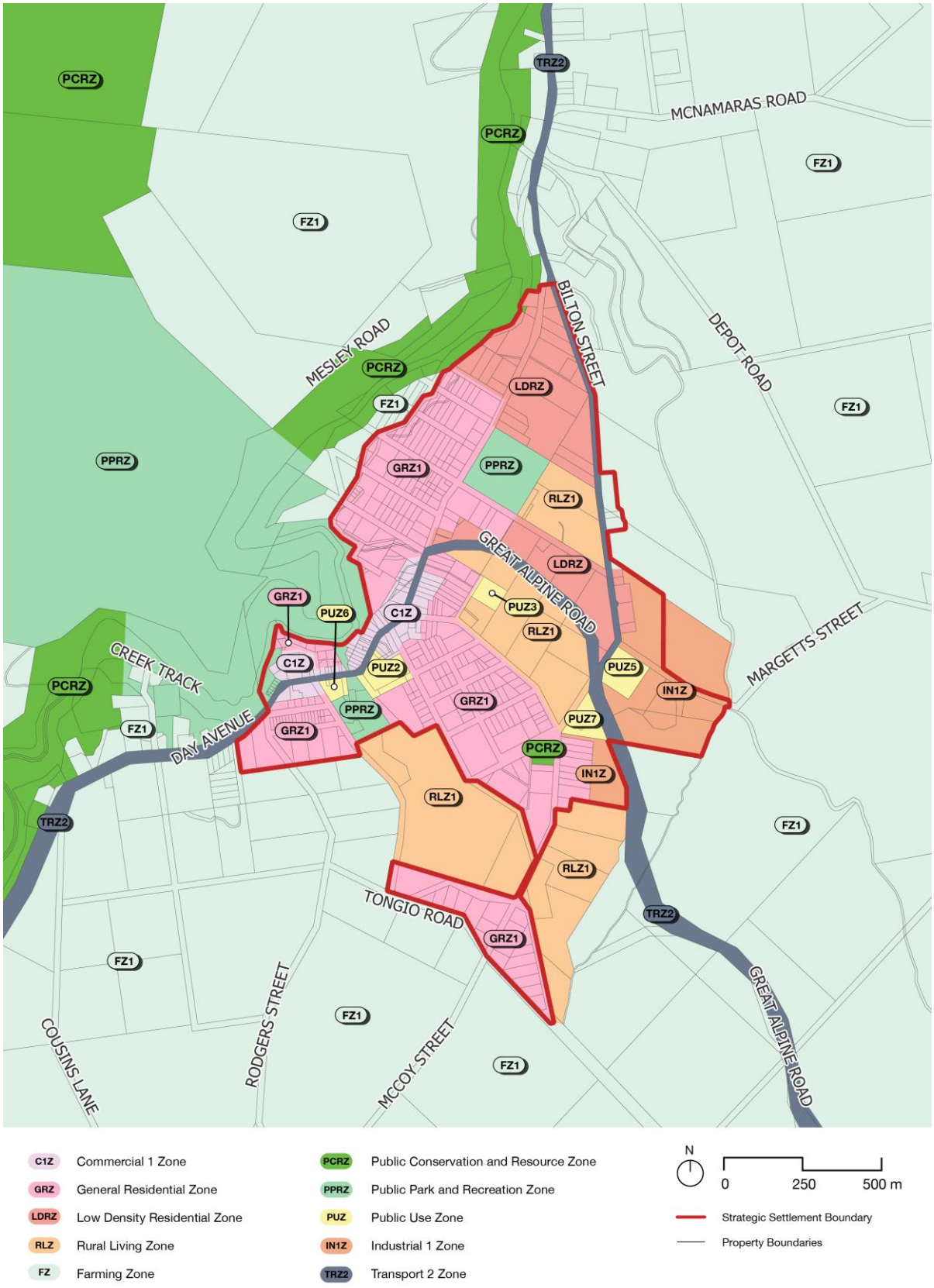


Figure 5: Omeo Existing Zones

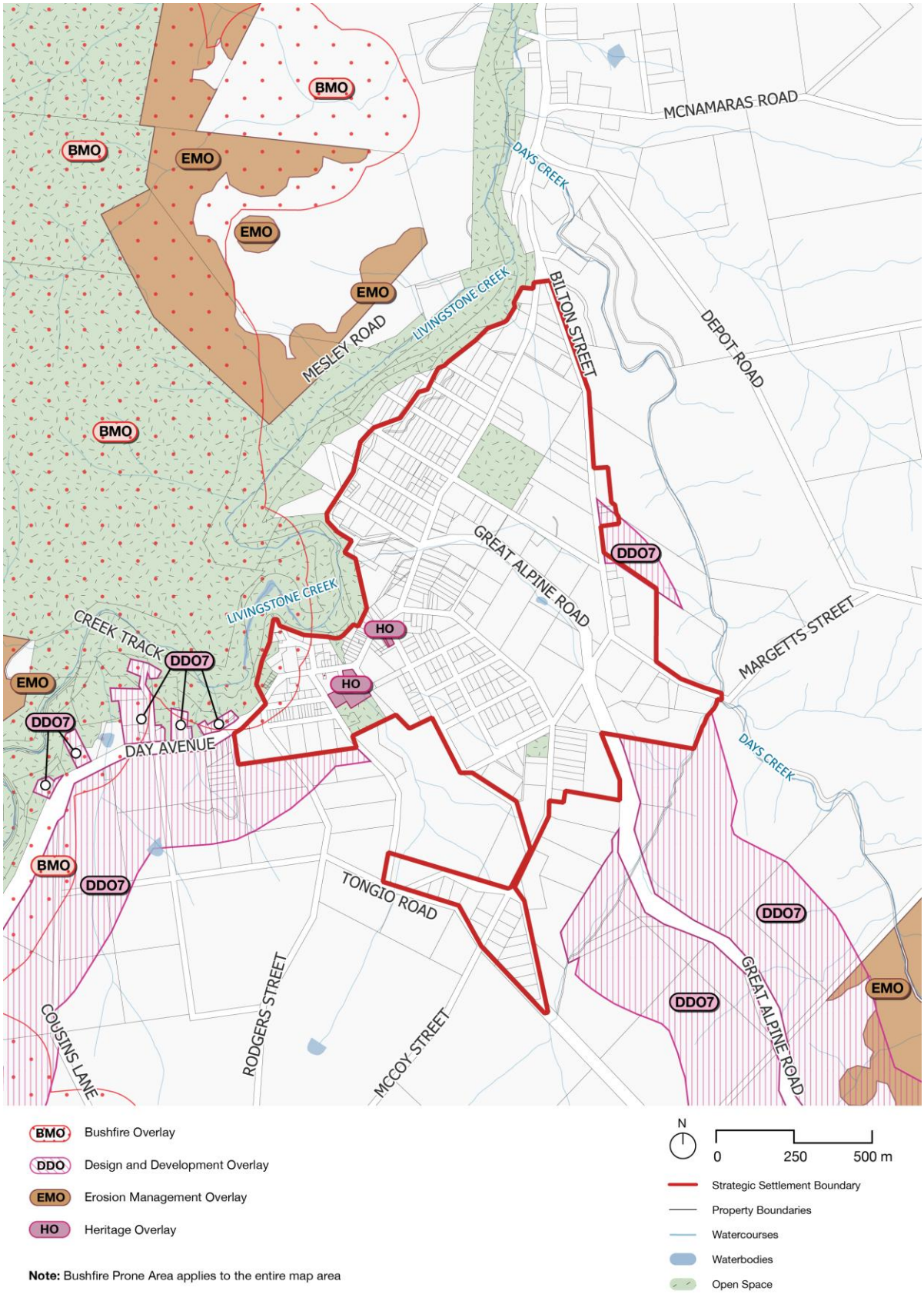


Figure 6: Omeo Existing Overlays

2.4 Population and Community Profile

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

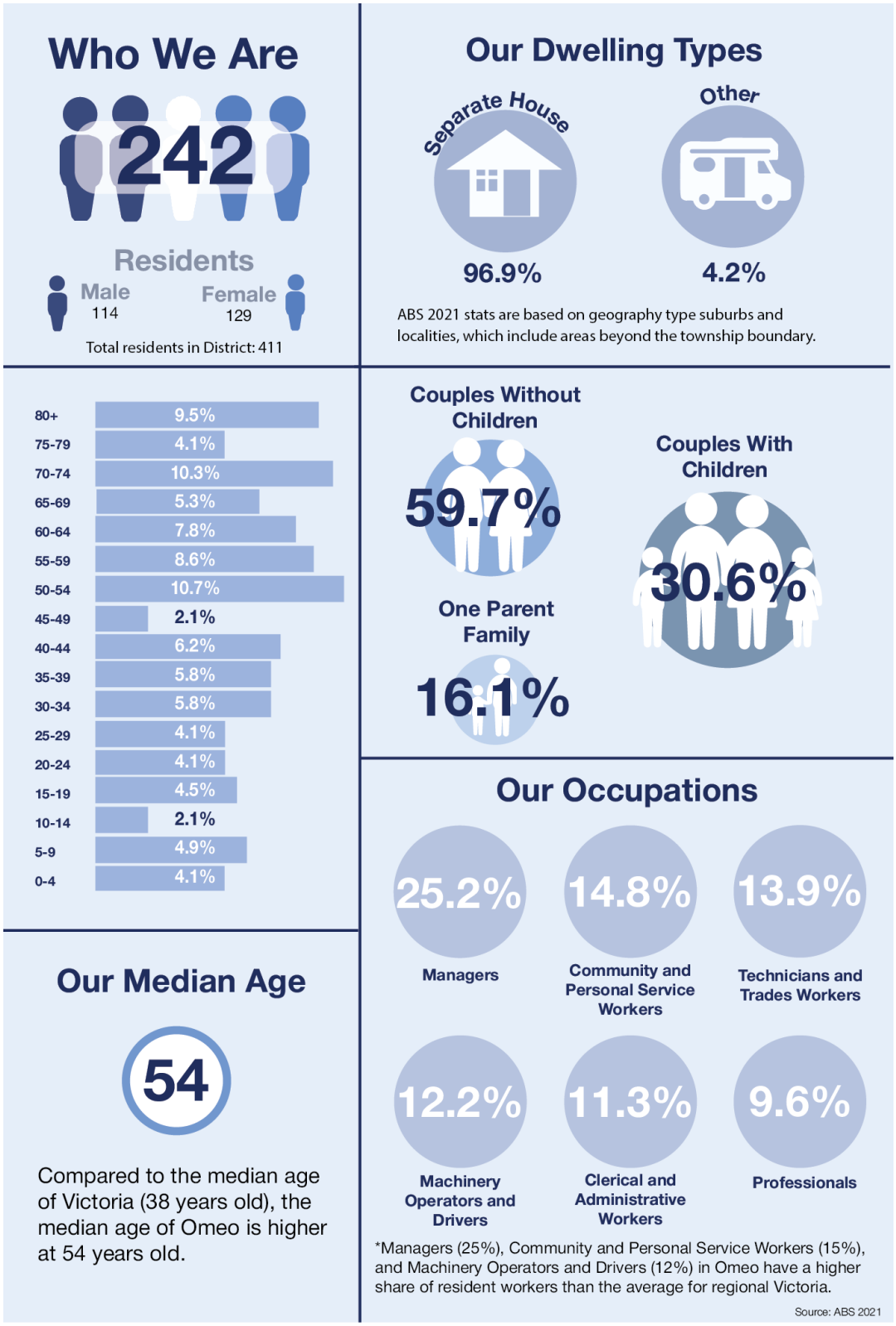


Figure 7: Demographic Data for Omeo

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 are 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 though 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 submittor.

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:

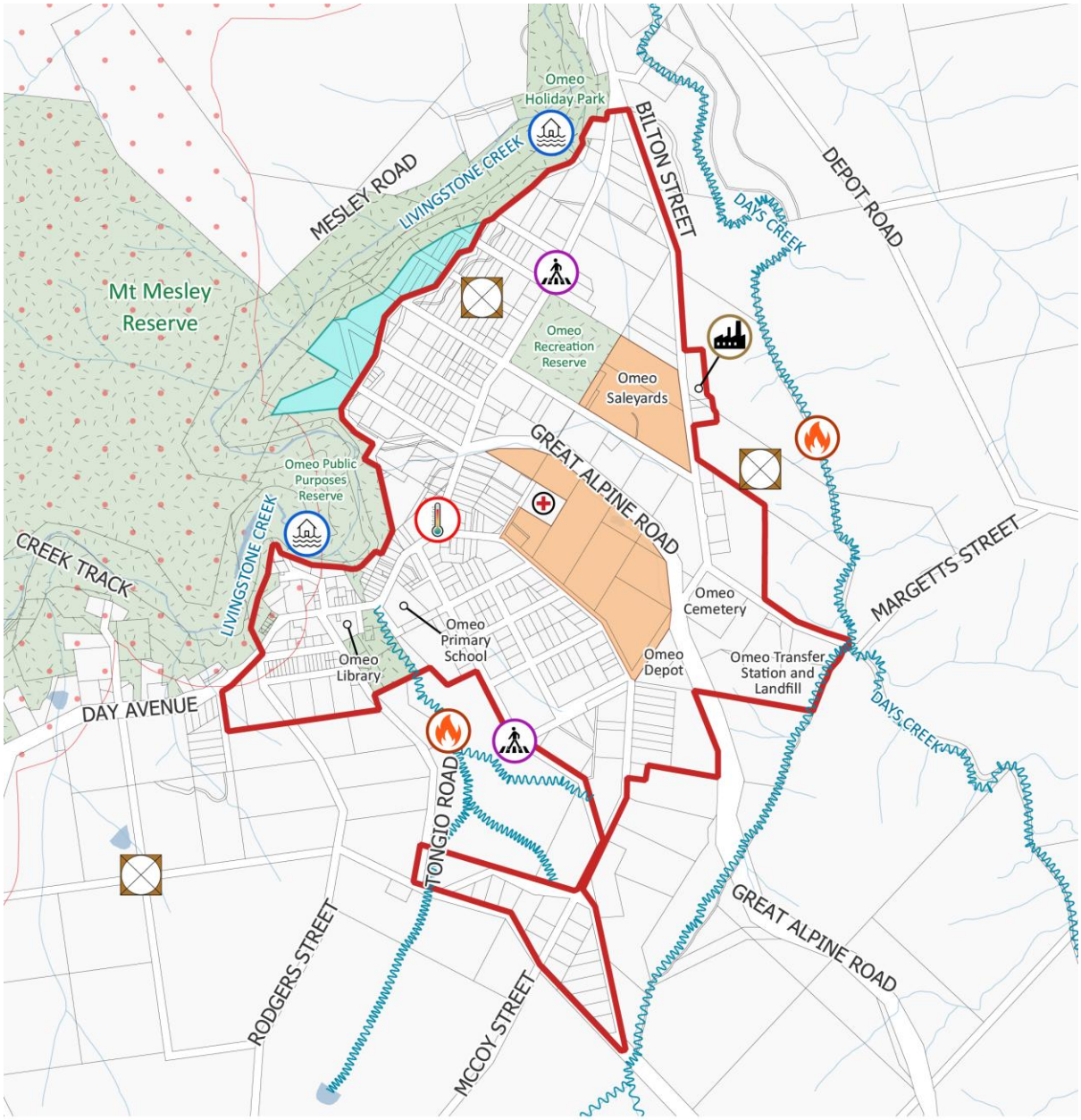
- Growth in the town should avoid expansion in favour of infill development due to the availability of land and services within the town and the challenges of managing bushfire risk.
- Preserving the cultural heritage of the town is a priority as is enhancing linkages with Livingstone Creek.
- Ageing 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.



- 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.



Issues:

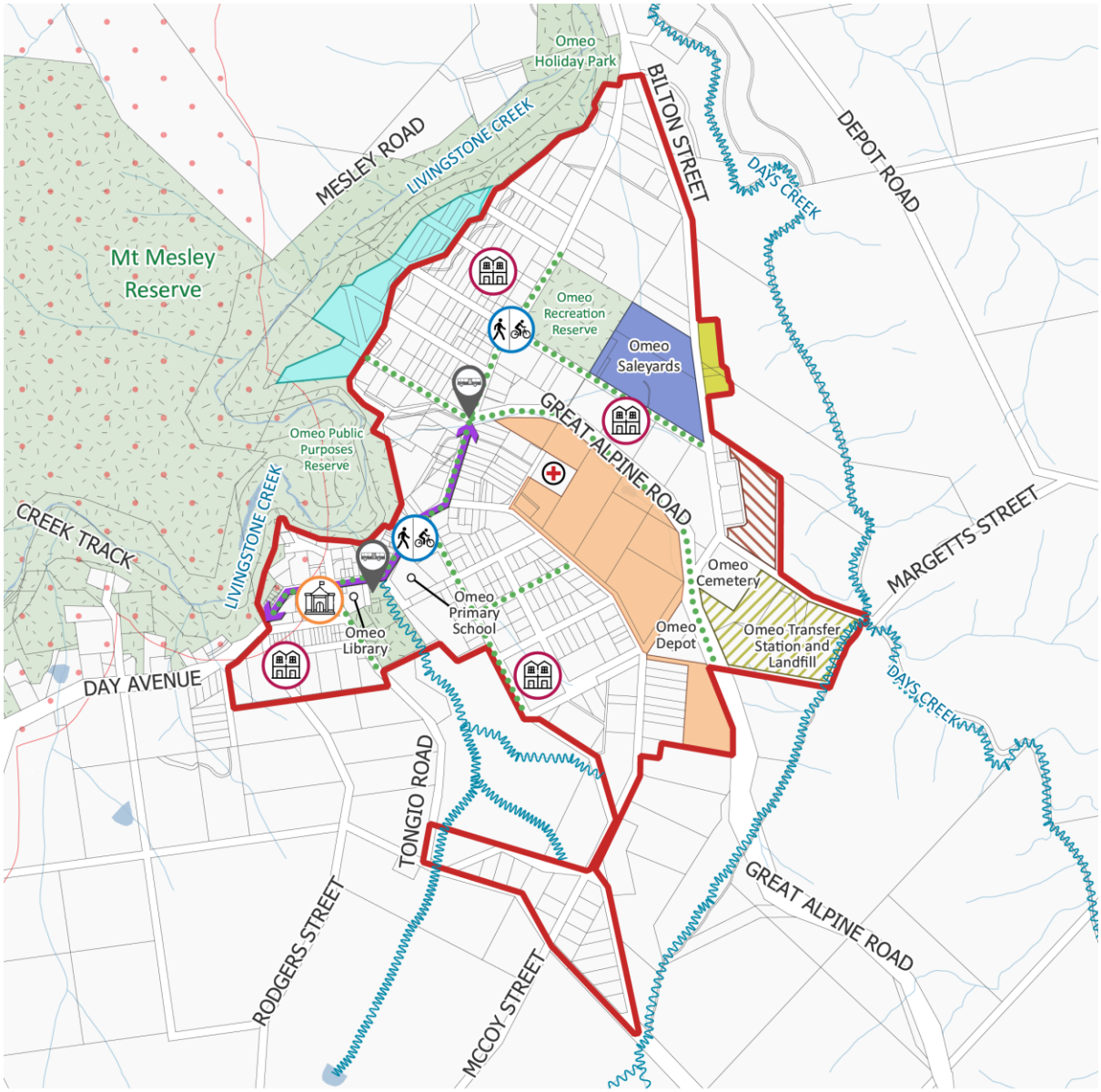
- Poor pedestrian connection within the town
- Bushfire hazards associated with watercourses within the town
- Unknown extent of flood risk within the town centre
- Lack of zoned industrial land in appropriate areas
- Increasing number of high temperature days
- Higher drainage costs
- The appropriateness of land within the town being zoned Rural Living Zone
- Fragmented Farming Zone land
- Lack of identification of watercourses within the planning scheme

N

0 250 500 m

- Strategic Settlement Boundary
- Areas of Higher Bushfire Risks
- Omeo District Health
- Property Boundaries
- Watercourses
- Waterbodies
- Open Space

Figure 8: Omeo Issues Map



Opportunities:

- Enhance pedestrian linkages and prioritise pedestrian and cyclist movement across the town centre
- Review protections for heritage significant buildings
- Encourage infill housing
- Advocate for additional bus timetable options and bus stops
- Consider appropriateness of Farming Zone
- Recognise the importance of the saleyard and rodeo site for the town
- Potential for additional smaller lots
- Support existing industrial uses by rezoning land to Industrial 3 Zone on the eastern side of Bilton Street
- Support additional industrial zoned lots on the northern side of Margetts Street
- Investigate rezoning of industrial zoned land to a Public Land Zone
- Investigate use of awnings along Day Avenue
- Investigate street tree planting across town centre
- Identify designated watercourse setbacks

N

0 250 500 m

- Strategic Settlement Boundary
- Areas of Higher Bushfire Risks
- Omeo District Health
- Property Boundaries
- Watercourses
- Waterbodies
- Open Space

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.

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.

- 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.



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



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 improments and connectivty 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.

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 stops are located on Day Avenue in the town centre, including in front of the gun memorial for southbound services and in front of AM Pearson Park for westbound services. A separate school bus stop is located in front of the school. The bus stop provides side benches along Day Avenue and public toilets adjoin the Community Hub 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.

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	-
A29	Undertake a parking strategy to ensure future parking provision is appropriately planned and managed.	Medium	DTP



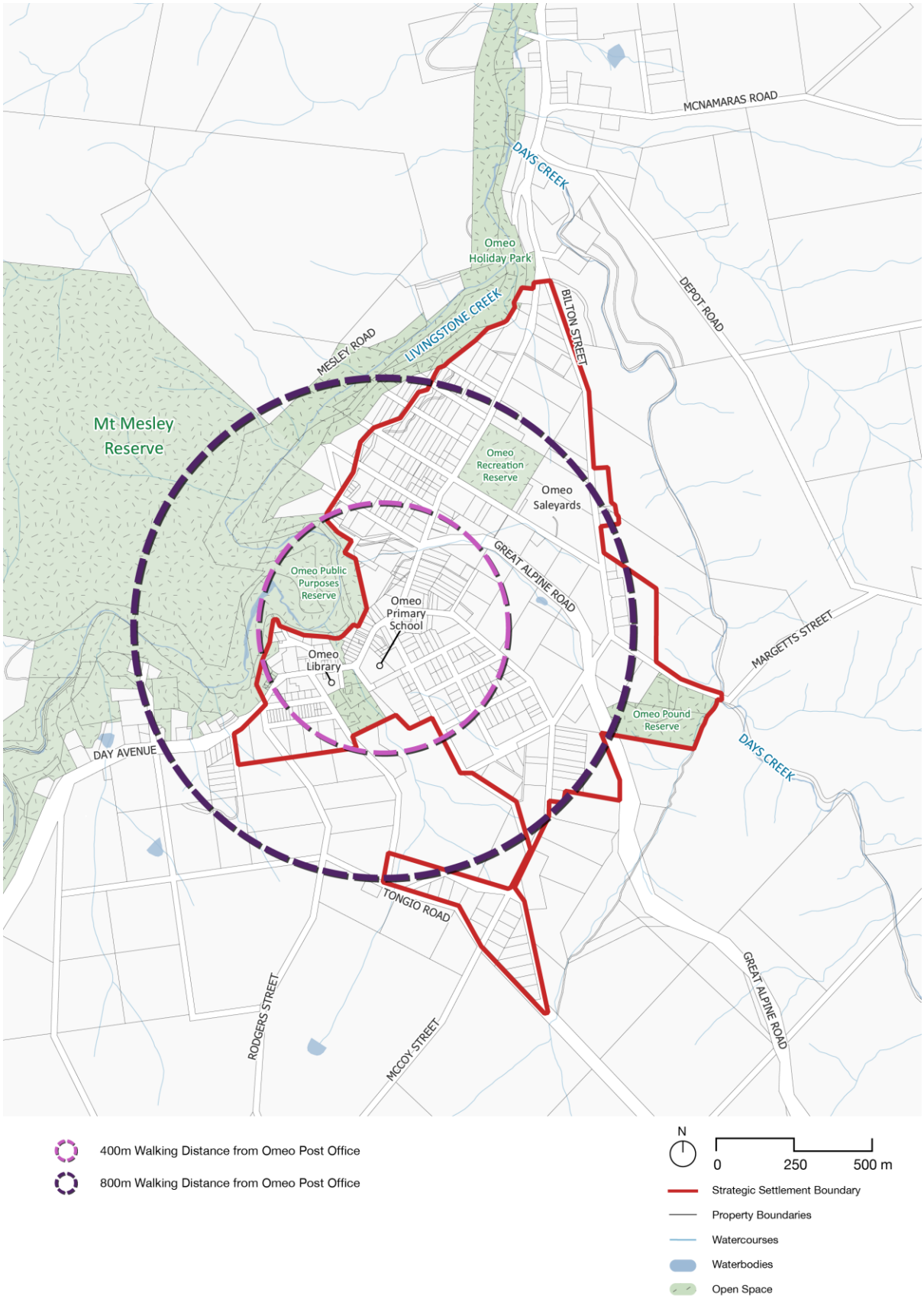


Figure 10: Omeo Walking Distance Map



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 adjoining the Community Hall and Hub site at the corner of Day Avenue and Tongio Road. 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 Hole on the Livingstone Creek adjoining Livingstone Park and the Country Fire Association's (CFA) fire brigade depot, shared with Ambulance Victoria, 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.

Actions:

	Actions	Priority	Partners
A30	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	-
A31	Align community infrastructure provision to support the development of Omeo's tourism service offering.	High	-
A32	Investigate the long-term future of the Omeo Recreation Reserve and opportunities for reconfiguration and greater community usage.	Medium	Community Groups
A33	Ensure ongoing maintenance and consider future improvements for AM Pearson Park and other public amenities to meet community needs and expectations.	Ongoing	Community Groups
A34	Monitor and provide additional community services and facilities as the population grows.	Ongoing	-
A35	Relocate the council depot as per the Omeo Justice Precinct Masterplan.	Medium	-





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
A36	Investigate appropriate fundings mechanism to deliver new infrastructure to support the town's growth and development.	Medium	-
A37	Ensure new physical infrastructure is climate resilient and water sensitive, and resilient to all natural hazards.	Ongoing	Service Providers
A38	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

A39	Work with service providers to provide physical infrastructure to proposed new development areas.	Ongoing	Service Providers
A40	Align infrastructure provision with the Omeo District Place Plan.	Ongoing	-
A41	Monitor the need for any servicing infrastructure upgrades as the population grows.	Ongoing	Service Providers
A42	Investigate the need for any buffer areas to be established around existing water and sewage infrastructure.	Medium	Service Providers
A43	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.

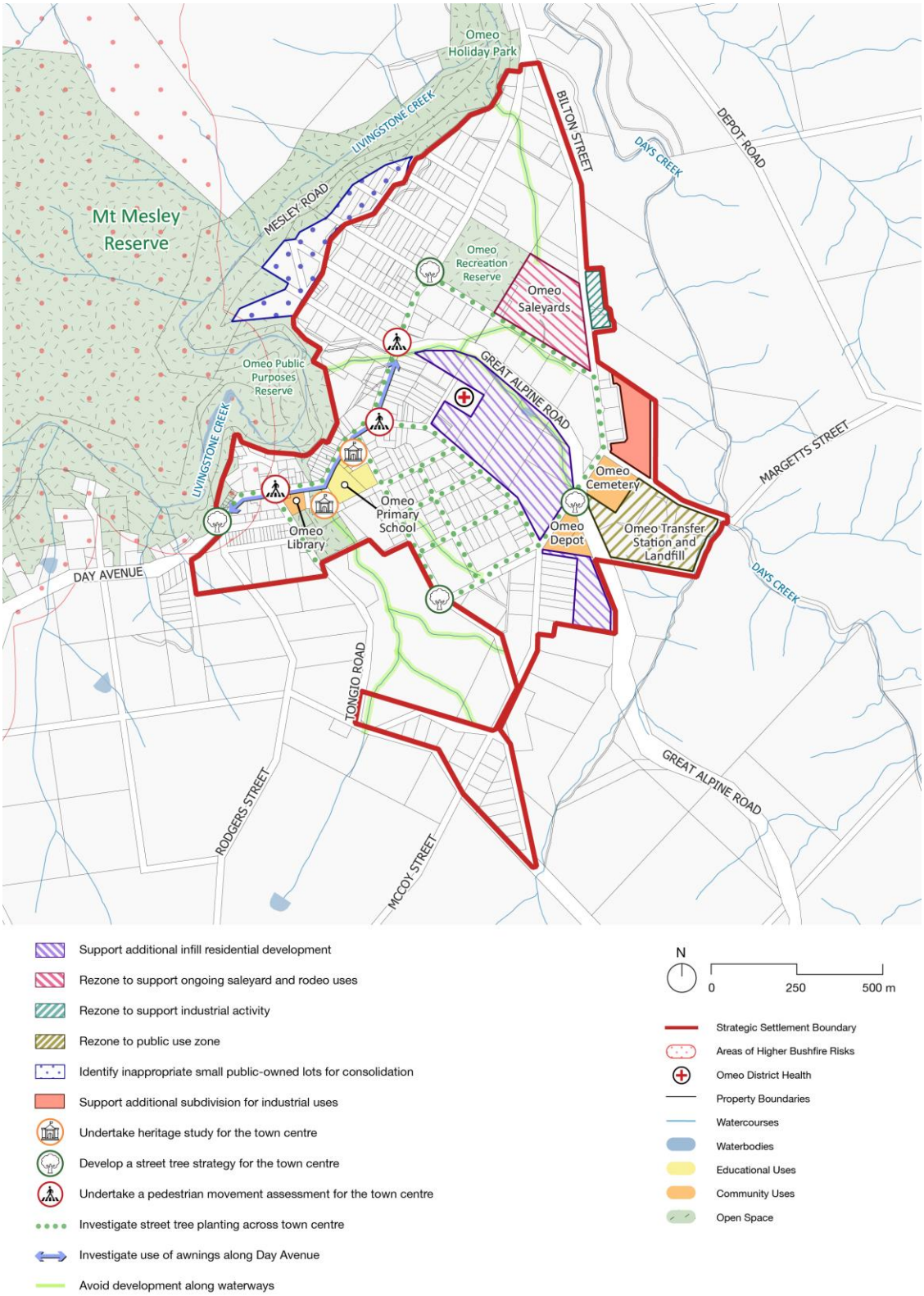


Figure 11: Omeo Framework Plan



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.



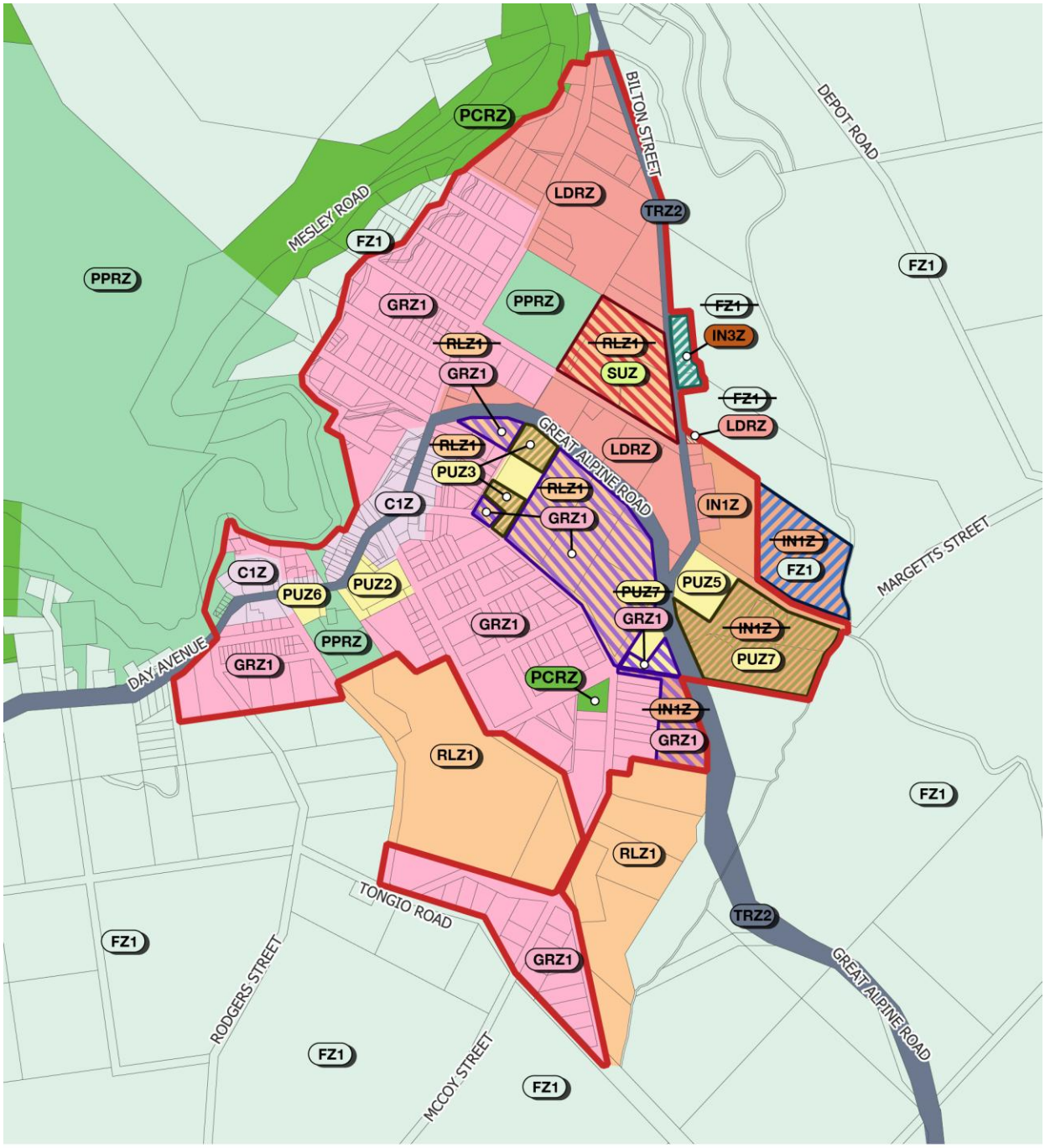
- Council should advocate to the Victorian Government to improve public transport options and enhance road safety through the town centre.
- Opportunities to work with the federal and state government to maintain health services, facilitate upgrades and/or new infrastructure, and manage workforce issues, 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.





Existing Zones

- C1Z Commercial 1 Zone
- GRZ General Residential Zone
- LDRZ Low Density Residential Zone
- RLZ Rural Living Zone
- FZ Farming Zone
- PCRZ Public Conservation and Resource Zone
- PPRZ Public Park and Recreation Zone
- PUZ Public Use Zone
- IN1Z Industrial 1 Zone
- TRZ2 Transport 2 Zone

Proposed Zones

- Rezone to General Residential Zone (GRZ)
- Rezone to Special Use Zone (SUZ)
- Rezone to Industrial 3 Zone (IN3Z)
- Rezone to Public Use Zone (PUZ)
- Rezone to Farming Zone (FZ)
- Rezone to Low Density Residential Zone (LDRZ)

N

0 200 400 m

Strategic Settlement Boundary

Property Boundaries

Figure 12: Proposed Zone Changes to the East Gippsland Planning Scheme

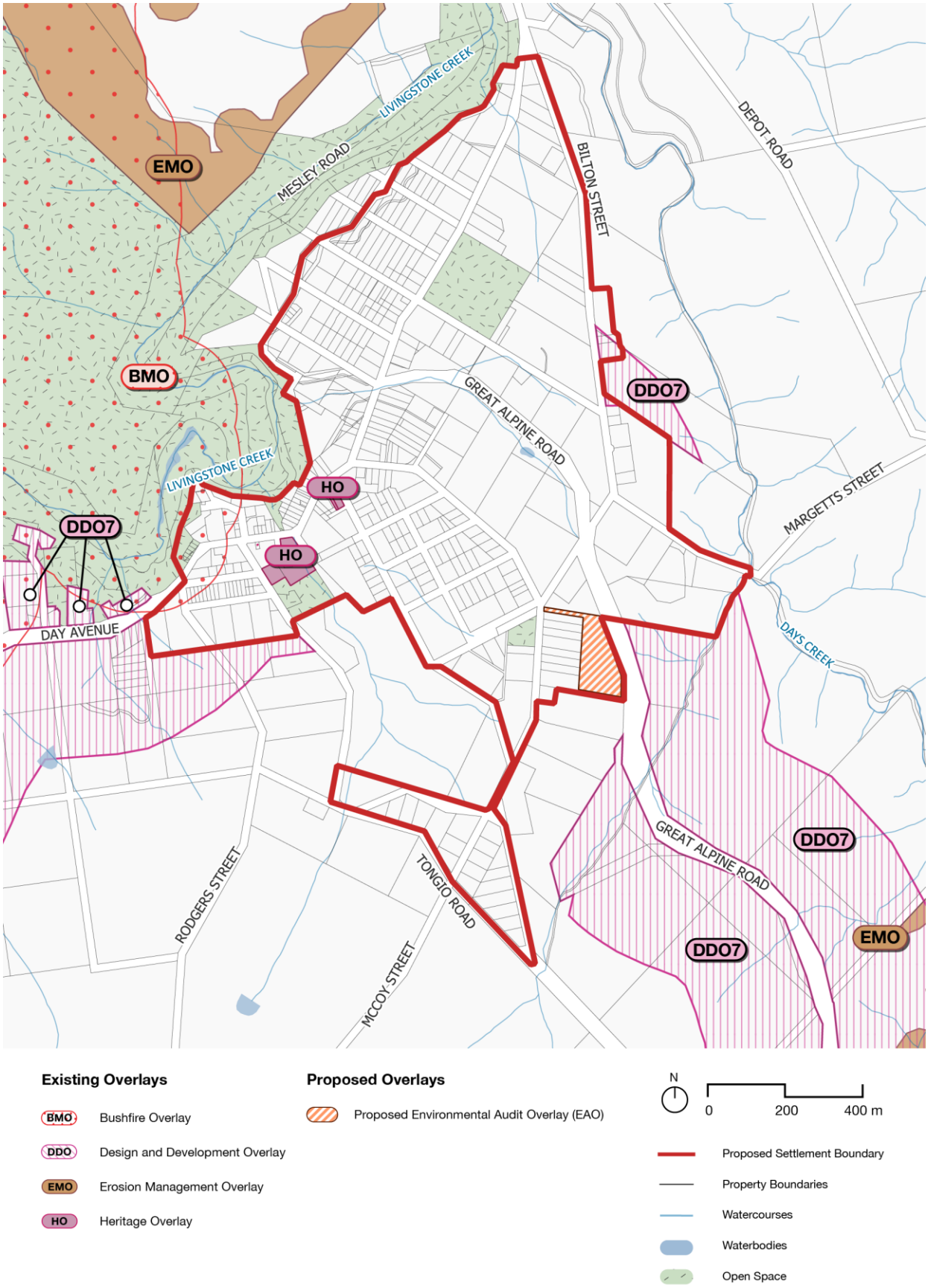


Figure 13: Proposed Overlay Changes to the East Gippsland Planning Scheme



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.



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 Pound 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



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



A23	Support implementation of the Omeo Justice Precinct Masterplan.	Statutory	Ongoing	Implement	Ongoing	-	Yes
A42	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
A43	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



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



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 a parking strategy to ensure future parking provision and expansion by third parties is appropriately planned and managed.	Non-Statutory	Year 1-2	Implement	High	-	Yes
A30	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



A31	Align community infrastructure provision to support the development of Omeo's tourism service offering.	Non-Statutory	Year 1-2	Implement	High	-	Yes
A32	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
A33	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
A34	Monitor and provide additional community services and facilities as the population grows.	Non-Statutory	Ongoing	Implement	Ongoing	-	Yes
A35	Relocate the council depot as per the Omeo Justice PrecinctMasterplan	Non-statutory	Year 3-5	Implement	Medium	-	Yes
A36	Investigate appropriate fundings mechanism to deliver new infrastructure to support the town's growth and development.	Non-Statutory	Year 3-5	Facilitate	Medium	-	Yes
A37	Ensure new physical infrastructure is climate resilient and water sensitive, and resilient to all natural hazards.	Non-Statutory	Ongoing	Implement	Ongoing	Service Provider	Yes
A38	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
A39	Work with service providers to provide physical infrastructure to proposed new development areas.	Non-Statutory	Ongoing	Facilitate	Ongoing	Service Provider	Yes
A40	Align infrastructure provision with the Omeo District Place Plan.	Non-Statutory	Ongoing	Implement	Ongoing	-	Yes
A41	Monitor the need for any servicing infrastructure upgrades as the population grows.	Non-Statutory	Ongoing	Implement	Ongoing	Service Provider	Yes

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