

SWIFTS CREEK STRUCTURE PLAN

AUGUST 2026

PLAN2PLACE

EAST GIPPSLAND

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.

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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.

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TABLE OF CONTENTS

1. INTRODUCTION 5

2. THE STRUCTURE PLAN 8

2.1 Role and Function of the Plan 8

2.2 Strategic Context 9

2.3 Strategic Settlement Boundary and Planning Controls 11

2.4 Population and Community Profile 14

2.5 What We Have Heard 15

2.6 Issues and Opportunities 15

3. THE VISION 19

4. OBJECTIVES AND STRATEGIES 20

5. HOUSING 21

6. LOCAL ECONOMY AND LAND USE 23

7. LANDSCAPE AND ENVIRONMENT 25

8. URBAN DESIGN, BUILT FORM AND HERITAGE 29

9. MOVEMENT AND TRANSPORT 31

10. COMMUNITY FACILITIES AND INFRASTRUCUTRE 34

11. PHYSICAL INFRASTRUCTURE 36

12. SWIFTS CREEK FRAMEWORK PLAN 38

13. IMPLEMENTATION 39

14. MONITORING AND REVIEW 41

Appendix 1 - Draft Planning Scheme Policy and Provisions 42

Appendix 2 – Implementation Table 43

CONTACT 48

LIST OF FIGURES AND TABLES

Figure 1: East Gippsland Regional Context 6

Figure 2: Swifts Creek Regional Context 6

Figure 3: Swifts Creek Context Map 7

Figure 4: Process for Developing Swifts Creek Structure Plan 8

Figure 5: Swifts Creek Existing Zones 12

Figure 6: Swifts Creek Existing Overlays 13

Figure 7: Demographic Data for Swifts Creek 14

Figure 8: Issues Map 17

Figure 9: Opportunities Map 18

Figure 10: Swifts Creek Walking Distance Map 33

Figure 11: Swifts Creek Framework Plan 38

Figure 12: Proposed Zone Changes to the East Gippsland Planning Scheme 40

Table 1: Relevant Council Strategies 10



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**.





Figure 1: East Gippsland Regional Context

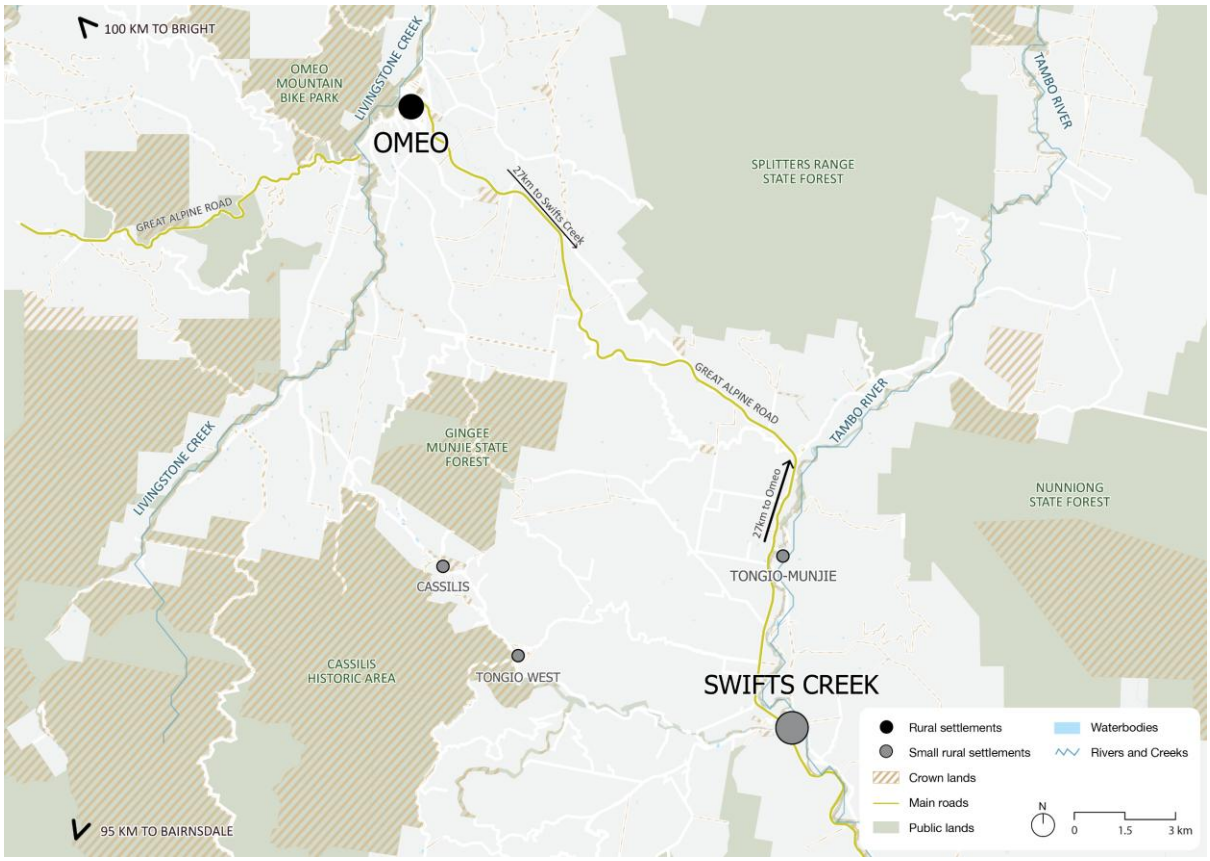


Figure 2: Swifts Creek Regional Context

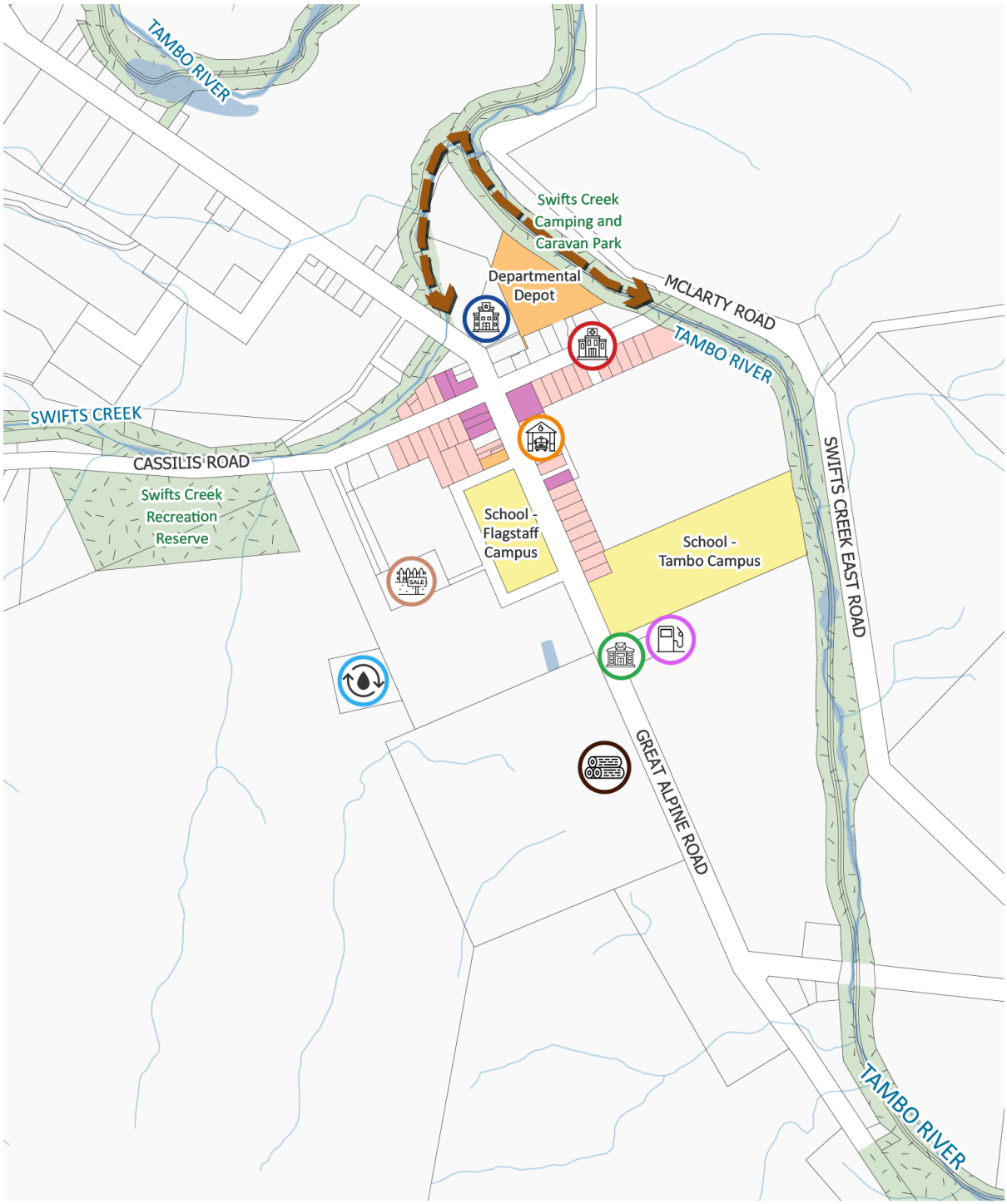


Figure 3: Swifts Creek Context Map

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.

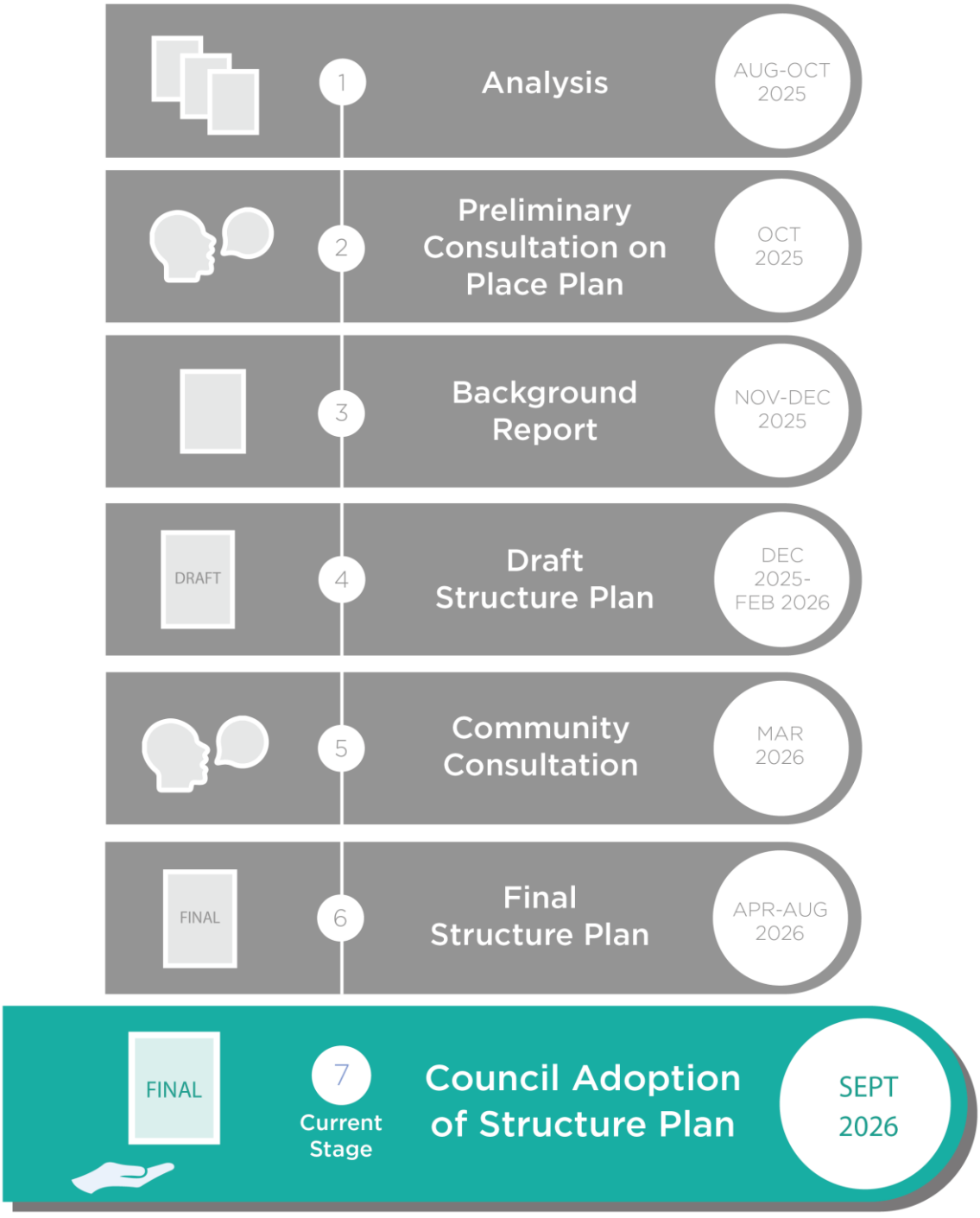


Figure 4: Process for Developing Swifts Creek Structure Plan



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.



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.



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.

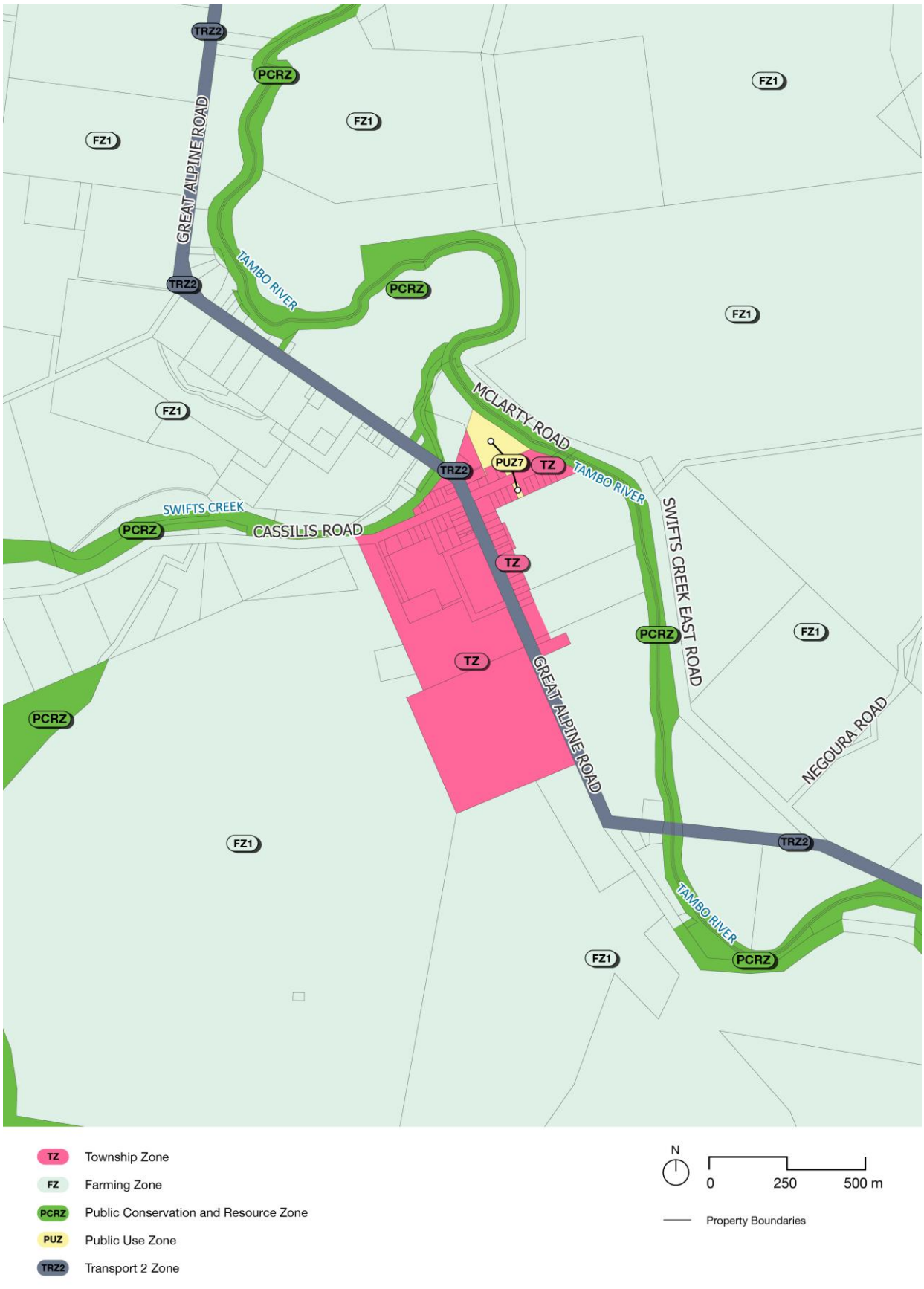


Figure 5: Swifts Creek Existing Zones

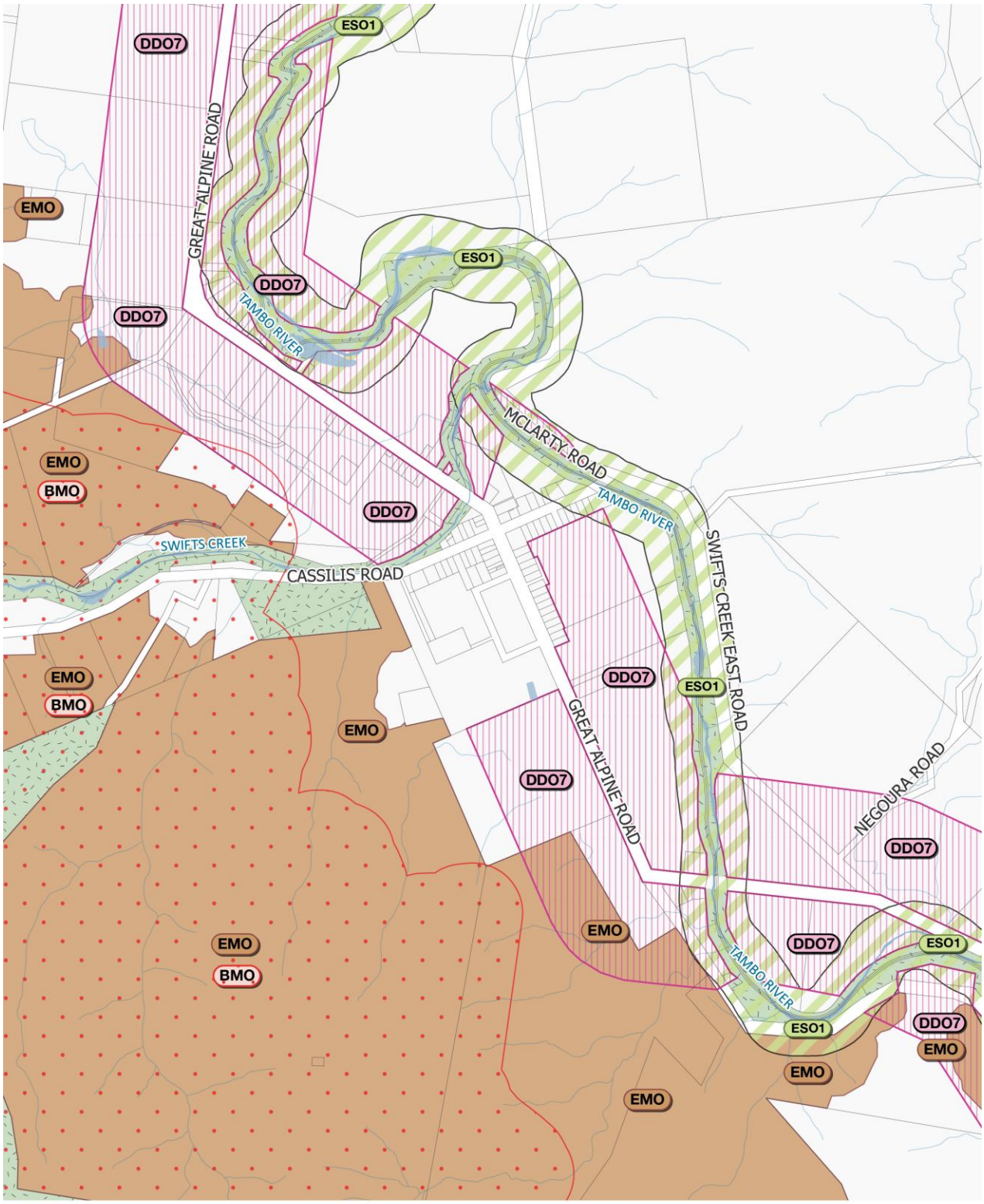


Figure 6: Swifts Creek Existing Overlays

2.4 Population and Community Profile

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

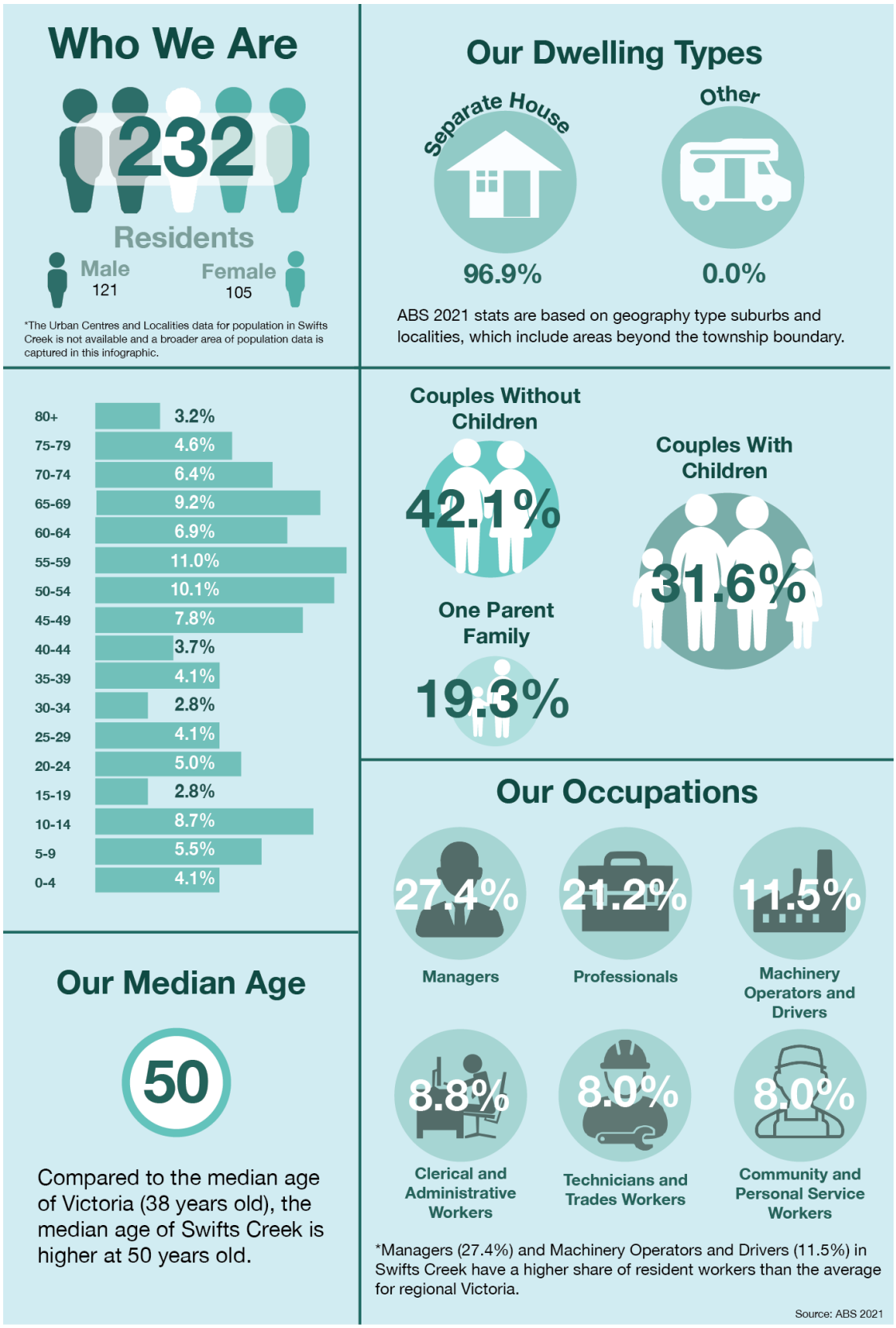


Figure 7: Demographic Data for Swifts Creek
Source – ABS, 2021

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 though 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:

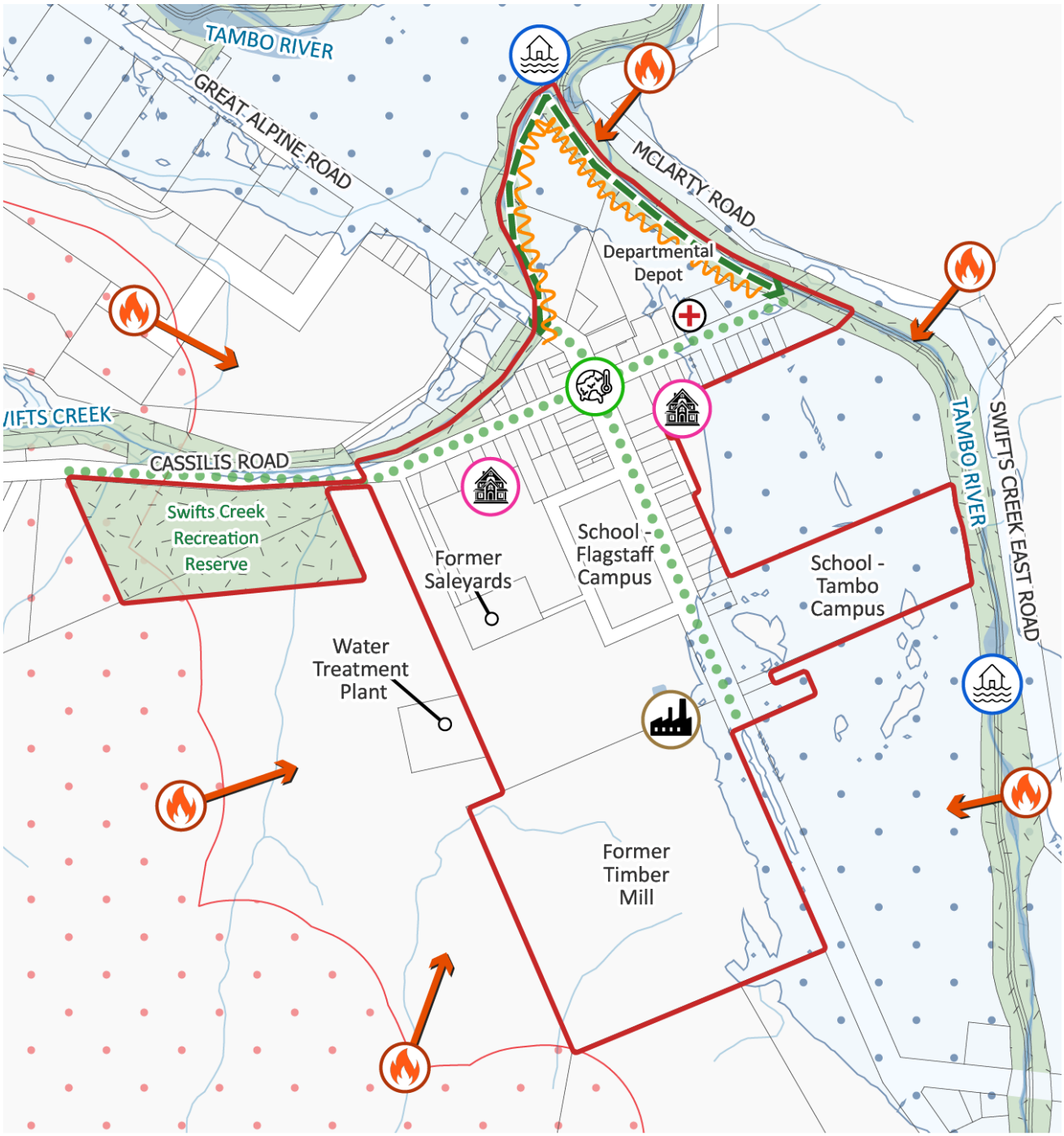
- Constraints to residential growth in the town.
- Need for new employment generating uses.
- Managing flood risk within the town and impacts on growth opportunities
- Managing bushfire hazard risks in the town and impacts on growth opportunities.
- Climate risks including more frequent and intense heavy rainfall, harsher bushfires and more days of extreme heat.
- The need for streetscape and amenity improvements.



- 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.



Issues:

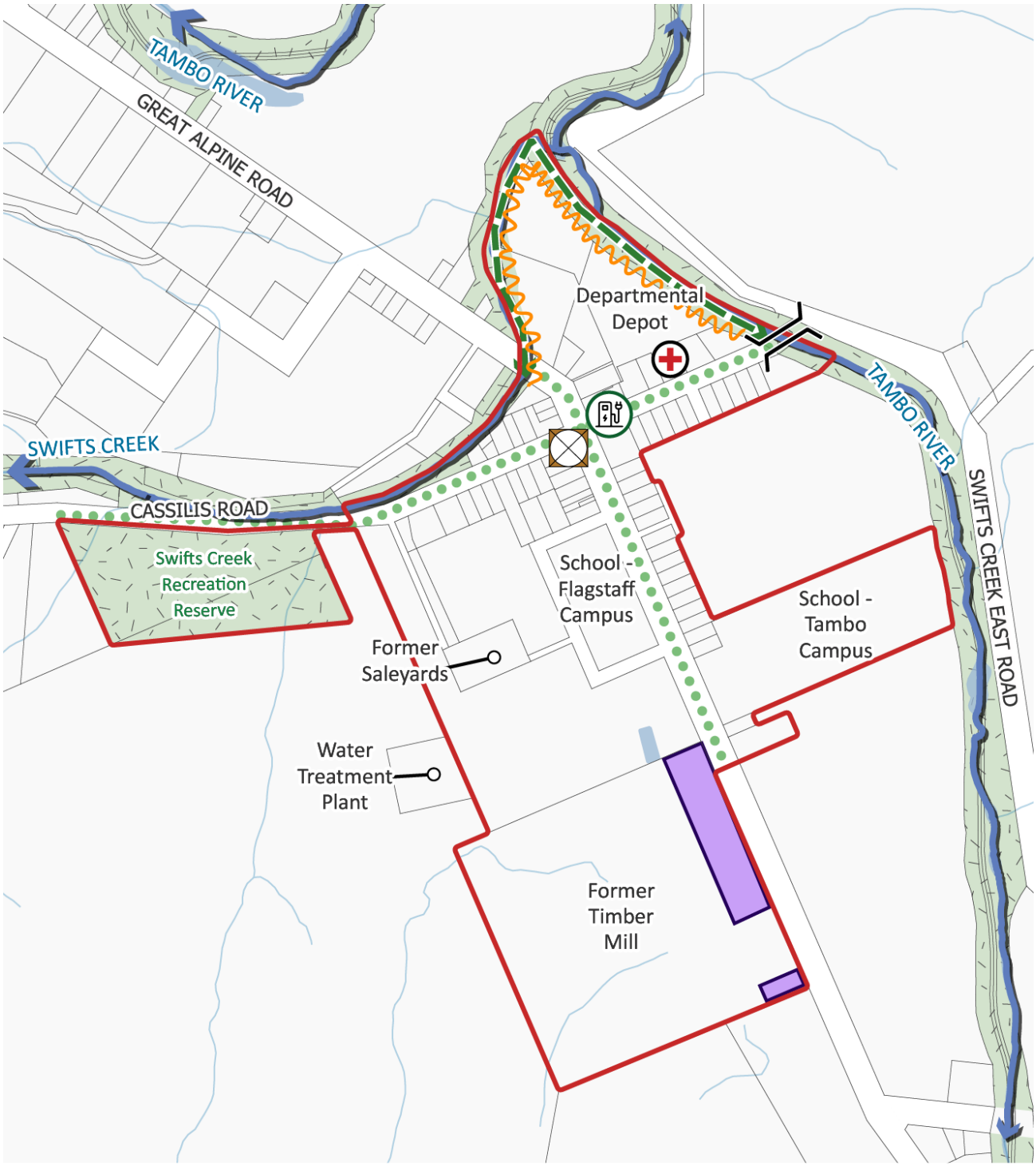
- Constraints to residential growth in the town
- Need for new employment generating uses
- Managing flood risk within the town and impacts on growth opportunities
- Climate risks including more frequent and intense heavy rainfall, harsher bushfires and more days of extreme heat
- Managing bushfire hazard risks in the town and impacts on growth opportunities
- The need for streetscape and amenity improvements
- Poor interface between the DEECA site and the surrounding public land

N

0 150 300 m

- Strategic Settlement Boundary
- Areas of Higher Bushfire Risk
- Indicative 1% AEP Flood Extent
- Swifts Creek Bush Nursing Centre Inc
- Poets Walk Trail
- Property Boundaries
- Watercourses
- Waterbodies
- Open Space

Figure 8: Issues Map



Opportunities:

- Re-establish residential uses
- Improvements to visitor services and accommodation
- Explore options to manage wastewater to support additional infill growth capacity
- Explore options for safe pedestrian access across the Tambo River to the camping and caravan site
- 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 alternative interface treatments for the DEECA depot site and the Poets Walk trail

N

0 150 300 m

- Strategic Settlement Boundary
- Swifts Creek Bush Nursing Centre Inc
- Poets Walk Trail
- Property Boundaries
- Watercourses
- Waterbodies
- Open Space

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.

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.

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.



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 though 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.



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.





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

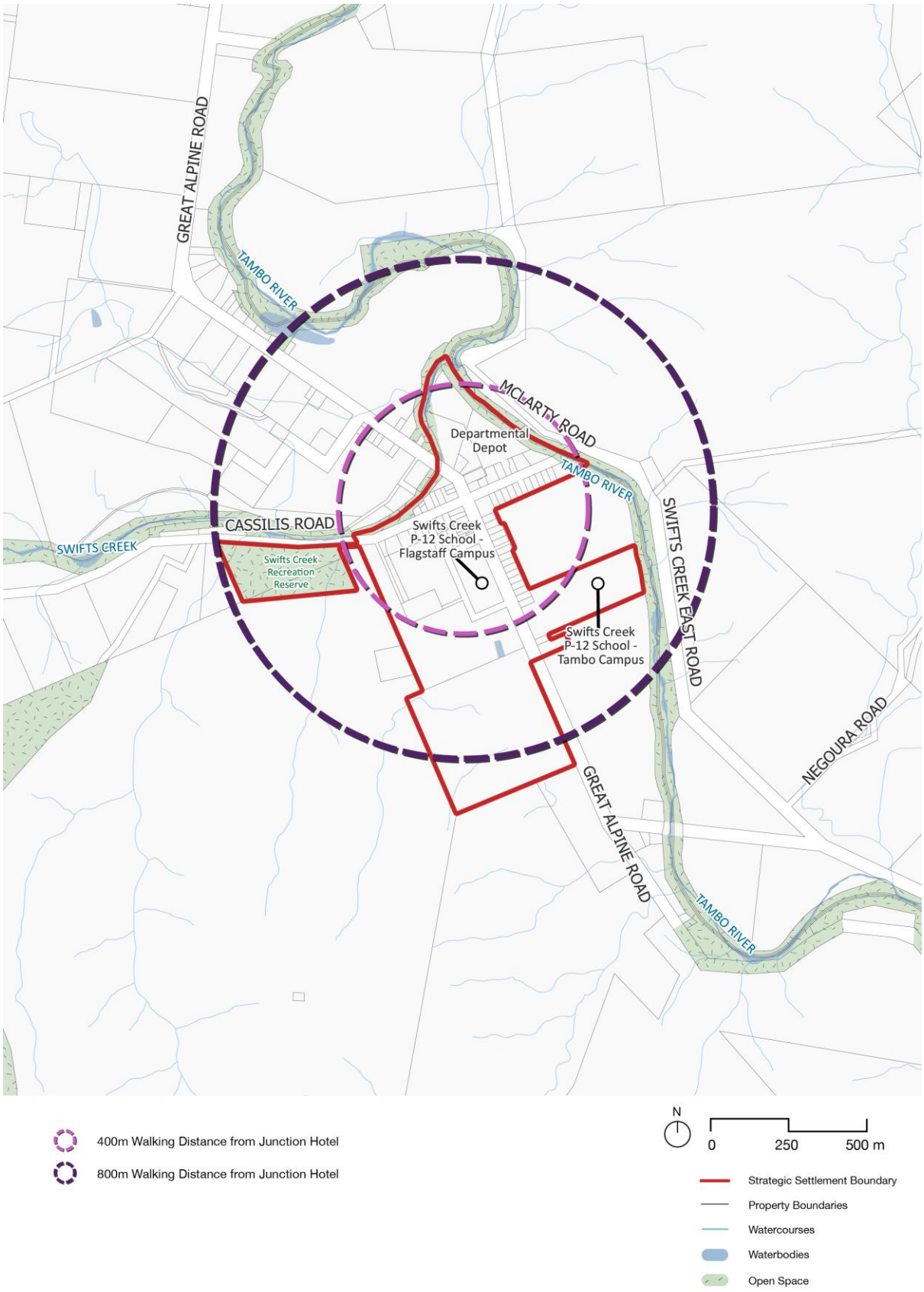


Figure 10: Swifts Creek Walking Distance Map

10. COMMUNITY FACILITIES AND INFRASTRUCUTRE

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 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.





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
A44	Advocate for and seek suitable funding streams for sewer to be provided by the relevant authority within Swifts Creek	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.

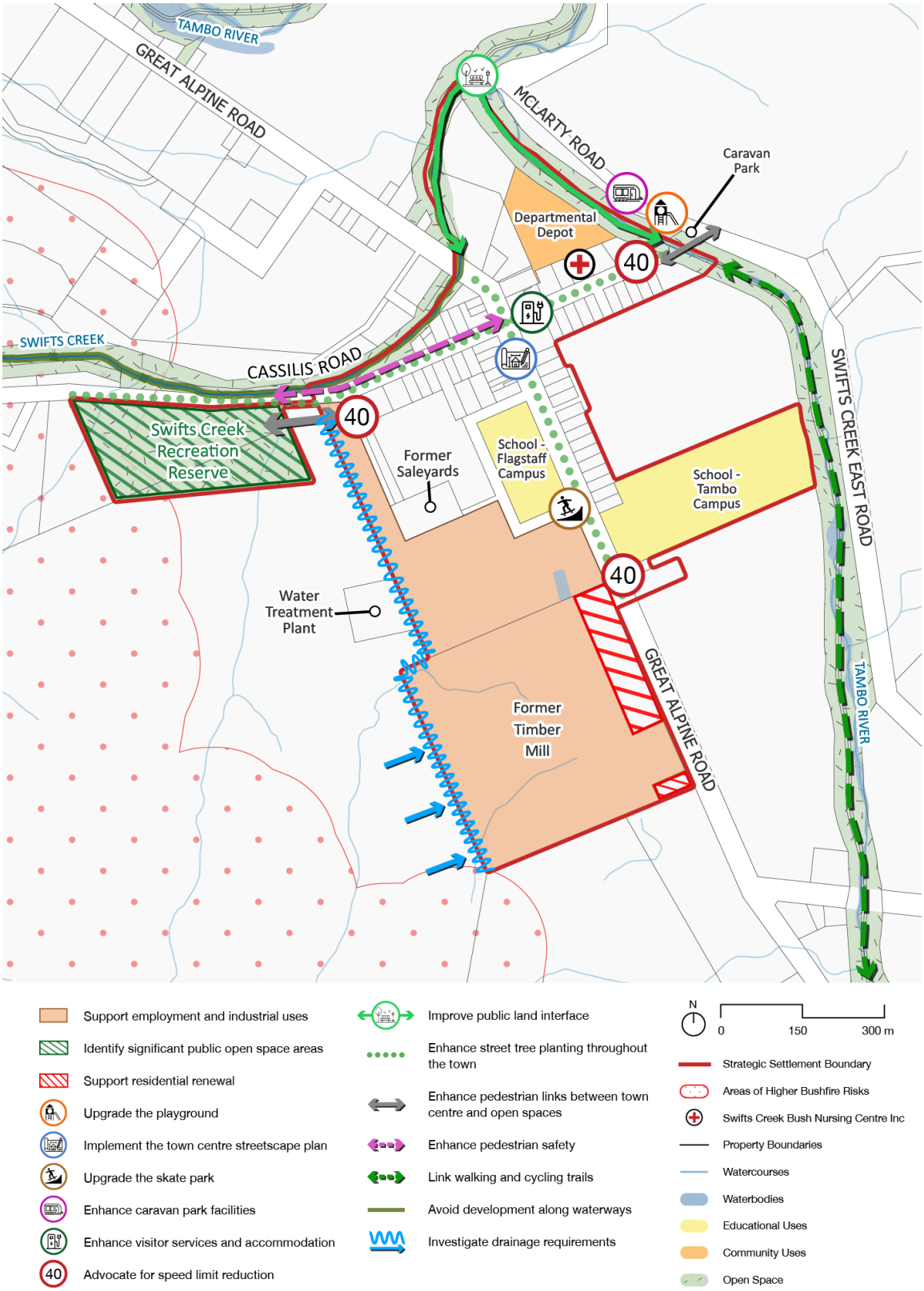


Figure 11: Swifts Creek Framework Plan



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.

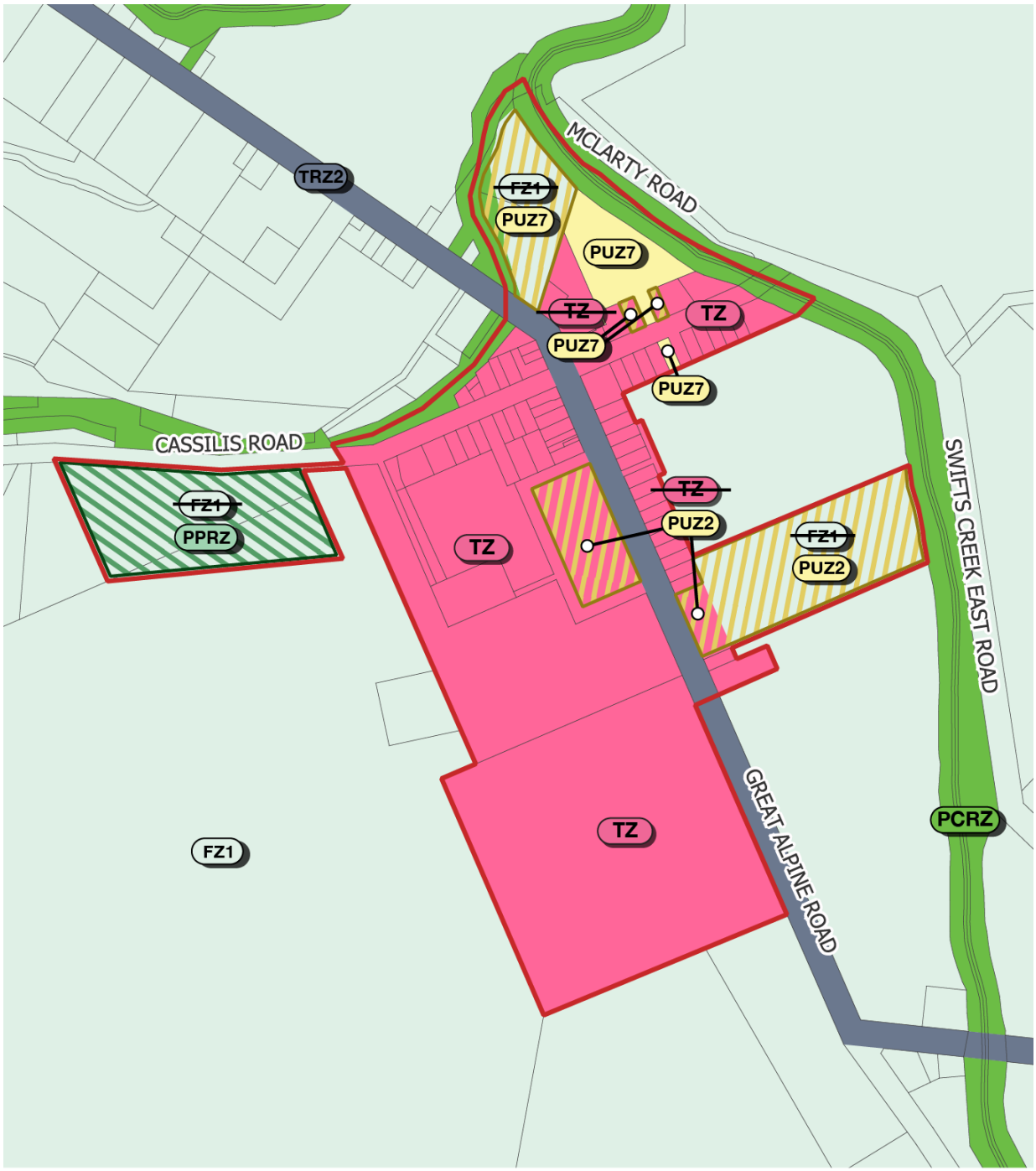


Figure 12: Proposed Zone Changes to the East Gippsland Planning Scheme

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.



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



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



	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



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



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
A43	Support East Gippsland Water to implement buffer areas around existing water infrastructure if required.	Non-Statutory		Facilitate	Medium	Landowners, Service Providers	Yes
A44	Advocate for and seek suitable funding streams for sewer to be provided by the relevant authority within Swifts Creek	Non-Statutory		Non-Statutory	Medium	Landowners, Service Providers	Yes

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