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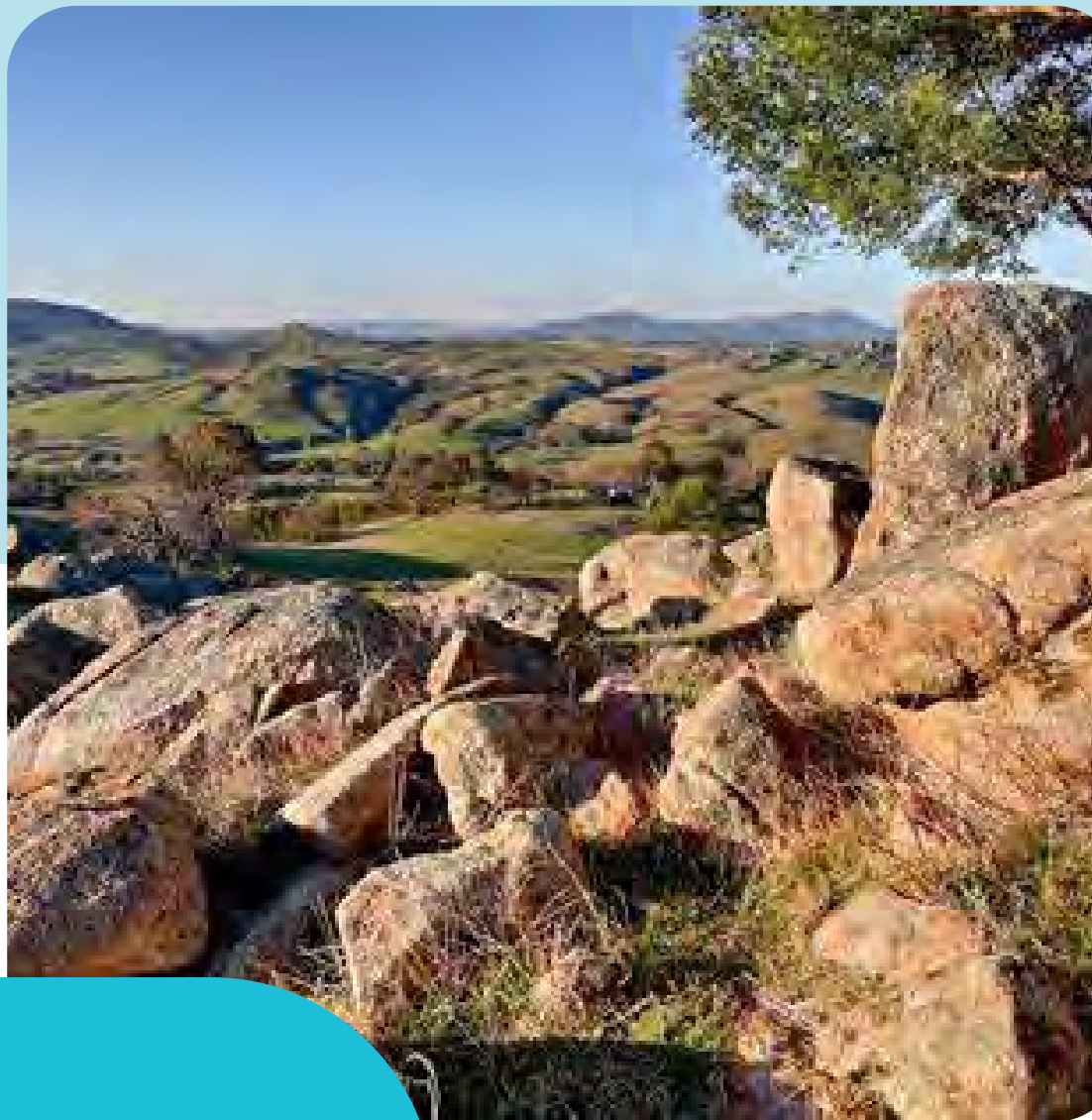
Strathbogie
SHIRE COUNCIL

Issues and Opportunities Background Report

Urban Growth Strategy

**PREPARED FOR COMMUNITY
CONSULTATION**

**OCT
2024**



ACKNOWLEDGEMENTS

The Strathbogie Shire is located on the traditional lands of Taungurung Land people of the Kulin nation. The Council acknowledges the Taungurung people as the Traditional Owners of this land who to this day practice their culture and uphold the dignity of their ancestors.

SD Planning
Strategy & Development

urban planning
enterprise economics+tourism

This Report has been developed to inform the Urban Growth Strategy.

It has been a collaboration between the Strathbogie Shire Council, SD Planning and Urban Enterprise.



TABLE OF CONTENTS

1 Overview

Part A: Background and context of Urban Growth Strategy

2	Introduction.....	7
3	Objectives, purpose and principles.....	11
4	Existing Context.....	13

Part B: Planning for Growth

5	Issue: Future housing demands.....	22
6	Issue: Ensuring adequate services and infrastructure.....	25
7	Issue: Significant Agricultural Land.....	26
8	Issue: Managing Environmental Risk.....	27
9	Discussion planning for growth.....	30

Part C: Planning for Townships and Settlements

10	Nagambie.....	35
11	Euroa.....	41
12	Violet Town.....	47
13	Avenel	51
14	Strathbogie and Longwood.....	55
15	Other rural hamlets and localities	59
16	Defining township roles and growth boundaries.....	60

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Background and context of Urban Growth Strategy

Sections include:

- Introduction
- Objectives, purpose and principles
- Existing context

Overview

The Strathbogie Shire Council ('Council') is developing an Urban Growth Strategy ('UGS') to sustainably manage and guide urban development through to 2051. This strategy will integrate current Council strategies, addresses land use opportunities and constraints, and consider broader population and lifestyle trends to establish a clear framework for future land use. The goal is to provide certainty for Council officers, service providers, the community, landowners, and developers regarding preferred development outcomes.

The UGS will be a comprehensive plan to manage the development of Strathbogie Shire's urban areas sustainably and methodically. It incorporates existing strategies, evaluates land use opportunities and constraints, and considers population and lifestyle trends to guide future land use changes. The strategy aims to provide clear guidance on development outcomes, ensuring a coordinated approach to growth across the Shire.

Strathbogie Shire, known for its scenic landscapes and fertile agricultural lands, faces growth pressures that could threaten its environmental and agricultural values. The UGS addresses the need for clear growth guidance, understanding constraints like bushfire and flooding, establishing a township hierarchy, and aligning with state planning policies. The final UGS will aim to ensure sustainable development while preserving the region's natural beauty and agricultural viability.

The study area encompasses Strathbogie Shire in Victoria, home to approximately 11,150 residents as of June 2022. The Shire includes productive agricultural lands and rural towns such as Euroa, Nagambie, Violet Town, and Avenel, which serve as main population and commercial centers. Smaller rural communities within the Shire are also essential, characterised by agricultural lands and historic structures.

The UGS aims to

- balance growth while maintaining the area's character and improving residents' quality of life.
- shape Strathbogie Shire's urban fabric by balancing growth with environmental stewardship, social equity, and economic prosperity.

Its objectives include

- understanding demographic, economic, and social changes,
- developing a clear policy framework,
- protecting high-value landscapes, and

- guiding appropriate growth for different townships.

Its principles include

- providing strategic direction on urban growth,
- maintaining residential land supply,
- minimising development impacts on rural areas,
- encouraging housing diversity, and
- monitoring population growth and housing demand.

The UGS will be informed by this Background Documents and a Residential Demand and Supply Assessment undertaken by Urban Enterprise. These documents review the policy and strategic context of urban growth within the Shire, emphasizing the importance of concentrated growth in designated areas to prevent urban sprawl and protect biodiversity. Local strategies refine these directives, focusing on housing diversity, economic development, and heritage conservation. Historical growth patterns highlight the need for a coordinated approach to regional planning and investment.

The UGS builds on existing Council policies and strategic directions developed through detailed investigation and consultation processes. It provides a high-level framework for urban growth, informing and prioritizing future Structure Plans and other strategic work for individual precincts and townships. The UGS also aligns with state policies on bushfire, flooding, native vegetation removal and housing targets.

Strathbogie Shire has seen steady population growth, particularly among residents aged 65 years and over. The UGS will address the need for diverse housing options to accommodate changing demographics, including a rise in lone-person households. Existing residential land supply and potential infill development opportunities are evaluated, emphasising efficient land use and housing affordability.

The UGS addresses significant environmental risks, including bushfire, flooding, and land contamination. It emphasizes protecting human life, prioritizing safe infrastructure and services, and collaborating with relevant authorities to enhance planning and preparedness. By integrating these considerations, the UGS aims to manage housing growth while mitigating environmental risks.

Strathbogie Shire's UGS will provide a comprehensive framework for managing future growth sustainably. By integrating existing policies, addressing demographic changes, and considering environmental risks, the UGS aims to balance development needs with preserving the region's natural and agricultural heritage. This strategic planning approach aims to ensure a thriving and sustainable future for Strathbogie Shire's community.

1.1 Purpose and structure of this paper

This paper has been developed to discuss the issues and opportunities that should be considered for a future draft of the UGS, aimed at informing public submissions.

The paper has three parts:

- **Part A: Background and Context for the Urban Growth Strategy.** This section outlines the foundational elements and growth planning landscape within the Shire. It details the current demographic trends and available land supply, setting the stage for understanding the broader context in which the Urban Growth Strategy is developed.
- **Part B: Key Considerations for the Urban Growth Strategy.** This section examines essential issues that the Urban Growth Strategy must address, such as future housing needs, infrastructure and service requirements, preservation of prime agricultural lands, and management of environmental risks including bushfires, flooding, and land contamination. These considerations are crucial for ensuring sustainable development and protecting the valuable resources and safety of Strathbogie Shire.
- **Part C: Township and Growth Planning.** This section analyses the strategic land use for existing and proposed strategic frameworks across each township. It identifies the opportunity to introduce a hierarchy for both townships and rural localities, as well as explores opportunities for reevaluating urban growth strategies specifically in Nagambie and Euroa.

This paper should be read in conjunction with the following documents that provide information and context:

- Strathbogie Urban Growth Strategy: Residential Demand and Supply Assessment, Urban Enterprise, March 2024.
- Strathbogie Urban Growth Strategy: Issues and Opportunities Consultation Document, October 2024

1 Introduction

1.1 What is an Urban Growth Strategy?

Council are preparing an UGS to primarily guide and manage the development of its urban areas in a sustainable and organised manner. The UGS will integrate relevant adopted Council strategies and consider land use opportunities and constraints along with broader population and lifestyle trends to provide high level strategic direction for future land use and change over the period to 2051 across Strathbogie Shire.

The UGS will offer clear guidance for Council officers, service providers, the community, landowners, and developers regarding preferred development outcomes for the different urban areas of Strathbogie Shire.

1.2 Why prepare an Urban Growth Strategy?

Strathbogie Shire, known for its picturesque landscapes, faces growth pressures that could harm its environmental, agricultural, and scenic values if not properly managed. The region's unique natural beauty and fertile agricultural land are key assets that contribute to its identity and economic viability.

In the past, the Council has developed individual township plans and strategies to accommodate growth based on community expectations and market demand. While this approach has addressed immediate needs, it lacks a coordinated, long-term vision that aligns with sustainable development principles.

The preparation of the UGS was a key recommendation from the Strathbogie Planning Scheme Review. This recommendation was driven by:

- The need for clear guidance on growth
- The need to better understand constraints, including but not limited to bushfire and flooding, for future urban growth
- The need to have township hierarchy to guide development
- State planning policy which requires that municipalities plan and accommodate population growth over at least a 15-year period

The formulation of the UGS for Strathbogie Shire marks a pivotal step in managing and directing the future growth of the region in a methodical and sustainable manner.

The UGS will not:

- address the detailed structure planning of areas identified for future residential growth
- prepare detailed infrastructure lists, or cost estimates, although recommendations have been informed in consultation with Goulburn Valley Water and others, to determine the practicality of servicing areas identified for future development
- address other land use types, such as farming, industrial, commercial or public uses, except in cases where these uses may impact upon urban growth policies.
- undertake rezonings or specific policy changes, this will occur after the adoption of the strategy.

1.3 What is the Urban Growth Strategy study area?

Strathbogie Shire, located in Victoria, Australia, is a region renowned for its scenic landscapes and vibrant communities. This area encompasses a variety of environments from productive agricultural lands to rural towns, making it a diverse and attractive place to live, work, and visit. As of June 2022, the Shire was home to approximately 11,150 residents enjoying the benefits of rural tranquility combined with accessibility to major urban centers like Melbourne.



Figure 1: Location of Towns in Strathbogie Shire Council. Source: Strathbogie Planning Scheme

The larger townships within the Shire, such as Euroa, Nagambie, Violet Town, and Avenel, function as the main population centers and commercial hubs. These areas are equipped with a mix of residential neighborhoods, retail establishments, educational institutions, healthcare facilities, and recreational amenities. They cater to the needs of both permanent residents and visitors, providing a foundation for local economic activity and community life.

Beyond these central areas, Strathbogie Shire also includes numerous smaller rural communities and hamlets, each with its unique appeal and community atmosphere. These areas typically feature agricultural lands, historic structures, and tight-knit communities. Although these rural homes are essential for housing residents, they are not included in future housing forecasts due to the priority of preserving farmland.

Despite their varied characteristics, all areas within the Shire maintain a strong community spirit. This is evident through widespread participation in local events, volunteer work, and community-driven projects, which enhance the social fabric of these places.

The housing in Strathbogie Shire varies from older, traditional homes to newer constructions, influenced by factors like affordability, service availability, and job accessibility. These factors play significant roles in shaping where and how people choose to live within the Shire.

Understanding the dynamics of these urban areas is crucial for local policymakers and stakeholders aiming to promote sustainable growth, maintain the area's character, and improve residents' quality of life. Recognising the strengths and challenges of the municipality will direct efforts towards building inclusive, resilient communities that cater to the needs of all existing and future residents.

1.4 Approach

Preparation of the UGS is being undertaken in following key steps:

- Examination of existing conditions and strategic context of urban growth within urban areas.
- Review and preparation of a *Strathbogie Urban Growth Strategy: Residential Demand and Supply Assessment*, Urban Enterprise, March 2024, that has contemplated the current land use and residential supply and demand of township areas, from a municipal wide perspective
- Preparation of this document - Issues and Opportunities: Background Report that will provide an overview of strategic directions for the UGS.
- Targeted stakeholder consultation to explore in greater detail issues and opportunities raised in the Issues and Opportunities Report.

- Deliberative engagement with an appointed Community Panel.
- Preparation of a draft UGS
- Public exhibition to provide an opportunity for stakeholder and community feedback on the UGS.
- Preparation of a final UGS.

2 Objectives, purpose and principles

The following objective, purpose and principles are proposed to guide the final UGS.

2.1 Objective:

The primary objective of the UGS is to:

“Strathbogie Shire Council is preparing an Urban Growth Strategy to proactively shape its urban fabric, balancing growth aspirations with environmental stewardship, social equity, and economic prosperity, thereby creating vibrant, resilient, and livable communities for both current and future generations.”

2.2 Purpose:

The purpose of the UGS will be to:

- Better understand current and future demographic, economic, and social changes in the entire municipality to inform any changes around land use policy.
- Develop a clear policy framework that will guide planning and decision making.
- Ensure future growth does not compromise the high value landscape, agricultural or environmental assets.
- Review the existing structure plans including urban growth boundaries and whether there should be any changes to these extents.
- Identify appropriate growth and change for different townships and rural townships based on their supporting infrastructure, community service provision, commercial opportunities, community expectations, as well as other issues and constraints and having regard to existing strategies.

2.3 Principles:

To form the final UGS it is recommended that the following principles be applied.

Managing Growth Across Strathbogie

- Principle 1: Provide clear strategic direction on the spatial distribution of urban growth in Strathbogie.
- Principle 2: Maintain an adequate supply of residential land.
- Principle 3: Minimise the economic, environmental, visual and servicing impacts of residential development on rural areas.
- Principle 4: Contain growth within identified locations across the municipality.
- Principle 5: Manage the release of new growth areas to make sure infrastructure and facilities are delivered in a timely and efficient way.
- Principle 6: Require hard edges to urban areas to prevent and meet best practice fire management practices.

Housing Diversity

- Principle 7: Encourage housing diversity to be achieved in existing and growth areas.
- Principle 8: Advocate for an increase in the level of affordable and social housing in Strathbogie.

Monitoring and Review

- Principle 9: Monitor and review population growth, housing demand and make adjustments as required.

3 Existing Context

This Section provides a snapshot overview of the Existing Context. Further information and analysis can be found in the following documents:

- Strathbogie Urban Growth Strategy: Residential Demand and Supply Assessment, Urban Enterprise, March 2024.

3.1 Policy and Strategic Context

This Issues and Opportunities Paper has been informed by a review of the broad strategic context of the planning framework including existing strategies and planning policies outlined at state, regional and local level, as it relates to urban growth, across Strathbogie Shire. This document forms Appendix 2 to this report.

The Strathbogie Shire's growth is intricately linked to a robust framework of regional and local planning policies that govern land use, development, and resource management. At the state level, the *Planning and Environment Act 1987* establishes principles for orderly and sustainable development, while regional directives like the Hume Regional Growth Plan and policies from Plan Melbourne shape the broader strategic context within which the Shire operates.

The policies emphasise the importance of concentrated growth in designated areas to prevent urban sprawl, protect biodiversity, and maintain the viability of agricultural lands. They also advocate for enhancing connectivity, supporting economic diversification, and improving the provision of community services and infrastructure.

Local strategies and planning initiatives further refine these directives, tailoring them to the unique needs and opportunities within the Shire, focusing on issues such as housing diversity, economic development zones, and heritage conservation. Over the past decades, Strathbogie Shire has experienced varied growth dynamics, influenced significantly by these planning policies.

Historical analysis indicates that periods of rapid growth have often corresponded with strategic infrastructure developments and regional economic booms, particularly in sectors like agriculture, tourism, and small manufacturing. Conversely, the lack of adequate infrastructure and services has sometimes stifled potential growth in certain areas, highlighting the need for a coordinated approach to regional planning and investment.

3.2 What is the relationship to other adopted, or draft Council Strategies?

The UGS did not start with a ‘blank canvas’. Council’s existing policies and strategic directions have been developed over many years, through detailed investigation and consultative processes. They are a solid foundation from which to build and have shaped community expectations regarding the management of the municipality’s future growth. The relationships between the various strategies, is shown in the following Figure.

The final UGS will provide a high-level framework for urban growth across the municipality. This will help to inform and prioritise future Structure Plans and other strategic work for individual precincts and townships which will provide more detail around how these areas will grow and change into the future.

The final UGS may result in changes to draft, and adopted Structure Plans as they relate to individual townships. This is because this work is the first time Strathbogie Shire has undertaken a municipal wide strategy that considers Urban Growth. The options and existing conditions relating to each township are outlined within later sections of this Paper.

At the same time as the Council is looking to undertake the UGS it is undertaking a Rural and Rural Residential Strategy which has a direct relationship, both informing and being informed by the draft UGS work.

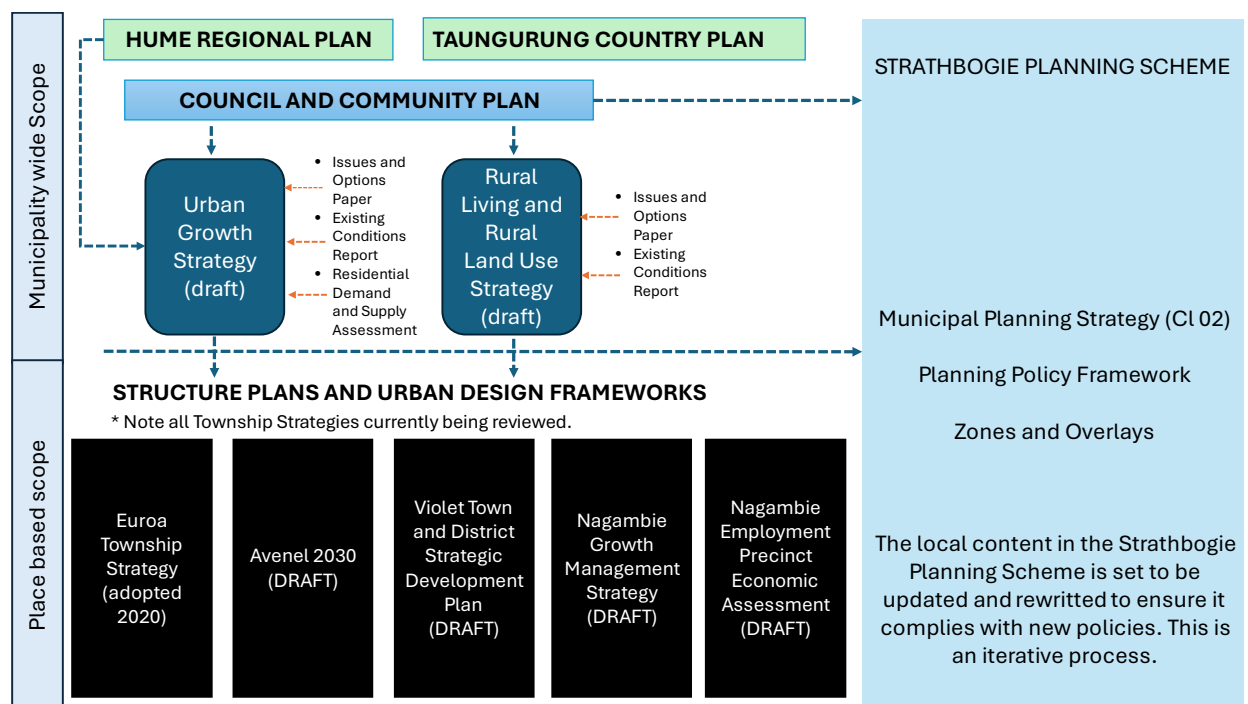


Figure 2: Relationship between various strategies

4 Summary of Demographics

4.1 Existing Demographic Profile

Urban Enterprise prepared a 'Strathbogie Shire Residential Land Demand and Supply' which has provided a foundation for the UGS and provides a clear and comprehensive analysis of demand for housing and projections of the location and type of demand that is expected to occur across the municipality. The following section provides a snapshot of the demographic profile of the existing community and an indication of the projected future demographic changes based on State government population projections (Victoria in Future 2023).



Strathbogie Shire has a population of 11,150 residents at June 2022 and has experienced population growth from at an average rate of 1.68% per annum over the period 2012 – 2022.

Age:

- Strathbogie Shire has a considerably older population than Victoria overall. The median age of 53 years compared with 43 years for regional Victoria and 38 years across the State.
- 31% of residents are aged 65 years and over, compared with 16% across Victoria, and population projections show that 68% of the net change in population will be in the age groups above 65 years.

Household type:

- In 2021, Strathbogie Shire had a relatively low proportion of families with children compared with regional Victoria, and a higher proportion of couples without children and lone person households.
- Population projections show that lone person households will be the household type which experiences the greatest proportional increase over the period to 2036. Lone person households are projected to comprise 44% of the net change in households over the period 2021 to 2036.

Income:

- The Strathbogie Shire's community is characterised by relatively low household incomes compared with regional Victoria overall, with 38% of households in the lowest income quartile in Victoria.
- When the 2016 and 2021 Census results are compared, a substantial proportion of the net additional households over the period (24%) were in the highest income quartile,

indicating that recent arrivals to the municipality may have different socio-economic attributes compared with the existing community, (on average).

4.2 Current residential land supply

A full analysis and methodology breakdown is outlined in the Strathbogie Shire UGS - Residential Land Demand and Supply Report (Appendix 1).

The following tables show that in 2023 within existing township extents (zoned):

- Vacant and broadhectare lots have capacity to accommodate approximately 2,361 dwellings in the study towns; 2,255 (96%) of which are in the main townships of Avenel, Euroa, Violet Town and Nagambie.
- Nagambie has the greatest remaining dwelling capacity, estimated at 1390 lots across vacant broadhectare sites.
- Infill development sites can accommodate around 1,312 additional lots. However, this capacity requires redevelopment of many currently occupied sites.

Table 1: Residential Land Supply, Vacant and Broadhectare Lots

Locality	Broadhectare and greenfield within existing townships	Dwelling demand per township	Years supply
Nagambie	1390	60	23-42
Euroa	324	12-16	60.29
Violet Town	60	2-3	20 - 30
Avenel	478	13-17	28-37
Longwood	73		38.83
Strathbogie	33		18.64

Source: Based on data from Residential Land Supply XX

In addition to broadhectare ‘greenfield’ developments, there is capacity within the existing townships to provide infill development. Infill supply means the additional lots that result if owners of lots in established urban areas within growth boundaries decide to subdivide their lots into two or more lots, thereby increasing both residential densities and supply. Infill supply is difficult to calculate as the number of lot owners who may choose to subdivide in future cannot be reliably estimated, regardless, the following capacity has been identified.

Table 2: Residential Land Supply, Infill Sites

Locality	Infill within existing townships	Lots capacity*	Total
Nagambie	16.65 ha	170	166.56 ha or 1312 lots
Euroa	18.75 ha	188	
Violet Town	46.35 ha	188	
Avenel	29.45 ha	137	
Longwood	17.17 ha	31	
Strathbogie	26.99 ha	49	

Source: Based on data from Residential Land Supply XX

It is important to note that these capacity estimates do not include potential for residential development in commercial areas, such as shop top development, or cumulative infill unit/multi lot development, which would also contribute to further dwelling capacity.

4.3 Existing Housing Diversity

Currently, almost 95% of Strathbogie Shire’s housing stock consists of suburban detached ‘family homes’, with 75% of dwellings having 3 or more bedrooms. From 2016 to 2021, dwellings that were detached houses, and those with 4 or more bedrooms, increased as a proportion of all dwellings. Increasing housing diversity will be a key feature of addressing housing needs into the future.

Table 3: Summary of dwelling stock

Strathbogie LGA		2021		2016	
		#	%	#	%
Dwellings	Total Private Dwellings	6,143	-	5,663	-
Dwelling Type	Separate House	4481	95%	3866	93%
	Semi-detached	179	4%	124	3%
	Flat or apartment	13	0%	94	2%
	Other	66	1%	68	2%
No. of bedrooms	None	44	1%	36	1%
	1 bedroom	241	5%	219	5%
	2 bedrooms	856	18%	792	19%
	3 bedrooms	2344	49%	2119	51%
	4 bedrooms	1053	22%	842	20%
	5 or more bedrooms	207	4%	134	3%

	Not stated	434	-	397	-
Tenure	Owned outright	2381	52%	1963	49%
	Owned with mortgage	1286	28%	1196	30%
	Rented	822	18%	817	20%
	Other tenure type	133	3%	47	1%
	Not stated	118	-	146	-

Source: ABS Census 2021. Not stated excluded from calculation of proportions.

The majority of housing within Strathbogie Shire is focused within the serviced towns of Euroa, Nagambie, Violet Town and Avenel. Strathbogie Shire also contains a number of smaller towns and localities which are not connected to infrastructure services. The analysis shows that:

- Larger dwellings and dwellings owned with a mortgage are prominent in Avenel;
- Smaller dwellings are more common in Nagambie and Violet Town; and
- Euroa and Nagambie have the highest proportion of dwelling stock that is rented.

Increasing the municipality's housing diversity is important for a number of reasons:

- More efficient use of land. Increasing housing densities in existing and planned suburbs reduces the pressure to continually expand into farmland and areas with environmental significance.
- Diversity of housing. Different housing densities can relate to different housing types. Increasing households of singles and couples with no children means the single detached three or four bedroom home that traditionally dominates the townships may not meet everyone's needs.
- Young adults looking to move out or empty nesters looking to downsize can stay in the same area
- Providing for a broad socio-economic mix in communities due to different price points for different housing types
- More diverse communities are more sustainable in the long term as they are able to maintain a range of services and facilities useful to all age groups.
- Housing affordability. Increasing housing density and diversity has the potential to provide housing at a range of price points.
- Provision of services. Higher densities of housing (and potentially people) can make service provision more efficient.

4.4 Spatial change of townships

The background *Residential Land Supply and Demand Assessment* has shown that the existing residential areas of Strathbogie Shire have supplied approximately 80% of the new housing since

2015. It is anticipated that into the future Strathbogie Shire will continue to experience similar pressures for growth as well as housing over the next 30 years. During this time:

- Nagambie has accommodated the greatest share of approvals, averaging 37 per annum over the period and 42% of all approvals across the Shire.
- Euroa and Avenel have contributed 18% and 14% of approvals respectively, with Avenel experiencing an increasing rate of approvals over time. In 2022, Avenel accommodated 20% of approvals in the municipality.
- The rural balance (which includes the townships of Longwood and Strathbogie) has experienced relatively consistent approvals volumes which have accounted for 23% of all approvals over the period.

It is noted that in both Nagambie and Avenel, recent housing development has occurred at the urban fringes outside the township SA1s in Elloura and Waterways Lifestyle Village (Nagambie) and Vineyard Estate and Bayley Drive (Avenel). These developments have been captured in the township data by including the SA1 areas which are adjacent to the township SA1s in Nagambie and Avenel.

During this period there has been some housing provided in rural areas, however, it is considered that there will be pressure to expand growth boundaries, threatening landscape character and further fragmenting productive agricultural land or rural areas not appropriate to accommodate typical population growth.

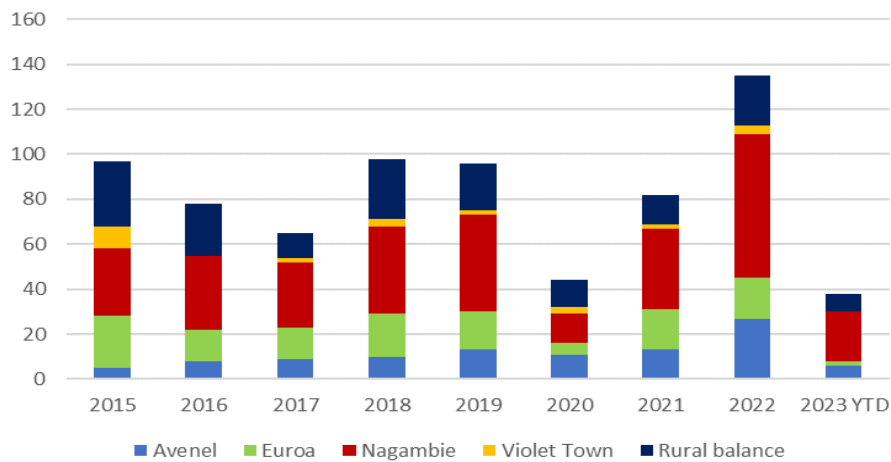


Figure 3: Dwelling approval by location, 2015 – 2023. Source: ABS, Urban Enterprise



Planning for Growth

Issues considered:

- Future housing demands
- Ensuring adequate services and infrastructure
- Significant agricultural land
- Managing environmental risks, including bushfire, flooding and land contamination
- Planning for growth

Planning for Growth

Strathbogie Shire, a diverse and picturesque region, is experiencing growth pressures that, if unmanaged, could negatively impact its environmental, agricultural, and landscape values. The region's unique natural beauty and fertile agricultural land are key assets that contribute to its identity and economic viability. However, unmanaged growth could lead to several significant challenges:

- **Environmental Degradation:** Unchecked urban sprawl can lead to the loss of critical habitats, biodiversity, and natural landscapes. This can undermine the ecological balance and reduce the region's attractiveness for tourism and recreation.
- **Infrastructure Strain:** Rapid and unplanned growth can overwhelm existing infrastructure and urban services, making it difficult and expensive to maintain and expand essential services such as water supply, sewage, roads, and public transportation.
- **Land Use Conflicts:** The proliferation of urban uses on rural land can lead to conflicts between residential, commercial, and agricultural activities. This can result in a fragmented landscape that reduces the efficiency and productivity of agricultural operations.
- **Loss of Agricultural Land:** Productive agricultural land is a finite resource essential for food security and local economies. Urban encroachment on these lands can lead to a permanent loss of agricultural capacity, negatively impacting local farmers and the broader food supply chain.

In the past, the Council has developed individual township plans and strategies to accommodate growth based on community expectations and market demand. While this approach has addressed immediate needs, it lacks a coordinated, long-term vision that aligns with sustainable development principles.

The following Sections discuss a range of issues that have been considered as part of the UGS, those issues include:

- Future housing demands
- Ensuring adequate services and infrastructure
- Avoiding significant agricultural land
- Managing environmental risks, including Bushfire, Flooding and Land Contamination

5 Issue: Future housing demands

Full analysis of existing policy context is contained at Appendix 2. However, broadly, clause 11.02-1 of the State Planning Policy Framework requires planning authorities to plan for projected growth over 15 years.

It also states:

“...residential land supply will be considered on a municipal basis, rather than town-by-town basis”.

This has implications for planning and land future growth of townships and release of land in identified future growth areas.

Recently, in June 2024 the State Government announced ‘draft housing targets’ which identifies the number of homes to be built between now and 2051. The numbers proposed for Strathbogie Shire are 2300 new dwellings over the next 27 years. This would mean a total number of 8600 dwellings within the municipality.

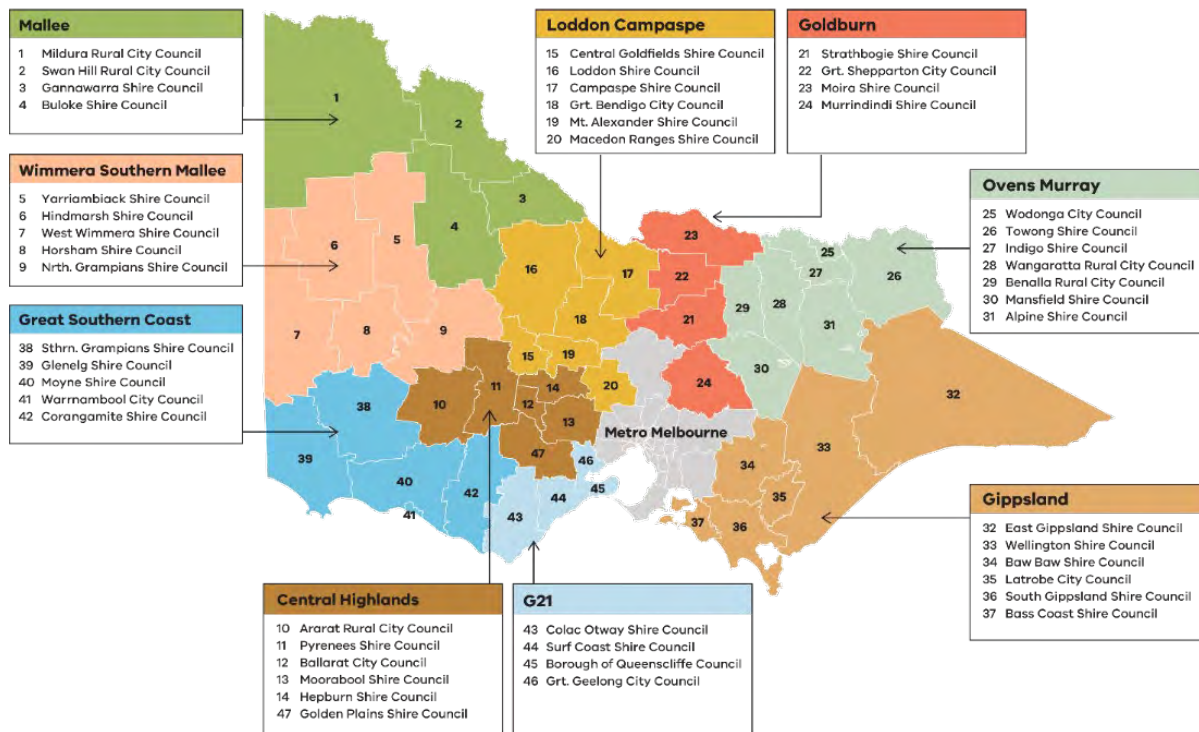


Figure 4: Image from Draft Housing Targets document

Future housing demands are influenced by various factors such as population growth, demographic changes, economic conditions, and societal trends. For Strathbogie Shire, understanding these factors is crucial to developing a robust UGS.

Using official State government projections from Victoria in Future’s 2023 update (VIF2023), it is possible to gain valuable insights into these trends. VIF2023 provides population, household, and dwelling projections up to 2051 for Victoria and its major regions, and up to 2036 for local government areas. These projections are based on trends and assumptions related to births, life expectancy, migration, and living arrangements.

For Strathbogie Shire, VIF2023 projects the following (as summarized in the table below):

- The population is projected to grow at 1.1% annually between 2021 and 2036, adding around 2,050 new residents (approximately 137 per year).
- The number of households will increase by 1,170 over this period, necessitating an additional 1,130 dwellings, which translates to about 75 new dwellings per year.

Table 4: Strathbogie Population and Household Projections to 2036

Measure	2021	2026	2031	2036	Total Change (2021-36)	Annual Change (2021-36)	Rate of Increase
Population	11,360	12,070	12,760	13,410	2,050	137	1.1%
Households	5,260	5,670	6,070	6,430	1,170	78	1.3%
Dwellings	6,160	6,540	6,920	7,290	1,130	75	1.1%

Source: Victoria in Future, 2023. As reported in *Residential Land Supply and Demand Assessment, UE*.

When projected population growth and dwelling requirements are compared with recent experience, it is evident that projections are somewhat less than recent growth.

For example:

- Recent population growth at the municipal level has exceeded 1.5% per annum for the past 6 years, compared with projections for an average of 1.1% per annum over the next 15 years; and
- The rate of dwelling growth over the past 5 years has averaged 97 per annum, which compares with projections of the need for an additional 75 per annum over the next 15 years.

The future rate of housing demand in Strathbogie Shire will depend on a range of variables, including the availability of land and housing for occupation, migration levels and patterns, the extent to which the effects of the COVID pandemic subside or are entrenched, and many others. Given the recent increasing trends in population and dwelling growth both prior to and following

the COVID pandemic, it is recommended that a higher growth scenario than that projected by VIF2023 is also taken into account. The UGS has adopted an annual dwelling demand rate of 100 (based on the 2018 to 2023 average of 97 additional dwellings per annum) which is the higher growth scenario to ensure that conservative estimates apply.

The two projection scenarios are shown in Table 5 – these are adopted as the overall rates of likely housing needs in the municipality over the period 2021 to 2036.

Table 5: Dwelling Projections

Scenario	2021	2036	Change (2021-36)	AAG (2021-36)	AAGR (2021-36)
VIF 2023	6,160	7,290	1,130	75	1.1%
Higher growth scenario	6,160	7,660	1,500	100	1.5%

Source: Victoria in Future, 2023; ABS; Urban Enterprise.

6 Issue: Ensuring adequate services and infrastructure

Planning for growth in Strathbogie Shire is a complex endeavor, requiring careful consideration of various factors. One of the primary concerns is the availability and cost of infrastructure and services, which are crucial in determining optimal locations for growth. Effective urban growth management in Strathbogie Shire requires ensuring that new developments are supported by adequate services and infrastructure. This includes schools, community facilities, open spaces, roads, wastewater management, stormwater systems, and power supply. Proper planning is essential to ensure these resources are available to meet the needs of an expanding population.

The planning scheme aims:

"To ensure that land use and development planning provides for the timely provision of infrastructure and services necessary to meet the needs of the community."

This objective highlights the importance of integrating infrastructure planning into urban growth strategies.

The principles underpinning the UGS includes directing growth to well-serviced areas. By concentrating growth in well-serviced locations, Strathbogie Shire can ensure that new developments are both economically viable and environmentally sustainable, ultimately enhancing the quality of life for all residents.

The focus areas are as follows:

- **Urban Infill and Redevelopment:** Focusing on urban infill and redevelopment of underutilized or vacant lands within existing urban areas to take advantage of existing infrastructure.
- **Strategic Growth Corridors:** Identifying and developing strategic growth corridors that are already, or easily, served by infrastructure.
- **Maximising Existing Facilities:** Directing growth towards areas with existing industrial and commercial zones to maximize the use of current services and facilities.

Focusing new growth in areas with existing infrastructure and services is the most efficient strategy. This approach not only supports sustainable development but also provides broader community benefits by minimizing the costs associated with new transport systems, education and healthcare facilities, and essential utilities such as water, sewer, and electricity.

By integrating these considerations into the UGS, Strathbogie Shire can achieve a balanced approach to managing housing growth while addressing the critical challenges posed by the need to provide adequate services and infrastructure.

7 Issue: Significant Agricultural Land

Productive agricultural land is a vital resource for Strathbogie Shire, contributing significantly to the local economy and food security. Urban growth, if not carefully managed, can lead to the loss of valuable farmland.

Ensuring that growth does not encroach upon productive agricultural areas is essential for maintaining the Shire's agricultural viability and rural character.

The planning scheme at Clause 14.01 aims:

"To protect productive farmland which is of strategic significance in the local or regional context." This objective emphasizes the importance of integrating agricultural land protection into urban planning to safeguard the Shire's agricultural resources."

Key considerations include:

- **Avoiding high-value agricultural areas:** Ensuring new developments are located away from high-value agricultural areas or implementing measures to mitigate impact.
- **Rural Land Use Strategies:** The Council is currently developing a rural land use strategy that supports agricultural activities and prevents fragmentation of farmland.
- **Directing Growth into Non-Agricultural Areas by:**
 - Urban infill and redevelopment: Focusing on urban infill and redevelopment of underutilised or vacant lands within existing urban areas to reduce pressure on agricultural lands.
 - Strategic Growth Corridors: Identifying and developing strategic growth corridors that connect urban centers and utilise land not suitable for agriculture.
 - Industrial and Commercial Zones: Directing growth towards existing industrial and commercial zones to maximize the use of non-agricultural lands and support economic development.

By integrating these considerations into the UGS, Strathbogie Shire can achieve a balanced approach to managing housing growth while addressing the critical challenges posed by the need to protect productive agricultural land.

8 Issue: Managing Environmental Risk

8.1 Bushfire

Being a region with significant forested areas, Strathbogie Shire faces a potential bushfire risk, with ember attack and smoke exposure posing threats across the entire municipality. The increasing bushfire risk, exacerbated by climate change and fewer opportunities for preventative fire management due to longer fire seasons, has led to stricter requirements for bushfire and vegetation removal. Consequently, areas previously deemed suitable for residential development are now considered higher risk.

The planning scheme at Clause 13.02 aims to strengthen community resilience to bushfires through risk-based planning that prioritises human life. Protecting lives must take precedence over other policy considerations.

An important element of the future growth of the municipality needs to consider directing urban growth from areas of highest bushfire risk. For homes subject to the Bushfire Management Overlay (BMO), meeting the relevant Bushfire Attack Level (BAL) standards can increase building costs. Subdivisions within the BMO are subject to additional bushfire risk mitigation measures.

To better inform the selection of areas suitable for urban growth, regard has been had to the bushfire mapping, within potential growth areas. Other key considerations in addressing urban growth amidst bushfire risk includes:

- **Prioritising Safety:** The foremost priority is protecting human life through stringent planning and risk assessment.
- **Infrastructure and Services:** Ensuring that new developments have access to safe infrastructure and services is crucial.
- **Environmental Considerations:** Balancing growth with the protection of environmental and agricultural lands.
- **Strategic Engagement:** Collaborating with fire authorities and emergency management agencies to enhance planning and preparedness.
- **Comprehensive Risk Mitigation:** Employing a combination of built environment strategies, public realm management, and fostering resilient community behavior to mitigate risks.

The CFA have been engaged early in this project and will have ongoing involvement with respect to defining of growth boundaries or rezoning of future urban growth.

8.2 Flooding

Flooding is a significant concern for Strathbogie Shire, with potential impacts on residential areas, infrastructure, and the environment. Increased rainfall intensity and frequency due to climate change exacerbates flood risks. Planning for growth in flood-prone areas requires a careful balance of various factors to ensure the safety and resilience of communities.

The planning scheme at Clause 13.03 aims

"To strengthen the resilience of settlements and communities to flood risk through risk-based planning that prioritizes the protection of human life and property." This objective emphasizes the importance of integrating flood risk management into urban planning to safeguard communities."

Key considerations include:

- Identification of Low-Risk Areas: Ensuring new developments are located in areas with low flood risk or implementing measures to reduce risk.
- Access to Safe Locations: Providing safe access to areas with low flood risk and ensuring evacuation routes are clear and effective.
- Flood Mitigation Infrastructure: Incorporating flood mitigation infrastructure, such as levees, drainage systems, and retention basins, into urban planning.
- Engagement with Authorities: Collaborating with relevant flood management authorities and emergency services to enhance preparedness and response strategies.
- Prioritizing Safety: Ensuring the safety of residents through strategic planning and flood risk reduction measures.
- Environmental Protection: Ensuring that flood protection measures do not negatively impact biodiversity and natural water systems.

To better inform the selection of areas suitable for urban growth, regard has been had to the flood mapping, within potential growth areas. Early engagement has been undertaken with flood plain managers as well as the Catchment Management Authority.

By integrating these considerations into the UGS, Strathbogie Shire can achieve a balanced approach to managing housing growth while addressing the critical challenges posed by flood risks.

8.3 Contaminated Land

Contaminated land poses significant challenges for urban growth in Strathbogie Shire, impacting public health, the environment, and the viability of development projects. Proper management and remediation of contaminated sites are essential to ensure safe and sustainable growth.

Planning for growth in areas with potential contamination requires careful consideration and strategic actions to mitigate risks.

The planning scheme at Clause 13.03 aims

"To ensure that contaminated land is used safely and appropriately." This objective emphasizes the importance of integrating contamination management into urban planning to safeguard public health and the environment."

Further requirements are set out in Ministerial Direction Number 1. Beyond these requirements the following key considerations in managing contamination risks include:

- Site Assessment and Remediation: Conducting thorough site assessments to identify contamination and implementing appropriate remediation strategies.
- Health and Safety: Ensuring that development on contaminated sites does not pose health risks to residents and the wider community.
- Environmental Protection: Protecting the environment from further contamination and restoring the ecological health of affected areas.

Key considerations include:

- Identification of Contaminated Sites: Ensuring thorough appropriate and proportionate assessment of contaminated sites before development or rezoning.
- Remediation Requirements: Implementing necessary remediation measures to make contaminated sites safe for development and use.
- Long-Term Monitoring: Establishing long-term monitoring plans to ensure that remediated sites remain safe over time.
- Community Involvement: Engaging with the community to inform and involve them in contamination management processes.
- Collaboration with Authorities: Working with environmental authorities and health agencies to enhance planning and management strategies.
- Directing Growth to Low-Risk Areas

By integrating these considerations into the UGS, Strathbogie Shire can achieve a balanced approach to managing housing growth while addressing the critical challenges posed by the need to manage and remediate contaminated land.

9 Issue: Managing Cultural Heritage

Strathbogie Shire is home to numerous rich Aboriginal Cultural Heritage Places, alongside other important and sacred sites. These areas represent not only the Shire's cultural history but also the living heritage of the Taungurung first nation people. Urban growth, if not carefully managed, can threaten the integrity of these invaluable sites.

The UGS will prioritise protecting these cultural heritage areas by directing development away from sites of significance, ensuring that the Shire's historical and cultural landscapes are preserved for future generations.

Key considerations include:

- **Avoiding Areas of Cultural Significance:** Identifying and safeguarding Aboriginal Cultural Heritage Places and other heritage sites by excluding them from areas designated for development.
- **Cultural Heritage Management Plans:** Requiring cultural heritage management plans (CHMPs) for any developments near heritage areas to ensure careful evaluation and mitigation of any potential impacts.
- **Consultation with Indigenous Communities:** Engaging with Indigenous groups to incorporate their knowledge and perspectives on protecting sacred sites and ensuring developments respect cultural significance.
- **Urban Growth Corridors:** Directing urban expansion into areas that do not contain or impact cultural heritage, focusing growth on non-sensitive lands.

By integrating these considerations into the UGS, Strathbogie Shire can successfully manage growth while ensuring the preservation of its unique cultural heritage.

10 Summary of Issues

Strathbogie Shire's future growth must be carefully managed to preserve its unique environmental and agricultural assets. A coordinated, long-term UGS that integrates sustainable development principles and addresses critical issues such as housing demands, infrastructure, agricultural land protection, and environmental risks is essential. By doing so, the Shire can balance development needs with the preservation of its natural and agricultural heritage, ensuring a thriving and sustainable future for its communities.

Key issues that have been identified as relevant for the UGS have been summarised as:

- **Ensuring Adequate Services and Infrastructure:**

Effective growth management involves directing development to well-served areas, promoting urban infill, and utilizing strategic growth corridors to ensure infrastructure supports new developments.

- **Protecting Significant Agricultural Land:**

Urban growth must avoid high-value agricultural areas to maintain the Shire's agricultural viability. Strategies include focusing on non-agricultural lands and preventing farmland fragmentation.

- **Managing Environmental Risks:**

Bushfire, flooding, and land contamination pose significant risks. The UGS must prioritize safety, incorporate flood mitigation infrastructure, and ensure contaminated land is used safely.

- **Avoiding Cultural Heritage Areas:**

Urban growth must avoid areas of cultural heritage significance to protect Strathbogie Shire's rich Aboriginal Cultural Heritage Places and sacred sites. Strategies include directing growth to non-sensitive lands, ensuring developments do not encroach on significant sites, and consulting with Indigenous communities to safeguard cultural heritage for future generations.

Based on an analysis of capacity, current policy, zoning, and development trends, it is estimated that there is in excess of 33 years of residential land supply across Strathbogie Shire. The land supply within existing zoned broad hectare areas is sufficient to meet likely demand for housing until 2051, which exceeds the State Government requirement to plan for a 15-year timeframe.

The existing capacity for an additional 2,361 dwellings is also consistent with the draft Housing Targets proposed by the State Government. Currently, the main locations where additional housing can be accommodated in Strathbogie Shire are the main towns of Nagambie, Euroa, Avenel and Violet Town

Given these findings, there is no necessity to identify or rezone additional residential land as part of the UGS.

However, given that there are a number of recent Structure Plans and Township Plans that are well founded and have identified further areas for urban growth, Council has the opportunity to reset its planning for growth from a municipal-wide perspective, identifying strategic areas for development while preserving environmental and landscape values. A managed approach to urban growth can be achieved through:

- **Establishing Growth Boundaries:** Defining clear and strategic growth boundaries to concentrate development in designated areas, thereby preserving open spaces and agricultural lands.
- **Defining Township Hierarchies:** Creating a hierarchy of townships to ensure that growth is directed to areas best equipped to handle it, with appropriate infrastructure and services in place.
- **Integrated Municipal-Wide Planning:** Adopting a holistic planning approach that considers the entire municipality's needs and potential, rather than focusing solely on individual townships. This ensures a balanced distribution of growth and resources.

By shifting from a township-specific approach to a broader municipal-wide strategy, Strathbogie Shire can achieve more cohesive and sustainable development, meeting both current and future needs of the community. This strategic planning will foster a balanced, well-managed growth environment that supports long-term sustainability and quality of life for residents.



Planning for townships

Issues considered:

- Defining township roles and boundaries
- Individual towns and rural hamlets including:
 - Nagambie
 - Euroa
 - Violet Town
 - Avenel
 - Strathbogie & Longwood
 - Other rural hamlets

Planning for townships

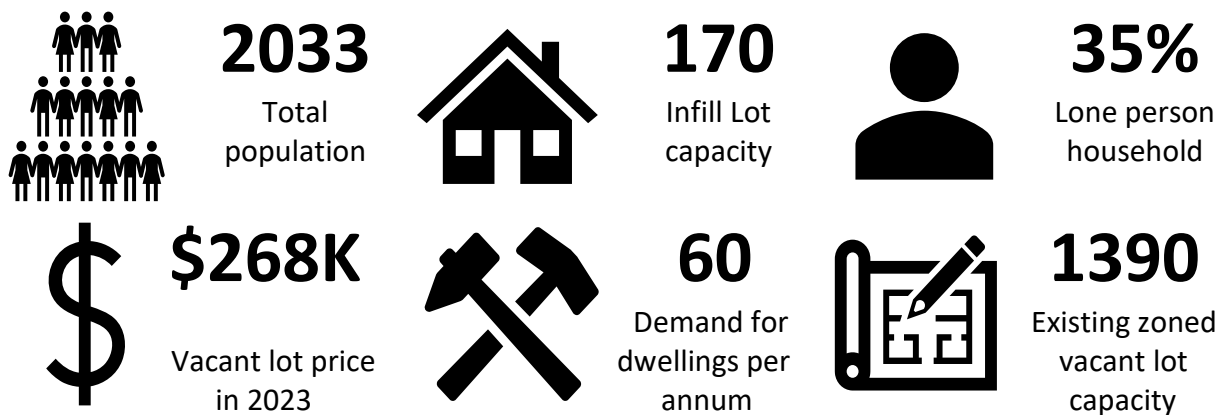
Historically, the Council has created individual plans and strategies for each township to address growth in line with community expectations and market demands. Building on these Structure and Township Plans, this section evaluates each township and other areas within this context. The UGS will revise this framework, taking into account the previous plans and providing updated guidance for future development.

This section discusses and proposes a hierarchy for townships and explains the concept and criteria for establishing growth boundaries. It also outlines the roles of various townships within the Shire, ensuring that growth is managed sustainably and aligned with community and environmental goals.

11 Nagambie

Nagambie is located approximately 135 km (90 minutes) north of Melbourne and 55 km south of Shepparton along the Goulburn Freeway. Renowned for its stunning lakeside setting, Nagambie offers a variety of water-based activities such as boating, fishing, and rowing. The town is also famous for its wine region, particularly the renowned Mitchelton and Tahbilk wineries. With a relaxed rural charm, it serves as a popular destination for both tourists and locals seeking a peaceful retreat amidst natural beauty and historic vineyards

Figure 5: Snapshot of existing conditions in Nagambie



In relation to the current land supply in Nagambie, The *Residential Supply and Demand Analysis* noted that:

- Vacant and broadhectare sites have capacity for almost 1,400 lots.
- Around two thirds of vacant and broadhectare supply are in three sites:
 - The Lake Nagambie Masterplan area / Elloura, under development with 346 lot capacity remaining;
 - The Nagambie Lifestyle Village (~251 lots) and 19 Lobbs Lane area (~148 lots) and has a total lot capacity of 392 lots; and
 - The Box Grove Low Density Residential Zone site, which is yet to be developed and has 200 lot capacity.

The demand rates consider a higher local growth scenario for Nagambie of 60 dwellings per annum – this is to test the sensitivity of existing land supply levels to the potential for a sustained period of dwelling demand at the rate which occurred during 2021/22.

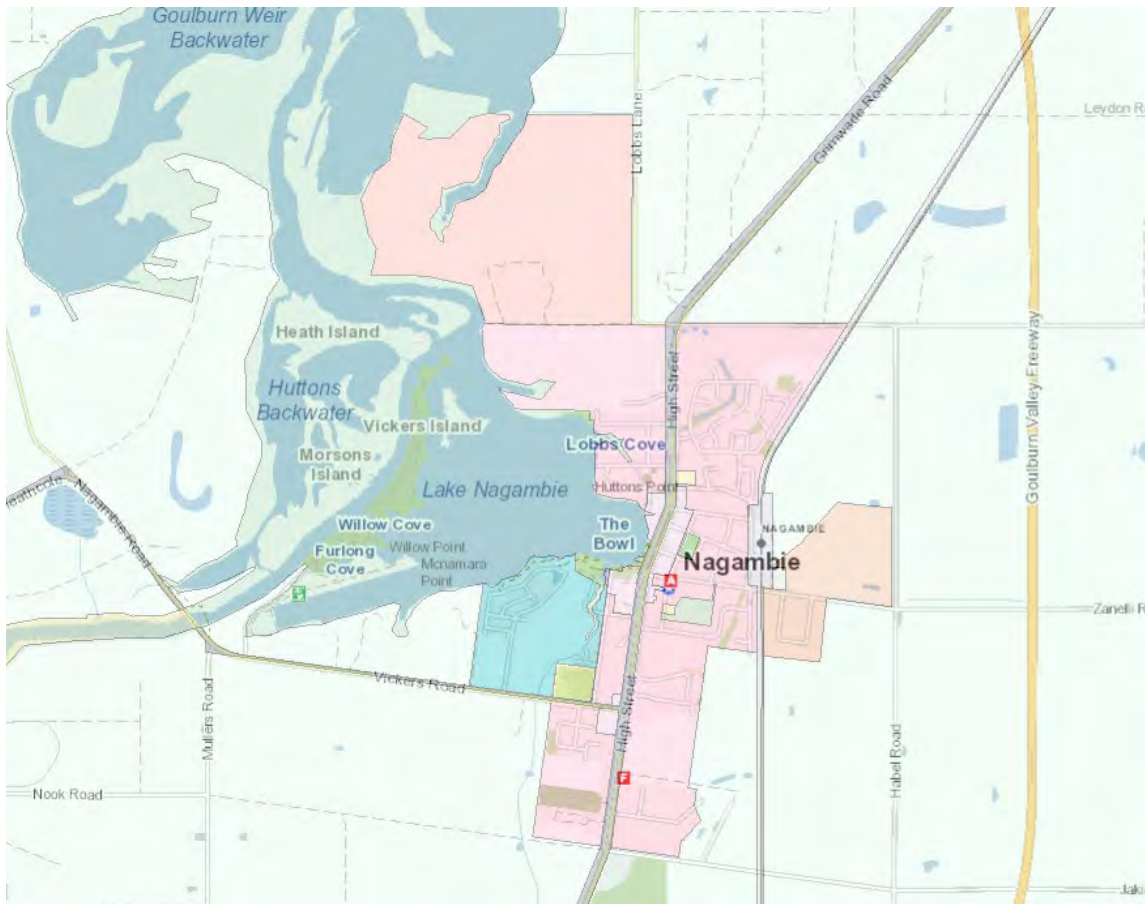
Although this demand rate was underpinned by the immediate post-pandemic surge in demand for rural township property, low interest rates and government stimulus, ongoing high lot price growth and an overall increasing trend in annual dwelling approvals indicates that demand for housing in Nagambie could feasibly exceed the modelled demand rates.

The following points are noted:

- Vacant and broadhectare land supply has nominal capacity to meet demand for between 23 and 42 years, depending on the rate of demand which occurs over the forward period.
- Taking into consideration that 200 lots of the supply is in a single LDRZ property which is not currently under development.
- Other opportunities for housing supply exist including infill development, medium density and retirement living (if provided in established areas).

The current existing zoning of Nagambie is outlined in the figure below:

Figure 6: Existing zoned extents of Nagambie



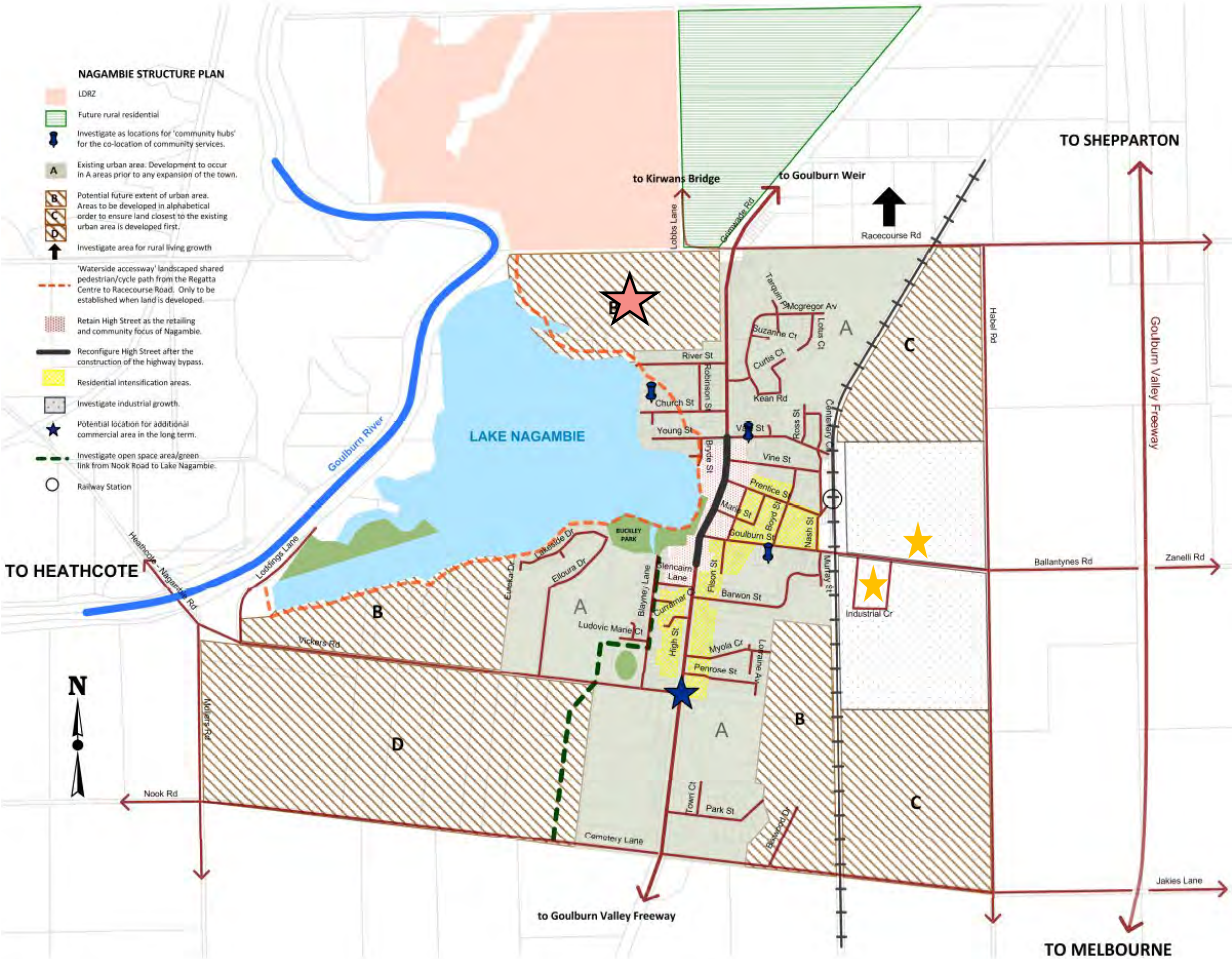
11.1 Strategic Work:

Over the years Council have undertaken a series of studies and Strategic Plans to provide a managed approach to Nagambie’s growth and development. These documents have included:

- Nagambie Growth Management Strategy 2008 (adopted)
- Nagambie Style Guidelines in 2008 (adopted)
- Neighbourhood Character Assessment in 2008 (Adopted)
- Nagambie Existing Conditions in February 2020 (Draft)
- Nagambie Growth Management Strategy in 2022 (Draft)
- Nagambie Employment Precinct Economic Assessment in 2024 (Draft)

Within the exiting Strategic Framework of the Strathbogie Planning Scheme there are a range of policies and guidance regarding Nagambie. At clause 11.01-1L-04 the Nagambie Structure Plan is outlined, which was the result of the 2008 Nagambie Growth Management Strategy.

Figure 7: Nagambie Structure Plan as outlined at Cl 11.01-1L-04



Since the implementation of the 2008 Growth Management Strategy there have been at least one additional area rezoned to residential which is identified within the plan with a red star. Additional areas have also been rezoned to industrial which are identified with a yellow star.

Table 6: Recent amendments in township

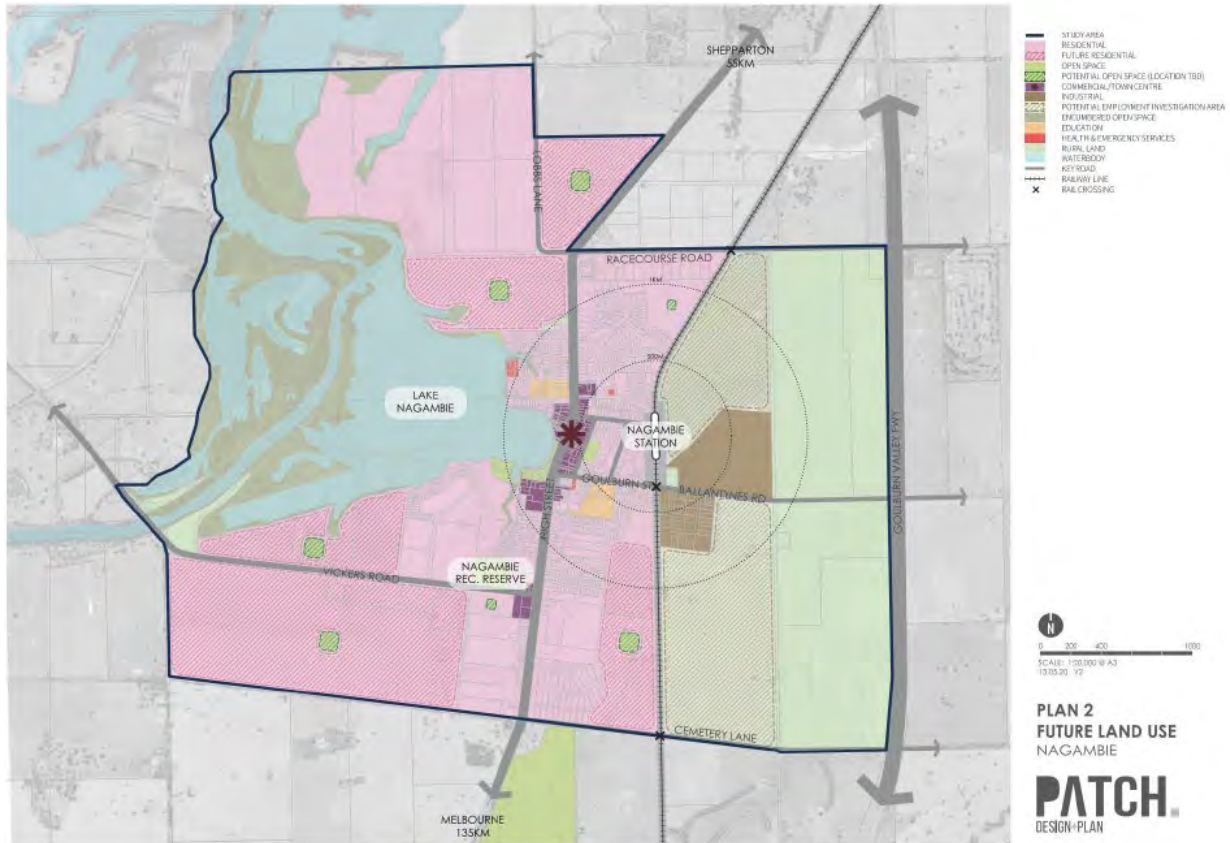
C No.	Area (ha)	Change	Included in existing zoned capacity	Gazettal date
C80stb	41.7ha	Farming to General Residential Zone	Yes	8 February 2024
C85stb	15.87ha	Farming to General Residential Zone	No	Not approved at time of Report

Most recently throughout 2020 and 2022 Council and the VPA worked together to develop the Nagambie Growth Management Strategy (NGMS) to guide the sustainable growth of Nagambie. The NGMS is a high-level and broad strategy that:

- Sets the future vision for Nagambie.
- Establishes a framework for growth and development over the next 15 years and onwards.
- Identifies the objectives needed to achieve good planning outcomes.
- Directs actions and guidelines to achieve the preferred outcomes.
- Identifies required social and physical infrastructure to support residential, commercial and industrial growth.
- Provides certainty for public and private decision making.

During its development based on the rates of development occurring at the time Nagambie was expected to experience moderate growth at a rate of 2.6%, with a projected population increase to approximately 4,000 people by 2036, necessitating an additional 1,143 dwellings. At the time this translated to a requirement of an additional 102.87 hectares of new residential land. The additional 41.7ha rezoned by C80stb has occurred since the most recent draft in 2022.

The future land use plan for Nagambie is outlined in the following Figure.



11.2 Future Urban Growth:

The UGS project is currently exploring whether the future areas of the 2022 NGMS remain current from a municipal wide perspective.

If Council was to proceed with rezoning of all the areas identified in the Future Land Use Plan in the 2022 NGMS it would result in the following:

Figure 8: Summary of additional areas identified by NGMS

Precinct	Description	Total Ha	Estimated lot capacity *	Currently identified Cl 11
South-East: Murray Street	Adjacent to Murray Street (currently under consideration by C85strb)	15.87	317	Urban
South-East: Cemetery Lane	Adjacent to Cemetery Lane (south of C85)	29 (approx.)	580	Urban
South	Bounded by Lake Nagambie, Vickers and Mullers Road.	210 (approx.)	4200	Urban
North	Bounded by Lobbs Lane and Grimwade Road	38 (approx.)	760	Rural Residential
Total		292.87	5857	

* The estimated lot capacity is based on 20 dwellings per hectare and can vary depending on lot size, constraint identification and final zoning.

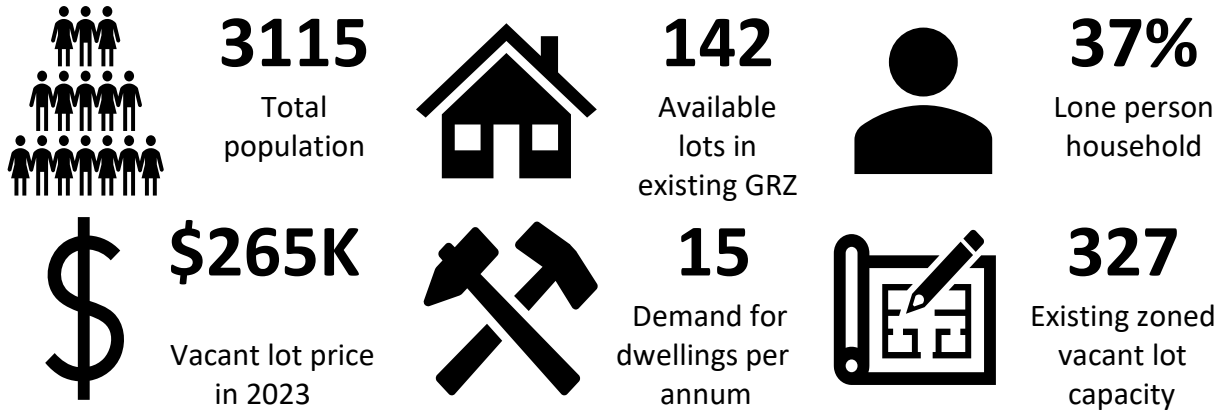
Based on the supply and demand analysis of Nagambie, the identification of these areas in addition to the existing zoned areas, would result in supply for 110 years (beyond 2130). This is also assuming that development would only occur in Nagambie at a rate of 60 dwellings per year.

Given the significant timeframe, it is considered timely for the UGS to reconsider the areas proposed for future urban growth and based on feedback from the consultation processes reset the overall framework and growth expectations for Nagambie township.

12 Euroa

Euroa, Victoria, is a charming rural town located approximately 150 kms north-east of Melbourne, easily accessible via the Hume Freeway. Nestled along the banks of Sevens Creek in the Shire of Strathbogie, Euroa is renowned for its historic buildings and picturesque landscapes. The town offers a blend of heritage architecture, local markets, and serves as a gateway to the Strathbogie Ranges.

Figure 9: Snapshot of existing conditions in Euroa



In relation to the current land supply in Euroa, the *Residential Supply and Demand Analysis* noted that:

- The population of Euroa increased at a high rate of 2.7% per annum between 2016 and 2021, resulting in an additional 79 residents per annum residing in the town during this period.
- The town now has a population in excess of 3,000 residents which is approaching the scale of town that can support a wide range of services.
- The majority of population growth during this period was due to residents aged 65-84 years, however there were also increases in younger cohorts, especially young adults aged between 25 and 34 years.
- Couples without children were the household type which contributed most to the change in households over the period 2016 to 2021, however lone person households remain the most common in the town. The following analysis outlines recent population growth in Euroa, and how demographic indicators for the town. The following observations are made from the data:

- Dwelling approvals rates have been reasonably consistent, averaging 15 approvals per annum over the period 2018 – 2023. Approvals have not demonstrated an increasing trend in the same way as has been evident in the other main towns of Nagambie and Avenel.
- The remaining supply in the town is relatively limited, with only 142 lot capacity remaining in the General Residential Zone.
- A substantial LDRZ property to the south of the town (known as Eastern Gateway) has approximate capacity for 185 lots, but the site is not being developed and does not have a permit for subdivision.
- A high proportion of the land supply remaining is affected by the Land Subject to Inundation Overlay (LSIO), and parts of the town are yet to be sewered. These circumstances could limit the extent to which the estimated supply levels can be realised.

The current existing zoning of Euroa is outlined in the figure below:

Figure 10: Existing zoned extents in Euroa



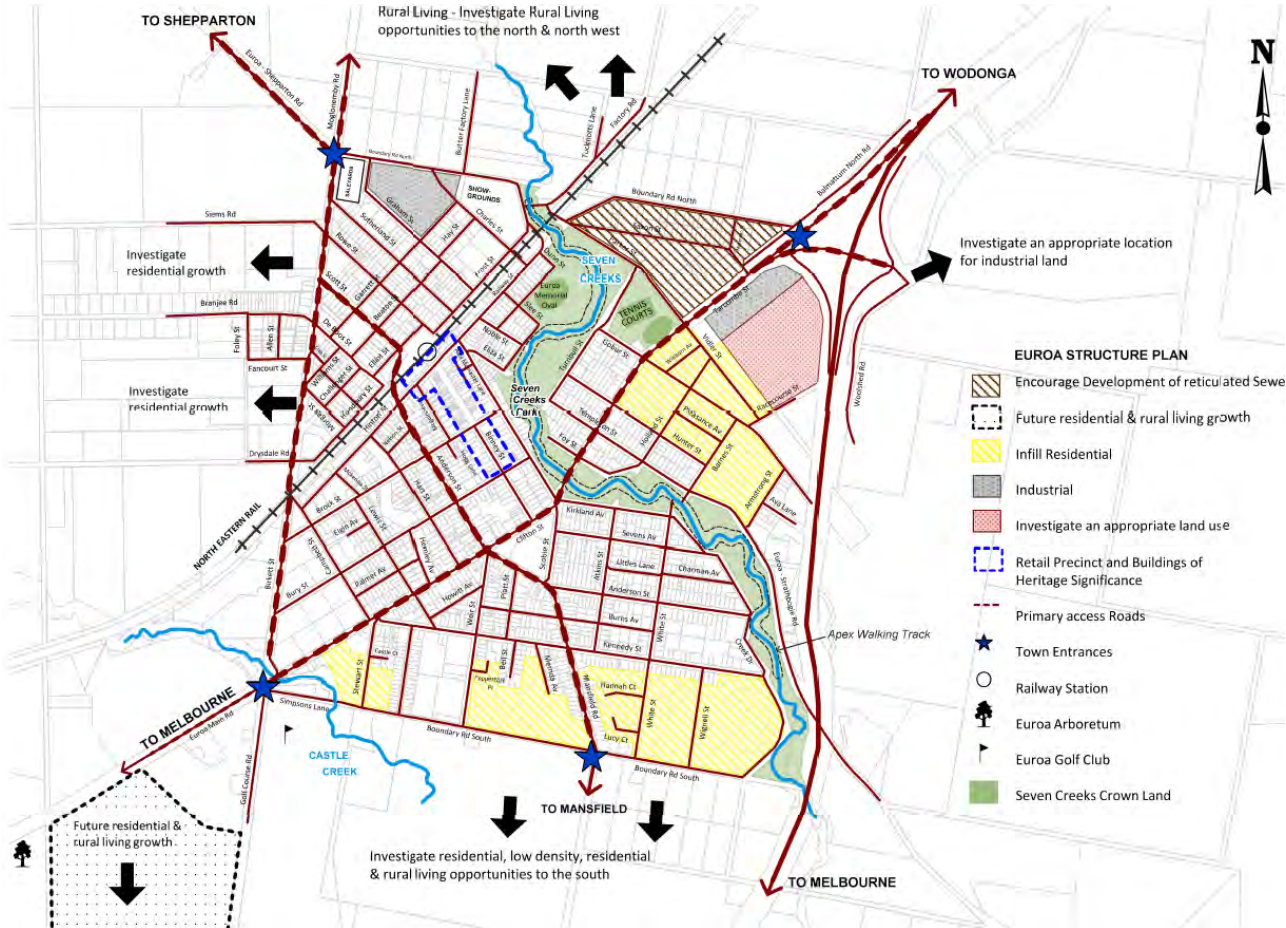
12.1 Strategic Work:

Over the years Council have undertaken a series of studies and Strategic Plans to provide a managed approach to Nagambie’s growth and development. These documents have included:

- Euroa Township Strategy 2020 (Adopted)
- Euroa Background Analysis 2019
- Euroa Structure Plan 2010 (Adopted)
- Euroa Neighbourhood Character Study 2008 (Adopted)
- Euroa and Avenel Rural Residential Development Plan Report (Adopted)

Within the exiting Strategic Framework of the Strathbogie Planning Scheme there are a range of policies and guidance regarding Euroa. At clause 11.01-1L-02 the Euroa Structure Plan is outlined., which was the result of the 2010 Euroa Structure Plan.

Figure 11: Euroa structure plan outlined at 11.01-1L-2



Since the implementation of the 2010 Euroa Structure Plan there have been additional areas rezoned to residential these are summarised in the following table:

Table 7: Recent amendments in township

C No.	Area (ha)	Change	Included in existing zoned capacity	Gazettal date
C57	0.5ha	Public Use Zone to Residential 1 Zone	Yes	31 October 2013
C39	16 ha	Farming to General Residential Zone	Yes	25 January 2012

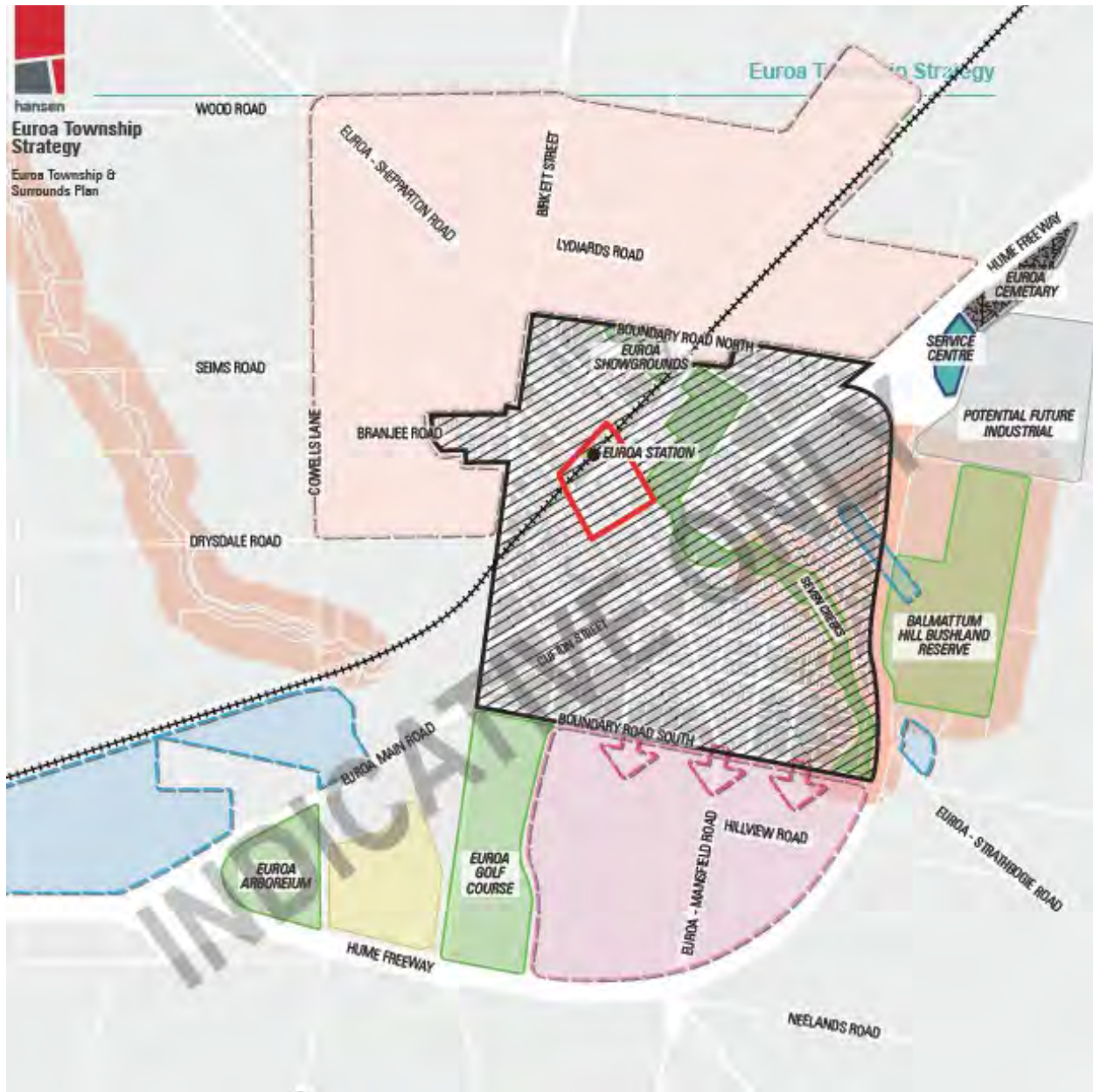
In 2020, Council completed the Euroa Township Strategy. It is a strategic document that sets out a long-term planning, design and community vision for the evolution of Euroa. It is intended to set a strategic framework to manage and guide future development through to 2040.

The Township Strategy addresses matters relating to land use, activity and design guidance within both the public and private realms. It addresses initiatives that the Council can have a direct role in influencing, facilitating or implementing, as well as actions and initiatives the Euroa community can take a lead with facilitating. The Township Strategy includes the provision of design guidance for both public land (streetscapes and public land/ open space) as well as private land holdings.

The Euroa Township Plan builds upon the earlier analysis and findings documented within the Euroa Township Strategy Issues and Opportunities Paper (July 2018). This Township Strategy report provides a general overview of the context of the project to frame the key directions, objectives and actions.

The future land use plan for Euroa is outlined in the following Figure.

Figure 12: Euroa Township Strategy proposed future land use plan



12.2 Future Urban Growth:

The UGS project is currently exploring whether the future areas of the Euroa Township Plan 2020 remain current from a municipal wide perspective.

If Council was to proceed with rezoning of all the areas identified for residential in the future land use plan it would result in the following:

Figure 13: Summary of additional areas identified for Euroa

Precinct	Description	Total Ha	Estimated lot capacity *	Currently identified Cl 11
South	Hume Freeway, Euroa Golf Club and Boundary Road.	208	4160	Investigation area
Total		292.87	4160	

* The estimated lot capacity is based on 20 dwellings per hectare and can vary depending on lot size, constraint identification and final zoning.

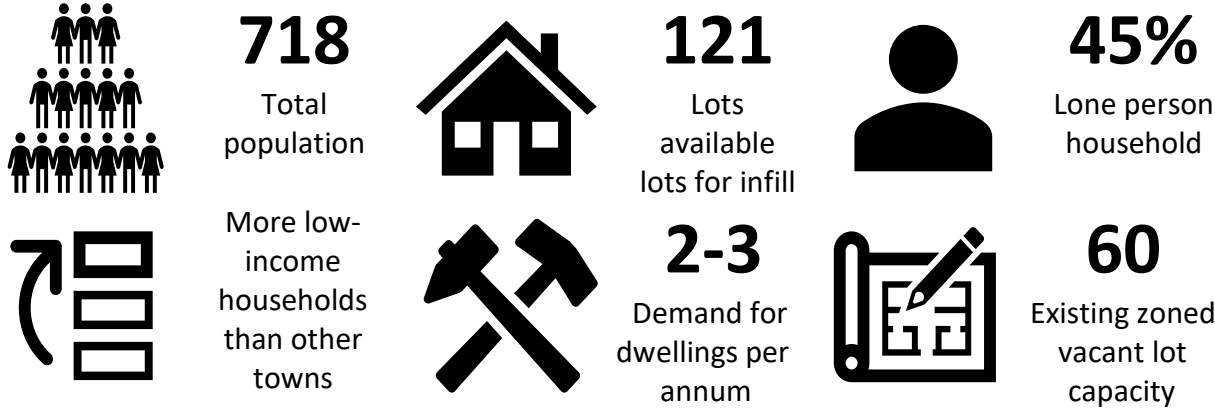
Based on the supply and demand analysis of Euroa, the identification of these area in addition to the existing zoned areas, would result in supply for 300 years (beyond 2324). This is also assuming that development would only occur in Euroa at a rate of 15 dwellings per year.

Given the significant timeframe, it is considered timely for the UGS to reconsider the areas proposed for future urban growth and based on feedback from the consultation processes reset the overall framework and growth expectations for Euroa township.

13 Violet Town

Violet Town, Victoria, is located approximately 175 kms north-east of Melbourne, accessible via the Hume Freeway. Violet Town is surrounded by natural beauty, with opportunities for hiking, bird watching, and enjoying the local flora and fauna. The town's rich history is reflected in its well-preserved buildings and the community's strong sense of heritage.

Figure 14: Snapshot of existing conditions in Violet Town



In relation to Violet Town, the *Residential Supply and Demand Analysis* made the following observations:

- The population of Violet Town increased marginally (+30 residents) between 2016 and 2021.
- In terms of age, the population of the age group 55-84 years increased the most over this period, with a reduction in residents aged under 34 years.
- Violet Town has a higher proportion of low income households and lone person households than the Shire average and Victoria overall.
- Houses have experienced very high rates of growth in recent years at 17% per annum over the period 2018 – 2023.
- An average of 3 dwellings have been approved in the town per annum since 2015, very low levels compared with other main towns in the municipality.

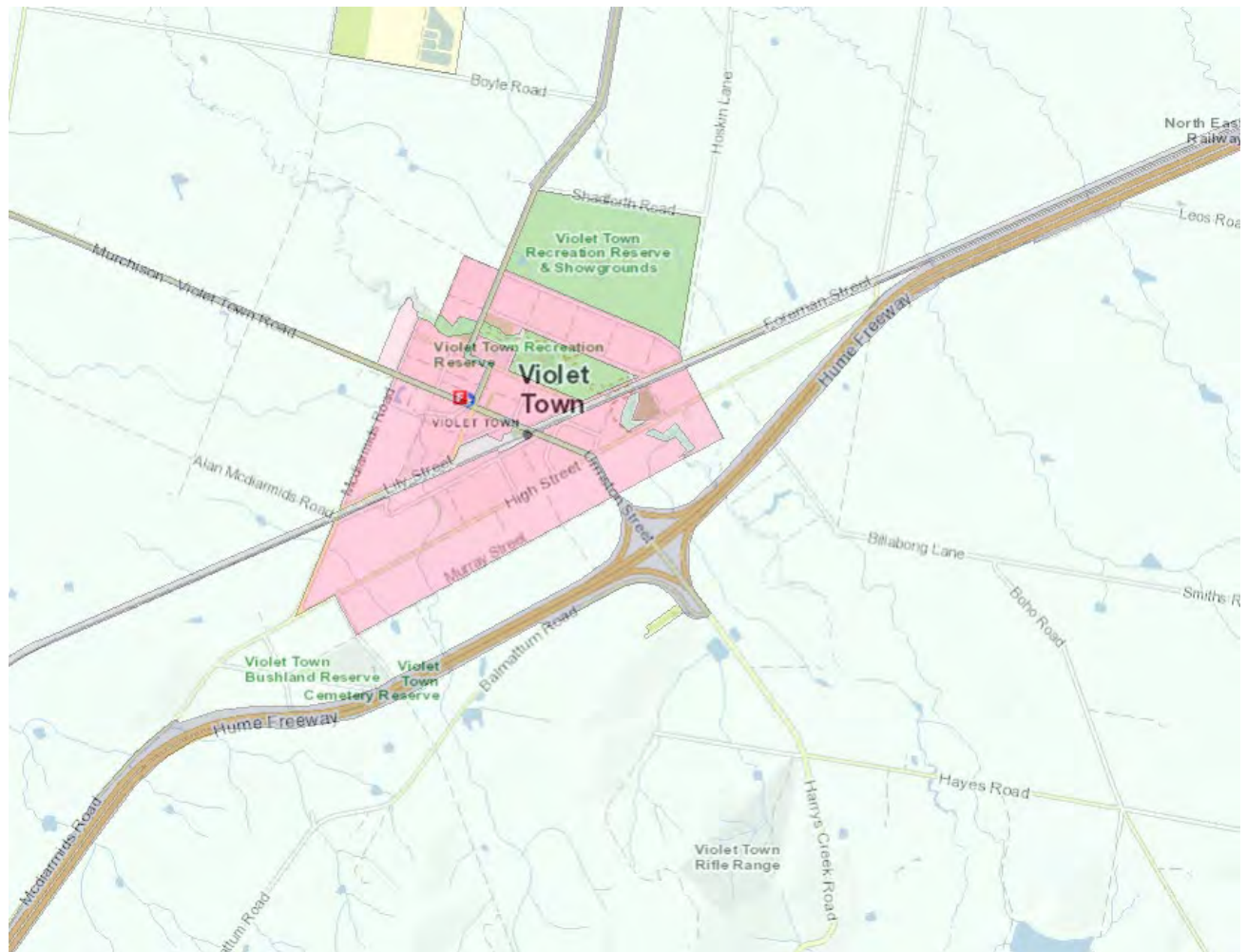
In relation to land supply it notes:

- Vacant and broadhectare sites have capacity for approximately 60 lots.

- Sites with infill development potential have relatively substantial capacity compared with vacant lots (121 lots), however this is mostly located on larger rural house blocks which would require re-subdivision in an area that is not currently sewered (south of High Street).
- There were no active subdivisions or developments observed in the town at the time the assessment was prepared.

The current existing zoning of Violet Town is outlined in the figure below:

Figure 15: Existing zoned extents in Violet Town



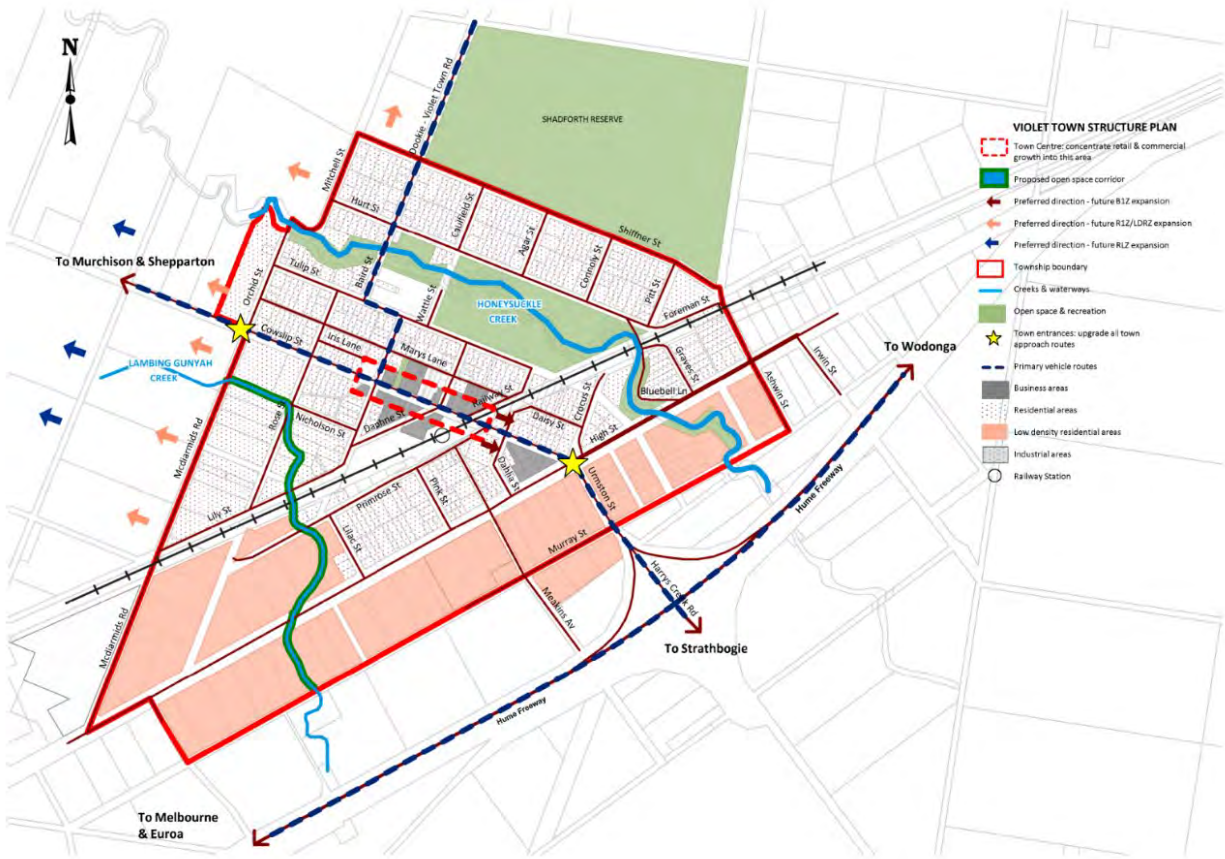
13.1 Strategic Work

Over the years Council have undertaken a series of studies and Strategic Plans to provide a managed approach to Violet Town’s growth and development. These documents have included:

- Draft Violet Town and District Strategic Development Plan, 2024 (Draft)
- Violet Town and District Strategic Development Plan, 2010 (Adopted)
- Violet Town and District Neighbourhood Character Study, 2010 (Adopted)

Within the exiting Strategic Framework of the Strathbogie Planning Scheme there are a range of policies and guidance regarding Violet Town. At clause 11.01-1L-06 the Violet Town Structure Plan is outlined, which was the result of the 2010 Violet Town and District Strategic Development Plan.

Table 8: Violet Town Structure Plan as outlined at Cl 11.01-1L-06

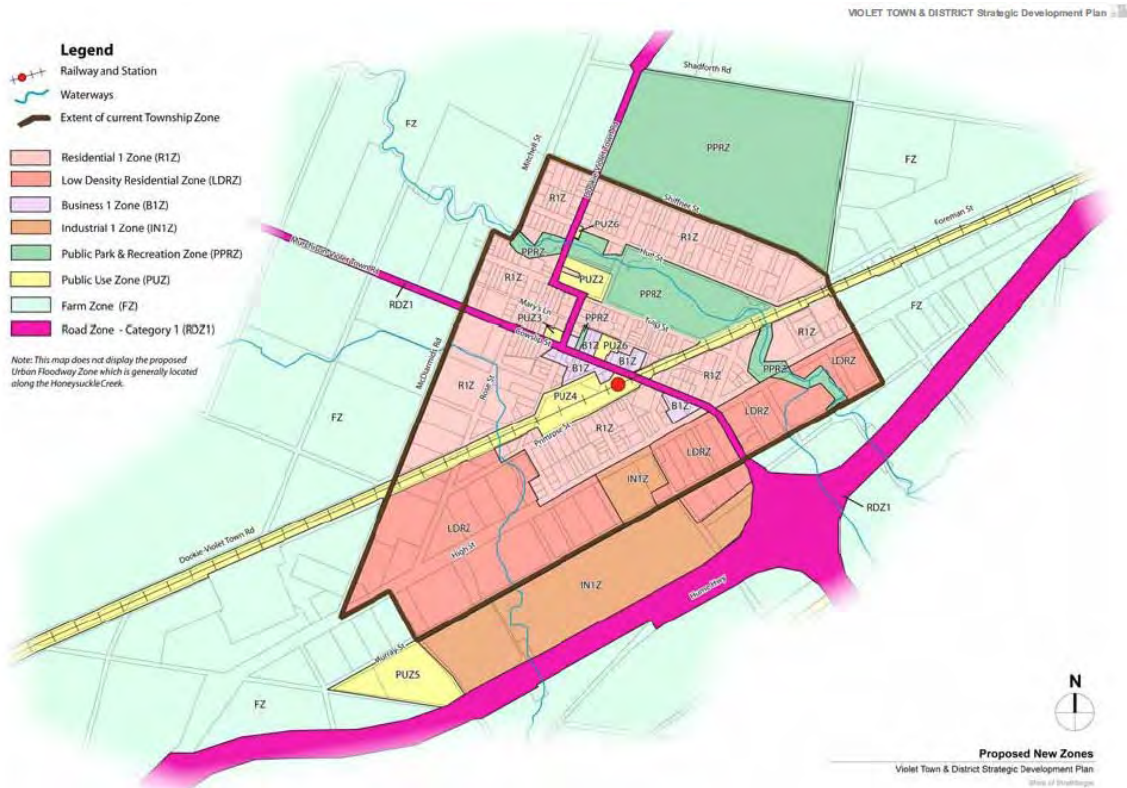


Since the implementation of the 2010 Violet Town and District Strategic Development Plan into the Strathbogie Planning Scheme there have not been additional areas rezoned to residential.

Recently, the Council has been undertaking work to update the township plan which has resulted in a draft Violet Town and District Strategic Development Plan. It is a strategic document that

sets out a long-term planning, design and community vision for the evolution of Violet Town. The future land use plan for Violet Town is outlined in the following Figure.

Figure 16: Violet Town proposed future land use plan



13.2 Future Urban Growth:

The UGS project is currently exploring whether the proposed future areas of the Violet Town Strategy Plan 2024 remain current from the perspective of a municipal wide perspective. The proposed future land use plan does not identify any additional areas for residential development. Instead, it proposes converting large areas currently designated as Township Zone to Low Density Residential and Residential 1. While this change will not increase the overall supply of residential areas, it will better reflect existing conditions.

14 Avenel

Avenel, located roughly 115 km north of Melbourne, Victoria, is easily accessible via the Hume Freeway. Known for its charming rural atmosphere, Avenel offers opportunities for wine tasting at local vineyards, exploring historic sites, and enjoying scenic landscapes. The town's deep historical roots are reflected in its well-maintained heritage buildings and the strong community identity.

Figure 17: Snapshot of existing conditions in Avenel



The Residential Supply and Demand Analysis in relation to Avenel the following observations were noted:

- The Avenel population increased at an average rate of 1.5% per annum over the period 2016 – 2021.
- Avenel generally has a younger age profile than other parts of the municipality, a greater proportion of families, and a higher income profile. However, the majority of recent population growth in the period 2016 – 2021 was due to an increase in residents of retirement age (65-84 years).
- Vacant lot prices in Avenel have increased at an average rate of 16.5% per annum over the period 2018 – 2023, demonstrating strong demand conditions.
- The rate of dwelling approvals has increased steadily over the past 5 years, from less than 10 per annum between 2015 and 2018 to a peak of 27 approvals in 2022.

In relation to land supply in Avenel, it is noted that:

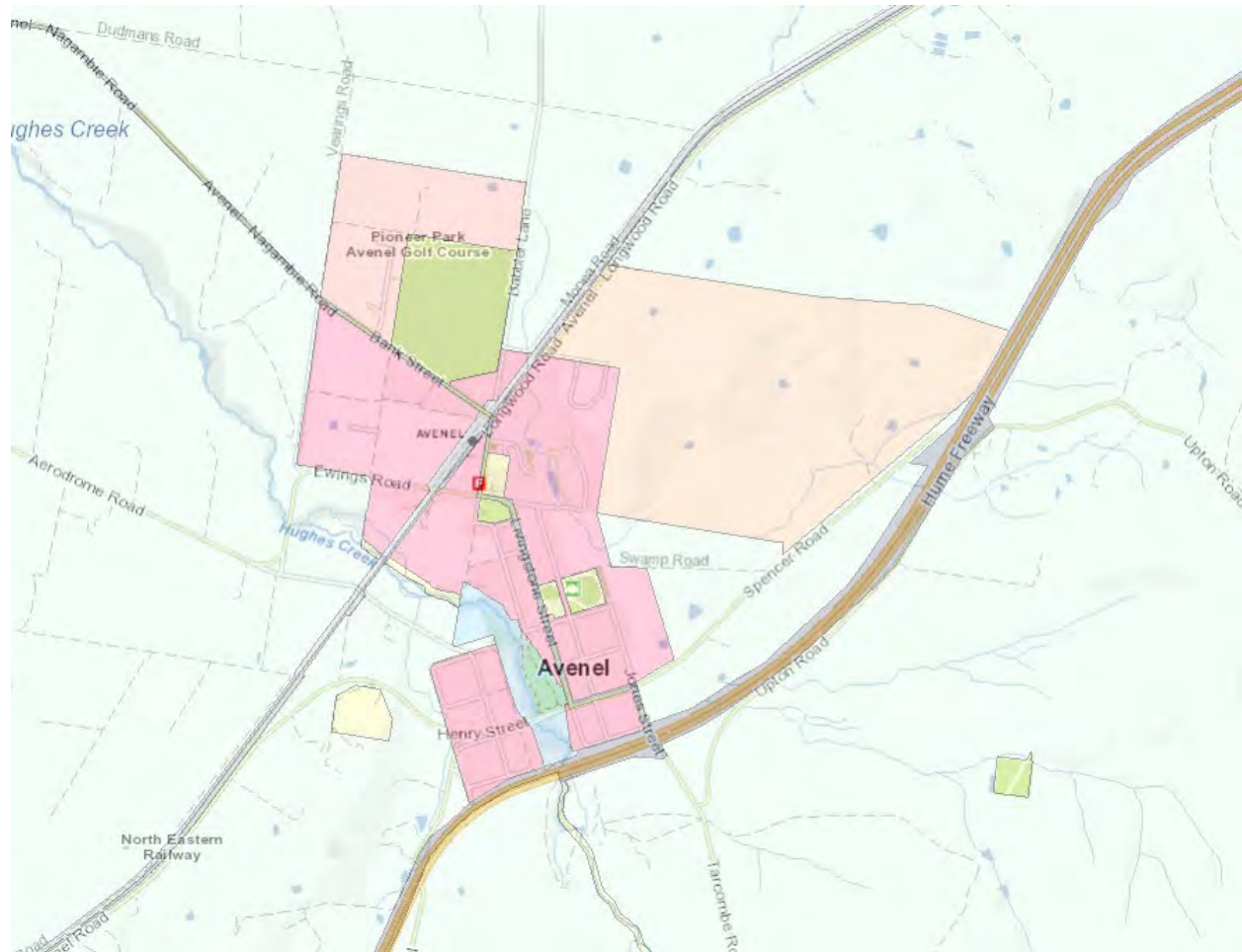
- Avenel has a significant number of larger lots throughout the township. Some of these are vacant and are logical candidates for development, however many others are

occupied by dwellings and gardens which could limit the extent to which the nominal housing capacity of the town is realised.

- Several broadacre sites are present, including in both the Township Zone and LDRZ. The overall capacity of these sites is estimated at 478 lots.

The current existing zoning of Avenel is outlined in the figure below:

Figure 18: Existing zoned extents in Avenel



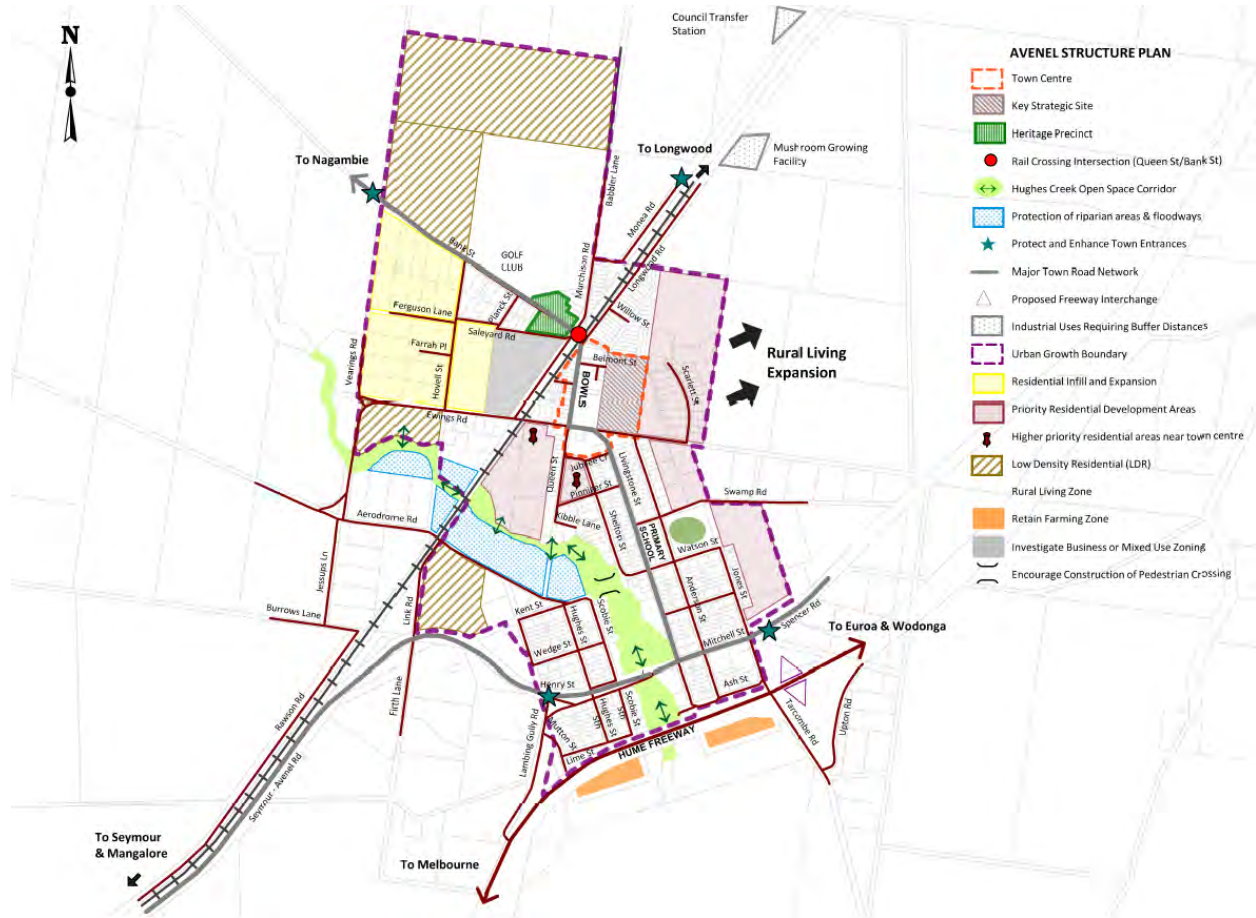
14.2 Strategic Work

Over the years Council have undertaken a series of studies and Strategic Plans to provide a managed approach to Avenel's growth and development. These documents have included:

- Avenel Township Strategy, 2024 (Draft)
- Avenel 2030 Strategy, 2008 (Adopted)

Within the exiting Strategic Framework of the Strathbogie Planning Scheme there are a range of policies and guidance regarding Avenel. At clause 11.01-1L-01 the Avenel Structure Plan is outlined, which was the result of the 2008 Avenel 2030 Strategy.

Table 9: Avenel Structure Plan as outlined at CI 11.01-1L-01

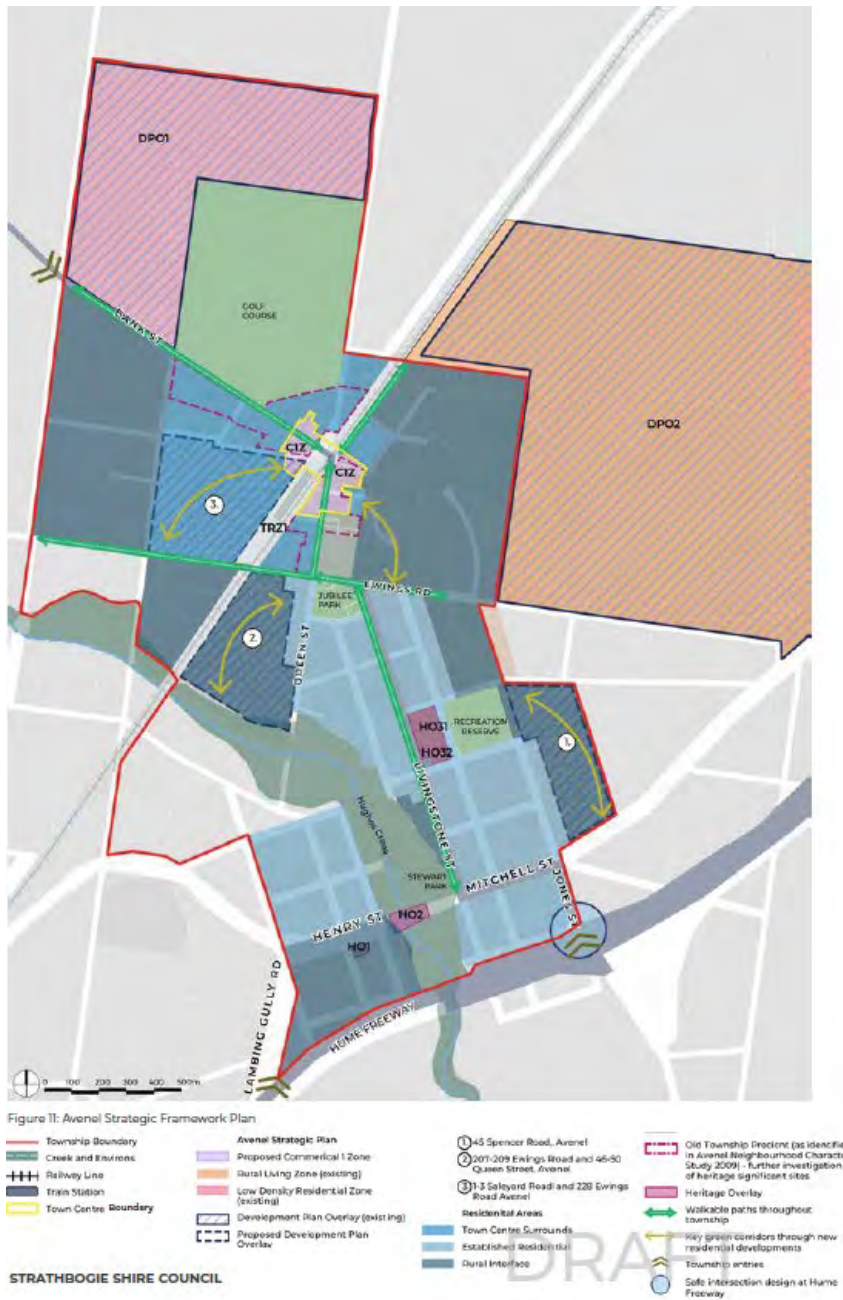


Since the implementation of the 2008 Avenel 2030 into the Strathbogie Planning Scheme there have not been additional areas rezoned to residential.

Recently, the Council has been undertaking work to update the township plan which has resulted in a draft Avenel Township Strategy 2024. It is a strategic document that sets out a long-term planning, design and community vision for the evolution of Avenel.

The future land use plan for Avenel is outlined in the following Figure.

Figure 19: Avenel proposed future land use plan



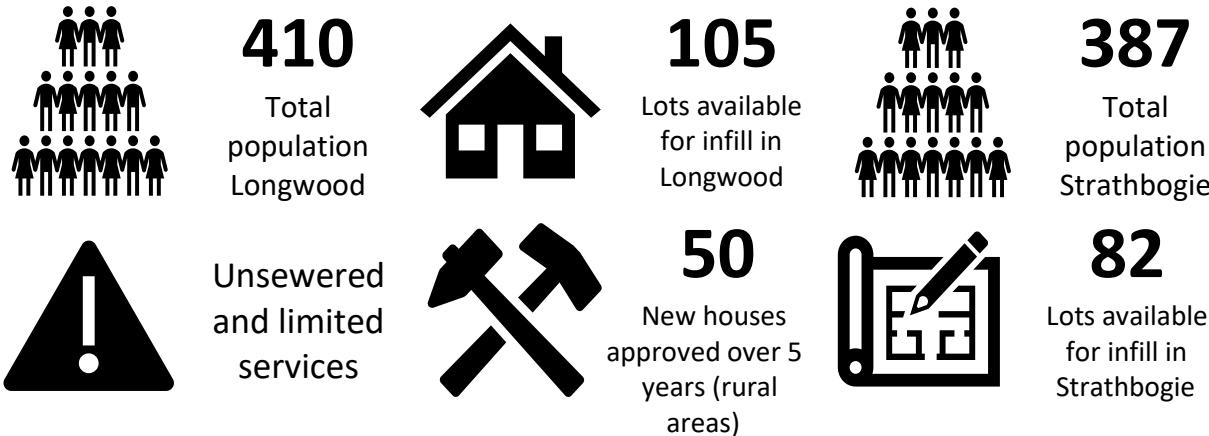
14.3 Future Urban Growth:

The UGS project is currently exploring whether the proposed future areas of the Avenel Township Strategy 2024 remain current from the perspective of a municipal wide perspective. The proposed future land use plan does not identify any additional areas for residential development. Instead, it proposes converting large areas currently designated as Township Zone to Low Density Residential and Residential 1. While this change will not increase the overall supply of residential areas, it will better reflect existing conditions.

15 Strathbogie and Longwood

Strathbogie and Longwood, situated in Strathbogie Shire, they offer rural lifestyle experiences, each with unique attractions. Strathbogie is known for its picturesque landscapes, including rolling hills and lush forests, making it ideal for hiking, nature walks, and bird watching. Longwood, easily accessible via the Hume Freeway, boasts a rich history with well-preserved heritage sites and a close-knit community.

Figure 20: Snapshot of existing conditions in Longwood and Strathbogie



In relation to Strathbogie and Longwood the *Residential Supply and Demand Analysis* made the following observations:

- The Strathbogie SA1 experienced significant population and dwelling growth relative to its small size, with an additional 34 dwellings counted from 2016 to 2021, an average annual increase of 7 per annum.
- The Longwood SA1 experienced an increase of 16 dwellings over the same period
- Vacant lot prices in Avenel have increased at an average rate of 16.5% per annum over the period 2018 – 2023, demonstrating strong demand conditions.
- Over the period 2015 – 2022, a total of 123 dwelling approvals were recorded in rural SA1s in the Euroa SA2, which includes Strathbogie, Longwood and all other rural areas in the SA2 and excludes the towns of Euroa and Violet Town (15 per annum).

In relation to the current land supply in Strathbogie and Longwood. It is noted that:

- Strathbogie has an indicative capacity for 82 additional lots including vacant and infill opportunities, however the town is not sewered and each development proposal must comply with land capability requirements. The yield shown in this assessment is based on an average of 4,000sqm per new lot created. In Strathbogie, the majority of the

housing capacity in vacant lots is within the properties located south of Armstrong Avenue.

- Longwood has an indicative capacity for 104 lots including vacant and infill opportunities, however as per Strathbogie, the town is not sewered which is a limitation to growth. The capacity assessment is based on an average of 4,000sqm lots. In Longwood, the majority of the housing capacity is within a large Township Zone property at 12 James Grant Lane to the north of the township, and a single LDRZ property at 397 Avenel-Longwood Road.

The current existing zoning of Longwood and Strathbogie townships are outlined in the following figures:

Figure 21: Existing zoned extents in Longwood

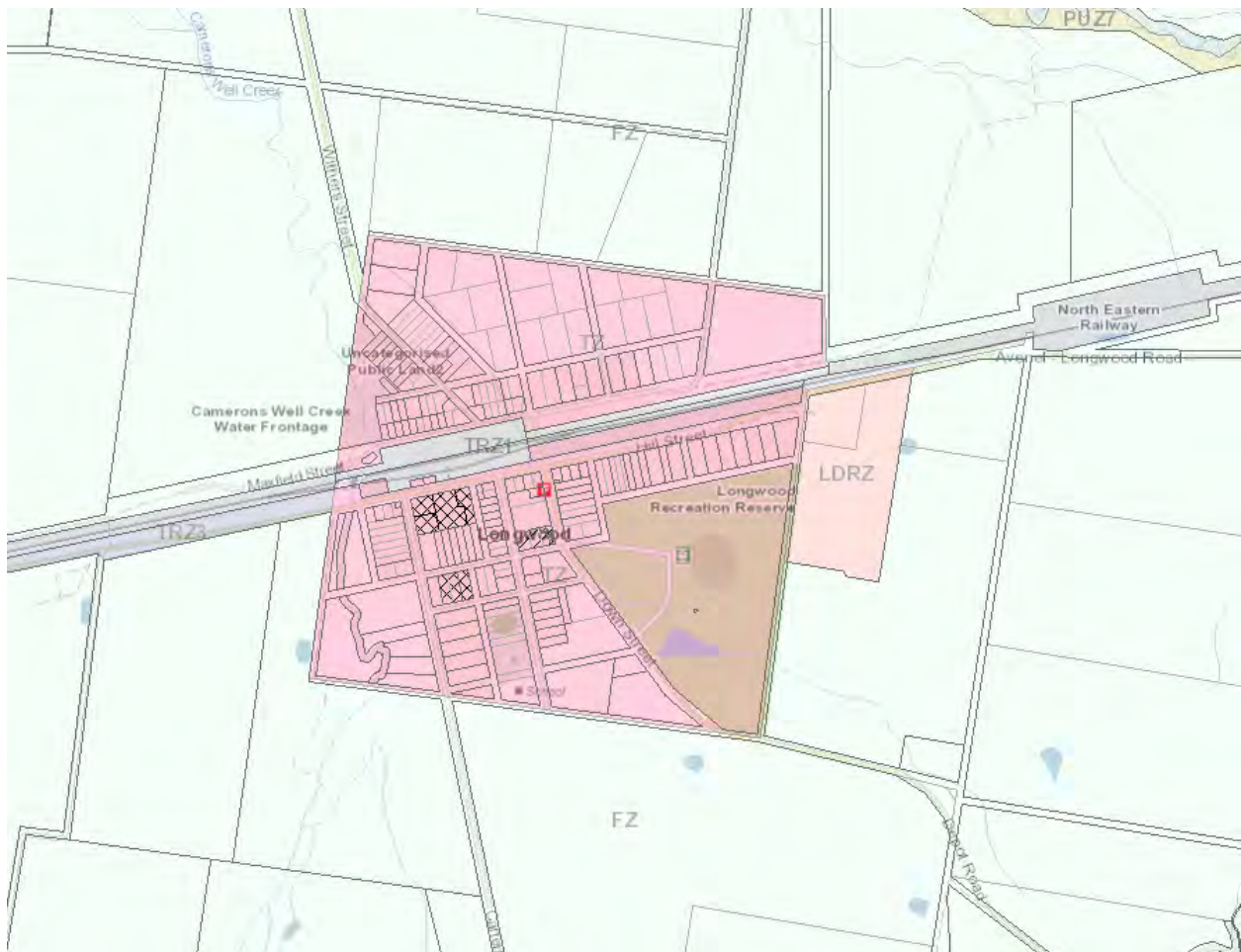
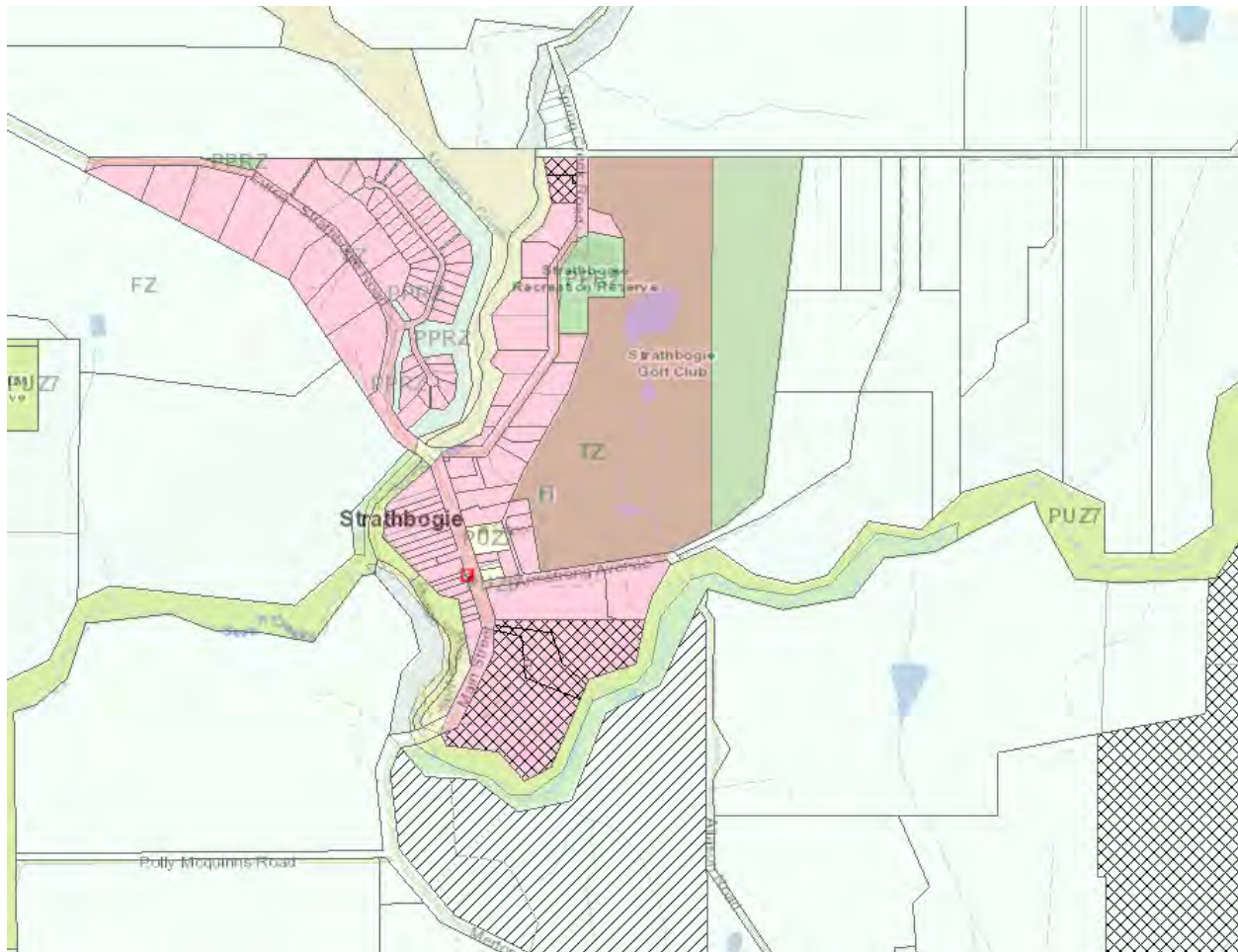


Figure 22: Existing zoned extents of Strathbogie



15.1 Strategic Work

There are no specific pieces of strategic work that have been undertaken for the two townships, albeit both areas were considered as part of the Rural Residential Strategy 2004.

Within the exiting Strategic Framework of the Strathbogie Planning Scheme there are a range of policies and guidance regarding Avenel. At clause 11.01-1L-05 there is a Strathbogie Structure Plan and clause 11.01-1L-03 outlines a Longwood Structure Plan.

The Council have not undertaken, nor proposed, any further strategic work in relation to the townships. There are a range of servicing and environmental constraints in both townships and so no future growth beyond the current boundaries have been proposed.

Figure 23: Longwood Structure Plan as outlined at CI 11.01-1L-03

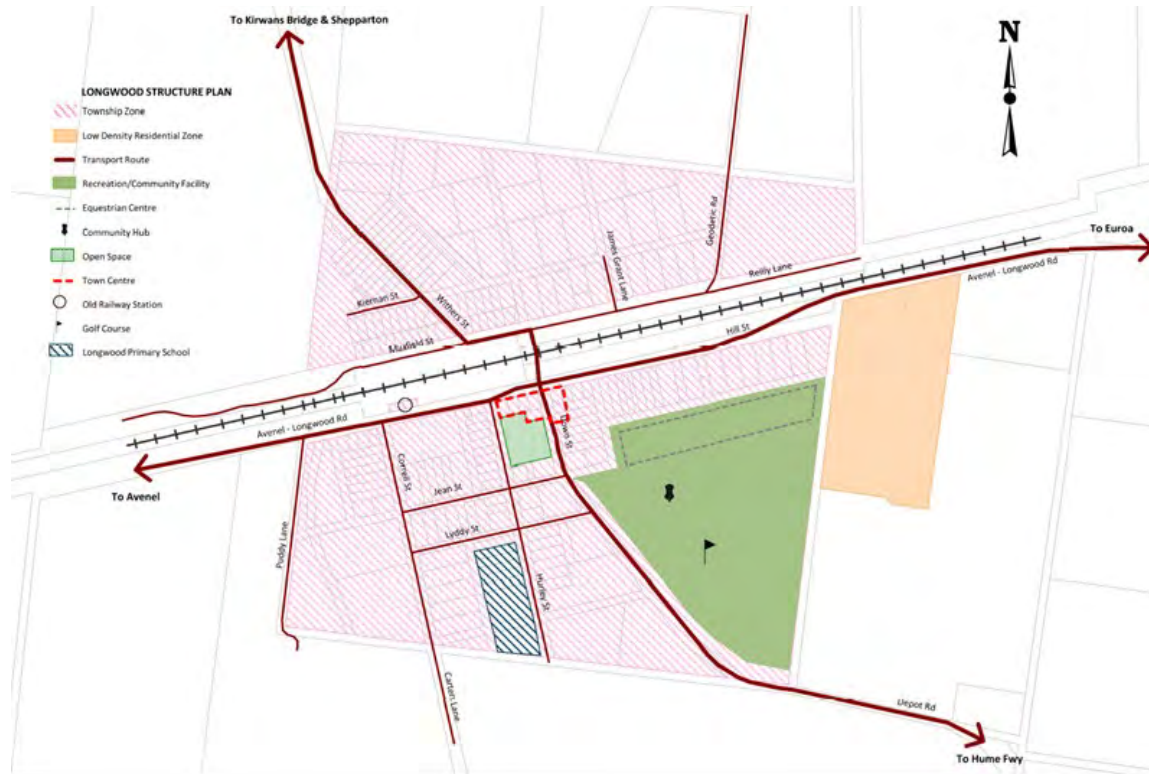
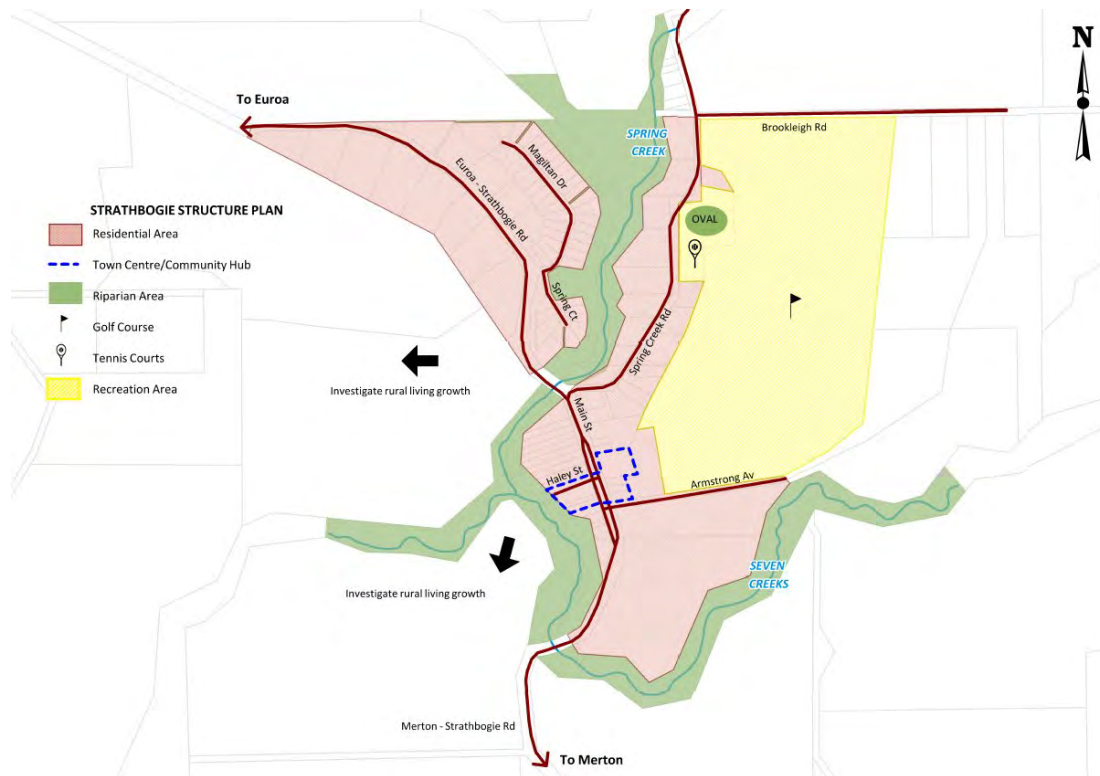


Figure 24: Strathbogie Structure Plan contained at CI 11.01-1L-05



16 Other rural hamlets and localities:

There are a number of other small rural hamlets and localities within the municipality that provide lifestyle and housing choices in smaller localities.

These areas include areas known as:

Ruffy	Miepoll	Tabilk
Graytown	Boho South	Locksley
Kirwan’s Bridge	Mangalore	Old Longwood
Goulburn Weir	Mitchellstown	

Figure 25: Existing zoned extents in Longwood

The Council has not conducted or proposed any additional strategic planning for the hamlets. Due to various servicing and environmental constraints in both townships, no future expansion beyond the current boundaries is planned. These areas lack reticulated sewer and water services and fall within the Farming Zone, despite often consisting of smaller, fragmented lots where settlements have historically taken place.

17 Opportunities: Township roles and growth boundaries

Urban growth management is essential for ensuring sustainable development and protecting valuable environmental and agricultural resources. The Council recognises the importance of identifying and defining a hierarchy for its townships and establishing clear long-term growth boundaries. This proactive approach aims to prevent unmanaged growth, which can lead to detrimental effects such as the loss of environmental and landscape values, inefficient infrastructure provision, urban encroachment on rural land, and the degradation of productive agricultural areas.

By managing growth strategically, the Council seeks to safeguard these critical values and provide clear guidelines for future development. This includes defining a hierarchy for townships to guide where urban growth should be directed, providing clarity to the community, development industry, and service agencies.

This section provides discussion and suggestions in relation to a proposed hierarchy of townships as well as definition of what a growth boundary is and based on the previously discussed townships documents, criterion for amending these boundaries.

17.1 Defining growth boundaries

The UGS aims to clarify and establish overall urban growth boundaries that encapsulate all urban and township developments. Strategic documents such as township strategies, structure plans, housing strategies, and urban design frameworks inform the discussion of the logical extent of townships and localities. A growth boundary, in the context of the final UGS, defines the outer limit of allowable urban use and development. This boundary provides landowners, authorities, and the community with greater certainty about land use and future growth directions.

Based on common planning principles, a growth boundary is defined as:

“The allowable extent of urban use and development for a township or urban area. It is a fixed outer boundary of urban development and encapsulates areas where there are future growth expectations of a township or locality.”¹

The nomination of long-term growth boundaries is based on existing residential zones and strategic plans developed through extensive community consultation and peer review. For the Strathbogie Shire, the proposed growth boundaries are expected to remain relevant until 2051,

¹ Modified from definition within PPN 36: Implementing a Coastal Settlement Boundary

providing sufficient land supply within existing zoned areas and strategically appropriate locations for future rezoning and urban growth.

17.2 Roles of urban areas/townships and proposed hierarchy.

Currently, the Strathbogie Planning Scheme does not specify a hierarchy of townships, though it is broadly understood that the main townships of Nagambie, Euroa, Violet Town, and Avenel can accommodate moderate growth. The final UGS presents an opportunity to establish a clear framework for the roles and responsibilities of each urban area and to articulate a township hierarchy.

17.2.1 Hierarchy of Townships

Based on the analysis conducted, the following future hierarchy is proposed for Strathbogie Shire’s townships, as outlined in Table 5. This hierarchy designates Nagambie as the Major Town, reflecting its capacity to support higher spatial growth compared to other towns. This designation aligns with strategic work, including the draft Nagambie Framework Management Plan, which identifies large growth areas for the town.

Table 10: Proposed hierarchy of Towns and localities

Urban area	Status	Expansion and infill capacity	Boundaries
Nagambie	<p>High Growth Town</p> <p>Town identified for future growth.</p> <p>Diversity of demography and housing.</p> <p>Education including public school, kindergarten and independent schools.</p> <p>Popular retirement/ holiday/ lifestyle destination.</p> <p>Basic medical facilities.</p> <p>Local sport and recreation facilities</p> <p>Operating trainline which is serviced by V-Line.</p> <p>Strong employment relationship with larger townships of Shepparton nearby.</p>	<p>Higher spatial growth capacity.</p> <p>Identified to accommodate future growth, beyond urban zoned land and infill development provided it is within defined growth boundaries.</p>	<p>To be confirmed following and defined through consultation and UGS process.</p>
Euroa	<p>Moderate Growth Towns</p> <p>Town with population levels that vary in line with general services.</p> <p>Diversity of demography and housing.</p> <p>Retail or commercial services.</p>	<p>Moderate spatial growth capacity.</p> <p>Identified potential for some growth beyond urban zoned land and infill development provided it is within defined growth boundaries.</p>	<p>To be confirmed following and defined through consultation and UGS process.</p>
Violet Town			
Avenel			

	Education including public school, kindergarten and independent schools. Popular retirement/ holiday/ lifestyle destination. Basic medical facilities. Strong employment relationship with larger towns nearby.		
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17.2.2 Rural hamlets and rural localities

There are several small rural hamlets and areas within the municipality that provide lifestyle and housing choices in smaller localities. These areas are generally inefficient to service, and residential development is contrary to the objective of maintaining a farmed, rural landscape.

These areas include areas known as:

Longwood	Goulburn Weir	Tabilk
Strathbogie	Miepoll	Locksley
Ruffy	Boho South	Old Longwood
Graytown	Mangalore	
Kirwan's Bridge	Mitchellstown	

These areas are not capable of accommodating growth, beyond what the current zoning regime allows. Through the UGS the growth directions for these areas are confirmed that they should be contained to the existing zoned extent (where zoning exists). The following hierarchy is proposed for the smaller rural localities and hamlets.

Table 11: Proposed hierarchy for hamlets and rural localities

Urban area	Status	Expansion and infill capacity	Boundaries
Longwood Strathbogie	Rural locality Locality with low population levels. Access to basic services. No sewer connections or major services and limited future growth capacity.	Low spatial growth capacity. Identified potential for growth within existing township zoned land, primarily through infill capacity and existing lots.	Contain locality to existing zoned extents.

Ruffy Graytown Kirwan's Bridge Goulburn Weir Miepoll Boho South Manalore Mitchellstown Tabilk Locksley Old Longwood	Rural Hamlets Areas with low population levels, located in a singular rural zone. Generally, no sewer connection or major services, and limited accommodation.	Low spatial growth capacity. Identified potential for growth within existing urban or appropriately zoned land, primarily through infill capacity and within defined growth boundaries.	Contain hamlets to existing zoned extents.
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Rural Living and Rural Hamlets are not identified through the UGS as playing a broader role in strategic urban planning.

17.2.3 Rural Living

The UGS is being undertaken alongside the Council's Rural Residential and Land Use Study, which will further guide future rural land uses, including rural residential living. Areas identified for future rural residential opportunities will be defined through this separate strategy.

17.3 Criterion for changing or altering growth boundaries

Over time, there may be a need to review growth boundaries due to new information about environmental values, increased infrastructure capacity, or other strategic considerations. Any changes to growth boundaries should result from a comprehensive strategic review guided by best practice principles to ensure sustainable development, environmental protection, and community well-being. The following criteria should be met before considering any amendment of growth boundaries:

Table 12: Criteria for amending growth boundaries

No.	Criteria	Description
Criterion 1:	Population and Housing Demand:	Demonstrated Need: There is a clear and substantiated need for additional housing or population growth that cannot be accommodated within the existing boundaries.
		Affordable Housing: There is a significant shortage of affordable housing options within the current boundaries.
Criterion 2:	Infrastructure and Services Capacity	Infrastructure Readiness: Existing or planned infrastructure can support the expansion.
		Service Accessibility: Adequate access to essential services (schools, healthcare, etc.) in new development areas.
		Sequential development: Land must be contiguous with urban residential areas – GRZ, RGZ, NRZ or UGZ.
Criterion 3:	Environmental Considerations	Environmental Protection: Expansion does not harm environmentally sensitive areas (wetlands, habitats, etc.).
		Sustainability Practices: Adherence to sustainability practices (energy efficiency, water conservation, waste management) in new development
Criterion 4:	Minimization of Urban Sprawl	Compact Development: Promotes compact, contiguous development, reducing urban sprawl.
		Utilization of Infill Opportunities: All reasonable infill and redevelopment opportunities within existing boundaries are exhausted
Criterion 5:	Agricultural and Rural Land Protection	Agricultural Land: Expansion does not encroach on high-value agricultural land or disrupt existing agricultural activities.
		Rural Character: Preserves the rural character and landscape values of surrounding areas.
Criterion 6:	Strategic Planning Alignment	Consistency with Strategic Plans: Proposed change aligns with Municipal Planning Strategy and Regional Growth Plans.
		Long-term Vision: Expansion supports the long-term vision for sustainable development and community well-being.

Criterion 7:	Risk Management and Adaptation	Natural Hazards: Area not prone to significant natural hazards or has demonstrated adequate mitigation measures in place.
		Climate Change Adaptation: Includes considerations for climate change adaptation and resilience.
Criterion 8:	Economic Viability	Economic Growth: Supports economic growth and job creation, particularly if needed for new employment areas.
		Cost-Benefit Analysis: Thorough analysis ensuring long-term benefits of expansion outweigh the costs.



Appendix 1:

Residential Demand and Supply
Assessment

Urban Enterprise, March 2024.

STRATHBOGIE URBAN GROWTH STRATEGY

RESIDENTIAL DEMAND AND SUPPLY ASSESSMENT

STRATHBOGIE SHIRE COUNCIL AND SD PLANNING | MARCH 2024

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FILE

Strathbogrie UGS – Residential Demand and Supply
Assessment – Final 220524.docx

VERSION

1

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**Urban Enterprise is located on Wurundjeri Woi-
Wurrung Country. We pay our respects to elders past,
present and emerging and also acknowledge all
Traditional Owners of Country on which we work.**



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CONTENTS

1. INTRODUCTION	7
1.1. ENGAGEMENT	7
1.2. SCOPE	7
1.3. REPORT STRUCTURE	8
2. HOUSING AND DEMOGRAPHIC PROFILE	9
2.1. INTRODUCTION	9
2.2. DWELLING PROFILE	9
2.3. DEMOGRAPHIC PROFILE	11
2.4. HOUSING MARKET CONDITIONS	13
2.5. HOUSING AFFORDABILITY	17
2.6. KEY FINDINGS	20
3. HOUSING DEMAND	21
3.1. INTRODUCTION	21
3.2. POPULATION AND DWELLING GROWTH	21
3.3. DEVELOPMENT ACTIVITY	23
3.4. PROJECTED FUTURE HOUSING DEMAND	25
3.5. LOCATION OF FUTURE HOUSING NEEDS	26
3.6. PROFILE OF FUTURE HOUSING NEEDS	27
3.7. KEY POINTS	28
4. RESIDENTIAL LAND SUPPLY	29
4.1. INTRODUCTION	29
4.2. RESIDENTIAL ZONES AND SPATIAL DISTRIBUTION	29
4.3. METHOD	29
4.4. SUPPLY RESULTS	31
4.5. ADEQUACY OF SUPPLY	32
4.6. KEY FINDINGS	32
5. TOWNSHIP LEVEL ANALYSIS	33
5.1. INTRODUCTION	33
5.2. NAGAMBIE	33
5.3. VIOLET TOWN	37
5.4. EUROA	41
5.5. AVENEL	45
5.6. STRATHBOGIE, LONGWOOD AND RURAL SURROUNDS	49
6. SUMMARY OF FINDINGS	51
APPENDICES	53
APPENDIX A DATA AREA BOUNDARIES	54
APPENDIX B LAND SUPPLY MAPS	58

FIGURES

F1. LOCATION OF TOWNS IN STRATHBOGIE SHIRE	7
F2. AGE DISTRIBUTION	12
F3. POPULATION CHANGE BY AGE	12
F4. HOUSEHOLD TYPE	12
F5. HOUSEHOLD TYPE CHANGE	12
F6. HOUSEHOLD INCOME, 2021	12
F7. INCOME QUARTILE CHANGE, 2016-2021	12
F8. STRATHBOGIE MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, 2013-23	13
F9. STRATHBOGIE SALES VOLUMES BY PRODUCT TYPE, 2013-23	14
F10. STRATHBOGIE LGA RENTAL AVAILABILITY AND MEDIAN RENT HISTORY	15
F11. AVERAGE ANNUAL RENT GROWTH BY DWELLING SIZE, 2018 - 2023	15
F12. HOUSING AFFORDABILITY CENSUS MEASURES, STRATHBOGIE SHIRE AND MAIN TOWNSHIPS	17
F13. AVERAGE VARIABLE HOME LOAN INTEREST RATE CHANGES, 2021 - 2023	17
F14. AFFORDABLE RENTALS, STRATHBOGIE AND REIGONAL VICTORIA	18
F15. ESTIMATED RESIDENT POPULATION, STRATHBOGIE SHIRE	21
F16. STRATHBOGIE LGA COMPOTENTS OF POPULATION CHANGE (2018 TO 2022, 5 YEARS INCLUSIVE)	21
F17. STRATHBOGIE RESIDENT PLACE OF WORK BY LGA	22
F18. DWELLING APPROVALS BY FINANCIAL YEAR, STRATHBOGIE SHIRE	23
F19. DWELLING APPROVALS BY LOCATION, 2015 - 2023	24
F20. STRATHBOGIE SHIRE POPULATION CHANGE BY 5 YEAR AGE GROUPS – 2021-2036	27
F21. NAGAMBIE AGE DISTRIBUTION, 2016-21	34
F22. NAGAMBIE POPULATION CHANGE BY AGE	34
F23. NAGAMBIE HOUSEHOLD INCOME QUANTILES	34
F24. NAGAMBIE HOUSEHOLD STRUCTURE	34
F25. NAGAMBIE RESIDENT PLACE OF WORK (LGA)	34
F26. NAGAMBIE HOUSEHOLD CHANGE (2016 21)	34
F27. MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, 2013-23	35
F28. DWELLING APPROVALS, NAGAMBIE	35
F29. VT AGE DISTRIBUTION, 2016 AND 2021	38
F30. VT POPULATION CHANGE BY AGE	38
F31. VT HOUSEHOLD INCOME QUANTILES	38
F32. VT HOUSEHOLD STRUCTURE	38
F33. VT RESIDENT PLACE OF WORK (LGA)	38
F34. VT HOUSEHOLD CHANGE (2016-21)	38
F35. MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, VIOLET TOWN, 2013-23	39
F36. DWELLING APPROVALS, VIOLET TOWN	39
F37. EUROA AGE DISTRIBUTION, 2016 VS 2021	42
F38. EUROA POPULATION CHANGE BY AGE	42
F39. EUROA HOUSEHOLD INCOME QUANTILES	42
F40. EUROA HOUSEHOLD STRUCTURE	42
F41. EUROA RESIDENT PLACE OF WORK (LGA)	42
F42. EUROA HOUSEHOLD CHANGE (2016-21)	42
F43. MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, EUROA, 2013-2023	43
F44. DWELLING APPROVALS, EUROA	43
F45. AVENEL AGE DISTRIBUTION, 2016 AND 2021	46
F46. AVENEL POPULATION CHANGE BY AGE	46
F47. AVENEL HOUSEHOLD INCOME QUANTILES	46
F48. AVENEL HOUSEHOLD STRUCTURE	46
F49. AVENEL RESIDENT PLACE OF WORK (LGA)	46
F50. AVENEL HOUSEHOLD CHANGE (2016-21)	46

F51. MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, AVENEL, 2013-2023	47
F52. DWELLING APPROVALS, AVENEL	47
F53. DWELLING APPROVALS, RURAL SA1S IN EUROA SA2	49
F54. AVENEL TOWNSHIP SA1S	55
F55. EUROA TOWNSHIP SA1S	55
F56. NAGAMBIE SA1S	56
F57. VIOLET TOWN SA1S	56
F58. NAGAMBIE LAND SUPPLY MAP	59
F59. EUROA LAND SUPPLY MAP	60
F60. AVENEL LAND SUPPLY MAP	61
F61. VIOLET TOWN LAND SUPPLY MAP	62
F62. LONGWOOD LAND SUPPLY MAP	63
F63. STRATHBOGIE TOWNSHIP LAND SUPPLY MAP	64

TABLES

T1. SUMMARY OF DWELLING STOCK, STRATHBOGIE MUNICIPALITY	9
T2. SUMMARY OF DWELLING STOCK, TOWNSHIPS IN STRATHBOGIE LGA	10
T3. STRATHBOGIE SHIRE TENURE AND DWELLING SIZE BY HOUSEHOLD TYPE, 2021	10
T4. HISTORIC PROPERTY VALUES BY TYPE	13
T5. STRATHBOGIE SALES VOLUMES BY PRODUCT TYPE, PAST 5 YEARS AND LONG TERM SUMMARY	14
T6. ACTIVE RENTAL BONDS, STRATHBOGIE LGA	16
T7. VERY LOW-, LOW-, AND MODERATE-INCOME RENTAL AFFORDABILITY – STRATHBOGIE LGA	19
T8. VICTORIAN HOHSING REGISTER APPLICANTS IN STRATHBOGIE REGION, SEPTEMBER 2023	20
T9. SOURCES OF INTRASTATE MIGRATION INTO STRATHBOGIE, 2021	22
T10. DWELLING APPROVALS BY FINANCIAL YEAR, STRATHBOGIE SHIRE MUNICIPALITY	23
T11. RESIDENTIAL SUBDIVISION DATA BY LOCATION, 2015 – 2023	24
T12. STRATHBOGIE POPULATION AND HOUSEHOLD PROJECTIONS, 2021-36	25
T13. DWELLING PROJECTIONS, STRATHBOGIE LGA	25
T14. SA2 POPULATION AND DWELLING PROJECTIONS	26
T15. LOCAL DWELLING SCENARIOS	26
T16. RESIDENTIAL ZONES IN THE STRATHBOGIE PLANNING SCHEME	29
T17. LAND SUPPLY AND CAPACITY ASSESSMENT METHOD	30
T18. LAND SUPPLY CRITERIA AND ASSUMPTIONS	30
T19. RESIDENTIAL LAND SUPPLY, VACANT AND BROADHECTARE LOTS	31
T20. RESIDENTIAL LAND SUPPLY, INFILL SITES	31
T21. SUMMARY OF RESIDENTIAL LAND SUPPLY	32
T22. NAGAMBIE TOWNSHIP POPULATION GROWTH	33
T23. LAND SUPPLY, NAGAMBIE	36
T24. DEMAND AND SUPPLY COMPARISON, NAGAMBIE	36
T25. VIOLET TOWN POPULATION GROWTH	37
T26. LAND SUPPLY, VIOLET TOWN	40
T27. DEMAND AND SUPPLY COMPARISON, VIOLET TOWN	40
T28. EUROA TOWNSHIP POPULATION GROWTH	41
T29. LAND SUPPLY, EUROA	44
T30. DEMAND AND SUPPLY COMPARISON, EUROA	44
T31. AVENEL TOWNSHIP POPULATION GROWTH	45
T32. LAND SUPPLY, AVENEL	48
T33. DEMAND AND SUPPLY COMPARISON, AVENEL	48
T34. POPUATION AND DWELLINGS, LONGWOOD AND STRATHBOGIE	49
T35. LAND SUPPLY, STRATHBOGIE AND LONGWOOD	50

GLOSSARY OF TERMS

Dwelling - A structure which is intended to have people live in it, and which is habitable on Census night. Some examples of dwellings are houses, motels, flats, caravans, prisons, tents, humpies and houseboats.

Flat or apartment - all dwellings in blocks of flats or apartments. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell.

Median sales price - the value of the middle item when all sale prices are arranged in ascending order of magnitude.

House - a combination of detached home, semi-detached/terrace home/row house, house and flat/studio.

Semi-detached, row or terrace house, townhouse - These dwellings have their own private grounds and no other dwelling above or below them. They are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than half a metre.

Separate house - A house which is separated from other dwellings by a space of at least half a metre.

Unit - Include a combination of single strata unit/villa unit/townhouse, conjoined strata unit/townhouse, residential company share unit (ground level), residential company share unit (within multi-storey development), strata unit or flat, residential investment flats, individual flat, retirement village unit.

1. INTRODUCTION

1.1. ENGAGEMENT

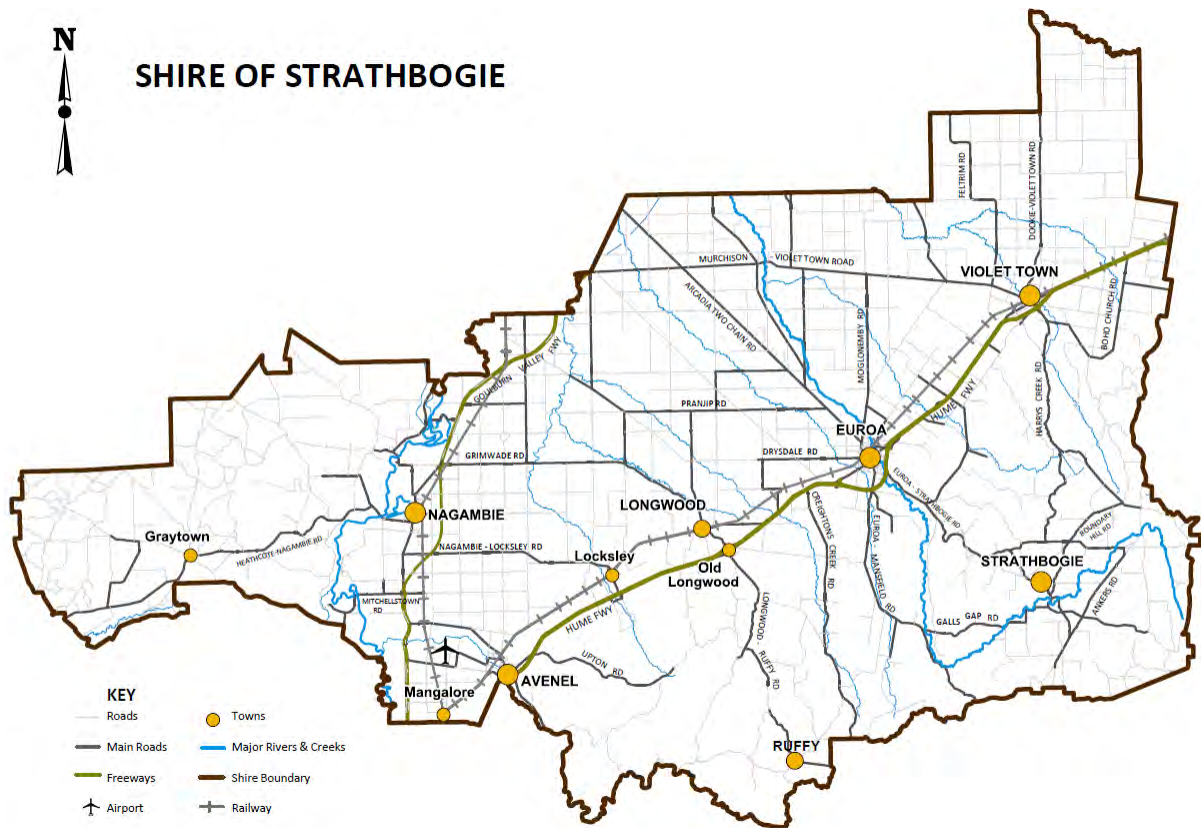
Urban Enterprise was engaged by SD Planning on behalf of Strathbogie Shire Council (Council) to prepare a residential demand and supply assessment to inform the preparation of an Urban Growth Strategy (UGS) for the municipality.

1.2. SCOPE

The scope of the assessment relates to the demand and supply of housing in the main townships of Nagambie, Euroa, Avenel, Violet Town, Strathbogie and Longwood. These are the only towns in the Shire with land in urban residential zones.

The location of the towns within the scope of the assessment is shown in Figure 1.

F1. LOCATION OF TOWNS IN STRATHBOGIE SHIRE



Source: Strathbogie Planning Scheme.

1.3. REPORT STRUCTURE

This report includes the following content:

- Section 2 provides an overview of the existing housing available in the Shire and current property market conditions at the municipal level, as well as analysis of housing affordability.
- Section 3 includes an analysis of the demand for housing and projections of the location and type of demand that is expected to occur across the Shire.
- Section 4 includes a residential land supply assessment for the main towns.
- Section 5 provides an analysis of demand and supply indicators at the local level for each study towns; and
- Section 6 summarises findings and implications for the Urban Growth Strategy.

2. HOUSING AND DEMOGRAPHIC PROFILE

2.1. INTRODUCTION

This section provides a summary of the existing housing stock available in the municipality and the demographic profile of the community.

2.2. DWELLING PROFILE

In 2021, a total of 6,143 dwellings were present in the municipality.

As shown in Table 1, 95% of all dwellings were detached houses, and 75% of dwellings had 3 or more bedrooms. From 2016 to 2021, dwellings that were detached houses, and those with 4 or more bedrooms, increased as a proportion of all dwellings.

Just over a quarter (28%) of dwellings in 2021 were owned with a mortgage and a further 18% of dwellings were rented, relatively low shared compared with the State average.

Over the preceding 5 year period, there were an additional 480 dwellings counted, representing an average increase of 96 dwellings per annum.

T1. SUMMARY OF DWELLING STOCK, STRATHBOGIE MUNICIPALITY

Strathbogie LGA		2021		2016	
		#	%	#	%
Dwellings	Total Private Dwellings	6,143	-	5,663	-
Dwelling Type	Separate House	4481	95%	3866	93%
	Semi-detached	179	4%	124	3%
	Flat or apartment	13	0%	94	2%
	Other	66	1%	68	2%
No. of bedrooms	Studio apartments*	44	1%	36	1%
	1 bedroom	241	5%	219	5%
	2 bedrooms	856	18%	792	19%
	3 bedrooms	2344	49%	2119	51%
	4 bedrooms	1053	22%	842	20%
	5 or more bedrooms	207	4%	134	3%
	Not stated	434	-	397	-
Tenure	Owned outright	2381	52%	1963	49%
	Owned with mortgage	1286	28%	1196	30%
	Rented	822	18%	817	20%
	Other tenure type	133	3%	47	1%
	Not stated	118	-	146	-

Source: ABS Census 2021. Not stated excluded from calculation of proportions.

* also includes bedsiters.

Table 2 shows a breakdown of dwelling size and tenure for each of the study towns. The analysis shows that:

- Larger dwellings and dwellings owned with a mortgage are prominent in Avenel;
- Smaller dwellings are more common in Nagambie and Violet Town; and
- Euroa and Nagambie have the highest proportion of dwelling stock that is rented.

T2. SUMMARY OF DWELLING STOCK, TOWNSHIPS IN STRATHBOGIE LGA

		Nagambie	Violet Town	Euroa	Avenel	Longwood	Strathbogie LGA
Dwellings	Total Private Dwellings	1,071	376	1,773	418	255	6,143
No. of bedrooms	Studio apartments*	0%	0%	1%	0%	2%	1%
	1 bedroom	6%	10%	5%	2%	6%	5%
	2 bedrooms	21%	20%	19%	14%	19%	18%
	3 bedrooms	48%	55%	55%	56%	49%	49%
	4 bedrooms	23%	14%	18%	25%	21%	22%
	5 or more bedrooms	3%	0%	3%	5%	3%	4%
Tenure	Owned outright	48%	52%	48%	47%	57%	52%
	Owned with mortgage	27%	25%	27%	36%	31%	28%
	Rented	25%	22%	25%	16%	8%	18%
	Other tenure type	0%	1%	1%	2%	4%	3%

Source: ABS Census 2021. Not stated excluded from calculation of proportions.

* also includes bedsiters.

DWELLINGS OCCUPIED BY DIFFERENT HOUSEHOLD TYPES

Table 3 shows a breakdown of the main dwelling types and tenures occupied by each of the main household type in Strathbogie Shire in 2021. The data shows that:

- Couple families without children are most likely to own a house outright than other household types, and most of these households occupy larger dwellings with 3 or 4 bedrooms.
- Couples with children are the most likely household type to have a mortgage, while one parent families are the most likely to rent.
- Lone person households are the most likely to occupy smaller dwellings with 1 or 2 bedrooms, and almost a quarter of these households rent.

T3. STRATHBOGIE SHIRE TENURE AND DWELLING SIZE BY HOUSEHOLD TYPE, 2021

Household Type	Tenure	Top 3 Dwelling Size
Couple Family with no Children	Owned Outright (67%)	3 bed (56%)
	Owned with a mortgage (23%)	4 bed (23%)
	Rented (8%)	2 bed (15%)
Couple Family with Children	Owned with a mortgage (55%)	3 bed (43%)
	Owned Outright (28%)	4 bed (40%)
	Rented (14%)	5 bed or more (10%)
One Parent Family	Rented (36%)	3 bed (55%)
	Owned Outright (3%)	4 bed (25%)
	Owned with a mortgage (28%)	2 bed (12%)
Lone person household	Owned Outright (56%)	3 bed (46%)
	Rented (24%)	2 bed (30%)
	Owned with a mortgage (16%)	1 bed (12%)
Group household	Rented (39%)	3 bed (44%)
	Owned Outright (39%)	5 or more bed (22%)
	Owned with a mortgage (17%)	2 bed (18%)

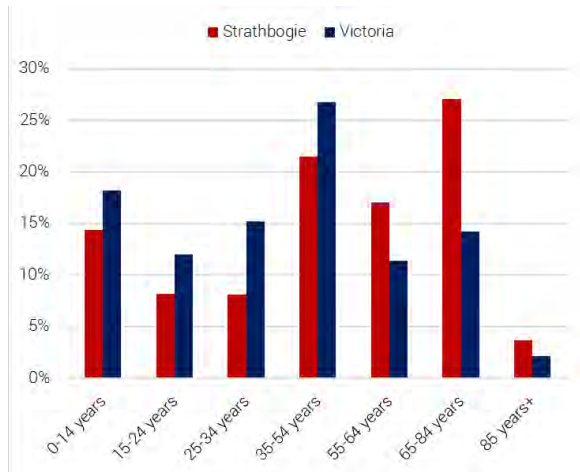
Source: ABS Census, 2021.

2.3. DEMOGRAPHIC PROFILE

Figures 2 to 7 provide a snapshot of the demographic profile of the existing community and an indication of the projected future demographic changes based on State government population projections (Victoria in Future 2023). Key points are:

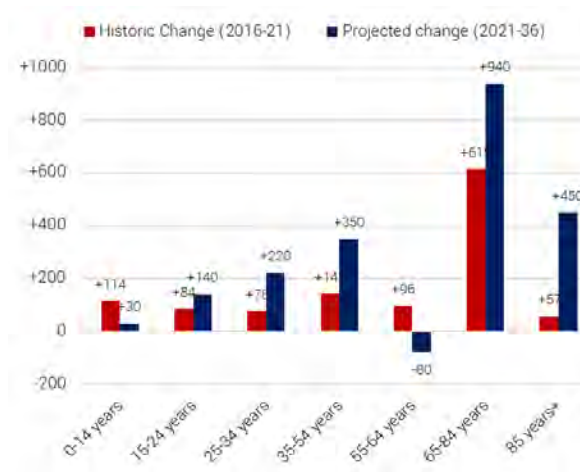
- **Age:**
 - Strathbogie Shire has a considerably older population than Victoria overall. The median age of 53 years compares with 43 years for regional Victoria and 38 years across the State.
 - 31% of residents are aged 65 years and over, compared with 16% across Victoria, and population projections show that 68% of the net change in population will be in the age groups above 65 years.
- **Household type:**
 - In 2021, Strathbogie Shire had a relatively low proportion of families with children compared with regional Victoria, and a higher proportion of couples without children and lone person households.
 - Population projections show that lone person households will be the household type which experiences the greatest proportional increase over the period to 2036. Lone person households are projected to comprise 44% of the net change in households over the period 2021 to 2036.
- **Income:**
 - The Strathbogie community is characterised by relatively low household incomes compared with regional Victoria overall, with 38% of households in the lowest income quartile in Victoria.
 - When the 2016 and 2021 Census results are compared, a substantial proportion of the net additional households over the period (24%) were in the highest income quartile, indicating that recent arrivals to the municipality may have different socio-economic attributes compared with the existing community, (on average).

F2. AGE DISTRIBUTION



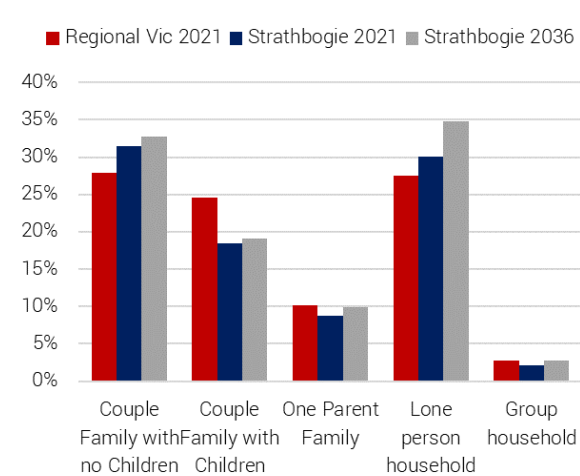
Source: ABS Census.

F3. POPULATION CHANGE BY AGE



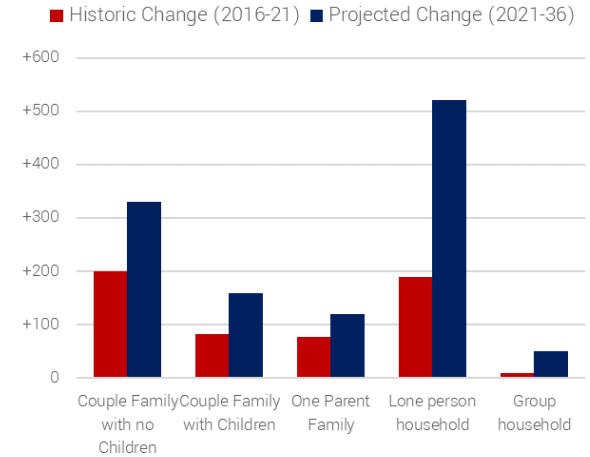
Source: ABS Census and Victoria in Future 2023.

F4. HOUSEHOLD TYPE



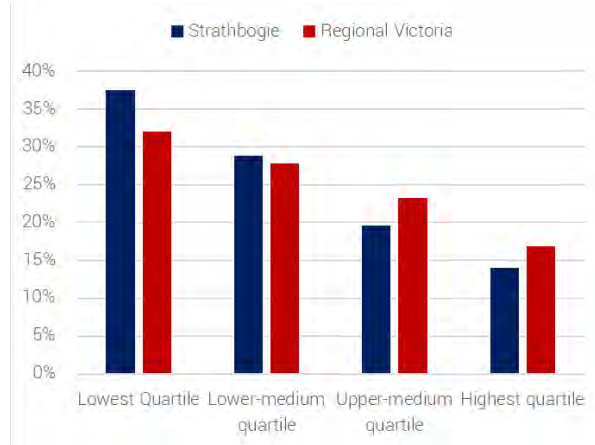
Source: ABS Census and Victoria in Future 2023.

F5. HOUSEHOLD TYPE CHANGE



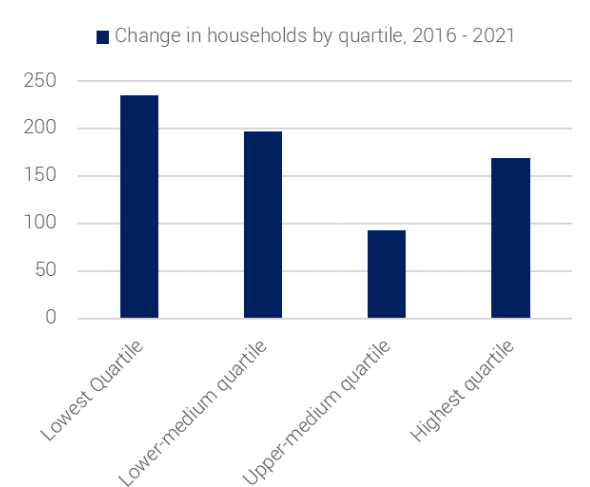
Source: ABS Census and Victoria in Future 2023.

F6. HOUSEHOLD INCOME, 2021



Source: ABS Census, compiled by .id (informed decisions)

F7. INCOME QUARTILE CHANGE, 2016-2021



Source: ABS Census, compiled by .id (informed decisions)

2.4. HOUSING MARKET CONDITIONS

SALES AND PRICES

Table 4 and Figure 8 show residential property values and trends across the Shire. The data shows that:

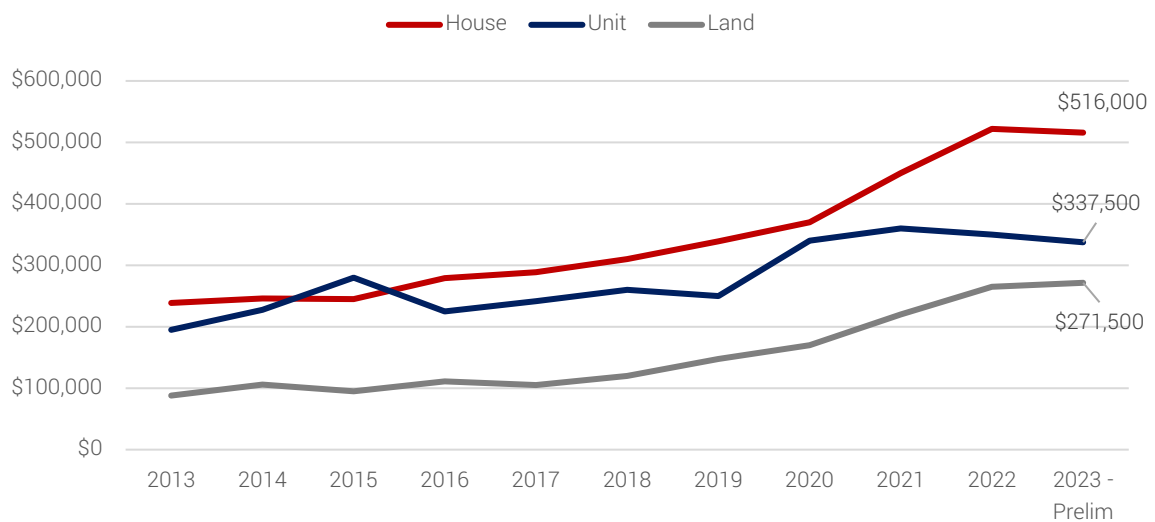
- House and vacant land prices in the municipality have seen significant growth in the past 5 years, at a much higher rate than the preceding 5 years. Houses have appreciated at a year-on-year average rate of almost 11%, whilst vacant land has more than doubled in the past 5 years and reflects an average annual growth rate of 18%. Unit prices have experienced less growth, averaging 5-6% per annum over the past 10 years.
- In 2022 and 2023, house and unit price growth has abated consistent with the broader market (influenced to a large extent by a period of sustained interest rate rises), however the vacant lot price has continued to increase. This is a potential indicator of a constrained level of supply of new house lots available to the market relative to demand.

T4. HISTORIC PROPERTY VALUES BY TYPE

Type	2013	2018	2023	AAGR (2013-2018)	AAGR (2018-2023)
House	\$238,750	\$310,000	\$516,000	5.4%	10.7%
Unit	\$195,000	\$260,000	\$337,500	5.9%	5.4%
Land	\$88,000	\$120,000	\$271,500	6.4%	17.7%

Source: A Guide to Property Values, 2023.

F8. STRATHBOGIE MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, 2013-23



Source: A Guide to Property Values, 2023.

The state of Strathbogie’s residential property market can also be analysed by reference to sales and transaction volumes. Data on these indicators in Table 5 and Figure 9 show that:

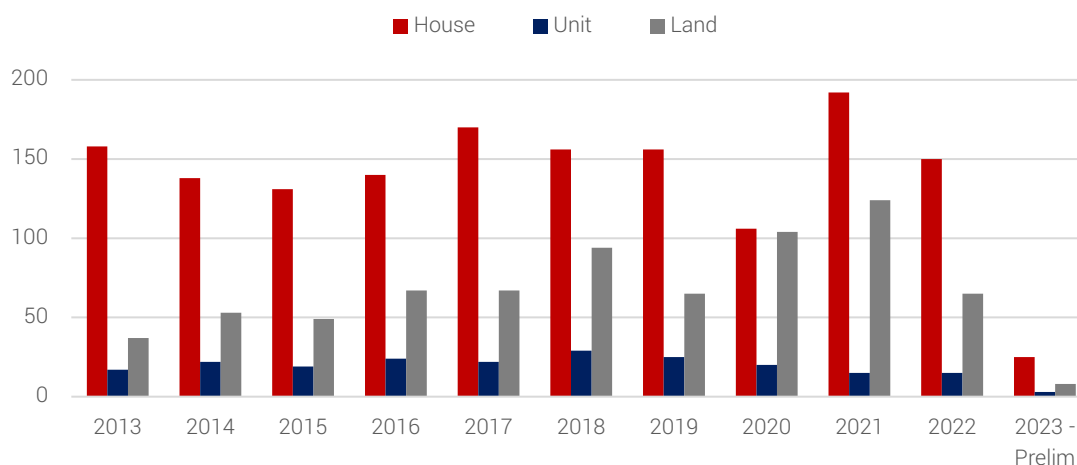
- House sale volumes have remained relatively stable, other than a reduction in 2020 due to the COVID pandemic and a subsequent increase in 2021.
- Lot sales have steadily increased over the period, from less than 40 in 2013 to a peak of 124 in 2021. Vacant lot sales decreased significantly in 2022, which could be attributed to both a lack of supply or a ‘pull forward’ of demand into 2021.

T5. STRATHBOGIE SALES VOLUMES BY PRODUCT TYPE, PAST 5 YEARS AND LONG TERM SUMMARY

Property type	2018	2019	2020	2021	2022	2023 - Prelim	Average Sales (Past 10 Yrs)
House	156	156	106	192	150	25	150
Unit	29	25	20	15	15	3	21
Land	94	65	104	124	65	8	73

Source: A Guide to Property Values, 2023

F9. STRATHBOGIE SALES VOLUMES BY PRODUCT TYPE, 2013-23



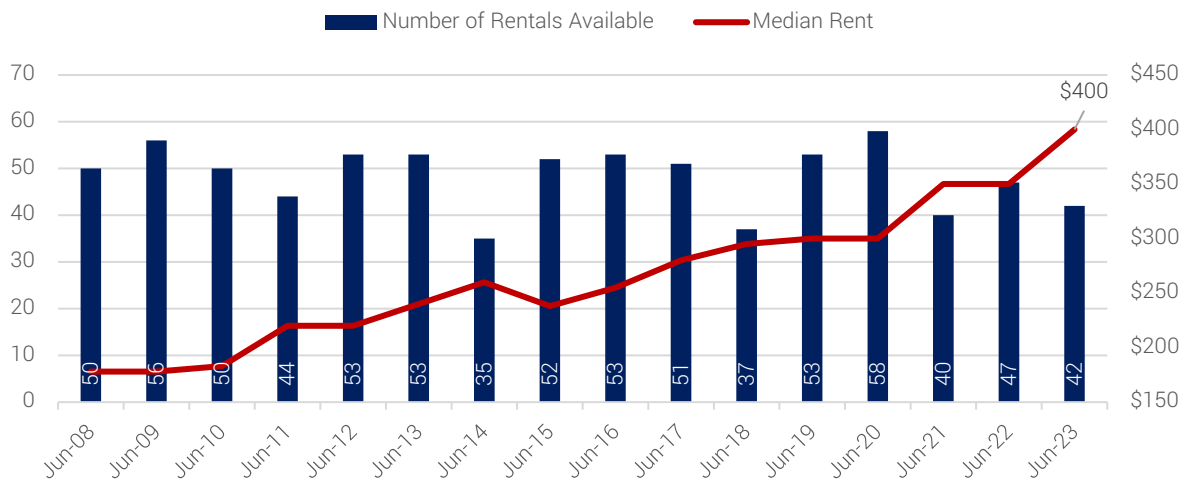
Source: A Guide to Property Values, 2023.

RENTAL MARKET

Strathbogie Shire’s rental market is relatively limited in terms of volume. Figures 10 and 11 show that:

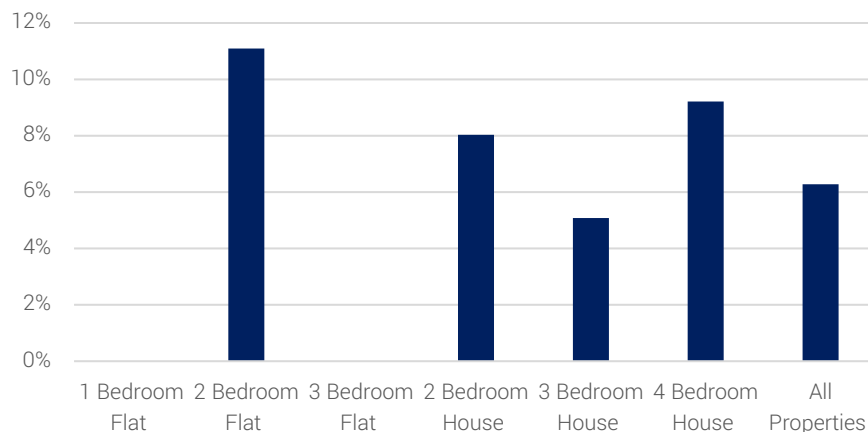
- On average, the municipality has had 48 ‘available’ rentals on the market at any given point in time over the past 15 years. This relates to rentals advertised. This volume has remained relatively consistent since 2008, despite ongoing dwelling growth overall.
- The median rent in June 2023 was \$400 per week. Rents have continued to increase at an average of 6.3% per annum over the past 5 years.
- The highest rate of rent price growth over the period 2018 – 2023 was for 2 bedroom flats (+11% per annum), an indication of high levels of demand for this dwelling type relative to supply.
- The number of active bonds held by the Residential Tenancies Bond Authority in Strathbogie Shire increased relatively steadily from 2008 to 2021, but has since declined. As a proportion of total dwellings, only 10% of all dwellings in 2021 has an active rental bond.

F10. STRATHBOGIE LGA RENTAL AVAILABILITY AND MEDIAN RENT HISTORY



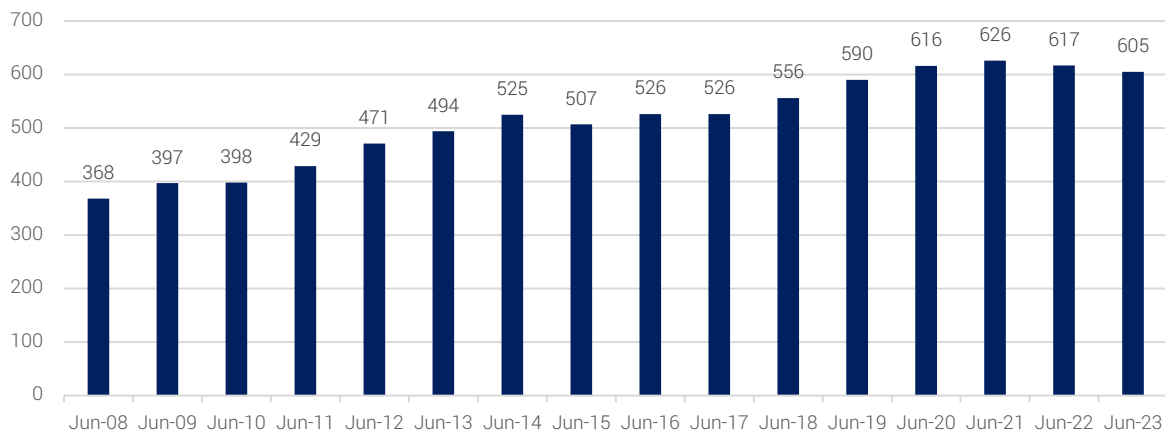
Source: Rental Report, Department of Families, Fairness and Housing, 2023.

F11. AVERAGE ANNUAL RENT GROWTH BY DWELLING SIZE, 2018 - 2023



Source: Rental Report, Department of Families, Fairness and Housing, 2023. No data available for 1 bedroom and 3 bedroom flats.

T6. ACTIVE RENTAL BONDS, STRATHBOGIE LGA



Source: Rental Report, Department of Families, Fairness and Housing, 2023.

MARKET CONDITIONS AND KEY MARKET SEGMENTS

Consultation was undertaken with real estate agents to discuss current residential market conditions and key housing market segments across the Shire. The following summarises comments made by agents:

- A significant component of the attraction of the LGA to residents is the proximity and ease of access of the major townships to Shepparton, Benalla, Seymore and Greater Melbourne. Buyers moving from metropolitan Melbourne are a primary source of housing demand.
- Spatially, demand can generally be considered within two distinct corridors based around the Goulburn Valley Highway (Seymour/ Nagambie / Shepparton), and the Hume Highway (Seymour / Avenel / Longwood / Euroa / Violet Town / Benalla). Buyers generally do not consider alternatives in the 'other' corridor to their area of interest.
- Price is increasingly a factor that influences purchasing decisions. Recent strong price growth in vacant land prices is causing greater demand for smaller lot sizes.
- Retirees who purchase in Strathbogie (whether from within Strathbogie or outside the LGA) tend to look for lifestyle villages, or vacant lots to build a retirement home on.
- Several agents commented on the significant number of investors, downsizers and second home buyers active in the market. Investors and builders typically purchase newer vacant land (although not exclusively), while second home buyers generally seek holiday homes or a dwelling in close proximity to family. A significant proportion of downsizers move to Strathbogie from Shepparton.
- House and lot sales were steady pre-pandemic but boomed during and immediately after the pandemic. A significant proportion of purchasers during the pandemic were those priced out of areas further south such as Broadford. In 2023, however, market activity has been subdued by comparison.
- There was also a noticeable increase post-pandemic in buyers seeking a second home in an attractive setting with the flexibility to work from home in Strathbogie and commute occasionally to Melbourne.
- While some younger purchasers (eg. professional couples) are entering the municipality, very few families are attracted to the area, and those that do move often then move out of the Shire. A lack of available childcare facilities in the municipality was noted as a major deterrent for families.

2.5. HOUSING AFFORDABILITY

OVERALL AFFORDABILITY

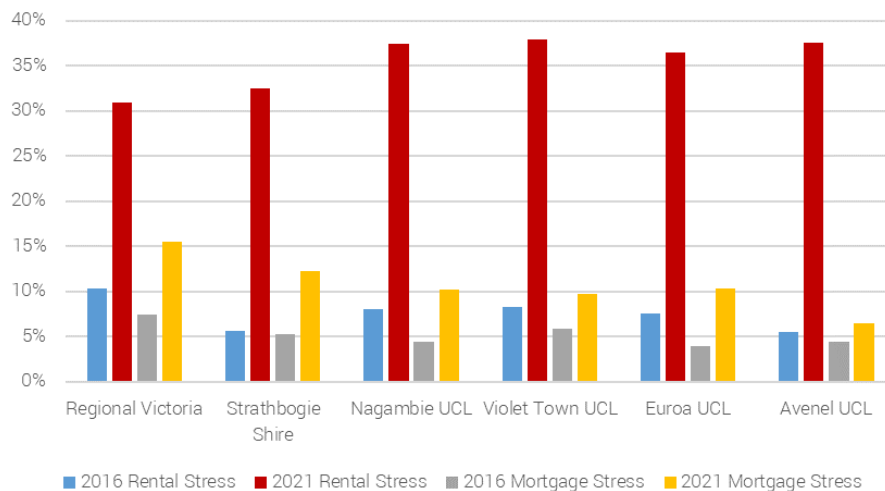
Two measures of housing affordability are published through the ABS Census:

- Rental Affordability Indicator (RAID); and
- Mortgage Affordability Indicator (MAID).

These variables identify, at the household level, if mortgage or rent costs are more or less than 30% of the household's income. The results for Strathbogie in 2016 and 2021 are shown in Figure 12, showing that:

- One third (33%) of Strathbogie Shire households renting in 2021 were in rental stress, a higher proportion than the regional Victorian average (31%). The incidence of rental stress was even higher in the main towns of Nagambie, Violet Town, Euroa and Avenel (all either 37% or 38%).
- The proportion of households in rental stress increased significantly from 2016 (6%) to 2021 (33%).
- Mortgage stress was considerably less common in the Shire (12%) than rental stress, however the proportion of households experiencing mortgage stress in 2021 was more than double the proportion in 2016 (5%).

F12. HOUSING AFFORDABILITY CENSUS MEASURES, STRATHBOGIE SHIRE AND MAIN TOWNSHIPS



Source: ABS Census; Urban Enterprise.

It is noted that since the Census data was collected in August 2021, a series of interest rate rises have occurred which have significantly affected housing affordability for mortgage holders with a variable interest rate. As shown in Figure 13, the average variable interest rate increased from 3% per annum in August 2021 to over 6% in June 2023. These changes will have substantially increased the proportion of Strathbogie households with a mortgage who are experiencing mortgage stress from the proportions shown in Figure 12.

F13. AVERAGE VARIABLE HOME LOAN INTEREST RATE CHANGES, 2021 - 2023



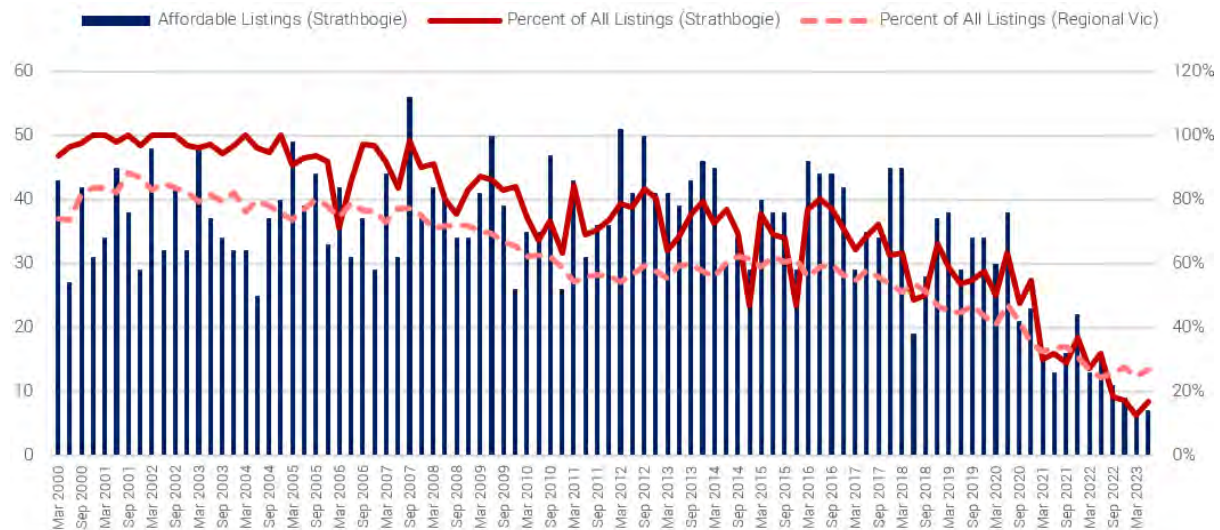
Source: RBA.

AFFORDABLE RENTALS

The Department of Families, Fairness, and Housing publish estimates of the number and proportion of rentals that are considered affordable in each quarter. A rental property is defined as affordable if the rent is less than 30% of the income of a low-income household.

As shown in Figure 14, the proportion of rentals in Strathbogrie LGA categorised as affordable for low income households has steadily decreased since 2004, following a similar pattern to Regional Victoria overall. In June 2023, less than 20% of rentals in Strathbogrie Shire were categorised as affordable.

F14. AFFORDABLE RENTALS, STRATHBOGRIE AND REGIONAL VICTORIA



Source: Rental Report, Department of Families, Fairness and Housing, 2023.

An analysis was prepared to more closely consider the ability of Strathbogrie households on lower and moderate incomes to afford rental housing in the municipality, including a breakdown by household type and dwelling type. The assessment calculates whether lower and moderate income households can afford to pay for a typical rental property¹ in the Shire without experiencing rental stress.

The results are shown in Table 7 with findings as follows:

- Single adults (which make up 30% of all households in Strathbogrie Shire) cannot afford typical rental properties of any size if they are classified as low or very low income households.
- Couples with very low incomes cannot afford typical rental properties of any size, and couples with low incomes are only likely to be able to afford to rent units / flats, not separate houses.
- Couples with dependents (i.e. families) on very low incomes can not afford typical rental properties of any size, and those on low incomes are unlikely to be able to afford larger 4 bedroom houses.

Overall, the findings indicate the difficulty of low and very-low income singles and couples in affording market rental housing without experiencing rental stress. This is a particularly important consideration for Council given the age profile of the community and the projections for the majority of net change in households to be older singles and couples over the next 15-20 years.

¹ Based on the median rent, with a 10% discount to take into account that lower income households would generally seek lower rent properties. A rent of 10% lower than the median generally reflects a property around the 25% percentile of all rental properties, however the distribution varies.

T7. VERY LOW-, LOW-, AND MODERATE-INCOME RENTAL AFFORDABILITY – STRATHBOGIE LGA

Weekly Income - Single Adult	Property Type	Typical property affordable without rental stress			
		Sep-22	Dec-22	Mar-23	Jun-23
VERY LOW INCOME					
\$417	1 Bedroom Flat	No	No	N/A	N/A
	2 Bedroom Flat	No	No	No	No
	3 Bedroom Flat	N/A	No	N/A	N/A
	2 Bedroom House	No	N/A	No	No
	3 Bedroom House	No	No	No	No
	4 Bedroom House	No	No	No	No
	All Rental Properties	No	No	No	No
LOW INCOME					
\$668	1 Bedroom Flat	No	No	N/A	N/A
	2 Bedroom Flat	No	No	No	No
	3 Bedroom Flat	N/A	No	N/A	N/A
	2 Bedroom House	No	N/A	No	No
	3 Bedroom House	No	No	No	No
	4 Bedroom House	No	No	No	No
	All Rental Properties	No	No	No	No
MODERATE INCOME					
\$1,002	1 Bedroom Flat	Yes	Yes	N/A	N/A
	2 Bedroom Flat	Yes	Yes	Yes	Yes
	3 Bedroom Flat	N/A	No	N/A	N/A
	2 Bedroom House	Yes	N/A	No	No
	3 Bedroom House	No	No	No	No
	4 Bedroom House	No	No	No	No
	All Rental Properties	No	No	No	No
Weekly Income - Couple, No Dependents					
Weekly Income - Couple, No Dependents	Property Type	Typical property affordable without rental stress			
		Sep-22	Dec-22	Mar-23	Jun-23
VERY LOW INCOME					
\$626	1 Bedroom Flat	No	No	N/A	N/A
	2 Bedroom Flat	No	No	No	No
	3 Bedroom Flat	N/A	No	N/A	N/A
	2 Bedroom House	No	N/A	No	No
	3 Bedroom House	No	No	No	No
	4 Bedroom House	No	No	No	No
	All Rental Properties	No	No	No	No
LOW INCOME					
\$1,002	1 Bedroom Flat	Yes	Yes	N/A	N/A
	2 Bedroom Flat	Yes	Yes	Yes	Yes
	3 Bedroom Flat	N/A	No	N/A	N/A
	2 Bedroom House	Yes	N/A	No	No
	3 Bedroom House	No	No	No	No
	4 Bedroom House	No	No	No	No
	All Rental Properties	No	No	No	No
MODERATE INCOME					
\$1,503	1 Bedroom Flat	Yes	Yes	N/A	N/A
	2 Bedroom Flat	Yes	Yes	Yes	Yes
	3 Bedroom Flat	N/A	No	N/A	N/A
	2 Bedroom House	Yes	N/A	Yes	Yes
	3 Bedroom House	Yes	Yes	Yes	Yes
	4 Bedroom House	No	No	No	Yes
	All Rental Properties	Yes	Yes	Yes	Yes
Weekly Income - Couple with Dependents					
Weekly Income - Couple with Dependents	Property Type	Typical property affordable without rental stress			
		Sep-22	Dec-22	Mar-23	Jun-23
VERY LOW INCOME					
\$876	1 Bedroom Flat	Yes	Yes	N/A	N/A
	2 Bedroom Flat	No	No	No	No
	3 Bedroom Flat	N/A	No	N/A	N/A
	2 Bedroom House	No	N/A	No	No
	3 Bedroom House	No	No	No	No
	4 Bedroom House	No	No	No	No
	All Rental Properties	No	No	No	No
LOW INCOME					
\$1,403	1 Bedroom Flat	Yes	Yes	N/A	N/A
	2 Bedroom Flat	Yes	Yes	Yes	Yes
	3 Bedroom Flat	N/A	No	N/A	N/A
	2 Bedroom House	Yes	N/A	Yes	Yes
	3 Bedroom House	Yes	Yes	Yes	Yes
	4 Bedroom House	No	No	No	No
	All Rental Properties	Yes	Yes	Yes	Yes
MODERATE INCOME					
\$2,104	1 Bedroom Flat	Yes	Yes	N/A	N/A
	2 Bedroom Flat	Yes	Yes	Yes	Yes
	3 Bedroom Flat	N/A	Yes	N/A	N/A
	2 Bedroom House	Yes	N/A	Yes	Yes
	3 Bedroom House	Yes	Yes	Yes	Yes
	4 Bedroom House	Yes	Yes	Yes	Yes
	All Rental Properties	Yes	Yes	Yes	Yes

Source: Urban Enterprise. Income bands based on Government Affordability Thresholds for Regional Victoria.

SOCIAL HOUSING

The Victorian Housing Register includes data on the number of applicants for social housing who have nominated particular region and housing size preferences. The data areas of relevant to Strathbogie Shire are Nagambie, Benalla (which includes Benalla, Euroa, Violet Town and Lurg) and Seymour (which includes Seymour, Avenel and Whiteheads Creek).

As shown in Table 8, there is a total of 1,339 households on the VHR waiting list who have listed locations in the Strathbogie region as their preference. The greatest area of preference is the Benalla Region (653 applications, including 392 priority access applications).

In terms of dwelling size, the majority of application preferences are for 1 bedroom dwellings (67%).

T8. VICTORIAN HOHSING REGISTER APPLICANTS IN STRATHBOGIE REGION, SEPTEMBER 2023

VHR Waiting List Areas	Priority Access Applicant Location Preferences					Register of Interest Applicant Location Preferences					Total
	1 bed.	2 bed.	3 bed.	4+ bed.	Total	1 bed.	2 bed.	3 bed.	4+ bed.	Total	
Nagambie	41	11	7	<5	62	22	8	<5	<5	35	97
Seymour	262	63	28	19	372	102	70	33	12	217	589
Benalla District	310	44	30	8	392	156	62	37	6	261	653

Source: Homes Victoria VHR Application Data. Priority access indicates those households most in need of housing, and includes households which meet criteria relating to issues such as natural emergencies, unsafe housing, family violence, special housing needs and disabilities.

2.6. KEY FINDINGS

- **There are approximately 6,100 dwellings in the municipality, 95% of which are detached dwellings. Three-quarters of all dwellings have 3 or more bedrooms.**
- **Strathbogie Shire has a considerably older population than Victoria overall. This is projected to continue, with more than two-thirds of the net change in population by 2036 projected to be in age groups above 65.**
- **The municipality has a relatively low proportion of families with children compared with regional Victoria, and a higher proportion of couples without children and lone person households. Lone person households are projected to experience the greatest increase over the period to 2036.**
- **House and vacant land prices in the municipality have seen significant growth in the past 5 years. Houses have appreciated at a year-on-year average rate of almost 11%, whilst vacant land has more than doubled in the past 5 years and reflects an average annual growth rate of 18%. The high rate of vacant lot price growth is a potential indicator of a constrained level of supply of new house lots available to the market relative to demand.**
- **The median rent in June 2023 was \$400 per week. Rents have continued to increase at an average of 6.3% per annum over the past 5 years. The highest rate of rent price growth over the period 2018 – 2023 was for 2 bedroom flats (+11% per annum), an indication of high levels of demand for this dwelling type relative to supply.**
- **Key housing market segments are downsizers, retirees and younger couples, along with secondary demand from investors and holiday home buyers.**
- **Despite historically having a relatively affordable housing market by regional Victorian standards, Strathbogie has experienced a significant decline in housing affordability over recent years. Affordability challenges are particularly stark for households that are renting, especially singles and couples on lower incomes.**

3. HOUSING DEMAND

3.1. INTRODUCTION

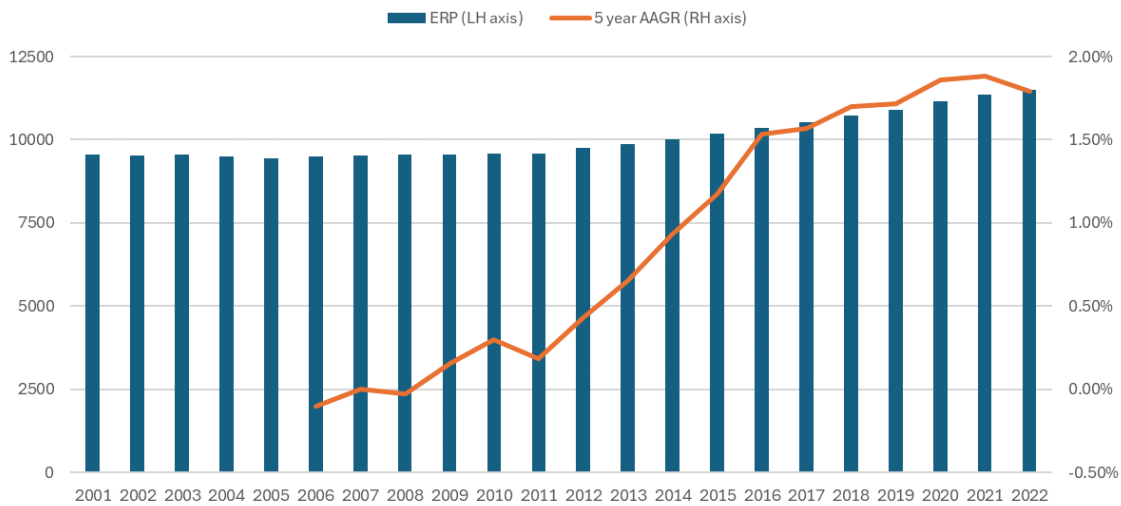
This section provides an assessment of demand housing across the Strathbogie LGA.

3.2. POPULATION AND DWELLING GROWTH

Strathbogie Shire had a population of 11,150 residents June 2022. The population increased at an average rate of 1.68% per annum over the period 2012 – 2022.

As shown in Figure 15, population growth was very low (and occasionally negative) over the period 2001 to 2011, before beginning to increase in 2012. The rate of population growth (measured over a rolling 5 year period) increased steadily from 2012 to 2021 when, during the COVID pandemic, the rate peaked at 1.88% per annum.

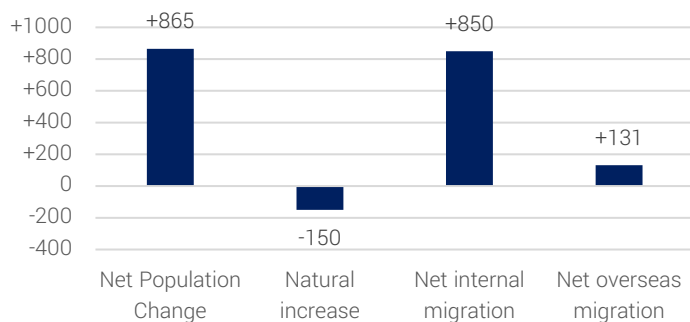
F15. ESTIMATED RESIDENT POPULATION, STRATHBOGIE SHIRE



Source: ABS.

Population growth from 2018 to 2022 was driven almost exclusively by net internal migration as shown in Figure 16. Natural decrease occurred (more deaths than births) over the period, along with very low levels of net overseas migration. The municipality recorded natural decrease in each of the past 5 calendar years.

F16. STRATHBOGIE LGA COMPONENTS OF POPULATION CHANGE (2018 TO 2022, 5 YEARS INCLUSIVE)



Source: Regional Population and Components, Australian Bureau of Statistics 2023.

MIGRATION AND WORK PATTERNS

Analysis of Census data revealed the following insights regarding the origin of new migrants to Strathbogie over the period 2016 – 2021:

- The highest proportion of interstate migration is sourced from New South Wales (46%), followed by Queensland (20%).
- As shown in Table 9, intrastate migration primarily originates from municipalities proximate to Strathbogie, especially to the immediate south in Mitchell and Whittlesea and the immediate north (Greater Shepparton and Benalla).

T9. SOURCES OF INTRASTATE MIGRATION INTO STRATHBOGIE, 2021

Rank	LGA SOURCE (1 YEAR)	Total persons	LGA SOURCE (5 YEARS)	Total persons
1	Mitchell	111	Mitchell	306
2	Greater Shepparton	56	Greater Shepparton	150
3	Whittlesea	40	Whittlesea	81
4	Benalla	23	Yarra Ranges	67
5	Mornington Peninsula	20	Benalla	56
6	Yarra Ranges	19	Hume	54
7	Stonnington	19	Mornington Peninsula	50
8	Casey	19	Murrindindi	43
9	Moira	17	Stonnington	42
10	Hume	16	Macedon Ranges	39
Total Intrastate		650		504

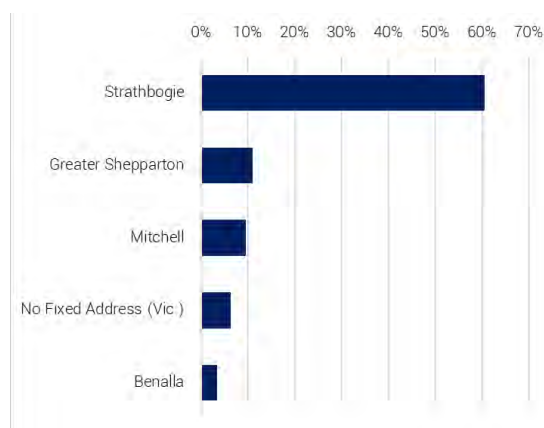
Source: Census of Population and Housing, 2021, Australian Bureau of Statistics.

Townships within Strathbogie are conveniently served by linkages such as the Goulbourn Valley Highway and Hume Freeway that connect each major township – for example, Avenel, Longwood, Euroa and Violet Town are all situated on the Hume Highway. Avenel-Nagambie Road also presents a shortened route connecting Nagambie to Avenel.

The local road network also links townships in Strathbogie to other major employment centres such as Shepparton, Benalla and Seymour, all of which are within a reasonable commuting distance from the municipality's largest townships.

As shown in Figure 17, the top 5 LGAs of place of work for employed Strathbogie residents are Strathbogie Shire (61%), Greater Shepparton (11%), Mitchell (10%) and Benalla (3%). Greater Shepparton, Rural City of Benalla, and Mitchell Shire account for 24% combined (just under 1,200 workers in total).

F17. STRATHBOGIE RESIDENT PLACE OF WORK BY LGA



Census of Population and Dwellings 2021, Australian Bureau of Statistics

3.3. DEVELOPMENT ACTIVITY

DWELLING APPROVALS

Table 10 and Figure 18 show the number of dwellings approved for construction across the Shire since 2015. Key findings are:

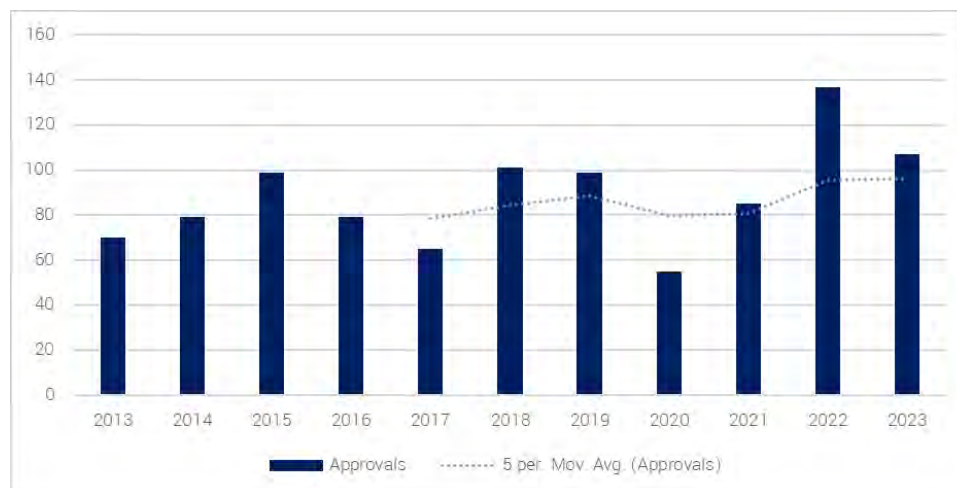
- Over the past 5 full financial years, an average of 97 new dwellings were approved per annum. The 5 year rolling average has increased over recent years, from 80 in 2017.
- Peak dwelling approvals per year occurred in 2022 at 137 dwellings in the financial year.
- ‘Other’ dwelling approvals (townhouses and apartments) have been extremely low, with only 17 such dwellings approved over the period 2015 – 2023, comprising 3% of all dwellings approved.

T10. DWELLING APPROVALS BY FINANCIAL YEAR, STRATHBOGIE SHIRE MUNICIPALITY

Financial Year	New Houses	New Other Residential	Total New Dwellings
2015	87	12	99
2016	76	3	79
2017	65	0	65
2018	101	0	101
2019	99	0	99
2020	55	0	55
2021	85	0	85
2022	135	2	137
2023	107	0	107
Average (2018-2023)	96.2	0.4	96.6

Source: Building Approvals, Australian Bureau of Statistics, 2023

F18. DWELLING APPROVALS BY FINANCIAL YEAR, STRATHBOGIE SHIRE



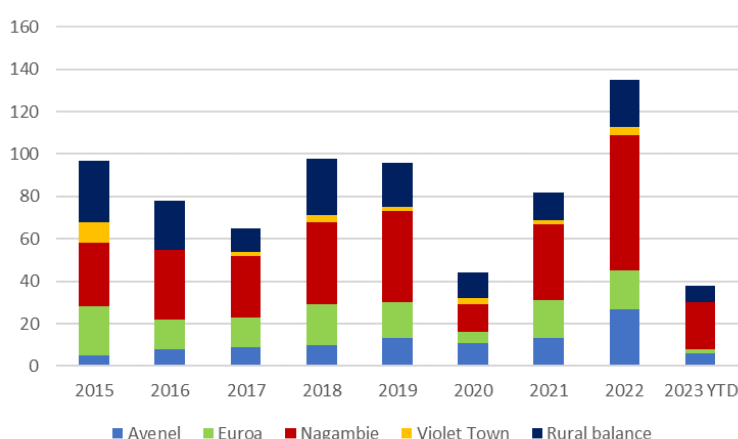
Source: Building Approvals, Australian Bureau of Statistics, 2023.

Figure 19 shows a breakdown of approvals by location, showing that:

- Nagambie has accommodated the greatest share of approvals, averaging 37 per annum over the period and 42% of all approvals across the Shire;
- Euroa and Avenel have contributed 18% and 14% of approvals respectively, with Avenel experiencing an increasing rate of approvals over time. In 2022, Avenel accommodated 20% of approvals in the municipality.
- The rural balance (which includes the townships of Longwood and Strathbogie) has experienced relatively consistent approvals volumes which have accounted for 23% of all approvals over the period.

It is noted that in both Nagambie and Avenel, recent housing development has occurred at the urban fringes outside the township SA1s in Elloura and Waterways Lifestyle Village (Nagambie) and Vineyard Estate and Bayley Drive (Avenel). These developments have been captured in the township data by including the SA1 areas which are adjacent to the township SA1s in Nagambie and Avenel.

F19. DWELLING APPROVALS BY LOCATION, 2015 - 2023



Source: ABS, Urban Enterprise. Note: data boundaries for townships are shown in Appendix A.

RESIDENTIAL SUBDIVISION

Table 11 summarises data provided by council showing planning permits issued for residential subdivision across the municipality. The data shows that:

- A total of 807 net additional lots were approved for creation over the period 2015 – 2023 in 221 subdivisions.
- 61% of the additional lots were in Nagambie, while the rural balance of the Shire accounted for 11%.
- Nagambie had the largest average subdivision size and was the only location with 50+ lot subdivisions.
- Smaller subdivisions creating 4 or less lots have accounted for a third (33%) of all net additional lots created.

T11. RESIDENTIAL SUBDIVISION DATA BY LOCATION, 2015 – 2023

Location	No. subdivisions	Additional lots created	Ave lots per sub.	% of new lots created	No. subdivisions by net additional lots approved				
					1	2-4	5-9	10-49	50+
Avenel	26	114	4.4	14%	16	7	1	1	1
Euroa	52	92	1.8	11%	39	8	4	1	0
Nagambie	53	490	9.2	61%	28	15	4	3	3
Violet Town	19	22	1.2	3%	17	2	0	0	0
Rural balance	69	90	1.3	11%	51	18	0	0	0
Total	219	808	4	100%	151	50	9	5	4

Source: Strathbogie Shire; analysed by Urban Enterprise. Data relates to net additional lots (i.e. 2 lot subdivision creates 1 additional lot).

3.4. PROJECTED FUTURE HOUSING DEMAND

Official State government projections of population, households, and dwellings are published in Victoria in Future's 2023 update (VIF2023). Population projections are available to 2051 for Victoria and major regions, and to 2036 for local government areas. Projections are based on trends and assumptions for births, life expectancy, migration, and living arrangements.

As summarised in Table 12, VIF2023 projects that:

- The municipal population will increase at an average rate of 1.1% per annum over the period 2021 to 2036, resulting in an additional 2,050 residents (+137 residents per annum);
- There will be an additional 1,170 households over the period, requiring an additional VIF2023 projections 1,130 dwellings at a rate of 75 additional dwellings per year.

T12. STRATHBOGIE POPULATION AND HOUSEHOLD PROJECTIONS, 2021-36

Measure	2021	2026	2031	2036	Total Change (2021-36)	Annual Change (2021-36)	Rate of Increase
Population	11,360	12,070	12,760	13,410	2,050	137	1.1%
Households	5,260	5,670	6,070	6,430	1,170	78	1.3%
Dwellings	6,160	6,540	6,920	7,290	1,130	75	1.1%

Source: Victoria in Future, 2023.

When projected population growth and dwelling requirements are compared with recent experience, it is evident that projections are somewhat less than recent growth.

For example:

- Recent population growth at the municipal level has exceeded 1.5% per annum for the past 6 years, compared with projections for an average of 1.1% per annum over the next 15 years; and
- The rate of dwelling growth over the past 5 years has averaged 97 per annum, which compares with projections of the need for an additional 75 per annum over the next 15 years.

The future rate of housing demand in Strathbogie will depend on a range of variables, including the availability of land and housing for occupation, migration levels and patterns, the extent to which the effects of the COVID pandemic subside or are entrenched, and many others. Given the recent increasing trends in population and dwelling growth both prior to and following the COVID pandemic, it is recommended that a higher growth scenario than that projected by VIF2023 is also taken into account.

Adopting an annual dwelling demand rate of 100 (based on the 2018 to 2023 average of 97 additional dwellings per annum) is recommended for the higher growth scenario.

The two projection scenarios are shown in Table 13 – these are adopted as the overall rates of likely housing needs in the municipality over the period 2021 to 2036.

T13. DWELLING PROJECTIONS, STRATHBOGIE LGA

Scenario	2021	2036	Change (2021-36)	AAG (2021-36)	AAGR (2021-36)
VIF 2023	6,160	7,290	1,130	75	1.1%
Higher growth scenario	6,160	7,660	1,500	100	1.5%

Source: Victoria in Future, 2023; ABS; Urban Enterprise.

3.5. LOCATION OF FUTURE HOUSING NEEDS

Official population and dwelling projections are not available at the township level, however VIF2023 does include projections at the SA2 level. Strathbogie Shire is split into the following two SA2s:

- The Nagambie SA2, which includes the towns of Nagambie, Avenel and the surrounding rural areas making up the south-western section of the municipality; and
- The Euroa SA2, which includes the towns of Euroa, Violet Town, Strathbogie and Longwood, as well as the surrounding rural areas which make up the north-eastern section of the municipality.

The SA2 level projections are shown in Table 14, indicating that the Nagambie SA2 is projected to accommodate approximately two-thirds (65%) of the overall dwelling growth in the Shire over the period 2021 – 2036.

T14. SA2 POPULATION AND DWELLING PROJECTIONS

	SA2	2021	2026	2031	2036	Growth	AAG	AAGR
Population	Euroa	6,866	7,042	7,334	7,620	754	50	0.70%
	Nagambie	4,509	5,037	5,438	5,804	1,295	86	1.70%
Dwellings	Euroa	3,682	3,818	3,948	4,079	397	26	0.68%
	Nagambie	2,490	2,736	2,982	3,226	736	49	1.74%

Source: Victoria in Future 2023.

The VIF projections by SA2 are consistent with the recent patterns of growth which were presented earlier in this section, with the township areas of Nagambie and Avenel have together accounted for 63% of new dwelling approvals since July 2018.

Table 15 shows an indicative distribution of both the Victoria in Future dwelling projections and the higher growth scenario to the township level. For the higher growth scenario, the VIF SA2 split was adopted, and in order to distribute growth to townships, the average annual rate of dwelling approvals over the period 2018 – 2023 was used.

T15. LOCAL DWELLING SCENARIOS

Area	Total over 15 years		Annual	
	VIF	Higher Growth	VIF	Higher Growth
Strathbogie Shire	1,130	1,500	75	100
Nagambie SA2	734	975	49	65
Avenel	192	256	13	17
Nagambie	489	650	33	43
Rural Balance	52	69	3	5
Euroa SA2	396	525	26	35
Euroa	186	246	12	16
Violet Town	34	45	2	3
Rural balance	176	234	12	16

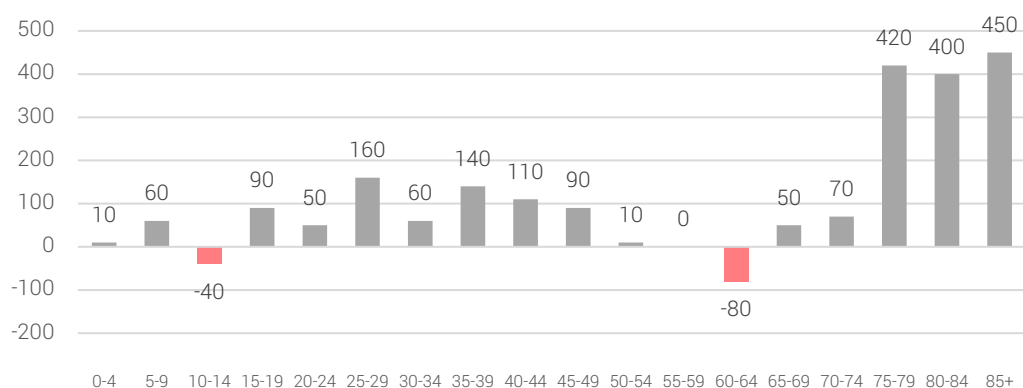
Source: Urban Enterprise, based on VIF2023 and ABS Building Approvals.

3.6. PROFILE OF FUTURE HOUSING NEEDS

The following factors will influence the type and size of dwellings needed over the period of the growth strategy:

- The projected continued ageing of the community, with 62% of the net additional population to 2036 expected to be aged 75 years and over (see Figure 20).
- The projected substantial increased in the number and proportion of lone person households, resulting in the need for a greater proportion of 1 and 2 bedroom dwellings, including retirement living and aged care facilities.
- The need to provide ongoing availability of rental housing, especially for single parent families and lone person households who have a higher propensity to rent.
- Expected ongoing demand from secondary markets such as holiday homeowners, younger couples and families, and lifestyle buyers occasionally commuting to Melbourne.

F20. STRATHBOGIE SHIRE POPULATION CHANGE BY 5 YEAR AGE GROUPS – 2021-2036



Source: Victoria in Future, 2023.

IMPLICATIONS FOR DWELLING TYPES AND LAND SUPPLY

The main implications of the above analysis for dwelling types and land supply are:

- The existing profile of dwellings and recent development patterns indicate that the overwhelming majority of demand for housing in Strathbogie Shire has been for separate dwellings, warranting a planning approach to provide sufficient residential land to accommodate at least 90% of dwellings in locations where new separate dwellings can be delivered.
- Although medium density dwellings do not form a significant proportion of the existing housing stock, the continued ageing of the population and smaller household sizes will generate substantial need for smaller dwellings, units, retirement living and aged care opportunities. The Urban Growth Strategy should seek to encourage and facilitate these housing types wherever possible.
- Housing in a range of different development settings will be needed, including:
 - Inner township areas where services can be accessed by short trips and walking, with housing accommodated generally through infill development, lifestyle villages and retirement communities;
 - Outer township areas that can accommodate both conventional density and lower density housing for families and couples in relatively affordable estates; and
 - Lower density and lifestyle locations which meet the needs of holiday home buyers, Melbourne buyers and lifestyle seekers (including some retirees).

3.7. KEY POINTS

- Strathbogie Shire had a population of 11,150 residents in June 2022 and increased at an average rate of 1.68% per annum over the period 2012 – 2022.
- Population growth in recent years has been driven almost exclusively by net internal migration. A key factor attracting residents to the Shire is the proximity to employment opportunities within a reasonable timeframe in Shepparton, Benalla, Seymour and northern metropolitan Melbourne.
- Over the past 5 full financial years, an average of 97 new dwellings were approved per annum in the municipality, with approvals in Nagambie comprising the largest share (42%). The rural balance, especially the areas along the Hume corridor, has accounted for 23% of all approvals over the period, demonstrating relatively strong demand for housing outside larger towns and urban areas.
- Official State government population projections expect moderate population growth of 1.1% per annum over the period to 2036, requiring 75 additional dwellings per year. Nagambie SA2 is projected to accommodate approximately two-thirds (65%) of the overall dwelling growth.
- Government projections are lower than the recent rates of growth which have been generally increasing year on year, warranting consideration of a higher growth scenario as part of settlement planning.
- Demographic projections and housing market characteristics present the following demand-side considerations for settlement planning:
 - Planning should seek to provide sufficient zoned residential land in order to accommodate at least 90% of dwellings in locations where new separate dwellings can be delivered.
 - The continued ageing of the population and smaller household sizes will generate substantial need for smaller dwellings, units, retirement living and aged care opportunities. The Urban Growth Strategy should seek to encourage and facilitate these housing types wherever possible.
 - Housing in a range of different development settings will be needed, including:
 - Inner township areas where services can be accessed by short trips and walking, with housing accommodated generally through infill development, lifestyle villages and retirement communities;
 - Outer township areas that can accommodate both conventional density and lower density housing for families and couples in relatively affordable estates; and
 - Lower density and lifestyle locations which meet the needs of holiday home buyers, Melbourne buyers and lifestyle seekers (including some retirees).

4. RESIDENTIAL LAND SUPPLY

4.1. INTRODUCTION

This section contains an analysis of the availability of residential land in the study towns to accommodate residential development and additional housing.

The supply assessment was prepared in early 2024 and relates to a supply year of 2023.

4.2. RESIDENTIAL ZONES AND SPATIAL DISTRIBUTION

The supply assessment relates to land in zones which can accommodate housing in urban areas in the study towns. There are four zones applied in the study towns which have been assessed as summarised in Table 16.

T16. RESIDENTIAL ZONES IN THE STRATHBOGIE PLANNING SCHEME

Zone	Purposes relevant to housing role	Spatial distribution
General Residential Zone	To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.	Euroa Nagambie Violet Town
Township Zone	To provide residential development and a range of commercial, industrial and other uses in small towns To encourage development that respects the neighbourhood character of the area.	Avenel Longwood Strathbogie Violet Town
Comprehensive Development Zone	To provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme	Nagambie only
Low Density Residential Zone	To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.	Avenel Euroa Longwood Nagambie

4.3. METHOD

A summary of the method undertaken to estimate the capacity of residential land supply in these zones is shown in Table 17.

The method adopted approximates the capacity of larger lots across the study zones to accommodate additional housing, including sites that are categorised as 'broadhectare', as well as other sites which would be better described as major infill development opportunities.

The extent to which the capacity of these sites can and will be realised will depend on the intentions of individual landowners. The assessment does not consider the quantity of existing single vacant lots in the towns, which would contribute further capacity to meet housing needs.

T17. LAND SUPPLY AND CAPACITY ASSESSMENT METHOD

Step		Method
1	Property base	All properties located within study zones were identified and profiled based on Council's property cadastre and rating database.
2	Identification of Larger sites with subdivision / development potential	<p>Larger properties with capacity to accommodate multi-lot subdivision were identified through the criteria shown in Table 18.</p> <p>Existing uses and ownership which would likely prevent housing development on the site were excluded based on council's property database, including civic, community, recreation, health, education, aged care and accommodation uses.</p> <p>Each remaining site was then reviewed by reference to aerial photography to confirm the presence of existing uses, potential constraints and likely development opportunity. Sites were categorised as either:</p> <ul style="list-style-type: none"> • Vacant/broadhectare, being those sites that are vacant and/or larger sites able to be developed into a significant subdivision; or • Infill, being those sites that are occupied by an existing dwelling or business and, due to the size, yield and/or extent of existing uses or improvements, are considered to represent a smaller redevelopment opportunity which would require relocation of the existing uses, as opposed to more straight forward subdivision of vacant and/or larger broadhectare lots.
3	Capacity of site for housing	<p>The capacity of identified sites to accommodate dwellings was estimated by reference to the following:</p> <ul style="list-style-type: none"> • Where a Development Plan Overlay, known subdivision permit or proposed estate development plan is available, the maximum or expected dwelling yield of the relevant plan was adopted; • Where no plans are in place or known, the likely yield of the site was approximated by Urban Enterprise, taking into account known encumbrances (such as flooding overlays), standard deductions for local roads and open space and an average lot size applicable to the relevant zone as shown in Table 18. It is noted that some sites in the GRZ and TZ would have greater capacity than shown if smaller lot sizes were delivered.

Source: Urban Enterprise.

T18. LAND SUPPLY CRITERIA AND ASSUMPTIONS

Zone	Minimum site area for inclusion in assessment	Deduction to account for local roads, drainage and open space	Lot Size adopted to calculate capacity
TZ	1 ha	30%	1,500sqm*
CDZ1	0.5 ha	30%	None (Development Plan yield adopted)
GRZ1	0.5 ha	30%	700sqm
LDRZ	1 ha	30%	2,000sqm*

Source: Urban Enterprise. * except Strathbogrie and Longwood which are not sewered, and areas south of the railway line in Violet Town and District Strategic Development Plan as low density areas, where 4,000sqm is applied.

4.4. SUPPLY RESULTS

The results of the supply assessment are shown in Table 19 and Table 20, with maps of supply sites and their estimated yield capacities shown in Appendix B.

The data shows that:

- Vacant and broadhectare lots have capacity to accommodate approximately 2,361 dwellings in the study towns; 2,255 (96%) of which are in the main townships of Avenel, Euroa, Violet Town and Nagambie.
- Nagambie has the most substantial capacity remaining, with an estimated 1,390 lots across vacant broadhectare sites.
- Candidate sites for infill development have an approximate capacity for a further 1,312 lots, however this capacity could only be realised through the redevelopment of a large number of sites currently substantially occupied by dwellings and other uses.

T19. RESIDENTIAL LAND SUPPLY, VACANT AND BROADHECTARE LOTS

	Avenel	Euroa	Violet Town	Nagambie	Main towns sub-total	Longwood	Strathbogie	Total
Developable area (ha)								
GRZ1	0.00	14.03	1.98	85.11	101.12	0.00	0.00	101.12
LDRZ	50.91	46.26	0.00	125.76	222.93	13.77	0.00	236.70
TZ	58.61	0.00	21.54	0.00	80.15	25.06	18.64	123.85
CDZ1	0.00	0.00	0.00	33.67	33.67	0.00	0.00	33.67
Total	109.52	60.29	23.52	244.54	437.87	38.83	18.64	495.34
Estimated Lot Capacity								
GRZ1	0	142	20	844	1,006	0	0	1,006
LDRZ	204	185	0	200	589	28	0	617
TZ	274	0	40	0	314	45	33	392
CDZ1	0	0	0	346	346	0	0	346
Total	478	327	60	1,390	2,255	73	33	2,361

Source: Urban Enterprise.

T20. RESIDENTIAL LAND SUPPLY, INFILL SITES

	Avenel	Euroa	Violet Town	Nagambie	Main towns sub-total	Longwood	Strathbogie	Total
Developable Area								
GRZ1	0.00	18.75	0.45	16.65	35.85	0.00	0.00	71.70
LDRZ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TZ	29.45	0.00	45.90	0.00	75.35	17.17	26.99	194.86
CDZ1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	29.45	18.75	46.35	16.65	111.20	17.17	26.99	266.56
Lot capacity								
GRZ1	0	188	5	170	363	0	0	726
LDRZ	0	0	0	0	0	0	0	0
TZ	137	0	116	0	253	31	49	586
CDZ1	0	0	0	0	0	0	0	0
Total	137	188	121	170	616	31	49	1312

Source: Urban Enterprise.

4.5. ADEQUACY OF SUPPLY

Table 21 provides a comparison of existing land supply against projected demand. This comparison is made on the basis that:

- The urban areas of Nagambie, Euroa, Avenel and Violet Town will need to accommodate 80% of the demand for housing across the municipality; and
- Planning should seek to accommodate 90% of the overall urban dwelling requirement in separate dwellings, with the remainder planned for smaller subdivisions, units and semi-detached dwellings.

The table shows that:

- At the municipal level, there is a need to plan for up to 72 separate dwellings per annum in the main townships.
- Existing land supply has capacity to accommodate 2,361 lots in the main townships, which equates to 33-44 years supply.

The adequacy of land supply within each major town is considered in the following section.

T21. SUMMARY OF RESIDENTIAL LAND SUPPLY

Scenario	Dwelling requirement (per annum)	Urban Areas (80%)	Separate dwellings	Lot capacity of zoned land (vacant and broadhectare)	Years Supply
VIF Scenario	75	60	54	2,361	44
Higher Growth Scenario	100	80	72	2,361	33

Source: Urban Enterprise.

4.6. KEY FINDINGS

- **The main locations where additional housing can be accommodated in Strathbogie Shire are the towns of Nagambie, Euroa and Avenel, with some additional capacity in Violet Town.**
- **Nagambie and Avenel have the greatest capacity for housing, however in both towns, larger broadhectare development sites are depleting quickly given the recent increase in development and housing construction activity in the towns.**
- **Overall, the main towns are estimated to have a total land supply of 33-44 years in vacant and developable sites. Further housing capacity could be realised through re-subdivision of medium-sized lots that are currently occupied by dwellings.**

5. TOWNSHIP LEVEL ANALYSIS

5.1. INTRODUCTION

This section provides township level analysis of housing demand and supply for each study town.

5.2. NAGAMBIE

POPULATION GROWTH AND DEMOGRAPHICS

Table 22 show recent population growth in Nagambie, and Figures 21-26 show demographic indicators for the town. The following observations are made from the data:

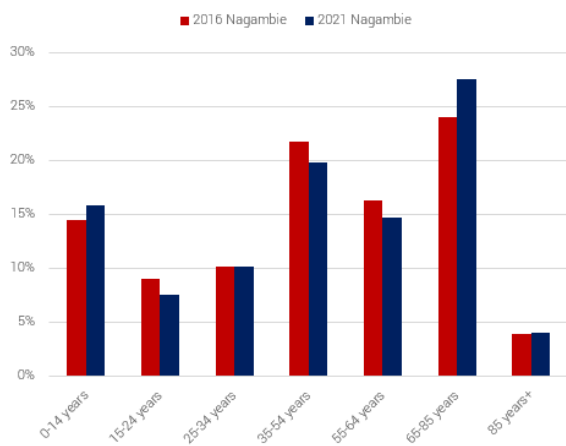
- The township experienced strong population growth from 2016 to 2021 at 3.5% per annum. Population growth has been primarily led by residents aged over 65, however growth in the number of children and younger adults has also occurred. The median age in Nagambie (51) is lower than the municipal median of 53.
- There is a relatively high proportion of lone person households (35%) compared with the municipal average.
- Income levels are relatively polarised, with higher proportions of residents in both the upper and lower quartiles relative to the Shire overall.

T22. NAGAMBIE TOWNSHIP POPULATION GROWTH

Area	2016	2021	Change (2016 - 2021)	AAG	AAGR%
Nagambie	1,712	2,033	321	64	3.5%
Strathbogie LGA	10,357	11,368	1,011	202	1.9%

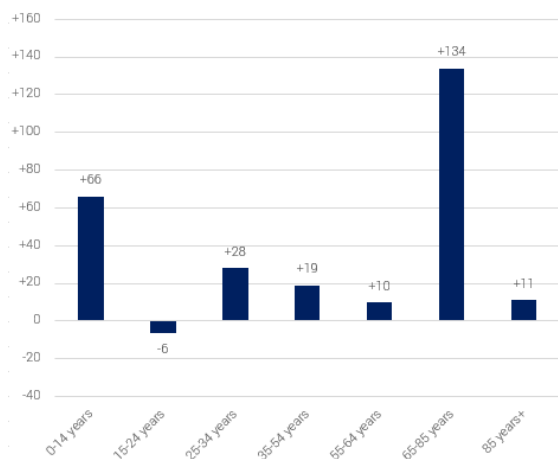
Source: ABS Census; Urban Enterprise.

F21. NAGAMBIE AGE DISTRIBUTION, 2016-21



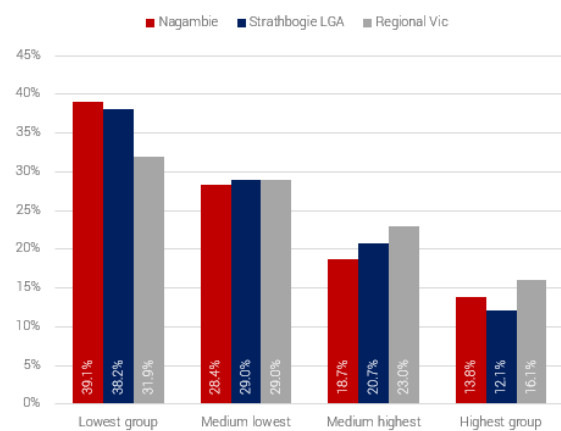
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

F22. NAGAMBIE POPULATION CHANGE BY AGE



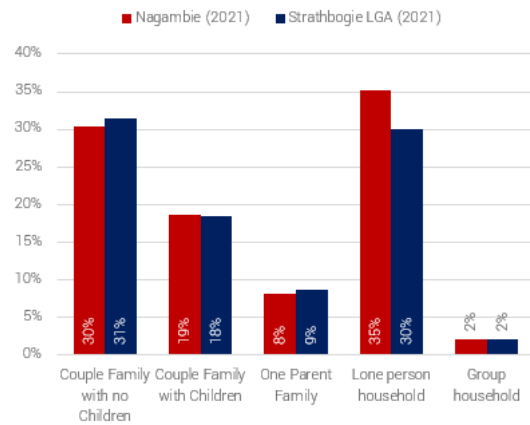
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

F23. NAGAMBIE HOUSEHOLD INCOME QUARTILES



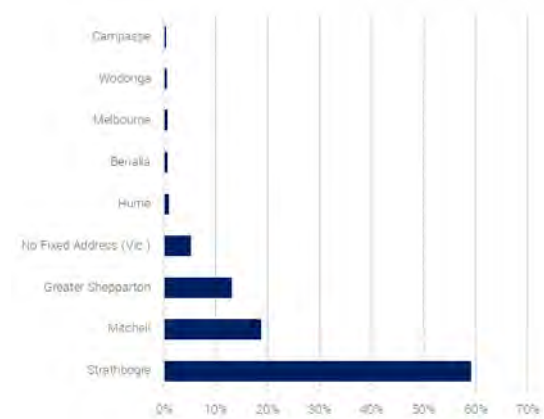
Source: Census of Population and Housing 2021. Compiled by .id (informed decisions)

F24. NAGAMBIE HOUSEHOLD STRUCTURE



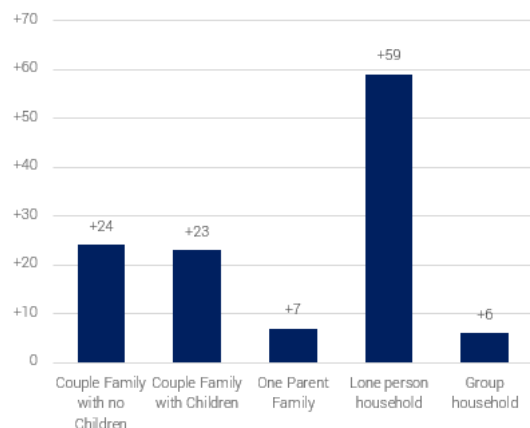
Source: Census of Population and Dwellings 2021, Australian Bureau of Statistics

F25. NAGAMBIE RESIDENT PLACE OF WORK (LGA)



Source: Census of Population and Dwellings 2021, Australian Bureau of Statistics

F26. NAGAMBIE HOUSEHOLD CHANGE (2016-21)



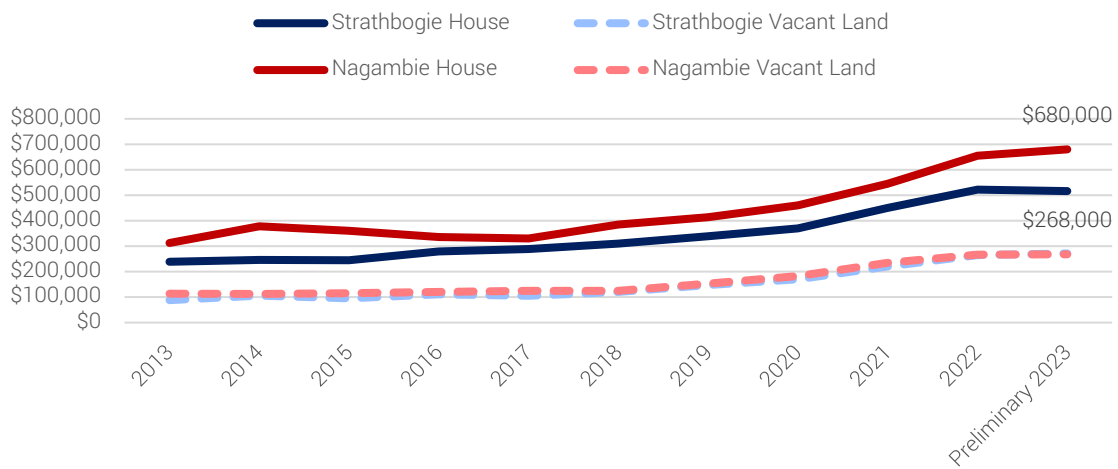
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics.

PROPERTY VALUES AND DEVELOPMENT ACTIVITY

Figure 27 shows property price trends in Nagambie, and Figure 28 summarises dwelling approvals in the town. The following observations are made:

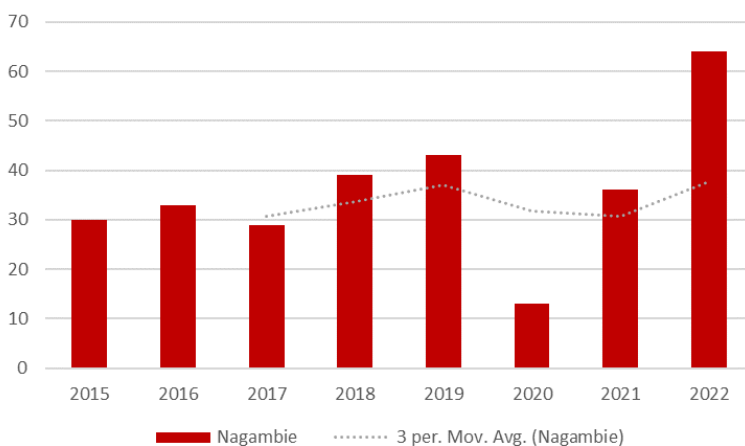
- Houses and vacant house lots have experienced very high rates of growth, with vacant lots increasing at 16.5% per annum. The vacant lot price in 2023 was \$268,000. The high rate of vacant lot price growth indicates strong demand relative to supply and points to the potential for latent demand within the local market.
- An average of 37 dwellings have been approved in the town per annum since 2015, with a substantial increase occurring in 2022 (64 approvals).

F27. MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, 2013-23



Source: A Guide to Property Values, 2023.

F28. DWELLING APPROVALS, NAGAMBIE



Source: Building Approvals, Australian Bureau of Statistics, 2023.

LAND SUPPLY

Table 23 summarises the current land supply in Nagambie. It is noted that:

- Vacant and broadhectare sites have capacity for almost 1,400 lots.
- Around two-thirds of vacant and broadhectare supply are in three sites:
 - The Lake Nagambie Masterplan area / Elloura, under development with 346 lot capacity remaining;
 - The Nagambie Lifestyle Village (~251 lots) & 19 Lobbs Lane area (~148 lots) and has a total lot capacity of 392 lots; and
 - The Box Grove Low Density Residential Zone site, which is yet to be developed and has an estimated 200 lot capacity.

T23. LAND SUPPLY, NAGAMBIE

Zone	Vacant and broadhectare lot capacity	Infill lot capacity
GRZ1	844	170
LDRZ	200	0
TZ	0	0
CDZ1	346	0
Total	1390	170

Source: Urban Enterprise.

COMPARISON OF DEMAND AND SUPPLY

Table 24 shows a comparison of the demand and supply metrics for Nagambie, based on the analysis shown in Section 4.

The demand rates shown in Table 24 also consider a higher local growth scenario for Nagambie of 60 dwellings per annum – this is to test the sensitivity of existing land supply levels to the potential for a sustained period of dwelling demand at the rate which occurred during 2021/22. Although this demand rate was underpinned by the immediate post-pandemic surge in demand for rural township property, low interest rates and government stimulus, ongoing high lot price growth and an overall increasing trend in annual dwelling approvals indicates that demand for housing in Nagambie could feasibly exceed the modelled demand rates.

The following points are noted:

- Vacant and broadhectare land supply has nominal capacity to meet demand for between 23 and 42 years, depending on the rate of demand which occurs over the forward period.
- Taking into consideration that 200 lots of the supply is in a single LDRZ property which is not currently under development, it is possible that residential land accommodating conventional housing supply in Nagambie becomes limited later in the planning period for the Urban Growth Strategy.
- Other opportunities for housing supply exist which are not captured in the baseline demand and supply metrics shown in Table 24, including infill development, medium density and retirement living (if provided in established areas).

T24. DEMAND AND SUPPLY COMPARISON, NAGAMBIE

	Measure
Dwelling demand rate	33 – 43 - 60
Vacant and broadhectare supply	1390
Years supply	23 - 42

Source: Urban Enterprise.

5.3. VIOLET TOWN

POPULATION GROWTH AND DEMOGRAPHICS

Table 25 shows recent population growth in Violet Town, and Figures 29-34 show demographic indicators for the town. The following observations are made from the data:

- The population of Violet Town increased marginally (+30 residents) between 2016 and 2021.
- In terms of age, the population of the age group 55-84 years increased the most over this period, with a reduction in residents aged under 34 years.
- Violet Town has a higher proportion of low income households and lone person households than the Shire average and Victoria overall.

T25. VIOLET TOWN POPULATION GROWTH

Area	2016	2021	Change ('16 - '21)	AAG	AAGR%
Violet Town	688	718	30	6	0.9%
Strathbogie LGA	10,357	11,368	1,011	202	1.9%

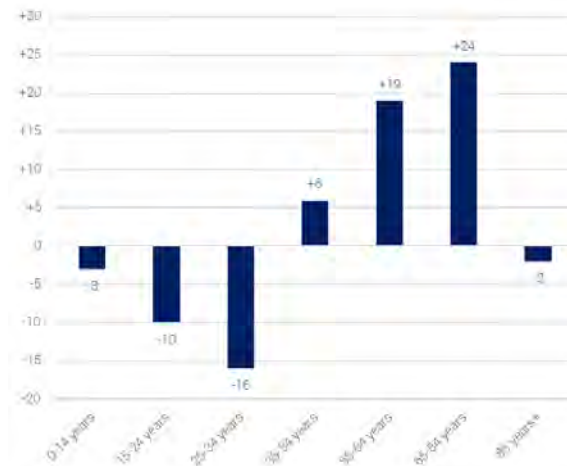
Source: ABS Census; Urban Enterprise.

F29. VT AGE DISTRIBUTION, 2016 AND 2021



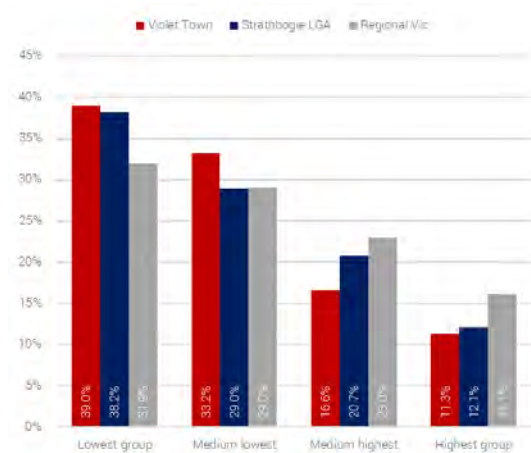
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

F30. VT POPULATION CHANGE BY AGE



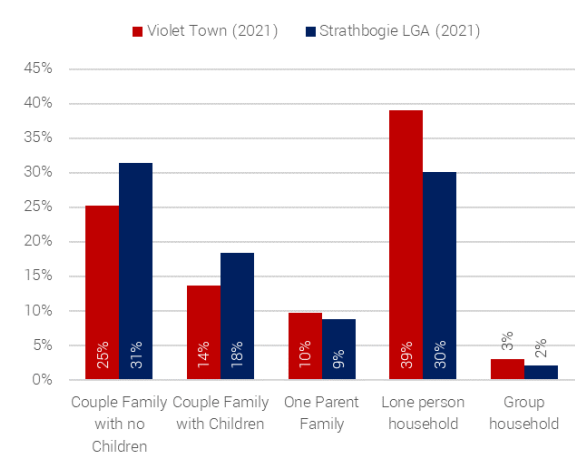
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

F31. VT HOUSEHOLD INCOME QUARTILES



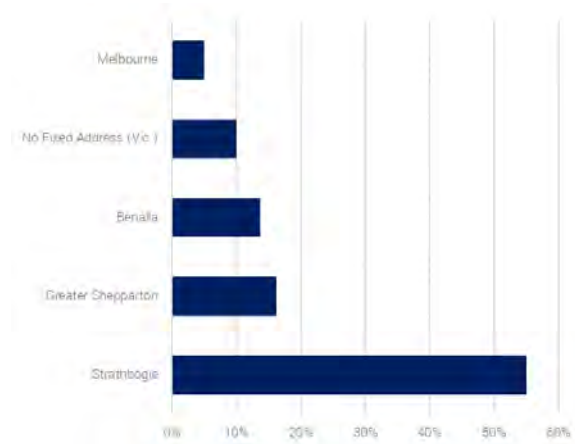
Source: Census of Population and Housing 2021. Compiled by .id (informed decisions)

F32. VT HOUSEHOLD STRUCTURE



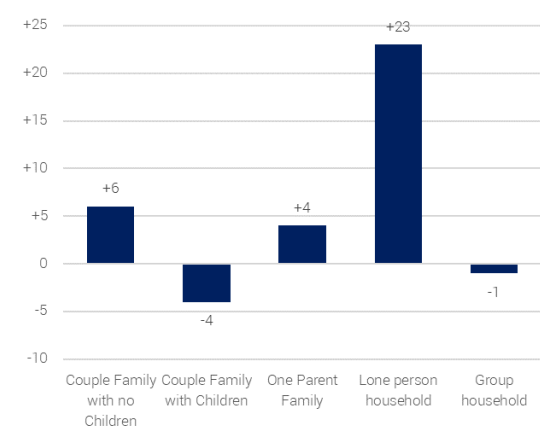
Source: Census of Population and Dwellings 2021, Australian Bureau of Statistics

F33. VT RESIDENT PLACE OF WORK (LGA)



Source: Census of Population and Dwellings 2021, Australian Bureau of Statistics

F34. VT HOUSEHOLD CHANGE (2016-21)



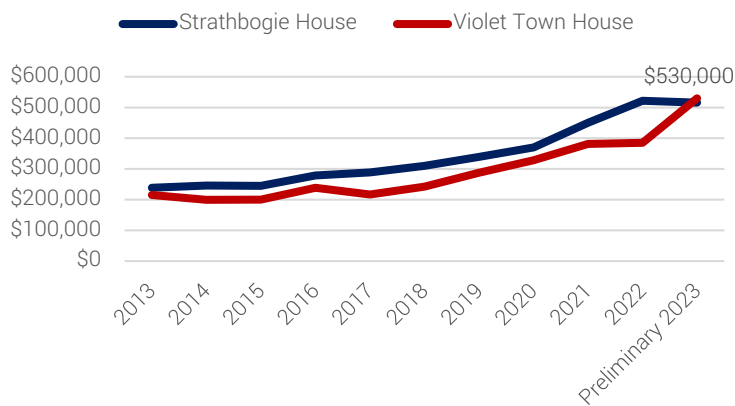
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

PROPERTY VALUES AND DEVELOPMENT ACTIVITY

Figure 35 shows property price trends in Violet Town, and Figure 36 summarises dwelling approvals in the town. The following observations are made:

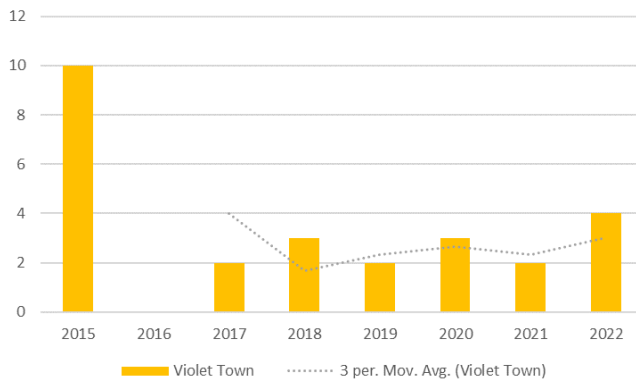
- Houses have experienced very high rates of growth in recent years at 17% per annum over the period 2018 – 2023.
- An average of 3 dwellings have been approved in the town per annum since 2015, very low levels compared with other main towns in the municipality.

F35. MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, VIOLET TOWN, 2013-23



Source: A Guide to Property Values, 2023

F36. DWELLING APPROVALS, VIOLET TOWN



Source: Building Approvals, Australian Bureau of Statistics, 2023.

LAND SUPPLY

Table 26 summarises the current land supply in Violet Town. It is noted that:

- Vacant and broadhectare sites have capacity for approximately 60 lots.
- Sites with infill development potential have relatively substantial capacity compared with vacant lots (121 lots), however this is mostly located on larger rural house blocks which would require re-subdivision in an area that is not currently sewered (south of High Street).
- There were no active subdivisions or developments observed in the town at the time the assessment was prepared.

T26. LAND SUPPLY, VIOLET TOWN

Zone	Vacant and broadhectare lot capacity	Infill lot capacity
GRZ1	20	5
LDRZ	0	0
TZ	40	116
CDZ1	0	0
Total	60	121

Source: Urban Enterprise.

COMPARISON OF DEMAND AND SUPPLY

Table 27 shows a comparison of the demand and supply metrics for Violet Town, based on the analysis shown in Section 4.

T27. DEMAND AND SUPPLY COMPARISON, VIOLET TOWN

	Measure
Dwelling demand rate	2-3
Vacant and broadhectare supply	60
Years supply	20 - 30

Source: Urban Enterprise.

5.4. EUROA

POPULATION GROWTH AND DEMOGRAPHICS

Table 28 shows recent population growth in Euroa, and Figures 37-42 show demographic indicators for the town. The following observations are made from the data:

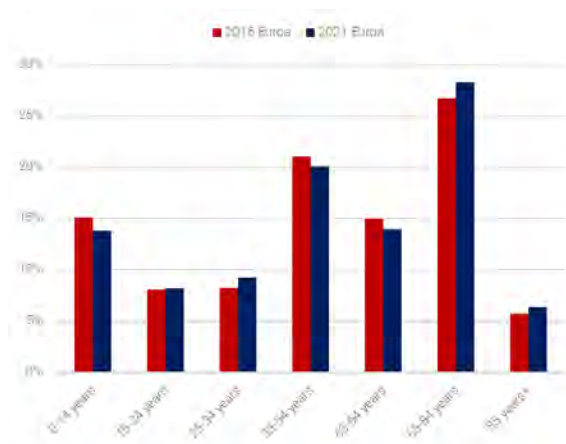
- The population of Euroa increased at a high rate of 2.7% per annum between 2016 and 2021, resulting in an additional 79 residents per annum residing in the town during this period.
- The town now has a population in excess of 3,000 residents which is approaching the scale of town that can support a wide range of services.
- The majority of population growth during this period was due to residents aged 65-84 years, however there were also increases in younger cohorts, especially young adults aged between 25 and 34 years.
- Couples without children were the household type which contributed most to the change in households over the period 2016 to 2021, however lone person households remain the most common in the town.

T28. EUROA TOWNSHIP POPULATION GROWTH

Area	2016	2021	Change 2016 - 2021	AAG	AAGR%
Euroa	2,721	3,115	394	79	2.7%
Strathbogie LGA	10,357	11,368	1,011	202	1.9%

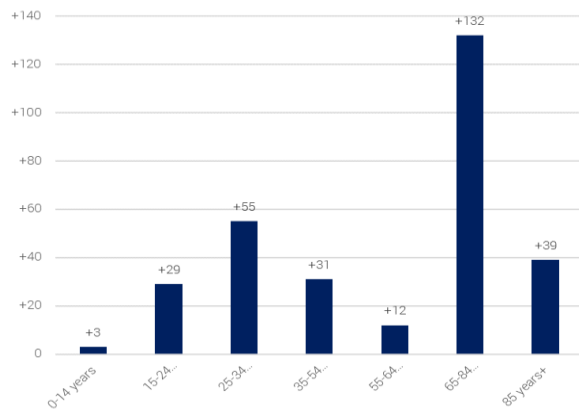
Source: ABS Census; Urban Enterprise.

F37. EUROA AGE DISTRIBUTION, 2016 VS 2021



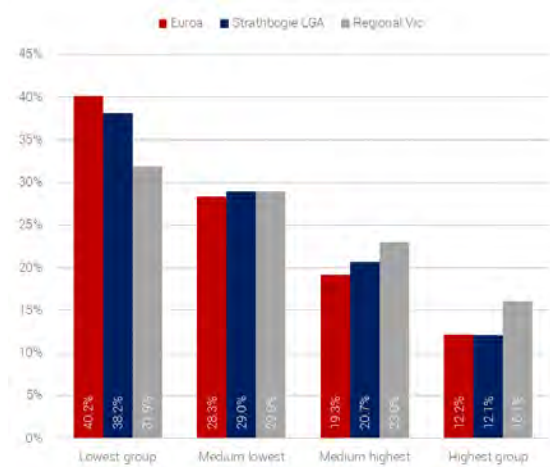
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

F38. EUROA POPULATION CHANGE BY AGE



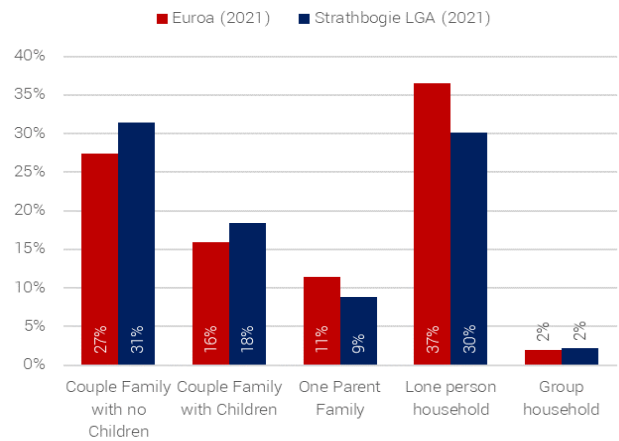
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

F39. EUROA HOUSEHOLD INCOME QUARTILES



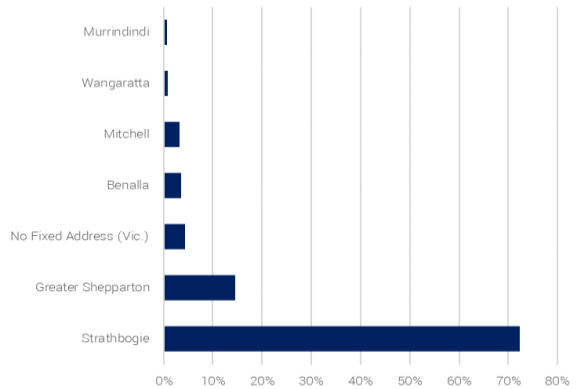
Source: Census of Population and Housing 2021. Compiled by .id (informed decisions)

F40. EUROA HOUSEHOLD STRUCTURE



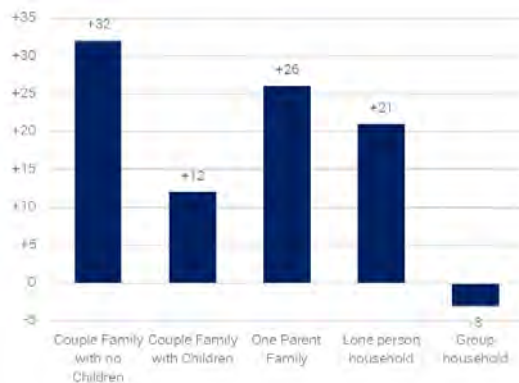
Source: Census of Population and Dwellings 2021, Australian Bureau of Statistics.

F41. EUROA RESIDENT PLACE OF WORK (LGA)



Source: Census of Population and Dwellings 2021, Australian Bureau of Statistics

F42. EUROA HOUSEHOLD CHANGE (2016-21)



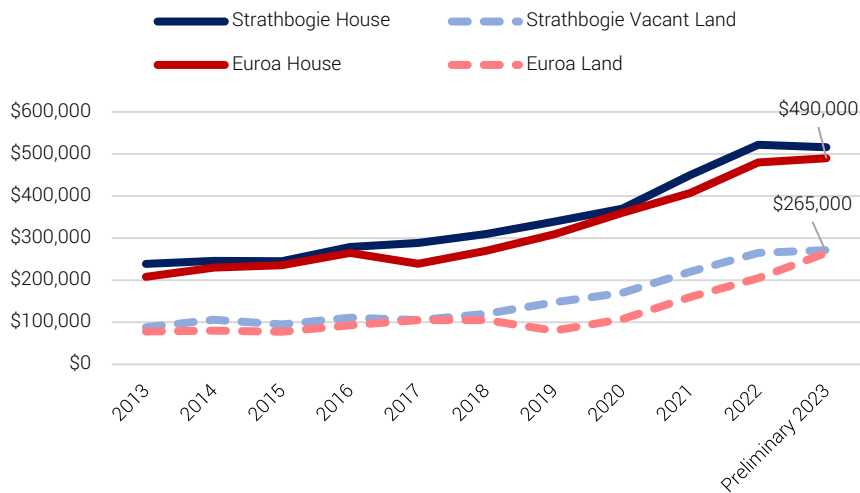
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

PROPERTY VALUES AND DEVELOPMENT ACTIVITY

Figure 43 shows property price trends in Euroa, and Figure 44 summarises dwelling approvals in the town. The following observations are made:

- Vacant land price growth in Euroa has been strong in recent years, averaging 20% per annum between 2018 and 2023. Although vacant lot prices in Euroa have generally been lower than the municipal median, the median price increased in 2023 to \$265,000, which is almost equivalent to the municipal price.
- Dwelling approvals rates have been reasonably consistent, averaging 15 approvals per annum over the period 2018 – 2023. Approvals have not demonstrated an increasing trend in the same way as has been evident in the other main towns of Nagambie and Avenel.

F43. MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, EUROA, 2013-2023



Source: A Guide to Property Values, 2023.

F44. DWELLING APPROVALS, EUROA



Source: Building Approvals, Australian Bureau of Statistics, 2023.

LAND SUPPLY

Table 29 summarises the current land supply in Euroa. It is noted that:

- Remaining supply in the town is relatively limited, with only 142 lot capacity remaining in the General Residential Zone.
- A substantial LDRZ property to the south of the town (known as Eastern Gateway) has approximate capacity for 185 lots, but the site is not being developed and does not have a permit for subdivision.
- A high proportion of the land supply remaining is affected by the Land Subject to Inundation Overlay (LSIO), and parts of the town are yet to be sewered. These circumstances could limit the extent to which the estimated supply levels can be realised.

T29. LAND SUPPLY, EUROA

Zone	Vacant and broadhectare lot capacity	Infill lot capacity
GRZ1	142	188
LDRZ	185	0
TZ	0	0
CDZ1	0	0
Total	327	188

Source: Urban Enterprise.

COMPARISON OF DEMAND AND SUPPLY

Table 30 shows a comparison of the demand and supply metrics for Euroa, based on the analysis shown in Section 4.

T30. DEMAND AND SUPPLY COMPARISON, EUROA

	Measure
Dwelling demand rate	12 – 16
Vacant and broadhectare supply	327 (142 in GRZ)
Years supply	20-27 (or 9-12 years if LDRZ excluded)

Source: Urban Enterprise.

5.5. AVENEL

POPULATION GROWTH AND DEMOGRAPHICS

Table 31 show recent population growth in Avenel, and Figures 45-50 show demographic indicators for the town. The following observations are made from the data:

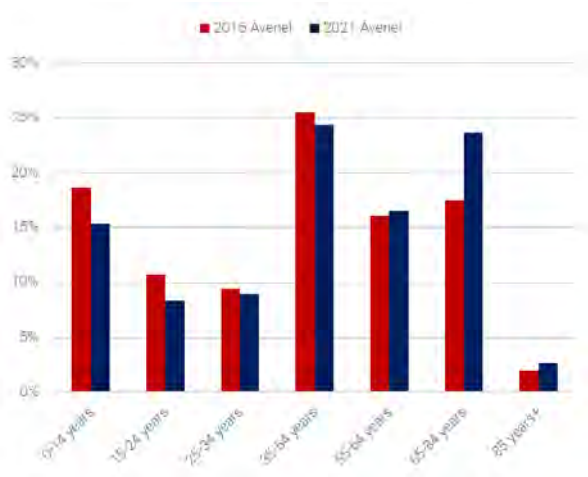
- The Avenel population increased at an average rate of 1.5% per annum over the period 2016 – 2021.
- Avenel generally has a younger age profile than other parts of the municipality, a greater proportion of families, and a higher income profile. However, the majority of recent population growth in the period 2016 – 2021 was due to an increase in residents of retirement age (65-84 years).

T31. AVENEL TOWNSHIP POPULATION GROWTH

Area	2016	2021	Change (2016 -21)	AAG	AAGR%
Avenel	1,115	1,202	87	17	1.5%
Strathbogie LGA	10,357	11,368	1,011	202	1.9%

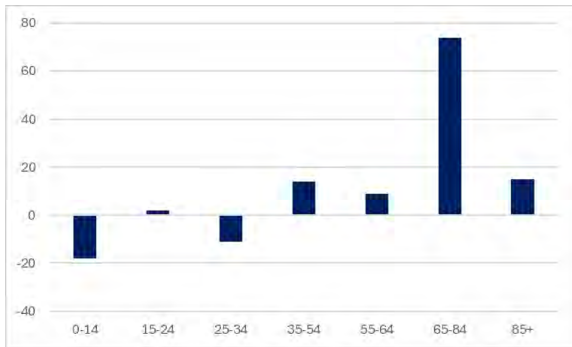
Source: ABS Census; Urban Enterprise.

F45. AVENEL AGE DISTRIBUTION, 2016 AND 2021



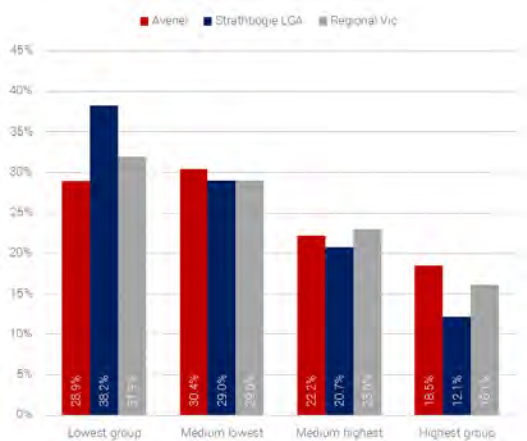
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics.

F46. AVENEL POPULATION CHANGE BY AGE



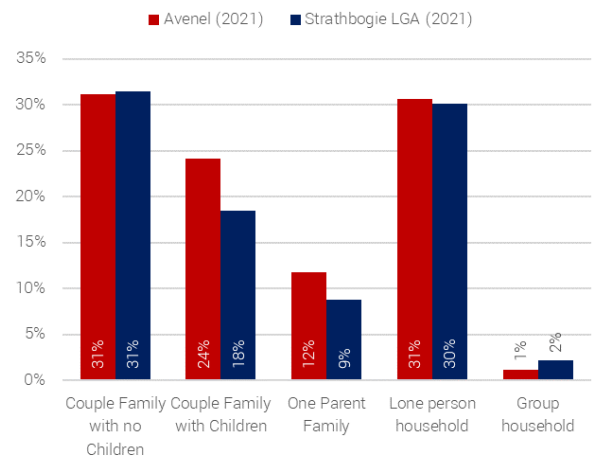
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

F47. AVENEL HOUSEHOLD INCOME QUARTILES



Source: Census of Population and Housing 2021. Compiled by .id (informed decisions)

F48. AVENEL HOUSEHOLD STRUCTURE



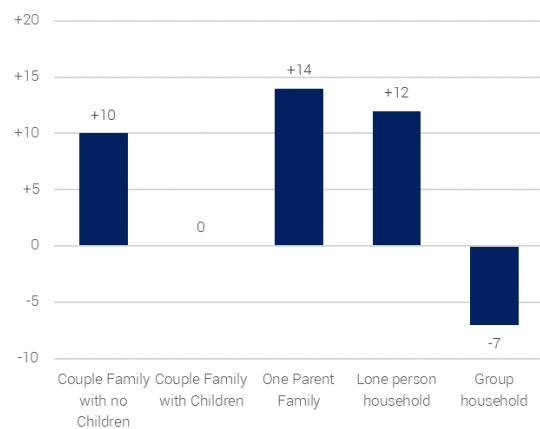
Source: Census of Population and Dwellings 2021, Australian Bureau of Statistics.

F49. AVENEL RESIDENT PLACE OF WORK (LGA)



Source: Census of Population and Dwellings 2021, Australian Bureau of Statistics

F50. AVENEL HOUSEHOLD CHANGE (2016-21)



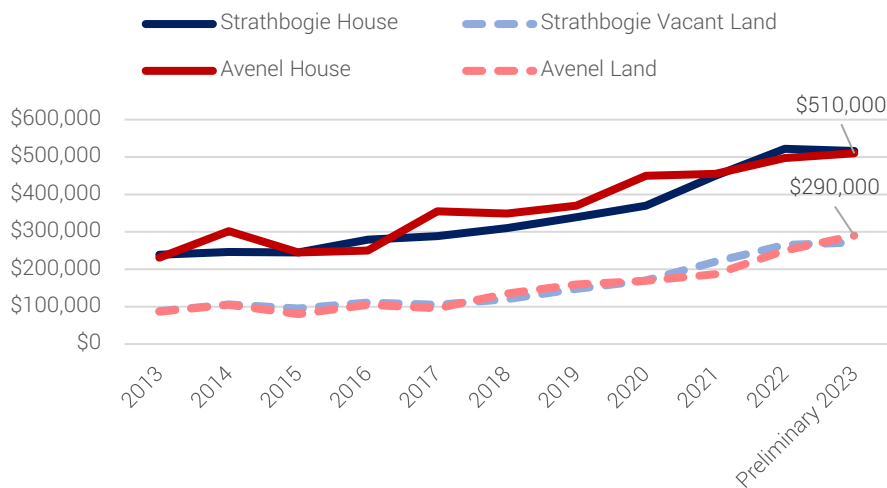
Source: Census of Population and Dwellings 2016 and 2021, Australian Bureau of Statistics

PROPERTY VALUES AND DEVELOPMENT ACTIVITY

Figure 51 shows property price trends in Avenel, and Figure 52 summarises dwelling approvals in the town. The following observations are made:

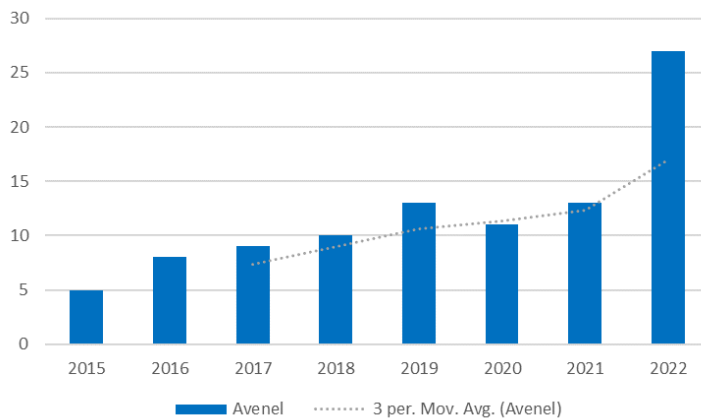
- Vacant lot prices in Avenel have increased at an average rate of 16.5% per annum over the period 2018 – 2023, demonstrating strong demand conditions.
- The rate of dwelling approvals has increased steadily over the past 5 years, from less than 10 per annum between 2015 and 2018 to a peak of 27 approvals in 2022.

F51. MEDIAN RESIDENTIAL VALUES BY PROPERTY TYPE, AVENEL, 2013-2023



Source: A Guide to Property Values, 2023.

F52. DWELLING APPROVALS, AVENEL



Source: Building Approvals, Australian Bureau of Statistics, 2023.

LAND SUPPLY

Table 32 summarises the current land supply in Avenel. It is noted that:

- Avenel has a significant number of larger lots throughout the township. Some of these are vacant and are logical candidates for development, however many others are occupied by dwellings and gardens which could limit the extent to which the nominal housing capacity of the town is realised.
- Several broadhectare sites are present, including in both the Township Zone and LDRZ. The overall capacity of these sites is estimated at 478 lots.

T32. LAND SUPPLY, AVENEL

Zone	Vacant and broadhectare lot capacity	Infill lot capacity
GRZ1	0	
LDRZ	204	0
TZ	274	137
CDZ1	0	0
Total	478	137

Source: Urban Enterprise.

COMPARISON OF DEMAND AND SUPPLY

Table 33 shows a comparison of the demand and supply metrics for Avenel, based on the analysis shown in Section 4.

T33. DEMAND AND SUPPLY COMPARISON, AVENEL

	Measure
Dwelling demand rate	13-17
Vacant and broadhectare supply	478
Years supply	28-37

Source: Urban Enterprise.

5.6. STRATHBOGIE, LONGWOOD AND RURAL SURROUNDS

DEMAND INDICATORS

Table 34 summarises the population and dwelling numbers in the SA1 which include the Strathbogie and Longwood townships. Each of these SA1s extends into the rural areas surrounding the towns.

The Strathbogie SA1 experienced significant population and dwelling growth relative to its small size, with an additional 34 dwellings counted from 2016 to 2021, an average annual increase of 7 per annum. The Longwood SA1 experienced an increase of 16 dwellings over the same period.

T34. POPULATION AND DWELLINGS, LONGWOOD AND STRATHBOGIE

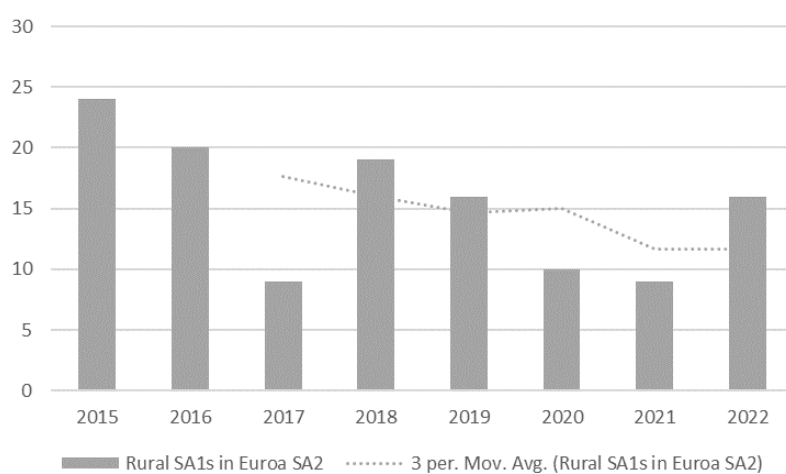
	Strathbogie SA1		Longwood SA1	
	2016	2021	2016	2021
Population	320	387	411	470
Dwellings	214	248	239	255

Source: ABS Census. Population = Usual Resident Population. Dwellings = all private dwellings.

Figure 53 shows that over the period 2015 – 2022, a total of 123 dwelling approvals were recorded in rural SA1s in the Euroa SA2, which includes Strathbogie, Longwood and all other rural areas in the SA2 and excludes the towns of Euroa and Violet Town (15 per annum).

Although the trend has been generally decreasing, the ongoing dwelling construction activity in these largely rural areas demonstrates steady demand for housing in areas outside the main towns.

F53. DWELLING APPROVALS, RURAL SA1S IN EUROA SA2



Source: ABS.

LAND SUPPLY

Table 35 summarises the current land supply in Strathbogie and Longwood. It is noted that:

- Strathbogie has an indicative capacity for 82 additional lots including vacant and infill opportunities, however the town is not sewerered and each development proposal must comply with land capability requirements. The yield shown in this assessment is based on an average of 4,000sqm per new lot created.
- In Strathbogie, the majority of the housing capacity in vacant lots is within the properties located south of Armstrong Avenue.
- Longwood has an indicative capacity for 104 lots including vacant and infill opportunities, however as per Strathbogie, the town is not sewerered which is a limitation to growth. The capacity assessment is based on an average of 4,000sqm lots.
- In Longwood, the majority of the housing capacity is within a large Township Zone property at 12 James Grant Lane to the north of the township, and a single LDRZ property at 397 Avenel-Longwood Road.

T35. LAND SUPPLY, STRATHBOGIE AND LONGWOOD

Zone	Vacant and broadhectare lot capacity	Infill lot capacity
Strathbogie		
TZ	33	49
LDRZ	0	0
Total	33	49
Longwood		
TZ	45	31
LDRZ	28	0
Total	73	31

Source: Urban Enterprise.

The ability of these towns to perform any significant housing role in the future will be limited by the current lack of reticulated sewer infrastructure. Recent dwelling approvals and population growth demonstrates steady demand for housing in these general areas of the Shire, so the Urban Growth Strategy will need to consider ways to accommodate demand for rural and small township housing in this context.

Council is undertaking a Rural Land Strategy concurrent to the Urban Growth Strategy which will deal directly with rural considerations, including rural housing issues.

6. SUMMARY OF FINDINGS

EXISTING HOUSING

1. The existing housing stock is mostly larger separate dwellings, which is not well aligned to the size and type of households which is weighted towards smaller households and older residents.
2. Residential property prices (especially vacant lots) have increased significantly in recent years, which is both an indicator of strong housing demand and a cause of rapid deterioration in housing affordability.
3. There is a relative lack of rental housing available across the municipality and at least a third of households renting are categorised as experiencing rental stress. When this is considered alongside substantial waiting lists for social housing in the region, the availability of affordable rental housing is a key challenge.

FUTURE HOUSING NEEDS

4. Approximately 75-100 dwellings per annum will be needed across the municipality, approximately two-thirds of which will be needed in the south-western parts of the Shire, primarily in Nagambie and Avenel.
5. Given the relatively high recent rates of population growth and dwelling construction activity, Council should plan for the possibility of housing demand remaining elevated over the coming years, although the post-pandemic demand surge has now subsided, as is the case across much of regional Victoria.
6. Demographic projections are for growth to be primarily driven by older age cohorts, with two-thirds of growth projected to occur through residents aged over 65. The continued ageing of the population and smaller household sizes will require ongoing delivery of smaller dwellings, units, retirement living and aged care.
7. Based on an analysis of housing demand patterns and projections, future housing in Strathbogie will be needed in the following main development settings:
 - a. Inner township areas where services can be accessed by short trips and walking, with housing accommodated generally through infill development, lifestyle villages and retirement communities;
 - b. Outer township areas that can accommodate both conventional density and lower density housing for families and couples in relatively affordable estates; and
 - c. Lower density and lifestyle locations which meet the needs of holiday home buyers, Melbourne buyers and lifestyle seekers (including some retirees).

RESIDENTIAL LAND DEMAND AND SUPPLY BALANCE

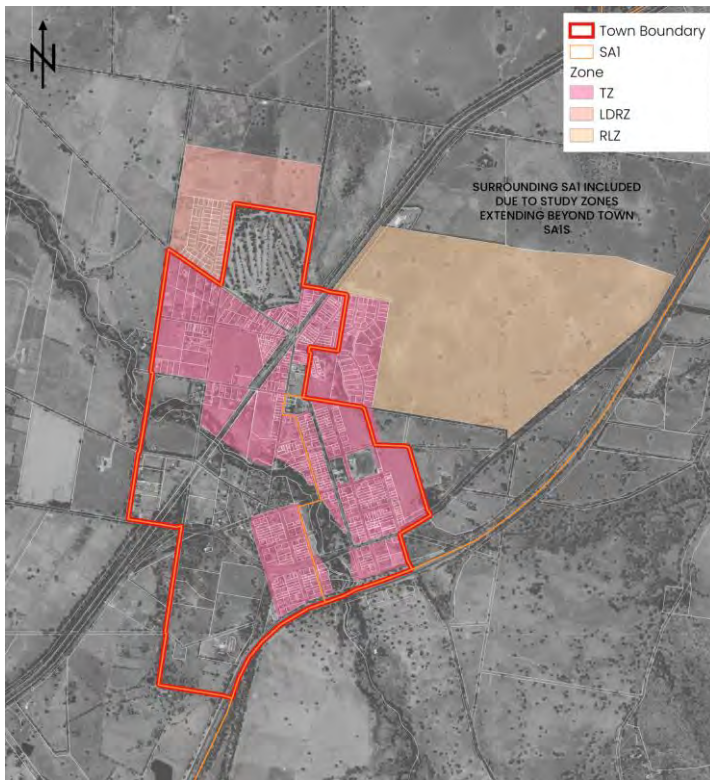
8. The majority of residential land supply with the potential to be readily developed is in Nagambie and Avenel, with secondary supply in Euroa.
9. Although Nagambie and Avenel have the greatest capacity for housing, in both towns, larger broadhectare development sites are depleting quickly given the recent increase in development and housing construction activity in the towns.
10. Overall, the main towns of the Shire are estimated to have a total land supply of 33-44 years in vacant and developable sites. Further housing capacity could be realised through re-subdivision of occupied lots.
11. At the township level:
 - a. Nagambie is the location of highest demand. If demand rates remain elevated, Nagambie will require additional residential land in the medium term;
 - b. Euroa has a relatively constrained level of supply which, if further housing opportunities are not realised either within the township or through additional supply, may result in adverse market impacts;
 - c. Other main towns have sufficient supply to accommodate medium to long term demand, although the availability of infrastructure and urban services to support development (especially sewer) will be important to realise housing opportunities in Avenel and Violet Town;

- d. Rural areas, especially in the north-east of the Shire, have experienced steady housing demand. It will be important to balance demand for housing outside main towns with other rural planning and settlement objectives.

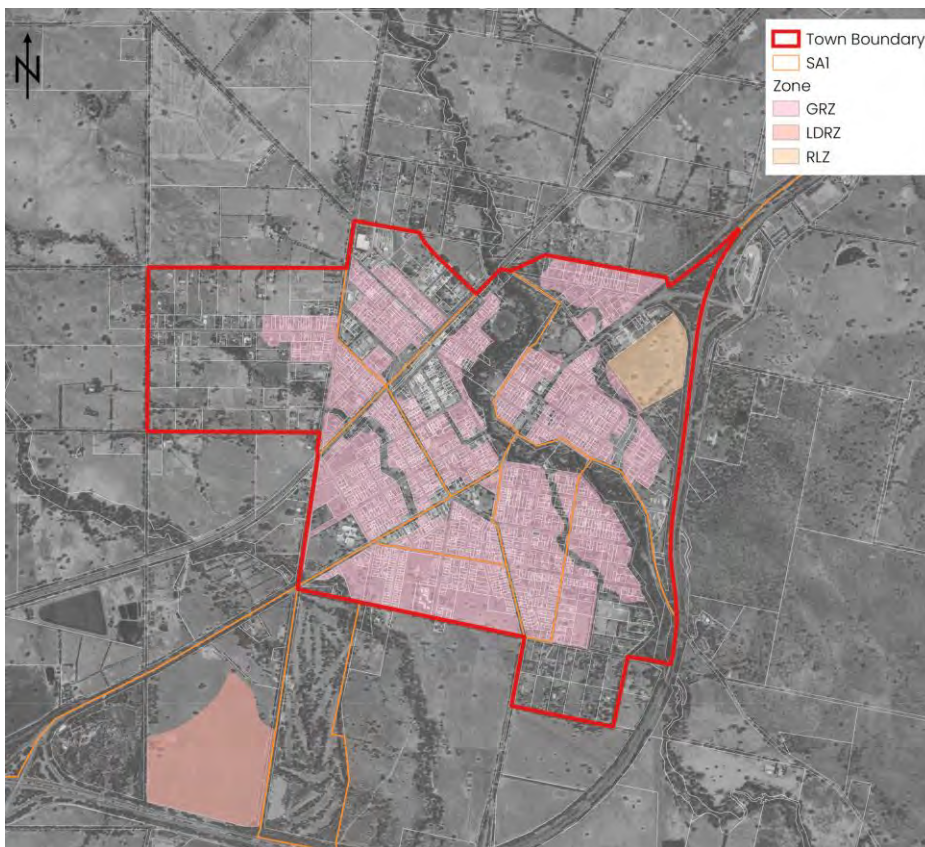
APPENDICES

APPENDIX A DATA AREA BOUNDARIES

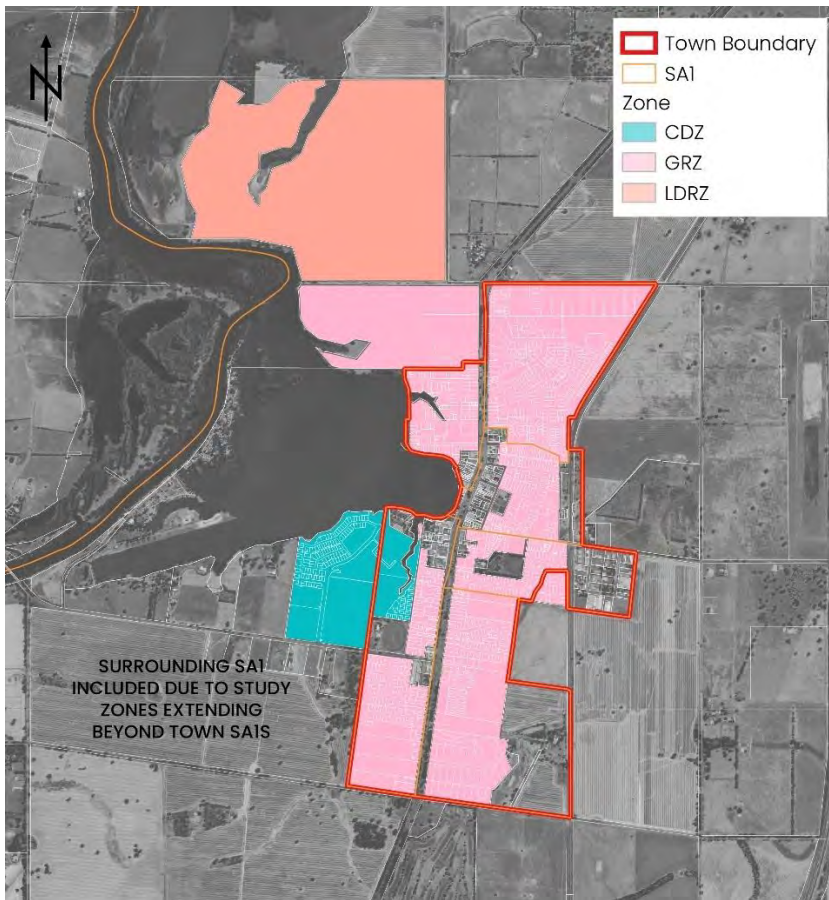
F54. AVENEL TOWNSHIP SA1S



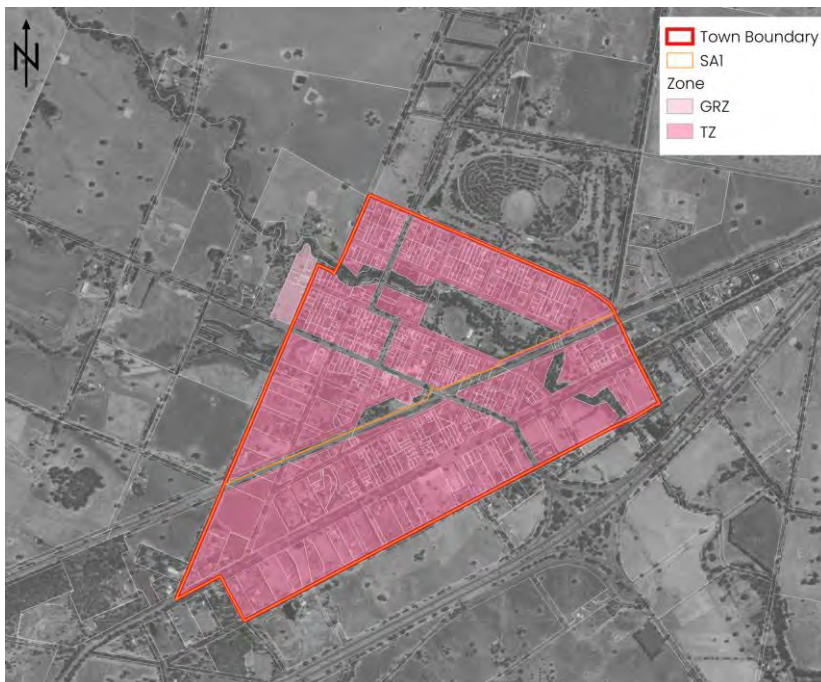
F55. EUROA TOWNSHIP SA1S



F56. NAGAMBIE SA1S

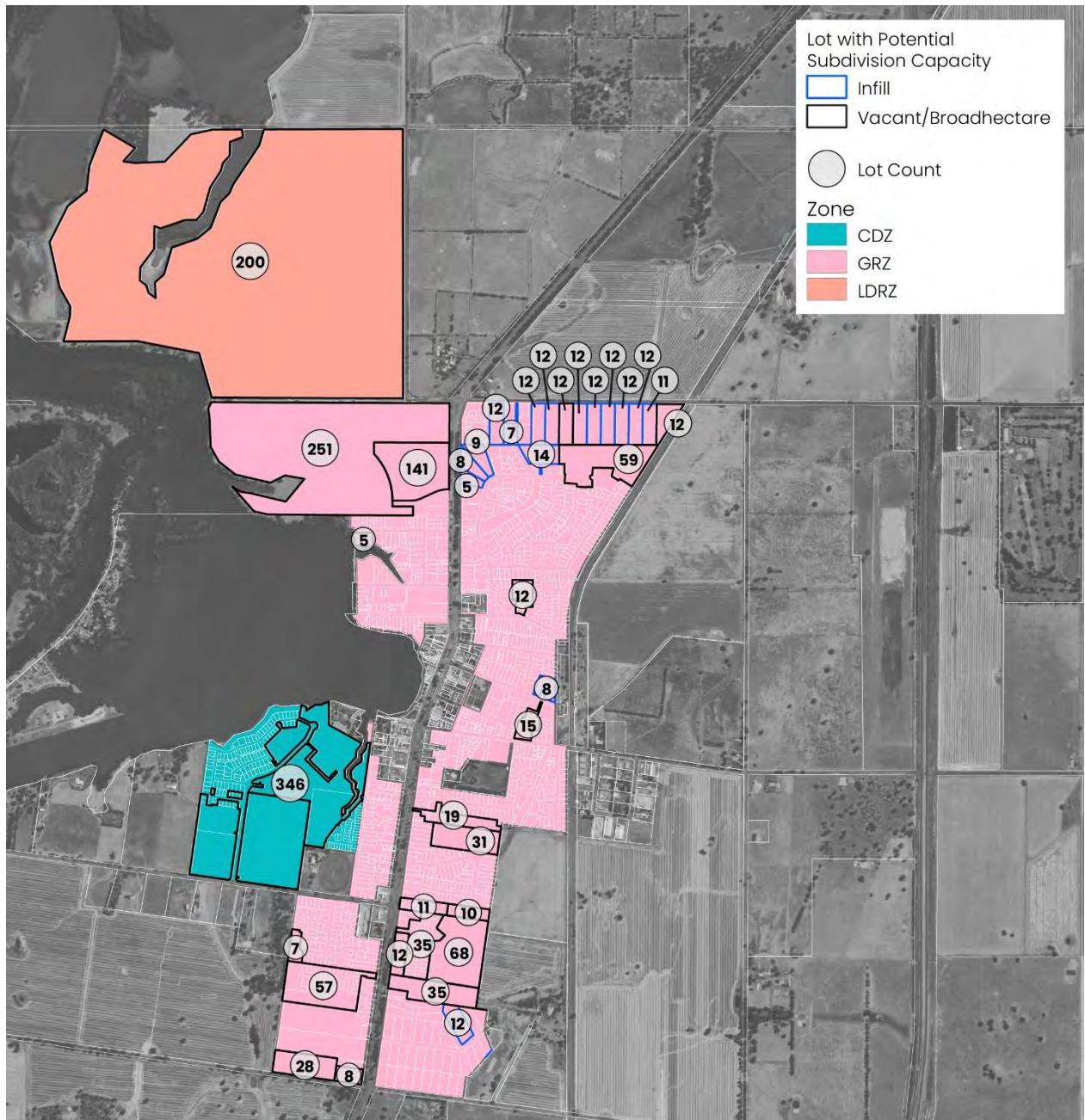


F57. VIOLET TOWN SA1S

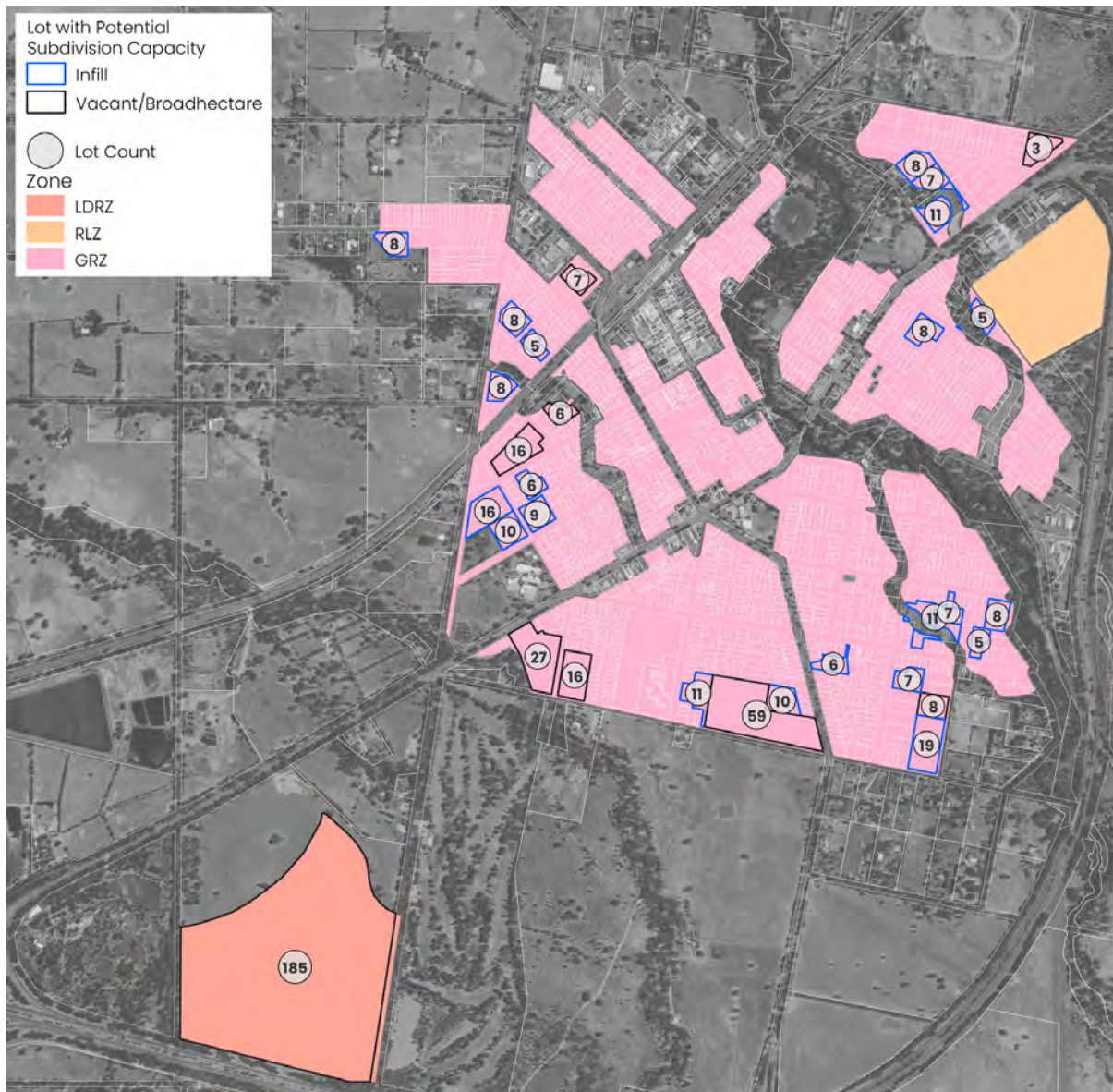


APPENDIX B LAND SUPPLY MAPS

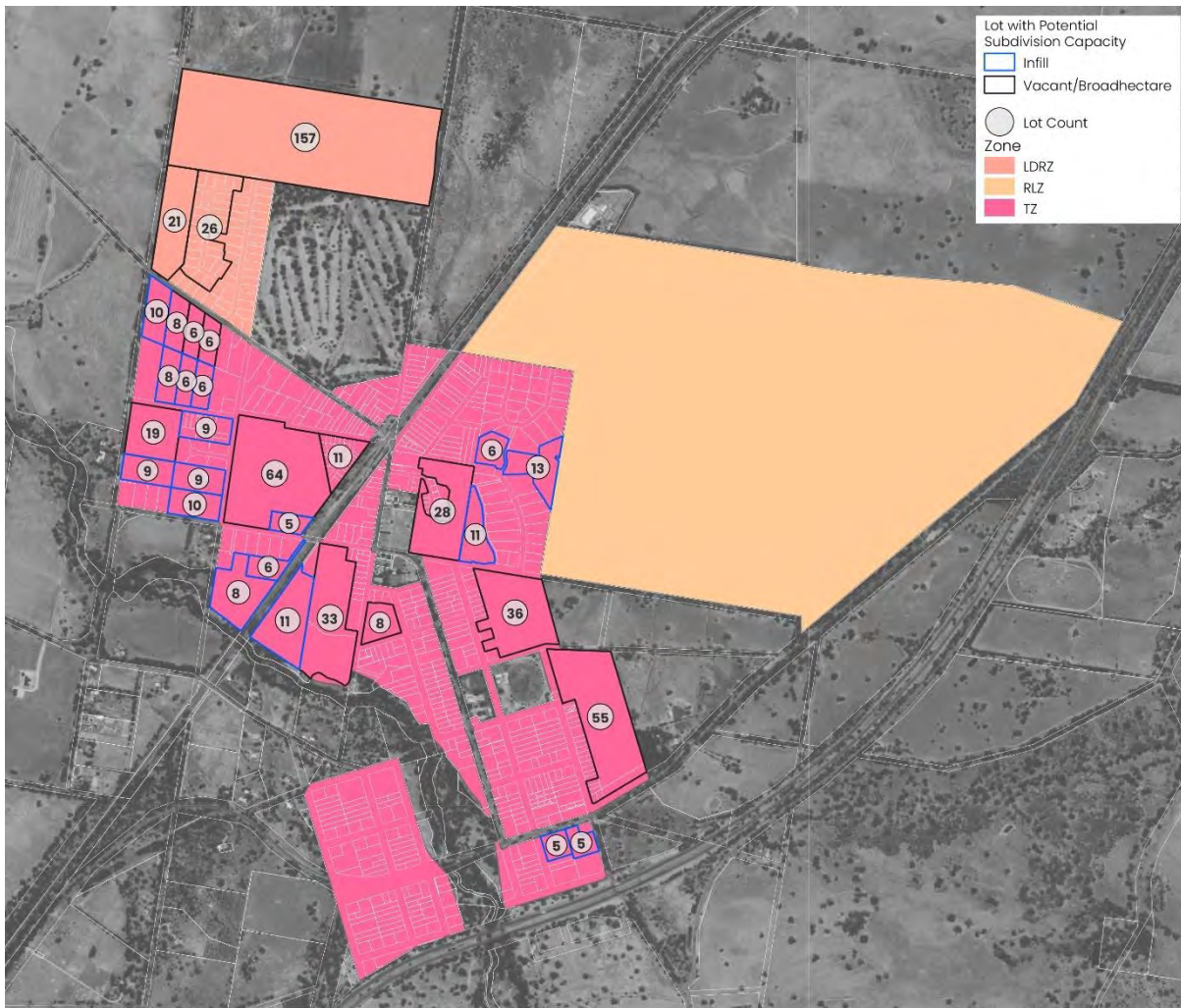
F58. NAGAMBIE LAND SUPPLY MAP



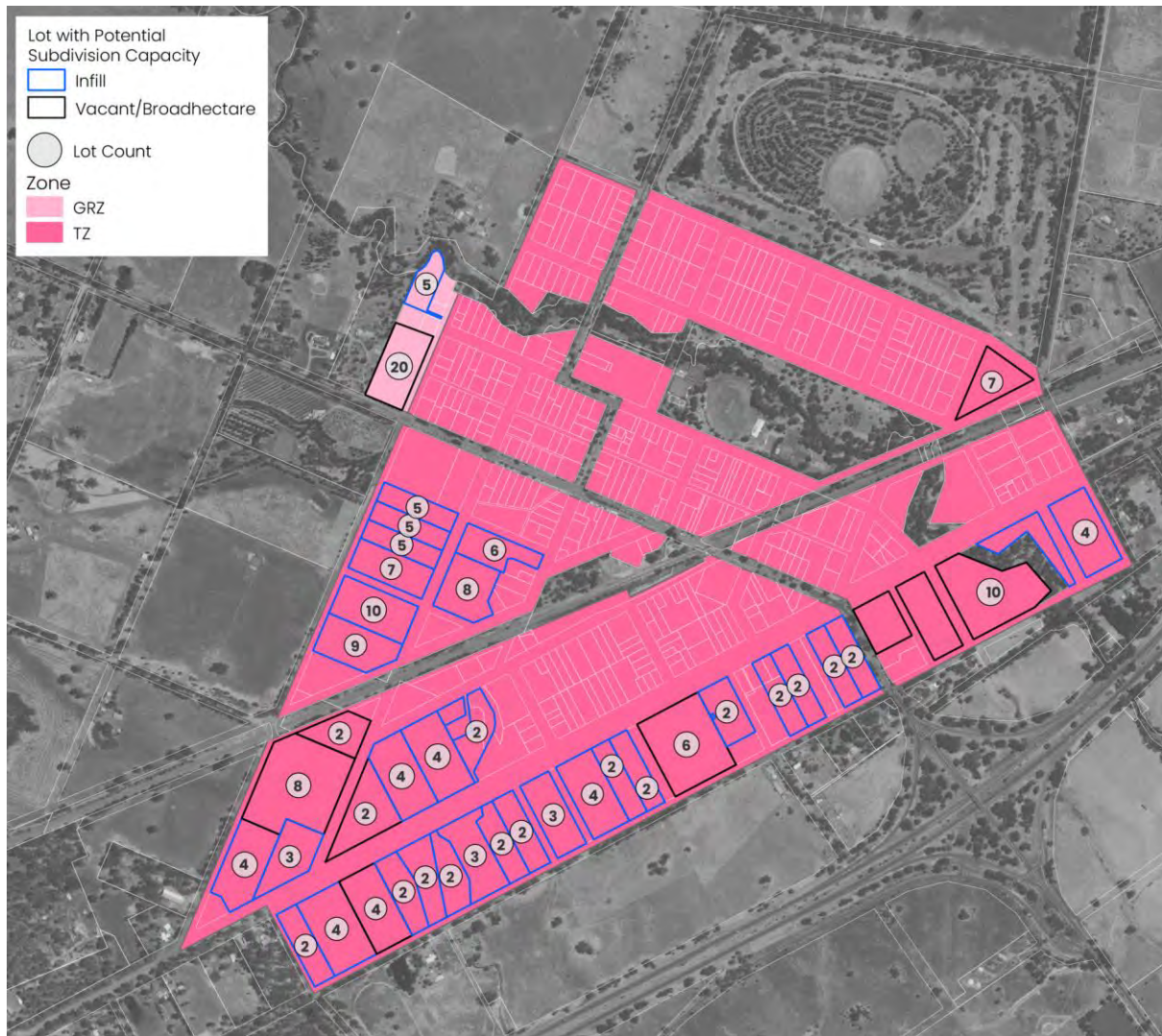
F59. EUROA LAND SUPPLY MAP



F60. AVENEL LAND SUPPLY MAP



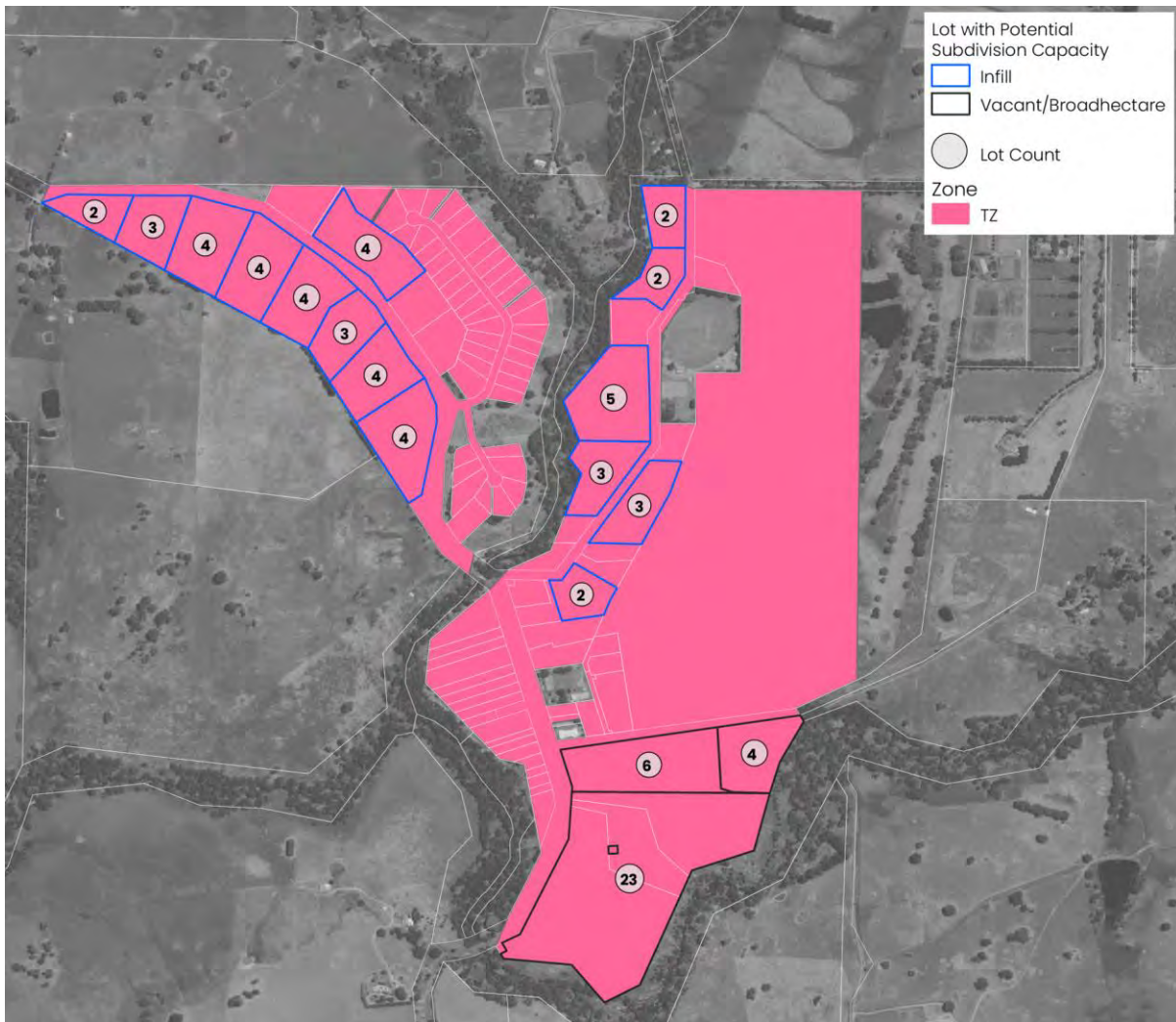
F61. VIOLET TOWN LAND SUPPLY MAP



F62. LONGWOOD LAND SUPPLY MAP



F63. STRATHBOGIE TOWNSHIP LAND SUPPLY MAP







Appendix 2:

Planning Policy and Strategic Review
SD Planning, July 2024.

Appendix 1: Strategic Context of Planning Policies

The section reviews the broad strategic context of planning framework including existing strategies and planning policies outlined at state, regional and local level, as it relates to urban growth, across Strathbogie Shire Council. Where strategies are specific to townships these have been discussed at Section 9 of this report.

1. Planning and Environment Act 1987

The Planning and Environment Act 1987 (P&E Act) is the foundation of the planning system in Victoria. The objectives of planning in Victoria are set out in Section 4(1), they are:

- a) to provide for the fair, orderly, economic and sustainable use and development of land;
- b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- e) to protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;
- f) to facilitate development in accordance with the objectives set out in paragraphs a), b), c), d) and e);
- g) to balance the present and future interests of all Victorians.

In carrying out its planning functions under the P&E Act, a Council has the two key roles:

- As the planning authority – a Council sets the strategic policy framework for the municipality. The UGS will refine the framework for future planning decisions.
- As the responsible authority – a Council administers the planning scheme for its municipality and makes decisions on individual applications for a planning permit.

The Council has the responsibility to:

- Develop, monitor and review the planning scheme for the municipality.

- Advocate on behalf of the local community.
- Provide consideration and policy leadership around the manner in which land use will occur in the future

4.2 Planning Policy Framework

The following specific, State, Regional and Local planning scheme policies are relevant to determining settlement planning and urban growth across Strathbogie are considered relevant to a future UGS:

Table 1: Specific planning policies that are relevant for a future UGS

Clause 02 (Municipal Planning Strategy)	
The Municipal Planning Strategy outlined at Clause 02 of the Strathbogie Planning Scheme outlines a range of policy directions that relate to the growth of the municipality.	
Cl. 02.02	<p>The Vision sets out the following aspirations for land use and development:</p> <ul style="list-style-type: none"> • Supporting investment for population growth, shared wealth and wellbeing. • Facilitating the provision of infrastructure and sustainable economic and community development. • Planning for long term sustainability in settlement patterns, the natural and built environment, community services, economic development and growth.
Cl. 02.03-1 Settlement	A range of strategic directions are set out. Specific to the townships is outlined at each of the township conditions section later in this report. A range of settlement plans are also outlined at Clause 02.04.
Cl. 02.03-3 Environmental Risk and Amenity	<p>Council’s strategic directions for environmental risks are to:</p> <ul style="list-style-type: none"> • Support use and development that adapts to the impacts of climate change. • Encourage development to be responsive to potential environmental risks. • Protect floodplains and their role in conveying and storing floodwater, to preserve and minimise the deterioration of environmental values. • Discourage development in areas of bushfire risk.
Cl. 02-03-4 Natural resource management	Broadly the Council’s strategic directions are to:

	<ul style="list-style-type: none"> • Retaining areas of high-quality rural land for farming and agricultural purposes • Protecting proclaimed water supply catchments (and water quality) from development that would compromise water catchments.
<p>Cl. 02-03-5 Built environment and heritage</p>	<p>Council’s strategic directions are to:</p> <ul style="list-style-type: none"> • Protect views and vistas of the Shire’s natural features through sympathetic building design. • Ensure development is sited and designed to maintain and enhance the aesthetic amenity of the area. • Protect and enhance historical site and the existing heritage qualities within the Shire for their social and economic benefit.
<p>Cl. 02.03-6 Housing.</p>	<p>Housing sets out commentary including:</p> <p><i>In recent times, the Shire has experienced increasing demand for low density residential and rural living development from the Melbourne and Shepparton property markets, particularly in the Strathbogie Ranges, Avenel and Nagambie.</i></p> <p><i>Urban expansion into agricultural areas can result in conflicts at the urban and rural interface and requires buffers and other measures to protect the amenity of residents and agricultural operations on adjoining land.</i></p> <p><i>For rural living land, diversity and flexibility of lot sizes is important to minimise sprawl and protect agricultural land. Factors influencing desirable lot size should include the existing character and density and land capability.</i></p> <p>It contains strategic directions relating to rural residential development including:</p> <ul style="list-style-type: none"> • Encourage rural residential development that is located and designed to protect existing agricultural uses, the natural environment and townships. • Encourage rural residential development that can be efficiently serviced by social and physical infrastructure
<p>Cl. 02.03-7 Economic Development</p>	<p>Relating to urban growth the economic development clause includes strategic directions including:</p>

	<ul style="list-style-type: none"> • Protect the operation of the Mangalore Airport, and facilitate opportunities for transport, food processing and logistic industries to establish at the Mangalore Airport. • Support the retention of and development of new retail and commercial and industrial businesses. • Encourage retail development within town centres. • Direct industrial development to areas where infrastructure, services and transport links are available.
Cl. 02.03-8 Transport	<p>Relating to urban growth the clause includes the following strategic directions in relation to transport:</p> <ul style="list-style-type: none"> • Encourage transport links between settlements. • Encourage bicycle facilities and infrastructure within townships and to connect between townships. • Encourage more pedestrian connections and walking tracks within towns, especially between key areas such as town centres, health care facilities, schools, train stations and sporting facilities. • Integrate the planning of freeways with land use and development planning in the areas through which they pass.
Cl. 02.03-9 Infrastructure	<p>Council's strategic directions for infrastructure and community infrastructure are to:</p> <ul style="list-style-type: none"> • Encourage a consistent approach to the design and construction of infrastructure across the municipality. • Provide reticulated services to growing settlements. • Support the development of health, education facilities and community hubs in Euroa and Nagambie that provide services for the community. • Support the expansion of aged care facilities and services.
Clause 11 (Settlement)	
Cl 11.01-1S Settlement	<p>Seeks to ensure growth is planned in a sustainable way and identifies settlements of state and regional significance. It requires settlement growth to be planned in accordance with regional growth plans including the Hume Regional Growth Plan.</p>
Cl 11.01-1R Settlement Hume	<p>Supports the growth of Euroa and Nagambie to support growth of larger population centres including Shepparton and Wangaratta. It seeks to foster the sustainability of small rural settlements.</p>

Cl 11.01-1L-01 to Cl 11.01-1L-06 Specific Plans	Outlines a range of specific policy directions and strategic plans for Avenel, Euroa, Longwood, Nagambie, Strathbogie and Violet Town. The directions and plans are outlined further in later sections of this report.
Cl 11.02 Managing growth	Requires local governments to plan for 15 years of land supply across the local government area and to provide clear direction about locations where growth should occur. Planning should facilitate development that is in a defined sequence and through a hierarchy of structure plans.
Cl 11.03-1S Activity centres	Encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
Cl 11.03-6S Regional and local place	Directs development that is sensitive to the ecological, landscape, recreational and agricultural values. It encourages the integration of place-based planning that is reflective of distinctive characteristics of the townships.

Clause 12 (Environmental and Landscape Values)

Cl 12.01-1S Protection of biodiversity	Assist the protection and conservation of Victoria's biodiversity.
Cl 12.01-2S Native vegetation management	Ensure there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. It sets out tests to avoid, minimise and provide offsets to compensate for vegetation removal.
Cl 12.03-1S River corridors, waterways, lakes and wetlands	Seeks to protect and enhance river corridors, waterways, lakes and wetlands. It includes strategies to protect the environmental, cultural and landscape values of all water bodies and wetlands. It also seeks to ensure that development is sensitively designed to respect the significant aesthetics, environmental, conservational, cultural, open space, and recreation assets of water bodies and wetlands.
Cl 12.05-1S Environmentally sensitive areas	Seeks to protect and conserve environmentally sensitive areas.

Cl 12.05-2S – Landscapes	Seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.
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Clause 13 (Environmental Risks and Amenity)

Cl 13.01-1S Natural hazards and climate change	Minimises the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
Cl 13.02-1S Bushfire Planning	Strengthens the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life

Clause 15 (Built Environment and Heritage)

Cl 15.03-2S Aboriginal cultural heritage	Ensures the protection and conservation of places of Aboriginal cultural heritage significance
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Clause 16 (Housing)

Cl 16.01-1S Housing Supply	Supports increasing the proportion of new housing in designated locations in established urban areas to reduce the share of new dwellings in greenfield and dispersed development areas.
Cl 16.01-2S Housing affordability.	<p>Outlines that in order to deliver more housing affordability that strategies include:</p> <ul style="list-style-type: none"> • Ensuring land supply continues to be sufficient to meet demand. • Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities. • Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community. • Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Clause 18 (Transport)

Cl 18.01-1S Land use and transport integration	Outlines the need to ensure that urban growth effectively integrates land use and transport. Objectives include designing
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	areas to ensure they support active living and where possible are accessible by public transport.
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Clause 19 (Infrastructure)

Clause 19.02 – Community Infrastructure	Planning should facilitate efficient use of existing infrastructure and human services.
Cl 19.02-5S – Emergency Services	Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.
Cl 19.02-6S – Open Space	Outlines that planning authorities should establish, manage and improve an integrated network of public open space that is usable and meets the needs of the community.
Cl. 19.03-1 – Development and infrastructure contribution plans	Outlines that planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure.
Cl 19.03-1L	States that Strathbogie ensure the provision of infrastructure and community services through development contribution plans and pre-development agreements.
Cl 19.03-2S – Infrastructure design and provision	Outlines that development infrastructure is designed to meets the needs of the community and are integrated into existing areas.
Cl 19.03-3S to 19.03-5	Outlines a range that infrastructure should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.

Clause 71.02 – Operation of the Planning Policy Framework

The clause provides guidance on the operation of the Planning Policy Framework. Of relevance is Clause 71.02-3 which states as follows:

Society has various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and

expectations by addressing aspects of economic, environmental and social wellbeing affected by land use and development.

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.

2. Plan Melbourne (2017)

Plan Melbourne 2017 sets out the State's strategic vision for population and employment growth in the city of Melbourne and state of Victoria through to 2050. Plan Melbourne was initially prepared in 2013 with the recommendations incorporated into the Planning Scheme in 2014. Since that time, it has been 'refreshed' with the latest version focused on seven policy outcome areas.

Of particular relevance to Strathbogie is Outcome 7 which outlines:

"Regional Victoria is productive, sustainable and supports jobs and economic growth".

Plan Melbourne outlines several key concepts for planning the future of Melbourne and recognizes the role of regional centres in contributing to Victoria's long-term prosperity. As growing pressure to accommodate an increasing population is placed on Melbourne's limited space and resources, the ability of regional centres that are well-connected and within viable commuting distances of capital cities to offer alternate housing and employment opportunities is recognised.

To achieve this outcome the key directions and policies include:

- *Support planning for growing towns in peri-urban areas*
- *Improve transport and digital connectivity for regional Victoria*
- *Strengthen transport links on national networks for the movement of commodities*

Plan Melbourne notes that the key to attracting growth to the Hume region will be optimising development potential through major infrastructure planning and strategic investment whilst protecting the region's natural assets. Infrastructure that further supports connectivity between

regions, key gateways and transport routes will support the development of new and existing industries and contribute to employment generation.

The Plan also discusses that some towns and regional communities are actively looking for opportunities to increase population growth to support local businesses, services and community organisations. Commuter towns such as Nagambie, Euroa and Avenel (in particular) are well positioned to take advantage of job opportunities that are expected to be required to meet the needs of Melbourne's population growth through, tourism, new energy, and food and fibre businesses. Similarly, with good access to affordable housing, health care, education and internet technology, it is expected that the Strathbogie municipality will be able to support population growth generated by a strong metropolitan Melbourne.

3. Hume Regional Growth Plan (2014)

The *Hume Regional Growth Plan* (HRGP) sets a long term strategic plan for the region to 2041. The HRGP is the regional planning response to the policy directions set out in Plan Melbourne, focusing on six key planning principles that the plan seeks to develop, including:

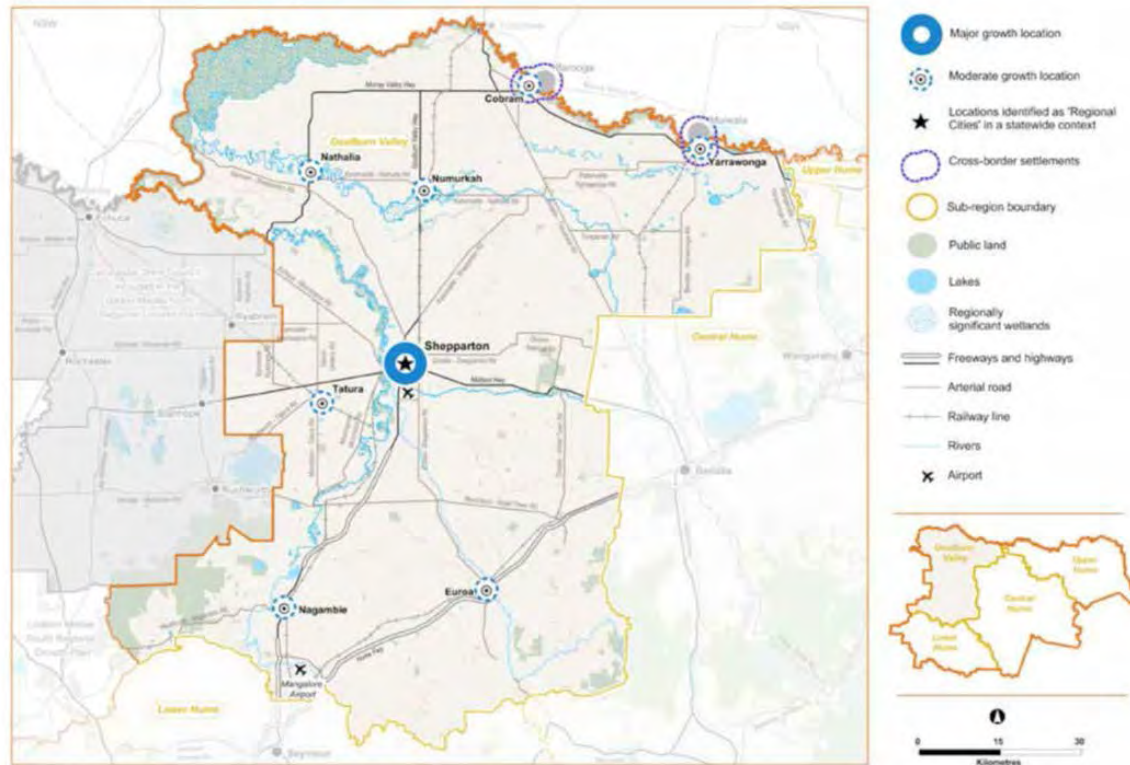
- *Efficient and sustainable settlements;*
- *Sustainable rural communities;*
- *A healthy environment and a celebrated heritage;*
- *Healthy, vibrant and resilient communities;*
- *A thriving and dynamic economy; and,*
- *A mobile and connected region.*

It focusses on improving economic, social and environmental outcomes for the Hume region and its community and responding to the most significant challenges and opportunities for the region over the next ten to twenty years. The HRGP provides a framework in which priority projects and initiatives, that will drive improved regional capability, are identified, agreed, and advocated for.

The HRGP reinforces the recognition of Strathbogie Shire's main towns, in particular, Euroa and Nagambie as urban localities that will continue to accommodate residential development. None of the townships are identified as a significant change location. With respect to Strathbogie Shire the HRGP, states that these locations offer natural attractions and lifestyle opportunities, such as rural settings and access to significant water bodies. These towns will continue to support surrounding rural communities by providing services and access to services in larger urban localities. Some of these localities offer unique growth opportunities related to natural characteristics, provided growth can be managed to protect environmental assets and values, and limit exposure to natural hazards, especially bushfire and flood.

Figure 1: Future urban growth in the HRP

Map 11: Goulburn Valley - Future urban growth



Source: Department of Transport, Planning and Local Infrastructure

4 Victoria's Housing Statement (2023)

This Statement was released by the Victorian Government in September 2023 in response to the growing urgency for greater housing supply to support projected population growth. Through it the Victorian Government has set a target of 80,000 dwellings per year for the first decade, and in total an additional 1.6 million homes in Victoria by 2051.

It outlines a series of recommendations aimed at increasing the supply of housing with the following themes:

- Good decisions, made faster (Chapter 1). This chapter outlines reforms to the planning system to streamline the planning process for large residential development proposals as well as making it easier for a small second home.
- Cheaper housing, closer to where you work (Chapter 2). While not specific to Strathbogie there is a regional target to construct 425,600 new homes in regional Victoria.

- More social housing (Chapter 4). A regional housing fund to deliver 1,300 new homes across Victoria.

The State Government is also currently developing a new plan and updating Plan Melbourne, to expand the Plan to cover the whole of Victoria, as well as updating the planning system, to ensure that urban growth is appropriately planned into the future.

5 Protecting Victoria's Environment - Biodiversity 2037

Protecting Victoria's Environment – Biodiversity 2037 aims to protect and improve Victoria's natural environment by achieving a net gain in the overall extent of natural habitats in terrestrial and marine environments. It recognises the importance of the natural environment to life and their high resource value.

Future urban growth and any work undertaken by Councils needs to consider its impacts on the Strategy.

6. Ministerial Directions and Practice Notes

i. Ministerial Directions

It is considered that the following Ministerial Directions are, or may be, relevant to settlement planning and draft UGS:

- Ministerial Direction – The Form and Content of Planning Schemes
- Ministerial Direction No 1 – Potentially contaminated land
- Ministerial Direction No. 11 – Strategic Assessment of Amendments) and Planning
- Ministerial Direction No. 12 – Urban Growth Areas.

ii. Planning Practice Notes

It is considered that the following Planning Practice Notes (PPN) are, or may be, relevant to settlement planning and draft UGS:

- PPN 7: Vegetation Protection in Urban Areas

- PPN 13: Incorporated and Background Documents
- PPN 37: Rural Residential Development
- PPN 46: Strategic Assessment Guidelines, August 2018 (PPN46)
- PPN 64: Local planning for bushfire protection.
- PPN 90: Planning for housing
- PPN 91: Using the residential zones.

7. Taungurung Healthy Country Plan (2016)

The Taungurung Healthy Country Plan provides guidance and information to support the future land use planning. The plan outlines the goals and aspirations of the Taungurung for the care and management of Taungurung Country. In particular concerns are outlined that the Taungurung connection should be formally recognised, and engagement should occur in decision-making about activities on Country.

8. Strathbogie Council Plan

Strathbogie Council Plan 2021-2025 (the Council Plan) was adopted in June 2021. The community vision is:

The Strathbogie Shire is a region of natural beauty with vibrant communities who are respectful, optimistic and inclusive.

We have a strong sense of belonging and of our collective history. We care deeply for Country and First Nations people.

We are bold. We embrace opportunities. We welcome you

The themes of the Council Plan are as follows:

- Engage. Create. Unite
- Live. Access. Connect
- Protect. Enhance. Adapt
- Inclusive. Protective. Balanced

- Strong. Healthy. Safe
- Accountable. Transparent. Responsible.

Relevant themes, strategic outcomes and directions will need to be considered and ensure that the future UGS is consistent with the Council Plan.

9. Economic Development Strategy and Action Plan 2023-2027

The Strathbogie Shire Economic Development Strategy 2023-2027 outlines the key directions and priorities for Strathbogie Shire Council to support economic development and sustained growth for the local economy. The five-year Strategy identifies relevant actions for Council to support economic growth and provide ongoing benefits to the community, workers and local businesses.

The strategy outlines that the Shire’s economic base is predominantly rural and agricultural purposes, there are key economic areas that drive local consumption, employment, business and resident activity. This includes:

- Employment land (i.e. commercial and industrial zones) in Euroa and Nagambie that supports business investment across primary trade and production sectors, as well as consumer-facing services. This includes a total of three industrial precincts, as well as dedicated commercial zoned land within the town centres.
- Township zone across the towns of Avenel, Violet Town, Longwood and Strathbogie. The Township Zone is a dynamic and flexible zone that can accommodate both employment and residential uses. However, existing residential character is prioritised over employment uses. With low vacancy rates for industrial and commercial land, the future supply of this land is critical to support the population and drive economic growth outcomes.

In terms of the final economic development framework it outlines the following theme and strategic directions.

Theme and Description	Strategic Directions
<p>Theme 1: An Activated and ‘Investment-Ready’ Shire</p> <p>Stimulate investment across the Shire and promote efficient uses of land to foster local economic growth</p>	<p>1.1 Deliver a strategic and supportive planning environment</p> <p>1.2 Facilitate strategic infrastructure investments</p>

<p>Theme 2: An Innovative and Sustainable Business Base</p> <p>Develop a vibrant business community from a diverse range of industry sectors that capitalises on Strathbogie Shire’s competitive advantages.</p>	<p>2.1 Support an engaged, well-informed and resilient business community</p> <p>2.2 Support business investment and diversification</p> <p>2.3 Support a thriving and productive agricultural sector</p> <p>2.4 Support emerging industries including mining and renewable power generation</p>
<p>Theme 3: A Supported Community and Labour Force</p> <p>Support residents and workers to be engaged, productive and contribute to business and economic activity</p>	<p>3.1 Support population attraction and workforce growth</p>
<p>Theme 4: A Thriving Visitor Economy</p> <p>Establish Strathbogie Shire as a desirable and high-value visitor destination that drives year-round visitation and generates economic benefits for the region</p>	<p>4.1 Strengthen the destination brand and tourism governance</p> <p>4.2 Support industry in delivering a high-quality visitor experience</p> <p>4.3 Deliver a successful and diverse events calendar</p> <p>4.4 Consider and explore the option of the relocation of the Euroa Visitor Information Centre to the Travellers Rest Precinct</p>

Discussion

The Planning Framework provides key directions around settlement, housing, environment, infrastructure and transport. Key considerations for the future UGS are:

- providing for current and future housing needs
- providing housing choice
- encouraging urban consolidation and limiting urban sprawl
- ensuring orderly planning for new growth areas
- ensuring that there is sufficient provision and planning for future economic development opportunities

- providing infrastructure, services and facilities and protecting distinctive areas.

A key requirement of the state planning policy framework is that all councils maintain at least a fifteen-year supply of land for residential development.