

Strathbogie
SHIRE COUNCIL



Urban Growth Strategy

Planning for sustainable
growth and resilient communities

Acknowledgement of Country

Strathbogie Shire Council acknowledges the Taungurung and Yorta Yorta peoples as the Traditional Owners of the lands and waterways in the area now known as Strathbogie Shire. We pay our respects to their rich cultures and to Elders, past and present, as well as all other First Nations peoples who live, work and play in the area.

Shadforth Reserve,
Violet Town



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Strathbogie growth statement

Strathbogie Shire welcomes growth to facilitate opportunity.

We are close to urban centres, offering an affordable rural lifestyle, strong community connections and beautiful landscapes.

We encourage a diversity of housing for people at all life stages and needs, well supported by infrastructure and services.

Our agricultural land and the economy it grows are deeply valued.

We support business, investment and innovation.

1. Executive summary



The UGS will clearly define appropriate locations and forms of development, protecting environmental assets, rural landscapes, and local economies, while promoting vibrant, affordable, and attractive communities.

Purpose

Guide sustainable urban growth to 2051 across all Strathbogie townships and localities.

Prepared by

SD Planning & Urban Enterprise

Key documents

- Residential Demand and Supply Assessment (Urban Enterprise, 2024)
- Issues and Opportunities Consultation Document (SD Planning, Oct .2024)

The Strathbogie Shire Urban Growth Strategy (UGS) provides a comprehensive and coordinated framework to guide sustainable urban development across the municipality to 2051.

It establishes a clear vision for where and how growth should occur, supported by demographic analysis, residential land supply assessment, policy alignment and extensive community engagement.

Strategic drivers

The UGS responds to increasing population pressures, housing demand and infrastructure challenges, while protecting the Shire's rural character, productive farmland and natural landscapes. It directly addresses recommendations from the Strathbogie Planning Scheme Review 2023.

Binney Street, Euroa



Key findings



Housing diversity and demand

Smaller and more diverse housing types are needed. Infill development and medium-density options prioritised to improve affordability and accessibility.



Environmental risks and constraints

Bushfire, flood mapping, contaminated land and water quality are critical constraints. Growth boundaries avoid high-risk areas.



Land supply and capacity

Approx. 2314 greenfield lots and 570 infill opportunities exist within townships - sufficient to meet the 2051 housing target of 2400 dwellings without immediate rezoning.



Agricultural land protection

Growth is contained within existing township boundaries to prevent fragmentation of high-value agricultural land.



Infrastructure-led growth

Development will be staged to align with water, sewerage, stormwater and transport servicing capacity. Investment focused in townships with existing or expandable infrastructure.



Climate resilience

The UGS embeds climate adaptation through compact urban form, green infrastructure, passive design and water-sensitive urban planning.



HIGH-GROWTH TOWN Nagambie

Principal growth township. Significant residential and economic growth, subject to infrastructure capacity and staged delivery.



MODERATE-GROWTH TOWNS Euroa | Avenel | Violet Town

Managed growth focusing on infill, incremental greenfield development and housing diversity.



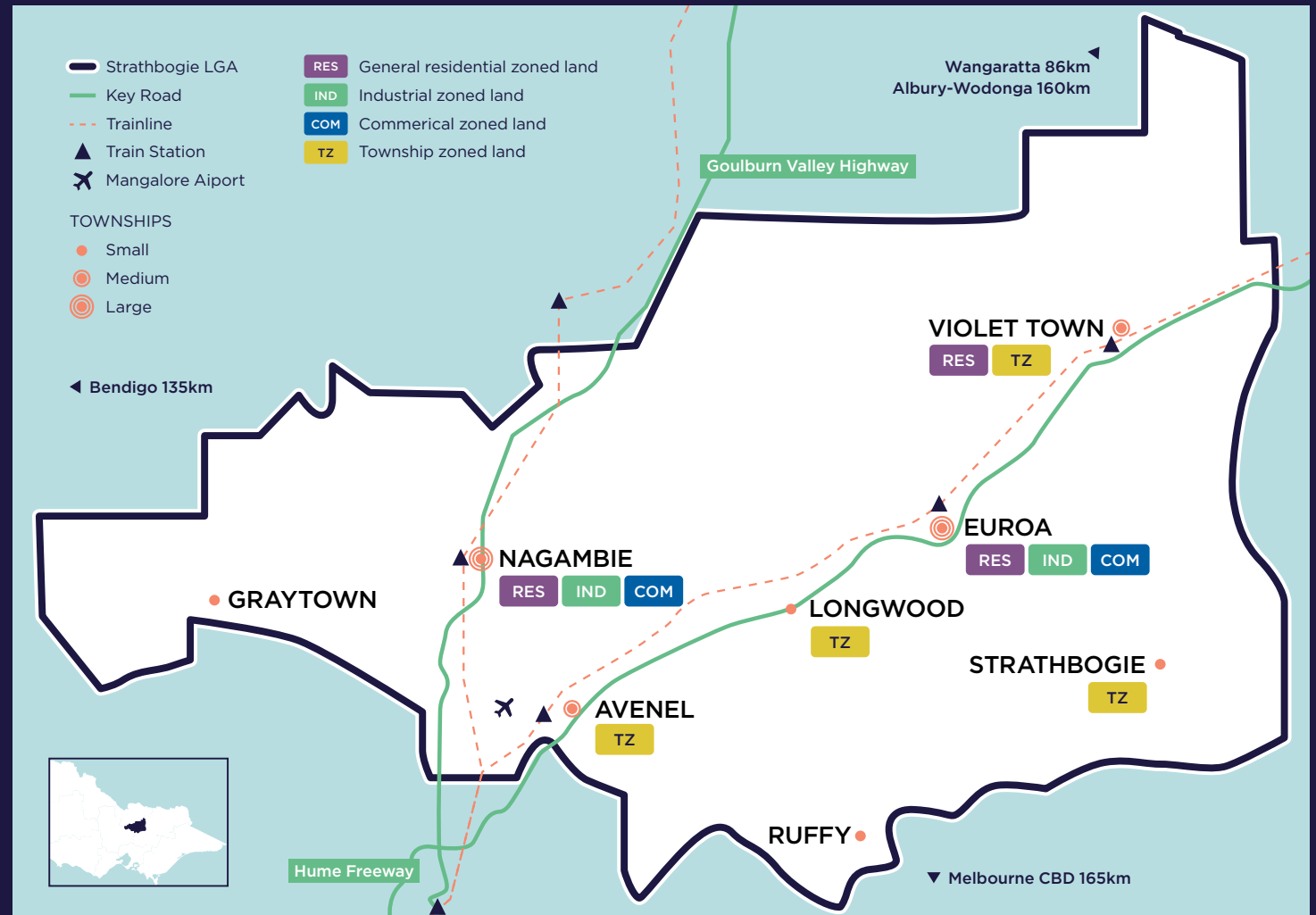
RURAL LOCALITIES & HAMLETS Strathbogie | Longwood

Growth limited to infill within existing zones. No rezoning or boundary expansion proposed.

PART A

Background and context

Part A establishes the strategic foundation for the Urban Growth Strategy, outlining its purpose, objectives, guiding principles and alignment with state, regional and local policy frameworks.



2. Introduction and purpose of the strategy

Study area

Strathbogie Shire, central Victoria.
Population approx. 11,150 residents
(June 2022).

Planning horizon

- 2025 to 2051

Main townships

- Nagambie
- Euroa
- Violet Town
- Avenel

Avenel playground



2.1 Purpose of the urban growth strategy

The UGS sets out a clear vision and strategic direction for managing urban development sustainably across Strathbogie Shire to 2051.

It provides practical guidance for Council officers, landowners, developers, service providers and the community. Ensuring future growth is coordinated, infrastructure-led, and aligned with the Shire's environmental, agricultural and cultural values.

The UGS provides

- clear, consistent guidance on where and how future growth should occur
- proactive management of bushfire and flood risk constraints
- formally defined township classifications and growth boundaries
- state planning obligations to meet housing targets and plan for at least 25 years of projected housing demand.

2.2 Scope of the urban growth strategy

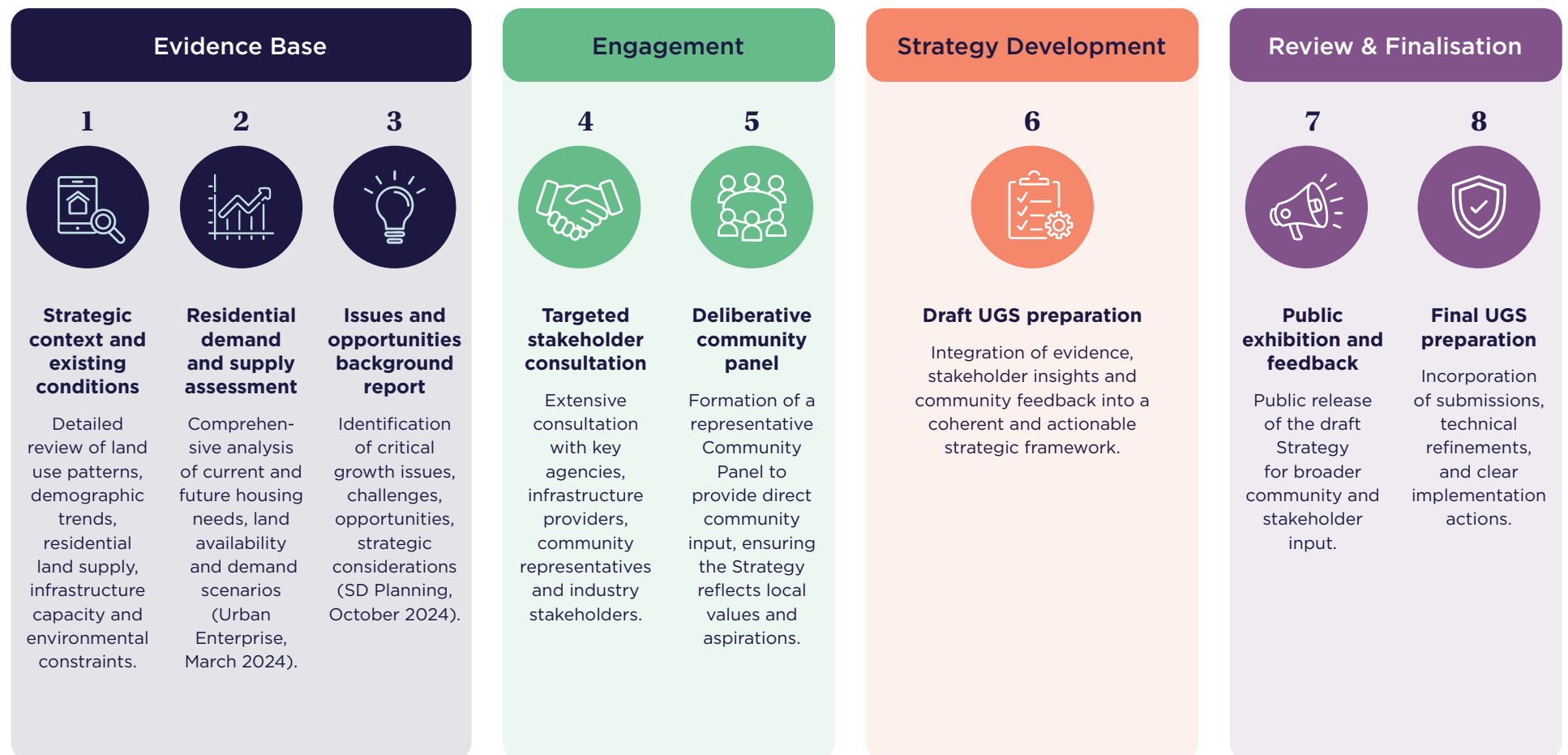
The UGS will:

- establish a strategic framework for sustainable urban growth
- identify preferred locations and types of growth
- guide future township structure plans
- define criteria for managing growth boundaries
- reflect community and stakeholder input.

The UGS will not:

- undertake detailed structure planning for specific areas
- provide detailed infrastructure cost estimates
- address detailed non-residential land use planning
- undertake rezonings or specific policy amendments.

Urban growth strategy preparation process



3. Objectives, purpose and principles

3.1 Objective



The Urban Growth Strategy will provide a clear, evidence-based framework for directing future growth to appropriate locations and forms of development that support economic prosperity, investment, housing diversity and affordable living, while protecting environmental assets, productive rural landscapes and the distinctive character of Strathbogie Shire’s communities

3.2 Purpose

The UGS aims to:

- understand and respond to demographic, social and economic trends to ensure land use policies address the current and future needs of the Shire
- provide clear, evidence-based planning policies and guidelines to support consistent decision-making about future development
- protect valuable agricultural land, environmental assets and rural landscapes by ensuring growth occurs sustainably within clearly defined areas
- review and update urban growth boundaries, adjusting these only when supported by evidence and community needs
- identify appropriate growth and development opportunities for each township and rural locality, considering infrastructure capacity, community services, economic potential, community aspirations and relevant strategic planning considerations.

Violet Town market

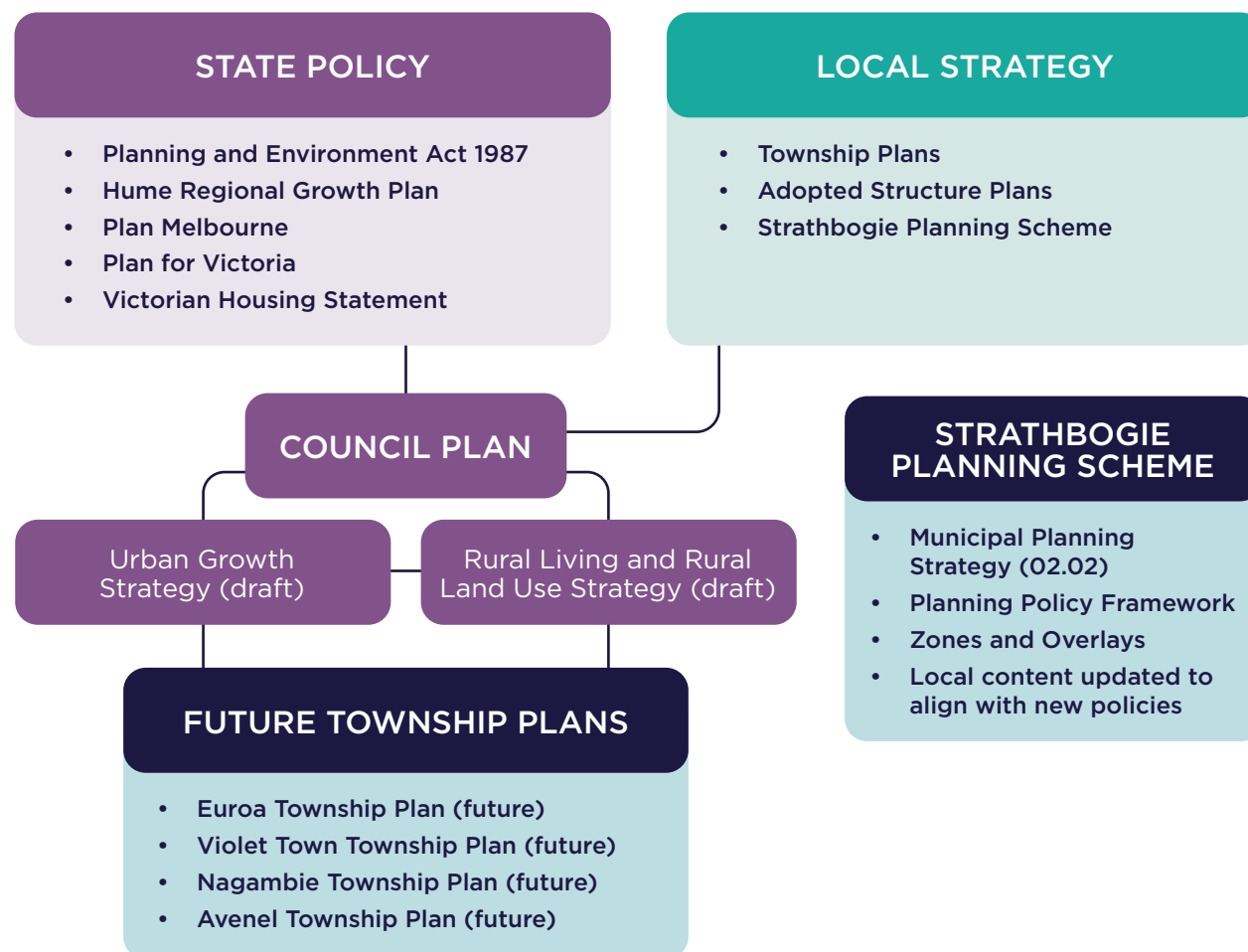


3.3 Guiding Principles

The outcomes of the deliberative engagement process have informed the development of the following guiding principles. These principles will underpin the UGS, providing a clear framework to guide sustainable growth, reflect community values and aspirations and ensure the municipality is well positioned to respond to future growth and change.



4. Policy and strategic alignment



4.1 State and regional policy context

The UGS is firmly aligned with state, regional and local planning frameworks. *The Planning and Environment Act 1987* establishes the foundational principles for integrated decision-making, sustainable development and fair, orderly economic use and development of land.

The *Hume Regional Growth Plan* emphasises concentrating growth in existing urban areas and safeguarding high-value agricultural land. *Plan for Victoria* and the *Victorian Housing Statement* prioritise climate resilience, agricultural protection, and housing affordability and diversity.

4.2 Local policy context

The UGS provides a municipal-wide framework to guide the location, scale and form of future residential growth across Strathbogie Shire. The UGS did not begin with a blank canvas – it builds on Council's previous township plans and strategies, into a cohesive and coordinated approach to growth management. It is grounded in extensive community consultation, detailed technical analysis and the strategic work already undertaken by Council over many years.

4.3 Relationship with existing strategies

The UGS provides overarching direction for future structure plans; prioritises infrastructure sequencing; clarifies criteria for growth boundary adjustments; and guides subsequent amendments to the Strathbogie Planning Scheme. Where required, previously adopted township strategies may need updating to ensure consistency with the UGS.



PART B

Planning for sustainable growth

Part B presents the evidence base and thematic analysis underpinning the strategy. Each chapter closes with a summary of key implications for growth and settlement planning.



5. Demographics and housing trends

5.1 Population and household trends

Historically, growth has been managed through individual township plans developed in response to local needs and market demand. While this has provided targeted guidance, it has not been underpinned by a cohesive, Shire-wide vision to manage growth in a coordinated and sustainable way. The UGS responds to this need by providing an integrated framework to guide how and where growth should occur across the Shire.

Current population and household composition

Strathbogie Shire had a population of 11,150 residents as of June 2022, with recent growth driven almost entirely by net internal migration rather than natural increase or overseas migration. The population is considerably older than regional and state averages, with a median age of 53 years and 31% of residents aged 65 and over. Projections indicate that more than two-thirds of the Shire's net population growth to 2036 will be within this age group.

Household composition is evolving in line with these demographic changes. The most significant projected growth in household types is in lone-person households, forecast to account for 44% of net household growth between 2021 and 2036. These shifts highlight the need for a more diverse housing mix to accommodate smaller households, older residents and people on fixed incomes.

Strathbogie Shire's housing stock is dominated by detached dwellings (95%), with nearly 75% containing three or more bedrooms. This predominance of larger homes is increasingly mismatched with emerging household types, particularly as more residents seek smaller, low-maintenance dwellings.

Recent housing development has been concentrated in Nagambie, Euroa, Avenel and Violet Town, predominantly through new subdivisions on the urban fringe. To reduce pressure on urban growth boundaries and mitigate impacts on landscape and agricultural land, future planning should prioritise infill and medium-density housing options within existing township boundaries.

Cowslip Street, Violet Town



Summary of dwelling stock - Strathbogie LGA

Category	2021 #	2021 %	2016 #	2016 %
Total Dwellings				
Private dwellings	6143	-	5,663	-
Dwelling Type				
Separate house	4481	95	3,866	93
Semi-detached	179	4	124	3
Flat / apartment	13	0	94	2
Other	66	1	68	2
Number of Bedrooms				
None	44	1	36	1
1 bedroom	241	5	219	5
2 bedrooms	856	18	792	19

Category	2021 #	2021 %	2016 #	2016 %
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: Strathbogie Urban Growth Strategy: Residential Demand and Supply Assessment (Urban Enterprise). Based on ABS Census 2021 data



**Demand for
75 to 100
new dwellings
each year**

Key localised trends

- **Avenel:** Predominantly larger, mortgage-owned homes reflecting a growing family demographic.
- **Nagambie and Violet Town:** Higher incidence of smaller dwellings, aligning with ageing populations and downsizing trends.
- **Euroa and Nagambie:** Higher proportion of rental housing, supporting a more diverse demographic profile.

Housing diversity priorities

- Supporting efficient land use and infrastructure investment.
- Catering to diverse household needs and ageing residents.
- Encouraging social and economic diversity within townships.

- Enhancing housing affordability and reducing rental stress.
- Facilitating compact, resilient and inclusive communities.

Housing types and demand trends

Population growth in the Shire is expected to continue steadily, with projected demand for 75-100 new dwellings per year. Most of this growth is projected to occur in Nagambie, Avenel and Euroa, which are strategically positioned along key transport corridors and within commuting distance of regional employment hubs.

Housing demand is increasingly being driven by retirees, downsizers and lone-person households seeking compact, low-maintenance homes. These groups represent the most significant share of future household formation, reflecting broader demographic changes across the Shire. In addition, younger couples and second-home buyers are emerging market segments, particularly in lifestyle-oriented towns such as Nagambie.

To meet this evolving demand, the Shire must enable a broader mix of housing types that supports population ageing, smaller household sizes and income diversity.

Key housing needs include:

- a continued supply of detached homes for families and lifestyle buyers
- increased provision of smaller dwellings, including one to two bedroom homes, dual occupancies, townhouses and retirement housing
- greater rental availability, particularly in serviced towns, to meet demand from lower-income and older residents.

Housing diversity should be directed toward the serviced townships of Euroa, Nagambie, Violet Town and Avenel, where existing infrastructure capacity supports a broader range of housing forms and where infill and medium-density development is most viable. Concentrating housing diversity in these locations promotes efficient land use, responds to varied demographic needs, and encourages equitable housing outcomes.

6. Land supply and capacity



GROWTH SNAPSHOT

2314

greenfield lots

570

infill opportunities

31-41

years supply (depending
on growth rate)



TARGET

2400

new dwellings 2021-2051
(Victorian Government
draft target)



DETAILED DATA

Full greenfield and
infill capacity tables,
yield assumptions and
methodology are
provided in Appendix C.

Greenfield and infill capacity

Approximately 2314 potential lots on vacant and broadhectare (greenfield) land within township boundaries with 95% in Nagambie, Euroa, Avenel and Violet Town.

In addition, a further 570 dwellings are estimated through infill subdivision, subject to landowner willingness and planning feasibility.

Township land supply summary

Township	Greenfield Capacity	Infill Capacity	Annual Demand	Years of Supply
Nagambie	1328 lots	134 lots	33-60 dwellings/yr	22-40 years
Euroa	314 lots	162 lots	16-20 dwellings/yr	20-26 years
Violet Town	44 lots	93 lots	2-3 dwellings/yr	15-22 years
Avenel	511 lots	105 lots	13-17 dwellings/yr	30-39 years
Longwood	84 lots	27 lots	N/A	N/A
Strathbogie	33 lots	49 lots	N/A	N/A

Polly McQuinn's Weir, Strathbogie

Implications for settlement planning

- The Shire has sufficient land to meet the 2051 target without rezoning.
- The UGS recommends updating local planning policies to support medium-density housing. Prioritising structure planning for key growth areas to provide clear guidance for developers and servicing agencies.
- Collaborating with servicing agencies on infrastructure delivery plans as well as monitoring lot uptake before reviewing growth boundaries.



Collaborate on infrastructure delivery



Support medium-density housing



Monitor lot uptake before reviewing growth boundaries



Prioritise structure planning for key townships



7. Infrastructure and servicing constraints

Key actions and priorities

1. **Align growth** with servicing plans developed in partnership with Goulburn Valley Water and other utility providers.
2. **Identify critical infrastructure upgrade needs** in priority townships such as Nagambie, Euroa, Avenel and Violet Town.
3. **Coordinate stormwater and drainage management** using integrated water-sensitive urban design (WSUD) principles.
4. **Ensure appropriate developer contributions** to fund the delivery and augmentation of infrastructure.

7.1 Strategic infrastructure directions

Infrastructure availability underpins sustainable growth. Across Strathbogie Shire's townships, servicing constraints, water supply, sewerage, stormwater and road access are a real consideration. Where development outpaces infrastructure investment, the result is inefficiency, higher service delivery costs and poorer community outcomes.

The UGS directs growth toward already-serviced areas or locations where upgrades can be feasibly delivered. This keeps new development aligned with network capacity and avoids placing undue pressure on limited resources. Victorian planning policy is clear: land use and development must support the timely provision of infrastructure to meet current and future needs.

Getting this alignment right produces more liveable, functional, and economically efficient communities — while reducing environmental impact.

By concentrating growth where services already exist or can be strategically extended, Strathbogie Shire can lower the cost of infrastructure delivery, minimise environmental footprint and build more compact, connected and resilient townships.

7.2 Servicing implications for main townships

Focus areas include:

- **Urban infill and redevelopment:** Prioritising the renewal and intensification of underutilised or vacant land within existing urban areas to make efficient use of existing infrastructure.
- **Strategic growth corridors:** Identifying growth locations along infrastructure corridors where services can be extended in a cost-effective and timely manner.
- **Leveraging existing assets:** Directing growth towards existing residential, industrial and commercial precincts to support employment and maximise service delivery efficiency.

Implications for settlement planning

Settlement boundaries and future growth areas should avoid locations where significant servicing constraints, infrastructure costs or delivery delays would undermine orderly and sustainable development. Any proposal for outward expansion should demonstrate a clear, feasible and timely infrastructure servicing pathway.

8. Agricultural and rural land pressures

Key actions and priorities

1. Township infill and renewal:

Directing growth to underutilised land within existing townships to support local services and reduce pressure on productive farmland.

Vibrant towns, local character and better use of existing services and infrastructure.

2. Strategic growth locations:

Identifying logical growth areas near infrastructure and services while protecting significant agricultural land and landscape values.

Well-planned growth in the right places, protecting farmland and our natural assets.

2. Employment and industry

areas: Supporting business and employment growth in appropriate locations to strengthen the local economy without fragmenting farmland.

Strong local jobs and services that support our communities and economy.

8.1 Strategic rationale

Strathbogie Shire's agricultural land is a vital asset — economically, environmentally and culturally. It plays a significant role in the regional food system, supports the local economy, sustains biodiversity and shapes the rural character that defines much of the Shire's identity. However, unmanaged urban growth poses a threat to this resource through the encroachment of residential and non-agricultural uses into productive farming areas.

Urban development on rural land not only leads to the permanent loss of agricultural capacity but can also introduce land use conflict, fragment viable farming enterprises and erode the distinct landscape values of the Shire's rural environment.

The UGS adopts a clear policy stance: growth is to be contained within established township boundaries and directed away from productive agricultural land, consistent with Clause 14.01 of the Planning Scheme.

To support these outcomes, the UGS promotes a spatial planning model that prioritises:

- **Urban Infill and Redevelopment:** Directing growth to underutilised land within towns to reduce pressure on rural land.

- **Strategic Growth Corridors:** Identifying growth opportunities in locations with lower agricultural value and high servicing efficiency.
- **Employment Precinct Focus:** Encouraging development in existing industrial and commercial zones to meet economic needs without sacrificing farmland.

Implications for settlement planning

Growth boundaries protect agricultural land from incremental encroachment.

Any rezoning proposal affecting farming land must demonstrate strategic justification consistent with the UGS.

9. Environmental risk and land suitability

Key actions and priorities

1. **Avoid high risk areas:** Growth boundaries are aligned to avoid high bushfire and flood risk areas, informed by current hazard mapping and early engagement with the CFA and CMA.
2. **Climate change impacts:** Climate change is intensifying these risks over time, increasing the frequency and severity of extreme weather events and extending fire seasons.
3. **Keep risk information current:** Environmental risk is not static. Hazard mapping, overlays and risk assessments must be kept current to reflect evolving conditions.
4. **Assess cumulative risk:** Where multiple hazards overlap, cumulative risk must be assessed rather than each constraint considered in isolation.

9.1 Integrated risk overview

Environmental hazards present significant constraints to urban development across the Shire. All four risk categories — bushfire, flood, contaminated land and water quality — have directly shaped growth boundary decisions in this UGS.

All four risk categories — bushfire, flood, contaminated land and water quality — have been considered in the evaluation of potential growth areas, and each presents real constraints to urban development across the Shire.

9.2 Implications for future growth areas

No additional rezoning is proposed for areas affected by significant environmental constraints.

Any future rezoning proposals must demonstrate land suitability through appropriate technical assessment and comply with all relevant statutory requirements. Key considerations include:

- future rezoning proposals must comply with Ministerial Direction No. 1, Clause 13.02 (bushfire), and Clause 13.03 (flood)

and demonstrate land suitability through appropriate technical assessment

- rezoning of land within or abutting the BMO requires bushfire risk assessment and CFA referral, with development complexity and cost implications carefully considered
- flood-affected land requires floodplain mapping assessment and CMA engagement before any rezoning or development can be supported
- potentially contaminated sites must undergo preliminary and, where required, detailed environmental assessment prior to any sensitive use being considered
- water quality and catchment protection obligations must be addressed through Water Sensitive Urban Design and early engagement with relevant water authorities.

Implications for settlement planning

Environmental risk is a primary determinant of growth boundary location.

Any future expansion must be supported by updated hazard mapping and early engagement with CFA, CMA and EPA.

10. Climate change and resilience

Key actions and priorities

1. **Compact, efficient growth:** Direct growth to compact and efficient urban form that makes better use of serviced land and existing infrastructure.
2. **Passive solar and climate responsive design:** Encourage building orientation and design that responds to sun, shade, wind and seasonal conditions to improve comfort and efficiency.
3. **Green infrastructure and urban cooling:** Integrate trees, planting and shaded public spaces to reduce heat and improve liveability.
4. **Water Sensitive Urban Design (WSUD):** Incorporate water sensitive urban design measures to manage stormwater, support infiltration and improve water outcomes.
5. **Landscape-led Planning:** Respond to topography, vegetation and landscape character so growth is shaped by the land and its environmental setting.
6. **Disaster Risk Reduction:** Plan for resilient communities by reducing exposure to natural hazards and improving preparedness in future growth areas.

10.1 Climate resilience strategy

Strathbogie Shire is already experiencing more frequent bushfires, prolonged droughts, extreme heat events and severe storms. The UGS places climate resilience at the centre of future planning, embedding climate-conscious principles across all land use decisions and township growth frameworks. Strathbogie Shire, like much of regional Victoria, is already experiencing the tangible impacts of climate change. More frequent and intense bushfires, prolonged droughts, extreme heat events and severe storms are shaping a new environmental reality — one that poses risks not only to public safety and infrastructure but also to the health of ecosystems, agricultural productivity and community wellbeing.

The UGS recognises the critical need to adapt to a changing climate through thoughtful land use, innovative design and sustainable development practices. By embedding climate-conscious principles into urban planning, Strathbogie Shire can

safeguard both its natural environment and the long-term resilience of its communities.

By embedding these actions in the UGS, Strathbogie Shire will not only meet its obligations under state and national climate adaptation policies, but also demonstrate leadership in building resilient, sustainable and liveable rural communities — ready to face the challenges of a changing climate.

Implications for settlement planning

All future structure plans and rezoning proposals must demonstrate consistency with climate resilience objectives, including WSUD integration, bushfire risk management and compact urban form principles.

11. Cultural heritage and landscape sensitivity

Key actions and priorities

- 1. Cultural heritage and natural assets:** Growth should protect cultural heritage and natural landscapes through careful land use planning.
- 2. Engage traditional owners early:** Work with Traditional Owners from the start to protect and manage cultural heritage.
- 3. Avoid sensitive cultural areas:** Direct development away from heritage places and culturally significant sites.
- 4. Protect natural features:** Retain ridgelines, waterways and key views to support township identity and landscape character.
- 5. Manage heritage impacts:** Use CHMPs and planning controls to identify, assess and manage impacts.
- 6. Focus growth in urban corridors:** Guide growth to suitable corridors and avoid pressure on culturally important landscapes.

11.1 Strategic statement

Strathbogie Shire sits on the Traditional Lands of the Taungurung and Yorta Yorta peoples, whose enduring connection to Country is reflected in the many Aboriginal Cultural Heritage Places found across the region. Post-settlement heritage features and the Shire's distinctive landscape character — ridgelines, creeks and view corridors — are equally integral to local identity. Poorly managed growth can compromise these cultural and natural assets, and the UGS prioritises a sensitive, respectful approach to land use planning as a result.

11.1 Strategic statement

Cultural heritage and landscape protection are primary considerations in growth boundary location and must remain central to all future settlement planning.

Key considerations include:

- any future expansion must be supported by updated heritage assessments and early engagement should occur with Traditional Owner groups and relevant authorities

- significant landscape elements — ridgelines, watercourses and view corridors — must be retained to maintain township identity and support landscape responsive development
- community and Indigenous consultation should be embedded in planning processes to ensure development reflects shared values and respects cultural knowledge
- settlement planning must integrate heritage protection with land use and infrastructure planning, ensuring urban expansion occurs in a way that honours the municipalities Aboriginal heritage and landscape character.

Implications for settlement planning

Future structure plans and rezonings must incorporate early Traditional Owner engagement. Development proposals near heritage places should be accompanied by a Cultural Heritage Management Plan (CHMP).



PART C

Place-based planning and delivery

Part 1 C defines the future role and growth potential of each township and locality. It sets out specific growth directions, confirmed framework plans and spatial strategies for each settlement category.



12. Township planning framework

Urban growth boundaries

Growth boundaries: The UGS defines growth boundaries as the allowable extent of urban use and development for a township or locality. A fixed outer boundary encapsulates existing and future urban areas and provides long-term direction for land use and infrastructure planning.

- 1. Where they apply:** Growth boundaries apply to all locations where urban development is planned or anticipated.
- 2. Informed by existing plans:** Boundaries are informed by existing residential zones, township and structure plans and strategic planning documents such as housing strategies and land capability studies.
- 3. Informed by consultation and constraints:** They are shaped through consultation with the community, service agencies and infrastructure providers, together with mapping of environmental risks such as bushfire, flooding and other development constraints.
- 4. Provide certainty to 2051:** Growth boundaries give stakeholders a high degree of certainty by setting the long-term extent of urban development to 2051 and ensuring sufficient land is available to meet housing needs.
- 5. Compact, well-serviced, and resilient towns:** They help avoid unnecessary rezoning or expansion into sensitive or unserviceable areas and shape compact, well-serviced and resilient towns with a defined role in the municipality's broader urban framework.

12.1 Growth boundaries: Purpose and role

Historically, growth across Strathbogie Shire has been guided by township-specific plans developed in response to local pressures, community aspirations and market demand. The UGS brings these together under a consistent, Shire-wide framework — aligning future growth with service capacity, infrastructure investment and environmental constraints.

For the purposes of this UGS:

“The urban growth boundaries define the allowable extent of urban use and development for each township or locality to 2051, providing long-term direction for land use and infrastructure planning and preventing unnecessary expansion into sensitive or unserviceable areas.”



Sevens Creeks Park, Euroa

Growth boundaries are a fundamental planning tool. They provide long-term certainty for landowners, developers, the community and referral agencies — sending a clear signal about where growth is intended and where it is not.

Specifically, they serve to:

- manage the orderly expansion of townships
- prevent unplanned urban sprawl and fragmented development patterns
- safeguard high-value agricultural land and environmental assets
- promote efficient and cost-effective infrastructure and service delivery
- provide a stable, strategic framework for investment and decision-making.

By taking a proactive, Shire-wide approach, the UGS directs growth to locations best equipped to support it — reinforcing the identity and function of each township rather than allowing piecemeal expansion to erode it.

12.2 Township roles and proposed classification

A clear township classification is critical to guiding future growth across Strathbogie Shire. It provides a transparent framework that aligns development with infrastructure capacity, service provision and community aspirations, and helps direct planning resources and investment to the right locations.

The Strathbogie Planning Scheme has not historically defined township roles or classifications. The UGS introduces this framework to ensure growth occurs in a coordinated, equitable and sustainable way, supporting the distinct role and function of each township.

Classifications reflect:

- population size and growth potential
- availability of services and infrastructure including water, sewer, schools and health
- strategic employment and transport linkages
- environmental and agricultural constraints

- role within the regional settlement network
- by taking a proactive, Shire-wide approach, the UGS directs growth to locations best equipped to support it — reinforcing the identity and function of each township rather than allowing piecemeal expansion to erode it.

12.3 Proposed classification

Townships are grouped into three categories based on their strategic role, infrastructure capacity and long-term growth potential.

Nagambie is identified as a high-growth town, reflecting its capacity to support greater spatial growth than other townships in the Shire. This aligns with the previous growth planning that identifies substantial growth areas for the town. The proposed classifications were tested through a deliberative community consultation panel to ensure alignment with local values and aspirations.

This framework guides infrastructure planning, land supply management, service delivery and planning scheme implementation across the municipality.

Strathbogie Shire settlement hierarchy and growth role

The UGS classifies townships and localities according to their growth role, servicing capacity and long-term development potential.

High growth town Township: Nagambie

Nagambie is identified as the Shire's principal growth township. With articulated infrastructure, strong tourism appeal, lakeside amenity and access to the Goulburn Valley Highway and rail, it is well placed to accommodate the Shire's most significant residential and economic growth.

Focus for structure planning, rezoning and infrastructure investment.



High spatial growth capacity



Housing and employment opportunities



Tourism, lakeside amenity and recreation



Highway and rail access



Proposed in Nagambie Framework Plan



The Grazing Trail, Avenel



Moderate growth town

Townships: Euroa, Avenel and Violet Town

These towns provide important regional services and community infrastructure and are expected to support moderate, managed growth over the long term.

Their roles include local employment, supporting rural hinterlands and enabling housing diversity.

Growth to occur mainly within existing or logical extension areas supported by incremental infrastructure upgrades.



Moderate spatial growth capacity



Regional services and community infrastructure



Housing diversity and local employment



Framework Plans: Euroa, Violet Town and Avenel

Rural localities and hamlets

Smaller localities such as Longwood, Strathbogie, Ruffy, Graytown, Kirwan's Bridge, Goulburn Weir, Miepoll, Boho South, Mangalore, Mitchelstown, Tablik, Locksley and Old Longwood serve rural and lifestyle roles but are not expected to accommodate significant urban growth. Constraints include lack of reticulated services and environmental constraints including topography, vegetation and bushfire risk.



Rural localities: Examples: Longwood, Strathbogie
Low spatial growth capacity. Potential for limited infill within existing township zoned land. Proposed in Longwood Framework Plan, Strathbogie Framework Plan.



Rural hamlets: Examples: Ruffy, Graytown, Kirwan's Bridge, Goulburn Weir, Miepoll, Boho South, Mangalore, Mitchelstown, Tablik, Locksley, Old Longwood
Low spatial growth capacity. No additional growth identified. Hamlets contained to existing zoned extents.

- Low spatial growth capacity
- Infill only or no additional growth
- Limited services
- Protect rural character and environmental values.



13. Township Profile: Nagambie

13.1 Overview

Nagambie is a key township within Strathbogie Shire, located approximately 135 km north of Melbourne and 55 km south of Shepparton via the Goulburn Valley Freeway. Known for its lakeside setting and tourism appeal, the township offers water-based recreation such as boating and rowing, as well as access to significant wineries including Mitchelton and Tahbilk. With a relaxed rural atmosphere, Nagambie continues to attract both permanent residents and visitors.

Existing conditions snapshot

2033	Total population (2033)
134	Infill lot capacity
35%	Lone person household
\$268k	Vacant lot price in 2023
60	Demand for dwellings per annum
1328	Existing zoned vacant lot capacity

13.2 Current context and land supply

The *Residential Supply and Demand Assessment* identifies Nagambie as having a relatively strong land supply position. Key findings include:

- approximately 1300 vacant or broadhectare lots are available
- nearly two-thirds of this supply is concentrated in the following sites:
 - Lake Nagambie Masterplan / Elloura – 346 lots remaining.
 - ‘Waterways’ Nagambie Lifestyle Village and 19 Lobbs Lane – 392 lots total capacity.
 - Box Grove (Low Density Residential Zone) – 200 lots.
 - Murray Street (C85 Approved in 2026) – 150 lots approximately.

While demand modelling was based on an elevated scenario of 60 dwellings per year, the analysis shows this level of demand could be sustained given trends in lot prices and dwelling approvals. At this demand rate the current supply could accommodate between 22 and 40 years of growth.

“At the current rate of demand, existing land supply in Nagambie alone could accommodate between 22 and 40 years of residential growth.”



Lakeside lifestyle



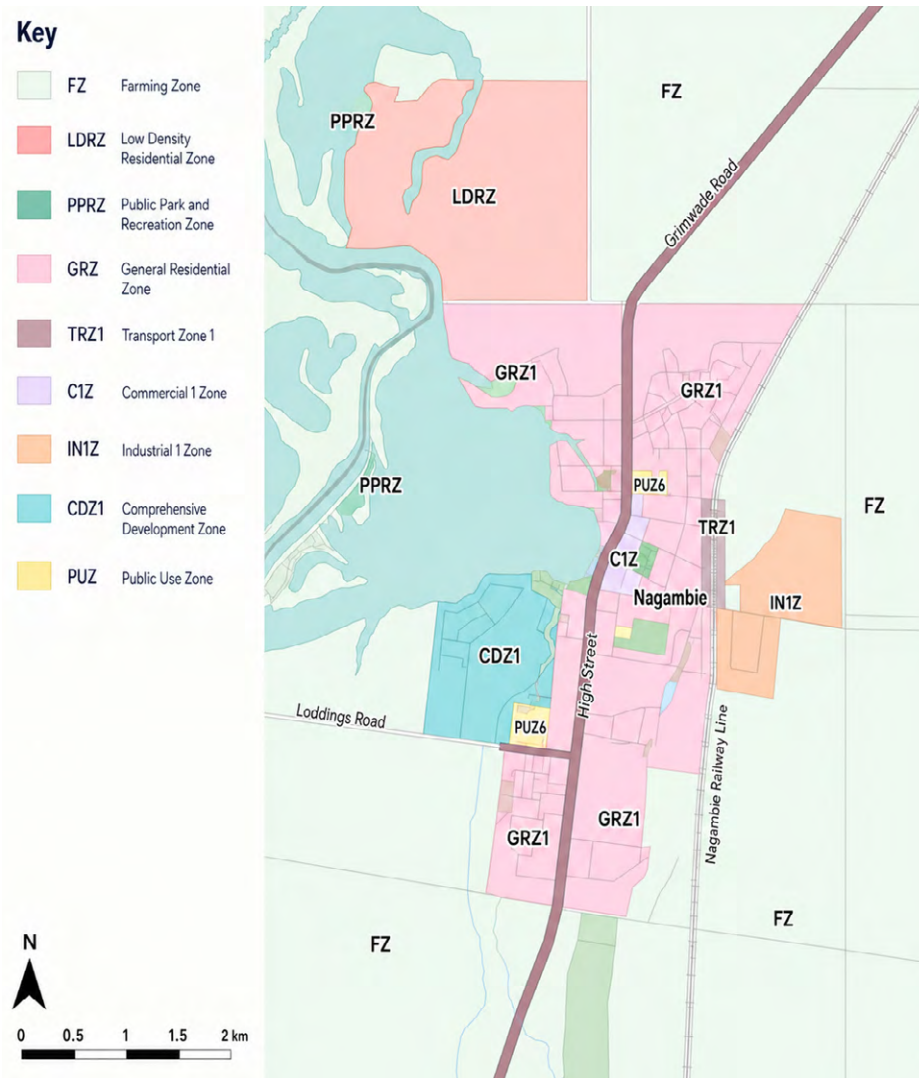
Tourism and wines



Water recreation



Relaxed rural atmosphere



Existing zoned extents - Nagambie

Black Caviar statue, Nagambie



13. Township Strategy: Nagambie

13.3 Proposed changes to future urban growth areas

The proposed Nagambie Framework Plan reduces the extent of future residential land identified in the 2022 draft, while identifying 40 hectares of Box Grove as a logical area for further investigation. This reduces the risk of oversupply and focuses growth in appropriate locations. The following changes are proposed:

Precinct	2008 Plan (CI 11)	2022 NGMS	UGS Proposed Outcome
Murray Street (C85stb) ~15.87 ha (100-150 lots)	Identified for residential	Identified for residential	✓ Proceed (Approved in 2026)
Cemetery Lane (west of rail) ~29 ha (580 lots)	Identified for residential	Identified for residential	✓ Proceed – subject to investigation and future approval
Racecourse Road to Cemetery Lane (east of rail line)	In part identified for residential and commercial/industrial	Identified for industrial	✓ Proceed for industrial – subject to investigation
South (Lake Nagambie–Vickers–Mullers Rd) ~210 ha (4200 lots)	Identified for residential	Identified for residential	✗ Remove – scale and servicing challenges
North (Lobbs Ln–Grimwade Rd)	Identified for rural residential	Identified for rural residential.	✗ Remove – flooding and servicing challenges
Box Grove “Future Residential”	Identified for rural residential	Identified for low density residential	✓ Additional 40ha identified for future residential investigation

The revised approach to Nagambie's urban growth focuses on:

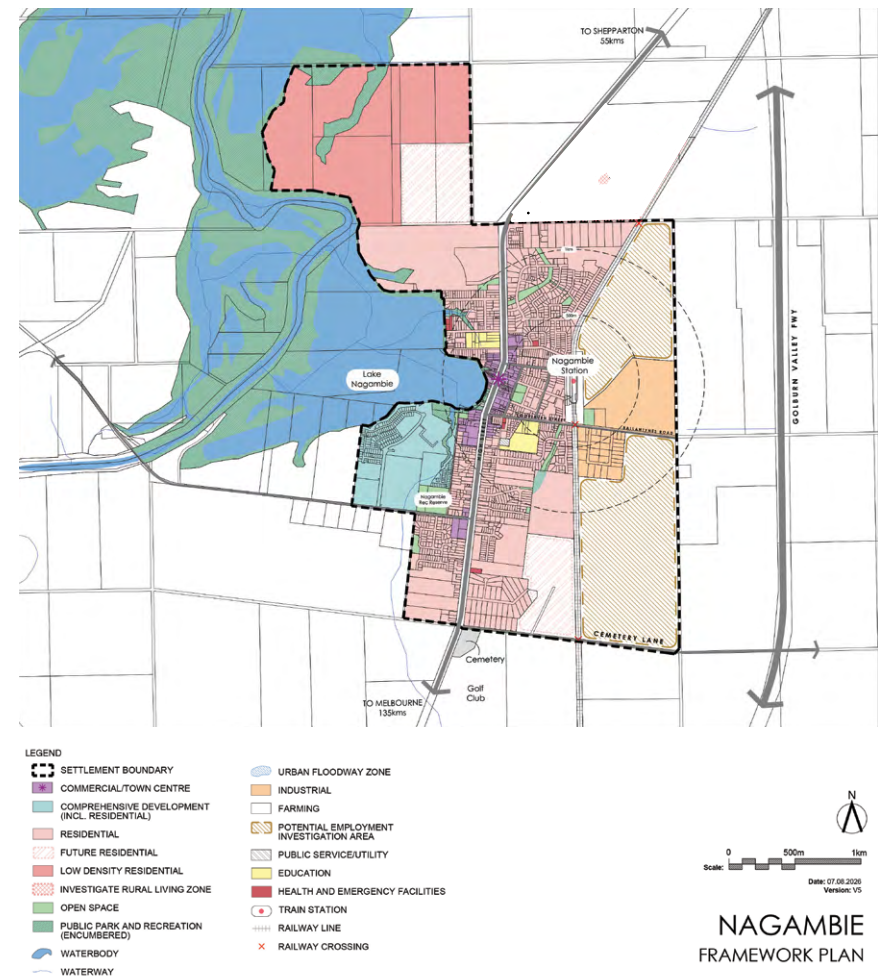
- **optimising development within existing zoned land** – including areas such as Elloura, Waterways Lifestyle Village and Box Grove
- **encouraging infill and medium-density development** – particularly in areas close to the town centre, where infrastructure and services are already established
- **limiting outward expansion** – only advancing rezonings where a clear, short-to-medium term demand is demonstrated and infrastructure can be efficiently provided
- **protecting surrounding agricultural and environmental values** – including land adjacent to Lake Nagambie and rural areas to the north and south.

Key directions moving forward

The UGS sets the following key directions for Nagambie's future planning.

1. Support compact urban form by directing new growth into existing zoned areas and encouraging higher residential densities in suitable locations.
2. Sequence growth logically to ensure infrastructure and services can keep pace with development.
3. Review zoning and overlays where needed to remove redundant growth areas and reinforce township boundaries.
4. Encourage diverse housing types including smaller lot products, townhouses and retirement living to cater for changing demographics.
5. Protect key natural assets such as Lake Nagambie and surrounding rural landscapes from encroachment.

“The UGS establishes a refined growth framework for Nagambie that aligns future development with infrastructure capacity, landscape character and community expectations.”



14. Township Profile: Euroa

14.1 Overview

Euroa is the principal township and administrative centre of Strathbogie Shire, located approximately 150kms north-east of Melbourne. Strategically positioned along the Hume Freeway and nestled beside Sevens Creek, Euroa functions as the primary hub for civic administration, essential services and community facilities within the municipality.

In addition to its service role, Euroa is valued for its historic character, attractive streetscapes and proximity to the scenic Strathbogie Ranges — offering both lifestyle appeal and regional significance.

Existing conditions snapshot

3115	Total population
162	Available lots in existing GRZ
37%	Lone person household
\$265k	Vacant lot price in 2023
16-20	Demand for dwellings per annum
314	Existing zoned vacant lot capacity

14.2 Current context and land supply

The *Residential Supply and Demand Assessment* identifies Euroa as having a comparatively constrained residential land supply position. Key findings include:

- a population growth rate of 2.7% per annum between 2016 and 2021, equating to around 79 additional residents per year
- the township now exceeding 3000 residents, approaching the population threshold typically required to support a broader range of services and amenities
- growth over this period being driven largely by older age cohorts (65–84 years), alongside increases in younger adults, particularly those aged 25–34
- couples without children being the primary source of household growth, although lone person households remain the most common household type
- an average of 15 dwelling approvals per annum between 2018 and 2023, with no significant upward trend, in contrast to stronger growth observed in Nagambie and Avenel.



Heritage township



Tourism and local services



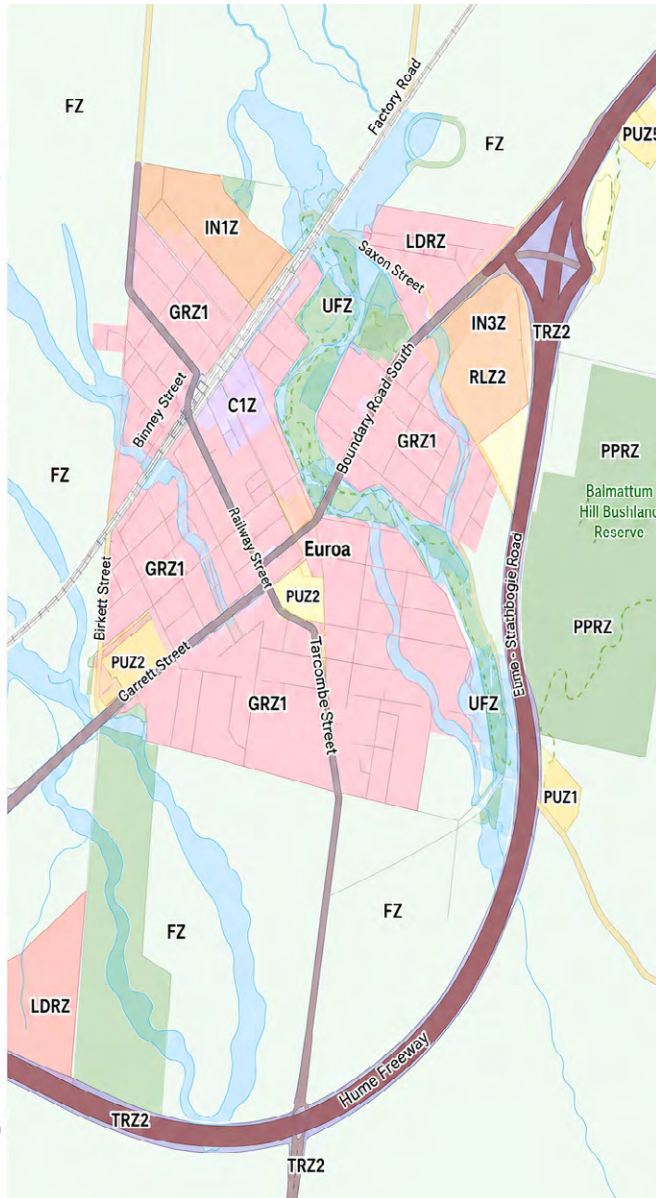
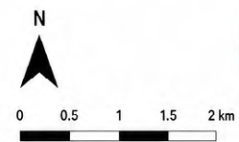
Rail and highway access



Relaxed rural atmosphere

Key

- FZ Farming Zone
- UFZ Urban Floodway Zone
- GRZ1 General Residential Zone
- C1Z Commercial 1 Zone
- IN1Z Industrial 1 Zone
- IN3Z Industrial 3 Zone
- RLZ2 Rural Living Zone
- LDRZ Low Density Residential Zone
- PPRZ Public Park and Recreation Zone
- PCRZ Public Conservation and Resource Zone
- TRZ1 Transport Zone 1
- TRZ2 Transport Zone 2
- PUZ1 Public Use Zone 1
- PUZ2 Public Use Zone 2
- PUZ5 Public Use Zone 5



Existing zoned extents - Euroa

Binney Street, Euroa



14. Township Strategy: Euroa

14.3 Proposed changes to future urban growth areas

The UGS re-sets Euroa’s long-term growth direction. It shows that, with an average of 15 dwelling approvals per year and roughly 314 vacant zoned lots, Euroa already has enough residential capacity for the next 20 years. On this basis, the UGS scales back earlier long-term growth areas to match realistic demand, infrastructure limits, environmental constraints and community feedback.

It shifts the focus to consolidating growth within existing zoned areas, encouraging infill and more diverse housing in walkable locations, and tightly limiting further expansion unless a clear, serviceable need is demonstrated.



Based on current land supply, projected demand and consultation feedback, the following changes are proposed:

Precinct – Euroa Township Strategy	UGS Proposed Outcome
South: Hume Freeway, Euroa Golf Club and Boundary Road – 208ha (potentially 2500+ lots) <i>Noted as: ‘retain land in Farming Zone to avoid further land fragmentation, until it is needed for future expansion of conventional residential development’.</i>	✗ Remove from being identified for conventional residential development due to excessive scale, servicing constraints, environmental constraints, flooding and oversupply risk.
Areas north and north west: Cowells Lane to Wood Road to boundary Road North and Branjee Road. <i>Noted as: ‘investigate appropriate zone to allow further subdivision of larger lots...’</i>	✗ Remove from being identified for future rural living zone due to excessive scale, fragmentation, servicing constraints, environmental constraints, flooding and oversupply risk.

The Rockies Bridge, Euroa

Overall, the strategy removes more than 200 hectares of speculative residential land from Euroa's long-term planning framework and firmly redirects growth to existing zoned and well-serviced land, in line with sustainable development principles. The revised approach to Euroa's urban growth focuses on:

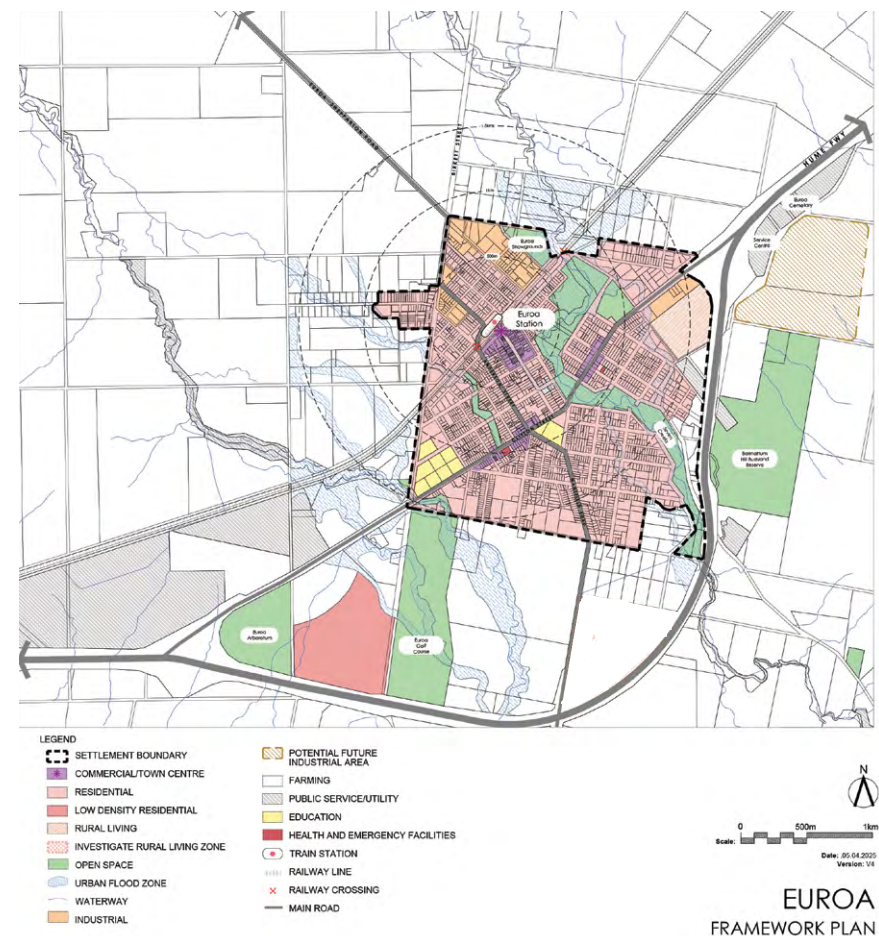
- **consolidating growth** within existing zoned residential areas to maximise the use of existing infrastructure
- **promoting infill development** and a diversity of housing types, particularly in areas close to the town centre, where infrastructure and services are already established
- **restricting outward expansion** unless there is a clear and demonstrated need supported by infrastructure capacity
- **protecting surrounding agricultural and avoiding area with environmental sensitivity**, including flood-prone and unsewered locations.

Key directions moving forward

The following directions are recommended to guide Euroa's future planning.

1. Focus residential development within existing zoned land to optimise infrastructure investment and avoid unnecessary expansion.
2. Promote housing diversity, particularly smaller housing types that cater to Euroa's aging population and changing household structures.
3. Sequence growth logically, ensuring that any future rezonings align with infrastructure availability and demonstrated demand.
4. Protect agricultural land and manage environmental constraints, particularly areas impacted by the LSIO or lacking reticulated sewerage.
5. Review outdated growth assumptions, replacing them with realistic, service-aligned and community-supported development strategies.

“The UGS establishes a clear growth framework for Euroa that minimises land banking and urban sprawl, while supporting a more sustainable, efficient, and adaptable pattern of development.”



15. Township Profile: Violet Town

15.1 Overview

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 has a strong sense of community and heritage, reflected in its well-preserved historic buildings and local character.

Existing conditions snapshot

718	Total population
93	Lots available for Infill
45%	Lone person household
2-3	Demand for dwellings per annum
44	Existing zoned vacant lot capacity

Household profile

More low-income households than other towns

15.2 Current context and land supply

The *Residential Supply and Demand Assessment* identifies Violet Town as experiencing modest growth. Key findings include:

- a small population increase of around 30 residents between 2016 and 2021, with growth concentrated in the 55-84 age group and a decline in residents under 34
- a higher proportion of lone person and low-income households than both the municipal and state averages, indicating a more vulnerable community profile
- strong dwelling price growth, with values increasing by around 17% per annum between 2018 and 2023
- very low housing activity, with an average of only three dwelling approvals per annum since 2015, significantly below levels observed in other main towns in the municipality
- capacity for approximately 44 additional lots on vacant and broadhectare sites, alongside notable infill potential of around 93 lots, primarily on larger rural lots south of High Street that are currently unsewered.

- no active subdivisions or residential developments at the time of the assessment, and a limited number of developable sites overall, suggesting that land supply constraints may have suppressed dwelling growth and warrant consideration of additional residential growth opportunities.



Rural township character



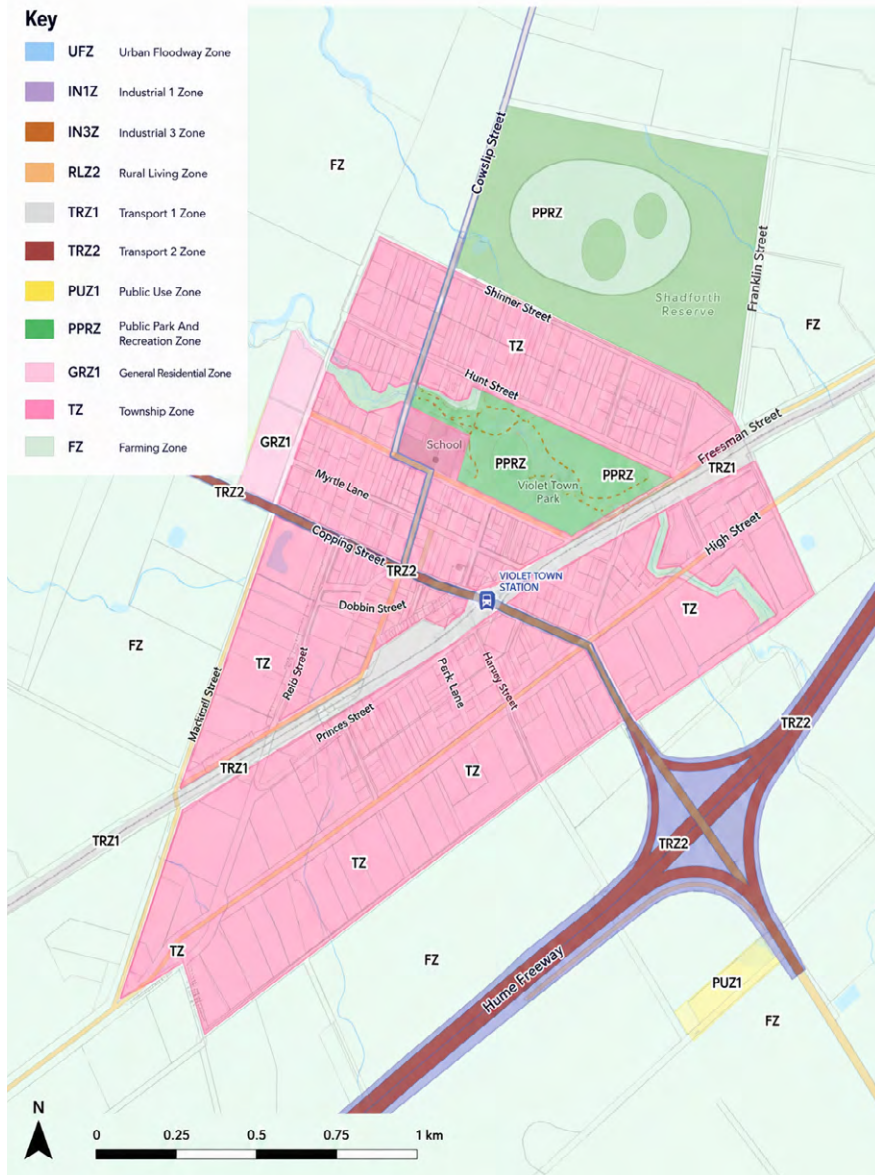
Tourism and local services



Rail and highway access



Relaxed rural atmosphere



Existing zoned extents - Violet Town

Women in War Memorial,
Violet Town



15. Township Strategy: Violet Town

15.3 Future urban growth

Since adoption of the 2010 Strategic Development Plan, only small areas of land have been rezoned for residential purposes (8 Orchid Street through C70). As part of this UGS, it is recommended that Council finalise and update the township plan to reflect current circumstances and better manage future development.

Drawing on the technical investigations, together with community feedback and landowner submissions received during the UGS process, it is proposed that the Violet Town Framework Plan will:

- extend the township boundary to include approximately 9.5 hectares of land previously identified for residential growth (bounded by Schiffner Street and Dookie-Violet Town Road)

In reviewing the township’s future urban growth areas, the UGS has reconsidered the draft 2025 Strategic Plan directions in the context of municipal-wide growth patterns and infrastructure constraints. It confirms the proposed General Residential Zone expansion to the north of Violet Town as an appropriate focus for further investigation,

given its proximity to existing infrastructure and services.

The following table then compares the key growth area directions across the relevant strategic documents.

“The UGS establishes a measured growth framework for Violet Town that aligns future development with infrastructure capacity and reflects the aspirations of the local community.”

Precinct	2010 Strategic Plan	UGS Proposed Outcome
North of township	Arrows for residential expansion	✓ Proceed (under assessment)
West of township (arrows) for residential investigation	Arrows for residential expansion	✗ Remove – excessive scale, servicing constraints, environmental constraints and flooding.

Key directions moving forward

The following directions are recommended to guide Violet Town's future planning.

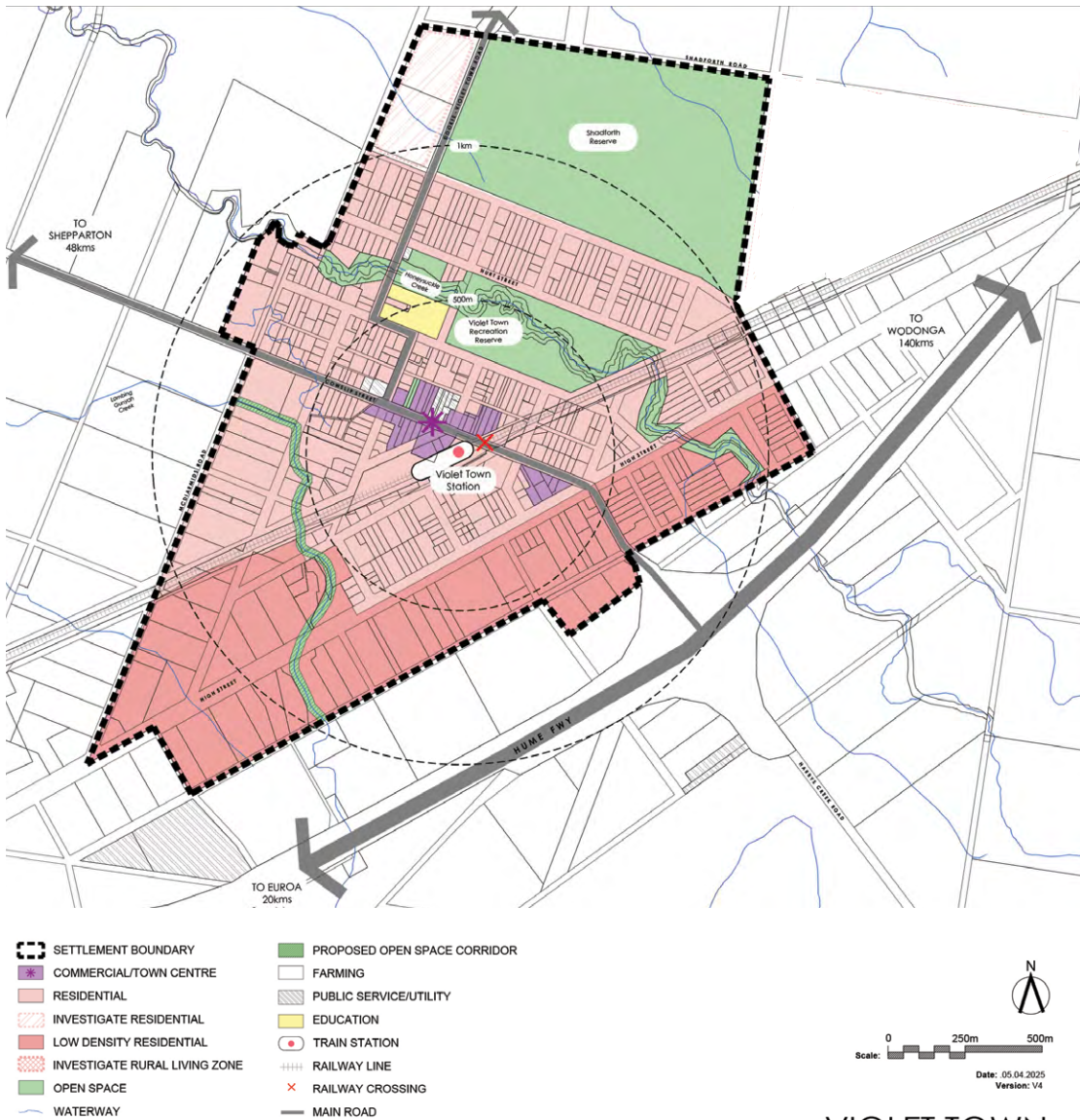
1. **Support limited township expansion:** Recognise the expansion of the township boundary to include approximately 9.5 hectares of land between Schiffner Street and Dookie-Violet Town Road, as previously identified for residential growth. Emphasise that this is a modest, planned extension rather than an open-ended growth front.
2. **Focus urban growth north of the township:** Confirm the proposed General Residential Zone expansion to the north of Violet Town as the primary future urban growth area, given its proximity to existing infrastructure and services. Treat this area as the logical extension of the existing township, prioritising it over more remote or constrained locations.
3. **Consolidate growth within serviced areas:** State that most future development should be directed to land within the existing and proposed GRZ boundary

where infrastructure can be efficiently extended. Flag that unsewered or flood-prone land elsewhere in and around Violet Town is not favoured for further urban expansion.

4. **Align with updated strategic and technical work:** Highlight that future growth directions reflect updated technical investigations, including flood mapping and servicing analysis, and the outcomes of community consultation and landowner submissions in the UGS process. Emphasise that the new township boundary and GRZ expansion replace earlier, more conceptual growth assumptions in the 2010 plan.
5. **Maintain township character and manage scale:** Ensure future growth remains modest, serviceable and consistent with Violet Town's township character, while directing new development to planned, well-located areas.



Violet Town Museum and Art Gallery



Violet Town

VIOLET TOWN FRAMEWORK PLAN



Scar Tree, Shadforth Reserve

16. Township Profile: Avenel

16.1 Overview

Avenel is a rural township located approximately 115 km north of Melbourne along the Hume Freeway. With its rich history, rural charm and proximity to key transport corridors, Avenel has become an increasingly attractive destination for both residents and visitors. The town is known for its vineyards, heritage sites and picturesque countryside, reflected in its well-preserved historic buildings and village character.

Existing conditions snapshot

1202	Total population
105	Lots available for Infill
45%	Lone person household
13-17	Demand for dwellings per annum
511	Existing zoned vacant lot capacity

Household profile
Greater portion of families than other parts of municipality

16.2 Current context and land supply

The *Residential Supply and Demand Assessment* identifies Avenel as a township experiencing solid population and housing growth supported by a relatively strong land supply position. Key findings include:

- steady population growth of around 1.5% per annum between 2016 and 2021
- a generally younger age profile and higher share of family households than elsewhere in Strathbogie Shire, with recent growth increasingly driven by residents aged 65-84
- strong demand in the residential land market, with vacant lot prices increasing by an average of 16.5% per annum from 2018 to 2023
- a clear uplift in housing activity, with dwelling approvals rising from fewer than 10 per year (2015-2018) to a peak of 27 approvals in 2022.

In terms of land supply, Avenel contains a substantial stock of large residential lots; while some are vacant and readily developable, many are already developed with established

homes and gardens, which may limit realistic redevelopment potential. In addition, several broadhectare sites are estimated to provide capacity for around 511 lots, reinforcing Avenel's comparatively strong residential land supply outlook.



Rural village character



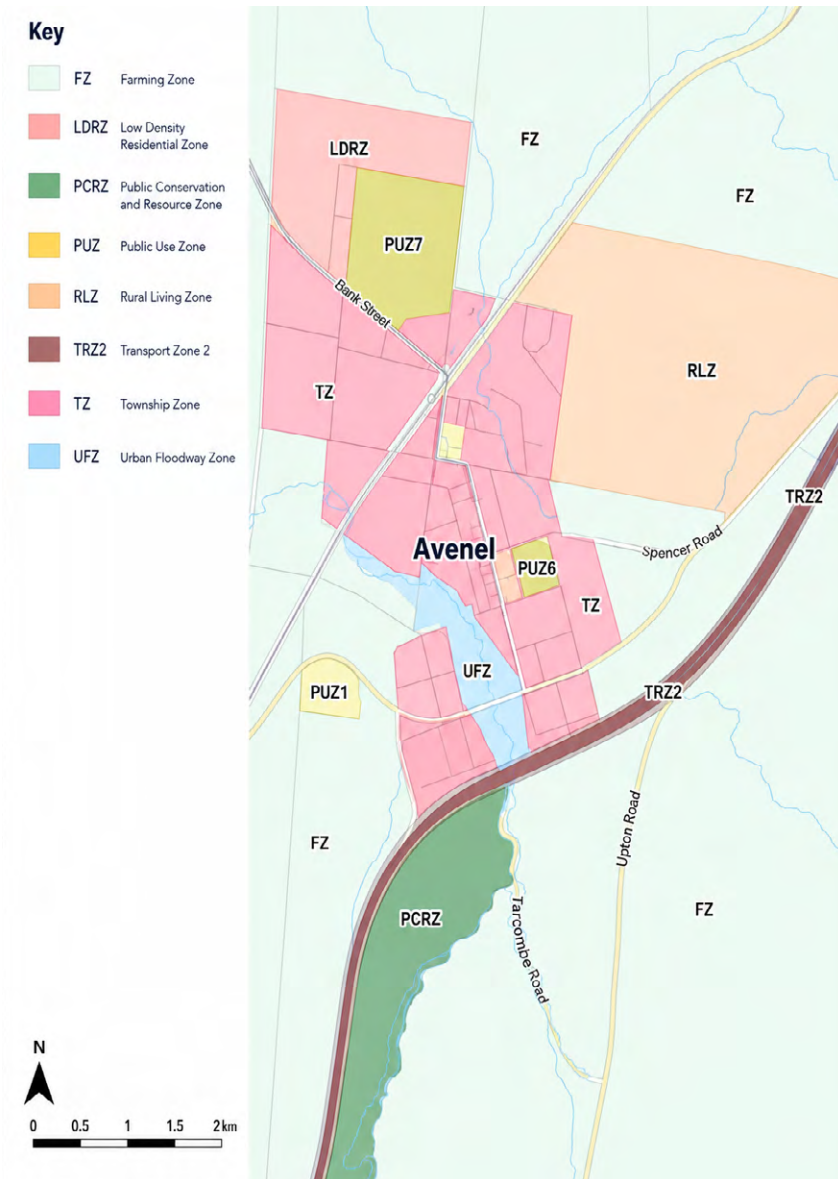
Heritage character



Tourism and local services



Picturesque countryside



Existing zoned extents - Avenel

Avenel Market



16. Township Strategy: Avenel

16.3 Future urban growth

The UGS has reviewed the proposed future directions set out in the draft Avenel Township Strategy (2024) and found them to remain appropriate in the broader municipal context. As such, no new residential growth areas are proposed for Avenel beyond what is outlined in the draft strategy.

The proposed Avenel Framework Plan confirms that future growth will be contained within existing zoned residential areas, including the Residential Zone and Low Density Residential Zone. While the draft strategy does not propose new residential rezonings, it provides for moderate ongoing growth through a combination of infill and broadhectare development capacity.

As part of the UGS, minor adjustments have been made to the urban growth boundary to ensure it aligns more precisely with land currently zoned for residential purposes. This change helps clarify the boundary for planning and policy application and ensures that non-residential zoned land, such as Rural Living and Farming areas, remains excluded.

Harvest Home, Avenel



This refined approach supports incremental, well-managed growth within Avenel’s established footprint, consistent with its rural identity, infrastructure capacity and strategic function within the Shire.

To support future planning, the table below compares key growth area directions across strategic documents:

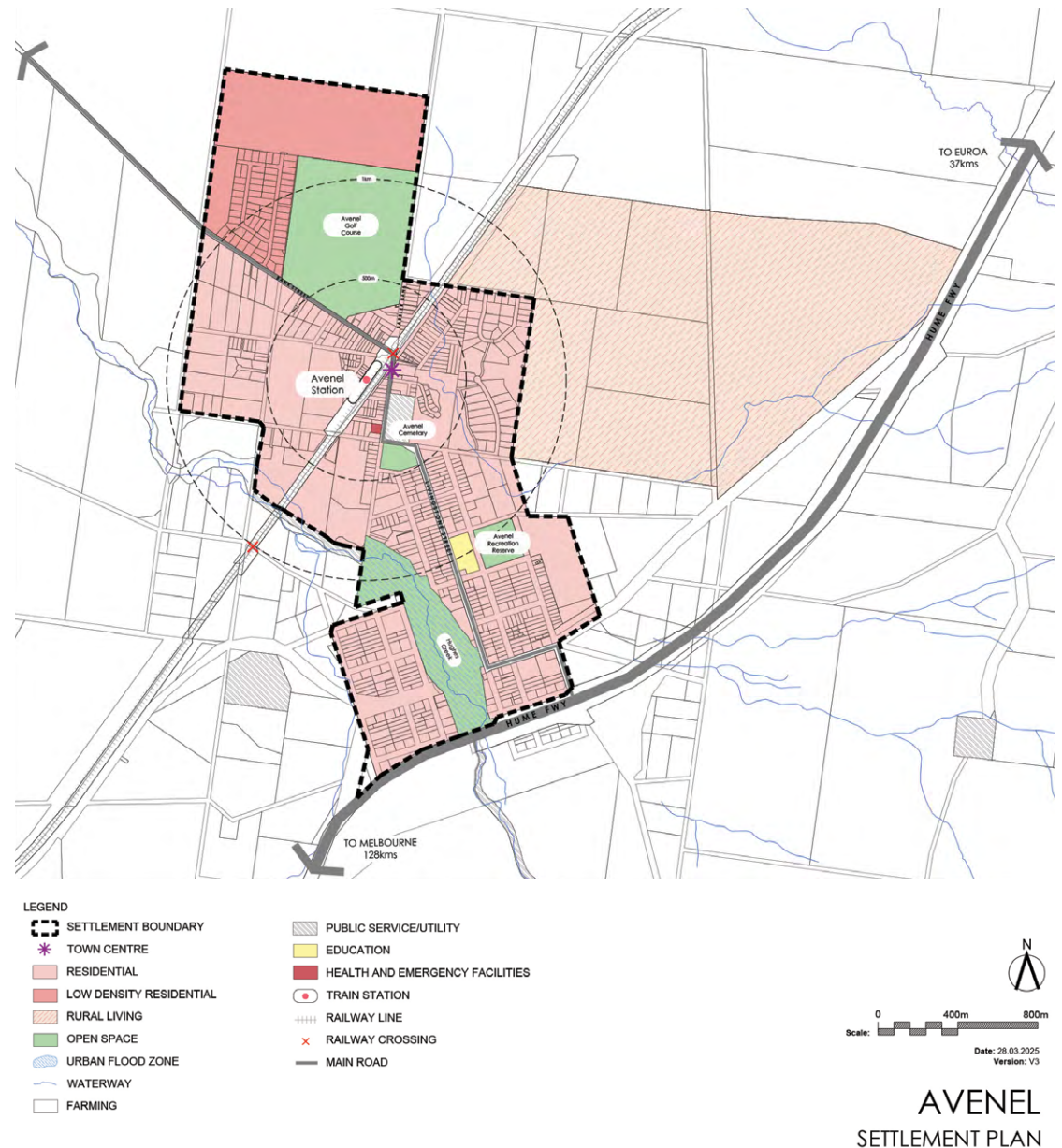
Precinct	Avenel 2030	2025 Strategic Plan	UGS Proposed Outcome
West of township	Identified area for low density residential	Not identified for any future use	✗ Remove – environmental constraints and flooding.
South west of township	Identified area for low density residential	Not identified for any future use	✗ Remove – environmental constraints and flooding.

“The UGS establishes a measured growth framework for Avenel that aligns future development with infrastructure capacity and reflects the aspirations of the local community.”

Key directions moving forward

The following directions are recommended to guide Avenel’s future planning.

1. **Contain growth within existing zoned land**, with no new residential growth areas proposed beyond the Draft Avenel Township Strategy 2024.
2. **Support infill and broadacre development**, to accommodate moderate ongoing growth within the Residential Zone and Low Density Residential Zone.
3. **Refine the urban growth boundary**, to align more precisely with land currently zoned for residential purposes.
4. **Exclude non-residential land from the growth boundary**, ensuring Rural Living and Farming land remains outside the urban footprint.
5. **Maintain Avenel’s rural character and service-aligned growth**, by supporting incremental, well-managed development consistent with infrastructure capacity and community expectations.



17. Township Profile: Strathbogie and Longwood

17.1 Overview

Located within Strathbogie Shire, the rural townships of Longwood and Strathbogie offer distinct lifestyle opportunities set within picturesque environments. Strathbogie is renowned for its scenic natural landscapes, including rolling hills and dense forests, supporting activities such as bushwalking, bird watching and nature appreciation. Longwood, situated with direct access to the Hume Freeway, features strong historical character with heritage sites and a tight-knit community feel.

Existing conditions snapshot

410	Total population (Longwood)
111	Lots available for growth (Longwood)
384	Total population (Strathbogie)
82	Lots available for growth (Strathbogie)
50	New houses approved over five years (rural areas)

17.2 Current context and land supply

The *Residential Supply and Demand Assessment* identifies underlying regional demand, with nearby markets recording significant increases in vacant lot prices and rural areas averaging around 15 dwelling approvals per year between 2015 and 2022.

Strathbogie, key findings include:

- the addition of 34 new dwellings between 2016 and 2021, averaging around seven dwellings per year
- a theoretical capacity for approximately 82 additional lots through vacant and infill development, based on an average lot size of 4000 sqm
- the absence of reticulated sewerage, meaning all development must satisfy land capability requirements will continue to limit future residential growth.

Longwood, key findings include:

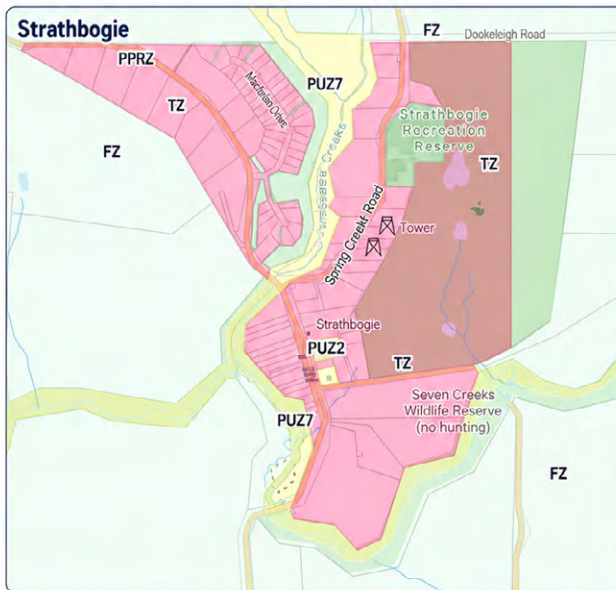
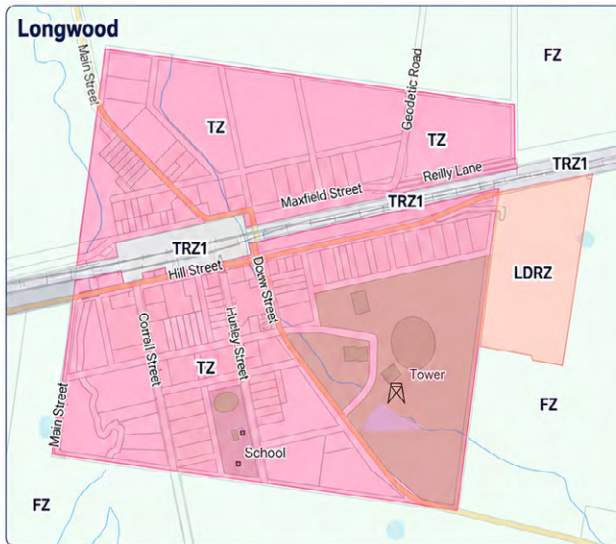
- the addition of 16 new dwellings between 2016 and 2021, equating to an average of around three dwellings per year
- key development capacity within a large Township Zone parcel at 12 James Grant Lane (north of the township) and a single Low Density Residential Zone (LDRZ) parcel at 397 Avenel-Longwood Road, with development similarly constrained by the lack of reticulated sewerage and the need to meet land capability requirements.



Black panther mural, Strathbogie

LEGEND

- FZ**
Farming Zone
- LDRZ**
Low Density Residential Zone
- PPRZ**
Public Park and Recreation Zone
- PUZ2**
Public Use Zone 2
- PUZ7**
Public Use Zone 7
- TRZ1**
Transport Zone 1
- TZ**
Township Zone



**Existing zoned extents
- Strathbogie and Longwood**

Longwood



17. Township Strategy: Strathbogie and Longwood

17.3 Future urban growth

Future urban growth in Strathbogie and Longwood will be carefully managed within their existing township footprints. The UGS has reviewed the strategic role and development pattern of both townships and finds them appropriate in the context of the municipality’s broader growth framework, with no new areas proposed for residential rezoning.

To provide greater certainty in future decision-making, the UGS recommends applying clear growth boundaries that align with current residential zoning.

This will define a contained urban footprint and ensure that non-residential land — including Rural Living and Farming Zones — remains outside designated urban growth areas. Within these boundaries, any future development will need to respond to servicing constraints (particularly the absence of reticulated sewerage) and demonstrate that it supports the small-town character, landscape values and long-term strategic role of Strathbogie and Longwood.

Longwood



Rural township character



Historical heritage and significance



Direct access to Hume Highway



Strong community identity

Strathbogie



Scenic natural landscapes



Outdoor recreation opportunities

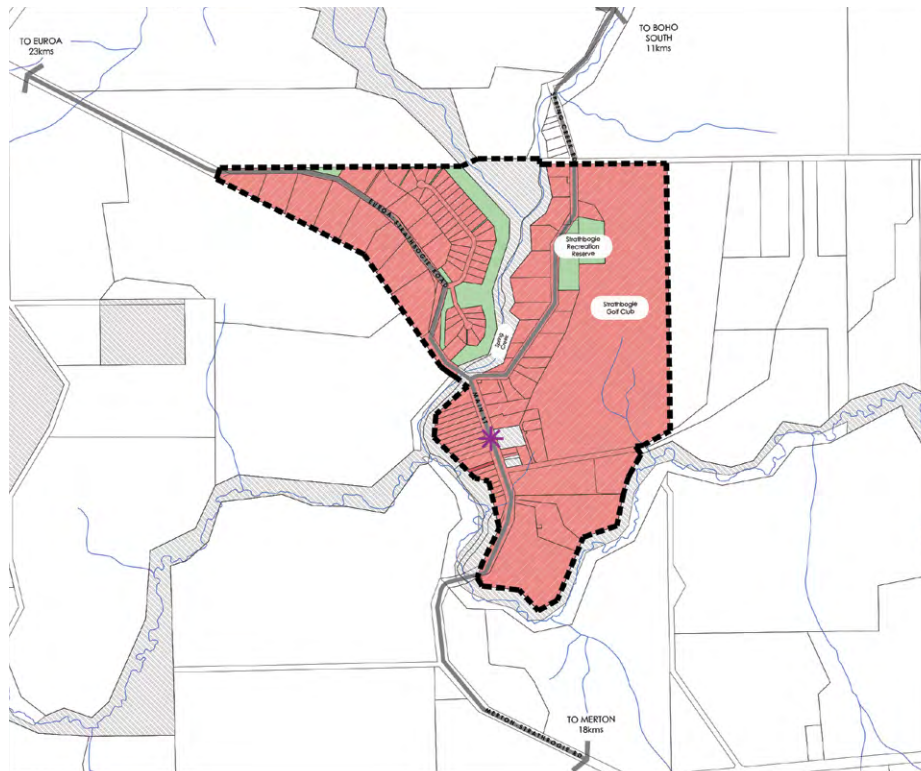


Unsewered and limited services

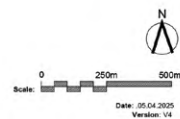


Rural community atmosphere

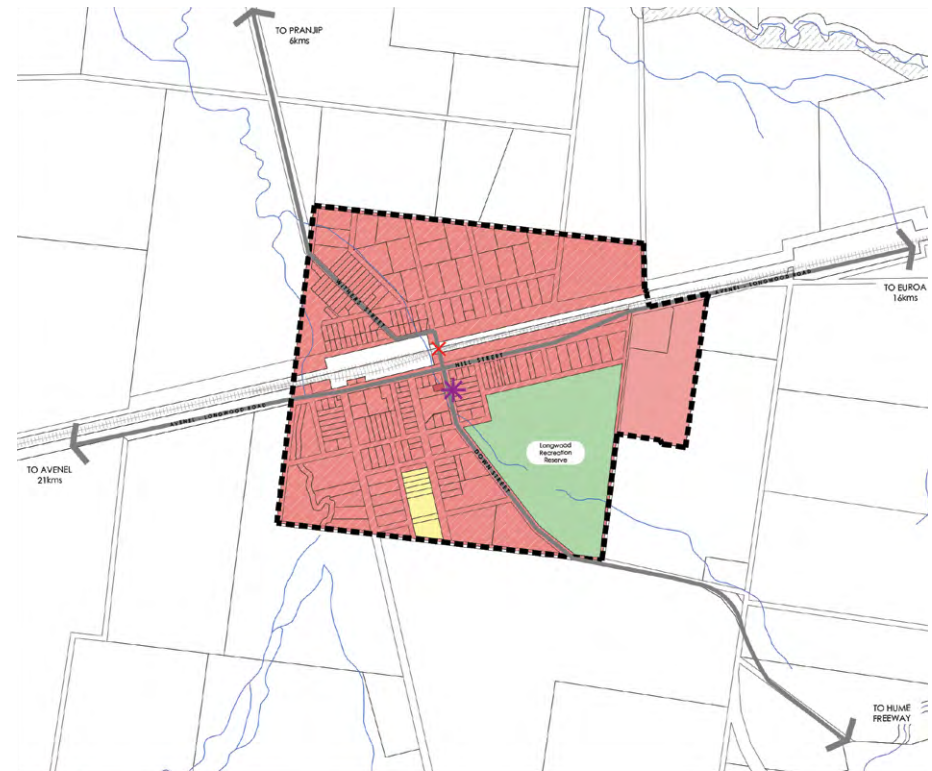
“The UGS establishes a growth framework for Strathbogie and Longwood that maintains modest and serviceable development, protects rural character, responds to environmental constraints and reinforces their long-term role as small townships within the Shire.”



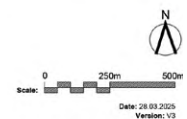
- LEGEND**
- SETTLEMENT BOUNDARY
 - COMMERCIAL/TOWN CENTRE
 - TOWNSHIP
 - OPEN SPACE
 - WATERWAY
 - FARMING
 - PUBLIC SERVICE/UTILITY/USE
 - EMERGENCY FACILITIES
 - MAIN ROAD



STRATHBOGIE
FRAMEWORK PLAN



- LEGEND**
- SETTLEMENT BOUNDARY
 - COMMERCIAL/TOWN CENTRE
 - TOWNSHIP
 - LOW DENSITY RESIDENTIAL
 - OPEN SPACE
 - WATERWAY
 - FARMING
 - PUBLIC SERVICE/UTILITY/USE
 - EDUCATION
 - EMERGENCY FACILITIES
 - RAILWAY LINE
 - RAILWAY CROSSING
 - MAIN ROAD



LONGWOOD
SETTLEMENT PLAN

18. Other rural hamlets and localities

18.1 Overview

In addition to the main townships, Strathbogie Shire is home to a number of small rural hamlets and localities that offer unique lifestyle and housing choices within a more remote or rural setting. These localities typically consist of small clusters of dwellings and rural properties, often surrounded by farming land and natural landscapes.

These areas included hamlets/localities known as:

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

18.2 Land use and servicing context

All of these localities are located within the Farming Zone, despite containing smaller, fragmented lots that reflect historical rural development patterns. They:

- do not contain residential or township zones
- lack reticulated sewerage and water infrastructure
- are subject to land capability and environmental constraints
- offer limited opportunity for further development or subdivision.

Development in these areas continues to be guided by the Farming Zone provisions and is subject to stringent planning controls, particularly in relation to servicing, wastewater management and rural character.

18.3 Planning direction

No recent strategic planning work has been undertaken for these localities, and the UGS does not propose any expansion or rezoning. These areas will remain outside the designated urban growth boundaries.

The approach recognises their historic rural hamlet character but directs future urban growth to larger, zoned and serviced townships. Further urban development is generally not expected, given their Farming Zone context and environmental and infrastructure constraints.

Any proposals that do arise will be considered on a case-by-case basis, with close attention to zoning intent, land capability and broader strategic objectives. Council will continue to monitor development and may introduce additional planning controls if needed to ensure outcomes remain consistent with the municipality's long-term strategy.

**RURAL HAMLETS**

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

**FARMING ZONE**

No residential growth role

**NO RETICULATED SERVICES**

No major servicing upgrades assumed

**NO EXPANSION PROPOSED**

Development assessed case by case under Farming Zone provisions

Strathbogie farm land



PART D

Implementation and monitoring

Part D translates the strategic directions of the UGS into coordinated, sequenced actions. It defines responsibilities, timeframes and the monitoring and governance framework that will ensure the Strategy remains current and effective.



19. Implementation plan

19.1 Planning scheme amendments

To implement the UGS in the Strathbogie Planning Scheme, the following amendments are recommended:



Update clause 02.03 (Strategic Directions)

Reflect UGS objectives and township classification



Amend township-specific clauses 11.01-1L

Reflect revised structure plans and confirmed growth boundaries



Introduce a new local policy

Reference the UGS as a guiding document for rezoning and planning permit applications

19.2 Infrastructure sequencing priorities



Serviced growth townships

Nagambie, Euroa, Avenel, Violet Town



Short-to-medium-term development areas

Areas identified in structure plans



Brownfield and infill locations

Maximising existing capacity



Limited development in unserviced areas

Longwood, Strathbogie

Avenel Pool



19.3 Action plan

Action	Timeframe	Lead role	Key stakeholders	Dependencies/notes
Adopt final UGS and communicate outcomes	Year 1	Council	Community, Engagement Team	Public exhibition and feedback completed
Amend Planning Scheme to embed UGS policies	Years 1-2	Council Strategic Planning	Department of Transport and Planning (DTP)	Requires Planning Scheme Amendment
Define and implement growth boundaries in Planning Scheme	Short-term	Council	DTP	Informed by adopted township maps
Update and prepare structure plans for key townships	Years 2-4	Council + Consultants	Infrastructure providers	Aligned with housing demand and land supply
Monitor housing approvals and lot uptake	Ongoing	Council Statutory / Strategic Planning	Statutory Planning team	Input to annual KPI reporting
Review growth boundaries post-Census	Every 5 years	Council + Consultants	DTP	Dependent on demographic data updates
Develop funding plans for infrastructure upgrades	Medium-term	Council Infrastructure	Utility providers, developers	Linked to staging and sequencing

20. Monitoring, review and governance

Review triggers



**New ABS Census data
(five-yearly)**



**50% lot uptake in
any township**



**Major infrastructure
investment**



**State or regional policy
changes**



**Substantial shifts in housing
demand or migration**

Governance

Council Planning and Investment Team leads delivery. Annual progress reports to Council. Outcomes embedded in Council Plan Annual Action Plan.

20.1 Key performance indicators

KPI	Measurement	Target/threshold
Dwelling approvals per township	Annual permit data	Track vs. projected demand
Infill vs. greenfield development proportion	Annual permit data	Increase infill over time
Available zoned and serviced land	Annual land audit	Min. 15 years supply
Lot uptake rate	Annual permit data	Review at 50% uptake
Housing mix (1-2 bedroom dwellings)	Annual permit data	Increase diversity
Development in high-risk environmental areas	Statutory Planning records	Target zero in extreme risk areas

20.2 Governance and annual reporting

Governance and delivery of the UGS will be led by Council's Planning and Investment Team. Annual progress updates will be presented to Council and made publicly available. Key priorities will be embedded in the Council Plan Annual, Action Plan, with outcomes reported annually as required under the Local Government Act 2020.

21. Appendices

The following appendices contain supporting technical material, background evidence and reference documents to be read alongside the main report.

Appendix	Contents
Appendix A	Township Framework Plans. <i>Includes full-page framework plans</i>
Appendix B	Background Discussion Paper to the UGS — SD Planning, August 2026. <i>The Background Discussion Paper compiles the strategic context, technical analysis, policy review and engagement findings that inform the UGS and explain the basis for its directions.</i>
Appendix C	Strathbogie Shire Urban Growth Strategy: Residential Demand and Supply Assessment — Urban Enterprise, March 2024 (with 2025 supply update) <i>This Assessment provides the quantitative evidence base for the UGS, examining current and projected housing demand, residential land supply and development capacity across Strathbogie Shire's townships to 2051.</i>
Appendix D	<i>** Subject to Council documentation - Consultation and Engagement — Outlining various stages of consultation including, community panel process, stakeholder consultation summary, public exhibition and submission themes.</i>

Belcrespo

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