

RURAL RESIDENTIAL AND LAND USE STRATEGY AND URBAN GROWTH STRATEGY FREQUENTLY ASKED QUESTIONS

What is the Rural Residential and Land Use Strategy (RRLUS)?

- The RRLUS will provide Council with strategic justification to direct rural residential developments in appropriate areas that preserve rural values and minimise impacts on productive agricultural land and other associated non-residential uses. It is being developed by RMCG and SGS Economics and Planning (SGS).

What is the Urban Growth Strategy (UGS)?

- The UGS will provide certainty about preferred residential development outcomes for Council, service providers, the community, landowners, and developers. It is being developed by SD Planning.
- The Victorian Planning Policy Framework (PPF) requires Council to ensure sufficient land is available to meet forecast demand, and to plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur.

Why are these strategies needed?

- To plan for population growth in a coordinated way.
- To protect farming and environmental areas.
- To ensure future housing, business, and community services are located in the right places.
- To guide infrastructure investment.

How will these strategies affect me?

If you own land in the Shire:

- *In a town:* You may see new areas identified for growth, or limits placed to protect town character.
- *In rural areas:* There may be clearer rules on where rural residential development can occur, and where land will remain for farming.

These strategies will guide future changes to the Planning Scheme, which may influence what can be built and where.

How were these draft strategies prepared?

- Technical studies on land supply, environmental values, and infrastructure.
- Review of population and housing trends.
- Engagement with Councillors, stakeholders, and the community in earlier stages.

What are the main goals of the Rural Residential & Land Use Strategy?

- Protect productive agricultural land.
- Direct lifestyle housing to suitable areas with good access to services.
- Manage infrastructure costs for Council and the community.
- Minimise environmental impacts.

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What are the main goals of the Urban Growth Strategy?

- Ensure towns grow in a logical, staged way.
- Provide enough residential land to meet demand.
- Support vibrant, sustainable town centre's.

When will the Strategies be endorsed?

- Strathbogie Shire Council will make a decision to adopt the Strategies in late-2025.

What time period are the Strategies for?

- The Strategies will guide land use planning decisions within the Strathbogie municipality for the next 15-30 years.

How can I provide feedback?

You can:

- Make a submission online via share.strathbogie.vic.gov.au
- Email or post your comments to Council.

When does consultation close?

Submissions close Monday, 20 October 2025.

What happens after consultation?

- Feedback will be reviewed and may lead to changes in the strategies.
- Final strategies will be presented to Council for adoption.
- Any proposed zoning or planning control changes will go through a separate formal amendment process.

Where can I read the draft strategies?

- Online at share.strathbogie.vic.gov.au
- At Council offices in Euroa and Nagambie.