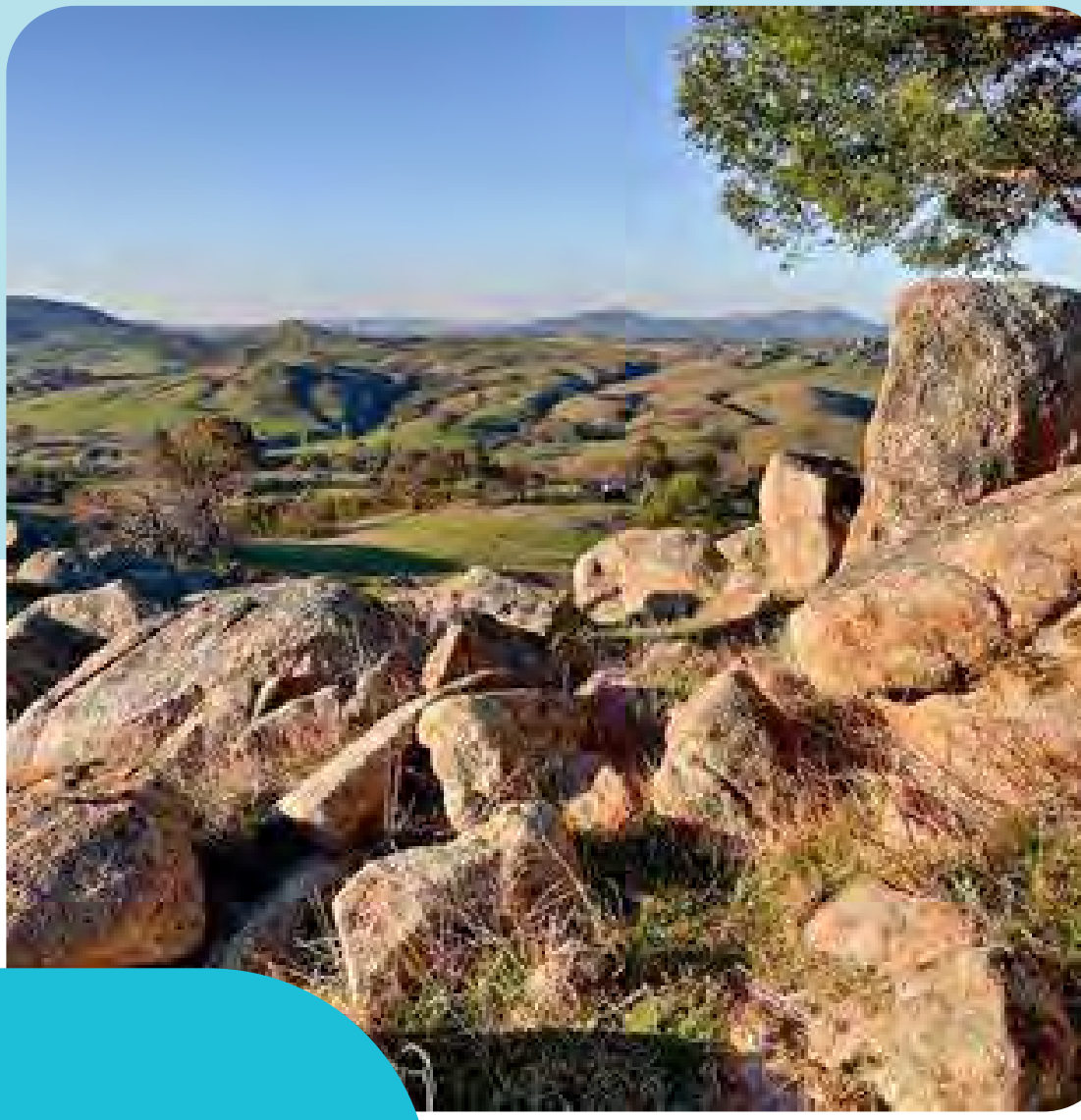
Draft: Urban Growth Strategy

PREPARED FOR COMMUNITY CONSULTATION

MAY 2025

Prepared for

Strathbogie SHIRE COUNCIL



ACKNOWLEDGEMENTS

Strathbogie Shire Council acknowledges the Taungurung and Yorta Yorta people as the Traditional Owners of the lands and waterways in the area now known as Strathbogie Shire.

We pay our respect to their rich cultures and to Elders, past and present, as well as other First Nations people who live, work and play in the area

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.

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1 Executive Summary:

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

Building on demographic analysis, land supply assessments, strategic policy alignment, and deep community engagement, the UGS identifies where and how growth should occur to support liveable communities, economic resilience, and environmental protection.

Purpose and Drivers

The UGS was developed to manage increasing population pressures, housing demand, and infrastructure challenges while preserving the Shire's rural character, natural landscapes, and productive farmland. It consolidates and builds upon existing strategic work and responds to recommendations from the Strathbogie Planning Scheme Review.

Key Themes and Strategic Directions

- **Housing Diversity and Demand**: With a growing elderly population and a significant rise in lone-person households, the UGS responds by encouraging smaller, more diverse housing types. It prioritises infill development in serviced townships and supports medium-density options to improve affordability and accessibility.
- **Land Supply and Capacity:** The Shire currently has sufficient zoned land—approximately 2,314 greenfield lots and 570 infill opportunities—to meet the Victorian Government's 2051 housing target of 2,400 new dwellings. Rezoning is not immediately required; instead, the focus is on unlocking existing capacity and aligning development with infrastructure delivery.
- **Infrastructure and Servicing:** The UGS promotes infrastructure-led growth. Development will be staged to align with servicing capacities, particularly for water, sewerage, stormwater, and transport. Investment will be concentrated in townships with existing or expandable infrastructure.
- **Environmental Risks and Constraints:** Bushfire, flood risk, land contamination, and water quality issues are major considerations. Growth boundaries are defined to avoid high-risk areas, and land capability assessments are central to evaluating development suitability.

- **Agricultural Land Protection:** A key theme of the UGS is to contain growth within existing township boundaries, avoiding the fragmentation of high-value agricultural land and reinforcing rural land zoning.
- **Climate Resilience:** The strategy embeds climate adaptation in land use decisions, advocating for compact urban form, green infrastructure, passive design, and water-sensitive urban development.
- **Cultural Heritage and Landscape Sensitivity:** The UGS is guided by early and ongoing collaboration with the Taungurung Land and Waters Council and the Yorta Yorta Nation Aboriginal Corporation. It seeks to avoid development in culturally sensitive areas and maintain township character through landscape-led planning.

Place-Based Growth Management

The UGS introduces township classifications:

- **High Growth Town** – Nagambie: Identified for significant growth, subject to infrastructure capacity and servicing. Revised plans reduce speculative land supply and focus on staged development within defined growth boundaries.
- **Moderate Growth Towns** – Euroa, Avenel, Violet Town: Supported for managed growth. Planning focuses on infill, incremental greenfield development, and housing diversity. Some large, previously identified expansion areas are removed to reflect realistic demand and infrastructure constraints.
- **Rural Localities and Hamlets** – Strathbogie, Longwood, and others: Growth limited to infill within existing zones. No rezoning or expansion is proposed due to servicing limitations and environmental sensitivities.

Implementation and Monitoring

The UGS recommends a robust implementation plan with clearly defined actions, responsibilities, and timeframes. Priorities include:

- Updating township structure plans
- Embedding growth boundaries in the Planning Scheme
- Aligning infrastructure delivery with development sequencing
- Monitoring housing approvals, land uptake, and environmental performance

Review triggers include new census data, infrastructure investment, and significant shifts in demand. Council will oversee the implementation of this strategy via prioritisation in the Council Plan and ensure transparency through regular reporting via the Council Plan reporting framework.

1.1 Purpose and structure of this paper

This Urban Growth Strategy (UGS) provides a evidence base, clear strategic direction, and actionable recommendations to guide sustainable urban development across Strathbogie Shire to 2051.

It serves as a decision-making framework for Council, service providers, developers, and the community, ensuring growth is coordinated, infrastructure-led, and aligned with the Shire's environmental, agricultural, and cultural values.

The strategy comprises parts:

- **Part A: Background and Context** — Establishes the strategic foundation for the UGS. It outlines the purpose of the strategy, key objectives and guiding principles, and the alignment with relevant state, regional, and local policy frameworks.
- **Part B: Planning for Sustainable Growth** — Presents the core evidence base and thematic analysis underpinning the strategy. This includes demographic trends and housing demand, residential land supply capacity, infrastructure servicing constraints, protection of agricultural land, environmental risk and land suitability, climate change resilience, and the preservation of cultural heritage and valued landscapes.
- **Part C: Place-Based Planning and Delivery** — Defines the future role and growth potential of each township and locality through a township classification and spatial planning framework. It sets out specific growth directions, zoning considerations, and land use strategies for key towns, and concludes with an implementation plan outlining required actions, sequencing, responsibilities, and a monitoring and review framework.

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

- *Urban Growth Strategy: Residential Demand and Supply Assessment* (Urban Enterprise, March 2024 – with 2025 supply update).
- *Urban Growth Strategy: Issues and Opportunities Consultation Document* (SD Planning, October 2024).

Part A: Background and Context

Section includes:

- Introduction
- Objectives, purpose and principles
- Policy and Strategic Alignment

2 Introduction and Purpose of Strategy

2.1 Purpose of the Urban Growth Strategy.

The Strathbogie Shire Urban Growth Strategy (UGS) sets out a clear vision and provides strategic direction for managing urban development sustainably and responsibly across Strathbogie Shire through to 2051. Its primary purpose is to guide future land use and development in a manner that aligns growth aspirations with environmental sustainability, community expectations, infrastructure capacity, and economic opportunities.

The UGS integrates and builds upon existing Council strategies, planning policies, and detailed community engagement outcomes. By carefully considering both current and future demographic, social, and economic trends, the UGS aims to provide practical and clear guidance for:

- Council officers and decision-makers, ensuring consistency and clarity in planning decisions.
- Landowners and developers, offering certainty about preferred locations and types of development.
- Service providers, informing infrastructure investment and service delivery planning.
- The wider community, ensuring transparency about growth objectives and community outcomes

2.2 Why prepare an Urban Growth Strategy?

Strathbogie Shire, renowned for its picturesque landscapes, agricultural heritage, and rural character, faces growing pressures from population changes and development interest. Without clear strategic guidance, unmanaged growth could compromise the region's valued agricultural land, environmental assets, and unique township identities. Historically, growth in the municipality has been guided by individual township plans responding primarily to immediate community expectations or short-term market demands. While beneficial in addressing immediate concerns, these plans have lacked a unified, coordinated, municipal wide long-term vision consistent with contemporary strategic planning principles.

The need to develop a comprehensive UGS was identified as a key recommendation of the Strathbogie Planning Scheme Review 2023. This recommendation highlighted several strategic drivers:

- The critical need for clear and consistent guidance on where and how future growth should occur.

- Recognition of significant environmental constraints, particularly bushfire and flooding risks, and the need to better manage these through proactive planning.
- Establishing a clear nomination of township classifications and defined growth boundaries to guide and stage urban development effectively.
- Complying with State planning policies which require municipalities to proactively plan for at least 15 years of future population growth and housing needs.

2.3 What the UGS Will and Won't Do

It is important to clearly articulate the scope of the Urban Growth Strategy:

The UGS will:

- Establish a clear strategic framework for sustainable urban growth.
- Clearly identify preferred locations and types of growth across townships and localities.
- Guide future township structure plans and inform strategic land use and infrastructure decisions.
- Provide clear criteria and principles for managing growth boundaries and township hierarchies.
- Reflect extensive community and stakeholder input to ensure alignment with community values and aspirations.

The UGS will not:

- Undertake detailed structure planning or design guidelines for specific areas identified for residential growth—these will be addressed through subsequent township-specific plans.
- Provide detailed infrastructure lists or cost estimates, although general recommendations and priorities will be provided to guide infrastructure investment decisions.
- Address detailed land use planning for farming, industrial, commercial, or public uses, except where these interact significantly with urban growth considerations and boundary identification.
- Undertake rezonings or specific policy amendments; these will be separate processes initiated following adoption of the UGS.

2.4 The Study Area: Strathbogie Shire

Strathbogie Shire, located in central Victoria, is well-known for its diverse landscapes, productive agricultural land, scenic natural features, and vibrant communities. Covering urban townships, smaller rural localities, and expansive farming landscapes, the Shire is home to approximately 11,150 residents as of June 2022.

Main townships—Nagambie, Euroa, Violet Town, and Avenel—serve as focal points for population growth, commerce, services, and community activity. These larger townships support varied residential neighbourhoods, commercial centres, educational facilities, healthcare services, recreational amenities, and transport connections, providing the core of the Shire's social and economic life.

Numerous smaller rural communities and hamlets—such as Strathbogie, Longwood, Ruffy, Graytown, and Kirwan's Bridge—each contribute uniquely to the Shire's rural character and community identity. These areas typically feature historic structures, close-knit communities, and rural landscapes that reflect the muncipalities agricultural heritage.

Housing across the Shire varies significantly, shaped by affordability, access to employment, availability of services, and lifestyle preferences, ranging from traditional rural homesteads to newer suburban-style housing developments.

Understanding these diverse settlement dynamics is critical for guiding future urban growth in a manner that preserves community character, supports economic vitality, ensures infrastructure efficiency, and enhances overall liveability and sustainability.

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

2.5 Approach to preparing the UGS

Preparation of the UGS has been informed by rigorous analysis, comprehensive stakeholder consultation, and strong community engagement, structured around the following key stages:

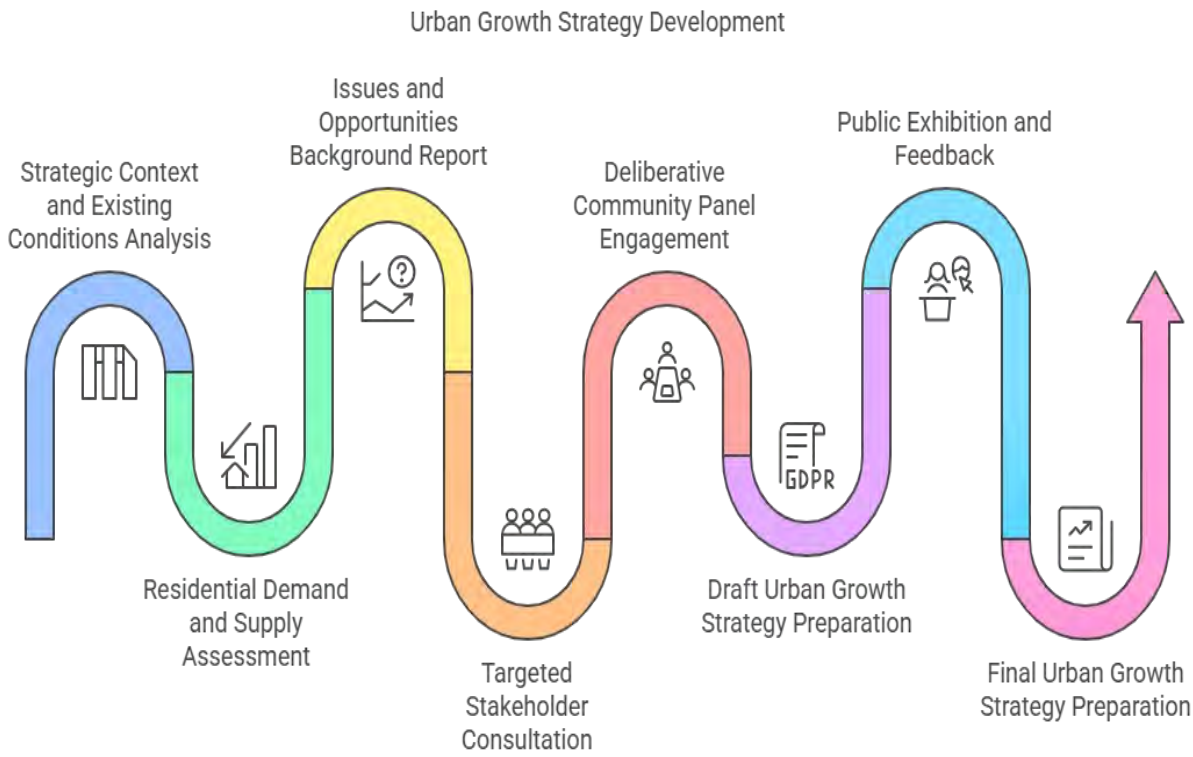


Figure 2: UGS Process

The UGS represents a dynamic strategy that will be regularly monitored, reviewed, and adapted over time, ensuring it remains relevant and responsive to evolving community needs, emerging trends, and strategic considerations through to 2051.

Strategic Context and Existing Conditions Analysis:	Detailed review of land-use patterns, demographic trends, residential land supply, infrastructure capacity, and environmental constraints within the Shire.
Residential Demand and Supply Assessment (Urban Enterprise, March 2024):	A comprehensive analysis outlining current and future housing needs, land availability, and demand scenarios across the municipality.
Issues and Opportunities Background Report (SD Planning, October 2024):	Identification of critical growth issues, challenges, opportunities, and strategic considerations to guide land-use planning and decision-making.

Targeted Stakeholder Consultation:	Extensive consultation with key agencies, infrastructure providers, community representatives, and development industry stakeholders to refine analysis and test options.
Deliberative Community Panel Engagement:	Formation of a representative Community Panel to provide direct community input, ensuring that the Strategy aligns with community values, aspirations, and lived experiences.
Draft Urban Growth Strategy Preparation:	Integration of evidence, stakeholder insights, and community feedback into a coherent and actionable strategic framework.
Public Exhibition and Feedback:	Public release of the draft Strategy for broader community and stakeholder input, ensuring transparency and refinement of the final document.
Final Urban Growth Strategy Preparation:	Incorporation of public submissions, stakeholder feedback, technical refinements, and clear implementation actions to deliver a robust, practical, and responsive strategic framework.

Table 1: UGS Process

3 Objectives, purpose and principles

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

3.1 Objective:

The primary objective of the UGS is to:

"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."

3.2 Purpose:

The UGS aims to:

- **Understand and respond to demographic, social, and economic trends** to ensure land use policies effectively 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.

3.3 Guiding Principles:

Based on the outcomes of the Rural Residential Land Use Strategy (RRLUS) and the UGS Deliberative Community Panel, the following guiding principles have been established. These principles will underpin the Strathbogie Shire Urban Growth Strategy, ensuring growth is managed sustainably, aligns with community values, and prepares the municipality effectively for the future.

Guiding Principles:

Theme: Strategic Direction and Clarity		
Principle 1:	Provide clear strategic direction	Establish a transparent and community-driven vision for urban growth, clearly identifying suitable locations and infrastructure needs to sustainably manage development.
Principle 2:	Contain growth within defined boundaries	Direct growth within clearly identified township boundaries to protect rural land from fragmentation and inappropriate development.
Principle 3:	Regularly monitor and review growth boundaries	Undertake evidence-based reviews every five years, following census results, to monitor population change, housing demand, infrastructure capacity, and adjust growth boundaries accordingly.
Theme: Infrastructure-Led Development		
Principle 4:	Provide housing choice and diversity	Maintain sufficient land supply to accommodate diverse, well-designed housing options—including family homes, smaller dwellings, and accessible housing—to meet the evolving needs of residents.
Principle 5:	Encourage inclusive and social housing	Support housing diversity within existing townships, including affordable, social, and accessible homes that strengthen community cohesion and resilience.
Environmental Sustainability and Resilience		
Principle 6:	Minimise environmental and hazard risks	Discourage new growth in areas subject to bushfire and flooding hazards, clearly defining township boundaries in line with best-practice hazard management to protect life, property, and ecosystems.
Principle 7:	Preserve rural landscapes and township character	Protect valued rural landscapes, heritage assets, township character, and environmental features by carefully managing residential growth and its visual and physical impacts.
Principle 8:	Sustainably manage natural resources	Ensure growth decisions actively protect and sustainably manage natural resources, particularly high-value agricultural land and retaining important water resources critical to community and economic wellbeing.

Table 2: Guiding Principles

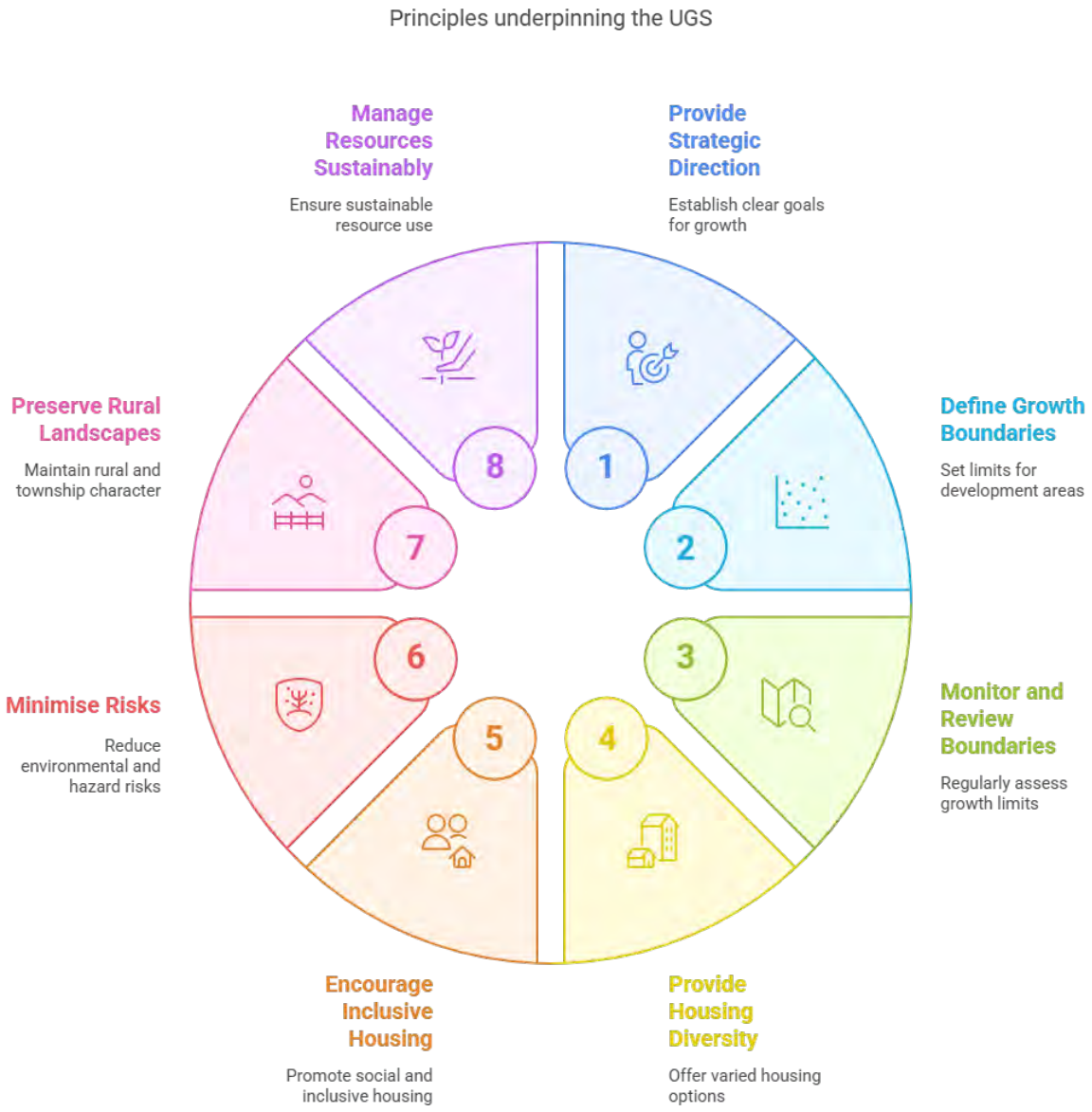


Figure 3: UGS Principles

4 Policy and Strategic Alignment

This section establishes the strategic foundation for the UGS, providing an overview of the existing policy and planning context, the relationship to other relevant Council strategies, and a clear picture of demographic, housing, and infrastructure conditions influencing future urban growth decisions. It should be read alongside detailed supporting documents:

- *Urban Growth Strategy: Residential Demand and Supply Assessment (Urban Enterprise, March 2024-with 2025 supply update).*
- *Urban Growth Strategy: Issues and Opportunities Consultation Document (SD Planning, October 2024).*

4.1 Policy and Strategic Context

The UGS is firmly aligned with state, regional, and local planning frameworks. These established policies collectively guide and shape how growth is managed within the Shire. Key strategic documents informing the UGS include:

4.1.1 State and Regional Context

- **Planning and Environment Act 1987:**
  Establishes foundational planning principles for orderly and sustainable land-use development across Victoria, underpinning all planning decisions made within Strathbogie Shire.
- **Hume Regional Growth Plan:**
  Provides a strategic regional vision emphasising the concentration of growth within existing urban areas, safeguarding high-value agricultural land, enhancing regional connectivity, and building economic resilience.
- **Plan Melbourne (Metropolitan Planning Strategy):**
  Though Strathbogie Shire lies outside metropolitan Melbourne, Plan Melbourne's broader strategic directions—such as limiting urban sprawl, encouraging sustainable transport, and fostering regional employment opportunities—influence regional planning policies and economic linkages.
- **Emerging State Policy Directions:**
  The UGS also proactively incorporates directions from recently released state-level documents, including:

- **Plan for Victoria:** Emphasises coordinated regional planning, climate resilience, protection of agricultural land, and regional economic diversification, directly informing the strategic focus on sustainable urban containment and rural land protection.
- **Victorian Economic Statement:** Highlights regional economic resilience, infrastructure prioritisation, and job creation. The UGS responds by strategically locating growth areas near existing infrastructure and employment hubs to leverage economic opportunities and minimise infrastructure costs.
- **Victorian Housing Statement:** Prioritises housing affordability, diversity, and supply. In response, the UGS clearly identifies land for residential growth that supports varied housing options—including affordable and social housing—to meet projected community needs.

These emerging documents emphasise the State Government's policy directions to ensure that there is a coordinated approach to housing supply, affordability, infrastructure investment, economic resilience, and sustainable development—priorities also reflected in the UGS.

4.1.2. Local Policy Context

At a local level, the Urban Growth Strategy aligns with a suite of existing Council strategies and adopted policies that have shaped community expectations and provided strategic direction over many years. These include Structure Plans, township growth strategies, neighbourhood character assessments, and environmental and agricultural land management policies. Together, these documents provide an important foundation for managing development in a way that reflects the Shire's unique identity and values.

The Strathbogie Planning Scheme provides the statutory framework through which these strategies are implemented. It sets out zoning, overlays, and local policies that guide land use, development, and environmental protection across the Shire. The UGS will inform future updates to the Planning Scheme, ensuring strategic directions for growth are embedded in statutory planning controls and consistently applied across townships and rural areas.

4.2 Relationship with other Council Strategies

The UGS is designed to integrate with—and build upon—a robust foundation of existing adopted and draft Council strategies. These strategies reflect extensive previous community consultations, rigorous investigations, and clear strategic intentions. The UGS did not begin with a 'blank canvas'. It is founded on Council's existing policies and strategic directions, which have been established through comprehensive investigation and extensive community consultation over many years.

The UGS will consolidate and refine these earlier strategies into a cohesive municipal-wide approach, clearly prioritising and sequencing growth decisions across townships and rural localities.

Important strategies informing and influenced by the UGS include:

- Existing Township and Structure Plans:
  Individual township strategies (e.g., Nagambie Growth Management Strategy, Euroa Township Strategy, Avenel 2030 Strategy, and Violet Town Strategic Development Plan) that articulate detailed, localised growth visions and land-use policies.

- Rural and Rural Residential Land Use Strategy (RRLUS):
  A concurrent strategic process defining future land use within rural areas and outlining clear boundaries between urban growth and rural land preservation. This strategy both informs and is informed by the UGS, ensuring complementary outcomes.

The relationships and interactions between the UGS and other key Council strategies are illustrated in Figure 4 below, clearly demonstrating the integration and alignment between strategic planning frameworks across urban and rural contexts within the Strathbogie Shire.

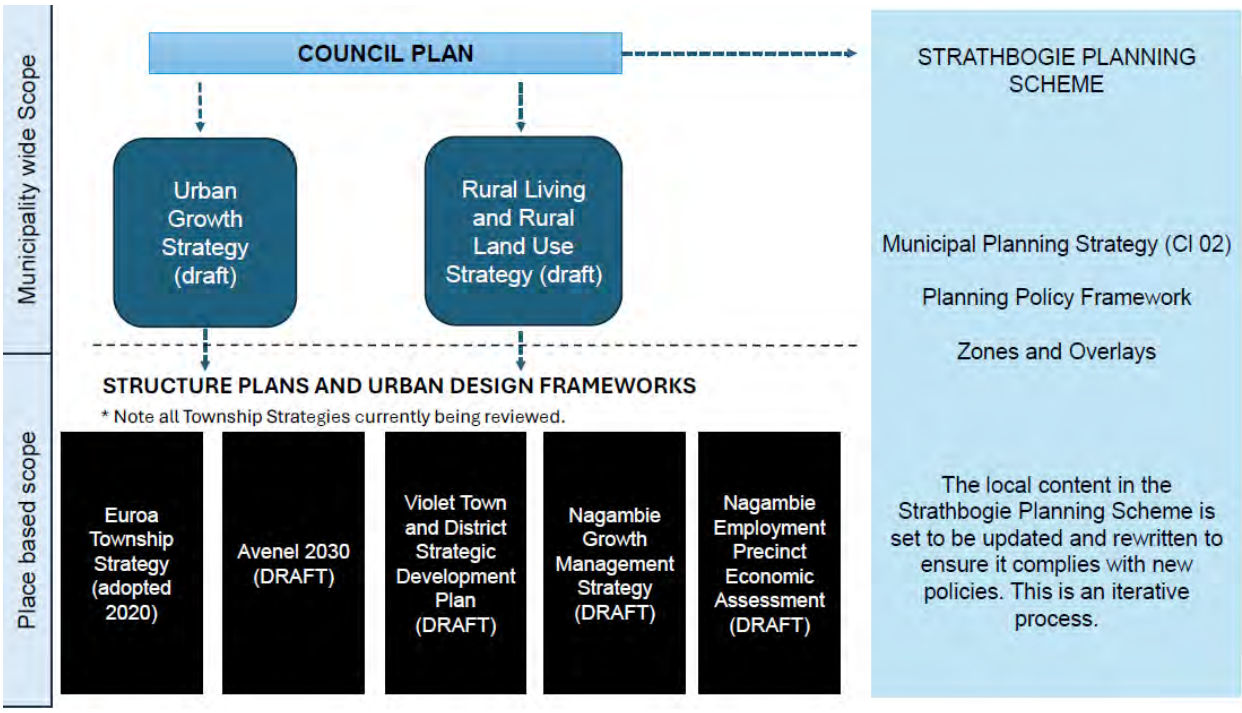


Figure 4: Relationship between various strategies

4.2.1 Impact of the UGS on Existing Strategies

Given the municipal-wide nature of the UGS, there may be updates or amendments required to previously adopted or draft strategies. This reflects the need for consistency, coherence, and a unified strategic approach to growth across the municipality. Specifically, the UGS will:

- Provide clear, overarching direction for future Structure Plans and precinct-specific initiatives.
- Prioritise infrastructure sequencing and investment decisions in alignment with township growth scenarios.
- Clarify criteria and timing for adjustments to existing urban growth boundaries.
- Offer clear, strategic guidance to inform subsequent amendments to the Strathbogie Planning Scheme.

Part B: Planning for Sustainable Growth

Section includes:

- Demographics and Housing Trends
- Land Supply and Capacity Analysis
- Key issues including; Agricultural, Infrastructure and servicing constraints, Environmental Risks and Cultural Heritage.

5 Demographics and Housing Trends

This section provides a comprehensive analysis of the demographic trends, housing characteristics, and land use pressures influencing growth across Strathbogie Shire. It highlights the critical planning challenges that must be addressed to achieve sustainable, inclusive, and well-serviced urban development across the municipality.

Drawing on a range of current data sources—including the ABS Census, Victoria in Future (VIF) projections, and the *Strathbogie Urban Growth Strategy: Residential Demand and Supply Assessment*, Urban Enterprise—this chapter also builds upon the findings of the SD Planning *Issues and Opportunities Report.* That report identified both longstanding and emerging issues such as housing affordability, infrastructure constraints, demographic change, and the protection of productive agricultural land and valued landscapes.

Strathbogie Shire is a diverse and picturesque region experiencing increasing pressure from growth and change. If not carefully managed, this pressure risks undermining the Shire's environmental, agricultural, and landscape values—key assets that underpin both community identity and economic viability.

Key risks associated with unmanaged growth include:

- Environmental Degradation – Encroachment into sensitive areas can lead to biodiversity loss, habitat fragmentation, and diminished natural character, affecting both ecological integrity and recreational appeal.
- Infrastructure Strain – Unplanned expansion can exceed the capacity of essential infrastructure and urban services, leading to service inefficiencies and increased costs for upgrades or extensions.
- Land Use Conflict – Increased urbanisation in rural areas can create tension between agricultural and residential land uses, affecting both amenity and farm productivity.
- Loss of Agricultural Land – Encroachment on productive land threatens local food systems and economic sustainability by permanently reducing agricultural capacity.

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 identifying a set of integrated planning issues and guiding principles that shape the spatial approach to growth management. The following sections explore the key issues considered through the UGS process, including:

- Projected housing demand and the need for a more diverse housing mix;
- Infrastructure servicing capacity and sequencing;
- The protection of significant agricultural land and rural character;
- Environmental risks including bushfire, flooding, land contamination, and water quality impacts.

Understanding these interconnected issues is fundamental to shaping the future development pattern of Strathbogie Shire. This section forms a core evidence base that informs the township frameworks, growth boundaries, and implementation mechanisms set out in the sections that follow.

5.1 Population and Household Trends

5.1.1 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 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 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.

The table below summarises key housing stock characteristics in Strathbogie Shire, based on the 2021 Census:

Table 3: Summary of dwelling stock

Strathbogie LGA		2021		2016	
		#	%	#	%
Total Dwellings	Private Dwellings	6,143	-	5,663	-
Dwelling Type	Separate House	4481	95%	3866	93%
	Semi-detached	179	4%	124	3%
	Flat/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.

5.1.2 Housing types and demand trends

Population growth in the Shire is expected to continue steadily, with demand for around 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 like 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 1–2 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 is largely concentrated in serviced townships such as Euroa, Nagambie, Violet Town, and Avenel. These towns have the infrastructure capacity to support a wider range of housing formats and are where infill and medium-density development is most feasible.

Key localised trends include:

- 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.

Improving housing diversity is critical for several reasons, including efficient land use, accommodating diverse demographic needs, promoting socio-economic diversity, supporting sustainable community development, and enhancing affordability.

Promoting a broader mix of housing is critical to:

- 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.

6 Land Supply and Capacity Analysis.

A thorough understanding of the quantity, type, and spatial distribution of residential land is critical to ensuring Strathbogie Shire can accommodate its long-term population growth. This section provides a comprehensive assessment of residential land supply across the municipality, focusing on opportunities within existing township boundaries. It considers both greenfield (broadhectare) and infill development capacity to determine how projected housing demand to 2051 can be met.

6.1 Greenfield, infill and constrained land

The Residential Demand and Supply Assessment identified approximately 2,314 potential dwelling lots on vacant and broadhectare (greenfield) land within township boundaries. Notably, 95% of this supply is located in Nagambie, Euroa, Avenel, and Violet Town—the townships expected to accommodate the majority of future population growth.

In addition, infill development, such as the subdivision of larger residential lots, could deliver up to 570 additional dwellings. However, this potential is subject to landowner willingness, subdivision feasibility, and supportive planning frameworks.

Key findings:

- Nagambie has the highest greenfield capacity with 1,328 potential lots.
- Avenel and Euroa also offer considerable greenfield potential, though some areas may require infrastructure upgrades to enable development.
- Infill potential is most viable in Euroa, Violet Town, and Avenel, supported by larger lot sizes and subdivision opportunities.

However, not all land is readily developable. A portion of both greenfield and infill areas are constrained by:

- Flooding, bushfire risk, and topography;
- Infrastructure limitations (e.g. sewer, stormwater, roads access);
- Fragmented ownership, which may hinder efficient development.

These constraints reduce the actual developable yield and highlight the importance of integrated planning, growth sequencing, and infrastructure coordination.

6.2 Township Land Supply Overview

The following table provide a summary of residential land availability across the Shire's main townships, based on current zoning and development potential.

Table 4: Residential Land Supply, Vacant and Broadhectare Lots

Locality	Greenfield Capacity (lots)	Dwelling demand per year	Years of supply (specific township not municipal wide)
Nagambie	1328	33 - 60	22 - 40
Euroa	314	16-20	20-26
Violet Town	44	2-3	15-22
Avenel	511	13-17	30-39
Longwood	84	N/A	N/A
Strathbogie	33	N/A	N/A

Source: Based on data from Strathbogie Urban Growth Strategy: Residential Demand and Supply Assessment

In addition to greenfield developments, existing townships offer significant infill development potential. "Infill supply" refers to the additional lots created if owners subdivide their established urban properties, thus increasing residential density and supply. Though predicting exact numbers is challenging, identified capacity is outlined below:

Table 5: Residential Land Supply, Infill Sites

Locality	Infill Area (ha)	Estimated lot yield
Nagambie	16.65 ha	134
Euroa	18.75 ha	162
Violet Town	47.23 ha	93
Avenel	29.45 ha	105
Longwood	17.17 ha	27
Strathbogie	26.99 ha	49

Source: Based on data from Strathbogie Urban Growth Strategy: Residential Demand and Supply Assessment

Total Potential Yield: approx. 570 additional dwellings across 166.56 ha of infill land.

Note: These estimates exclude potential residential capacity in commercial zones (e.g. shop-top housing or medium-density developments), which may further enhance overall supply.

The data indicates that most townships currently have sufficient zoned land to meet long-term housing demand without the immediate need for rezoning. However, realising this capacity will require proactive planning to address site-specific constraints and facilitate development.

6.3 Alignment with Housing Targets

The Victorian Government's draft housing target for Strathbogie Shire is 2,400 new dwellings between 2021 and 2051. Based on current zoned capacity:

- Strathbogie Shire has sufficient land to fully meet this target without rezoning;
- There is 31 to 41 years of supply, depending on growth rates;
- The land supply profile supports a long-term strategy focused on consolidation, housing diversity, and infrastructure-led growth.

Accordingly, the UGS recommends a strategic focus on:

- Promoting diverse housing types, including smaller dwellings and townhouses, to respond to evolving demographic needs;
- Encouraging infill development through supportive planning controls and clear guidance;
- Sequencing greenfield development to align with infrastructure availability and capacity;
- Addressing development barriers, such as infrastructure limitations and fragmented ownership.

6.4 Policy Implications and Next Steps

To ensure the sustainable and coordinated release of residential land, Council should:

- Update local planning policies to better support medium-density housing in well-serviced townships;

- Prioritise structure planning for key growth areas, particularly in Nagambie, Avenel, and Euroa;

- Collaborate with servicing agencies to develop an infrastructure delivery and funding plan aligned with housing supply priorities;

- Monitor development uptake and review growth boundaries only once infill and currently zoned land are nearing capacity.

With coordinated planning and investment in enabling infrastructure, Strathbogie Shire's existing residential land supply offers a strong foundation to support resilient, affordable, and well-serviced urban growth to 2051 and beyond.

Figure 5: Policy implications and next steps

7 Infrastructure and Servicing Constraints

Infrastructure availability is a fundamental enabler of sustainable growth. In Strathbogie Shire, many townships face servicing constraints related to water supply, sewerage capacity, stormwater drainage, and road access. Where growth occurs ahead of planned infrastructure investment, it can lead to inefficiencies, increased service delivery costs, and diminished outcomes for communities.

The UGS promotes a staged and coordinated approach to development, directing growth toward areas that are already well serviced or where infrastructure upgrades can be feasibly delivered. This ensures that new development aligns with the capacity of infrastructure networks and avoids placing undue pressure on limited resources.

The planning scheme provides clear direction that land use and development must facilitate the timely provision of infrastructure and services to meet current and future community needs. Aligning urban growth with infrastructure capacity not only supports more liveable and functional communities, but also enhances economic efficiency and environmental sustainability.

Key Actions and Priorities:

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

Strategic infrastructure planning must also consider a wider range of community needs beyond core utilities. This includes schools, healthcare, open space, community hubs, and transport networks. The cost, timing, and delivery of these assets are critical to the success of future growth areas.

Focus Areas for Sustainable Servicing:

- 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 industrial and commercial precincts to support employment and maximise service delivery efficiency.

By focusing new development within already serviced or strategically serviceable areas, Strathbogie Shire can reduce the cost burden of extending infrastructure, minimise environmental impacts, and deliver more compact, connected, and resilient communities. These principles underpin the infrastructure planning and spatial growth directions of the UGS.

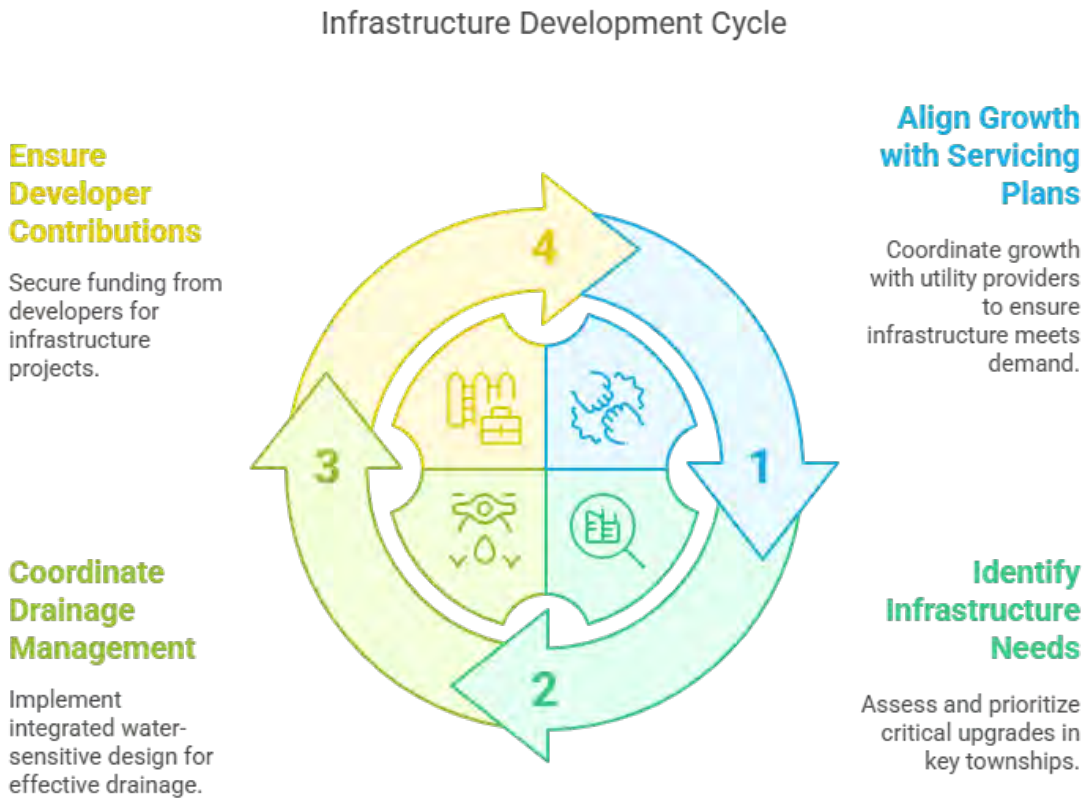


Figure 6: Key Actions and Priorities:

8 Agricultural and Rural Land Pressures

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.

To protect these values and promote long-term agricultural sustainability, the UGS adopts a clear policy stance: growth should be contained within established township boundaries and directed away from productive agricultural land.

This approach aligns with Clause 14.01 of the Victorian Planning Scheme, which seeks:

> *"To protect productive farmland which is of strategic significance in the local or regional context."*

Key Principles for Agricultural Land Protection

The UGS embeds the following planning and land use principles:

- Contain Urban Growth within existing township boundaries to reduce rural encroachment;
- Avoid Rezoning of high-quality agricultural land for urban or lifestyle purposes;
- Manage Rural-Urban Interfaces to minimise land use conflict and preserve farm operations;
- Reinforce Rural Zoning and minimum lot sizes to discourage fragmentation and non-agricultural subdivision.

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.

The Council is also preparing a Rural Residential Land Use Strategy (RRLUS), which will provide further direction on land use planning across the Shire's agricultural areas, including managing fragmentation, preserving productive capacity, and supporting the rural economy.

By embedding agricultural protection as a core principle of growth management, the UGS ensures that housing and settlement expansion does not come at the cost of one of Strathbogie Shire's most valuable and finite resources. This approach supports a balanced, sustainable future that preserves the Shire's farming base, landscape character, and food-producing role within the region.

9 Environmental Risk and Land Suitability

Environmental hazards—such as bushfire, flooding, land contamination as well as protecting water quality—present significant constraints to urban development across Strathbogie Shire. Climate change is intensifying many of these risks, increasing both the frequency and severity of extreme weather events, which places further pressure on land use decision-making. Effective planning must ensure that new development is directed away from high-risk areas and guided by robust data, hazard mapping, and early engagement with referral authorities.

Strathbogie Shire contains extensive forested areas, riparian corridors, and low-lying flood-prone land, making environmental risk management central to the UGS. The planning scheme provides a strong policy basis for this, particularly through Clause 13, which prioritises the protection of human life in hazard-prone areas and the safe, appropriate use of land affected by environmental constraints.

5.4.1 Bushfire risk

Strathbogie Shire is subject to significant bushfire risk, including ember attack and smoke exposure, across much of the municipality. This risk is exacerbated by climate change, which has increased fire season length and reduced the window for fuel reduction activities. As a result, areas that were previously considered suitable for development may now fall within the Bushfire Management Overlay (BMO) and be subject to more stringent planning and construction requirements.

Clause 13.02 of the planning scheme clearly articulates that protecting human life is the highest priority in bushfire-prone areas. Subdivisions within the BMO require bushfire risk assessments, compliance with Bushfire Attack Level (BAL) standards, and incorporation of mitigation measures that may increase development complexity and cost.

The UGS has incorporated bushfire risk mapping in the evaluation of potential growth areas and has engaged early with the Country Fire Authority (CFA) to guide growth boundary decisions. Key bushfire planning principles include:

- Prioritising the safety of life in all land use and subdivision and rezoning decisions;
- Avoiding development in extreme bushfire risk areas;
- Ensuring safe access and evacuation routes in new growth areas;

- Collaborating with emergency services and planning authorities;
- Applying built environment strategies (e.g., defensible space, siting) and supporting community preparedness.

5.4.2 Flood Risk

Flooding presents a further constraint across parts of the Shire, particularly in areas near creeks and floodplains. Increased rainfall variability due to climate change is likely to exacerbate both flash flooding and long-duration flood events. Clause 13.03 of the planning scheme emphasises risk-based planning that protects life and property in flood-affected areas.

Urban development in flood-prone locations must be carefully managed to avoid exposing residents, infrastructure, and the environment to unnecessary risk. Floodplain mapping has informed the assessment of all growth options in the UGS, and early consultation with the Catchment Management Authority (CMA) and other relevant floodplain managers has guided land suitability evaluation.

Key flood planning considerations include:

- Avoiding development in known flood-prone areas;
- Providing safe access and evacuation routes;
- Incorporating flood mitigation infrastructure such as levees, basins, and enhanced drainage systems;
- Collaborating with emergency services and the CMA;
- Protecting ecological values and maintaining watercourse function when implementing flood controls.

5.4.3 Contaminated Land

Contaminated land presents a critical constraint to development across parts of the Shire, particularly where historical or current land uses may have introduced hazardous substances into the soil, groundwater, or surface water. Clause 13.04 of the planning scheme emphasises the importance of protecting human health and the environment through the identification, assessment, and appropriate remediation of potentially contaminated sites.

Increased urban development pressure—particularly in townships transitioning from agricultural or industrial land uses—heightens the importance of thorough contamination assessments.

To ensure the safety and suitability of future urban areas, growth must be directed toward locations where the risk of land contamination is low or can be effectively managed. Development on potentially contaminated land must be guided by rigorous site investigations, in accordance with the Ministerial Direction No. 1 – Potentially Contaminated Land and relevant EPA guidelines.

Key planning considerations for contaminated land include:

- Early identification of risk: Potentially contaminated sites must be identified early in the strategic planning or rezoning process through preliminary environmental assessments.
- Site-specific assessment: Proposals for sensitive uses (e.g. residential, childcare, public open space) on potentially contaminated land must include detailed environmental audits to verify that the land is suitable for its intended use.
- Remediation and management: Where contamination is confirmed, appropriate remediation plans must be prepared, approved, and implemented prior to development.
- Transparent engagement: Community consultation and engagement with environmental regulators should form part of any remediation process to ensure confidence in site safety and long-term monitoring.

The planning scheme provides a clear framework to ensure land is only developed when it is demonstrably safe for its intended purpose, in line with Clause 13.04 and best-practice environmental risk management.

The UGS does not identify any additional areas for immediate rezoning at this time. Any future rezoning or development proposals must be considered on their individual merits through the appropriate statutory processes, consistent with the requirements of Ministerial Direction No. 1.

5.4.4 Water Quality and Catchment Protection

Protecting water quality and maintaining the health of Strathbogie Shire's waterways and catchments is essential to the Shire's long-term environmental sustainability, public health, and agricultural productivity. Urban development—if not properly managed—

can contribute to the degradation of water systems through increased stormwater runoff, erosion, sedimentation, and contamination of natural waterways.

Strathbogie Shire lies within ecologically and hydrologically sensitive catchments, in particular Lake Nagambie which provides important habitat, biodiversity corridors, and ecosystem services. These systems are also integral to the region's agricultural sector and landscape character. The planning scheme reinforces the importance of sustainable water management, requiring development to avoid adverse impacts on water quality and aquatic ecosystems.

The UGS seeks to ensure that land use planning actively supports catchment health, water-sensitive design, and the preservation of natural water systems in particular identified special water catchment areas. This includes early engagement with the Catchment Management Authority (CMA) and water authorities to guide infrastructure planning and assess land suitability.

Key Principles for Water Quality Protection

- Avoiding development in ecologically sensitive areas, particularly along waterways, wetlands, and within key recharge zones;
- Applying best-practice Water Sensitive Urban Design (WSUD) in all new developments, including swales, rain gardens, detention basins, and permeable surfaces;
- Protecting riparian corridors and native vegetation buffers to filter runoff, support habitat, and stabilise soils;
- Ensuring stormwater is treated before entering natural drainage systems;
- Collaborating with CMAs and water authorities to align urban growth with integrated catchment and waterway strategies.

Incorporating these water management principles into the UGS ensures that growth does not come at the cost of water quality, aquatic health, or downstream impacts. It also supports the resilience of both rural and urban communities to climate change by promoting natural water retention, reducing flood risk, and ensuring reliable water supply systems into the future.

10 Climate Change and Resilience

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.

In response, the UGS places climate resilience at the centre of future planning. It 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.

Key UGS Climate Resilience Strategies:

- Compact and Efficient Growth: Encouraging development within defined township boundaries to limit sprawl, reduce pressure on natural and agricultural landscapes, lower infrastructure costs, and cut transport-related emissions.
- Sustainable and Climate-Responsive Design: Promoting the use of passive solar design, energy-efficient construction, and climate-adapted materials to ensure homes and buildings are more comfortable, affordable, and resilient.
- Green Infrastructure and Urban Cooling: Requiring the integration of tree canopy cover, green corridors, and open space networks in new developments to mitigate urban heat island effects, improve biodiversity, and enhance liveability.
- Water Sensitive Urban Design (WSUD): Embedding WSUD principles in subdivision design to manage stormwater runoff, reduce flood risk, protect water quality, and promote efficient use and re-use of water resources.
- Landscape-Led Planning: Designing new growth areas in response to the natural environment—avoiding areas at high bushfire risk or prone to flooding, and aligning development with catchment conditions to minimise environmental degradation.
- Disaster Risk Reduction: Factoring bushfire risk, heat vulnerability, and storm resilience into settlement planning—ensuring land use decisions enhance community safety and emergency preparedness.

- Support for Local Agriculture and Ecosystems: Recognising the climate adaptation challenges facing farming and rural landscapes, and supporting land use patterns that protect the integrity of the region's productive land and biodiversity values.

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.

Figure 7: Key Climate Resilience Strategies

11 Cultural Heritage and Landscape Sensitivity

Strathbogie Shire is located on the Traditional Lands of the Taungurung and Yorta Yorta people, whose enduring connection to Country is reflected in the many Aboriginal Cultural Heritage Places found across the region. These culturally significant sites, together with valued post-settlement heritage features and the Shire's distinctive landscape characteristics, including ridgelines, creeks, and view corridors—form an integral part of Strathbogie Shire's identity.

The UGS recognises that poorly managed growth can compromise the integrity of these cultural and natural assets. As such, the UGS prioritises a sensitive and respectful approach to land use planning, guided by the following principles:

- Early Engagement with Traditional Owners: Ongoing collaboration with the Taungurung Land and Waters Council and the Yorta Yorta Nation Aboriginal Corporation is fundamental to protecting and managing cultural heritage values throughout the Shire.
- Avoidance of known Culturally Sensitive Areas: The UGS seeks to direct urban development away from Aboriginal Cultural Heritage Places and other sites of cultural and historical significance.
- Protection of Natural Features: Significant landscape elements such as ridgelines, watercourses, and key view corridors will be retained to help maintain township identity and landscape-responsive development.
- Cultural Heritage Management Plans (CHMPs): Development proposals near heritage places will be required to undertake CHMPs to ensure that any potential impacts are identified, assessed, and appropriately mitigated.
- Urban Growth Corridors: Future growth should be directed toward areas that do not contain or impact sites of cultural or heritage significance, ensuring that urban expansion occurs in a way that protects the Shire's historical and cultural landscapes.
- Community and Indigenous Consultation: Where appropriate, the UGS will embed consultation with Indigenous communities and local stakeholders to ensure development reflects shared values, respects cultural knowledge, and supports the long-term stewardship of heritage assets.

By embedding these priorities into the UGS, Strathbogie Shire will guide future development in a way that honours its rich Aboriginal heritage and unique landscape identity—preserving these values for generations to come.

Part C: Place Based Planning and Delivery

Section includes:

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

12 Approach to Township Planning and Growth Classification

12.1 Growth boundaries: purpose and role

Historically, growth within Strathbogie Shire has been guided by a series of township-specific plans, prepared in response to local development pressures, community aspirations, and market demands. While these plans have served an important role, the UGS provides an opportunity to unify these approaches under a consistent, Shire-wide framework for growth management.

This chapter sets out the role and purpose of establishing urban growth boundaries and introduces a proposed township growth potential to better align future development with service capacity, infrastructure investment, and environmental constraints. Together, these mechanisms ensure that growth across the Shire is planned, coordinated, and sustainable.

Urban growth boundaries are a vital planning tool for:

- Managing the orderly expansion of townships;
- Preventing unplanned urban sprawl;
- Safeguarding high-value agricultural land and environmental assets;
- Promoting efficient infrastructure and service delivery;
- Providing clarity to landowners, developers, the community, and referral agencies.

By taking a proactive, strategic approach, the UGS seeks to direct growth to locations best equipped to support it—reinforcing the identity and function of each township while avoiding piecemeal or fragmented development patterns.

This section outlines:

- The purpose and function of growth boundaries;
- How growth boundaries are determined;
- The proposed township classification and role of each urban area;
- The criteria that should guide any future changes to growth boundaries.

14.1.1 Defining growth boundaries

The UGS defines growth boundaries as:

"The allowable extent of urban use and development for a township or locality. It is a fixed outer boundary that encapsulates existing and future urban areas, providing long-term direction for land use and infrastructure planning."

Growth boundaries will apply to all locations where urban development is planned or anticipated.

These boundaries are informed by:

- Existing residential zones;
- Township and structure plans;
- Strategic planning documents (e.g. housing strategies, land capability studies);
- Consultation with the community, service agencies, and infrastructure providers;
- Mapping of environmental risks (e.g. bushfire, flooding) and development constraints.

Growth boundaries provide a high degree of certainty for all stakeholders. They set the long-term extent of urban development to 2051 and ensure that sufficient land is available to meet housing needs while avoiding unnecessary rezoning or expansion into sensitive or unserviceable areas.

In essence, growth boundaries are a tool for shaping compact, well-serviced, and resilient towns—each with a defined role in the municipality's broader urban framework.

12.2 Roles of urban areas/townships and proposed classification

Establishing a clear township classification is critical to guiding future growth and development across Strathbogie Shire. It provides a transparent framework that aligns growth with infrastructure capacity, service provision, and community aspirations. A defined hierarchy also helps to direct planning resources, infrastructure investment, and housing diversity initiatives to the most appropriate locations.

Historically, the Strathbogie Planning Scheme has not explicitly outlined township roles of classifications. However, the UGS introduces this framework to ensure growth occurs in a coordinated, equitable, and sustainable manner—supporting the distinct role and function of each township.

The classification of townships will reflect:

- Population size and growth potential;
- Availability of services and infrastructure (e.g. water, sewer, schools, health);
- Strategic employment and transport linkages;

- Environmental and agricultural constraints;
- Role within the regional settlement network.

12.2.1 Proposed Classifications

Based on the analysis conducted, the following future nomination of classification is proposed for Strathbogie Shire's townships, as outlined in Table 6. Nagambie is identified as a high growth 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 substantial growth areas for the town. The proposed classification of townships was also tested with a deliberative community consultation panel to ensure alignment with local values and aspirations.

The framework will provide a clear nomination of townships for managing and prioritising growth across the municipality. It guides infrastructure planning, land supply management, service delivery, and planning scheme implementation. Townships are grouped into three categories based on their strategic role, infrastructure capacity, and long-term growth potential.

High Growth Town

Township: Nagambie

Nagambie is identified as the Shire's principal growth township. With its reticulated infrastructure, strong tourism appeal, lakeside amenity, and access to the Goulburn Valley Highway and rail, Nagambie is well-placed to accommodate the Shire's most significant residential and economic growth. The town will be the focus for structure planning, rezoning, and infrastructure investment to support a range of housing and employment opportunities.

Moderate Growth Towns

Townships: Euroa, Avenel, 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 strengthening local employment, supporting rural hinterlands, and enabling housing diversity. Growth will occur primarily within existing or logical extension areas defined by urban growth boundaries and supported by incremental infrastructure upgrades.

Rural Localities and Hamlets

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

These smaller localities serve important rural and lifestyle roles but are not expected to accommodate significant urban growth. Many lack reticulated services and are constrained by environmental features such as topography, vegetation, or bushfire risk. Growth will be limited to infill development on existing lots, protecting their rural character and environmental values.

Table 6: Proposed classification of towns and localities

Urban area	Status	Expansion and infill capacity	Boundaries
Nagambie	**High Growth Town** - Town identified for future growth. - Diversity of demography and housing. - Education including public school, kindergarten and independent schools. - Popular retirement/ holiday/ lifestyle destination. - Basic medical facilities. - Local sport and recreation facilities - Operating trainline which is serviced by V-Line and freight network. - Strong employment relationship with larger townships of Shepparton nearby.	Higher spatial growth capacity. Identified to accommodate future growth, beyond urban zoned land and infill development provided it is within defined growth boundaries.	Proposed in Nagambie Framework Plan (Fig 13)
Euroa **Violet Town** **Avenel**	**Moderate Growth Towns** - Town with population levels that vary in line with general services. Diversity of demography and housing. - Retail or commercial services.	Moderate spatial growth capacity. May be identified potential for some growth beyond existing urban zoned land and infill development provided it is within defined growth boundaries.	Proposed in: • Euroa Framework Plan (Fig 18) • Violet Town Framework Plan (Fig 22) • Avenel Framework Plan (Fig 27)

	- Operating trainline which is serviced by V-Line Education including public school, kindergarten and independent schools. - Popular retirement/ holiday/ lifestyle destination. - Basic medical facilities. - Strong employment relationship with larger towns nearby.		
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.	Proposed in: • Longwood Framework Plan (Fig 33) • Strathbogie Framework Plan (Fig 34)
Ruffy **Graytown** **Kirwan's Bridge** **Goulburn Weir** **Miepoll** **Boho South** **Managalore** **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. No additional growth identified.	Contain hamlets to existing zoned extents (where they are not farming zone).

12.2.2 Rural Living

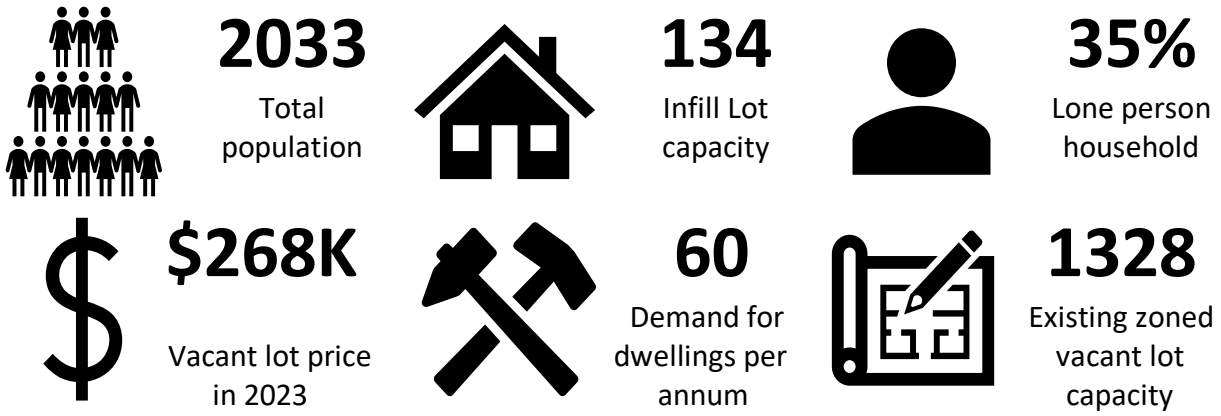
The UGS is being undertaken alongside the Council's Rural Residential and Land Use Strategy, which will further guide future rural land uses, including rural residential living. Areas identified for future rural residential opportunities will be defined through this separate strategy.

13 Township Profiles: 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.

Figure 8: Snapshot of existing conditions in Nagambie



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:

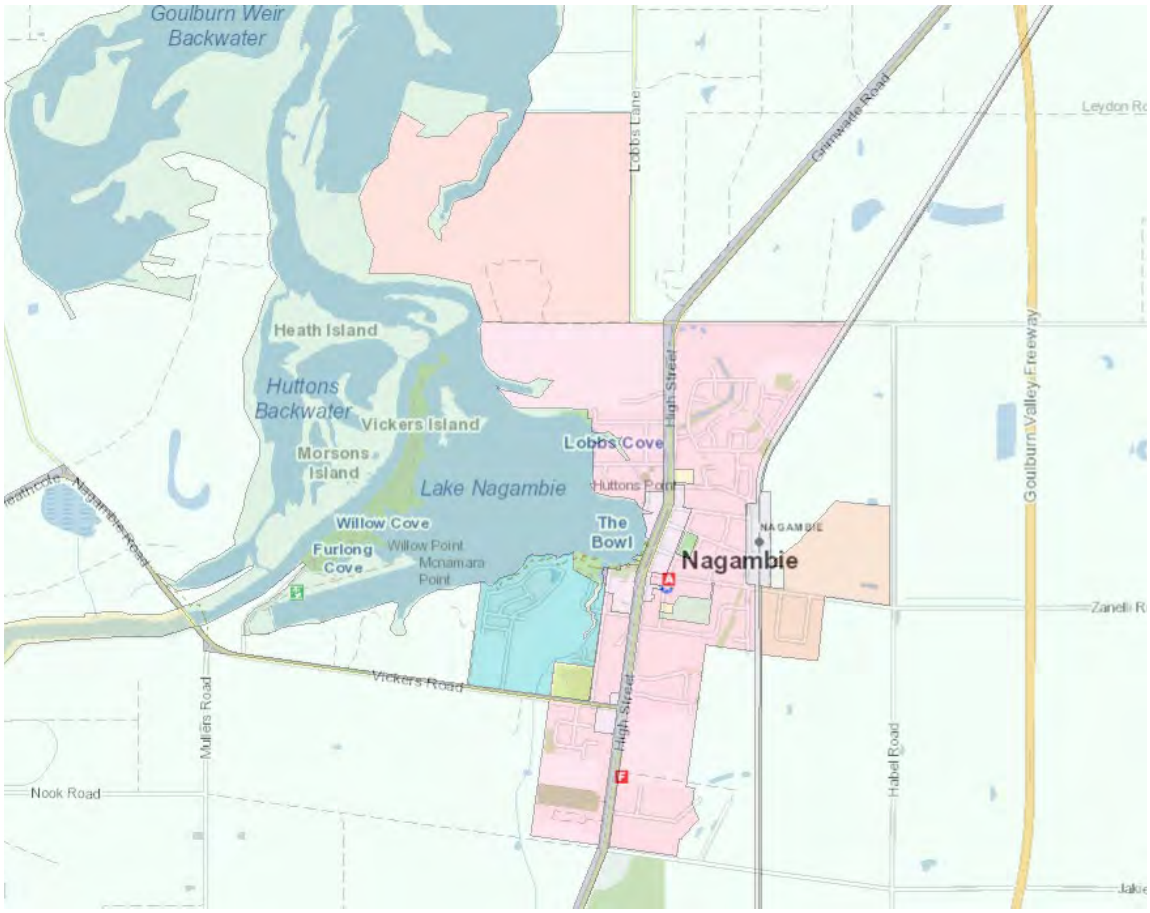
- Approximately 1,300 vacant or broadhectare lots are available.
- Nearly two-thirds of this supply is concentrated in three sites:
    - Lake Nagambie Masterplan / Elloura – 346 lots remaining.
    - Nagambie Lifestyle Village and 19 Lobbs Lane – 392 lots total capacity.
    - Box Grove (Low Density Residential Zone) – 200 lots (not currently under development).

While demand modelling was based on an elevated scenario of 60 dwellings per year (reflecting pandemic-era growth rates), the analysis shows this level of demand could be sustained given

trends in lot prices and dwelling approvals. At this demand rate, current supply could accommodate between 22 and 40 years of growth.

Infill development (estimate additional 134 lot), medium density housing, and retirement living opportunities in established areas also offer potential to diversify housing supply.

Figure 9: Existing zoned extents of Nagambie



13.3 Strategic Planning History

Nagambie has been the subject of several strategic planning efforts over the past 15 years, including:

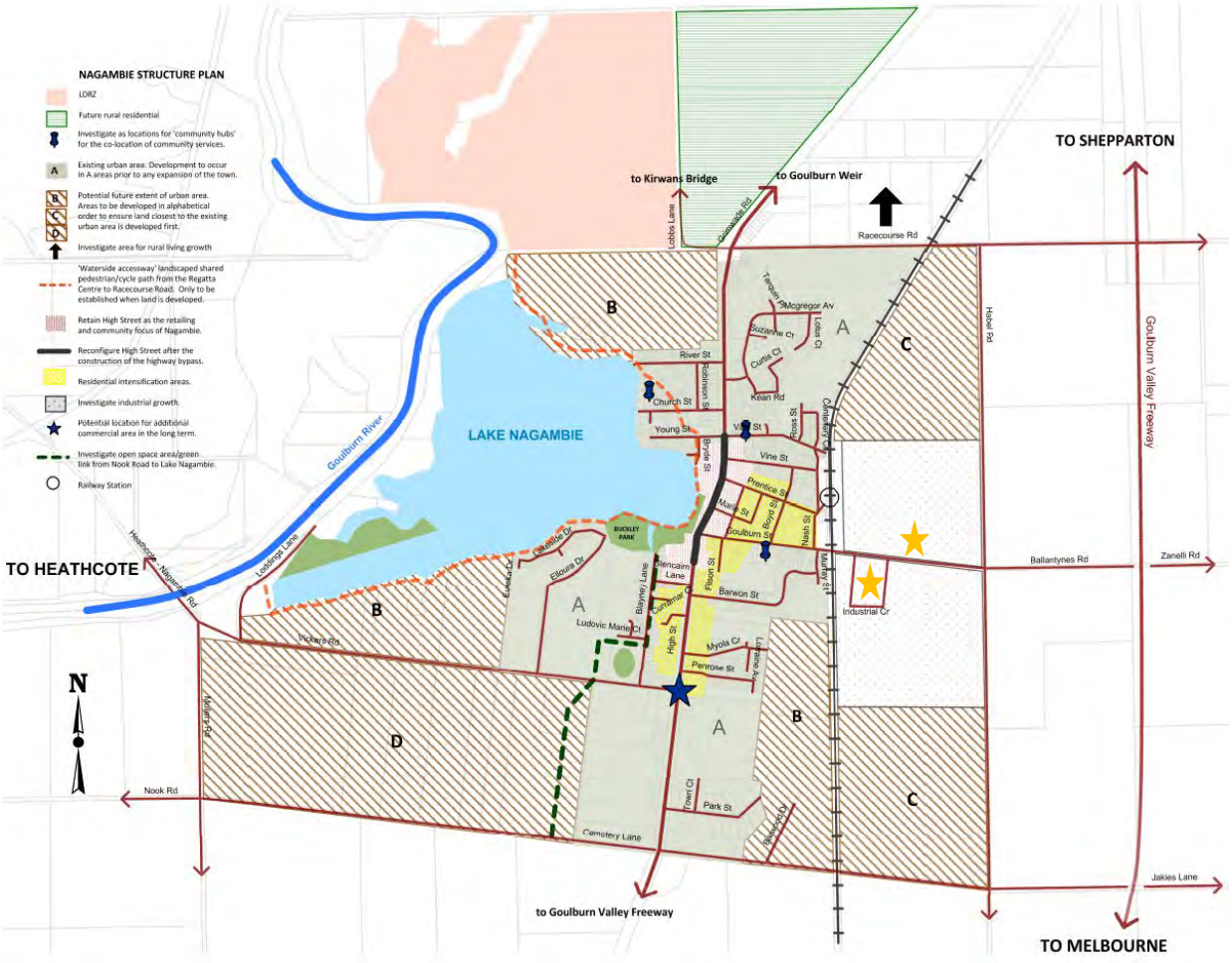
- Nagambie Growth Management Strategy (2008, Adopted)
- Nagambie Style Guidelines and Neighbourhood Character Assessment (2008, Adopted)
- Nagambie Growth Management Strategy (2022, Draft, prepared with the VPA)
- Nagambie Employment Precinct Economic Assessment (2024, Draft)

The current Structure Plan for Nagambie is outlined at Clause 11.01-1L-04 of the Strathbogie Planning Scheme. Since the 2008 strategy, additional areas have been rezoned for residential and industrial purposes.

Table 7: 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

Figure 10:Nagambie Structure Plan as outlined at Cl 11.01-1L-04



13.4 Summary of 2022 Growth Proposal and UGS Response

The 2022 Draft Nagambie Growth Management Strategy (NGMS) identified a total of 292.87 hectares of additional residential land for potential rezoning, representing an estimated 3450 new lots. At a growth rate of 60 dwellings per annum, this would equate to over 50 years of land supply (if all supply was to be delivered in Nagambie alone) – exceeding the forecasted housing need for the township, and municipality to 2051.

Figure 11: Draft Nagambie Growth Management Plan 2022

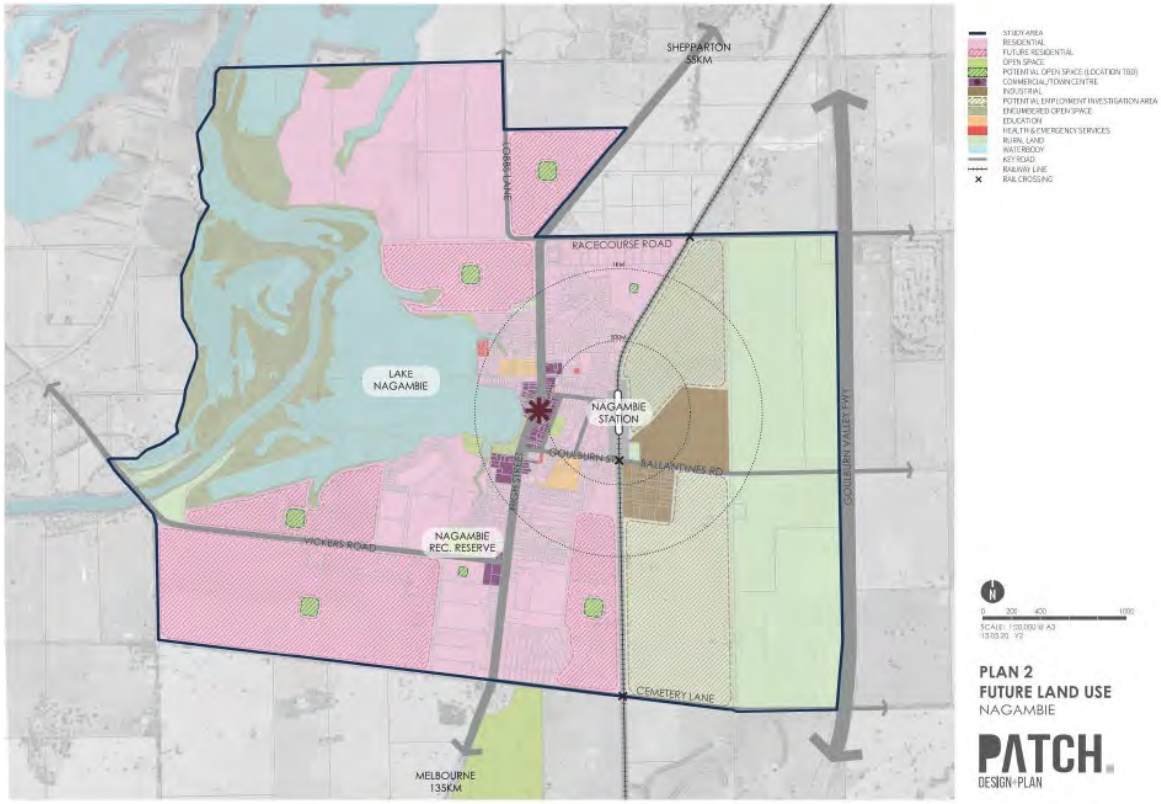


Figure 12: Summary of additional areas identified by NGMS

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	150	Urban
South-East: Cemetery Lane	Adjacent to Cemetery Lane (south of C85)	29 (approx.)	350	Urban
South	Bounded by Lake Nagambie, Vickers and Mullers Road.	210 (approx.)	2500	Urban
North	Bounded by Lobbs Lane and Grimwade Road	38 (approx.)	450	Rural Residential
Total		292.87	3450	

* The estimated lot capacity is based on 12 dwellings per hectare and can vary depending on lot size, constraint identification and final zoning.

In response, the UGS proposes a more measured approach:

- Prioritise development within existing zoned residential land.
- Encourage infill and medium-density housing.
- Limit outward expansion based on servicing feasibility and landscape values.
- Review longer-term needs cautiously, aligning growth with infrastructure planning and community expectations.

This approach provides greater alignment between land supply and realistic growth expectations, while still allowing flexibility to respond to longer-term demand.

13.5 Proposed Changes to Future Urban Growth Areas

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

Table 8: Proposed changes comparator with various framework plans

Precinct	2008 Framework Plan (Cl 11)	2022 NGMS	UGS Proposed Outcome
Murray Street (C85stb) ~15.87 ha (100-150 lots)	Identified for residential	Identified for residential	✅ Proceed (under assessment)
Cemetery Lane (west of rail) ~29 ha (580 lots)	Identified for residential	Identified for residential	✅ Proceed – subject to investigation and future approval
Racecource Road to Cemetery Lane (east of rail line)	In part identified for residential and commercial/industrial	Identified for Industrial	✅ Proceed for industrial – subject to l 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 – not required

Note: RRLUS identifies adjacent areas to Lobbs lane in the north, for possible rural residential investigation.

The proposed Nagambie Framework Plan (Figure 13, over page) removes approximately 240 hectares of speculative future residential land identified in the 2022 draft. This adjustment significantly reduces the risk of oversupply and refocuses growth within defined, infrastructure-ready areas.

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

- **Optimising development within existing zoned land** – including areas such as Elloura, Nagambie 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.

The UGS proposes a refined future plan for Nagambie, aiming to align growth with infrastructure capacity, landscape character, and community expectations.

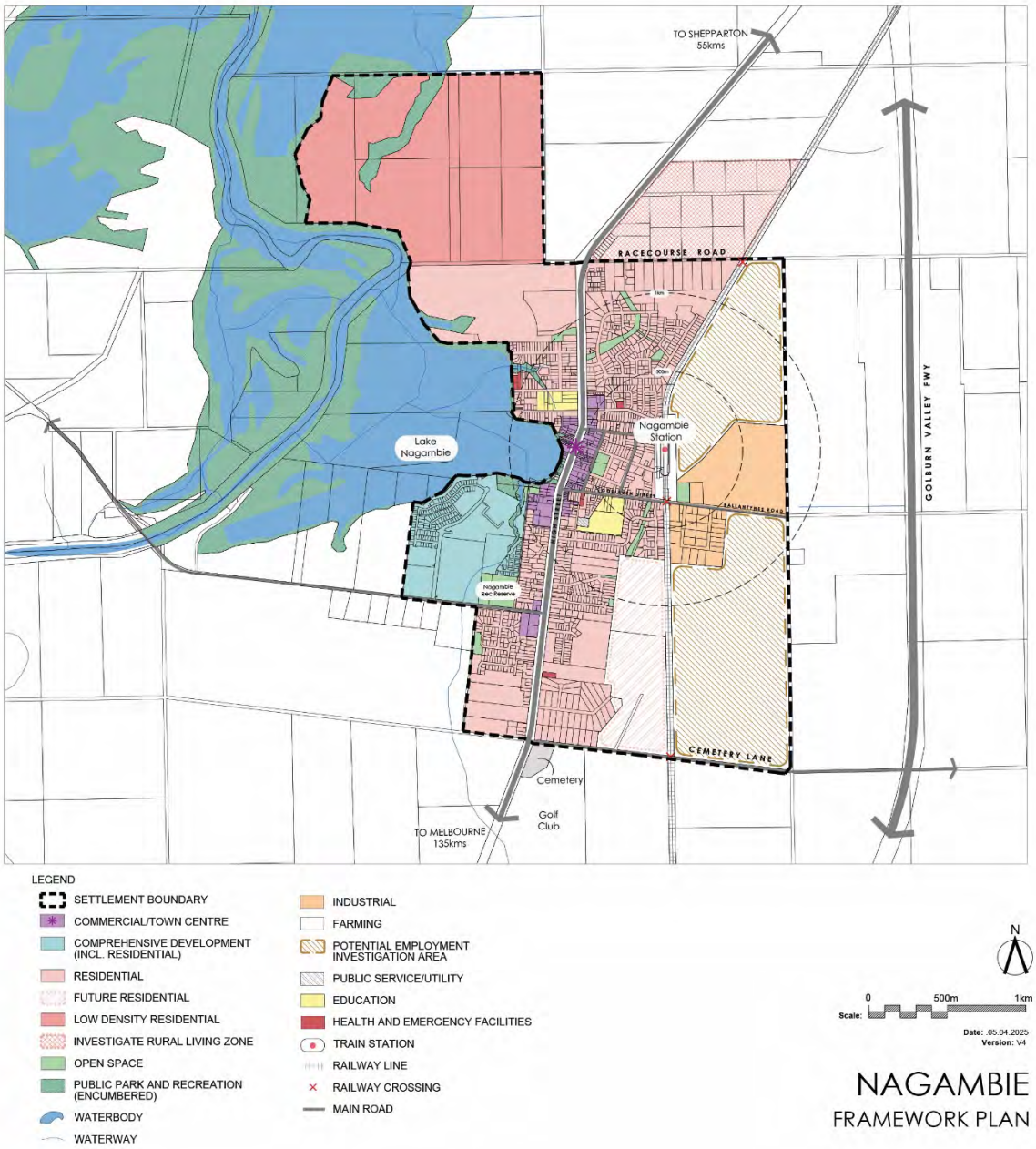


Figure 13: Proposed Nagambie Framework Plan

13.6 Key Directions Moving Forward

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

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

This strategic approach ensures that Nagambie can continue to grow in a way that supports its identity, leverages its unique natural assets, and makes the best use of existing infrastructure—while avoiding over-extension and future land banking.

14 Township Profile: Euroa

14.1 Overview

Euroa is the principal township and administrative centre of Strathbogie Shire, located approximately 150 kilometres 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.

Figure 14: Snapshot of existing conditions in Euroa

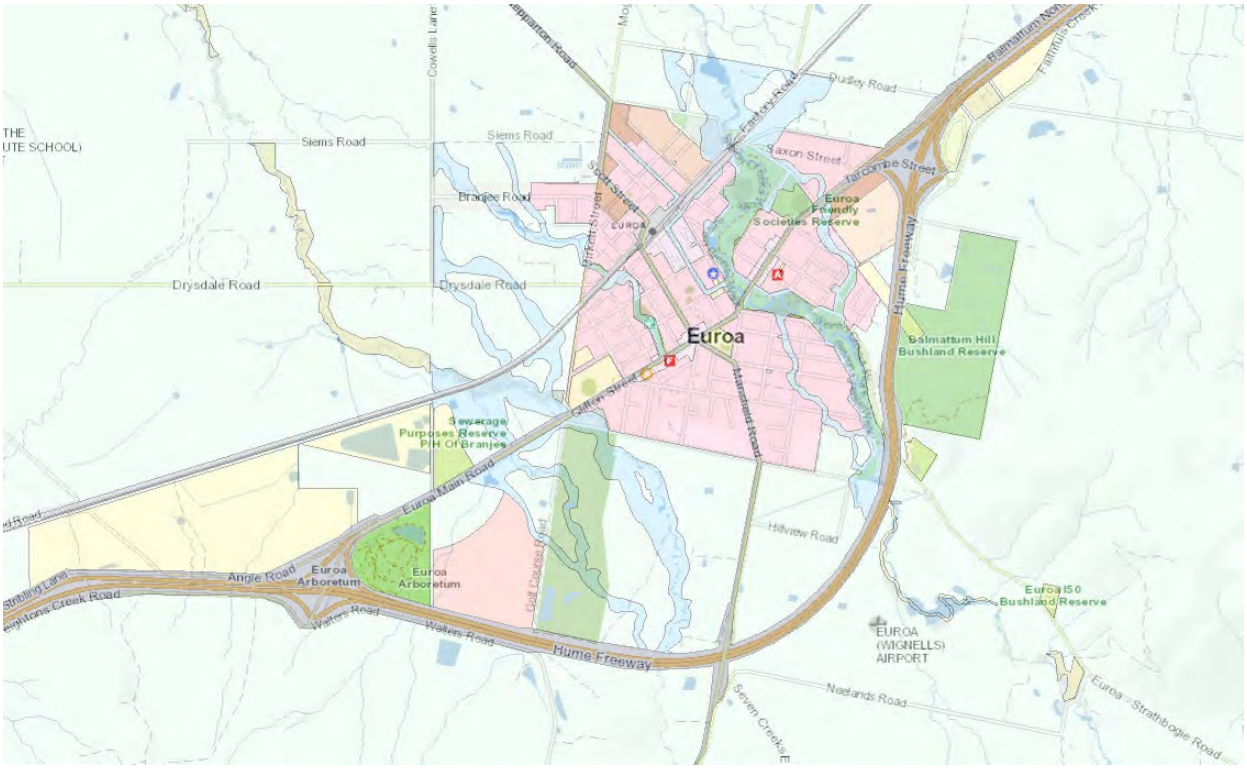
The Residential Supply and Demand Assessment identified the following key insights for Euroa:

- Between 2016 and 2021, Euroa experienced a population growth rate of 2.7% per annum, equating to approximately 79 new residents per year.
- The town now exceeds 3,000 residents, approaching the population threshold typically required to support a broader range of services and amenities.
- Growth during this period was largely driven by older age cohorts (65–84 years), though increases were also seen in younger groups, particularly 25–34-year-olds.
- Couples without children were the primary driver of household growth between 2016 and 2021, though lone person households remain the most common.
- Euroa recorded an average of 15 dwelling approvals per annum from 2018 to 2023, with no significant upward trend—unlike in other key towns such as Nagambie and Avenel.

- The town's residential land supply is constrained, with only 162 lots remaining in the General Residential Zone (GRZ).
- A significant parcel of Low Density Residential Zoned land to the south (Eastern Gateway) has potential capacity for 152 lots within an existing planning permit.
- Development constraints, including areas affected by the Land Subject to Inundation Overlay (LSIO) and lack of sewer infrastructure, may further restrict supply.

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

Figure 15: Existing zoned extents in Euroa



14.2 Strategic Planning History

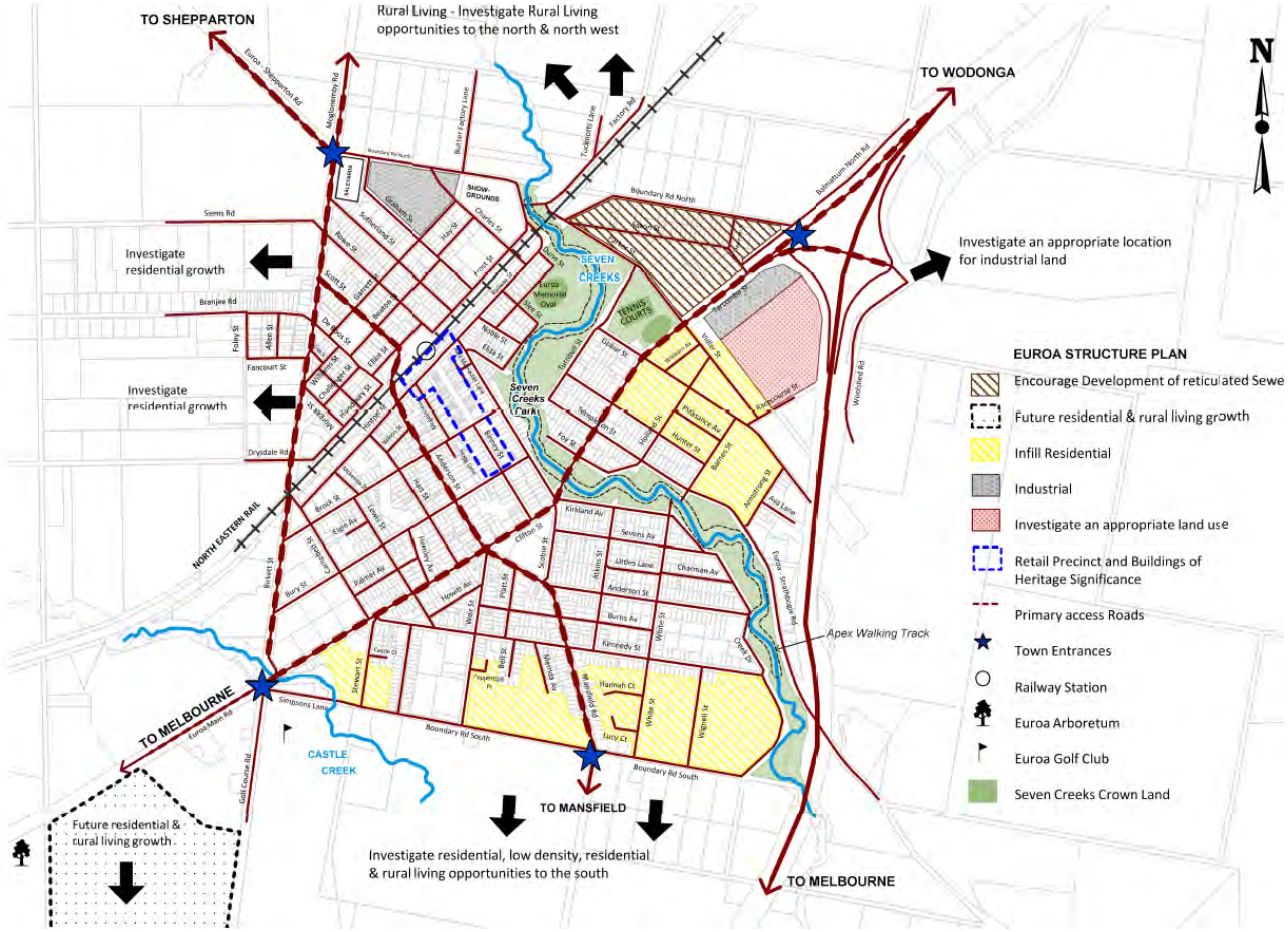
Over the years Council have undertaken a series of studies and Strategic Plans to provide a managed approach to Nagambie' s growth and development. These documents have included:

- 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)

These strategies inform local policy within the Strathbogie Planning Scheme, notably at Clause 11.01-1L-02, which incorporates the 2010 Euroa Structure Plan.

Figure 16: Euroa structure plan outlined at 11.01-1L-2



14.2.1 Recent Zoning Amendments

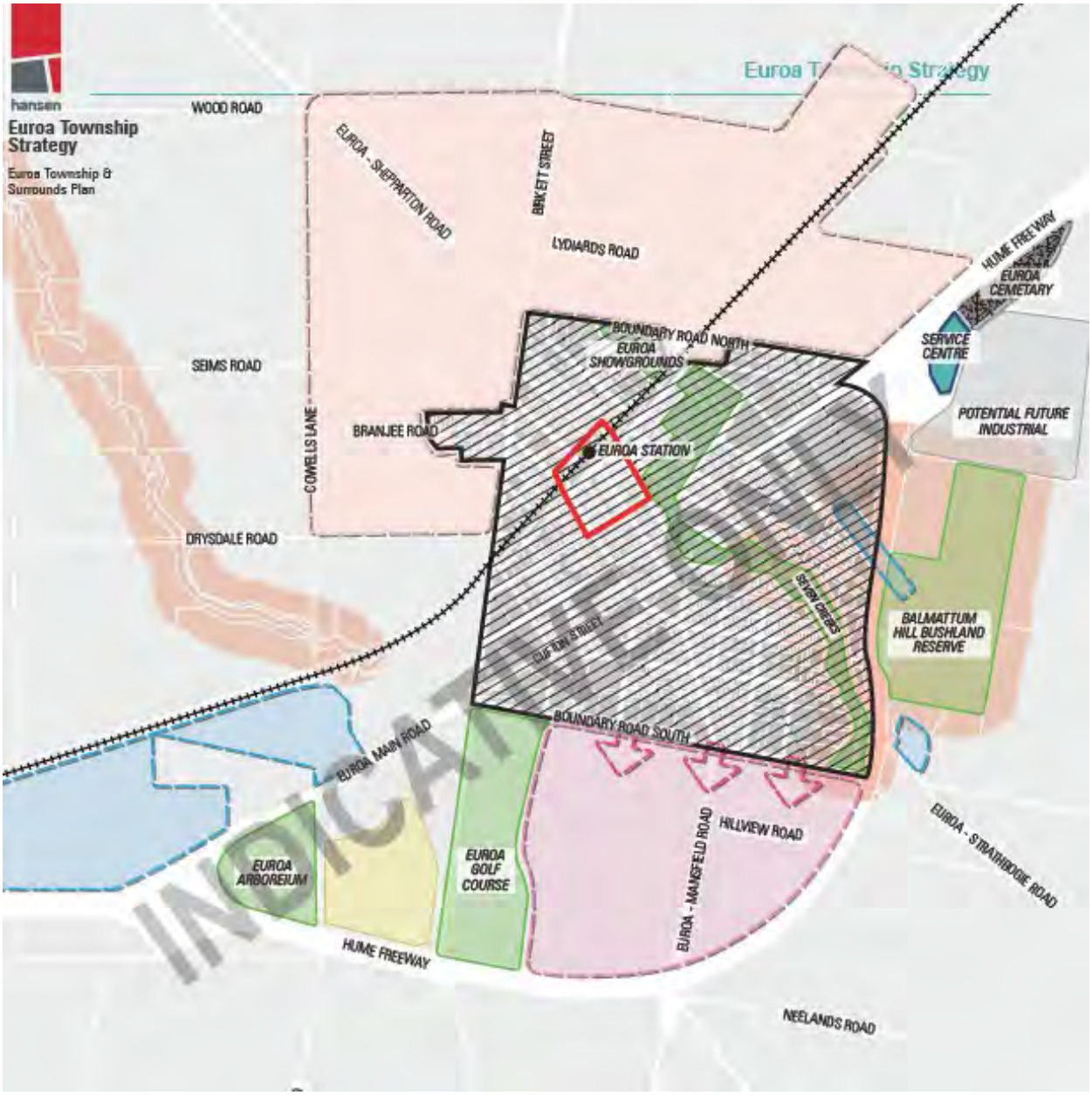
The following amendments have been made since the adoption of the 2010 Structure Plan:

Table 9: 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 (now known as General Residential Zone)	Yes	31 October 2013
C39	16 ha	Farming to General Residential Zone	Yes	25 January 2012

The Euroa Township Strategy (2020) provides a long-term vision to 2040. It includes guidance on land use, built form, and public realm improvements. The future land use plan for Euroa is outlined in the following Figure 17.

Figure 17: Euroa Township Strategy proposed future land use plan



14.3 Future Urban Growth:

The UGS provides an opportunity to reassess Euroa's long-term growth areas identified in the Euroa Township Strategy 2020, particularly in light of updated municipal growth objectives, constrained infrastructure capacity, new flood mapping and modest projected demand.

With an average of 15 dwelling approvals per year and approximately 314 vacant zoned residential lots, Euroa already has sufficient capacity to meet projected demand for the next 20 years.

Given this context, the UGS recommends scaling back previously identified long-term growth areas to better align with:

- Realistic population and housing growth expectations
- Infrastructure servicing capacity
- Environmental constraints
- Community feedback

The revised approach 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 walkable areas close to the town centre.
- Restricting outward expansion unless there is a clear and demonstrated need supported by infrastructure capacity.
- Protecting agricultural land and avoiding areas with environmental sensitivity, including flood-prone and unsewered locations.

This approach seeks to minimise the risks of land banking and urban sprawl, while supporting a more sustainable, efficient, and adaptable pattern of growth for Euroa.

14.3.1 Proposed Changes to Future Urban Growth Areas

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

Table 10: Proposed changes to future urban growth areas in Euroa

Precinct – Euroa Township Strategy		UGS Proposed Outcome
South: Hume Freeway, Euroa Golf Club and Boundary Road [Noted as: 'retain land in Farming Zone to avoid further land fragmentation, until it is needed for future expansion of conventional residential development']	208 Ha (potentially 2500+ lots)	❌ Remove from being identified for conventional residential development due to excessive scale, servicing constraints, environmental constraints, flooding and oversupply risk. ☐ Further investigation recommended by RRLUS
Areas north and north west: Cowells Lane to Wood Road to boundary Road North and Branjee Road. [Noted as: 'investigate appropriate zone to allow further subdivision of larger lots…]	Unknown.	❌ Remove from being identified for future rural living zone due to excessive scale, fragmentation, servicing constraints, environmental constraints, flooding and oversupply risk. - This is confirmed in the RRLUS

This revised approach removes over 200 hectares of speculative residential land from Euroa's long-term planning considerations. It reinforces the shift toward focusing growth within existing zoned and well-serviced areas, in line with sustainable development principles and realistic housing demand.

Note: While the UGS does not propose expansion of the Rural Living Zone at this stage, it acknowledges the RRLUS recommendation to investigate opportunities east of the township for potential long-term rural residential development. This will be subject to future strategic assessment.

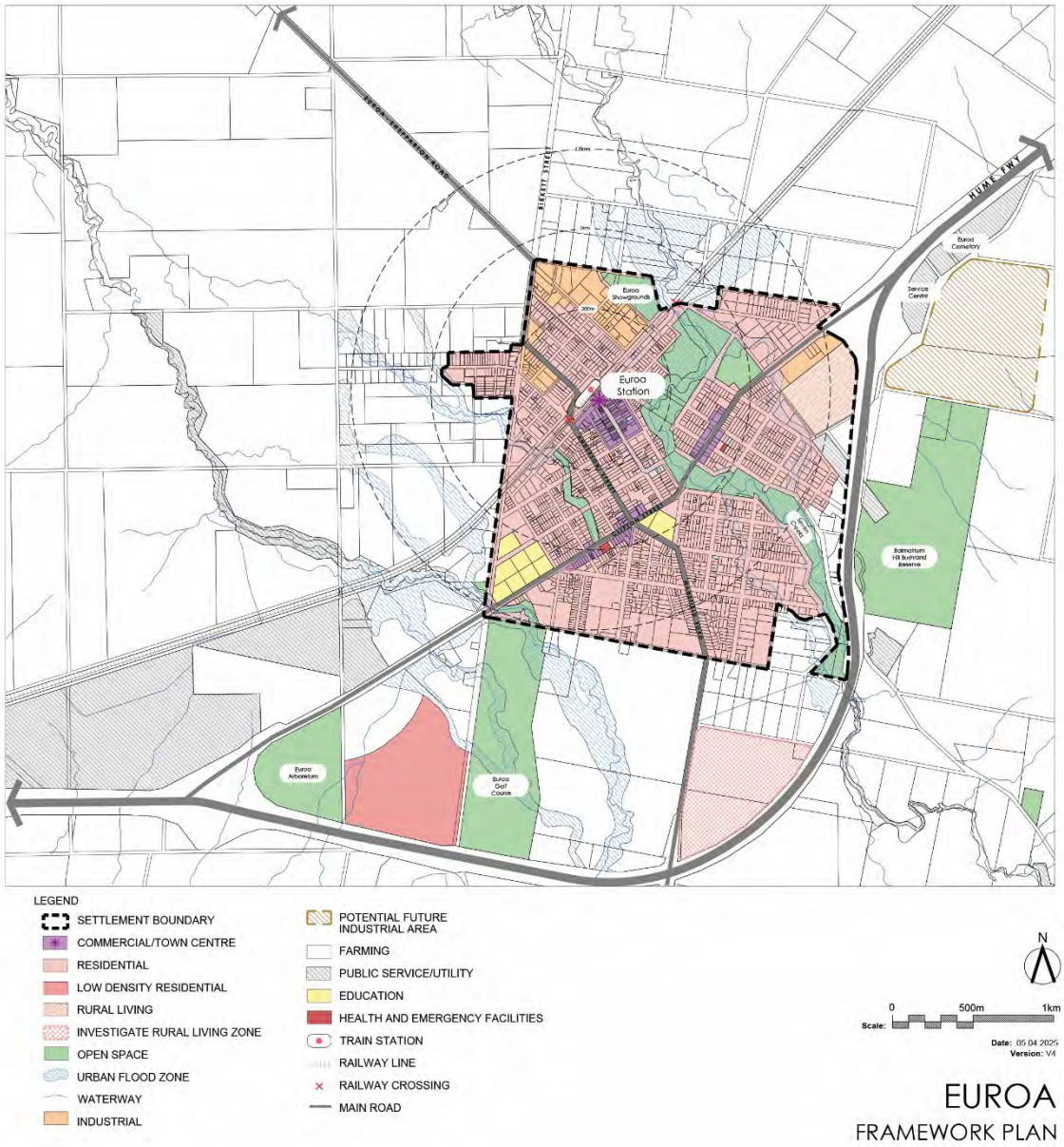


Figure 18: Proposed Euroa Framework Plan

14.3.2 A More Balanced Growth Approach for Euroa

The revised UGS approach to Euroa's growth focuses on:

- Optimising development in existing zoned areas, including underutilised lots and partially developed estates.
- Supporting infill and medium-density housing in areas close to services, including the town centre and key community facilities.
- Deferring or removing large undeveloped greenfield areas, particularly where infrastructure and servicing remain unresolved.
- Preserving township character and environmental constraints, especially areas affected by flooding or lacking sewer infrastructure.
- Reassessing long-term growth needs on a rolling basis, informed by population trends and infrastructure planning.

14.3.3 Key Directions Moving Forward

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

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

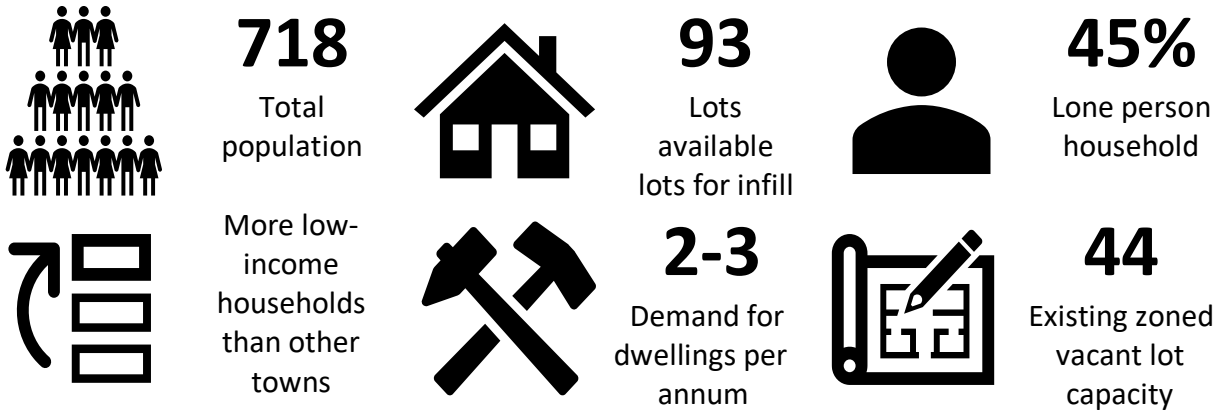
This strategic direction ensures Euroa can accommodate future growth sustainably while retaining its unique rural character and ensuring efficient use of public infrastructure and services.

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.

Figure 19: 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.
- The 55–84 age group experienced the greatest growth, with a decline in residents under 34.
- Violet Town has a higher share of lone person and low-income households than both the municipal and state averages.
- Dwelling values have grown rapidly at 17% per annum from 2018 to 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.

Land Supply Observations:

- Vacant and broadhectare sites have capacity for approximately 44 lots.

- Infill potential is significant (93 lots), mostly located on larger rural lots south of High Street, which are not currently sewered.
- There were no active subdivisions or developments observed in the town at the time the assessment was prepared.
- Although historical population and dwelling growth has been very low, Violet Town has a limited number of developable sites which may have limited dwelling growth in recent years, warranting consideration of the need for other residential growth opportunities

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

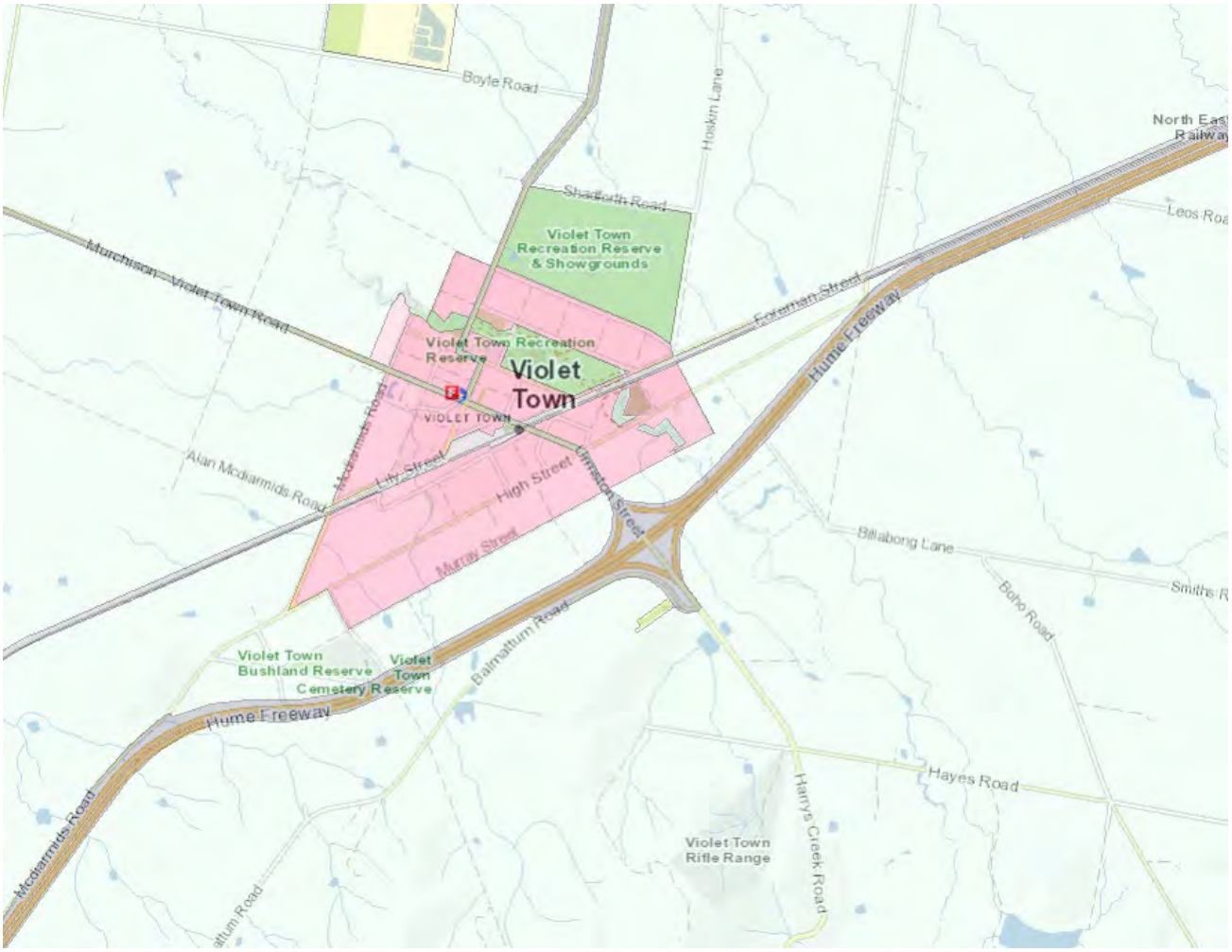


Figure 20: Existing zoned extents in Violet Town

15.2 Strategic Planning History

Over the years, Council has undertaken various strategic studies to guide Violet Town's growth in a coordinated manner. These include:

- Draft Violet Town and District Strategic Development Plan, 2025 (in progress)
- Violet Town and District Strategic Development Plan, 2010 (Adopted)
- Violet Town and District Neighbourhood Character Study, 2010 (Adopted)

The Strathbogie Planning Scheme contains specific guidance for Violet Town at Clause 11.01-1L-06, which incorporates the township structure plan based on the 2010 strategy.

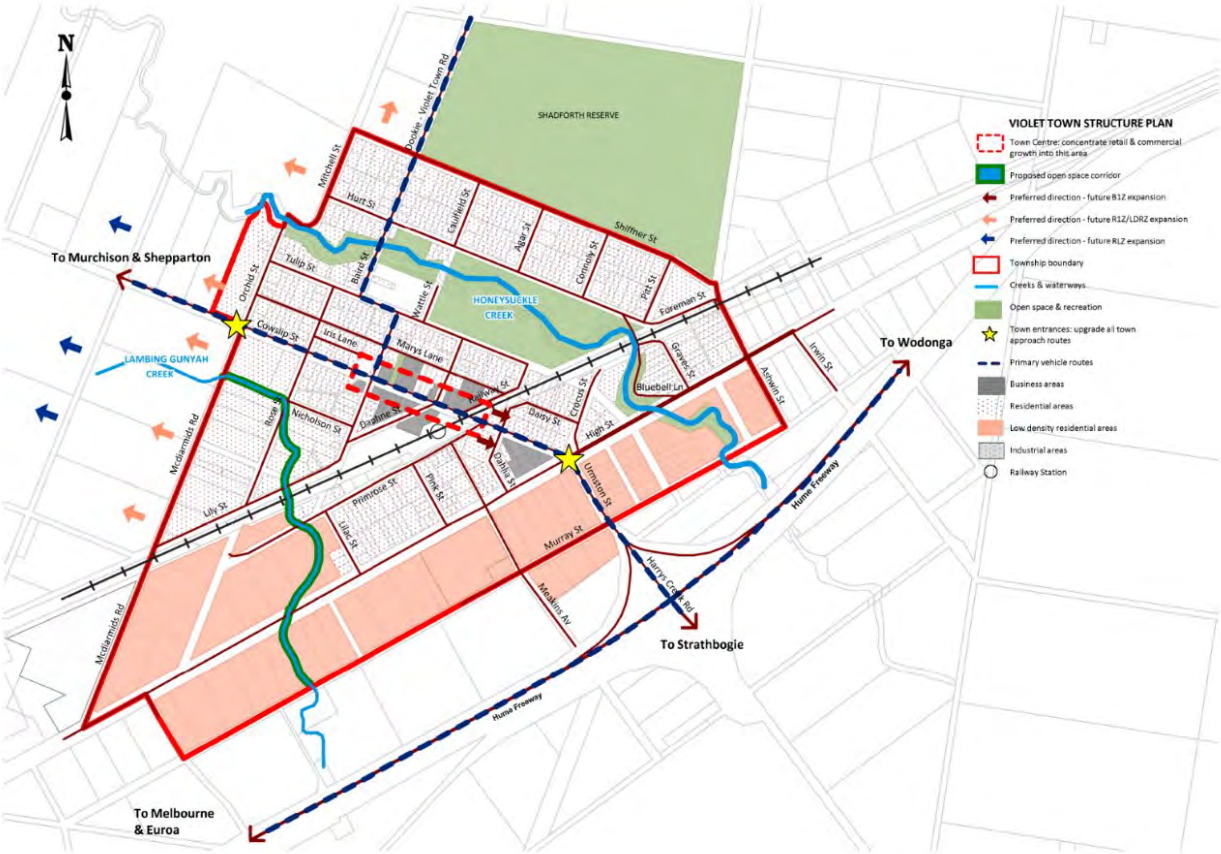


Figure 21: Violet Town Structure Plan as outlined at Cl 11.01-1L-06

Since the adoption of the 2010 Strategic Development Plan, no additional land has been rezoned for residential use. The draft 2025 Plan—currently under review—seeks to provide an updated long-term vision for the township.

As part of this UGS, it is recommended that Council finalise and update the township plan to reflect current conditions and support future growth.

Based on recommendations of the various technical investigations as well as being informed by community consultation and landowner submissions during the UGS process, it is proposed to:

- Expand the township boundary to include approximately 9.5 hectares previously identified for residential growth (land bounded by Schiffner Street and Dookie-Violet Town Road); and
- Note a Rural Living Zone investigation area, consistent with recommendations from the Rural Residential Land Use Strategy (RRLUS).

15.3 Future Urban Growth:

As part of the UGS, Council has reviewed future land use directions in the 2025 draft Strategic Plan in the context of municipal-wide growth patterns and infrastructure constraints.

The UGS confirms the inclusion of the proposed General Residential Zone boundary expansion to the north of Violet Town as a suitable area for further investigation, given its proximity to existing infrastructure and services.

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

Table 11:Proposed Changes Comparator – Violet Town Growth Areas

Precinct	2010 Strategic Plan	UGS Proposed Outcome
North of township	Arrows for residential expansion	✅ Proceed – subject to approval
West of township (arrows) for residential investigation	Arrows for residential expansion	❌ Remove – excessive scale, servicing constraints, environmental constraints and flooding.
Rural Living Zone (north-east)	Not identified	☐ Further investigation recommended by RRLUS

Note: The UGS does not propose Rural Living Zone expansion at this stage, but acknowledges the RRLUS recommendation, at time of drafting for future investigation east of the township.

This approach ensures Violet Town's growth remains manageable, aligned with infrastructure capacity, and reflects community aspirations.

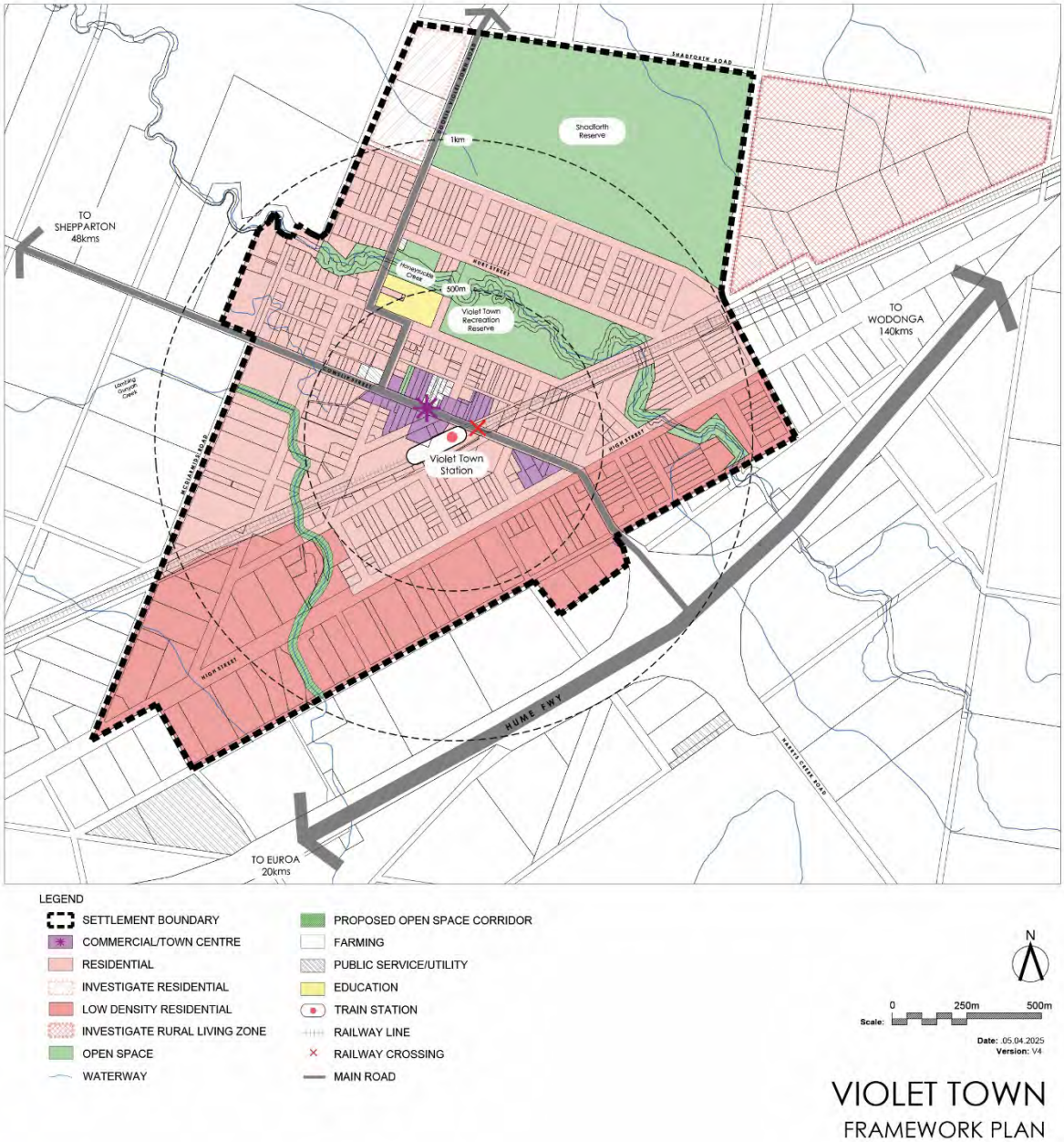


Figure 22: Proposed Violet Town Framework Plan

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.

Figure 23: Snapshot of existing conditions in Avenel

A review of residential supply and demand in Avenel highlights the following:

- Between 2016 and 2021, Avenel experienced steady population growth at an average annual rate of 1.5%.
- The township generally has a younger age profile than other parts of Strathbogie Shire and a greater share of family households. However, recent population growth has been primarily driven by an increase in residents aged 65–84.
- Avenel's residential land market has experienced strong demand, with vacant lot prices rising by an average of 16.5% annually from 2018 to 2023.
- Dwelling approvals have steadily increased, from fewer than 10 per year (2015–2018) to a peak of 27 approvals in 2022.

In terms of land supply:

- Avenel contains a significant number of large residential lots. While some of these are vacant and suitable for development, many are developed with homes and gardens, potentially limiting practical redevelopment opportunities.
- Several broadhectare sites exist in both the Township Zone and Low Density Residential Zone (LDRZ), with an estimated yield of 511 lots.

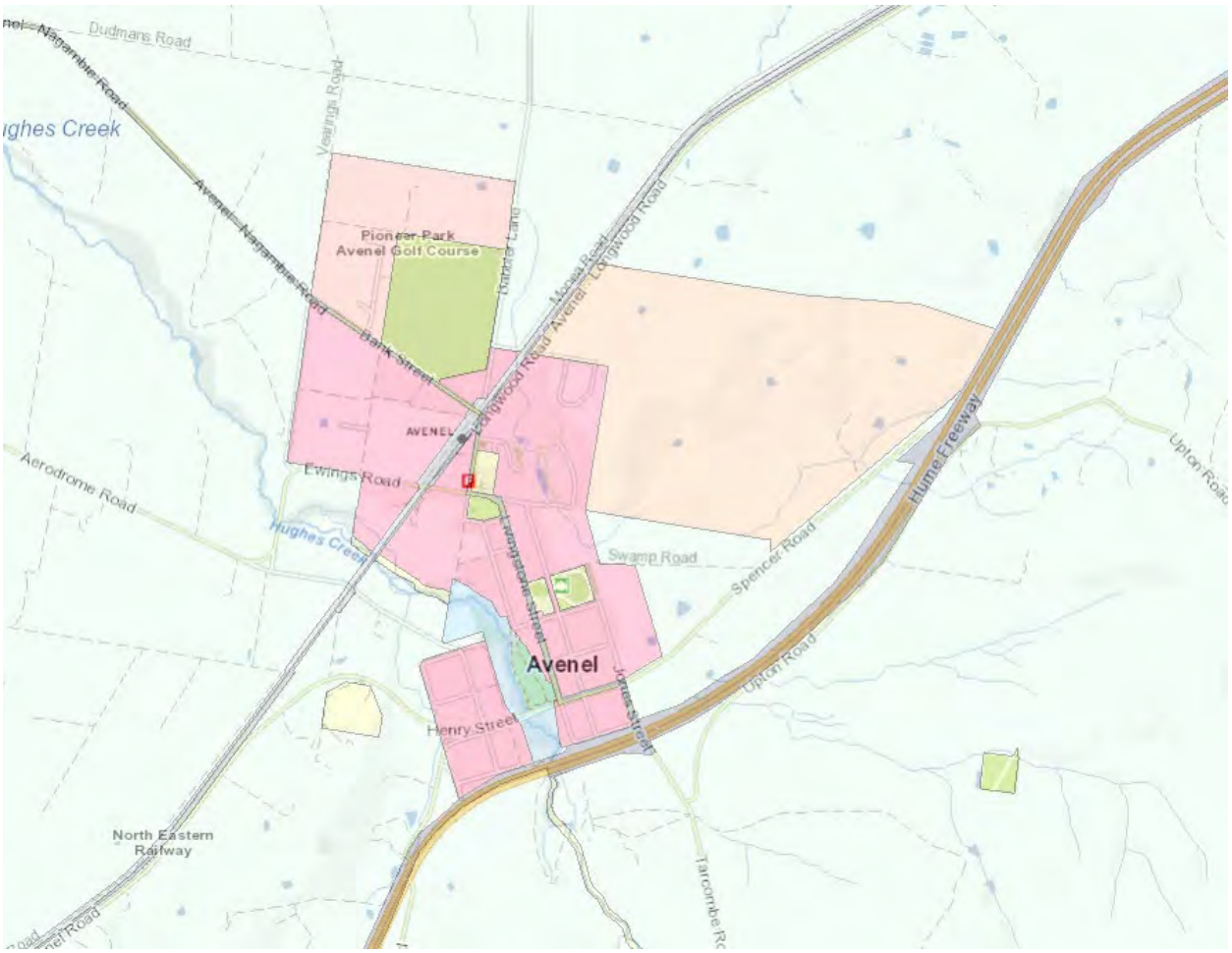


Figure 24: Existing zoned extents in Avenel

16.2 Strategic Planning History

Council has prepared and adopted several strategic documents over time to guide the development and growth of Avenel. Key documents include:

- Avenel Township Strategy (Draft), 2024

- Avenel 2030 Strategy, 2008 (Adopted)

The current Strathbogie Planning Scheme incorporates elements of the Avenel 2030 Strategy. At Clause 11.01-1L-01, the Avenel Structure Plan is referenced, which provides direction on land use planning and growth for the township.

Figure 25: Avenel Structure Plan as outlined at Cl 11.01-1L-01

Since the implementation of the 2030 Strategy, no additional land has been rezoned for residential development. In response to changing community needs, Council has prepared the Draft Avenel Township Strategy 2024, which provides an updated vision for land use, community infrastructure, and future township character.

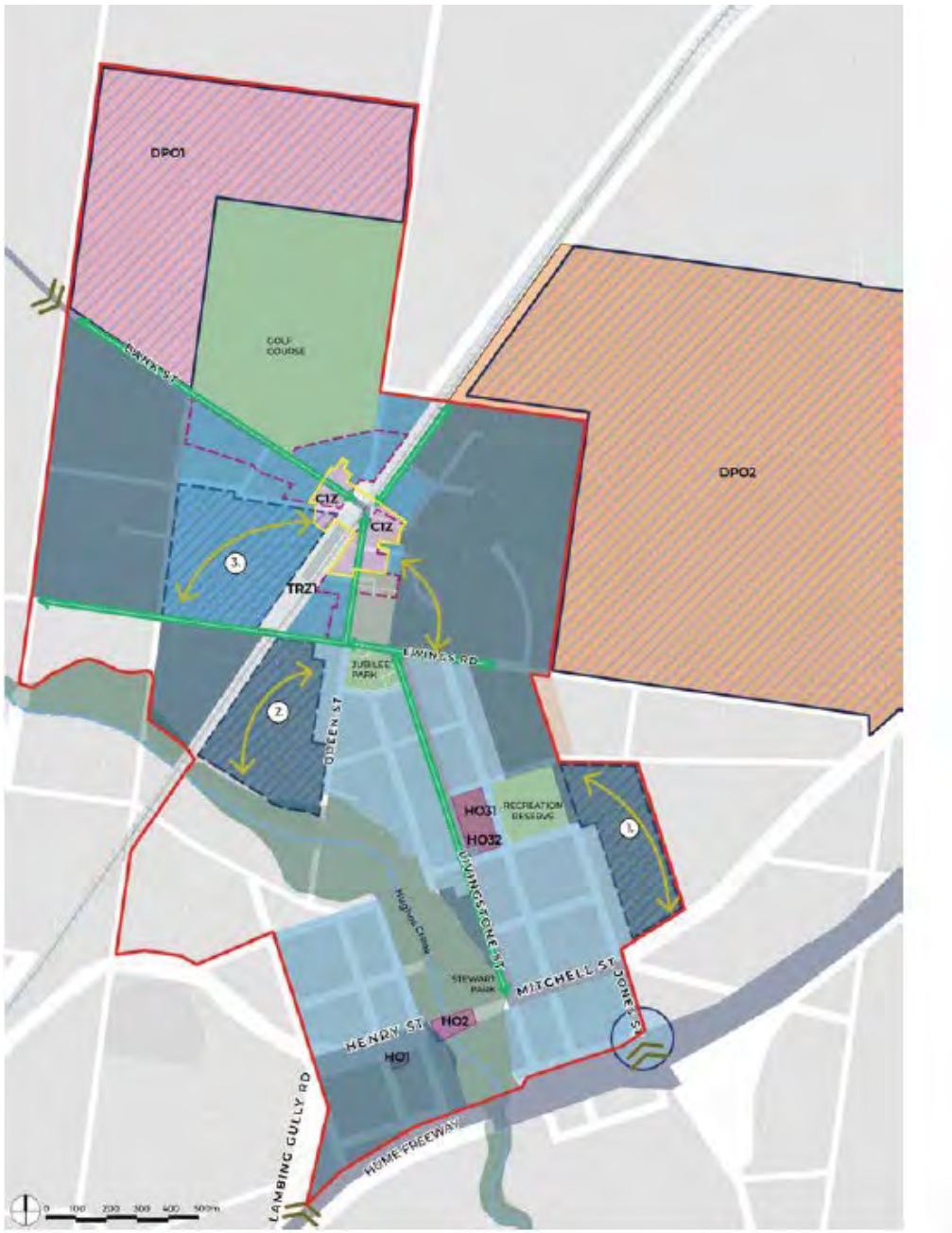


Figure 11: Avenel Strategic Framework Plan

Township Boundary
Creek and Environs
Railway Line
Train Station
Town Centre Boundary

Avenel Strategic Plan
Proposed Commerical I Zone
Rural Living Zone (existing)
Low Density Residential Zone (existing)
Development Plan Overlay (existing)
Proposed Development Plan Overlay

1. 45 Spencer Road, Avenel
2. 201-209 Ewings Road and 46-50 Queen Street, Avenel
3. 1-3 Saleyard Road and 228 Ewings Road Avenel

Residential Areas
Town Centre Surrounds
Established Residential
Rural Interface

Old Township Precient (as identified in Avenel Neighbourhood Character Study 2009) - further investigation of heritage significant sites
Heritage Overlay
Walkable paths throughout township
Key green corridors through new residential developments
Township entries
Safe intersection design at Hume Freeway

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Figure 26: Avenel 2024 proposed future land use plan

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 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.

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:

Table 12:Proposed Changes Comparator – Avenel Growth Areas

Precinct	Avenel 2030	2024 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.

This approach ensures Avenel's growth remains manageable, aligned with infrastructure capacity, and reflects community aspirations.

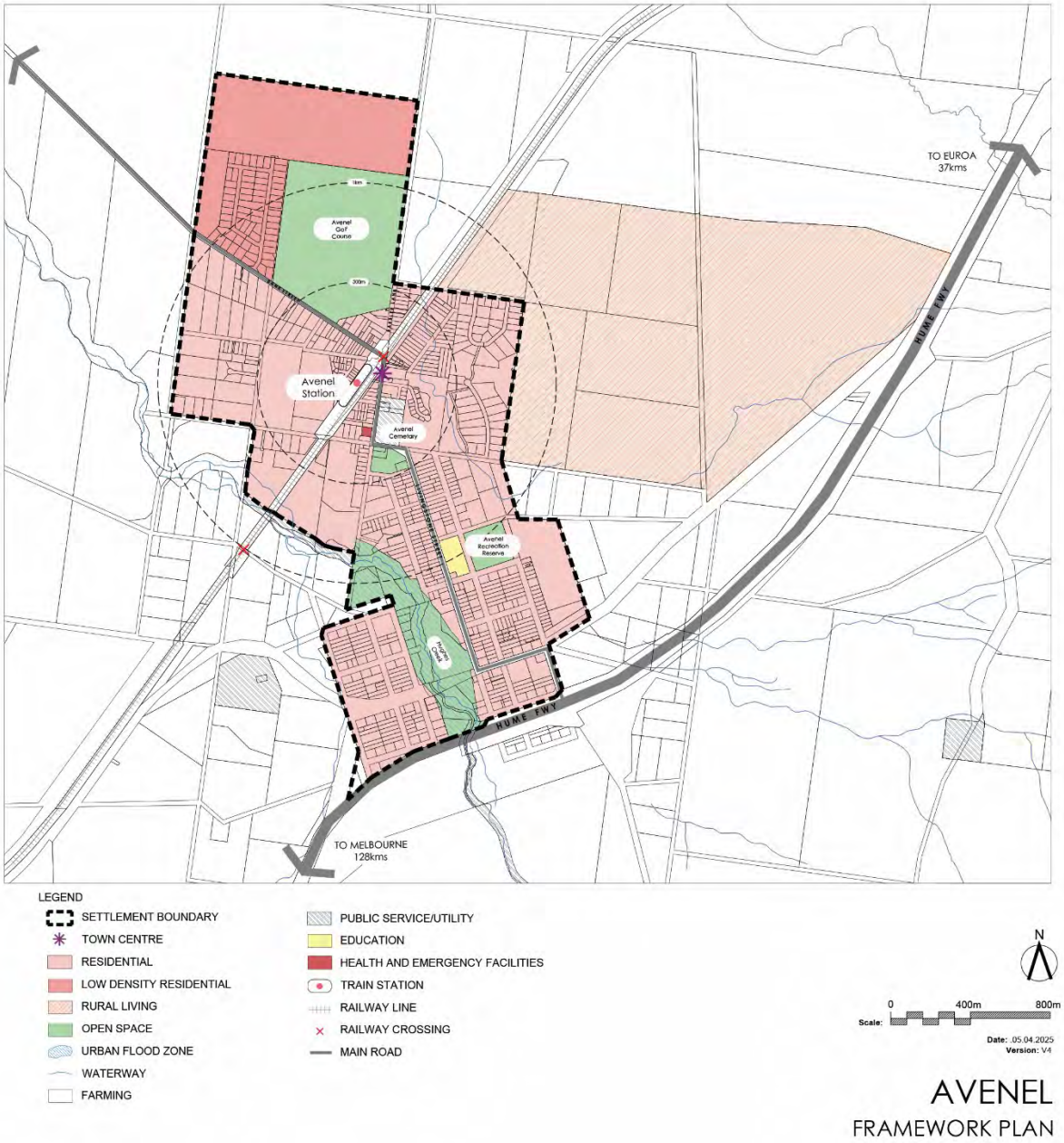


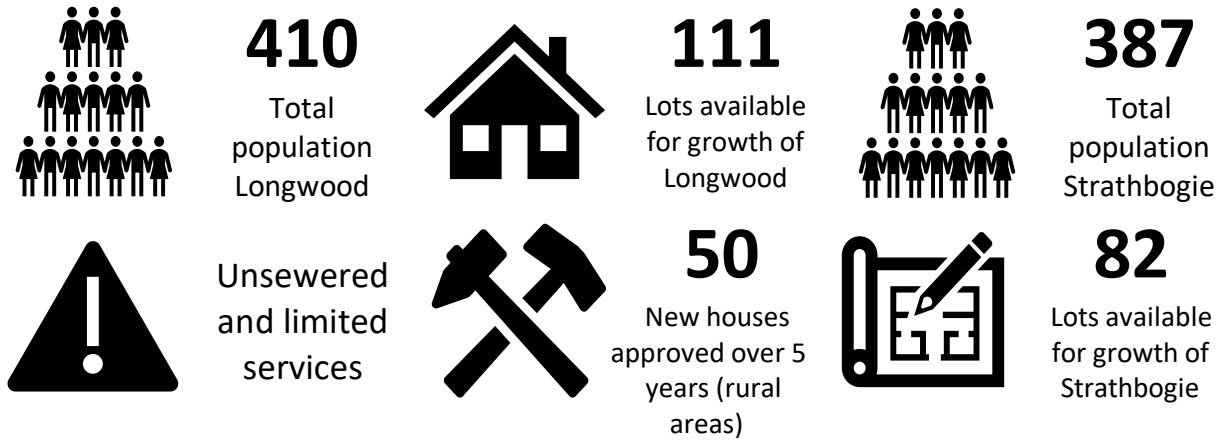
Figure 27: Proposed Avenel Framework Plan

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.

Figure 28: Snapshot of existing conditions in Longwood and Strathbogie



In relation to Longwood and Strathbogie, the Residential Supply and Demand Analysis identified the following:

- The Strathbogie SA1 experienced relatively high growth for its size, with 34 new dwellings added between 2016 and 2021, equating to an average of seven dwellings per year.
- Longwood SA1 recorded 16 additional dwellings over the same period, equating to an average of three dwellings per year
- Vacant lot prices in nearby Avenel rose by an average of 16.5% annually between 2018 and 2023, suggesting strong market demand across the region.
- Between 2015 and 2022, 123 dwelling approvals were recorded in the rural SA1s of the Euroa SA2, which includes Strathbogie, Longwood, and surrounding rural areas (excluding Euroa and Violet Town), averaging 15 approvals per year. In relation to the current land supply in Strathbogie and Longwood.

Based on the land supply analysis and known servicing constraints, it is noted that:

- Strathbogie has a theoretical capacity for 82 additional lots through vacant and infill development. However, the township is unsewered, and all development must comply with land capability requirements. The estimated capacity assumes an average lot size of 4,000sqm. The majority of infill opportunities are located to the south of Armstrong Avenue.

- Longwood has an indicative capacity for 104 additional lots, also assuming an average of 4,000sqm per lot. Like Strathbogie, the lack of reticulated sewerage limits development potential. Key development capacity lies in 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.

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

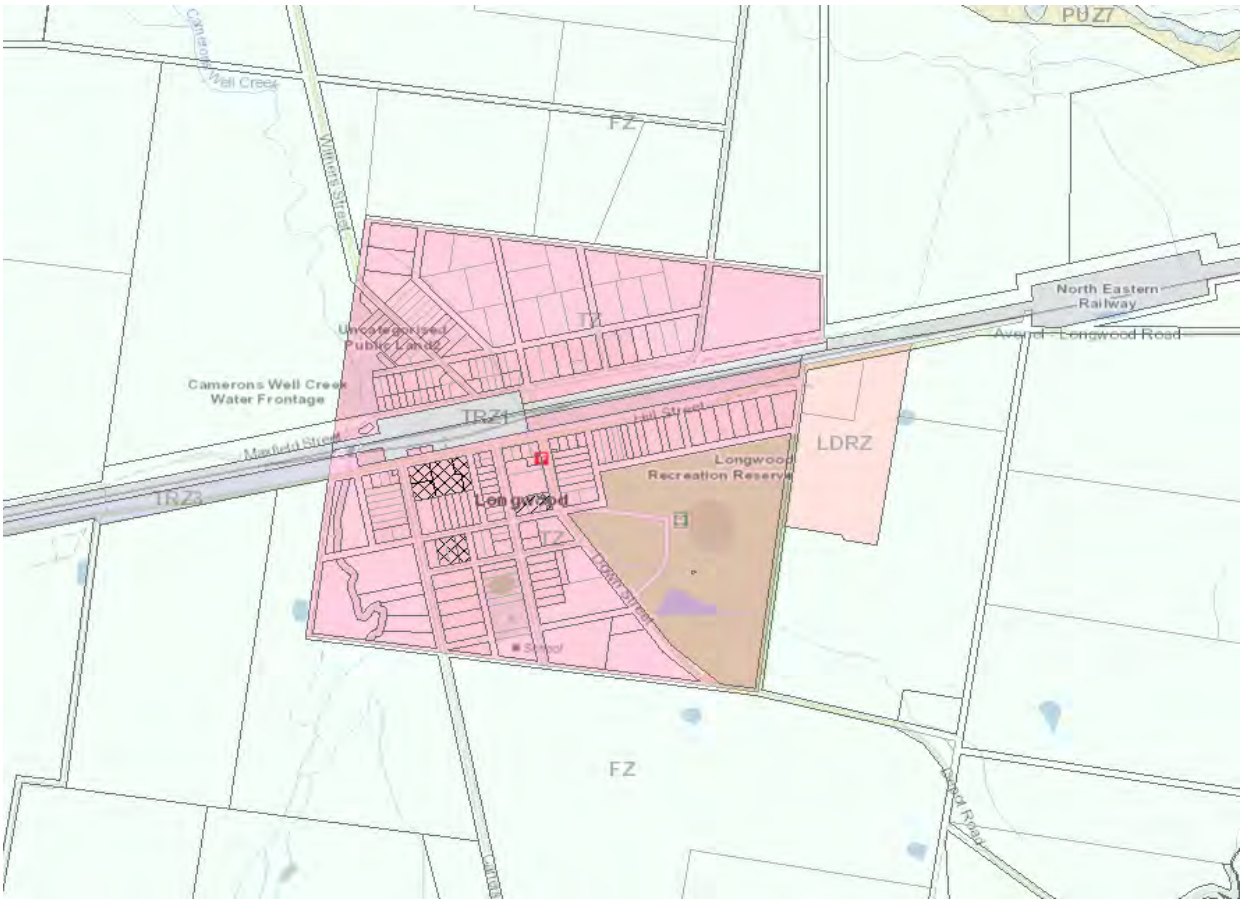


Figure 29: Existing zoned extents in Longwood

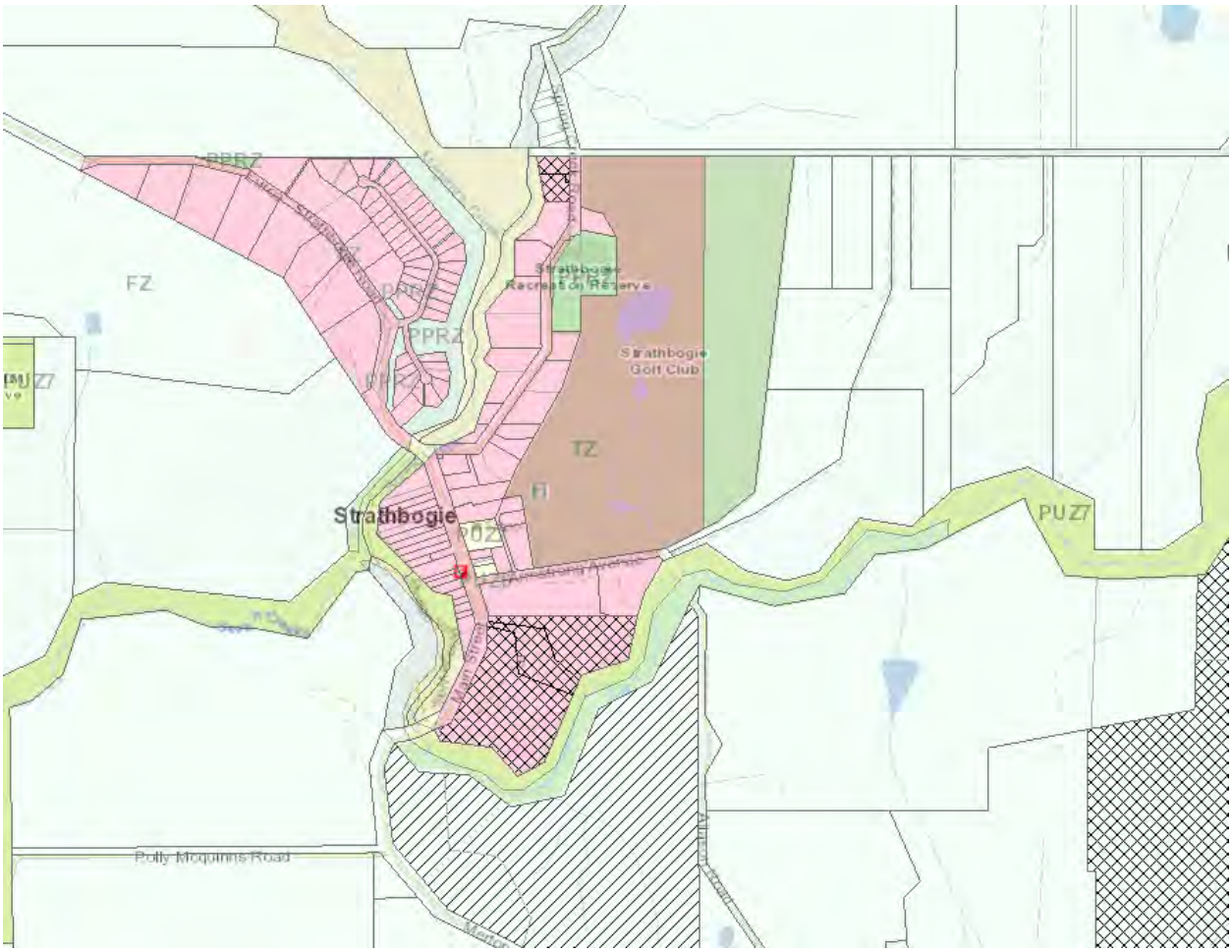


Figure 30: Existing zoned extents of Strathbogie

17.1 Strategic Work and Planning Direction

There has been no recent strategic planning work specific to Longwood or Strathbogie. Both townships were considered in the Rural Residential Strategy (2004), and each has a corresponding structure plan within the Strathbogie Planning Scheme:

- Clause 11.01-1L-03: Longwood Structure Plan
- Clause 11.01-1L-05: Strathbogie Structure Plan

Beyond these inclusions, Council has not undertaken additional strategic work for either township. Due to servicing limitations and environmental constraints, no expansion beyond current zoned areas is proposed in the Urban Growth Strategy.

Figure 31: Longwood Structure Plan as outlined at Cl 11.01-1L-03

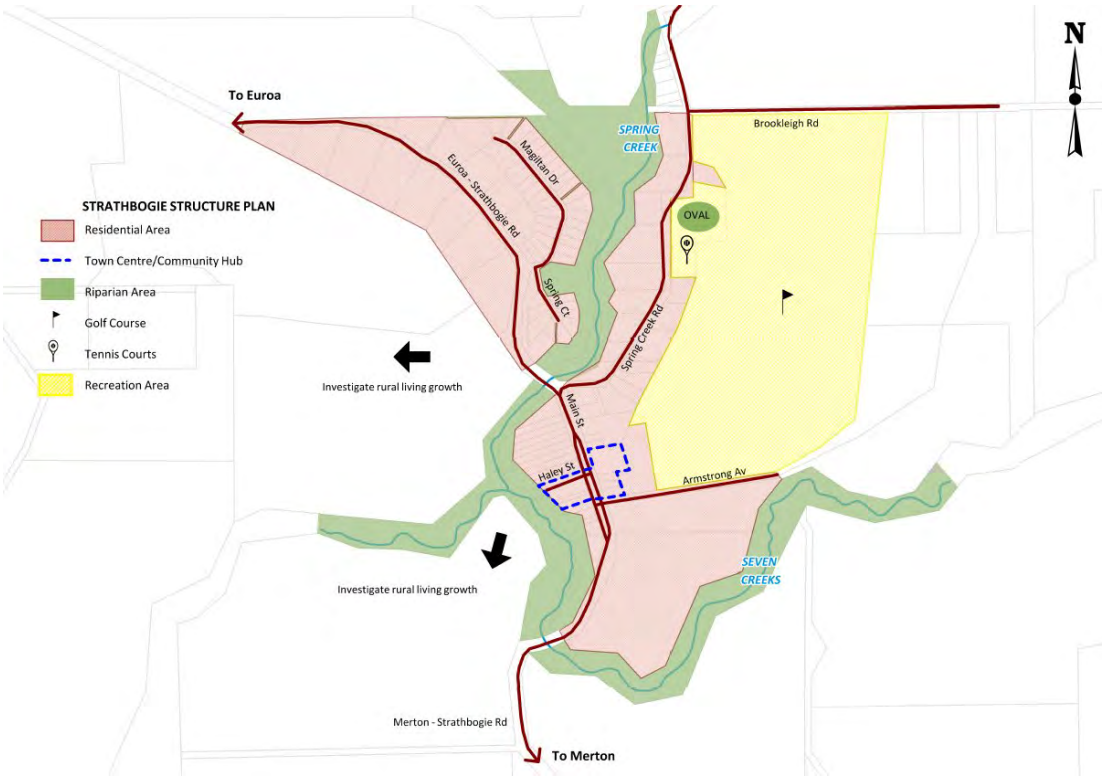


Figure 32: Strathbogie Structure Plan contained at Cl 11.01-1L-05

17.2 Future Urban Growth

The UGS has reviewed the strategic role and development pattern of Strathbogie and Longwood and finds them appropriate in the context of the municipality's broader growth framework. As a result, no new areas are proposed for residential development in either township.

To provide greater certainty and clarity in future planning decisions, the UGS recommends applying growth boundaries that align with existing zoned residential extents. This will help clearly delineate the urban footprint, ensuring that non-residential zoned land—including Rural Living and Farming Zones—is excluded from urban growth area.

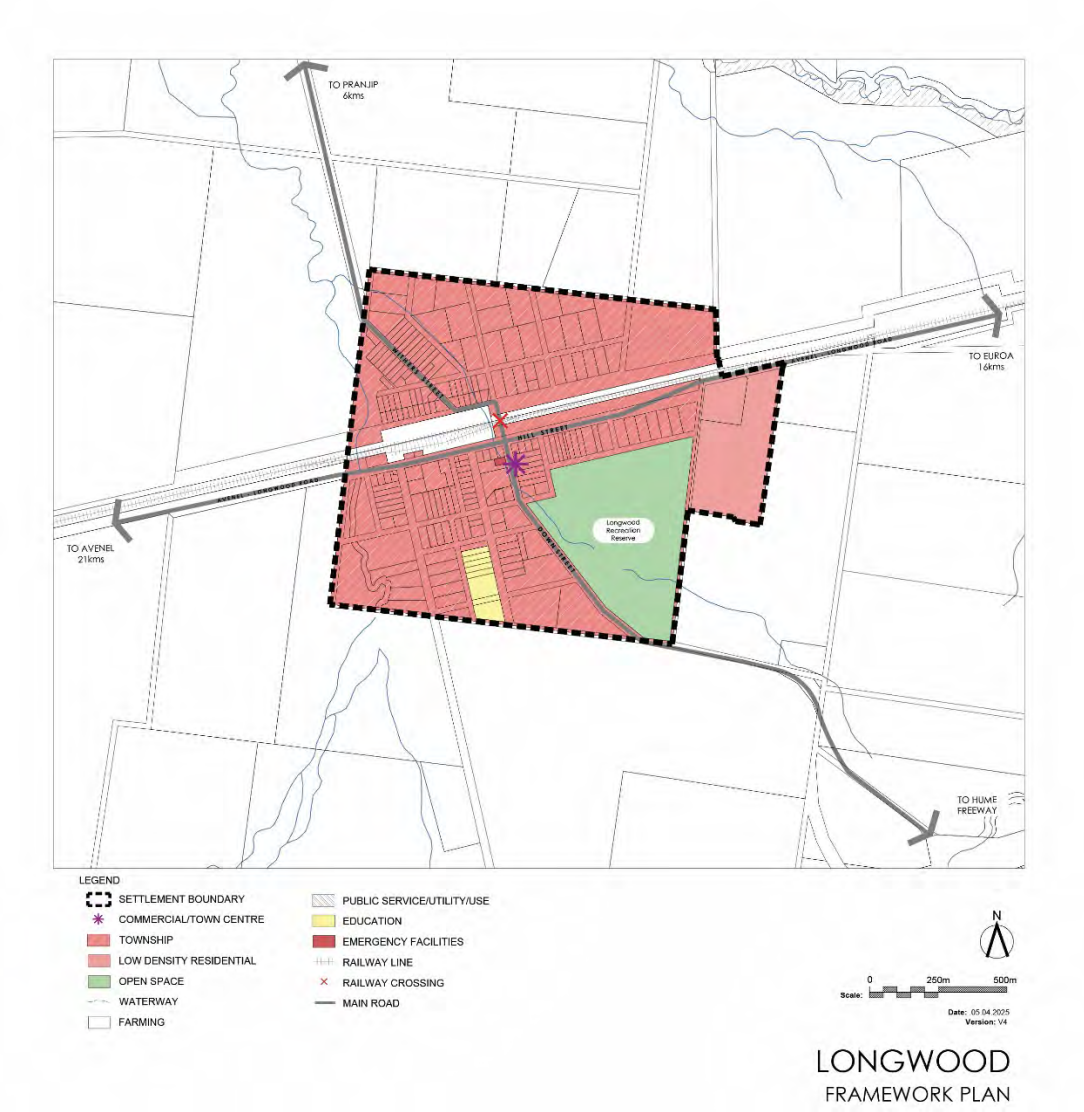


Figure 33: Proposed Longwood Framework Plan

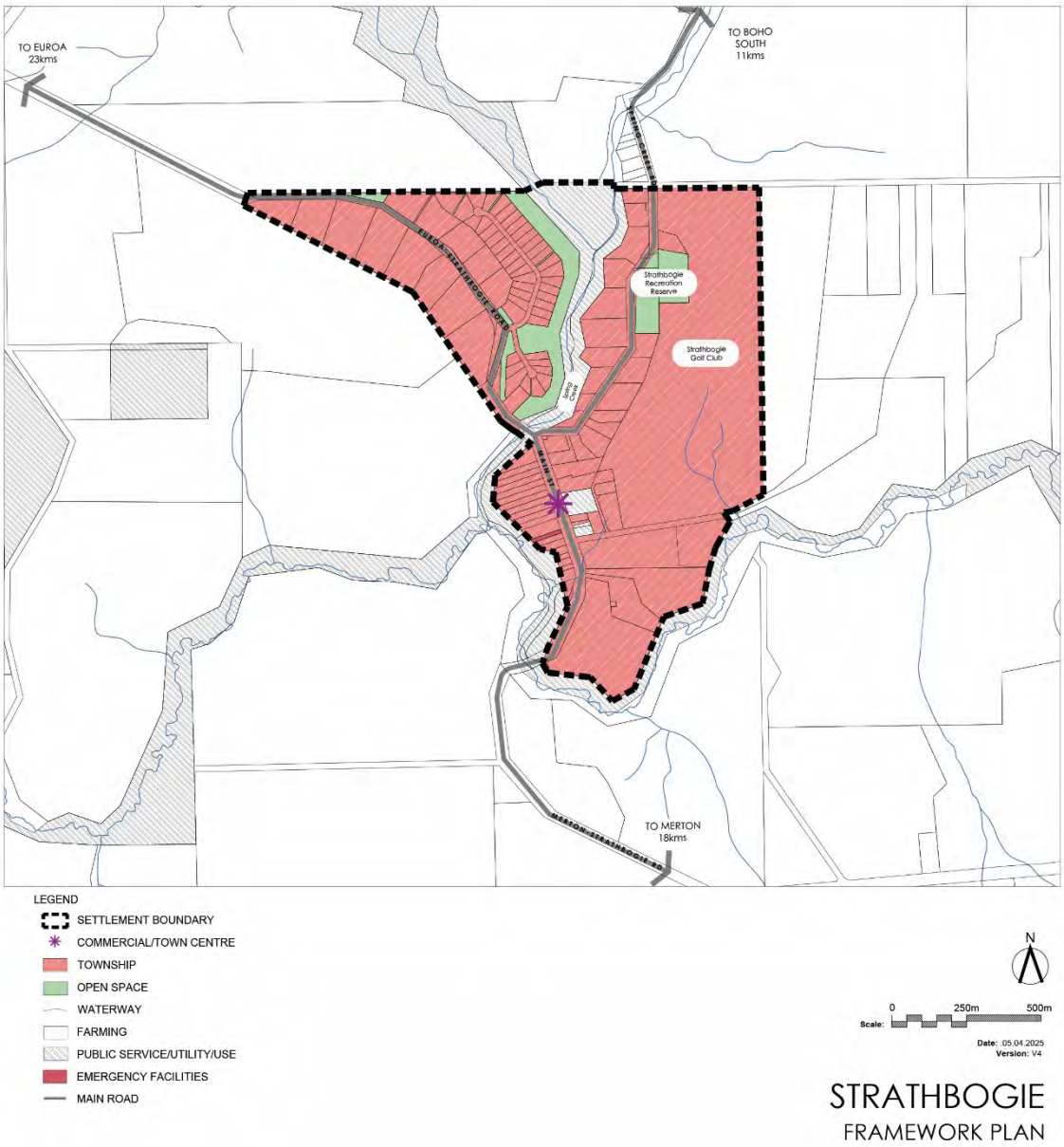


Figure 34: Proposed Strathbogie Framework Plan

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 include areas known as:

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

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, and
- 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 or specific strategic planning work has been undertaken for these localities. Under the Urban Growth Strategy, no expansion or rezoning is proposed. These areas will remain outside of the defined urban growth boundaries.

The planning approach acknowledges the historical development patterns of the rural hamlets, while emphasising the importance of directing future growth to larger townships that are appropriately zoned and serviced. Further urban development in these hamlets is generally not anticipated, given their location within the Farming Zone and the environmental and infrastructure constraints that limit their capacity to support growth.

Any future development proposals should be assessed on a case-by-case basis, with careful consideration of zoning intent, land capability, and broader strategic planning objectives. Council will continue to monitor development activity in these areas and may introduce additional planning mechanisms, where appropriate, to ensure land use outcomes align with the municipality's long-term strategic direction.

19 Implementation Plan

This section identifies the actions required to implement the UGS, who is responsible, expected timeframes, and key dependencies. It also outlines sequencing priorities for infrastructure delivery and identifies potential planning scheme amendments required to support the strategy.

Table 13: Action Plan Table

Action	Timeframe	Lead Role	Key Stakeholders	Dependencies/Notes
Adopt final UGS and communicate outcomes	Short-term (Year 1)	Council	- Community - Engagement Team	Public exhibition and feedback completed
Amend Planning Scheme to embed UGS policies	Short-term (Year 1–2)	Council Strategic Planning	- DTP	Requires Planning Scheme Amendment
Define and implement growth boundaries in Planning Scheme	Short-term	Council	- DTP	Informed by adopted township maps
Update/Prepare Structure Plans for townships	Medium-term (Years 2–4)	Council	- Consultants, Infrastructure Providers	Aligned with housing demand and land supply
Monitor housing approvals and lot uptake	Ongoing	- Council - Strategic Planning	- Statutory Planning	Input to KPI monitoring
Review growth boundaries post-Census	Every 5 years	Council	- Consultants	Dependent on demographic data updates
Develop funding plans for infrastructure upgrades	Medium-term	Council Infrastructure	- Utility Providers, Developers	Linked to staging and sequencing

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) to reflect UGS objectives
- Amend township-specific Clauses 11.01-1L to reflect revised structure plans and growth boundaries
- Introduce new local policy referencing UGS as a guiding and background document for rezoning and planning permit applications.

19.2 Infrastructure Sequencing

The sequencing of infrastructure investment will prioritise:

- Growth in serviced townships: Nagambie, Euroa, Avenel, Violet Town
- Areas identified for short-to-medium-term development in Structure Plans
- Brownfield and infill locations to maximise existing infrastructure capacity
- Limited development in un-serviced or constrained areas (e.g., Longwood, Strathbogie)

19.3 Monitoring and Review Framework

To ensure the UGS remains current and responsive, the following indicators and triggers could be used.

1. **Key Performance Indicators (KPIs)**
    - Number of dwelling approvals per township
    - Proportion of infill vs greenfield development
    - Availability of zoned and serviced residential land
    - Lot uptake rate (land consumption)
    - Housing mix: % of 1–2 bedroom dwellings
    - Development in high-risk environmental areas (to be minimised)

2. Review Triggers

- Release of new Census data (5 yearly)
- Reaching 50% uptake of available residential lots in a township
- Major infrastructure investment announcements
- Local, Regional or state planning policy changes
- Substantial changes in housing demand or migration patterns

3. Governance Structure

Governance and delivery of the UGS will be led by Council's Planning and Investment Team.

Action: Annual progress updates will be presented to Council and made publicly available. Key priorities will be outlined through the Council Plan Annual Action Plan, with outcomes reported each year in Council's Annual Council Plan Report as required.

Glossary:

Term	*Definition*
Aboriginal Cultural Heritage Places	Sites of cultural significance to Aboriginal communities, often protected under legislation such as the Aboriginal Heritage Act 2006.
Affordable Housing	Housing that is appropriate for the needs of a range of low to moderate-income households and priced so that households are able to meet other essential living costs.
BAL (Bushfire Attack Level)	A measure used to assess the potential exposure of buildings to bushfire attack. Influences construction standards under the Australian Standard AS3959.
Broadhectare Land	Large parcels of undeveloped land zoned for residential use, typically at the edge of towns. Also referred to as 'greenfield' land.
Bushfire Management Overlay (BMO)	A planning control applied to areas at risk of bushfire, requiring specific assessment and mitigation strategies in development proposals.
Catchment Management Authority (CMA)	Regional organisations responsible for managing land, water and biodiversity within defined catchment areas.
CHMP (Cultural Heritage Management Plan)	A formal document that assesses the potential impact of development on Aboriginal cultural heritage and outlines protection measures.
Clause 11.01-1L	Refers to local policy sections within the Planning Scheme that contain township-specific strategies and structure plans.
DPT (Department of Transport and Planning)	Victorian Government agency responsible for overseeing strategic planning, infrastructure delivery, and transport.
Farming Zone (FZ)	A zoning classification in the Victorian Planning Scheme aimed at protecting and promoting agricultural use of land.
General Residential Zone (GRZ)	A zoning category that provides for a range of housing types in areas with good access to services and transport.
Greenfield Development	Urban development on previously undeveloped land, typically on the fringe of existing settlements/townships.
Growth Boundary	A mapped line that defines the intended limit of urban development, guiding where growth should and should not occur.
Housing Diversity	A range of housing types—such as detached homes, townhouses, apartments, and retirement living—to suit different household needs.
Infill Development	New development that occurs within existing urban areas, typically through subdivision of larger lots or redevelopment of underutilised sites.
Infrastructure-Led Development	A planning approach that prioritises growth in areas where infrastructure is already available or can be efficiently expanded.
Issues and Opportunities Paper	A foundational document identifying key themes, challenges, and potential actions to inform a strategy or plan.
Land Capability Assessment	A technical analysis used to determine whether land is suitable for particular uses (e.g., on-site wastewater treatment, agriculture).
Land Subject to Inundation Overlay (LSIO)	A planning control applied to land affected by flood risk, typically requiring additional assessment before development.
Low Density Residential Zone (LDRZ)	Zoning intended for residential development on larger lots, generally without reticulated sewerage services.
Lot Yield	The number of residential lots that can be developed on a site or within an area, based on land size, zoning, and constraints.
Municipal Planning Strategy (MPS)	Part of the Planning Scheme that outlines local strategic directions, including land use and development objectives.
Net Internal Migration	Population change resulting from people moving into or out of the municipality from other parts of Australia.
Planning Scheme	The legal instrument that sets out land use and development controls for each Victorian municipality.
Precinct	A defined sub-area within a town or growth area, often with shared land use or infrastructure characteristics.
Residential Demand and Supply Assessment	A report that estimates how much housing is needed and the capacity of land to accommodate it.

Rural Living Zone (RLZ)	Zoning intended for low-density residential living in a rural setting, typically with limited services.
Rural Residential Land Use Strategy (RRLUS)	A separate strategy undertaken parallel to the timing of the UGS focusing on rural residential development and land use in non-urban areas.
Structure Plan	A strategic planning document that sets out the long-term land use, development, and infrastructure directions for a township.
Township Zone (TZ)	A zoning classification that provides for a mix of residential, commercial and other uses in small towns and rural settlements.
Urban Design Framework (UDF)	A document that provides detailed planning and design guidance for precincts or town centres.
Urban Growth Strategy (UGS)	A strategic document setting the long-term direction for urban development, identifying where and how growth should occur across a municipality.
Urban Sprawl	The outward expansion of low-density urban development into rural or undeveloped areas, often seen as inefficient and unsustainable.
Victoria in Future (VIF)	Official population and household projections published by the Victorian Government, used to guide strategic planning.
Water Sensitive Urban Design (WSUD)	An approach to urban planning and design that integrates the urban water cycle into land use planning, aiming to minimise environmental impacts and support sustainability.

List of Abbreviations

Abbreviation	Full Term
BAL	Bushfire Attack Level
BMO	Bushfire Management Overlay
CHMP	Cultural Heritage Management Plan
CMA	Catchment Management Authority
DTP	Department of Transport and Planning
FZ	Farming Zone
GRZ	General Residential Zone
LDRZ	Low Density Residential Zone
LSIO	Land Subject to Inundation Overlay
MPS	Municipal Planning Strategy
NGMS	Nagambie Growth Management Strategy
RLZ	Rural Living Zone
RRLUS	Rural Residential Land Use Strategy
TZ	Township Zone
UGS	Urban Growth Strategy
UDF	Urban Design Framework
VIF	Victoria in Future
VPA	Victorian Planning Authority
WSUD	Water Sensitive Urban Design

Appendix 1:

Residential Demand and Supply Assessment
Urban Enterprise, March 2024 - with 2025 supply update.

Appendix 2:

Proposed Framework Plans for each Township