

Background Discussion Paper to UGS

Supporting background analysis for
the Urban Growth Strategy





Acknowledgement of Country

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

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Document control

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1. Executive Summary

This Background Discussion Paper has been prepared as a supporting appendix to the Strathbogie Shire Urban Growth Strategy (UGS). Its purpose is to bring together the strategic context, technical analysis, consultation findings and place-based assessment that inform the final UGS and explain the basis for its directions.

The paper responds to the need for a coordinated, municipal-wide approach to growth planning across Strathbogie Shire. It builds on the findings of the Residential Demand and Supply Assessment (RDSA), the Issues and Opportunities Consultation Paper, existing township strategies and structure plans, the Strathbogie Planning Scheme Review, and community and stakeholder input gathered through the UGS process.

The final UGS is the primary strategic document for managing urban growth and change across the municipality to 2051. In contrast, this Background Discussion Paper provides the detailed evidence base and explanatory discussion that underpin the final UGS, including analysis of demographic change, housing demand, land supply, infrastructure constraints, environmental risk, agricultural land protection and township-specific planning considerations.

Key themes emerging from the analysis

The analysis undertaken for the UGS identifies several themes that shape the final strategy.

- **Housing demand and diversity:** Strathbogie Shire’s ageing population, changing household structure and increase in lone-person households point to the need for a broader mix of housing types, including smaller and more accessible dwellings in serviced townships..
- **Residential land supply and capacity:** Existing zoned land supply across the municipality is substantial, with both greenfield and infill opportunities identified, suggesting that immediate large-scale rezoning is not required in order to meet projected housing demand to 2051.
- **Infrastructure and servicing:** Water, sewerage, stormwater, drainage and road access are key considerations in determining where growth can be accommodated efficiently and sustainably, reinforcing the need for staged and infrastructure-aware development.
- **Environmental constraints:** Bushfire risk, flood risk, land capability, contamination and water quality considerations are central to assessing land suitability and identifying areas that should be avoided or more carefully managed.
- **Agricultural land protection:** The analysis supports an approach that limits unnecessary outward expansion of townships in order to avoid fragmentation of productive agricultural land and maintain the Shire’s rural landscape values.
- **Climate Resilience:** Climate change is an important consideration for future planning, with implications for settlement form, hazard management, water-sensitive design, urban cooling and the resilience of rural communities.

- **Cultural Heritage and Landscape Sensitivity:** Aboriginal cultural heritage, post-settlement heritage and valued landscape features are important factors in shaping where and how growth should occur, particularly in relation to township character and culturally sensitive areas.

Place-based findings

A central purpose of this paper is to explain the place-based analysis that informs the UGS approach to different townships and localities. The work supports a settlement framework in which townships are considered according to their strategic role, infrastructure capacity, environmental constraints and realistic growth potential.

The analysis indicates that:

- Nagambie has the strongest capacity to accommodate future growth, but that earlier long-term growth assumptions should be refined to reduce speculative land supply and better align growth with infrastructure and demand.
- Euroa, Avenel and Violet Town are capable of accommodating managed growth, primarily through a combination of infill, existing zoned land and selected logical extensions where supported by evidence and servicing capacity.
- Strathbogie, Longwood and smaller rural hamlets and localities have more limited growth capacity due to the absence of reticulated services, environmental constraints and their role as small rural settlements rather than urban growth areas.

These findings support the UGS approach of focusing growth within existing or clearly defined township areas, rather than enabling dispersed or speculative outward expansion across the municipality.

Implementation context

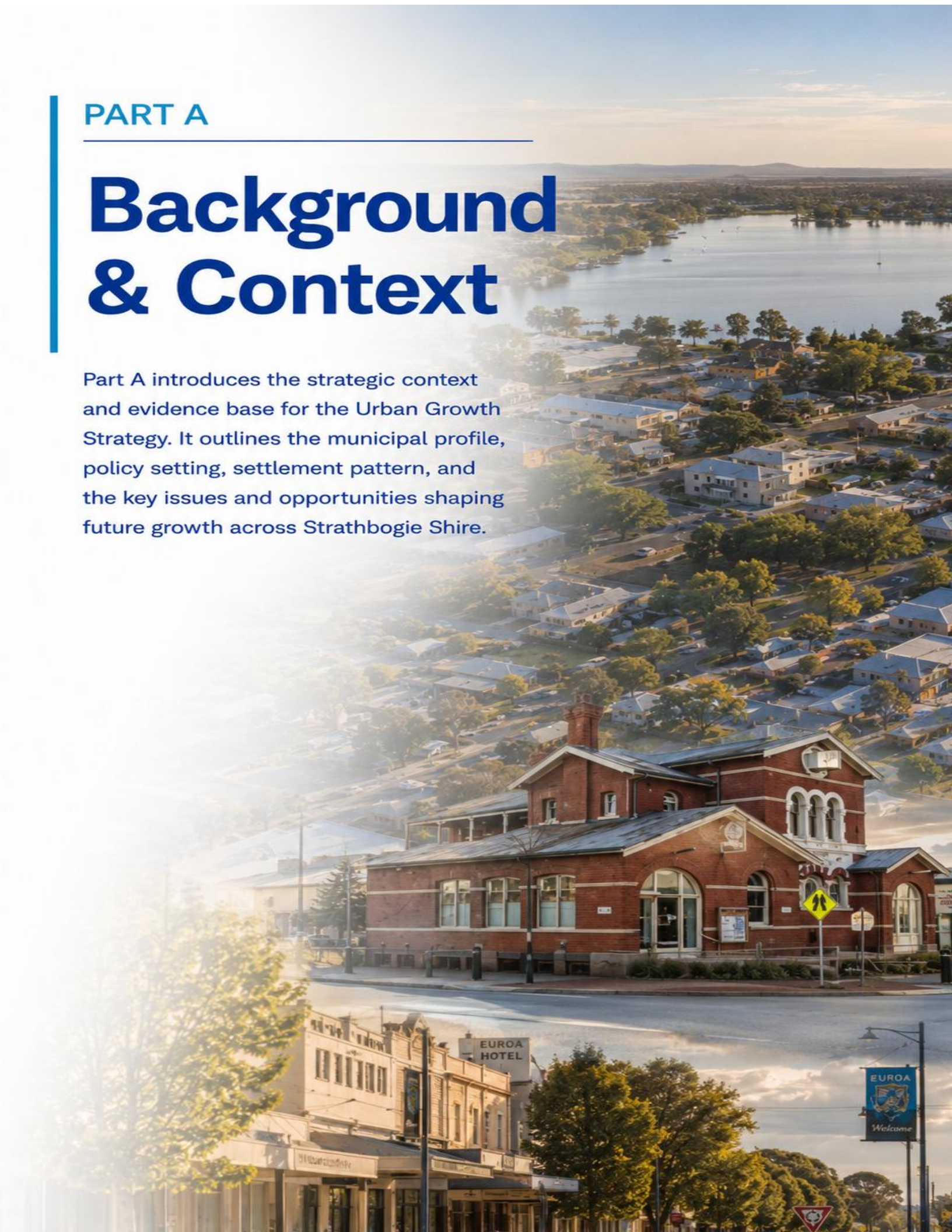
This paper also provides the implementation context for the final UGS. It outlines the types of actions that will be required to give effect to the strategy, including future planning scheme amendments, review of township structure plans, growth boundary refinement, infrastructure sequencing and ongoing monitoring.

Monitoring and review will remain important over time, particularly in response to new Census data, infrastructure investment, changes in housing demand and shifts in planning policy. In this way, the Background Discussion Paper provides both the evidence base for the final UGS and a clear record of the investigations, assumptions and strategic considerations that support its implementation.

PART A

Background & Context

Part A introduces the strategic context and evidence base for the Urban Growth Strategy. It outlines the municipal profile, policy setting, settlement pattern, and the key issues and opportunities shaping future growth across Strathbogie Shire.



2. Introduction and purpose of Strategy

This Background Discussion Paper has been prepared as a supporting appendix to the Strathbogie Shire UGS. Its purpose is to compile the strategic context, technical analysis, policy review and engagement findings that inform the UGS and explain the basis for its directions.

The UGS is the primary strategic document. It establishes the municipal-wide framework for managing urban growth and change across Strathbogie Shire to 2051, including the strategic approach to township roles, growth boundaries, housing supply and the sequencing of development. By contrast, this Background Discussion Paper provides the detailed evidence base and supporting discussion that underpin the final UGS.

The paper is intended to assist Council, agencies, service providers, landowners, developers and the community in understanding the issues, opportunities and constraints that shape future growth across the municipality. It should be read alongside the final UGS and the supporting technical reports prepared as part of the project, particularly the RDSA¹ and the earlier Issues and Opportunities Consultation Paper².

2.1 Purpose of the Urban Growth Strategy

The purpose of the UGS is to provide clear and coordinated strategic direction for the location, form and sequencing of urban growth across Strathbogie Shire to 2051. It is intended to guide land use and development in a way that responds to population change, housing need, infrastructure capacity, environmental constraints, settlement roles and community expectations.

The UGS builds on existing Council strategies, planning policy and previous township-based work, but moves beyond a fragmented township-by-township approach to establish a consistent municipal-wide framework. In doing so, it provides greater certainty for Council decision-making, infrastructure planning, private investment and community understanding of future growth outcomes.

2.2 Why a municipal-wide Urban Growth Strategy is required

Strathbogie Shire is experiencing ongoing change in population, housing demand and development interest. Without a clear municipal-wide framework, growth may occur in a fragmented way that places pressure on agricultural land, environmental assets, infrastructure networks and the distinctive role and character of individual townships.

Historically, planning for growth has largely occurred through separate township plans prepared at different times and for different purposes. While these documents remain important, they do not in themselves provide a consistent long-term framework for managing growth across the whole municipality.

¹ Residential Demand and Supply Assessment, Urban Enterprise, March 2024 with 2025 supply update

² Issues and Opportunities Consultation Paper, SD Planning, October 2024

The need to develop a comprehensive UGS was identified as a key recommendation of the Strathbogie Planning Scheme Review 2022. 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 township classifications framework and defined growth boundaries to guide and stage urban development effectively.
- Complying with State planning policies, which require municipalities to proactively plan to meet housing targets of 2400 new dwellings by 2051³.

2.3 Scope of the Urban Growth Strategy

The UGS is intended to provide a strategic, municipal-wide framework for the management of urban growth and change across Strathbogie Shire to 2051. It establishes the policy basis for future decisions about settlement roles, growth locations, urban growth boundaries and the sequencing of development, while recognising the influence of infrastructure capacity, environmental constraints and community aspirations.

The UGS will

- ✓ Set the overarching strategic direction for urban growth across the municipality.
- ✓ Identify preferred locations and broad types of residential and township growth.
- ✓ Inform future structure planning and related strategic land use planning work for individual townships.
- ✓ Establish criteria and principles for managing township hierarchy, growth boundaries and long-term settlement structure.
- ✓ Draw on technical evidence and consultation outcomes to support a transparent and evidence-based planning framework.

The UGS will not

- ✗ Replace detailed township structure plans or provide site-specific design guidance.
- ✗ Commit Council or service authorities to specific infrastructure projects, delivery programs or capital costings.
- ✗ Provide detailed policy direction for non-urban land uses unless these have a direct bearing on urban growth planning.
- ✗ Effect statutory planning changes, including rezonings or planning scheme amendments, which must occur through separate formal processes.

³ Victorian Government statewide housing targets (February 2025) identify a net additional 2,400 dwellings in Strathbogie Shire by 2051

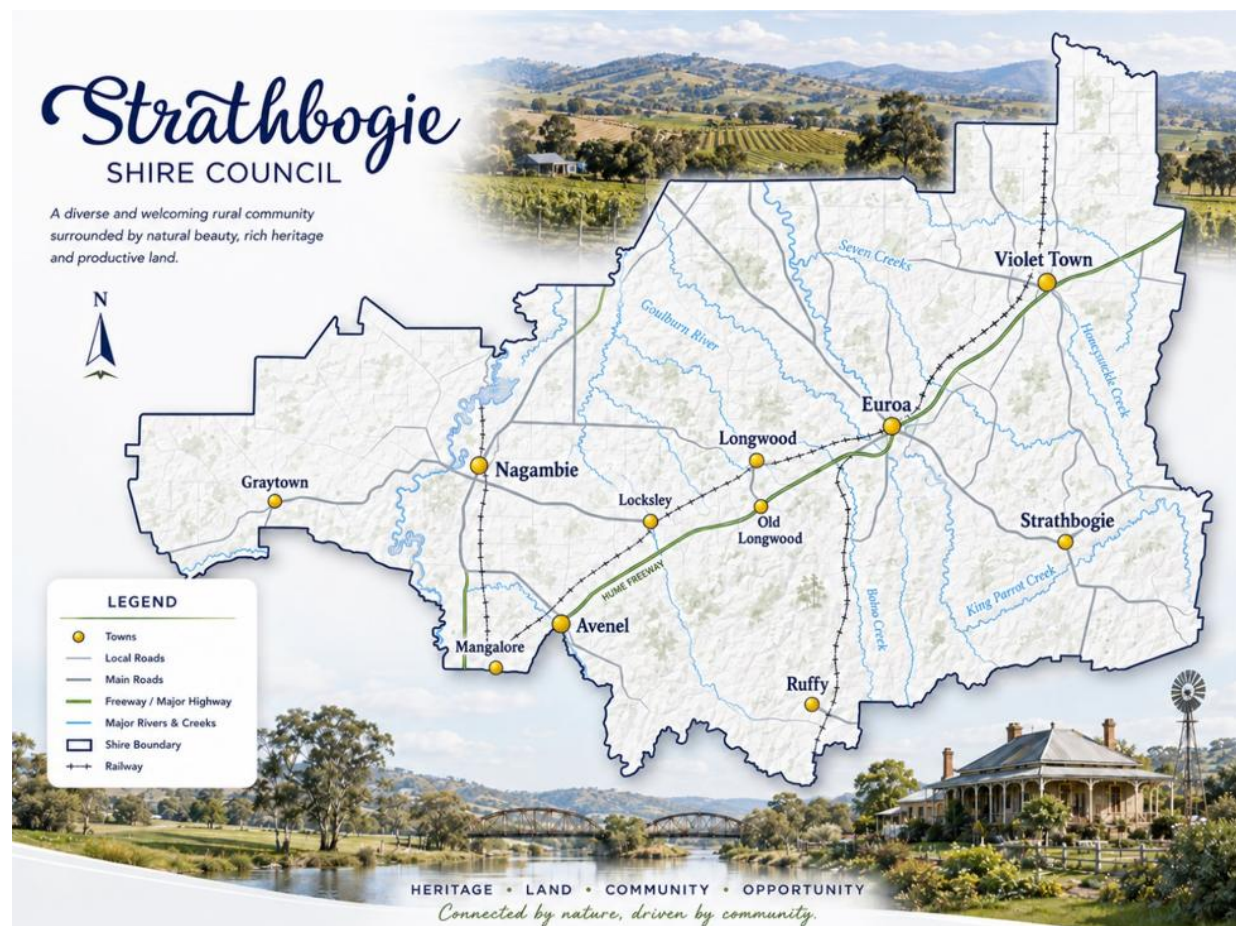
2.4 The Study Area: Strathbogie Shire

Strathbogie Shire is located in central Victoria and comprises a network of urban townships, smaller rural localities and extensive farming landscapes. As of June 2022, the Shire was home to approximately 11,150 residents.

Nagambie, Euroa, Violet Town and Avenel function as the main townships and are the primary locations for population growth, employment, services and community activity. These centres accommodate a mix of residential neighbourhoods, commercial areas, education and health services, recreation facilities and key transport connections, forming the core of the Shire's social and economic life.

Smaller rural communities and hamlets, including Strathbogie, Longwood, Ruffy, Graytown and Kirwan's Bridge, contribute significantly to the Shire's rural character and community identity. These settlements typically feature historic buildings, close-knit communities and rural landscapes that reflect the municipality's agricultural heritage.

Figure 1: Map of Strathbogie Shire Council



Housing across the Shire ranges from traditional rural homesteads to newer, suburban-style development in serviced townships. Housing patterns are influenced by factors such as affordability, access to employment, availability of services and lifestyle preferences.

Understanding this varied settlement pattern is critical to guiding future urban growth in a way that preserves township character and rural values, supports economic resilience, makes efficient use of infrastructure and improves overall liveability and sustainability across the municipality.

2.5 Approach to preparing the UGS

The UGS has been prepared through a structured process of technical analysis, policy review, stakeholder consultation and community engagement. This process has been designed to ensure that the Strategy is evidence-based, responsive to local conditions, and aligned with Council’s broader strategic planning framework.

Key stages in the preparation of the UGS are outlined below.

Figure 2: UGS Process



3. Growth Statement

This chapter sets out the Growth Statement, objective, purpose and guiding principles that underpin the Strathbogie Shire UGS. Together, these elements express Council's overarching vision for growth and provide the strategic framework for managing urban development across the municipality to 2051.

3.1 Growth Statement

The Strathbogie Growth Statement was developed through workshops with Councillors during preparation of the draft UGS. It provides a high-level expression of Council's preferred growth outcome and the values that guide the UGS overall direction.

Strathbogie Growth Statement:

"Strathbogie Shire welcomes growth to facilitate opportunity.

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

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

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

We support business, investment and innovation."

The UGS objectives, purpose and guiding principles give effect to this Growth Statement and translate it into a clear strategic framework for decision-making.

3.2 UGS objective:

The primary objective of is:

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

3.3 UGS 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.

3.4 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 UGS, ensuring growth is managed sustainably, aligns with community values, and prepares the municipality effectively for the future.

Table 1: 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.

Figure 3 illustrates how the three themes and eight guiding principles work together to guide sustainable, well-serviced and resilient township growth across Strathbogie Shire.

Figure 3: UGS Principles



4. Policy and Strategic Alignment

This chapter establishes the strategic and policy framework for the UGS (UGS). It outlines the state, regional and local planning context that informs the Strategy, explains how the UGS relates to other Council strategies, and identifies the broader planning framework within which future growth decisions will be made across Strathbogie Shire.

This chapter should be read alongside the key technical documents that underpin the UGS, being the RDSA.

4.1 Policy and Strategic Context

The UGS has been prepared within an established planning framework that operates across state, regional and local levels. Together, these policy settings guide how urban growth is managed, where development should be directed, how environmental and agricultural values should be protected, and how infrastructure and services should be considered in growth planning.

4.1.1 State and Regional Context

At the state level, the **Planning and Environment Act 1987** provides the legislative foundation for land use planning and development in Victoria. It establishes the overarching framework for orderly, sustainable and coordinated planning outcomes, which underpins decision-making through the Strathbogie Planning Scheme.

The **Hume Regional Growth Plan** also provides important regional direction for Strathbogie Shire. It recognises the need to manage growth in a way that strengthens regional centres and townships, protects productive agricultural land, supports infrastructure efficiency and reinforces regional economic resilience.

Although Strathbogie Shire is outside metropolitan Melbourne, broader state planning directions, including those previously expressed through **Plan Melbourne** and more recently through **Plan for Victoria**, remain relevant to the municipality's growth planning context. These directions reinforce the importance of concentrating growth in appropriate locations, improving housing diversity and affordability, protecting valued environmental and agricultural land, and aligning land use planning with transport, infrastructure and economic development outcomes.

The UGS has also had regard to more recent state policy directions, including **Plan for Victoria**, **Statewide Housing Targets** and the **Victorian Housing Statement**. Collectively, these documents emphasise the need for coordinated planning for housing supply, affordability, infrastructure delivery, climate resilience and regional economic development, all of which are reflected in the strategic directions of the UGS.

4.1.2 Local Policy Context

At the local level, the UGS aligns with a range of existing Council strategies, structure plans and policy documents that have shaped development outcomes and community expectations over time. These include township-based strategies, neighbourhood character work, environmental planning documents and land use strategies that together provide an important strategic foundation for future growth planning across the municipality.

The Strathbogie Planning Scheme provides the statutory framework through which these strategic directions are implemented. It establishes the zones, overlays and local policy provisions that guide land use, development and environmental management across the Shire. The UGS is intended to inform future planning scheme updates so that strategic directions for growth can be translated into consistent statutory controls and applied across townships and rural areas.

4.2 Relationship with other Council Strategies

The UGS has not been prepared in isolation. It builds on an extensive body of adopted and draft Council strategies that have been developed through previous investigation, strategic analysis and community consultation. In this sense, the UGS does not begin with a blank canvas; rather, it consolidates and refines earlier work into a coordinated, municipal-wide framework for managing urban growth and change.

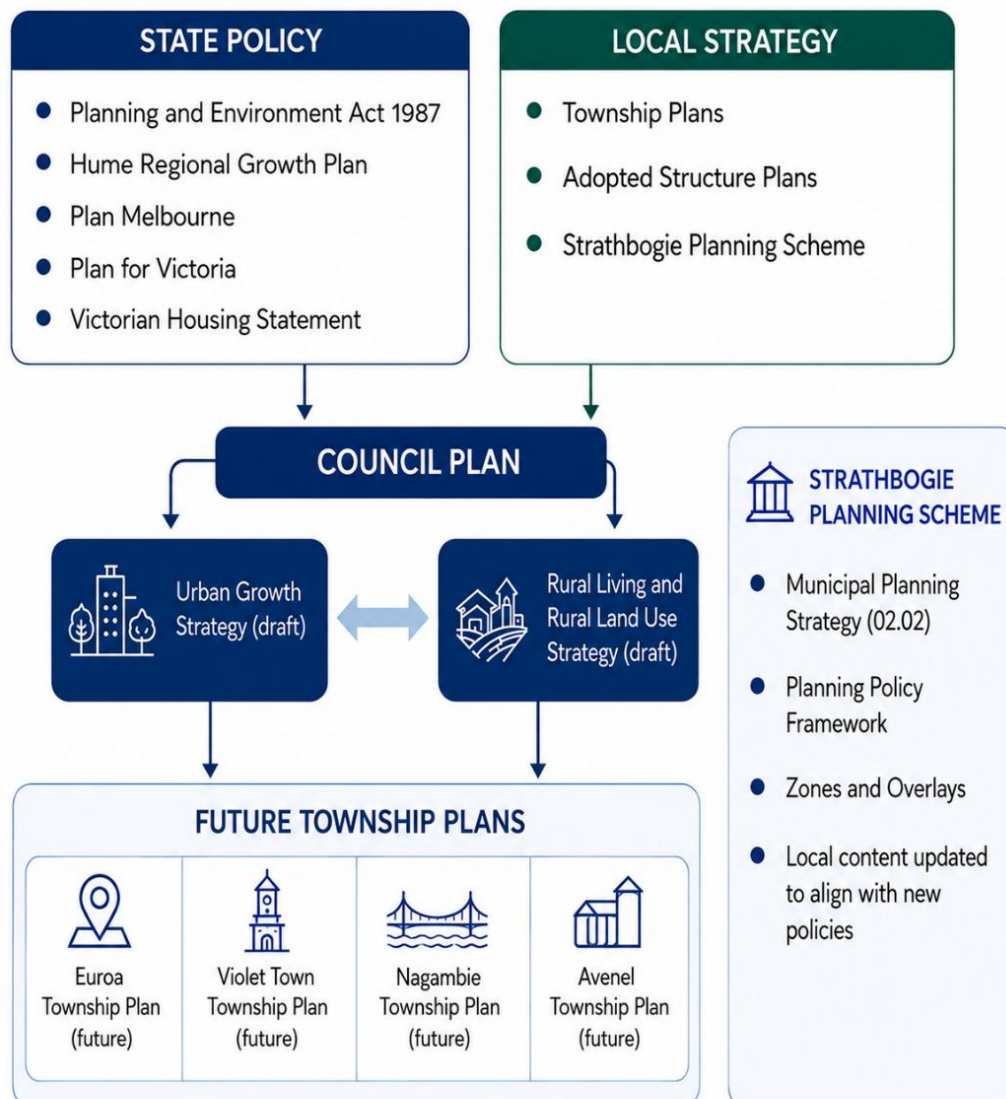
A key role of the UGS is to provide overarching strategic direction across the municipality and to bring greater consistency to decisions about settlement roles, growth boundaries, housing supply and development sequencing. It is intended to guide and inform future township-based strategic work, including structure planning and any subsequent planning scheme changes.

Important strategies that inform, and may in turn be influenced by, the UGS include existing township and structure plans for settlements such as Nagambie, Euroa, Avenel and Violet Town. These documents articulate detailed local growth directions and planning considerations, and the UGS provides the broader municipal framework within which they can be reviewed, updated and aligned.

The UGS also has a close relationship with the Rural and Rural Residential Land Use Strategy (RRLUS), which is being prepared as a complementary strategic project. While the UGS focuses on growth in and around townships, the RRLUS provides direction for rural land use and rural residential development. Together, the two strategies establish a coordinated approach to land use planning across the municipality, with clear differentiation between urban growth areas, township change and the protection of rural land and productive agricultural areas.

The relationship between the UGS and other key Council strategies is illustrated in Figure 4. This figure demonstrates how the UGS sits within the broader hierarchy of strategic land use planning documents and how it will guide future township-level planning and implementation work

Figure 4: Relationship between various strategies



Given the UGS provides a municipal-wide framework for urban growth, some previously adopted or draft strategies may require review and, where necessary, amendment to ensure consistency with its directions. This reflects the need for a coherent, Shire-wide approach to managing growth, infrastructure provision and settlement hierarchy.

In particular, the UGS will:

- Provide overarching strategic direction to guide future structure plans and precinct-specific initiatives.
- Inform the sequencing and prioritisation of infrastructure investment in line with agreed township growth scenarios.
- Clarify the criteria and triggers for any future adjustments to existing urban growth boundaries.



PART B

Planning for Sustainable Growth

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

5. Demographics and Housing Trends

This chapter provides an overview of demographic trends, housing characteristics and land use pressures influencing growth across Strathbogie Shire. It highlights the key 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 data, Victoria in Future (VIF) projections, and the analysis undertaken in the *RDSA*⁴. 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.

5.1 Population and Household Trends

Strathbogie Shire is a diverse rural municipality 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 largely 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 across the municipality. 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

⁴ Appendix C to the Final UGS.

- 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 chapter forms a core evidence base that informs the township frameworks, growth boundaries and implementation mechanisms set out in the sections that follow.

5.2 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 2: 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: Residential Demand and Supply Assessment, Urban Enterprise⁵

5.3 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.

⁵ ABS Census 2021. Not stated excluded from calculation of proportions.

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.

Housing diversity supports efficient land use, accommodates diverse demographic needs, promotes socio-economic inclusion, and enhances affordability. The following priorities guide this approach:

- 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 clear 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 chapter provides an assessment of residential land supply across the municipality, with a focus 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 RDSA identified approximately 2,314 potential dwelling lots on vacant and broadhectare (greenfield) land within existing township boundaries. Around 95% of this supply is located in Nagambie, Euroa, Avenel, and Violet Town which are 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 provides a summary of residential land availability across the Shire's main townships, based on current zoning and development potential.

Table 3: 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: 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 4: 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
Total	156.24 ha	570 (approx.)

Source: Strathbogie Urban Growth Strategy: Residential Demand and Supply Assessment

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 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-served 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-served urban growth to 2051 and beyond.

Figure 5: Policy implications and next steps



7. Infrastructure and Servicing Constraints

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

These issues highlight the importance of aligning future growth with the capacity of existing infrastructure networks and the realistic timing of upgrades. They also reinforce the need for a staged and coordinated approach to development, particularly in townships where servicing limitations may affect the scale, sequencing or location of future growth.

The planning framework provides clear direction that land use and development should facilitate the timely provision of infrastructure and services to meet current and future community needs. In this context, infrastructure capacity is a key consideration in assessing where growth can be accommodated efficiently, sustainably and in a way that supports liveable and functional communities.

Key issues and considerations include:

- The need to align growth with servicing plans developed in partnership with Goulburn Valley Water and other infrastructure providers.
- The identification of infrastructure upgrade requirements 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.

Infrastructure planning must also consider a broader range of community needs beyond core utilities. This includes schools, health services, open space, community facilities and transport networks, all of which influence the liveability, function and long-term sustainability of growing townships. The cost, timing and delivery of these assets are therefore important considerations in assessing future growth opportunities.

From a strategic planning perspective, these issues suggest that future growth should be focused in locations where infrastructure capacity already exists, or where services can be extended in a timely and cost-effective manner. This includes opportunities for urban infill and redevelopment within established townships, as well as growth in areas that can make efficient use of existing infrastructure and community assets.

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 considerations form an important part of the evidence base informing the infrastructure planning and spatial growth directions of the UGS.

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. These pressures are particularly significant around townships where lifestyle demand and speculation for rezoning are strongest.

To protect these values and promote long-term agricultural sustainability, the UGS is informed by a clear strategic approach that 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.

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.

9.1 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.

9.2 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.

9.3 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, and any future proposals will need to be assessed on their merits through the appropriate statutory processes, consistent with Ministerial Direction No. 1.

9.4 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, including those draining to 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. It is important 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 a future UGS will ensure 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 supporting 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 that poses risks not only to public safety and infrastructure but also to the health of ecosystems, agricultural productivity, and community wellbeing.

In this context, climate resilience is an important consideration for future planning in the Strathbogie Shire. The UGS will respond to this context by recognising the need to adapt to a changing climate through land use planning, settlement form, design and infrastructure decisions. This includes considering how climate-related risks and adaptation measures can inform the location, form and sequencing of future development.

Key climate resilience considerations informing the UGS include:

- **Compact and Efficient Growth:** focusing 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:** supporting 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:** considering the role 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):** applying 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:** planning 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:** considering bushfire risk, heat vulnerability, and storm resilience into settlement planning to help ensure 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.

Together, these considerations provide an important context for the UGS and reinforce the need for settlement planning that is responsive to climate risk, environmentally sustainable, and capable of supporting resilient rural communities over the long term

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.

Poorly managed growth has the potential to compromise the integrity of these cultural and landscape assets. In this context, the UGS is informed by the need for a sensitive and respectful approach to land use planning, supported by the following considerations:

- **Early Engagement with Traditional Owners:** early and ongoing engagement with the Taungurung Land and Waters Council and the Yorta Yorta Nation Aboriginal Corporation is important in identifying, understanding and managing cultural heritage values across the Shire
- **Avoidance of known Culturally Sensitive Areas:** future growth planning should seek to avoid 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 should be considered in planning for growth to help maintain township identity and landscape-responsive development.
- **Cultural Heritage Management Plans (CHMPs):** development proposals near heritage places may require 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, future planning should include 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.

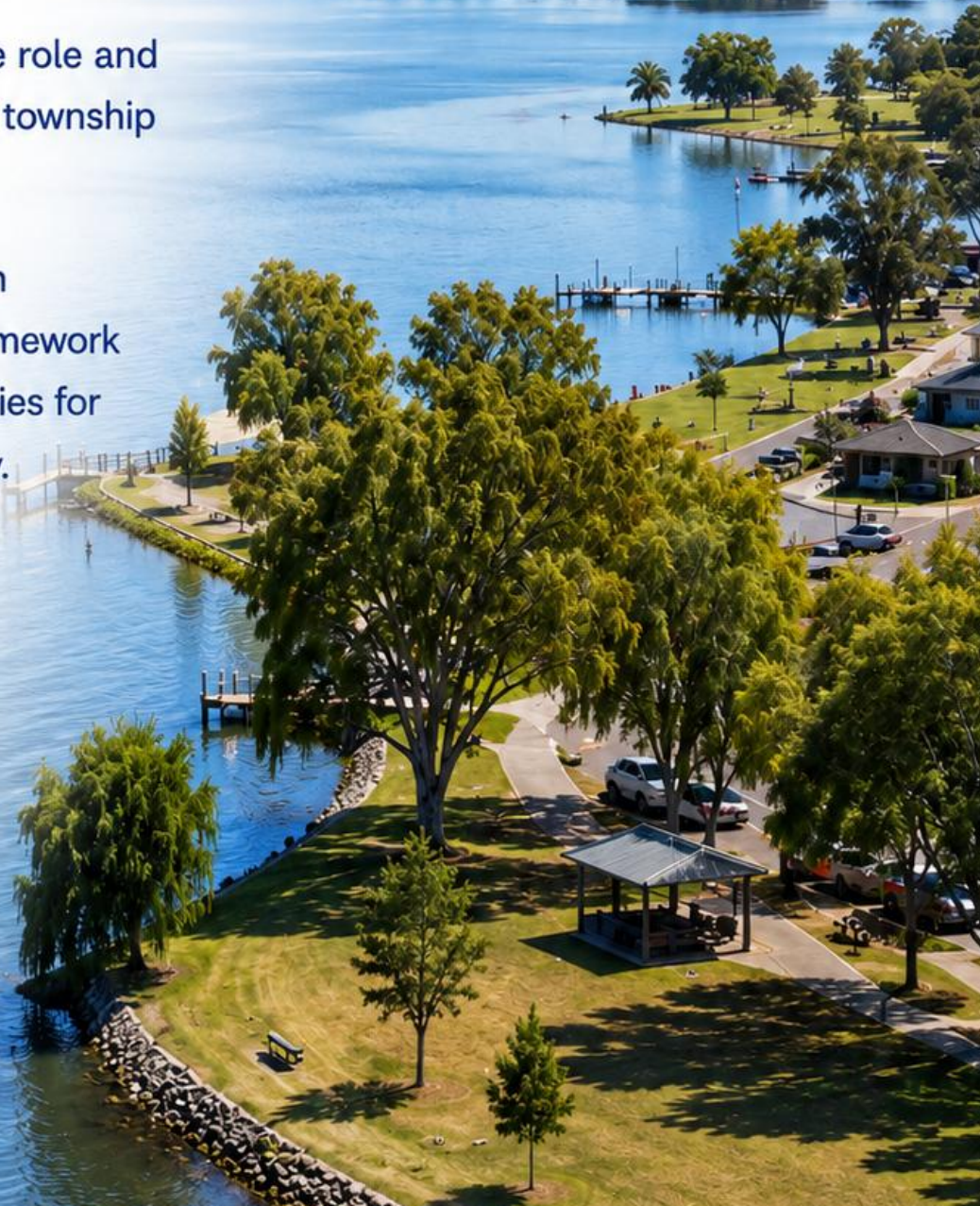
These matters form an important part of the broader evidence base for the UGS and reinforce the need for future growth to be planned in a way that recognises and respects Aboriginal heritage, post-settlement history and the distinctive landscape identity of Strathbogie Shire.

PART C

Place-Based Planning and Delivery

Part C defines the future role and growth potential of each township and locality.

It sets out specific growth directions, confirmed framework plans, and spatial strategies for each settlement category.



12. 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 bring them together within a more consistent, Shire-wide framework for managing future growth.

This chapter explains 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.

12.2 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.

In this context, growth boundaries provide a high degree of certainty for all stakeholders. They identify the long-term extent of urban development to 2051 and help ensure that sufficient land is available to meet future housing needs, while avoiding unnecessary expansion into sensitive, unserviceable or strategically inappropriate areas.

In practical terms, growth boundaries are intended to support more compact, well-serviced and resilient towns, with each township having a defined role within the municipality's broader settlement framework.

12.3 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 set out a clear and contemporary classification of township roles across the municipality. The UGS introduces this framework to support a more coordinated, equitable and sustainable approach to future growth, while recognising 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.

12.4 Proposed Classifications

Based on the analysis undertaken, a future township classification is proposed for Strathbogie Shire, as outlined in Table 6. Nagambie is identified as the Shire's high growth town, reflecting its comparatively greater capacity to accommodate residential and economic growth. This reflects earlier strategic work, including the Nagambie Growth Management Strategy and more recent draft framework planning, which identify substantial growth opportunities for the town.

The proposed classification has also been informed by deliberative community engagement undertaken as part of the broader UGS process. In this way, the framework is intended to provide a clearer basis for managing and prioritising growth across the municipality, including land supply, infrastructure planning, service delivery and future planning scheme implementation.

High Growth Town

Township: Nagambie

Nagambie is identified as the Shire's principal growth township. With 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. In the UGS context, this suggests an ongoing need for structure planning, infrastructure coordination and careful management of future growth areas to support a broader range of housing and employment opportunities.

Moderate Growth Towns

Townships: Euroa, Avenel, Violet Town

These towns provide important local and regional services and are expected to accommodate moderate, managed growth over the long term. Their role includes supporting surrounding rural hinterlands, strengthening local employment and providing opportunities for greater housing diversity. Growth is likely to occur primarily within existing urban areas or logical extensions identified through framework planning 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 settlements perform important rural and lifestyle functions but are not expected to accommodate substantial urban growth. Many do not have reticulated services and are affected by constraints such as topography, vegetation, bushfire risk or limited infrastructure capacity. In this context, growth is likely to remain limited to infill development on existing lots or within existing township extents, while protecting rural character and environmental values.

The following figure summarises each urban area classification across four dimensions: Urban Area Classification, Strategic Role, Growth Capacity, and Growth Boundaries.

Figure 6 Proposed classification of towns and localities

 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 and lifestyle destination - Basic medical facilities - Local sport and recreation facilities - Operating trainline serviced by V/Line and the freight network - Strong employment relationship with 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. Boundaries Proposed in Nagambie Framework Plan	
 Euroa Violet Town Avenel	Moderate Growth Towns - Towns with population levels that vary in line with general services - Diversity of demography and housing - Retail or commercial services - Operating trainline serviced by V/Line - Education including public school, kindergarten and independent schools - Popular retirement, holiday and lifestyle destination - Basic medical facilities - Strong employment relationship with larger towns nearby	Moderate spatial growth capacity May be identified for some growth beyond existing urban zoned land and infill development, provided it is within defined growth boundaries. Boundaries Proposed in Euroa Framework Plan, Violet Town Framework Plan and Avenel Framework Plan	
 Longwood Strathbogie	Rural locality - Localities 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. Boundaries Proposed in Longwood Framework Plan and Strathbogie Framework Plan	
 Ruffy Graytown Kirwan's Bridge Goulburn Weir Miepoll Boho South Mangalore Mitchellstown Tahbilk 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. Boundaries Contain hamlets to existing zoned extents, where they are not Farming Zone.	

12.5 Rural Living

The UGS has been prepared alongside the Council's Rural Residential and Land Use Strategy (RRLUS), which provides future direction on rural land uses, including rural residential living. Any areas identified for future rural residential opportunities will be defined through that separate strategy.

13. Township Profiles: Nagambie

13.1 Overview

Nagambie is a key township within Strathbogie Shire, located approximately 135 kilometres north of Melbourne and 55 kilometres south of Shepparton via the Goulburn Valley Freeway. The township is well known for its lakeside setting, tourism appeal and access to water-based recreation such as boating and rowing, as well as major wineries including Mitchelton and Tahbilk. With its combination of rural lifestyle, tourism assets and regional accessibility, Nagambie continues to attract both permanent residents and visitors.

Figure 7: Snapshot of existing conditions in Nagambie



Source: Residential Demand and Supply Assessment.

13.2 Current context and land supply

The RDSA identifies Nagambie as having a comparatively strong land supply position within the municipality. Key findings include an estimated 1,300 vacant or broadhectare lots within existing zoned areas, with a substantial proportion of that supply concentrated in a relatively small number of major sites.

This supply is largely concentrated within the following areas:

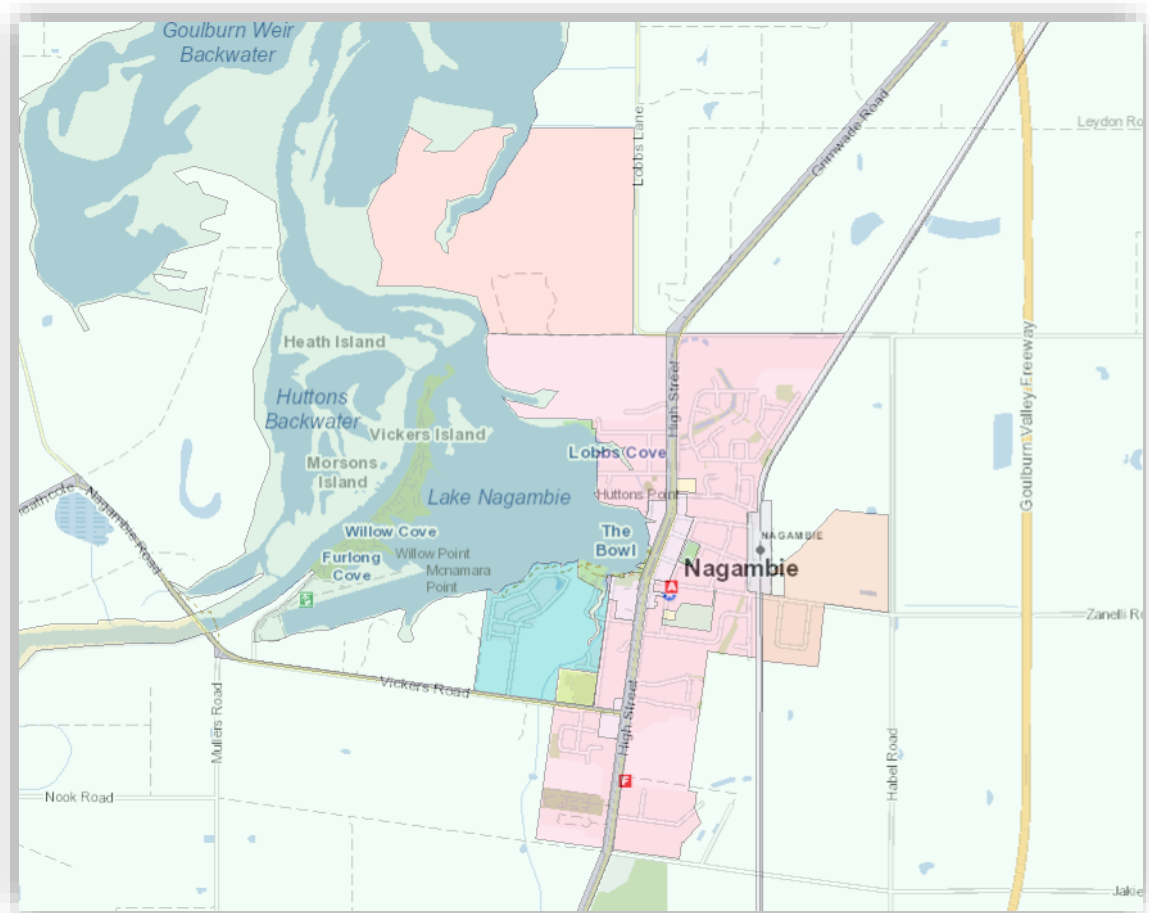
- Lake Nagambie Master Plan / Elloura, with around 346 lots remaining.

- Nagambie Waterways Lifestyle Village and 19 Lobbs Lane, with a combined capacity of around 392 lots.
- Box Grove, within the Low Density Residential Zone, with capacity for around 200 lots, although this area is not currently under development
- Murray Street (rezoned as part of C85 during the development of this UGS project).

Demand modelling in the RDSA was based on a higher growth scenario of 60 dwellings per year, reflecting more recent pandemic-era growth rates. On this basis, the assessment indicates that current zoned supply could accommodate approximately 22 to 40 years of growth, depending on the rate and timing of development uptake.

Infill development, estimated to yield around 134 additional lots, also represents an important part of Nagambie's future housing capacity. In addition to this, there may be scope for medium-density housing and retirement living within established areas, particularly where services and infrastructure are already available.

Figure 8: Existing zoned extents of Nagambie



13.3 Strategic planning history

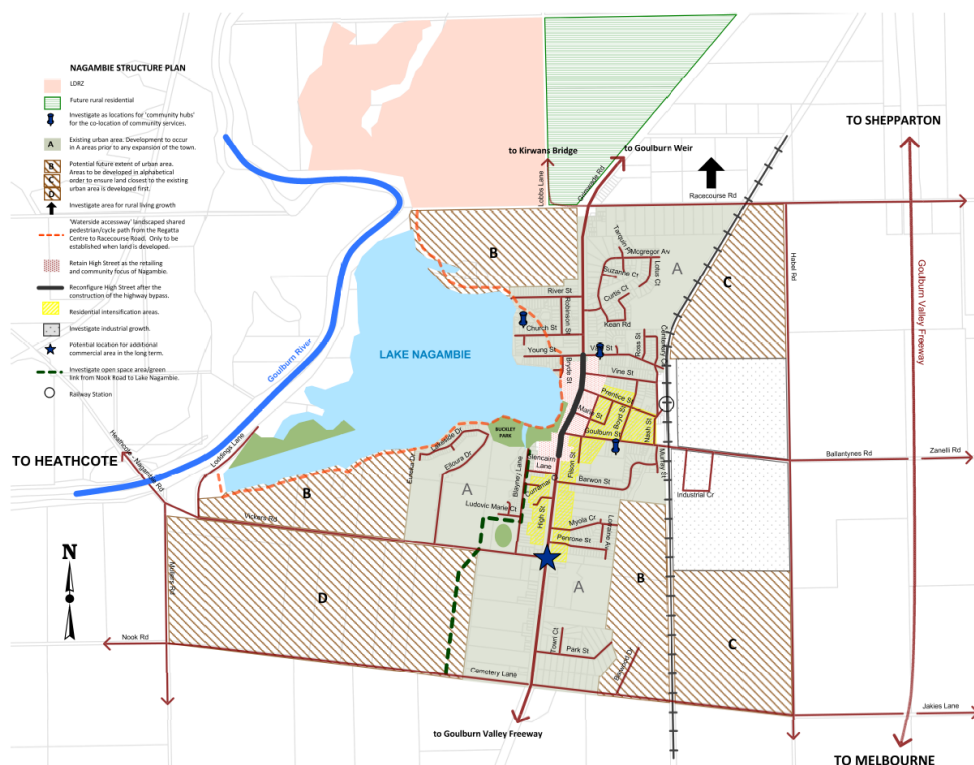
Council has undertaken a series of studies and strategic plans to guide Nagambie's growth and development over time. These include:

- Nagambie Growth Management Strategy, 2008 (Adopted)
- Nagambie Style Guidelines and Neighbourhood Character Assessment, 2008 (Adopted)
- Nagambie Lake Access and Activities Framework, 2008
- Nagambie Growth Management Strategy, 2020 (Draft)
- Nagambie Employment Precinct Economic Assessment (2024, Draft)

At the same time, the amount of land identified for long-term growth in some earlier plans has raised questions about oversupply, infrastructure feasibility and the sequencing of development. In this context, the UGS provides an opportunity to reassess the scale and location of future growth areas and to better align long-term land supply with realistic demand, servicing capacity and landscape considerations.

These documents have consistently identified Nagambie as the township with the strongest capacity to accommodate a greater share of residential growth within Strathbogie Shire, reflecting its infrastructure base, regional accessibility, tourism role and strategic location. These strategies also inform local policy in the Strathbogie Planning Scheme, including Clause 11.01-1L-04, which incorporates the Nagambie Structure Plan as a key reference for current growth and land use planning in the township.

Figure 9: Nagambie Structure Plan as outlined at Cl 11.01-1L-04



13.4 Recent strategic review and rezoning context

Nagambie has been subject to ongoing strategic review and planning scheme change over time, reflecting its role as the Shire's principal growth township. Earlier strategic work identified substantial areas for long-term urban expansion, while more recent review work has reconsidered the scale, timing and feasibility of that growth in light of updated land supply, infrastructure and environmental information.

Planning scheme amendment activity has also influenced the township's residential land supply. In particular, Amendment C85 sought to rezone approximately 15.87 hectares of land south of Murray Street from Farming Zone to General Residential Zone and apply a site-specific Development Plan Overlay to facilitate future residential subdivision. Earlier amendment activity also rezoned land associated with the Elloura development area in a manner generally consistent with the Nagambie Structure Plan.

These existing and proposed rezonings form part of the broader land supply context considered in the RDSA and the UGS. As a result, the UGS does not begin with a blank canvas in Nagambie, but instead builds on and reviews the substantial body of strategic planning and statutory change that has already occurred.

13.5 Proposed changes to future urban growth areas

Based on current land supply, projected demand and consultation feedback, the UGS proposes a more focused and strategically balanced growth framework for Nagambie. The framework seeks to reduce speculative land supply, prioritise areas with a realistic prospect of development and strengthen the relationship between future growth and infrastructure delivery.

The proposed Nagambie Framework Plan removes approximately 240 hectares of longer term residential land identified in the 2022 draft framework plan, as shown in Figure 11. This refinement significantly reduces the extent of speculative growth previously identified to the south and north of the township.

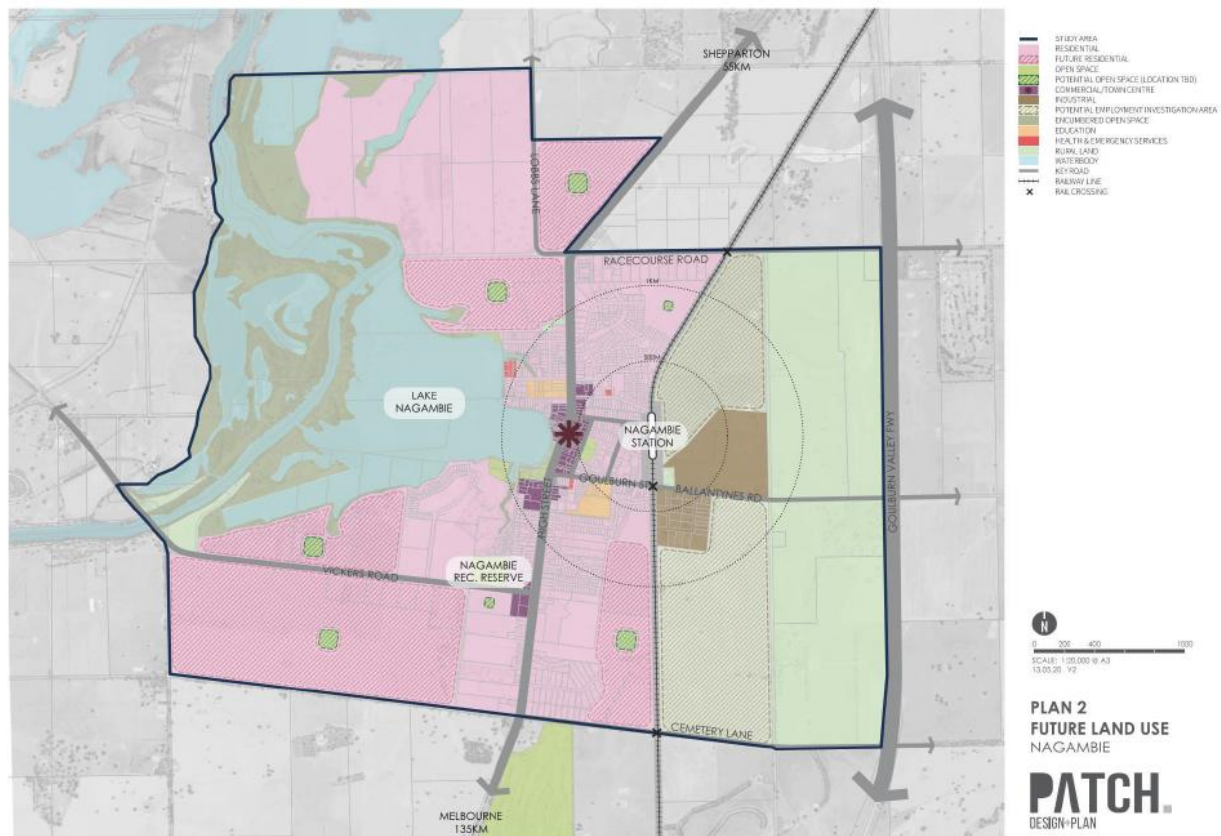
At the same time, the UGS identifies approximately 40 hectares of land at Box Grove for future inclusion in the General Residential Zone. This represents a logical inclusion within Nagambie's future urban structure and provides an opportunity to optimise residential growth in a location already identified for residential purposes in previous strategic plans.

The inclusion of the Box Grove land supports a more consolidated and efficient pattern of urban development. It provides additional capacity for conventional residential development while maintaining a substantially reduced overall growth footprint compared with the 2022 draft framework plan.

The revised framework therefore balances the need to limit dispersed and difficult to service growth with the need to retain sufficient opportunities for Nagambie to

accommodate future housing demand. It establishes a clearer, more targeted and infrastructure aware approach to the sequencing of future development.

Figure 10: Nagambie Growth Management Plan 2022 (Draft)



The following table compares the treatment of key precincts across the 2008 Nagambie Growth Management Strategy, the 2022 draft Nagambie Growth Management Strategy and the proposed UGS outcome.

Table 5: Proposed changes comparator with various framework plans

Precinct	2008 Framework Plan (CI 11)	2022 NGMS	UGS Proposed Outcome
Murray Street (C85stb) ~15.87 ha (100-150 lots)	Identified for residential	Identified for residential	✅ Proceed (approved 2026)
Cemetery Lane (west of rail) ~29 ha (580 lots)	Identified for residential	Identified for residential	✅ Proceed – subject to investigation and future approval

Racecourse Road to Cemetery Lane (east of rail line)	In part identified for residential and commercial/industrial	Identified for Industrial	✓ Proceed for industrial – subject to I 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 – servicing and flooding constraints
Box Grove “Future Residential”	Identified for rural residential	Identified for low density residential	✓ Include approximately 40 hectares for future General Residential Zone development. This is a logical inclusion that optimises residential growth within the revised urban framework

Note: RRLUS identifies adjacent areas to Lobbs lane in the north, for possible rural residential investigation which is reflected in the proposed UGS Framework Plan (subject to separate strategy approval)

The proposed UGS Nagambie Framework Plan, shown in Figure 12 over page, removes approximately 240 hectares of speculative future residential land identified in the 2022 draft, while identifying approximately 40 hectares at Box Grove for future inclusion in the General Residential Zone. The Box Grove land is considered a logical inclusion within Nagambie’s urban structure and provides an opportunity to optimise residential growth in a location previously identified for residential purposes. Overall, the revised framework substantially reduces the extent of speculative land supply and refocuses growth within defined areas that have a more realistic prospect of development and servicing.

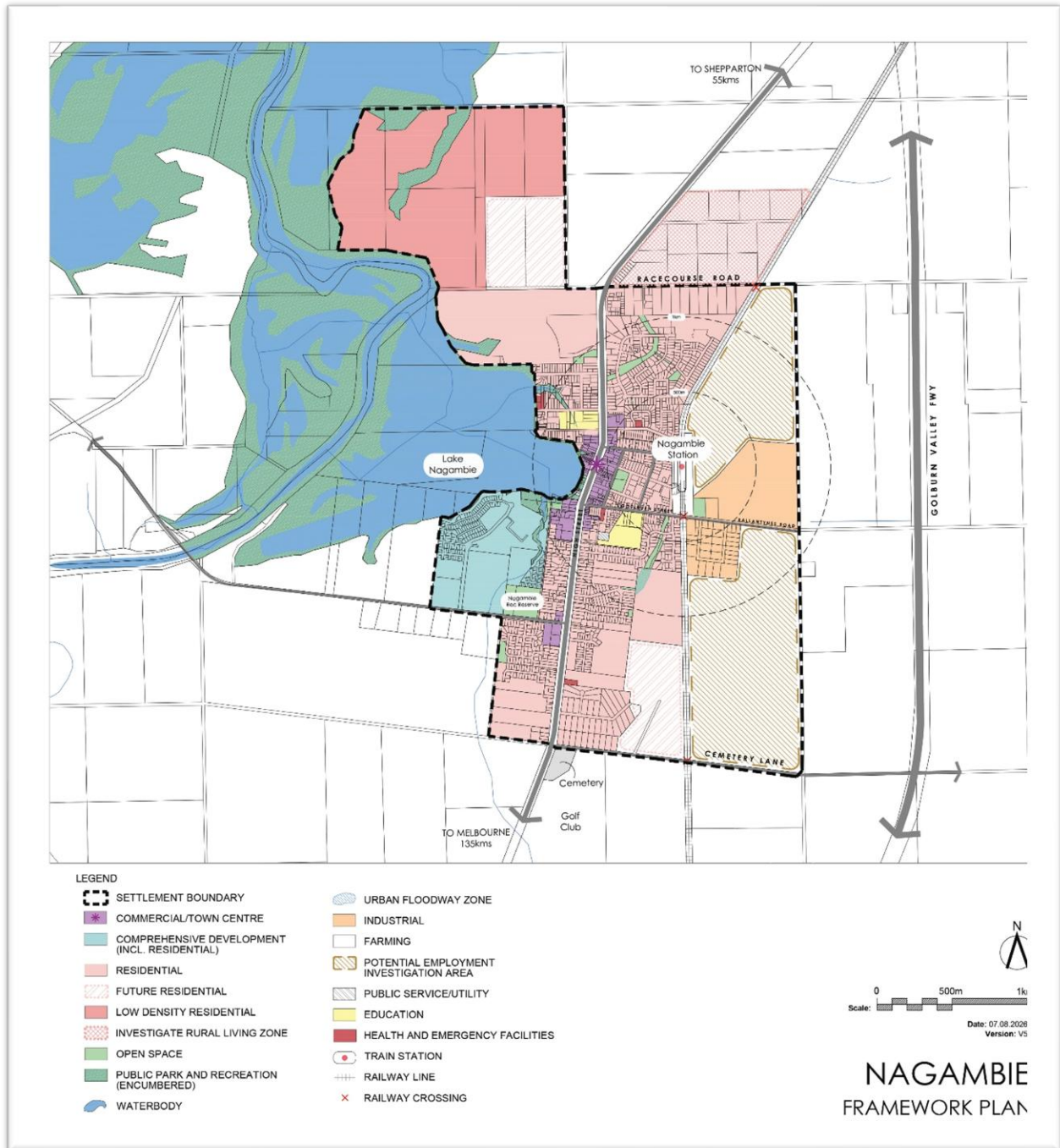
The revised approach to Nagambie’s urban growth focuses on:

- Optimising development within existing zoned and strategically supported land, including Elloura, Nagambie Lifestyle Village and approximately 40 hectares at Box Grove proposed for future inclusion in the General Residential Zone.
- Supporting infill and medium density development, particularly in areas close to the town centre where infrastructure, services and community facilities are already established.
- Managing outward expansion by advancing rezonings only where there is demonstrated demand within the short to medium term and where infrastructure can be provided efficiently.
- Protecting surrounding agricultural and environmental values, including land adjacent to Lake Nagambie and rural areas to the north and south.

In this context, the UGS is not seeking to limit Nagambie’s role as a growth town. Rather, it seeks to refine the location, form, scale and sequencing of growth. The logical inclusion of the Box Grove land

provides additional capacity for conventional residential development while maintaining a substantially reduced overall growth footprint compared with the 2022 draft framework. This approach balances housing supply and investment opportunities with infrastructure capacity, landscape character, environmental values and community expectations.

Figure 11: Proposed Nagambie Framework Plan



13.7 Key Directions Moving Forward

The analysis of Nagambie suggests several key directions to inform the final UGS and subsequent planning work. These include:

- Supporting a more compact and efficient urban form by directing growth to existing zoned land, strategically supported locations and areas with a realistic prospect of development.
- Optimising residential growth through the logical inclusion of approximately 40 hectares at Box Grove for future application of the General Residential Zone.
- Encouraging increased residential densities in suitable locations, particularly close to the town centre, services, community facilities and existing infrastructure.
- Sequencing growth so that infrastructure and services can be planned and delivered in step with development.
- Reviewing zoning and overlays, where appropriate, to remove redundant or speculative growth areas, facilitate the future development of Box Grove and reinforce a clear and defensible township boundary.
- Encouraging a wider range of housing types, including smaller lots, townhouses, units and retirement living, to respond to changing demographics and housing needs.
- Protecting Lake Nagambie, surrounding agricultural land and the broader rural landscape from inappropriate urban encroachment.

Taken together, these directions confirm that Nagambie can continue to play a significant role in accommodating growth within Strathbogie Shire. The proposed approach does not constrain growth, but instead optimises it by directing development to logical and strategically supported locations, including Box Grove, while removing extensive areas of speculative land supply. This will enable future growth to be more clearly aligned with infrastructure capacity, housing demand, landscape values and broader settlement planning considerations.

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 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 Strathbogie Ranges, offering both lifestyle appeal and regional significance.

Figure 12: Snapshot of existing conditions in Euroa



Source: Residential Demand and Supply Assessment.

14.2 Current context and land supply

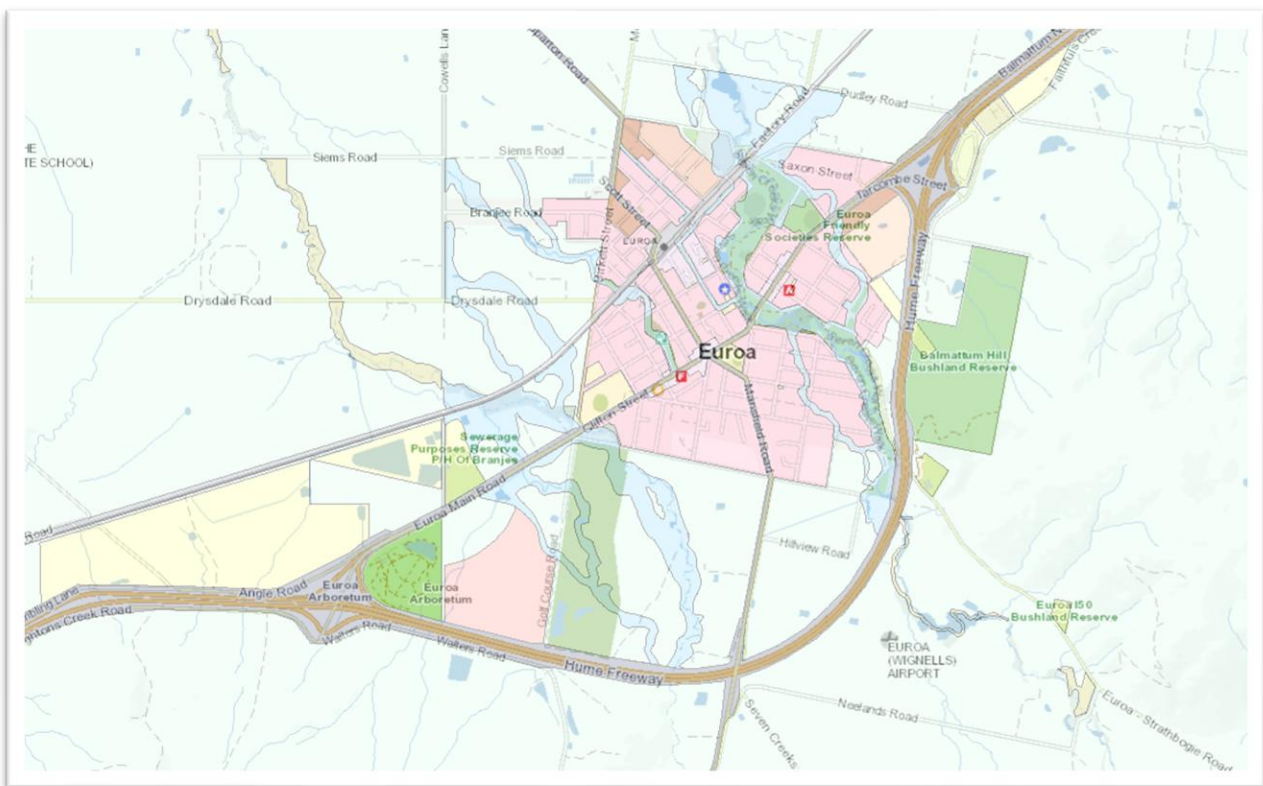
The *RDSA* identified several key insights for Euroa. Between 2016 and 2021, the township recorded an average population growth rate of around 2.7 per cent per annum, equating to approximately 79 additional residents each year. Euroa's population now exceeds 3,000 residents, approaching the threshold at which a broader range of local services and amenities can typically be supported. The town now exceeds 3,000 residents, approaching the population threshold typically required to support a broader range of services and amenities.

Recent growth has been driven largely by older age cohorts, particularly residents aged 65 to 84 years, although increases have also occurred in some younger groups, including 25 to 34-year-olds. Couples without children have been the primary contributors to household growth, while lone-person households remain the most common household type. Euroa recorded an average of around 15 dwelling approvals per annum between 2018 and 2023, without the pronounced uplift seen in other key townships such as Nagambie and Avenel.

In terms of land supply, the Assessment identifies 162 lots remaining in the General Residential Zone (GRZ), indicating a relatively constrained supply of standard residential lots within the township. There is also a significant Low Density Residential Zone (LDRZ) area to the south (often referred to as the Eastern Gateway), with an estimated capacity of around 152 lots under an existing planning permit. Development constraints, including areas affected by the Land Subject to Inundation Overlay (LSIO) and locations without reticulated sewerage, may further limit the practical supply of developable land.

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

Figure 13: Existing zoned extents in Euroa



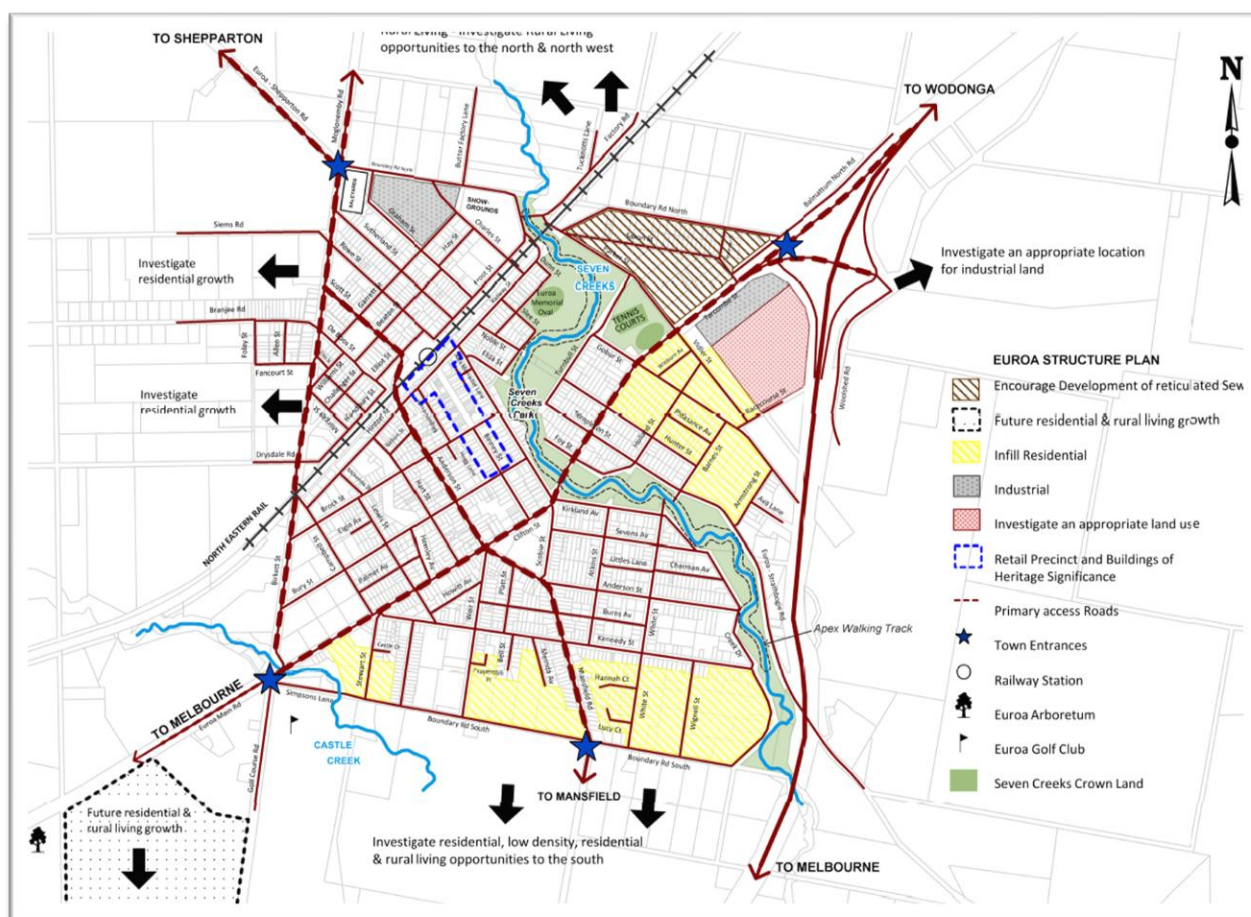
14.2 Strategic Planning History

Council has undertaken a series of studies and strategic plans to guide Euroa's growth and development over time. These include:

- 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 in the Strathbogie Planning Scheme, including Clause 11.01-1L-02, which incorporates the 2010 Euroa Structure Plan as a key reference.

Figure 14: Euroa structure plan outlined at 11.01-1L-2



Source: Cl 11.01-1L-2 Strathbogie Planning Scheme

14.3 Recent Zoning Amendments

Since adoption of the 2010 Structure Plan, a small number of planning scheme amendments have modified Euroa's residential zoning pattern.

Key changes include:

- Amendment C57: rezoning approximately 0.5 hectares from Public Use Zone to Residential 1 Zone (now General Residential Zone). Gazetted on 31 October 2013
- Amendment C39: rezoning approximately 16 hectares from Farming Zone to General Residential Zone. Gazetted on 25 January 2012

These rezonings are included within the existing zoned capacity figures used in the RDSA. The Euroa Township Strategy 2020 provides a long-term vision to 2040 that addresses land use, built form and public realm improvements. Figure 14 should present the Strategy's future land use plan, which has informed the UGS analysis

Figure 15: 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 in light of updated municipal growth objectives, more recent infrastructure information, new flood mapping and modest projected demand.

With an average of around 15 dwelling approvals per year and approximately 314 vacant zoned residential lots, the assessment indicates that Euroa currently has sufficient capacity to meet projected demand for at least the next 20 years.

Given this context, the UGS analysis supports a more restrained approach to outward expansion than envisaged in some earlier strategic work. In particular, it suggests that some previously identified long-term growth areas may no longer be required, or may be difficult to service efficiently, when realistic demand, infrastructure capacity and environmental constraints are taken into account.

The revised approach focuses on:

- Consolidating growth within existing zoned residential areas to maximise use of established infrastructure
- Promoting infill development and a broader diversity of housing types, particularly in walkable locations close to the town centre and key services
- Restricting outward expansion unless a clear and demonstrated need emerges, supported by infrastructure capacity and detailed planning
- Protecting surrounding agricultural land and avoiding areas with environmental sensitivity, including flood-prone and unsewered locations

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

14.4 Proposed Changes to Future Urban Growth Areas

Based on current land supply, projected demand and consultation feedback, a number of changes are proposed to Euroa's long-term growth framework. Table 7 below summarises how key precincts identified in the Euroa Township Strategy 2020 are treated in the UGS analysis.

Table 6: Proposed changes to future urban growth areas in Euroa

Euroa Township Strategy (2020)	UGS Proposed Outcome
South: Hume Freeway, Euroa Golf Club and Boundary Road 208 Ha (potentially 2500+ lots) [Noted as: 'retain land in Farming Zone to avoid further land fragmentation, until it is needed for future expansion of conventional residential development']	✗ Remove from being identified for conventional residential development due to excessive scale, servicing constraints, environmental constraints, flooding and oversupply risk. ☐ Further investigation for RLZ 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...']	✗ 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

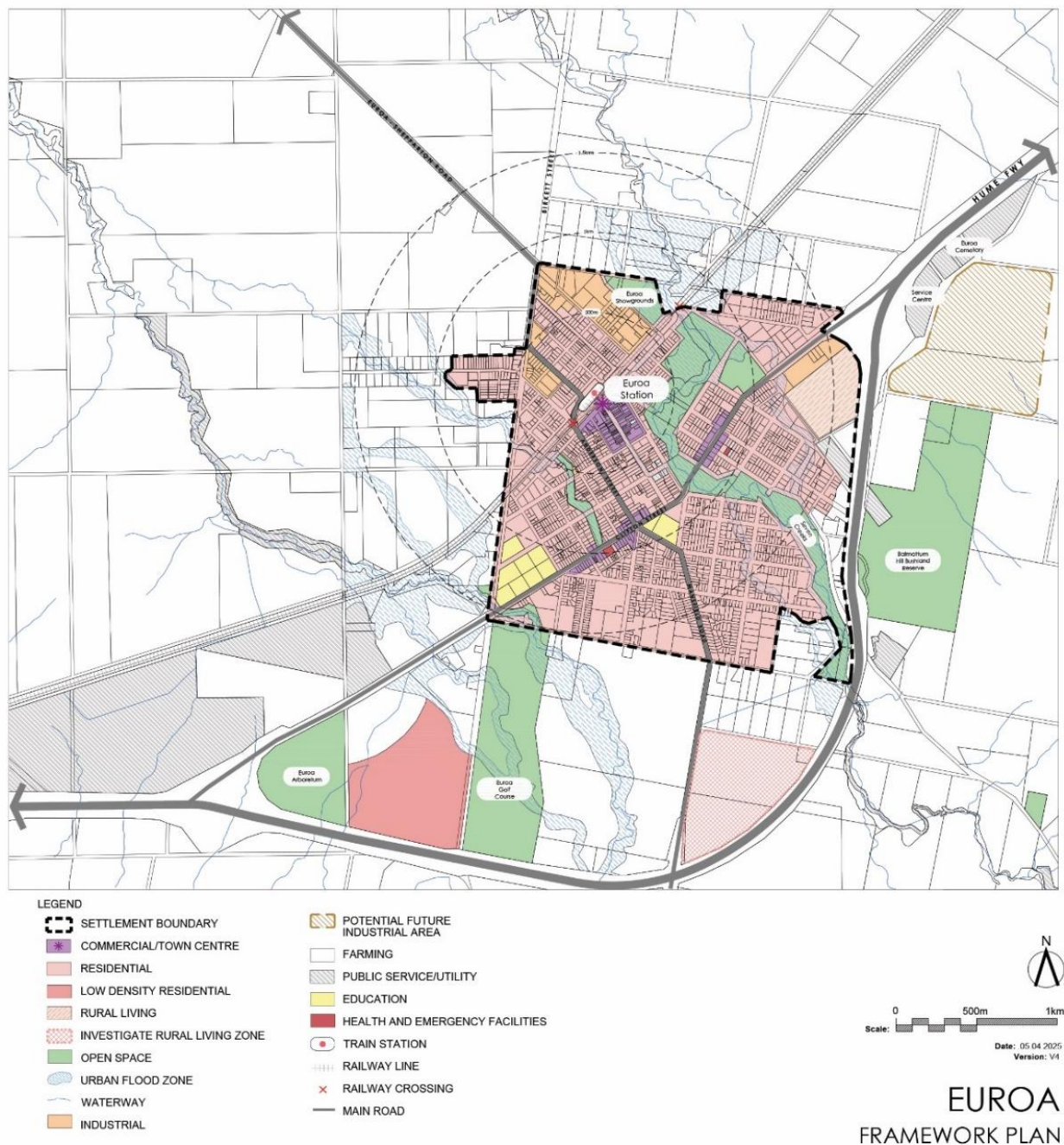
In broad terms, the analysis supports:

- Not progressing the large greenfield area to the south (between the Hume Freeway, Euroa Golf Club and Boundary Road) for conventional residential development at this time, due to its scale, servicing challenges, environmental constraints and the risk of oversupply
- Not identifying the extensive areas to the north and north-west (from Cowells Lane to Wood Road and Boundary Road North/Branjee Road) for future rural living zone expansion, due to fragmentation, servicing limitations, environmental constraints and flooding issues

These changes remove more than 200 hectares of speculative residential land from Euroa's long-term urban growth footprint. They reinforce a shift toward focusing growth within existing zoned and well-serviced areas, consistent with sustainable development principles and realistic housing demand.

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

Figure 16 should illustrate the proposed Euroa Framework Plan, including the refined growth areas and areas no longer identified for long-term urban expansion.



14.5 A More Balanced Growth Approach for Euroa

The revised approach emerging from the UGS work suggests a more balanced growth trajectory for Euroa than previously contemplated. Key elements include:

- Optimising development within existing zoned areas, including underutilised lots and partially developed estates
- Supporting infill and medium-density housing in locations close to services, including the town centre and key community facilities
- Deferring or not pursuing large undeveloped greenfield areas where infrastructure and servicing remain unresolved or would be costly to provide
- Preserving township character and managing environmental constraints, particularly in areas affected by flooding or lacking reticulated sewerage
- Reassessing long-term growth needs on a rolling basis, informed by updated population trends, housing market signals 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.

These directions are intended to ensure that Euroa can continue to accommodate future growth in a way that maintains its role as the Shire's principal service centre, retains its valued rural and historic character, and makes efficient use of existing and planned 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. The township is valued for its rural setting, strong sense of community, historic character and proximity to surrounding natural landscapes. These qualities contribute to Violet Town's distinct identity and ongoing appeal as a small township within the Shire.

Figure 17: Snapshot of existing conditions in Violet Town



Source: Residential Demand and Supply Assessment.

15.2 Current context and land supply

The RDSA identifies Violet Town as a township with relatively low historic growth, but also a limited supply of readily developable land. Between 2016 and 2021, the township's population increased only marginally, by around 30 residents. Population change over this period was concentrated in the 55 to 84 age cohorts, while the number of residents aged under 34 declined.

Violet Town also has a higher proportion of lone-person households and low-income households than both the municipal and state averages. Dwelling values increased rapidly between 2018 and 2023, while the level of residential construction remained low, with an average of around three dwelling approvals

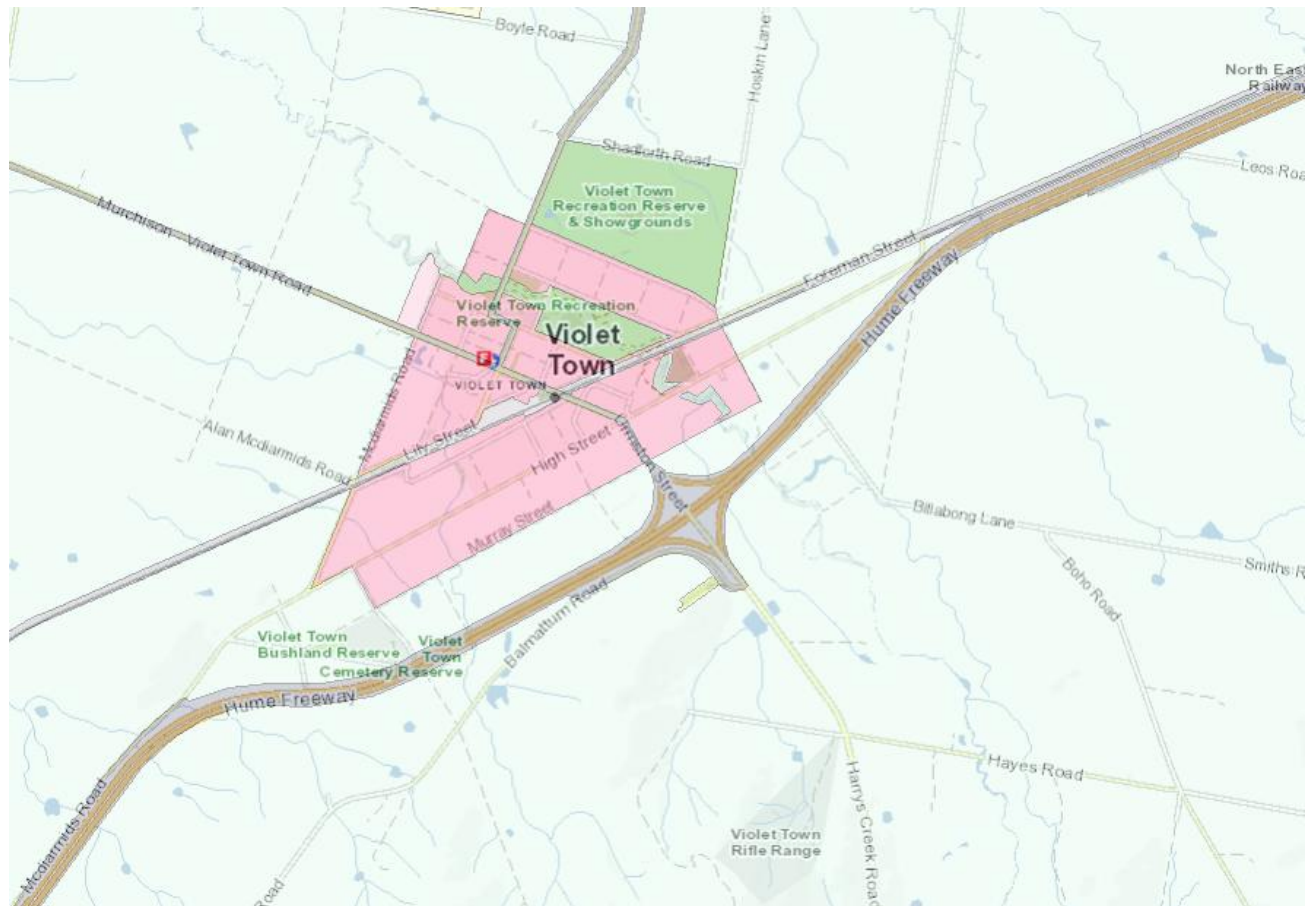
per annum since 2015. This is a substantially lower rate of housing activity than in the larger towns of the municipality.

In terms of land supply, the assessment identifies capacity for approximately 44 lots within vacant and broadacre sites. It also notes substantial infill potential, estimated at 93 lots, much of it located on larger rural lots to the south of High Street that are not currently sewered. No active subdivisions or development projects were observed in the township at the time the assessment was prepared.

Taken together, this suggests that while Violet Town has experienced only modest population and dwelling growth, the limited number of readily developable and serviced sites may itself be a factor constraining growth. This raises the question of whether there may be a need for some additional residential opportunities over time, subject to further assessment of demand, servicing and infrastructure capacity.

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

Figure 18: Existing zoned extents in Violet Town



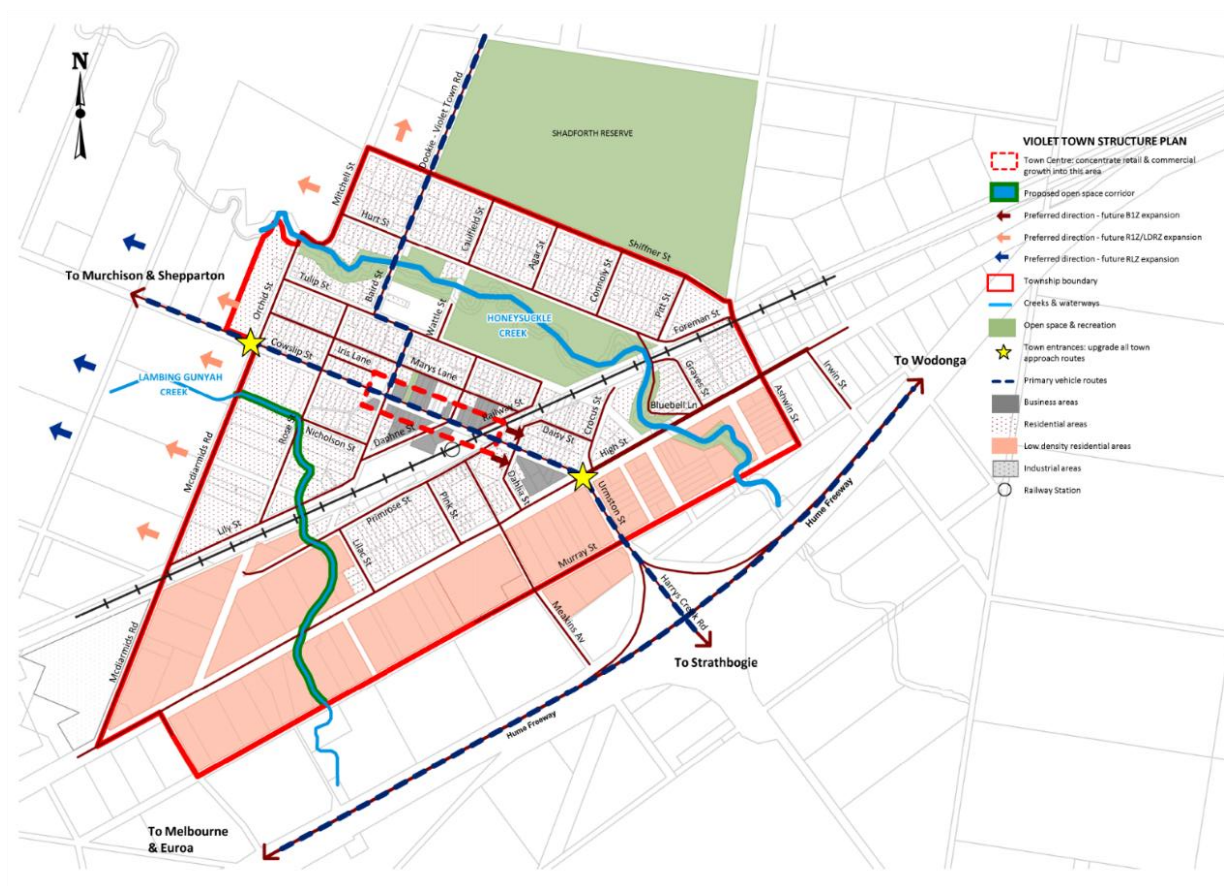
15.3 Strategic Planning History

Council has prepared a number of strategic planning documents to guide Violet Town's development over time. These include:

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

The Strathbogie Planning Scheme includes specific local policy guidance for Violet Town at Clause 11.01-1L-06, which incorporates the township structure plan based on the 2010 strategy. Figure 18 should show the existing structure plan as reflected in the planning scheme.

Figure 19: Violet Town Structure Plan as outlined at Cl 11.01-1L-06



Since the adoption of the 2010 Strategic Development Plan, only small areas of land have been rezoned for residential purposes (8 Orchard Street through C70).

15.4 Future urban growth areas

As part of the UGS process, Council has revisited the future land use directions established in the 2010 Violet Town and District Strategic Development Plan, considering municipal-wide growth patterns, updated technical analysis and local infrastructure constraints. This review suggests that Violet Town is unlikely to experience significant urban growth in the short term, but that a modest expansion of residential opportunities may be warranted if it can be aligned with infrastructure and servicing considerations.

On this basis, the UGS supports further investigation of a potential General Residential Zone boundary expansion to the north of the township, given its relationship to the existing urban area and proximity to services. At the same time, larger or less serviced areas identified in earlier strategic work require more careful consideration in light of environmental constraints, infrastructure limitations and realistic rates of demand.

Drawing on technical investigations, community consultation and landowner submissions received through the UGS process, the following directions are proposed for Violet Town:

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

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

Table 7: 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)	Identified for Industrial	☐ Further investigation recommended by RRLUS

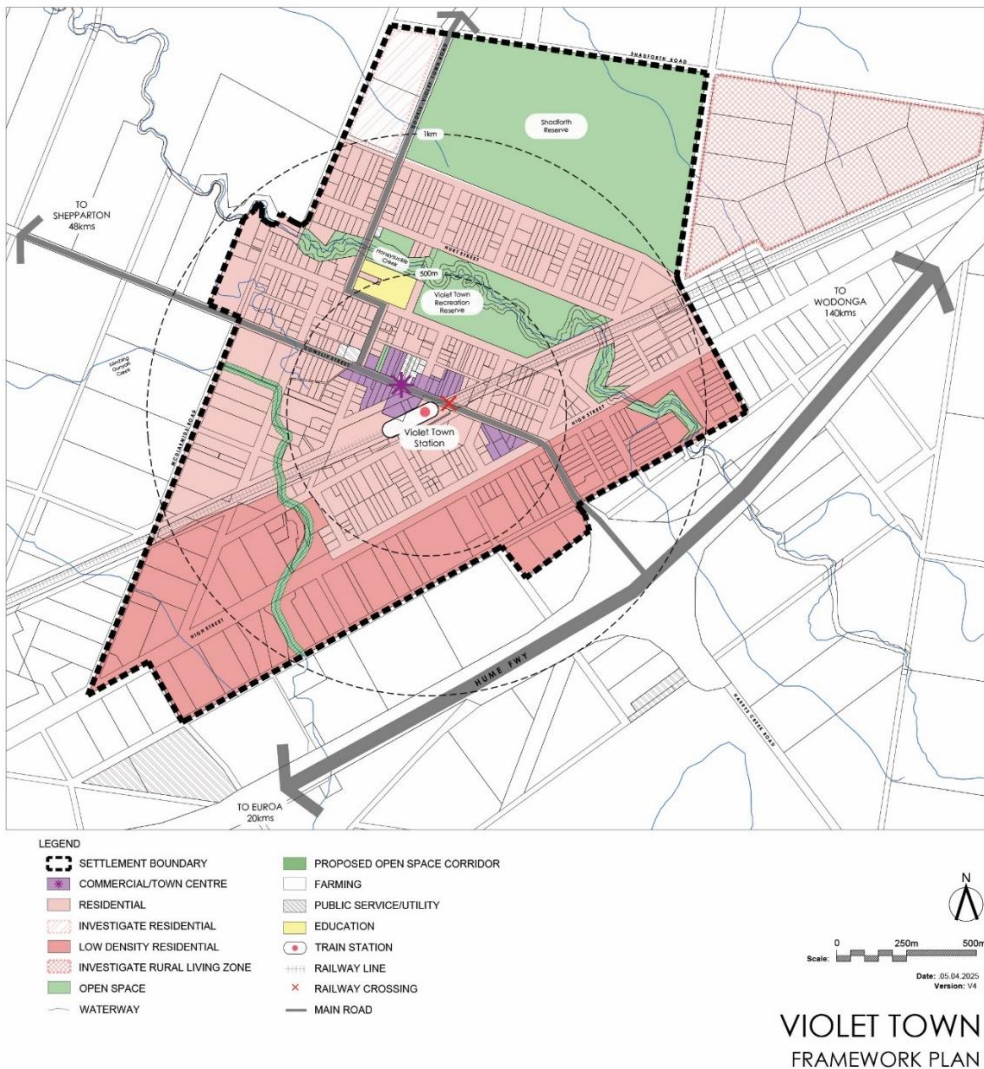
In summary, the analysis supports:

- Proceeding with further investigation of the area north of the township for residential growth, subject to future approvals and more detailed assessment

- Removing the larger area west of the township from future residential investigation, due to its scale, servicing limitations, environmental constraints and flooding considerations
- Noting, but not advancing, a Rural Living Zone investigation area to the north-east, consistent with the RRLUS

While the UGS does not propose Rural Living Zone expansion at this stage, it acknowledges that the RRLUS recommends further investigation of land east of the township for longer-term rural residential opportunities, to be considered through a separate strategic assessment process. Overall, this approach suggests a more measured growth pathway for Violet Town, one that responds to the township's limited recent growth and maintains realistic alignment with servicing, infrastructure capacity and community expectations.

Figure 20: Proposed Violet Town Framework Plan



16. Township Profile: Avenel

16.1 Overview

Avenel is a rural township located approximately 115 kilometres north of Melbourne along the Hume Freeway. With its historic character, village scale and proximity to key transport corridors, Avenel has become an increasingly attractive township for both residents and visitors. The town is also known for its vineyards, heritage features and surrounding rural landscape, all of which contribute to its distinct identity and appeal.

Figure 21: Snapshot of existing conditions in Avenel



Source:: Residential Demand and Supply Assessment.

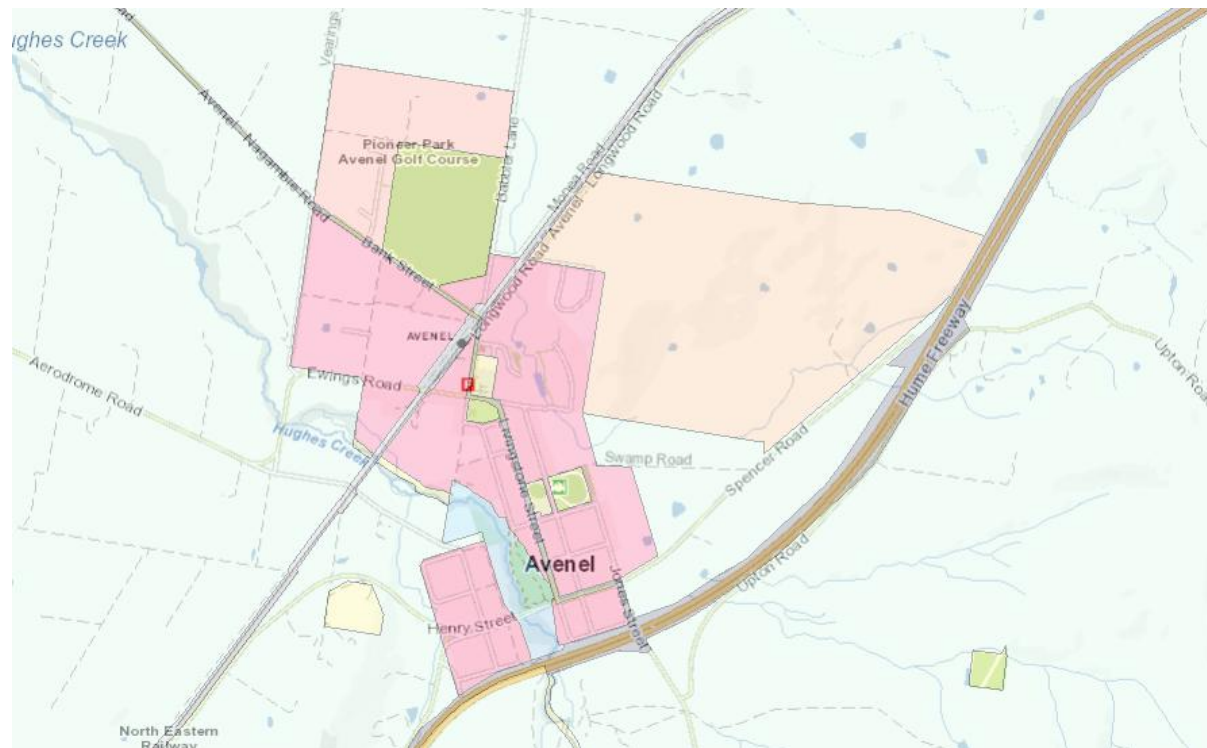
16.2 Current context and land supply

The *RDSA* identifies Avenel as a township experiencing steady growth and comparatively strong market demand. Between 2016 and 2021, Avenel recorded average annual population growth of around 1.5 per cent. While the township generally has a younger age profile and a greater share of family households than other parts of Strathbogie Shire, recent growth has also been influenced by an increase in residents aged 65 to 84 years.

Avenel's residential land market has shown strong demand, with vacant lot prices increasing by an average of around 16.5 per cent per annum between 2018 and 2023. Dwelling approvals have also increased over time, rising from fewer than 10 approvals per year between 2015 and 2018 to a peak of 27 in 2022. This trend suggests a stronger recent level of housing activity than in some other townships across the municipality.

In terms of land supply, Avenel contains a relatively high number of large residential lots. While some of these are vacant and suitable for development, many are already developed with dwellings and established gardens, which may limit the extent to which they are likely to redevelop in practice. The township also contains several broadhectare sites within the Township Zone and Low Density Residential Zone (LDRZ), with an estimated yield of around 511 lots.

Figure 22: Existing zoned extents in Avenel



16.2 Strategic planning history

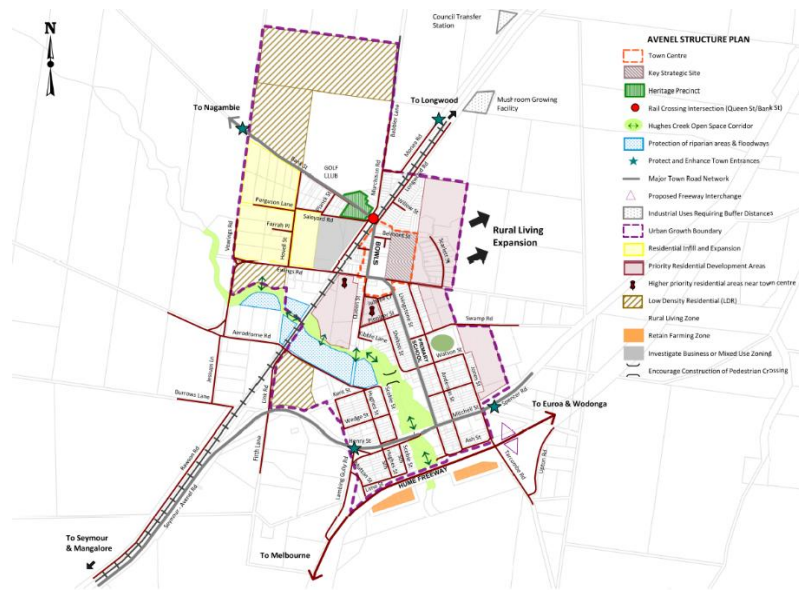
Council has prepared a number of strategic documents over time to guide the development and growth of Avenel. These include:

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

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

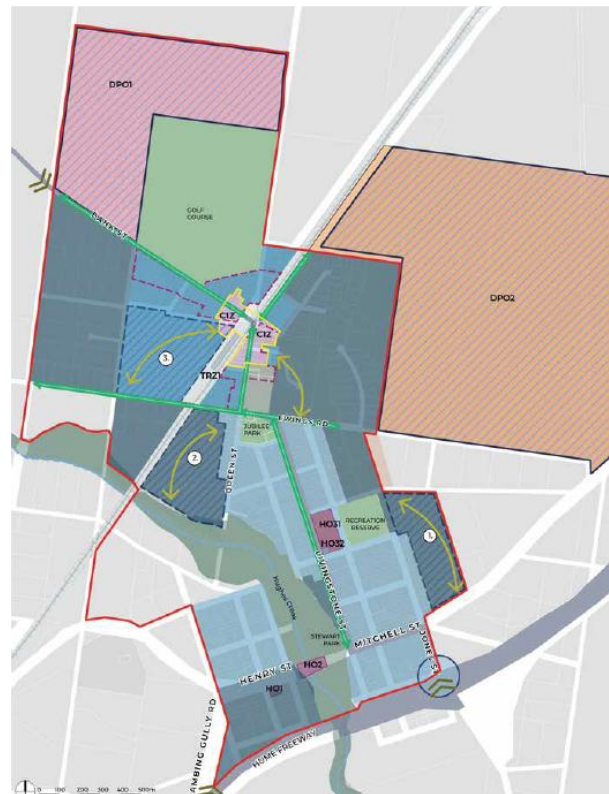
The current Strathbogie Planning Scheme incorporates elements of the Avenel 2030 Strategy. Clause 11.01-1L-01 references the Avenel Structure Plan, which provides direction for land use planning and growth within the township.

Figure 23: Avenel Structure Plan as outlined at CI 11.01-1L-01



In response to changing local conditions and community expectations, Council has prepared the Draft Avenel Township Strategy 2024, which provides an updated vision for land use, township character and community infrastructure.

Figure 24: Avenel 2024 proposed future land use plan



16.3 Future Urban Growth:

The UGS has considered the future directions set out in the Draft Avenel Township Strategy 2024 in the context of the broader municipal growth framework, updated residential demand analysis and local infrastructure considerations. On this basis, the draft strategy's overall direction remains broadly appropriate. This suggests that no additional residential growth areas are required for Avenel beyond those already contemplated in existing zoned land and the draft strategy framework.

The Avenel Framework Plan indicates that future growth is expected to occur primarily within existing residentially zoned land, including areas within the Township Zone and Low Density Residential Zone. While the draft strategy does not identify the need for major new rezonings, it does indicate capacity for moderate ongoing growth through a combination of infill and broadhectare development.

As part of the UGS, minor adjustments have been made to the urban growth boundary to better align it with land currently zoned for residential purposes. This refinement is intended to provide a clearer planning boundary and to avoid including non-residential land, such as Rural Living or Farming land, within the township growth area.

Overall, this points to an incremental and contained approach to growth in Avenel, consistent with the township's rural identity, infrastructure capacity and strategic role within the Shire.

To support future planning, Table 12 should compare the treatment of key growth areas across the Avenel 2030 Strategy, the Draft Avenel Township Strategy 2024 and the proposed UGS outcome.

Table 8: 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.

In broad terms, the UGS analysis supports the removal of two areas identified in the earlier Avenel 2030 Strategy for low density residential growth:

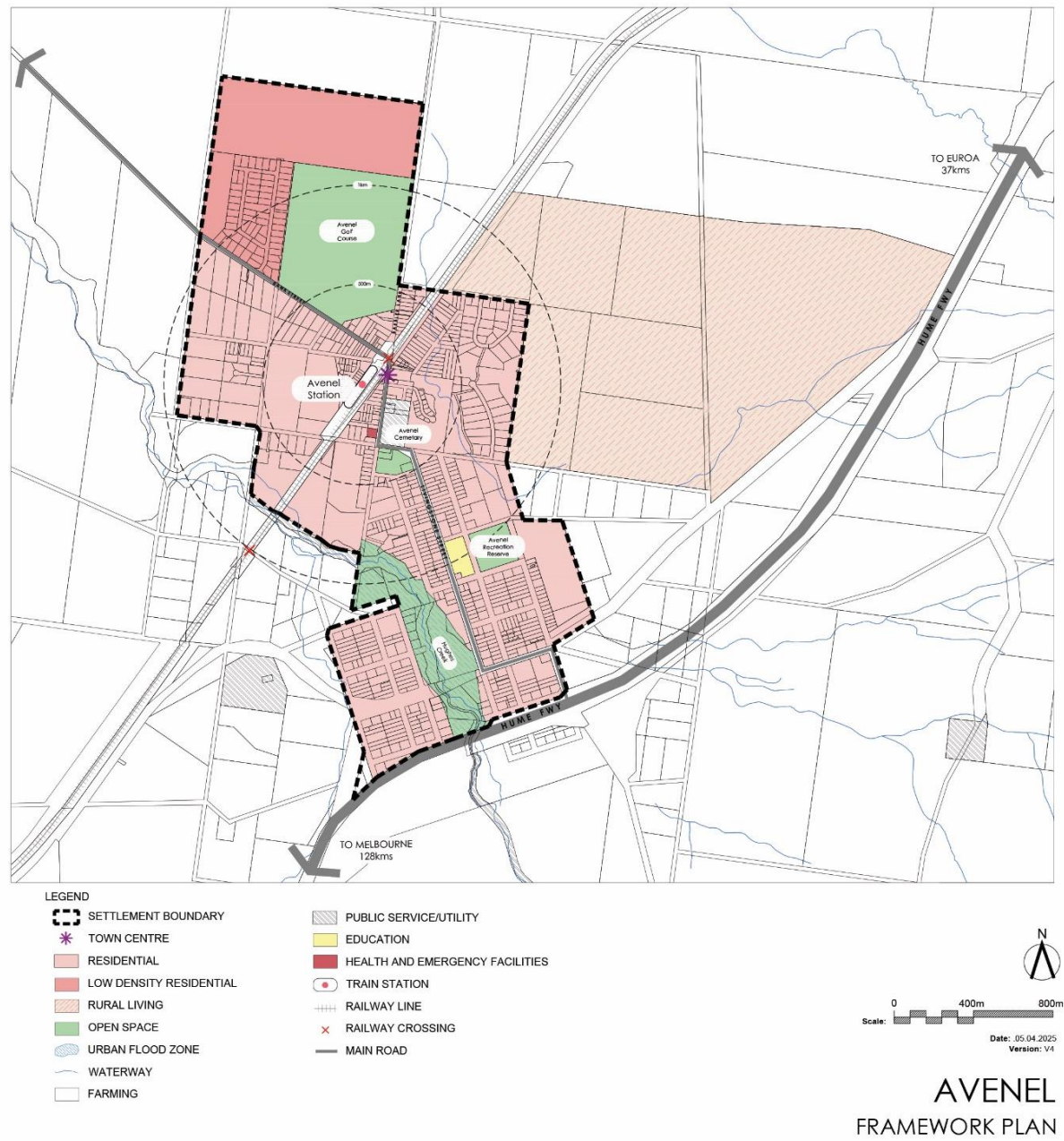
- Land to the west of the township
- Land to the south-west of the township

These areas are not carried forward in the Draft Avenel Township Strategy 2024 and are not supported through the UGS, primarily due to environmental constraints and flood risk. Their removal reflects a

more refined and realistic growth framework that responds to updated technical information and avoids unnecessary outward expansion.

This approach indicates that Avenel’s future growth can continue to be accommodated within its existing urban footprint and established residential areas, without the need to identify additional greenfield expansion areas at this stage.

Figure 25: Proposed Avenel Framework Plan



16.4 Key directions for future planning

The analysis of Avenel points to several directions that can inform the final UGS and future township planning. These include:

- Focusing future residential development within existing zoned land to make efficient use of available infrastructure and services
- Supporting a combination of infill and broadhectare development to accommodate moderate ongoing growth
- Maintaining a clear and contained township boundary that excludes surrounding non-urban land
- Avoiding expansion into areas affected by environmental constraints or flooding
- Using the Draft Avenel Township Strategy 2024 as the main strategic basis for future planning and implementation

Taken together, these directions suggest that Avenel has capacity to accommodate continued moderate growth, but that this growth is best managed within the township's existing footprint rather than through outward expansion. In this context, the role of the UGS is to confirm and refine that approach within a broader municipal framework for settlement planning.

17. Township Profile: Strathbogie and Longwood

17.1 Overview

The rural townships of Strathbogie and Longwood offer distinct lifestyle opportunities within Strathbogie Shire. Strathbogie is known for its scenic natural landscapes, including rolling hills and forested areas that support activities such as bushwalking, birdwatching and nature appreciation. Longwood, with convenient access to the Hume Freeway, is characterised by its historic buildings, small-town scale and strong sense of community.

Figure 26: Snapshot of existing conditions in Longwood and Strathbogie



Source: Residential Demand and Supply Assessment.

The RDSA highlights that the Strathbogie SA1 experienced relatively strong growth for its size between 2016 and 2021, with 34 additional dwellings over the period (around seven dwellings per year), while the Longwood SA1 recorded 16 additional dwellings (around three per year). At a broader scale, 123 dwelling approvals were recorded between 2015 and 2022 in the rural SA1s of the Euroa SA2 (excluding Euroa and Violet Town), which include Strathbogie, Longwood and surrounding rural areas, averaging around 15 approvals per year.

Vacant lot prices in nearby Avenel increased by an average of 16.5 per cent per annum between 2018 and 2023, indicating strong market demand across the region, although this has translated into only modest residential activity within Strathbogie and Longwood themselves.

In terms of land supply and servicing constraints, the assessment notes that Strathbogie has theoretical capacity for approximately 82 additional lots through vacant and infill development,

based on an assumed average lot size of 4,000 square metres. However, Strathbogie is unsewered, and all development must comply with land capability requirements, with the majority of infill opportunities located south of Armstrong Avenue. Longwood has indicative capacity for around 104 additional lots on the same 4,000 square metre basis, but similarly lacks reticulated sewerage. Key development capacity in Longwood is associated with a large Township Zone parcel at 12 James Grant Lane, north of the existing township, and a Low Density Residential Zone parcel at 397 Avenel-Longwood Road.

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

Figure 27: Existing zoned extents in Longwood

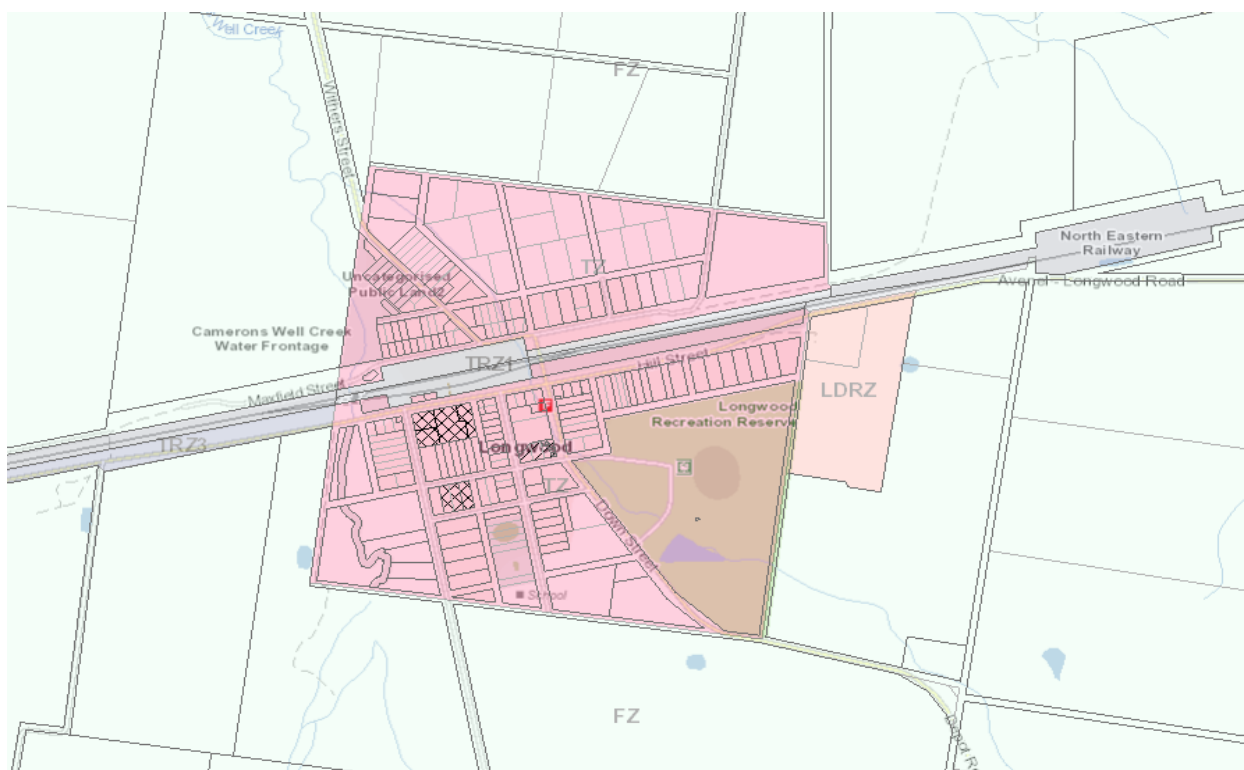
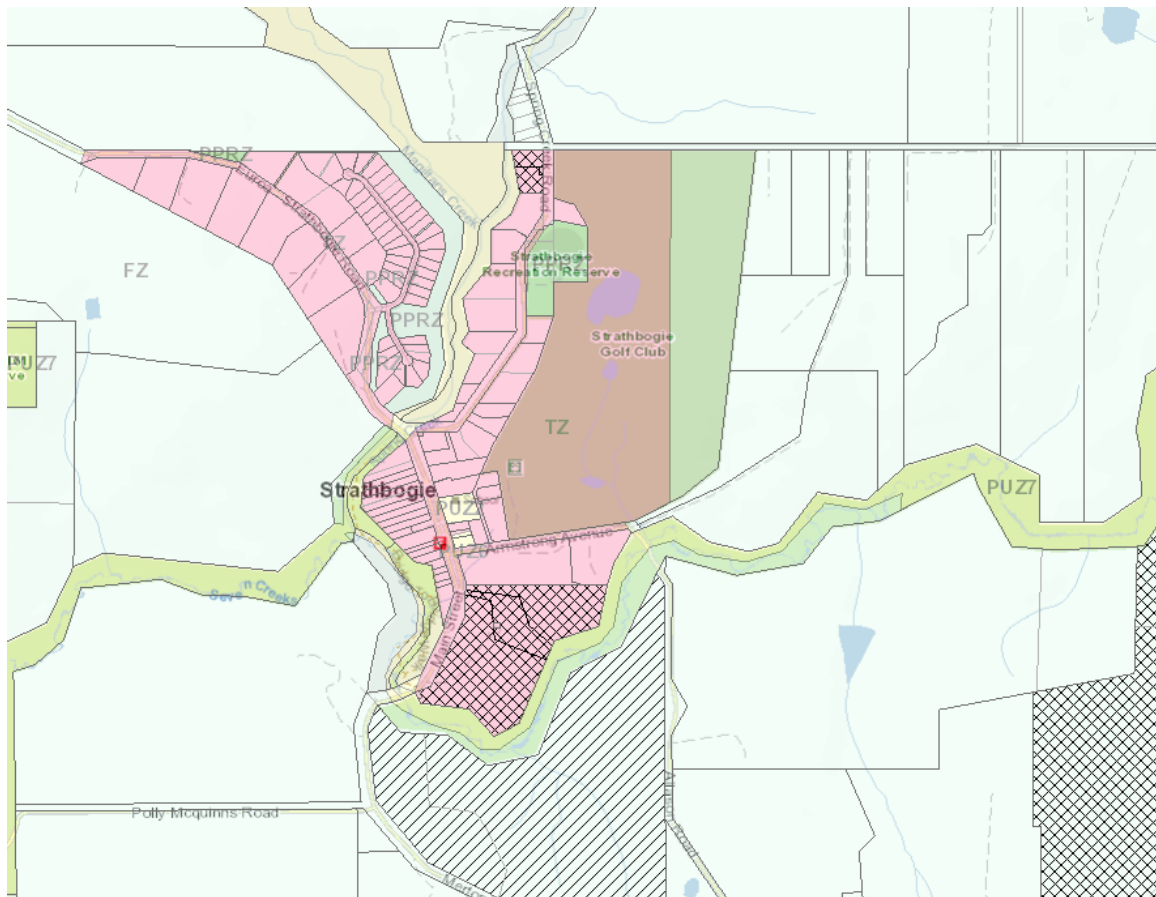


Figure 28: Existing zoned extents of Strathbogie



17.2 Strategic work and planning direction

There has been no recent township-specific strategic planning work for either Longwood or Strathbogie beyond their inclusion in broader municipal strategies. Both townships were considered in the Strathbogie Shire Rural Residential Strategy (2004), which identified a range of potential rural residential investigation areas across the municipality.

Each township also has an associated structure plan embedded in the Strathbogie Planning Scheme:

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

These local policies provide high-level guidance on settlement pattern and low-density development around each township, but they have not been supplemented by more detailed, contemporary township strategies.

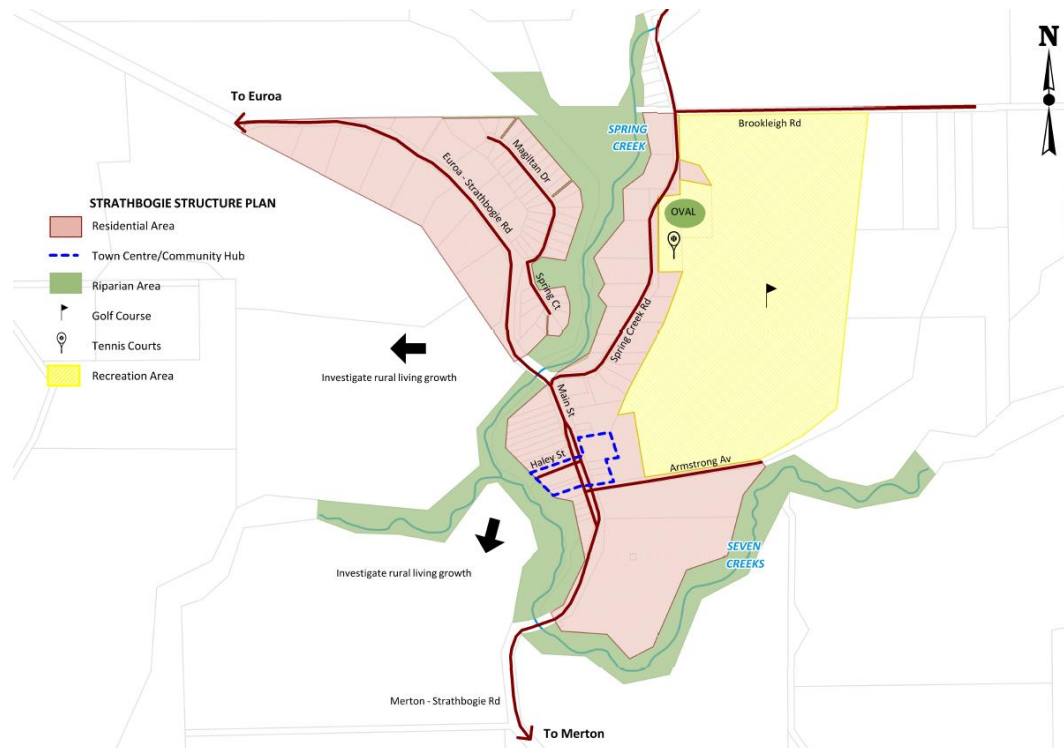
In the context of the UGS, and given known servicing limitations and environmental constraints, the analysis does not identify a need for expansion beyond current zoned areas in either Longwood or Strathbogie. Instead, the emphasis is on managing limited growth within existing urban extents, while

recognising the role of these townships as smaller rural communities within the broader settlement network.

Figure 29: Longwood Structure Plan as outlined at CI 11.01-1L-03



Figure 30: Strathbogie Structure Plan contained at CI 11.01-1L-05



17.3 Future Urban Growth

The UGS has reviewed the strategic role and existing development pattern of Strathbogie and Longwood within the wider municipal growth framework. Given modest historic growth, limited infrastructure capacity and the availability of other, better serviced locations for urban expansion, the current pattern of development in both townships is considered appropriate for the foreseeable future.

Accordingly, no new areas are proposed for residential development in either township through the UGS. Growth is expected to remain limited and incremental, occurring primarily through infill and development of existing lots within current zoned areas, subject to land capability and servicing constraints.

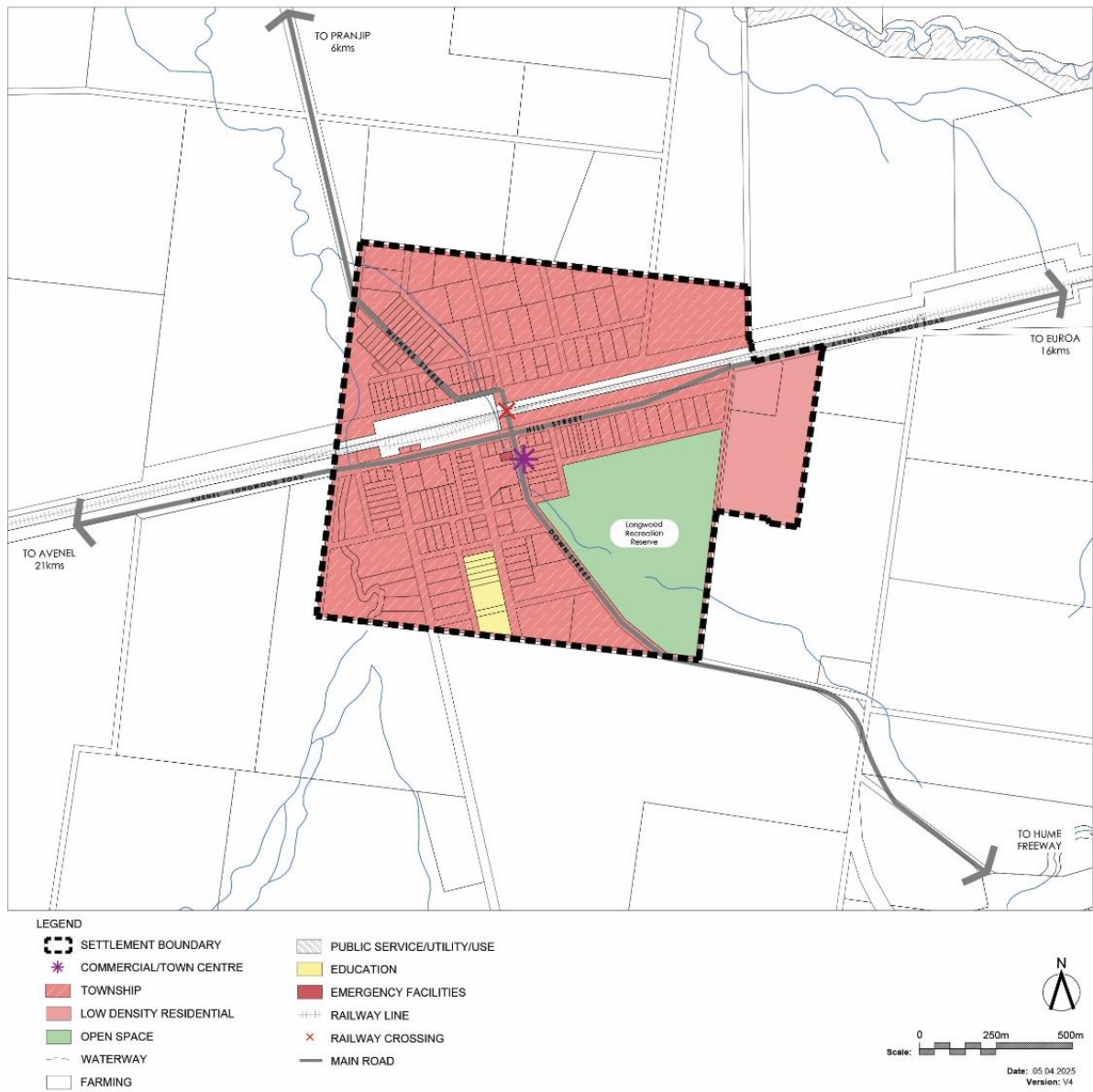
To provide greater clarity and certainty for future decision-making, the UGS recommends applying growth boundaries that align with the existing zoned residential extents of Strathbogie and Longwood. This will help clearly delineate the townships' urban footprints and confirm that surrounding non-residential land—including Rural Living and Farming Zones—falls outside the urban growth area.

Figures 29 and 30 illustrate the proposed Longwood and Strathbogie Framework Plans, showing the alignment between growth boundaries and existing zoning.

Overall, this approach confirms the role of Strathbogie and Longwood as small rural townships with limited but ongoing capacity for low-intensity growth, rather than as locations for significant urban expansion

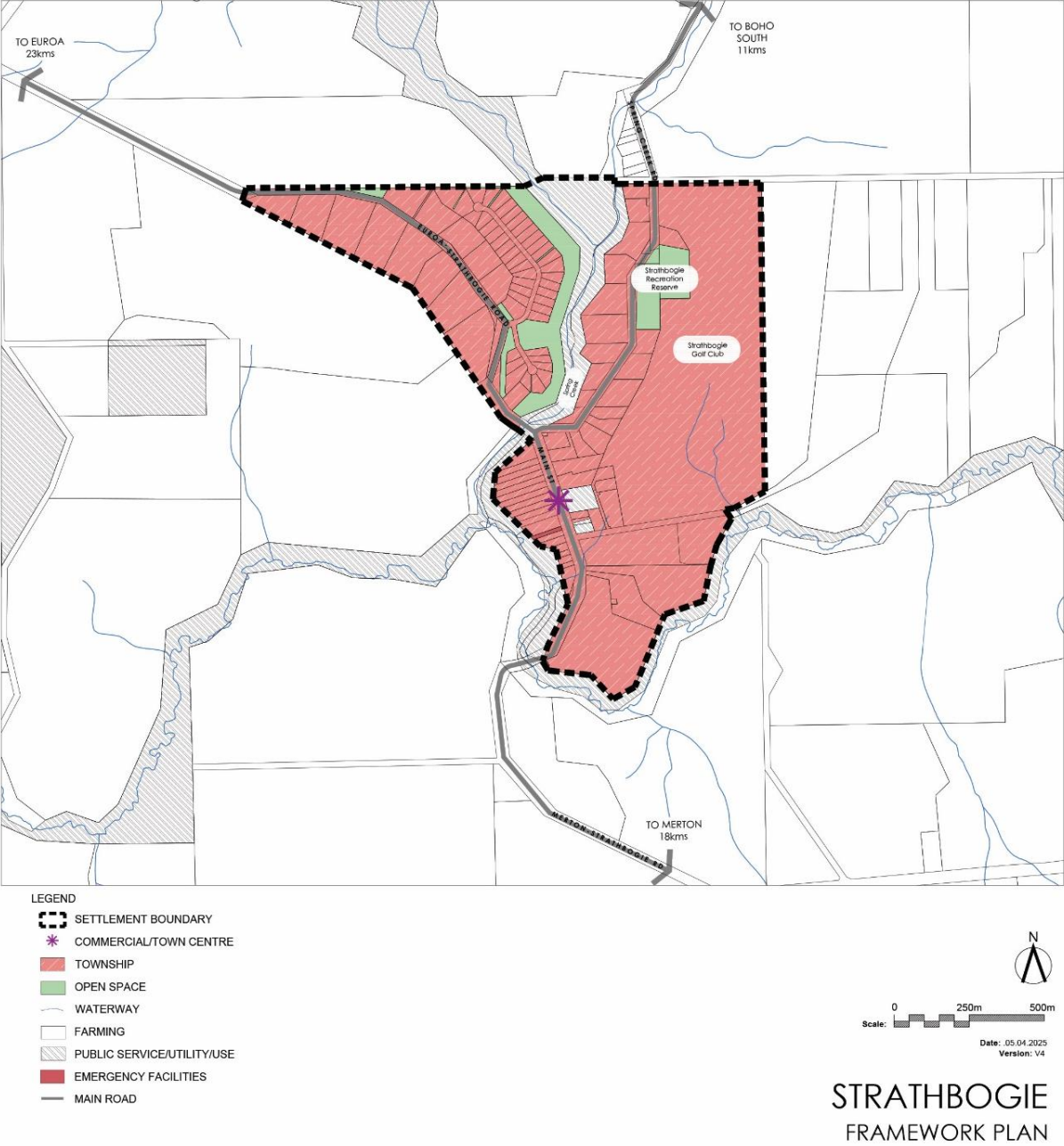
To provide greater certainty and clarity in future planning decisions, the UGS recommends applying growth boundaries that align with existing zoned residential extents. This will help clearly delineate the urban footprint, ensuring that non-residential zoned land—including Rural Living and Farming Zones—is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

Figure 31: Proposed Longwood Framework Plan



LONGWOOD
FRAMEWORK PLAN

Figure 32: Proposed Strathbogie Framework Plan



18. Other rural hamlets and localities

18.1 Overview

In addition to the main townships, Strathbogie Shire contains a number of small rural hamlets and localities that offer more dispersed lifestyle and housing opportunities within a predominantly rural setting. These settlements typically comprise small clusters of dwellings and rural properties set within surrounding 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	

Each of these localities has its own history and character, but they generally function as small rural communities rather than as designated growth townships.

18.2 Land Use and Servicing Context

All of these localities are currently located within the Farming Zone, notwithstanding the presence of some smaller or fragmented lots that reflect historic rural subdivision patterns. They do not contain residential or township zones and generally:

- Lack reticulated sewerage and water infrastructure
- Are subject to land capability and environmental constraints, including bushfire and flood risk in some locations
- Offer limited scope for further subdivision or more intensive development

Development in these areas is primarily guided by the Farming Zone provisions of the Strathbogie Planning Scheme, which emphasise the protection of productive agricultural land and the avoidance of inappropriately dispersed urban uses in rural areas. Proposals are subject to careful assessment, particularly in relation to servicing, wastewater management, environmental risk and the protection of rural character.

18.3 Planning Direction

No recent, locality-specific strategic planning work has been undertaken for these hamlets beyond their consideration in earlier rural residential and land use strategies. Within the context of the UGS, no expansion or rezoning is proposed for these areas, and they remain outside the defined urban growth boundaries.

The planning approach acknowledges the historic development patterns and community role of these small settlements, while emphasising that future urban growth should be directed to larger townships that are zoned and serviced to accommodate it. Further urban development in the hamlets is not generally anticipated, given their location within the Farming Zone and the environmental and infrastructure constraints that limit their capacity to support additional growth.

Any future development proposals in these localities should continue to be assessed on a case-by-case basis, with careful consideration of zoning intent, land capability, environmental risk and broader strategic planning objectives. Council will monitor development activity in these areas and, if required, may consider additional planning mechanisms through future strategic work to ensure that land use outcomes remain consistent with the municipality's long-term strategic direction, including the roles of the UGS and the Rural Residential and Land Use Strategy (RRLUS).

PART D

Implementation and Monitoring

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



19. Implementation

This chapter 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.

Figure 33: UGS Implementation Action Plan

Action	Timeframe	Lead role	Key stakeholders	Dependencies / notes
1  Adopt the final UGS and communicate outcomes	 Short term (Year 1)	 Council	 Community, engagement team	 Public exhibition and feedback completed
2  Prepare and progress a planning scheme amendment to embed UGS directions	 Short term (Years 1–2)	 Council – Strategic Planning	 Department of Transport and Planning (DTP)	 Requires planning scheme amendment process
3  Define and implement growth boundaries in the planning scheme	 Short term	 Council – Strategic Planning	 DTP	 Informed by adopted township framework plans
4  Update / prepare township structure plans to align with the UGS	 Medium term (Years 2–4)	 Council – Strategic Planning	 Consultants, infrastructure and service providers	 Sequenced with housing demand and land supply analysis
5  Monitor housing approvals and lot uptake by township	 Ongoing	 Council – Strategic and Statutory Planning	 —	 Input to KPI monitoring and review triggers
6  Review growth boundaries township each Census	 Every 5 years	 Council – Strategic Planning	 Consultants as required	 Dependent on updated demographic and housing data
7  Develop funding and staging plans for priority infrastructure upgrades	 Medium term	 Council – Infrastructure	 Utility providers, developers, State agencies	 Linked to growth staging and sequencing decisions

19.1 Planning Scheme Amendments

To give statutory effect to the UGS, a future planning scheme amendment is expected to address the following matters:

- Updating Clause 02.03 (Strategic Directions) so that it reflects the objectives and key directions of the UGS
- Amending township-specific Clauses 11.01-1L to incorporate revised structure plans and growth boundaries for Nagambie, Euroa, Avenel, Violet Town, Longwood and Strathbogie
- Introducing, where appropriate, a local planning policy that references the UGS as a key strategic background document for rezoning and major planning permit applications relevant to urban growth

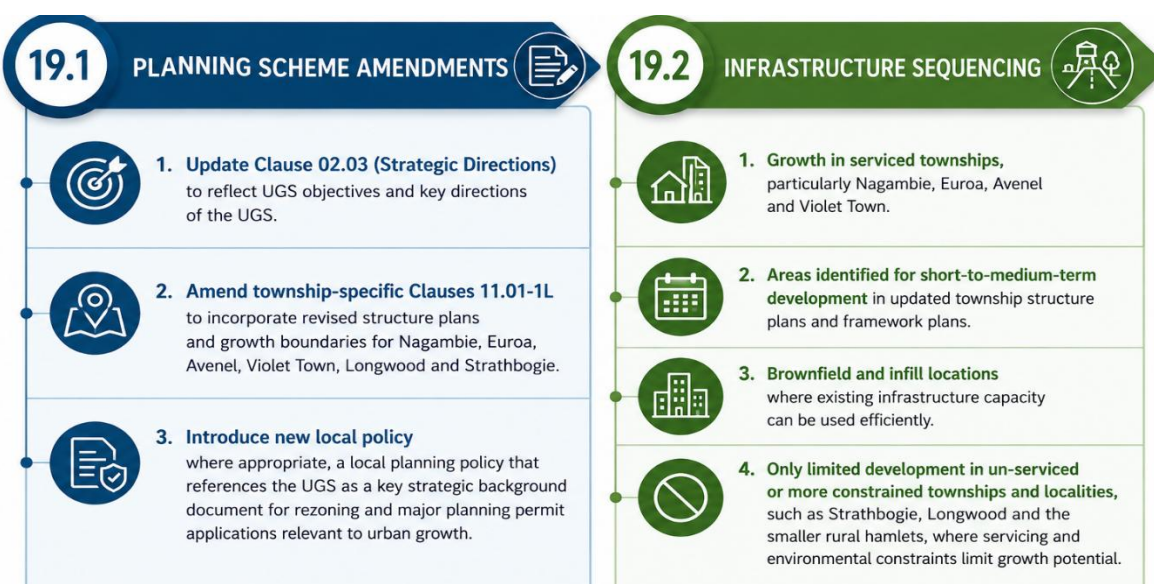
The detailed form and content of any amendment will be determined through a separate statutory process.

19.2 Infrastructure Sequencing

Implementation of the UGS will need to be accompanied by coordinated infrastructure planning and investment. In broad terms, infrastructure sequencing is expected to prioritise:

- Growth in serviced townships, particularly Nagambie, Euroa, Avenel and Violet Town
- Areas identified for short- to medium-term development in updated township structure plans and framework plans
- Brownfield and infill locations where existing infrastructure capacity can be used efficiently
- Only limited development in unserved or more constrained townships and localities, such as Strathbogie, Longwood and the smaller rural hamlets, where servicing and environmental constraints limit growth potential

More detailed staging and funding plans will be required as part of future structure planning and infrastructure programming.



19.3 Monitoring and Review Framework

To ensure the UGS remains current and responsive, it will be important to monitor outcomes and periodically review key assumptions. The following indicators and triggers could provide a basis for this:

