This clause focuses on Local Area implementation of the objectives and strategies set out earlier in the Strathbogie Planning Scheme. Each section relates to a particular town and should be read in conjunction with the rest of the Municipal Strategic Statement. The sections are organised under the following Local Area headings.

- Avenel
- Euroa
- Longwood
- Nagambie
- Ruffy
- Strathbogie
- Violet Town

### Avenel

**Overview**

Avenel’s population increased from 552 in 2001 to 732 in 2006 and in 2011 the population is estimated to be 814, indicating that there is strong growth.

Avenel’s character can be defined by its size, low density layout, grid street layout, location between the Hume Freeway and rail boundaries. Avenel has a strong visual relationship with the rural landscapes, particularly Hughes Creek and its floodplain.

Hughes Creek, which flows through Avenel is a valuable natural feature and important native vegetation corridor. This corridor has potential to form the spine of an Avenel open space network with links to the town centre, residential areas and places of interest.

**Objective**

To promote and support the sustainable growth of Avenel.

**Strategies**

- Encourage a more distinct town centre that allows for future expansion and encourages a strong sense of place.
- Encourage greater housing choice and diversity including medium density housing choices close to the town centre.
- Support the arterial road network route alteration to alleviate pressure on the town centre including railway crossing.
- Encourage sustainable rural living growth on the urban fringe in identified areas.
- Protect the heritage precinct along the Avenel-Nagambie Road (Bank Street) entrance, including the bridge over Hughes Creek and Red Kelly (Ned Kelly’s father) grave.
- Encourage the retention of older housing stock that contributes to the valued character of the area.
- Protect the views of adjacent hills and ranges from inappropriate development; particularly at the Henry Street entrance.
- Protect the native vegetation along roadsides and in the Hughes Creek corridor.
- Encourage an open space network within the Hughes Creek Corridor to provide for recreational use and connectivity through the township that does not negatively impact on the natural environment.
- Encourage the further development of walking and cycling paths including pedestrian bridge over the Hughes Creek.
- Support improved intersection treatments at the Hume Freeway.
- Support improved intersection treatments at the railway crossing, to Bank Street, in the short to medium term.

**Structure Plan**

The Avenel Town Structure Plan provides planned direction for growth of the township. The Structure Plan allows for urban growth boundary, residential infill, residential growth, future rural residential opportunities, open space network and town centre precinct.

Structure Plan shown at page 9.

**Implementation**

- Rezone the town centre precinct to an appropriate commercial or mixed use zone.
- Rezone all existing and future residential areas identified on the Avenel Structure Plan to an appropriate residential zone.
- Apply the Development Plan Overlay/s to ensure coordinated development.
- Support the rezoning of the land known as Lovers Hill to the Rural Living Zone with relevant environmental controls.
- Apply a Design and Development Overlay or other appropriate overlay to the hills and ranges adjacent to the Henry Street entrance.
- Investigate the use of a Vegetation Protection Overlay or other appropriate overlay, for the native vegetation along the roadsides and Hughes Creek Corridor.
- Investigate the use of an Overlay to recognise the existing character of Avenel.
- Implement the recommendations of the Heritage Study including the consideration of the Avenel heritage precinct along the Avenel-Nagambie Road (Bank Street), Hughes Creek Bridge and Red Kelly’s grave into the Heritage Overlay.
- Prepare an Avenel Transport Impact Assessment Study to consider Hume Highway intersection treatments, short to medium term railway crossing treatments and longer term relocation of the arterial road network through Avenel.
- Prepare a Street Tree Plan that encourages; thematic street tree planting along roads leading into town, specifies the plantings for new developments and promotes the retention of mature street trees.
- Prepare a Hume Freeway Town Entrance Concept Plan.
- Prepare a riverine walking/cycling trail and management plan.

**Euroa**

**Overview**

Euroa is the largest village within the Strathbogie Shire, with a population of approximately 2,768. It is expected that Euroa will grow, therefore it is fundamental that the Plan is structured to ensure that the township of Euroa continues to provide for the needs of its residents, surrounding rural areas and visitors, whilst coping with, and capitalising on, the opportunities presented by growth and development.
Objectives

To continue to develop Euroa as a weekend and short break destination, whilst maintaining its traditional roles as a rural service centre and ‘drop in’ location for Hume Freeway travellers.

To maintain and enhance the Euroa “Village” character through strengthening its compact central area, the strong presence of services and the attractive historic buildings and streetscapes.

To strengthen Euroa’s relationship with its rural hinterland through showcasing activities, events and local products that portray the way the town’s well vegetated streets and open spaces forge links with its landscape context.

Strategies

- Encourage the redevelopment of land along the ‘Old Hume’ corridor for commercial uses.
- Support retail growth in Binney Street, between Railway Street and Brock Street.
- Support civic growth in Binney Street, between Brock Street and Bury Street.
- Manage parking demand and provision to support the activity, streetscape and economic competitiveness of the village centre.
- Showcase and protect the existing heritage qualities of the town centre.
- Support the continued development of light industrial uses on existing industrial land to the north-west.
- Support the role of the Saleyards in the economic development of Euroa whilst improving the gateway to the village.
- Encourage people to move about the town centre by foot or bicycle.
- Improve cyclist/pedestrian connections to Seven Creek Reserve, walking tracks and recreational areas, including the arboretum.
- Improve access and connections between the identified ‘community hubs’- Civic Hub, Education & Community Hub, Health and Wellbeing Hub, Arts and Culture Hub and Recreational, Social and Leisure Hub.
- Further develop high quality sporting and recreational facilities within Seven Creeks Reserve.
- Support investigation/funding/development for a Visitor Information Centre in Seven Creeks Park and incorporate a Café and amenities facility.
- Investigate the role and use of the Showgrounds and recreational reserves as a multi-use facility.
- Support and consider proposed redevelopment of the Seven’s Creek Run, Euroa.

Structure Plan

The Structure Plan for Euroa encourages the centralisation of the central business area, redevelopment of the old Hume Highway corridor and identifies future growth areas. Structure Plan shown at page 10.

Implementation

- Consider rezoning and/or the application of Overlay/s to support redevelopment of premises for commercial uses along the ‘Old Hume’ corridor.
- Develop a Design and Development Overlay or other appropriate overlay for the town centre, along Binney Street and Railway Street, to ensure new buildings and/or alterations to existing buildings are designed to reflect the form and scale of existing heritage/older contributory buildings.
- Complete and implement the findings of the Heritage Study for sites within Euroa.
- Undertake a feasibility study for a Visitor Information Centre, bus and caravan parking within or on the fringe of the central business area.

- Prepare a Parking Overlay.

- Prepare a cycling and walking plan to improve connectivity between key attractions and community hubs.

- Prepare a recreation plan that encourages the further development of high quality sporting recreation reserves, their connection with the Sevens Creek Reserve and promote the multi-use of these facilities.

- Prepare a Master plan for the Showgrounds to identify the future long term use of the site and its facilities, and investigate opportunities for consolidation of facilities.

- Investigate appropriate land for rezoning for industrial purposes.

- Investigate rural living opportunities on the fringe of Euroa.

- Rezone the existing farming zoned land in Vidler Street and Racecourse Street to Rural Living Zone.

21.03-3  
05/12/2013  
C50

Longwood

Overview
Longwood is a small rural settlement that is home to approximately 416 residents, a country pub, rockery (Gemstone Museum), post office and store. Longwood still has its original primary school, constructed in 1888 and extensive recreational facilities for a small town. The recreational facilities include: equestrian grounds, greyhound training, football/cricket oval, netball court, tennis courts, golf course, and an community centre including a stage, kitchen, meeting room and squash courts.

Objective
To preserve the distinctive characteristics of the natural and built environment of Longwood and promote Longwood as a place to live.

Strategies
- Manage the natural and built environment to ensure the local character is protected.
- Encourage and support improvement to the town power supply.
- Support upgrade of the intersection of the Hume Freeway and the Longwood-Ruffy Road.
- Protect historical sites.

Structure Plan
The structure plan for Longwood identifies existing zoned areas and community infrastructure. Longwood Structure Plan at page 11.

Implementation
- Develop a Masterplan for the Longwood Community Centre and Recreation Reserve Facility including equestrian facilities.
- Investigate the use of a Vegetation Protection Overlay to protect significant native vegetation throughout the town and on the town fringe.
- Complete and implement the findings of the Heritage Study for sites in and around Longwood.
- Investigate intersection treatments between the Hume Freeway and the Longwood-Ruffy Road.
Nagambie

Overview
Nagambie’s population is growing significantly, albeit from a relatively small base. In recent times, the Strathbogie Shire has experienced increasing interest from the Melbourne and Shepparton property markets, particularly in the Strathbogie Ranges, Avenel and Nagambie. Building approvals leapt from $2.25M to $7.25M in value in the year to 2006. The population of Nagambie was approximately 1,550 people in 2011, however the permanent population is expected to grow to around 4,000 people in the near future. When considering the population of Nagambie there is considerable tourist population of an additional 4,000 to 5,000 people during the peak season. This increase in population must be considered when planning for the future of Nagambie.

Objective
To grow Nagambie as an agricultural service centre as well as a visitor, lifestyle and retirement centre.

Strategies
- Recognise Nagambie as a lakeside location.
- Improve connections between the town and the lake, and provide more opportunities for public access to the lake edge including moorings.
- Protect and enhance the environmental values of the lake and other natural features.
- Encourage the clustering of higher density dwellings around the town centre.
- Retain High Street as the retail and community focus of Nagambie.
- Consider the potential for a secondary retail area to be established in the area of the intersection of High Street and Vickers Lane subject to demand and floorspace analysis.
- Provide land for industrial expansion in an accessible and environmentally suitable location, with access to suitable infrastructure.
- Provide land for rural residential development that has minimal impact on agricultural activities and are environmentally appropriate.
- Encourage more walking and cycling routes.
- Provide a variety of recreation opportunities as the town expands.
- Encourage an attractive, naturalistic landscape edge to the lake.
- Encourage and support the development an extension of the boardwalk around the bowl of Lake Nagambie.

Structure Plan
The Nagambie Structure Plan is based on the Nagambie Growth Management Strategy and identifies the sequence of development for future residential growth and encourages the utilisation and intensification of the central business area in High Street. The Structure Plan provides guidance to Council to ensure that the urban growth of Nagambie occurs in an orderly manner and that the urban growth is contained within the area generally bounded by the lake, Racecourse Road, the railway line, Cemetery Road, High Street and Vickers Road.

Nagambie Structure Plan is at page 13.

Implementation
- Investigate planning tools such as Public Acquisition Overlay, Development Plan Overlay, Design and Development Overlay and/or Development Contributions Plan Overlay, to create public open space and the requirement of at least a 50 metre setback between any development and Lake Nagambie.
Prepare a schedule to the Design and Development Overlay to implement the provisions in the ‘High Built Form Buildings’ as contained in the ‘Nagambie Style Guidelines’ document, and the Heights and Setback Map as detailed in the ‘Main Street Plan’, which shows the proposed heights and setbacks of new buildings.

Investigate the use of an Environmental Significance Overlay or other appropriate overlay to protect and enhance the environmental values of the lake and other natural features.

Apply Development Plan Overlay/s over existing undeveloped large residential sites to allow for sustainable subdivision design principles.

Prepare a Planning Scheme Amendment to implement the recommendations of the Neighbourhood Character Assessment, as outlined in the ‘Existing Residential; Area Guidelines’.

Complete and implement the Nagambie Post Bypass Strategy and ensure that High Street is retained as the retail and community focus.

Rezone land to the Industrial 1 Zone in accordance with the Industrial Land Review (2008).

Investigate the rural residential rezoning of land to the north of Nagambie.

Prepare a walking and cycling plan that considers access to the town centre and encourages more walking and cycling traffic.

Prepare and investigate the feasibility of recreation strategy to increase and consolidate recreation facilities as the town grows.

Investigate the feasibility and cost of extending Marie Street to link with Boyd Street.

Investigate the potential for open space to be located between Vickers Lane and Nook Road as part of any development proposals for this area.

Investigate the opportunity for moorings on Lake Nagambie.

---

**Ruffy**

**Overview**

Ruffy is a small rural village of which the township and surrounding area has a population of 337 in 2011. Ruffy offers a range of facilities and activities including a small town centre with community centre and recreation reserve, scenic drives and walks in the surrounding bush.

**Objective**

To retain the distinctive environmental character of the natural and heritage environment.

**Strategies**

- Encourage sharing multi-use of the community centre.
- Encourage the use of the recreation and community facilities.
- Encourage business and residential development in the township of Ruff.

**Structure Plan**

The Ruffy structure plan identifies existing uses and the area that is proposed to be rezoned to the Township Zone.

The Ruffy Structure Plan is located at page 13.

**Implementation**

- Rezone the township of Ruffy to Township Zone in accordance with the Structure Plan.
- Prepare a concept plan for the Ruffy Recreation Reserve.
- Prepare a master plan for the community centre.
Strathbogie

Overview

Strathbogie has a population of approximately 300 and is located on an elevated plateau in the Strathbogie Ranges. Strathbogie is growing as a food and wine region and has many natural features.

Objective

To retain the village ambience.

Strategies

- Promote bicycle and walking path networks.
- Protect the natural environment and riparian areas.
- Encourage the use of sporting facilities.

Structure Plan

The Structure Plan for Strathbogie identifies existing zoned areas and community infrastructure. The Strathbogie Structure Plan is located at page 14.

Implementation

- Investigate rural living opportunities.
- Investigate mixed uses of the Strathbogie Recreation Reserve.
- Investigate the use of a Vegetation Protection Overlay to protect the environment and riparian areas.

Violet Town

Overview

Violet Town has a population of approximately 700 people located near the Strathbogie Ranges. It is a diverse rural community which features many groups, community organisations, sporting clubs and facilities such as a monthly market, arts and music activities, sporting clubs, churches, a community health service, a community house, the Bush Nursing Centre, a primary school, support programs, community organisations, social groups, accommodation and restaurants.

Objective

To ensure Violet Town will be a sustainable, compact community taking advantage of its location amongst a wider district of rural and farming uses and location on the Hume Freeway.

That Violet Town remains a vibrant and friendly town, and develops in a way that has a positive impact upon the environment, whilst retaining its ‘country feel’ of open spaces, wide streets and historic buildings.

Strategies

- Ensure new residential areas are in close proximity to the town centre.
- Encourage the retention of the mix of retail and community uses within the town centre.
- Encourage the expansion of the town centre along Cowslip Street and High Street.
- Provide rural residential living that does not compromise agricultural, natural, environmental, landscape or infrastructure resources.
- Provide additional industrial zoned land to allow for expansion of industrial activities.
- Provide and maintain high quality sporting facilities for people of all ages and abilities.
- Improve pedestrian access between key areas such as the town centre, Bush Nursing Service, primary school, train station and sports facilities.
- Ensure that footpaths are included as part of any new developments throughout the township at the developer’s cost, this includes residential, commercial and industrial development.
- Ensure new buildings in Violet Town complement the existing character in both residential and commercial areas.
- Ensure construction of new buildings in the town centre along Cowslip Street abut the front and side boundaries of the lot to create a continuous frontage along the footpath.
- Encourage medium density housing in appropriate locations and designed to contribute to the character of the township.
- Encourage the retention and enhancement of the existing verandas in the town centre along Cowslip Street.

**Structure Plan**

The Violet Town Structure Plan provides planned direction for growth of the township. The Structure Plan allows for residential growth, future rural residential opportunities and town centre precinct.

Violet Town structure plan at page 16.

**Implementation**

- Review the application of more specific zones in the township.
- Investigate future growth areas for residential, low density residential and rural living development.
- Rezone land to an industrial zone in accordance with Violet Town Structure Plan and develop design guidelines for the industrial precinct to form part of the amendment.
- Develop a recreation plan for all the recreational facilities in Violet Town including the linkage and the multi use of the facilities.
- Develop a coordinated and staged plan for the construction of footpaths throughout Violet Town, initially focusing upon links between the main pedestrian areas of the train station, town centre, primary school, sports complex and the Bush Nursing Service.
Figure 3 – Longwood Structure Plan
Figure 5 – Ruffy Structure Plan
Figure 7 – Violet Town Structure Plan