

Development Plan FAQs

72 Golf Course Rd – Euroa Gateway

Strathbogie Shire Council has received an application to approve a Development Plan that will allow for future subdivision of land on Euroa Main Road, known as 72 Golf Course Road, Euroa – Euroa Gateway.

Why are we just hearing about this now?

The land was rezoned almost eight years ago from Farming Zone to Low Density Residential Zone. The Development Plan Overlay was applied over the whole site to facilitate the orderly residential development of the land. At this time the community was engaged in the rezoning proposal and the amendment was made available for public inspection.

We wanted to take the opportunity to remind and inform our community of what may occur in the near future on this site.

What happens if I want to make a submission?

You are welcome to make a submission to Council, however it does not hold any Statutory weight when Council makes a decision.

Approval of a Development Plan, in accordance with a Development Plan Overlay, is exempt from notice requirements and review rights.

The project moved through the advertising and submission period in 2014/15. At this time the submissions from the public went to an independent body called Planning Panels Victoria, which is common practice and a democratic process for resident concerns to be heard. After this, Council and the State Government were able to allow it to go ahead.

What is a Development Plan?

Development Plans guide the design and development of larger lots and have to be generally in accordance with a Development Plan Overlay that has been applied through a regulatory process that includes community consultation and is a result of a planning scheme amendment.

Is there also a Subdivision Plan?

The indicative Subdivision Plan can be found on our website (and over the page). It includes staged approach to housing lots and a lifestyle village. This is an indicative subdivision plan which is subject to change.

When will we see works on the site?

Once the Development Plan is approved development can start, so activity may be evidenced 2023-2024.

How can I find out more information?

You can find more information on our website at www.strathbogie.vic.gov.au, we'll update you through local newspapers, you can drop into our Customer Service Centre in Euroa or phone one of our Planning Team members for a chat on 1800 065 993.

Please see over page for maps.

Council has received an application to approve a Development Plan that will allow for subdivision of land on Euroa Main Road known as 72 Golf Course Road Euroa- Euroa Gateway. The subject site is part Low Density Living Zone, part Farming Zone and part Urban Floodway Zone. The land is affected by the Environmental Significant Overlay, Vegetation Protection Overlay. Land Subject to Inundation Overlay and Development Plan Overlay 4.



A Development Plan generally in accordance with a Development Plan Overlay, is exempted from notice requirements and review rights at VCAT. That means, at this time, we are informing and reminding you of what will be taking place over the next few years at this site with regards to development that was planned up to eight years ago.

Subdivision Plan: 72 Golf Course Road, Euroa

