



Horsham North Urban Design Framework



SJB Urban

April 2013

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In conjunction with

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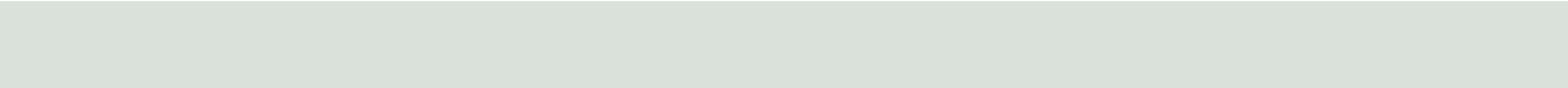


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Introduction

The purpose of this Urban Design Framework for Horsham North is to provide an integrated, strategic plan for urban design and development over the short, medium and longer terms, in and around the urban area north of Horsham’s railway line.

This project is primarily focussed on urban renewal and regeneration. Horsham North is a significantly deprived area, with a pronounced shortage of community services, economic activity, educational opportunities and personal prosperity. The Horsham North community is isolated and separated from the rest of Horsham, and is affected by a range of significant social problems.

As an Urban Design Framework, this project is primarily focussed on physical interventions and outcomes, including streets and public spaces, buildings and landscape, and the potential of urban design to support and facilitate economic, social and environmental outcomes.

Horsham Rural City Council, with numerous other agencies and organisations, is continuing its parallel work towards improving service provision, safety, education and other areas, and this DF will seek to integrate with parallel proposals wherever possible.

Project Process

This Urban Design Framework has been carried out in the following Phases:

Phase 1: Investigation and analysis

Background documents, study area visits and analysis, initial consultation.

Phase 2: Urban Design Framework

Draft Framework plans and supporting information, comprehensive consultation.

Phase 3: Draft Concept Plans

Plans for key spaces and locations (Precincts)

Phase 4: Exhibition period

Consultation on the Draft plans

Phase 5: Refinements and Final UDF Report

Completion of the UDF, in response to consultation inputs.

Report Format

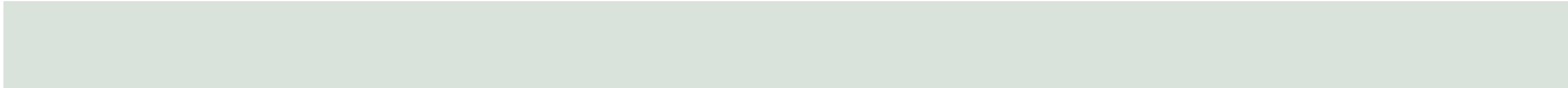
This Urban Design Framework is structured in two main sections, as follows.

Part A of this report provides background information to the Urban Design Framework, including outcomes from the consultation processes, and analysis of the study area.

Part B contains the UDF itself, which commences with a series of high-level **Objectives**, providing the basis for the planning and design proposals.

These Objectives are translated into the **Directions**, around which the recommendations are structured. The Directions each contain a series of identified **Strategies** or ‘vehicles’ for achieving the Objectives. These Strategies are then broken down into a series of **Actions**, providing a clear Framework of recommendations and required initiatives towards achieving positive, sustainable change in Horsham North.

Objectives → Directions → Strategies / Vehicles → Actions





Part A Background

A1 Study Area



Location of Horsham in Relation to Melbourne & Adelaide
(Source: Google Earth 2010)



Location of Horsham North in Relation to the Wider Area
(Source: Google Earth 2010)



Study Area Map
(Source: Google Earth 2010)



A2 Consultation and Engagement

Consultation process

Place Partners, in conjunction with SJB Urban, led a comprehensive process of engagement with the Horsham community and other stakeholders for this project. Place Partners' report is provided later in this report, but an outline summary of the process and outcomes is provided below.

The project involved extensive consultation with the Horsham North community and other stakeholders, through a series of forums and events, primarily on Monday and Tuesday 29-30 March, as follows:

Project inception: study area visit (15 February 2010)

Participants: HRCC/HCAC officer, SJB Urban

Drive and walk around the study area and key locations, discussion of current activities, issues and opportunities.

Inception meeting (15 February 2010)

Participants: Council officers, Mayor, stakeholder agency officers, resident representative, consultant team (approx. 10 participants)

Discussion of project process, timeframes, expectations and participants. Preliminary mapping of key locations and current issues and opportunities

Meeting with Sustainability Victoria (Monday afternoon, 29 March 2010)

Participants: Council officers, Mayor, consultant team (approx. 10 participants)

Presentation and discussion of the Zero Emissions Neighbourhood Program

Stakeholder Focus Group Workshop (Monday afternoon, 29 March 2010)

Participants: Stakeholder agencies, Government Departments, Service providers, local residents, Council officers, Mayor, consultant team (approx. 40 participants). Facilitated by SJB Urban.

Discussion and recording of issues and opportunities within four key Themes: Health, Education, Housing and Development, and Transport.

Residents Workshop (Monday evening, 29 March 2010)

Participants: Local residents, Council officers (approx. 15 participants).

Facilitated by Place Partners.

Discussion and recording of issues and opportunities.

Business Workshop (Tuesday morning, 30 March 2010)

Participants: Council officers, business owners, stakeholder agencies (approx. 10 participants). Facilitated by Place Partners.

Discussion and recording of issues and opportunities affecting business development and investment in Horsham North.

Mothers Meeting (Tuesday morning, 30 March 2010)

Participants: Local resident mothers approx. 6 participants). Facilitated by Place Partners.

Discussion and recording of issues and opportunities.

Salvation Army lunch interviews (Tuesday afternoon, 30 March 2010)

Participants: Local residents (approx. 30 participants). Facilitated by Place Partners.

Interviews with individual local area residents attending the weekly Salvos' Lunch.

Consultation Outcomes: Stakeholder Workshop

In this Workshop, facilitated by SJB Urban, participants discussed, and recorded inputs, within the four key Themes: Health, Education, Housing and Development, and Transport. The inputs were recorded by participants on worksheets, under the following categories, as well as drawing and notations on maps of the area:

- Issues and Constraints
- Priorities for short-term action
- Opportunities
- Urban design implications / initiatives / suggestions

The following table summarises the inputs received through this process. A full record of the inputs and associated maps is provided in section C.

Consultation Outcomes: Other workshops / Events

The other consultation events were facilitated by Place partners, in conjunction with SJB Urban and Horsham Rural City Council. The inputs received through these processes are detailed in Place Partners' report, in section C.

ISSUES AND CONSTRAINTS

HEALTH	EDUCATION	HOUSING & DEVELOPMENT	TRANSPORT
Greater diversity of services required	Low skills & education levels	Inaccessible street layouts – bad interconnections/courts	Lack of infrastructure
Poor accessibility & availability	High unemployment	High density areas	Not inviting/welcoming to cross over to the north
Mental health & depression	Lack of training (and available facilities)	Cheap and affordable housing	Public transport – timing, frequency, lack of stops, lack of rest stations, etc
High drug & alcohol use	Disconnect between training and employment	No community hub	Narrow walkways/footpaths
Safety of health workers	Lack of confidence to access services	Lack of “focussed” services and central shopping area	Safety (railway pedestrian cross link)
Poor transport options	Stigma/perceived reputation of the school	Location of houses provided by the Office of Housing all in one area	Long wide streets – encourage speeding
	Low school attendance & enrolment levels	Transient population	Connectivity/access to CBD/Horsham
	Poor state of school buildings & its location	Quality & standard of existing housing	Community Volunteer Car Program (no car seats to transport families)
	Negative attitudes to education (both adult& young)	Segregation from the CBD by the rail line & industrial area	Poor lighting
	Accessibility	Security	

OPPORTUNITIES

HEALTH	EDUCATION	HOUSING & DEVELOPMENT	TRANSPORT
Community Health Centre	Multi-purpose space for adult training/courses	Locate businesses on major access roads (not in residential areas)	Community bus to key services/facilities
Horsham North Youth Centre	Establish a school ‘precinct’	Establish through roads and redevelop streetscapes, improving linkages to the rest of Horsham	Review public transport system/infrastructure
Delivery of outreach services	Relocate school/kinder to improve connection to the community	Provide cheap and affordable housing	Expand the Community Volunteer Car program
Build relationships	Bring service providers to the community	Provide support to residents to maintain housing / establish a mentor scheme	Community taxis/cars, carpooling opportunities
Build and support playgroup	Education Expo at the Community Action Centre	Build community resources	Improve streetscape – sheltered paths, walkways
Education (drugs & alcohol)	Increase enrolments at the school	Establish Low social economic self-build program	More public/open spaces (centrally located)
Improved access/public transport	Build on success of community playgroups as a stepping stone to ongoing parent/child education	Establish business/commercial development opportunities and encourage social enterprise	Create commercial education hub centrally, encouraging cycling/walking
Swim Centre	Build on learning opportunities through the Community Garden	Provide communal office spaces and multi-use buildings	Bikeways / cycle lanes
Redevelop old school site into medical precinct	Encourage use of ‘Story Time’ at the library	Provide shopping facilities / farmers market	Open up the train line further
Establish a Children’s Precinct (health care, after-school care, drop-off, etc)	Mobile library	Redevelopment of Police Paddock, Freight Depot, farming areas	
		Co-ops	
		Housing associations	
		Regional sports precinct	

PRIORITIES FOR SHORT-TERM ACTION

HEALTH	EDUCATION	HOUSING & DEVELOPMENT	TRANSPORT
Improve accessibility	Provide spaces/facilities for adult education/short courses	Encourage relationships between members of the community	Redevelop the train station (including providing business opportunities)
Availability to maternal & child health services	Improve attitudes to education	Beautify the streetscape (wider paths, etc)	Improve transport options – extend/divert routes
Education and engagement (young mothers & young men)	Provide wireless networks	Plan for immigrant and refugee placement	Install new bike paths, walkways, walking tracks, cycling routes
Increase awareness and community support/engagement of existing services, activities and programs	Increase childcare services	Public transport accessibility & infrastructure	Improve safety – pedestrian crossings, lighting
Specialist services e.g. speech therapy, mental health services	Build on current services/activities (e.g. the community garden)	Replacement of poor quality housing stock – demolish the worst houses!	Streetscape – traffic calming devices, narrow sections, speed bumps
Provision of family focused services	Provide transport/accessibility of existing services	Shopping centre & business opportunites	Provide car seats for Volunteer Car Program
	Campaign to encourage use of the school/improve its reputation	Build community pride	Open up access points – underpass around train line to improve access
	Recommence ‘Homework’ Club	Improve street layout/flow through	Develop community spirit (cleanup, develop sense of pride)
	Support Playgroups (e.g. guest speakers/role models & training opportunities)	Retro-fit/upgrade existing DHS/Commission houses	

URBAN DESIGN IMPLICATIONS / INITIATIVES / SUGGESTIONS

HEALTH	EDUCATION	HOUSING & DEVELOPMENT	TRANSPORT
Improve access to services for both community & workers	Cooking classes tied into community garden	Community housing projects – group self build/owner builder assisted development	Plan for future relocation of Freight Centre
Support & promote activities and provide opportunities for community involvement	Development of school/hub/kinder/activity centre	Communal office spaces for home-based businesses	Future development of Rasmussen Road land (Coutts) into consideration
Parenting education sessions	Advertise/campaign	Commercial/business/social enterprise hub	Relocation of GWM & VIC Roads out of Kalkee Road into Industrial Estate
Minibus from Horsham to Horsham North	Sponsored student award	Improve streetscapes and open up courts	Hub to be well connected with walkways/cycleways
Community health care and athletic facilities	Link childcare and education/study facilities	Develop old school site into a community hub	Community mini-bus to key services/facilities
Improve disconnection and accessibility	Provide transport facilities to/from services	Public transport	Develop Freight Depot and Railway Line into medium density green zone with environmentally sound housing and links to bike paths & walkways
			Trade in scheme – old car for new bike & helmet
			Re-introduce milk/bread delivery services
			Remove perceived barriers

A3 SWOT Analysis

The consultation inputs outlined above provide a highly considered, detailed and comprehensive assessment of the current issues and future opportunities for Horsham north, which this UDF should respond to.

In addition, we have also carried out a physical analysis of the study area from an urban design perspective, which is summarised in the following concise SWOT analysis (Strengths, Weaknesses, Opportunities, Threats), and subsequent analysis plans:

Strengths

Street layout

The primarily grid-based street layout supports permeability and legibility for pedestrians and cyclists.

Police Paddocks

The direct connection and access from Horsham North to Police Paddocks, a major passive recreation facility for Horsham and beyond, is a key asset for the local area.

Community

The local pride, identity and interaction within the Horsham North community provides a strong basis for achieving ‘grass roots’ change, supported by effective policy and project implementation.

Dudley Cornell Reserve

This large, centrally located recreation reserve is a key asset for the area, supporting community recreation, health and social benefits.

Access to agricultural land

The immediate access to agricultural land around the urban area of Horsham North may provide various opportunities, such as urban farming, employment opportunities or green energy production.

Availability of employment land

There is substantial available land in the urban area of Horsham North for new, more intensively developed business activity of a range of types.

Redevelopment land

The substantial portions of potential redevelopment land within the urban area make Horsham North a potential site for positive redevelopment.

Affordability

The affordability of property in Horsham North could be harnessed to encourage redevelopment for residential land commercial purposes, and increased local population and employment opportunities.

Weaknesses

Urban structure

The urban area of Horsham North displays a ‘loose’, spread out character, through inadequate planning. There is a lack of defined structure or hierarchy of places and connections, and lack of clear order. This makes the area difficult to navigate and understand for new visitors and residents alike.

‘Barrier effect’ of railway

Horsham North is isolated and separated from the rest of Horsham by the railway corridor and adjoining land, and the poor quality connections across the railway.

Lack of defined centre

Horsham North lacks a defined centre or focus point, such as a neighbourhood activity centre.

Underutilised land

The extensive underutilised land within the urban area, especially close to the railway line, creates unsightly gaps in the urban fabric, and prevents any sense of cohesion or intimacy and amenity in the area.

Poor edges to open spaces

Key public open spaces in Horsham North (Dudley Cornell Reserve and the CMI foundry reserve) are characterised by blank edges (typically back fences), which reduce the amenity, safety and character of these spaces.

Lack of service provision

The inadequate level of service provision in Horsham North, including community, health and social services, is well documented, and is being addressed through parallel programs to this UDF.

Poor built form quality

Much of the existing building stock in Horsham North is aged and lacking in quality, which affects perceptions, comfort and amenity.

Poor planning

Horsham North’s urban area is characterised by poor or unconsidered town planning decisions and outcomes throughout its development.

Opportunities

The key opportunities listed below are described further in the Objectives (section B1, below). Several of these opportunities must be supported by parallel initiatives, in project funding, service provision, economic progress and community development.

- **Changing the negative image and perception of Horsham North**
- **Re-integrating Horsham North with the rest of Horsham**
- **Improving the urban environment**
- **Improving accessibility**
- **Creating a community focus or ‘heart’**
- **Improving safety in the public realm**
- **Generating economic activity in Horsham North**
- **Improving health through services, facilities and recreation opportunities**

Threats

Continued poor planning outcomes

It is vital that capital works and urban interventions in Horsham North are implemented through careful, considered and high-quality planning and design, to ensure high quality outcomes. Rushed and ill-considered planning decisions must be avoided.

Poor design quality

Individual development outcomes (private or public sector initiatives) should avoid bad design, and should deliver the best possible outcomes to maximise benefit for the local area. Any development project must be conscious of the implications for the area.

Lack of funding to implement change

Urban interventions are expensive, and lack of funding can cause long or ongoing delays to progress. In areas of high need such as Horsham North, it will be important to instigate an ongoing program of delivery of outcomes, starting immediately, even if small or modest.