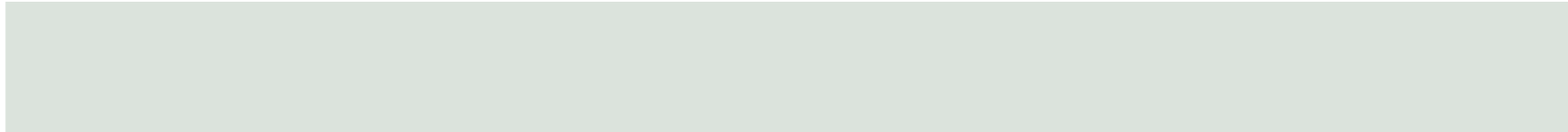




B3 | Precinct Plans



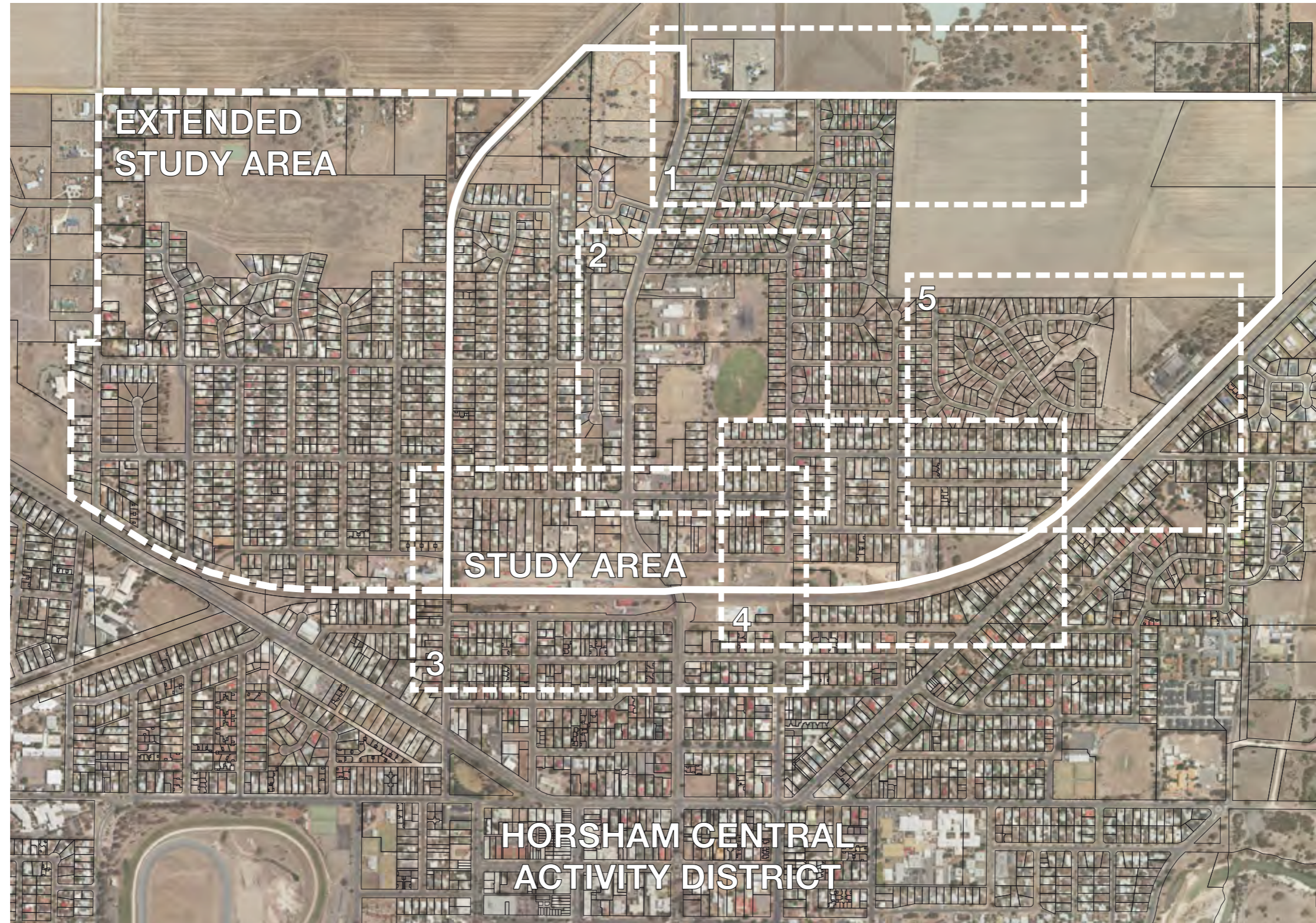
Part B3 provides more detailed plans of key opportunity locations within Horsham North, to illustrate the key redevelopment proposals which comprise this Urban Design Framework.

The more detailed concept designs are shown in five identified Precincts within Horsham North. These Precinct areas are indicated on the following map. These Precinct Plans are then referenced closely in the following section (B4), comprising the Directions, Strategies and Actions, which form the basis for the Precinct Plans.





Precincts Plan

Key to Precincts

1. Proposed Passive Recreation Hub at Existing Primary School and Police Paddocks
2. Proposed Dudley Cornell Reserve Redevelopment (Inc. Proposed Redevelopment of Underutilised Industrial Land to North)
3. Freight Terminal Redevelopment and Proposed multiple use area
4. Edith Street 'Green Way' Connector and Redevelopment of Underutilised Industrial Sites
5. Proposed Enhanced Connections to Office of Housing Estate Redevelopment of Community Gardens and Parkland



PRECINCT 01: Existing Conditions and Key Connections

- Key to Precinct Plans**
-  Proposed Pedestrian Link
 -  Proposed Vehicular + Pedestrian Link
 -  Proposed Access / Active Frontage
 -  Approx. Precinct Boundaries

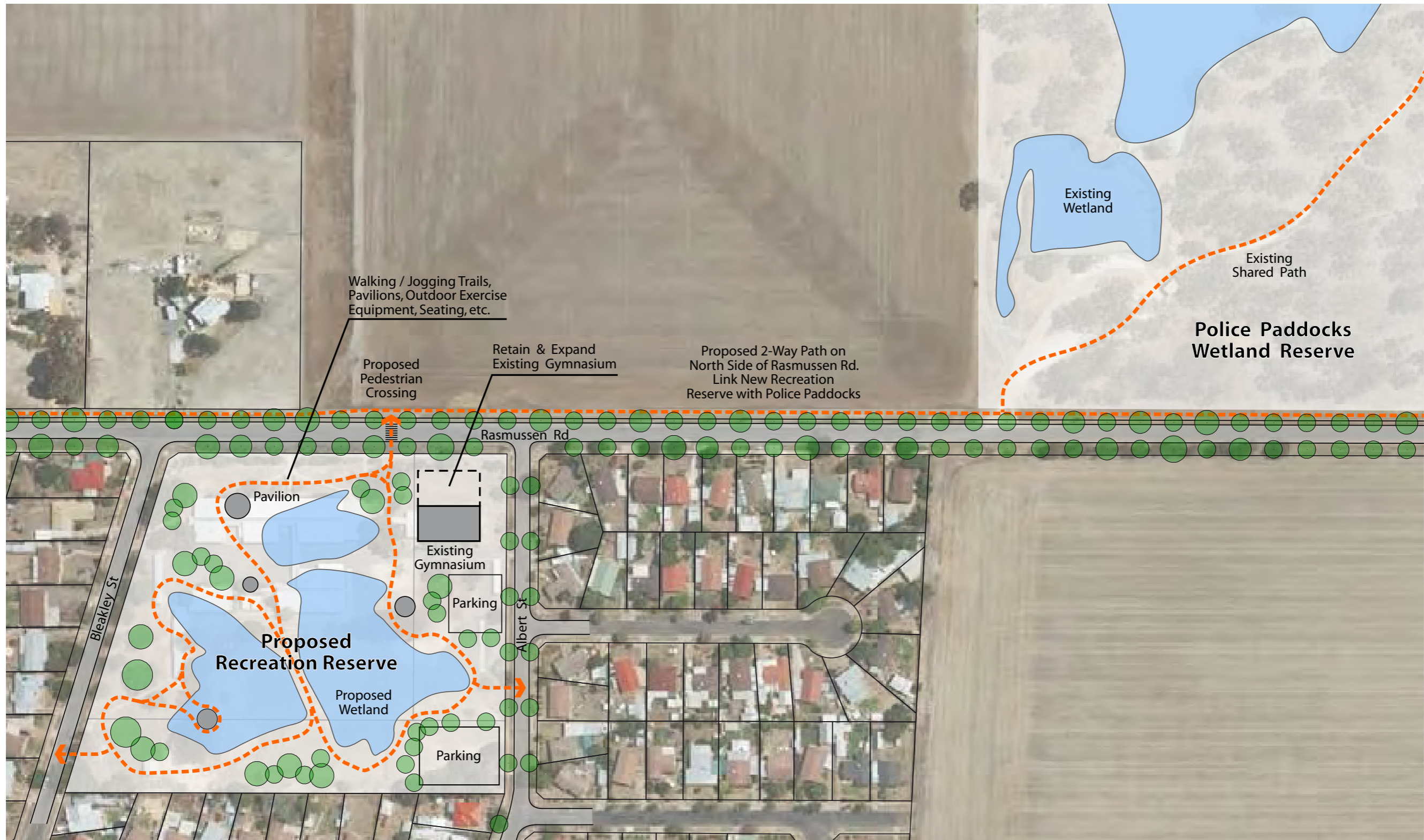
Existing Conditions



Key Connections



PRECINCT 01: Concept Plan



PRECINCT 02: Existing Conditions and Key Connections

- Key to Precinct Plans**
- Proposed Pedestrian Link
 - Proposed Vehicular + Pedestrian Link
 - Proposed Access / Active Frontage
 - Approx. Precinct Boundaries



Existing Conditions



Key Connections

PRECINCT 02: Concept Plan



PRECINCT 02: Concept Option A

Initial Actions

- Acquire 7 residential properties along Horsham / Kalkee Road
- Acquire parcels of land to south of Junior Oval

Short Term Actions

- Construct integrated School and Community Hub on acquired land
- Provide bus access from Horsham / Kalkee Road
- Consolidate car parking to the south of the proposed Children's Hub
- Redevelop the industrial site to the north of the Junior Oval for medium density housing
- Provide access to housing with a new street from Horsham / Kalkee Road
- Commence landscaping improvements to both ovals. Plant larger trees so they may establish sooner rather than later

Medium Term Actions

- Open Junior Oval to Horsham / Kalkee Rd by acquiring and removing residential properties in between
- Complete landscaping works to Junior Oval
- Redevelop industrial land to the north of the Dudley Cornell Reserve. Establish thru streets that enhance north-south and east-west permeability. Provide a local activity centre, medium-density housing and public open space



Option A: Existing Site Configuration



Option A: Stage 01 (short term)



Option A: Stage 02 (medium term)

Long Term Actions





- Explore the potential in consultation with residents of opening the Senior Oval to Albert St by acquiring and removing residential properties in between. If this proceeds then redevelop some acquired properties for medium density housing
- Relocate Clubhouse / Pavilion to McPherson St for enhanced exposure and access
- Realign the Senior Oval and complete landscaping works
- Extend Gertrude St through the Dudley Cornel Reserve to connect with proposed residential development to the north



Option A: Stage 03 (long term)

PRECINCT 03: Existing Conditions and Key Connections

Key to Precinct Plans

-  Proposed Pedestrian Link
-  Proposed Vehicular + Pedestrian Link
-  Proposed Access / Active Frontage
-  Approx. Precinct Boundaries



Existing Conditions



Key Connections

PRECINCT 03: Concept Plan





The rail corridor and the area immediately adjacent (approximately indicated) will be redeveloped into an area with multiple uses to enable the area to become a focus of social, cultural and recreational activity for the whole Horsham community. These uses may include pedestrian and cycle pathway, areas for recreational and community activity, medium density housing,

community facilities and subordinate commercial activity that will service these functions. New development will provide positive frontages to the public realm to enhance public safety. Current North-South pedestrian and vehicle connections will be maintained or improved.



PRECINCT 04: Existing Conditions and Key Connections

Key to Precinct Plans

-  Proposed Pedestrian Link
-  Proposed Vehicular + Pedestrian Link
-  Proposed Access / Active Frontage
-  Approx. Precinct Boundaries

Existing Conditions







Key Connections



PRECINCT 05: Existing Conditions and Key Connections

Key to Precinct Plans

-  Proposed Pedestrian Link
-  Proposed Vehicular + Pedestrian Link
-  Proposed Access / Active Frontage
-  Approx. Precinct Boundaries

Existing Conditions



Key Connections



PRECINCT 05: Concept Plan



Proposed: Rasmussen Road Shared Path (PRECINCT 01)



Proposed Rasmussen Rd shared path - Part of passive recreation hub