

## **FAQS for Horsham South:**

### ***Why is Horsham Rural City Council doing this work?***

Horsham South is developing in an uncoordinated manner that is placing pressure on providing Council services. Planning strategically for the growth of Horsham South is seen as an important step in guiding development for the benefit of the whole community.

### ***What are Key Strategic Directions?***

The key strategic directions were determined following an analysis of Horsham South regarding its pattern of development, existing level of utility services and other infrastructure, constraints on development, demographic and transport matters.

The strategic directions form the basis for the next step in preparing development scenarios that will lead to the preparation of a Structure Plan.

### ***What is a Structure Plan?***

A Structure Plan is a way to manage growth and facilitate change in an area to leverage existing infrastructure and accommodate increasing housing demands and employment growth.

Planning for urban renewal areas is linked to intensification and planned upgrades in infrastructure (such as transport, community infrastructure and public realm) that deliver community benefits. The Structure Plan will provide:

- Greater certainty for the community and developers
- A framework for identifying areas for an increase in housing and employment
- A coordinated approach to delivery of infrastructure
- Clear guidance for future land use and built form to support streamlined and timely decision making

### ***Will the community be involved in the preparation of the Structure Plan?***

Yes. Following feedback on the strategic directions, development scenarios will be prepared and tested with the community.

The development scenarios will then be used to inform the preparation of the Structure Plan and the community will be asked to provide comments on the draft Structure Plan prior to it being finalised.

### ***Will my land be rezoned?***

Any potential rezoning of land will be considered when preparing development scenarios and this will be done in consultation with landowners.

### ***How will transport issues be resolved?***

Transport issues identified in the strategic directions will be assessed in further detail when preparing the Structure Plan and will consider community feedback.

### ***How does this project relate to the draft City to River Masterplan?***

The Wimmera River is the boundary between Horsham Central and Horsham South. Any strategic directions and actions from the Horsham South Structure Plan will align with the City to River Masterplan and consider appropriate locations for new connections.