

Planning Horsham South

Horsham Council has identified the need for a strategic approach to plan future development in Horsham South, to allow for coordinated development of the area.

The Structure Plan will include a vision statement. The vision statement describes what Horsham South would look like in the future. A draft vision has been prepared and the community is invited to get involved in refining it, so that a shared vision can be developed.

DO YOU SHARE THIS VISION?

IS THERE ANYTHING ELSE YOU WOULD ADD?

IS THERE ANYTHING YOU WOULD REMOVE?

DRAFT VISION

Horsham South will grow as a community with a character that offers a transition (in terms of lot size, housing and streetscape character, industrial and commercial types) between the commercial and urban form of Horsham and the agricultural landscape.

The Wimmera River will be a focus for the area, however, the amenity and connectivity offered by the river will be extended into the community through additional open space and movement networks.

LANDSCAPE / HERITAGE

Landscape of Aboriginal heritage significance will be respected and celebrated and will form a key component of the identity of the area.

COMMUNITY

The future community will be well connected to Horsham, by road and pedestrian links, and will be serviced by well-located facilities to meet the local needs of the residents.

Growth will be carefully planned and delivered so as to ensure services and infrastructure are available to the community in a timely and cost effective manner.

EMPLOYMENT

Employment will remain a key strength of the area, with industrial, freight and other commercial uses encouraged in key locations that have good transport connections and minimise conflict with residential land use.

Council is investigating the preparation of a Structure Plan for the area of Horsham South.

Key Strategic Directions

To enable the vision to become a reality, a number of key strategic directions have been identified.

PATTERN OF DEVELOPMENT AND BOUNDARIES

Land Use Planning Directions

Horsham Central is where the majority of Horsham Council's 20,000 population resides and contains all the goods and services required for households. Horsham South can be described as having two distinct characters, a more developed part around the northern part near the Wimmera River and the industrial area and a lower density rural living character south of the industrial area on Plumpton Road.

Haven is the epicentre of the rural living area of Horsham South and it's logically another focal point for concentrating future growth.

The directions of growth strike a balance between consolidating residential development around key points and providing sufficient area for rural living as a valued and preferred lifestyle choice.

- DRAWING KEY**
- STUDY AREA BOUNDARY
 - CONSOLIDATED DEVELOPMENT INSIDE 50M CATCHMENT
 - RE-DIRECT RESIDENTIAL GROWTH
 - INVESTIGATE FUTURE RESIDENTIAL EXPANSION
 - INDUSTRIAL/RESIAL COMMUNITY SEPARATOR
 - OPEN SPACE
 - HORSHAM CAD
 - POTENTIAL NEIGHBOURHOOD CENTRE
 - POTENTIAL DEFINED HAVEN TOWN CENTRE
 - EXISTING LARGE VACANT LAND
- ESTABLISHED DEVELOPMENT**
- STANDARD RESIDENTIAL
 - LOW DENSITY RESIDENTIAL
 - RURAL LIVING
 - INDUSTRIAL
 - COMMERCIAL
- ZONED AREAS**
- STANDARD RESIDENTIAL
 - LOW DENSITY RESIDENTIAL
 - RURAL LIVING
 - INDUSTRIAL
 - COMMERCIAL
 - FARMING

WHAT DO YOU THINK ARE THE PRIMARY ROLES THAT HORSHAM CENTRAL AND HORSHAM SOUTH PLAY?

ARE THERE ANY PARTICULAR CHARACTER TRAITS YOU WOULD LIKE TO IDENTIFY FOR THE STUDY AREA?

DO YOU AGREE THAT THERE IS A DISTINCTIVE CHARACTER BETWEEN HORSHAM CENTRAL, THE ESTABLISHED AREA OF HORSHAM SOUTH TO PLUMPTON ROAD, AND THE LESS DEVELOPED AREA SOUTH OF PLUMPTON ROAD?

WHAT KEY ELEMENTS DO WE NEED TO CONSIDER FOR DETERMINING HOW MUCH DEVELOPMENT OCCURS IN HORSHAM SOUTH?

HOW WOULD YOU LIKE TO SEE THE ABORIGINAL CULTURAL HERITAGE HIGHLIGHTED IN HORSHAM SOUTH?

- DRAWING KEY**
- STUDY AREA BOUNDARY
 - EXISTING ROAD NETWORK
 - RURAL ROADS (UN-SEALED)
 - EXISTING OPPORTUNITY FOR ROADS
 - DESIRED VEHICULAR & PEDESTRIAN LINKS
 - SIGNALISED INTERSECTION
 - KEY UNSIGNALISED INTERSECTION
 - VEHICLE BRIDGE
 - PEDESTRIAN BRIDGE
 - RIVER FORD CROSSING
 - POTENTIAL VEHICULAR & PEDESTRIAN LINKS
 - POTENTIAL RIVER CROSSINGS
 - POTENTIAL STRAINED INTERSECTIONS/ RIVER CROSSING
 - RESIDENTIAL/RURAL LIVING INTERFACE ALONG MAJOR ROADS
 - POTENTIAL CONSERVATION RESERVE
 - POTENTIAL OPEN SPACE
 - WATERWAY RESERVE
 - EXISTING GATEWAYS
 - POTENTIAL GATEWAYS
 - HORSHAM CAD
 - POTENTIAL NEIGHBOURHOOD CENTRE
 - POTENTIAL DEFINED HAVEN TOWN CENTRE

DO YOU AGREE THAT DEVELOPMENT SHOULD BE RESTRICTED TO AREAS THAT ARE SERVICED WITH WATER AND SEWERAGE INFRASTRUCTURE?

DO YOU SUPPORT THE CONCENTRATION OF FUTURE LOW-DENSITY RESIDENTIAL HOUSING AROUND CENTRAL HAVEN TO SUPPORT THE PROVISION OF FUTURE COMMUNITY INFRASTRUCTURE AND MAXIMISE ITS USE?

DO YOU AGREE THAT THE OPEN SPACE ALONG THE WIMMERA RIVER IS A VALUED COMMUNITY ASSET?

EXISTING COMMUNITY AND OTHER INFRASTRUCTURE

Infrastructure Needs

Valued community assets include landscapes of Aboriginal cultural heritage significance, the Wimmera River and its walking and cycling trails and the rural living environment around Haven, the Horsham Golf Course, the Horsham Church of Christ, the Haven Primary School and Recreation Reserve.

Horsham Central and the northern part of the study area are well serviced by water and sewerage infrastructure, however there is limited supply south of the industrial precinct.

A strategic approach to growth in the right places, through the preparation of a future Structure Plan will assist in delivering planned growth and not ad hoc development to make the most of existing infrastructure.

INTERFACE MANAGEMENT Interfaces Between Industry and Residential Areas

Housing in some parts of Horsham South has located adjacent to industry which has caused amenity problems due to noise and pollution from industry and heavy vehicle movements.

The need for a buffer between industry and residential land uses is therefore of paramount importance.

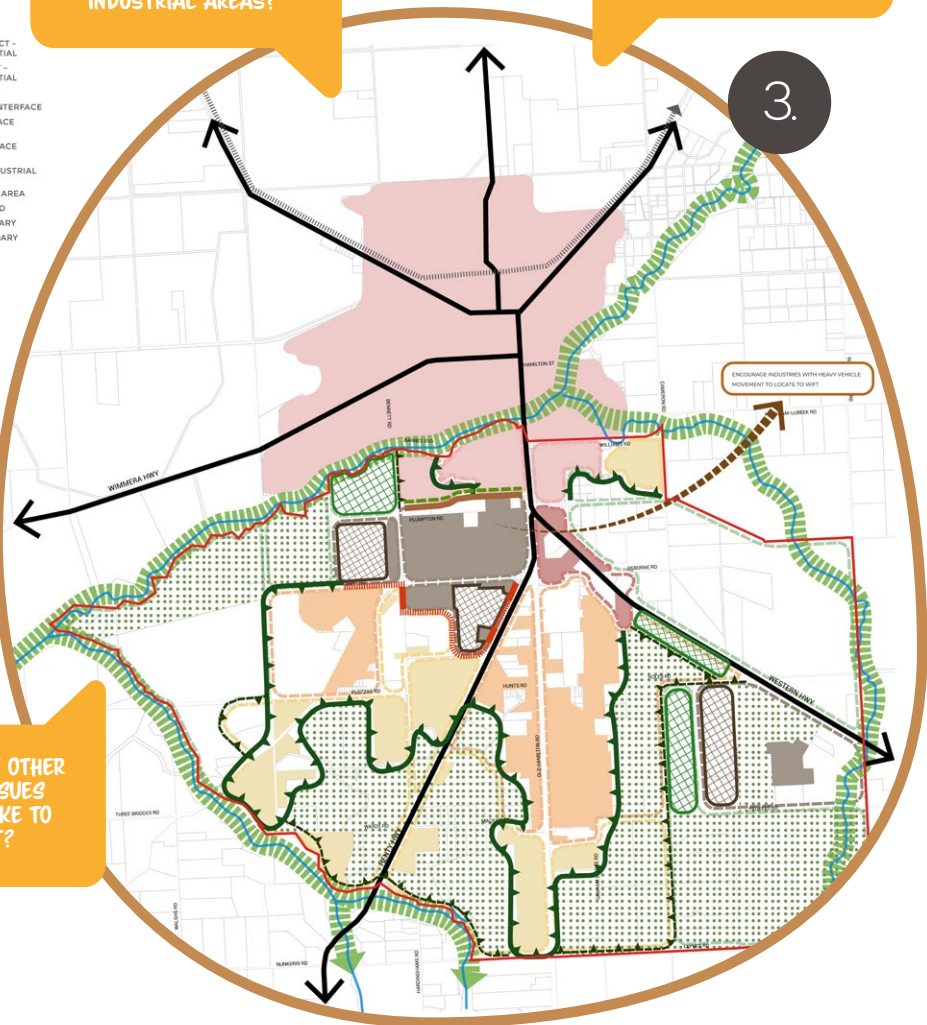
There is an opportunity to address and mitigate some of the conflict by treating the interface between industrial and residential land and potentially relocating industries with heavy vehicle movements to the Wimmera Intermodal Freight Terminal.

Rezoning of some vacant industrial land may be required to avoid future conflict.

The potential rezoning of some of the vacant industrial land is also a means to avoid future land use conflict.

DO YOU SUPPORT POTENTIAL ZONING CHANGES TO BUFFER RESIDENTIAL AREAS FROM THE EXISTING INTENSIVE INDUSTRIAL AREAS?

DO TRUCK MOVEMENTS FROM INDUSTRY CREATE AMENITY ISSUES FOR YOU, AND IF SO, WHAT ARE THE PROBLEMS CAUSED?



ARE THERE ANY OTHER INTERFACE ISSUES YOU WOULD LIKE TO HIGHLIGHT?

DO YOU THINK THAT AN ALTERNATIVE TRUCK ROUTE IS NEEDED AND WHY?



ARE THERE ANY OTHER TRANSPORT RELATED ISSUES YOU WOULD LIKE TO RAISE?

WOULD YOU LIKE TO SEE BETTER PEDESTRIAN AND CYCLING CONNECTIONS?

CONNECTED COMMUNITIES Transport Requirements

A single river crossing between Horsham and Horsham South is causing connection problems for cars and trucks, and bicycle, pedestrian and public transport options are limited. To assist the movement network, better connections are required.

Cycling and pedestrian paths are also required to link residents and local workers based in Horsham South with the northern part of Horsham.

Heavy through traffic movements (particularly by trucks) create issues for the community and traffic management treatments are required.

Project Progress

As part of Phase 1, technical analysis was undertaken, and a Background Report was prepared.

The Background Report outlines issues and opportunities in Horsham South.

Following the background report, a draft Key Strategic Directions Discussion Paper (summarised in this brochure) was prepared. These two phases will lead into the preparation of development scenarios.

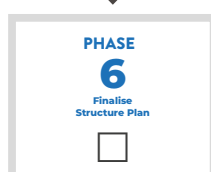
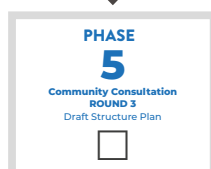
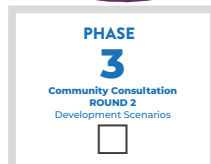
The next step will be preparation of a Structure Plan for defining land use, infrastructure and transport responses in greater detail.

The phases of the project are summarised to the right.

FIND OUT MORE

The detailed Key Strategic Directions Discussion Paper and plans, FAQs and online feedback forms can be found here:

CLICK HERE TO VISIT THE WEBSITE



GET INVOLVED

Community Information Sessions

21 November
10:30am – 12:30pm

Church of Christ Auditorium 2
91 River Road, Horsham
(light lunch provided)

21 November
5:30pm – 7:30pm

Church of Christ Auditorium 2
91 River Road, Horsham
(light supper provided)

HAVE YOUR SAY

The Horsham Rural City Council seeks your views on the draft vision and key ideas for the growth of Horsham South.

**Feedback is open
from 18 November
to 13 December 2019.**



CONTACT

Justine Kingan Coordinator Strategic Planner

Email: Justine.Kingan@hrcc.vic.gov.au Phone: **03 5382 9777**