



# 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.

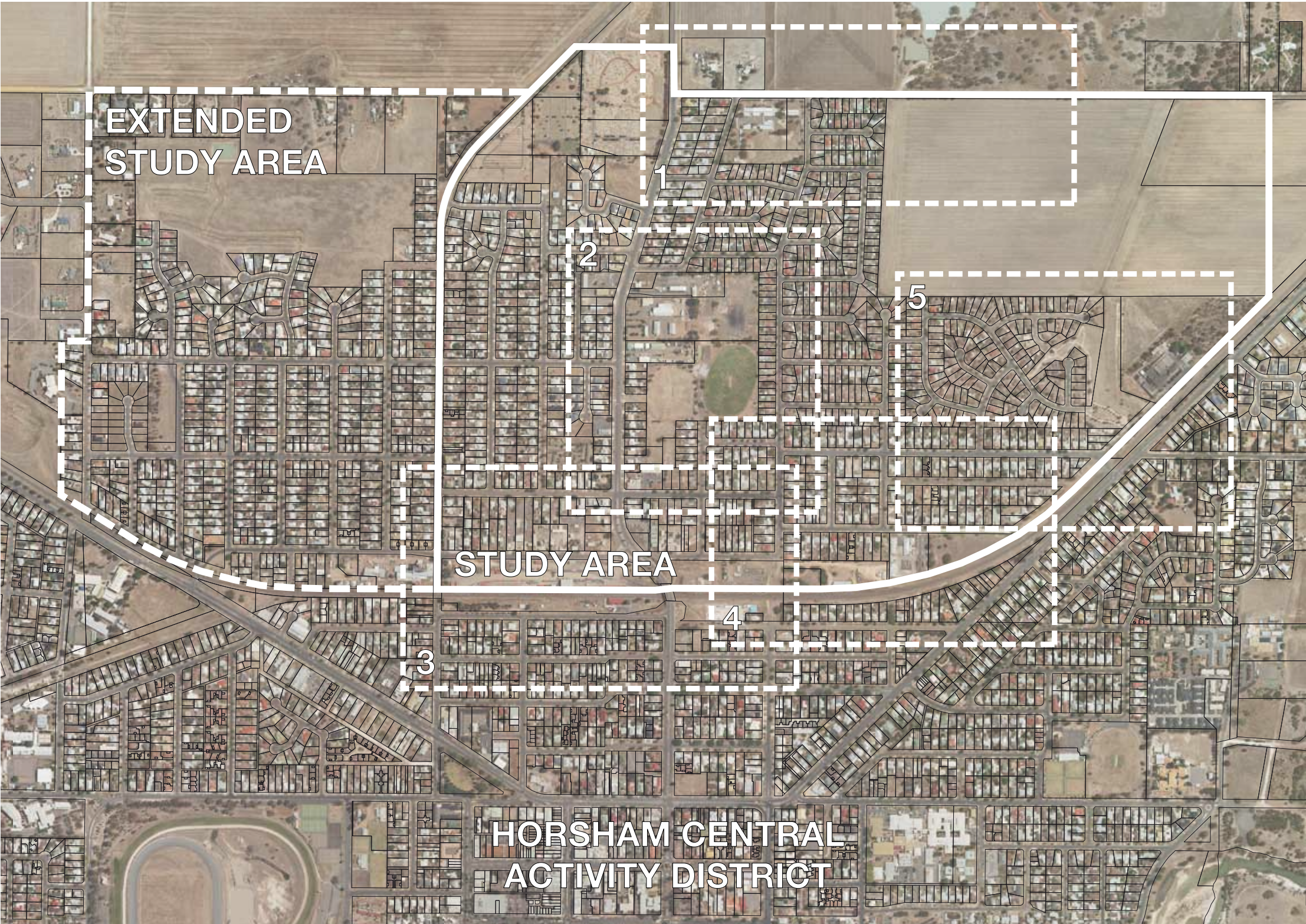
The more detailed concept designs are shown in five identified Precincts within Horsham North. These Precinct areas are indicated on the following map. These Precinct Plans are then referenced closely in the following section (B4), comprising the Directions, Strategies and Actions, which form the basis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

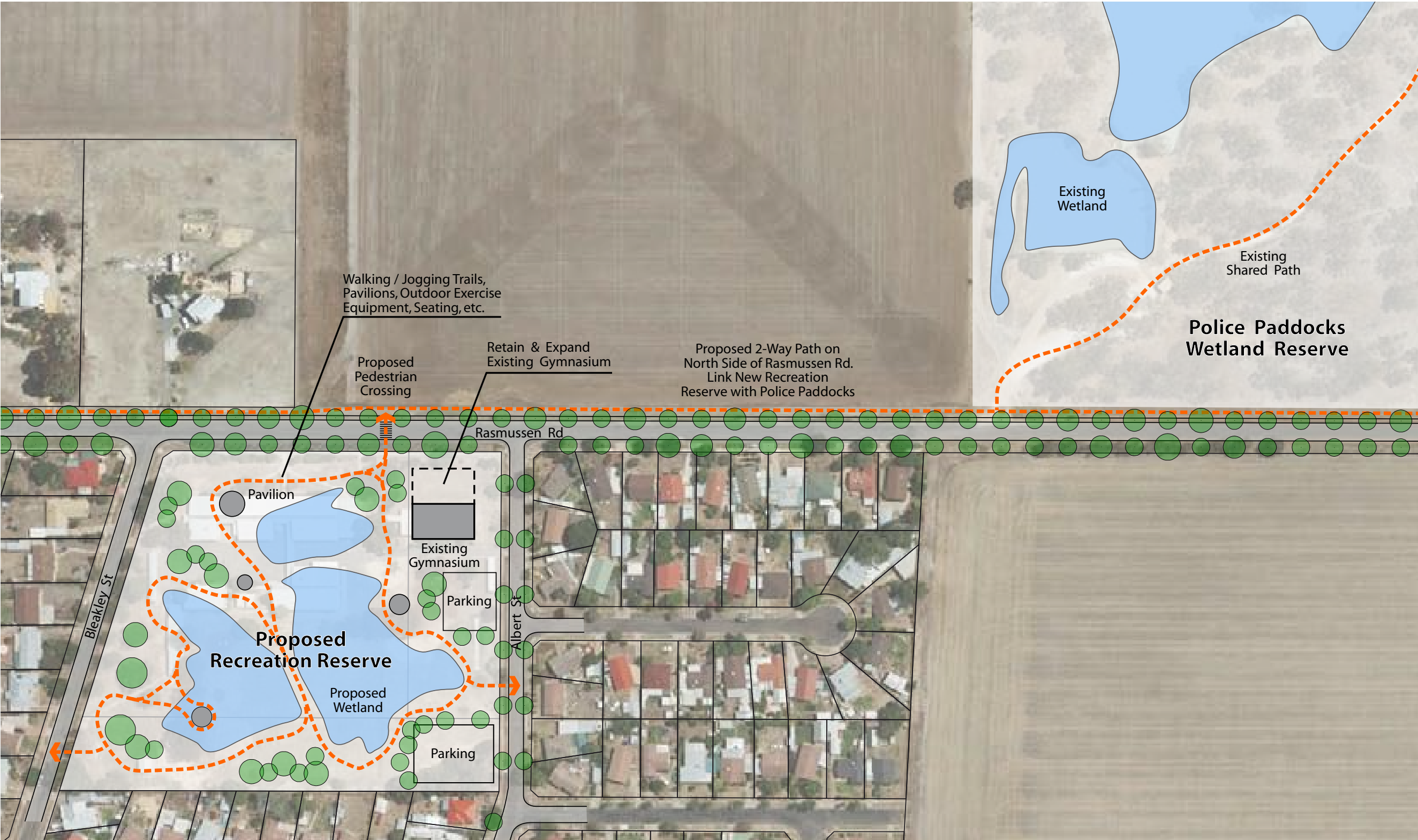
Existing Conditions



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)