

Horsham South Structure Plan

Introducing the Draft Future Urban Structure

November 2023

About the Horsham South Structure Plan Project

Horsham South has been experiencing uncoordinated development. This has placed pressure on services and infrastructure, created land use conflicts and affected the character of the area.

A Structure Plan is being developed for Horsham South to ensure the area develops in a coordinated way.

What is a Structure Plan?

A Structure Plan provides a 'blueprint' for how long-term development within a defined area should occur. The Horsham South Structure Plan will guide the assessment of future planning permit applications and changes to the Horsham Planning Scheme.

Strategic Directions

The strategic directions on which the Draft Future Urban Structure is based are:

- 1. COORDINATED GROWTH THAT RESPECTS THE EXISTING CHARACTER OF THE AREA.**
- 2. APPROPRIATED INTERFACES BETWEEN LAND USES.**
- 3. INTERCONNECTED TRANSPORT NETWORK THAT IS CONTINUOUS, SAFE AND EFFICIENT.**
- 4. ACCESSIBLE SOCIAL AND COMMUNITY FACILITIES.**
- 5. EFFICIENT USE OF EXISTING AND NEW SERVICES (WATER, SEWERAGE AND DRAINAGE).**

Project Update

Last time we spoke to you, you gave us your feedback on the vision, directions and emerging option plan for Horsham South.

We have now progressed our thinking on the future of Horsham South and prepared a **Future Urban Structure (FUS)**. The FUS is a high-level plan for the growth and development of Horsham South. It has been informed by technical reports, agency and stakeholder engagement and community consultation that's occurred to date.

PHASE 1 Background Technical Analysis (Complete)
1 › Technical information gathering.

PHASE 2 Community Consultation Round 1 Vision and Directions (Complete)
2 › Consultation on the Key Strategic Directions Discussion paper including the Vision.
› Feedback from this round of consultation informed the development scenarios.

PHASE 3 Community Consultation Round 2 Development Scenarios (Complete)
3 › Consultation on the Emerging Options Discussion Paper and Plan and potential change areas.
› Feedback from this round of consultation has informed the Draft FUS.

PHASE 4 Community Consultation Round 3 FUS (Underway) **WE ARE HERE**
4 › Consultation on the Draft FUS.
› Feedback received on the Draft FUS will be considered and, where appropriate, be used to guide and inform the preparation of the Structure Plan document.

PHASE 5 Community Consultation Round 4 Draft Structure Plan (to occur in 2024)
5 › The community will be asked to provide feedback.

PHASE 6 Final Structure Plan (to occur in 2024)
6 › The Structure Plan will be finalised following community feedback.

Draft Future Urban Structure

A plan for future land use

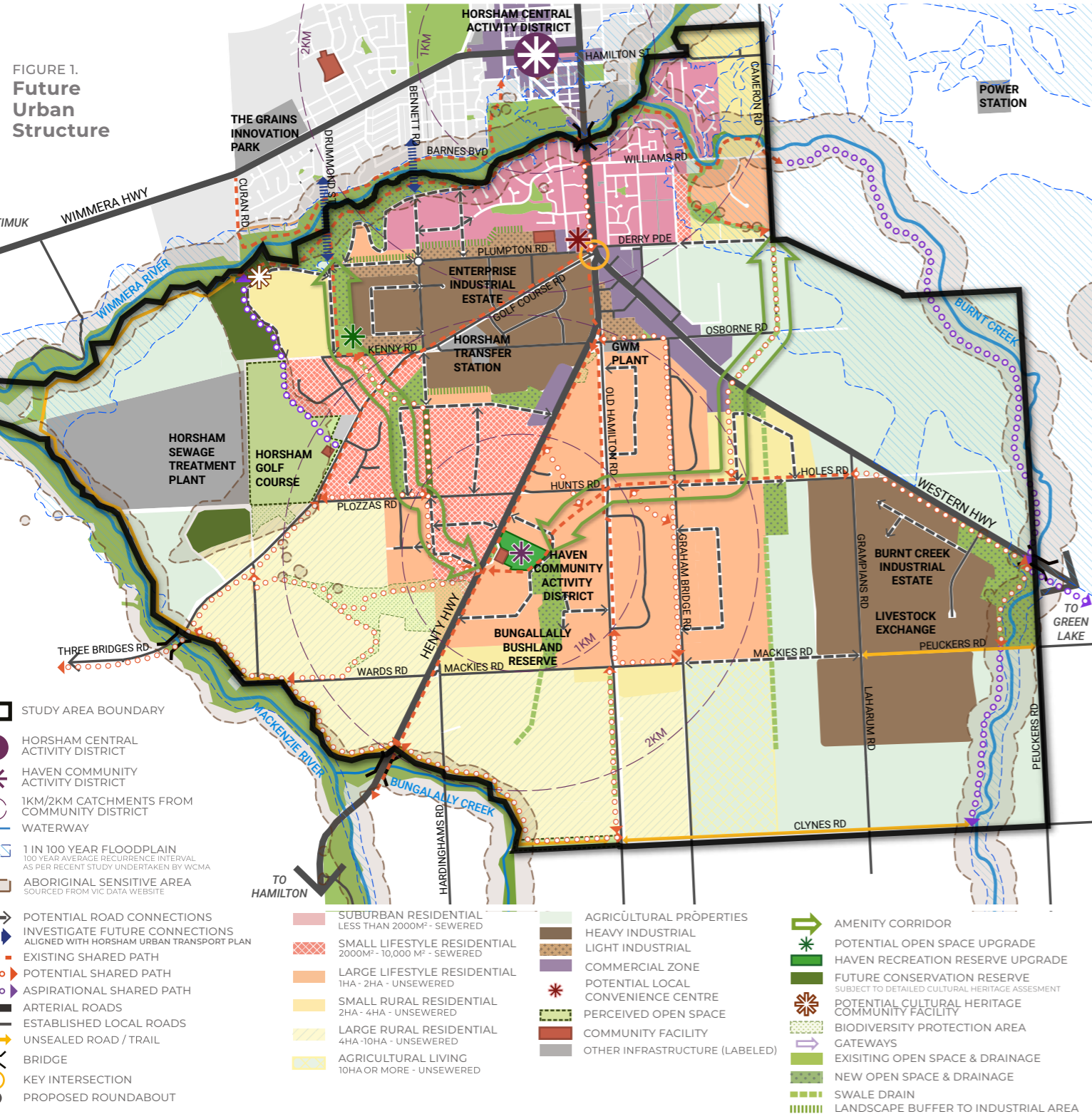
Introducing the Draft FUS

The Draft FUS provides high-level direction on future land uses, major transport networks, open space and employment land.

The Draft FUS has been developed from:

- › Strategic directions identified in the Emerging Options Discussion Paper;
- › Previous community and stakeholder feedback; and
- › Technical studies.

The Draft FUS provides high-level direction on future land uses, major transport networks and non-residential uses.



Proposed Residential Densities

A plan for residential development

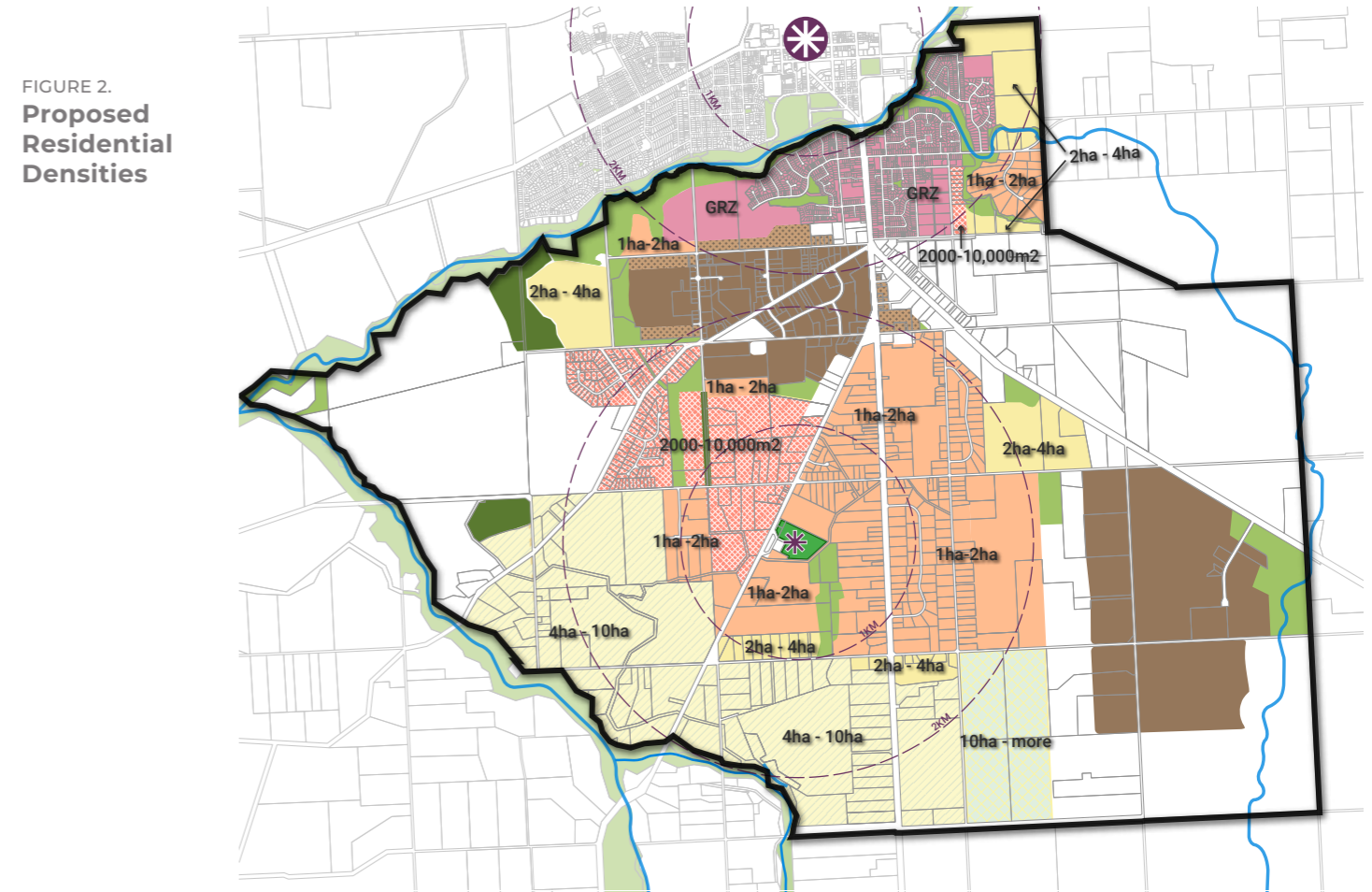
Proposed Residential Development

The Horsham South Structure Plan will guide the preferred locations for subdivision so that increased density is coordinated around Horsham Central Activity District and Haven Community Activity District.

The plan above shows the proposed residential lot sizes across Horsham South and the anticipated provision of sewer infrastructure. Generally, lots less than 1ha won't be subject to a reticulated sewer connection.

The changes aim to deliver more housing in locations with existing community facilities and infrastructure, where continued investment can be expected.

In areas further out from these locations, the low-density rural residential character of Horsham South will be retained.



Key Features of the Draft FUS are:

Movement. The Draft FUS shows existing and aspirational roads, shared paths and corridors that could be secured through development of the area to promote walkability and safe pedestrian and vehicle movement.

Residential. Residential densities will centre and concentrate development close to existing services and infrastructure in Horsham and Haven to promote compact, convenient and environmentally sustainable development.

Employment and agriculture. Industrial areas and use will be protected by buffers that separate them from future residential development. A potential location for a future convenience centre is also identified at Plumptton Road.

Open space and amenity. An amenity corridor is proposed to run through the study area, connecting the Wimmera River, Haven and residential areas south of Horsham Central.

Have Your Say

Find out more and tell us what you think!

Consultation period:
28 November 2023
- 9 February 2024.

Find Out More

Council is seeking your feedback on the Draft FUS between:

Tuesday 28 November - COB Friday 9 February 2024.

Visit Council market stall.	Haven Twilight Market	4pm Saturday 2 December
Attend a webinar. This will also be recorded and made available on the website.	Online Webinar	6pm Wednesday 6 December
Speak to the project team.	Community Drop-in Session at Haven Hall	Session 1: 9-11am Session 2: 4:30 6:30pm Friday 15 December

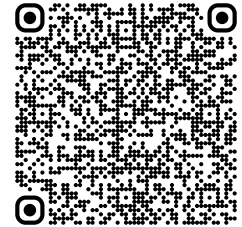
You can also contact the Strategic Planning team, via the QR code or via email, to request a time to speak with a Council officer.

Have Your Say

› Submit an online form from the [project website](#)

› Email strategic.planning@hrcc.vic.gov.au

Scan the QR Code to visit the **Horsham South Structure Plan website**, find out more and have your say.



Scan the QR Code to **book a time to meet with a Council staff member.**

Next Steps

Your feedback will be collated and considered.

An Engagement Summary Report will summarise the feedback and Council's response.

Your feedback, along with the finalisation of the technical reports will be used to shape the **Draft Horsham South Structure Plan.**

The Structure Plan will be a document that provides additional detail on how the directions in the Draft FUS will be delivered on the ground.

Technical Reports Update

A number of technical reports have been completed and have informed the project to date:

- › Industrial Land Supply & Demand Assessment
- › Potentially Contaminated Land Assessment
- › Ecology and Habitat Assessment
- › Preliminary Drainage Assessment (Stage 2)

A number of technical reports are underway with preliminary findings known.

These will be finalised as part of the next phase of the project:

- › Servicing (Water & Sewer) Assessment
- › Bushfire Risk Analysis
- › Traffic and Transport Assessment
- › Drainage Assessment (Stage 2)