

# Horsham South Emerging Option

Community Engagement Outcomes DECEMBER 2020

## Why is the Horsham South Structure Plan needed?

Horsham Rural City Council has identified that a strategic approach to plan for future development in Horsham South is needed.

Unplanned and uncoordinated development has placed pressure on services and infrastructure and created land use conflicts and amenity impacts in some areas.

Horsham Rural City Council is in the first stages of the preparation of a Structure Plan for the area of Horsham South. The Horsham South Structure Plan will be a strategic document that establishes a shared vision and framework for future growth, development and character of Horsham South.

*This Community Engagement Outcomes brochure summarises the feedback that will be used to help shape the draft Horsham South Structure Plan and outlines the next steps.*

## What was the feedback?

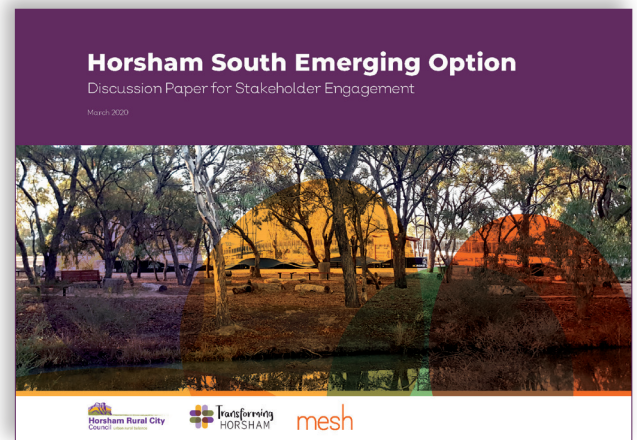
Community consultation in relation to the *Horsham South Emerging Option Paper* was conducted between 14 April 2020 and 19 September 2020 (note that the consultation period was extended due to COVID-19).

The community were contacted in the following ways:

- › Online feedback form via the Horsham Rural City Council website.
- › Direct mail to select landowners and members of the community.
- › Hard Copies of the Emerging Option Discussion Papers in office locations.
- › Public webinars via Zoom on 7 September 2020 (5:30pm – 7:00pm), 9 September 2020 (5:30pm – 7:00pm) and 10 September 2020 (5:30pm – 7:00pm).
- › Media release via social media.
- › Have your say Horsham South advertisement on Council's website.

A summary of the webinar series is provided at Council's Horsham South Structure Plan website page in the following link:

<https://oursay.org/horshamruralcitycouncil/horsham-south-structure-plan>



## What is the Horsham South Emerging Option Paper?

The *Horsham South Emerging Option Paper* for the Horsham South Structure Plan is a precursor to the preparation of the formal Structure Plan that provides a summary of feedback provided by the community on the Key Strategic Directions Discussion Paper for Community Engagement (November 2019).

The paper sets out an emerging option plan for Horsham South in response to this feedback. The plan identifies a general direction for planned growth and development in Horsham South and key issues to be resolved during the structure planning process.

It is important to note that key outcomes from the *Horsham South Emerging Option Discussion Paper* will provide a framework to guide the preparation of the Horsham South Structure Plan.

**Feedback to date has comprised aspirational ideas and identified key issues.**

# What did you tell us?

We received a number of valuable comments from you. There was a wide array of diverse and differing opinions in relation to the *Horsham South Emerging Options Discussion Paper*.

The comments below are a summary from a range of conversations as well as written and verbal responses. Below we have summarised the responses relating to the emerging vision and the five (5) Strategic Directions.

It is important to note that **all feedback** provided either through written submissions, phone calls or verbally via the webinar has been carefully analysed by Council and will feed into the preparation of the draft Horsham South Structure Plan.

## Community Engagement Snapshot



APPROXIMATELY 23 WRITTEN SUBMISSIONS IN RESPONSE TO THE EMERGING OPTION DISCUSSIONS PAPER.



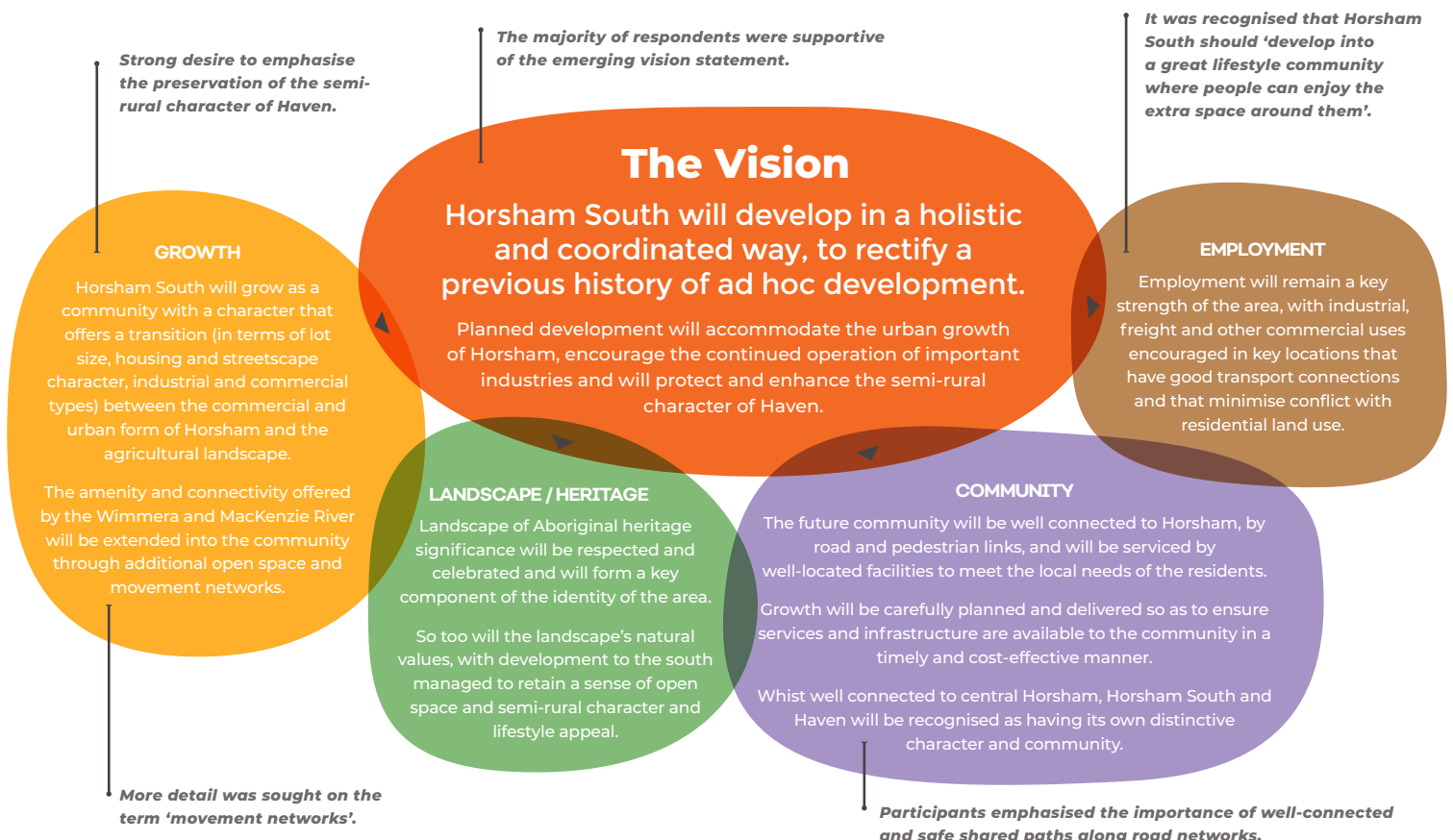
APPROXIMATELY 50 PARTICIPANTS ATTENDED THE PUBLIC WEBINAR VIA ZOOM ACROSS THE THREE DAYS.

22-week consultation period

APRIL MAY JUNE JULY AUGUST SEPTEMBER

## Emerging Vision

The vision for Horsham South has been developed based on community feedback to reflect key aspirations for a transitional urban form and the desire to create the Wimmera and Mackenzie River as a key landscape asset and a key link between central Horsham and Haven that promotes safe, attractive, accessible and connected networks. It is intended that this draft emerging vision will be developed, reviewed and tested again as part of broader consultation associated with the draft Horsham South Structure Plan.



# Strategic Directions

## Strategic Direction No. 1

### COORDINATED GROWTH THAT RESPECTS THE EXISTING CHARACTER OF THE AREA.

Does Strategic Direction No. 1 support how you would like to see Horsham South grow and develop?

#### What you told us

There were mixed views towards increased housing density in Haven and Haven East. Some people wanted to develop, and others preferred to see no development and/or very little future subdivision.

There was concern as to what lots under 1 ha would look like.

There was a strong desire to increase the amenity of the area. Suggestions included shared paths, public toilets, playgrounds, outdoor gym facilities and upgrades to existing facilities.

It was recognised that there are limited crossings over the Wimmera River causing freight truck to use local roads prompting safety concerns.

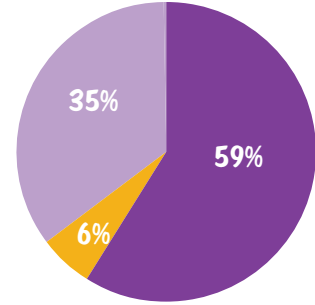
Participants acknowledged the need to coordinate future growth and infrastructure.

A number of people expressed strong desire to include a large sporting precinct in Haven.

There was wide recognition to consider Area J as a key change area to be rezoned into large lifestyle residential lots.

Feedback indicated to retain large lifestyle allotments (1ha-2ha allotments) north-east of Haven store and to reconsider of the proposed rezoning of existing larger lots as current landowners value larger sized lots.

Questions were raised in relation to the timing of the rezoning process.



■ VERY MUCH SO ■ SOMEWHAT ■ NOT AT ALL

#### Council's Response

Based on our analysis, there is existing potential to grow Horsham South as there is ample zoned land supply. Council recognised that the more easily developable land supply (i.e. along major roads) has been largely consumed and now the less accessible and more cost intensive land remains. The draft Horsham South Structure Plan will ensure zoned land is in the best location to create consolidation, enable a holistic co-ordinated approach to development and efficient use of facilities.

It is important to note that we are currently at Phase 3 of this structure planning process. The next stage is to draft the Structure Plan (Phase 4), consult the community (Phase 5) then finalise the Structure Plan (Phase 6). Next is Phase 6, the Planning Scheme Amendment process where Council formally puts forward the proposed rezoning. The timeframe is dependent on the complexity of issues raised in submissions as issues need to be resolved via an independent panel. This process could take a couple of years or more.

## Strategic Direction No. 2

### APPROPRIATE INTERFACES BETWEEN LAND USES.

Does Strategic Direction No. 2 support how you would like to see land use conflict managed in Horsham South?

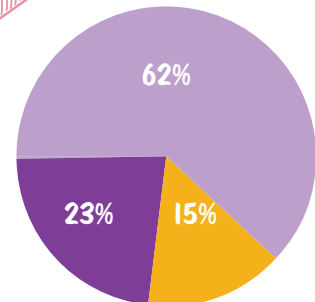
#### What you told us

It was recognised that there were concerns regarding the Horsham Transfer Station along Kenny Road including light pollution, noise, excessive truck movements and flooding.

The need to review the amount of industrial zoned land.

Suggestions included zoning the Industrial zoned area (Kenny Road, Ballinger Street and Plumpton Road) to a lighter industrial use with appropriate lot sizes (i.e. 2000m<sup>2</sup> – 4000m<sup>2</sup>) and create an earth buffer with landscaping features.

Participants questioned the Farming Zone buffer adjacent to the Burnt Creek Industrial Estate and the interface transition area south of the Horsham Transfer Station.



■ VERY MUCH SO ■ SOMEWHAT ■ NOT AT ALL

#### Council's Response

The Burnt Creek Industrial Estate is the primary area for heavy industrial development/land uses. The existing Farming Zone provides a built-in buffer and is important to retain the ability to appropriately develop Burnt Creek as a key industrial and employment area.

It is important to note that the delivery and implementation of the Horsham South Structure Plan will require further investigations to provide a better understanding of key challenges facing Horsham South. This includes a land capability analysis to confirm the most appropriate uses, zone and interface treatments.



## Strategic Direction No. 3

### INTERCONNECTED TRANSPORT NETWORK THAT IS CONTINUOUS, SAFE & EFFICIENT.

Does Strategic Direction No. 3 support how you would like to see Transport needs met in Horsham South?

#### What you told us

Improved walking and cycling infrastructure, connections to Haven Community Centre and upgrades to the Golf Course Road, Henty Highway and Western Highway intersection were highlighted as key priorities.

More detail was sought on the timing and consideration of the river crossings and bridge locations.

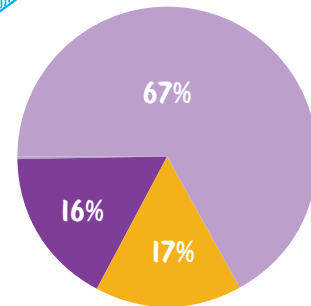
There were questions in relation to the green pathways their location/alignment along Golf Course Road and the amount of land acquired for the amenity corridor.

Participants emphasised the importance of having safe and well-connected roads. Suggestions included safe walking and cycling networks along key arterial and connector roads that are inter-connected such as Holes Road, Hunts Road, Plozzas Road, Old Hamilton Road and Grahams Bridge Road.

The need to incorporate shared paths that are connections and lead to key destinations inside and outside the Structure Plan area.

The need for further discussion on the implications of freight entering the town was noted.

Questions were raised in relation to how the design of the Golf Course Road, Western Highway and Henty Road intersection incorporates pedestrian friendly crossings and cycling priority (for all capabilities).



VERY MUCH SO SOMEWHAT NOT AT ALL

#### Council's Response

The amenity corridor (the green arrow) shown in the emerging option plan is indicative only and will be further refined. As such, the connection corridor can include a variety of forms including parks, irrigation channels or a chain of open spaces delivered as part of developments. Overall, these green links are to enable people to get around in a safe way. Careful consideration, planning and detailing of the crossing and green pathways will be addressed in the Structure Planning phase.

The Horsham Urban Transport Plan endorsed by Council in January 2020 sets directions and priorities for road networks and transport movements within Horsham. The document explores a range of transportation issues and opportunities including the possibility of redirecting industry vehicles in Horsham and as such river crossing and bridge locations will be further explored in the structure planning phase.

It is important to note that the structure plan will prioritise pedestrian and cyclist safety with a strong focus on walkability.



**Strategic Direction No. 4**  
**ACCESSIBLE SOCIAL & COMMUNITY FACILITIES.**

Does Strategic Direction No. 4 support how you would like to see social and community facilities needs met in Horsham South?

**What you told us**

Questions were raised in relation to how the Haven School would be expanded as there has been an increase in young families and student enrolments.

Further details were sought to understand what was happening to the Horsham Community hub and recreation reserve in terms of shops and retail.

The need to redevelop the recreation reserve into a Sporting Hub was clearly expressed.

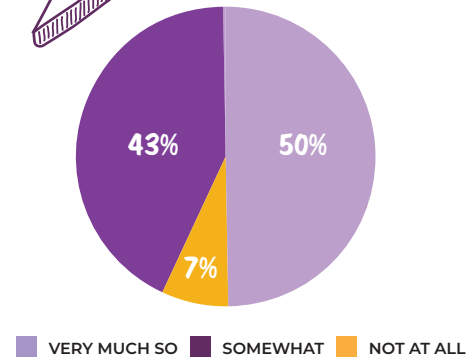
There was support for minor retail such as cafes, childcare centre/kindergarten, hairdressers etc. to be developed along Hamilton Road to the north of or opposite the school and include tennis courts to further create a community hub.

Linking the Golf Course to the Haven Community hub via Plozzas Road was noted.

Suggestions for additional social and community facilities include a nature play space, a public art trail and the inclusion of medical facilities.

The Bushland Reserve being land locked and a bushfire hazard for residential development near the area was noted.

There was support for the Emerging Option Plan to understand and protect cultural heritage.



**Council's Response**

The annotated star (identified as Haven Community Activity District) is not a key retail hub. This area is to provide an attractor for the community to gather with walkable access to small shops and other community uses, that is not intended to compete with Horsham Central. If the population grows to a threshold where it could support shops, then this would be a good location. No specific location has been identified at present, and this will be determined in the Structure Planning phase.

The next step of the Horsham South Structure Plan will include consultation of all key stakeholders and agencies including Department of Education, Department of Economic Development, Jobs, Transport and Resources, Country Fire Authority (CFA) and Barengi Gadjin Land Council Aboriginal Corporation. They will become more involved to provide recommendations and/or potential options in relation to location of the school and access of land.

**Strategic Direction No. 5**  
**EFFICIENT USE OF EXISTING & NEW SERVICES (WATER, SEWER & DRAINAGE).**

Does Strategic Direction No. 5 support how you would like to see existing & new services managed in Horsham South?

**What you told us**

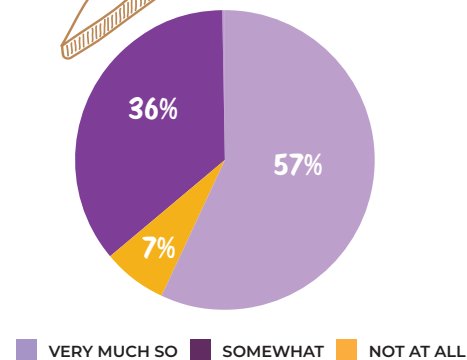
There was wide recognition of the drainage challenge in particular along the amenity link and around the Recreation Reserve.

It was recognised that the sewerage treatment plan is currently out of date and has bad odour.

There was support to secure land for infrastructure and services for future growth.

The need for good NBN internet connection as more people are working from home and for natural gas to be considered was noted.

There were comments to encourage lots of 1-2ha allotments to include septic tanks with reticulation wastewater.



**Council's Response**

Drainage will be considered in a holistic way however this can be quite challenging and an intensive process. The structure planning process will review various options and ways to manage drainage in a co-ordinated way. Council stated that drainage modelling has been prepared by Wimmera CMA which determines stormwater and flooding.

It was also noted that the Structure Plan will ensure utilities and services will respond to areas identified for development growth.



# Horsham South Emerging Option

Community Engagement Outcomes NOVEMBER 2020

## Can I still provide my comment?

Yes, Council welcomes the opportunity to meet the community on a one-on-one basis to discuss the *Horsham South Structure Plan - Emerging Options Discussion Paper* and or next steps.

## Next steps?

Council is keen to ensure the Horsham community continues to be involved in the future of your town.

The draft structure plan for Horsham South will be based on the priorities in the *Emerging Option Discussion Paper*, and a final development scenario. At each step of the way we will be consulting the local community and those potentially affected.

We would like to thank all people who participated in Council's webinar, completed the online feedback form and sent in submissions. It was clear that many people spent a great deal of time considering their responses, and we appreciate your efforts. Please continue to be involved in this project as it evolves and we will notify those of you who have indicated you would like us to do so.

The flow chart below outlines the next steps in the process, and where you can be involved.



**Yes!**

We want to hear your thoughts and how it may affect you, your property and any other interests you may have.

Meetings can be arranged by contacting

**Stephanie Harder**

Coordinator Strategic Planner

Phone: **03 5382 9777**

**Questions?**

For any questions relating to this project, please do not hesitate to contact:

Coordinator Strategic Planner

Email: **strategic.planning@hrcc.vic.gov.au**

Phone: **03 5382 9777**

**Want to know more?**

For more information about the Horsham South Structure Plan, please click here to visit the website:

<https://oursay.org/horshamruralcitycouncil/horsham-south-structure-plan>

## CONTACT

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