

# Horsham South Structure Plan

Engagement Summary Report: September 2024

## Purpose

The purpose of this report is to provide an overview of community engagement undertaken between 28 November 2023 to 9 February 2024 for Phase 4 of the Horsham South Structure Plan project, which was the release of the Draft Future Urban Structure (Draft FUS).

This was the third round of public consultation for the project. The Draft FUS presented a 'preview' of the structure plan in the form of a single plan which showed land use planning directions.

Community engagement was undertaken with residents, business owners, government agencies and the wider community on the Draft FUS.

This report summarises what the community and other stakeholders told us during the consultation period. The feedback that we received was carefully considered and helped to develop the Draft Structure Plan.

## The community engagement process sought to:

Enable the opportunity for community members to provide input and influence outcomes.

Gain insight into the lived experience of residents. Provide an open and transparent process.

Gain diverse community input into a plan for future growth and change.

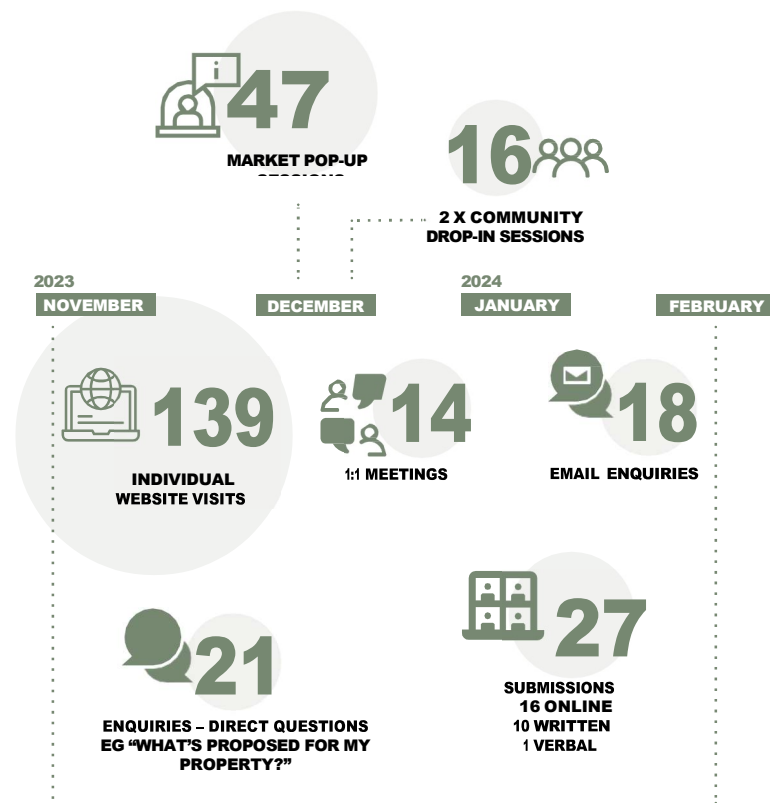


## Acknowledgement

The Horsham Rural City Council acknowledges the five Traditional Owner groups of this land: the Wotjobaluk, Wergaia, Jupagalk, Jaadwa and Jadawadjali people.

We recognise the important and ongoing place that all Indigenous people hold in our community. We pay our respects to the Elders, both past and present, and commit to working together in the spirit of mutual understanding and respect for the benefit of the broader community and future generations.

## Phase 4 Engagement Activities



Enquiries differ from submissions as they don't provide feedback or suggest a change.

# Horsham South Draft Future Urban Structure Plan

## About the Draft Future Urban Structure

The Draft Future Urban Structure (Draft FUS) was prepared using the findings of the engagement via the Horsham South Key Strategic Directions Discussion Paper 2019 and the Issues and Opportunities Paper 2020 as well as feedback received during former rounds of community engagement.

The Draft FUS was developed by exploring the study area's key challenges and opportunities moving into the future and understanding the values and aspirations of the community. Consultation was key in bringing the community together to consider their common future and to explore new ideas, possibilities, and sense of direction.

## The Vision

*"Horsham South will develop in a holistic and coordinated way, to rectify a previous history of ad hoc development. Planned development will accommodate the urban growth of Horsham, encourage the continued operation of important industries and will protect and enhance the semi-rural character of Haven."*



## Project Timeline

- |       |          |   |                                     |
|-------|----------|---|-------------------------------------|
| PHASE | <b>1</b> | <b>Background Technical Analysis (Complete)</b>   | <input checked="" type="checkbox"/> |
|       |          | › Technical information gathering.  |                                     |
| PHASE | <b>2</b> | <b>Community Consultation Round 1 Vision and Directions (Complete)</b>  | <input checked="" type="checkbox"/> |
|       |          | › Consultation on the Key Strategic Directions Discussion paper including the Vision.   |                                     |
|       |          | › Feedback from this round of consultation informed the development scenarios.  |                                     |
| PHASE | <b>3</b> | <b>Community Consultation Round 2 Development Scenarios (Complete)</b>  | <input checked="" type="checkbox"/> |
|       |          | › 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 | <b>4</b> | <b>Community Consultation Round 3 FUS (Underway)</b>  | <input checked="" type="checkbox"/> |
|       |          | › 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 | <b>5</b> | <b>Community Consultation Round 4</b>   | <input type="checkbox"/>            |
|       |          | <b>Draft Structure Plan (to occur in 2024)</b>  |                                     |
|       |          | › The community will be asked to provide feedback.  |                                     |
| PHASE | <b>6</b> | <b>Final Structure Plan (to occur in 2024)</b>  | <input type="checkbox"/>            |
|       |          | › The Structure Plan will be finalised following community feedback.  |                                     |

# What We Heard

This section of the report provides a summary of the key themes from feedback received during 1:1 meetings, at the Haven Twilight Market participants, community drop-session participants and submissions.

Theme 1

## Availability of Information

### What do we know so far?

A number of people raised concerns about the availability of information during the consultation period. In particular, there were suggestions that Council should be doing a mail-out to everyone in the subject area and providing the completed technical reports.

"Every ratepayer in the Horsham South area should have been sent information in their letterboxes and not rely on social media and newspapers." (Submitter 27)

### What does this mean for the Structure Plan?

The technical background reports reports (or a summary of findings) will be released when the community consultation for the Draft Structure Plan commences.

They include:

- Industrial Land Supply & Demand Assessment (Spatial Economics 2022)
- Potentially Contaminated Land Assessment (Meinhardt 2023)
- Ecology and Habitat Assessment (Ecology & Heritage Partners 2023)
- Preliminary Drainage Assessment (Stormy Water Solutions 2023)
- Catchment A Drainage Concept report (Stormy Water Solutions 2024)
- Servicing (Water & Sewer) Assessment (Tonkin 2022, updated 2024)
- Bushfire Risk Analysis (Kevin Hazell Bushfire Planning 2024); and
- Traffic and Transport Analysis (onemilegrid 2024).

When the community consultation for the Draft Structure Plan commences, all landowners in the study area will receive a postcard with a QR Code link to the Horsham South Structure Plan webpage and information about how to make a submission.

Theme 2

## Shared paths

### What do we know so far?

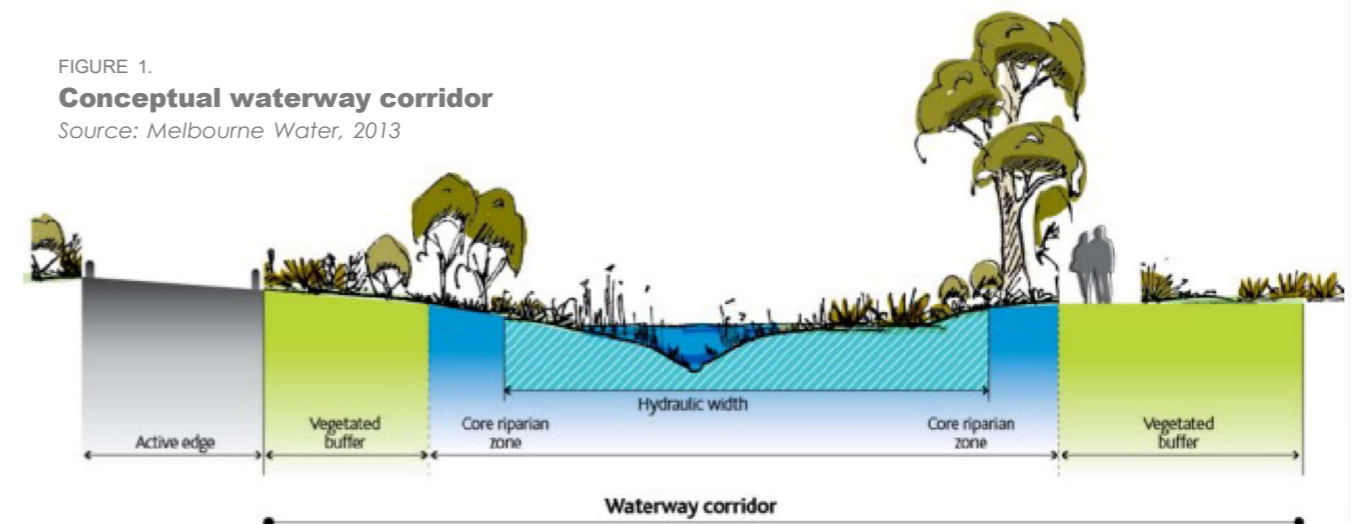
There was concern and misunderstanding about the proposed amenity corridors and shared path network shown on the Draft FUS, generally from the landowners directly impacted.

"We believe by running roads and bike/walk paths together and near each other, infrastructure is shared, as is maintenance for a better finish and end result." (Submitter 24)

### What does this mean for the Structure Plan?

- > The proposed shared paths that were shown on the Draft FUS are indicative only. They are intended to be determined and integrated into the design of any future development proposals within the study area.
- > When areas are developed, open space and shared paths are generally provided to Council as an open space network asset.
- > As the drainage network for the study area and internal road networks are finalised, amenity corridors and shared paths will be designed to integrate with these corridors. This will decrease development costs and provide better amenity outcomes.
- > Waterway corridors (Figure 1) are generally provided along constructed drainage areas as multi-purpose vegetated areas and shared paths.

FIGURE 1.  
Conceptual waterway corridor  
Source: Melbourne Water, 2013





# What We Heard

Theme 3

## Housing supply and residential densities

### What do we know so far?

The Draft FUS does not distinguish between developable and developed land "suggesting a greater availability of development opportunities than what truly exists." (Submitter 23)

There was significant concern regarding housing supply and the implications of the housing densities proposed by the Draft FUS for economic growth and housing diversity and affordability in Horsham.

### What does this mean for the Structure Plan?

The Draft FUS seeks to implement coordinated growth which respects the existing character of the area and directs consolidated growth in close proximity to the Horsham Central Activity District and Haven.

It also responds to development constraints particularly around construction servicing where in the past there has been uncoordinated development and infrastructure provision.

The study area is affected by a number of development constraints, in particular the lack of infrastructure and servicing, but is a popular rural living area and is subject to development pressure as people seek out larger lifestyle lots. In response, Council are seeking to encourage development in serviceable areas and sequential development that utilises, and extends infrastructure and services through the development process.

In some areas, the Draft Future Urban Structure recommends a minimum lot size range that is much larger than the current provisions of the Horsham Planning Scheme (reducing lot yields for new development), whilst in other areas the minimum lot size is recommended to be reduced (increasing lot yields for new development). The change areas are implementing the key strategic directions to consolidate urban development around the Central Activity District and Haven, as well as recognise the servicing and infrastructure constraints.

Further, the current minimum lot sizes that apply under the Horsham Planning Scheme are subject to a planning permit application and are often very difficult to achieve where there are the infrastructure and servicing constraints. Essentially, the Horsham South Structure Plan is seeking to formally recognise these development constraints and plan appropriately for the area.

Theme 4

## Biodiversity Areas

### What do we know so far?

Concerns were raised about Areas of Biodiversity identified on the Draft FUS and increased bushfire risk

### What does this mean for the Structure Plan?

> Council is progressing and finalising a Biodiversity Assessment report that will be released with the Draft Horsham South Structure Plan later this year.

"The proposed Biodiversity Protection Area (BPA) would increase fire danger and risk to our property and neighbouring properties." (Submission 10)

Theme 5

## Buffer Areas Between Residential and Industrial Zones

### What do we know so far?

Various issues have been raised regarding the proposed buffer areas between sensitive areas and industrial zones. These buffer areas have been identified to provide appropriate separation and treatment.

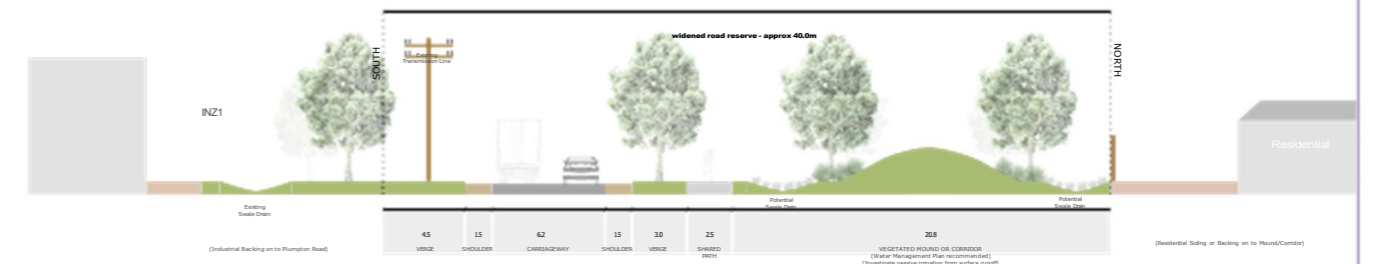


FIGURE 3.

### Potential landscaping treatment for buffer areas





# Next Steps

**The Draft Structure Plan will be released for community consultation later this year**

**Council acknowledges and thanks all groups and individuals who gave their time to provide feedback to the Draft FUS.**

