



Trentham Structure Plan

The Trentham Structure Plan plays an important role in planning for the future of Trentham, protecting and improving the character of the town, and guiding appropriate growth and development. The Structure Plan will provide Council with a land use framework to 2050.

The community's feedback has been essential to the structure planning process. Thank you to all the community members who have shared their ideas, priorities and preferences that have served as the foundation for this structure plan's vision, objectives and associated strategies and actions.

The next step for the Future Hepburn project will be the opportunity for the community to get involved and comment on the updated draft Structure Plan.

You can participate by:

- Downloading and reviewing the draft structure plan and making an online submission using the form at **www.participate.hepburn.vic.gov.au**. Submissions can be made up until Wednesday 12 June 2024.
- You can also make a submission at the Community Information Session on Friday 24 May 2024, from 5pm to 8pm at the Trentham Neighbourhood Centre located at 56 High Street, Trentham. We encourage you to come along and talk to Council officers about the draft Structure Plan.

Hard copies of the draft Structure Plan are available at Council customer service centres and libraries. Community members can request a copy by either calling Council on 5348 2306 or by emailing **strategicplanning@hepburn.vic.gov.au**.



Scan the QR code to learn more about the Future Hepburn project.

Hepburn
SHIRE COUNCIL

Vision and Objectives

The Vision and Objectives were developed and refined with direct input from the Trentham Community Panel members. They respond to the key opportunities, challenges, values and priorities of the broader community. The Vision and Objectives provide the foundation for the development of the Strategies and Actions of the Structure Plan.

Vision for Trentham

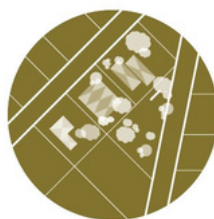
A town that supports a friendly, diverse and welcoming community who value the opportunities of the environment we make our home in. Trentham is a small town connected to the surrounding forest and highly fertile land on the lands of the Dja Dja Wurrung. Nature corridors allow the community and wildlife to meander through the town connecting us to our environment. A community with a generosity of spirit, we are known for our great food, artisans and our creative small scale business. We live harmoniously, aiming to reduce our impact on the land and earth, respecting our heritage and environment and contributing to a sustainable future.

Housing



To ensure a range of diverse and affordable housing that meets the needs of the community today and into the future.

Urban design



To ensure development is designed to respond to the town's context and natural assets with a low scale that links the forest to the town and protects key sightlines.

Business and economy



To support the growth and diversification of business and the local economy, value adding onto regional produce and products.

Movement and access



To ensure a mobile community connected within the town and to its surrounds so that a lack of private car ownership is not a barrier to connections.

Environment and heritage



To protect, restore and celebrate the natural environment, the cultural and built heritage of the town.

Community facilities and infrastructure



To ensure community and cultural facilities, services and infrastructure nurture a healthy and happy community across all life stages.

Key Community Feedback	Draft Structure Plan Response
Some community members preferred little to no subdivision, and no new housing. Others felt some change was acceptable, but it needed to be quality development that is in keeping with the township's character. A variety of housing options suitable for community members at various stages of their lives and lifestyles. Focusing growth within town boundaries, utilising vacant blocks.	Not only is Local Government unable to halt housing and population growth, but this would also be contrary to State Government policy, such as the Central Highlands Regional Growth Plan. Accordingly, our Structure Plan does acknowledge that it is important to manage growth in a way that supports community cohesion and the local economy. Given surrounding bushfire risk, development growth will be focused within township boundaries. To manage growth appropriately the Structure Plan proposes: • Minimal Housing Change Areas, recognising the reduced capacity for housing change and growth due to heritage, environmental and physical constraints, and special neighbourhood character. • Managed Housing Change Areas, include residential areas whose varied character and context give greater capacity for growth to occur. • The Sustainable Subdivisions Framework ensuing strong sustainability outcomes for subdivisions. • Neighbourhood Character guidelines ensuring future development respects Trentham's established and preferred character. The Structure Plan seeks to address housing challenges and ensure responsive development to Trentham's bushland setting by: • Encouraging a range of housing choices providing housing for workers, younger people, smaller families and older people. • Rezoning low density land for housing, making use of current infrastructure reducing 'sprawl' into the surrounding bushland. • Encouraging town centre living by facilitating the addition of residential use to commercial properties. • Supporting innovative and quality development, responsive to climate change impacts. For more information see Sections: 5.1 & 7.1 Housing Figure 9 Trentham Housing Theme Map 7.4 Urban Design 8 Precincts 9 Developmental Framework 10.1 Statutory Implementation

Industrial or commercial businesses are more suitable outside town boundaries. Business should be in keeping with town character and have adequate parking. Improved telecommunications, public transport connectivity and worker accommodation would support business.	A Boundary Assessment found that Trentham had sufficient capacity for future business and commercial growth, but it is currently underused. There may be opportunities for this to be further subdivided into smaller parcels to provide for new industries and businesses. The Structure Plan proposes the following actions: • Rezoning land to allow mixed-use zoning combining different types of uses including retail, recreational, commercial and residential. • Application of Precinct guidelines for Industrial areas that include appropriate parking, footpaths, landscaping and impacts on surrounding areas. New development within Trentham's commercial area will be in keeping with existing heritage character and guided by neighbourhood character and urban design controls. Council is preparing an Integrated Transport Strategy to respond to connectivity in and around Trentham and will continue to advocate for improved service delivery. For more information see Sections: 5.3 & 7.3 Business and economy 7.4 Urban design 7.5 Movement and access 8.3 Precinct Two: Industrial area 10.1 Statutory implementation 11 Appendix A Boundary Assessment
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Engagement period:
1 May 2024 - 12 June
2024

Make greater use of our natural environment and trails around town. Better transport connections.	The Structure Plan seeks to improve connections around Trentham by developing safe and accessible walking and wheeling routes around the town centre by: • Slowing town centre traffic, • Improving pedestrian crossings, • Reducing driveway crossovers, • Installing asphalt footpaths within the centre improving walkability particularly for those with walking aids, and • Improving key connections to community assets such as the new <i>The Mechanics Trentham</i> and upgrade of the Trentham Sportsground Pavillion. The Structure Plan recognises how valued the environmental connection is to everyday life of Trentham residents. It is recommended that a connecting path linking the Trentham Falls would be beneficial for resident's' health and wellbeing, and a worthwhile extension to the Domino Rail Trail. The Structure Plan encourages government advocacy to improve public transport connectivity to nearby destinations. For more information see Sections: 5.5 & 7.5 Movement and access 8.2 Precinct One: Town Centre
Maintain Trentham's creeks and floodplains, and the areas close to the bush.	The Structure Plan aims to protect and enhance Trentham's waterways, significant trees, mineral and freshwater springs and biodiversity. Council will continue to partner with government agencies and the community to preserve Trentham's natural beauty and address the challenges presented by climate change. Other strategies proposed include: • Limiting Growth on Trentham's fringes minimising residential sprawl and impact on the bush, • Encouraging indigenous and native planting, • Protecting remnant bushland, and • Maintaining a clear residential edge to manage bushfire risk. • Protection and improvement of biodiversity corridors across Trentham For more information see Sections: 5.2 & 7.2 Environment and heritage 8 Precincts 9 Development Framework

Protection of the town centre streetscape and Trentham's historic buildings.	The Structure Plan acknowledges that the High Street streetscape is integral to Trentham's identity. Precinct One: Town Centre provides for an urban design framework that protects and enhances that streetscape by: • Ensuring new development respects the historic context; and • Maintaining the streetscapes image by conserving the existing buildings and other features such as verandas and awnings. The Structure Plan also recognises Trentham's other historical buildings and proposes the following actions: • Continuing to identify and implement the findings of the Heritage Gaps Study. • Protecting and evolving the town's historical buildings to meet community need. For more information see Sections: 5.2 & 7.2 Environment and heritage 5.4 Urban Design 7.3 Business and economy 8.2 Precinct One: Town centre
The community values the village-feel of Trentham, its street trees and streetscapes, and the space around buildings.	The Structure Plan recognises that Trentham's village feel, including its connection to its surrounding environment and streetscapes is highly valued by the community. The Structure Plan provides for: • Increasing street tree and understory planting • High quality streetscapes with generous front, side and rear setbacks that preserve existing vegetation. • Implementation of Neighbourhood Character Guidelines. For more information see Sections: 7.2 Environment and heritage 7.4 Urban Design 8 Precincts



If you have any questions please contact us at 5348 2306 or email us at strategicplanning@hepburn.vic.gov.au

Need for Electric Vehicle charging stations and other renewable energy infrastructure. Need for infrastructure that provides for the community's younger people e.g. sports facilities, parks and open spaces.	The Structure Plan recognises the need to reduce emissions. Electric vehicle charging is recommended and is proposed for <i>The Mechanics Trentham</i> site in 2024. Making Trentham an attractive place for young people is a key challenge for the Structure Plan. It seeks to address this challenge by: • Ensuring a range of sporting and other community facilities are linked by accessible and safe paths. • Identify options for activating the new community hub and • Continuing to implement Council's Playspace Strategy (2020-2030) For more information see Sections: 5.5 & 7.5 Movement and access 5.6 & 7.6 Community facilities and infrastructure
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Highlights of other matters recommended

Land proposed for rezoning and new overlays are outline in Section 10 Statutory Planning. We encourage you to review this Section along with the accompanying maps (Figure 18 & 19) to determine if your property is affected.

A Settlement Core Boundary Assessment has been undertaken as part of the structure planning process. Trentham's core boundary has been adjusted to the township's southwest and east due to significant biodiversity and bushfire risk factors. Adjusting the town boundary will curtail development and keep the community safe from bushfire and flooding risks. For more information see Section 3.2 Boundary analysis and Appendix A Boundary Assessment.

The Trentham Structure Plan acknowledges the importance of fostering learning from First Nations people in how to care for Country. We continue to work in partnership with Djaara to investigate options to implement the Cultural Values Assessment appropriately emphasising the Dja Dja Wurrung footprint.

The Structure Plan targets four industrial sites in Trentham for further investigation: the Waste Transfer Station, the former landfill site, Arch Wood - Arxada Wood Protection, and the former foundry at 6-8 Victoria Street. Effective planning and environmental assessments are essential before any planning responses determined, such as policies or controls. Any future proposed planning responses will involve extensive community and stakeholder consultation.

Implementation

The strategies and actions identified within the Trentham Structure Plan will be achieved through the following implementation program:

- Inclusion of key elements in the Hepburn Planning Scheme
- Proposed rezoning and application of overlays in Section 10
- Initiation of new projects and/or studies
- Development of a Long Term Financial Plan
- Advocacy; and
- Actions by other agencies and organisations.

A planning scheme amendment is required to give effect to the strategic directions within the structure plans. The amendment process would involve an additional phase of community engagement and opportunities for submission.

Have your say

We invite you to submit comments and feedback on the Trentham Structure Plan.

- Complete a Submission form at the Future Hepburn Participate Hepburn page. Scan the QR code to access the Submission form.
- Email the Strategic Planning team: strategicplanning@hepburn.vic.gov.au
- Contact us by telephone: (03) 5348 2306



Scan the QR Code and select the Structure Plan you wish to make a submission on.

