



Credit: Visit Victoria

Trentham Structure Plan

Conversation Starter



May 2023

Hepburn
SHIRE COUNCIL

Purpose of a Structure Plan

The Trentham Structure Plan is being developed to manage growth and development of the town to 2050. It is part of Council's Future Hepburn project which aims to protect and enhance the existing character of our towns and rural settlements.

The purpose and function of the Trentham Structure Plan is to plan for the future of Trentham by protecting the distinctive positive elements of the township and build upon its opportunities. This will guide the physical and natural environment, amenity and activities of the township and its growth.

A shared long-term vision for the future will guide appropriate development, protect what we value, improve liveability and empower our communities to thrive. Actions in the plan will provide the first steps towards achieving the vision.

Let's start a conversation

This 'conversation starter' aims to begin a community conversation about the future of Trentham. We want to know your priorities, understand the things you value and your ideas for the town. Along with some background information, you'll find questions to prompt your input into this process.

Six themes provide the basis for the structure plan:

- **Housing**
- **Business and economy**
- **Environment and heritage**
- **Movement and access**
- **Community and social assets**
- **Urban design**

This information will be used to form a structure plan that responds to the needs and expectations of the community.

**Have
your say**

Acknowledgement of Country

Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands, Djaara have performed age-old ceremonies of celebration, initiation and renewal. We recognise their resilience through dispossession and it is a testament to their continuing culture and tradition, which is strong and thriving. We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our South East and the Wadawurrung to our South West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region.



Snapshot

Trentham is known for its scenic location, fertile soils and its quaint village character. The town has historic buildings and charming streetscapes and is surrounded by trees.

Today, Trentham is a small rural township with a population of 1,382 people. Its location, within commuting distance of Melbourne, has made the town popular for people to commute, work from home, or for retirees seeking lifestyle options. Trentham has a large number of retirees with 30 percent of residents (476) being in the 65+ age group. Trentham has the largest proportion of couple families with no children (32 percent versus 28 percent) compared to other towns in the Shire.

The Central Highlands Regional Growth Plan identifies Trentham as a small town where sustainable growth and change will be planned. This will allow people to access services either within the town or nearby.

Surrounded by the Wombat State Forest to its east, south and west, Trentham is located on a spur of the Great Dividing Range. Its location at 800m above sea level and rich volcanic soil makes it well known for its potatoes and seasonal produce. It is locally known as food destination and for its short stay accommodation attracting nature lovers.

Trentham is within the Central Victorian Uplands Bioregion, characterised by Messmate-dominated forests. Its location close to the Great Dividing Range and the headwaters of the Coliban River is reflected in the spring-fed ecosystems and small streams that cross the township, with sedgy wetland vegetation and stands of Swamp Gum and the endangered Brooker's Gum. Djaara land management practices over thousands of years shaped these ecosystems.

Have your say

What is your vision for Trentham in 2050?

Timeline

Initial Engagement
May to July 2023

Deeper Engagement
July to October 2023

Exhibition Period
Late 2023

Structure Plan Adoption
Early 2024

Stage 1
Conversation Starter
CURRENT STAGE

Community Structure
Plan Codesign Sessions

Public Submissions



The 2022 Trentham Survey

This community-led survey undertaken in 2022 provides vital input into the planning for the future of Trentham. People expressed their desire to keep Trentham looking largely as it is today. Some understood there would be change but wanted to maintain the character and small town feel. Others wanted to carefully plan for growth and upgrade amenities for a sustainable future. No one wanted the town to become suburban or overdeveloped.

Credit: Plan2Place Consulting

Housing

Trentham is a desirable place to live due to its proximity to Melbourne, historical appeal, available amenities and landscape setting. It has a variety of housing with well-preserved older dwellings in the center of town, and larger homes with a rural character towards its edges. Trentham has the highest proportion of owned dwellings in the shire (owned outright and with a mortgage). Many are attracted to its lifestyle opportunities.

Council's Affordable Housing Strategy and Action Plan is under way. It has identified several housing challenges facing Hepburn Shire:

- Population is growing, and given the large proportion of short-stay accommodation (from our tourism centred economy), there is a high rate of unoccupied dwellings at certain times of the year.
- A lack of diverse housing types, with most houses being detached with three or more bedrooms.
- High and rising rents with a lack of long term rental stock.
- Expensive house prices. This creates challenges as needs change. People can be priced out of their local community and struggle to age in place. The reduced availability of affordable can force local workers to move away.

A draft land supply and demand study found insufficient capacity to meet future residential demand in Trentham beyond 2041. Development in the town area should be better connected, with improved design and settlement outcomes.

Expanding capacity with new housing areas on the edge of Trentham is not recommended due to nearby intensive farming to the north and the Wombat State Forest to the south. Trentham also does not have the utilities and services to support significant population growth.

The structure plan could encourage more diverse housing types in key locations, while conserving Trentham's natural and cultural heritage values and managing environmental risks.

QUESTIONS:

What do you see as the most significant housing need for your community?

What sorts of housing does Trentham need?

**Have
your
say**



Credit: Plan2Place Consulting



Credit: Plan2Place Consulting

Environment and heritage

Ensuring Trentham can respond to the impacts of climate change is a key challenge, with hotter, drier, more frequent and intense weather events predicted. Hepburn Shire has already felt the impacts of these types of events in the last few years with Trentham impacted by a major storm in 2021.

Future growth and development will be affected by bushfire, flooding and a range of other increased natural hazards. Trentham is surrounded by forest and while it presents a bushfire risk, this provides and contributes to important biodiversity and the town's character.

Protection of human life and risk anticipation are very important guides for Trentham's present and future.

Originally managed by age-old practices of the Djaara people, the natural ecosystems of the area have been significantly disturbed by mining, land clearing, grazing and pasture improvement, weed invasion and permanent human settlement.

Remnant vegetation exists in the surrounding Wombat State Forest and along the waterways, as well as on private land, roadsides and rail trails. Endangered species found locally include the Powerful Owl, Brush-tailed Phascogale, and the Basalt Peppercreep. Restoration works along the Trent and Stoney Creeks have helped the wetland dependant Bright-eyed Brown Butterfly.

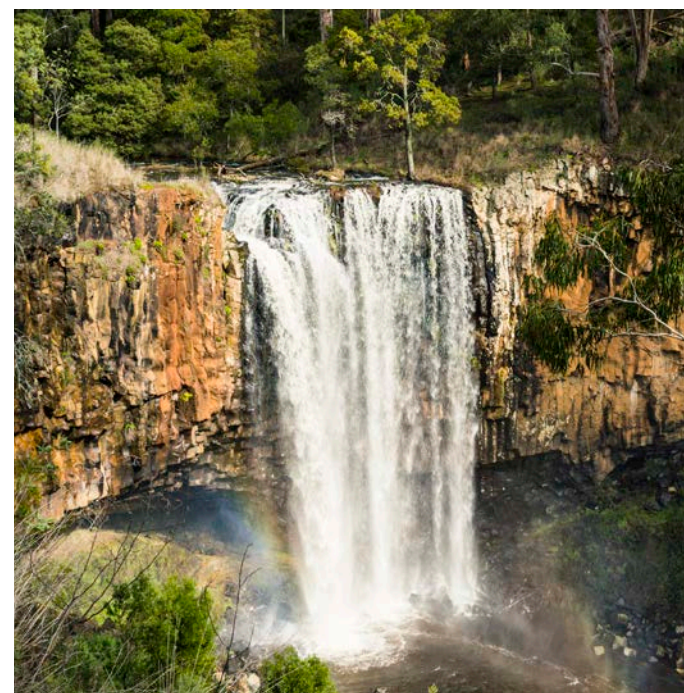
Further support for conservation work on private land would also improve the integrity of the Wombat Forest. This may provide opportunities to reinstate some traditional land management practices and culturally significant species.

The Coliban River and streams could be further restored to strengthen wildlife corridors on forest, farming and township land. This would instill respect for and enjoyment of natural ecosystems.

Do you have any stories about your town and what makes it special?

While balancing moderate housing growth, the Trentham Structure Plan could identify how to manage the town interfaces with surrounding forests and rural areas, restoration of wildlife links through the town and conservation of natural heritage assets.

Places of cultural heritage significance exist in and around Trentham. These include artefacts, scar trees, middens and places with spiritual connection to Country.



Credit: Visit Victoria

**Have
your
say**

QUESTIONS:

Are there areas in your town that you think should not be developed due to biodiversity, flooding or fire risks or other environmental constraints?

What is the most important heritage place or building to you in your town?



Credit: Hepburn Shire Council

Business and economy

The Trentham economy was built on gold, forestry and agriculture, particularly potatoes. With the closure of the railway line, sawmills and mines, the local economy has changed. Today Trentham's economy is built on tourism and food, along with grazing and agriculture. The main street has a range of shops including a small supermarket, chemist, bakery, cafes and a hotel. A number of lifestyle shops support tourism.

There is a limited industrial area providing local employment options. Adequate separation distances, and the protection of buffers around industry, will ensure businesses stay viable.

The railway opened in 1880 and closed in 1978. It was so important to the Trentham economy. Since then it has been managed by local volunteer groups. This railway heritage, Trentham Falls and a range of heritage places in the town add to Trentham's tourism offer.

There is currently limited demand for commercial and industrial floorspace in Trentham. However there is enough land zoned to accommodate some growth in these uses beyond 2041. Commercial activities could be met in High Street and Victoria Street, while some appropriate industrial uses may be accommodated in an area concentrated between Albert Street and Victoria Street.

Trentham was founded by gold prospectors in the 1850s and later became a timber town due to the nearby Wombat State Forest. Trentham's history is also embedded in potato growing due to rich volcanic soils.

Hepburn Shire's intact 19th century gold mining landscapes are of state, national and potentially international significance, showing the progression of the gold rush era within Australia.

Trentham's built, natural and cultural heritage is fundamental to its sense of identity. The Trentham Structure Plan could help conserve these assets, improve appreciation of the town's history and optimise opportunities for cultural heritage tourism.

The structure plan could identify opportunities to create more jobs in town and the infrastructure required to support this.



Credit: Hepburn Shire Council

QUESTIONS:

What types of businesses and services would you like to see added to Trentham?

**Have
your
say**

Community and social assets

Trentham has a range of community and social assets including:

- A preschool and a primary school.
- A new Trentham sports ground pavilion providing new facilities for sporting clubs and school and community groups.
- A range of recreation assets including parks and reserves, playground, skate park, golf course, 25m outdoor swimming pool and bowling club.
- A new Trentham Community Hub (currently under construction), which will include a new library, Council services hub and community facilities.

An Indoor Aquatics Provision Feasibility for the whole Shire is underway.

The Trentham Transfer Station is located in Cosmo Road.

Ensuring the needs of an older population are met, keeping enough young people in the town to enable schools to remain viable, and facilities to meet the current and future needs of the community are key challenges.



Credit: Visit Victoria

The Trentham Structure Plan could identify priorities for community and cultural facilities ensuring these are well located in proximity to the town centre. Improving access to the creek and open spaces, enhancing the rail trails and improving tree planting will also be explored.

QUESTIONS:

What additional community or cultural infrastructure is needed in your town?

**Have
your
say**



Credit: Hepburn Shire Council

Urban design

People are attracted to the charm and historic character of Trentham with its distinctive tree lined streets, gardens and timber buildings with wide verandahs.

Neighbourhood character is a combination of the features of a neighbourhood in both public spaces and the private realm. Everything from the design of streets, to the siting and design of houses, contribute to overall character and create a distinct feeling or sense of place.

In Trentham, closer to the town centre, there are intact older 19th and early 20th century houses with well-established street trees and gardens. Properties on Trentham's edges have a more rural character with larger lots, generous setbacks and low front fencing. Some new developments are also occurring in pockets within the existing township boundaries.

A focus on urban design will assist to ensure that the Trentham town centre is more functional, sustainable, and attractive. Well-designed public spaces, buildings, streets, gardens and landscapes ensure that these are great places for the community and add to the overall town character.

Council is undertaking a Neighbourhood Character Study for residential areas and an urban design framework to guide the public realm and built form outcomes for the town centre. These studies will provide a physical framework for managing change and setting new directions over time, while considering community values and the needs. They will provide vital input into the development of the structure plan.

The structure plan could explore opportunities to improve the connections to Trent Creek, provide better wayfinding and retention of heritage character.

**Have
your
say**

QUESTIONS:

What are the most important features that contribute to the character of your town?

What is it about your local area that is important to you and the overall character, amenity, and feel of your neighbourhood?



Credit: Plan2Place Consulting

Movement and access

Trentham is connected by road to Daylesford, Woodend and the Western Freeway near Ballan. It has a number of local shops and community facilities, with a strong tourist trade generating high visitor traffic at weekends.

The main street is not wide, with parallel vehicle parking along its length. The town's low-density population lives mostly with walking distance of the town centre.

QUESTIONS:

Tell us where and/or how walking facilities could be improved?

Tell us where and/or how cycling facilities could be improved?

Have
your
say

There are eight V/Line coach services each weekday connecting to Daylesford and Woodend, and two bus services each weekday connecting to Kyneton. Opportunities to increase these services may be limited but could be considered as part of shire-wide public transport network improvements.

There are many local streets without footpaths, and some unpaved roads. Vehicles travel at high speed on some roads, especially on the town outskirts. There are few walking and cycling connections to open space, and limited dedicated cycling facilities.

Preserving the village 'feel' is important, but there may be opportunities to provide better pedestrian facilities, especially in the town centre where narrow footpaths can be crowded at busy times.

The structure plan could help advocate for improved public transport services and lower speeds on some roads as well as identify upgrades to walking and cycling paths.



Credit: Plan2Place Consulting





Have your say at

<https://participate.hepburn.vic.gov.au/future-hepburn>



Future Hepburn
Participate Page



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Credit: Daylesford Macedon Tourism