

WARBURTON URBAN DESIGN FRAMEWORK – POST-CONSULTATION AND CONSIDERATION

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Ward(s) affected: O'Shannassy

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

SUMMARY

Council resolved on 13 December 2022 to place the draft Warburton Urban Design Framework on public exhibition between 16 December 2022 to 24 February 2023. The Framework provides practical design solutions to realise the intent of the design, development, and public realm actions contained in the Warburton Place Plan.

The comprehensive engagement undertaken has resulted in extensive Community feedback with 335 written submissions composed of over 1,800 comments, which have been assessed and documented within this report. The relevant feedback has been utilised to inform edits and updates to develop a proposed final version of the Warburton Urban Design Framework.

This report informs Councillors on the engagement process and proposed changes to the draft Warburton Urban Design Framework to enable consideration for adoption of the final Warburton Urban Design Framework.

RECOMMENDATION

That Council

- 1. Note the findings from community consultation and the changes shown in Attachment 2 – Marked Up Draft Warburton Urban Design Framework.***
- 2. Adopt the Warburton Urban Design Framework in accordance with the Attachment 3 - Proposed Final Warburton Urban Design Framework.***
- 3. Write to submitters to thank them for their engagement and advise them of the outcome of the Council Meeting.***

RELATED COUNCIL DECISIONS

- At the Ordinary Council meeting of 23 November 2021, Council resolved to adopt the Warburton Place Plan, which identifies under Action 3.1 the preparation of an Urban Design Framework.

- At the Ordinary meeting of 13 December 2022, Council resolved to:

That Council

1. *Support the Draft Warburton Urban Design Framework being placed on public exhibition between 16 December 2022 and 24 February 2023; and*
2. *Note that findings from the community feedback and proposed amendments to the Draft Warburton Urban Design Framework will be presented at a future Council meeting.*

- At Council Meeting on Tuesday 8 August 2023, it was resolved:

That Council

1. *Considers the tree at 3457 Warburton Highway, Warburton should be retained, subject to:*
 - a. *an appropriate zone being established around the tree, with a radius equal to the height of the tree, to preclude public access,*
 - b. *an annual inspection program by a qualified arborist, and*
 - c. *undertaking any maintenance works to maintain a low risk profile.*
2. *Refer consideration of formalising Ottrey's car park and associated amenity planting to the Warburton Urban Design Framework, and if supported, to future budgets for funding.*

The exhibited draft Warburton Urban Design Framework (Warburton UDF) proposed 'an enhanced connection between Warburton Highway and the new pavilion through a defined entry forecourt' (section 5.4 Draft Warburton UDF) and to formalise the car park which would include line-marking. The proposed final Warburton UDF remains consistent and reflective of Council's earlier decision.

DISCUSSION

Purpose

The purpose of this report is to provide an overview of community feedback on the exhibition of the draft Warburton UDF, following public exhibition which occurred between December 2022 and March 2023.

The report also explains how the community engagement activities undertaken for the draft Warburton UDF responded to the Communications and Engagement Plan reported to Council prior to engagement commencing.

Finally, this report presents a proposed final version of the Warburton UDF identifying changes based on analysis of that feedback for Council adoption. *Attachment 1 – Warburton Urban Design Framework Summary Document* provides an overview of the Framework, describes the purpose and process undertaken, and highlights some of the key issues raised as part of the consultation and engagement process.

Background

The development of an Urban Design Framework for Warburton is *Priority 3, Action 3.1* of the Warburton Place Plan, which was adopted by Council in November 2021.

The development of an Urban Design Framework, along with a suite of other projects for Warburton, was identified as an important initiative to translate many actions of the Place Plan into design concepts reflecting community aspirations, addressing identified issues, and focussing on Warburton's unique culture, environment, and opportunities. The Warburton Township has an existing Design and Development Overlay (DDO12 – Town Centres: Healesville, Monbulk, Seville, Warburton, Yarra Glen, and Yarra Junction) which contains design requirements to enhance the built form and streetscape characteristics of Warburton. This includes limiting building height to no more than three storeys, protecting views from the Main Street to the surrounding hills and avoiding development that has blank walls and big box structure amongst other specific design provisions.

The final Warburton UDF will assist in further improving built form outcomes and inform a future DDO that specifically applies to Warburton, which will be undertaken through a future Planning Scheme Amendment, to ensure that future built form respects, and enhances the character of Warburton.

Key issues identified during community consultation on the Warburton Place Plan included:

- Protection of the natural environment
- Improved accessibility throughout the township
- Strengthened local economy
- Improved housing choices
- Celebration of culture and place
- Village character of Warburton
- Improved car parking provision
- Emergency management preparedness, and

- Improved communication from Council.

The final Warburton UDF considers the town centre as four separate geographic areas that have their own similar characteristics, referred to as precincts.

These precincts are:

1. **Warburton Gateway** – Serves as the entry into Warburton.
2. **Yarra Town Centre** – The main town centre for Warburton with a strong hospitality and tourism focus.
3. **Warburton Recreation** – Defined by several active and passive recreation areas.
4. **La La Town Centre** – The secondary town centre for Warburton with convenience and servicing local needs.

Exhibition

Council resolved at this meeting to undertake public exhibition of the draft Warburton UDF in line with the proposed Communications and Engagement Plan. The consultation period was undertaken over 12 weeks between 16 December 2022 and 12 March 2023, with the more intensive activities occurring in February and March.

A total of 335 written submissions were provided during the consultation and engagement period which was a substantial volume of feedback commentary, and many included extensive and detailed feedback. This feedback has been separated into 1,856 comments and has been documented and analysed to inform the next steps in the project. All comments have been reviewed and where relevant have been considered in the recommended changes to the Framework.

The objectives of the public exhibition (as reported to Council on 13 December 2022) were to:

- Inform the Community of the delivery of Place Plan Priority 3 – Character, Place and Inclusion, Action 3.1 – Urban Design Framework from the Warburton Place Plan.
- Inform the Community and Stakeholders of what an Urban Design Framework is and why a road map is needed for the Warburton township.
- Consult with the Community through the vision presented in the Warburton UDF.
- Consult with the Community regarding the design guidelines within the draft Warburton UDF proposing built form and streetscapes that protect the character of the townships and can be translated into future Planning Scheme provisions and future updates to the existing Design Development Overlay 12 in the Yarra Ranges Planning Scheme.

- Consult with the community regarding the suite of projects proposed within the Warburton UDF. These are projects that have translated some of the Actions in the Warburton Place Plan into potential design solutions, addressing the key issues and focussing on Warburton's unique culture, environment and opportunities, and
- Involve all stakeholders in the engagement process and obtain feedback which could be used to inform the final Warburton UDF.

An extensive program of engagement with the broader Warburton community was undertaken during the exhibition period to achieve the above objectives as further described under Community engagement below.

Key Issues

Community Feedback - Summary

Of the 1856 comments received as part of the public exhibition of the Warburton UDF:

- 151 comments relate to Precinct 1 (Warburton Gateway)
- 446 comments relate to Precinct 2 (Yarra Town Centre)
- 166 comments relate to Precinct 3 (Warburton Recreation)
- 242 comments relate to Precinct 4 (La La Town Centre), and
- The remaining 851 comments were general and related to all precincts or the project in general.

Given the extensive level of feedback provided, the commentary has been categorised into 10 key themes discussed below (based on frequency).

1. Process – including the role of 'urban design' in a 'rural township'; confusion regarding the draft nature of the project; and the degree of consultation undertaken.
2. Parking and Access – including the need for more car parking in Warburton; the provision of too much car parking; and access out of the township in an emergency event.
3. Built Form – including three storey built-form; more protection of the heritage and streetscape character, and redevelopment of the Sanitarium site.
4. Facilities – including colocation of all township sporting uses; individual needs of each sport to be considered, and provision for more public toilets and bins.
5. Emergency Management – including consideration of existing emergency management procedures; community safety concerns arising from any increase of activity and provision of fire refuge facilities.

6. Environment – including Climate change risks and impacts; protection of wildlife, fauna and flora and management of the Yarra River.
7. Tennis Courts – including relocation from existing location’s heritage overlay and perceived loss of existing facilities.
8. Pedestrian Accessibility – including safe crossing of the main street; improved footpath network and safe access to public amenities.
9. Character and Indigenous Heritage – including protection of views to surrounding hills; potential ‘suburban aesthetic’ instead of existing character and keeping Warburton as it currently is. As well as engagement with Indigenous people and use of indigenous plant species in projects.
10. Smart Cities – including concern if surveillance technology were to be introduced and scepticism around 20-minute neighbourhoods policy.

A review of the comments including breakdown by theme and precinct is included at Attachment 4 of this report – *Warburton Urban Design Framework Community Engagement Report*.

Key Community Issues and Responses

The following section outlines the key issues/suggestions raised under each theme, key comments underpinning the issues and an officer response and changes proposed to the Warburton UDF. Any proposed changes have also been identified in Attachment 2 - Marked Up Draft Warburton Urban Design Framework.

An overview is shown below, and a more detailed analysis of all the key issues raised under each theme is included as Attachment 5 - Warburton Urban Design Framework Engagement Feedback Report.

- Process

There were 408 comments received on process. The commentary related to:

- the Consultation and Engagement Process: the duration, extent and variety of engagement options were broad however some wanted further consultation
- Urban Classification and Terminology: While Warburton is a township in a rural setting, the centre itself is a built up area contained within its own Urban Growth Boundary, hence the terminology and use of an Urban Design Framework as a tool are both correct and appropriate in accordance with industry guidelines.

This feedback has been assessed and one change is proposed to the Warburton UDF:

- a) Include a Glossary as part of the final Warburton Urban Design Framework

A glossary was added through the consultation and engagement period. This glossary was provided as a guide to the interpretation of commonly used place making, urban design, and planning terms within the Warburton UDF. This glossary is now included as part of the final Warburton UDF.

- Parking and Access

There were 369 comments received on parking and access that included vehicle movement. The feedback has been assessed and there are no changes proposed to the final Warburton UDF to address matters raised.

Concerns were raised regarding the potential environmental impact of proposed car parking. The UDF proposes improving existing parking which does not manage environmental risks. The proposed projects include permeable paving and biofiltration garden beds to several carparks, which minimises run off and protects waterways from litter and pollution, and reduces the visual impact of parking areas. This improves the environmental outcomes in Warburton.

Some feedback was focused on Warburton Highway which is the responsibility of the Department of Transport and Planning. Council has the ability to advocate for projects within the Warburton UDF, to advocate for improved outcomes with Department of Transport and Planning.

It was also noted that an increased amount of car parking has been proposed within Warburton through the Warburton UDF. The proposed car parking is in direct response to Priority 5 – Parking, Traffic and Transport solutions within the Warburton Place Plan, specifically Action 5.1 – Parking Solutions, and Action 5.3 – Traffic Movement and Innovation. The final Warburton UDF seeks a balanced approach by identifying parking solutions for peak periods that do not erode the character of the township, and presents a program of possible short, medium, and long-term projects for delivery. Additionally, local transport solutions have also been proposed to work cohesively with parking areas, to alleviate traffic pressure during events, emergencies, and peak tourism periods.

All feedback has been assessed and there are no changes proposed to the final Warburton UDF to address matters raised.

- Built Form

There were 249 comments received on Built Form. The comments relate to Built Form Height; Built Form Development and Heritage. This feedback has been assessed and three changes are proposed to the Warburton UDF:

- a) Update 3D perspectives with illustrations that better reflect the desired built form character and heritage of Warburton, and show activities the community had sought in the spaces.
- b) Remove the walkways connecting the accommodation buildings to the Sanitarium.

- c) Update to more accurately reflect the historic turntable location and confirm through future detailed design.

Additional feedback was also received regarding the building heights and design guidelines contained within the Warburton UDF. The existing Planning Controls (DDO12) state:

“Building heights should not exceed two storeys (7.5 metres). A third level may be permitted where the overall height of the building will match that of an adjacent building or where it is set back so as not to be easily discernible from the opposite side of the street.”

The final Warburton UDF guidelines will inform more detailed and specific planning scheme controls (to be implemented through a separate future Planning Scheme Amendment) to ensure improved built form outcomes in the future.

- Facilities

There were 230 comments received on facilities. The commentary relates to the range of facilities proposed within Warburton as part of the final Warburton UDF. Specific commentary relates to the Skate Park and Public Toilets. This feedback has been assessed and two changes are proposed:

- a) Retain the Skate Park in Precinct 2 with further investigation to be undertaken when the Warburton Recreation Reserve Master Plan is undertaken in the future.

The community engagement revealed the history and community contribution to the existing location, offering some helpful insights that led to consideration of better integration of the skate park into the centre.

- b) Incorporate a public toilet in Precinct 2 as part of Warburton Rail Trail Space Animation, which seeks to improve movement and community amenity next to the trail and old station areas.

- Emergency Management

There were 166 comments received on Emergency Management. The commentary relates to Emergency Management Plans and Places of Last Resort.

Under the *Emergency Management Act 2013* (the Act) Municipalities must establish a Municipal Emergency Management Planning Committee (MEMPC) which is responsible for the preparation and review of a Municipal Emergency Management Plan (MEMP). The MEMPC is a multi-agency committee with comprehensive representation from relevant agencies within the emergency management sector. The MEMP details general preparedness, response (including relief), and recovery arrangements across all hazards within the borders of the municipality. Hazard specific arrangements are covered within sub-plans to the MEMP. Sub-plans are generally prepared by the relevant control agency (e.g.: Victoria State Emergency Service for our Municipal Storm and Flood Emergency Plan), in conjunction with the

Yarra Ranges emergency management team. The Yarra Ranges MEMP was reviewed and endorsed in March 2023.

The draft Warburton UDF considered and addressed Emergency Management through referral of the draft framework to the Country Fire Authority (CFA) referrals team in their head office, and internal referral to relevant departments. They offered several relevant recommendations as follows:

- Integrate bushfire resilience into the guidelines:

An action already exists in the Warburton Place Plan on this topic and will be part of any community resilience planning which is already underway.

- Incorporate bushfire design criteria:

The National Construction Code and the Yarra Ranges Planning Scheme are the primary reference for any bushfire planning and are regularly updated to meet increasing requirements. This includes siting, vegetation, construction details and building materials. Duplicating this into the UDF could result in out-of-date guidance. All projects will rely on the most current industry requirements at the time of their design and development rather than lock this in now.

- Precinct 3 Warburton Recreation Reserve

CFA's feedback adds a layer of detail that goes beyond the general guidance of a UDF and is more relevant to the detailed design and masterplanning of the Recreation Reserve. This information will be used by Council in developing any concepts for this area, as well as being re-referred to CFA during the design process.

- Designated Water Points

Concerns regarding any impeding of water points have already been addressed through the retention of the skate park in its current location and updates to the design to the Thomas Avenue turning area which have been updated in consultation with CFA. Council will continue to coordinate with CFA on any projects to make sure they are informed by their operational requirements.

- Electric Vehicle Charging Stations

The guidance provided is already consistent with current Council principles for planning and delivery of EV Charging stations, which have been previously informed by CFA

- Dimension of fire fighting vehicles

A broader discussion is proposed with Department of Transport and Planning around future requirements for emergency vehicles, however the UDF already proposes improved vehicle movements and aims to reduce causes of congestion and dead ends.

- Community Fire Refuge

The proposed pavilion at the Recreation Reserve has been carefully planned to reduce the fire risk of the current pavilion through improved siting and updated construction approach. In addition, its integration of a broader suite of functions will make it an ideal candidate to be considered as a Community Fire Refuge, however the concept is very preliminary and will be developed further with community, clubs and CFA as well as any other relevant stakeholders to maximise its value to community.

- Fire station access/ egress

Improved access and local vehicle movement has been proposed in the UDF to reduce congestion and pinch points that create obstructions in peak periods. These design solutions have improved reliability of volunteer access to the fire station.

Improved vehicle movement will assist in more orderly egress, and future individual planning permit assessments must meet the requirements of the CFA. Any plans to change residential zoning would need to carry out a comprehensive Bushfire Assessment which require implementation through a Planning Scheme Amendment and would likely be tested by experts at a Planning Panel.

The Warburton Place Plan includes an action which originated from community requests during that consultation, which outlines the Warburton community's desire to develop a community-led Emergency Safety Plan as follows:

Action 4.5 – Emergency Safety Plan

Facilitate a coordinated community and agencies safety plan for emergencies and peak fire risk periods.

This is an issue of high importance to both Council and community and Council will be implementing numerous Fire Preparedness activities across the municipality to assist community in preparing for the coming and future bushfire seasons. Neighbourhood Safer Places will also be considered and planning for Warburton will be aligned with the nearby Yarra Junction which is a designated Secondary Relief Centre in emergencies. A Place Plan is currently being developed for Yarra Junction which will assist in identifying actions that will enhance the value and role it plays in the broader Upper Yarra context. There are numerous continuing opportunities to address emergency in projects and planning that sit outside the remit of the Warburton UDF.

- Environment

There were 160 comments received on the theme of Environment. The comments relate to the Warburton Environment and specifically the Yarra River. This feedback has been assessed and environmental considerations are considered to be well embedded in each of the design approaches. The final Warburton UDF proposes numerous projects that seek to improve water quality

of runoff from sealed surfaces through Water Sensitive Urban Design initiatives as well as initiatives that seek to increase community connection to the Birrarung / Yarra which is consistent with the objectives of the *Yarra Strategic Plan (Burndap Birrarung burndap umarkoo) 2022–2032*. Improved pedestrian and cyclist movement will encourage low emission transport options, and improved tree canopy offers greater carbon capture and enhanced habitat values. No change is proposed.

- Tennis Courts

There were 134 comments received on the Tennis Courts. The comments relate to the relocation and expansion of the Warburton Tennis Courts and access to the courts for all of the community. The feedback regarding the tennis courts was primarily from current users who were concerned regarding the loss of existing facilities. The final Warburton UDF proposal has responded to this feedback, replacing the existing two courts with a future four new compliant courts within the Warburton Recreation Reserve, as well as new facilities including a shared pavilion, larger car parking areas, and a shelter to provide a shaded and weather-protected viewing area.

The concept for the spaces around the existing swing bridge and pavilion area proposed within the final Warburton UDF provides increased community access to the heritage listed tennis pavilion, improved through-movement for vehicles along Thomas Avenue, and an additional high quality public open space area adjacent to the Swing Bridge, which has the potential to include seating, tree planting, walking, and cycling paths, and outdoor dining facilities.

This feedback has been assessed and will be considered through other Council projects that will enhance the tennis provisions within Warburton. No change is proposed.

- Pedestrian Accessibility

There were 68 comments received on Pedestrian Accessibility. The comments relate to Pedestrian Movement and Access and Universal Accessibility. This feedback was very consistent with the analysis carried out early in the draft Warburton UDF planning stages and was strongly aligned with the projects and initiatives already outlined in the draft Warburton UDF, with numerous improvements proposed to access and inclusion throughout the centre and enhanced pedestrian connections. No change is proposed.

- Character and Indigenous Heritage

There were 66 comments received on Character and Indigenous Heritage. The comments relate to Character and Indigenous Design and Heritage. One change is proposed to the final Warburton UDF to further address these matters.

- a) Update the 3D perspectives with hand drawn illustrations to better represent the desired built form character and heritage of Warburton.

- Smart Cities

There were six comments received on the theme of Smart Cities and 20-minute Neighbourhoods. These are State Government policies and in the case of 20-minute Neighbourhoods is also included in the Yarra Ranges Planning Scheme. The feedback has been considered and no change is proposed.

Community feedback on proposed places

Community were asked to identify which projects of the 15 proposed places (concept designs for site specific locations) were the most important and should be prioritised for delivery. Community support was strongest for prioritised delivery of the following projects:

Dolly Grey Activation (Precinct 1)

A gateway car parking area with 44 car parks with supporting pedestrian and cycling links to the main centres of Warburton through the Warburton Rail Trail and river trail, as well as future connections into the Warburton Mountain Bike Destination (WMBD) trail network. Forty-five per cent (45%) of respondents prioritised the progression of this project.

Memorial Park Activation (Precinct 2)

This park provides an elevated open space interface with the commercial strip and provides distant views of Mount Donna Buang. Enhanced connectivity to and through this open space will address existing difficulties in movement, with a particular emphasis on fully accessible paths and usable spaces. Forty-five per cent (45%) of respondents prioritised the progression of this project.

Car Parking (Precinct 3)

Provision of formalised car park areas in and around the Warburton Recreation Oval. Thirty-one per cent (31%) of respondents favoured this aspect for early delivery.

Warburton Sanitarium Redevelopment (Precinct 4)

Large redevelopment site with State level heritage significance and protection in the Yarra Ranges Planning Scheme. Potential to activate the Yarra River interface and enhance the existing heritage values of the site while introducing short stay accommodation and function space to support local economy and alleviate housing stress. A strong sixty-seven per cent (67%) of respondents prioritised progression of this project.

Other feedback

Many submissions were provided that were not related to the specific ideas within and/or intent of the Warburton UDF. Whilst important, they are beyond the scope of the Framework to resolve. These include provision of rubbish bins and toilet blocks or land outside of the framework boundary or concerns with existing planning

scheme policy and provisions. Where appropriate these comments have been forwarded to relevant Council departments for further consideration.

Unfortunately, in addition to the above, some of the comments received were inappropriate and not relevant to the Warburton UDF discussion. Some of these items include (but are not limited to): personal interests of Council Officer's involved in the project, personal insults/threats or included items/statements with little or no description.

All feedback on the draft Warburton UDF has been taken into consideration, and where changes to the content and recommendations could be accommodated the final proposed UDF has been updated.

Options considered

The following options have been considered (within the context that some feedback received was not directly related to the project).

Option 1 - Adopt the Warburton Urban Design Framework with no changes as exhibited.

The community consultation process highlighted several changes that should be considered for incorporation into the final Warburton UDF. The final Warburton UDF could be adopted as exhibited with some of the suggestions held in abeyance until the master planning of key projects is undertaken in the future. The risk in adopting the draft Warburton UDF as exhibited may alienate the community who would likely feel that the consultation process was insincere, and this may jeopardise future engagement.

Option 2 - Adopt the Urban Design Framework with proposed changes.

The incorporation of key changes to the final Warburton UDF as recommended within this report, as well as identifying how other issues can be resolved at a later date, will enable the progression of the project and reflects a response to the community engagement received. Matters raised through feedback that cannot be resolved through the final Warburton UDF itself, will act as the starting point to drive detailed design responses at a master planning stage.

Option 3 - Defer adoption of the Warburton Urban Design Framework.

Concerns around how the draft Warburton UDF aligns with an approved Emergency Management Plan was raised as a common issue in feedback.

Yarra Ranges already has an endorsed Emergency Management Plan developed with relevant authorities. All projects in the UDF would already need to be aligned with State policy around emergency and require permits through referral to the relevant authorities. Deferring the progress of the final Warburton UDF to develop a new model of place-specific Emergency Management Plan would not change these requirements and rigour. The final Warburton UDF only discusses projects at a high level and these projects will require more detailed master planning to ground truth the design and layout. Site specific emergency requirements would be assessed for each project under the advice of CFA. Both masterplan designs and detailed

emergency management plans will be presented to the community as part of future consultation.

Option 4 - Abandon the Warburton Urban Design Framework.

This option would see the continuation of existing issues and concerns raised by community during the Warburton Place Plan process, and the loss of a comprehensive framework to address existing problems/issues within the township. It will result in projects continuing to be delivered in Warburton in an ad-hoc manner and without integration and consideration of the Township as a whole along with creating potential inefficiencies and lost opportunities.

Recommended option and justification

It is recommended Option 2 be pursued. This will enable the finalisation of the Warburton UDF that includes and addresses community issues and ideas. This will help to inform Council decision making in Warburton to improve development outcomes and to develop a pipeline of agreed projects, within the context of the community's voice.

FINANCIAL ANALYSIS

As reported to Council on 13 December 2022, no capital funding (Council funding) is committed to any projects proposed within the final Warburton UDF. Any future funding streams required to establish new buildings, public realm projects, streetscape projects, or undertake upgrades of an existing building/place/infrastructure including design, architectural, surveyor and permit costs; site preparation costs; project management costs; construction costs; and other associated costs will rely on future funding streams including, but not limited to, capital works and available grants.

A detailed breakdown of each project, their probable cost based on November 2022 value, and source of funding was presented to Council and made available in Section 6 of the final Warburton UDF. However, timing and delivery of these projects will impact upon the total value of the project - in some cases increasing their cost and others decreasing their cost.

The timing of some projects may require significant pre-planning, authority approvals and complex documentation, such as any arterial corridor works and the creation of the Warburton Recreation Reserve Master Plan. These major development projects would anticipate delivery timeframes potentially beyond 10 years. The remainder of projects, by comparison, are simpler and would be able to be scheduled once funds and resourcing become available.

The final Warburton UDF provides Council with a thorough evidence-based document to help prioritise and justify the delivery of remaining key capital works projects. The framework will also provide Council with the opportunity to present shovel-ready projects as candidates for any external funding grants that might be on offer, including those with short application timeframes.

APPLICABLE PLANS AND POLICIES

The final Warburton UDF meets the following Strategic Objectives of the *Council Plan 2021-25*:

- Connected and healthy communities — Communities that are safe, resilient, healthy, inclusive, and socially well connected and where quality services are accessible to everyone.

By providing an overarching design framework that connects built form, services, and public realm areas for the Warburton Town Centre.

- Quality community infrastructure and liveable places — Quality facilities and infrastructure that meet current and future needs. Places are well planned hubs of activity that foster well-being, creativity, and innovation.

By identifying projects needed within Warburton to help meet demand for infrastructure and facilities from residents and visitors.

The final Warburton UDF framework also supports Goal 4 of the Council's Health and Wellbeing Strategy, which is that Yarra Ranges be recognised for its healthy, accessible places to live, work and visit. Additionally, the framework is consistent with the objectives and aims of the following Yarra Ranges Council plans and policies including:

- *Warburton Place Plan 2021*
- *Liveable Climate Plan 2020-2030*
- *Integrated Transport Strategy 2020-2040*
- *Economic Development Strategy 2022-2032*

Victorian Government Housing Statement

On 20 September 2023, then Premier Daniel Andrews released Victoria's *Housing Statement: The decade ahead 2024-2042* to address housing supply in Victoria with a target to build 800,000 homes in the next decade, partly on the basis that building more homes will increase affordability.

The statement covers the following areas:

- Good decisions made faster
- Cheaper housing, closer to where you work
- Protecting renters' rights
- More social housing

- A long-term housing plan

It also proposes a number of planning system reforms under each. It should be noted that a number of these will require further planning scheme amendments or legislative change to come into effect.

Of most interest and relevance to the final Warburton UDF are the following items:

- Unlocking new spaces to build across suburbs including government land through rezoning surplus land with a target of 10 per cent of affordable housing at each site.
- Building more homes closer to services, transport and where people work.
- Support institutional investment (investors who build to sell).
- Strengthen design standards.
- Introduce a short stay levy of 7.5 per cent for short stay accommodation to go towards building and maintaining social and affordable housing.
- Invest in the Affordable Housing Investment Partnership program that provides low interest loans to finance social and affordable housing.

The objectives and recommendations of the final Warburton UDF are closely aligned with these actions and will support investigation of future housing options.

RELEVANT LAW

The final Warburton UDF has been developed in accordance with the provisions of the *Planning & Environment Act 1987*, the Victoria Planning Provisions, and the Yarra Ranges Planning Scheme to ensure that any guidelines or proposed outcomes align with the intent of this legislation and policy.

SUSTAINABILITY IMPLICATIONS

Economic Implications

The actions and proposed design solutions within the final Warburton UDF, such as improved accessible streetscapes, outdoor dining opportunities and new commercial/accommodation/retail sites), foster positive investment for Warburton by diversifying economic and retail activity supporting business growth, and providing employment opportunities.

Social Implications

The actions and proposed design solutions for public realm areas and integration of social infrastructure, such as the Warburton Recreation Reserve area, improves the

accessibility of the services provided, thus fostering better community connections and overall improved community health outcomes.

Environmental Implications

The final Warburton UDF has taken into consideration the high quality natural and landscape features of Warburton into the development of actions and proposed design solutions, including significant views and vistas, drainage and water runoff, and vegetation types. Complementing these features has been the introduction of sustainable transport and technology opportunities within the Warburton Township.

Active transport and zero emissions transport options are also supported by the final Warburton UDF. The Framework also strengthens residential development opportunities within a walkable catchment of the commercial centres and increases microclimate outcomes through improved landscape treatments. Water Sensitive Urban Design solutions will enhance stormwater quality and waterway health.

COMMUNITY ENGAGEMENT

In preparation for the draft Warburton UDF being exhibited, the initial draft was informed by engagement undertaken for the Warburton Place Plan in 2019 and 2021 and meetings with key stakeholders throughout 2022.

The final Warburton UDF has been prepared based on the feedback received during the extensive program of community consultation carried out between 16 December 2022 and 12 March 2023 as part of the formal public exhibition of the document.

The proposed engagement activities were endorsed by Council on the 13 December 2022, and included:

- Media - Media release 16 December 2022.
- A Shaping Yarra Ranges Webpage (HIVE) – launched 16 December 2022 that had 3,185 unique visitors, and 2,149 downloads of the documents and associated information.
- A digital project alert – received by 1593 people who registered with tags of Warburton and/or Urban design on the Shaping Yarra Ranges digital platform.
- Social Media – ongoing throughout December 2022 until February 2023.
- Audio Visual – Photography, Visuals and Diagrams. All project documentation, Frequently Asked Questions and introductory video were promoted on the Shaping Yarra Ranges website and Council’s social media channels.
- Direct mail – undertaken for State Government Agencies – 20 December 2022.
- Internal communications – Staff bulletin, internal workshops – throughout January and February 2023.

- Four drop-in sessions at the Warburton Mechanics Hall on 6 February, 14 February, 22 February and 6 March 2023 that were attended by more than 200 people.
- An online webinar for property owners, business owners and community members on 1 March 2023 that has been viewed over 170 times.
- A feedback survey of the project – that resulted in 233 contributions (207 online and 26 hard copy).
- Project information posters – placed throughout Warburton shopfronts and community noticeboards notifying the drop-in session and webinar times, and
- Stakeholder Meeting/s – presentation and question and answer sessions for key stakeholders on 1 February, 6 February, and 22 February 2023.

Additionally, during the consultation period the Warburton UDF:

- Was profiled in six local paper news articles – between December 2022 and April 2023.
- Had a glossary of key terms produced – included as Section 7 of the final Warburton UDF document.
- Had nine A1 sized summary Project Panels prepared – that were used at drop-in sessions and community group meetings.
- Had a summary Warburton UDF prepared for interested community members to take home. These were available at Drop-In sessions and from the Yarra Junction Community Link.

The above consultation resulted in 1856 comments for the draft Warburton UDF.

It should be noted that some of the original planned engagement activities were unable to be fulfilled or had to be rescheduled/modified due to anti-social behaviour presented to Councillors and Council Staff at various times throughout the consultation period.

For future Urban Design Frameworks, staff will prepare a mail drop to all local residents and property owners and will also have an introductory video organised for the launch of the consultation period which introduces the project and explains what is proposed.

This issue and further details of the consultation undertaken are provided in the *Warburton Urban Design Framework Community Engagement Report* (Attachment 4), and *Warburton Urban Design Framework Engagement Feedback Report* (Attachment 5).

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

The development of the final Warburton UDF has relied on a mix of previous engagement undertaken for the Warburton Place Plan and updated following more recent extensive community consultation.

State Government agencies/departments were invited to provide comment on the draft Warburton UDF including:

- Melbourne Water
- Department of Transport & Planning
- Department of Jobs, Skills, Industry & Regions
- Yarra Valley Water
- Country Fire Authority (CFA)
- Heritage Council Victoria
- SP Ausnet, and
- the Wurundjeri Land Council.

The CFA, Heritage Victoria, Melbourne Water, and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (WWCHAC) all provided submissions. A meeting was also held with the 20 Minute Neighbourhoods team at Department of Transport and Planning, but no written submission was provided. All agency submissions were reviewed with most noting the draft Warburton UDF and providing support for the strategic work, recommending that they be reengaged when more detailed planning work is undertaken.

AusNet, Department of Environment, Land, Water and Planning (Environment) (now Department Energy, Environment and Climate Action), Department of Environment, Land, Water and Planning (Planning) (now Department of Transport and Planning), Department of Jobs, Precincts and Regions (now Department of Jobs, Skills, Industry and Regions), Department of Transport (now Department of Transport and Planning) and Yarra Valley Water were sent letters on two occasions but did not provide a submission.

The final Warburton UDF has also been guided internally by a Project Working Group which included input from the following teams: Statutory Planning; Strategic Planning; Place Recovery; Community Development; Economic Development; Infrastructure Development; Transport Engineering; Recreation and Leisure; Indigenous Development; Gender Equity; Disability Inclusion; Waste Management; Emergency Management; and Communications and Engagement.

The project team has also met with and briefed Council's Disability Advisory Committee, Positive Ageing Reference Group and Youth Advisory Group.

RISK ASSESSMENT

The final Warburton UDF provides the necessary evidence-based context to decision making by identifying key capital works projects for upgrade or construction. The framework's holistic approach will assist in informing a wide range of Council service delivery areas of the specific opportunities and challenges to consider in the Warburton area and maximise Council's response to the Community's expectations.

Failure to deliver the framework will result in Council's expenditure of capital works projects being undertaken in an ad hoc manner, which does not consider the net benefit of both Council's resources and the community's expectations.

CONFLICTS OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

ATTACHMENTS TO THE REPORT

1. Warburton Urban Design Framework Summary Document
2. Marked Up Draft Warburton Urban Design Framework
3. Proposed Final Warburton Urban Design Framework
4. Warburton Urban Design Framework Community Engagement Report
5. Warburton Urban Design Framework Engagement Feedback Report