

DRAFT WARBURTON URBAN DESIGN FRAMEWORK FOR CONSULTATION

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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

The Warburton community outlined their vision and values through an extensive community engagement process during late 2018 and early 2019. The findings resulted in the development of the now-adopted Warburton Place Plan 2021. One of the priorities of the Place Plan was development of an Urban Design Framework for the Warburton Town Centre.

The Draft Warburton Urban Design Framework provides practical design solutions to realise the intent of the design, development, and public realm actions within the Warburton Place Plan. Focussing on the commercial centres within Warburton Township, the Framework will assist Council decision making in the areas of development, infrastructure, and programs for Warburton that aligns with community expectations.

Following consultation with key stakeholders during its development, the Draft Warburton Urban Design Framework is now ready for broader community review and input. With the recent announcement by the Minister for Planning regarding support for the majority of the Warburton Mountain Bike Destination project, it is timely to engage community around solutions and a future character for the centre to support alignment across all projects in the area.

RECOMMENDATION

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.***

RELATED COUNCIL DECISIONS

Council adopted the Warburton Place Plan at the 23 November 2021 Council meeting. As part of the plan, one of the priorities was “Priority 3 – Character, Place and Inclusion” and identified Action 3.1 – Urban Design Framework’ which stated that the action is to:

- Produce an Urban Design Framework along with a suite of projects, translating the Place Plan into design solutions through strong community engagement, addressing the key issues and focussing on Warburton’s unique culture, environment and opportunities.
- Include design guidelines for built form and streetscapes that protect the character of the townships and can be translated into Planning Scheme controls and updates to Design and Development Overlay Schedule 12.

This Draft Warburton Urban Design Framework (see Attachment 1) and community consultation is a key step in the delivery of this action.

DISCUSSION

Purpose and Background

Purpose

This report introduces the Draft Warburton Urban Design Framework (Attachment 1), 2022 to seek endorsement to commence public consultation and exhibition of the Draft Warburton Urban Design Framework.

Background

Council adopted the Warburton Place Plan at the 23 November 2021 Council meeting.

Priority 3, Action 3.1 of the Warburton Place Plan was to undertake an Urban Design Framework for Warburton.

The development of an Urban Design Framework along with a suite of projects for Warburton was identified as an important initiative, translating many actions of the Place Plan into design concepts reflecting community aspirations, addressing the key issues, and focussing on Warburton’s unique culture, environment, and opportunities.

It also provides the detailed design guidance and site-specific design solutions to address many of the actions within the Warburton Place Plan. The draft Framework includes design guidelines for built form and public realm that protect the character of the Warburton commercial townships, and can be translated into future Planning Scheme controls, and updates to Design and Development Overlay (Schedule 12).

The Framework will assist Council’s decision making for development, infrastructure, and programs for Warburton Township that aligns with community expectations, and

industry best practice. It will form the basis for updated Planning controls for private development. The Urban Design Framework will also guide Council's ability to prioritise and allocate capital resources for the Draft Warburton Urban Design Framework area.

Parallel to the Place Plan and subsequent development of the draft Warburton Urban Design Framework, the Warburton Mountain Bike Destination (WMBD) project has been a central focal point of both Council and community. Throughout that project there have been a broad range of views expressed including strong concerns of the impacts of the project on the township.

In addition, throughout the COVID-19 pandemic, there was a marked increase in local tourism resulting in significant traffic congestion and intense visitation to the area, notably to destinations such as the new Warburton Water World aquatic play park and the Cement Creek / Redwood Forest.

While the Draft Warburton Urban Design Framework is not dependent on the outcomes of these projects, each of the design recommendations will assist in alleviating some of the current and anticipated amenity impacts and create better flexibility to respond to the fluctuating demands on the township.

With the recent release of the Minister for Planning's Assessment under the *Environmental Effects Act 1978* of the WMBD project it is timely to progress community consultation on the Draft Urban Design Framework.

Urban Design Framework – Document Structure

The Draft Warburton Urban Design Framework applies to 55 hectares of commercial and public land within proximity to the Yarra River, and Warburton Highway, and is structured into six sections.

1. Introduction – provides a vision for Warburton, an overview of the project area, intended outcomes and the relationship of the Urban Design Framework with existing frameworks;
2. Context – outlines current characteristics and controls around the centre;
3. Analysis – identifies issues and opportunities that impact upon commercial viability, liveability and community experience of the Warburton town centre, and maps where these occur;
4. Framework – provides an integrated framework for each precinct, embedding design solutions across different discipline areas. It outlines the preferred development character of four precincts within Warburton underpinned by high level design solutions to key issues and opportunities and built form guidelines;
5. Places – a focussed exploration of concept designs for key sites demonstrating possible responses to key design parameters to achieve the preferred character of Warburton; and
6. Actions and Costings – a summary of supporting actions to deliver on the vision and resultant precinct frameworks, along with estimated likely costs for each.

Urban Design Frameworks have traditionally focussed on commercial and mixed-use areas, and public land. The Draft Warburton Urban Design Framework has focussed along the Warburton Highway which forms the primary access and activity corridor for the Activity Centre, extending from Mayers Bridge in the west to Warburton Water World in the east, including the two commercial centres and Warburton Recreation Reserve.

The frameworks also include the north bank of the Yarra River / Birrarung including an enhanced Damman Road and the various pockets of open space along its length, while proposing a new southern connecting road south of the Water Wheel building. This new network of three parallel movement corridors will both improve the amenity and safety within the core of Warburton while opening up greater leisure opportunities.

Warburton’s two commercial areas, and Council-managed land, such as Warburton Recreation Reserve, are the places where Council has the greatest control to influence high quality design-based outcomes that reflect the vision of the community and the intended actions, and priorities of the Warburton Place Plan.

Design guidance for privately owned residential land is set out by Planning Frameworks and the Planning Scheme, in particular Clauses 54-58 (ResCode), and the current Design and Development Overlay – Schedule 12 (DDO12). Public land is not afforded the same specialised design guidance. The final Urban Design Framework will help to inform future updated planning design controls in the form of a Design and Development Overlay for Warburton. This work will be subject to a future Planning Scheme Amendment.

Key Design Opportunities and Challenges

The design analysis of the draft Warburton Urban Design Framework identified the following key design opportunities and challenges:

Opportunities	Challenges
<ul style="list-style-type: none"> • Establish gateways into Warburton identifying Mayers Bridge and Signs Bridge as the recognisable entries into the township. • Provide an additional pedestrian connection across the Yarra River. • Enhance existing public open space interfaces with the Yarra River increasing amenity within the public realm. • Improve public open spaces to cater for growing demand from the local community and visitors to the precinct. • Improve connections between the Warburton Rail Trail and destinations within the precinct. • Increase activation along the Warburton Highway and the Yarra River corridors. • Enhance the commercial interface and 	<ul style="list-style-type: none"> • Respond to the existing landform and topography of Warburton managing the impact of the natural environment, including accessibility, flood levels, and bushfire. • Meet the needs of the local community and tourist population, responding to the demand driven by the commercial precincts. • Provide public transport options and alternatives to access the precinct and link to the broader Warburton area. • Respect existing heritage buildings and protect the character of Warburton. • Increase access to and amenity of public open spaces to cater for growing demand from the local community and visitors to the precinct.

<p>connection with the Yarra River through the activation of Thomas Avenue, and improved access throughout the precinct.</p> <ul style="list-style-type: none"> • Provide end-of-trip facilities within the precinct for public use. • Provide opportunities for electric vehicle and electric bike charging stations within the precinct. • Improve the built form interface with the Warburton Highway, edging the Highway with active built form on the northern and southern interfaces. • Enhance existing public open space interfaces to the Yarra River increasing amenity within the public realm. • Enhance the commercial interface and connection with the Yarra River, Sanitarium Health Food Company and Signs Publishing Company heritage sites. • Create new residential accommodation areas within the precinct increasing access and amenity within the public realm to support this use. • Establish residential catchment within the precinct. • Explore the strong Indigenous significance of the region, noting the role of the Birrarung/Yarra River and its source that winds down to Naarm/Melbourne, and the strong landscape values that hold deep values as Country. 	<ul style="list-style-type: none"> • Improve car parking within Warburton to service the needs of the local community and visitors without eroding the character and urban fabric. • Improve pedestrian, and vehicle access and movement within Warburton to service the needs of the local community and visitors. • Establish a built form identity within Warburton to serve the multiple functions and uses occurring. • Respond to size and scale of existing heritage sites and current state for redevelopment. • Manage and respond to complex Planning overlays including Land Subject to Inundation Overlay (flooding) and Bushfire Management Overlay. • Future proof for major projects such as Warburton Mountain Bike and Sanitarium Building developments.
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Key Design Solutions

The Draft Warburton Urban Design Framework addresses the key opportunities and challenges by defining Warburton into four precincts based on similar opportunities, challenges, character and land uses identified.

The precincts are:

1. Warburton Gateway – Serves as the gateway into Warburton. It is defined by linear movement corridors, and open space routes including the Warburton Highway, the Warburton Rail Trail, and the Yarra River which is the precinct’s most defining natural feature;
2. Yarra Town Centre – The main town centre for Warburton with a strong hospitality and tourism focus. Accessed by the Warburton Highway, the precinct is the main commercial town centre of Warburton. The Warburton Highway provides vehicle access through the precinct, and Thomas Avenue, which runs adjacent to the Yarra River, provides rear access for the bulk of the commercial offering as well as visitor parking;

3. Warburton Recreation – Defined by a number of active and passive recreation areas and sits between Warburton’s two town centres;
4. La La Town Centre – The secondary town centre for Warburton with convenience and servicing local needs. This commercial town centre caters for a more local offering within Warburton. The area is defined by iconic architecture in the form of the Sanitarium Health Food Company heritage building.

Dammans Road runs along the length of the north bank of the Yarra River connected by a sequence of high character pedestrian and vehicle bridges. It plays an important role as a relief option for each precinct away from the intensity of the southern side.

Each of the precincts provides solutions to the key challenges and opportunities through the provision of:

- Preferred character statements – vision statements which articulate the desired look and feel of the built environment of the precincts;
- Built form guidelines – clear parameters to guide built form outcomes and inform decision making to ensure that the preferred character is achieved;
- Design diagrams – a series of high-level explanatory plans, elevations, cross sections and illustrations that demonstrate how the guidelines could be applied to the design of development to achieve preferred character outcomes; and
- Concept design sites – indicative design solutions on key sites that set the benchmark to achieve the preferred character.

Framework Design Principles

Thirteen design principles are embedded in the Draft Warburton Urban Design Framework to provide the overarching outcomes that all design projects and concepts within Warburton should achieve. These principles have been derived from the Urban Design Charter for Victoria and the Australian Indigenous Design Charter, and together will provide a consistent approach to design practice.

The principles are centred around four themes:

- A. Structure – the layout of the key uses in the precinct and site.
 - Structure & Connections
 - Continuity & Change
 - Fit & function
- B. Public Realm - the allocation of key features and use of materials throughout the precinct and site.
 - Sense of Place
 - Safety o Sensory Pleasure

- Animation
- Inclusiveness & interaction
- C. Movement and Access – how people and transport will move through the precinct and site.
 - Legibility
 - Accessibility
- D. Built Form – the buildings and structures that occupy the precinct and site.
 - Complementary mixed uses
 - Consistency & variety

The thirteenth principle is an all-embracing ‘Indigenous Design’ principle, that works in tandem with every other design principle. This is to ensure that design interventions are conscious of and actively connect to the deep history of Aboriginal occupation of country within the Yarra Ranges.

Precincts Design

The design principles are applied to the four precincts through a series of relevant design concepts and guidelines. These design concepts and guidelines provide additional detail to aid Council, the community and developers to achieve the desired future development of Warburton. The guidelines are separated into six categories including:

- Building Design – how the buildings in the precinct should look and feel in order to reflect the character of Warburton and respect the location;
- Building Frontage & Interfaces – how buildings should present to the street as well as treatments to consider when adjoining sensitive uses (such as residential areas);
- Building Performance – how buildings in the precinct should function over their lifespans;
- Car Parking and Access – how access to developments is undertaken and where car parking areas should be designed, accessed, and be located;
- Servicing – that sets out where services (such as mechanical plant) should be located; and
- Public Realm – that sets out the key guidelines to ensure the precinct is enjoyed by a wide variety of user groups.

The guidelines and concepts proposed by the Framework as part of the precinct design will be captured as part of future Strategic Planning work including the preparation of planning controls such as a Design and Development Overlay or other tools in the Planning Scheme. This work will be subject to a future Planning Scheme Amendment.

Concept Design Sites

The Urban Design Framework outlines concept designs for fifteen strategic sites within Warburton. Each of the project sites seeks to achieve known priority community outcomes or improve the conditions of an existing space.

The sites are as follows:

1. Dolly Grey Activation – 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 (which is partly private land, and partly Crown land).
2. Warburton Highway Road Reserve (north) Access – Canopy tree avenue to frame the arrival into Warburton, alongside 31 highway car parks established by formalising the existing road reserve area with the upgraded car parking to meet the local demand.
3. Upper Yarra River Reserve (west) Rejuvenation - Open space enhanced with new riverfront node, public toilets, and 32 formalised car parks with water sensitive urban design solutions.
4. Warburton Rail Trail Space Animation - New tree lined car park with permeable grass pavements and seating nodes will activate an underutilised area with the increased car parking for 44 car parks designed as pleasant public space when not occupied by vehicles. Access to the Warburton Rail Trail and the Yarra Town Centre, and a new improved orderly through-movement of vehicles eastwards to reduce congestion.
5. Yarra Square Renewal - Yarra Square is located in the core of the activity centre. This space is to be rejuvenated through improved landscape elements, improved integration of public toilets, enhanced accessibility and amenity of open space and proposed active edges of built form. Integrated play elements to be developed in the core of the site, and bicycle facilities to be upgraded to improve value and usability.
6. Thomas Avenue Interface Activation - Development options to activate Thomas Avenue and the Yarra River interface by presenting a flexible and activated lower level built form edge, and possible upper level dwellings to cater for future demand for accommodation (ideal for private rental and short-stay to improve local community housing access).
7. Memorial Park Activation - This park provides an elevated open space interface with the commercial strip and provides distant views of Mount Donna Buang. Enhance connectivity to and through this open space, with a particular emphasis on fully accessible paths and usable spaces.
8. Warburton Water Wheel Forecourt Revitalisation - The forecourt interfaces with commercial buildings on the northern side of the Warburton Highway, linking to the Warburton Water Wheel Information Centre. New landscape elements

embrace the views and orientation of the space and offer opportunities for pop-up activations such as markets.

9. Warburton Swing Bridge Forecourt Redevelopment – Relocate tennis courts to create a new western gateway to the Yarra Town Centre and provide a new access to Thomas Avenue enabling through movement and reduce congestion on Warburton Highway while preserving the historic pavilion and enhancing the public realm surrounding it.
10. Warburton Highway Southern Interface Development - Create an eastern gateway to the Yarra Town Centre and maximise pedestrian access to Thomas Avenue. The area will utilise hard landscaping and outdoor dining elements to create a desirable and active main street interface.
11. Chisholm Park (west) Reactivation – Formalise existing car parking area to tighten footprint and improve efficiency, resulting in 30 car parks with strong water sensitive urban design landscape solutions adjacent to the Yarra River and Brisbane Bridge.
12. Warburton Recreation Reserve Revitalisation - Co-location of active recreation uses including tennis, netball, and football which is supported by a new community pavilion and car parking. Integrated pavilion solution with improved accessibility and flexibility for community use and functions. Protected root zones for significant tree, and more orderly parking to increase efficiency and reduce footprint. Enhanced spectator experience and connections to the Yarra River. Supportive of development on adjacent Sanitarium heritage site.
13. Warburton Sanitarium Redevelopment - Large redevelopment site with high significance heritage architecture. 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.
14. Redwood Community Centre Access – Flexible grass paved car parking area with the option of 66 car parks during peak periods to support demand from uses in the local area, and able to revert to pleasant river edge event and activation space. Improved nodes of connection to the Yarra River banks.
15. Upper Yarra River Reserve (east) Activation - Open space enhanced with new riverfront nodes, avenue tree planting and seating, and picnic area. Improve amenity and safety of pedestrian underpass beneath Warburton Highway through improved activation.

These projects are intentionally only resolved to the concept design level to both provide an indication of what could be achieved in these spaces while allowing for other design solutions to still be possible that meet the design intent. Each of these project sites will be subject to a future master planning process which will flesh out fully resolved design solutions.

Issues

- Car Parking

Priority 5 – Parking, Traffic, and Transport Solutions within the Warburton Place Plan identified a number of actions concerning Parking Solutions (Action 5.1), Cycling and Pedestrians (Action 5.2), and Traffic Movement and Innovation (Action 5.3).

Car parking and traffic congestion is an ongoing issue within Warburton and the Urban Design Framework proposes various project outcomes that aim to:

- increase walking and driver safety, reduce car-dependence, and congestion
- support positive travel experiences for visitors and locals
- improve accessibility and inclusion throughout the centres
- contribute to a township that is safe and liveable
- encourage active transport and walkability
- improve appearance of streetscapes while protecting heritage areas

- Planning applications under current controls

There is a planning application proposing a revised development for an IGA Supermarket (3466-3472 Warburton Highway) which has highlighted shortfalls in the clarity of the current design controls applying to the town. The draft Framework creates clear built form, and character outcomes that can be translated into updated Design and Development Overlay controls to assist with planning applications of this nature in the future.

- Sanitarium Building

- The Warburton Sanitarium has recently been returned to a secure state following extensive make-safe works that were carried out by the property owner in coordination with Yarra Ranges Council, the Warburton Advancement League and local contractors. Conversations with the owners of the building have been initiated to explore ways to reactivate the site for the community through possible short-term uses.

The draft Warburton Urban Design Framework has identified longer term outcomes, or ultimate development of the site to restore and protect the architectural heritage and provide development outcomes consistent with previous planning applications for the site. Through this approach the Framework supports future redevelopment of the site subject to a separate planning application process being undertaken by the land owner.

- Thomas Avenue (Warburton Tennis Courts)

The draft Warburton Urban Design Framework proposes to relocate the current tennis courts in the Yarra Town Centre precinct to the Warburton Recreation Reserve. This proposal provides an opportunity to create a through connection

for Thomas Avenue, establishing a western gateway to the commercial centre, and provide improved movement and access around the commercial core.

The current tennis courts are part of an existing heritage overlay (Warburton Swing Bridge, Tennis Courts, Club House, and Rotunda - HO339), and community feedback will inform the proposed relocation of these courts to Warburton Recreation Reserve. The courts have had significant modifications and reconstruction over the years and do not reflect the original levels and materials, and continue to be impacted by drainage issues. The other heritage elements including a pavilion and swing bridge would remain intact and would seek to attract broader community use and value through a more inclusive open space solution.

- Warburton Recreation Reserve

Warburton Recreation Reserve is a critical community asset and serves to link the commercial centres within Warburton. The draft Warburton Urban Design Framework proposes a major redevelopment of the Reserve, relocating the tennis courts from the commercial centre, adding two additional tennis courts, adding an additional netball court, and proposing the creation of a new integrated community pavilion to support consolidating sporting club uses into one integrated and flexible facility.

This proposal will require a significant investment from Council and should be considered a major development outcome for Warburton. The proposal within the Framework will inform the intended master planning project which will be undertaken for the Recreation Reserve and the Framework will establish community expectations for this project.

- Warburton Highway - Department of Transport (DoT) arterial

A number of the design proposals in the Framework will require a close working relationship with key State Government agencies. As Warburton Highway is a declared road, this will require the approval of the Department of Transport for any works within this space, including the provision of extended outstands, car parking reconfigurations, new bus stops and pedestrian crossings. Embedding designs within an adopted plan (such as the Urban Design Framework) enables Council to effectively advocate for these design solutions to State Government and demonstrates broad community benefit.

- Lack of coordination and integration of projects

Various projects continue to be delivered in Warburton, to manage ongoing issues, without any overarching masterplan or design, leading to fragmentation, lost opportunities, inefficiencies and poor integration. The Framework is a powerful tool that will assist in providing a clear coordinated approach for all future projects.

Options considered

The following options have been considered:

1. Develop the Draft Warburton Urban Design Framework

The Draft Warburton Urban Design Framework is an important step towards achieving coordination and integration between Council-led projects, while developing rigorous built form controls using a methodology that will stand up to the scrutiny of a possible future Planning Panel. It creates a pipeline of projects through a costed action plan enabling improved advocacy efforts and management of expectations for timing of delivery. The design solutions directly address the community's concerns and known issues in the centre.

2. Produce precinct masterplans

Instead of an overarching Urban Design Framework, produce Masterplans for each of the precincts which will enable locally coordinated project delivery however will be less effective in achieving a unified whole-of-centre outcome and will not inform built form controls for a Planning Scheme Amendment. The current planning applications for the centre have demonstrated the need to improve clarity and outcomes with the Design and Development Overlay and embed stronger place-based controls. This is not recommended.

3. Produce reactive or localised projects as needed

Many projects delivered in Warburton to date have been isolated and disconnected interventions in the absence of any coordinating vision and plan. This has led to inefficiencies, lost opportunities, and lack of integration with the context and rest of centre. This is not recommended.

4. Develop only updated built form controls

This option would enable a Planning Scheme Amendment to update the Design and Development Overlay (DDO12), however there will remain significant issues of lack of coordination and detail for design approaches within each precinct, and this option does not offer a well-developed advocacy basis to State and Federal Governments for larger scale infrastructure projects.

Recommended option and justification

Option 1 is recommended, to proceed with the development of the Warburton Urban Design Framework in order for Council to be able to respond meaningfully to known issues within the centre, establish planning controls to improve development outcomes, and develop a pipeline of agreed projects that are supported by community and Council.

FINANCIAL ANALYSIS

No capital funding (Council funding) is committed to projects proposed within the Draft UDF at this time. 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.

Section 6 of the Draft Urban Design Framework outlines the schedule of projects from the Draft Urban Design Framework to be delivered, including project type, project size, estimated cost and delivery timeframes.

Each of the projects are categorised as follows:

- Public Realm Projects – e.g. parks, streetscapes and play spaces.
- Access Projects – e.g. car parking areas, pedestrian paths and bicycle parking.
- Movement Projects – e.g. pedestrian crossings and traffic calming measures.
- Major Developments – e.g. large scale projects requiring significant resourcing.
- Other Projects – e.g. Planning Scheme Amendments and other background reports.

Below is a summary table of actions identifying their description and estimated cost. No projects listed below have current funding in Council's Capital Expenditure Program and will require individual funding bids and advocacy for State and Federal funding.

These projects have been proposed and assessed at a concept design level and the costings, in turn reflect the high level nature of these estimates that have been generated by a quantity surveyor. A more detailed breakdown of the actions and costings are found on pages 92 to 99 of the Draft Urban Design Framework.

Action	Description	Cost Estimate
A01	Upper Yarra River Reserve (west) Rejuvenation Upgrades to reserve including: upgrade of public toilets; additional car parking, new furniture; riverfront landscaped node; and pedestrian paths.	\$1,163,012
A02	Yarra Square Renewal Upgrades to Square including: upgrade of public toilets; new furniture; new ramp entries; landscaped areas; bike charging; bike wash; and bike storage.	\$1,136,108
A03	Memorial Park Activation Upgrades to park including: upgrade of pedestrian paths with new accessible paths; new furniture; new landscaping; and new stair access.	\$492,291
A04	Warburton Water Wheel Forecourt Revitalisation Upgrades to forecourt including: new access ramp; new hard landscaped forecourt; new furniture; new soft landscaping; and amphitheatre seating.	\$290,273
A05	Upper Yarra River Reserve (east) Activation	\$483,555

Action	Description	Cost Estimate
	Upgrades to reserve including: new furniture; two riverfront landscaped nodes; new soft landscaping; picnic area; and pedestrian paths.	
A06	Dolly Grey Activation Redevelopment of reserve including: new car parking; pedestrian paths; accessible parking; stormwater; WSUD; and soft landscaping.	\$728,904
A07	Warburton Highway Road Reserve (north) Access Redevelopment of road reserve including: new car parking; bus bay; pedestrian paths; accessible parking; stormwater; WSUD; and soft landscaping.	\$658,926
A08	Warburton Rail Trail Space Animation Creation of Warburton Rail Trail Space car parking to include new car parking; pedestrian paths; accessible parking; stormwater; WSUD; EV charging; bicycle storage; bicycle wash; lighting; stormwater; and soft landscaping.	\$1,227,239
A09	Chisholm Park (west) Reactivation Redevelopment of existing car park including: upgraded car parking; pedestrian paths; accessible parking; stormwater; WSUD; and soft landscaping.	\$658,001
A10	Redwood Community Centre Access Redevelopment of reserve including: new car parking; pedestrian paths; accessible parking; stormwater; WSUD; and soft landscaping.	\$1,084,786
A11	Pedestrian Crossing Warburton Highway (near Mayers Bridge) Installation of pedestrian crossing along Warburton Highway to east of Mayers Bridge to connect bus stop/s and public toilets.	\$381,892
A12	Pedestrian Crossing Warburton Highway (near Station Road) Installation of pedestrian crossing along Warburton Highway to east of Station Road to connect Memorial Park with existing laneway to Thomas Avenue.	\$357,271
A13	Raised Intersection and Pedestrian Crossing Warburton Highway/Thomas Avenue (includes ramps and stairs on Warburton Highway interface) Installation of raised intersection and pedestrian crossing along Warburton Highway at Thomas Avenue to create eastern gateway to commercial centre.	\$1,305,158
A14	Pedestrian Crossing Warburton Highway (near Warburton Recreation Reserve) Installation of pedestrian crossing along Warburton Highway to connect Warburton Rail Trail to Warburton Recreation Reserve.	\$332,476
A15	Path Links from Signs Bridge to Warburton Waterworld Installation of pedestrian paths along parts of Yarra River and Warburton Highway near Signs Bridge to connect proposed car parking at Redwood Community Centre with Warburton Water World.	\$551,836
A16	WMBD Proposed Pedestrian Bridge Provide a safe and comfortable cycling link between the Warburton rail trail and the trail head proposed at the Warburton Golf Course. An at-grade connection is the preferred outcome,	\$2,026,137

Action	Description	Cost Estimate
	however given the terrain, Warburton Highway and the Yarra River, a bridge should be considered, provided the connection is well designed and integrates into the local environment, is well-lit and properly maintained.	
A17	Warburton Swing Bridge Forecourt Redevelopment Redevelop Warburton Swing Bridge Forecourt. Development is to include: retention of tennis pavilion; relocation of tennis courts; investigation of pedestrian paths; car parking; accessibility; furniture; outdoor dining; hard and soft landscaping; road access; and land subdivision. Cost of built form development has not been estimated. Return on investment can be achieved through sale/development of land parcel created but has not been estimated at this stage.	\$7,626,647
A18	Warburton Recreation Reserve Revitalisation Prepare a master plan for upgrades to Warburton Recreation Reserve. Master plan is to include relocation of tennis courts, new tennis courts, new netball courts, new cricket nets, new pavilion, investigation of pedestrian paths, car parking, accessibility, public toilets, relocation of skate park, furniture, hard and soft landscaping, and road access.	\$21,008,880
A19	DDO12 Undertake a Planning Scheme Amendment to update planning controls (Design Development Overlay 12) to reflect the design and built form outcomes of the Urban Design Framework.	\$30,000*
TOTAL PROJECTED COSTS		\$41,543,392
* Did not form part of Quantity Surveyor (QS) estimate. Covered by operational budget.		

The full suite of actions and concept designs proposed by the Draft Urban Design Framework are estimated to cost approximately \$42 Million which would be delivered over the next ten to fifteen years depending on funding.

A collection of these actions and design projects can be undertaken within existing staff resources achieving cost savings from reduced external consultant fees, however delivery of projects through to construction would all require additional funding.

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 Framework will provide 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 Draft Warburton Urban Design Framework 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.

It 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.

RELEVANT LAW

The Draft Warburton Urban Design Framework 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 Draft Warburton Urban Design Framework, 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 Framework 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.

The Framework supports active transport and zero emissions transport options. It 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

The Draft Warburton Urban Design Framework has progressed to a point where it is resolved enough to allow for informed community feedback on the intent and purpose of the document to be achieved.

It is proposed to undertake an extensive program of engagement with the broader Warburton community, with a low intensity period over December 2022 and January 2023, with a more intensive engagement over February 2023 (see Attachment 2).

The engagement activities include:

- Media - Media release;
- Website – Webpage, Shaping Yarra Ranges (HIVE);
- Social Media;
- Audio Visual – Photography, Visuals and Diagrams;
- Direct mail;
- Internal communications – Staff bulletin, internal workshops;
- Drop-in sessions – Warburton Mechanics Hall;
- Webinar – online webinar for property owners, business owners and community members; and
- Stakeholder Meeting/s – presentation and question and answer sessions for key stakeholders.

The proposed program of engagement will be undertaken across a variety of times to capture the input of as many Warburton residents, traders and visitors as possible.

Following the close of the consultation period it is proposed to report the feedback received to Council along with any suggested changes to the Draft Warburton Urban Design Framework to address ideas or concerns raised throughout the consultation period.

Noting the length of the Draft Warburton Urban Design Framework, a result of undertaking a rigorous existing conditions analysis, a supporting Summary

Document has been provided for consultation (see Attachment 3). The Summary focuses on information in Section 4 Framework, and Section 5 Places within the draft Warburton Urban Design Framework, and has been created to concentrate discussion with the community around the proposed framework and place concepts for Warburton.

A high resolution digital version of the Draft Warburton Urban Design Framework, as well as each individual chapter/section of the draft Urban Design Framework (6 sections) will also be available on the Shaping Yarra Ranges Webpage as part of the consultation.

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

The development of the Draft Warburton Urban Design Framework has relied on a mix of previous engagement undertaken for the Warburton Place Plan and more recent targeted consultation. The Framework has been guided internally by a Project Working Group which included input from the following units: 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 Council's Disability Advisory Committee.

RISK ASSESSMENT

The draft Warburton Urban Design Framework 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. Draft Warburton Urban Design Framework (Published Separately)
2. Draft Warburton Urban Design Framework Communications and Engagement Plan (Published Separately)
3. Draft Warburton Urban Design Framework Summary Document (Published Separately)