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WARBURTON TOWNSHIP

URBAN DESIGN FRAMEWORK //
SUMMARY FOR CONSULTATION 2023

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Overview

Purpose

The Urban Design Framework (UDF) builds upon the work undertaken as part of the Warburton Place Plan in 2021. Its purpose is to provide clear design guidance regarding the development and structuring of land within the Warburton Township along the Warburton Highway.

The preferred character, guidelines and illustrations contained in this document provide directions to landowners, designers, Yarra Ranges Council and the wider Warburton community with regards to the expected place based outcomes that are to be achieved by the development of land within Warburton Township.

This framework provides a series of character statements and guidelines to achieve integrated urban design outcomes throughout the commercial centres in Warburton to ensure that consistent and preferred built form and public realm outcomes are achieved.

This UDF considers Warburton's Regional Context; Land Form; Environment; Land Use; Open Space; Transport; and Architecture and Heritage . With a detailed analysis of key precincts exploring Character; Structure; Public Realm; Movement and Access; and Built Form.

The UDF provides a clear course of action for future development of key strategic, and public realm sites within Warburton. By utilising the most appropriate mechanisms for implementing key recommendations from this framework, this UDF can inform draft planning scheme policies and controls, as well as future capital works programs.

No capital funding (Council funding) is committed to projects proposed within the 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.

What is an Urban Design Framework?

Urban Design Frameworks (UDFs) are strategic planning and placemaking tools that set out an integrated design vision for desired future public and private development of urban places. UDFs provide direction for interventions that shape open space, buildings, landscape, and the public realm.

Unlike a master plan, which only gives a final detailed vision for how an area will develop, an UDF provides flexibility by identifying key principles and concepts rather than finite solutions. It includes a design vision for how a place might develop and provides sufficient detail at key locations so that the vision can be tested for economic and functional viability.

Also a UDF allows room for continuous review of detailed actions within the strategic framework, and assists council to assess development proposals with industry best guidance on design outcomes.

How to Use the UDF

All development applications and public realm design projects for land within Warburton (the defined study area) should refer to the Warburton Urban Design Framework.

The UDF contains a design framework that introduces a series of requirements and illustrations to help achieve the design vision. Each section within the design framework includes the following as relevant:

- Preferred character statements describing the desired outcome to be achieved by development and the public realm.
- Design guidelines that should be considered within future development proposals, and public realm master planning.
- Illustrations and plans that provide indicative guidance on the built form and public realm outcomes that are to be achieved.

The design framework of the UDF will be transferable into the Yarra Ranges Planning Scheme. Any planning scheme provisions will be introduced through a Planning Scheme Amendment as further outlined in the implementation section of this document.

Background

The Warburton Urban Design Framework has been developed to translate the principles of the Warburton Place Plan into actual designs and projects prepared for delivery. The below summarises the relationship of the Warburton Place Plan, and the Warburton Urban Design Framework.

Warburton Place Plan

The Warburton Place Plan guides decisions about Warburton, lays the foundations for design, captures the values and qualities of the place, and encourages direct investment for the township.

The Place Plan articulates clearly the unique character and attributes of the centre that must be at the heart of all projects. It lays out a coordinated approach across different programs of work, and forms the foundation for substantial design through a subsequent Urban Design Framework, focused Master Plans and discrete projects, along with prioritisation of annual roads, footpaths and community infrastructure works.

Importantly, it gives confidence that the values and character of Warburton are understood, and will be enriched as the place changes over time.



Warburton Urban Design Framework

The Urban Design Framework provides the local community, and Yarra Ranges Council with the tools to guide future development focused on the commercial town centres and main precincts within Warburton in a positive way. The UDF establishes a design vision to achieve land use and community expectations, articulating how people will experience Warburton as the area transitions to meet the needs of the local community and the demands of increasing tourism in the future. The UDF provides built form guidance, identifying key sites for future development outcomes through the preparation of design concepts that demonstrate how projects can achieve the vision for Warburton. Additionally, the UDF provides design guidance on key public realm areas, streetscapes, and transport (including car parking) outcomes for Warburton.



Study Area

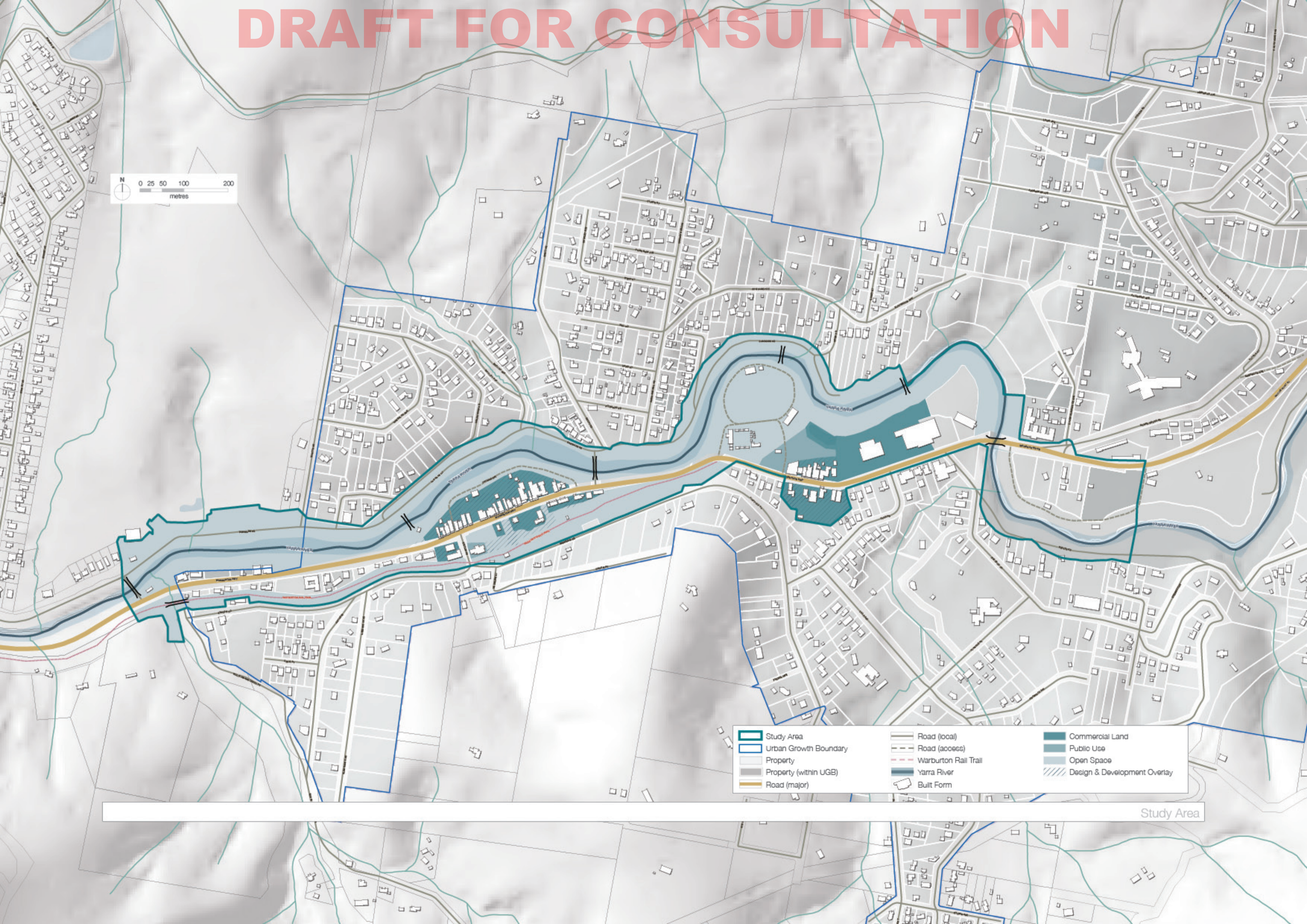
The study area is approximately 55Ha in size and is focused on the Warburton Highway and the Yarra River which provide access to both town centres within Warburton. The study area is accessed from the west by Mayers Bridge and from the east by Signs Bridge with both bridges forming gateways into Warburton. The study area is bounded to the north by Dammans Road and the Yarra River and to the south by the Warburton Rail Trail and the Warburton Highway.

Commercial zoning identifies the two town centres in Warburton with a more refined boundary, through the Design Development Overlay (DDO), highlighting the retail areas. These town centres are accessed by the Warburton Highway which forms a linear movement route through Warburton catering primarily for vehicle movements and access.

This is supported by a pedestrian and cyclist movement route provided by the Warburton Rail Trail which also accesses the township. Additionally, the Yarra River creates a natural linear open space that includes adjacent open space land uses in Warburton Recreation Reserve, and the Redwood Community Centre oval.



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Study Area	Road (local)	Commercial Land
Urban Growth Boundary	Road (access)	Public Use
Property	Warburton Rail Trail	Open Space
Property (within UGB)	Yarra River	Design & Development Overlay
Road (major)	Built Form	

Study Area

Vision

Warburton is a beautiful township home to a diverse, robust, and creative community, that is an increasingly popular tourism destination. Warburton has a celebrated community of arts, culture and environment that supports prosperous local employment opportunities.

The Yarra River concentrates activity through a series of spaces that connect people to the Indigenous heritage of the area, offering leisure and recreation along the River. The village-feel streets of Warburton are booming with local businesses that embrace the views connecting with the beauty of the River. The Warburton Rail Trail connects cyclists and walkers from as far away as Lilydale to relax and recharge beneath the striking Mount Donna Buang.

Several large developments shape the local Warburton area, such as the reactivation of prominent vacant sites including the Warburton Sanitarium Health Food Company building, Warburton Recreation Reserve, Warburton Water World, and the Warburton Mountain Bike Destination. Adored heritage places have returned to life, driving vibrancy, employment, and a renewed local character. The two town centres have been unified which has empowered housing to support the local community. Major tourist and regional events are balanced carefully with the natural environs, and local community needs.

People of all abilities can now access the parks and spaces around Warburton, and through innovative new technologies everyone can access services and transport to support the breadth of lifestyle needs. The beauty and character of Warburton that is loved by the community has been preserved, and enhanced as it has developed, and evolved to become a vibrant, and attractive destination in Melbourne.



Framework Design Principles

Good urban design and creating a good public environment supports the social, cultural, economic and environmental well-being of communities that live in, or are affected by urban areas. A good public realm requires care, skill and attention in its creation and management. It can always be improved.

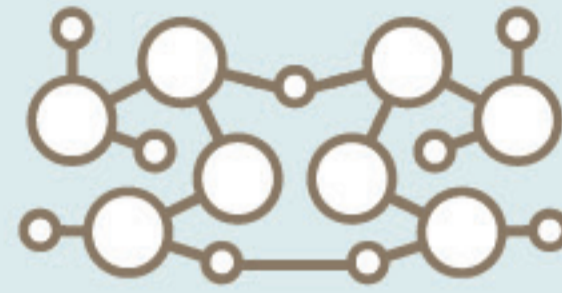
The *Urban Design Charter for Victoria* is the Victorian Government's commitment to making cities and towns in Victoria more liveable through good urban design. The Charter identifies 12 principles as essential qualities for the functioning of good public environments that are valued and significant for those who use them.

In addition to the 12 design principles identified, Indigenous Design is a critical consideration for Place within Warburton and the Yarra Ranges. Guidance for Indigenous Design advocates for design teams to consider a broad range of design opportunities when pursuing Indigenous design.

The following Framework Design Principles, derived from the *Urban Design Charter for Victoria*, and the *Indigenous Design Charter*, are essential for the effective functioning of good public environments everywhere, including Warburton. All of these principles have a part to play in making Warburton a place that is valued and significant for the community.

Structure & Connections

Organise places so their parts relate well to each other



A good urban structure provides a setting for diverse activities and buildings and allows access between them. It promotes engagement between people and this is important for a good public environment. A good structure supports current activities and also provides the potential for changes in use and redevelopment. Good structure allows for change while the structure itself remains stable.

Accessibility

Provide ease, safety and choice of access for all people



Good access depends above all on walking, but routes for bikes, prams, wheelchairs, cars and public transport are also important, as are connections between them. Visual access implies direct sightlines or unfolding views, signs or other visual cues, and being able to see other people, all of which help us to negotiate a place.

Legibility

Help people to understand how places work and to find their way around



'Legibility' concerns people's ability to read the urban environment – to interpret what they see, to get useful information. A well-designed city, needs to be intelligible to its audience, the public.

Animation

Stimulate activity and a sense of vitality in public places



Good urban design introduces, maintains and intensifies human activity within the public realm. Active building frontages are created by orienting public aspects of private land uses toward streets and other spaces. Activities in and overlooking public spaces contribute to passive surveillance, providing eyes on the street that increase personal safety and help prevent crime.

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Fit & Function

Support the intended use of spaces while also allowing for their adaptability



'Fit' describes the extent to which something serves its purpose. In cities, it indicates whether a place works for people and makes them comfortable. An urban space can help us to do what we want safely and efficiently. Urban spaces need to accommodate varied events rather than one specialised activity.

Sense of Place

Recognise and enhance the qualities that give places a valued identity



Places are valued because of the individual qualities that make them distinctive from other places – because of their character. The form and character of urban areas is an expression of our needs and aspirations. In addition to our own will, it can express our respect for nature, heritage and other people. Urban design should understand, protect, develop and celebrate local character.

Continuity & change

Maintain a sense of place and time by embracing change yet respecting heritage values



Urban design should be attentive to and maintain an awareness of past and future time. A rich cultural heritage can be seen in the layering of things from different periods. Good urban design explores possible destinies, and imagines and fulfils visions. It supports interplay between continuity and change, giving greater meaning both to our past and our future.

Complementary mixed uses

Integrate complementary activities to promote synergies between them



Facilities located conveniently for their users are important for accessibility. Good urban design encourages complementary relationships between uses through their location in space and in time, and through the design of spaces that accommodate them. Good urban design encourages the consolidation of lively urban centres, and protection of important open spaces and rural lands.

Consistency & variety

Balance order and diversity in the interests of appreciating both



Cities need a balance of individuality and community, of logic and feeling, of order and random incident. In many cases, a city's public realm provides coherence and order while countless private ventures introduce variety and interest. Natural patterns of the landscape also provide a unifying structure – with waterways and hills shaping entire urban regions.

Safety

Design spaces that minimise risks of personal harm and support safe behaviour



Safety is supported by views into and through spaces; by multiple access routes into and out of spaces; by mixed land uses that mean other people are around all the time; and by windows and activities in buildings located to overlook streets and other public spaces.

Inclusiveness & Interaction

Create places where all people are free to encounter each other as civic equals



Interaction, even among strangers, exposes people to cultural diversity. Good urban design supports civic interaction. It ensures equity of access throughout the public environment for all people. It encourages the orientation of activities towards the public realm. It treats citizens as the collective owners of public space, and encourages them to use it in comfort and without sanction.

4.1.1. Sensory Pleasure

Create spaces that engage the senses and delight the mind



Good urban design addresses visible and invisible dimensions of human experience. A good city provides a satisfying environment from various perspectives, ranging from passengers on public transport to pedestrians walking past shopfront windows, and from visitors with a desire to come back again and again.



Indigenous Design

Achieved through co-design and deep listening with local Aboriginal communities



Indigenous design attempts to actively connect to the deep history of Aboriginal occupation of country within the Yarra Ranges. This brings an indigenous voice to design outcomes, ensures that the story of the land continues, that people are part of place, and that place is part of people.

The following actions should be undertaken by delivery teams to better respond to Aboriginal narratives in the built environment:

- Align Indigenous design with the other Framework Design Principles of the UDF.
- Work with Aboriginal design practitioners, to broaden design perspectives and thinking.
- Be innovative in design thinking and consider how disciplines outside of the design professions may present opportunities for Indigenous design.
- Ensure the design team works directly with Aboriginal stakeholders through a facilitated, culturally competent process.
- Undertake a Cultural Values Assessment of the UDF area to inform design approaches and outcomes.
- Continuously engage with Aboriginal stakeholders throughout the project life-cycle to embed Aboriginal knowledge in the design and function of the project.

Warburton Framework Plan

The Urban Framework Plan aligns the opportunities drawn from the design analysis. These opportunities inform the Urban Design Framework's proposed interventions and recommendations. These opportunities can be characterised as:

Key Development Opportunities

Highlighting where existing opportunities for redevelopment, and potential new development opportunities could be located. Sites that have been identified for potential redevelopment, and new development are those on prominent landmark sites, those within proximity to the commercial core/s of Warburton, and those capable of delivering potential large scale development outcomes.

Key Movement Routes and Access

These opportunities illustrate improving access to existing trails, proposing potential connections through open space/s, new car parks that are critical to improving pedestrian access to and through Warburton. These routes focus on key view lines to ensure their value and enhance connections that pedestrians already use to move about Warburton. Movement and access opportunities within Warburton will improve access to key destination and enable more convenient movement through the Warburton area.

Key Places

The public realm is to include a number of civic spaces that provides gathering places for the community. Additionally there are a number of car parking spaces proposed to meet local and visitor demand providing improved pedestrian and vehicle linkages within Warburton.

There are four defining precincts within Warburton. The four precincts play specific roles within Warburton and each have defined characteristics. Combined the precincts provide the capability to meet the future demands for the Warburton area.

These precincts are:

Warburton Gateway (Precinct 1)

Precinct 1 will enhance the distinctive natural features associated with the historic development of the town, including the Yarra River, established trees, and views to features such as Mount Donna Buang, and Mount Little Joe. Opportunities for high quality buildings with an active ground floor interface should be focused on land between the Warburton Highway and the Yarra River. The scale of built form of new development will build towards the eastern edge of the precinct to link with the character of Precinct 2.

Key Development Opportunities

- A Warburton Highway Riverfront

Key Movement Routes and Access

- B Mayers Bridge Gateway
- C Warburton Highway Road Reserve (north) Access

Key Places

- D Dolly Grey Activation
- E Upper Yarra River Reserve (west) Rejuvenation

Yarra Town Centre (Precinct 2)

The scale of built form of new development will complement this character and the heritage within the precinct. It will also retain and enhance the distinctive natural features associated with the historic development of the town, including the Yarra River, established trees, and views to Mount Donna Buang. The Thomas Avenue interface fronting the Yarra River provides opportunities for high quality buildings with an active ground floor interface incorporating potential residential accommodation above.

Key Development Opportunities

- A** Warburton Highway/Thomas Avenue (west) Gateway
- B** Thomas Avenue Interface Activation
- C** Warburton Highway/Thomas Avenue (east) Gateway
- D** Warburton Highway Southern Interface Development

Key Movement Routes and Access

- E** Warburton Rail Trail Space Animation
- F** Warburton Highway Southern Interface Activation

Key Places

- G** Yarra Square Renewal
- H** Memorial Park Activation
- I** Warburton Water Wheel Forecourt Revitalisation
- J** Warburton Swing Bridge Forecourt Redevelopment
- K** Chisholm Park (west) Reactivation

Warburton Recreation (Precinct 3)

Development within the precinct has the potential to provide multi-use and multi-function spaces that encourage enhanced activity, social experiences and events in public spaces that include all people in the community. Active community spaces, that embrace diversity in people, environment and culture, and built form that protects the significant and unique natural environments and landscapes are essential to Precinct 3.

Key Development Opportunities

- A** Warburton Recreation Reserve Pavilion Redevelopment

Key Movement Routes and Access

- B** Warburton Recreation Reserve/Warburton Sanitarium link

Key Places

- C** Warburton Recreation Reserve Revitalisation

La La Town Centre (Precinct 4)

Precinct 4 offers opportunities for improved residential accommodation to meet both local and tourist demand, with the local commercial and retail development expanding to support this residential growth. Development, incorporating potential residential accommodation, is scaled and sited appropriately to maintain the natural feel of the Warburton Township and create a residential neighbourhood to activate La La Town Centre.

Key Development Opportunities

- A** Warburton Sanitarium Redevelopment
- B** IGA Supermarket Development

Key Movement Routes and Access

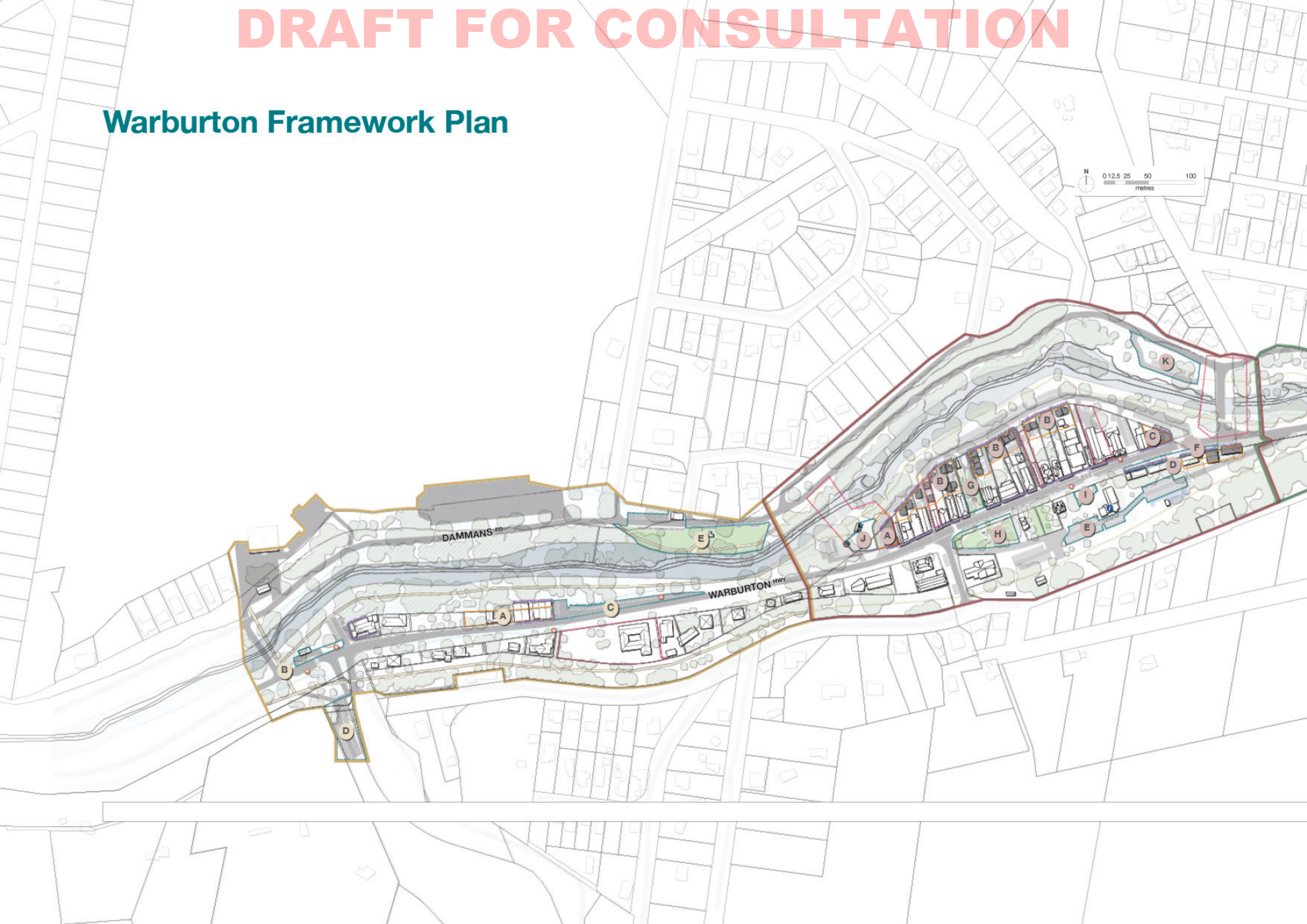
- C** Warburton Water World links

Key Places

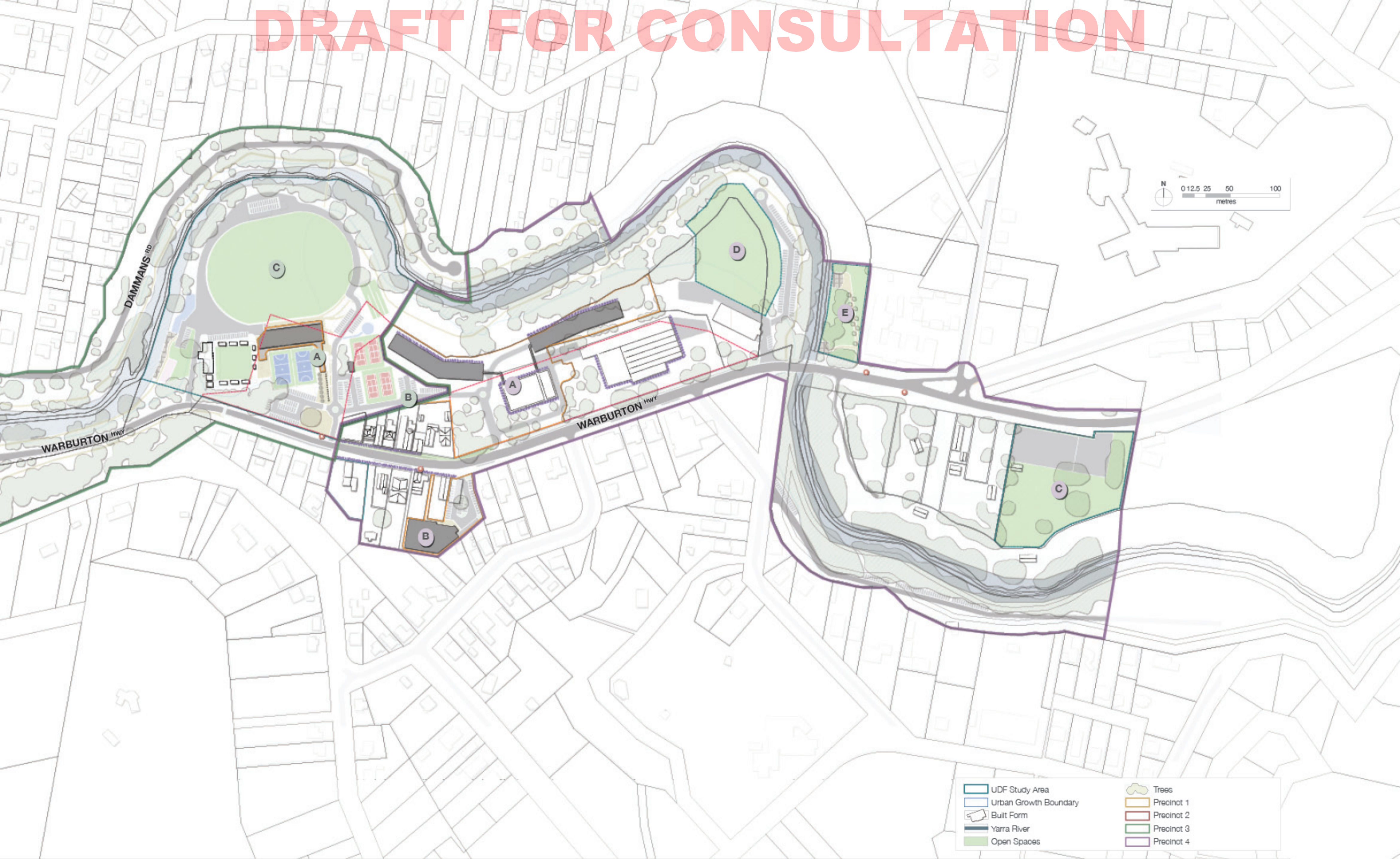
- D** Redwood Community Centre Access
- E** Upper Yarra River Reserve (east) Activation

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Warburton Framework Plan



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Warburton Gateway (Precinct 1) Framework

Preferred Character

Precinct 1 is characterised by linear movement corridors along the Warburton Highway, the Yarra River, the Warburton Rail Trail, and Dammans Road. The precinct forms the gateway entry precinct into the centre of Warburton and interfaces with townships best natural asset in the Yarra River.

The primary development edge is elevated above the southern interface to the Warburton Highway and includes the Alpine Retreat Hotel as the defining heritage building within the precinct. A secondary frontage on the northern interface of the Warburton Highway also has a prominent interface with the Yarra River. Any development must be scaled and sited appropriately to maintain the natural feel of the Warburton Township.

Access to, and within the precinct will utilise the Warburton Rail Trail and the Yarra River Trail as key public spaces, with the UDF ensuring that car parking and sustainable transport modes are convenient and accessible for a wide range of users. Improved linear open spaces, with a focus on the Yarra River, and the Warburton Rail Trail will define the precinct and provide consistent movement corridors that link to the commercial centre of Warburton in Precinct 2.

Opportunities for high quality buildings with an active ground floor interface should be focused on land between the Warburton Highway and the Yarra River. The scale of built form of new development will build towards the eastern edge of the precinct to link with the character of Precinct 2. Precinct 1 will enhance the distinctive natural features associated with the historic development of the town, including the Yarra River, established trees, and views to features such as Mount Donna Buang, and Mount Little Joe.

Structure

- 01 Responds to the existing land form and topography of Warburton managing the impact of the natural environment, including flood levels, and bushfire.
- 02 Establishes a gateway into Warburton identifying Mayers Bridge and the WMBD Bridge as the recognisable entries into the township.

Public Realm

- 03 Utilises the proposed WMBD pedestrian bridge to provide an additional pedestrian connection to either side of the Yarra River.
- 04 Enhances existing public open space interfaces with the Yarra River increasing amenity within the public realm.
- 05 Improves public open spaces to cater for growing demand from the local community and visitors to the precinct.

Movement and Access

- 06 Meets the needs of the local community and tourist population, responding to the demand driven by the commercial offering to the east in Precinct 2.
- 07 Provides public transport options and alternatives to access the precinct and link to the broader Warburton area.
- 08 Improves connections between the Warburton Rail Trail and destinations within the precinct.

Built Form

- 09 Activates the Warburton Highway and the Yarra River corridors.
- 010 Improves the built form interface with the Warburton Highway, enclosing the Highway with active built form on the northern interface.

Key Development Opportunities

- A Warburton Highway Riverfront

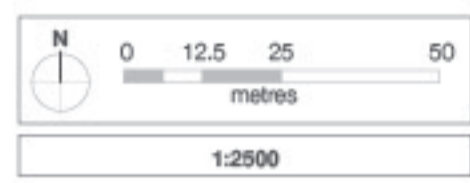
Key Movement Routes and Access

- B Mayers Bridge Gateway
- C Warburton Highway Road Reserve (north) Access

Key Places

- D Dolly Grey Activation
- E Upper Yarra River Reserve (west) Rejuvenation

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Precinct 1	STRUCTURE	PUBLIC REALM	MOVEMENT AND ACCESS	BUILT FORM
Precinct 1	Property	Key places	Road/parking areas	Key development opportunities
Section/elevation view	1 in 100 year flood	Trees/Vegetation	Bus stops	Heritage
Perspective view	Yarra River	Passive recreation		Key Active Interfaces
		Trails (other)		Buildings (existing)

Warburton Gateway (Precinct 1) Places

Dolly Grey Activation

Future Character

Dolly Grey will provide access into Warburton with a focus as a potential 'park and walk' gateway into the main commercial precinct in Warburton, and the future Warburton Mountain Bike Destination. Catering for pedestrian, cyclist, and vehicle access the new car park will activate an underutilised area with the upgraded car parking establishing a base for access to walking and cycling within Warburton and links to the WMBD path network.

Design Requirements

This will be achieved by:

- Creating a formal off street car park outside of the main town centres for local and tourist access to existing and future walking and cycling networks.
- Establishing a pedestrian link to the WMBD bridge across Warburton Highway.
- Establishing a pedestrian link to the proposed crossing of Warburton Highway, linking to the Yarra River environs.
- Incorporating permeable paving and WSUD treatments to manage hard landscaped areas.

Key Initiatives

- a** Pedestrian/cycling link to Rail Trail
- b** Pedestrian/cyclist crossing of Warburton Highway (in line with SALT report recommendation)
- c** Vehicle access to car park
- d** 42 car parks created
- e** WMBD bridge link to Warburton Golf Club trail head



Warburton Highway Road Reserve (north) Access

Future Character

The Warburton Highway Road Reserve is in proximity to the Yarra River and forms the western gateway into Warburton. This area has the potential to provide car parking to support the Yarra Town Centre demand, as well as catering for pedestrian, and cyclist, access to the Yarra River Trail network. The new car park will formalise an area with the upgraded car parking meeting the local demand.

Design Requirements

This will be achieved by:

- Utilising existing road verge for additional car parking
- Formalising a car park adjacent to the main town centre for local and tourist access, as well as access to existing walking and cycling networks.
- Establishing a link between the Warburton Highway and the Yarra River.
- Establishing a pedestrian link to the Yarra Town Centre creating secondary links to the Yarra River environs.

Key Initiatives

- a** Link to Yarra River environs
- b** Yarra River Trail
- c** 31 car parks created

Upper Yarra River Reserve (west) Rejuvenation

Future Character

The Warburton Highway Road Reserve is in proximity to the Yarra River and forms the western gateway into Warburton. This area has the potential to provide car parking to support the Yarra Town Centre demand, as well as catering for pedestrian, and cyclist, access to the Yarra River Trail network. The new car park will formalise an area with the upgraded car parking meeting the local demand.

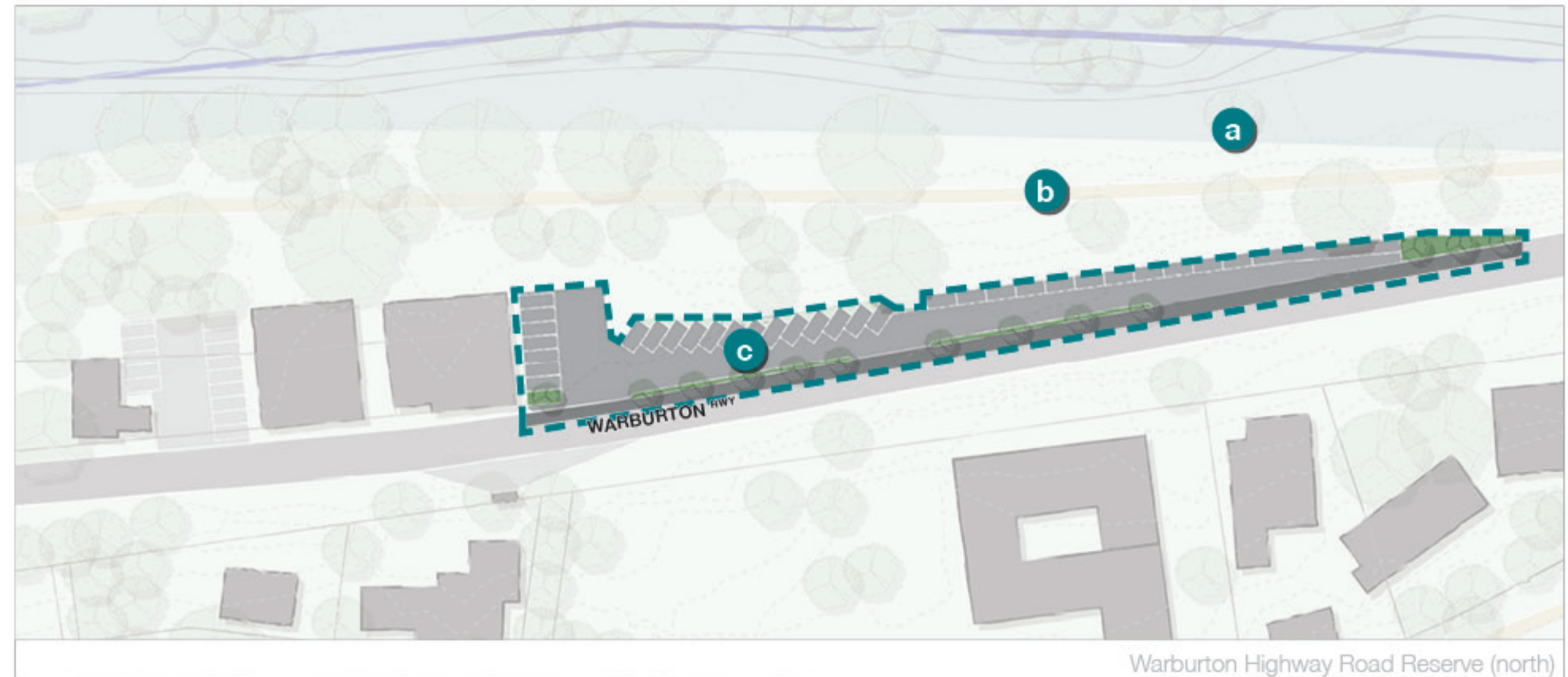
Design Requirements

This will be achieved by:

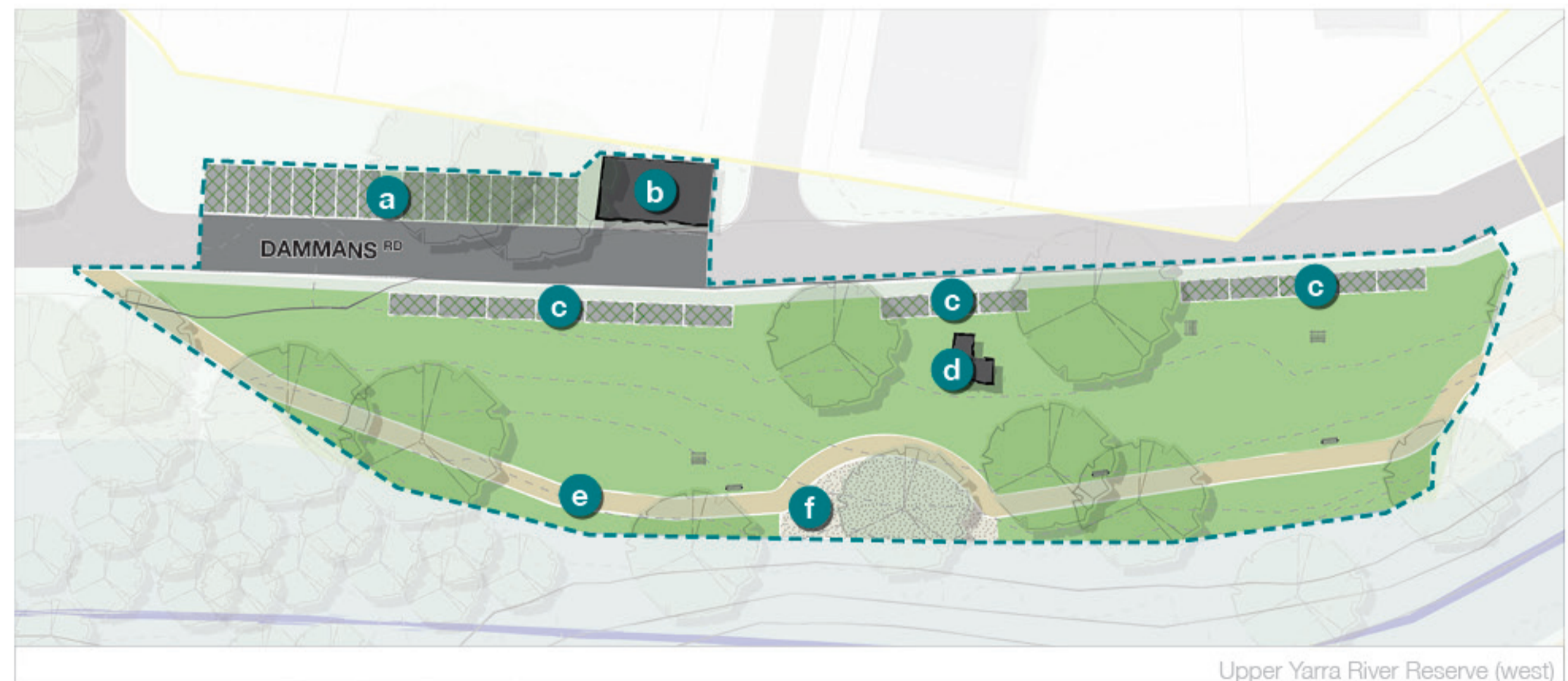
- Formalising car parking adjacent to the reserve to maximise access and opportunities for additional use of the open space.
- Enhancing an open space reserve link with the Yarra River providing quality formal passive open space on the northern bank of the river.
- Establishing an accessible riverfront node to the Yarra River.
- Incorporating permeable paving and WSUD treatments to manage hard landscaped areas.

Key Initiatives

- a** 16 car parks created
- b** BBQ shelter
- c** 15 car parks created
- d** Public toilet block
- e** Yarra River Trail
- f** Riverfront node



Warburton Highway Road Reserve (north)



Upper Yarra River Reserve (west)

Yarra Town Centre (Precinct 2) Framework

Preferred Character

Precinct 2 (Yarra Town Centre) is characterised by a main street that retains a classic and attractive country town character. The primary commercial edge on the northern interface to the Warburton Highway encloses the 'main street' and is enhanced by a secondary commercial frontage on the southern elevated interface. The existing heritage buildings remain visually prominent in the streetscape and any development is scaled and sited appropriately to maintain the natural feel of the Warburton Township.

Precinct 2 is the major focus for commercial and retail uses within Warburton. Access to, and within the precinct will utilise footpaths as key public spaces, with the UDF ensuring that car parking and sustainable transport modes are convenient, and accessible for a wide range of users. Improved paths, and laneways link the commercial town centre to the Yarra River, offering opportunities for improved community spaces, with a focus on Yarra Square, Memorial Park, and Warburton Water Wheel.

The Thomas Avenue interface fronting the Yarra River provides opportunities for high quality buildings with active ground floor interfaces incorporating potential accommodation above. The scale of built form of new development will complement this character and the heritage within the precinct. Significant improvement to traffic circulation within the precinct could be achieved by extending Thomas Avenue to join Main Street where the two tennis courts are located. This intervention would also allow a new public realm space in the form of a forecourt to the Swing Bridge to be created on one side of the new intersection and a new building fronting both Main Street and Thomas Avenue on the other side of the intersection. This proposal would require a planning application that would need to consider the heritage overlay currently applying to the tennis courts as part of a heritage place.

Structure

- 01** Enhances the commercial interface and connection with the Yarra River through the activation of Thomas Avenue, and improved laneways throughout the precinct.

Public Realm

- 02** Improves existing public open space areas within the precinct increasing amenity within the public realm.
- 03** Creates new public open spaces to cater for growing demand from the local community and visitors to the precinct.

Movement and Access

- 04** Provides end-of-trip facilities within the precinct for public use.
- 05** Provides opportunities for electric vehicle and electric bike charging stations within the precinct.
- 06** Improves connections between the Warburton Rail Trail and destinations within the precinct.
- 07** Encourages public transport options and alternatives offered within the precinct.

Built Form

- 08** Enhances existing heritage buildings and protects the character of Warburton.
- 09** Activates the Warburton Highway and the Yarra River corridors.
- 010** Improves the built form interface with the Warburton Highway, enclosing the Highway with active built form on the northern and southern interfaces.

Key Development Opportunities

- A** Warburton Highway/Thomas Avenue (west) Gateway
- B** Thomas Avenue Interface Activation

- C** Warburton Highway/Thomas Avenue (east) Gateway
- D** Warburton Highway Southern Interface Development

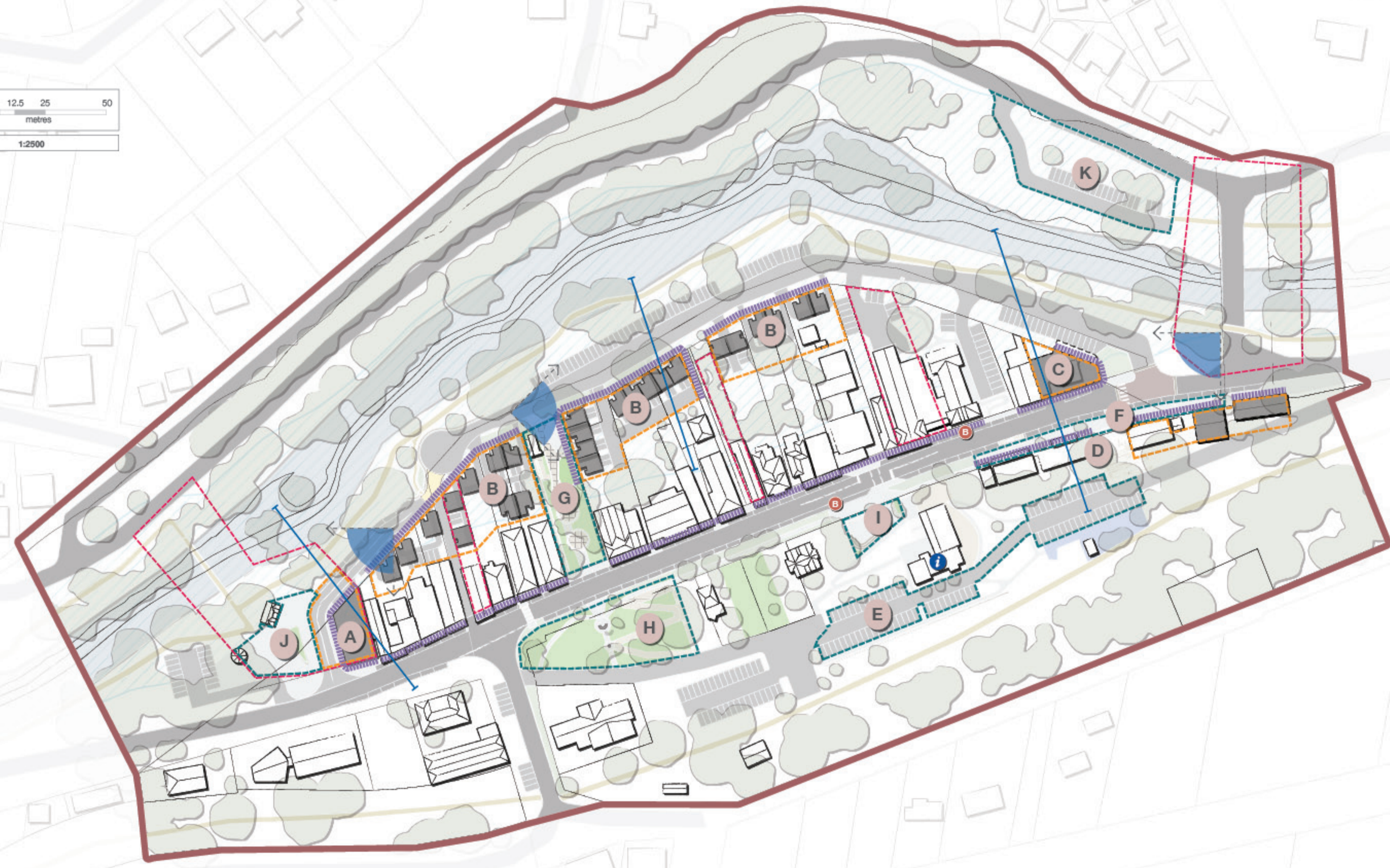
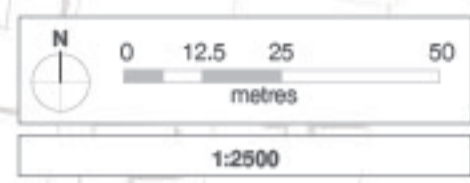
Key Movement Routes and Access

- E** Warburton Rail Trail Space Animation
- F** Warburton Highway Southern Interface Activation

Key Places

- G** Yarra Square Renewal
- H** Memorial Park Activation
- I** Warburton Water Wheel Forecourt Revitalisation
- J** Warburton Swing Bridge Forecourt Redevelopment
- K** Chisholm Park (west) Reactivation

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	STRUCTURE	PUBLIC REALM	MOVEMENT AND ACCESS	BUILT FORM
Precinct 2	Property	Key places	Road/parking areas	Key development opportunities
Section/elevation view	1 in 100 year flood	Trees/Vegetation	Bus stops	Heritage
Perspective view	Yarra River	Passive recreation		Key Active Interfaces
		Trails (other)		Buildings (existing)
				Potential development

Yarra Town Centre (Precinct 2) Places

Warburton Rail Trail Space Animation

The Warburton Rail Trail Space located behind the Warburton Water Wheel and Information Centre, has the capacity to provide an additional parking area to support the Yarra Town Centre. The car parking area links existing parking areas adjacent to the Police Station, and the skate park, and creates a road link between the Warburton Highway and Station Road. Catering for pedestrian, cyclist, and vehicle access the new car park will activate an underutilised area with the upgraded car parking establishing a base for access to the Warburton Rail Trail and the Yarra Town Centre. Opportunities for community markets and special events will be created in this location to provide an alternative to parking within Thomas Avenue.

Design Requirements

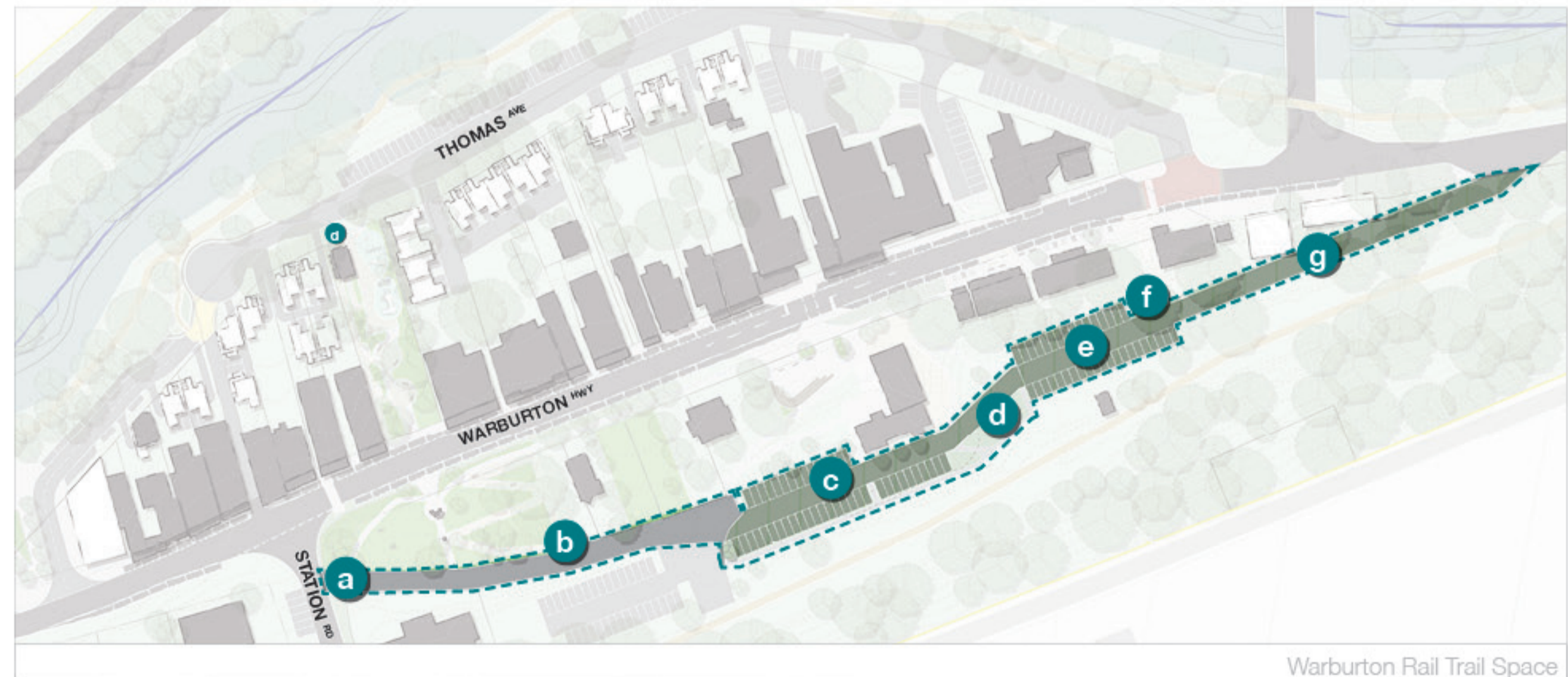
This will be achieved by:

- Creating a formal off street car park in the area between the Warburton Water Wheel and the Warburton Rail Trail.
- Establishing an area that is capable of supporting additional uses such as community markets and special events.
- Formalising the gravel car parking area adjacent to the skate park.
- Establishing a vehicle link between the car parking area adjacent to the Warburton Police Station and the car park adjacent to the skate park.
- Creating a vehicle connection between the Warburton Highway and Station Road to cater for parking access away from Thomas Avenue, and the main street.
- Providing accessible ramps between the car parking areas and the Yarra Town Centre main street.

- Incorporating permeable paving and WSUD treatments to manage hard landscaped areas.

Key Initiatives

- a** Western car park entry/exit
- b** Accessible ramp
- c** 44 car parks created
- d** Bike parking/wash/charging
- e** Formalised car park creating 37 spaces
- f** Accessible ramp
- g** Eastern car park entry/exit



Warburton Rail Trail Space

Yarra Square Renewal

Future Character

As the primary urban square within the township, Yarra Square is a key civic space located in the core of the activity centre. The square provides a link between Warburton Highway and Thomas Avenue, and more broadly the Yarra River. This space is to be rejuvenated by improved streetscape elements and proposed interfacing built form. The location and orientation of the surrounding built form should create a well-defined, sheltered and surveyed public space that will accommodate seating, play elements, landscaping, bike parking, and bike charging elements.

Design Requirements

This will be achieved by:

- Landscape elements providing seating on multiple tiers and adjacent soft landscaping features.
- Creating additional ramp access to each of the landscaped tiers.
- Areas for seating and urban play elements.
- Bike parking and bike charging elements.

Key Initiatives

- a** Entry/exit points
- b** Tiered seating areas
- c** Access ramp
- d** Playspace
- e** Public toilets
- f** Bicycle node



Yarra Square

Thomas Avenue Interface Activation

Future Character

Activating Thomas Avenue and in turn, the Yarra River, with an active built form interface will enhance the riverfront interface within the Precinct. Activating this interface will provide an opportunity for an alternative 'main street' to spread activity throughout the commercial centre, as well as providing expanded opportunities for outdoor dining with a north facing aspect, and distant views to surrounding hill tops like Mt Donna Buang.

The Thomas Avenue access is to be rejuvenated by improved through connections, and pedestrian links, with enhanced streetscape elements, and proposed interfacing built form to accommodate the visitor population. The location and orientation of the surrounding built form should create a well-defined, sheltered and surveyed public space that will accommodate pedestrian movements, outdoor dining, seating, and landscaping.

Design Requirements

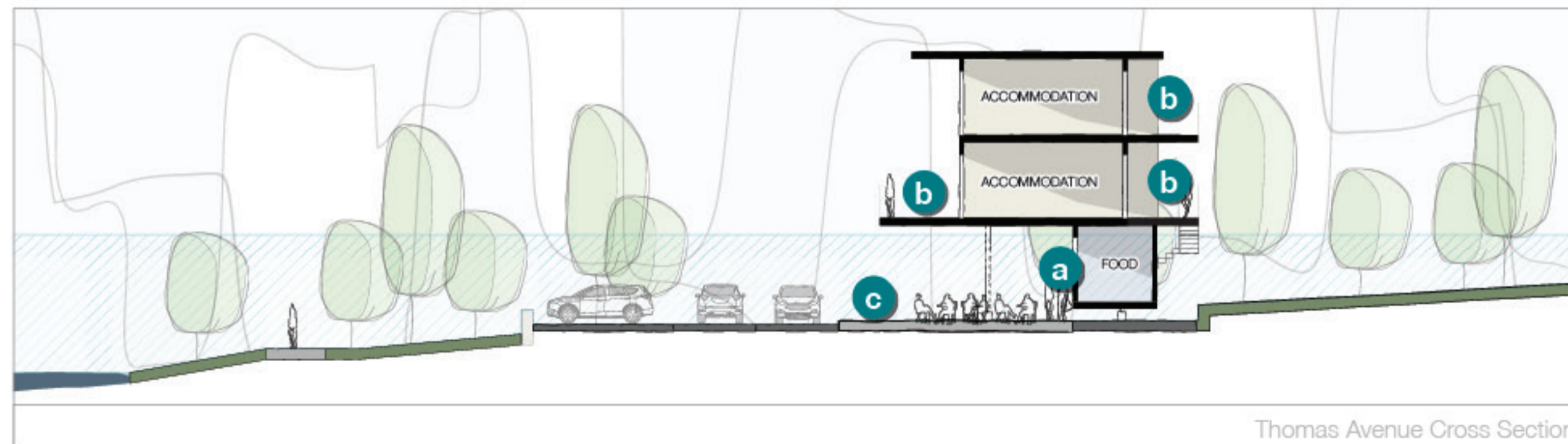
This will be achieved by:

- Activating the Thomas Avenue, and Yarra River interface with an active built form edge.

- Creating outdoor dining opportunities linked to existing businesses by providing access from Thomas Avenue.
- Areas for seating, bike parking, and bike charging elements.

Key Initiatives

- a** Ground floor food service/outdoor dining
- b** Upper floor balconies
- c** Additional pedestrian movement routes



Thomas Avenue Cross Section



Thomas Avenue Accommodation Layout Options

Memorial Park Activation

Future Character

Located on the corner of Warburton Highway and Station Road within the township, Memorial Park is a key open space within the core of the activity centre. Memorial Park contains heritage listed features in the Warburton War Memorial Obelisk, and the Warburton WWII Memorial Wall. The location and orientation of the park creates an elevated open space interface with the commercial strip and provides distant views of Mount Donna Buang. The park is well-defined, visible, and accessible and will accommodate seating, accessible ramps, landscaping, bike parking, and bike charging elements.

Design Requirements

This will be achieved by:

- Landscape elements providing seating on multiple tiers and adjacent soft landscaping features.
- Creating ramp access with access to car parking areas to the south and to the heritage features within the park.
- Areas for seating and urban play elements.
- Bike parking and bike charging elements.

Key Initiatives

- a** Grassed area
- b** Memorial Obelisk
- c** WWII Memorial Wall
- d** Access ramp
- e** Picnic area
- f** Bicycle parking
- g** Stairs



Warburton Water Wheel Forecourt Revitalisation

Future Character

This forecourt will form a key urban square within the township. The Warburton Water Wheel Forecourt is a key civic space located in the core of the activity centre. The forecourt interfaces with the main street commercial buildings on the northern side of the Warburton Highway, linking to the Warburton Water Wheel and the Information Centre. This space will be elevated above the Warburton Highway, with an open northerly aspect, and will provide excellent visibility and surveillance of the main street as well as creating distant views of Mount Donna Buang. The forecourt will utilise hard landscaping and improved streetscape elements to create a desirable urban plaza. Amphitheater seating and clearly defined entry and exit points will create a well-defined, surveyed public space that will accommodate seating, landscaping, play and interactive elements.

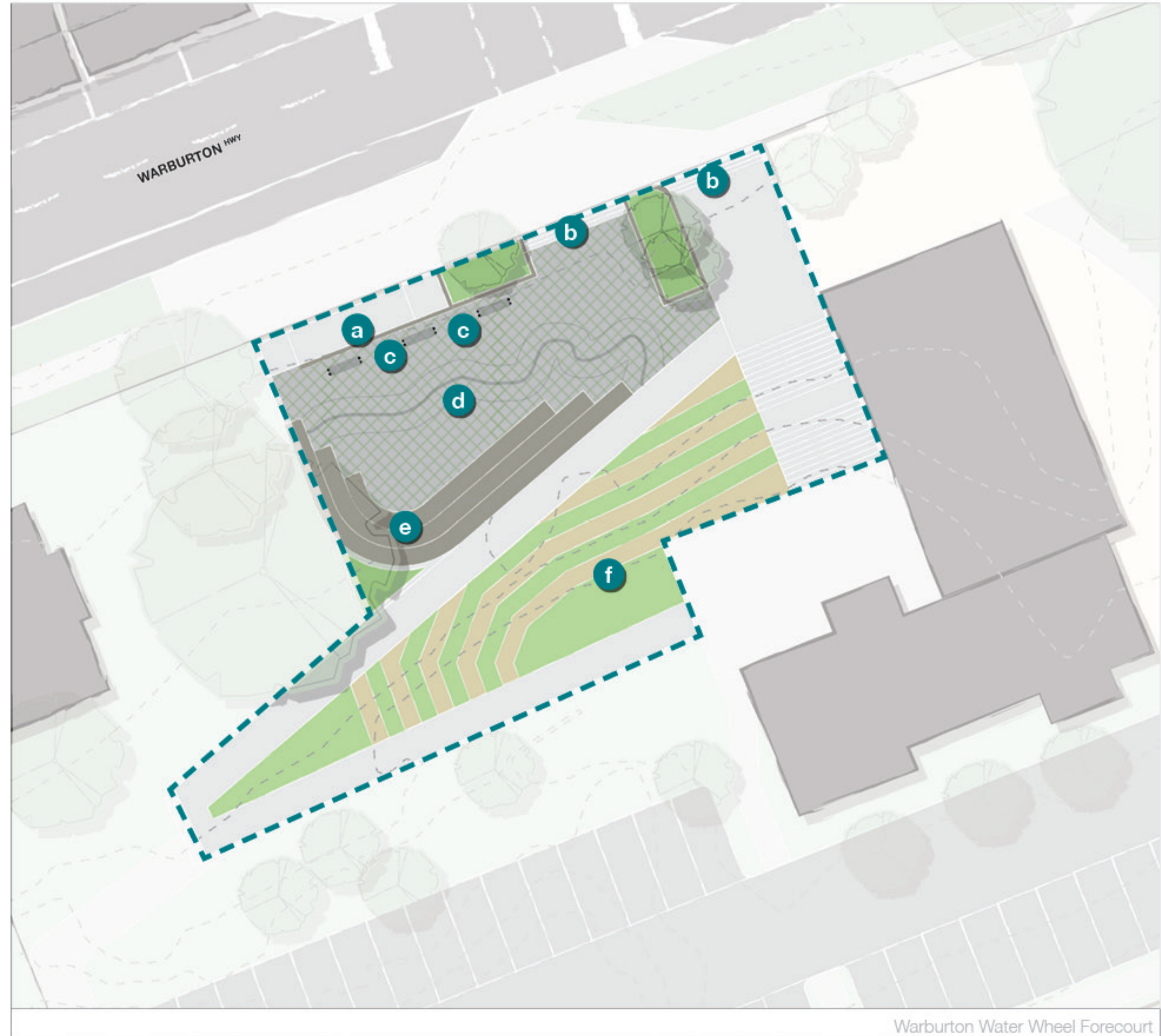
Design Requirements

This will be achieved by:

- Landscape elements providing varied levels of seating within an amphitheater.
- A map of Warburton inlaid into the new hard landscaped area.
- An access ramp, and stairs providing multiple entry and exit points to the forecourt.

Key Initiatives

- a** Access ramp
- b** Stairs
- c** Seating
- d** Map of Warburton (large scale)
- e** Amphitheater seating
- f** Tiered landscaped areas



Warburton Water Wheel Forecourt

Warburton Swing Bridge Forecourt Redevelopment

Future Character

The re-location of the Warburton Tennis Courts would allow the creation of this new forecourt that will form a key interface with the Warburton Swing Bridge. The Warburton Swing Bridge Forecourt is a key civic space with frontage to the Warburton Highway, and the Yarra River. This space will create a western gateway to the Yarra Town Centre and provide an alternate access to Thomas Avenue. The forecourt will utilise hard landscaping and improved streetscape elements to create a desirable urban plaza. In addition new tree planting, seating, and outdoor dining will create a well-defined, surveyed public space that will interface with new commercial offer at the ground floor of the adjacent building.

Design Requirements

This will be achieved by:

- New tree planting to define the landscaped forecourt area.
- Providing areas for outdoor dining opportunities.
- Links to existing heritage features including the Warburton Swing Bridge, and the Warburton Tennis Pavilion.
- Relocating tennis courts to the Warburton Recreation Reserve

Key Initiatives

- a** Warburton Tennis Pavilion
- b** Warburton Swing Bridge
- c** BBQ Gazebo
- d** Story Reserve Car Park
- e** Area for outdoor dining
- f** Tree planting
- g** Seating



Warburton Highway Southern Interface Development

Future Character

The southern commercial interface to Warburton Highway is elevated above the road level and with a northerly orientation is ideal to maximise outdoor dining opportunities. This space will create an eastern gateway to the Yarra Town Centre, and maximise the access to Thomas Avenue. The area will utilise hard landscaping and outdoor dining elements to create a desirable and active main street interface. A well-defined, surveyed public space that will interface with the existing commercial offer at the ground floor will be enhanced, with ramp access linking to elevated car parking areas as well as to parking on Warburton Highway.

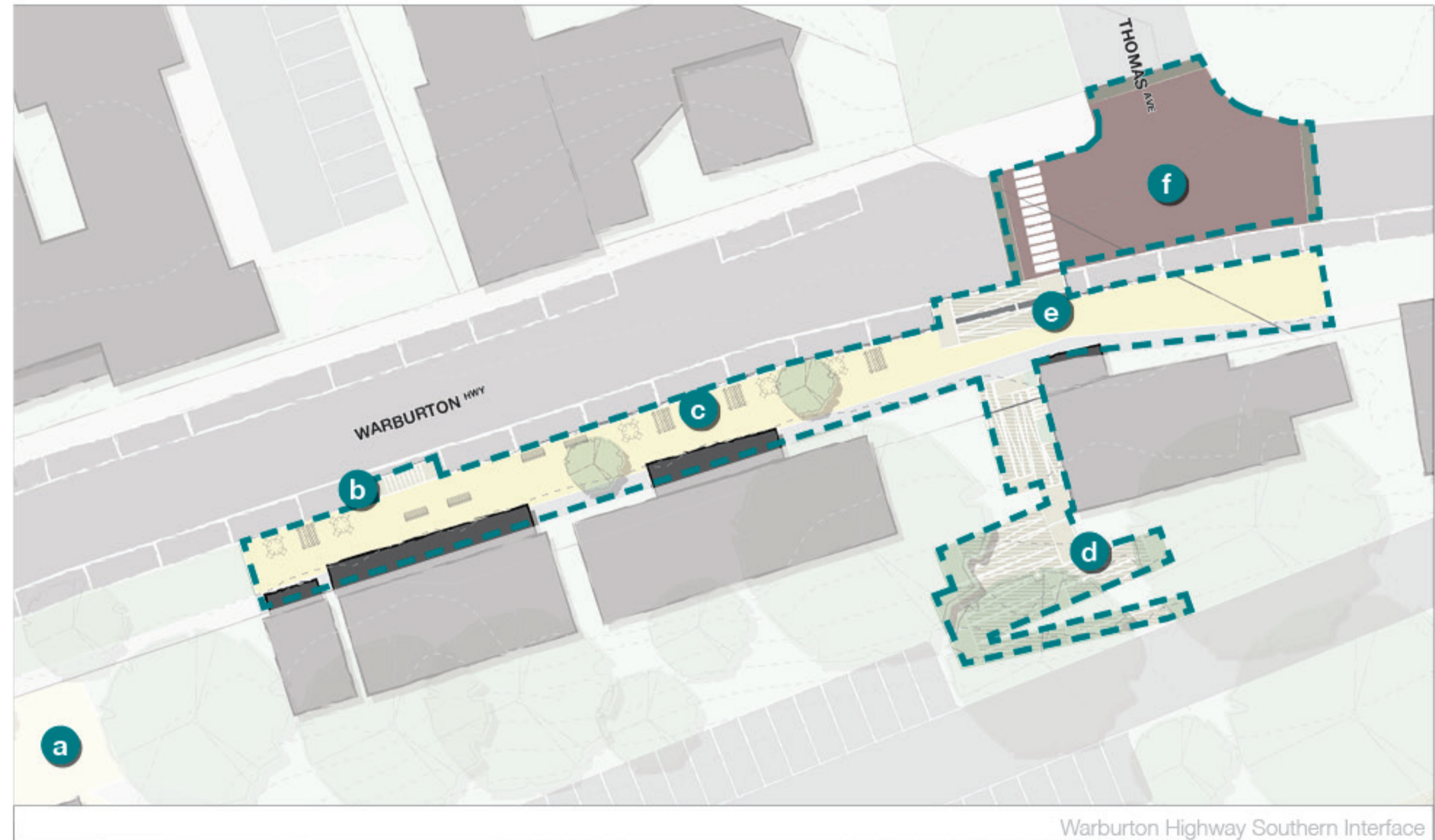
Design Requirements

This will be achieved by:

- Providing areas for outdoor dining opportunities.
- Links to existing parking areas through access ramps.
- An raised pavement intersection defining the Thomas Avenue intersection and enhancing the eastern Yarra Town Centre gateway.

Key Initiatives

- a** Cafe forecourt
- b** Stairs to access Warburton Highway
- c** Outdoor dining opportunities
- d** Ramp access between car parking and commercial area
- e** Ramp access to Warburton Highway
- f** Raised pavement to define gateway into Yarra Town Centre



Warburton Highway Southern Interface

Chisholm Park (west) Reactivation

Future Character

The Chisholm Park (west) car parking area is adjacent to the Yarra River and forms the northern entry to the Brisbane Bridge linking the residential area with the Yarra Town Centre in Warburton. This area has the potential to formalise existing car parking to support the Yarra Town Centre demand, as well as catering for pedestrian, and cyclist, access to the Yarra River Trail network.

Design Requirements

This will be achieved by:

- Potentially utilising existing road verge (Dammans Road) for additional car parking (parallel bays).
- Formalising the car park opposite to the main town centre for local and tourist access, as well as access to existing walking and cycling networks (Yarra Trail).
- Establishing an out of centre car parking area to service Chisholm Park adjacent to the northern banks of the Yarra River.
- Incorporating permeable paving and WSUD treatments to manage hard landscaped areas.

Key Initiatives

- a** 10 car parks created
- b** Formalised car park creating 20 spaces
- c** Yarra River Trail
- d** Ramp access to Brisbane Bridge



Warburton Recreation (Precinct 3) Framework

Preferred Character

Precinct 3 (Recreation) is characterised by active and passive recreational uses. The Yarra River provides a linear route through the precinct and links Chisholm Park and Warburton Recreation Reserve through the Yarra River Trail. The Warburton Rail Trail links terminates in the precinct at Warburton Recreation Reserve, encouraging a connected community via a network of trails and footpaths and recreation opportunities in Warburton.

Precinct 3 forms the link between the two commercial town centres in Warburton, providing large open space areas that support community access to quality and diverse sport and recreation facilities, parks and event spaces. As the link between the commercial precincts, Precinct 3 must ensure that car parking and sustainable transport modes are convenient and accessible for a wide range of users.

Access to, and within the precinct is primarily from the Warburton Highway. The precinct provides car parking for the La La Town Centre (Precinct 4) in Ottrey's Car Park and the large, predominantly flat land has capacity to provide additional car parking areas to support recreation uses as well as meet any additional demand.

Development within the precinct has the potential to provide multi-use and multi-function spaces that encourage enhanced activity, social experiences and events in public spaces that include all people in the community. Active community spaces, that embrace diversity in people, environment and culture, and built form that protects the significant and unique natural environments and landscapes are essential to Precinct 3.

Structure

- 01 Manages the impact of the natural environment, including flood levels, and bushfire risk.

Public Realm

- 02 Enhances existing public open space interfaces with the Yarra River increasing amenity within the public realm.
- 03 Improve public open spaces to cater for growing demand from the local community and visitors to the precinct.
- 04 Improve connections between the Warburton Rail Trail and destinations within the precinct.

Movement and Access

- 05 Provides end-of-trip facilities within the precinct for public use.
- 06 Provides opportunities for electric vehicle and electric bike charging stations within the precinct.
- 07 Improves car parking within the precinct to service the needs of the local community and tourist population.

Built Form

- 08 Establishes a built form identity within the Precinct to serve the multiple functions and uses occurring within the Reserve.

Key Development Opportunities

- A Warburton Recreation Reserve Pavilion Redevelopment

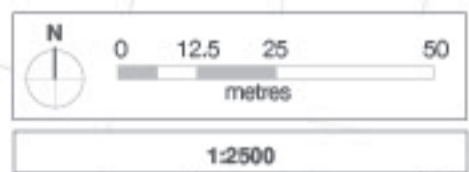
Key Movement Routes and Access

- B Warburton Recreation Reserve/Warburton Sanitarium link

Key Places

- C Warburton Recreation Reserve Revitalisation

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	STRUCTURE	PUBLIC REALM	MOVEMENT AND ACCESS	BUILT FORM
Precinct 3	Property	Key places	Road/parking areas	Key development opportunities
Section/elevation view	1 in 100 year flood	Trees/Vegetation	Bus stops	Heritage
	Yarra River	Passive recreation		Buildings (existing)
		Trails (other)		Potential development

Warburton Recreation (Precinct 3) Places

Warburton Recreation Reserve Revitalisation

Future Character

Ottrey's Car Park, and La La Siding and Crane form the entry into the Warburton Recreation Reserve. This area will incorporate the relocated tennis courts, as well as an additional netball court, which will consolidate the recreation uses within the precinct. A new double storey community pavilion will provide improved facilities to support the recreation uses, with new car parking spaces also provided to meet the demand within the precinct.

Design Requirements

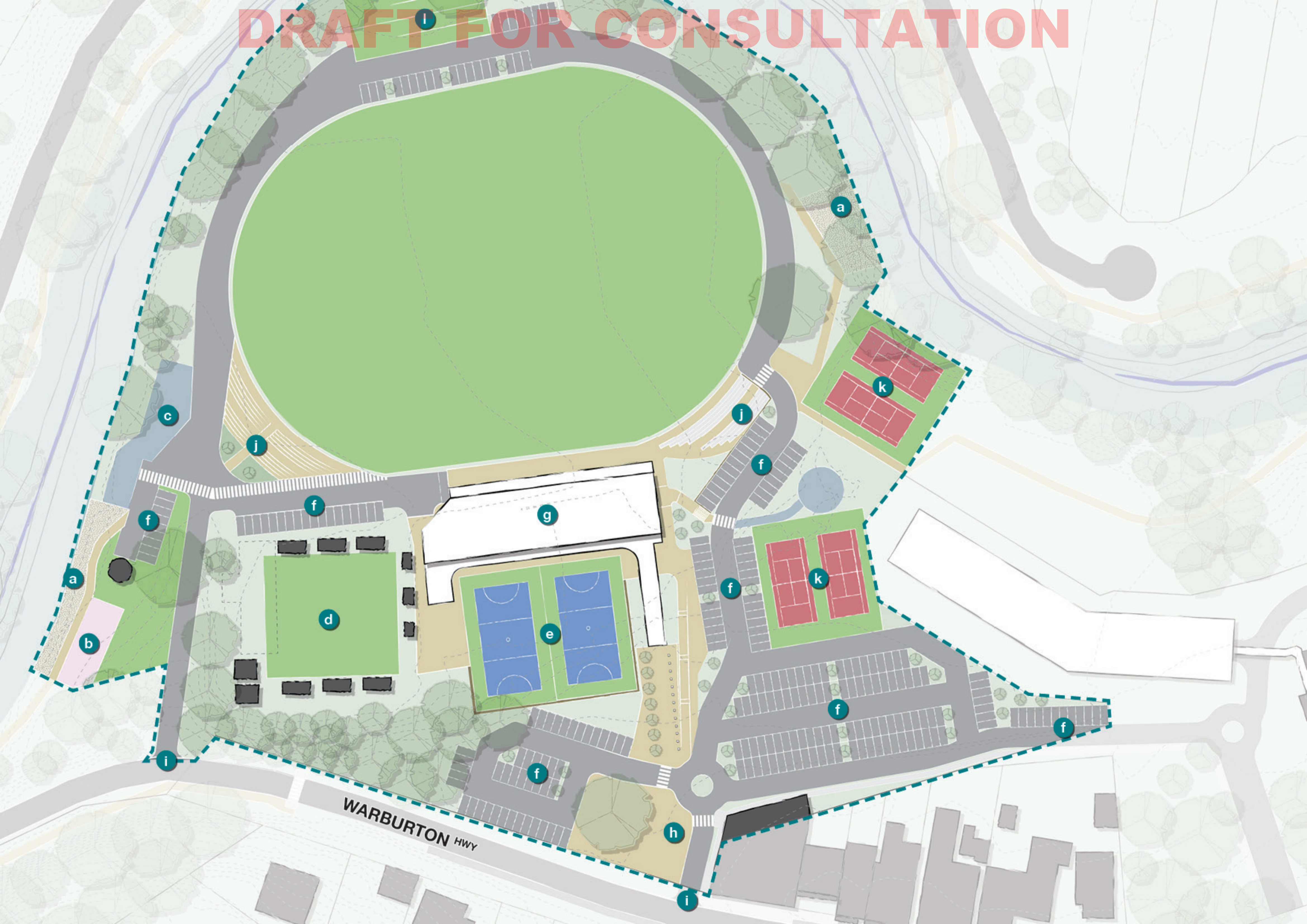
This will be achieved by:

- Providing a new community pavilion with ground floor change rooms, and upper floor community space and viewing balcony.
- Consolidating all recreation uses into the Warburton Recreation Reserve.
- Enhancing the connection between Warburton Highway and the new pavilion through a defined entry forecourt.
- Providing links between riverfront nodes through the Reserve to allow for water based recreational activities within the Yarra River.

Key Initiatives

- a** Riverfront Node
- b** Playground
- c** Potential Skate Park relocation
- d** Bowling Club
- e** Netball courts (x2)
- f** Car parks
- g** New double storey community pavilion
- h** Entry forecourt
- i** Defined entry/exit with access to Warburton Recreation Reserve
- j** Raised viewing area overlooking football oval
- k** Relocated tennis courts (x2), and additional tennis courts (x2)
- l** Cricket Nets (x4)

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La La Town Centre (Precinct 4) Framework

Preferred Character

Precinct 4 (La La Town Centre) is characterised by a main street (Warburton Highway) that retains a classic and attractive country town character. The primary commercial edge on the northern interface to the Warburton Highway encloses the 'main street' and is supported by a secondary commercial frontage on the southern interface of the Warburton Highway. Precinct 4 caters for local commercial and retail uses within Warburton.

The existing heritage within the Precinct, includes the Sanitarium Health Food Company and Signs Publishing Company sites has been developed to enhance the visual character and identity within the Precinct. Development, incorporating potential residential accommodation, is scaled and sited appropriately to maintain the natural feel of the Warburton Township and create a residential neighbourhood to activate La La Town Centre.

Precinct 4 offers opportunities for improved residential accommodation to meet both local and tourist demand, with the local commercial and retail development expanding to support this residential growth. The scale of built form of new development will complement this character and the heritage within the precinct. It will also retain and enhance the distinctive natural features associated with the historic development of the town, including the Yarra River, established trees, and views to features such as Mount Donna Buang, and Mount Little Joe.

Access to, and within the precinct will utilise footpaths as key public spaces, with the UDF ensuring that car parking and sustainable transport modes are convenient and accessible for a wide range of users. Improved paths link the commercial town centre to the Sanitarium Health Food Company and Signs Publishing Company sites, the Yarra River, and more broadly to the adjacent Recreation in Precinct 3.

Structure

- 01** Enhances the commercial interface and connection with the Yarra River, and Sanitarium Health Food Company and Signs Publishing Company heritage sites.
- 02** Creates new residential accommodation areas within the precinct increasing access and amenity within the public realm to support this use.
- 03** Manages the impact of the natural environment, including flood levels, and bushfire risk.

Public Realm

- 04** Improves public open spaces to cater for growing demand from the local community and visitors to the precinct.
- 05** Improves connections between the Warburton Rail Trail and destinations within the precinct.

Movement and Access

- 06** Improves car parking areas to cater for growing demand from the local community and visitors to the precinct.
- 07** Encourages public transport options and alternatives offered within the precinct.
- 08** Provides end-of-trip facilities within the precinct for public use. Including opportunities for electric vehicle and electric bike charging stations within the precinct.

Built Form

- 09** Enhances existing heritage buildings, and site to protect the existing character of Warburton.
- 010** Responds to size and scale of existing heritage sites and current state for redevelopment.
- 011** Establishes residential catchment within the precinct.

Key Development Opportunities

- A** Warburton Sanitarium Redevelopment
- B** IGA Supermarket Development

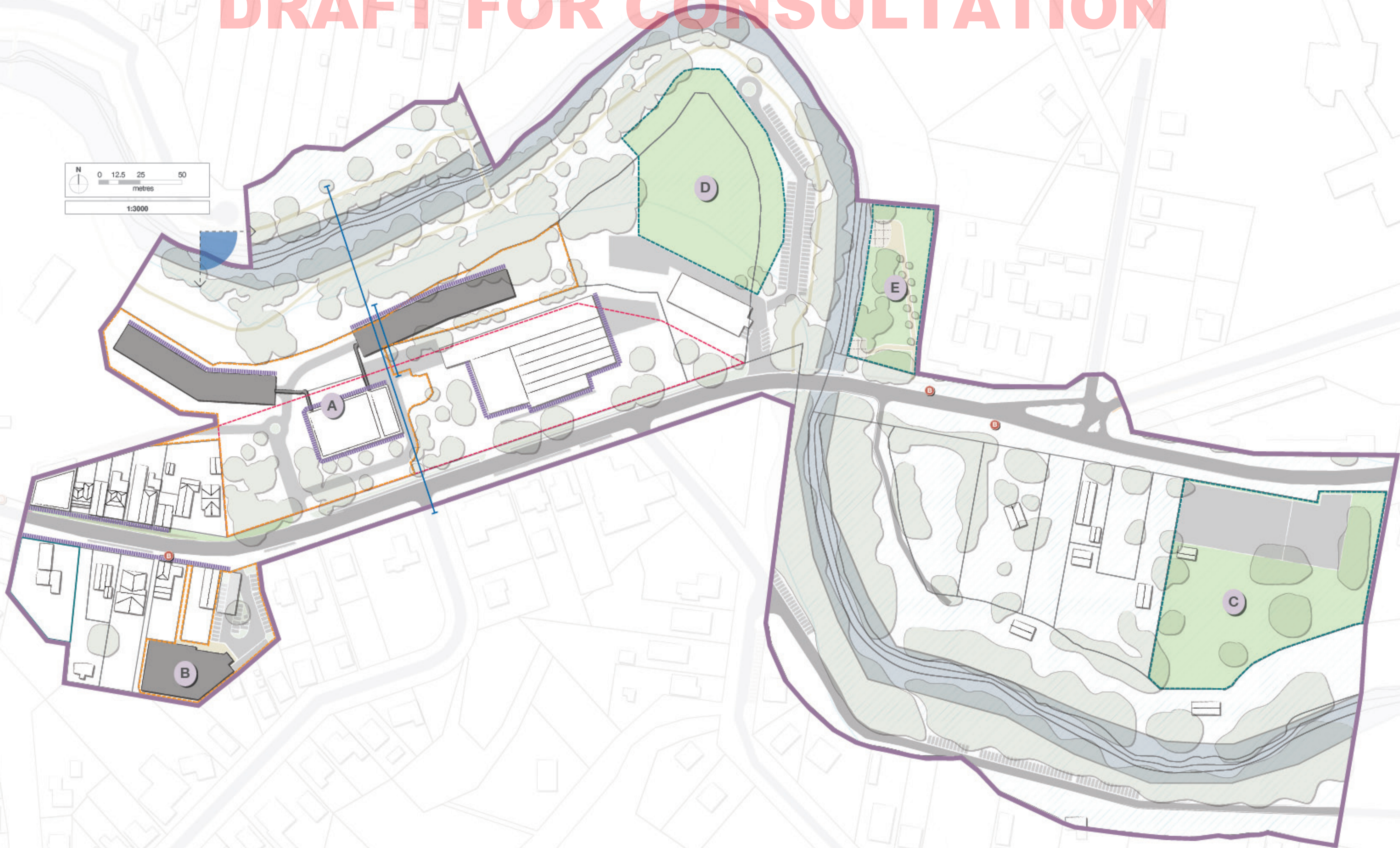
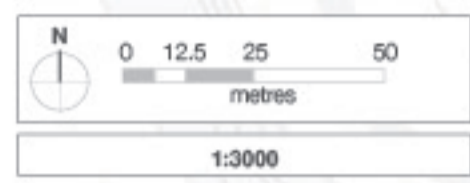
Key Movement Routes and Access

- C** Warburton Water World links

Key Places

- D** Redwood Community Centre Access
- E** Upper Yarra River Reserve (east) Activation

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	STRUCTURE	PUBLIC REALM	MOVEMENT AND ACCESS	BUILT FORM
Precinct 4	Property	Key places	Road/parking areas	Key development opportunities
Section/elevation view	1 in 100 year flood	Trees/Vegetation	Bus stops	Heritage
Perspective view	Yarra River	Passive recreation		Key Active Interfaces
		Trails (other)		Buildings (existing)
				Potential development

La La Town Centre (Precinct 4) Places

Warburton Sanitarium Redevelopment

Future Character

Large development site with potential to activate the Yarra River interface and enhance the existing heritage values of the site. The iconic Sanitarium building forms the dominant attraction, and visual of the site from the Warburton Highway. However, there are opportunities to activate the riverfront areas behind the Sanitarium will built form accommodation to cater for growing visitor demand in the Warburton area. .

These accommodation units also provide expanded opportunities for outdoor dining at the back of the Sanitarium, to access a north facing aspect, and distant views to surrounding hill tops like Mt Donna Buang. The location and orientation of the proposed built form should create a well-defined, sheltered and surveyed public space that will accommodate pedestrian movements, seating, and activity along

the Yarra River.

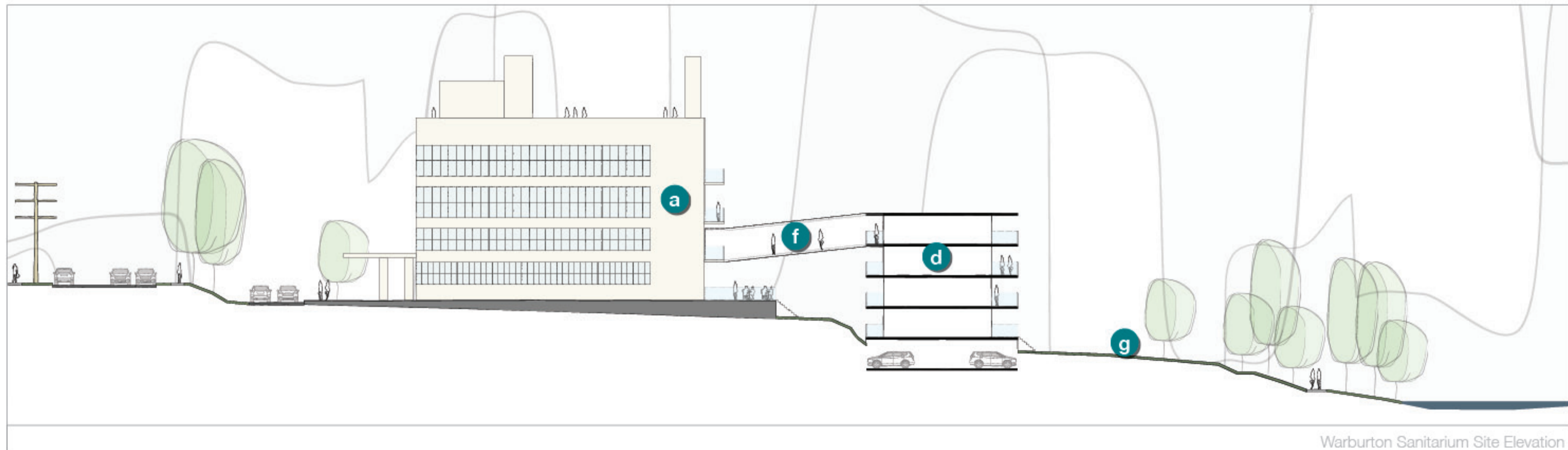
Design Requirements

This will be achieved by:

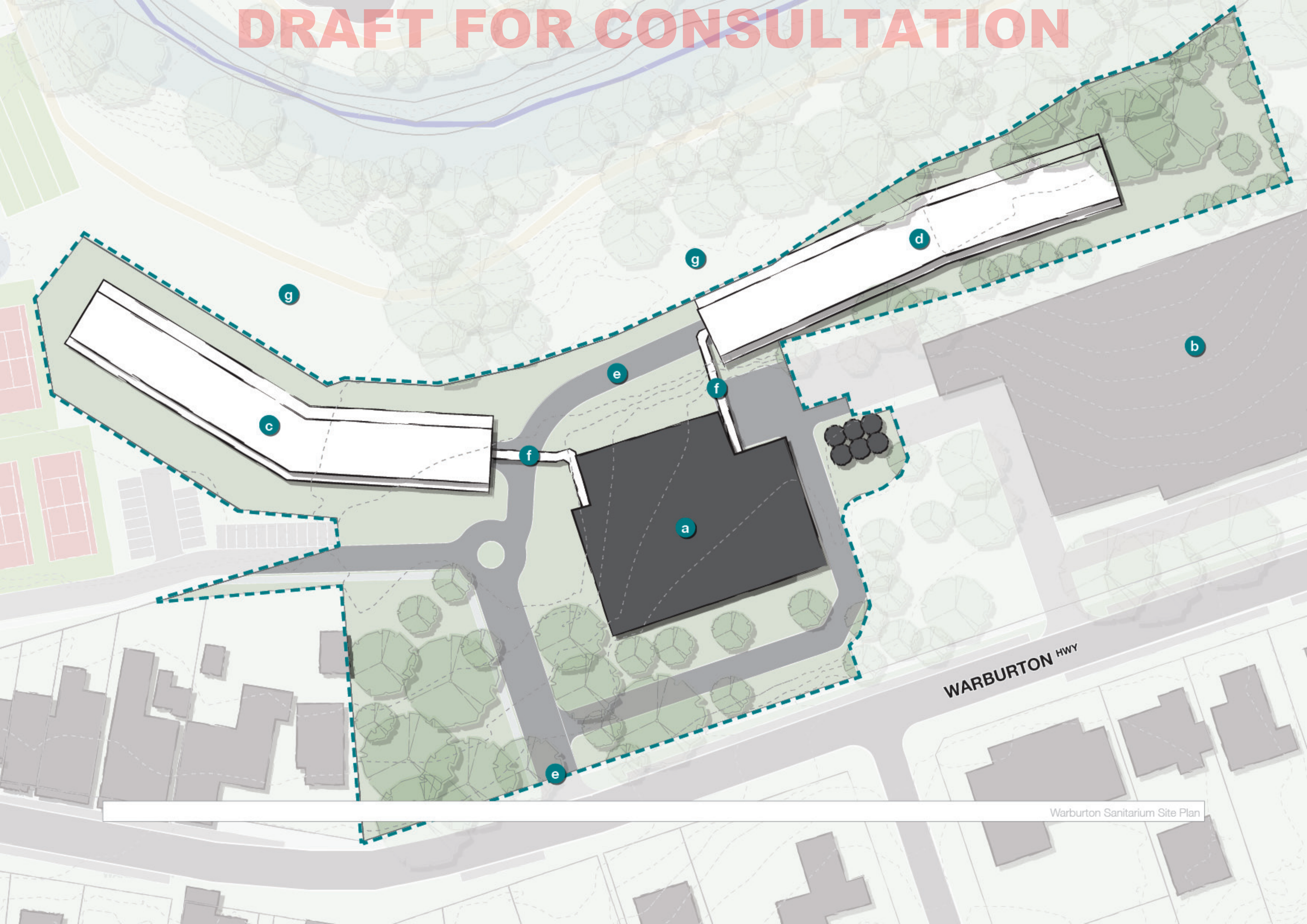
- Activating the Yarra River interface with an active built form edge.
- Activating the Warburton Sanitarium with uses that attract and serve the needs of the Warburton community.
- Creating outdoor dining opportunities as part of any Sanitarium development.
- Areas for seating, bike parking, and bike charging elements to cater for activity along the Yarra River.

Key Initiatives

- a** Sanitarium Health Food Company building
- b** Signs Publishing Company building
- c** Potential accommodation wing (west)
- d** Potential accommodation wing (east)
- e** Road access
- f** Potential pedestrian overpass
- g** River frontage



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Redwood Community Centre Access

Future Character

The Redwood Community Centre car park is in proximity to the Yarra River and forms the eastern gateway into Warburton with an entry adjacent to the Sign Bridge. This area has the potential to provide car parking to support the Warburton Water Park and surrounding uses including the Redwood Community Centre and the Upper Yarra River Reserve. This car park will assist in meeting peak demand, as well as catering for pedestrians, and cyclists, with direct access to the Yarra River Trail network.

Design Requirements

This will be achieved by:

- Creating a formal off street car park outside of the main town centres for local and tourist access to Warburton.
- Establishing an interface with the Yarra River and a pedestrian link to the Yarra River Trail.
- Incorporating permeable paving and WSUD treatments to manage hard landscaped areas.

Key Initiatives

- a** New car park access
- b** 61 car parks created
- c** Redwood Community Centre Oval
- d** Redwood Community Centre



Upper Yarra River Reserve (east) Activation Future Character

The Upper Yarra River Reserve is in proximity to the Warburton Water Park, the Signs Bridge, and the Redwood Community Centre. The reserve forms the eastern gateway into Warburton and activates an underutilised open space reserve within Warburton. The direct interface with the Yarra River is maximised through two riverfront nodes, which are supported by a picnic area, and accessed by an avenue including seating and tree planting.

Design Requirements

This will be achieved by:

- Enhancing an open space reserve link with the Yarra River providing quality formal passive open space on the eastern bank of the river.
- Establishing accessible riverfront nodes to the Yarra River.
- Areas for seating and picnic tables.

Key Initiatives

- a** Primary riverfront node
- b** Secondary riverfront node
- c** Picnic area
- d** Tree/seating avenue
- e** Pedestrian access point





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