

WARBURTON TOWNSHIP

A horizontal bar composed of six colored segments: teal, dark blue, light blue, magenta, green, and yellow.

URBAN DESIGN FRAMEWORK //

PLEASE NOTE THAT THIS CHAPTER FORMS PART OF THE WARBURTON UDF

Acknowledgement of Country

We respectfully acknowledge the Traditional Owners, the Wurundjeri People as the custodians of this land. We also pay respect to all Aboriginal community elders, past and present, who have resided in the area and have been an integral part of the history of this region.

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1.0 INTRODUCTION

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WARBURTON TOWNSHIP

URBAN DESIGN FRAMEWORK //
DRAFT FOR CONSULTATION 2023

1.1 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 this Document

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.

1.2 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.





**MAYERS
BRIDGE**

**WARBURTON
GOLF CLUB**

**WARBURTON
SWING BRIDGE**

**BRISBANE
BRIDGE**

**WARBURTON
RECREATION
RESERVE**

**BRAMICH
BRIDGE**

**REDWOOD
BRIDGE**

**SIGNS
BRIDGE**

**WARBURTON
PRIMARY
SCHOOL**

**WARBURTON
WATER
WORLD**

**WARBURTON
HOLIDAY
PARK**

1.3 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.

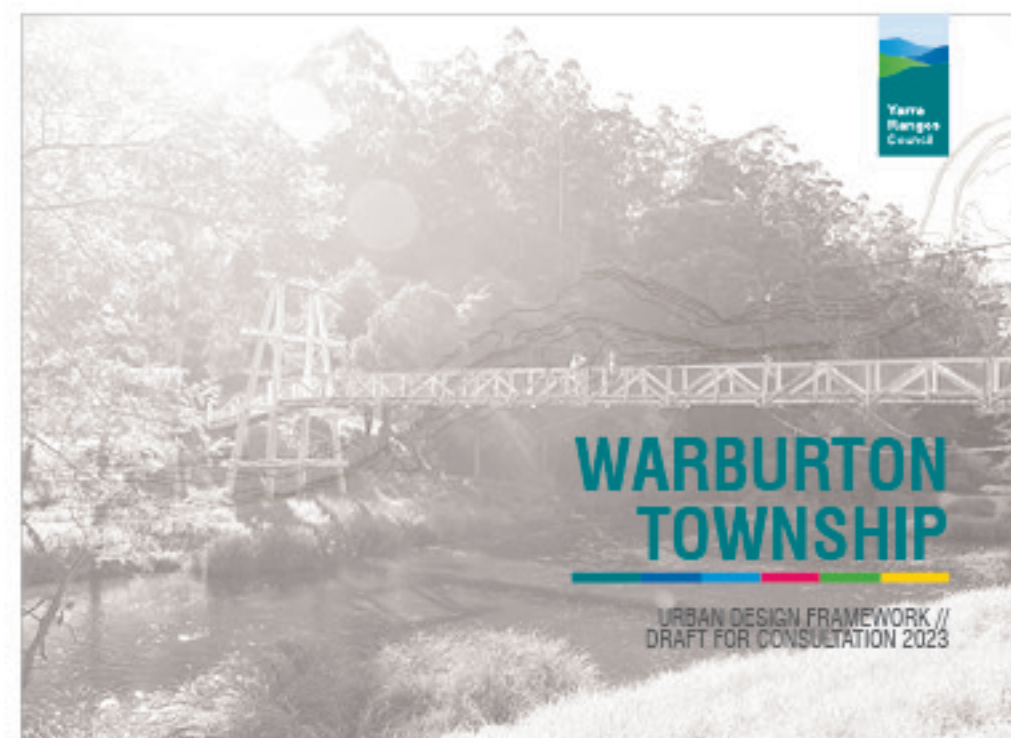
The Place Plan articulates clearly the unique character and attributes of the centre that must be at the heart of all projects. It lays out a coordinated approach across different programs of work, and forms the foundation for substantial design through a subsequent Urban Design Framework, focused Master 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.



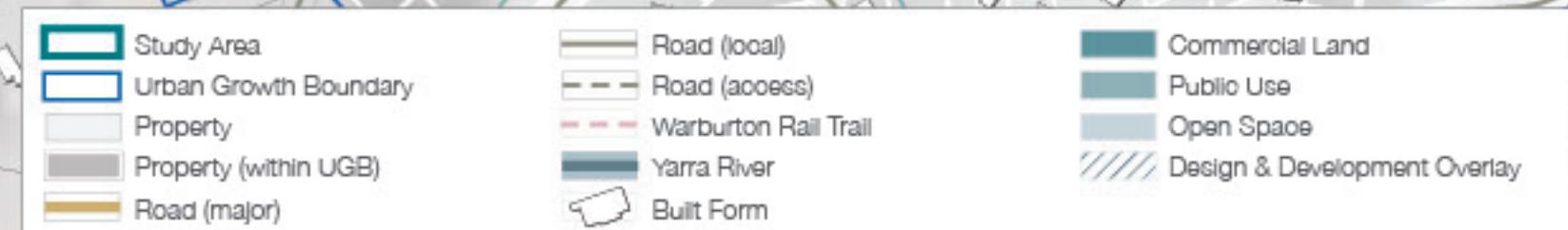
Study Area

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.





Study Area