

# 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

# 3.0 ANALYSIS

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- 3.1 Precincts Analysis Overview
- 3.2 Warburton Gateway
- 3.3 Yarra Town Centre
- 3.4 Recreation
- 3.5 La La Town Centre

A white line-art topographic map of Warburton Township is overlaid on the blue background. The map shows the town's layout, including the Yarra River winding through the center, and surrounding hills and valleys. The town center is located in the lower-left quadrant, while the northern and eastern parts of the township are more rugged and hilly.

**WARBURTON TOWNSHIP**

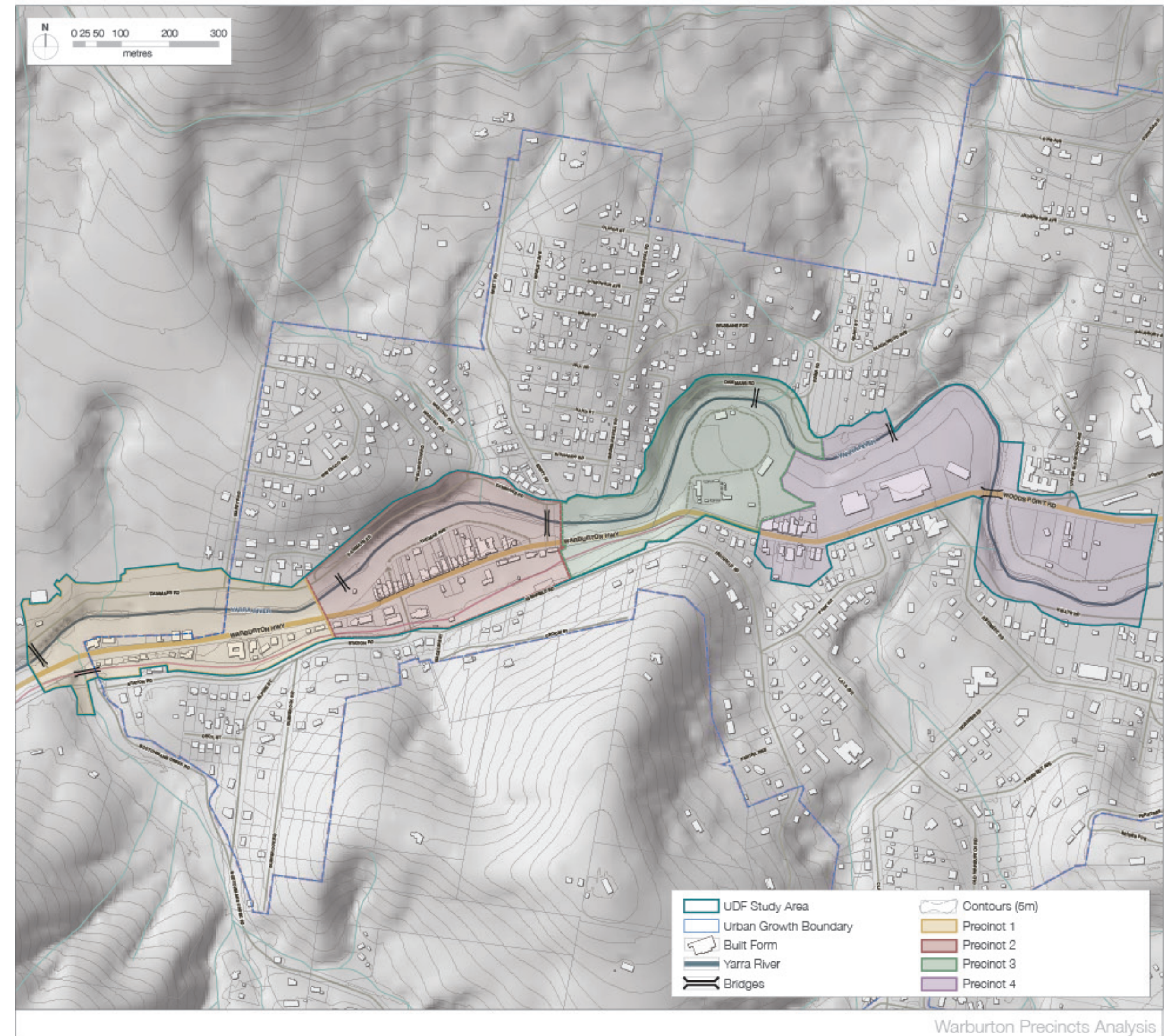
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DRAFT FOR CONSULTATION 2023



## 3.1 Precincts Analysis Overview

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.

	Precinct	Role and Function
1	<b>Warburton Gateway</b>	Precinct 1 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 precincts most defining natural feature.
2	<b>Yarra Town Centre</b>	Precinct 2 is the main town centre for Warburton. 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, adjacent to the Yarra River, provides access for the bulk of the commercial offering.
3	<b>Warburton Recreation</b>	Precinct 3 is defined by a number of active and passive recreation areas, and sits between Warburton's two town centres.
4	<b>La La Town Centre</b>	Precinct 4 is the secondary town centre for Warburton. The commercial town centre caters for a more local offer within Warburton. The area is defined by iconic architecture in the form of the Sanitarium Health Food Company heritage building.





## 3.2 Warburton Gateway

### Precinct Character

Precinct 1 (12Ha) serves as the gateway into Warburton. Accessed by the Warburton Highway the precinct is bounded by Mayers Bridge at the western gateway and Story Reserve to the east. Precinct 1 leads into the commercial main town centre of Warburton. The precinct is defined by linear movement corridors, and open space routes which include Dammans Road on the northern edge of the precinct and the Warburton Rail Trail forming the southern boundary of Precinct 1. Centrally the Warburton Highway provides vehicle access through the precinct, and the Yarra River, the precincts most defining natural feature, caters for water flow and linear open space, and recreation opportunities on both river banks.

### Structure

The Yarra River is the low point of the precinct, and with the proximity of the Warburton Highway these two linear corridors form the focal point of the precinct. All of the built form on the north side of the Warburton Highway is located within the 1 in 100 year flood zone. The land form rises on both sides of the river, sharply in sections, to enhance the focus and activity on the River and Road plateau. Partial views of Mt Donna Buang and Mt Little Joe reveal themselves as well as glimpses of the Yarra River, as you progress through the precinct.

### Public Realm

There are two linear open space corridors within the precinct which both contain important pedestrian and cycling trails. The Warburton Rail Trail, and the Yarra Trail, provide strong movement corridors through the precinct, linking to Warburton, and to the greater region. There are two Reserve within the precinct as well with Dolly Grey Park, and the Upper Yarra River Reserve providing passive open space opportunities within the precinct. There are also two public toilet blocks, one near Mayer Bridge and the other within the Upper Yarra River Reserve.

### Movement and Access

The Warburton Highway is the sole vehicle and public transport (bus) movement route into the precinct and Warburton. Mayer Bridge provides alternative road access to the residential area, including the Warburton Golf Course, north of the Yarra River through Dammans Road. Scotchmans Creek Road provides access to the residential catchment to the south of the Warburton Highway. Informal car parking areas exist along the Warburton Highway road reserve and adjacent to unconstrained areas along Dammans Road.

### Built Form

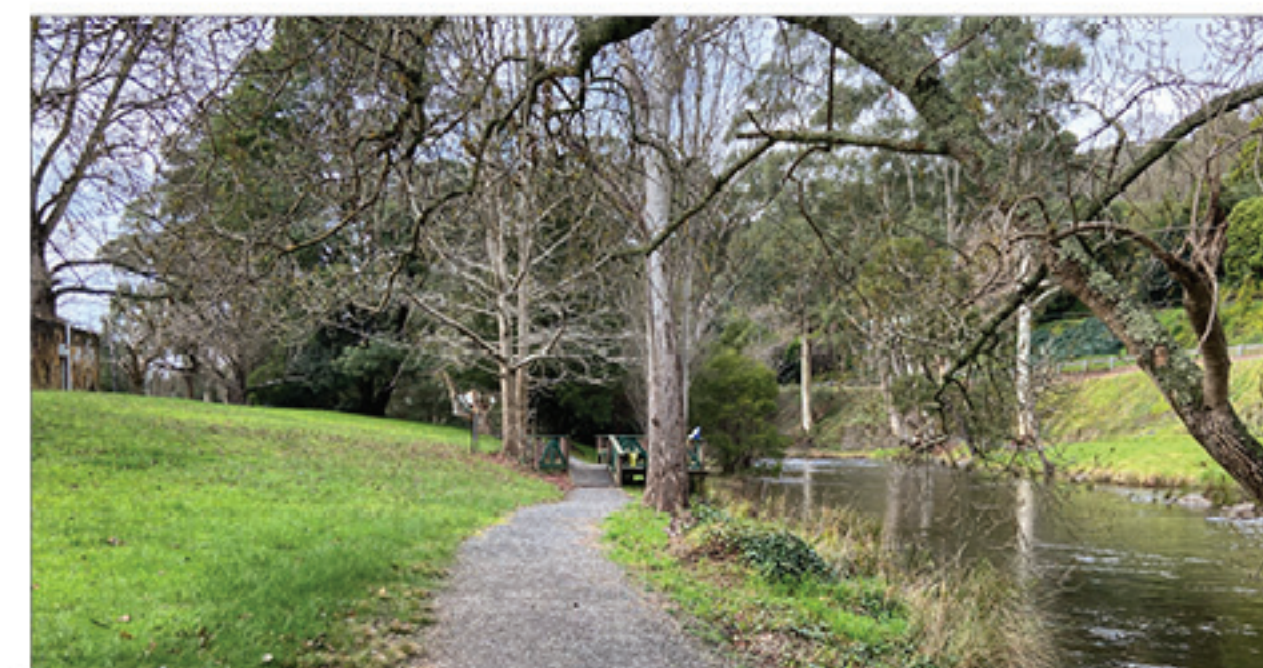
The precinct is made up of one and two storey built form, with the heritage listed Alpine Retreat Hotel the most notable building. The primary interface for built form is the Warburton Highway, with secondary interfaces forming through the Yarra River. Built form fronting the southern edge of the Warburton Highway sits above the road level, enhancing the perceived building height, however the majority of the interfaces do not activate or front the Warburton Highway. The limited built form that sits between the Warburton Highway and the Yarra River is highly visible and has excellent street address, but once again the built form interfaces could be improved.

### Key Elements

- 1 Mayers Bridge
- 2 Public Toilets
- 3 Scotchmans Creek Road
- 4 Dolly Grey Reserve
- 5 Warburton Highway Road Reserve (north)
- 6 The Alpine Retreat Hotel
- 7 Upper Yarra River Reserve (west)

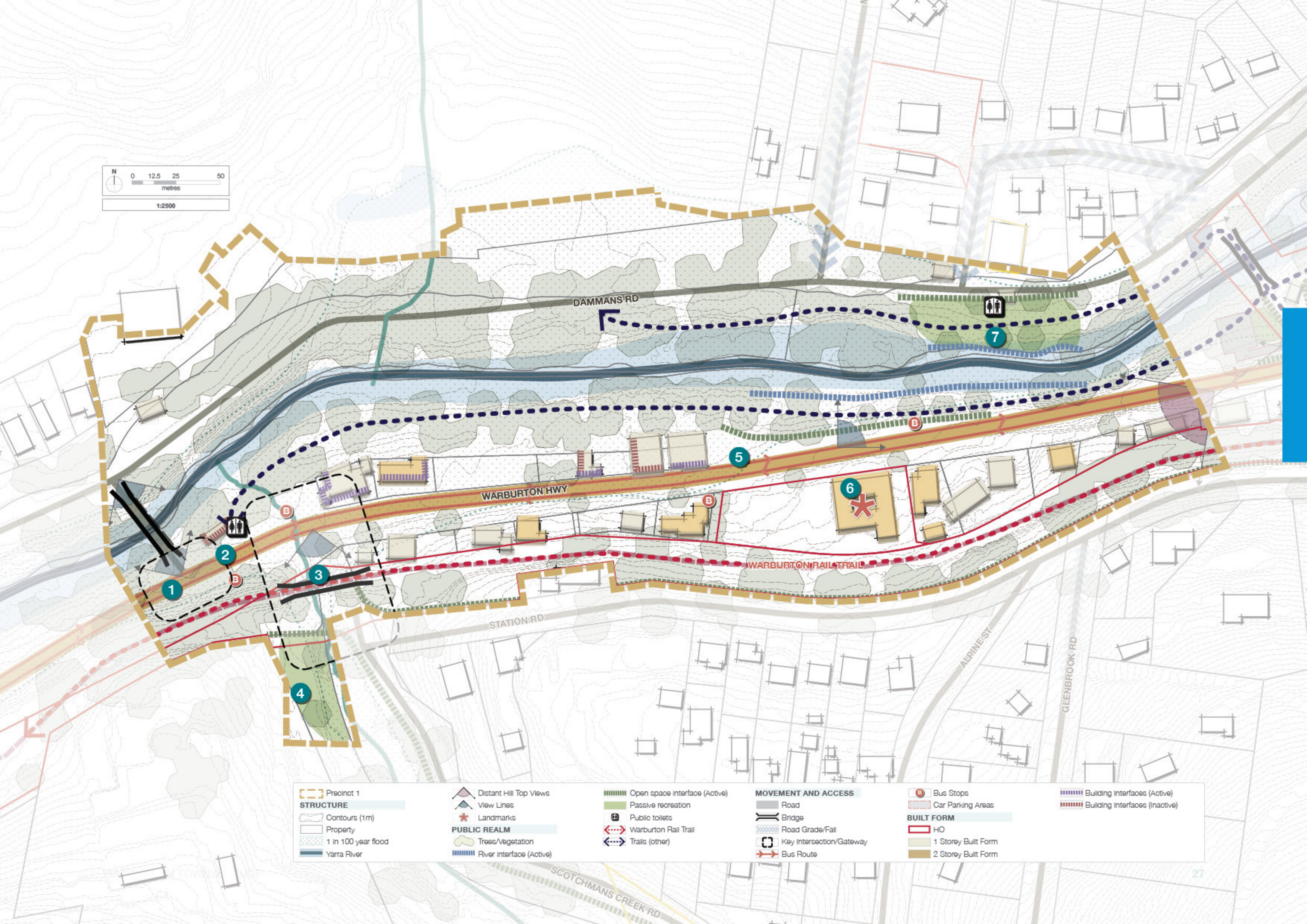
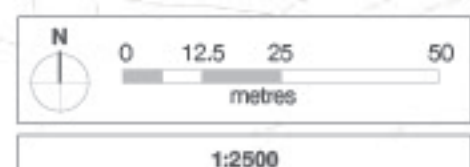


4 Dolly Grey Reserve



7 Upper Yarra River Reserve (west)





<p><b>STRUCTURE</b></p> <ul style="list-style-type: none"> <li>Preinct 1</li> <li>Contours (1m)</li> <li>Property</li> <li>1 in 100 year flood</li> <li>Yarra River</li> </ul>	<p><b>PUBLIC REALM</b></p> <ul style="list-style-type: none"> <li>Distant Hill Top Views</li> <li>View Lines</li> <li>Landmarks</li> <li>Trees/Vegetation</li> <li>River interface (Active)</li> </ul>	<ul style="list-style-type: none"> <li>Open space interface (Active)</li> <li>Passive recreation</li> <li>Public toilets</li> <li>Warburton Rail Trail</li> <li>Trails (other)</li> </ul>	<p><b>MOVEMENT AND ACCESS</b></p> <ul style="list-style-type: none"> <li>Road</li> <li>Bridge</li> <li>Road Grade/Fall</li> <li>Key Intersection/Gateway</li> <li>Bus Route</li> </ul>	<ul style="list-style-type: none"> <li>Bus Stops</li> <li>Car Parking Areas</li> <li><b>BUILT FORM</b></li> <li>HO</li> <li>1 Storey Built Form</li> <li>2 Storey Built Form</li> </ul>	<ul style="list-style-type: none"> <li>Building Interfaces (Active)</li> <li>Building Interfaces (Inactive)</li> </ul>
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## 3.3 Yarra Town Centre

### Precinct Character

Precinct 2 (13Ha) is the main town centre for Warburton. Accessed by the Warburton Highway the precinct is bounded by Story Reserve and the Warburton Swing Bridge at the western gateway, and Brisbane Bridge at the east. Precinct 2 is the commercial main town centre of Warburton, and the precinct is defined by the Yarra River and Damman Road to the north and the Warburton Rail Trail to the south. Centrally the Warburton Highway provides vehicle access through the precinct, and Thomas Avenue, adjacent to the Yarra River, provides access the bulk of the commercial offering which is located between the Yarra River and the Warburton Highway.

### Structure

The Yarra River, the Warburton Highway, and the Warburton Rail Trail form three linear corridors that define the precinct. The main commercial precinct fronts the Warburton Highway and sits above the 1 in 100 year flood zone. The land form rises on both sides of the river, sharply to the north, with a more gradual slope rising to the Warburton Highway, and then elevating quickly again to the Warburton Rail Trail. The elevation on the southern side of the Warburton Highway provides excellent views of Mt Donna Buang over the retail buildings looking north, with Mt Little Joe visible to the south.

### Public Realm

The river front for the Yarra River extends between the Warburton Swing Bridge and Brisbane Bridge, directly adjacent to Thomas Avenue, and the town centre. The linear open space corridor is open to the river with an active interface on the southern bank and includes important pedestrian and cycling trails. Within the town centre Yarra Square and Memorial Park provide passive urban open spaces to support the retail offer. The Warburton Rail Trail terminates at the town centre and positions Warburton as a destination for recreational cyclists and walkers. Chisholm Park partially sits in the precinct west

of Brisbane bridge and includes car parking. Two tennis courts are located on the Main Street at the western entrance of the town centre. The courts have been heavily modified from their original form and have continuing drainage issues that limit their usability. These courts are included in a heritage overlay that covers the nearby pavilion and Swing Bridge and this may explain why this recreation use still occupies land in a commercial corridor.

### Movement and Access

The Warburton Highway again provides vehicle and public transport (bus) movement into the precinct. Brisbane Bridge provides alternative road access to the residential area north of the Yarra River, Station Road provides access to the residential catchment to the south. Thomas Avenue provides car parking and access to the town centre although traffic movement along this road is significantly congested at times because the avenue terminates in a dead end at its western end behind the tennis courts located on the Main Street. Other car parking areas (behind Police Station, and adjacent to Skate Park) suffer from a lack of visibility and limited through movement.

### Built Form

The precinct is made up of one and two storey built form, with a number of heritage listed buildings spread throughout the town centre. The primary interface for built form is the Warburton Highway, with secondary interface opportunities to front Thomas Avenue and the Yarra River. Built form to the south of the Warburton Highway is defined by the Warburton Water Wheel, although this building is set well back from the street creating a large undefined area at the street interface. The primary built form frontage and 'main street' is the building line that sits on the northern interface to Warburton Highway. This built form is highly visible and has excellent street address, with the commercial uses creating an active built form interface to the road.

The narrow width of the footpath, on both sides of the Warburton Highway, compromises opportunities for outdoor dining and pedestrian movement along the 'main street' through the town centre.

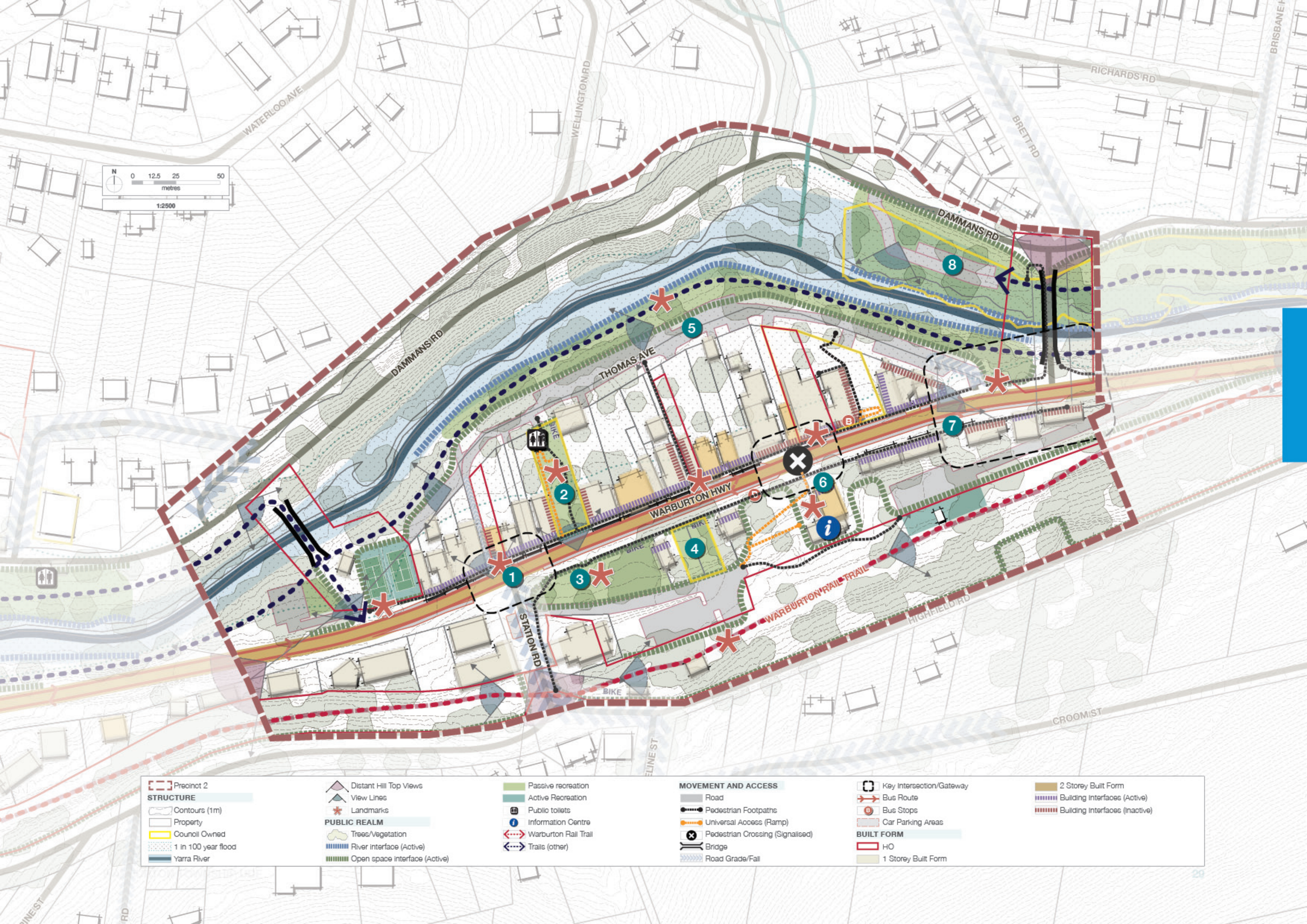
### Key Elements

- 1 Warburton Highway/Station Road
- 2 Yarra Square
- 3 Memorial Park
- 4 Warburton Community Garden
- 5 Thomas Avenue
- 6 Warburton Water Wheel
- 7 Warburton Highway (south)
- 8 Chisholm Park (west)



5 Thomas Avenue





Precinct 2

**STRUCTURE**

Contours (1m)

Property

Council Owned

1 in 100 year flood

Yarra River

Distant Hill Top Views

View Lines

Landmarks

**PUBLIC REALM**

Trees/Vegetation

River interface (Active)

Open space interface (Active)

Passive recreation

Active Recreation

Public toilets

Information Centre

Warburton Rail Trail

Trails (other)

**MOVEMENT AND ACCESS**

Road

Pedestrian Footpaths

Universal Access (Ramp)

Pedestrian Crossing (Signalised)

Bridge

Road Grade/Fall

Key Intersection/Gateway

Bus Route

Bus Stops

Car Parking Areas

**BUILT FORM**

HO

1 Storey Built Form

2 Storey Built Form

Building Interfaces (Active)

Building Interfaces (Inactive)



## 3.4 Warburton Recreation

### Precinct Character

Precinct 3 (11Ha) is defined by a number of active and passive recreation areas, and sits between Warburton's two town centres. Accessed by the Warburton Highway the precinct begins just beyond Brisbane Bridge, with the town centre commercial area bordering to the east. Precinct 3 is the recreation hub of Warburton, and the precinct is defined by the Yarra River and Dammans Road to the north and the Warburton Highway to the south.

### Structure

The large areas of open space within the precinct are located in proximity to the Yarra River, located on the low lying and flat river front plateau. As such, the majority of the precinct is covered by the 1 in 100 year flood zone. The land form is reasonably flat with the gradual slope rising sharply to the north and south of the precinct.

### Public Realm

Chisholm Park sits to the north of the Yarra River and provides passive recreation opportunities activating the banks of the River. Warburton Recreation Reserve is well setback from Warburton Highway and provides a range of passive and active recreational uses that includes: playground, picnic shelter, football/cricket oval, cricket nets, bowls club, and netball courts. Warburton Recreation Reserve has an unobstructed outlook to Mt Donna Buang but the interface with the Yarra River is obscured for most of the area through trees, and an elevated land form. Pedestrian and cycling trails, including the Warburton Rail Trail, link to the reserve, but trails through the reserve are not clearly identified.

### Movement and Access

The Warburton Highway provides vehicle and public transport (bus) movement into the precinct. There is a pedestrian river crossing that links to Dammans Road, however movement within the precinct is heavily constrained. Ottrey's car park

provides the largest parking area that caters for the adjacent town centre and additional parking when Recreation Reserve use demands it. Ottrey's car park is unsealed and other car parking areas, located around the Reserve, have limited visibility and activation.

### Built Form

As the area is defined by open space recreational uses, there is limited notable built form in the precinct. The precinct contains single storey built form, made up of sporting pavilions, clubhouses, toilet blocks and pavilions. La La Siding, Turntable and Crane are of local heritage significance as evidence of the scale of timber getting operations, but this heritage is almost invisible within the precinct. There is some vacant land in proximity to this area which makes up the rear of the town centre and would benefit with greater activation. With limited built form, there are limited built form interfaces, with none that can be described as street fronting.

### Key Elements

- 1 Chisholm Park (east)
- 2 Warburton Recreation Reserve Playground
- 3 Warburton Recreation Reserve
- 4 Ottrey's Car Park
- 5 La La siding, Turntable and Crane

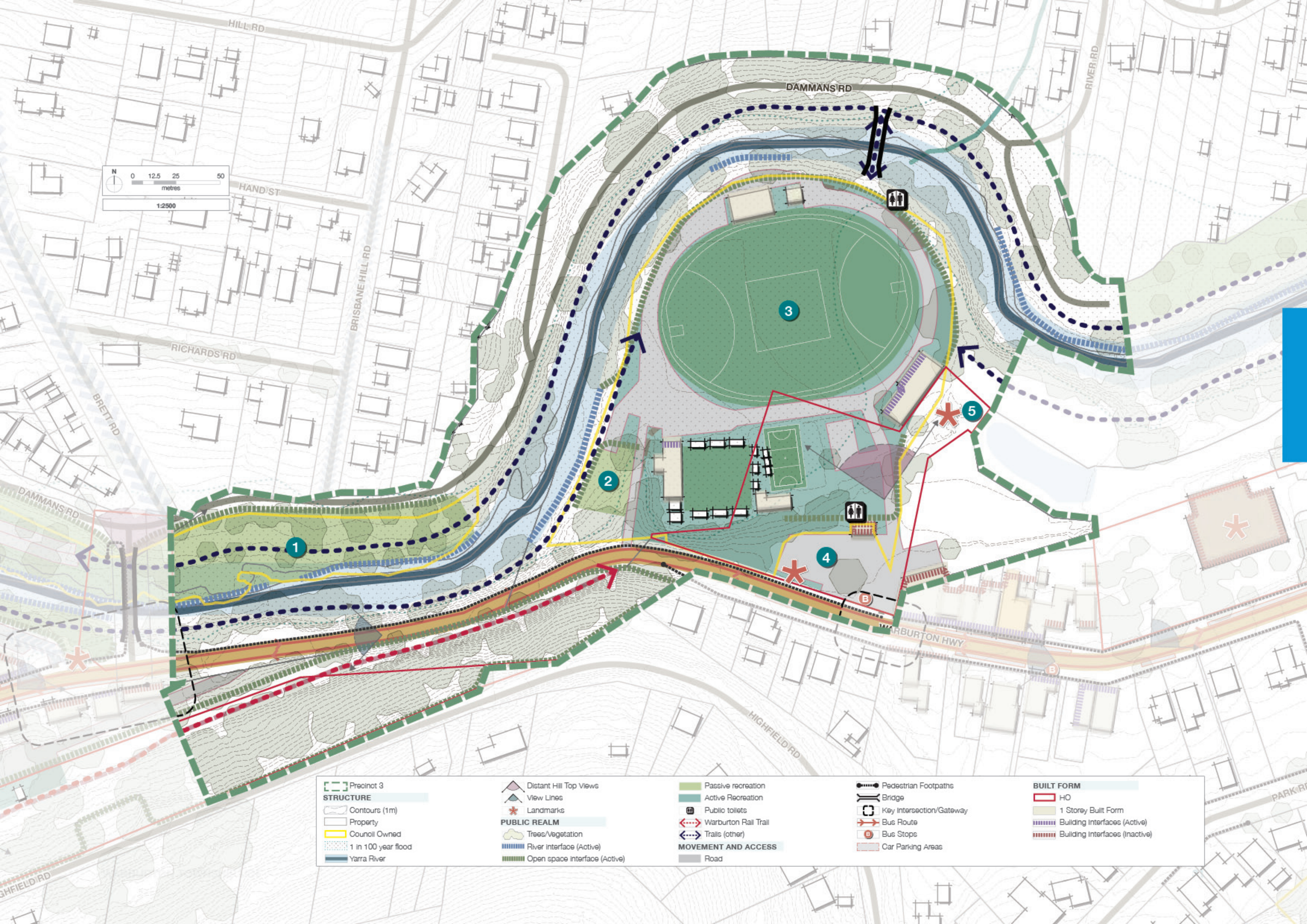


3 Warburton Recreation Reserve



4 Ottrey's Car Park







## 3.5 La La Town Centre

### Precinct Character

Precinct 4 (19Ha) is the secondary town centre for Warburton. Accessed by the Warburton Highway the precinct is bounded by a commercial precinct at the western gateway, and Signs Bridge forming the gateway from the east. The Precinct is a commercial town centre catering for a more local offer within Warburton. The precinct is defined by iconic architecture in the form of the Sanitarium Health Food Company and Signs Publishing Company heritage buildings. The Yarra River forms the boundary to the north and the Warburton Highway makes up the precinct boundary to the south.

### Structure

The Warburton Highway is the defining movement route and central axis of the precinct. The local commercial precinct fronts the Warburton Highway and although providing uses on both sides of the street, activity is limited. The land form is reasonably flat by comparison to broader Warburton, with Precinct 4 gradually falling to the north and east down to the Yarra River and Signs Bridge. Views to Mt Donna Buang are once again available, with the streetscape defined by the Sanitarium Health Food Company and Signs Publishing Company heritage buildings.

### Public Realm

The Precinct has limited open space areas with the sole open space for recreation being the Redwood Community Centre oval. The river front has limited open space areas to cater for water based activities however the Yarra Trail path network does continue through the Precinct continuing pedestrian and cycling access. Within the town centre there is limited public realm provided beyond the footpaths on the Warburton Highway, and with the proximity to the Warburton Recreation Reserve the commercial centre relies on this proximity to provide access to public realm amenity in the area.

### Movement and Access

The Warburton Highway is the sole vehicle and public transport (bus) movement into and through Precinct 4. Signs Bridge defines a gateway entry into the precinct from the east, with Riverside Drive and Park Road providing the only local road links that provide access to the residential catchment to the south. Car parking is provided on both sides of the Warburton Highway, with other parking areas of note located within the private land holdings of the Sanitarium Health Food Company and Signs Publishing Company sites. The precinct relies on parking from the Warburton Recreation Reserve (Ottrey's Car Park) to support the commercial offer.

### Built Form

The commercial areas are made up of one and two storey built form. The primary built form frontage and 'main street' is the building line that sits on the northern interface to Warburton Highway. This built form is highly visible and has good street address, with the commercial uses creating reasonable built form interface to the road.

The Sanitarium Health Food Company and Signs Publishing Company buildings although largely performing different functions, comprise an integrated industrial complex. The Warburton buildings are important early examples of modern architecture in Victoria. The primary interface for these buildings is the Warburton Highway, with both buildings set back from the street by private internal access roads. These buildings sit within large land parcels that have frontage to both the Warburton Highway and the Yarra River, with opportunities for future develop capable.

### Key Elements

- 1 Warburton Highway
- 2 Sanitarium Health Food Company
- 3 Signs Publishing Company
- 4 Redwood Community Centre
- 5 Redwood Oval
- 6 Upper Yarra River Reserve (east)
- 7 Warburton Water World

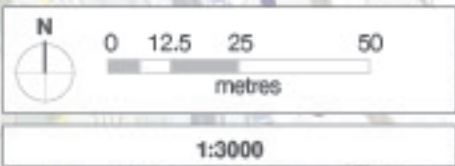
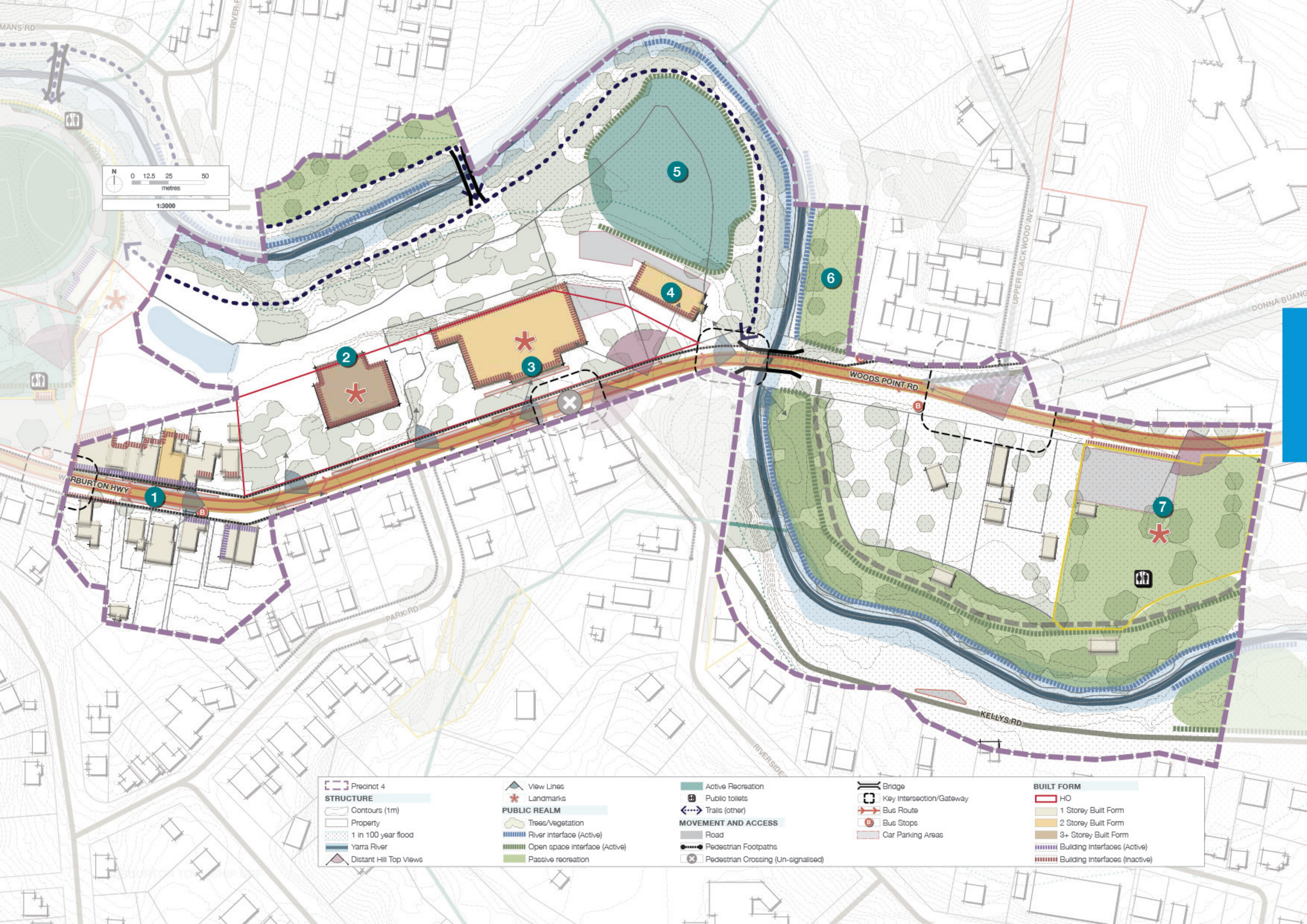


2 Sanitarium Health Food Company



6 Upper Yarra River Reserve (east)





- Precinct 4**
- STRUCTURE**
- Contours (1m)
  - Property
  - 1 in 100 year flood
  - Yarra River
  - Distant Top Views

- PUBLIC REALM**
- View Lines
  - Landmarks
  - Trees/Vegetation
  - River Interface (Active)
  - Open space interface (Active)
  - Passive recreation

- MOVEMENT AND ACCESS**
- Active Recreation
  - Public toilets
  - Trails (other)
  - Road
  - Pedestrian Footpaths
  - Pedestrian Crossing (Un-signalised)

- Bridge
- Key Intersection/Gateway
- Bus Route
- Bus Stops
- Car Parking Areas

- BUILT FORM**
- HO
  - 1 Storey Built Form
  - 2 Storey Built Form
  - 3+ Storey Built Form
  - Building Interfaces (Active)
  - Building Interfaces (Inactive)