

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

6.0 ACTIONS AND COSTINGS

6.1 Actions and Estimated Costings (October 2022)

WARBURTON TOWNSHIP
URBAN DESIGN FRAMEWORK //
DRAFT FOR CONSULTATION 2023

6.1 Actions and Estimated Costings (October 2022)

The following Actions and Estimated Costings have been derived from the projects proposed within the Warburton Urban Design Framework. These projects have been categorised as follows:

Public Realm Projects

Parks, reserves, play spaces, squares, plazas and other public realm areas prioritised for community use, that include pedestrian paths, access ramps, signage, hard and soft landscaping, street furniture, public toilets, and shelter amongst other things.

Access Projects

Car parking areas that include pedestrian paths, parking configuration, accessible parking, EV charging, lighting, bicycle parking, stormwater, and arborist information.

Movement Projects

Pedestrian crossings, raised intersections, traffic calming measures, and other movement projects that include moving pedestrians, cyclists, and vehicles safely throughout the Warburton UDF area.

Major Developments

Large scale developments within the public, and private realm that will have a significant impact on the look and feel of Warburton. This category may also include major infrastructure projects for the Warburton area as well.

Other Projects

This may include reports, studies, or strategies required to provide a more detailed analysis of the area and could include parking studies, heritage reports, and also things such as Planning Scheme Amendments.

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 through comparison projects and square metre rates.

The following Project Cost Tiers table and Timing table have been used to compare the scope and potential cost implications of each of the proposed projects within the Warburton UDF.

Project Cost Tiers		
A	\$1-\$49,999	Reports Minor reports, studies, or strategies including planning scheme amendments
B	\$50,000-\$249,999	Minor Projects Street furniture replacements, minor upgrades to open space areas, and pedestrian crossings
C	\$250,000-\$499,999	Small Projects Small open space upgrades, path network improvements
D	\$500,000-\$999,999	Medium Projects Open space upgrades, new plazas, path network improvements
E	\$1M-\$1.99M	Large Projects Large public realm developments and key open space areas
F	\$2M-\$5M	Very large Projects Large infrastructure and pavilion redevelopments
G	\$5M-\$9.9M	Major Projects Major infrastructure and pavilion redevelopments
H	\$10M+	Regionally Significant Projects Land Redevelopment areas and complete Recreation Reserve redevelopments

Timing	
Short	1-5 Years
Medium	5-10 Years
Long	10+ Years

Action	Description	Responsibility	Timing	Cost Tier	Estimate
Public Realm Projects					
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.	Design and Place (YRC) Recreation Projects and Parks (YRC)	Medium	E	\$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.	Design and Place (YRC) Recreation Projects and Parks (YRC)	Short	E	\$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.	Design and Place (YRC) Recreation Projects and Parks (YRC)	Short	C	\$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 amphitheater seating.	Design and Place (YRC) Recreation Projects and Parks (YRC)	Short	C	\$290,273
A05	Upper Yarra River Reserve (east) Activation Upgrades to reserve including: new furniture; two riverfront landscaped nodes; new soft landscaping; picnic area; and pedestrian paths.	Design and Place (YRC) Recreation Projects and Parks (YRC)	Medium	C	\$483,555
			PROJECTED COSTS		\$3,565,239
Access Projects					
A06	Dolly Grey Activation Redevelopment of reserve including: new car parking; pedestrian paths; accessible parking; stormwater; WSUD; and soft landscaping.	Infrastructure Services (YRC)	Short	D	\$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.	Infrastructure Services (YRC)	Short	D	\$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.	Infrastructure Services (YRC)	Medium	E	\$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.	Infrastructure Services (YRC)	Short	D	\$658,001

Action	Description	Responsibility	Timing	Cost Tier	Estimate
A10	Redwood Community Centre Access Redevelopment of reserve including: new car parking; pedestrian paths; accessible parking; stormwater; WSUD; and soft landscaping.	Infrastructure Services (YRC)	Short	E	\$1,084,786
			PROJECTED COSTS		\$4,357,856
Movement Projects					
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.	Infrastructure Services (YRC) Department of Transport	Short	C	\$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.	Infrastructure Services (YRC) Department of Transport	Short	C	\$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.	Infrastructure Services (YRC) Department of Transport	Medium	E	\$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.	Infrastructure Services (YRC) Department of Transport	Short	C	\$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.	Infrastructure Services (YRC)	Short	D	\$551,836
			PROJECTED COSTS		\$2,928,633
Major Developments					
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, 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.	Recreation Projects and Parks (YRC) Infrastructure Services (YRC)	Long	F	\$2,026,137

Action	Description	Responsibility	Timing	Cost Tier	Estimate
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.	Design and Place (YRC) Sustainable Environment & Facilities (YRC) Recreation Projects and Parks (YRC)	Long	G	\$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.	Design and Place (YRC) Recreation Projects and Parks (YRC)	Long	H	\$21,008,880

PROJECTED COSTS
\$30,661,664

Other Projects					
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	Design and Place (YRC)	Short	A	\$30,000*

PROJECTED COSTS
\$30,000
TOTAL PROJECTED COSTS
\$41,543,392

Notes

1. Removal and replacement of hazardous materials including asbestos and contaminated soil is excluded
2. Excavation, removal and replacement of rock, building rubble, in-ground structures etc is excluded
3. Upgrading or diversion of existing services other than services clarified is excluded
4. Out of hours work is excluded
5. Goods and services tax (GST) is excluded
6. All costs are at January 2023 cost level

* Did not form part of Quantity Surveyor (QS) estimate. Covered by operational budget.





