

# WARBURTON TOWNSHIP

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URBAN DESIGN FRAMEWORK //

PLEASE NOTE THAT THIS CHAPTER FORMS PART OF THE WARBURTON UDF

# 5.0 PLACES

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- 5.1 Places Framework Overview
- 5.2 Warburton Gateway
- 5.3 Yarra Town Centre
- 5.4 Warburton Recreation
- 5.5 La La Town Centre



**WARBURTON TOWNSHIP**

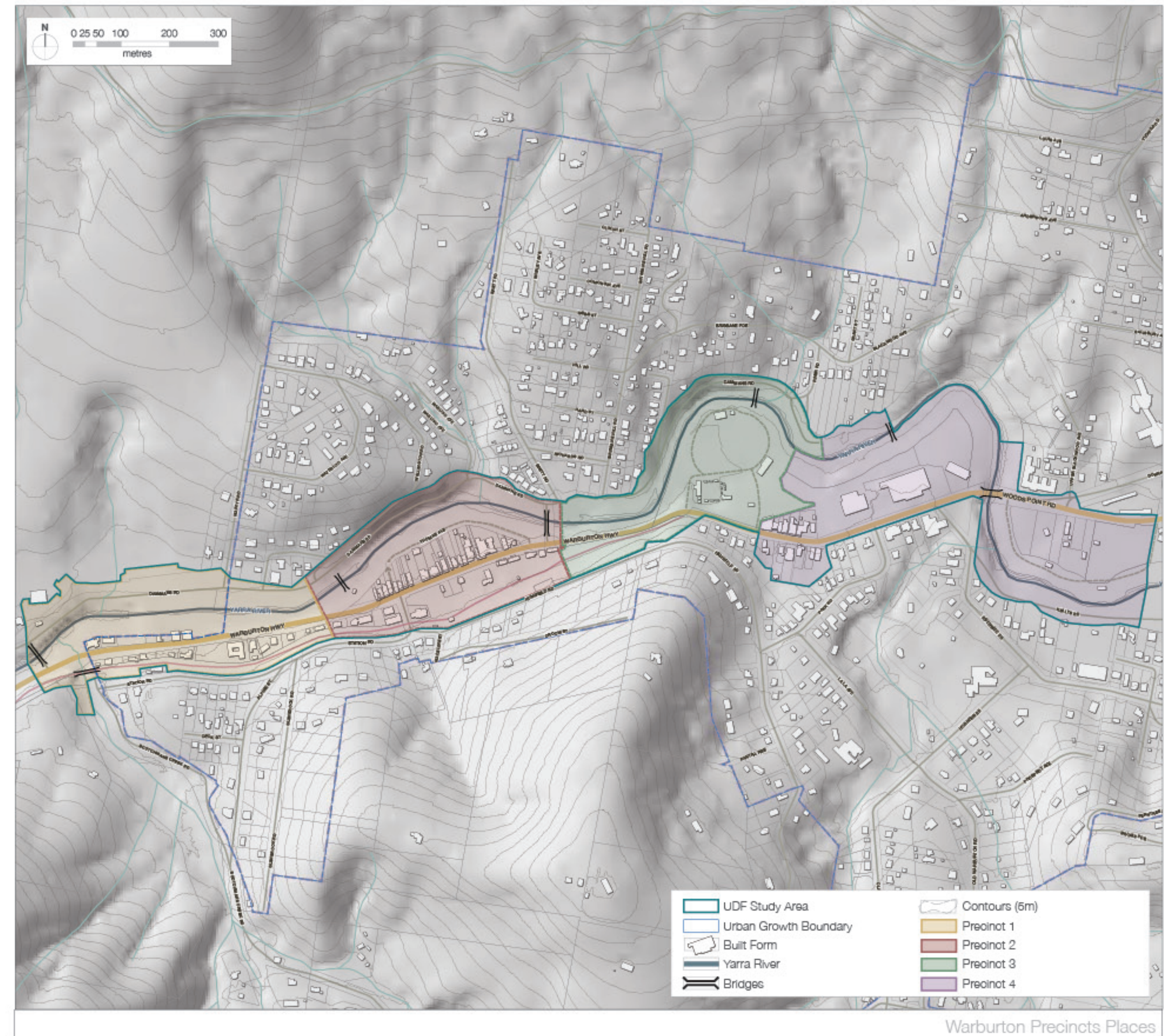
URBAN DESIGN FRAMEWORK //  
DRAFT FOR CONSULTATION 2023



## 5.1 Places Framework Overview

This section provides guidance on the preferred character and design requirements for the public realm in Warburton.

Precinct	Role and Function
1 <b>Warburton Gateway</b>	Precinct 1 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 with a range of open space areas including urban parks, memorials, and river front nodes adjacent to Thomas Avenue.
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 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 which has an excellent interface to the Yarra River.





## Warburton Places

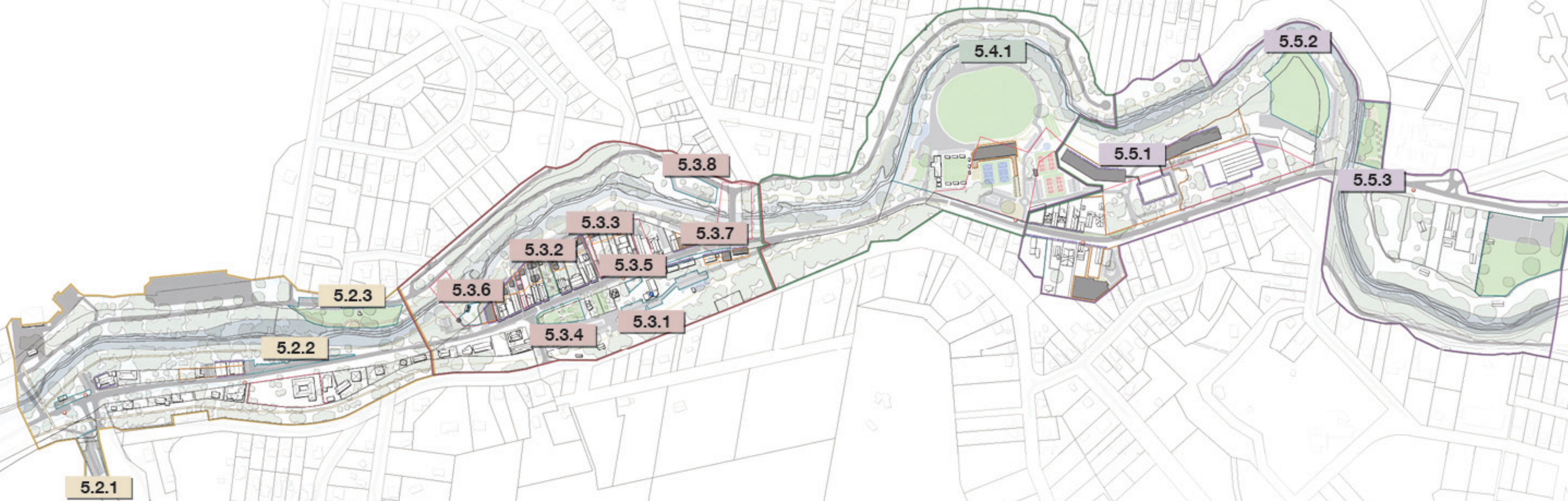
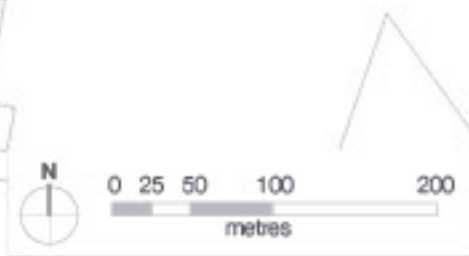
The public realm is to include a number of civic spaces that provides gathering places for the community. Additionally there are a number of car parking spaces proposed to meet demand and provide improved pedestrian and vehicle linkages.

The location and orientation of the built form of the facilities should create sheltered and surveyed public spaces between different buildings with links to streets, the public realm and car parking. Where these spaces adjoin a retail or commercial use these spaces should be fronted by activated retail frontages.

The following table lists the proposed public places within Warburton, identifying their size, role, and function within the Warburton Township.

No.	Place Name	Role and Function
<b>5.2 Warburton Gateway</b>		
5.2.1	<b>Dolly Grey Activation</b>	Car parking area with 42 car parks to support links to WMBD trail network.
5.2.2	<b>Warburton Highway Road Reserve (north) Access</b>	31 car parks established by formalising the existing road reserve area with the upgraded car parking to meet the local demand.
5.2.3	<b>Upper Yarra River Reserve (west) Rejuvenation</b>	Open space enhanced with new riverfront node, public toilets, and 31 car parks.
<b>5.3 Yarra Town Centre</b>		
5.3.1	<b>Warburton Rail Trail Space Animation</b>	New car park will activate an underutilised area with the upgraded car parking for 44 car parks with access to the Warburton Rail Trail and the Yarra Town Centre.
5.3.2	<b>Yarra Square Renewal</b>	Yarra Square is located in the core of the activity centre. This space is to rejuvenated by improved streetscape elements and proposed interfacing built form.
5.3.3	<b>Thomas Avenue Interface Activation</b>	Development potential to activate Thomas Avenue and the Yarra River interface presenting an active built form edge to cater for future demand for accommodation.
5.3.4	<b>Memorial Park Activation</b>	This park creates an elevated open space interface with the commercial strip and provides distant views of Mount Donna Buang.
5.3.5	<b>Warburton Water Wheel Forecourt Revitalisation</b>	The forecourt interfaces with commercial buildings on the northern side of the Warburton Highway, linking to the Warburton Water Wheel Information Centre.
5.3.6	<b>Warburton Swing Bridge Forecourt Redevelopment</b>	This space will create a western gateway to the Yarra Town Centre, and provide an alternate access to Thomas Avenue.
5.3.7	<b>Warburton Highway Southern Interface Development</b>	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.
5.3.8	<b>Chisholm Park (west) Reactivation</b>	Car parking area with 30 car parks adjacent to the Yarra River and Brisbane Bridge.
<b>5.4 Warburton Recreation</b>		
5.4.1	<b>Warburton Recreation Reserve Revitalisation</b>	Co-location of active recreation uses including tennis, netball, and football which is supported by a new community pavilion and car parking.
<b>5.5 La La Town Centre</b>		
5.5.1	<b>Warburton Sanitarium Redevelopment</b>	Large development site with potential to activate the Yarra River interface and enhance the existing heritage values of the site.
5.5.2	<b>Redwood Community Centre Access</b>	Car parking area with 61 car parks to support demand from uses in the local area.
5.5.3	<b>Upper Yarra River Reserve (east) Activation</b>	Open space enhanced with new riverfront nodes, avenue tree planting and seating, and picnic area.







## 5.2 Warburton Gateway

### 5.2.1. 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





### 5.2.2. 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.

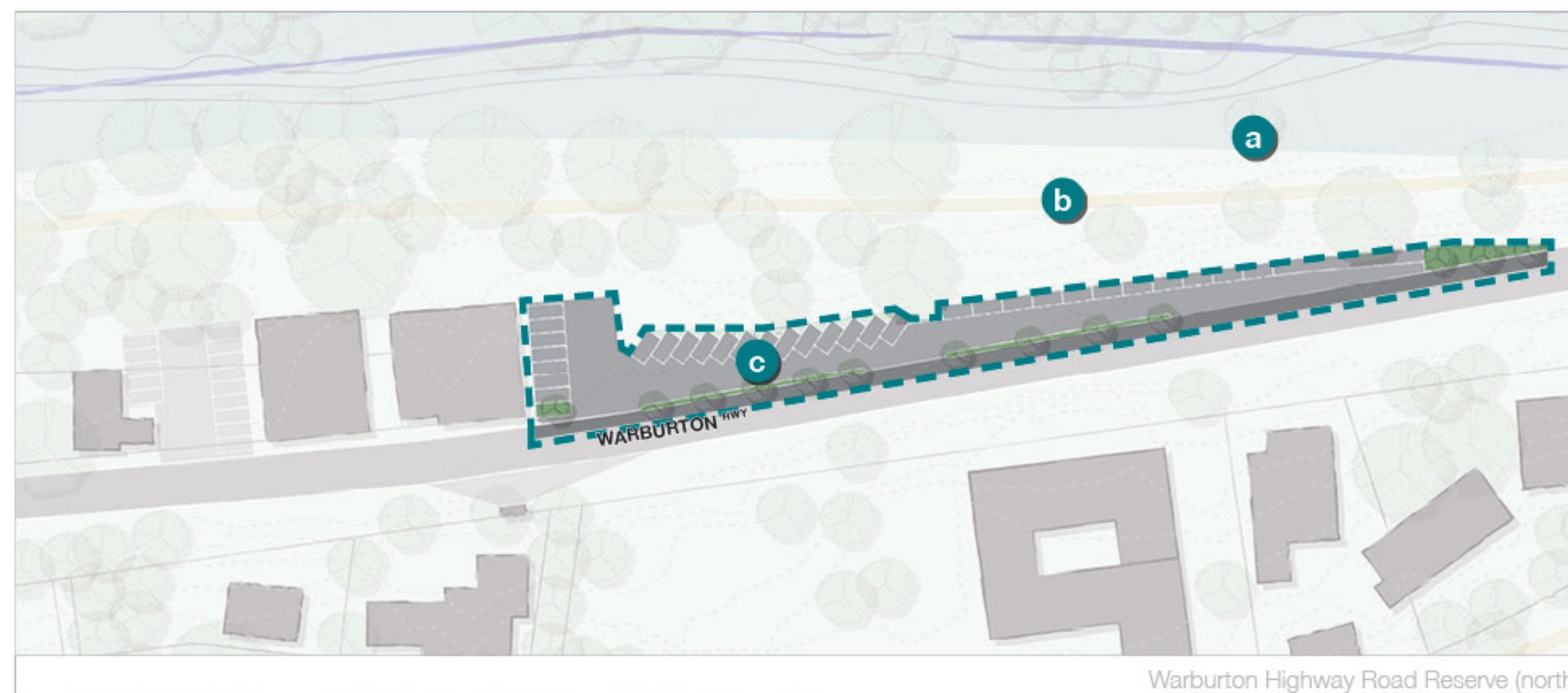
#### Design Requirements

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





### 5.2.3. 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







DAMMANS RD

a

b

c

c

c

d

e

f

Upper Yarra River Reserve (west)

WARBURTON HWY



## 5.3 Yarra Town Centre

### 5.3.1. 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







THOMAS AVE

WARBURTON HWY

STATION RD



### 5.3.2. 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 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 Park



### 5.3.3. 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

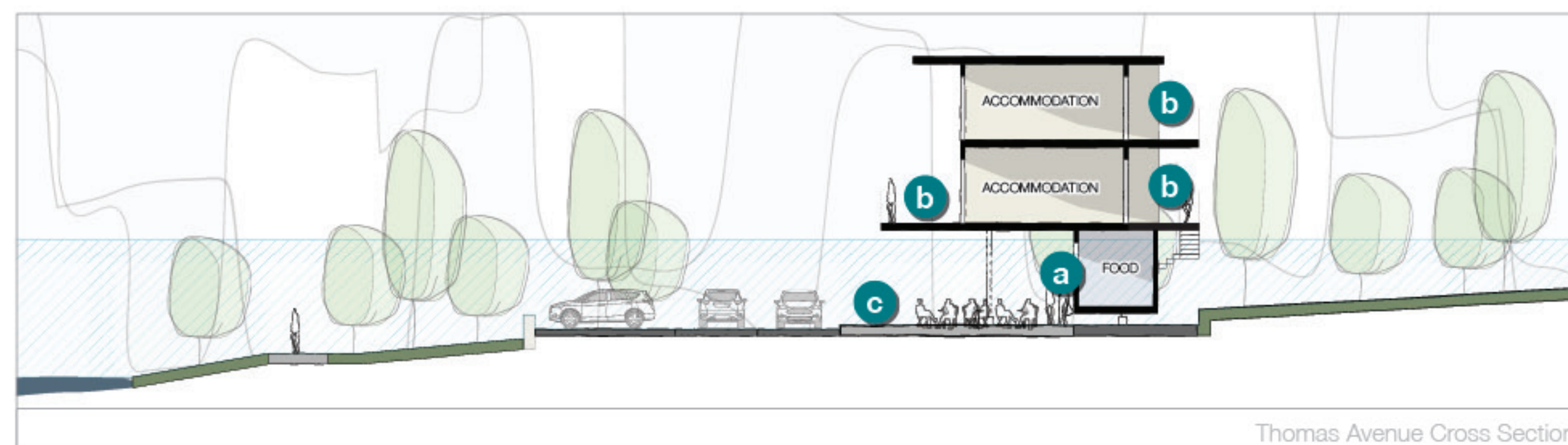
This will be achieved by:

- 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





### 5.3.4. 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





### 5.3.5. 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.

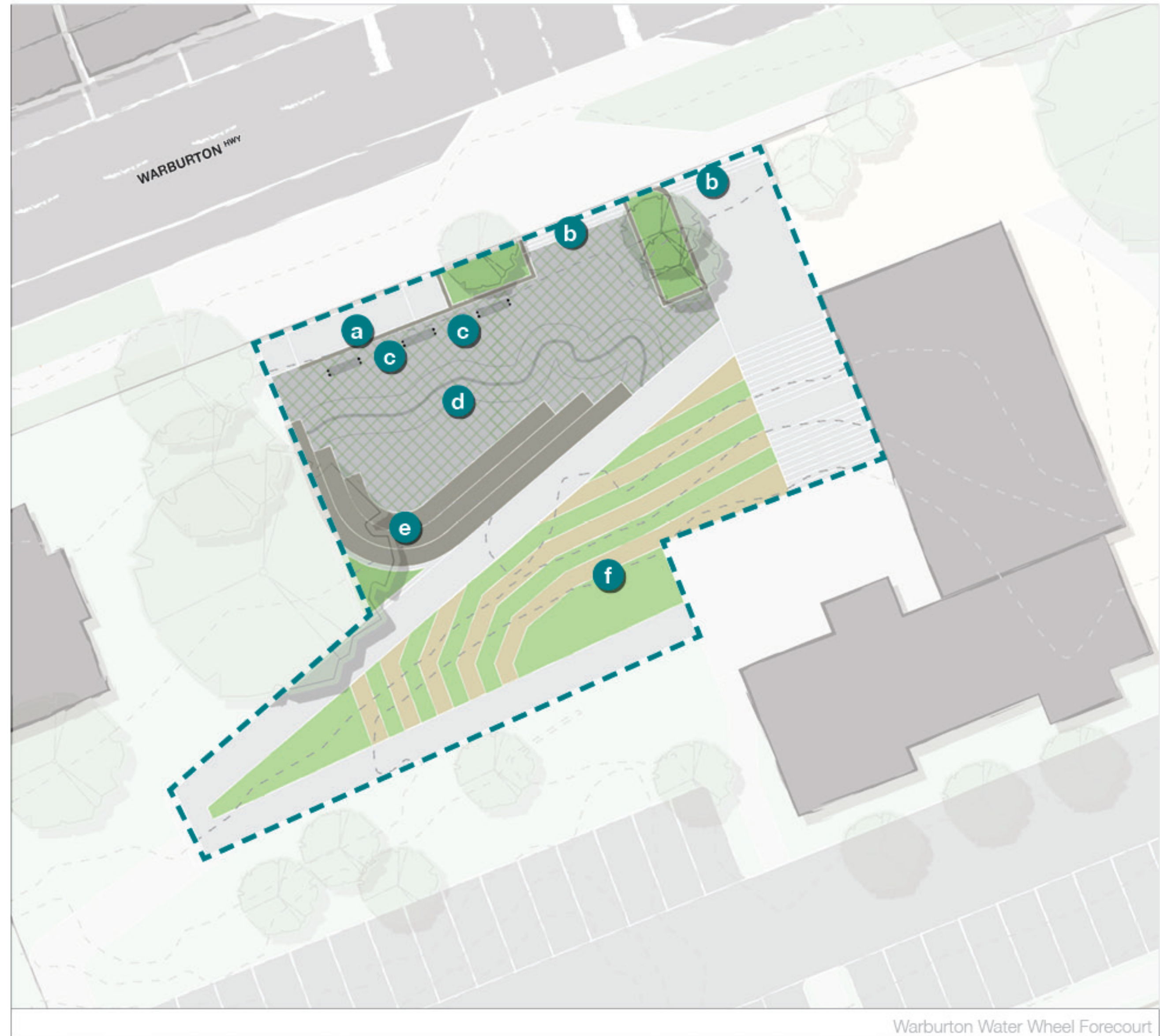
#### Design Requirements

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





### 5.3.6. Warburton Swing Bridge Forecourt Redevelopment

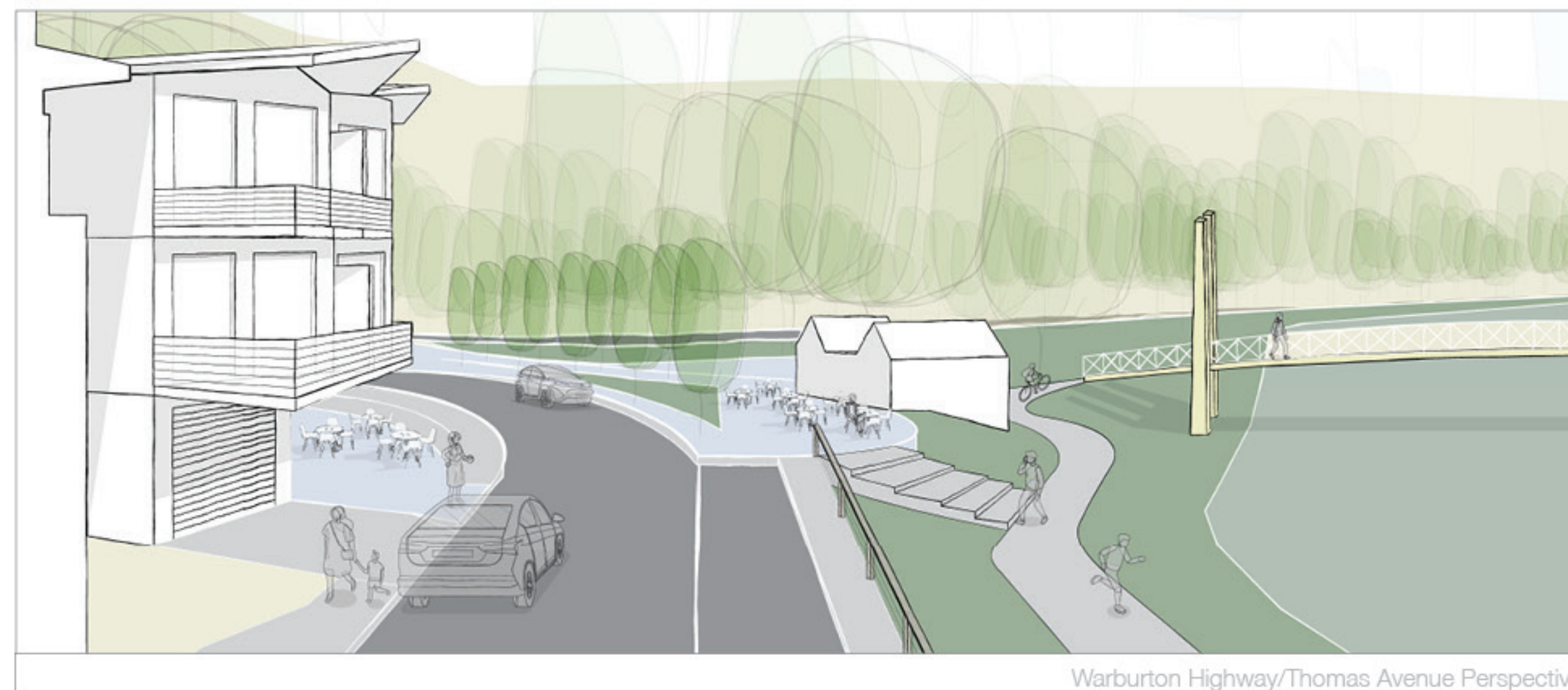
#### Future Character

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







### 5.3.7. 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.

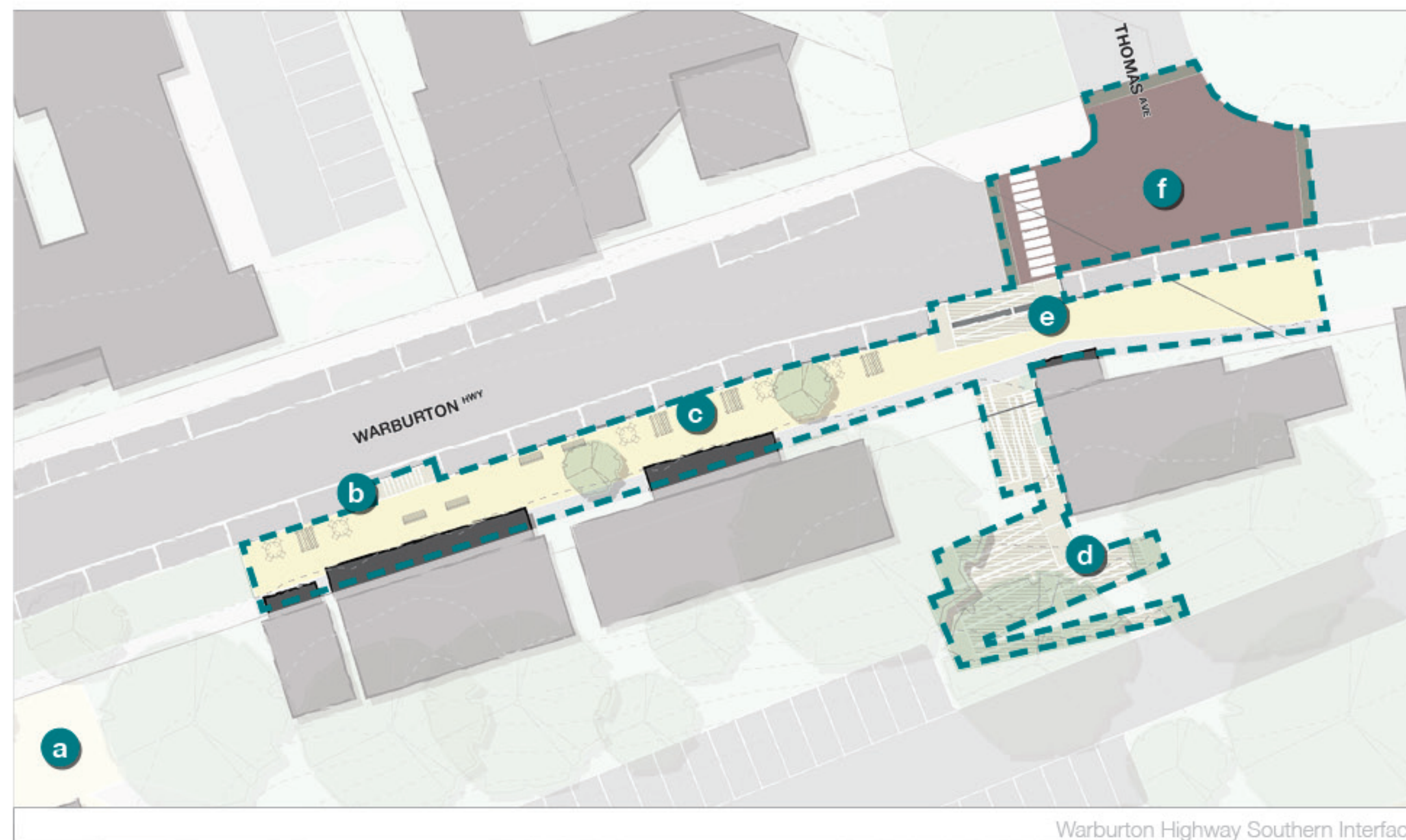
#### Design Requirements

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





### 5.3.8. 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





## 5.4 Warburton Recreation

### 5.4.1. 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)









## 5.5 La La Town Centre

### 5.5.1. 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.

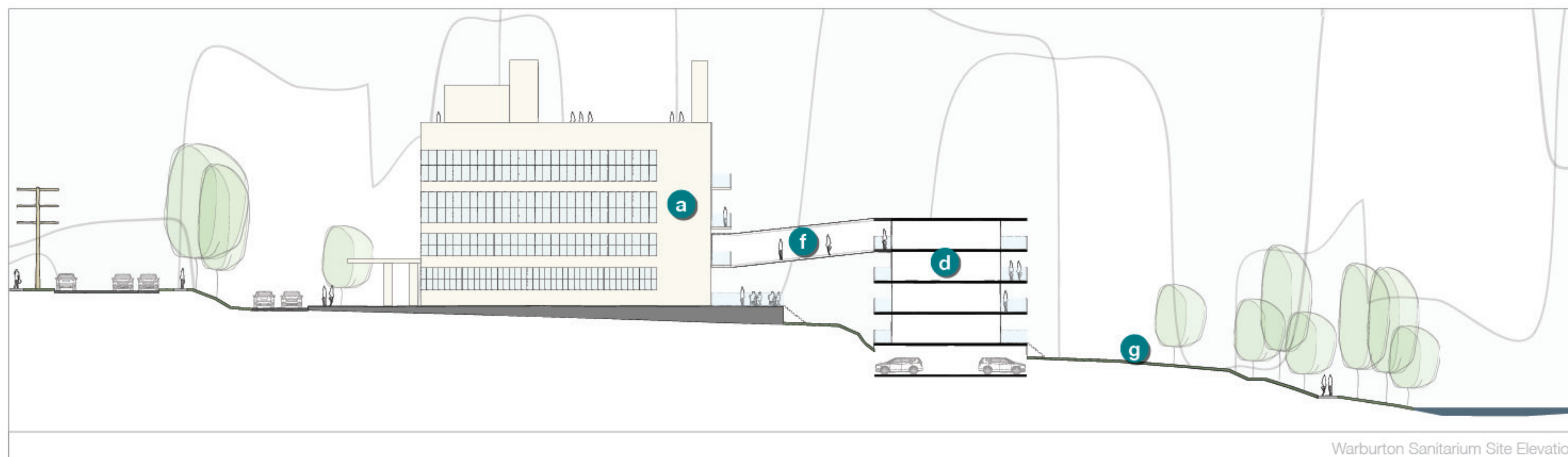
#### Design Requirements

This will be achieved by:

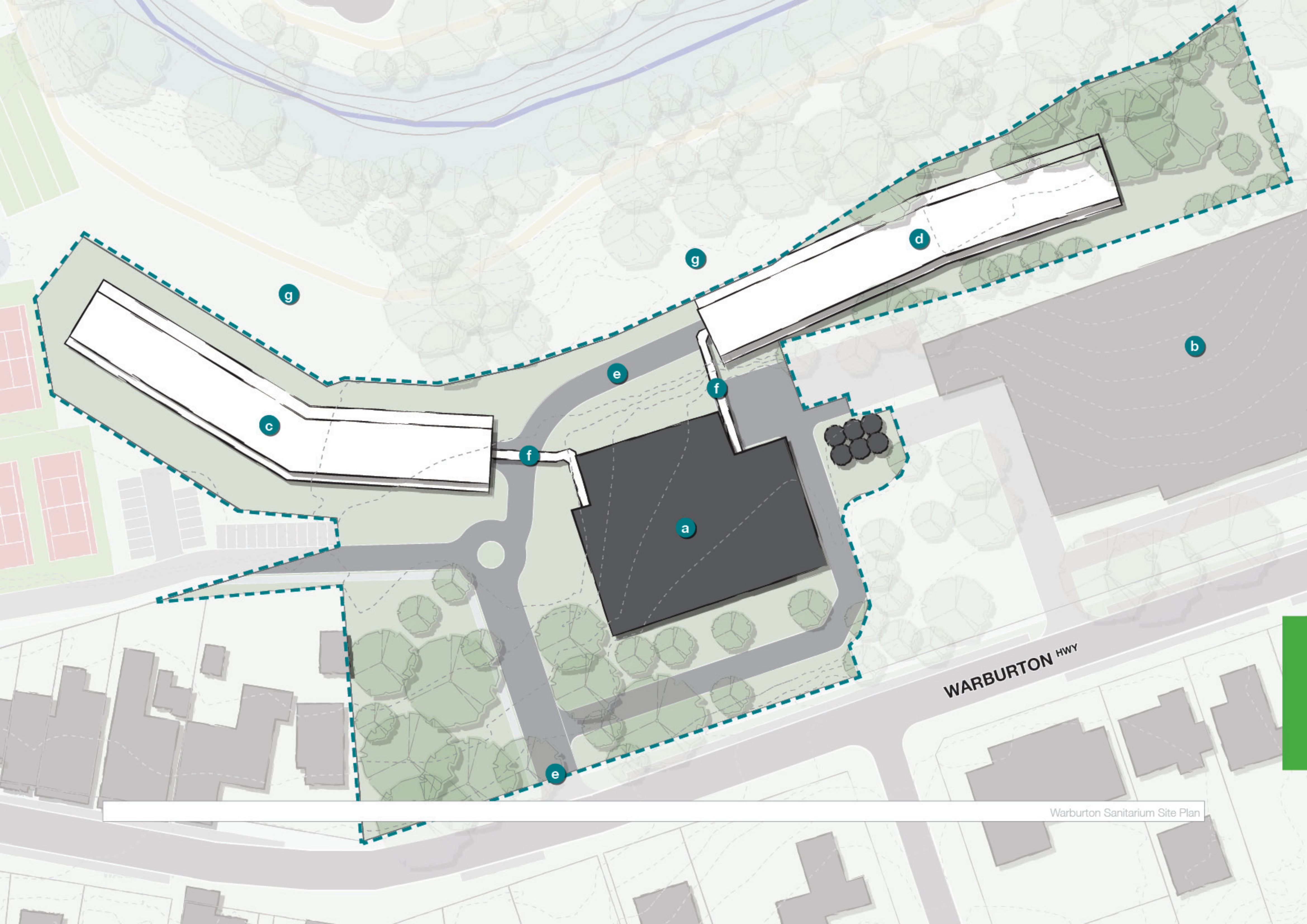
- Activating the Yarra River interface with an active built form edge.
- Activating the Warburton Sanitarium with uses that attract and serve the needs of the Warburton community.
- Creating outdoor dining opportunities as part of any Sanitarium development.
- Areas for seating, bike parking, and bike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







WARBURTON HWY



### 5.5.2.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





### 5.5.3. 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

