

Figure 1: Riverside nodes of activity

3.2 IMPROVE SITE AND PRECINCT PLANNING

There are a number of critical locations along the Maribyrnong River where more detailed, integrated planning is required to improve access and amenity along the river. These include:

- > locations where more intensive activity is appropriate (nodes of activity)
- > transition points between the preferred character of each river length.

Parks Victoria's *Water and Land Access Plan* for the river south of Canning Street provides some guidance for more detailed planning.

Ensure development in nodes of activity complements the river environment

In areas where intensive nodes of activity are appropriate, these should complement the river environment and be close enough to the water to create a direct relationship with the river.

In these areas, a setback from the river bank of around 17.5 metres would create the close connection needed. Development up to 12 metres in height may be appropriate to allow for a range of uses.

However, the character of each node of activity should reflect the preferred character of that river length. For example, urban development adjoining Footscray Wharf may be up to 12 metres in height, reflecting the urbanised environment, whereas development in Brimbank Park should reflect its naturalistic setting, where public infrastructure is rustic and low-key, and private development is distant and largely screened from public parkland.

Create points of transition between river lengths

Moving up and down the river should be an engaging and enjoyable experience for visitors. Clear transitions between river lengths need to be designed to highlight the preferred character of each river length.

The aim should be to achieve an abrupt but artfully designed exit from one river length into another, rather than having long sections of gradual change where the character is unclear.

These transition points are shown on Map 5. Some of these transitions coincide with other possible nodes of activity and should be considered in the design and planning for these sites. Plans should be developed for each of these transition points to direct landscape development of public land and guide the landscape and urban development on adjoining private land.



Improve parkland along the river

Several new residential developments close to the river are underway. These developments need to consider their potential impacts on the valley and ensure outcomes that are consistent with the objectives and guidelines in this report.

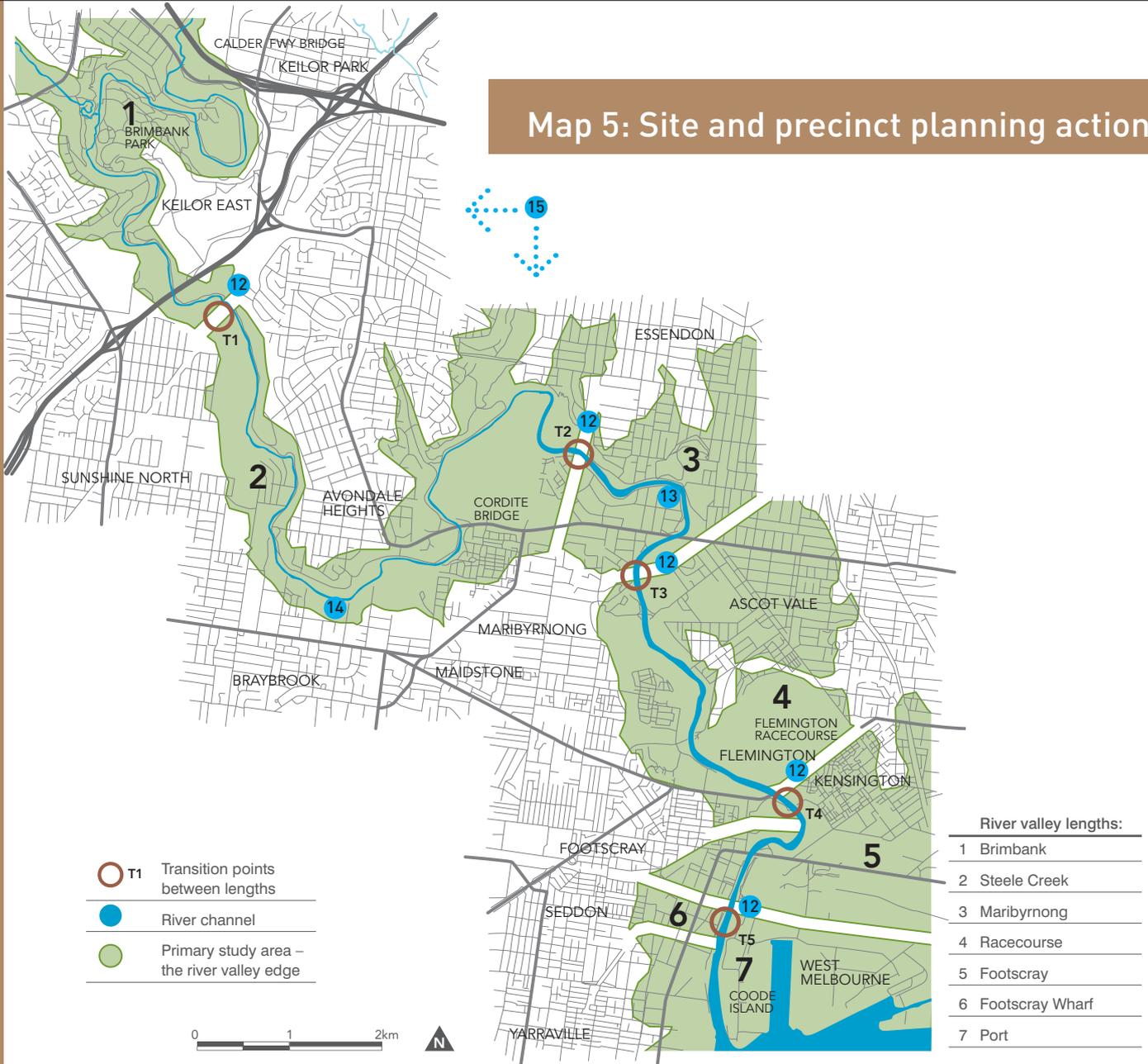
Current park plans in preparation or due to start soon include:

- > Afton Street Park
- > River Valley Estate frontage
- > Keilor Park.

In addition, an area of public open space north of the Anglers Tavern along Chifley Drive is an important part of the open space corridor. It could benefit from a masterplan and landscaping works to consolidate open space areas and improve planting and facilities, with appropriate regard to flood risks.

Upstream of Waterford Green towards the rock ford, the river's edge is relatively inaccessible, under-developed and difficult to maintain. The entire open space corridor between Afton Street and Brimbank Park would benefit from a masterplan to guide future management, capital works and other improvements.

Map 5: Site and precinct planning actions



Improve site and precinct planning

Action	Responsibility	Priority
11. Develop structure or masterplans for potential nodes of activity. Also implement approved plans such as The Footscray Riverside Masterplan.	Maribyrnong, Melbourne, Moonee Valley and Brimbank City Councils, Parks Victoria	Short to long term
12. As part of the master planning process for the valley, take into account transitions between different 'river lengths' and their preferred characters.	Maribyrnong, Melbourne, Moonee Valley and Brimbank City Councils, Parks Victoria	As masterplans are developed
13. Prepare a masterplan for the areas of undeveloped parkland near Chifley Drive.	Maribyrnong City Council, Melbourne Water	Long term
14. Following completion of Action 6, prepare a masterplan for open space along the southern side of the river between Waterford Green and the rock ford.	Maribyrnong City Council	Long term
15. Prepare a masterplan for the area of open space between Afton Street and Brimbank Park.	Maribyrnong, Moonee Valley and Brimbank City Councils, Parks Victoria	Long term