

# APPENDIX 3

# SITE ANALYSIS

## ANGLESEA RIVERBANK MASTERPLAN



### Site analysis

Study Area / Land use / Commercial & community hubs / Town divisions	71
Access and movement / Barriers / Pedestrian Zones / Open Space	72
Vegetation / Floodway & inundation zones / River Interventions / Stormwater Outlets	73
Events / Facilities / Landscape Character zones / Existing Activity Hubs	74

### Existing Landscape Section Lines

75 - 79

### Views

Bridge & Great Ocean Road	80
River Mouth	81
West Bank	82
East Bank	83



STUDY AREA



**SITE ANALYSIS**  
LAND USE



COMMERCIAL AND  
COMMUNITY HUBS



TOWN DIVISIONS





## SITE ANALYSIS FLOODWAY AND INUNDATION ZONES

### VEGETATION

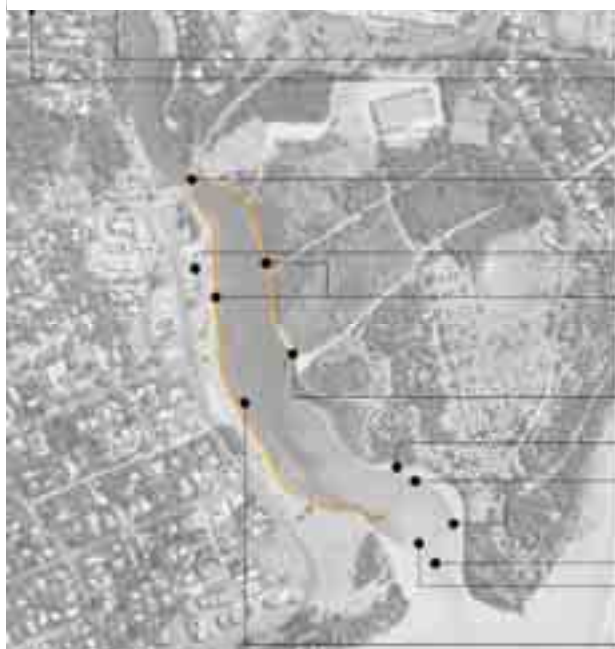


- Coastal Akama Scrub
- Estuarine Wetland
- Riparian Scrub / Cores
- Damp Sandy Heath-rich Woodland
- Lowland Forest
- Coastal Salt Marsh
- Healthy Woodland
- Riparian Scrub/Swampy Scrub Woodland or Swampy Woodland



- Floodway Overlay
- Land Subject to Inundation Overlay

### RIVER INTERVENTIONS



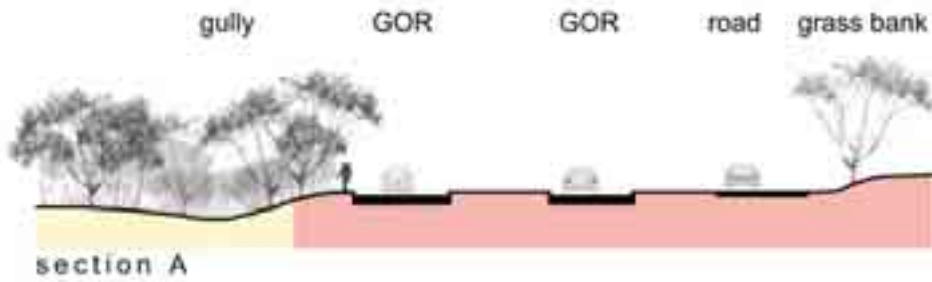
- Alcoa operation
- Coopoo's Park digout after Ash Wednesday fire
- Old Bridge 1802  
New Bridge 1905
- Holmes Marsh flood to over time
- River Wall 1871
- Vegetation screens
- Public works to stabilise bank
- Stone Columns 1994
- Riparian opening
- Concrete Wall constructed 1971
- Various piles & pilings over time

### STORMWATER OUTLETS



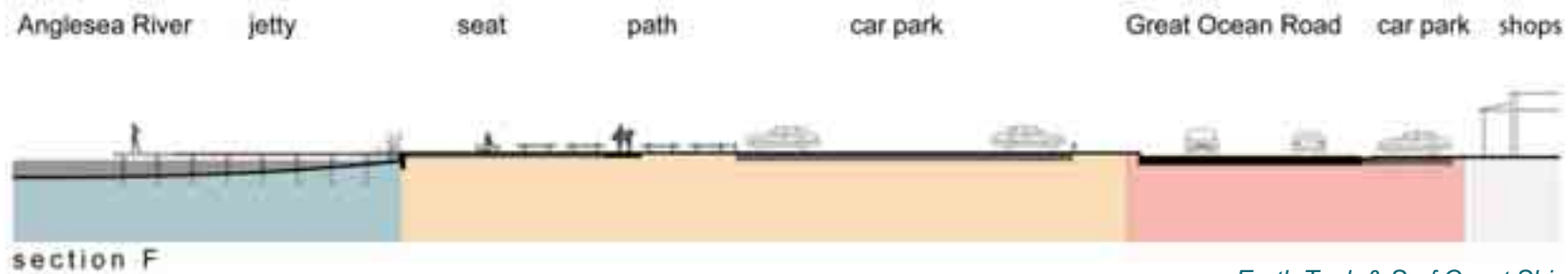
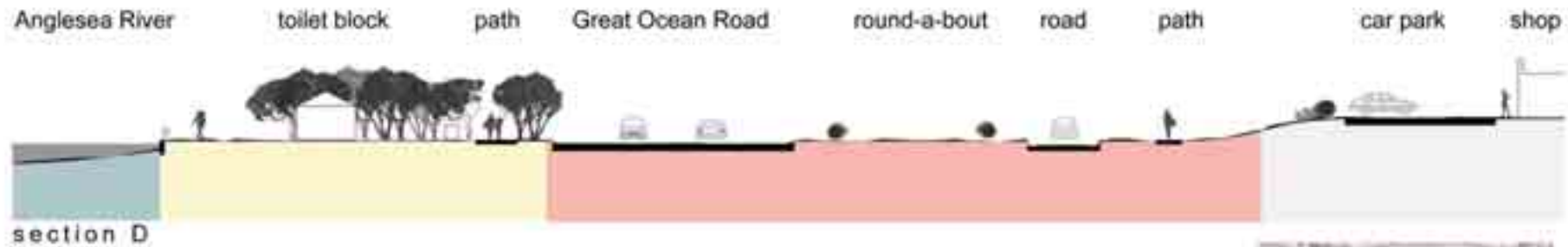


## EXISTING LANDSCAPE SECTION LINES

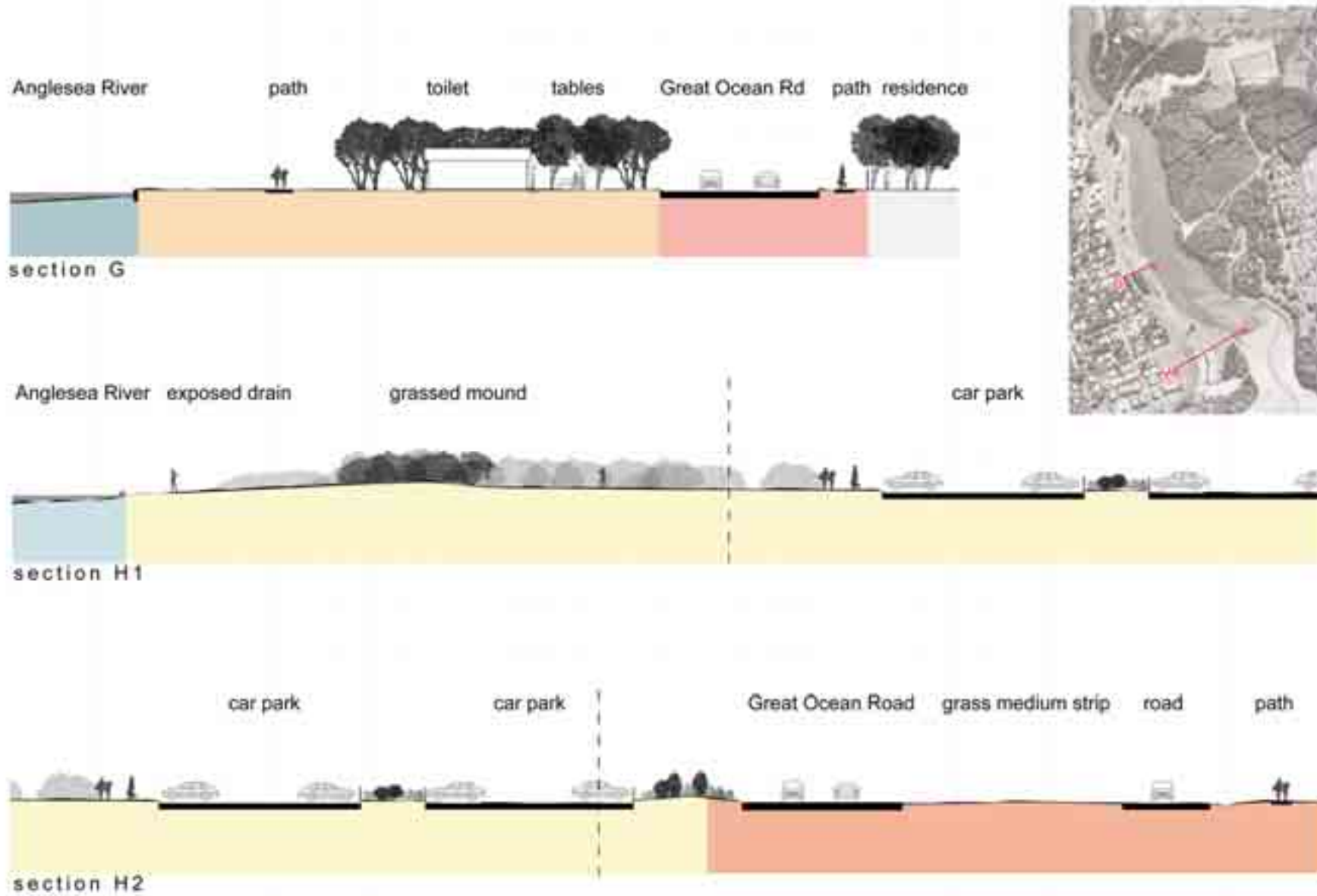




## EXISTING LANDSCAPE SECTION LINES

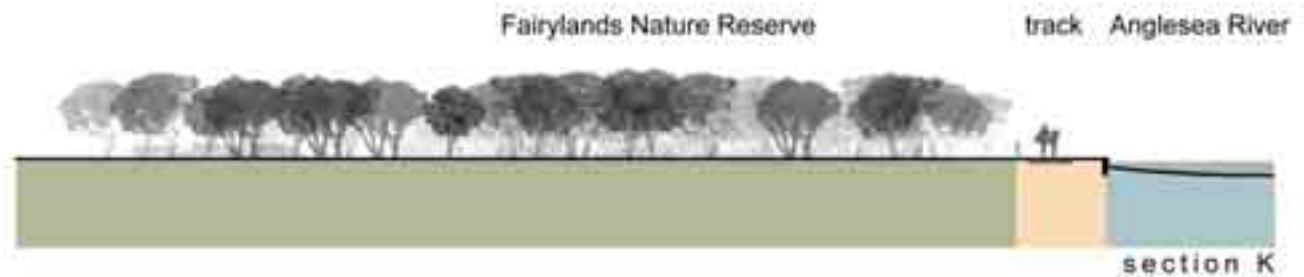


## EXISTING LANDSCAPE SECTION LINES

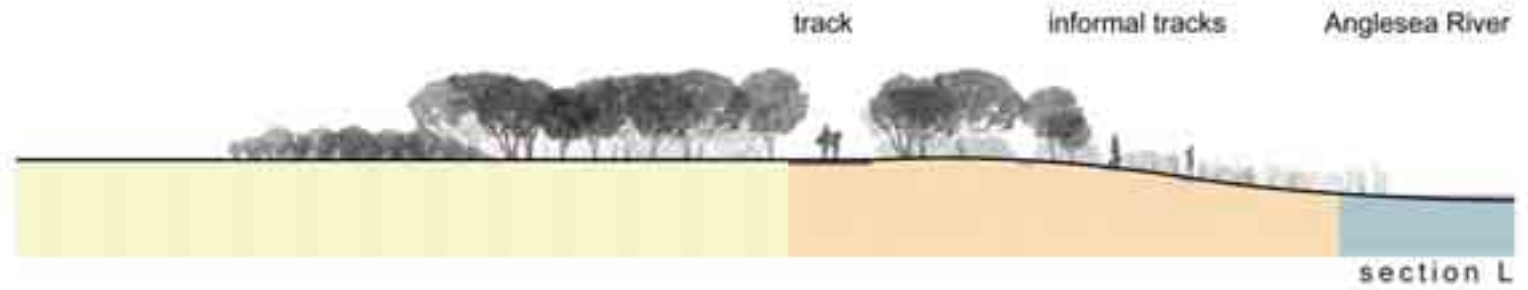




## EXISTING LANDSCAPE SECTION LINES



## EXISTING LANDSCAPE SECTION LINES



## VIEWS

### BRIDGE & GREAT OCEAN ROAD





## VIEWS RIVER MOUTH



19



20



18



21



22

## IEWS WEST BANK





## VIEWS EAST BANK

