

FINAL REPORT

ANGLESEA RIVERBANK MASTERPLAN



FEBRUARY 2006



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ANGLESEA RIVERBANK MASTERPLAN



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Approved P. Mills
Date 23/2/06

Checked C. Angel
Date 23/2/06



EXECUTIVE SUMMARY

The Anglesea Riverbank precinct is a lively place, popular with residents, seasonal visitors and travellers throughout Summer and much of the year during holidays and weekends. The area hosts a number of outdoor events, markets and festivals attended by many thousands of people. In between times it hosts a myriad of family picnics and outings and is highly valued as a peaceful place of solitude. In all these things, the presence of the slowly flowing Anglesea River and the roar of the nearby surf are ever-present natural assets, the attractions that these visitors come to experience.

The Anglesea Riverbank Masterplan outlines how this important natural and social asset will be able to be enjoyed – and that opportunities for enjoying the space are increased - without degradation of the natural assets that underpin its character.



A broad-based consultation process has been a central plank in discovering a Masterplan solution that is widely-accepted and supported. Issues and views raised during this consultation process have been carefully considered, combined with sound research on future trends and translated into practical design solutions that will be implemented over six stages.

The key aims to be addressed by the Anglesea Riverbank Masterplan project were to:

- Develop a comprehensive master plan for the Anglesea Riverbank Precinct, that captures the 'Anglesea' experience from the river mouth to the Great Ocean Road Bridge
- Provide for future growth in patronage of the Precinct
- Address the interaction of the Anglesea Riverbank Precinct with nearby shopping precincts

Guided by a Steering Committee incorporating a range of key stakeholders, the Masterplan deals with a study area encompassing both sides of the Anglesea River between the bridge and the surf beach, all of the Fairylands and Lions Park.

Analysis of the natural and cultural context of the site, as well as its history, highlights the significance of the site as a focus of human activity within the landscape, and identifies a variety of issues and opportunities for action.

A comprehensive consultation strategy was developed as part of Stage One of the project, including:

- Stakeholder Consultation / Interviews with approximately 68 individuals or groups
- A Community Consultation Survey of 2,600 property owners in Anglesea that elicited almost 900 responses
- Consultation with key operators within the tourism industry
- A Public Information Day at the Anglesea Market, Stakeholder Briefing Evening, and four-week period of public exhibition and comment
- Steering Committee Consultation





executive summary : ANGLESEA RIVERBANK MASTERPLAN

The report discusses issues and opportunities for each of 12 'Landscape Character Zones' identified through the analysis and consultation process, which are resolved as a set of 'Design Principles' to provide a framework for all future developments within the study area.

The Key Design Principles provide a general approach to issues relating to the whole study area, with particular focus on the west bank and east bank, environmental enhancement, connectivity and access, and the implementation program.

While little research on the behaviour of the Anglesea River was available during the period the Masterplan was undertaken, it suggests a variety of potential river edge treatments, allowing for the conclusions of concurrent studies to be incorporated.

The Anglesea Riverbank Masterplan focuses on paring back the 'clutter' to expose the full impact of the river landscape, framing open spaces and views. Activity 'hubs' concentrate built elements such as visitor facilities into smaller areas within the wider expanse, leaving open spaces between for less intensive or more ephemeral uses.

The intention is to enhance and build on the iconic qualities of the Anglesea River and Estuary and create a distinctive public space and memorable coastal destination.

The key to the success of the design lies in developing and providing quality detailing and effective maintenance and management.

Key elements of the Masterplan that effect the entire site include proposals to:

- Provide a new pathway system connecting the beaches with the shopping centre along both banks and through the wetlands on the East Bank (boardwalks, paths and G.O.R. crossings)
- Upgrade river edge treatments to facilitate increased use and resolve environmental issues (boardwalks, planting, rock wall removals)
- Improve visitor orientation and interpretation (directional and interpretive signage, artworks)

On the west bank the Masterplan proposes to define boundaries between open space and road reserves, frame views, enhance open spaces and focus movement within the water edge promenade, as well as:

- Improve visitor and tourism facilities at the major tourist destination on the west bank near the shops (bus parking, toilets, jetty, boardwalk, carpark)
- Upgrade facilities for river-based recreation and adventure tour operators (launching facilities, access)
- Provide new visitor facilities near the bridge (demolish toilets, provide new shelter, launching facilities, bbq's)
- Upgrade community-use facilities particularly at Lions Park and the southern part of the west bank (events spaces, playgrounds, landscaping)
- Protect and augment existing vegetation (Moonahs)





executive summary : ANGLESEA RIVERBANK MASTERPLAN

On the east bank, the Masterplan will enhance the tranquil bushland experience by framing tracks and small clearings with dense vegetation that connect to the open expanse of the peaceful riverside walk.

- Repair and manage sensitive estuary vegetation areas (riverside plantings, salt marshes and Moonahs)
- Improve pedestrian and emergency vehicle access through the centre of the site
- Upgrade Lions Park facilities, and the adjacent carpark areas
- Provide a significant new path access from the bridge to the roundabout to improve access to the shopping centre
- Renovate the existing bridge structure to improve riverside access (north-south) by moving the footpath to the outside of the bridge and installing pedestrian refuges

The Implementation Plan proposes that the Masterplan be implemented over six (6) stages with *indicative budgets* of each stage as follows:

| | | |
|---------|--|-------------|
| STAGE 1 | Central Hub, Weed Management, and East Bank Central Path | \$1,280,000 |
| STAGE 2 | Lions Park, Salt Marsh Bushland, West Bank North Corner | \$ 825,000 |
| STAGE 3 | Boardwalks To The Beach | \$1,220,000 |
| STAGE 4 | Community Spaces | \$ 690,000 |
| STAGE 5 | G.O.R. Infrastructure, Minor Pathways East Bank | \$ 620,000 |
| STAGE 6 | Great Ocean Road | \$ 680,000 |

Indicative budget for all stages (rounded off): \$5,300,000

Note that the figures used in this Implementation Plan are indicative only and are not intended to be used as estimates without further investigation, and are provided for budgetary purposes only.



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Implementation of the Anglesea Riverbank Masterplan will ensure that the peaceful Anglesea River and the natural surroundings of Great Ocean Road remain attractions that visitors will come to enjoy for many years.

The development of the Anglesea Riverbank Master Plan has also provided Council with a key opportunity to actively 'engage' the community in the creation of a 'shared vision' for the protection and development of the precinct.



CONSULTANT TEAM

LANDSCAPE ARCHITECTS
TOURISM CONSULTANT

EARTH TECH
MARY MADDOCK CONSULTING

INTRODUCTION

ANGLESEA RIVERBANK MASTERPLAN



Project Process

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Steering Committee Consultation

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PROJECT PROCESS

Stage One

- Development of Project brief
- Preparation of Communication Strategy
- Preparation of Consultation Strategy

Stage Two

- Site Analysis and Research
- Stakeholder Consultation to gain feedback on values and current issues
- Community Consultation to gain feedback on values, issues and current uses
- Development of Draft Design Principles
- Presentation of Analysis and Consultation Summary and Draft Design Principles to Steering Committee

Stage Three

- Development of Vision Statement
- Development of Sketch Design
- Presentation of Sketch Design to Steering Committee for feedback
- Community Consultation to gain feedback on Draft Masterplan

Stage Four

- Development of Draft Masterplan
- Public Display and information session of Vision Statement/Opportunities and Constraints at Anglesea Flower Show
- Presentation of Draft Masterplan to Steering Committee & Council for comment
- Community Consultation to gain feedback on Draft Masterplan

Stage Five

- Development of Draft Final Masterplan
- Presentation to Steering Committee and Council for comment and approval
- Adoption of Final Masterplan

Stage Six

- Development of Implementation Strategy

STEERING COMMITTEE CONSULTATION

Steering Committee feedback and guidance was called for at the following stages:

1. Development of the Consultation and Communication Strategies
2. Analysis/Consultation Summary and Draft Design Principles
3. Opportunities/Constraints Plan and Draft Vision Statement
4. Sketch Design
5. Draft Masterplan
6. Final Masterplan
7. Implementation Plan

The Steering Committee comprised representatives from the following organisations:

- Corangamite Catchment Management Authority
- Anglesea Tourism and Traders
- Department of Sustainability and Environment
- Great Ocean Road Coast Committee
- ALCOA
- Surf Coast Shire Leisure and Community Services, Planning, Parks and Open Space Departments
- Councillors Beth Davidson and Jim Tutt

DESIGN PRINCIPLES

ANGLESEA RIVERBANK MASTERPLAN



Design Principles

| | |
|----------------------------|----|
| General | 12 |
| Environment | 13 |
| Connectivity | 14 |
| West Bank | 15 |
| East Bank & Implementation | 16 |

DESIGN PRINCIPLES

GENERAL

The following principles are key objectives for the project. They have been developed in response to the consultation and analysis phase of the project.

1.00 General

- 1.01** Create a distinctive identity through exposing the existing character of the site and enhancing its inherent qualities.
- 1.02** Provide a high quality waterfront experience that reflects the character of Anglesea and embraces the opportunity of being the first significant 'window' in the Great Ocean Road.
- 1.03** Retain and enhance views to the river mouth.
- 1.04** Improve the quality of Great Ocean Road experience along the Anglesea River both for drivers and pedestrians.
- 1.05** Develop versatile spaces that accommodate a broad range of uses, age groups and seasonal fluctuations in use.
- 1.06** Identify and reinforce activity hubs through development of appropriate facilities.
- 1.07** Address peak season traffic congestion by encouraging alternative means of transport such as cycling and walking.
- 1.08** Identify traffic issues to be addressed in future traffic studies.
- 1.09** Create vibrant community spaces that resonate the character of Anglesea and provide a distinctive Anglesea experience for visitors.
- 1.10** Provide interpretation on cultural, historical and environmental information.
- 1.11** Improve orientation, encourage broader use of the site and increased length of stay through directional signage.
- 1.12** Support existing businesses with options to leverage off activity generated in and around the Anglesea River Bank area.
- 1.13** Retain and reinforce the village atmosphere of Anglesea.
- 1.14** Support "Your Visions" Anglesea Community Strategy, particularly in the retention and upgrade of public open space and provision of facilities and spaces for children and young people.

DESIGN PRINCIPLES ENVIRONMENT

The following principles are key objectives for the project. They have been developed in response to the consultation and analysis phase of the project.

2.00 ENVIRONMENT

- 2.01** Show case and protect the distinctive qualities of the Anglesea Estuary.
- 2.02** Respond to the changing character of the estuary through appropriate design.
- 2.03** Address community values regarding the protection of the river water quality and the impacts of future increases in development and traffic on the Great Ocean Road.
- 2.04** Upgrade stormwater outlets and open drainage channels in line with Best Practice Urban Stormwater Design Principles.
- 2.05** Implement a weed control programme to improve the quality of the bushland, estuarine and coastal areas.
- 2.06** Implement planted treatment swales or filtration systems as required to ensure the future health of the estuarine and marine environment.
- 2.07** Identify broader stormwater management issues to be addressed by Council.
- 2.08** Support management plans and strategies, including the Anglesea River Management Plan, the Central West Estuaries Coastal Action Plan, the River Mouth Opening Protocol and the Corangamite Catchment Management Strategy.
- 2.09** Provide river edge treatment options to be reviewed upon the outcomes of the CCMA's investigations into the structural condition of the existing river edge wall and opportunities to remove sections of the wall and revegetate areas of the riverbanks.
- 2.10** Protect and enhance existing habitat areas and significant vegetation.
- 2.11** Licensing for commercial activities to manage river access to minimise impact on seagrass and mudflat environments.
- 2.12** All new structures and landscape elements are to incorporate sustainable design principles.

DESIGN PRINCIPLES CONNECTIVITY

The following principles are key objectives for the project. They have been developed in response to the consultation and analysis phase of the project.

3.00 CONNECTIVITY

- 3.01** Improve pedestrian connectivity within the riverbank study area, and between the riverbanks and other destinations such as the shopping centre, beach and river front shops.
- 3.02** Provide path links to all existing pedestrian refuge crossing points.
- 3.03** Provide access for all ages and abilities to key destinations.
- 3.04** Improve pedestrian safety and Great Ocean Road crossing conditions.
- 3.05** Develop opportunities to alleviate the division of the town created by the Great Ocean Road and Anglesea River.



DESIGN PRINCIPLES WEST BANK

The following principles are key objectives for the project. They have been developed in response to the consultation and analysis phase of the project.

4.00 WEST BANK

- 4.01** Retain the open quality of the west bank.
- 4.02** Provide additional shade and shelter.
- 4.03** Develop appropriate facilities to respond to the high visibility and accessibility of the central activity hub of the west bank.
- 4.04** Reduce visual impact of car parks and existing structures.
- 4.05** Minimise development of additional structures.
- 4.06** Encourage appropriate commercial opportunities that do not require permanent built infrastructure in response to the physical constraints of the area and seasonal use.
- 4.07** Improve facilities for markets and community events.
- 4.08** Rationalise toilet facilities: reduce number of toilet blocks and upgrade facilities to be retained.
- 4.09** Develop versatile facilities that both enhance the quality of the space, and accommodate multi-purpose uses and age groups.
- 4.10** Provide opportunities for informal recreation, social gathering spaces and informal play events within the landscape.
- 4.11** Lighting design to allow both day and night use of the west bank, while ensuring effective light pollution control.

DESIGN PRINCIPLES

EAST BANK & IMPLEMENTATION

The following principles are key objectives for the project. They have been developed in response to the consultation and analysis phase of the project.

5.00 EAST BANK

- 5.01** Retain the natural bush qualities of east bank.
- 5.02** Develop more extensive walking circuits and provide seating.
- 5.03** Improve pedestrian connections to the beach, Surf Coast Walk and key locations.
- 5.04** Improve environmental quality of bushland, saltmarsh and estuarine areas.
- 5.05** Maintain restricted access to the existing Fairylands conservation area.
- 5.06** Ensure adequate emergency vehicle access.
- 5.07** The Lions Park area has been identified through consultation, as being valued as a key location to develop a high quality community recreational space. This site is currently being considered in a feasibility study for a Great Ocean Road Discovery Centre. Any future development will ensure the provision of a community, recreational facility.

- 5.08** Provide low key, short-term upgrades for the area, including provision of a performance and events space, in lieu of an outcome to the Discovery Centre feasibility study.

5.09

Investigate use of low level lighting in key locations.

- 5.10** Address requirement for toilet facilities and skate ramp upgrades in response to outcomes for future development plans for this area.

6.00 IMPLEMENTATION

- 6.01** Address implementation issues through developing a long term vision, to be supplemented and supported with projects implemented in the short term.
- 6.02** Design solutions, within the scope of this Master Plan, are to address the limitations of existing infrastructure, and to support longer term goals identified for the Anglesea Riverbank.

FINAL MASTERPLAN

ANGLESEA RIVERBANK MASTERPLAN



Final Masterplan

Key Elements

Edge Condition Sections

Design Sections

18

19 – 31

32 – 36

37 – 40

FINAL MASTERPLAN



LEGEND

| | | | |
|--|---|--|---|
| | Proposed Swamp Curbs - west bank | | Emergency Vehicle Access - east bank |
| | Proposed Indigenous Eucalypts - west bank | | Existing Pedestrian Refuge |
| | Existing Eucalypts - west bank | | Proposed Pedestrian Refuge |
| | Proposed Monials with clear understorey - west bank | | Proposed Removal of Pedestrian Refuge |
| | Existing Monials - west bank | | Destination Points - seating / lookouts / shelter |
| | Proposed Monials with understorey - west bank | | Structural Connection Markers |
| | Existing Canopy Trees - west bank | | Playground and Informal Play Spaces |
| | Existing Low Vegetation - west bank | | Seating, BBQ's and Picnic Tables |
| | Proposed Seals Parking - west bank | | Paving Mats and Interpretive Elements |
| | Proposed Flower Planting | | Existing Car Park - sealed |
| | Existing Car Park Paving | | Proposed Car Park Upgrade |
| | Lawn | | Proposed Buildings and Pergolas |
| | Feature Paving | | Existing Buildings |
| | Boardwalk | | Proposed Shade Structures |
| | Proposed Decked Path | | Fence Line |
| | Existing Concrete Path - west bank | | Existing River Edge |
| | Gravel Gravel Path | | Existing Stormwater Outlets |

FINAL MASTERPLAN KEY ELEMENTS



1. Construct pedestrian boardwalks to either side of the bridge.

Explore opportunities to provide a pedestrian refuge to the west of the bridge, to connect the north and south river banks.

2. Plant high canopy street trees (Swamp Gums) along the Great Ocean Road to provide definition of the riverbank parkland, enhance the quality of the open space and frame views to the river and adjacent commercial and residential buildings. Tree spacing (to be approximately 8-10m) to ensure continuous canopy cover. Underground the powerlines to improve the amenity of the riverbank and enhance the driving experience. Provide additional road edge definition with low bollards to address issues of informal vehicle access and to improve safety for children and families using the riverbank area. Bollard design to have minimum impact on views to the river and ocean.



FINAL MASTERPLAN KEY ELEMENTS



3. Remove existing toilet block and replace with a distinctive lightweight shelter that reflects both the contemporary, and the environmental qualities of Anglesea. Relocate BBQs and picnic facilities to the river side of the Moonah canopy to provide a better waterfront aspect. Explore sustainable launching solutions and provide boardwalk and gravel area adjacent to river to support adventure tour operators, school groups and commercial water-based activities. Carpark design to ensure adequate boat / trailer access.



4. Create a visual link to the McMillan Street Community Precinct by implementing a series of sculptural 'connection markers' reflecting the distinctive character of Anglesea. Explore opportunities to integrate a planted stormwater treatment swale with the sculpture installation.



FINAL MASTERPLAN KEY ELEMENTS



5. Modify sections of the waterfront path to enhance the river edge experience and to maximise the open space area.

Proposed edge conditions are indicative only and the final design will be subject to the findings of an investigation into the structural condition of the existing river wall and identification of opportunities to remove the wall and plant along some areas of the riverbank (refer 'Edge Condition Sections').



6. Explore opportunities to use recycled water, currently available to the site, for irrigation of lawn areas.

FINAL MASTERPLAN KEY ELEMENTS



7. Integrate artworks and interpretative installations into landscape elements such as destination points, buildings, furniture, boardwalks and paving inlays, as well as already planned projects such as the William Buckley Trail and the GOR plaque.



FINAL MASTERPLAN KEY ELEMENTS



8. Upgrade all gravel car parks, maintaining existing number of parking spaces within the riverbank area.
9. Provide bike racks at all car parks and major destinations to:
 - address traffic congestion;
 - alleviate pressure on parking facilities in peak seasons;
 - reduce dependency on vehicles;
 - contribute to improved community health and wellbeing.
10. Develop a distinctive streetscape identity to highlight the central hub of the riverbank and adjacent cafes and shops.

Provide an additional pedestrian refuge at the central car park to create a safer and more direct connection to the central hub.

Remove the existing pedestrian refuge, to the south of the central car park, to resolve safety and visibility issues associated with the current location, under the shadow of the Moonah canopy.

FINAL MASTERPLAN KEY ELEMENTS

- 11 Upgrade the central car park in accordance with best practice urban stormwater design principals.

Remove the second entrance to the central car park to allow the roadside parking strip to be widened.



- 12 Replace the central toilet block with a multi-functional building to provide a greater number of toilet cubicles, shelter and provision for a versatile outdoor performance and gathering space to support a range of community events. The central hub facility will be supported by the potential to house visitor information services within the building.

- 13 Upgrade the existing jetty with a pontoon structure to address flooding issues.



FINAL MASTERPLAN KEY ELEMENTS



- 14 Provide road-side bus, caravan and trailer parking extending from the Moonah canopy to the Four Kings car park entrance.

Extend the existing Moonah canopy to frame parking area.

- 15 Existing Moonahs are to be protected from informal access by removing all BBQ and picnic facilities from beneath the canopy, revegetation with low species, providing shade structures adjacent to the new Moonah plantings and providing a defined, gravel track to connect bus drop-off points to the main path. BBQ's and picnic facilities to be located under the new shade structures. The design of the shade structures will draw on the qualities of the established Moonah woodland to create distinctive features in the riverfront landscape. The track dissecting the new and existing Moonahs provides an opportunity to reinforce the significance of established Moonah plantings along the coast, through interpretative installations illustrating the slow growing nature of these trees.

FINAL MASTERPLAN KEY ELEMENTS



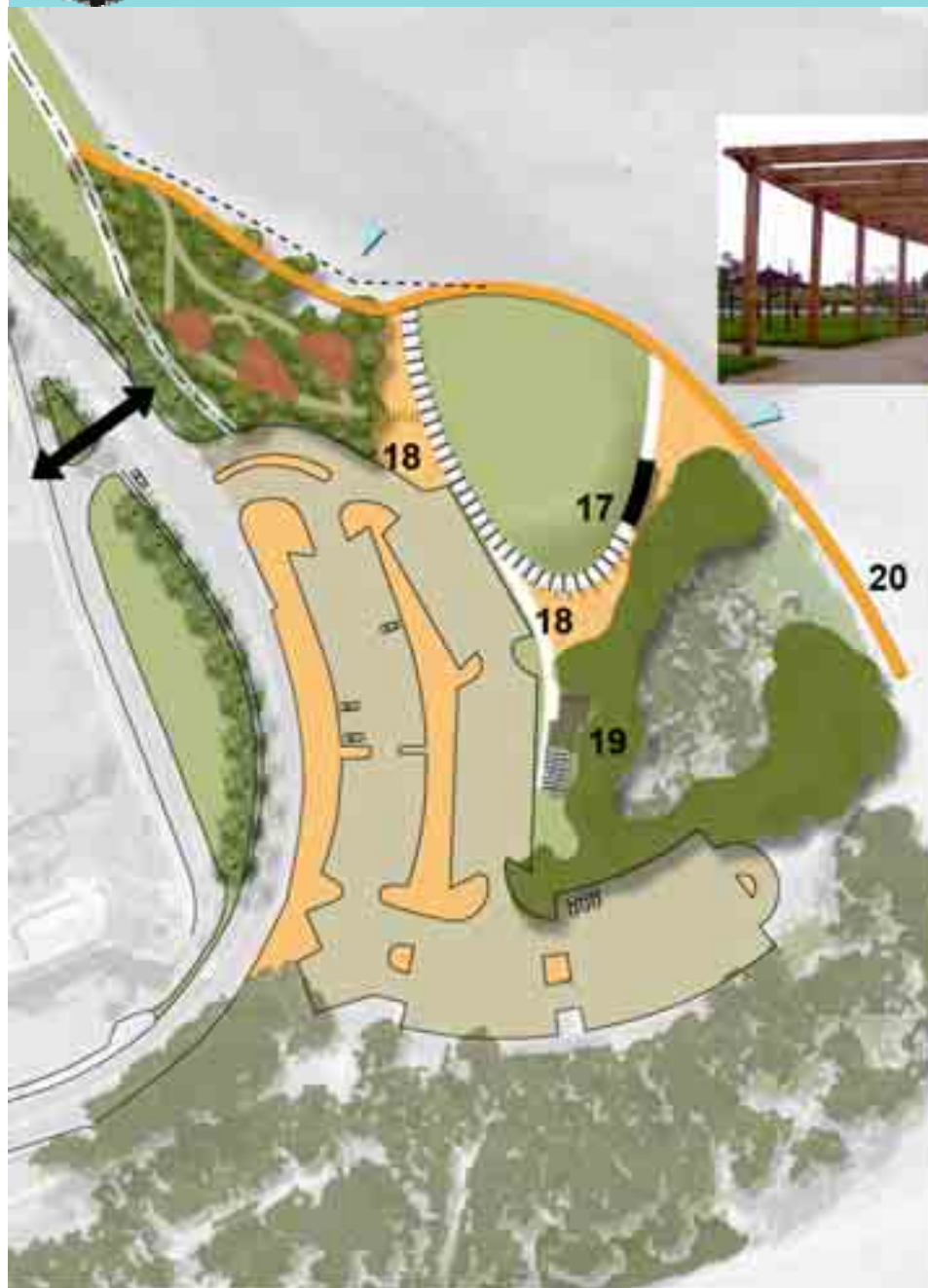
- 16 Develop a shaded parkland area by planting a new Moonah woodland area with a clear understorey. Remove all existing weedy shrubs.

Explore opportunities to implement riparian vegetation along the water's edge adjacent to the proposed Moonah woodland area.

Create a playful landscape beneath the Moonah canopy and provide paths, seating and picnic tables. Develop opportunities to incorporate interpretative cultural and historical play elements into the waterfront landscape.



FINAL MASTERPLAN KEY ELEMENTS



- 17 Provide a versatile shelter structure and pergola that frames the open space and facilitates community events, performances, small markets and informal social gatherings. The shelter will also support use by adventure tour operators and school groups.
- 18 Explore options for the treatment of stormwater currently drained from the existing sealed car park directly into the river mouth.
- 19 Upgrade the existing toilet block, replace existing cladding with quality materials, and increase the number of cubicles. Relocate and upgrade the outdoor shower. Install water tanks to support toilet flushing water requirements.
- 20 Construct boardwalks connecting existing paths and tracks with the river mouth, to provide a connection to the beach and surf on both sides of the river, and all abilities access to the beach on the west bank.

FINAL MASTERPLAN KEY ELEMENTS



- 21 Provide a pedestrian route connecting the bridge and the shopping centre via a boardwalk through the bush area. The raised boardwalk will be designed, and aligned to minimise impact on significant vegetation. Extensive weed management will be undertaken to rehabilitate bushland, and interpretative material will be integrated into the boardwalk structure.
- 22 Short-term Lions Park upgrades to include playground equipment, low mounding, seating, shelter, picnic facilities and paths. Install low-level lighting to the picnic area and along the pedestrian route between the bridge and the shopping centre.
- 23 Improve grassed banks and provide seating around the existing skate ramp.
- 24 Implement additional tree planting to frame open spaces.
- 25 Provide a timber deck edge to the Lions Park open space area and the Anglesea Recreation Association Shed.
- 26 Upgrade overflow-parking area by defining parking bays and implementing planting to reduce the gravel expanse and improve the visual amenity.

FINAL MASTERPLAN

KEY ELEMENTS



- 27 Weed management and revegetation required for highly degraded areas of bushland.
- 28 Demonstration / trial revegetation area defined by track and boardwalk.
- 29 Regrade east bank tracks to address drainage issues and implement boardwalks in areas prone to flooding. Revegetate networks of informal tracks. Install bollards to restrict informal vehicle access. Track alignment re-assessed onsite prior to implementation to avoid impact on significant vegetation. Extent of rockwall/boardwalk to be based on outcomes of CCA report.
- 30 Implement a pedestrian connection to the residential areas to the east of the riverbank. Track alignment to be assessed on site prior to construction to avoid impact on significant vegetation by utilising existing track clearing and new clearings resulting from weed removal.
- 31 Maintain restricted access to the Fairylands conservation area. Repair & upgrade fencing. Implement a 'dogs on lead policy' for the area all year round.
- 32 Explore opportunities to remove the river edge retaining wall along the Fairylands frontage, to re-establish a habitat corridor between the river and the conservation area. Provide board walk access to continue the river edge trail.

FINAL MASTERPLAN KEY ELEMENTS



- 33 Investigate opportunities to develop a bird hide located on the edge of the Fairylands Moonah woodland, viewing across the conservation area.
- 34 Renegotiate the boundary fence between the Caravan Park and Fairylands to allow for a broader trail circuit linking with the existing water edge track. Realign paths to reduce the current 'gun barrel' effect of the straight boundaries.
- 35 Establish a 4m wide firebreak and emergency access road along the northern boundary of the caravan park, from the river to Cameron Rd and maintain existing emergency vehicle access via the bowls club along a slashed grass track.
- 36 Retain North / South 4m X 4m clearance emergency vehicle access. Along this clearance provide a meandering gravel track defined by low ground covers.
- 37 Remove the culvert at Blind Creek and implement a pedestrian bridge.
- 38 Provide an additional fishing platform near the mouth of Blind Creek.
- 39 Reinstate original drainage patterns to salt marsh areas where possible and provide boardwalk access as required in areas prone to seasonal inundation.

FINAL MASTERPLAN KEY ELEMENTS

- 40 Install fencing to the full extent of the caravan park boundary to discourage informal access through the Moonahs and salt marsh. Reduce the number of caravan park access trails.



- 41 Retain grassed area adjacent to caravan park access and supplement existing indigenous planting to frame the space. Investigate methods to stabilise eroding banks adjacent to the caravan park and provide a boardwalk connection to allow for the natural changes of the estuarine environment.

FINAL MASTERPLAN EDGE CONDITION SECTIONS

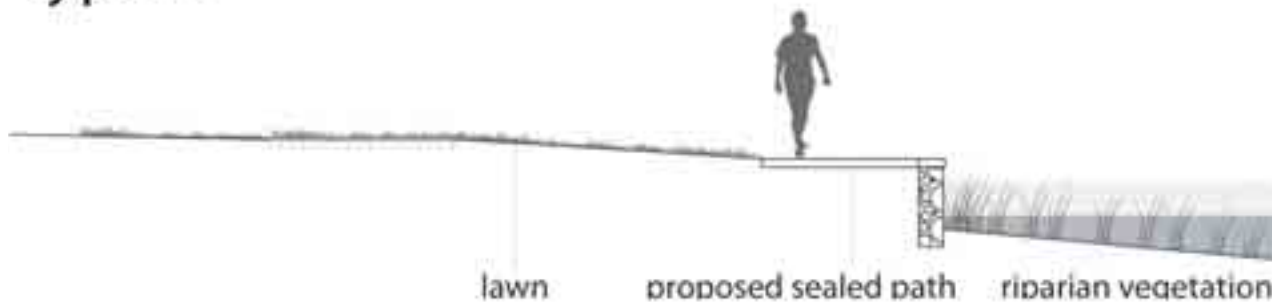
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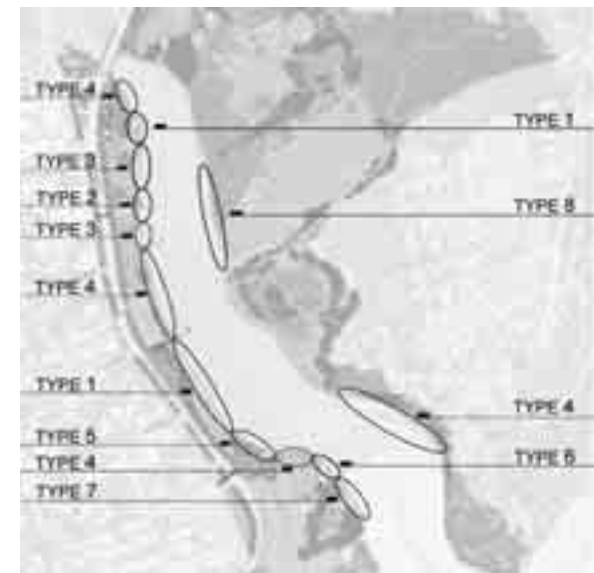
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Type 2



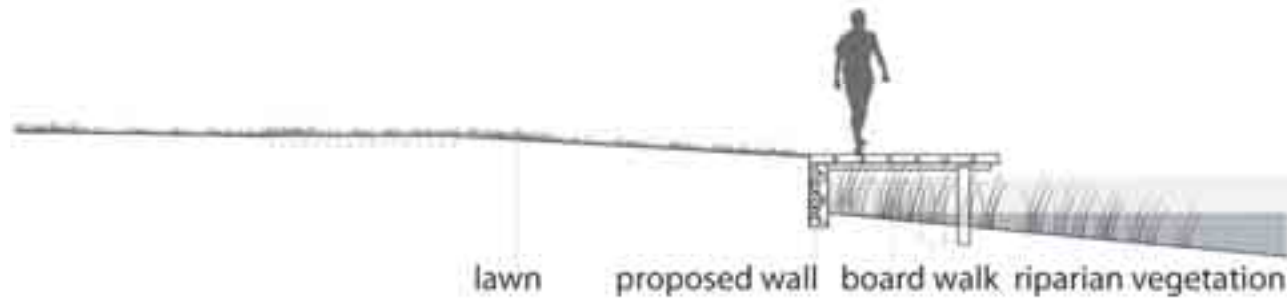
A series of proposed edge condition treatments have been developed for this Masterplan. The final application and location of these treatments will be determined upon completion of investigations into the existing river wall, river hydrology and soil conditions.



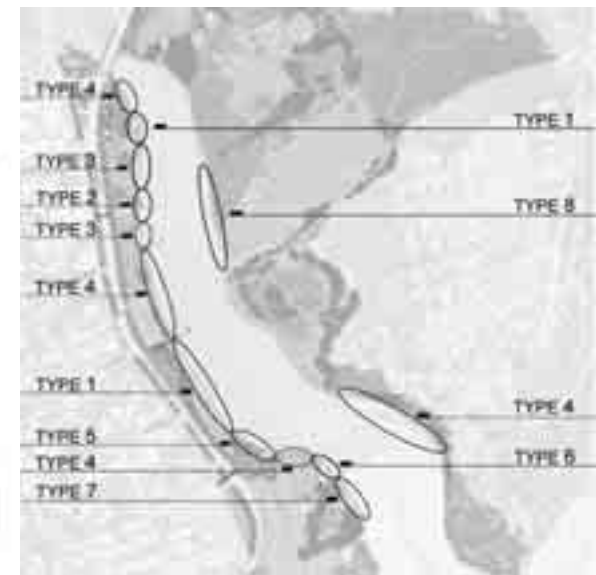
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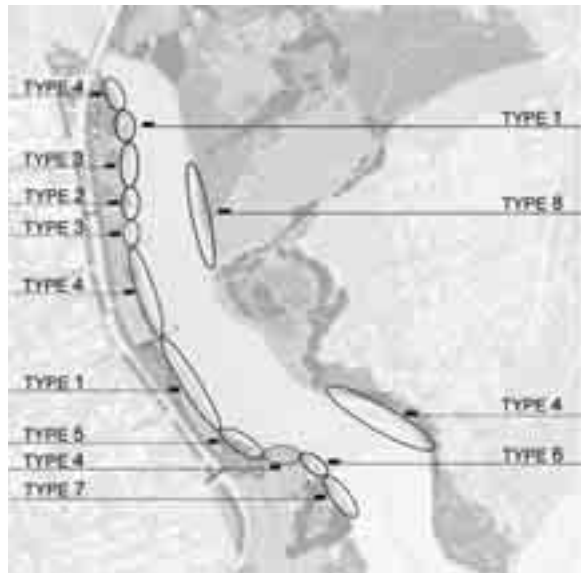


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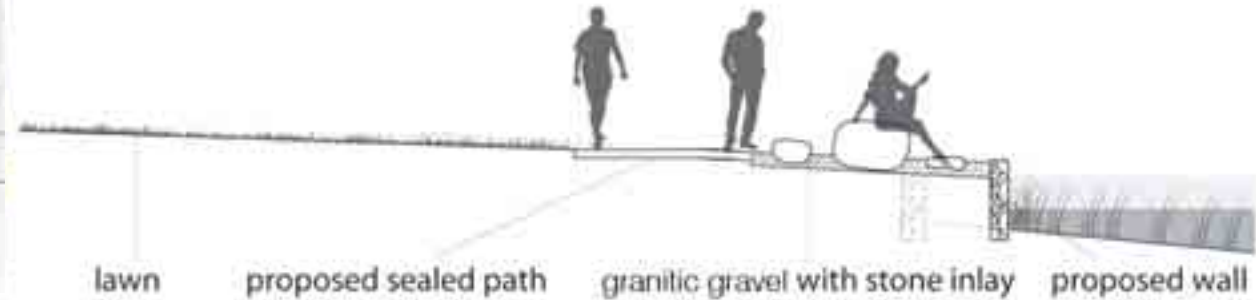


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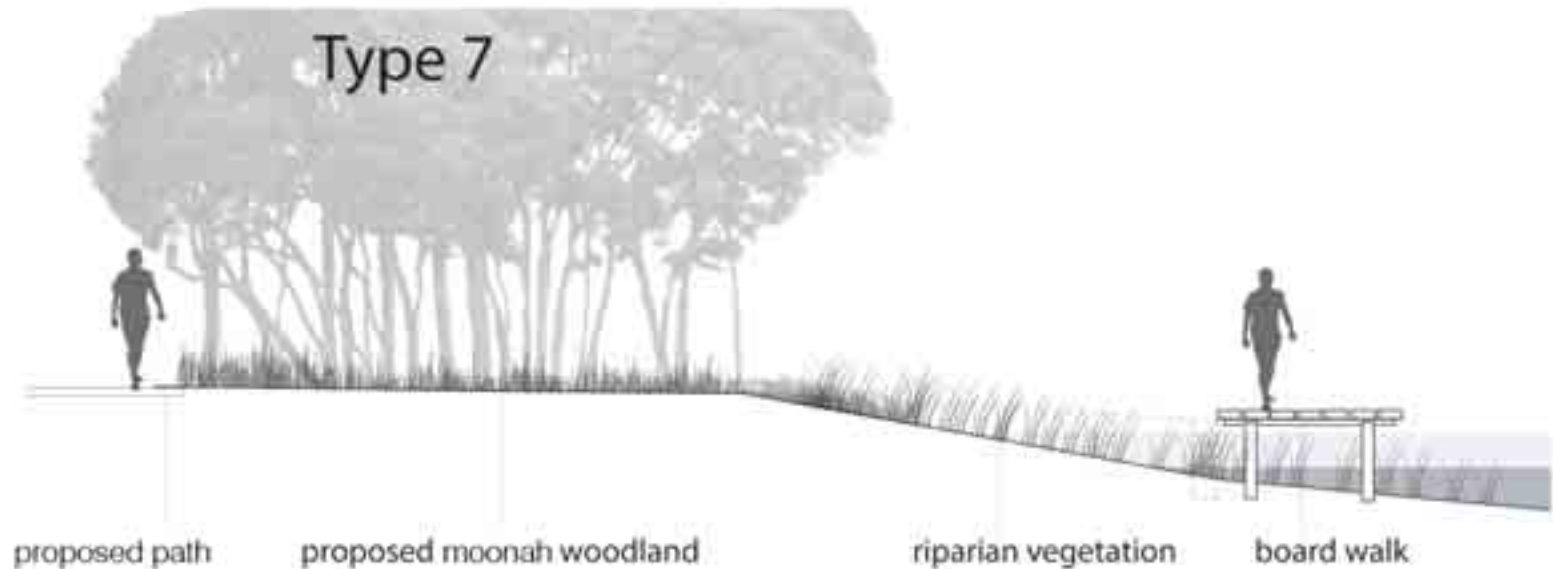




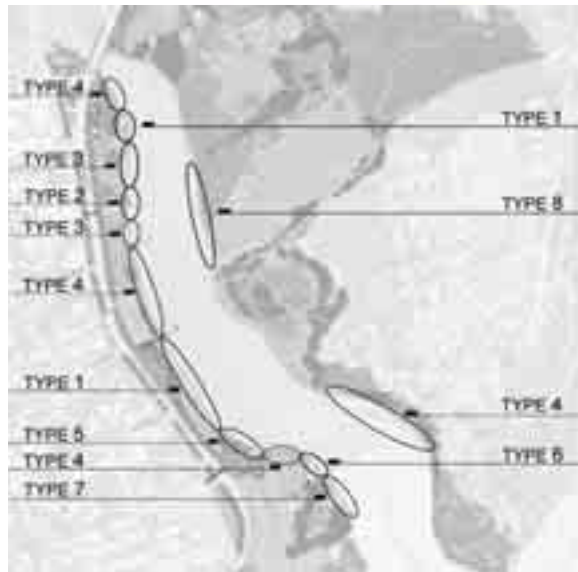
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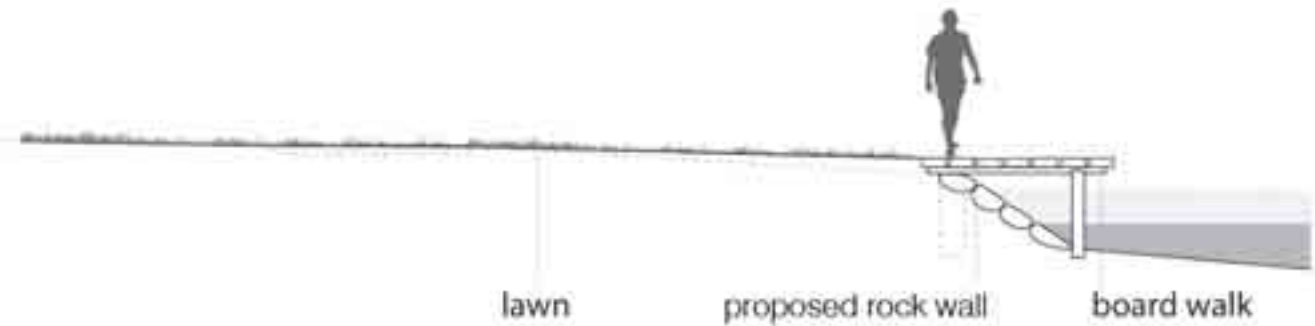
FINAL MASTERPLAN EDGE CONDITION SECTIONS



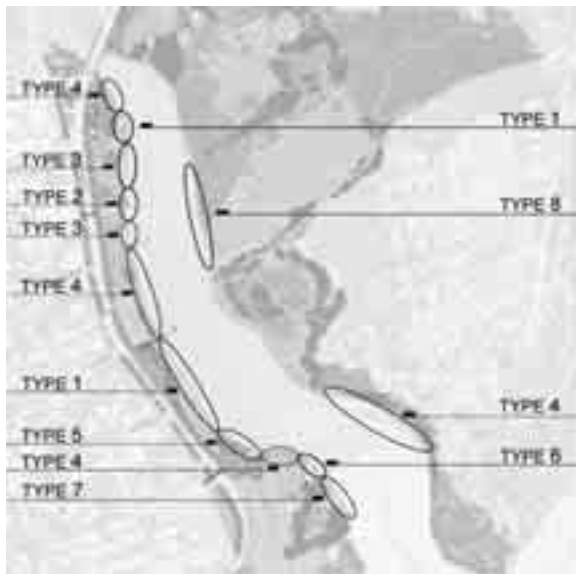
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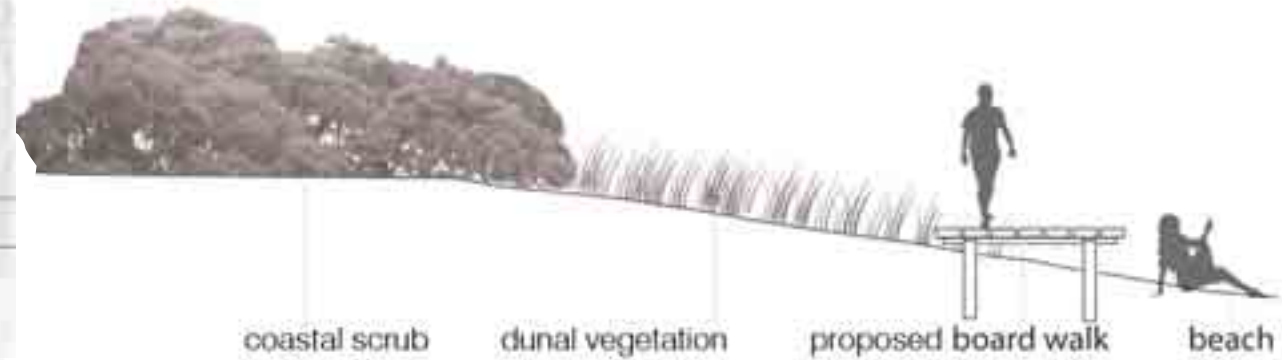
Type 8b



FINAL MASTERPLAN EDGE CONDITION SECTIONS



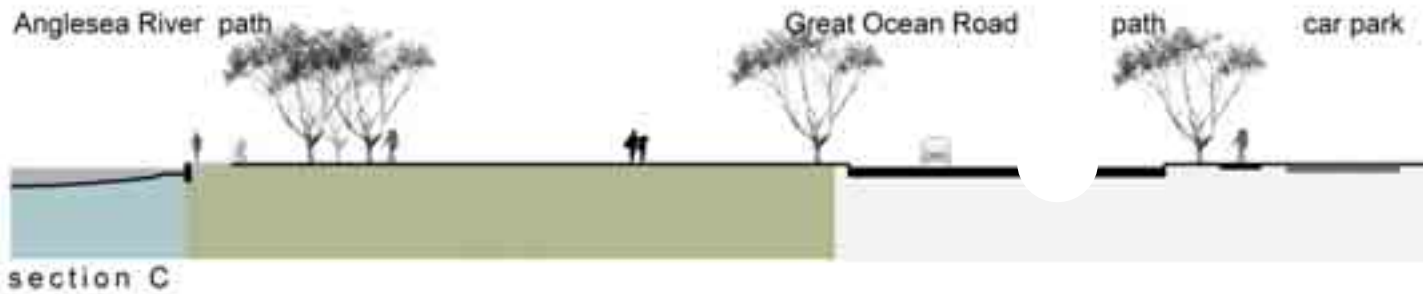
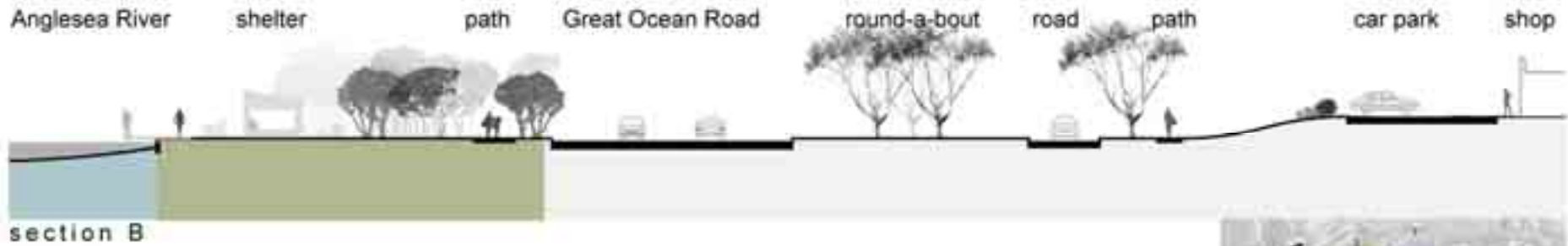
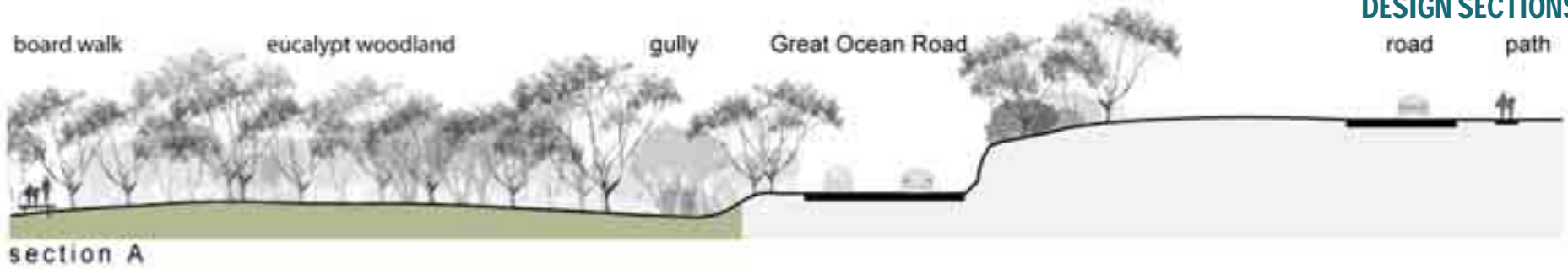
Type 9



Type 10



FINAL MASTERPLAN DESIGN SECTIONS



FINAL MASTERPLAN DESIGN SECTIONS

Anglesea River path sculptural markers Great Ocean Road path car park shop



section D



Anglesea River jetty seating and picnic area path car park Great Ocean Road car park shops



section E

Anglesea River moonah woodland with path and play areas path Great Ocean Road



section F

FINAL MASTERPLAN DESIGN SECTIONS

