

APOLLO BAY HARBOUR

RECREATION AND COMMUNITY HUB



“The underlying principle of the Master Planning process has been that Apollo Bay must capitalise on its unique location and develop in a way that will set it apart from other towns along the Great Ocean Road, especially maintaining its distinctive seaside fishing village character and the port as a working harbour, enhancing the natural environment and maximising community benefit. “

Colac Otway Shire

MARCH 2014

AIMS

In keeping with the Colac Otway Shire's principles, the development of the Apollo Bay Harbour Recreation and Community Hub aims to improve the efficiency and accessibility of the working harbour; to provide a range of community facilities; and to create a new focal point for the town and surrounding region, a 'must see' tourist destination on the Great Ocean Road.

Building on previous studies (including Enquiry by Design process 2008), this project will increase tourist visitation and generate local economic development.

CONSIDERATIONS

- respect the outcomes of past studies with the exclusion of the hotel
- include Recreation, Leisure, Health and Wellbeing as permitted uses in the planning scheme amendment and allow for such facilities in the Harbour Master Plan
- ensure Accommodation is a prohibited use in the Amendment C73 as already agreed

COLAC OTWAY SHIRE POSITION

- In March 2013, Councillors unanimously voted to provide in-principle commitment to the ongoing operational costs of a proposed Apollo Bay Indoor Aquatic Centre, subject to the funding of operational costs from current expenditure and external funds being sourced for the capital construction of the facility; to investigate means to reduce the financial commitment required for ongoing operations; and to lobby state and federal governments for capital funds for construction of an indoor aquatic centre in Apollo Bay.
- In March 2014, Councillors unanimously voted to amend the Amendment C73 Apollo Bay Harbour to include Leisure & Recreation as permitted uses; and supported an indoor swimming pool/sea baths and other health & wellbeing uses to be included within the Harbour precinct as part of the Harbour Master Plan and will continue their support for same at a relevant Panel hearing.

PROPOSED DESIGN ELEMENTS as per Concept Plan over page

- **Community Club rooms** – Sailing Club, other groups & shared facilities
- Multipurpose community programme space, indoor and/or outdoor
- Shared function/community spaces
- **Pocket parks** (usable public open spaces) including picnic tables and BBQs
- **Pathways** linking the foreshore areas and harbour precincts and commercial town precinct
- **Gymnasium**, Spa, Hydrotherapy and other health and fitness areas
- **Wellbeing suites, boutique health club** to accommodate aroma therapy, massage and other businesses
- **Aquatic recreation** - enclosed heated 25m pool, programme pool and 50m sea bath or similar, and socialising areas
- **Cafe, Restaurant**

- **Expanded works yard** and building, also providing a buffer between industrial use and the passive and active recreation areas to the east
- **Convenient marina facilities** including toilets, showers, BBQs and socialising areas
- **Cultural** and historical information of the site including the Aboriginal 'well' site and a focal point for departure on the Great Ocean Walk
- **Marine and environmental** science education facility

These elements have been informed by and flow from the Enquiry by Design Master Plan community consultation process, in keeping with the Council's vision.

PROJECT BENEFITS

Social and Health

The Harbour Recreation and Community Hub

- provides a social space for community members of all ages to connect, as well as for visitors to the area thus strengthening the fabric of the community
- improves equitable and safe access to services, many of which are currently only available in Colac and therefore not readily available for this community
- offers numerous health and education benefits, thus maintaining Apollo Bay's liveability which will encourage new residents and allow new residents to remain in Apollo Bay
- provides services that will be popular to tourists so that they will extend their stay

Economic

The Harbour Recreation and Community Hub

- provides economic benefit not only to the Community but to the whole Region
- provides shared community facilities to allow a diversity of partners, the ability to attract private partnerships and capital grants
- provides employment and training opportunities for members of the local community
- provides a boost to the local economy from the increase in visitors' spend and length of stay
- that includes health and wellbeing, aquatic and cultural elements can trigger new investment nearby in the town and in turn increase rate revenue

Environmental

The Harbour Recreation and Community Hub

- maintains Apollo Bay's distinctive fishing village character
- enhances the natural environment for the community and visitors
- provides for the long term management of public open space and ensures public access
- protects and enhances the Aboriginal and cultural heritage of the Harbour
- increases the tourism appeal of the harbour

The Recreation and Community Hub provides the direction required to achieve the need expressed in the Municipal Strategic Statement "to develop the Apollo Bay Harbour with a tourism, fishing, boating, commercial and recreational focus strengthening links to the town centre of Apollo Bay and providing net community benefits"

The attached concept is an example of how this vision is achievable within the Harbour Precinct .



KEY

1. Existing Dry Dock
2. West Shop & Admin
3. Possible Retail
4. Possible Retail
5. Possible Retail
6. Existing Co-Op
7. New Board-walk
8. Terraced Piers
9. 50m sea both zone
- 9A. Potential full board walk around sea both
10. New 'pocket park'
11. Aquatic Centre
12. 25m Pool
13. Program Pool
14. Aquatic Terrace
15. Amenities
16. Aquatic Admin
17. Foot Plant & Stores
18. Cafe & Cafe Prep/Seve
19. Multi-purpose Community Sports Area
20. 150sq m sailing club
21. 40sq m amenities
22. 150sq m Multi-Purpose
23. Sailing Club Green Store
24. Boat rigging area & overflow parking
25. BBO & Green Space
26. Existing boat Ramp
27. Area Not Shown on this plan (Level 1)
28. Multi-purpose Community Program space
29. Multi-Purpose Community Social/Meeting Space (inc warm-up kitchen)
30. Level lobby
31. Amenities
32. Possible Future expansion zone
33. Other Possible Spaces (Level 1)
34. Health & Fitness
35. Wellbeing Suites
36. Function Space
37. Roof Terrace (Viewing area)



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**APOLLO BAY HARBOUR REDEVELOPMENT &
COMMUNITY FACILITIES**
SITE LAYOUT - OPTION 1

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