



# **APOLLO BAY HARBOUR WATERFRONT PROMENADE**

## **DESIGN REPORT FOR COMMUNITY CONSULTATION**

**OCTOBER, 2021**



## **PROJECT BRIEF**

The relocation of the port operations depot at Apollo Bay Harbour will allow the community to access more of the harbour's waterfront than they have been able to in over 60 years.

What is now known as the harbour yard will be transformed into a waterfront promenade; a space which the public can access at all times of day, for free.

The waterfront promenade will bring people closer to the water's edge, with lookouts extending over the sea wall, offering prime views across the harbour to the moored fishing fleet and into the slipway yard where the boats are maintained.

The promenade will provide a key link from Mother's Beach to the west to the Fisherman's Co-Op and along a new boardwalk to the boat ramp and the rugged coast at Point Bunbury to the east.

In future stages of the development, the promenade will feature a row of new commercial tenancies. These will become places for refreshments, retail, tourism and cultural heritage information. Above the commercial properties will be a publicly accessible roof deck extending from the existing fisherman's cooperative. This deck will offer spectacular views over Apollo Bay and the harbour and provide space for the beloved co-op to expand its outdoor dining offering too.

## **EXISTING CHARACTER**

The first part of this document explores the harbour's history, character and the design approaches that continue the Harbour's proud role in Apollo Bay. This part looks at materials, planting and the general design decisions that will ensure the Harbour's spirit is captured in the Waterfront Promenade.

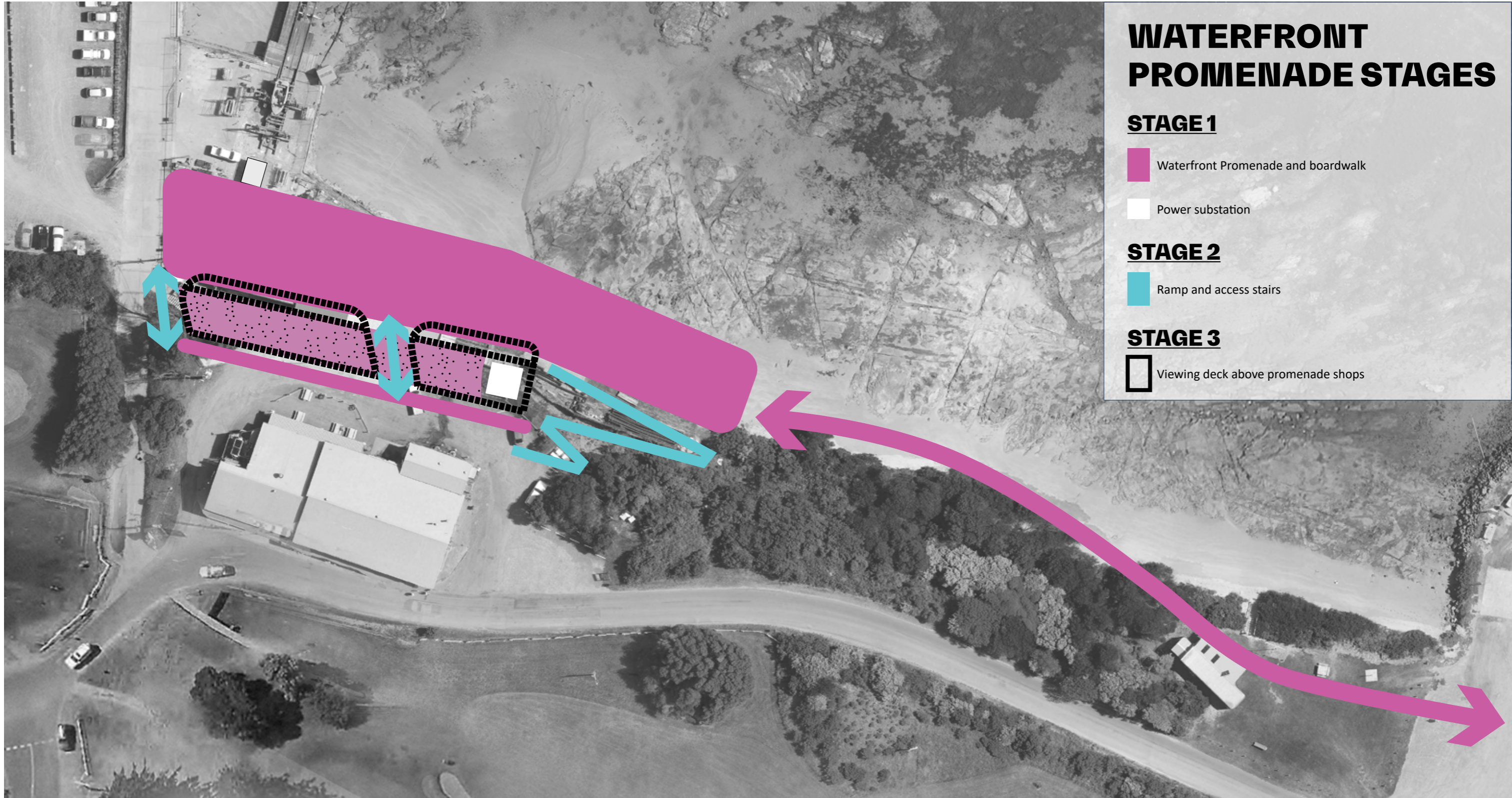
## **TWO THEMATICS**

The second part of this document outlines two conceptual design approaches to the Waterfront Promenade, each following a thematic. Community members are asked to provide their feedback on these concepts through Colac Otway Shire's online survey.





The harbour yard and Fisherman's Co-op






# WATERFRONT PROMENADE STAGES


## STAGE 1

-  Waterfront Promenade and boardwalk
-  Power substation

## STAGE 2

-  Ramp and access stairs

## STAGE 3

-  Viewing deck above promenade shops



# APOLLO BAY HARBOUR EXISTING CONDITIONS





## EXPLORING THE CHARACTER OF THE HARBOUR & THE COAST



① FISHING FLEET IN REPAIR IN THE HARBOUR'S SLIPWAY YARD

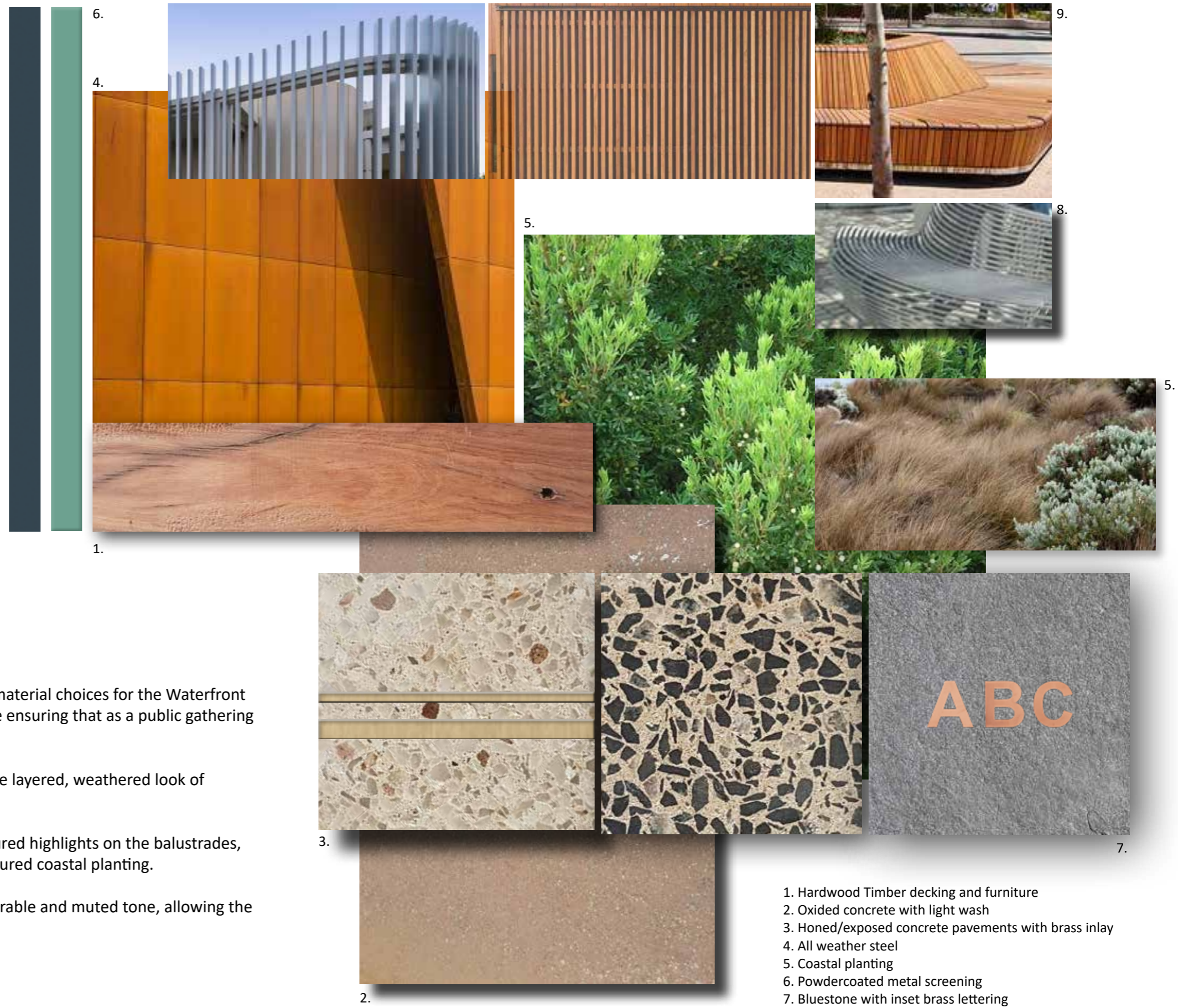


② CRAY POTS



③ REMNANT DUNE SCRUB ECOLOGY





## MATERIAL PALETTE PHILOSOPHY

The Harbour remains a vital part of Apollo Bay's economy and so the material choices for the Waterfront Promenade will continue to express that hard-working language, while ensuring that as a public gathering space, it also prompts delight and comfort.

The material selection is grounded by the hardy slabs of timber and the layered, weathered look of exposed aggregate that will make up the groundplane.

Gathering spaces on the promenade will be enlivened by coastal coloured highlights on the balustrades, rich finishes on the furniture and interpretive elements, as well as textured coastal planting.

Transition spaces like stairs, ramps and boardwalks will take a more durable and muted tone, allowing the views take priority.

1. Hardwood Timber decking and furniture
2. Oxidized concrete with light wash
3. Honed/exposed concrete pavements with brass inlay
4. All weather steel
5. Coastal planting
6. Powdercoated metal screening
7. Bluestone with inset brass lettering
8. Bead blasted steel wire
9. Timber batten



## SEASONALLY COLOURFUL GATHERING SPACES



Gnarled coastal shrubs in planter seats



Coastal colour



Coastal colour



Coastal tussocks

## PLANTING

The planting scheme takes inspiration from the ruggedness of some of the endemic dune vegetation, like the coast bearded-heath and tussock poa grasses and uses hardscape elements to elevate the sculptural qualities of this local flora.

Outdoor dining and retail will make the harbour a year round destination, so seasonal interest in the feature planting is essential.

At more sensitive areas, the existing vegetation classes will be retained and protected so that they can continue to service the dune ecosystems and provide shelter from wind.

Valuing the forms and textures of indigenous flora is an important way to highlight the ongoing importance of the dune. Where possible, the planting palette will include species from the two vegetation classes found around the Harbour:

### Coastal Dune Scrub vegetation class includes:

- *Atriplex cinerea* - Coast Saltbush
- *Leucopogon parviflorus* - Coast beard-heath
- *Rhagodia candolleana* - Seaberry saltbush
- *Suaeda australis* - Austral seablite
- *Senecio pinnatifolius* - Variable groundsel
- *Lagenophora sipitata* - Common bottle-daisy
- *Senecio spathulatus* - Dune groundsel
- *Apium prostratum* - Sea celery
- *Caprobrotus rossii* - Karkalla
- *Threlkeldia diffusa* - Coast bonefruit
- *Lachnagrostis billardierei* - Coast blown-grass
- *Poa australia* - Tussock grass
- *Ficinia nodosa* - Knobby club-sedge
- *Clematis microphylla* - Small-leaved clematis
- *tetragonia implexicoma* - Bower spinach

### Coastal Dune Grassland vegetation class includes:

- *Atriplex cinerea* - Coast Saltbush
- *Suaeda australis* - Austral seablite
- *Senecio pinnatifolius* - Variable groundsel
- *Acaena novae-zelandiae* - Bidgee-widgee
- *Actites megalopcarpa* - Dune thistle
- *Apium annuum* - Annual celery
- *Caprobrotus rossii* - Karkalla
- *Crassua sieberiana* - Sieber crassula
- *Dianella brevicaulis* - Small-flower flax-lily
- *Ficinia nodosa* - Knobby club-sedge
- *Spinifex sericeus* - Hairy spinifex
- *Clematis microphylla* - Small-leaved clematis

## DENSE, WINDSWEPT NATIVE THOROUGHFARES



Coast bearded heath



Tussock grasses

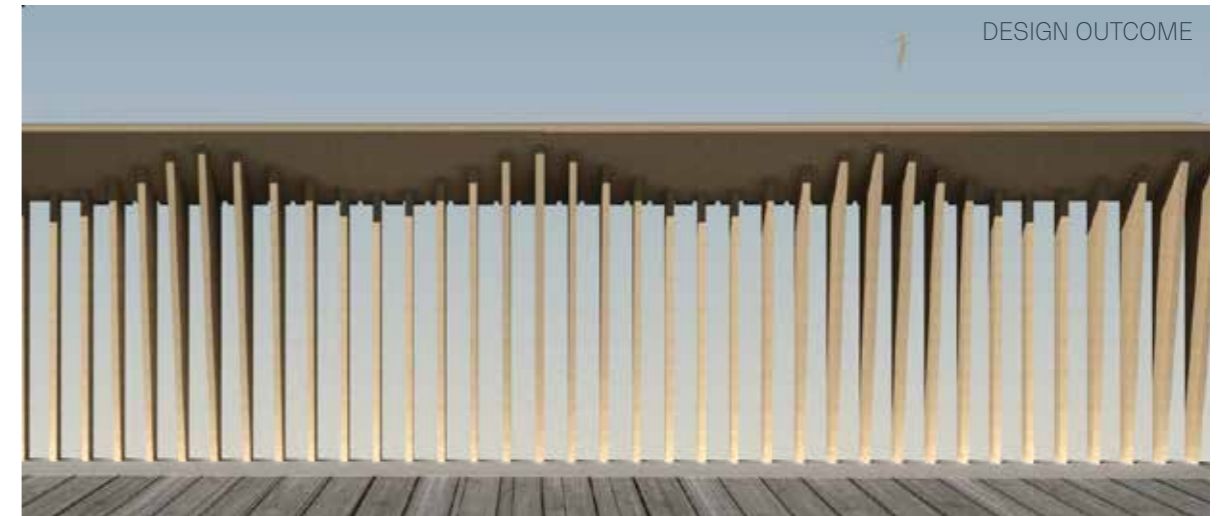


Coastal plant colour



## BALUSTRADE DEVELOPMENT

The edge of the promenade will be fitted with a balustrade for safety. The toprail will be a generous place for leaning and enjoying an ice cream or watching the fishing fleet come in. But ensuring that there is an uninterrupted view between the timber balusters to the water.



### VISUAL POROSITY

The baluster series maintains the prime views into the harbour, which is particularly important on the upper terrace and viewing platforms.



### LIGHTING AND VIEWS

Example of downlit balusters in Terrigal providing a safe route, without interrupting views



### RHYTHM

Balusters create visual rhythm along promenade and boardwalk. Top rail provides a generous surface to lean on.



# LIGHTING OVERVIEW



Overview of the material palette and lighting scheme



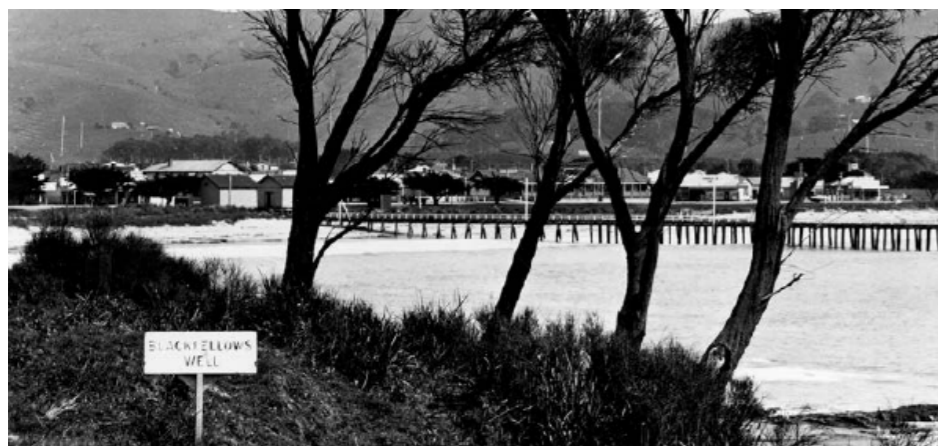
# CULTURAL HERITAGE INTERPRETATION DEVELOPMENT SURFACE TREATMENT



Example of brass inlay in paver, interpreting many histories below our feet.



Cultural heritage interpretation text sits at the centre of brass rings in feature pavement.



One of few images of the original well/freshwater spring



Droplets hint at the important water source now buried in the harbour. The multiple rings indicate its unknown true position.



Surface detail of interpretation text



CULTURAL HISTORY  
INTERPRETATION DEVELOPMENT  
FURNITURE TREATMENT



Cray pot seats for Option B.  
1M diameter unit.



Cray pot seats for Option B.  
2M diameter unit.



Timber seats for Option A.



Example of historical information laser cut into brass plate with perforated back.





OPTION A

# ROCKPOOL



# APOLLO BAY HARBOUR WATERFRONT PROMENADE DESIGN CONCEPT - OPTION A



## ROCKPOOLS

The construction at Apollo Bay Harbour since the 1950s has had a significant effect on the natural geomorphology of the region, changing the nature of wave breaks, accretion of sediments and the creation of dunes.

The first concept option references the forms of rockpools that are found to the east of Point Bunbury and hints at the many that are today covered by harbour infrastructure.





# APOLLO BAY HARBOUR WATERFRONT PROMENADE

## OPTION A

The Waterfront Promenade will transform the Harbour into somewhere that welcomes guests, while retaining its hardy character and maritime purpose.

Option A references the Point Bunbury geomorphology, with an overall form that is sympathetic to the eroded pools along the coast. Raised seating and planting elements appear from the upper deck as shapes found in the rockpools beyond the groyne.

The viewing deck extends from the upper terrace and over the future retail tenancies below, offering a covered space for all-weather use and outdoor dining.

Option A features a seating step beyond and below the existing sea wall that brings visitors closer to the water's edge. Glazed panels at key moments offer close views into the harbour. On the promenade, small islands rise out of the decking for groups or individuals to rest.

In both options, the promenade connects to the boat ramp and sailing club to the east via a boardwalk that is careful not to interrupt the culturally sensitive dunes.



### STAGE 1

- ① WATERFRONT PROMENADE  
Viewpoints, rest spots and wide pedestrian areas carry visitors from Trafalgar St to the boardwalk. See following page for details.
- ② BOARDWALK  
Fixing the broken connection between the harbour yard and the boat ramps to the East, this boardwalk gives perfect views of the harbour and the dunes

- ③ REFLECTIVE SEATING  
A more secluded seating area
- ④ BEACH ACCESS STAIRS

### STAGE 2

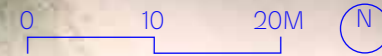
- ⑤ CENTRAL STAIRS  
Broad staircase connects upper terrace and lower promenade, offering viewlines to harbour
- ⑥ WEST STAIRS
- ⑦ PROMENADE ACCESS RAMP  
Timber ramp at accessible grade links upper terrace to promenade

### STAGE 3

- ⑧ PROPOSED VIEWING DECK  
Extends from upper terrace and forms a shelter over several future-stage retail tenancies below on the promenade level.

### EXISTING ELEMENTS

- ⑨ FISHERMAN'S CO-OP  
New building envelope TBC
- ⑩ SLIPWAY YARD  
Fishing fleet will continue to be repaired here





# APOLLO BAY HARBOUR WATERFRONT PROMENADE OPTION A



### STAGE 1

- ① WATERFRONT PROMENADE  
Viewpoints, rest spots and wide pedestrian areas carry visitors from Trafalgar St to the boardwalk.
- ② BOARDWALK  
Fixing the broken connection between the harbour yard and the boat ramps to the East, this boardwalk gives perfect views of the harbour and the dunes

- ③ BESPOKE TIMBER FURNITURE  
Furniture inspired by rockpools; various sizes, some with planting and historical interpretation elements.
- ④ CULTURAL HERITAGE INTERPRETATION  
Artistic paving elements express the cultural importance of the harbour, the dunes and the buried freshwater spring

- ⑤ STEP-DOWN SEATING  
With glazed panels looking out into the harbour
- ⑥ BICYCLE PARKING  
End of trip node for cyclists to safely lock up without interrupting pedestrian zones
- ⑦ LOADING AREA
- ⑧ OVERHEAD LIGHTING

### STAGE 2

- ⑨ CENTRAL STAIRS  
Broad staircase connects upper terrace and lower promenade, offering viewlines to harbour
- ⑩ WEST STAIRS
- ⑪ PROMENADE ACCESS RAMP  
Timber ramp at accessible grade links upper terrace to promenade

### STAGE 3

- ⑫ PROPOSED VIEWING DECK  
Extends from upper terrace and forms a shelter over several future-stage retail tenancies below on the promenade level.

### EXISTING ELEMENTS

- ⑬ FISHERMAN'S CO-OP  
New building envelope TBC
- ⑭ SLIPWAY YARD



# OPTION A: ROCKPOOL NORTH EAST AERIAL STAGE 1



Stage 1 - Promenade and boardwalk.

Features the waterfront promenade, boardwalk, bespoke furniture, step-down seating, cultural heritage interpretation, balustrade and coastal planting.



# OPTION A: ROCKPOOL NORTH EAST AERIAL STAGE 2



Stage 2 - stair and ramp access.

Features a central staircase, western staircase and access ramp between the upper terrace and fisherman's cooperative and the waterfront promenade



# OPTION A: ROCKPOOL NORTH EAST AERIAL STAGE 3



Stage 3 - Upper deck terrace.

Adds an upper viewing deck extending from upper terrace, bespoke furniture and future commercial tenancies below.



# OPTION A: ROCKPOOL EASTERN PROMENADE STAGE 1



Stage 1 - Promenade and boardwalk.

Features the waterfront promenade, boardwalk, bespoke furniture, step-down seating, cultural heritage interpretation, balustrade and coastal planting.



# OPTION A: ROCKPOOL EASTERN PROMENADE STAGE 2



Stage 2 - stair and ramp access.

Features a central staircase, western staircase and access ramp between the upper terrace and fisherman's cooperative and the waterfront promenade



# OPTION A: ROCKPOOL EASTERN PROMENADE STAGE 3



Stage 3 - Upper deck terrace.

Adds an upper viewing deck extending from upper terrace, bespoke furniture and future commercial tenancies below.



# OPTION A: ROCKPOOL CENTRAL PROMENADE STAGE 1



Stage 1 - Promenade and boardwalk.

Features the waterfront promenade, boardwalk, bespoke furniture, step-down seating, cultural heritage interpretation, balustrade and coastal planting.



# OPTION A: ROCKPOOL CENTRAL PROMENADE STAGE 2



Stage 2 - stair and ramp access.

Features a central staircase, western staircase and access ramp between the upper terrace and fisherman's cooperative and the waterfront promenade



# OPTION A: ROCKPOOL CENTRAL PROMENADE STAGE 3



Stage 3 - Upper deck terrace.

Adds an upper viewing deck extending from upper terrace, bespoke furniture and future commercial tenancies below.





OPTION B

# HARBOUR



# APOLLO BAY HARBOUR WATERFRONT PROMENADE HARBOUR CONCEPT



**CRAY POTS**  
A classic maritime form that characterises the Harbour's value to the region. The furniture around the Waterfront Promenade will respond to the form and craft that has kept these fishing instruments viable for hundreds of years.



**MOORED FISHING FLEET**  
The fishing fleet safely lined up is an iconic sight in the harbour. Even better, seeing working vessels being maintained at the dry dock is a unique and vital experience for visitors and locals alike. This concept is inspired by the forms found in the prows of fishing vessels in a line, gently askew hull shapes offer viewpoints out into the harbour and towards town and the Bay. Each hull can be its own private viewpoint and together the hulls form a gathering deck for larger groups.



# APOLLO BAY HARBOUR WATERFRONT PROMENADE

## OPTION B

The Waterfront Promenade will transform the Harbour into a destination that welcomes guests, all the while retaining its hardy character and maritime purpose.

This option is inspired by the hulls of the fishing fleet, with their busy routes referenced in the arrangement of the prow-like view points. These prows create a memorable lookout moment for visitors while still feeling like a part of the shipwreck coast region.

Bespoke furniture is clustered, using curved wire reminiscent of the forms of the lobster pots that have been used by the fishing fleet at Apollo Bay for hundreds of years. These seats create intimate gathering spots, climbing elements for younger visitors and opportunities for beautiful planting to grow into the promenade.



### STAGE 1

- ① WATERFRONT PROMENADE  
Viewpoints, rest spots and wide pedestrian areas carry visitors from Trafalgar St to the boardwalk. See following page for details.
- ② BOARDWALK  
Fixing the broken connection between the harbour yard and the boat ramps to the East, this boardwalk gives perfect views of the harbour and the dunes

- ③ REFLECTIVE SEATING  
A more secluded seating area
- ④ BEACH ACCESS STAIRS

### STAGE 2

- ⑤ CENTRAL STAIRS  
Broad staircase connects upper terrace and lower promenade, offering viewlines to harbour
- ⑥ WEST STAIRS
- ⑦ PROMENADE ACCESS RAMP  
Timber ramp at accessible grade links upper terrace to promenade

### STAGE 3

- ⑧ PROPOSED VIEWING DECK  
Extends from upper terrace and forms a shelter over several future-stage retail tenancies below on the promenade level.

### EXISTING ELEMENTS

- ⑨ FISHERMAN'S CO-OP  
New building envelope TBC
- ⑩ SLIPWAY YARD



# APOLLO BAY HARBOUR WATERFRONT PROMENADE OPTION B



## STAGE 1

- ① WATERFRONT PROMENADE  
Viewpoints, rest spots and wide pedestrian areas carry visitors from Trafalgar St to the boardwalk.
- ② BOARDWALK  
Fixing the broken connection between the harbour yard and the boat ramps to the East, this boardwalk gives perfect views of the harbour and the dunes

- ③ BESPOKE STEEL SEATING  
Furniture inspired by lobster pots; three sizes offering individuals and groups places to gather, rest and enjoy the sights
- ④ CULTURAL HERITAGE INTERPRETATION  
Artistic paving elements express the cultural importance of the harbour, the dunes and the buried freshwater spring

- ⑤ PLANTING  
Dune planting with colourful seasonal natives
- ⑥ BICYCLE PARKING  
End of trip node for cyclists to safely lock up without interrupting pedestrian zones
- ⑦ LOADING AREA
- ⑧ OVERHEAD LIGHTING

## STAGE 2

- ⑨ CENTRAL STAIRS  
Broad staircase connects upper terrace and lower promenade, offering viewlines to harbour
- ⑩ WEST STAIRS
- ⑪ PROMENADE ACCESS RAMP  
Timber ramp at accessible grade links upper terrace to promenade

## STAGE 3

- ⑫ PROPOSED VIEWING DECK  
Extends from upper terrace and forms a shelter over several future-stage retail tenancies below on the promenade level.

## EXISTING ELEMENTS

- ⑬ FISHERMAN'S CO-OP  
New building envelope TBC
- ⑭ SLIPWAY YARD



# OPTION B: HARBOUR NORTH EAST AERIAL STAGE 1



Stage 1 - Promenade and boardwalk.

Features the waterfront promenade, boardwalk, bespoke furniture, step-down seating, cultural heritage interpretation, balustrade and coastal planting.



# OPTION B: HARBOUR NORTH EAST AERIAL STAGE 2



Stage 2 - stair and ramp access.

Features a central staircase, western staircase and access ramp between the upper terrace and fisherman’s cooperative and the waterfront promenade



# OPTION B: HARBOUR NORTH EAST AERIAL STAGE 3



Stage 3 - Upper deck terrace.

Adds an upper viewing deck extending from upper terrace, bespoke furniture and future commercial tenancies below.



# OPTION B: HARBOUR EASTERN PROMENADE STAGE 1



Stage 1 - Promenade and boardwalk.

Features the waterfront promenade, boardwalk, bespoke furniture, step-down seating, cultural heritage interpretation, balustrade and coastal planting.



# OPTION B: HARBOUR EASTERN PROMENADE STAGE 2



Stage 2 - stair and ramp access.

Features a central staircase, western staircase and access ramp between the upper terrace and fisherman's cooperative and the waterfront promenade



# OPTION B: HARBOUR EASTERN PROMENADE STAGE 3



Stage 3 - Upper deck terrace.

Adds an upper viewing deck extending from upper terrace, bespoke furniture and future commercial tenancies below.



# OPTION B: HARBOUR CENTRAL PROMENADE STAGE 1



Stage 1 - Promenade and boardwalk.

Features the waterfront promenade, boardwalk, bespoke furniture, step-down seating, cultural heritage interpretation, balustrade and coastal planting.



# OPTION B: HARBOUR CENTRAL PROMENADE STAGE 2



Stage 2 - stair and ramp access.

Features a central staircase, western staircase and access ramp between the upper terrace and fisherman's cooperative and the waterfront promenade



# OPTION B: HARBOUR CENTRAL PROMENADE STAGE 3



Stage 3 - Upper deck terrace.

Adds an upper viewing deck extending from upper terrace, bespoke furniture and future commercial tenancies below.





ARTIST'S INTERPRETATION