

# APOLLO BAY HARBOUR REDEVELOPMENT



21-10 APOLLO BAY HARBOUR  
PORT OPERATIONS DEPOT UPGRADES  
OCTOBER 2021





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## **Traditional Owner Acknowledgement:**

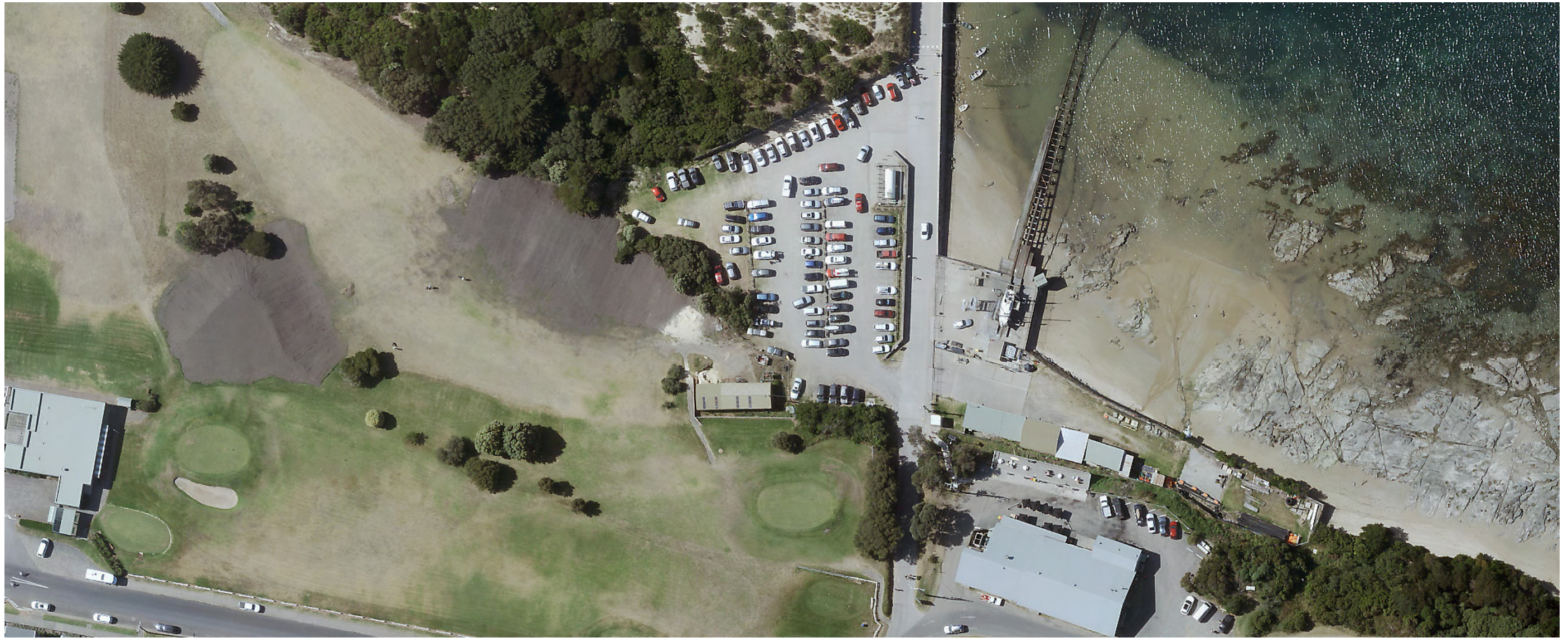
*Colac Otway Shire Council (COSC) proudly acknowledge the Eastern Maar as the traditional custodians of the area.*

*We pay our respects to their Ancestors and Elders, past and present.*

*We recognise and respect their unique cultural heritage, beliefs and intrinsic connection to their traditional lands, which continue to be important to them today.*

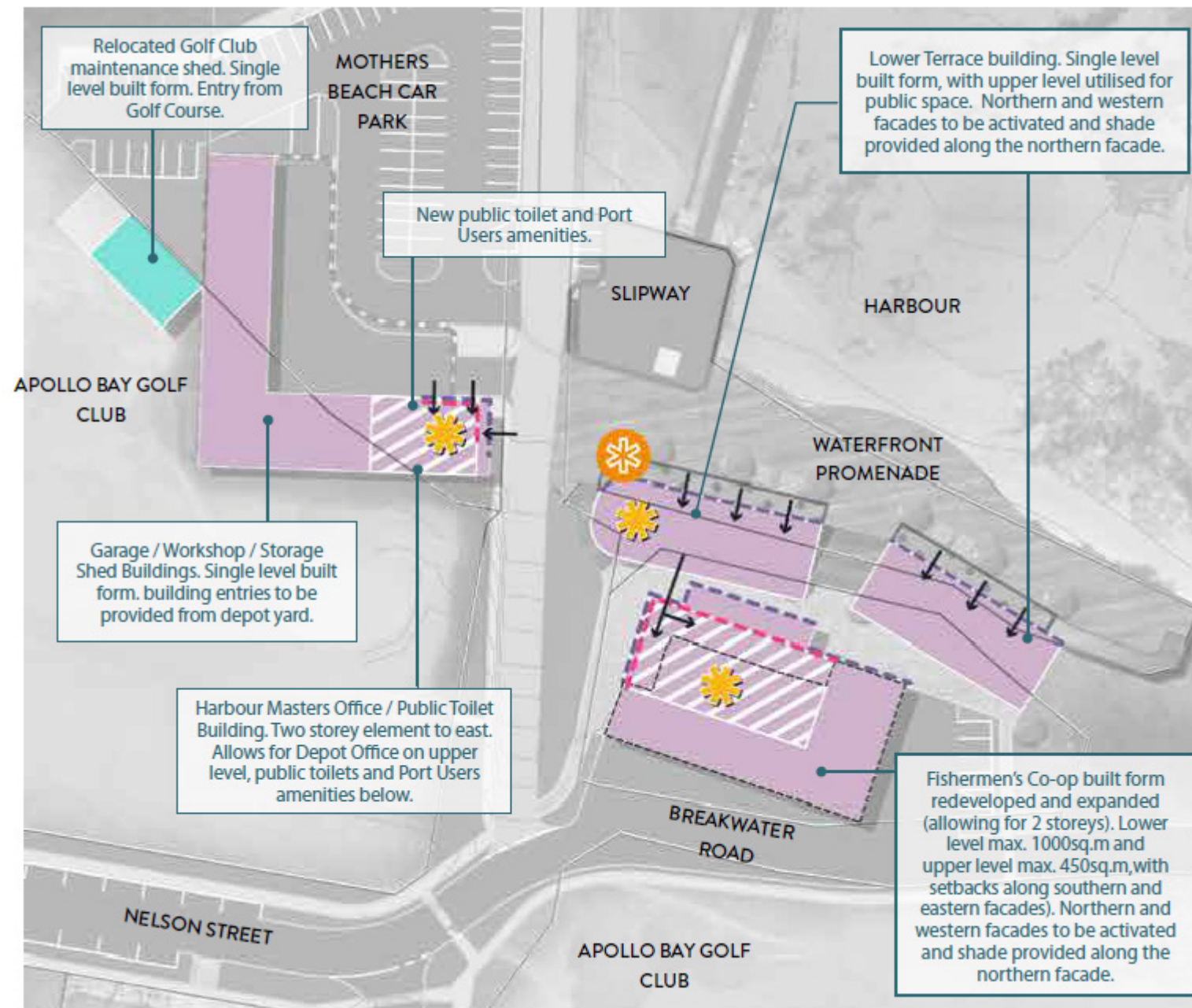
*We value the contribution their caring for Country makes to the land, coastlines, waterways and seascapes within the municipality.*

*We support the need for genuine and lasting partnerships with the Eastern Maar People to understand their culture and connections to Country in the way we plan for, and manage. We embrace the spirit of reconciliation, working towards selfdetermination, equity of outcomes and an equal voice for Australia's First People. By integrating traditional ecological knowledge and land management practices with contemporary western ecological knowledge, we can deliver better environmental outcomes, make communities more liveable, and provide a great visitor experience.*





# INTRODUCTION



APOLLO BAY HARBOUR PRECINCT PLAN FROM DEVELOPMENT PLAN

**“Harbour precinct reflects the quality of a working harbour...”**

**“...New buildings and extensions to define an exciting identity for the harbour that responds to the rugged, coastal, harbour character...”**

**“Future buildings and alterations to buildings are articulated to resemble individual structures rather than large bulky forms. This includes the provision of interesting roof forms, which will further reduce visual bulk.”**

## **THE APOLLO BAY DEVELOPMENT PLAN identified the following requirements for the The Port Operations Building.**

*“The Port Operations; including the harbour office, depot buildings and yard facilities; are an integral part of the harbour precinct and provide an important role in ensuring the safety of boaters along Victoria’s coastline. These facilities, in their current location restrict public access along the harbours edges. Additionally, there is a need to expand these facilities to support its ongoing operation and to ensure the facility complies with standards.*”

*The Development Plan proposes to relocate the Port Operations depot (including the buildings and yard) within an improved area / compound at the southern end of the Mothers Beach car park. The area will allow for:*

*A new and expanded building for equipment storage, staff amenities and administration which will include:*

*Harbour Masters Office. Located at the southern eastern end of the depot, this two storey building will provide for expanded meeting and office space on the upper level and change facilities, kitchen and amenities on the lower level. The lower level of the building will also incorporate public toilets and change rooms to support visitors to the precinct, as well as separate toilets and change rooms for Port Users. The public toilets will be located outside of the depot area and will be publicly accessible, while the Port User amenities will be accessed within the depot via a key / pincode.*

*Garage / Workshop / Storage Shed. Running in an L shape along the southern and western boundaries of the Port Operations depot, this single storey building will provide for a garage, workshop and storage space.*

*Outdoor yard space and spill kit and decontamination area. To allow for the relocation of the Port Operations depot, the Golf Maintenance Shed will also be relocated further north.*

*Operational areas of the depot should maintain a clean and orderly appearance for residents, visitors and to public areas. Vegetation, level differences and screen walls will screen the depot yard and to improve the amenity of adjacent public realm.”*



# INSPIRATION



AN **INDUSTRIAL** MARINE AESTHETIC CELEBRATING THE HISTORICAL & ONGOING **WORKING HARBOUR** AT APOLLO BAY.....**SIMPLE** BUILDING FORMS.....**ROBUST** MATERIALS.....THE USE OF **COLOUR** TO PROVIDE AN **INVITING & WARM** ENVIRONMENT.....BUILDING ELEMENTS & DETAILS TO PROVIDE **ORIENTATION & COMPREHENSION**



# SITE PLAN



## KEY

1. MOTHER'S BEACH
2. HARBOUR
3. EXISTING DEPOT AREA / FUTURE PROMENADE
4. FISHERMAN'S CO-OP
5. GOLF COURSE FAIRWAY
6. GOLF COURSE GREEN
7. NEW GOLF MAINTENANCE SHED
8. DEPOT BUILDING
9. HARBOUR MASTERS OFFICE
10. PUBLIC AMENITIES
11. PUBLIC FORECOURT
12. DEPOT ENTRY
13. DEPOT EXIT
14. SECURE DEPOT STORE AREA
15. PROPOSED MOTHER'S BEACH CARPARK
16. CORNER OF BUILDING PULLED BACK TO PROVIDE SITE LINES TO GREEN
17. RETAINING WALL TO SOUTH & WESTERN EDGES OF BUILDING REDUCING BUILD MASS WHEN VIEWED FROM NELSON STREET

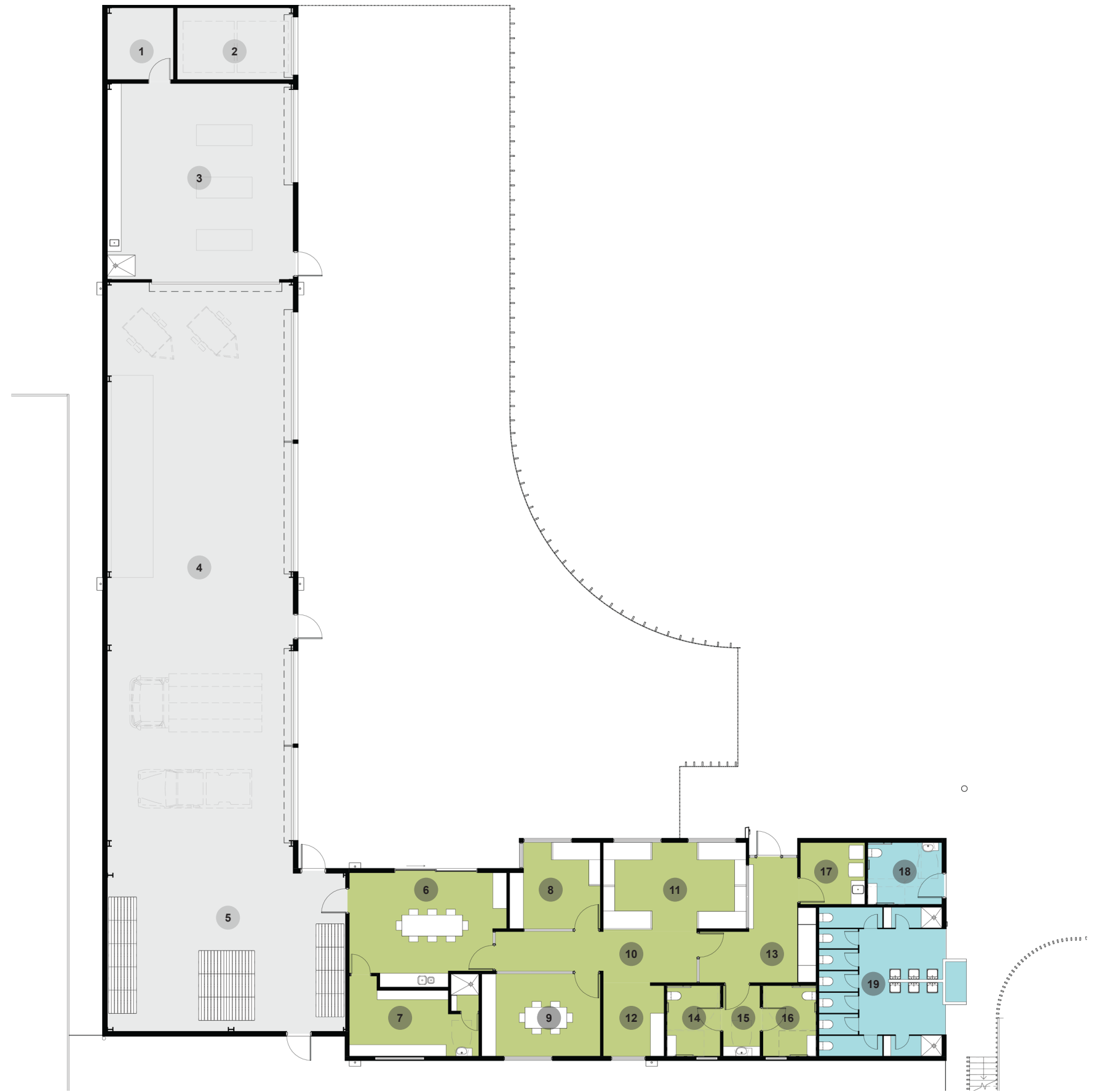




# OVERALL FLOOR PLAN



- 1. CHEMICAL STORE
- 2. WASTE OIL STORE
- 3. WORKSHOP
- 4. GARAGE
- 5. PALLET STORE
- 6. LUNCH ROOM
- 7. LOCKER
- 8. OFFICE
- 9. MEETING ROOM
- 10. HALLWAY
- 11. OPEN OFFICE
- 12. UTILITIES
- 13. LOBBY
- 14. FEMALE UNIVERSAL WC & SHOWER
- 15. AMENITY
- 16. MALE UNIVERSAL WC & SHOWER
- 17. LAUNDRY
- 18. PUBLIC UNIVERSAL WC & SHOWER
- 19. UNISEX PUBLIC WC & SHOWERS

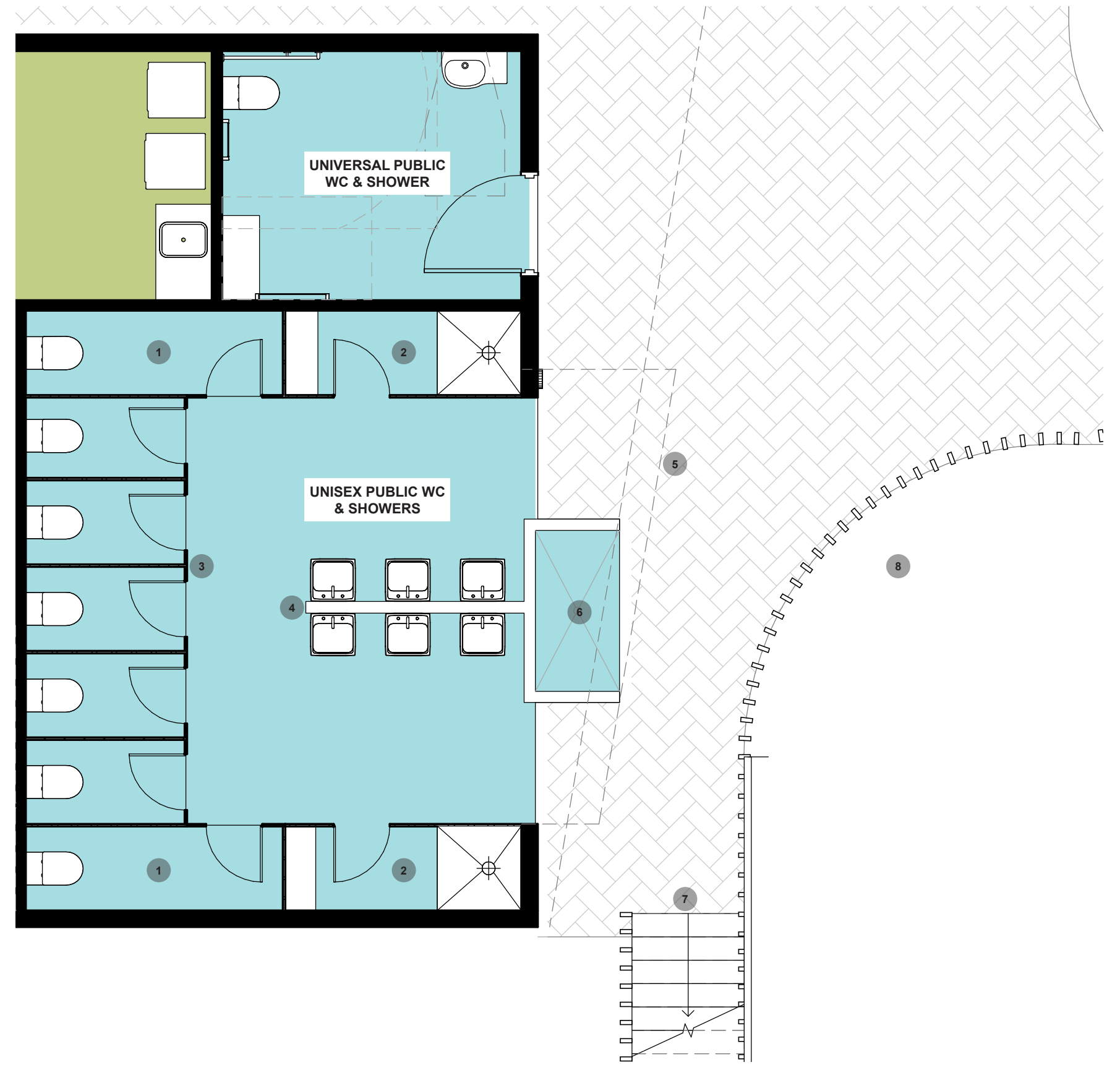




# PUBLIC AREA FLOOR PLAN

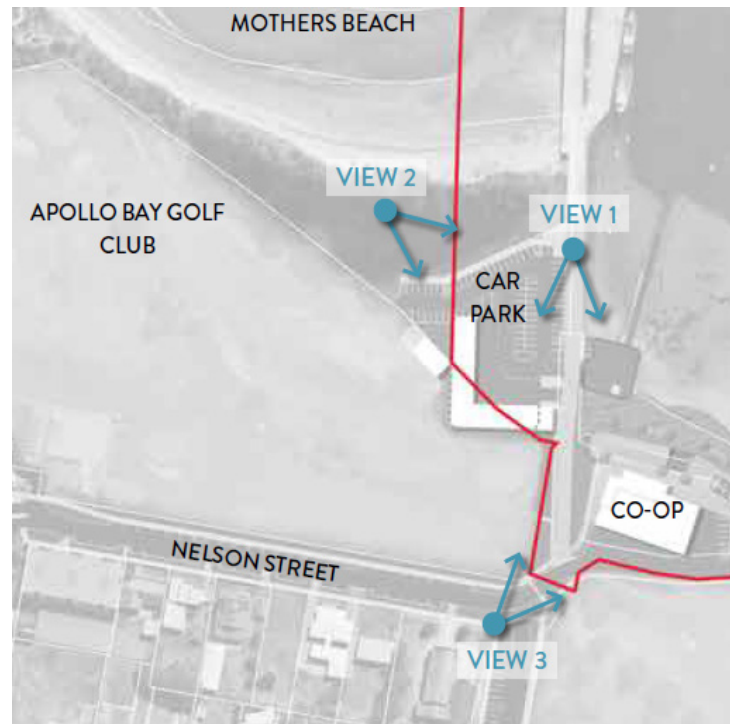


- 1. AMBULANT WC
- 2. PUBLIC SHOWER
- 3. FULL HEIGHT PARTITIONS TO ALL SHOWERS & WCS
- 4. PART HEIGHT WALL TO ALLOW VISIBILITY THROUGH HANDWASH SPACE FOR PASSIVE SECURITY
- 5. AWNING OVER PUBLIC TOILET CLEARLY DEFINES TOILET ENTRY
- 6. PUBLIC OUTDOOR SHOWER
- 7. PUBLIC ACCESS FROM GOLF COURSE
- 8. BUILDING SERVICES LANDSCAPE SCREEN





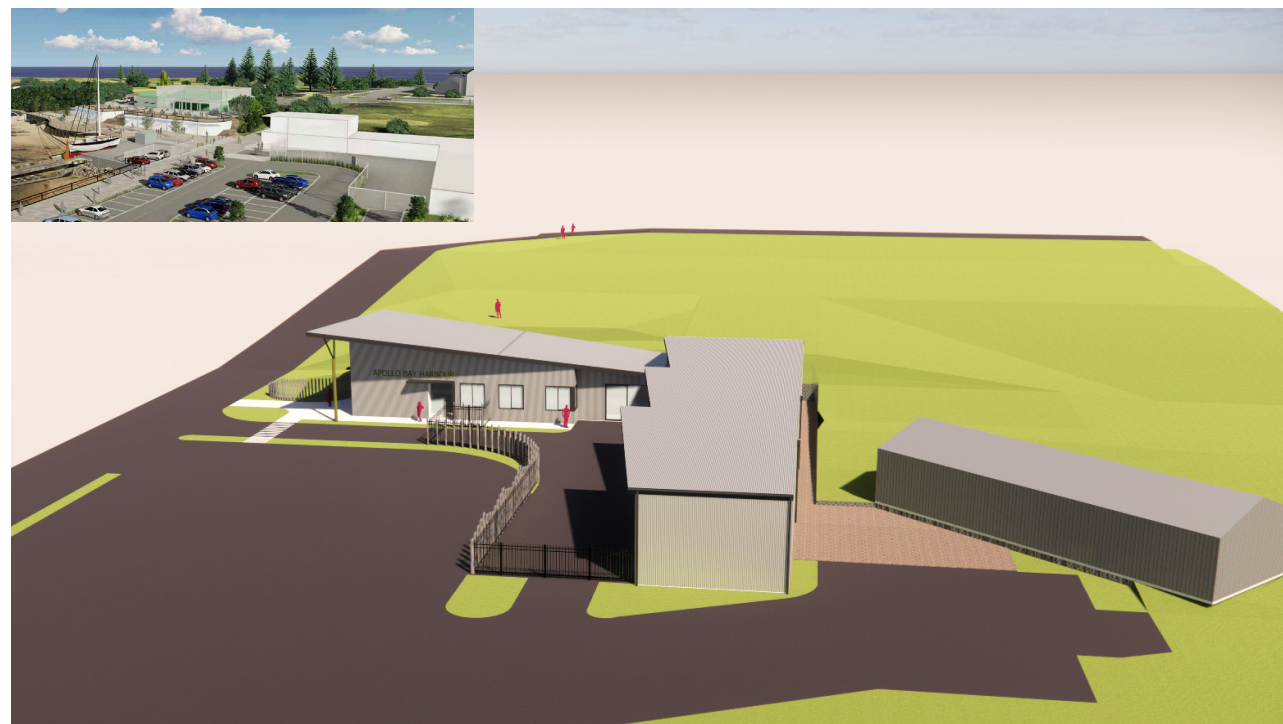
# KEY DEVELOPMENT PLAN VIEWS



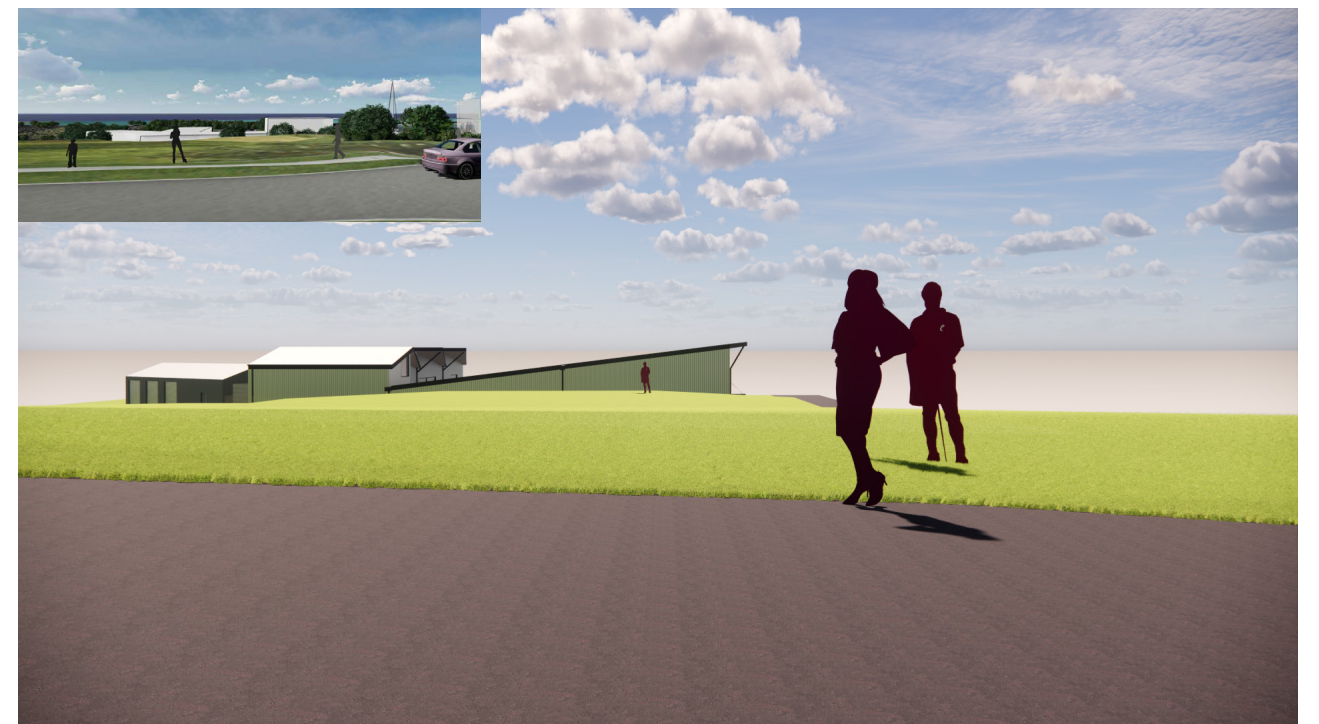
IDENTIFIED VIEWS FROM DEVELOPMENT PLAN (WITH INSET IMAGES FROM PLAN)



DEVELOPMENT VIEW 1 (LOOKING SOUTH ALONG TRAFALGAR STREET)



DEVELOPMENT VIEW 2 (LOOKING SOUTH FROM BEHIND MOTHER'S BEACH CARPARK)



DEVELOPMENT VIEW 3 (LOOKING NORTH FROM NELSON STREET)

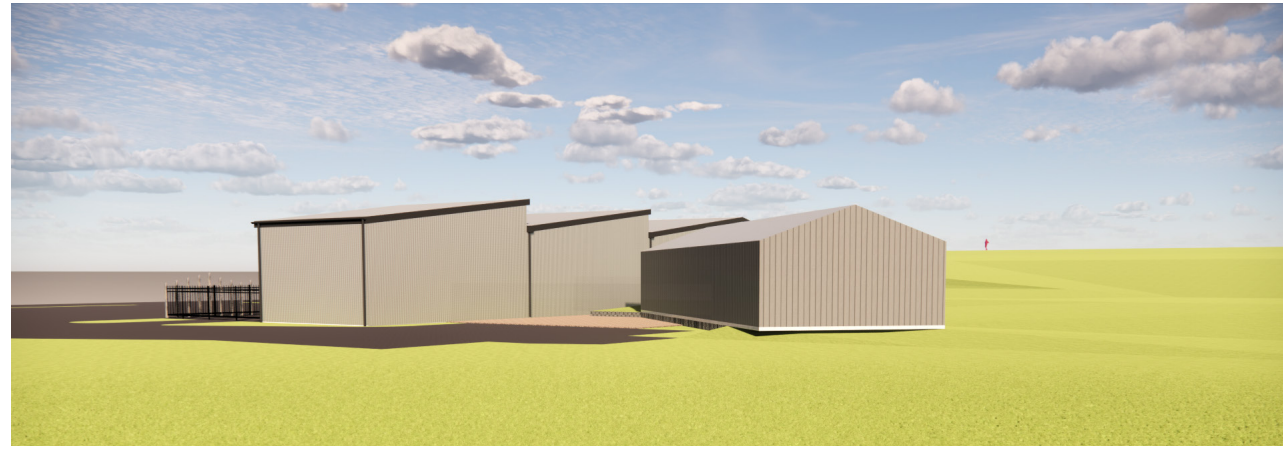


# BUILDING ENVELOPE COMPARISONS

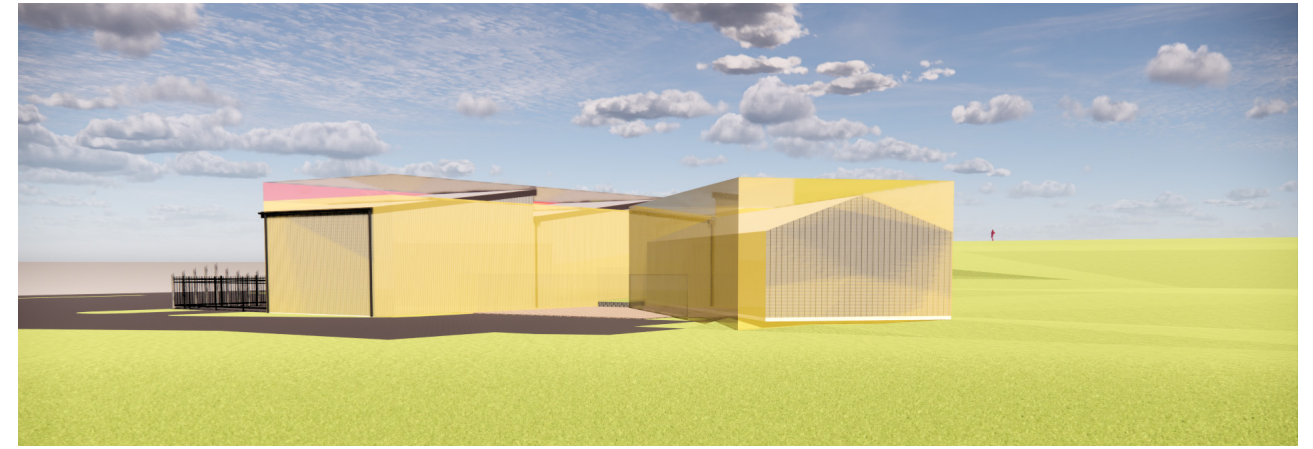


VIEW OF DEPOT PROPOSED BUILDING

VIEW FROM ADJACENT FAIRWAY

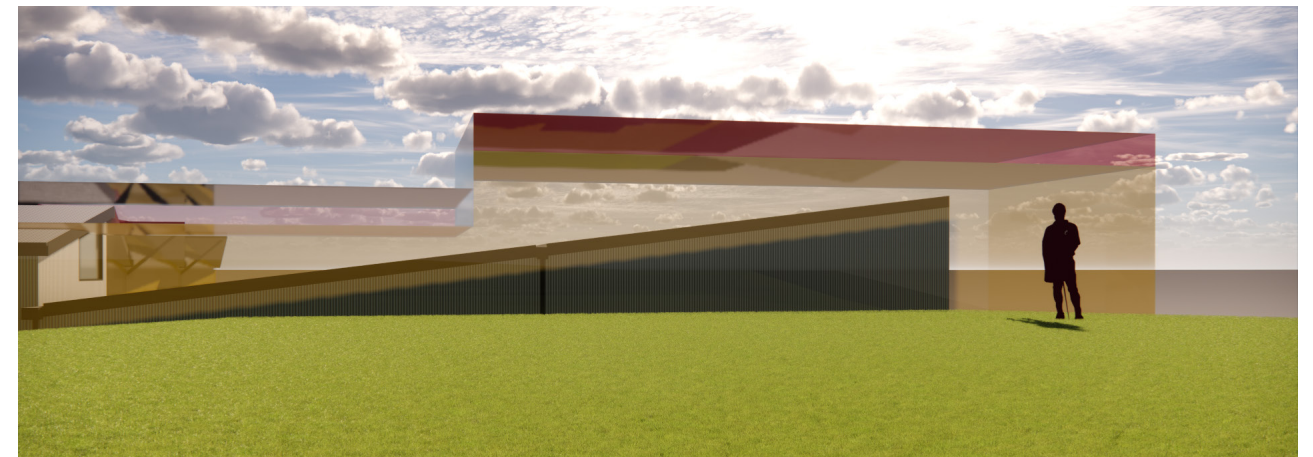


COMPARISON WITH DEVELOPMENT PLAN ENVELOPE  
(YELLOW - BUILDING ENVELOPE / RED - ALLOWANCE ROOF ARTICULATION)



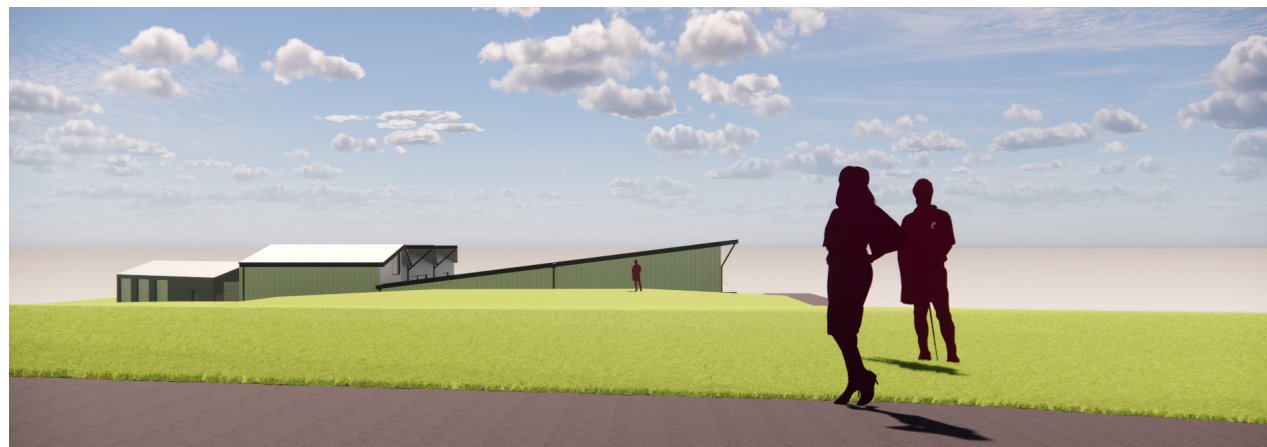
SAWTOOTH ROOF EXTENDS PARTIALLY INTO RED ZONE TO PROVIDE ARTICULATION OF BUILDING FORM

VIEW FROM GREEN TO SOUTH



OFFICE & AMENITIES AREA REDUCED TO SINGLE LEVEL & REDUCED TO EASTERN END REDUCING OVERALL IMPACT ON VIEWS

VIEW FROM NELSON STREET



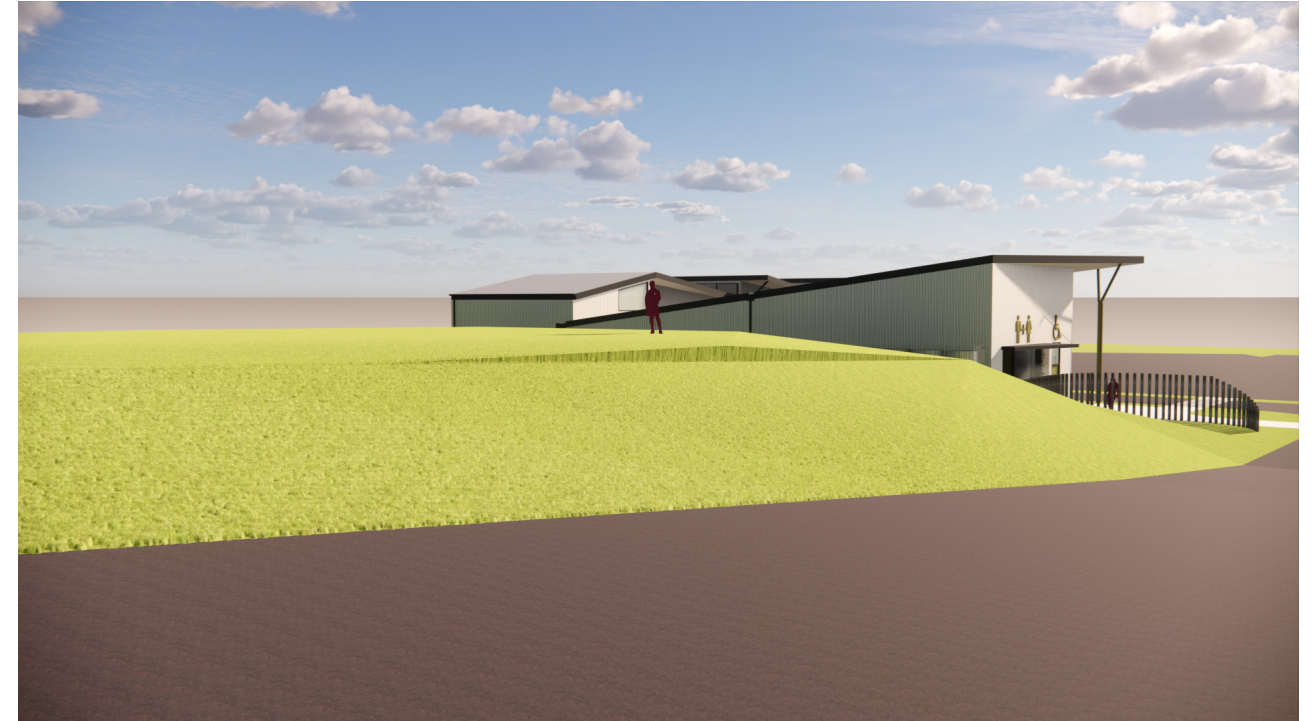
APPROVED BUILDING MASS REDUCED FROM THAT CONTEMPLATED IN DEVELOPMENT PLAN



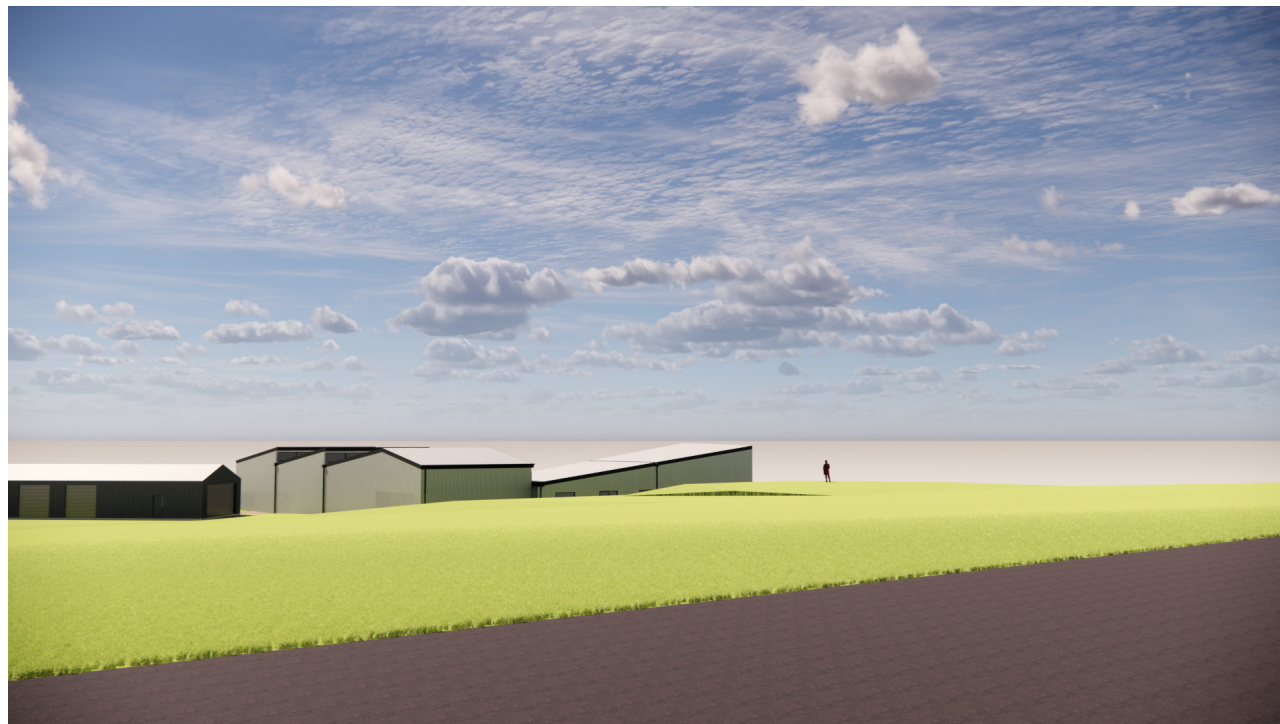
# OVERALL BUILDING VIEWS



VIEW LOOKING WEST FROM TRAFALGAR STREET



VIEW LOOKING SOUTH FROM FISHERMAN'S CO-OP



VIEW LOOKING NORTH EAST FROM NELSON STREET (NEAR CLUB HOUSE)



VIEW LOOKING SOUTH FROM PROPOSED MOTHERS'S BEACH CARPARK



# DETAIL BUILDING VIEWS



VIEW OF BUILDING ENTRY



VIEW OF PUBLIC TOILET ENTRY



PROPOSED CARPARK FENCE DETAIL



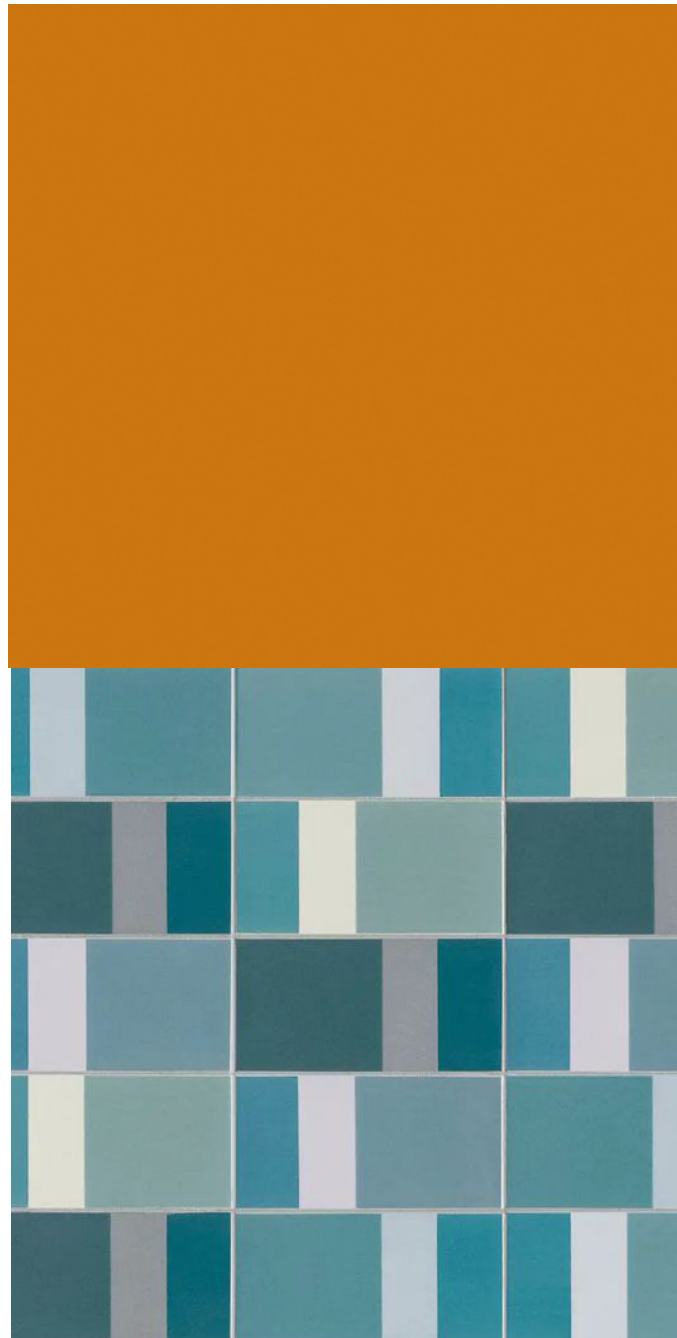
SAWTOOTH ROOF DETAIL



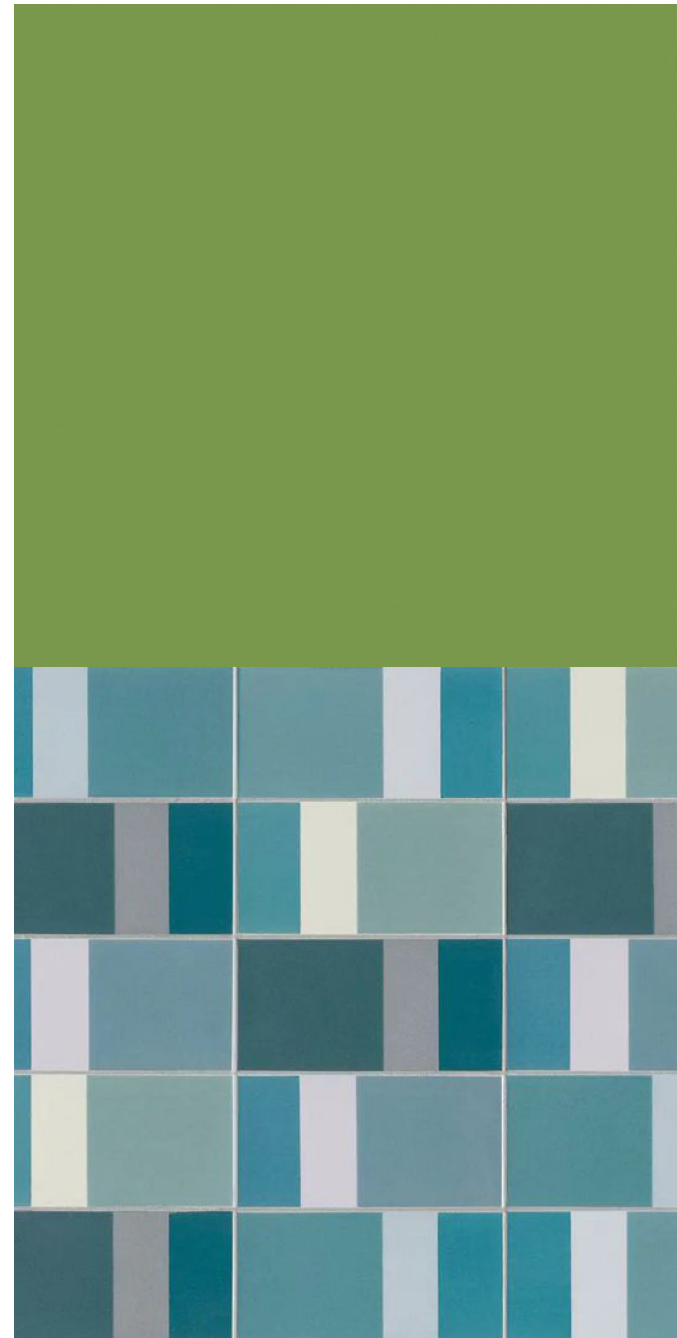
# INTERNAL FINISHES OPTIONS



PUBLIC AMENITIES FINISH OPTION A



PUBLIC AMENITIES FINISH OPTION B



PUBLIC AMENITIES FINISH OPTION C

