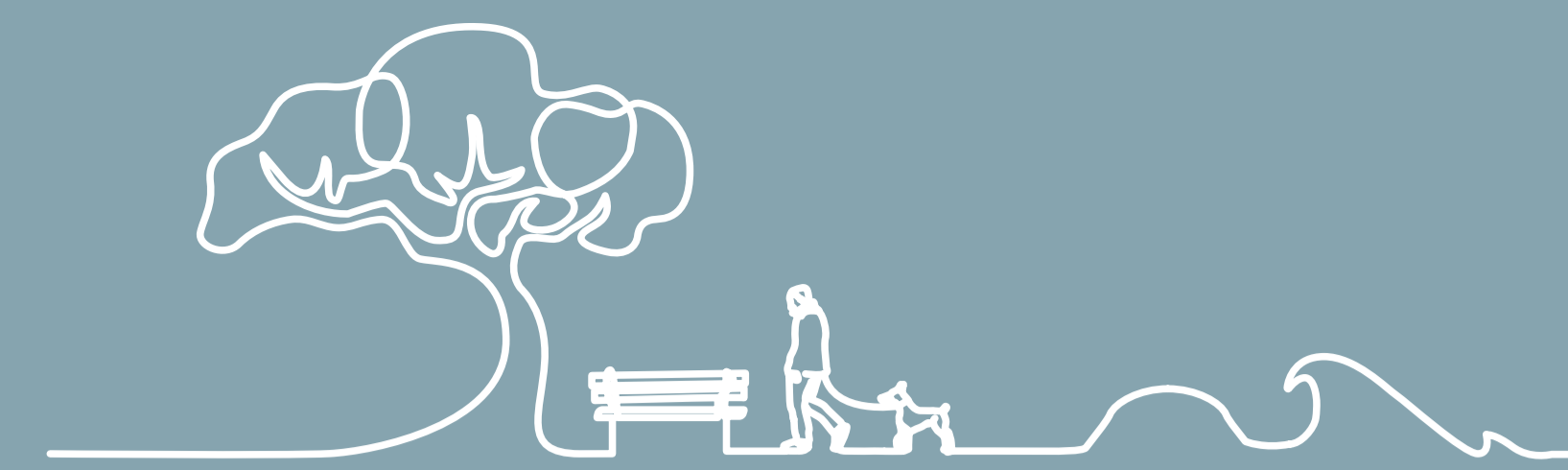


# 4. RECREATION RESERVE



## Overview

The Apollo Bay Recreation Reserve is managed by Otway Coast Committee and provides sporting facilities for Apollo Bay, Skenes Creek and Marengo residents. The sports ground setting also functions as a caravan park and camping area. Sporting facilities consist of a sports oval, cricket nets, tennis /netball courts and club rooms / pavilion.

### Recreation Reserve and Camping - Key Issues:

- The Apollo Bay Recreation Reserve and camping area is located in a flood prone area along the edge of the Barham River. Climate change may increase the frequency and / or severity of flooding over time and limit its use.
- The site area is limited by the Barham River to the west, the Great Ocean Road to the east and south and sloping land to the north. Limited space prevents the development of additional sports facilities, training spaces, parking etc. The irregular, triangular shape of the site leads to a less efficient layout of facilities.
- There is a basic incompatibility between the sites use as a multi-use sports facility and a caravan park and camping ground in terms of competition for space, safety, site control.
- The site has poor caravan park and camping quality standards that do not meet contemporary industry standards. This includes poor visual amenity, little shade and low wind protection for recreational uses and camping and a complex road network that is likely to result in vehicle / pedestrian conflicts.
- The site has been designed for sporting use and has minimal engagement with river and the coast which reduces its value as a camping and caravanning site.
- The site has fragmented and / or missing pedestrian connections.
- Sloped area along Gambier Street is currently underutilised and not suitable for camping.



Recreation Reserve - Existing Conditions

### Pony Club – Key Issues:

- The Pony Club use is located in a flood prone area along the edge of the Barham River. Climate change may increase the frequency and / or severity of flooding over time and limit its use.
- The Pony Club is not a coastal dependent use and occupies a site that could support beach related day use.

### EXISTING PHOTOS



Existing sports oval at the Recreation Reserve.



Existing cricket / football pavilion.

# 4. RECREATION RESERVE



## Opportunities for change

There is a potential to relocate the recreation reserve to improve its usability throughout the year and to provide the opportunity over the long term for facility improvements and additional facilities.

A location for the sports ground has not been determined however its relocation could potentially allow for the expansion and upgrade of sports facilities and the relocation of the Pony Club.

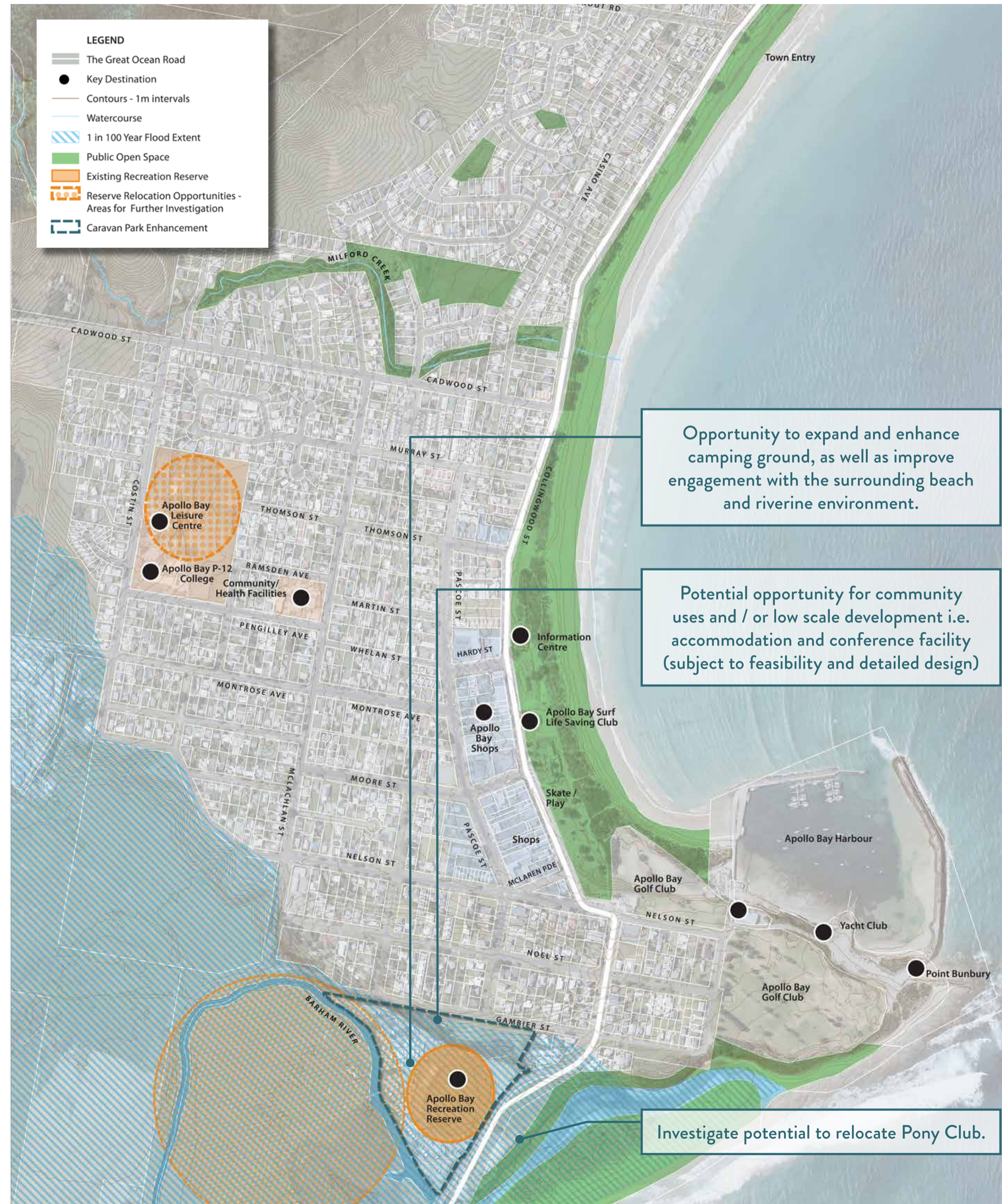
Relocation of sporting uses could also allow for the improvement and expansion of the existing camping area to bring it up to contemporary standards and integrate the facility into its wider landscape setting, including enhancements to the adjacent riverine landscape, improved access to the nearby beach and redevelopment of the Pony Club site as a beach access and day visitor destination.

While there is the option to relocate the camping grounds instead, the relocation of the recreation reserve is preferred based on the following:

- The camping grounds have a relationship to the current location and wider landscape setting, including adjacent riverine landscape and nearby beach. The sports ovals are not coastal dependent and do not engage with the surrounding landscape.
- Camping grounds are more easily adaptable to the irregular shape of the current site. Sporting uses are less flexible.
- Stagable - ability to develop new recreational facilities elsewhere without impacting current activities.
- The site is well connected to key visitor networks including the Great Ocean Road and the Great Ocean Walk.

## Relocation Opportunities

The following identifies areas for further investigation, in relation to the relocation of the recreation reserve.



Recreation Reserve - Areas for Investigation

## Locational Considerations

The potential relocation/upgrade of the Apollo Bay Recreation Reserve should be guided by the following locational considerations:

- Is not subject to inundation and / or the site can be modified to avoid flooding – this will ensure that the facilities can remain operational at all times of the year.
- Well located within close proximity to the majority of local residents i.e. central and accessible to Apollo Bay.
- Able to accommodate required sporting facilities, training spaces, parking and amenity, as well as allowing for the potential future expansion of recreational facilities within the space.
- Allows for sporting ovals to be oriented north-south to improve usability and functionality and minimise the impact of players looking directly into the sun.
- Good site access and connectivity including to key facilities, open space, as well as links to public transport and bike trails.
- Sufficient space to allow a fully integrated site plan, including buffers to any surrounding urban interfaces or sensitive uses, passive recreation areas, ecological features and WSUD systems.
- A location that considers site constraints and planning restrictions such as zoning, building and cultural heritage overlays, existing vegetation and easements.

**PLEASE NOTE:** Should any alternative site for the recreation reserve be considered in an area of flooding, it would need to be demonstrated that the site could be feasibly built up and flood free without adverse impacts on landslide risk or flooding, etc