

# 6. APOLLO BAY HARBOUR



## Overview

The Apollo Bay Harbour Precinct is an important asset and a major tourism opportunity for Apollo Bay and the region. It includes a number of facilities that support tourism, commercial, recreational fishing and marine safety. There are opportunities to expand harbour based activities whilst providing additional attractions that enhance the Harbour as a key tourist destination.

## PLANNING SCHEME

A number of master planning processes with the community have been undertaken for the precinct generating a range of ideas. These ideas have been implemented through the application of the Special Use Zone. This zone specifically:

- Prohibits accommodation as a use.
- Requires that development supports the ongoing operations and viability of the Harbour's port operations (including commercial fishing and the Fishermen's Cooperative).
- Requires that built form reinforces the established landscape character and does not intrude upon the Harbour's southern skyline.
- Allows for up to 200m<sup>2</sup> of food / drink premises without a permit. This can be exceeded with a permit.
- Provides for the ongoing operation of the Apollo Bay Golf Course.



Historic photo of the Apollo Bay Harbour, date unknown.

## CITY DEAL FUNDING

Funding has recently been secured by Council through the 'City Deal' which will support a first stage of redevelopment for the harbour. Stage one will focus on a wide range of upgrades and new infrastructure to facilitate regional tourism, to provide social and recreational opportunities for the community and create better links with the town centre.

Specifically the City Deal Funding will allow for the following as works to be undertaken:

- Upgrading of Mothers Beach Car Park.
- Harbour Precinct Entry Road Upgrade.
- Breakwater Road Upgrade.
- Provision or upgrade of pedestrian and bicycle paths connecting the harbour precinct with the township including historical and interpretive signage.
- A new boardwalk along the harbour water's edge.
- Extension of the Fisherman's Co-operative building.
- New port operations depot, and public change room and amenities.
- Replacement of fencing in the harbour.
- Utility upgrades.



Apollo Bay Harbour, present day.

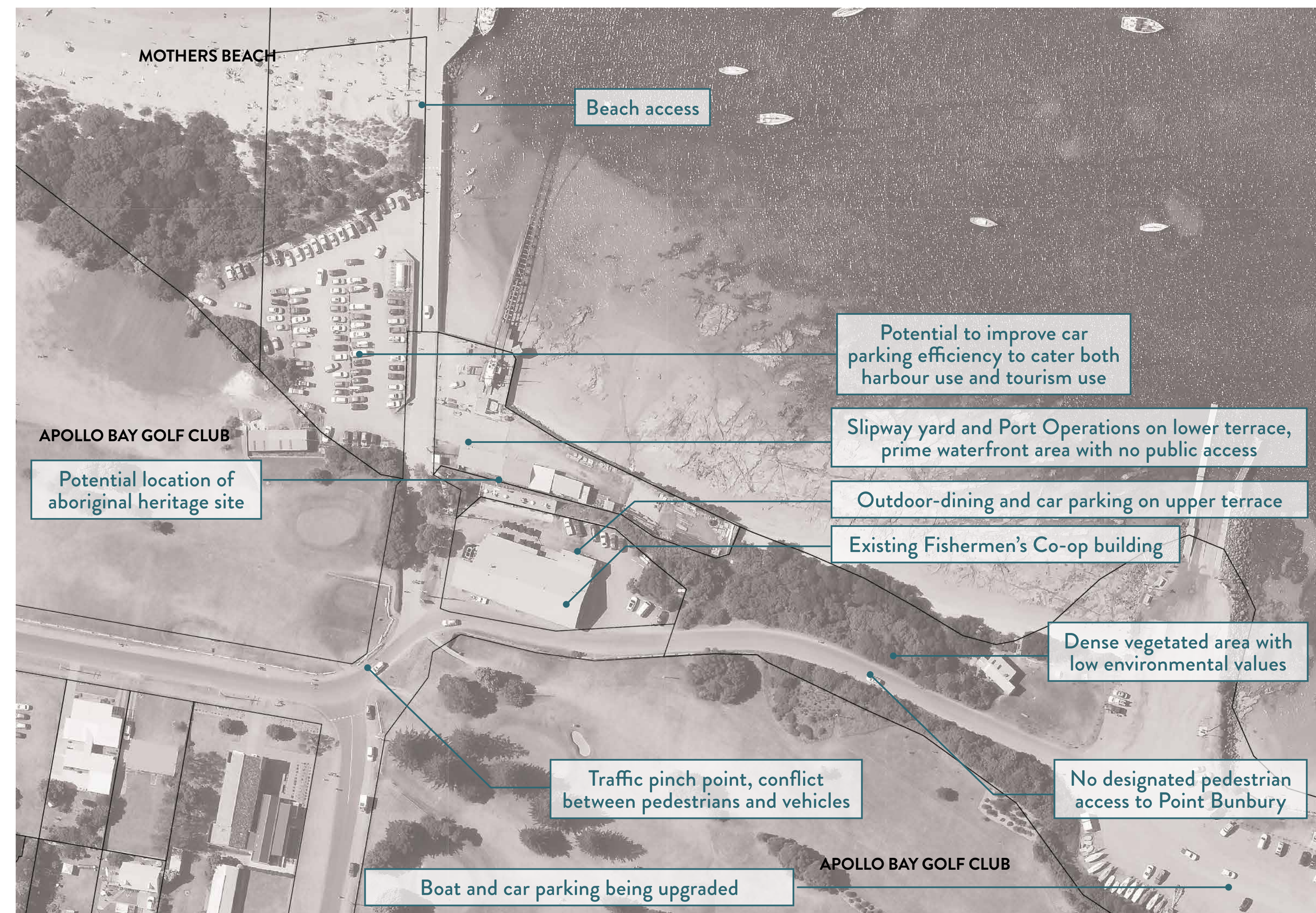
## Harbour Layout - Overview

Previous studies and consultation feedback highlighted a desire to improve the appearance and amenity of the harbour, while retaining its authenticity and functionality as a working port.

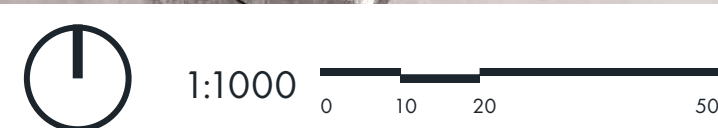
Key considerations include:

- The Fishermans Co-Op have proposed a concept plan for providing new and improved facilities in their current location. This includes an expanded building and improved access.
- The Slipway Yard and Port Operations Depot restrict public access to the harbours edge.

- There are significant views from the harbour area, including to the town centre, beach and Otway Ranges.
- Vehicle and pedestrian access between the Harbour, town centre and Point Bunbury is disjointed and / or constrained. Additionally the Great Ocean Walk is visually disconnected from the harbour, headland and golf course features.
- Aboriginal archaeological sites and other heritage sites are present and should be respected.
- Dense vegetation along the foreshore, between the Co-Op and Sailing Club, has low environmental value.
- The working depth of the harbour is maintained through dredging. Sand ingress is an ongoing issue.

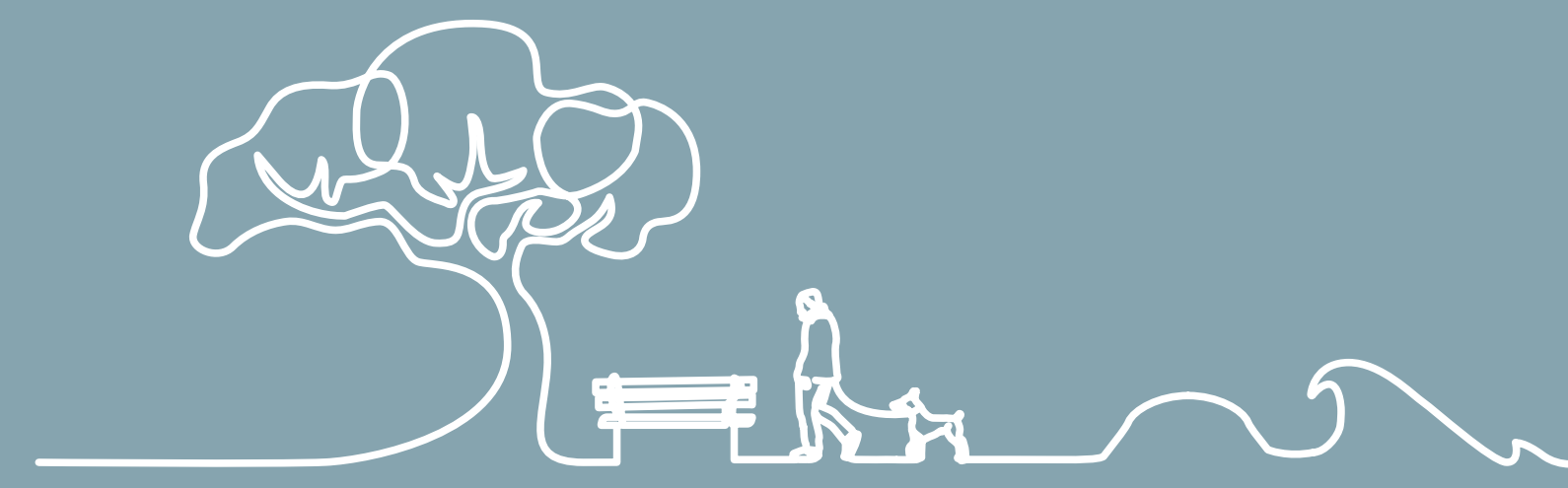


Apollo Bay Harbour - Existing Conditions





# 6. APOLLO BAY HARBOUR



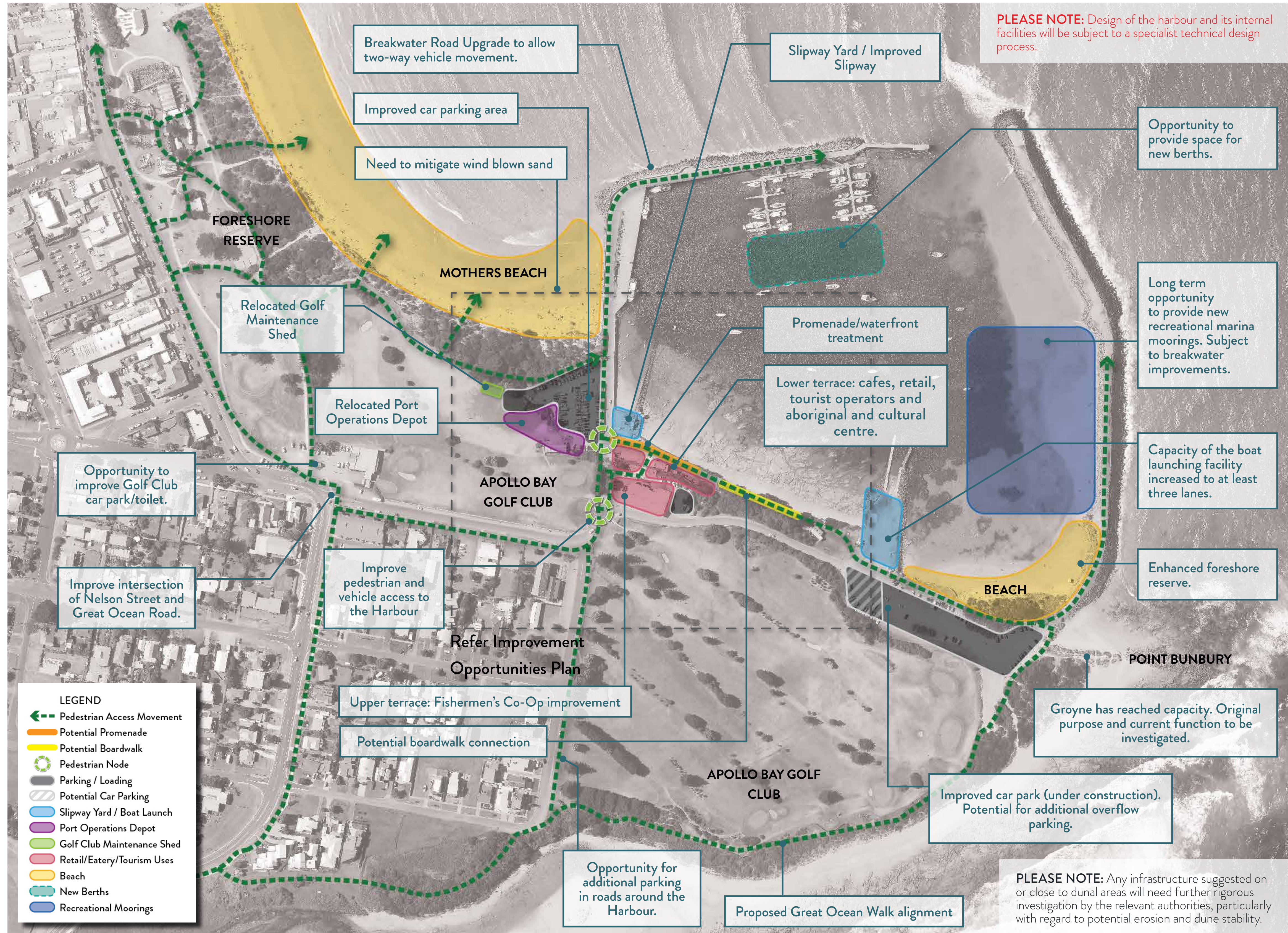
## Strategic Framework Plan

The plan opposite identifies an activity and connections framework for Apollo Bay Harbour. This has informed the Apollo Bay Harbour - Improvement Opportunities plan, provided on the following page.

### KEY ELEMENTS

The design specifically:

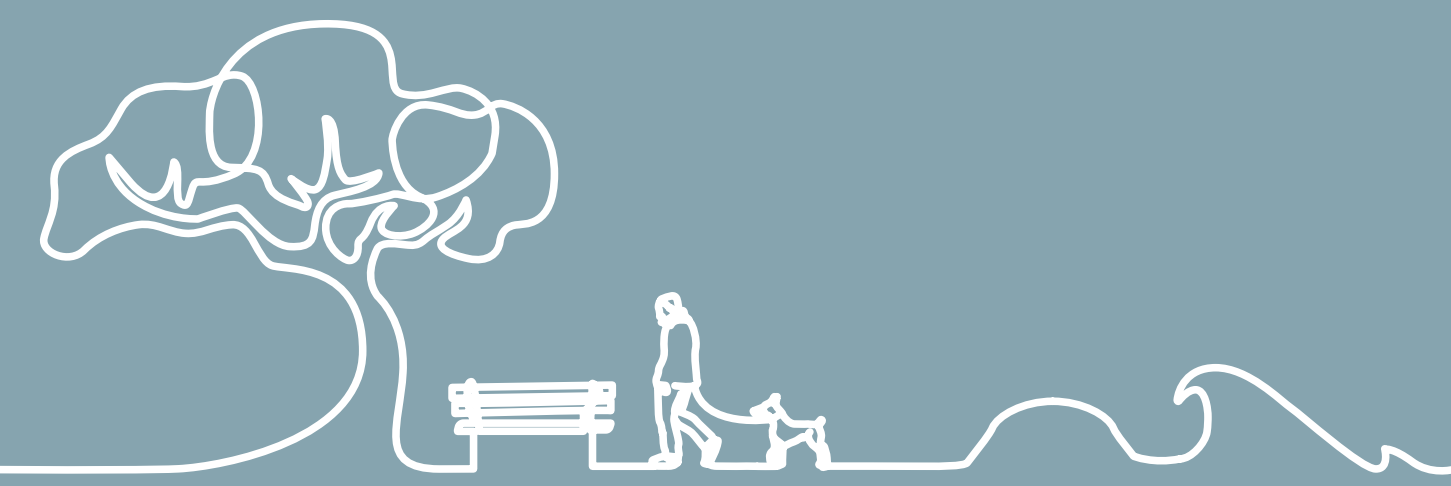
- Supports upgrades to the Breakwater Road to allow two-way vehicle movement.
- Supports the long term opportunity to provide new recreational marina mooring along the eastern breakwater (subject to improvements to breakwater).
- Supports increases to the capacity of the boat launching facilities.
- Provides new buildings along the lower terrace allowing for cafes, retail, tourist operators and a potential aboriginal and cultural centre to activate the waterfront promenade.
- Supports redevelopment and expansion of the Fisherman's Co-Op building on the upper terrace, including:
  - Reconfiguration of access and car parking arrangement
  - Expansion of the fish and chip café.
  - Allowance for additional uses including a restaurant and outdoor dining.
- Provides continuous pedestrian access between the town centre and Point Bunbury. This includes a waterfront promenade on the lower terrace of the site and clear connections for the Great Ocean Walk (extending to Point Bunbury).
- Enhances public open space through the creation of nodes of interest that encourage exploration of the area.
- Improves access between the Fishermen's Co-Op and Golf Club for both vehicles and pedestrians.
- Creates a more efficient and formalised parking area, that is integrated into its landscape setting.
- Supports a new Sailing Club Facility to be provided in its current position and to include clubrooms, race control facilities, toilets and storage space, roll-in access to the Harbour Beach and grassed surrounds for small craft laydown.
- Relocates the Port Operations within an improved area / compound. An new and expanded 2 storey building will potentially allow for:
  - Office space, including the Harbour Masters Office (upper level)
  - Garage, workshop and storage space (ground floor)



Apollo Bay Harbour - Strategic Framework Plan



# 6. APOLLO BAY HARBOUR



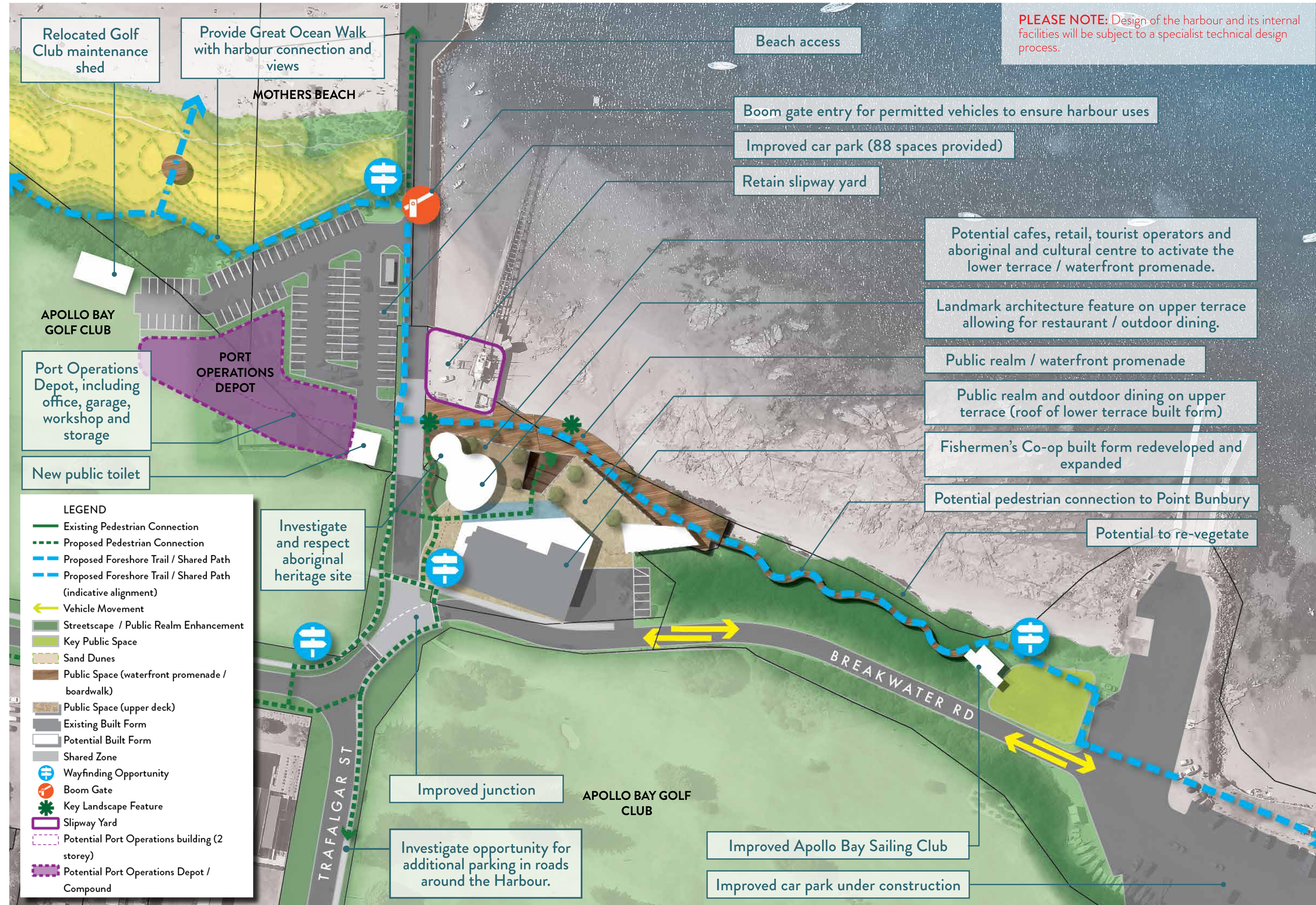
## Harbour Layout - Improvement Opportunities

The plan opposite identifies an activity and connections framework for Apollo Bay Harbour. This has informed the layout plan provided on the following page.

### KEY ELEMENTS

The design specifically:

- Provides new buildings along the lower terrace allowing for cafes, retail, tourist operators and a potential aboriginal and cultural centre to activate the waterfront promenade.
- Supports redevelopment and expansion of the Fisherman Co-Op building on the upper terrace, including:
  - Reconfiguration of access and car parking arrangement
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  - Allowance for additional uses including a restaurant and outdoor dining.
- Provides continuous pedestrian access between the town centre and Point Bunbury. This includes a waterfront promenade on the lower terrace of the site.
- Enhances public open space through the creation of nodes of interest that encourage exploration of the area.
- Improves access between the Fishermen's Co-Op and Golf Club for both vehicles and pedestrians.
- Creates a more efficient and formalised parking area, that is integrated into its landscape setting.
- Provides a transparent screen to the slipway yard minimising the adverse impacts of area on adjacent public spaces (i.e. dust and spray from the slipway).
- Supports a new Sailing Club Facility to be provided in its current position and to include clubrooms, race control facilities, toilets and storage space, roll-in access to the Harbour Beach and grassed surrounds for small craft laydown.
- Relocates the Port Operations within an improved area / compound. An new and expanded 2 storey building will potentially allow for:
  - Office space, including the Harbour Masters Office (upper level)
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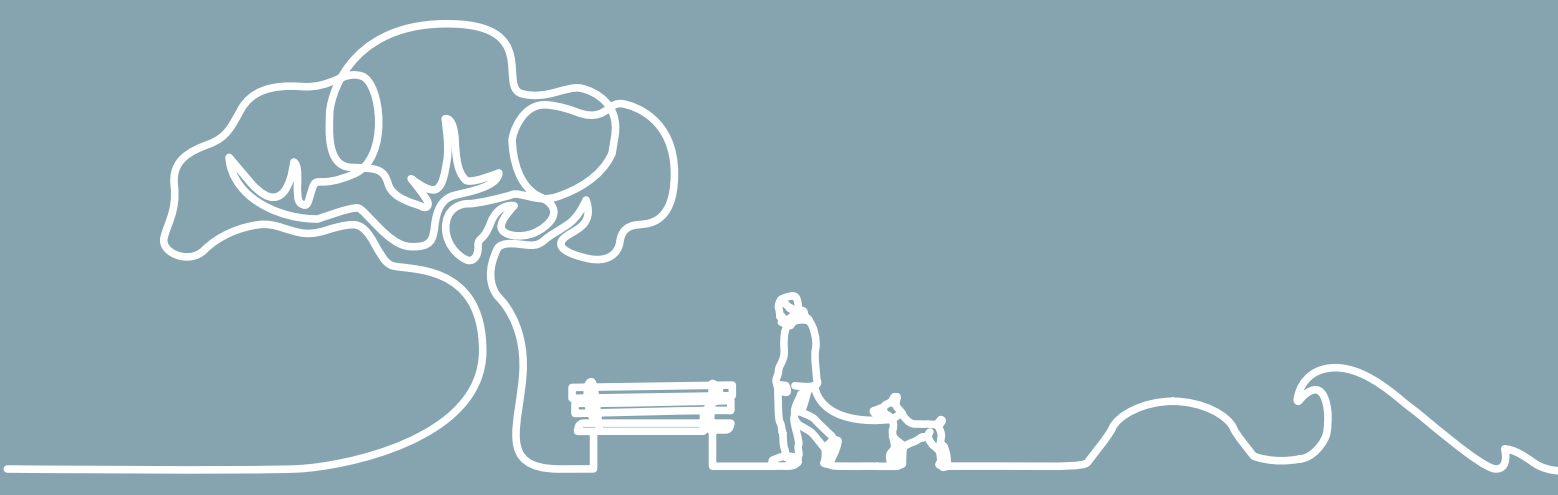
Apollo Bay Harbour - Improvement Opportunities



**PLEASE NOTE:** Any infrastructure suggested on or close to dunal areas will need further rigorous investigation by the relevant authorities, particularly with regard to potential erosion and dune stability.



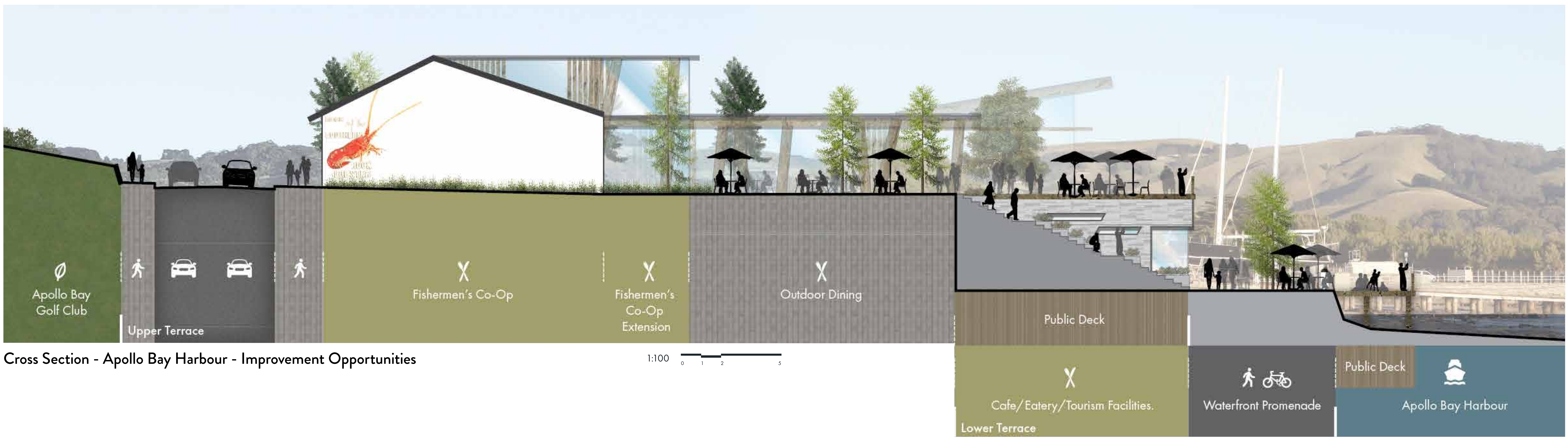
EMERGING IDEAS  
**6. APOLLO BAY HARBOUR**



Cross Sections



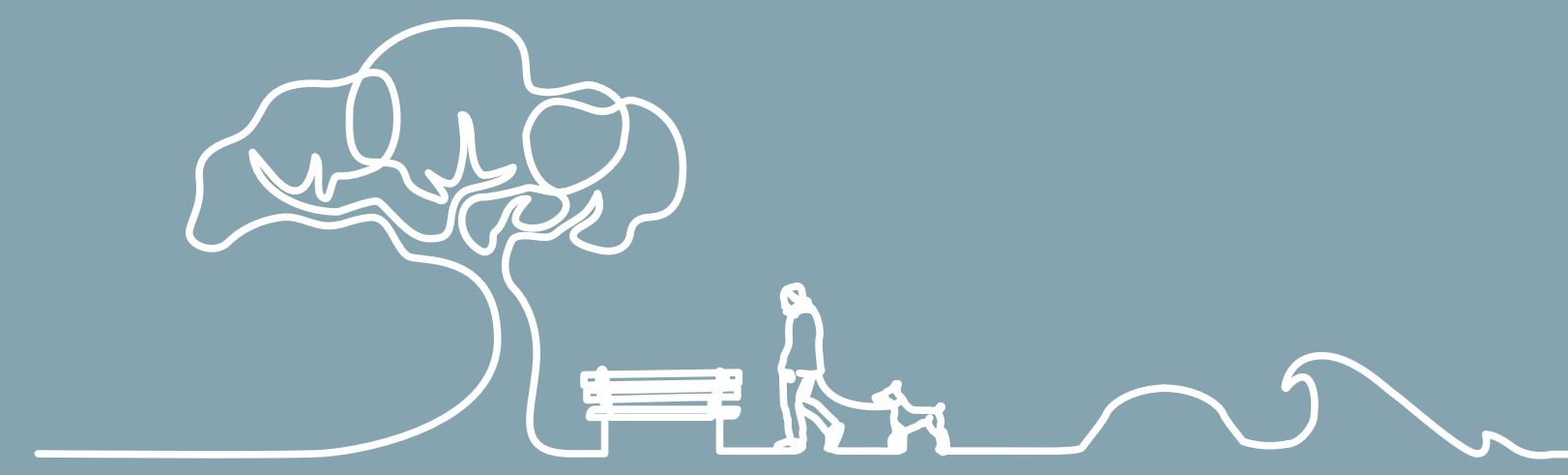
Cross Section - Apollo Bay Harbour - Existing Conditions



Cross Section - Apollo Bay Harbour - Improvement Opportunities



# 6. APOLLO BAY HARBOUR



## Image and Character Ideas

Image and Character Ideas are photo examples of other places provided to generate some thoughts and ideas on how the Apollo Bay Harbour could look in the future. The photos present a range of design ideas for the area.

### BUILT FORM



H.1 Contemporary built form setback into the slope



H.2 Waterfront activated through food and beverage and cafes



H.3 Opportunity for restaurant on upper deck to take advantage of water views.

### HERITAGE AND CULTURAL CENTRE



H.4 Opportunity for heritage and cultural centre to identify the unique qualities and heritage of the harbour.



H.5 Consider all hours access to access information / displays.

### WATERFRONT PROMENADE



H.6 Promenade utilising materials reflective of the character of the harbour.



H.7 Waterfront promenade with views of water and seating opportunities.



H.8 Shared path with netting to provide protection from balls from adjacent golf course.



H.9 Terraced area providing access between the terraced levels of the harbour.



H.10 Key nodes providing opportunities for seating.

### PUBLIC REALM

### WORKING HARBOUR



H.11 Use of elements reminiscent of the site heritage.



H.12 Retention of the Fish Co-Op within the harbour area.



H.13 Retention of the slipway yard and the slipway.



H.14 Opportunity for screening to slipway yard to protect public from spray and provide interpretation.



H.15 Provision of additional moorings.



H.16 Public art reflecting harbour themes.