

COMMUNITY
INFRASTRUCTURE
PLAN

APOLLO BAY HARBOUR DEVELOPMENT PLAN

SUMMARY DOCUMENT
DRAFT AUGUST 2020

APOLLO BAY - SKENES CREEK - MARENGO

1 INTRODUCTION

1.1 Introduction

The Apollo Bay Harbour is a key state-owned asset contributing significantly to Victoria's economy. As just one of three safe blue havens in Victoria, west of Port Phillip Bay, the Harbour is identified in the Planning Scheme as a key development opportunity 'to deliver economic benefits to the Shire and promote Apollo Bay as a tourist destination.'

Colac Otway Shire is the designated Port Manager for the harbour through an agreement with the State Government and is responsible for its management, operations and maintenance. The redevelopment and improvement of the harbour has been a long term goal for Council and the Community. It will provide a major boating, recreational and visitor destination for Apollo Bay and the region, whilst protecting the landscape, environment, heritage and authenticity of the harbour.

To facilitate the redevelopment of the Apollo Bay Harbour precinct, the Apollo Bay Harbour Development Plan has been prepared by Tract Consultants in conjunction with a number of specialist consultants, on behalf of Colac Otway Shire Council.

1.1.1 What is a Development Plan?

A Development Plan is a planning tool that provides a vision and strategic guidance for the future development of an area to ensure that this is well-coordinated and orderly.

The Development Plan ensures that all issues, concerns and opportunities are considered together before any redevelopment occurs, so that both the big picture and detail is established early on in the process and future redevelopment will work to achieve this vision.

The Development Plan outlines how new buildings and landscaping will look and how pedestrians and vehicles will move around the site. It identifies commercial and recreational areas within the precinct, where public facilities such as toilets, landscaping, picnic areas and car parks will be located and how the precinct will connect to and complement surrounding streets, parks, beaches as well as the Apollo Bay Town Centre.

The Development Plan has been informed by significant community input, as well consideration of State and Local policies. It ensures the precinct is sustainably developed and managed so that it caters for the future needs of the Apollo Bay community and visitors.

1.1.2 Why is a Development Plan required?

In order to allow for the redevelopment, an approved Development Plan is required under the Special Use Zone - Schedule 2 of the Colac Otway Planning Scheme.

The Development Plan is intended to:

- establish certainty in terms of the overall use and development of the site;
- provide flexibility to allow for possible minor changes at the detailed design phase; and
- be endorsed as the statutory "umbrella" document within which further planning approvals for various stages of the development will sit.

Without an approved Development Plan, Council cannot consider any significant development proposals within the harbour precinct. Redevelopment of the harbour must be consistent with the requirements of the Special Use Zone.

1.1.3 How will the Apollo Bay Harbour Development Plan be used?

The Apollo Bay Harbour Development Plan will provide a development framework upon which the Apollo Bay Harbour will be developed over the next 20-30 years.

The Development Plan will be used by Colac Otway Shire Council to:

- To guide land use decision making on future planning permit applications.
- To allow for projects to be completed as part of the City Deal Funding program.
- To attract future funding.

The Development Plan will support a Business Case and an Expression of Interest process for private investment in the Harbour. The Business Case and an Expression of Interest process for private investment will be prepared separately.

2 HARBOUR DEVELOPMENT PLAN

2.1 The Development Plan

2.1.1 Overview

The Development Plan provides the overall framework for the redevelopment of Apollo Bay Harbour in accordance with the provisions of the Special Use Zone - Schedule 2.

The Development Plan establishes the general layout of the site and indicates the various land uses, activities and connections proposed for Apollo Bay Harbour. It provides the framework for the detailed plans which will be prepared for planning applications to be lodged for each stage of the project.

2.1.2 Key Outcomes

Key outcomes outlined by the Development Plan include:

- New buildings along the lower terrace allowing for cafes, retail, tourist operators and a potential aboriginal and cultural centre to activate the waterfront promenade.
- The redevelopment and expansion of the Fishermen'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.
 - An additional level of development to maximise views out of the precinct.
- Relocated Port Operations within an improved area / compound. An new and expanded 2 storey building will allow for:
 - Office space, including the Harbour Masters Office (upper level)
 - Garage, workshop and storage space (ground floor)
- A continuous pedestrian access between the town centre and Point Bunbury. This includes a waterfront promenade on the lower terrace of the site and a new boardwalk along the waters edge between the promenade and the sailing club and pedestrian access to the breakwaters.
- Enhanced public open space through the creation of nodes of interest and connectivity that encourages exploration of the area.
- Improved access between the Fishermen's Co-Op and Golf Club for both vehicles and pedestrians.
- More efficient and formalised parking area, that is integrated into its landscape setting.
- Streetscape improvements along Nelson Street and Trafalgar Street to improve pedestrian access and allow for additional parking within close proximity to the precinct.
- Relocated Diesel Tank to the inner breakwater.
- Improved and potentially expanded Sailing Club Facility (located in its current position) to include clubrooms, race control facilities, toilets, boat storage and storage space, roll-in access to the Harbour Beach and grassed surrounds for small craft laydown.
- Relocated Golf Maintenance Shed and outdoor supplies area.
- Provision of new public toilets and changing rooms underneath the Port Operations Depot Building and at Point Bunbury.
- Provision of Port User amenities, including toilets and changing rooms, underneath the Port Operations Depot Building.
- Provision of the Ocean Rescue Boat Shed within proximity of boat ramp.
- Upgrades to the Breakwater Road / Nelson Street to allow two-way vehicle movement, in particular south of the Fish Co-Op building.
- Additional boat trailer parking and car parking spaces at Point Bunbury.
- End of trip facilities (i.e. bike parking).
- Gateway and wayfinding signage throughout the precinct.
- Improved intersection at Nelson Street and Great Ocean Road (subject to further detailed investigations).
- Retention of aboriginal heritage, where known.
- Opportunity to provide new berths along the inner breakwater, with the long term opportunity for additional berths along the eastern breakwater subject to improvements to the breakwater.



Figure 1. Apollo Bay Harbour - Overall Development Plan

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Figure 2. Central Area Plan

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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.

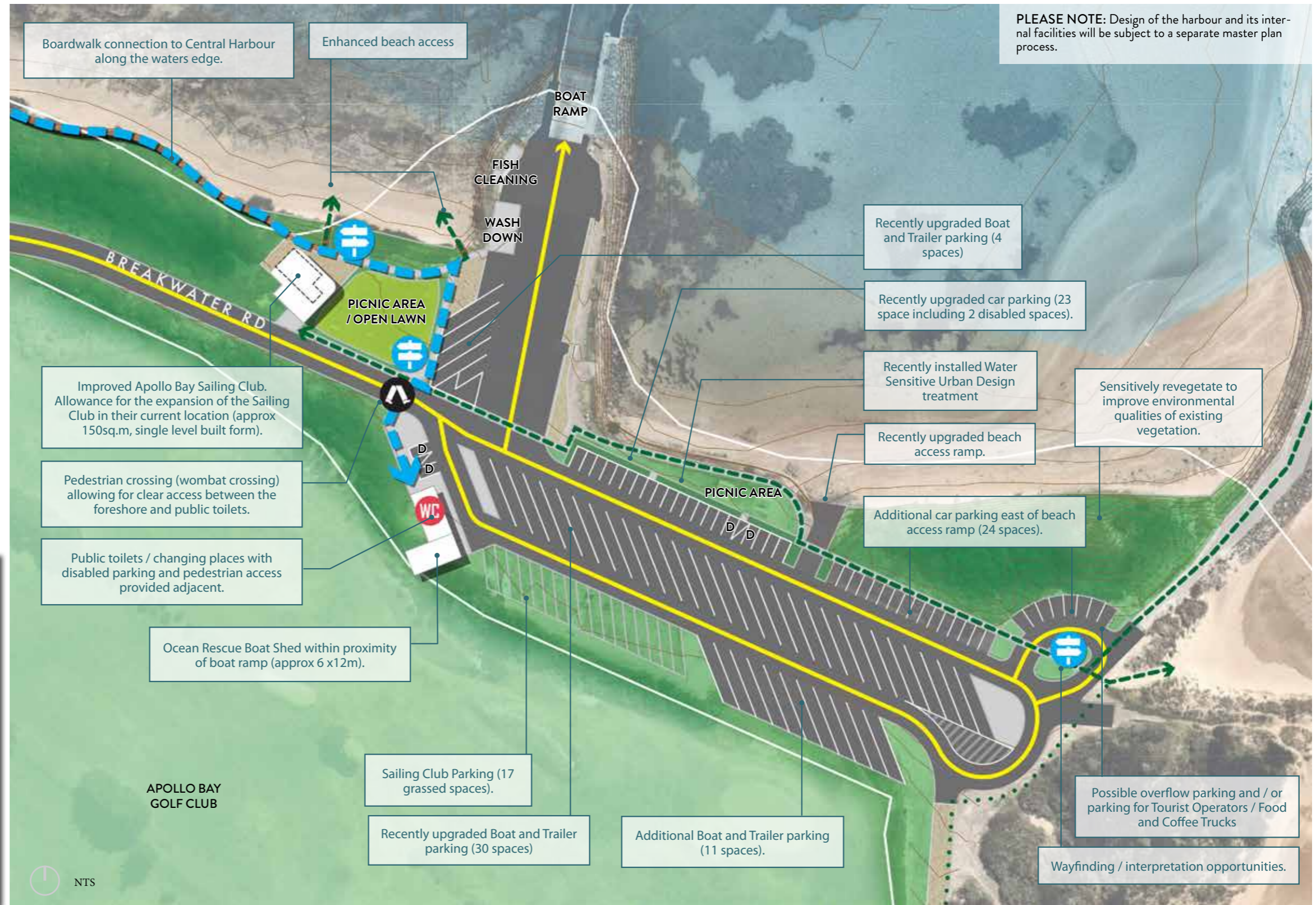


Figure 3. Point Bunbury Plan

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.

2.1.3 3D Perspectives



Figure 5. Proposed Built Form Illustration - Elevated View West



Figure 4. Proposed Built Form Illustration - Upper Terrace View North West



Figure 7. Proposed Built Form Illustration - Waterfront Promenade View South towards the Restaurant / Fish Co-Op



Figure 6. Proposed Built Form Illustration - Waterfront Promenade View South East towards the Restaurant / Fish Co-Op

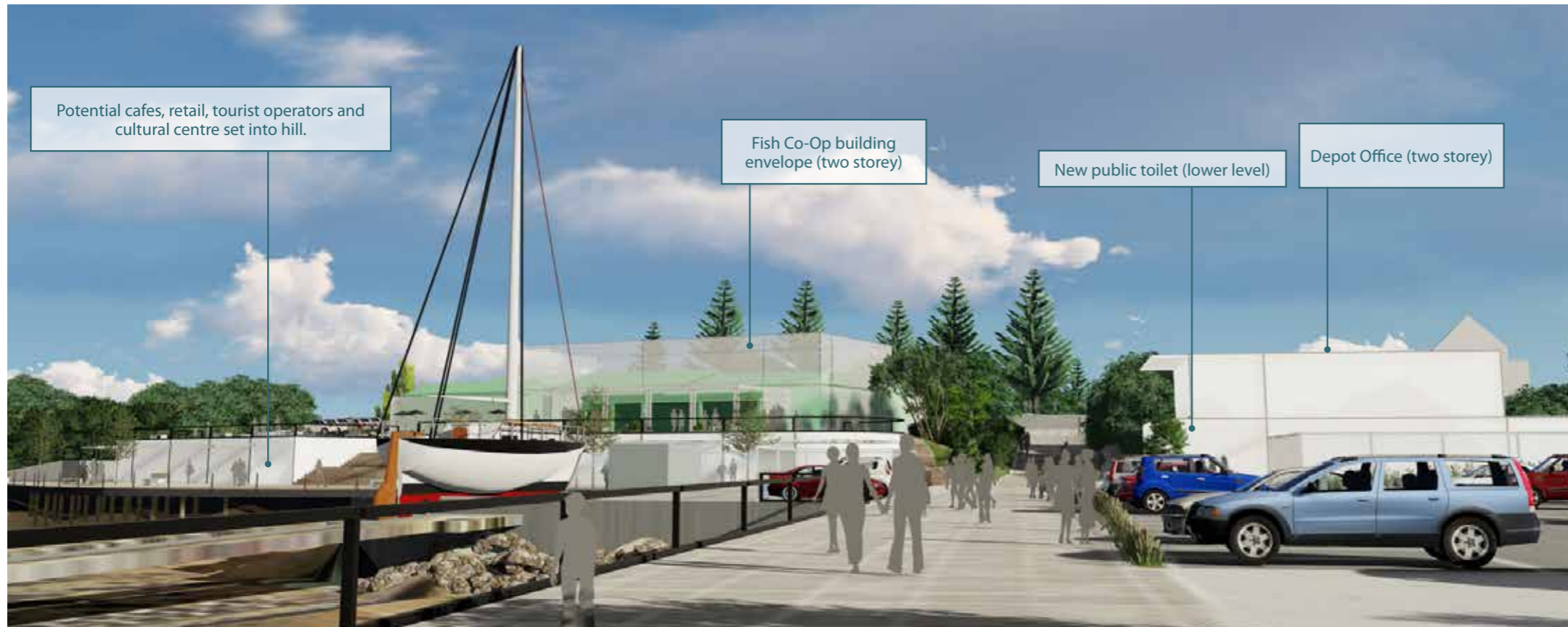


Figure 8. View 1 - Proposed Built Form Illustration - Mother Beach Car Park View South



Figure 9. View 2 - Proposed Built Form Illustration - Elevated Dune View South East

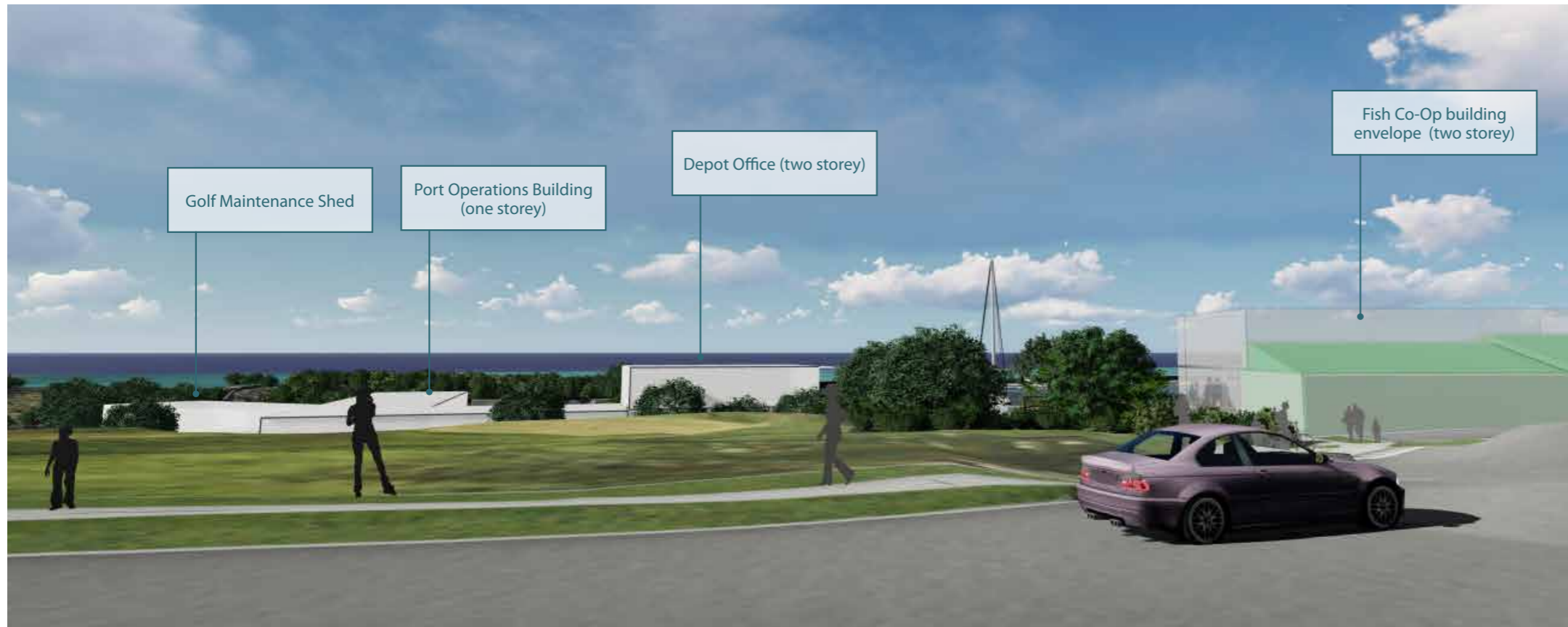


Figure 10. View 3 - Proposed Built Form Illustration - Trafalgar Street / Breakwater Road Intersection View North East



Figure 11. View 4 - Proposed Built Form Illustration - Main Street / Surf Life Saving Club View South East

