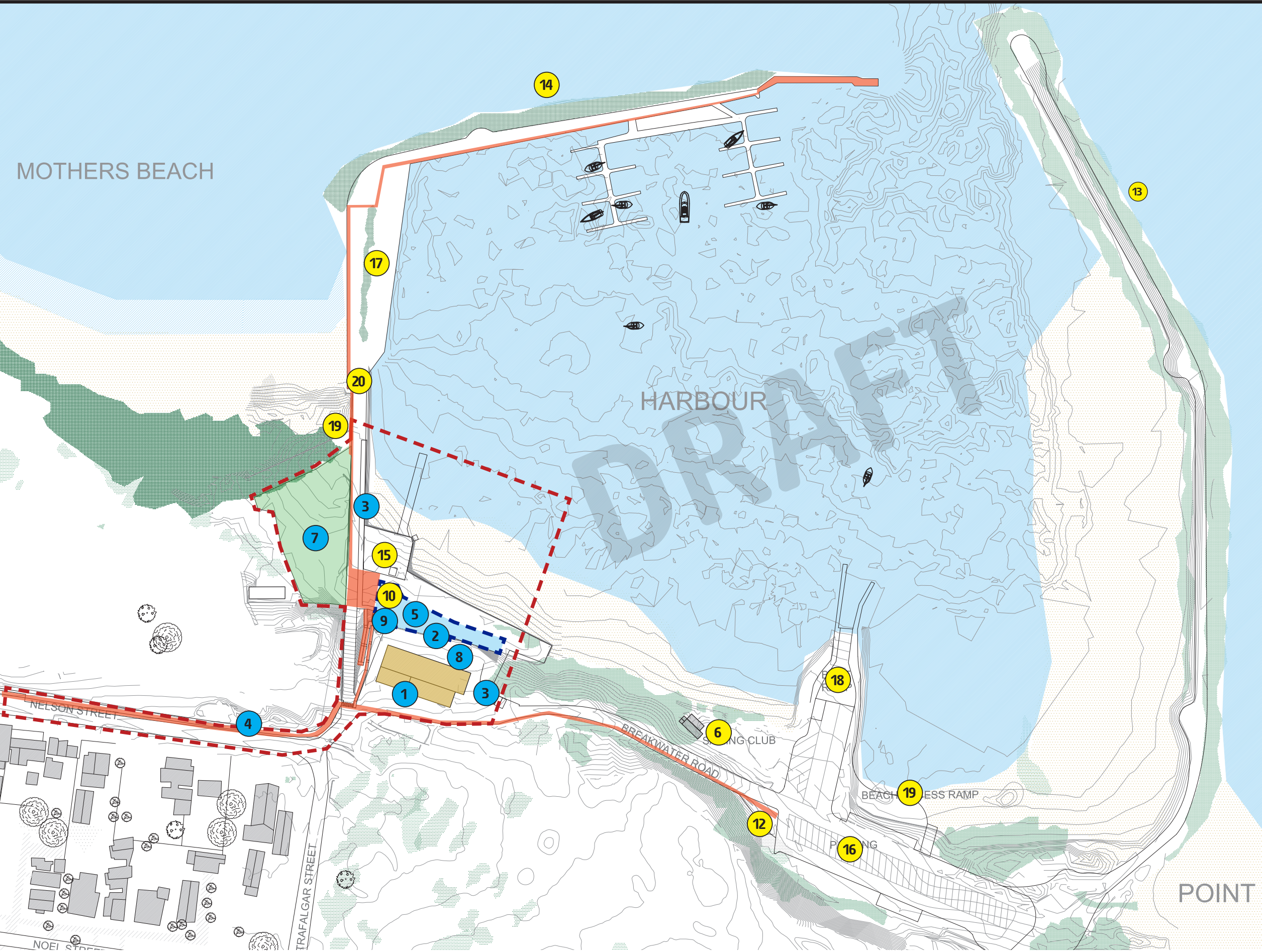


Apollo Bay Harbour Redevelopment Precinct Plan Package

Precinct Plan



The Apollo Bay Harbour redevelopment project will revitalise the Harbour precinct. The vision for the redevelopment is to improve public access and enjoyment of the waterfront, and provide benefits for the economy through both tourism and operational enhancements.

The objectives of the project are to improve public amenity and equitable access, increase public open space in the harbour precinct, improve public and operational safety and to consolidate built forms within the harbour.

The precinct will be developed holistically with a consideration to its marine environment and its unique character as a working harbour and its connection to the town.

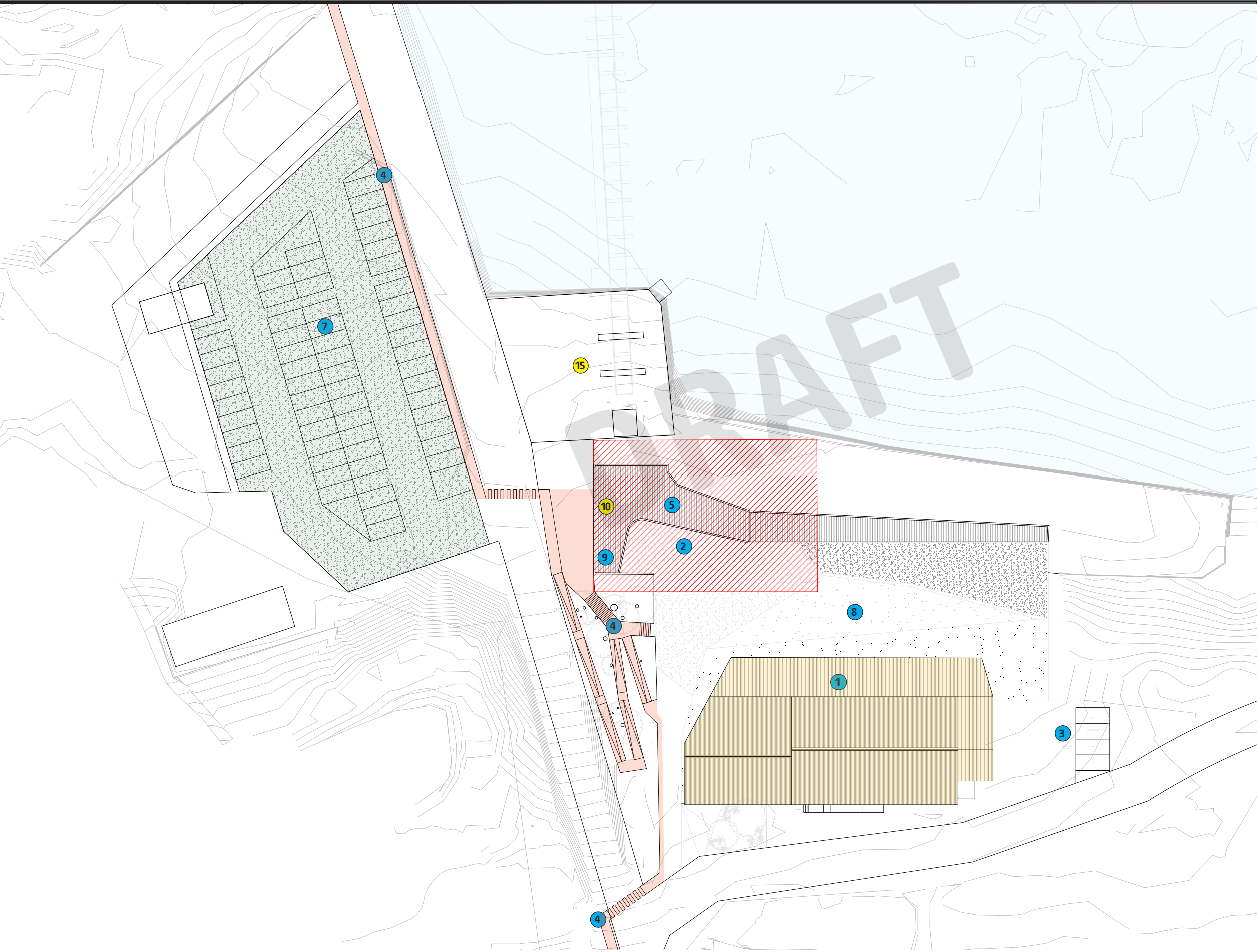
This package should be read in conjunction with the Opportunities and Constraints Report. It provides additional information to promote understanding of the proposed precinct plan and support feedback

The precinct vision is formed of the following elements:

- 1 Improved Apollo Bay Fisherman’s Co-op
- 2 Extended viewing deck
- 3 Accessible parking and loading area
- 4 Upgraded Pedestrian & bicycle connections
- 5 Upgraded Port Operations Depot
- 6 Sailing Club
- 7 Mother’s Beach carpark & changing hut
- 8 Public precinct (no vehicle access)
- 9 Public amenities & Meeting space
- 10 Emergency vessel storage
- 12 Fish cleaning station
- 13 Main Breakwater
- 14 Lee Breakwater
- 15 Slipway yard
- 16 Point Bunbury carpark
- 17 Fisherman’s Landing
- 18 Boat ramp
- 19 Beach access ramp
- 20 Vehicle boom gate

- Geelong City Deal Projects
- ▭ Works area
- ▭ Pedestrian Paths

Redevelopment Overview



The Apollo Bay Harbour is a complex place and this redevelopment project recognises the challenges which apply to when balancing economic, social and environmental issues.

This overview provides greater detail on the proposed locations of the project elements. These are necessarily located in the places with the least impact on both the values and other users of the precinct. Public safety also plays a critical role in the siting of the proposed elements.

The following page provides an impression of what the scale and massing of the proposed elements might look like to minimise landscape impacts.

The presence of a freshwater well in the harbour precinct has long been the subject of debate. Further investigation is planned in the area shown to confirm its location. If it can be located, the design of structures will respond to avoid any redevelopment impacts and recognise its significance.

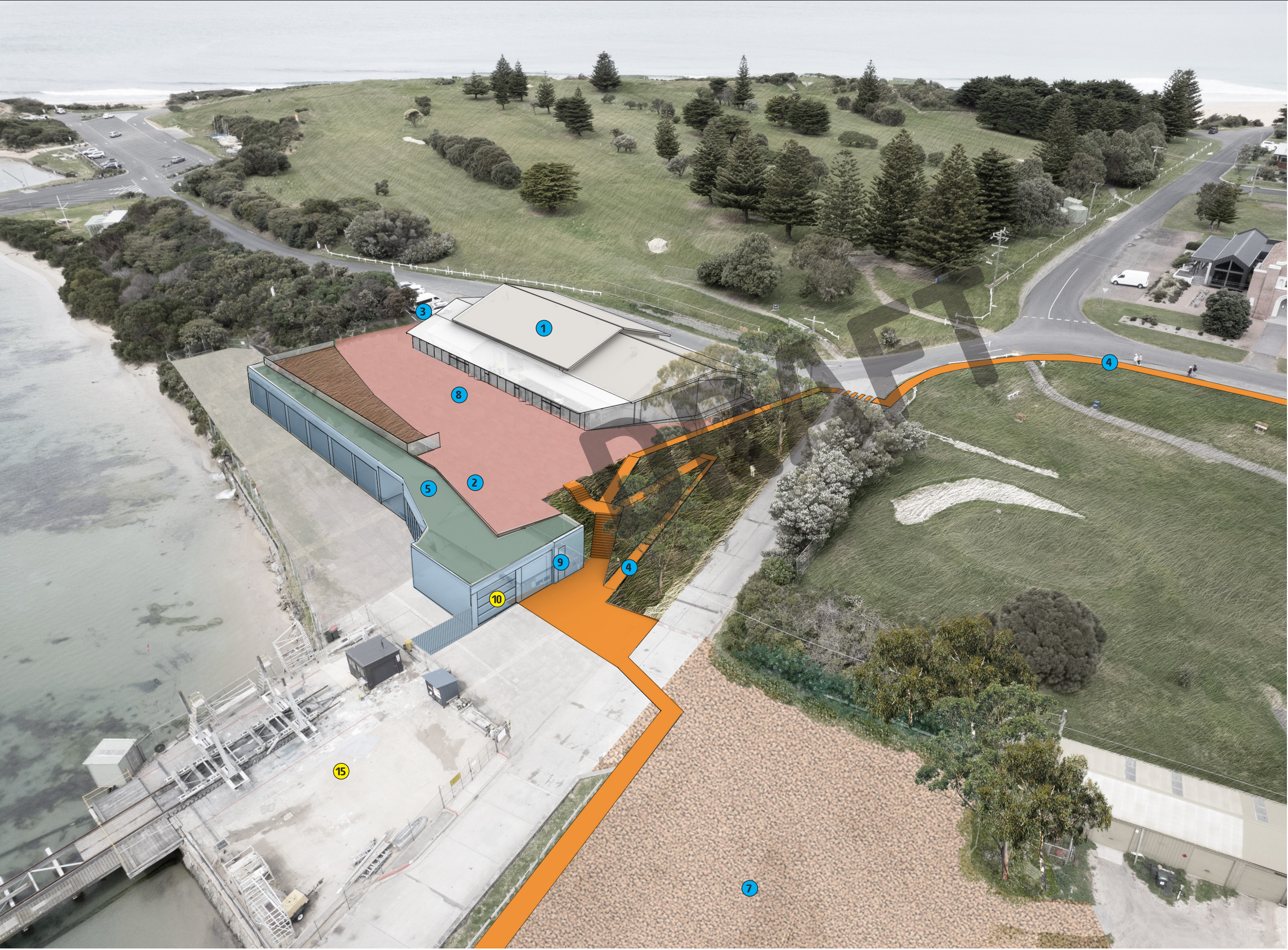
Please note that the fish cleaning station proposed for the boat ramp area is not included in this overview.

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- 3 Accessible parking and loading area
- 4 Upgraded pedestrian & bicycle connections
- 5 Upgraded Port Operations Depots
- 7 Mother's Beach carpark & changing hut
- 8 Public precinct (no vehicle access)
- 9 Public amenities & Meeting space
- 10 Emergency vessel storage
- 15 Slipway yard

- Geelong City Deal Projects
- Pedestrian Paths
- Cultural Heritage Investigation Area

Indicative Building Massing



This visualisation has been created to give an impression of what the scale and massing of the proposed elements of the redevelopment project might look like to minimise landscape impacts.

This is indicative only and will be progressed through the next phase of the project with the detailed design process.

The development of the design will draw upon the feedback received throughout the consultation phase to inform the materials and finishes. The design direction will need to comply with the *Siting and Design Guidelines for Structures on the Victorian Coast* developed through the MACA.

The precinct vision is formed of the following elements:

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● Geelong City Deal Projects

■ Pedestrian Paths

▨ Cultural Heritage Investigation Area