



FREQUENTLY ASKED QUESTIONS

Apollo Bay Harbour Redevelopment Project

October 2025

What's happening in Apollo Bay?

The Apollo Bay Harbour Redevelopment Project is on track to delivering an enhanced visitor experience while broadening the commercial and recreational opportunities in the precinct.

Planned Improvements

- Upgrades and minor extension to the Apollo Bay Fishermen's Cooperative building, the return of the wet fish market, and an improved outdoor terrace.
- Construction of enhanced public open spaces including a new public viewing deck
- A redeveloped Port Operations Depot including facilities which create a safer workplace and provide greater visual access to the working harbour and slipway.
- Maximised public carparking at the Mother's Beach carpark and improved pedestrian and transport connections around the Apollo Bay Harbour Precinct.

Project Benefits

The redevelopment will revitalise the Apollo Bay Harbour precinct, providing safer and more equitable public access to the coastline and available recreational activities as well as improved public use and amenity. Safety and operations of commercial activities will also be improved. This will include fishing, industrial uses in the precinct, and provide benefits for the economy through both tourism and operational enhancements.

The precinct will be redeveloped holistically with a consideration to the heritage, character, and connectivity of the area and its varied uses. This includes consideration of Eastern Maar cultural heritage and values.





FREQUENTLY ASKED QUESTIONS

Your questions answered

Below are responses to common questions received during the most recent community engagement on the building and site designs.

General Questions

What is the project budget, and why has the scope been reduced from the original concept? Has all \$10.19 million been utilised?

GORCAPA assumed responsibility for the harbour precinct in mid-2023 with a budget of \$10.19 million. Independent reviews of the 2020 Development Plan identified high planning approval risks and delivery constraints, recommending refinements and development of a precinct-wide plan.

Extensive community consultation shaped this Precinct Plan, which delivers an improved visitor experience and broader commercial and recreational opportunities.

The budget will be fully utilised.

The re-scaled project has strong community support and will include:

- A new public viewing deck
- An improved Fishermen's Co-operative building and hospitality offering and upgraded public terrace
- Amenities, including toilets and Changing Places facility
- Redeveloped Port Operations Depot
- Enhanced cycling and pedestrian links throughout the Precinct

What is the expected completion date?

Subject to final approvals and procurement, construction completion is targeted for the end of June 2026. Programming will be refined as approvals and contracts are confirmed.

How will the site meet peak tourist demand?

While site capacity is fixed, the redevelopment will improve overall functionality through clearer pedestrian and vehicle separation, expanded public open spaces, and formalised parking at Mother's Beach.



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Parking & Access

How will parking and access near the Co-Op work, especially for takeaway, buses, and visitors with limited mobility?

The concept separates people from vehicles by creating a traffic-free terrace around the Co-Op and consolidating vehicle movements to defined roads and car parks.

DDA-compliant bays will be close to main amenities (eastern end of the Co-Op / and Mother's Beach). A shared drop-off/pick-up zone is planned to support deliveries.

Access and wayfinding will be refined through traffic management arrangements to prioritise safety and visibility. Coaches will be discouraged from entering the Precinct.

There appear to be only four car park spaces at the upper level. Are these public?

The parking spaces next to the Co-Op are for drop-off and use by the Co-Op for deliveries. There is one DDA-compliant space provided. Main public parking is concentrated at Mother's Beach and Point Bunbury, supported by improved pedestrian connections.

Service vehicle access will be managed through designated loading zones at the rear of the Co-Op. It has been designed to ensure clear sightlines, pedestrian priority, and controlled vehicle access – informed by traffic engineer advice during detailed design.

What are the proposed improvements for boat access?

Recreational boating facility improvements have been identified through the Victorian Recreational Boating Strategy 2021–30. The strategy prioritises boat ramp renewals and includes the potential for all-access boating and installation of a ramp camera.

What changes are being made at the Nelson / Trafalgar / Breakwater intersection to address congestion and safety?

The existing design of the intersection is being assessed by traffic engineers. Two new pedestrian crossings and kerb/visibility improvements are proposed to slow vehicles and create safer, clearer crossing points to the harbour. The future intersection design builds on earlier work, and GORCAPA will work with Colac Otway Shire Council (as road manager) to explore funding opportunities.

How has the design been tested against peak-season demand and safety impacts?

Peak-season traffic modelling informs the layout, controls, and wayfinding to maximise safety. The strategy separates movement types, adds crossings, and concentrates parking at Mother's Beach.

While the site cannot accommodate all peak-period demand, overflow parking opportunities will be explored with Council.



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Walking, Cycling & Movement

How will cycling be safely supported, including bike lanes and convenient, visible bike parking near Mother's Beach?

Improved cycling routes and wayfinding will connect the township, Co-Op, and Mother's Beach, with visible bike parking at key locations.

Why is the pedestrian link from the Co-Op to town routed along the road/golf course rather than the beach? Would you consider a raised walking path linking the foreshore/skate park to the Co-Op?

A beachside path is very challenging due to coastal erosion hazards and environmental constraints. However, GORCAPA will continue to investigate a direct link as part of the Precinct Plan, including potential raised or boardwalk sections outside the erosion zone.

Will there be weather protection between key areas?

A mix of sheltered nodes, canopies, and shade structures will be explored at key waiting and rest points.

Public Amenities

Will there be enough toilet and change facilities across the site?

The redevelopment adds new toilets, a DDA shower, and Changing Places facility in the amenities building adjoining the Port Operations Depot, while retaining existing facilities near Point Bunbury. Short waits may occur during peak periods and landscape design will incorporate seating opportunities where required.

Why is there a large, open area outside the amenities? Will there be shade or play opportunities across the site?

The forecourt space supports safe queuing, movement, and clear access. Shade trees, planting, and shelter will improve comfort and wind protection. While no formal playground is planned, landscaping will include informal play features for children.

Fishermen's Co-op

Will the iconic octopus and lobster murals be retained?

Retention of the Co-op's murals (octopus and crayfish) and interpretive elements is confirmed.

Why is the new Depot roof deck so high — will it block views?

The Depot roof has been lowered through design refinement. The viewing deck is designed to celebrate the working port without obstructing harbour views. Final height and massing will be confirmed during detailed design, to preserve key outlooks.



FREQUENTLY ASKED QUESTIONS

Fishermen's Co-op continued

Is there enough space to manage demand for fresh and cooked fish during peak times?

The new traffic-free terrace and deck will accommodate queues, dining, and gatherings, with integrated shade and seating.

Will there be picnic tables and shaded areas for families and visitors near the Co-Op?

While fixed picnic tables are not proposed, movable tables will be available for both public and Co-Op patron use. Seating options and shaded areas will ensure flexibility and comfort.

What provisions are planned for changing weather and minimising impacts on outdoor dining?

Shelter and windbreaks may include pergola shade structures as well as wind-buffer planting near the Co-Op and viewing areas. Operational measures such as lidded bins, increased collections during peak periods, and improved waste management will reduce attractants. GORCAPA will continue working with its operations team and local council to improve service provision.

Will there be new steps near the Co-Op?

There are plans for accessible ramps and stairs connecting the terrace to Mother's Beach car park, amenities, and the pier. No additional stairs are currently planned.

Design & Creative Opportunities

Is the proposed location of the fish cleaning table practical?

The location is under review to reduce seal interactions and manage waste effectively. Potential solutions include drainage and service upgrades. The Precinct Plan identifies the need to explore improved options.

Will local artists be involved?

The public realm will integrate local artwork and cultural heritage interpretation through landscape and built form. Partnering with local arts groups is anticipated during design development.



Thank You!

Thank you for shaping the future of Apollo Bay Harbour. Your feedback has set the direction – we will:

- Keep the Co-op frontage pedestrian-first
- Strengthen crossings
- Upgrade Mother's Beach parking
- Retain existing murals
- Embed local art and cultural interpretation throughout the precinct

Some finer details (e.g. bay numbers and amenities count) will be finalised during detailed design and operations planning and shared as they are confirmed.

What's next? (subject to approvals and procurement timeframes)

- Dec 2025: Planning and consent approvals expected
- Dec 2025: Construction tender evaluations
- Jan 2026: Construction contract awarded
- Jul 2026: Construction targeted for completion

These milestones mark the move from planning to delivery – setting up on-ground works in early 2026. We'll keep the community informed about timing, temporary closures, and milestones as the project progresses.



STAY IN TOUCH

If you have further questions about the project, please visit the [Have Your Say](#) webpage.

For additional questions or to request accessible formats, contact the project team at: info@GreatOceanRoadAuthority.vic.gov.au.