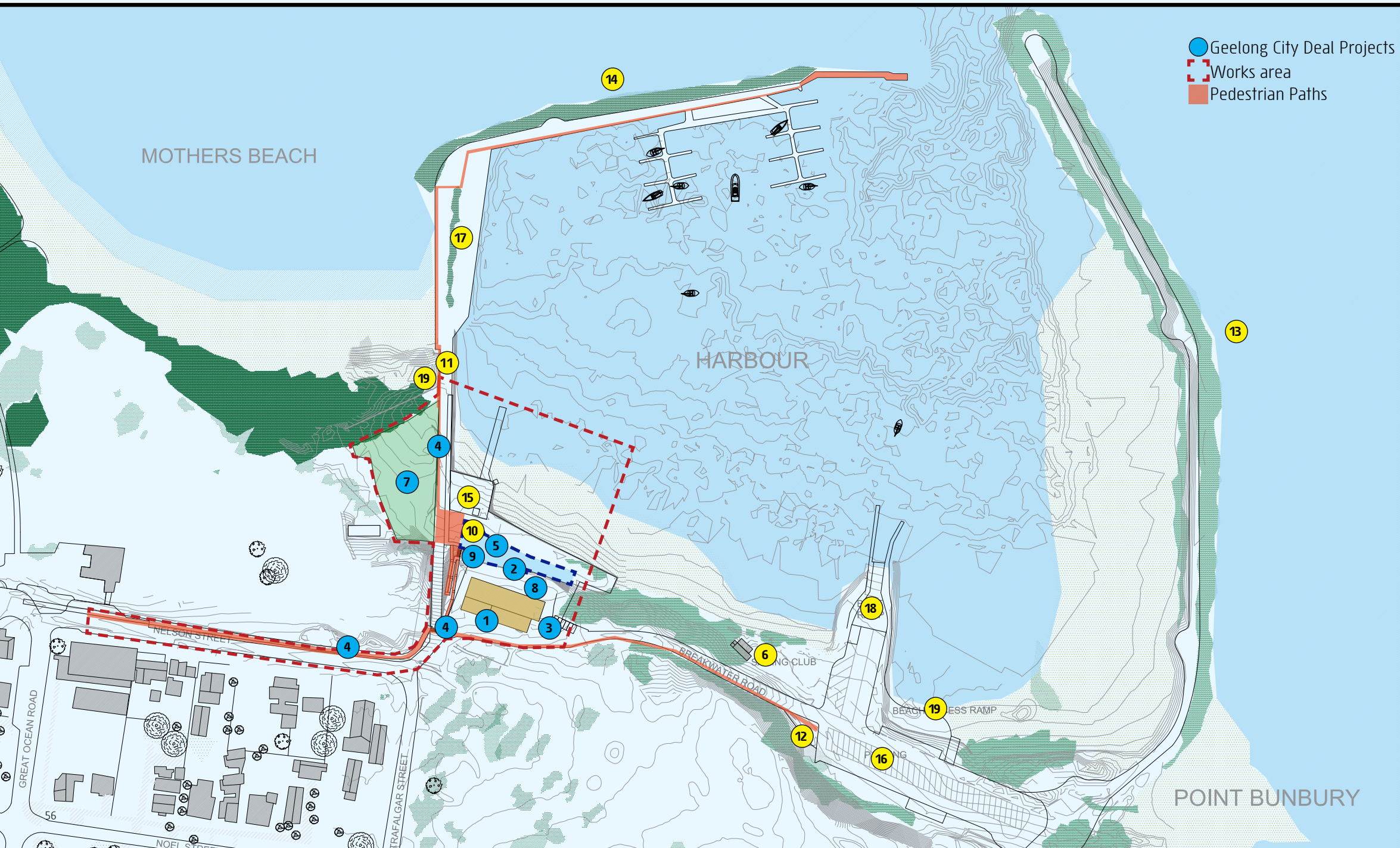




03: OPPORTUNITIES & CONSTRAINTS



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

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.

A separate Package has been created for public consultation to provide more detail on the individual elements between the Co-Op and Mothers Beach and an indication of the mass of structures. It is available on the GORCAPA website.

The precinct vision is formed of the following elements:

- Improved Apollo Bay Fishermen's Co-Op
- Extended viewing deck
- Accessible parking and loading area
- Upgraded pedestrian and bicycle connections
- Upgraded Port Operations Depot
- Sailing Club
- Mother's Beach carpark & changing huts
- Public precinct and terrace (no vehicle access)
- Public amenities
- Emergency vessel storage
- Vehicle boom gate
- Fish cleaning station
- Main Breakwater
- Lee Breakwater
- Slipway yard
- Point Bunbury carpark
- Fishermen's Wharf
- Boat ramp
- Beach access ramp





Improved Co-Op

Upgrade the Fishermen's Co-Op to improve commercial operations, safety and provide better integration with the public space facing the harbour. Improvements to include upgrades to food and beverage facilities, tank & fish storage, and wet fish market services.

We see the following as opportunities within this scope:

- Commercial and public use.
- Upgraded kitchen with servery and connection to cold storage.
- Create public experience of live fish tanks.
- New wet fish market to sell directly to public from the harbour.
- Potential expansion to increase indoor food and beverage offering.
- Increased outdoor connection with improved public precinct and viewing deck to improve harbour and coastal views.
- Improved public safety and comfort through removing vehicle access to harbour side of building.
- Interpretive art work and signage to introduce Eastern Maar culture into the site.

Industrial

- Remove existing ammonia refrigerant system and replace with modern system to reduce spaces needed for plant.
- Install new more efficient lobster tanks to increase available floor area and improve operations.
- Streamline operations through improved vehicle access points for deliveries away from public space.

We see the following as constraints within this scope:

- Ensuring any commercial operation is aligned with the coastally dependent need and existing use.
- Retaining existing building fabric and heritage with new operations and complying with building code requirements. In particular existing structure.
- Ensuring value in redevelopment of existing building.
- Logistics of continued storage and processing of live lobster during construction.
- Improvements to the building without increasing height and impacting on views from the south.

Image of existing conditions

Viewing Deck & Public Access



Create a new public realm with potential for viewing deck and grassed seating area that maximises views to the Apollo Bay Harbour and Otway Ranges and creates the opportunity for environmentally sustainable outdoor spaces.

We see the following as opportunities within this scope:

- Strong accessible pedestrian connection from upper to lower harbour zones and carparking.
- Adjusted position of depot, pushed back into embankment to increase viewing deck.
- Varied hard and soft surfaces and outdoor seating.
- Larger public open space with potential for expansion of festival and other public event programs.
- Opportunity for public to observe working harbour activities including fishing, boat repairs and port and harbour operations.
- Interpretive art work and signage to introduce Eastern Maar culture into the site and provide opportunity for visitors to engage with the cultural heritage.
- Increased use of Mother's Beach carpark due to improved connectivity to Apollo Bay Fishermen's Co-Op and Breakwater Road.
- Opportunity for public amenities and meeting space to connect to Port Operations Depot building with separate access.

We see the following as constraints within this scope:

- Balancing public space with space licenced for use by the Co-Op for food and beverage service.
- Ensuring public use adjacent to commercial operations are well considered will be crucial to avoid safety and operational concerns.
- Careful design of the depot will be required to ensure cost of trafficable roof is in line with budget constraints.
- Understanding slope stability and rectification requirements.
- Extent of work and construction operations will be constrained by the need to protect adjacent indigenous flora, fauna and cultural heritage.

Image of existing conditions



Image of existing conditions

Create a new pedestrian access that ties together the town centre, public realm and viewing deck, working harbour and Breakwater Road.

We see the following as opportunities within this scope:

- Creation of new visible pedestrian and cycling connections from town centre to the harbour.
- Potential to link existing cycling and walking tracks such as the Great Ocean Walk.
- Prioritise pedestrian movement and remove vehicle access from viewing deck.
- Creates accessible connection between Co-Op and Harbour level and Mother's Beach and carpark.
- Potential for access to harbour edge, waterfront views and visual connection to harbour operations.
- Interpretive art work and signage to introduce Eastern Maar culture into the site and provide opportunity for visitors to engage with the cultural heritage.
- Safe and equitable movement of pedestrians around the harbour precinct for fishing and other recreational activities.
- Potential to create connected and accessible pedestrian access from town centre and Mother's Beach to Point Bunbury along Breakwater Road.

We see the following as constraints within this scope:

- Ensuring safe vehicle movement around harbour with stronger public presence.
- Ensuring public safety around port operations including snap back zone from slipway yard and dust and noise from port works.
- Clear information on coastal hazards and vulnerability will be required to ensure harbour edge can be responsibly developed.
- Potential for coastal changes to impact beach access.
- Pedestrian safety must be prioritised when vehicles and pedestrian and cycle paths are in close proximity and in particular with commercial vehicles operating in the same area.
- Existing site levels create equitable access challenges that will need to be overcome.

Mother's Beach Carpark & Changing Huts



Redevelop the mother's beach carpark and changing huts to improve public amenity and the quality and environmental sustainability of the carpark through water sensitive urban design strategies.

We see the following as opportunities within this scope

- Improved amenity for visitors and the local community with good access to parking close to public use areas.
- Improved carpark with landscape features, high quality finishes and planted buffers.
- Interpretive art work and signage to introduce Eastern Maar culture into the site.
- Clear spaces for vehicles and defined vehicle and pedestrian paths of travel.
- Opportunities to incorporate WSUD to carpark and surrounds.
- New changing huts with better beach connection and improved configuration.
- Improved access to Mother's Beach from parking to alleviate pressure on Collingwood Street parking area during peak times and provide good connectivity from Mother's Beach to Point Bunbury and eastern breakwater.
- Design of carpark can allow for future remediation of the Mother's Beach sand dune.

We see the following as constraints within this scope:

- Clear understanding of the future evolution of the beach and sand dune to ensure carpark upgrade does not impact opportunities to address coastal erosion.
- Potential future coastal hazards such as storm tide inundation may impact the area.
- Extent of work and construction operations will be constrained and no go zones will need to be created to protect adjacent indigenous flora, fauna and cultural heritage in close proximity.
- Pedestrian safety must be prioritised when vehicles and pedestrian and cycle paths are in close proximity and in particular with commercial vehicles operating in the same area.

Port Operations Depot & Ocean Rescue Opportunity



Image of existing conditions

Create a new Port Operations depot building with improved storage, staff areas and operational and safety features, including potential to share space with storage for Ocean Rescue vessels. Retain existing slipway and allow safe viewing of slipway use by visitors and the local community.

We see the following as opportunities within this scope

- Use the construction of the port operations depot as an opportunity to retain and stabilise the existing battered slope below the Apollo Bay Fishermen's Co-Op.
- Improve fencing to working areas that interface with public space.
- Opportunity to provide storage space for Ocean Rescue vessels.
- The creation of meeting spaces and amenities that can be shared with sailing club and the community.
- Potential to establish links with Eastern Maar Sea Country unit.
- Landscape design delineates use to ensure safety of both visitors and workers.
- Redevelopment of the depot will create an opportunity to address existing OH&S issues on site.

We see the following as constraints within this scope:

- Ensuring cost of trafficable roof is in line with budget constraints.
- Understanding slope stability and rectification requirements.
- Ensuring safe movement of port operation and ocean rescue vessels adjacent to public access area.
- Sharing of spaces between multiple organisations including the Ocean Rescue and the Sailing Club and managing operational needs.
- Ensuring public safety around port operations including snap back zone from slipway yard and dust and noise from port works whilst retaining the working harbour experience.
- Clear understanding of the geotechnical assessment of harbour wall structure will be critical to ensure depot longevity.
- Clear information on coastal hazards and vulnerability will be required to ensure harbour edge can be responsibly developed.



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