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23

# APOLLO BAY RECREATION RESERVE



MASTERPLAN



**GREAT OCEAN ROAD**  
COAST & PARKS AUTHORITY



We acknowledge and respect the separate and distinct Eastern Maar and Wadawurrung Peoples as the Traditional Owners of the Great Ocean Road's land, waters, seas and skies and acknowledge their cultural knowledge that has led to sustainable practices and has cared for Country over tens of thousands of years.

We honour Elders past and present and express gratitude for their sharing of wisdom that has ensured the continuation of Culture and Traditional practices.

We are committed to genuinely partner and meaningfully build relationships that reflect self-determination and enable us to work together with Traditional Owners and Aboriginal communities to support the protection of Country, the maintenance of spiritual and Cultural practices, and together deliver on their broader aspirations in the 21st century and beyond.

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**GREAT OCEAN ROAD**  
COAST & PARKS AUTHORITY



**VICTORIA**  
State  
Government

## ACKNOWLEDGEMENT OF COUNTRY

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APOLLO BAY  
RECREATION  
RESERVE





The Apollo Bay Recreation Reserve

## APOLLO BAY RECREATION RESERVE

Apollo Bay is located on the foothills of the Otways, on the lands of the Eastern Maar. It is a key township on Victoria's premier scenic coastal route, the Great Ocean Road.

Located on the southern fringe of the Apollo Bay township, the Apollo Bay Recreation Reserve (the Reserve) represents an important site for passive and active recreation. The Reserve is an important community space and is the primary location for the provision of sporting facilities for Apollo Bay and nearby townships such as Marengo and Skenes Creek. The Reserve has also provided camping and accommodation for visitors to the region for over 80 years, providing a central location to explore the township and coastline.

# PURPOSE

**The Masterplan provides a 10 year vision to guide the future land use and development of the Reserve to achieve identified outcomes for the local community, visitors to the region, the environment and Traditional Owners.**

This Masterplan is a key document to deliver improved sporting and community facilities for Apollo Bay, and to provide caravan, camping and tourist accommodation options for visitors. The actions of the Masterplan respond to significant consultation undertaken over an extended period with stakeholders, key community user groups and the broader community.

The Masterplan applies the research and recommendations of previous plans, including the Community Infrastructure Plan, Camping Uplift Strategy and the Apollo Bay Recreation Reserve Issues and Opportunities Paper, while also responding to legislative requirements and the Reserve's environmental and cultural assessments.

The Masterplan will be an advocacy document, providing a clear platform for State and local government and user groups, both individually and in partnership, to seek funding opportunities to support the implementation of elements within the Masterplan.

**Masterplan delivery will predominantly be a partnership between State, local government and local user groups to ensure that the potential of the Reserve is realised in an enviable coastal location within walking distance to the town centre.**

# ROLE OF THE AUTHORITY AND COLAC OTWAY SHIRE COUNCIL

The Great Ocean Road Coast and Parks Authority's (the Authority) role is to manage, protect and foster resilience of the natural, cultural and heritage values of coastal Crown land and marine waters along the Great Ocean Road. All revenue raised through our commercial endeavours is reinvested back into the coast to ensure the Great Ocean Road region can be enjoyed now and for generations to come. The Authority is the delegated land manager for the Apollo Bay Recreation Reserve, including directly operating the site's caravan and camping activities.

Upgrades to sporting facilities will need to be a joint effort between the Authority, the Victorian Government, Colac Otway Shire Council and user groups.

The Victorian Department of Sport and Recreation is dedicated to supporting Victoria's sport and recreation sector and inspiring Victorians to get active. Sport and Recreation Victoria provides funding to improve infrastructure through a range of funding programs.

Colac Otway Shire Council (the Council) aims to provide a varied and sustainable network of open spaces that meets the needs of a diverse community for recreation, sporting and social opportunities. Council supports the sporting clubs that provide recreation and sporting opportunities for residents and visitors, and has assisted clubs at the Reserve with advocacy and funding for infrastructure upgrades and improvements.



# DEVELOPMENT PROCESS

This Masterplan has been developed across a number of years outlined below, with community and stakeholder input a constant throughout these processes.

The Masterplan has been iteratively updated in response to feedback received. See section 6 - Engagement Summary - for a summary of the responses.



## ISSUES AND OPPORTUNITIES PAPER

An Issues and Opportunities Paper (the Paper) was prepared to identify and understand the context, issues and opportunities at the Reserve. The Paper informed the preparation of the draft Masterplan and was informed by community and stakeholder feedback, known constraints of the land, specialist technical studies, and state and local policies and projects. The Paper should be read in conjunction with the Masterplan to provide additional contextual information for the reader.

### ENGAGEMENT PURPOSE

The purpose of engagement in 2022 was to understand, discuss and confirm the existing opportunities and issues at the Reserve.

The Engagement Report provides club and participation numbers for the various sporting clubs who currently utilise the Reserve. [CLICK HERE](#) to view the Engagement Report.

## DRAFT MASTERPLAN

In response to the Paper, a draft Masterplan was developed to guide future land use and development of the Reserve to achieve identified outcomes for the local community, visitors to the region, the environment and Traditional Owners.

### ENGAGEMENT PURPOSE

The purpose of engagement in mid-2023 was to inform the community of the findings within the Issues and Opportunities Paper for information, and to seek feedback from the various key stakeholders and the community on the draft Masterplan. [CLICK HERE](#) to view the Engagement Report.

## FINAL MASTERPLAN

This final Masterplan has been revised and updated following community and stakeholder input.

The Masterplan outlines a vision for the Reserve and four guiding principles that ensure future land use is consistent with the community's aspirations and protection of environmental and cultural values.

### Consultation methods that have informed the Masterplan included:

- Colac Otway Shire Council briefings
- Key stakeholder meetings
- Community pop-ups
- Online surveys
- Site walks with key stakeholders
- Project group discussions

# PREVIOUS COMPLETED STRATEGIES

The Masterplan has been informed by the following:

- Community and stakeholder suggestions and feedback
- Background technical studies including flood risk modelling, environmental and cultural heritage assessments
- Reviews of relevant State and local legislation, strategies and policies that inform, govern or influence the use and development of Crown land and infrastructure provision
- Background research focusing on urban design and landscape.

These inputs are summarised in the Apollo Bay Recreation Reserve Issues and Opportunities Paper.

## TIMELINE OF KEY DOCUMENTS INFORMING THE MASTERPLAN



**2011**

Improving Equity of Access to Crown Land Caravan and Camping Parks



**2015**

Eastern Maar Country Plan



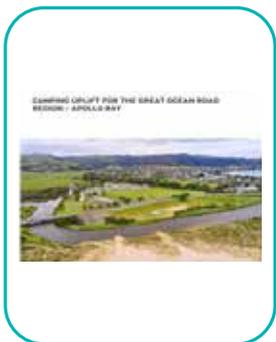
**2020**

Marine and Coastal Policy



**2021**

Corangamite CMA Flood Advice



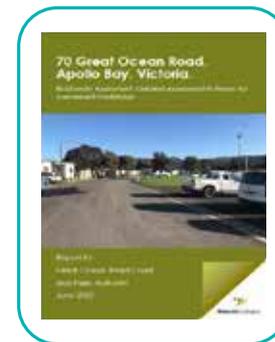
**2021**

Camping Uplift for the Great Ocean Road Region – Apollo Bay



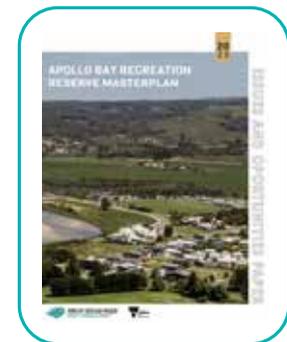
**2022**

Community Infrastructure Plan  
Apollo Bay - Skenes Creek – Marengo



**2022**

Apollo Bay Recreation Reserve Biodiversity Assessment



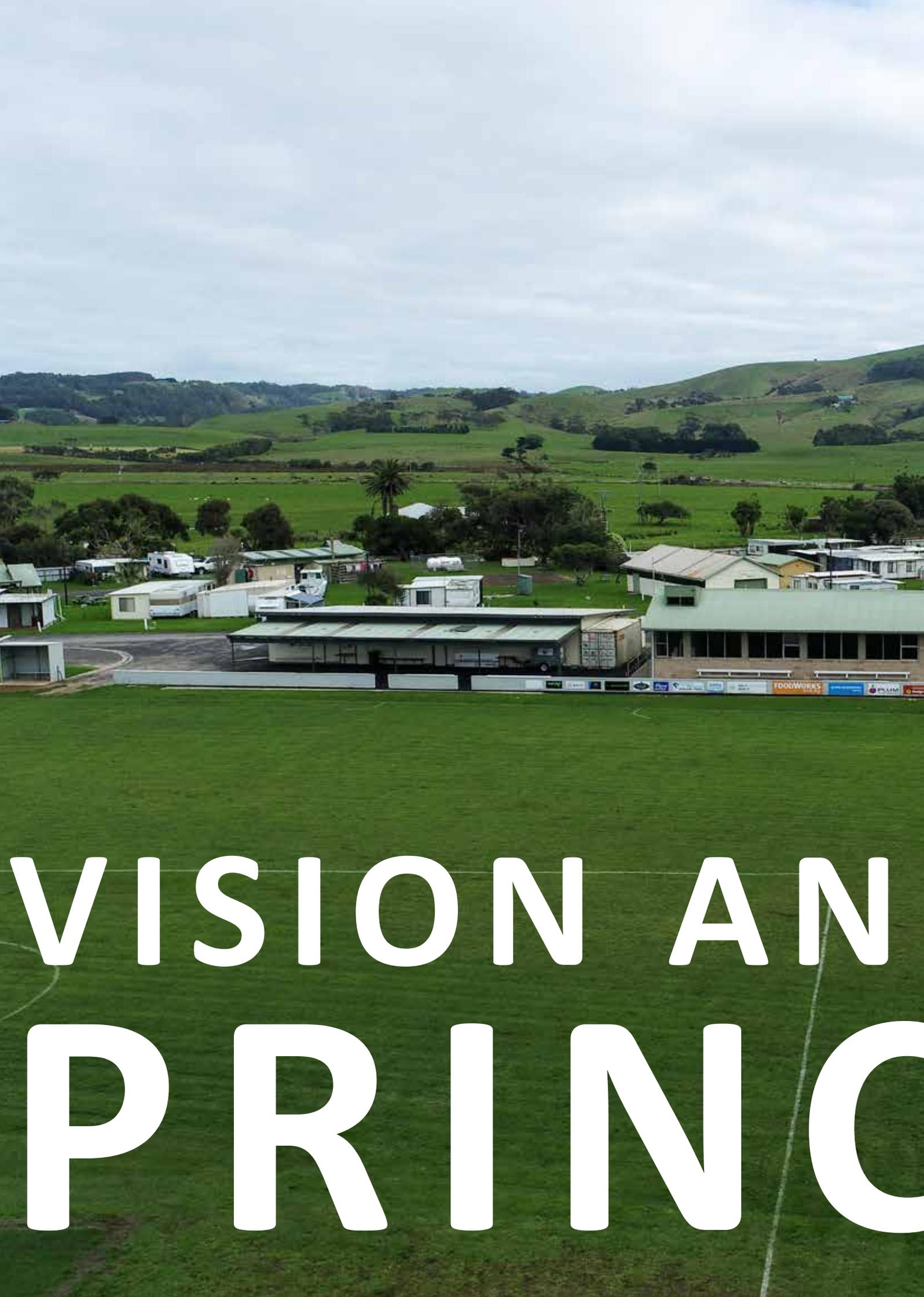
**2023**

Apollo Bay Recreation Reserve Issues and Opportunities Paper

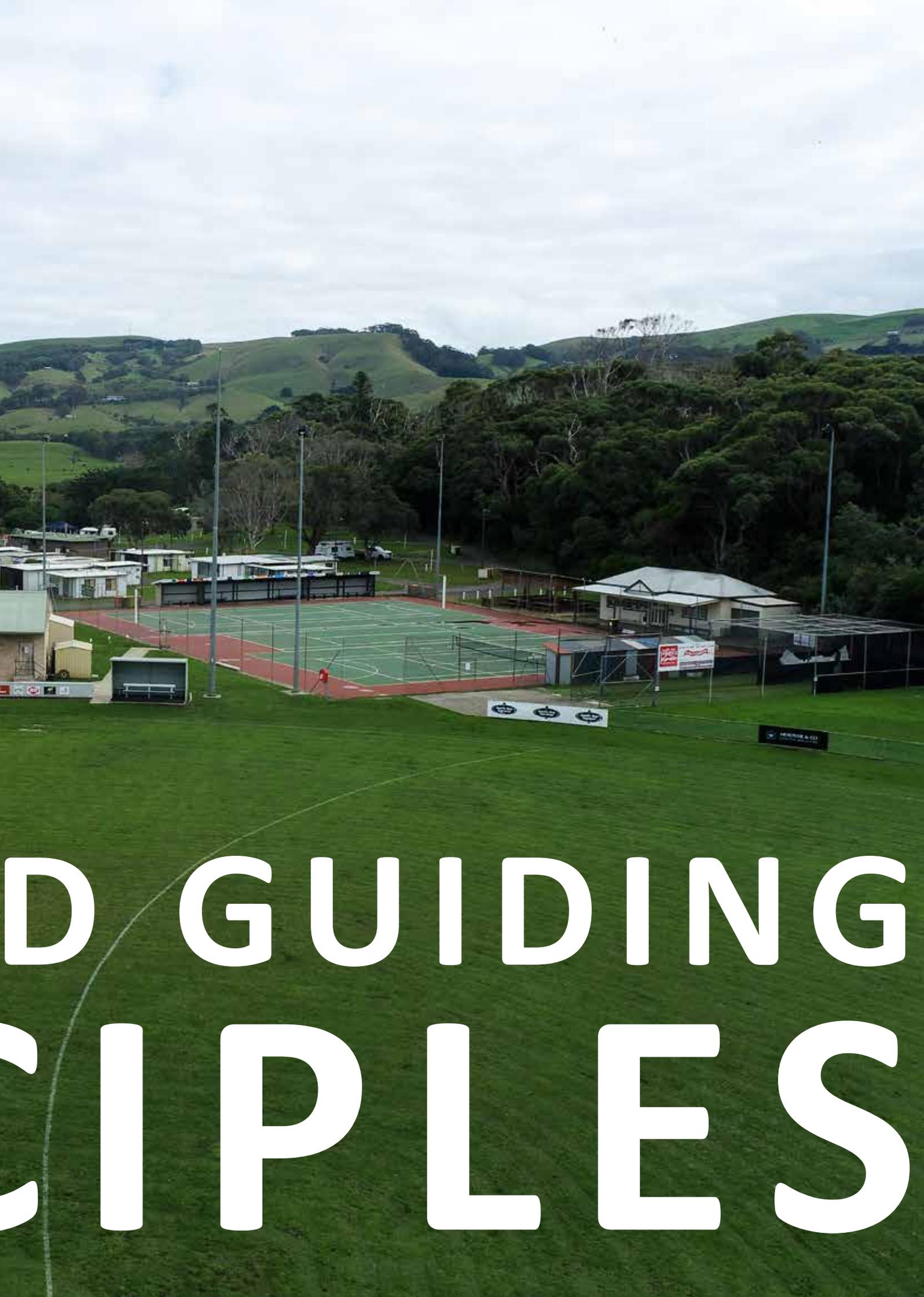
The 2022 Community Infrastructure Plan (CIP) for Apollo Bay, Skenes Creek and Marengo was prepared in 2022 as a joint initiative between the Council and the Authority. The CIP presents a long-term vision, principles, and preliminary concepts and ideas for Apollo Bay, Skenes Creek and Marengo. The vision of the Community Infrastructure Plan is that:

*Apollo Bay, Skenes Creek and Marengo will become unique and enjoyable places for both local residents and visitors, across all seasons.*

Key components of the CIP that fall within the remit of the Authority are the foreshore Masterplans. The Apollo Bay Recreation Reserve was identified within the CIP as an important stand alone document.



# VISION AND PRINCIPAL

An aerial photograph of a sports complex. In the center, there is a tennis court with a green surface and red borders, surrounded by a fence. To the left and right of the court are several small, white, rectangular buildings, likely changing rooms or storage sheds. The foreground is a large, green grassy field with a white curved line. In the background, there are rolling green hills and a dense forest of trees. The sky is overcast with grey clouds. The text 'D GUIDING' is visible on the top line and 'CIPLES' on the bottom line, with the middle letters of the top line missing.

# D GUIDING CIPLES



The Apollo Bay Agricultural Show

## VISION

**The Apollo Bay Recreation Reserve is a place that supports local community sports, recreation and events whilst providing alternative tourist accommodation that respects the site's environmental and cultural values.**

The vision and guiding principles for the Reserve align with the Authority's vision that the Great Ocean Road region thrives as one integrated living entity.

They reflect the Authority's legislated quadruple bottom line approach - Environmental, Aboriginal Inclusion, Social and Economic - ensuring the Masterplan delivers on the Authority's purpose to care for, protect and manage the coast and parks traversed by the Great Ocean Road so that it can be enjoyed by all, now and for generations to come.

The vision and principles also reflects community and stakeholder feedback that acknowledges the importance of the Reserve as a passive and active recreation space.

## GUIDING PRINCIPLES

**Four guiding principles will deliver the Apollo Bay Recreation Reserve's vision.**

The Guiding Principles have been developed from community and stakeholder consultation and analysis of the Issues and Opportunities Paper.

## 1 SOCIALLY AND LOCALLY LINKED

- Driven by community and stakeholder engagement
- Balances the needs of multiple users, including sporting clubs, campers and recreational users
- Provides greater open space for passive recreation, community gatherings and events
- Connects to all transport modes

## 2 CULTURALLY VALUED

- Embeds Traditional Owner assertions into decision making, planning and management
- Protects cultural heritage
- Enhances opportunities for storytelling in built infrastructure
- Reintroduces Traditional names

## 3 SUPPORTING SPORTING, RECREATION AND TOURISM PURSUITS

- Supports active (sporting) and passive recreation opportunities, events and tourism
- Provides improved facilities for multiple sporting groups
- Delivers new and accessible camping accommodation and upgraded amenities

## 4 ENVIRONMENTALLY RESPONSIBLE

- Adapts to the effects of a changing climate
- Recognises and enhances the ecological values of the Reserve and surrounding environment
- Provides a healthy, natural environment for current and future generations
- Incorporates environmentally sustainable design measures that reduce resource consumption



# MASTE



# RPLAN





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# DESIGN CONSIDERATIONS

Key design considerations used in the development of the Masterplan are informed by the vision and guiding principles, guiding legislation and policy, community and stakeholder feedback and background technical studies.

- Ensure regulatory compliance throughout the Reserve
- Respect Cultural heritage values and ensure compliance with the *Aboriginal Heritage Act*
- The Reserve is classified under the Planning Scheme as Land Subject to Inundation, requiring all new infrastructure or redevelopments to be constructed according to planning scheme conditions
- Crown land equity of access requirements
- Minimise conflict between tourist, sporting and recreation uses
- Provide unrestricted public access along the river foreshore
- Establish a community hub for social activities and events
- Improve amenities and facilities
- Embed environmentally sustainable design principles in the design, construction and operation of the Reserve
- In partnership with stakeholders, provide for necessary upgrades to sporting and recreation infrastructure
- Provide a functional campground layout, efficient internal circulation and optimal site usage for for tourists and visitors
- Deliver a range of tourist accommodation options
- Provide options for seasonal worker accommodation
- Improve accessibility to all facilities throughout the Reserve
- Ensure new infrastructure is sympathetic to the natural character of the Reserve
- Enhance the natural landscape character of the Reserve with new tree planting.



Aerial view of Apollo Bay Recreation Reserve

# KEY

## MASTERPLAN FEATURES

The Masterplan for the Apollo Bay Recreation Reserve provides a framework for the balanced redevelopment of the established sporting facilities and campground. Importantly, the Masterplan reflects community aspirations for the Reserve and respects the site's environmental and cultural values.

The Masterplan divides the Reserve into precincts, with a dedicated community recreation hub as its focus and areas for sporting facility upgrades. High-quality, year-round tourist accommodation is located in the northern part of the Reserve, with new seasonal camp sites to the south of the Reserve.

The area occupied by the campground is reduced, with greater provision of community open space and public access provided along the entire riverfront, plus additional car parking throughout the Reserve.



## COMMUNITY PRECINCT

A central community hub with facilities for a wide range of community events and activities, including:

- New all-abilities playground
- New pavilion providing public picnic and barbecue facilities, with a separate camp kitchen area servicing the southern campground sites
- Public toilet facility with separate showers and toilets servicing the southern campground sites
- Provision to upgrade and repurpose the Industrial Hall for community uses, including as an arts, culture and interpretive centre
- Conversion of the existing bridge over the Barham River to a river viewing platform, subject to further assessment and consultation with Colac Otway Shire Council
- Open space, shade tree planting, picnic tables and pathways



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- Opportunity for revegetation and tree planting throughout the Reserve to enhance environmental values and visual amenity
- Inclusion of a canoe/kayak launch into the Barham River
- Additional tree planting and revegetation of the upper Reserve area adjacent to Gambier Street, to improve biodiversity outcomes at the Reserve. This will be balanced with areas retained for overflow car parking
- Retain the Pony Club in the short/medium term, and work with Council and the Club to identify a suitable new location and return this section of the Reserve to passive open space with revegetation to increase biodiversity
- Continuous public access along the entire Barham River foreshore.

# SPORTING PRECINCT

In partnership with stakeholders including Colac-Otway Shire Council, pursue opportunities for improvements to existing sporting facilities, including:

- New sporting clubhouse (clubrooms and changerooms), which comply with sporting facility design guidelines/standards for local level facilities
- New netball/tennis court area to meet safety standards and sporting facility guidelines
- One additional cricket practice net aligned with cricket facility guidelines
- Improved internal road network and car parking throughout the Reserve.



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## ACCOMMODATION AND CAMPING PRECINCT

- Improved accessibility throughout the Reserve. Accessible opportunities to be investigated when designing all park facilities, including pavilion, toilets, showers, camp kitchen, tents, playground, river foreshore areas and the river viewing platform
- A year-round accommodation precinct in the northern part of the Reserve, providing 14 tourist cabins, 10 eco glamping tents and 10 smaller pop-up tents, with a new amenities building, barbecue shelter and open communal space
- A new seasonal campground in the southern part of the Reserve, with sites operating from September to April, and the grassed area available for general community use from May to August
- Provision for seasonal worker accommodation
- A new campground entry precinct providing reception, administration, maintenance shed, check-in bay and visitor car parking
- Provision for a limited number of low season caravan and camping sites in the southern part of the Reserve
- Relocation of the Authority's coastal operations depot off site in the short-to-medium term.

# HIGH SEASON



The Masterplan introduces a high and low season approach to camping provision. The high season, from September to April, allocates 64 camping and caravan sites and 27 overflow camping and caravan sites. In the low season, from May to August, these sites revert to public open space, with a limited number of sites available for low season camping and caravans.



## LEGEND

- 1 RECREATION RESERVE ENTRY & EXIT
- 2 CAMPGROUND OFFICE & CHECK-IN BAY
- 3 AMENITY, WORKSHOP, STORAGE & DUMP POINT
- 4 VISITOR CAR PARKING
- 5 PUBLIC ACCESS ALONG RIVER FORESHORE
- 6 SEASONAL & OVERFLOW CAMPSITES (SEPT-APR)
- 7 PUBLIC OPEN SPACE/ COMMUNITY HUB
- 8 CENTRAL AMENITY BUILDING & TOILETS
- 9 RESERVE PAVILION & SEASONAL CAMP KITCHEN
- 10 SEATING, VIEWING PLATFORM & CANOE RAMP
- 11 ALL ABILITIES PLAYGROUND
- 12 INDUSTRIAL HALL / ARTS / INTERPRETIVE CENTRE
- 13 SPORTING CLUBHOUSE
- 14 EXPANDED NETBALL / TENNIS COURT AREA
- 15 (1) ADDITIONAL CRICKET PRACTICE NET
- 16 TENNIS CLUBHOUSE TO REMAIN
- 17 BBQ SHELTER
- 18 ECO GLAMPING TENT PRECINCT
- 19 NORTHERN AMENITY & BBQ SHELTER
- 20 COMMUNAL SPACE
- 21 TOURIST CABINS
- 22 OVERFLOW CAR PARKING & TREE PLANTING (INDIVIDUAL TREES NOT SHOWN)
- 23 PONY CLUB TO BE RELOCATED IN THE MEDIUM TO LONG TERM. AREA TO BE REVEGETATED & RETURNED TO PASSIVE RECREATION
- 24 YEAR ROUND CAMPSITES

## CAMPGROUND SITE NUMBERS

- 14 TOURIST CABINS
- 5 5m ECO GLAMPING TENTS - WITH ENSUITE
- 5 5m ECO GLAMPING TENTS - NO ENSUITE
- 10 3.6m POP-UP TENTS
- 54 SEASONAL CAMPSITES
- 10 ALL YEAR ROUND CAMPSITES
- 3 RESIDENT SITES
- 27 OVERFLOW CAMPSITES

**128 TOTAL SITES**

## KEY

- RESERVE BOUNDARY
- EXISTING VEGETATION
- EXISTING TREES
- INDICATIVE PROPOSED TREE PLANTING



0 10m 20m 30m 40m 50m 60m 70m 80m

## APOLLO BAY RECREATION RESERVE MASTERPLAN - HIGH SEASON

PREPARED BY:

**INTEGRATED**  
Site Design  
PLANNING • DESIGN • MARKETING • MANAGEMENT

PREPARED FOR:

SEPTEMBER 2023

**GREAT OCEAN ROAD**  
COAST & PARKS AUTHORITY

# LOW SEASON





## LEGEND

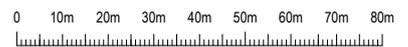
- 1 RECREATION RESERVE ENTRY & EXIT
- 2 CAMPGROUND OFFICE & CHECK-IN BAY
- 3 AMENITY, WORKSHOP, STORAGE & DUMP POINT
- 4 VISITOR CAR PARKING
- 5 PUBLIC ACCESS ALONG RIVER FORESHORE
- 6 PUBLIC OPEN-SPACE (MAY-AUG)
- 7 PUBLIC OPEN SPACE/ COMMUNITY HUB
- 8 CENTRAL AMENITY BUILDING & TOILETS
- 9 RESERVE PAVILION & SEASONAL CAMP KITCHEN
- 10 SEATING, VIEWING PLATFORM & CANOE RAMP
- 11 ALL ABILITIES PLAYGROUND
- 12 INDUSTRIAL HALL / ARTS / INTERPRETIVE CENTRE
- 13 SPORTING CLUBHOUSE
- 14 EXPANDED NETBALL / TENNIS COURT AREA
- 15 (1) ADDITIONAL CRICKET PRACTICE NET
- 16 TENNIS CLUBHOUSE TO REMAIN
- 17 BBQ SHELTER
- 18 ECO GLAMPING TENT PRECINCT
- 19 NORTHERN AMENITY & BBQ SHELTER
- 20 COMMUNAL SPACE
- 21 TOURIST CABINS
- 22 OVERFLOW CAR PARKING & TREE PLANTING (INDIVIDUAL TREES NOT SHOWN)
- 23 PONY CLUB TO BE RELOCATED IN THE MEDIUM TO LONG TERM. AREA TO BE REVEGETATED & RETURNED TO PASSIVE RECREATION
- 24 YEAR ROUND CAMPSITES

## CAMPGROUND SITE NUMBERS

- 14 TOURIST CABINS
- 5 5m ECO GLAMPING TENTS - WITH ENSUITE
- 5 5m ECO GLAMPING TENTS - NO ENSUITE
- 10 3.6m POP-UP TENTS
- 10 ALL YEAR ROUND CAMPSITES
- 3 RESIDENT SITES
- PUBLIC OPEN SPACE (MAY-AUG)
- 47 **TOTAL SITES**

## KEY

-  RESERVE BOUNDARY
-  EXISTING VEGETATION
-  EXISTING TREES
-  INDICATIVE PROPOSED TREE PLANTING



## APOLLO BAY RECREATION RESERVE MASTERPLAN - LOW SEASON

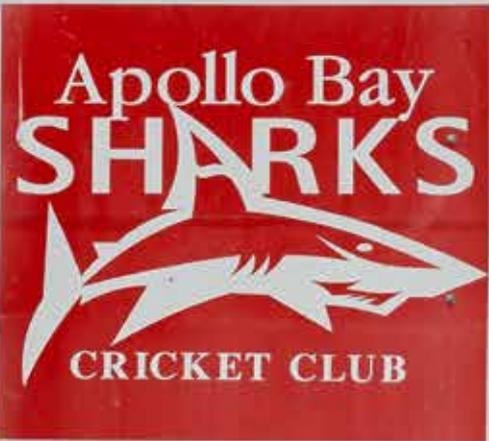
PREPARED BY:



PREPARED FOR:

SEPTEMBER 2023





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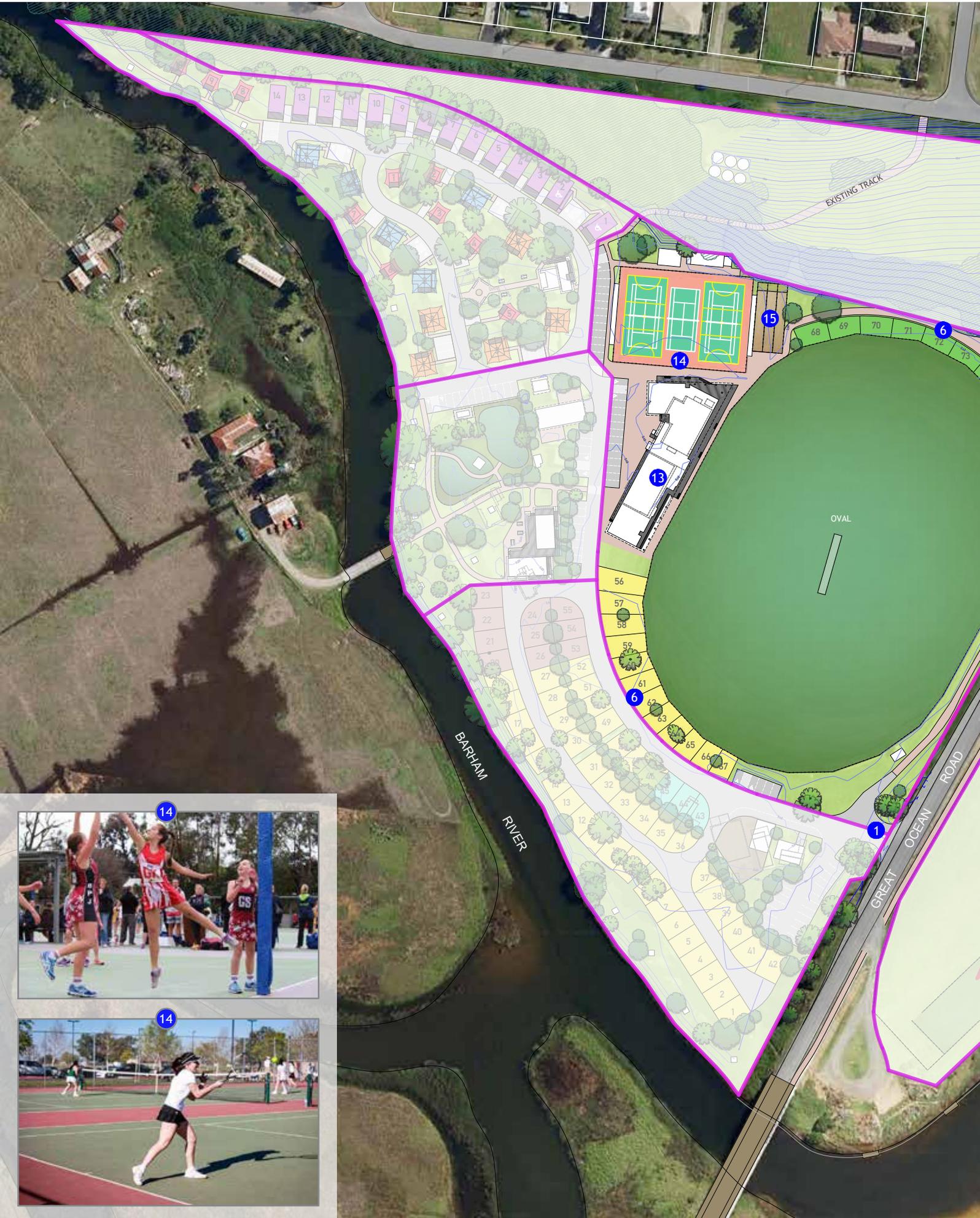
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INCTS

# SPORTING PRECINCT





- 1 RECREATION RESERVE VEHICLE ENTRY & EXIT.
- 6 SEASONAL CAMP SITES AROUND OVAL PERIMETER TO OPERATE FROM SEPTEMBER TO APRIL. AREAS TO BE AVAILABLE FOR PUBLIC RECREATION FROM MAY TO AUGUST.
- 13 NEW SPORTING CLUBHOUSE BUILDING WITH CHANGE ROOMS AND PUBLIC TOILETS.
- 14 NEW NETBALL/TENNIS COURT AREA WITH NEW COURT SURFACE AND EXPANDED SAFETY ZONES AROUND PERIMETER.
- 15 (1) ADDITIONAL CRICKET PRACTICE NET.

6 OVAL



15



6



**APOLLO BAY RECREATION RESERVE  
SPORTING PRECINCT PLAN**

PREPARED FOR:

SEPTEMBER 2023



**GREAT OCEAN ROAD  
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# COMMUNITY PRECIN



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- 5 CONTINUOUS PUBLIC ACCESS ALONG THE RIVER FORESHORE. PROVIDE PICNIC TABLES AND RESTORE RIPARIAN VEGETATION TO SUPPORT FLOOD MANAGEMENT AND IMPROVE VISUAL AMENITY.
- 7 PUBLIC OPEN SPACE & COMMUNITY RECREATION HUB FOR YEAR-ROUND COMMUNITY USE.
- 8 PUBLIC TOILETS FOR CENTRAL RECREATION HUB & AMENITIES FOR SEASONAL CAMPSITES - RELOCATABLE BUILDING SIMILAR TO SKENES CREEK AMENITY.
- 9 RESERVE PAVILION & SEASONAL CAMP KITCHEN - OPEN BBQ SHELTER FOR YEAR-ROUND COMMUNITY USE AND EVENTS WITH SEPARATE CAMP KITCHEN AREA FOR SEASONAL CAMPGROUND.
- 10 NEW CANOE RAMP ADDED & EXISTING BRIDGE CONVERTED TO RIVER VIEWING PLATFORM SUBJECT TO STRUCTURAL ASSESSMENT & COLAC OTWAY SHIRE APPROVAL.
- 11 NEW ALL ABILITIES PLAYGROUND WITHIN IDENTIFIED AREA.
- 12 INDUSTRIAL HALL - RETAINED & UPGRADED. FUTURE COMMUNITY USES TO BE DETERMINED.
- 22 PROVIDE PEDESTRIAN CONNECTION TO TOWN, RETAIN OPEN AREAS FOR OVERFLOW CAR PARKING, MAINTAIN EXISTING NATIVE VEGETATION AND UNDERTAKE ADDITIONAL TREE PLANTING.
- 23 INVESTIGATE ALTERNATIVE SITES FOR RELOCATION OF PONY CLUB IN PARTNERSHIP WITH COLAC OTWAY SHIRE. SITE TO TRANSITION TO PASSIVE OPEN SPACE IN THE LONGER TERM TO RESTORE ECOLOGICAL VALUES. RETAIN OPEN AREAS FOR OVERFLOW CAR PARKING FOR EVENTS, MAINTAIN EXISTING NATIVE VEGETATION AND UNDERTAKE ADDITIONAL TREE PLANTING.



**APOLLO BAY RECREATION RESERVE  
COMMUNITY PRECINCT PLAN**

PREPARED FOR: SEPTEMBER 2023







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# ACCOMMODATION &



# CAMPING PRECINCT



- 2 CAMPGROUND OFFICE & CHECK-IN BAY.
- 3 AMENITY WORKSHOP, STORAGE & DUMP POINT. EXISTING DEPOT TO BE DECOMMISSIONED AND RELOCATED IN THE LONGER-TERM PENDING ESTABLISHMENT OF A NEW DEPOT SITE.
- 4 VISITOR CAR PARKING
- 5 CONTINUOUS PUBLIC ACCESS ALONG THE RIVER FORESHORE. PROVIDE PICNIC TABLES AND RESTORE RIPARIAN VEGETATION TO SUPPORT FLOOD MANAGEMENT AND IMPROVE VISUAL AMENITY.
- 6 SEASONAL CAMPGROUND TO OPERATE FROM SEPTEMBER TO APRIL. AREA TO BE AVAILABLE FOR PUBLIC RECREATION, MARKETS, EVENTS ETC FROM MAY TO AUGUST.
- 18 ECO GLAMPING TENT PRECINCT - (5) X 5.0M ACCESSIBLE TENTS WITH ENSUITE & (5) X 5.0M TENTS WITHOUT ENSUITE - FLOOR LEVEL TO BE ABOVE NOMINATED FLOOD HEIGHT (3.00 AHD), AND (10) X 3.6M POP-UP TENTS INSTALLED AT GROUND LEVEL.
- 19 NORTHERN AMENITY BUILDING AND BBQ SHELTER.
- 20 COMMUNAL GATHERING SPACE.
- 21 TOURIST CABIN ACCOMMODATION. FLOOR LEVEL TO BE ABOVE NOMINATED FLOOD HEIGHT (3.00 AHD).
- 24 YEAR ROUND CAMPSITES

## CAMPGROUND SITE NUMBERS

14	TOURIST CABINS
5	5m ECO GLAMPING TENTS - WITH ENSUITE
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**IMPLEMENTE**



NTATION

An implementation plan has been prepared for the redevelopment of the Apollo Bay Recreation Reserve that outlines the actions to be completed over a 10 year timeframe. A range of State and local government partners including the Authority, the Victorian Government, Colac Otway Shire Council and user groups will need to work together to help fund and deliver the implementation plan. All works will be subject to available funding and feasibility assessments and in many instances, grant funding will need to be sought.

The improvements have been identified within the three precinct areas and will be staged while the sporting activities and campground continue to operate. Individual projects may be brought forward or deferred to reflect changing priorities and available funding.

It should be noted that development that requires a statutory approvals process to be undertaken may be subject to amendment.

## **RESERVE MANAGEMENT**

- 1 Investigate a preferred management model between the Authority, Colac Otway Shire Council and the sports clubs for the sporting precinct
- 2 Partner with the Eastern Maar Aboriginal Corporation to deliver on the guiding principles established for the Reserve
- 3 Establish tenure agreements with user groups
- 4 Investigate relocation options for the Pony Club
- 5 Investigate options for seasonal worker accommodation at the Reserve

## **DETAILED DESIGN AND PLANNING APPROVAL**

- 1 Civil design for internal road network (water, sewer, roads, car parking, stormwater)
- 2 Electrical design for Reserve development
- 3 Detailed design for new campground buildings (reception, workshop, amenity buildings and cabins)
- 4 Detailed design for new sporting clubrooms and amenities building
- 5 Detailed design for new community hub building
- 6 Detailed design for new playground
- 7 Detailed design for netball/tennis court area
- 8 Detailed design for upgrade of Industrial Hall
- 9 Preparation of planning approvals and complementary supporting documentation (including specialist reports and flood modelling assessments)

## **SPORTING PRECINCT**

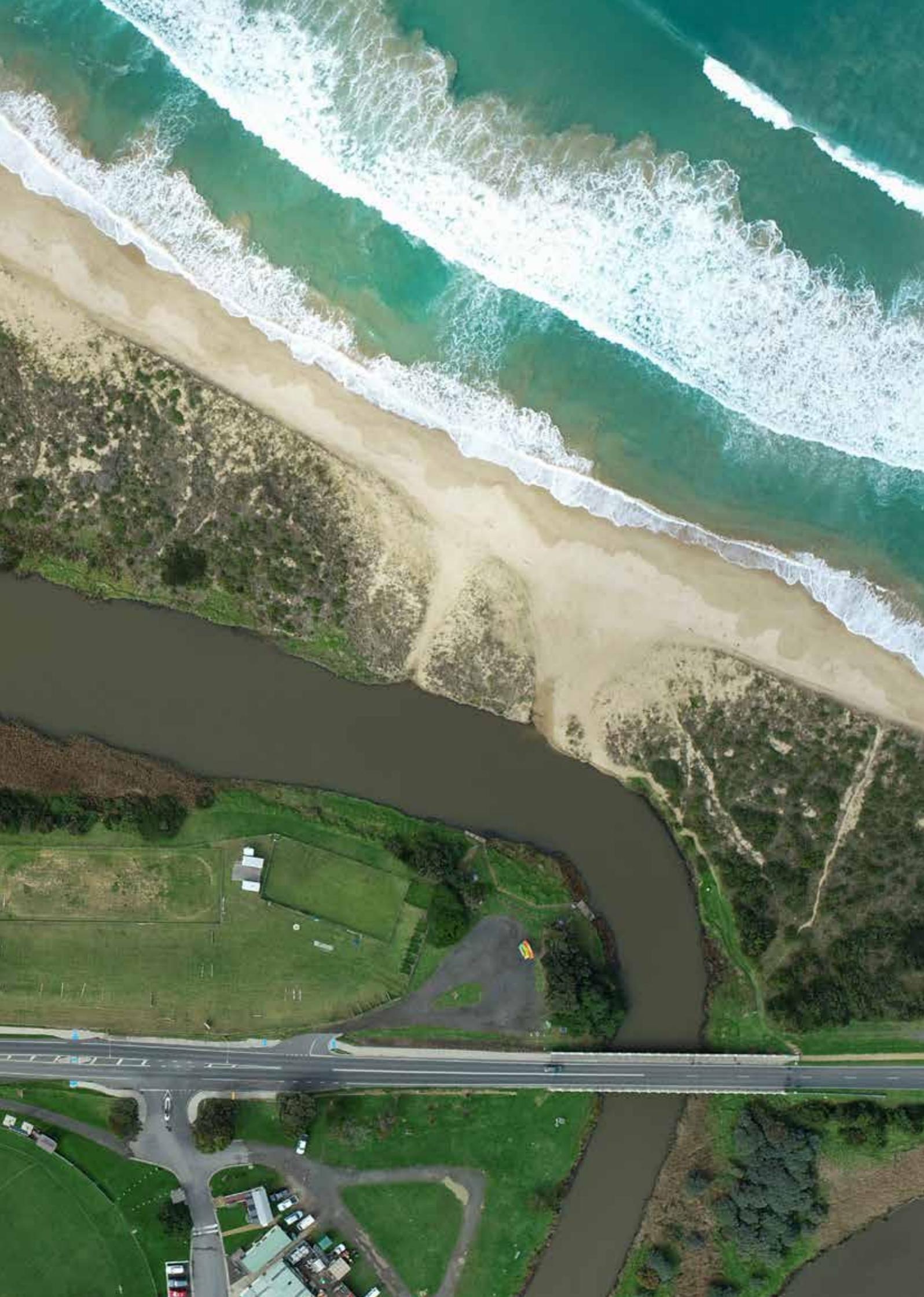
- 1 Construct new netball (x2)/tennis (x3) court surfaces, new players'/officials' shelters, fencing and lighting
- 2 Maintain existing cricket practice nets and and install one additional cricket practice net
- 3 Demolish existing clubhouse and changerooms, and design and construct new sporting clubhouse and amenities
- 4 Upgrade the oval's playing surface incorporating surface, drainage and irrigation improvements
- 5 Construct new pavement around new buildings and facilities
- 6 Landscaping and tree planting throughout the precinct

## **COMMUNITY PRECINCT**

- 1 Demolish existing camp kitchen and amenities building
- 2 Install new services (water, sewer, power) for new building
- 3 Upgrade power supply (if required)
- 4 Install new pavilion and amenities building
- 5 Construct new car parking for community hub
- 6 Construct new pathways
- 7 Install new all-abilities playground
- 8 Subject to engineering assessment, modify the existing bridge to river viewing platform
- 9 Install new park furniture
- 10 Explore opportunities and feasibility for use of the Industrial Hall building including arts and event usage and upgrade as required
- 11 Landscaping and tree planting throughout the precinct
- 12 Native vegetation regeneration on embankment and Barham River foreshore
- 13 Construct new footpath to Gambier Street

## ACCOMMODATION AND CAMPING PRECINCT

- 1 Demolish northern amenities building
- 2 Install new services (water, sewer, power) for accomodation precinct
- 3 Construct new internal roads and car parking for accomodation precinct
- 4 Upgrade power supply (if required)
- 5 Install new northern amenities and guest lounge
- 6 Install eco glamping tents, including ramps and car parking
- 7 Install pop-up tents, including car parking
- 8 Install new tourist cabins and facilities
- 9 Install new park furniture throughout accomodation precinct
- 10 Install new communal space
- 11 Landscaping and tree planting throughout the precinct
- 12 Demolish southern amenities building
- 13 Install new services (water, sewer, power) for camping precinct
- 14 Construct new internal roads and car parking for camping precinct
- 15 Install new southern amenities and workshop
- 16 Install new park furniture throughout camping precinct



**ISSUES AND OPPORTUNITIES PAPER  
2022**

# FEEDBACK

Feedback received during consultation with the community and stakeholders has directly informed the Masterplan. The following table details the draft Masterplan response to feedback received from the community and additional factors identified in the Issues and Opportunities Paper.

## CONSULTATION FEEDBACK

### Sporting facilities

Sporting groups identified the need to upgrade current facilities to provide much needed storage space and to bring the changerooms and toilets up to required standards. The netball/tennis courts and cricket nets need to be reconfigured to conform with standards. The Club provided a draft design for the extension and upgrade of the current clubroom and changerooms.

The Apollo Bay Sailing Club is seeking the inclusion of storage facilities for its safety boats, which are currently stored on private property, but the Club has no long-term tenure.

It is important to appoint a Committee of Management to oversee the sport and recreation part of the facility.

## DRAFT MASTERPLAN RESPONSE

The draft Masterplan provides for new sporting clubrooms, changerooms and public amenities. A new multi-purpose court area for netball and tennis, with new surfacing and adequate 'runoff' areas will conform with sporting facility standards. An additional cricket practice net is also provided.

Sailing Club storage facilities are not aligned with the purpose of the Reserve, the safety boats would occupy valuable space and potentially be incompatible with other Reserve uses.

The draft Masterplan commits the Authority and Council to review the Reserve's management model to achieve the best social, cultural, environmental and economic outcomes.

Proposed upgrades to the sporting facilities will comply with applicable sporting facility design standards and guidelines.

## CONSULTATION FEEDBACK

### The Reserve is a community asset

The local community clearly expressed the importance to the community of the Reserve and its sporting and cultural identity.

In the survey the community rated all aspects of the Reserve with equal priority – caravan and camping facilities, sporting and recreational facilities, protection of natural values, functionality and access.

## DRAFT MASTERPLAN RESPONSE

The draft Masterplan enhances the community sporting and recreation aspects of the Reserve. Sporting facilities will be replaced or upgraded, and new community recreation spaces will be established for social activities and events.

All aspects have been considered equally through a balanced approach in developing the draft Masterplan.

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### Campground facilities

The community is generally supportive of the ‘much needed’ caravan park improvements; however, there are differing views towards the introduction of new sites and eco glamping tents.

The campground improvements will establish a contemporary tourist park with new facilities and a range of accommodation options. The central area of the campground will be given over to the community hub. The accommodation precinct will provide year-round tourist accommodation within a clearly defined portion of the Reserve, with minimal impact on other community uses. The camp site precinct will operate over summer only, with the area being available for community use from May to August.

The camp kitchen design has changed to provide an all-weather facility raised above the predicted flood level.

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### Seasonal Workers

There was a clear indication that more accommodation should be made available for seasonal workers. This is strongly supported by the Apollo Bay Chamber of Commerce.

Seasonal worker accommodation options at the Reserve will be identified during the Masterplan’s implementation phase, with the high season camp area identified as a potential location.

## CONSULTATION FEEDBACK

### Pony Club grounds

The Pony Club highlighted the importance of safe and adequate parking at the current location, exiting the Great Ocean Road. The Club noted that they lack adequate facilities, fencing and fields.

## DRAFT MASTERPLAN RESPONSE

Investigations are ongoing to find a suitable alternative location for the Pony Club. The Pony Club site occupies several land parcels and is subject to a complex land management arrangement as outlined in the Issues and Opportunities Paper.

The Pony Club will be relocated in the medium/long term, once a new location has been determined, allowing the area to be returned to passive open space and to improve the site's ecological values.

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### Skate Park

The community raised the possibility of a skate park if the current location in town is not successful.

This is a 10 year Masterplan and as per the CIP, the skate park will be maintained for safety and use for its life expectancy which is over 10 years. At this time there is no need to consider a skate park in this Masterplan.

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### Safety and access

Emergency services and disability access needs to be maintained.

A simplified internal road network will improve emergency access and disability access will be provided to all new facilities.

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### Agricultural Show

The importance of the Agricultural Show to the local community was repeatedly mentioned. Apart from the benefits to the community, the Agricultural Show Society identified the show as a major source of fundraising for the Society.

There is potential for the Industrial Hall to be modified to support future Agricultural Show activities and other uses.

The community hub and seasonal camp site areas will also be available for use for the Show and other community activities and events from May to August.

## **ADDITIONAL FACTORS**

## **DRAFT MASTERPLAN RESPONSE**

### **Flooding**

The proposed buildings are relocatable and will comply with planning and flood overlay requirements.

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### **Registered residents**

As an interim response, registered residents will be relocated within the Reserve until permanent, secure housing can be located. This will be undertaken in collaboration with relevant State Government Department.

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### **Parking**

The draft Masterplan provides for 64 car parking spaces compared to the existing allocation of 30 spaces. Additional parking is provided at the entrance to the Reserve, to the north of the playground and adjacent to the sporting precinct. Overflow parking is provided on the upper Reserve precinct.

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### **Future Reserve management**

The draft Masterplan commits the Authority and Council to review the Reserve's management model to achieve the best social, cultural, environmental and economic outcomes.

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### **Improved public use and amenity**

The draft Masterplan provides improved pedestrian connection, ie access to the river frontage and open space, outside the peak use periods.

There will be greater visual access from the sporting facilities to the recreational facilities and river foreshore for improved parental supervision.

## **ADDITIONAL FACTORS**

## **DRAFT MASTERPLAN RESPONSE**

### **Additional areas for events**

The introduction of seasonal camping will provide greater open space, outside the peak periods, for events including the annual Agricultural Show.

The opportunity will also exist for additional events to be held at the Reserve such as markets and special interest groups.

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### **Upper Reserve precinct**

The Upper Reserve precinct of the Reserve will be retained for overflow car parking and additional planting to improve the site's ecological values.

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### **Inclusion of fixed accommodation**

The draft Masterplan includes 14 cabins to provide tourist accommodation year round.

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### **Ecological and cultural heritage**

The draft Masterplan identifies the need for removal of weed species and the planting of indigenous vegetation.

The Authority will work with the Eastern Maar Aboriginal Corporation and the Southern Otway Landcare Network to plant locally provided and raised species.



**DRAFT MASTERPLAN  
MID 2023**

# FEEDBACK

The table below outlines the main feedback themes received, and our responses to these during engagement in mid 2023 on the draft Masterplan.

## CONSULTATION FEEDBACK

## MASTERPLAN RESPONSE

### Car Parking

Requests were provided for additional car parking throughout the Reserve, and specifically next to netball courts.

The Masterplan provides for 64 car parking spaces compared to the existing allocation of 30 spaces. Additional parking is provided at the entrance to the Reserve, to the north of the playground and adjacent to the sporting precinct. Overflow parking is provided on the Upper Reserve precinct.

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### Access/pathways

Suggestions were put forward to improve access and pathways both within the Reserve and connections to the Reserve.

The Masterplan has been amended to include:

- A continuous access track behind northern goal post
- An access point from the Recreation Reserve to Gambier St near the junction of Barham River Road
- A pathway at the top of Gambier St which has been moved westward to prevent runoff from Cartwright Street
- Bike hoops which have been added to the sporting precinct

A public access pathway along the river which is to remain informal.

## CONSULTATION FEEDBACK

### Seasonal Worker Accommodation

Request for year round, low season accommodation and housing for seasonal workers.

## MASTERPLAN RESPONSE

The Masterplan provides for seasonal camping and caravans between the months of September and April, with the Reserve available for community and sporting use during the remainder of the year. The Masterplan will also provide consideration to worker accommodation requirements during the low season, including access to the accommodation precinct.

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### Environmentally Sustainable Design

Suggestions to incorporate Environmentally Sustainable Design (ESD) principles into design, construction and operation, noting that grant funding for a solar system has been received for the sporting clubhouse.

The ecological importance of the Reserve and the Barham River was also highlighted.

ESD considerations have been placed into Principles for the Reserve, covering Reserve design, construction and operational requirements for water, energy and waste.

The Masterplan has included provision for revegetation and biodiversity enhancement across the site, particularly along the Barham River and the escarpment leading to Gambier Street. Revegetation activities will include species of local provenance for habitat.

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### Flooding and Drainage

Feedback received on flooding at this site generally, pointing out that the football oval floods every year. The Masterplan should recognise the need for better drainage and other infrastructure to make this facility useful year-round. Better drainage systems are also needed near the entrance.

In partnership with stakeholders, funding will be sought to improve the drainage systems for the football oval. Drainage at the entrance to the Reserve, will be planned for during the detailed design phase of this project.

All flood management works will be in accordance with requirements within the planning scheme for works in a 'Land Subject to Inundation' overlay.

## CONSULTATION FEEDBACK

### Camping and Accommodation

General concern about the reduction in campsites, combined with no camping in the low season which reduces low-cost opportunities for people to holiday in Apollo Bay. Glamping was regarded as not an appropriate fit for the Reserve.

## MASTERPLAN RESPONSE

The Masterplan now includes provision for a limited number of low season camping and caravans sites.

The Masterplan provides for a diversity and balance of accommodation (as per our obligations for managing Caravan and Camping Parks on Crown Land), including 64 camping and caravan sites plus 27 overflow camping sites, 14 cabins, 10 eco glamping tents and 10 pop up tents.

The Masterplan sees a 36% reduction in camp sites, which is offset by an improved diversity of accommodation options.

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### Industrial Hall and Pony Club

Any changes to the Industrial Hall to be made in consultation with the Agricultural Show Committee, including the pottery group that also use this Hall.

The Authority has committed to consulting with the Agricultural Show Committee during discussions for future works on the Industrial Hall.

Options for including an arts space inclusive of a pottery group will be investigated as part of any Industrial Hall redevelopment.

Clarification sought on how the Pony Club site will be used once they find a new home.

Pending relocation of the Pony Club, this area will revert to public open space in accordance with the intent of the Marine and Coastal Policy.

The area will also be revegetated to increase biodiversity at the site.

## CONSULTATION FEEDBACK

### Infrastructure upgrades

Feedback was provided to expand and protect the range of user groups and facilities at the Reserve, including adding space for artistic activities, canoe/kayak launching, playground materials, protecting the historic tennis club building.

## MASTERPLAN RESPONSE

An arts area has been included as an option for the Industrial Hall, with further consultation with the Agricultural Society and the community required to realise opportunities here.

Use of sensory and natural materials will be referred to the detailed design phase of this project for consideration as part of the playground upgrade.

A canoe/kayak launch into the Barham River has been included within the Masterplan, with an exact location to be determined.

The Masterplan has been amended to now show the tennis club and BBQ area as being retained.

The design of fencing around the oval will be referred to the detailed design phase of this project.

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## Sporting Facilities

Feedback included requests for upgrades to change rooms and bathrooms (for female sports) as a priority, suggesting upgrades to current facilities be considered in the interim whilst the new clubrooms are designed and constructed.

Other feedback was received around having netball and tennis courts more clearly marked to reduce confusion with lines.

The Authority will discuss optional change room upgrades and bathrooms during the implementation phase of the Masterplan.

The Masterplan delineates two shared netball and tennis courts and a third separate tennis court.