

# CONCEPT PLAN

prepared by:

HERBERT  
& MASON

prepared for:

Apollo Bay Accessible Camping Uplift \_Concept Design 01



GREAT OCEAN ROAD  
COAST & PARKS AUTHORITY



REGIONAL  
DEVELOPMENT VICTORIA





Aerial view of expanded common area

# FINDING COMMON GROUND - COMMUNITY SPACE

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prepared for:

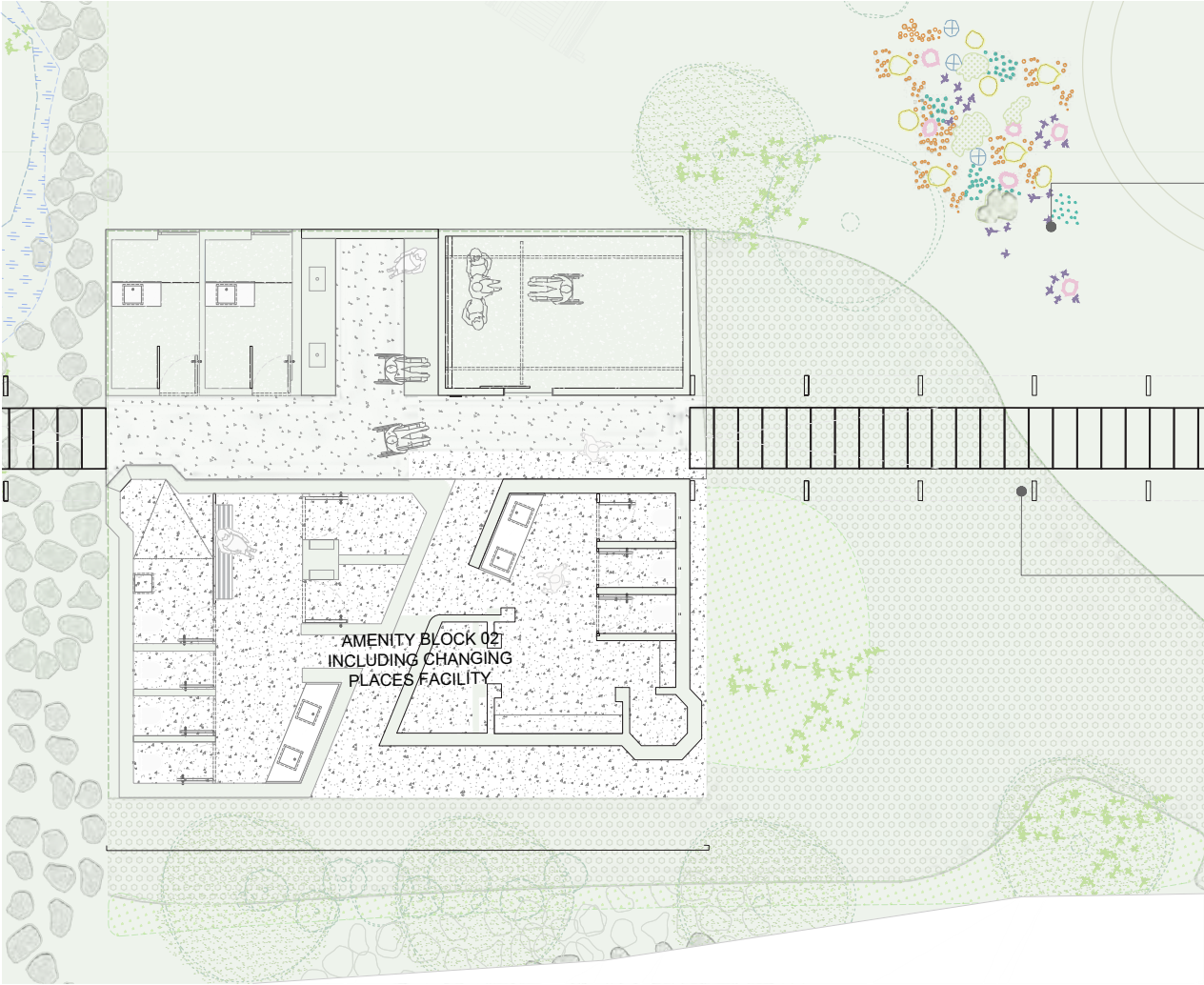
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Plan Amenity Block B

Drawing shows new Universal Access (UA) amenities wing added to existing amenity block

Environmentally Sustainable Design (ESD) Amenities block/ Changing Places

- Rain water re-use from roof collection
- Efficient fixtures/lighting where in scope



AMENITY BLOCK A\_ENTRY

- BCA / DDA Audit
- add accessible all gender facilities
  - upgrade signage

- Refurbishment Scope Required:
- resurface floors (polish concrete)
  - re paint walls
  - clean / paint outside

- Aspirational
- add all gender facilities
  - clean / paint outside
  - new doors to cubicles
  - new lighting
  - new basins
  - replace outdoor wash sinks
  - improve privacy screens to entries
  - replace all FFE
  - provide hand dryers
  - improve laundry layout and joinery
  - upgrade signage



AMENITY BLOCK B - CENTRAL

- BCA / DDA Audit
- add accessible all gender facilities
  - upgrade signage
  - include changing places room

- Refurbishment Scope Required:
- clean outside
  - new roof
  - resurface floors (polish concrete)
  - re tile walls
  - new doors to cubicles
  - new lighting
  - new basins
  - clean / paint outside

- Aspirational
- replace outdoor wash sinks
  - improve privacy screens to entries
  - replace all FFE
  - provide hand dryers



AMENITY BLOCK C - HILLSIDE

- BCA / DDA Audit
- add accessible all gender facilities
  - upgrade signage

- Refurbishment Scope Required:
- clean / paint outside
  - clean / paint roof
  - resurface floors (polish concrete)
  - re tile walls
  - new doors to cubicles
  - new lighting
  - new basins
  - clean / paint outside

- Aspirational
- replace outdoor wash sinks
  - replace all FFE
  - provide hand dryers

	male						female					uni					
	ambulant	UAC wc	UAC shower wc	urinal	basin	shower	ambulant	UAC wc	UAC shower wc	basin	shower	ambulant	acc wc	wc	basin	UAC shower	
total additional			4		7	4			3	7	7	0		4	3	2	4

APPROACH TO AMENITIES UPGRADES





APPROACH CHANGING PLACES & THE GREAT OCEAN ROAD

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ARTIST IMPRESSION\_CAMP KITCHEN

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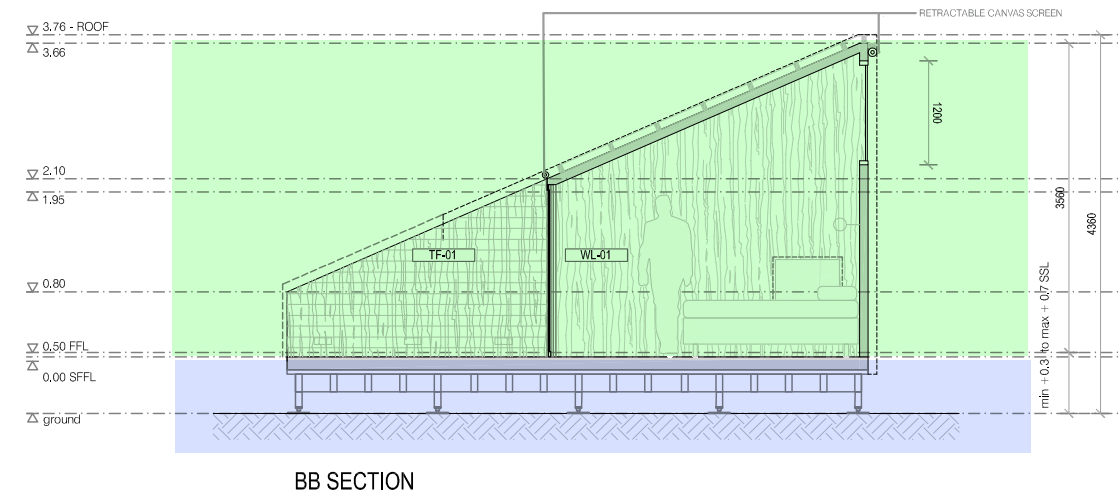


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## TEMPORARY

Board (floor) Level & Design Approved by Council and CCMA

## PERMANENT

Deck Design Approved by BSA (building surveyor)



**Figure 1:** Subject property showing the 1% AEP riverine flood depth mapping (coinciding with a 10% AEP storm tide event based on 2030 climatic conditions)

## Cabin decking and floor heights

The cabins will be sighted in differing conditions and locations meaning that decking designs will be required pending the location, subsoil conditions and access needs requirements.

The deck footing and height will be approved by the building surveyor, the deck and floor height will be set by CCMA.

## TEMPORARY ACCOMMODATION & FLOOD ZONE





## Temporary v's Permanent

- New Glamping Pods coded GP (T)
- The access ramp / stairs and deck are permanent
  - The accommodation is temporary / seasonal and can be removed in 24 hours

- New Glamping Pods coded GP (P)
- The access ramp / stairs and deck are permanent
  - The accommodation is permanent (located on hill top)
  - If this affects planning we can change all to be temporary / seasonal

- Amenity building structures are all permanent.
- Amenity Block A
  - Amenity Block B
  - Amenity Block C
  - Amenity Block D
  - Camp Kitchen and Pergola

## TEMPORARY ACCOMMODATION & FLOOD ZONE