

FAQS

Camping Uplift for the Great Ocean Road Region – Apollo Bay

The Great Ocean Road Coast and Parks Authority (the Authority) was established on 1 December 2020 to deliver better protection and management of the iconic coast and parks of Victoria's Great Ocean Road.

In partnership with the Traditional Owners and together with our local community our 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.

Simplifying the complex and fragmented governance of the Great Ocean Road was a key priority issue for establishing the Authority. Prior to the reforms, there were 30 responsible organisations with accountabilities along the Great Ocean Road. This management model created challenges in planning and delivering for the future in a coordinated manner.

The reforms have expanded our functions and powers to manage public land of all types within the Great Ocean Road coast and parks. Our role is to simplify these fragmented and conflicting management arrangements and deliver on a shared vision for the future of the entire Great Ocean Road region.

This includes:

- Guiding sustainable tourism, supporting local employment, and enhancing the visitor experience
- Strengthening the protection of land and seascapes from the impacts of climate change
- Improving economic development for a prosperous and liveable region.

All of our activity is in line with our guiding principles which aim to ensure that all economic, social, environmental and cultural concerns are considered in a balanced and sensitive way.

As a public land manager for the Great Ocean Road coast and parks, we manage a wide variety of public land from National Parks to coastal beaches and town foreshores.

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.

WHAT'S HAPPENING AT THE APOLLO BAY RECREATION RESERVE?

The Camping Uplift for the Great Ocean Road Region – Apollo Bay project is an exciting new campground upgrade and improvement project for the Apollo Bay Recreation Reserve.

The \$2.9 million funding for the Apollo Bay Recreation Reserve upgrades have been made possible through the Tourism Infrastructure Program – Flagship projects for the region that was announced in the Victorian Government's \$465 million Victorian Tourism Recovery Package, and the new Changing Places facility is funded by the Victorian Government's Changing Places program. The Authority is also contributing a further \$427,000 toward the project.

The project will deliver the following upgrades at the Apollo Bay Recreation Reserve in 2022:

- Refurbishment of existing camping facilities, including amenities and kitchens, fire safety improvement works and guest Wi-Fi
- Installation of 10 unique, all season and Disability Discrimination Act (DDA) compliant camping accommodation offerings



- Installation of 10 glamping accommodation offerings
- Delivery of associated accessible facilities including a Changing Places facility, picnic facilities and an all abilities playground
- Delivery of additional powered and unpowered campsites
- Development and delivery of a new site masterplan.

The project offers numerous benefits for the Apollo Bay region, the broader community and holiday makers to the Great Ocean Road and will make travelling to the iconic Great Ocean Road easier for people with disability.

HOW HAS THIS PROJECT COME ABOUT?

The project came about following an invitation last year by the Victorian Government to apply for grant funding as part of the Victorian Tourism Recovery Package to encourage more people to visit Victoria. We were successful in receiving this funding and dedicated it to the Apollo Bay Recreation Reserve Caravan Park to deliver much-needed upgrades.

We were also successful in receiving funding to provide a Changing Places facility at this site. We are proud to be delivering accessible camping options to make travelling to the iconic Great Ocean Road region easier for people with disability.

THE PROJECT HAS TWO PHASES. WHY IS THERE A PHASE ONE AND PHASE TWO?

The funding agreements and timelines prescribe that the Authority improve the camping offerings and accessible amenities at the Apollo Bay Recreation Reserve before the end of 2022 to support the busy summer season in Apollo Bay. This aspect of the project will therefore be delivered as Phase One of the project. Phase Two will involve the development of a site masterplan that will create a 10-year vision for the Reserve, taking into consideration the newly designed camping upgrades.

The masterplan will ensure the community and visitor experience is improved and will protect and enhance the natural, cultural, coastal, tourism and local community values of the area. It will be delivered in consultation with partners, stakeholders and the community.

WHAT'S INCLUDED IN PHASE ONE?

Phase One of the project will expand and enhance the Apollo Bay Recreation Reserve common area for all campers,

visitors and recreation reserve users to access BBQ, picnic and playground facilities, including new all abilities play equipment, and upgrade the existing toilet and shower amenity block in this area to provide a Changing Places facility.

Project deliverables for Phase One include:

- Refurbishment of existing camping facilities, including amenities and kitchens, fire safety improvement works and guest Wi-Fi
- Installation of 10 unique, all season and DDA compliant camping accommodation offerings
- Installation of 10 glamping accommodation offerings
- Delivery of associated accessible facilities including a Changing Places facility, picnic facilities and an all abilities playground
- Delivery of additional powered and unpowered campsites with provisional locations (final campsite locations will be determined in the Phase Two masterplan engagement).

WHAT'S INCLUDED IN PHASE TWO?

Phase Two of the project will commence in mid-2022 and will include the delivery of a site masterplan. The masterplan will establish a shared vision for the precinct to guide and manage change, while conserving and enhancing the natural, cultural, coastal, tourism and local community values of the area.

It will create a 10-year vision for the Reserve, including developments from Phase One of the project. The masterplan will be delivered in consultation with partners, stakeholders and community.

The masterplan process will commence in May 2022 and is expected to be completed in early 2023.

WHAT WILL THE MASTERPLAN INCLUDE?

The masterplan will create a 10-year vision for the Reserve, taking into consideration the newly designed camping upgrades.

It will ensure the community and visitor experience is improved and will protect and enhance the natural, cultural, coastal, tourism and local community values of the area.

The process will establish a shared vision for the Reserve that will help the Authority guide, plan and manage the Reserve appropriately over time, as budget becomes available.



The masterplan will be a guiding document and include high-level information on where visitor facilities and sporting infrastructure should be located within the Reserve.

The masterplan will:

- Serve as a guide for the Authority to make appropriate improvements to the Reserve, working within the constraints of this area
- Formulate short, medium and long-term actions to improve amenity and use of the Reserve
- Foster ongoing community involvement in active and passive sport and recreation at the Reserve
- Ensure future development of sporting infrastructure aligns with state and national sporting facility development guidelines and requirements
- Consider the distribution of physical and social infrastructure and restrict haphazard and unplanned growth
- Foster good governance and promote sustainable development
- Ensure outcomes meet present requirements without compromising future generations' needs.

WHY IS THE MASTERPLAN COMING AFTER THE CAMPING IMPROVEMENTS DESIGN? SHOULDN'T THE MASTERPLAN COME FIRST?

The goal for Phase One of the project is to improve the camping offerings and accessible amenities at the Apollo Bay Recreation Reserve in time to support the busy summer season in Apollo Bay.

To achieve this grant funded commitment, improvements to the Reserve and the development of a 10-year masterplan for the entire Reserve, including the sporting facilities and the Pony Club, is being delivered in two phases.

The information and feedback we receive as part of Phase One will also help inform the masterplan process.

WHERE CAN I SEE THE PROPOSED PHASE ONE CAMPING UPLIFT PLANS?

Development of the concept plan has been an iterative process, incorporating local insights and technical information.

The concept plan has been in development since early 2022

and has undergone a number of revisions, incorporating feedback from campers, stakeholders and the local community. Further feedback on the concept plan will be sought during the masterplan process.

Concept plans are available to view on our website:

www.greatoceanroadauthority.vic.gov.au/camping-uplift-for-the-great-ocean-road-region-apollo-bay/

Hard copy printouts can also be viewed at the Apollo Bay Recreation Reserve Caravan Park office.

WILL GAMBIER STREET RESIDENTS BE IMPACTED BY THE NEW CAMPING AREA?

We are working closely with Gambier Street residents and property owners to ensure any impacts are minimised through careful design of the new structures, positioning of the glamping pods, changes in traffic and other considerations.

WILL LONG-TERM CAMPERS (TWELVE-MONTH PERMIT HOLDERS) AT THE APOLLO BAY RECREATION RESERVE BE IMPACTED BY THE PROJECT?

The current concept proposal involves moving approximately ten caravans and annexes to alternative caravan sites within the Reserve. We are working closely with each of the affected twelve-month permit holders to ensure a successful transition.

The purpose of relocating ten caravans and annexes is to allow for the expansion and upgrade of the common area for all campers, visitors and recreation reserve users to access BBQ, picnic and playground facilities, including new all abilities play equipment. The existing toilet and shower amenity block in this area will be upgraded to include a new Changing Places facility, and all other campground amenity blocks will be refurbished and DDA compliant.

WHO'S ON THE COMMUNITY / STAKEHOLDER REFERENCE GROUP?

A project Community Reference Group was established to guide the development of Phase One of the project. This group included local community representatives, recreation reserve user groups and disability consultants.

In April 2022, this group transitioned into the Stakeholder Reference Group. The Stakeholder Reference Group has an advisory role to assist with guiding the project, informing the



development of the camping uplift designs, and participating in the masterplan process.

Membership of the Stakeholder Reference Group includes local representation from the Reserve's sporting groups, twelve-month permit holders of the Reserve's caravan park, the Colac Otway Shire Council, Great Ocean Road Health, the Apollo Bay Chamber of Commerce, Southern Otway Landcare network, an appointed representative from Gambier Street and disability consultants to ensure improvements and upgrades are appropriately considered.

WHAT CONSULTATION HAS THERE BEEN WITH THE SPORTING GROUPS?

The Reserve has several key sporting facilities for members of the community including the oval, football and netball rooms, cricket club and tennis courts.

The Authority has met with representatives of these sporting groups on a number of occasions as part of the Phase One consultation process to ensure possible impacts generated during the delivery of works are appropriately considered and managed.

We have also made a commitment to the sporting clubs that they can continue to use the site during construction, however, some parts of the site may need to be fenced off from time to time for safety reasons during works. We will work closely with the clubs to manage these impacts.

Throughout the Phase Two masterplan process, we will continue to work directly with the sporting clubs, as well as the broader community, to guide appropriate level of improvements to the sporting facilities offered at the Reserve.

WHY HASN'T THE WIDER APOLLO BAY COMMUNITY BEEN CONSULTED ON PHASE ONE?

A project Stakeholder Reference Group (previously Community Reference Group) was established to guide the development of Phase One of the project.

Membership of the Stakeholder Reference Group includes local representation from the Reserve's sporting groups, twelve-month permit holders of the Reserve's caravan park, the Colac Otway Shire Council, Great Ocean Road Health, the Apollo Bay Chamber of Commerce, Southern Otway Landcare network, an appointed representative from Gambier Street and disability consultants to ensure improvements and upgrades are appropriately considered.

Residents and property owners of neighbouring Gambier Street have also been engaged as part of the project and we will continue to work with this group to ensure their insights and aspirations are incorporated into the final plans for Phase One of the project.

Consultation on the project to date has included:

- 24 January 2022 - Community Reference Group meeting 1
- 7 February - Community Reference Group meeting 2
- 12 February - Twelve-month permit holders meeting
- 11 March - Phase One concept plan and FAQs available on website and sent to key engagement groups
- 14 March - Letterbox drop to Gambier Street residents
- 25 March - Letterbox drop to Gambier Street residents
- 26 March - Twelve-month permit holders meeting 2
- 1 April - Correspondence to non-residing Gambier Street residents
- 6 April - Gambier Street residents and property owners online engagement session
- 7 May - Gambier Street residents and property owners in-person engagement session
- 28 April - Stakeholder Reference Group meeting.

This approach and the ongoing engagement with Gambier Street residents and property owners, has enabled us to meet with affected stakeholders to ensure we have heard and understood their viewpoints. For example, we engaged with our annual campers (twelve-month permit holders) in March to discuss the relocation of their caravans and annexes. We sought to have these conversations before opening up for broader community input.

Engagement to inform Phase Two of the project will begin in May 2022. All community members will have the opportunity to contribute their local knowledge and insights into the development of a site masterplan, including the revised version of the Phase One concept plan.

To view the Engagement Roadmap, visit our website:

www.greatoceanroadauthority.vic.gov.au/camping-uplift-for-the-great-ocean-road-region-apollo-bay.

WHAT IS THE ZONING OF THE LAND SOUTH OF GAMBIER STREET? IS IT ZONED RESIDENTIAL OR FOR RECREATIONAL PURPOSES? HOW DOES THE COMMUNITY HAVE A SAY ON THE USE OF THIS LAND?

The Apollo Bay Recreation Reserve is Crown land, designated as Public Park and Recreation Zone under the Planning Scheme.

The masterplan process will provide an opportunity for the community and other key stakeholders to provide information, inspiration and feedback on the facilities and amenities offered at the Reserve.

UNDER WHAT ARRANGEMENT/AGREEMENT DOES THE AUTHORITY MANAGE THE APOLLO BAY RECREATION RESERVE AND CARAVAN PARK?

The Authority is the land manager of the Apollo Bay Recreation Reserve and has been operating the caravan park since the amalgamation of the former Otway Coast Committee and the Great Ocean Road Coast Committees on 1 December 2020.

Section 15 of the *Crown Land (Reserves) Act 1978* states that a Committee of Management (i.e., the Authority) shall manage, improve, maintain and control the land for the purposes for which it is reserved. The subject Crown land of the Apollo Bay Recreation Reserve has been reserved for "Cricket and other purposes of Public Recreation" since 1880. Crown land does not have title to which any restrictions/covenants can be formally registered. The purpose of the reserve is very broad. Our advice from the Department of Environment, Land, Water and Planning (DELWP) is that this purpose covers the camping activity which has existed for many years within the Reserve.

WHAT PERMITS ARE REQUIRED TO INSTALL NEW INFRASTRUCTURE AT THE RESERVE? WHEN WILL THIS WORK OCCUR?

The Authority has been working closely with Colac Otway Shire Council and the Corangamite Catchment Management Authority (CCMA), with regard to any statutory approvals required to deliver new infrastructure. At the present time, we do not believe the proposed works of Phase One trigger the requirement for a planning permit. However, we will continue to work with Colac Otway Shire Council and the CCMA to obtain any permits should they be necessary. For example, if we conduct significant roadworks in the Erosion Management Overlay, such as by widening the existing hillside road, and this triggers the need for a planning permit, we will seek to obtain

one as required by Colac Otway Shire Council.

The construction works for Phase One are planned to be completed this year in time for the busy summer tourist season. The start date will depend on contractor availability, however, the earliest we can expect commencement is July 2022.

WHERE WILL THE GLAMPING PODS AND NEW CAMPING BE LOCATED?

The project will introduce a total of 20 new glamping pods at the Reserve, ten of these will be DDA compliant. We are seeking further feedback on the location of the glamping pods through the masterplan engagement, commencing May 2022.

Two separate areas have been identified to locate the pods. The campground hillside could accommodate 11 pods, each with basic bathroom facilities (five DDA compliant). The other nine pods could be located along the Barham River. These pods would not include amenities, with guests using existing amenity blocks.

We are working closely with the CCMA to ensure any new development along the Barham River is safe.

The Reserve will be able to field more bookings under the new proposal. The upgrade to facilities in the Reserve and the delivery of new facilities will improve the utilisation of the Reserve year-round and offer an enhanced visitor experience.

WHAT WILL THE NEW GLAMPING PODS LOOK LIKE? CAN I STAY IN THE DDA COMPLIANT PODS?

The 20 new glamping pods are being designed by the project architects. They will have a hard base and sides and be suitable for year-round accommodation. All 20 pods will look similar and ten of these will meet or exceed DDA provisions. 11 of these pods will include basic bathroom facilities.

The pods are of two heights - the DDA pods are approximately 5.5 metres in height, and the glamping pods around 4.2 metres in height. This height is subject to finalising the design.

The proposed location of pods on the hillside and Barham River areas has been carefully considered by the design team to provide amenities for future users of the site and minimise potential visual impacts. It is intended that any structures located on the hillside will not block the view over the trees from Gambier Street.

We will comply with all relevant planning controls and



regulations applicable to the project, utilising our expert team of architects, planning and DDA compliance consultants, civil and structural engineers and electrical professional to develop the design.

The capacity of occupants in each pod will typically be two people, however, some will have space for additional beds in a family configuration, depending on the final internal layout.

Anyone can stay in the DDA compliant pods, however our booking system will give priority to people with disability.

WHAT MARKET RESEARCH OR STUDIES SHOW THAT GLAMPING PODS ARE NEEDED?

The Authority currently owns and operates glamping pods in Torquay. These pods are very popular and are occupied for longer periods of time than comparable camping sites, as they provide a convenient and set up camping experience without the need for users to arrive and pitch a tent.

Given the popularity of the pods at Torquay, we are expanding the provision of glamping pods across a number of our sites, including at Apollo Bay. This provides an important alternative accommodation option for visitors to the Great Ocean Road region.

WHERE WILL THE NEW AMENITY BLOCK BE LOCATED? HOW WILL IT SIT IN RELATION TO THE PODS AND OTHER CAMPSITES?

Our design and project teams will draw on best practice planning standards, consider expected users and feedback from our consultation when determining the final location of the amenity block.

ARE YOU AWARE OF THE RUNOFF AND DRAINAGE ISSUES IN THE HILLSIDE AREA?

The project team is aware of the drainage issues in the hillside area of the Reserve, in particular throughout past winters. The civil engineering team has been instructed to design appropriate site drainage to ensure the site can be used appropriately and to minimise any risk of impacts to structures.

WILL ALL THE AMENITY BLOCKS IN THE CARAVAN PARK BE UPGRADED TO BE DDA COMPLIANT?

All three existing amenity blocks will be upgraded to achieve DDA compliance. The amenity block near the front office

(Block A) and the one furthest from the entry (Block C) will also receive universally accessible amenities, while the central amenity block (Block B) will receive the significant Changing Places extension.

WHAT IS A CHANGING PLACES FACILITY?

Changing Places facilities are larger than standard accessible toilets, with extra features and more space to meet the needs of people with disability and their carers.

Each facility has a height adjustable, adult-sized changing bench, a tracking hoist system, and space for two people either side of a peninsula toilet.

WILL TOUR BUSES OR GENERAL PUBLIC BE ABLE TO ACCESS THE NEW AMENITY BLOCK ON THE HILLSIDE?

The first concept plan iteration proposed a new amenity block on the campground hillside. The second iteration of the concept plan has removed the amenity block on the hillside and proposes the glamping pods have self-contained amenities.

If a hillside amenity block is included in the final design, it will not be available to the public, including tour buses.

DO YOU NEED TO HAVE ROAD ACCESS ONTO GAMBIER STREET? AND, WHAT ABOUT PEDESTRIAN ACCESS TO THE RESERVE FOR SPORTING ACTIVITIES AS WELL AS CAMPERS?

The first concept plan iteration proposed a new access point via Gambier Street. The second iteration of the concept plan does not include an access point via Gambier Street.

WHAT DOES THE PROPOSED INTERNAL ROAD LOOK LIKE?

The current proposed road surface material is concrete grid with small holes to allow grass to grow through. This will provide a stable and durable surface that blends into the environment.

The road alignment may change as a result of the Traffic Impact Assessment.

WILL THERE BE ENOUGH PARKING FOR ADDITIONAL CAMPGROUND GUESTS?

Sufficient car parking will be provided within the Reserve to avoid the need for cars to park on neighbouring streets.



HOW WILL YOU MANAGE OVERFLOW CAR PARKING ON GAMBIER STREET?

Parking on Gambier Street will be considered as part of the Traffic Risk Assessment. We will provide sufficient car parking inside the Reserve so that overflow parking on Gambier Street will not become a significant issue. Should parking by campers become an issue, we have the option to reduce the number of bookings accepted on the hillside to reduce potential overflow pressure.

There is existing pedestrian access from Gambier Street that is often used by community members to access the sporting facilities at the Reserve. From time to time people may park on Gambier Street and use these pedestrian entries, in much the same way it is currently used on busy sporting days.

FOR THE NEW POWERED SITES, WILL THE POWER BE UNDERGROUND?

Power will generally be underground. Some lengths may need to be above ground depending on certain conditions such as cultural heritage, although this will be avoided where practical. The new powered and unpowered camp sites will be discussed as part of the masterplan process in Phase Two.

WILL YOU BE UPGRADING THE FENCE ALONG GAMBIER STREET?

Following engagement with Gambier Street residents and property owners, we have agreed to improve part of the fencing along the northern perimeter of the Apollo Bay Recreation Reserve. The proposed fencing details are not yet finalised, however, the purpose of the fence is to prevent uncontrolled pedestrian entry to the site and improve visual amenity.

Early indications from Gambier Street residents and property owners are to provide a timber fence to replace the existing post and wire fence.

HOW WILL THE AUTHORITY MANAGE IMPACTS ON THE HILLSIDE SUCH AS LIGHTING, NOISE, RUBBISH AND TRAFFIC ON GAMBIER STREET?

We appreciate and share concern for noise and amenity impacts on surrounding properties. Consideration was given to reducing negative impacts on nearby residents during the project planning process and these continue to be important considerations for the project team. We continue to work with local residents to ensure their insights and aspirations are captured in the designs.

A key goal of the project is to expand the tourism services offered along the Great Ocean Road. The proposed inclusion of high-end camping pods and DDA compliant accommodation will alter the mix of the market segment attracted to the site. It is expected that noise and amenity impacts will also change as a result.

Proposed individual buildings and glamping pods may have their own amenities, deck and vicinity lighting for safety at night. Lighting will be kept to a minimum and where appropriate hooded to direct light spill away from neighbouring residents.

Operational issues such as waste management, security and unacceptable behaviour of guests will be managed by the Reserve Team on-site. This includes ensuring the area is well maintained, attractive and functional. Any unacceptable behaviour of our guests will be managed through our internal processes.

WHAT SUSTAINABILITY INITIATIVES, SUCH AS SOLAR POWER IS THERE FOR THE SITE?

The new development does not include solar panels, however any upgrades to electrical equipment will allow provisioning of future solar panels. Our sustainability consultant has recommended solar panels be installed on the Football Club rooms, however this is outside the scope of the Phase One construction works and will be considered in the masterplan development in Phase Two.

Sustainability throughout the design stage has been considered and the design is a light-touch approach, using low impact and sustainable materials where practical, as well as renovating and extending existing buildings wherever possible.

HOW WILL YOU MANAGE THE ENVIRONMENTAL IMPACTS?

Vegetation, bushfires, and the wildlife corridor have been considered as part of the design process for Phase One and will continue during the Phase Two masterplan process.

Vegetation: The current concept design does not propose to remove any trees. However, if trees are later identified to be removed, arborists will determine if they are native vegetation and will manage the removal process in accordance with relevant planning requirements. We must comply with the "Avoid and Minimise" principles outlined in the Procedure for the Removal, Destruction and Lopping of Native Vegetation on



Crown land. This process requires the Authority to consider impacts on native fauna when determining if any tree removal is appropriate.

We are aware that the site does contain a number of weeds from past management of the site and these will be managed appropriately.

The Phase Two masterplan process will include a preliminary Flora and Fauna Assessment Report that will be used to develop and guide strategies to enhance the ecological health and character of the Reserve.

Bushfire Attack Level (BAL) Report: A BAL report is not required as this land is not under a Bushfire Management Overlay. The Reserve's existing Emergency Plan will be adapted to accommodate the new development and ensure we continue to align with best practice fire safety management.

Wildlife corridor, and home to koala population: An Environmental Report has not been commissioned as the land is not subject to an Environmental Significance Overlay. However, we are aware that the existing vegetation line is utilised by wildlife. Therefore it is proposed to retain, manage and maintain the tree line so that it can still be used as a functioning wildlife corridor. As part of the Phase Two masterplan process, conservation-based actions will be proposed to improve the health and integrity of this wildlife corridor which in turn will better support the ecological requirements of the current koala population.

Note: The Authority seeks to protect and enhance native flora and fauna on our managed lands. As a dedicated recreational reserve, these objectives must be balanced.

ARE YOU UNDERTAKING CULTURAL HERITAGE ASSESSMENTS?

The project has engaged with cultural heritage experts and representatives from Eastern Maar Aboriginal Corporation (EMAC), the Registered Aboriginal Party for the area to undertake archaeological investigations in accordance with our statutory obligations under the Aboriginal Heritage Regulations. The first round of investigation was undertaken in April 2022.

As part of our best practice approach, we will comply with all advice provided by experts and EMAC to minimise risk to cultural heritage throughout the project and will obtain any statutory permits and plans to support this objective as required.

We are unable to publicly share information obtained via registered consultants from the Aboriginal Cultural Heritage Register and Information System (ACHRIS).

HOW WILL THE AUTHORITY FUND AND MANAGE THE NEW INFRASTRUCTURE GOING FORWARD?

The project is funded as part of the Tourism Infrastructure Program – Flagship projects for the region that was announced in the Victorian Government's \$465 million Victorian Tourism Recovery Package, and the new Changing Places facility is funded by the Victorian Government's Changing Places program. The Authority is also contributing to the project.

Following the project delivery, the Authority will derive income from guests staying at the Reserve and conduct maintenance and upkeep as required.

WILL THE INDUSTRIAL HALL BE IMPACTED BY THE CHANGES?

There are no current plans to remove or demolish the Apollo Bay Industrial Hall located in the Reserve. We appreciate the significance of this facility to the Apollo Bay community and any proposed changes will involve community engagement. The masterplan process for the Reserve will include discussions about the building and its use.

It must be noted that a building assessment has revealed this building has significant asbestos lining. To ensure public safety, the building may require upgrades or renovations, but these are not covered as part of the construction works of this project.

ARE YOU INCLUDING ACCOMMODATION FOR SEASONAL WORKERS? AND WILL THERE BE CAR PARKING ALLOCATED?

The location of seasonal worker accommodation and associated car parking will be considered as part of the Phase Two masterplan process.