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APOLLO BAY RECREATION RESERVE

DRAFT 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



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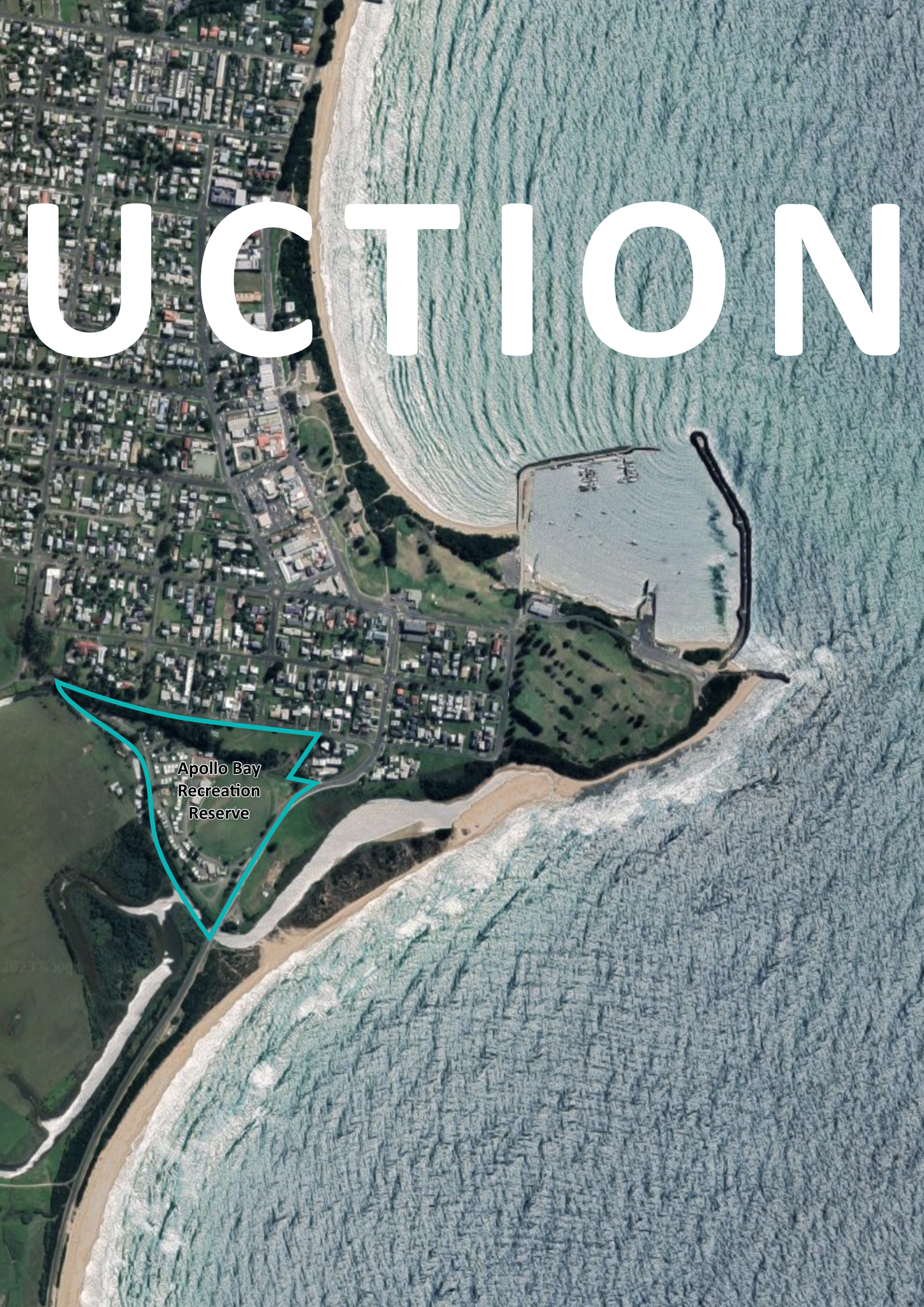
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CAMPING AND GLAMPING PRECINCT





INTROD



UCTION

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 scenic coastal route, the Great Ocean Road.

Located on the southern fringe of the Apollo Bay township, the Apollo Bay Recreation Reserve represents an important site for passive and active recreation. The Reserve is also 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

This Masterplan guides 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 customised caravan, camping and tourist accommodation options for visitors. The actions of the Masterplan respond to significant consultation undertaken over an extended period with key community user groups and stakeholders.

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 environmental and cultural assessment of the Reserve.

The Masterplan will be an advocacy base, 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 the Masterplan.

Masterplan delivery will predominantly be a partnership between State and 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.

As the Apollo Bay Recreation Reserve (the Reserve) has the Authority as its land manager, 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 widely 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 with advocacy and funding for infrastructure upgrades and improvements.



PROJECT PROCESS

The Issues and Opportunities Paper and draft Masterplan has been developed across a number of phases outlined below.

**COMMUNITY
AND KEY
STAKEHOLDER
INPUT**

PHASE 1
ISSUES AND OPPORTUNITIES PAPER

WE ARE HERE
PHASE 2
DRAFT MASTERPLAN

PHASE 3
FINAL MASTERPLAN

MASTERPLAN PHASE 1

Phase 1 Consultation

The purpose of Stage 1 Consultation was to understand, discuss and confirm the existing opportunities and issues at the Reserve.

Issues and Opportunities Paper

An Issues and Opportunities Paper (the Paper) was prepared as part of Phase 1 to identify and understand the context, issues and opportunities present at the Reserve. The Paper informed the preparation of the draft Masterplan and was informed by community and stakeholder feedback, the identified constraints of the land, specialist technical studies, and state and local policies and projects. The Paper should be read in conjunction with the draft Masterplan to provide additional contextual information for the reader.

MASTERPLAN PHASE 2

Draft Masterplan

A draft Masterplan has been 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. The draft 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.

Phase 2 Consultation

The purpose of Stage 2 Consultation is to provide the community with the Issues and Opportunities Paper for information, and to seek feedback from the various key stakeholders and the community on the draft Masterplan which responds to all information provided and collated to date.

PREVIOUS COMPLETED STRATEGIES

The Masterplan has been informed by the following:

- Community and stakeholder suggestions and feedback
- Background technical studies including flood modelling, environmental and cultural heritage assessment
- Review of other 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, released in conjunction with the Masterplan.

KEY DOCUMENTS INFORMING THE MASTERPLAN



2015

Eastern Maar
Country Plan



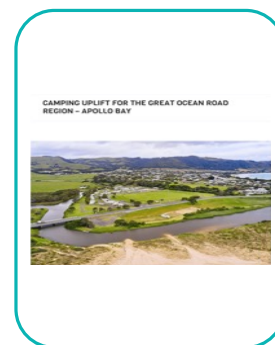
2020

Marine and Coastal
Policy



2021

Corangamite CMA
Flood Advice



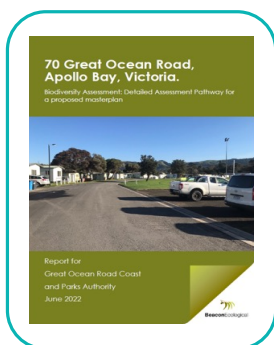
2021

Camping Uplift for
the Great Ocean Road
Region – Apollo Bay



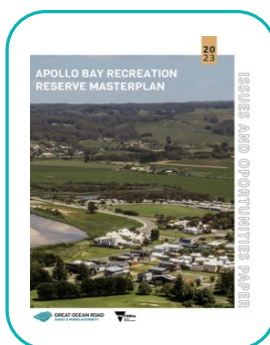
2022

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:

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 within the remit of the Authority are the foreshore Masterplans. The Reserve was identified with in the CIP as an important stand alone document.



**APOLLO BAY
RECREATION
RESERVE
CARAVAN
PARK**

www.apollobaycampground.com.au



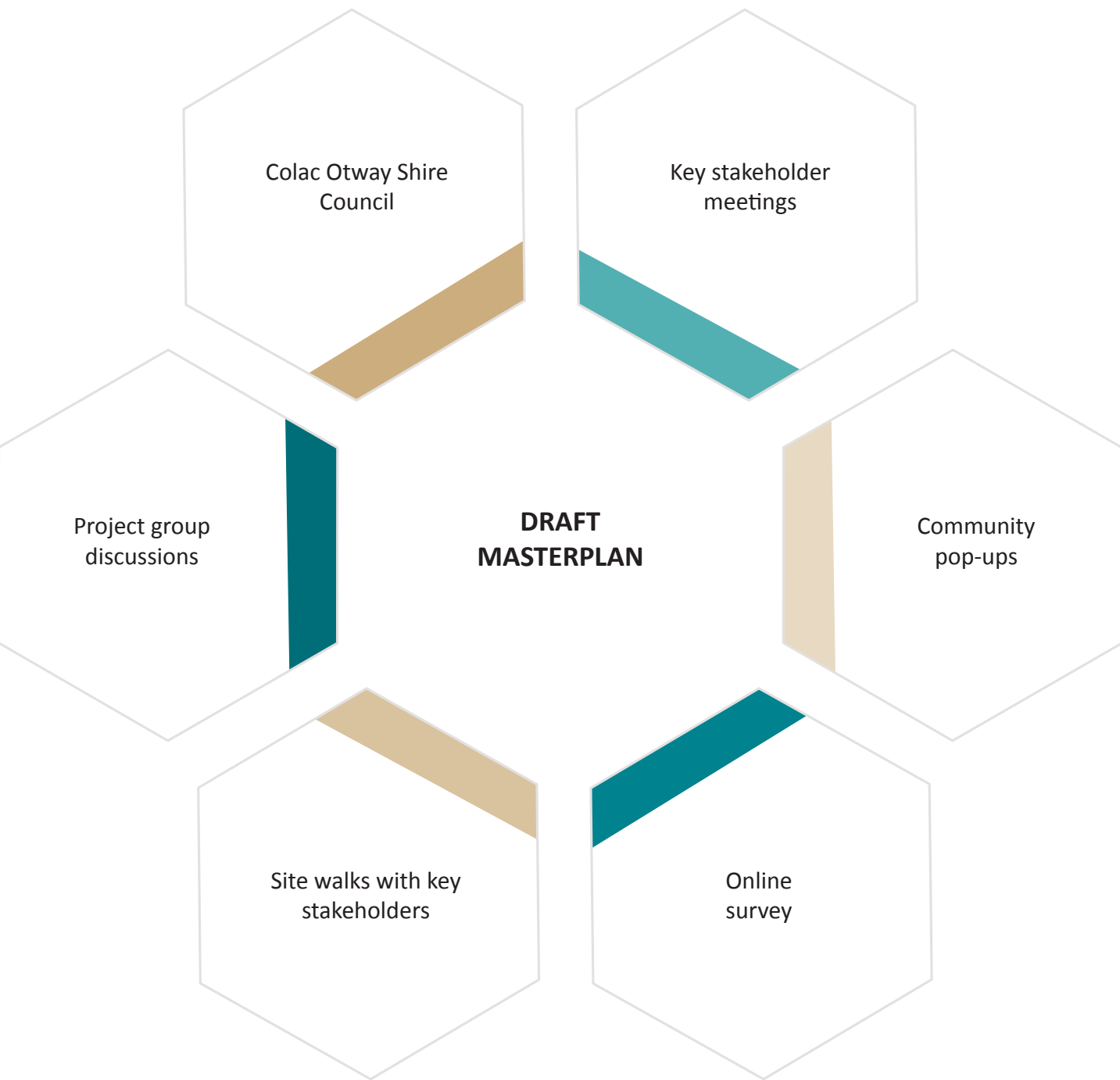
POWERED SITES \$38
UNPOWERED SITES \$28

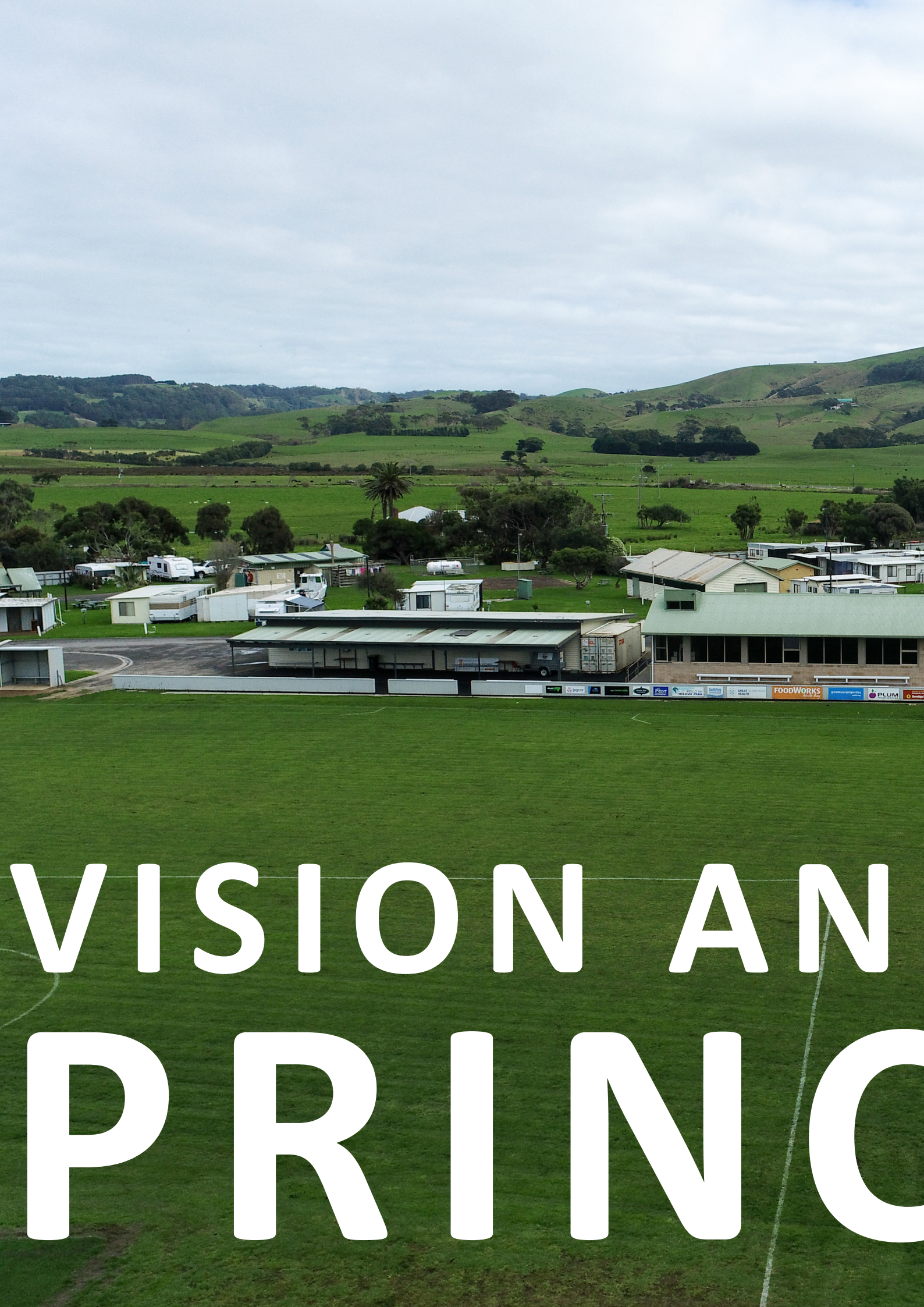
OCEAN ROAD
CAMPING PARKS AUTHORITY

ENGAGEMENT AND CONSULTATION

The diagram below shows the comprehensive community, user group and government stakeholder engagement program that has informed this draft Masterplan.

Section 4 shows how the draft Masterplan responds to feedback received during consultation and to identified issues and opportunities at the Reserve.





VISION AND PRINC



D GUIDING CIPLES



The Pony Club site at the Reserve

VISION

The Apollo Bay Recreation Reserve is a place that supports local community sports 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 quadruple bottom line approach, 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.

They also reflect 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 to ensure that future land use and development is consistent with the community's aspirations and the protection of environmental and cultural values.

The Guiding Principles have been developed from community and stakeholder consultation and analysis of the key issues and opportunities.

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 and abilities.

2 CULTURALLY VALUED

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

3 SUPPORTING SPORTING, RECREATION AND TOURISM PURSUITS

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

4 ENVIRONMENTALLY RESPONSIBLE

- Plans to mitigate the effects of a changing climate
- Recognises and enhances the ecological values of the Reserve and surrounding environment
- Provides a healthy, natural environment for future generations.



MASTE

RPLAN



The draft 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 and glamping 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.

Key features of the draft Masterplan are:

- A central community hub with facilities for a wide range of community events and activities, including:
 - 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 a potential interpretive centre, subject to a review of the building's integrity
 - Convert the existing bridge over the Barham River to a river viewing platform, subject to assessment
- Open space, shade tree planting, picnic tables and pathways
- New all-abilities playground
- Opportunities for improvements to existing sporting facilities, including:
 - New football/netball/cricket/tennis clubrooms and changerooms, which comply with sporting facility design guidelines/standards for local level facilities
 - New netball/tennis court area to meet safety codes and sporting facility guidelines
 - One additional cricket practice net in line with cricket facility guidelines.



Aerial view of the Reserve

Other improvements include:

- Continuous public access along the entire Barham River foreshore
- Improved accessibility throughout the Reserve. All new facilities will be accessible 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 accessible 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
- A new campground entry precinct providing reception, administration, maintenance shed, check-in bay and visitor car parking
- Improved internal road network and car parking throughout the Reserve
- Opportunity for revegetation and tree planting throughout the Reserve to enhance environmental values and visual amenity
- 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
- Relocation of the Authority's coastal operations depot off site in the short-to-medium term.





LOW SEASON





LEGEND

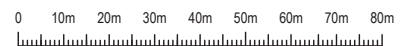
- 1 RECREATION RESERVE ENTRY & EXIT
- 2 CAMPGROUND OFFICE & CHECK-IN BAY
- 3 AMENITY, WORKSHOP, STORAGE & DUMP POINT
- 4 VISITOR CAR PARKING
- 5 PUBLIC ACCESS ALONG RIVER FORESHORE
- 6 PUBLIC OPEN-SPACE (MAY-AUG)
- 7 PUBLIC OPEN SPACE/ COMMUNITY HUB
- 8 CENTRAL AMENITY BUILDING & TOILETS
- 9 RESERVE PAVILION & SEASONAL CAMP KITCHEN
- 10 RIVERSIDE SEATING & VIEWING PLATFORM
- 11 ALL ABILITIES PLAYGROUND
- 12 INDUSTRIAL HALL / INTERPRETIVE CENTRE
- 13 FOOTBALL /NETBALL /CRICKET/TENNIS CLUBHOUSE
- 14 EXPANDED NETBALL / TENNIS COURT AREA
- 15 ADDITIONAL CRICKET PRACTICE NET
- 16 GLAMPING PRECINCT
- 17 NORTHERN AMENITY & BBQ SHELTER
- 18 COMMUNAL SPACE
- 19 TOURIST CABIN ACCOMMODATION
- 20 TREE PLANTING & OVERFLOW CAR PARKING
- 21 PONY CLUB TO BE RELOCATED IN THE MEDIUM TO LONG TERM

CAMPGROUND SITE NUMBERS

- | | |
|-----------|-----------------------------|
| 14 | TOURIST CABINS |
| 10 | GLAMPING TENTS WITH ENSUITE |
| 10 | GLAMPING TENTS (POP-UP) |
| 3 | RESIDENT SITES |
| 37 | TOTAL |

KEY

- RESERVE BOUNDARY
- EXISTING VEGETATION
- INDICATIVE EXISTING & PROPOSED TREES



APOLLO BAY RECREATION RESERVE DRAFT MASTERPLAN - LOW SEASON

PREPARED BY:

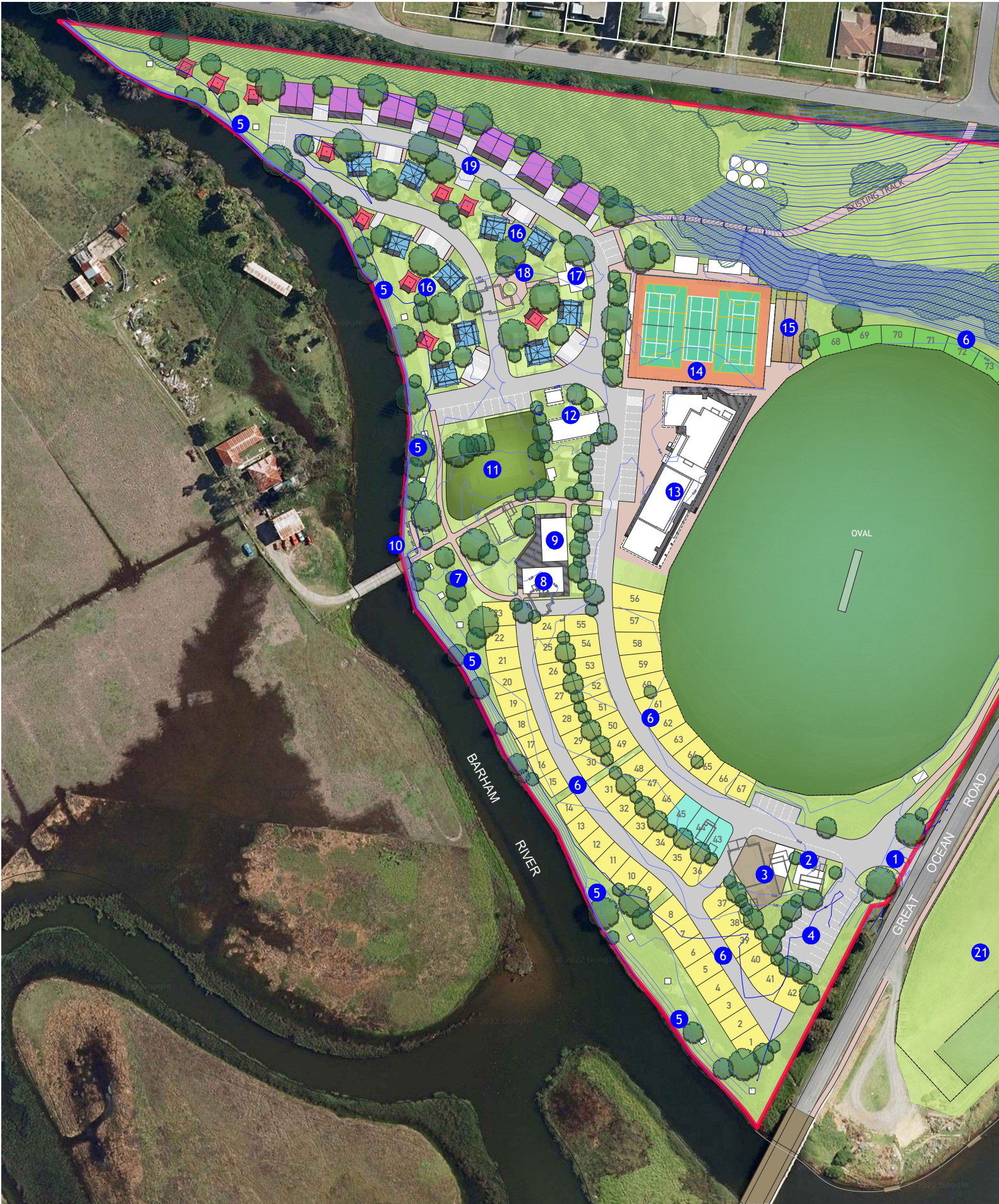


PREPARED FOR:

APRIL 2023



HIGH 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 SEASONAL & OVERFLOW CAMPSITES (SEPT-APR)
- 7 PUBLIC OPEN SPACE/ COMMUNITY HUB
- 8 CENTRAL AMENITY BUILDING & TOILETS
- 9 RESERVE PAVILION & SEASONAL CAMP KITCHEN
- 10 RIVERSIDE SEATING & VIEWING PLATFORM
- 11 ALL ABILITIES PLAYGROUND
- 12 INDUSTRIAL HALL / INTERPRETIVE CENTRE
- 13 FOOTBALL /NETBALL /CRICKET/TENNIS CLUBHOUSE
- 14 EXPANDED NETBALL / TENNIS COURT AREA
- 15 ADDITIONAL CRICKET PRACTICE NET
- 16 GLAMPING PRECINCT
- 17 NORTHERN AMENITY & BBQ SHELTER
- 18 COMMUNAL SPACE
- 19 TOURIST CABIN ACCOMMODATION
- 20 TREE PLANTING & OVERFLOW CAR PARKING
- 21 PONY CLUB TO BE RELOCATED IN THE MEDIUM TO LONG TERM

CAMPGROUND SITE NUMBERS

- | | |
|----|-----------------------------|
| 14 | TOURIST CABINS |
| 10 | GLAMPING TENTS WITH ENSUITE |
| 10 | GLAMPING TENTS (POP-UP) |
| 64 | SEASONAL CAMPSITES |
| 3 | RESIDENT SITES |
| 27 | OVERFLOW CAMPSITES |

128 TOTAL

KEY

- RESERVE BOUNDARY
- EXISTING VEGETATION
- INDICATIVE EXISTING & PROPOSED TREES



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

APOLLO BAY RECREATION RESERVE DRAFT MASTERPLAN - HIGH SEASON

PREPARED BY:



PREPARED FOR:

APRIL 2023



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

- Flood planning requirements for all new facilities. The Reserve is classified under the Planning Scheme as Land Subject to Inundation, requiring all new infrastructure or redevelopments to be constructed above nominated flood heights
- 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
- Provide for necessary upgrades to sporting and recreation infrastructure
- Provide a functional campground layout, efficient internal circulation and optimal site usage for tourist use
- Deliver a range of tourist accommodation options
- Options for seasonal worker accommodation
- Improve accessibility to all facilities throughout the Reserve.
- Ensure new works are sympathetic to the natural character of the Reserve
- Enhance the natural landscape character with new tree planting
- Respect cultural heritage values and ensure compliance with the *Aboriginal Heritage Act*
- Ensure regulatory compliance throughout the Reserve.





Apollo Bay
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CRICKET CLUB

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SPORTING PRECINCT





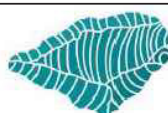
- 1 RECREATION RESERVE VEHICLE ENTRY & EXIT.
- 6 SEASONAL CAMP SITES AROUND OVAL PERIMETER TO OPERATE FROM SEPTEMBER TO APRIL. AREAS TO BE AVAILABLE FOR PUBLIC RECREATION FROM MAY TO AUGUST.
- 13 NEW FOOTBALL/NETBALL/CRICKET/TENNIS CLUBHOUSE BUILDING WITH CHANGE ROOMS AND PUBLIC TOILETS.
- 14 NEW NETBALL/TENNIS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



APOLLO BAY RECREATION RESERVE SPORTING PRECINCT PLAN

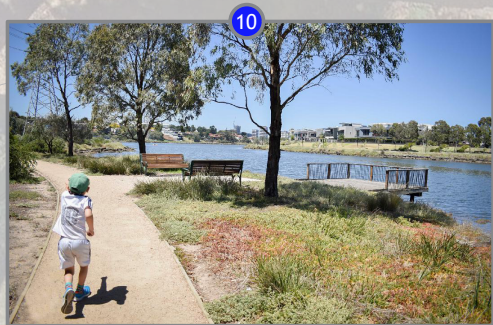
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COAST & PARKS AUTHORITY

COMMUNITY PRECIN





- 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 EXISTING BRIDGE CONVERTED TO RIVER VIEWING PLATFORM SUBJECT TO STRUCTURAL ASSESSMENT.
- 11 NEW ALL ABILITIES PLAYGROUND WITHIN IDENTIFIED AREA.
- 12 INDUSTRIAL HALL - RETAINED & UPGRADED. FUTURE COMMUNITY USES TO BE DETERMINED.
- 20 PROVIDE PEDESTRIAN CONNECTION TO TOWN, RETAIN OPEN AREAS FOR OVERFLOW CAR PARKING, MAINTAIN EXISTING NATIVE VEGETATION AND UNDERTAKE ADDITIONAL TREE PLANTING.
- 21 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

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APRIL 2023



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COAST & PARKS AUTHORITY

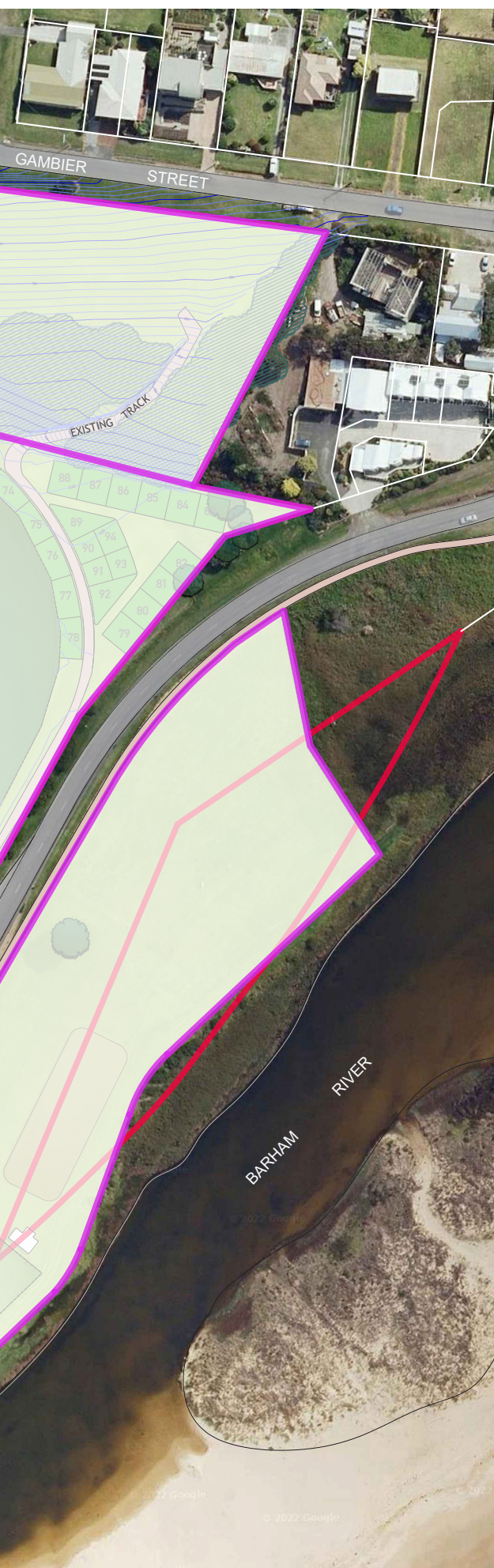




CAMPING AND GLAM



CAMPING PRECINCT



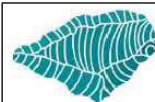
- 2 CAMPGROUND RECEPTION & CHECK-IN BAY.
- 3 WORKSHOP, DEPOT & STORAGE. EXISTING DEPOT TO BE DECOMMISSIONED AND RELOCATED IN THE LONGER-TERM PENDING ESTABLISHMENT OF A NEW DEPOT SITE.
- 4 VISITOR CAR PARKING FOR SEASONAL CAMPGROUND & RECREATION RESERVE.
- 5 CONTINUOUS PUBLIC ACCESS ALONG THE RIVER FORESHORE. 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.
- 16 GLAMPING PRECINCT - 10 ACCESSIBLE TENTS WITH BATHROOM - FLOOR LEVEL TO BE ABOVE NOMINATED FLOOD HEIGHT (3.00 AHD), AND 10 SMALLER TENTS INSTALLED AT GROUND LEVEL.
- 17 NORTHERN AMENITY BUILDING AND BBQ SHELTER.
- 18 COMMUNAL GATHERING SPACE.
- 19 TOURIST CABIN ACCOMMODATION. FLOOR LEVEL TO BE ABOVE NOMINATED FLOOD HEIGHT (3.0 AHD).



APOLLO BAY RECREATION RESERVE CAMPING & GLAMPING PRECINCT PLAN

PREPARED FOR:

APRIL 2023



GREAT OCEAN ROAD
COAST & PARKS AUTHORITY





MASTERPLAN

RESPONSE TO CONSULTATION

Feedback received during consultation with the community and stakeholders has directly informed the Masterplan. The table below details the Masterplan response to feedback received from the community consultation phase and the Issues and Opportunities Paper.

CONSULTATION FEEDBACK	MASTERPLAN RESPONSE
Local residents clearly expressed the importance to the community of the Reserve and its sporting and cultural identity.	The 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.
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.	All aspects have been considered equally through a balanced approach in developing the Masterplan.
The community is generally supportive of the caravan park improvements (much needed); however, there is a degree of conjecture towards the introduction of new sites and glamping pods.	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 glamping 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.
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.

CONSULTATION FEEDBACK

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.

The Pony Club highlighted the importance of safe and adequate parking at the current location, exiting the Great Ocean Road. The Club suffers from a lack of facilities and poor fencing and fields.

The clubs raised issues in relation to the quality and safety of the playground. There are concerns that parents watching sport are unable to supervise their children in the playground because of structures blocking the view corridor.

MASTERPLAN RESPONSE

The Masterplan provides for new sporting clubrooms, changerooms and public amenities in accordance with the draft design provided. 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 Masterplan commits the Authority and Council to review the Reserve's management model to achieve the best social, cultural, environmental and economic outcomes.

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 current site has environmental sensitivity and access from the Great Ocean Road is difficult. The longer-term plan is to return this area to passive recreation uses once an alternative site for the Pony Club is found.



CONSULTATION FEEDBACK

Emergency services and disability access needs to be maintained.

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

During consultation with user groups, 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.

MASTERPLAN RESPONSE

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

A skate park is not considered an appropriate use within the Reserve and is potentially incompatible with other Reserve uses, particularly accommodation.

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.

ISSUES AND OPPORTUNITIES

Flooding

MASTERPLAN RESPONSE

The proposed buildings are relocatable and raised above the flood level.

The Masterplan determines that all ground level structures should be removed.

Introduction of seasonal camping

The Masterplan provides for seasonal camping between the months of September and April, with the Reserve available for community and sporting use during the remainder of the year. The introduction of seasonal camping results in the removal of annual permit sites from the Reserve.

Camping Uplift project

There is a designated area allocated for glamping tents.

The camp kitchen design has changed to provide an all-weather facility raised above the flood level. The new design also provides facilities for campers during the peak season and the local community during the low season.

Registered residents

As an interim response, registered residents will be relocated within the Reserve until permanent, secure housing can be located.

Standard of sporting facilities and amenities

The Masterplan proposes new clubrooms and changerooms that will serve all Reserve sporting clubs.

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

Parking

Additional parking areas are provided at the entry and around the sporting facilities. Accessible parking is also provided adjacent to sporting and community facilities.

Future Reserve management

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

OPPORTUNITIES

Pony Club site

MASTERPLAN RESPONSE

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.

Improved public use and amenity

The 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.

Seasonal use of camping areas will facilitate broad public access out of peak seasons.

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.

Upper Reserve precinct glamping pods relocated to other sites

The proposed glamping precinct has been relocated. The upper reserve precinct of the Reserve will be retained for overflow car parking and additional planting to improve the site’s ecological values.

Inclusion of fixed accommodation

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



OPPORTUNITIES

Sporting facilities expanded to meet current and future requirements

MASTERPLAN RESPONSE

The Masterplan includes the provision of new or upgraded clubrooms and changerooms to accommodate all Reserve sporting groups and DDA requirements.

The tennis and netball courts and the cricket nets are proposed to be expanded to comply with current sporting standards.

Additional car parking is provided adjacent to the recreation and sporting facilities.

Ecological and cultural heritage

The Masterplan includes the removal of weed species and the planting of indigenous vegetation endemic to the area.

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



IMPLEME



NTATION

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

The improvements have been identified within the three precinct areas and will be staged while the sporting activities and campground continue to operate. Projects have been identified as short term (1–2 years), medium term (2–5 years), and long term (5–10 years). Individual projects may be brought forward or deferred to reflect changing priorities and available funding.

RESERVE MANAGEMENT

IMPLEMENTATION PLAN		1–2 YEARS	2–5 YEARS	5-10 YEARS
1	Investigate a preferred management model for the Reserve	●		
2	Establish tenure agreements with user groups	●		
3	Investigate medium/long-term options for the Pony Club	●		
4	Investigate options for seasonal worker accommodation at the Reserve	●		
5	Partner with the Eastern Maar Aboriginal Corporation to deliver on the guiding principles established for the Reserve	●	●	●

DETAILED DESIGN AND PLANNING APPROVAL

IMPLEMENTATION PLAN		1–2 YEARS	2–5 YEARS	5-10 YEARS
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 football/cricket/tennis 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)	●		

SPORTING PRECINCT

IMPLEMENTATION PLAN

		1-2 YEARS	2-5 YEARS	5-10 YEARS
1	Construct new netball (x2)/tennis (x3) court surfaces, new players'/officials' shelters, fencing and lighting		●	
2	Maintain existing cricket practice nets and install additional cricket practice net	●		
3	Demolish existing clubhouse and changerooms, and design and construct new sporting clubhouse and amenities			●
4	Construct new pavement around new buildings and facilities			●
5	Landscaping and tree planting throughout the precinct		●	

COMMUNITY PRECINCT

IMPLEMENTATION PLAN

		1-2 YEARS	2-5 YEARS	5-10 YEARS
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	Upgrade Industrial Hall building and assess options for event usage		●	
11	Construct new footpath to Gambier Street	●		
12	Native vegetation regeneration on embankment and Barham River foreshore	●		
13	Landscaping and tree planting throughout the precinct	●		

CAMPING AND GLAMPING PRECINCT

IMPLEMENTATION PLAN

		1-2 YEARS	2-5 YEARS	5-10 YEARS
1	Demolish northern amenities building	●		
2	Install new services (water, sewer, power) for glamping precinct	●		
3	Construct new internal roads and car parking for glamping precinct	●		
4	Upgrade power supply (if required)	●		
5	Install new northern amenities and guest lounge		●	
6	Install tents, including ramps and car parking	●		
7	Install pop-up tents, including car parking	●		
8	Subject to flood modelling assessment, install new tourist cabins, including car parking		●	●
9	Install new park furniture throughout glamping 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		●	●
17	Landscaping and tree planting throughout the precinct		●	●

