

Frequently Asked Questions

Lang Lang Foreshore Caravan Park Coastal Adaptation, December 2024

Report and technical assessments

Q. Why was the report commissioned by DEECA about the feasibility of the park?

After a major flooding event in July 2023, Department of Energy, Environment and Climate Action (DEECA) completed a condition and risk assessment on all coastal protection structures at the Lang Lang Foreshore Caravan Park.

These assessments recommended planning be undertaken to guide future management of the coastal protection structures, the Foreshore Reserve and the caravan park.

Q. What planning has been undertaken?

Coastal adaptation pathways planning for the Lang Lang Foreshore Caravan Park commenced in January 2024 with BMT as consultants working with DEECA and the Lang Lang Foreshore Reserve Committee of Management. The Committee of Management provided insight into coastal values and uses of the site. The plan considered the risk and impact of coastal hazards, such as inundation and erosion on assets like the caravan park.

The assessment created a list of potentially viable options for managing coastal hazard risk along the Lang Lang Foreshore.

These options were refined and assembled into adaptation pathways that set out the relative sequence, timing and triggers for implementation from present day to longer term.

Q. Have nature-based methods been considered?

Investigations into the effectiveness of nature-based methods, such as mangrove forests were considered throughout the pathway assessment. It was determined the wave climate is too energetic for mangrove seedling establishment and would require a hybrid method with an accompanying breakwater. This hybrid method to protect the length of park, approximately 1km of shoreline, could be up to \$10-\$20 million. The establishment of a mangrove forest would significantly alter the coastline aesthetic and cause loss of beach amenity.

Q. What does progressive closure mean?

Parts of the park will progressively close or be changed to an alternative use if parts of the site become unsafe or unusable. For example, closure and fencing of areas or buildings when they become unsafe due to erosion or flood damage. In some cases, private assets and other park assets will need to be closed and removed if they are damaged or undermined.

Future management of the park could see a transition to camping and caravanning opportunities in areas where structures have been removed, continuing to provide access to recreational and beach access opportunities.

Q. Have DEECA considered that the park could be shifted to the south where it doesn't flood?

Consulting firm BMT who completed the report considered all available options for relocation and retreat. The southern section, while less at risk of flooding, is impacted by coastal erosion and hazards towards the cliff. Park facilities and access are still in the northern inundation hazard zone so this would remain an issue for park operations.

Q. Could a commercial operator take on ownership of the park?

Commercial operations have been explored in the adaptation plan options, however the arrangement of a commercial operator taking on the park is not within the scope of this project.

Q. Are there any other caravan parks that have been through a similar situation?

We are not aware of a comparable project. Seaspray Caravan Park was successfully moved due to the risk of coastal hazards after a long process in 2013. This was possible due to the availability of adjacent crown land, which is not an option in Lang Lang. For this site, a private commercial operator would need to invest in the purchase of privately owned land and manage relocation of facilities from the coastal Crown land to the privately owned land.

Private assets in the park

Q. What is the terminology DEECA has used for private assets in the park?

The term "boatsheds" has been used by BMT to refer to all private assets in the caravan park, including boatsheds, cabins, caravans and annexes. DEECA will refer to these as 'Private Assets'.

Q. Will Private Asset owners be permitted to repair or improve their assets?

DEECA has a responsibility to caution against investment in assets that are at risk when we are aware of the coastal hazards and their increasing impact on the site within the next 15 - 20 years.

Additionally, we are mindful of opening the land managers up to risk of litigation if works are completed and the site becomes unsafe.

Q. Was it considered that boatsheds have a historic heritage status?

The heritage overlay is over the private assets and would be a consideration of the asset owner to ensure heritage aspects are managed in accordance with the [Bass Coast Planning Scheme](#).

Q. Is DEECA planning to invest funds in the park at this point, are there any indicative timelines?

DEECA will put in a proposal to seek funding for the design and repair/remediation works to the masonry seawall. The timing of this work is dependent on whether we are successful in obtaining funding.

Raising the seawall will only stop over topping; projected impacts of inundation of the park and coastal values will still occur as water moves around the seawall.

In terms of caravan park facilities, funding will need to be reviewed based on the proposed changes in the park. Any required maintenance that is consistent with the plan would be up to the Committee of Management to fund. The timeframes for progressive closure or transition would be as Private Assets are deemed unsafe for use.

Q. Rates are paid to Bass Coast Shire Council for Private Assets and annual fees are paid to the Committee of Management; can these fees be reimbursed?

Private asset owners will need to seek advice from Council directly for information about rates.

It is up to the Committee of Management to decide whether to reimburse the annual permit fee to private assets if they are unable to be used or repaired.

Q. Will DEECA allow owners to move their private assets if places can be found outside the inundation zone at the southern end of the park?

All potential sites for the retreat of built assets have been explored in BMT's assessment and there is not a viable option for relocation within the current site. The caravan park will continue to be impacted by coastal hazards over time.

Q. Will owners be able to remove their private assets out of the park?

Yes, private asset owners are responsible for the removal of their assets at their own expense. Owners will need to tidy sites and make them safe after removing their assets. For more information, please refer to your annual agreement with the Committee of Management.

Q. Is there a way to extend the life of the park by e.g. becoming a National Parks-type camping foreshore (drop-toilet, etc.)?

Becoming a National Park is not an option for the site. To become a National Park the park would need to meet the criteria of having environmental values with national significance.

The caravan park is currently located in Lang Lang Foreshore Reserve which is a coastal reserve. A coastal reserve is an area of public land on the coast set aside primarily for public recreation, education, and inspiration in coastal environments.

Q. Is it true that private assets will need to be removed immediately?

There are currently three private assets identified as unsafe and will need to be removed as they were impacted by the July 2023 inundation event.

Q. The private assets that are closed are not damaged. They are sitting on land that is damaged by sinkholes. What is the status of the damaged land under these structures?

As recommended in BMT's report, private assets will need to be removed when they become unsafe or impacted by coastal erosion or inundation. This includes structures sitting on land that has sinkholes or damage underneath. Once assets are removed, the sites will be made safe.

Q. Are there any implications now for private asset owners along the masonry seawall?

Holiday sites and private assets can be used if safe in their current state/condition and if the site they are located on is safe in its current condition.

Whilst DEECA is seeking funding to repair the masonry seawall, this will not provide long-term protection against coastal hazards. It will provide some protection from coastal erosion and inundation for a short period of time, as well as providing a level of protection to the rotunda located behind the seawall.

Q. Does the caravan park need a new septic system to stay open?

The septic system will need to be reassessed by a qualified plumber.

Q. What is the process for speaking with DEECA throughout this process?

DEECA will continue to work with the Committee and Management and permit holders to work through the adaption pathways, to provide continued access to and use of this coastal area. Visit our [website](#) or send us an email traralgon.property@deeca.vic.gov.au

Additional information

Sand Mining – Significant Earth Resources Area

The Minister for Planning approved an area adjacent to the Lang Lang Caravan Park as a proposed Significant Earth Resources Area (SERA).

As part of this SERA initiative, engagement is occurring with local councils, Traditional Owners, government agencies, and other groups. Industry, landowners and the broader public

The current community engagement in relation to the SERA is not related to the proposed adaptation pathways for the Lang Lang Caravan Park.

For more information on SERAs visit Resources Victoria or download fact sheets from Engage Victoria.

For questions in relation to sand mining, please refer Resources Victoria <https://resources.vic.gov.au/>