

# Lang Lang Boat Ramp Upgrade Update

August 2023



## The Lang Lang Boat Ramp is being upgraded to make boating more accessible for all Victorians.

The design and approvals process has commenced for the Lang Lang Boat Ramp upgrade.

### Project Background

The Lang Lang Boat Ramp is a single lane boat ramp facility located approximately an hour south-east of Melbourne on the shores of Western Port.

The existing facility comprises of a single lane concrete boat ramp which is shallow and challenging to launch vessels. The facility currently has a modest unmarked gravel car park.

The project aims to provide the following:

Formalise the car and trailer parking area to increase parking capacity.

The aim is to provide a formalised parking area that includes with 33 car and trailer parks and 10 single car spaces.

An informal overflow area will include the capacity for 10 car and trailer parks

Construction of a new boat ramp

A new boat ramp that meets Australian Standards will be constructed beside the existing ramp to provide a steeper ramp and improved launching and retrieval functionality for boaters. The existing single-lane ramp will be retained to provide increased capacity on busy days.

Installation of a jetty

A jetty will be installed adjacent to the ramp to provide users with temporary berthing and shelter while launching and retrieving vessels.

All-abilities access

The new facility will include dedicated accessible car parking, wheelchairs accessible walkways to the jetty and a fixing for a hoist.

### What's happened so far

A concept design was created in August 2021 that visualised a dual-lane ramp, pontoon and formalisation of car parking areas.

A team comprising of specialist maritime, coastal, civil and traffic engineers have been engaged to complete a detailed design for the final concept plan.

After reviewing the concept, the design has gone through a series of updates including refining the boat ramp structure to enable a more efficient and cost effective facility whilst meeting the functional requirements of users.

Site investigations including site feature & bathymetric surveys, ecological and coastal processes studies have been completed to guide the design process.

Final upgrade plan – August 2023



### What's happening right now

The detailed design is in the final stages of completion, and we are in the process of obtaining environmental and town planning applications.

## Environmental approvals

All development works on marine and coastal Crown land requires consent under the *Marine and Coastal Act 2018* (MACA) and is directed by Department of Energy, Environment and Climate Action (DEECA), in Victoria.

A MACA consent is designed to ensure no neighbouring habitat and environment is damaged as part of the works. This is a state level requirement defined in law and all prerequisites must be satisfied before consent is granted.

An application for MACA consent has been reviewed and approved by DEECA.

## Town Planning

A planning permit is required to undertake the upgrade and we will work with Cardinia Shire Council to ensure that all town planning requirements are formally addressed as per Council policy.

A town planning application has been lodged and is currently being assessed by Cardinia Shire Council.

## **What's next?**

The Government announced during its 2022 Victorian election campaign a commitment of \$1.8 million to upgrade the ramp and car park at Lang Lang.

Following the delivery of detailed designs and final permits and approvals, the construction phase of the project is due to be scheduled for winter 2024.

## **Where can I find out more?**

To follow the next steps and receive updates visit our website at: <https://betterboating.vic.gov.au/ramp-upgrades/lang-lang/>

## **FAQ's**

### **Why is Lang Lang Ramp being upgraded?**

The upgrade to the Lang Lang boat ramp was identified as an action in the 2021-22 Victorian Recreational Boating Strategy Action Plan.

The current boat ramp is shallow in grade and the facility currently has a modest unmarked gravel car park which is heavily potholed.

The proposed upgrade is expected to improve the functionality of the facility by providing an improved launching facility with jetty access and a steeper gradient boat ramp that is DDA accessible.

## **What does the project involve?**

The project involves an upgrade of the Lang Lang ramp including constructing a new single-lane boat ramp, installation of a jetty and formalising the car parking area.

The upgraded facility will have provision for 33 car and trailer parks and 10 single car spaces in the formalised car parking area.

An informal overflow area will also be available that provides capacity of 10 car and trailer parks

## **What's happened already?**

Detailed designs are being finalised and have been developed in consultation with the facility manager, Parks Victoria, DEECA and boating & community stakeholders. Key environmental permits have been gained and a town planning application is underway.

## **Who is managing this project?**

Better Boating Victoria is delivering the detailed design and approval stage of this project in consultation with the facility manager, the Lang Lang Foreshore Committee of Management.

## **How will the upgrade improve functionality of the ramp?**

To address the condition and deficiencies of the existing facility the design will include:

1. Provision for up to 33 car and trailer spaces and 10 single car spaces including accessible parking bays.
2. Increasing the number of ramps from 1 to 2 and improve the launching and retrieval of vessels during the appropriate tidal window.
3. Building a ramp which meets a 1:8 gradient to make it easier to launch and retrieve vessels.
4. Installation of a jetty to provide users with temporary berthing and shelter while launching and retrieving vessels.
5. Providing all-abilities access across the facility.

## **Why has the design changed since the concept phase?**

During the concept development the design has made a number of changes to adapt to construction material costs. The final plan will provide dual lane

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access to boaters with a fixed jetty and a steep ramp. This will be a big improvement to existing facilities.

#### **Will a jetty be provided in the new design?**

Yes, a jetty structure will be provided to hold 2-4 vessels depending on size.

#### **Will I be able to launch my vessel at low tide?**

No. Providing low tide access at Lang Lang is not feasible due to the high tidal range and very flat sea bed which becomes exposed at low tide.

#### **When is construction due to start?**

Once the detailed design has been completed and final approvals have been received, the construction phase can progress.

To avoid impact on the peak boating and holiday seasons, construction is likely to occur in winter 2024, subject to obtaining approvals.

#### **How many total Car & Trailer Units will there be after the upgrade?**

The upgrade will provide a 33 car & trailer unit bays, and 10 single car spaces. An additional 10 informal spaces will be available as overflow during peak periods.

#### **How many boats can launch at once?**

The facility will allow for the launching and retrieval of 2 vessels at any one time. The existing ramp will be retained for boat users and kayakers whilst the new boat ramp will be built beside it to allow dual access.

#### **Will the cultural and environmental values be protected?**

Yes – full ecological assessments have occurred to ensure minimal harm on the natural environment whereas detailed cultural heritage due-diligence have been completed.

#### **Where can I launch my kayak from?**

The existing boat ramp will be retained and accessible for kayakers as it is currently used.

#### **Will there be any loss of native vegetation?**

The carpark design has been prepared to minimise the impact of the upgrade on surrounding vegetation and trees. Only a minimal amount will be impacted, all of which will be formally offset.

#### **How much will the upgrade cost?**

The cost of the upgrade will be determined during the tendering process. As part of the Government's election commitments, \$1.8m has been announced. However, as with all BBV projects, funding is available through the Better Boating Fund.

#### **Will there be disabled parking?**

Yes. Dedicated accessible parking for single cars and car & trailer units will be provided at the facility.

#### **What's happening to the fish cleaning table?**

The fish cleaning table will be retained as part of the upgrade. Opportunities for upgrading the table will be explored in consultation with the Victorian Fisheries Authority.

#### **Will the greenspace, play area and pavilion be impacted?**

No. The greenspace around the play area and pavilion will not be impacted by the upgraded facility.

#### **Will pedestrians be able to access the beach?**

Yes. There will be dedicated pedestrian access to the beach from the boat ramp and carpark.

#### **Will the jetties be covered by water at high tide?**

No. As the ramp cannot be used at low tides the jetty heights will be set for the higher tides. The jetty height will be levelled to consider high tides and sea level rise. Ladders will be included to assist those using the ramp at mid-tides.

#### **How many vessels can tie up to the jetty?**

Up to 4 vessels, depending on size of the vessel.

#### **Who will be managing the construction?**

This is yet to be determined and updates will be communicated in due course.

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