



Breamlea Caravan Park playground upgrade design Engagement Report

September 2025



About the project

The Barwon Coast Caravan and Camping Parks Master Plan, finalised in December 2023, included an action to develop a new playspace at the Breamlea Caravan Park. The Master Plan process included a significant community consultation, including:

- A number of camper, community group, staff, Committee and stakeholder engagement activities to gather background information and identify opportunities for improvements to the caravan parks to inform the draft Caravan and Camping Parks Master Plan.
- Community and camper consultation on the draft Caravan and Camping Parks Master Plan, including information sessions for twelve-month permit campers and community members, where we spoke to over 270 people.
- Camper and community survey (97 completed surveys)
- 15 email submissions.

The final Barwon Coast Caravan and Camping Parks Master Plan, released in late 2023, was refined and updated following community, camper and stakeholder input gathered during the consultation activities.

'Developing a new playspace area' and 'remove the play equipment and revegetate the area' were actions included in the final Master Plan, which also indicated the location of the new playspace area.

Planning for the new Breamlea Caravan Park playground began in 2024. While the playspace is primarily for caravan park visitors, both campers and the local community were invited to help shape its design.

Summary of Engagement Activities

The engagement period was originally open for a four-week period (30 June to 29 July) however due to community feedback, the consultation period was extended to allow campers and community more time to review the plans.

We also responded to feedback from the survey via an additional 11 Frequently Asked Questions (FAQs) in late July.

As this consultation was around the playground design specifically, three main consultation activities were offered:

- Camper and community survey
- Drop-in session at Breamlea Caravan Park
- Email submissions

Consultation objectives

This engagement process sought to:

- Keep campers and the community informed about the project and what it involves, and
- Gather thoughts, ideas, and feedback on the design of the new playground

Timeline

Status	Stage	Timing
	Community consultation opens	30 July 2025
	Consultation period extended	25 July 2025
	Community drop-in session	27 July 2025
	Community consultation opens	15 August 2025
	Review and analyse community input Update playground design plans to reflect community input	August-September 2025
In progress	Close the loop	September 2025
	Construction	Late 2025

Inviting the community to have their say

We shared the project and invited feedback from campers and the community through:

- [Dedicated project page](#) including Frequently Asked Questions
- Website news items
- Social media updates
- Poster
- Inclusion in in the Bellarine Times and Ocean Grove Voice (25 July)
- Emails to 12-month Permit Holders (30 and 24 July) and to Breamlea Community Association
- Inclusion in Breamlea Caravan Park email newsletter



Barwon Coast Update
Colliendine • Ocean Grove • Barwon Heads • 13th Beach • Black Rock • Breamlea

Give your feedback on draft Breamlea Playground designs
We are progressing the replacement of the Breamlea Caravan Park playground, in line with the actions set out in the first Caravan and Camping Parks Master Plan, released in late 2023 following community engagement. The existing playground is aging and no longer meets current safety or accessibility standards. The new playground will cater to children aged 4 to 12 and include modern equipment, sand play, landscaping, seating, and links to the nearby basketball oval. We're now seeking further input from the community to help shape the next stage of planning, including feedback on the draft design and proposed location. Community members and park users are invited to view the draft plans online, then:

- Complete the short online survey: www.surveymonkey.com/r/BreamleaCPPlayground
- Email feedback to: info@barwoncoast.com.au
- Attend a drop-in information session at Breamlea Caravan Park at 8am on Saturday 26 July

We welcome your input and remain committed to a transparent and respectful consultation process.

Off peak... all yours. Stay 1, pay for 2!
Join us for July or August for a discounted stay. Enjoy these nights in a villa, cabin or complex at Barwon Heads, Breamlea or Breamlea Family Caravan Park and only pay for fuel! Plan a cozy winter weekend, or a midweek break and make it yours. Available from 1st July to 31st August. Bookings open subject to availability.

Cylinders 13th Beach access closed for safety
Barwon Coast has closed the beach access at Cylinders 13th Beach after an engineering assessment found the structure unsafe due to erosion and recent storm damage. Although the structure may appear intact, an independent structural engineer has assessed it as unsafe for public use. Temporary fencing and signage have been installed at the top of the access point on The Beach (Swan Road). Additional fencing and signage will be placed at the base of the structure and in the adjacent car park to prevent access. Barwon Coast is committed to protecting community safety and ensuring safe coastal access. We will keep the community updated as we receive further engineering advice and begin planning repair works.

We care for the coast
Keep up with Barwon Coast news
Would you like to receive updates from Barwon Coast? Follow us on Facebook, Instagram or LinkedIn for all the latest updates, news, events and more.

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BarwonCoastVIC
BarwonCoast
www.barwoncoast.com.au

Friday 25 July 2025

Ad in Bellarine Times 25 July 2025



Breamlea Caravan Park Playground Upgrade

Community feedback now open

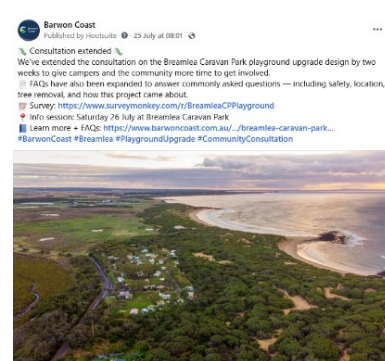
How to have your say:

- View the plans online, or at the park office during operating hours
- Attend our drop-in information session: 9-10am, Saturday 26 July, Breamlea Community Hall
- Provide feedback via survey or email

For more information, scan the QR code or visit our website.

www.barwoncoast.com.au

Poster



Barwon Coast
Published by Hootsuite • 25 July at 08:01

📢 Consultation extended! 📢
We've extended the consultation on the Breamlea Caravan Park playground upgrade design by two weeks to give campers and the community more time to get involved. 📢
📢 FAQs have also been expanded to answer commonly asked questions — including safety, location, tree removal, and how the project came about. 📢
📢 Survey: <https://www.surveymonkey.com/r/BreamleaCPPlayground>
📢 Info session: Saturday 26 July at Breamlea Caravan Park
📢 Learn more + FAQs: <https://www.barwoncoast.com.au/~breamlea-caravan-park...>
#BarwonCoast #Breamlea #PlaygroundUpgrade #CommunityConsultation

Social media post example

Community Engagement report

Drop-in session at Breamlea Caravan Park

We held an information session on Saturday, 26 July 2025, from 9–10 am to provide campers and community members with an opportunity to ask questions and learn more about the project and the Master Plan process.

The session was scheduled outside standard working hours to make it easier for people to attend.

While no community members were able to join, four Barwon Coast staff were present to provide information and answer any questions.



Email submissions

No email submissions were received during the consultation period.

Camper and community survey

The survey was open for six weeks, from 30 June to 15 August, and received a total of 55 responses.

After removing duplicates – responses that were duplicates (word-for-word identical) and submitted from the same IP addresses – 48 individual responses remained. These came from 30 unique IP addresses (an IP address is a unique string of characters that identifies each computer using the Internet Protocol to communicate over a network), noting that family members often share one device or computer.

Question 1: What do you like about the proposed playground design?

This question was skipped 5 times.

Support

- Upgrade welcomed: Broad agreement that the existing playground is outdated and in need of replacement.
- Modern design features: Support for safer, more open equipment and aesthetic improvements.
- Specific elements liked: Swings, slides, large play structures, and proximity that allows parental supervision.
- Camper safety benefit: Some noted it will provide a safe space for children, reducing informal play in unsafe areas.

Concerns

- Location concerns to positioning near amenities
- Limited age suitability: Several respondents believe the design only caters for very young children, excluding older age groups.
- Process and planning: Criticism of consultation process ("not a proper survey")

Quotes from participants

"The parents are close enough to supervise young children"

"Looks good but taking up quite large amount of space."

"The playground does need to be upgraded but I think it is a bad idea to place it right in front of the male toilets"

"We have been in need of play area for a long time rather than kids creating their own in snake habitat"

"Is only appropriate for very young children"

Question 2: Are there any areas where you think the design could be improved?

This question was skipped 5 times.

Key themes for improvement

- Broader age range: Many respondents felt the design focuses too heavily on very young children and should include equipment or spaces for older kids and teens (e.g. challenging climbing structures, flying fox, rope pyramid, basket swings, mini soccer goals, rebound wall, outdoor games, chill-out areas).
- Alternative or current location: Strong sentiment that the playground should remain in its current location rather than move; some referenced previous master plans and raised cultural heritage concerns
- Shade and seating: Requests for more seating, particularly shaded areas for parents and carers, and seating facing the playground.
- Basketball and active play: Calls to upgrade the basketball court/ring and add multipurpose sport facilities or hard courts.
- Natural and inclusive design: Suggestions for more creative, nature-based play rather than "plastic junk," and features sympathetic to the landscape.
- Safety considerations:
 - Concerns about rock beds and rough surfaces.
 - Requests for fencing along retaining walls, non-reflective or rubberised surfaces, and separation of play from amenity block entrances.
 - First aid access mentioned.

Objections to the project

- Some respondents explicitly rejected the new design or location ("do not consent," "do not want it"), citing character of the park, lack of alignment with past plans, and inadequate consultation.
- Quotes from participants

Respondents broadly agree the playground needs an upgrade but want a design that caters to a wider age group, includes shaded social spaces, uses more natural or imaginative materials, and prioritises safety.

Quotes from participants

"Why have a sand play area when the beach is so close."

"It needs to be safe and accessible to families with a variety of ages."

"A fence on top of retaining wall for safety"

"Seating should be facing the majority of the area"

"There needs to be some division between play area and amenity block entrances."

Question 3: Which age group(s), if any, do you typically bring to Breamlea Caravan Park? (Select all that apply)

19 respondents skipped this question

What we heard

Age group / response	Count	Percentage
0–3 years	5	13.5%
3–6 years	3	8.1%
6–9 years	9	24.3%
10–13 years	11	29.7%
14+ years	4	10.8%
I do not typically bring children to the Caravan Park	5	13.5%

Insights

The largest share of children using the park are within or adjacent to the 6–12 age group, supporting the decision to design the playground for that cohort.

However, a significant minority of younger children (0–5) also visit, and may enjoy utilising the sand play area. We will investigate the inclusion of more toddler-friendly features.

The smaller 14+ group can be catered for through nearby social or sport elements (e.g. basketball hoop, table tennis table in the hall, seating).

Responses from people without children reinforce that location and amenity considerations affect all campers, not just families.

Question 4: Please rank these aspects from most important (1) to least important (5) in the design of the playground.

21 respondents skipped this question

Aspect	Average rank (lower number = higher priority)
Natural shade	2.26
Indigenous plants in landscaping	2.65
Fencing around the playground	2.68
Seating and tables	3.62
Proximity to BBQ and bathrooms	3.79

What we heard

Key findings:

- Natural shade is the highest priority.
- Indigenous plants and fencing are also valued, ranking closely together.
- Seating/tables and proximity to BBQ/bathrooms are less important by comparison.

Insights

- The playground will include a continuous barrier between the playground and the amenities block. This will be made up of a mix of elements, including fencing, screening, planting, and other landscape features, and include seating and tables.
- Following community feedback, we engaged an arborist to reevaluate the large Tuart tree, which is an important source of natural shade. Following this evaluation, we have decided to retain the tree, undertaking works to make it safe and conduct impact assessments to monitor root impact during construction. Additionally, the landscaping will include several juvenile trees.

Question 5: Do you have any other comments or suggestions?

7 respondents skipped this question

We analysed the comments provided and drew key themes from all comments, with some responses containing more than one theme. Below is a summary of the themes.

What we heard

The key themes we heard included:

- Retain current location
- Inadequate community engagement
- Proximity to amenities block and toilets

- Volleyball court loss
- Planning and regulatory considerations
- Doesn't accommodate for children under 6 or over 12
- Caravan Park Master Plan process concerns
- Trees
- Loss of casual sites
- Basketball court upgrade
- Upgrade toilet block instead
- Ensure maximum accessibility
- Equipment feedback
- Central location
- Appreciate gate access
- Lighting feedback

Insights

Playground location

- Preference expressed to maintain the current location.
- Considerations raised about proximity to amenities such as toilets, BBQ areas, and roads.
- Safety and hygiene aspects noted as important factors.

Community engagement observations

- Several participants felt they had limited opportunity to contribute to the planning process.
- Comments on short notice and the timing of consultation sessions.

Perceived impact on facilities

- Some concern about potential changes to casual and group camping areas.
- Feedback regarding the loss of the volleyball court.

Planning and regulatory considerations

- References made to relevant planning requirements and master plan guidelines.
- Suggestions for independent review or reassessment of current proposals.

Quotes from participants

"Ensuring accessibility for prams and wheelchairs by including solid pathways throughout play areas. Sand and mulch can be extremely difficult to navigate for people with reduced mobility (using walkers, wheelchairs) and parents with prams."

"I think the location of the playground is in a really bad location and right near a busy road. It is basically right on the road and right next to a male toilet. The playground backs right on to the male toilet door."

"Save the money and just tidy up what is already there. Spend the money on upgrading the incredibly tired toilets and showers"

"I don't particularly think that location is practical or beneficial to the park. It will sacrifice current casual sites and congests the space immediately in front of the male and disabled toilets. I don't think it's the best position. Can the existing playspace be used and expanded in a way to accommodate the new design."

"I don't agree with the location. The original plan was to have it near the recreation room."

What we heard, what we'll do & why

Theme	What we heard	What we'll do & why
Opposition to playground relocation	Keep the existing playground or upgrade in its current location.	We heard clearly through consultation that many people would prefer the playground to stay where it is. We also heard concerns about the new location, including its proximity to the amenity block and the potential impact on nearby camping sites. While we appreciate these views, the current playground location presents significant challenges. It sits in the back corner of the park, with limited visibility and access. Modern playground design prioritises safety, supervision and creating shared spaces that bring people together. Key issues with the current playground site include: • Limited passive surveillance – the playground is isolated, making it harder for parents and carers to keep children in view. • Edge-of-park location – it sits beside thick vegetation (with potential snake risk) and near an unsupervised exit leading to Breamlea Beach. • Separation from other amenities – rather than creating a central family and social hub, the current position leaves the playground out of the way. Our goal is to create a welcoming, safe and well-connected space for all visitors. The new location was chosen to encourage natural supervision, improve safety, and integrate the playground with other park amenities. This will help families spend more time together in a central, accessible area rather than at an isolated corner of the park. The playspace will form part of a precinct which includes the amenities block, tables and chairs, and BBQ facilities, providing everything families need to enjoy their time at Breamlea Caravan Park. We recognise that some people will miss the current location, but we believe this change will provide long-term benefits for families and the wider community.

**Concern for
perceived loss
of Caravan
Park assets**

The proposed new location near the entrance to male toilet block seen inappropriate for children.	We acknowledge community feedback about the playground’s proximity to the amenities block entrance and have reviewed the design carefully in response. The updated design includes: • A continuous barrier between the playground and the amenities block. This will be made up of a mix of elements, including fencing, screening, planting, and other landscape features. • Additional screening and landscaping, extending the garden to create a natural buffer between the playground, the amenities block, and the BBQ area. • Revised equipment layout, placing the main play structure on the far side of the playground to further support child safety and comfort. These changes ensure there will be no direct access from the toilet block to the playground. In addition, the amenities block is scheduled to be replaced in coming years as part of the Caravan and Camping Parks Master Plan, subject to funding.
Some respondents are upset about the loss of the Volleyball Court, emphasising its popularity among older children and teens. Concerns about losing casual campsites that support group and family camping traditions.	We acknowledge the community’s feedback regarding the loss of the volleyball court. This decision stems from the actions identified in both the draft and final 2023 Caravan and Camping Master Plan, specifically the action to <i>“Relocate and upgrade the playspace to be more central in the park”</i> (page 15). While we understand this may be disappointing, the upgrade creates a more central and accessible playspace for families. There are also a number of other recreational opportunities available at the reserve. The basketball pad has recently been upgraded, with further improvements planned, and a table tennis table is available in the Hall. Additionally, the surrounding natural environment provides open space for older children and teenagers to explore, play, and enjoy informal recreation.

Perceived lack of community engagement

	We remain committed to providing a range of opportunities that support active and healthy lifestyles for the whole community and appreciate residents' input as we continue to review and improve facilities.
Desire to retain Breamlea Caravan Park's unique character, low-impact infrastructure, and assets.	The upgrades at the park have been carefully designed with this in mind. The new playground, for example, will be low impact, using timber elements alongside durable powder coated steel in nature-inspired colour palette, and incorporating improved landscaping and planting to ensure it sits sensitively within the natural environment. All changes and upgrades are being implemented in a way that is respectful of the park's place and character, maintaining the qualities that make Breamlea Caravan Park special while providing improved recreational opportunities for the community.
Claims that the community was not adequately consulted. Desire for genuine, inclusive, transparent consultation.	We acknowledge the feedback from some community members regarding consultation, including concerns about short notice or sessions being held outside Breamlea during the Caravan and Camping Parks Master Plan consultation. We understand the importance of genuine, inclusive, and transparent engagement. The decision to remove the existing play equipment and develop a new playground stems from the Barwon Coast Caravan and Camping Parks Master Plan, finalised in December 2023, which was informed by extensive consultation with campers, community groups, staff, Committee members, and stakeholders, and a drop-in information session at Breamlea Caravan Park Barwon Coast held a drop-in session to gather community feedback on the design of the new playground. This session was communicated widely through multiple channels, including the Barwon Coast website, web news, social media, posters, newspaper advertising, and emails to Permit Holders and the Community Association. Barwon Coast remains committed to ongoing, transparent, and inclusive consultation to ensure all community members have the opportunity to participate and provide input on park improvements.

**Opposition to
tree removal**

Transparency concerns over perceived changes to the master plan without clear communication or explanation.

We understand community concerns about perceived changes to the Master Plan. The draft Caravan and Camping Parks Master Plan was released in August 2023 for six weeks of public comment, including drop-in sessions, surveys, emails, and workshops. Feedback from this consultation was carefully considered, and the draft was updated.

The final Master Plan, endorsed by the Barwon Coast Committee of Management, was released in December 2023. The accompanying Community Consultation Report shows the feedback received and how it was reflected in the final Plan, ensuring transparency in the process.

Many respondents strongly oppose removing existing trees, especially mature or established ones. Trees are seen as integral to Breamlea's character, providing shade, privacy, wind protection, and visual appeal.

We acknowledge community concerns about the removal of existing trees, particularly mature or established specimens, which are valued for shade, privacy, wind protection, and the visual character they provide to Breamlea.

Following this feedback, we engaged an arborist to reassess the large Tuart tree. Based on their evaluation, we have decided to retain this tree and undertake works to ensure it remains safe.

Some smaller trees will be removed as part of the playground and landscaping works; however, the updated landscaping plan includes the planting of several Juvenile trees to maintain shade, character, and amenity for the park.

**Suggestions for
improvement**

Upgrade existing toilets and showers.

Upgrading the amenities block is an action in the Caravan and Camping Parks Master Plan. These improvements are planned to be delivered within the life of the Master Plan (10 years) as part of ongoing works to maintain and enhance park amenities.

Add seating and shade near the current playground.

Adding seating near the playground is included in the plans, providing parents and carers with comfortable spaces to sit while supervising children. Opportunities for additional shade are also being considered to enhance comfort and usability of the play area throughout the day.

Include equipment for older children and teens.

The new playground is designed to cater primarily for children aged 6–12, reflecting the predominant age group visiting the park. In addition, the recently upgraded basketball pad provides recreational opportunities for

	older children and teenagers. Further improvements associated with the new playground, including seating, landscaping, and public artworks, will enhance the space and create a welcoming environment for all ages.
Improve accessibility (e.g., solid pathways for prams and wheelchairs).	The playground upgrade includes pathways, seating, and landscaping designed to improve accessibility for prams, wheelchairs, and all users. While pathways will initially be gravel due to budget considerations, there are plans to progressively upgrade them in future. These improvements are part of our ongoing commitment to creating an inclusive and welcoming space for the whole community.
Enhance lighting for evening play.	The existing lighting around the amenities block provides sufficient safety for users. The playground is primarily designed for children aged 6–12, so late-evening play is not a desired outcome. Additional lighting is therefore not planned, helping to maintain the park’s natural character and quiet evenings for the surrounding community.

Themes outside the scope of this engagement

Some community feedback raised issues that fall outside the focus of this consultation.

Caravan and Camping Parks Master Plan

Concerns were raised about the procedural validity of the Master Plan. The draft Plan, released in August 2023, was open for six weeks of public comment, including seven drop-in sessions, surveys, emails, and workshops. Feedback was considered, and the final Plan was endorsed by the Barwon Coast Committee of Management, reviewed and approved by DEECA, and released in December 2023. The accompanying Community Consultation Report outlines how feedback was reflected.

Regulatory responsibilities

Some comments suggested decisions may breach legislation, including the Crown Land (Reserves) Act 1978, Marine and Coastal Act 2018, Surf Coast Statement of Planning Policy, or previous Breamlea Master Plans. All decisions are made in line with relevant legislation and policies, and processes are overseen by DEECA to ensure compliance, transparency, and alignment with state government objectives.

Updated Playground design

Play Equipment Schedule

Item	Model
1	Adventure+ symmetry+junior special design play unit
2	Adventure+ symmetry+ Community swing frame 2.5m double
3	Adventure+motion+ See Saw Rocker

No.	Issue	Drawn	Date
01	Client Review	sk	17.10.2024
02	Client Comments	sk	14.01.2025
03	Client Comments	sk	16.06.2025
04	Community Consultation Comments	sk	21.08.2025

Not intended for construction purposes



Barwon Coast

Breamlea Caravan Park

Breamlea

Landscape Concept

Play Space
Layout Plan



MEXTER ARCHITECTS PTY LTD
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TEL: 03 5960 3616 FAX: 03 5960 3619
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project no: 3546
drawing no: L1
issue: 04
sheet no: 1 of 1
designed by: GM
date: 21.08.2025
scale: 1:150 @ A3



Existing BBQ and picnic area - concrete pavement

Existing Amenity Block

Existing basket ball court

Sand Play

Fall zone (typ)

Service Pits

Beach Access

Legend

- Tree planting within topsoiled and mulched garden bed.
- Existing tree and indicative tpz - to be retained (retention to be confirmed)
- Groundcover planting in mulched garden bed.
- Grass area to be reinstated
- Concrete edge
- Retaining edge
- Concrete paving/ path (including concrete joints), FCR base, compacted subgrade bedding and concrete joints OR Gherang toppings pavement
- Play area softfall mulch (certified playground undersurface material to AS/NZS 4422), 350mm min. depth to approved sample with Bidim A14 geofabric liner.
- Sand play area
- Concrete edge
- Flat top mudstone rockwork
- Spade edge.
- Timber retaining wall
- Mixed barrier and screening.
- Self-closing, latched gate
- Seating with back and armrests. Seat facing direction as indicated by arrow.

Thank you

We sincerely thank Breamlea Caravan Park campers and the local Breamlea community for their feedback and participation in this engagement process. Your input is invaluable in helping us plan and deliver improvements that meet the needs of everyone who visits and enjoys the park.

We appreciate the time, ideas, and perspectives you have shared and look forward to continuing to work with the community as these upgrades are implemented.

Next steps

We will continue to work closely with campers and the community as we implement upgrades at Breamlea Caravan Park. Key next steps include:

- Progressing the playground upgrade with seating, landscaping, and low-impact design elements that respect the park's character.
- Retaining and ensuring the safety of the large Tuart tree, while planting additional trees to maintain shade and amenity.
- Keeping the community informed about ongoing and future works through clear and transparent communication.
- Considering feedback from this engagement to guide future planning and improvements under the Caravan and Camping Parks Master Plan.

These steps reflect our ongoing commitment to creating an inclusive, safe, and enjoyable park for the whole community.

Contact us

If you would like to get in touch, please contact us via:

Email: office@barwoncoast.com.au

Phone: 03 5254 1118