

Enquiries: E French
Our Ref: ECD0010, GOR0122



**TOWN
OF
CLAREMONT**

29 May 2009

Legislative Assembly Committee Office
Principal Research Officer
Dr Loraine Abernethie
Parliament House
PERTH WA 6000

308
Stirling Highway
Claremont
Western
Australia
6010

Dear Loraine

+
PO Box 54
Claremont
Western
Australia
6910

**RE: SUBMISSION ON THE ENQUIRY INTO PROVISION, USE AND
REGULATION OF CARAVAN PARKS (AND CAMPING GROUNDS) IN
WESTERN AUSTRALIA**

+
Phone
9285 4300

Thank you for giving The Town of Claremont the opportunity to respond to the enquiry into *'Provision, Use and Regulation of Caravan Parks (and Camping Grounds) in Western Australia'*.

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Fax
9285 4301

In response to the issues as outlined in the terms of reference which are:

- “1. *Structure, conduct and performance of the caravan park industry;*
2. *Demand, supply and costs, and trends thereof, of caravan park sites and related services;*
3. *Supply and demand for long- and short-stay sites including camping sites;*
4. *Impact of existing legislation, and state and local government policies regulating caravan parks, particularly relating to:*
 - *maintaining a viable caravan park industry,*
 - *protecting the rights of operators and users, and*
 - *providing an adequate mix of long- and short-stay facilities and sites.”*

The Town does not have a licensed caravan park nor has any premises applied for a temporary caravan park. That been said, the Town has had concerns with the Claremont Showgrounds owned by the Royal Agricultural Society (RAS) when it was brought to the attention of the Town's Health Services prior to the 2008 Royal Show that the RAS could be using these grounds as a temporary caravan park for events such as the annual Royal Show.

With this in consideration, the Town endeavoured to work with the RAS and requested that they apply for a temporary caravan park license under section 54 of

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the past.

the *Caravan Parks and Camping Ground Regulations 1997* and to date they have not.

The Department of Local Government and Regional Development provided the Town with advice from the State Solicitors Office that the Town could issue an approval under sections 11(2) and 12(2) of the said regulations but whether these regulations are applied is dependent on the campers to make application to the Town.

The issue for the Town has been that the only way to enforce the legislation is if the Town can prove that campers actually inhabit the caravans. This is problematic as it is difficult to gain the evidence as there is no power of entry into a caravan. These campers have also stated that the caravans are only used as 'offices'.

The objects of the '*Caravan and Camping Grounds Act 1995*' is to ensure the health, safety and amenity for the caravan campers so with this in mind the Town then requested that Fire and Emergency Services Authority (FESA) accompany the Town on an inspection of the area. It was found that; dangerous materials were stored near the caravans, the location of the caravans did not allow for ease of access for fire fighting, there was less than adequate distance between caravans to shorten the speed of the spread of fire and caravans were located in a fashion that it inhibited the ability to removal caravans in an emergency.

Therefore, there is an impact on the Town in regards to item 4 of the terms of reference where the Town is having difficulties proving persons inhabit the caravans as there is resistance from the premises owner and/or the campers to make application to the Town and therefore the inability for the Town to enforce the relevant caravan parks legislation.

The Town is now aware of this practice. However, for Officers to fulfill their obligations under relevant legislation requires the RAS or campers to initiate contact with the Town. The present legislation requires amendment in order to place the onus on the landholder, whether there is temporary camping and caravan use or not to initiate notification to the local council.

If you would like to discuss this matter further you can contact the Manager Environmental Health Ms Elizabeth French on 9285 4365.

Yours sincerely



Athanasios (Arthur) Kyron
CHIEF EXECUTIVE OFFICER