



Enquiries: Ms V Viljoen
Our File: 1115
CTR: 09/07578

28 April 2009

Attention: Dr Loraine Abernethie - Principal Research Officer to the Economics and Industry Standing Committee
Economics and Industry Standing Committee
Parliament House
PERTH WA 6000

Dear Dr Abernethie,

PARLIAMENTARY INQUIRY - PROVISION, USE AND REGULATION OF CARAVAN PARKS (AND CAMPING GROUNDS) WITHIN THE CITY OF COCKBURN

Thankyou for your invitation to the City of Cockburn to make a submission to the Economics and Industry Standing Committee enquiry into the Provision, Use and Regulation of Caravan Parks (and Camping Grounds) in Western Australia.

The City of Cockburn enforces state legislation and local laws to protect the health and amenity of people visiting, living or working in the City of Cockburn. This legislation includes (but is not limited to) the *Caravan Parks and Camping Grounds Act 1995*, the *Caravan Parks and Camping Grounds Regulation 1997*, and the *City of Cockburn (Local Government Act) Local Laws 2000*, which include provisions regarding permitted activities on the Council reserves, foreshores and beaches. The requirements of this legislation are enforced by the City of Cockburn's Environmental Health Officers, Building Surveyors and Rangers.

With regard to the subjects of the Inquiry, I would make the following comments:

1. Structure, conduct and performance of the caravan park industry.

The following three caravan parks are located within the City of Cockburn:

- Woodman Point Holiday Park, located at 132 Cockburn Road, Munster – a caravan park and camping ground;

- Coogee Beach Holiday Park, at 3 Powell Road Coogee – a caravan park only, no camping facilities; and
- Jandakot Caravan Park, at 145 Hammond Road, Success – a caravan park and camping ground.

These caravan parks and camping grounds are subject of annual inspection by the City of Cockburn Environmental Health Officers, to ensure compliance with the requirements of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulation 1997*, as they apply to these facilities.

A brief review of the complaint records kept by the City's Health Service for these properties indicate that only 10, relatively minor complaints and/or enquiries were received for these three caravan parks, for the period from 2001 to 2008. Routine assessments generally determine that the caravan park and camping sites are largely compliant with legislative requirements, and items of concern are generally resolved by the caravan park management.

2. Demand, supply and costs, and trends there of, of caravan park sites and related services.

The City of Cockburn does not retain records for the costs, or trends thereof, for caravan park sites or services.

3. Supply and demand for long- and short-stay sites including camping sites.

The following summarises long- and short-stay sites at caravan parks within the City of Cockburn:

<i>Woodman Point Holiday Park – a caravan park and camping ground</i>	
• <i>Permanent Residential Sites:</i>	<i>111 sites</i>
• <i>Short term onsite accommodation:</i>	<i>31 sites</i>
• <i>Short term camp sites:</i>	<i>97 sites (of which 70 have grass, 27 are paved)</i>
• <i>Of the short term sites, the number suitable for a large self contained vehicle:</i>	<i>6 sites</i>
<i>Coogee Beach Holiday Park – a caravan park only</i>	
• <i>Permanent Residential Sites:</i>	<i>125 sites</i>
• <i>Short term onsite accommodation:</i>	<i>25 sites</i>
• <i>Short term camp sites:</i>	<i>29 paved sites (unsuitable for tents)</i>
• <i>Of the short term sites, the number suitable for a large self contained vehicle:</i>	<i>5 sites</i>
<i>Jandakot Caravan Park – a caravan park and camping ground</i>	
• <i>Permanent Residential Sites:</i>	<i>63 sites</i>
• <i>Short term onsite accommodation:</i>	<i>3 sites</i>
• <i>Short term camp sites:</i>	<i>5 grassed sites</i>
• <i>Of the short term sites, the number suitable for a large self contained vehicle:</i>	<i>1 site</i>

The City of Cockburn does not retain records related to the demand for sites at caravan parks and camping grounds. Recent discussions with the caravan parks management has indicated that demand for short-stay caravanning and camping sites is largely seasonal, with all parks indicating that they are busy in peak periods. It has also been suggested that short stay visitors are hiring park homes as a result of limited hotel accommodation within the Fremantle area. All facilities indicated that the majority of enquiries they receive from the public are regarding long-term and park home sites.

The City's Rangers actively inspect the City's reserves and beaches to ensure that these areas are not subject of illegal camping activities. Illegal campers are moved on and risk being issued with infringement notices under the City's local laws. The majority of persons found to be illegally camping, are doing so on or near beaches. Discussions with campers have indicated that most are camping on beaches rather than in the approved caravan parks and camping grounds as they prefer camping in a beach environment and/or do not wish to pay for a short-term camp site.

4. Impact of existing legislation, and state and local government policies regulating caravan parks, particularly relating to:

- **Maintaining a viable caravan industry,**
- **Protecting the rights of operators and users, and**
- **Providing an adequate mix of long and short stay facilities and sites.**

The City of Cockburn does not have any policies on the provision of caravanning or camping facilities within the locality. The City of Cockburn has large areas of state reserves which are environmentally sensitive and a significant portion of the locality is remote from sewer. The City's Health Service is not aware of any proposals either to redevelop or expand any of the existing facilities, or to provide new facilities within the locality.

Each of the City's caravan parks pre-date the introduction of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulation 1997*. Both the Woodman Point and Coogee Beach Holiday Parks are located within beach front regional reserves. The Jandakot Caravan Park is located on private property, and if there is no further capacity for expansion of the caravan park facilities within the boundaries of the lot.

In summary, it would appear that the City of Cockburn's caravan and camping facilities have been developed to capacity and are being affected by increasing demand for sites. Discussions with the caravan parks suggest that demand for long-term sites is high and that although demand for short-term sites is seasonal, it may be affected by limitations to alternative short term accommodation within the Cockburn and Fremantle areas. Generally speaking, the local caravan parks and camping grounds are operated in compliance with the requirements of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulation 1997*.

I trust that this information is of assistance, and do not believe that it will be necessary for a City of Cockburn representative to appear before the committee.

Should you have any further questions or require more assistance, please do not hesitate to contact **Nick Jones** the City of Cockburn's Manager, Environmental Health directly on by telephone **9411 3443** during office hours. Alternatively, Nick may be contacted by email to njones@cockburn.wa.gov.au or fax to 9411 3333.

Yours sincerely

A handwritten signature in black ink, appearing to read 'STEPHEN CAIN', with a long, sweeping underline that extends to the left.

STEPHEN CAIN
Chief Executive Officer

SC:VV