



**shire of
kalamunda**

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Dr M.D. Nahan, MLA
Chair
Economics & Industry Standing Committee
Legislative Assembly
Parliament House
PERTH WA 6000

Attention: Principal Research Officer

Dear Sir/Madam

**Parliamentary Inquiry - Provision, Use and Regulation of Caravan Parks
(and Camping Grounds) In Western Australia**

Submission from Jonathan Michael Jarvis Smith, Manager Health Service Shire of Kalamunda 2 Railway Road Kalamunda WA 6076 – ph 9257 9961

I am available to attend in person if required.

Background

The Shire of Kalamunda is an outer eastern metropolitan local authority, with a population of 50,000. While the Shire has many attractions the availability of accommodation is limited.

Currently there are 5 licensed caravan parks located within the Shire.

1. Discovery Holiday Park 186 Hale Rd Forreestfield – 151 sites – 55 long stay sites. Over recent years has replaced a number of short and overflow sites with alternative onsite accommodation – cabins.
2. Forreestfield Caravan N Park Home Village 351 Hawtin Rd Forreestfield – 53 long stay Sites – park homes.
3. Springvale Village Maida Vale Rd Maida Vale – 87 long stay sites 14 short stay sites. Limited life with owner in the process of rezoning property to allow residential development.
4. Advent Park, 345 Kalamunda Rd Maida Vale – 35 short stay sites, 300 camp sites. This is the 7th Day Adventist camp site – mainly used for church related camps.
5. Hillview Lifestyle Village Kalamunda Road High Wycombe 266 long stay sites – park homes.

In recent times the trend shows an increasing component of sites that are long stay sites i.e. park homes, with a corresponding reduction in short stay caravan sites.

Anecdotal evidence of staff reveals that there is a shortage of available caravan sites. This is based in part upon phone inquiries regarding approval to occupy a caravan on private property and information given by the person making the inquiry that the local caravan park/s have no vacancies.

Kalamunda is not generally a location where people come to stay but rather where they come for a day visit. There is limited accommodation available in the hills, and this in the main consists of B & Bs. All caravan parks within the Shire are located in the foothills, with 2 solely catering for park homes. There is one motel in the foothills.

It appears that the number of available short stay sites will continue to reduce in the coming years. This is viewed by the Shire as a commercial decision driven by supply and demand. It is noted that, while not directly linked, will impact upon caravan parks, that there is an increasing demand for retirement village style brick housing. It is noted that the recently constructed Hillview Lifestyle Village is comprised of only park homes.

Aside from Hillview Lifestyle Village no commercial organisation has recently come to the Shire requesting approval for the construction of a new caravan park, or seeking to increase the number of short stay sites.

The existing legislation is adequate for the situation as it currently exists.

Generally the Shire is satisfied with the performance of the caravan parks within the municipality, although one has required effort to ensure that standards are maintained. The latter park is expecting to redevelop for residential purposes in the near future. It is acknowledged that the closure of this park will be disruptive and of concern to the current residents however it is viewed as a commercial decision and given the residential development that now surrounds this site is inevitable.

Cost in relation to caravan parks is not a matter that the Shire is involved with.

In summary the Shire is happy with the status quo. The matter of caravan parks is not on the agenda, and as this juncture this is not likely to change.

Should you have any queries please don't hesitate to contact me on the above number.

Yours faithfully



Jonathan Smith
Manager Health Service