

CCI sub 42

**Beckingham, Vanessa**

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**From:** Wayne [WayneHarris@gingin.wa.gov.au]  
**Sent:** Thursday, 30 April 2009 5:09 PM  
**To:** Committee, Economics & Industry Standing  
**Cc:** Faxes - Emails  
**Subject:** Caravan Parks  
**Attachments:** Submission caravan parks.doc

<<Submission caravan parks.doc>>  
Dear Sir/Madam

Please find attached the Shire of Gingin's Submission on Caravan Parks

Regards

*Wayne Harris*

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Shire of Gingin

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**Submission to the Economics and Industry Standing Committee on the Provision, use and Regulation of Caravan Parks (and Camping Grounds) in western Australia.**

The Shire of Gingin comprises an area of 3325 square kilometres and includes five towns, seven rural residential estates and a rural industrial estate. Sustained growth is being experienced throughout the Shire, especially in respect to tourism and Council recognises the importance of having adequate numbers of appropriately managed Caravan Parks.

The Shire of Gingin herewith makes the following submission on each of the four points as raised in correspondence forwarded to the Shire on the Provision, Use and Regulation of Caravan Parks (and Camping Grounds) in western Australia.

1. The Shire of Gingin's experience with privately owned or managed parks is that they are maintained and managed at a level much lower than of those facilities managed by Local Government. In addition, owners of private facilities tend to prefer putting the properties to a higher and more profitable use such as sub-dividing and on selling the land, resulting in many parks being closed.

Tourist zoned land needs to be protected and incentives provided to deter property owners from closing parks and constructing holiday accommodation facilities and other land uses that are more profitable.

Facility owners prefer to lease out caravan park sites on a permanent basis in order to ensure year round income and reduce administration costs, rather than short term leasing to tourists with caravans. As a result, many Caravan Parks are mostly occupied with permanent caravans utilised only occasionally by owners leaving nowhere for caravan owners to stay.

2. Due to the above reasons, there is a high demand for vacant sites at facilities by tourists with caravans. The incidence of illegal camping has increased as a result.
3. As owners prefer to lease out caravan park sites on a permanent basis in order to ensure year round income and reduce administration costs, rather than short term leasing to tourists with caravans demand for short-term vacant sites are high.
4. The existing Legislation is in need of review as it is outdated and needs to be changed to reflect contemporary building and living standards. Legislation requires that the standard of construction on park sites is unsightly. For example, the whole concept of annexes needs to be reviewed. There is nothing worse than an annexe attached to a caravan made of cool room panelling. The requirement for an annexe to be attached to a caravan renders the caravan immovable and it sits there until it deteriorates. A caravan owner should be able to park next to a modern building and be able remove the caravan and use it for travelling. Extensions to caravans for example, could be constructed as to enclose the caravan under a main roof and do away with the need for tropical roofs. They should be able to be designed with pitched roofs which are aesthetically pleasing and be separate from the caravan, similar to a small cabin on a site where the caravan parks next to it under a main roof.

For your information, the Caravan Parks and Camping Grounds Advisory Committee is currently undergoing a review of the both the Caravan Parks and Camping Grounds Act 1995 and the Caravan Parks and Camping Grounds Regulations 1997.

I trust that the above submission assists the **Economics and Industry Standing Committee** in its inquiry.

Should there be any further queries or additional information required, please do not hesitate to contact the undersigned at this office.

Regards

*Wayne Harris*

Principal Environmental Health Officer  
Shire of Gingin