

GOVERNMENT RESPONSE TO PROVISION, USE AND REGULATION OF CARAVAN PARKS (AND CAMPING GROUNDS) IN WESTERN AUSTRALIA

Recommendations	Response	Comments
Demand for Caravanning and Camping Ground Accommodation		
<p>Recommendation 1</p> <p>Tourism Western Australia must address the lack of reliable and consistent data.</p>	Noted	<p>Tourism WA accesses data from a variety of sources to support its decision-making. Collection of occupancy and revenue data from accommodation providers such as caravan parks is the responsibility of the Commonwealth, through the Australian Bureau of Statistics (ABS).</p> <p>Tourism WA also provides a financial contribution and subscribes to the National Visitor Survey (NVS) and the International Visitor Survey (IVS) managed by Tourism Research Australia. The IVS and NVS are regarded as the 'official' data sources for the tourism industry in Australia, especially in relation to visitor behaviour and spend, and form the basis of national tourism forecasting and the modelling of the value of tourism to the Australian (and the State/Territory) economies.</p> <p>A variety of local sources of data are also accessed to provide a more complete picture of tourism in this State.</p> <p>This process of triangulation will continue as the most effective way of understanding the environment when no one data source provides the full picture.</p>
Supply of Caravan Parks and Camping Grounds		
<p>Recommendation 2</p> <p>The Department of Local Government complete its survey of local governments in relation to caravan parks.</p>	Accepted	<p>Responses have been received from 75% of local governments. The Department of Local Government will continue to contact local governments that have not responded. This one-off survey is expected to be completed in the first half of 2010.</p>
<p>Recommendation 3</p> <p>The Department of Local Government develop and maintain a comprehensive data base of caravan parks in Western Australia, including caravan and camping facilities not licensed by Local Government Authorities.</p>	Accepted in-principle	<p>While the State Government recognises the desirability of maintaining a comprehensive database of caravan parks and camping facilities in Western Australia, it is not considered appropriate that this function be ascribed to the Department of Local Government. An assessment of the viability of this proposal will have to occur before a decision is made to assign this responsibility to any particular State Government department or agency.</p>
<p>Recommendation 4</p>	Accepted	<p>This recommendation is supported subject to compliance with coastal planning</p>

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<p>Local and state governments encourage and support pastoral leaseholders to retain and further develop low-cost, nature-based tourism sites, especially along their coastline and in other appropriate locations.</p>		<p>policies and strategies.</p> <p>The Department of Regional Development and Lands will apply greater flexibility in the allocation of permits under Division 5 of the <i>Land Administration Act 1997 (LAA)</i>, for non-pastoral use of land on pastoral leases, in particular nature-based tourism. Some low impact non-pastoral tourist camping is currently being permitted on pastoral leases through the issue of licences under Section 91 of the LAA.</p> <p>The recent pastoral diversification review contains recommendations to streamline pastoral leases into activities such as tourism – this is currently out for public comment.</p>
<p>Recommendation 5</p> <p>In any future departmental planning for the Ningaloo coast, access for caravanning and camping must be given high priority to ensure no reductions from current levels.</p>	Accepted	<p>The comprehensive WAPC Ningaloo Coast Regional Strategy Carnarvon to Exmouth (August 2004) identifies existing and potential development nodes, both major and minor, together with eco lodge and coastal camping nodes.</p> <p>The Department of Regional Development and Lands' current review of the Ningaloo Coast pastoral lease exclusion agreements will not affect the tourist nodes identified under the Strategy.</p> <p>The Department of Environment and Conservation will work cooperatively with Ningaloo coast pastoralists to manage caravan and camping activity to protect the coastal landscapes and ensure no loss of public amenity.</p>
<p>Recommendation 6</p> <p>State planning should ensure that future generations have sustainable access to camping along the coast and the opportunity to experience the marine park first-hand.</p>	Accepted	<p>The identification of suitable camping sites along the Western Australian coast will continue to form part of regional planning strategies such as Region Planning Schemes and management plans for Region Open Space and specific strategies such as the Augusta – Walpole Coastal Strategy released by the WAPC in July 2009. Appropriately located camping sites may also be identified in local tourism planning strategies prepared by local governments.</p> <p>The Departments of Regional Development and Lands, Planning, and Environment and Conservation are working to ensure sustainable public access to the Ningaloo coast.</p>
<p>Recommendation 7</p> <p>The regulatory framework governing pastoral leases needs to be designed to support and promote the development of nature-based camping sites.</p>	Accepted	<p>The Department of Regional Development and Lands will allow greater flexibility within the Land Administration Act 1997 to diversify pastoral permits for nature-based tourism purposes. Section 121 currently allows the granting of permits for low key nature-based camping related to pastoral use. High end nature-based tourism requires other forms of tenure, which are currently being examined.</p> <p>The recent Pastoral Diversification Review, coordinated by the Department of Agriculture and Food, contains recommendations to streamline pastoral leases into</p>

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		activities such as Tourism. This is currently out for public comment.
<p>Recommendation 8</p> <p>Pastoralists be provided with the necessary training to allow them to manage their leases in accordance with sustainable management practices.</p>	Accepted	<p>The Department of Environment and Conservation is willing to enter into effective management agreements with the Ningaloo coast pastoral lessees. It has agreed to provide training for the owners of Warroora and Gnaraloo stations to enable their appointments as 'Honorary Conservation and Land Management Officers' to assist with the management of the Ningaloo coast.</p> <p>The Department of Regional Development and Lands is working with the Department of Agriculture and Food to commence environmental monitoring training in 2010 for pastoralists' grazing enterprises.</p>
<p>Recommendation 9</p> <p>Main Roads Western Australia takes responsibility for developing a comprehensive resource for travellers showing the location of all roadside stopping places in Western Australia and the facilities they provide, and for making it accessible to other agencies and users.</p>	Accepted	<p>Main Roads Western Australia (MRWA) takes responsibility for developing a comprehensive resource for travellers showing the location of all roadside stopping places in Western Australia and the facilities they provide, and for making it accessible to other agencies and users.</p> <p>Main Roads already provides maps of designated rest area stopping places on major routes of significance on the State Road Network to improve road safety and provide motorists with the opportunity to stop safely for vehicle checks and reduce driver fatigue. The brochure titled " A Guide to Roadside Amenities and Rest Areas" is available and periodically updated to reflect the location of the latest facilities. Copies of the brochure are available at Main Roads' offices, tourist bureaus, tourist related groups and its website at www.mainroads.wa.gov.au</p> <p>The collation of information on ALL designated stopping places, including parking bays, on all Western Australian roads, as a comprehensive web based service, is seen as a worthwhile extension to the resource currently provided, to be developed over time.</p>
<p>Recommendation 10</p> <p>Where possible, Main Roads Western Australia should continue to develop rest areas throughout the state and communicate their location to travellers.</p>	Accepted	This is being undertaken by Main Roads on a continuing basis.
<p>Recommendation 11</p> <p>The Department of Local Government develop a resource providing the location of publicly available dump points in Western Australia.</p>	Not accepted	<p>Dump points are provided by a range of providers, largely private operators. The Department of Local Government has no role in the provision, monitoring or promotion of dump points.</p> <p>Current information is already provided through the tourism-related websites: www.sanidumps.com and www.campsaustraliawide.com.</p>
<p>Recommendation 12</p>	Accepted	As the <i>Conservation and Land Management Regulations 2002</i> are reviewed, the

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Any person found to be illegally disposing of the waste from their recreational vehicle tanks and cartridges should incur a substantial fine or other appropriate penalty.		adequacy of penalties will be assessed.
<p>Recommendation 13</p> <p>The Department of Local Government facilitate the development and implementation of the dump point strategy for the state.</p>	Not accepted	As Government agencies have no role in the provision, monitoring or promotion of dump points, the recommendation to develop and implement a dump point strategy for the State is not supported.
<p>Recommendation 14</p> <p>The charging policy for electricity should ensure no disadvantage to the park owner or long-stay residents.</p>	Accepted	This aligns with the Government's policy, Power Price Equity for Permanent Residents of Caravan Parks.
Pressures on Supply		
<p>Recommendation 15</p> <p>Local government rates for caravan parks that provide predominantly tourist caravan and camp sites should be based on a GRV calculated on caravan park use rather than general tourism use.</p>	Not applicable	Under the <i>Local Government Act 1995</i> , rating is a matter for each local government to determine. Valuation assessments are undertaken by the Valuer General (Landgate), with local governments using this as a basis for issuing rate notices. Owners have the right to appeal the valuation assessment to the State Administrative Tribunal.
<p>Recommendation 16</p> <p>The land tax concession for caravan parks that provide predominantly tourist caravan and camp sites be increased to 100%.</p>	Accepted	As announced in the 2010-11 Budget, the State Government has decided to alleviate pressures on the supply of caravan parks and camping grounds by increasing the land tax concession for these sites from 50 per cent to 100 per cent.
<p>Recommendation 17</p> <p>The clawback provision for a 100% land tax concession should be increased to 10 years.</p>	Accepted	As announced in the 2010-11 Budget, the State Government has decided to further alleviate pressures on the supply of caravan parks and campsites by extending the clawback provision for the land tax concession from five years, to ten years.
<p>Recommendation 18</p> <p>The government identify land suitable for the development of caravan parks and camping grounds, and vest this land in Local Government Authorities, either in perpetuity or on a 50+ year lease, exclusively for use as caravan parks or camping</p>	Accepted	<p>The recommendation that the Government should place land under the direct management of local governments on long leases for caravan activities is already practised, with 77 caravan parks and camping grounds on Crown land in WA under the management of various local governments throughout the State.</p> <p>The Department of Regional Development and Lands will continue with the current arrangement of (for the most part) identifying suitable caravan park sites and</p>

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grounds, primarily targeting short-stay tourism.		<p>vesting them under Department of Environment and Conservation and local government control. In some cases it may not be appropriate to place the land under Local Government management, with the more commercial operations being more suitably available for private lease.</p> <p>The WA Planning Commission and the Department of Planning will assist the Department of Regional Development and Lands through the planning process, including regional planning strategies.</p> <p>Tourism WA's Landbank program was created to ensure an adequate supply of tourism development sites (including caravan parks) in Western Australia. Through this program a number of investigations with local authorities have been undertaken to develop new caravan park sites. Landbank sites are developed and released in partnership with the vested authority, including local authorities.</p>
<p>Recommendation 19</p> <p>The Department of Environment and Conservation take a lead role in identifying and making available land on its estate that could be used for nature-based caravan parks and camping grounds.</p>	Accepted	<p>On 8 October 2009, the Minister for Tourism and Minister for Environment jointly announced the Naturebank program aimed at identifying and releasing "investor ready" land for low impact visitor accommodation within the State's protected areas. This includes land suitable for caravan and camping parks to a nature-based standard. The Caravan Industry Association of Western Australia has indicated that it will involve the Association and its members in the Naturebank process to assist in identifying suitable locations on DEC-managed lands for caravan and camping parks. The aim of Naturebank is to provide an alternative caravanning and camping experience to parks located in urban or town environments, and to service the needs of tourists rather than permanent or semi-permanent caravanners or campers.</p> <p>The Department of Environment and Conservation has 202 designated camping areas on the lands it manages, of which 54 have caravan access.</p>
<p>Recommendation 20</p> <p>The Western Australian Planning Commission conduct an audit of land under its control in the Peel, South West, Kimberley and Pilbara Regions which, with appropriate zoning, could be identified for the purposes of caravan and camping ground use.</p>	Partly accepted	<p>The WAPC only owns land within the three existing region planning scheme areas, being the Metropolitan, Peel and Greater Bunbury Region Schemes. Within these region schemes, the WAPC and Department of Planning will review surplus land for this purpose as well as areas of land presently reserved for region open space to see if areas that are not environmentally significant or constrained might be identified for caravan and camping ground use.</p> <p>The WAPC is presently undertaking the planning of two sites that it owns in the Perth Metropolitan area for caravan park/park home developments. The sites are close to the regional road network and will most likely be offered on a long term leasehold basis to prove the viability of such developments.</p>

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<p>Recommendation 21</p> <p>The Department for Environment and Conservation identify areas of land within their control and or/eventual control in the Peel, South West, Kimberley and Pilbara Regions which could be identified for use as caravan parks and camping grounds.</p>	Accepted	<p>The Department of Environment and Conservation has 202 designated camping areas on the lands it manages, of which 54 have caravan access. Among DEC's camping grounds are two safari camps which are operated under leases (at Woody Island Nature Reserve near Esperance and Savannah Camp at Karijini National Park). In addition, there are eight caravan and camping parks leased to private commercial operators, and four commercial safari camps operated pursuant to licences (Sal Salis at Ningaloo in Cape Range National Park, and three camps in Purnululu National Park).</p> <p>The Naturebank program will identify and release land for low impact visitor accommodation within the State's protected areas, including land suitable for caravan and camping parks to a nature-based standard.</p> <p>Furthermore, as announced in the 2010-11 Budget, \$20 million over four years will be allocated through <i>Royalties for Regions</i> to expand nature-based recreation and tourism industries, while maintaining conservation values; improve access to low-cost caravan and camping opportunities in natural areas; improve the safety and level of road access to parks and other natural areas; and deliver improvements in park management and infrastructure to increase the quality of experiences for park visitors. This funding is additional to the Department of Environment and Conservation's \$40 million parks and tourist roads improvement program.</p>
<p>Recommendation 22</p> <p>Specifically, land identified for regional parks in the Peel Region Scheme and the Greater Bunbury Region Scheme be referred to the Department of Environment and Conservation for its potential for caravan and camping sites.</p>	Accepted	<p>The potential to develop caravan and camping sites on land identified for regional parks in the Peel and Greater Bunbury Region Schemes can be considered in the management planning process, once the parks have been established. The use of DEC-managed lands is determined by management plans approved by the Minister for Environment after public involvement and consultation. In the case of regional parks, which comprise a range of land tenures, caravan and camping sites may also occur on land managed by local government authorities.</p>
<p>Recommendation 23</p> <p>The Department of Environment and Conservation review its policies relating to the use of Conservation Parks for the purposes of caravan and camping ground use.</p>	Not accepted	<p>DEC's Recreation and Tourism Policy provides for the development of nature-based caravan parks and campgrounds where appropriate. DEC's current policies are not seen as an impediment to the use of the lands for such activities.</p> <p>The use of DEC-managed lands is determined by management plans which are prepared with considerable public involvement and consultation and are approved by the Minister for Environment under the <i>Conservation and Land Management Act</i>. These plans are the statutory planning instruments for that land. If no management plan is in place, then any development must be either a necessary operation or be compatible with the purpose of the reserve. Subject to these requirements, and with</p>

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		the exemption of nature reserves, most conservation reserves (including conservation parks) are suitable for camping or nature-based caravan parks.
<p>Recommendation 24</p> <p>The Minister for Planning ensures that the implementation of the <i>State Planning Policy - Land Use Planning for Tourism</i> be finalised as a matter of priority.</p>	Accepted	The WA Planning Commission will finalise the State Planning Policy – Land Use Planning for Tourism as a priority.
Planning and Development		
<p>Recommendation 25</p> <p>The Minister for Local Government and the Minister for Planning ensure that Local Government Authorities expedite the drafting of local tourism planning strategies in line with Recommendation 2 of the 2006 <i>Tourism Planning Taskforce Report</i>.</p>	Partly accepted	<p>Tourism Western Australia (Tourism WA) is working closely with a number of local government authorities (LGAs) and the Department of Planning on this initiative.</p> <p>The Department of Planning will continue to work with Tourism WA to develop guidelines to assist local governments with the preparation of local tourism planning strategies under Planning Bulletin 83.</p> <p>The WAPC will also consider adopting guidelines for the establishment of different zoning models for the various mixes of caravan parks and tourist facilities that reflect local and regional circumstances and the definitions in the current model scheme text.</p>
<p>Recommendation 26</p> <p>It is now urgent that the Minister for Local Government and the Minister for Planning provide clear guidance to Local Government Authorities in the drafting of local tourism planning strategies, while also allowing for flexibility in the LGA approach and outcomes.</p>	Partly accepted	Local government authorities are being assisted by Tourism WA and the Department of Planning in developing local tourism planning strategies (see response to Recommendation 25).
<p>Recommendation 27</p> <p>By December 2010 all local government authorities have their local tourism planning strategies in place.</p>	Not applicable	<p>It is impractical for all local government authorities to have these in place by December 2010. Given the many planning priorities expected of local governments to address growth and economic development pressures it is not reasonable to establish such a timetable for them to complete their local tourism planning strategies.</p> <p>The Department of Planning and Tourism WA will, however, assist local government authorities to complete their local tourism planning strategies as soon as possible by providing guidance. The Department of Regional Development and Lands will contribute through regional development and <i>Land Administration Act-</i></p>

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		related advice.
<p>Recommendation 28</p> <p>Local government authorities in regional areas should examine Royalties for Regions as a funding source for the development of their local tourism planning strategies.</p>	Not applicable	<p>The Department of Planning and Tourism WA are assisting local governments with these strategies. Once developed, these strategies may contain elements that benefit the local community and proponents could seek advice from the relevant Regional Development Commission regarding potential funding through Royalties for Regions.</p>
<p>Recommendation 29</p> <p>In priority tourist regions, the Minister for Regional Development and the Minister for Local Government consider purchasing the development rights of privately owned parks on strategic sites in order to ensure their continuing use as caravan parks and camping grounds.</p>	Not accepted	<p>Purchasing the development rights of privately owned parks is not an appropriate role or investment for the State Government. Privately owned land can only be acquired under Part 9 of the <i>Land Administration Act</i> for the purposes of a 'public work'. The purchasing of development rights in privately owned land, or the rezoning of private land for the purposes of caravan park usage to promote regional tourism, does not qualify as a 'public work'.</p> <p>The Government believes that it can best facilitate the supply of caravan parks and camping grounds through the land it already owns, controls, or leases (such as the conservation estate, Crown land and pastoral leases).</p>
<p>Recommendation 30</p> <p>The Minister for Local Government, the Minister for Planning and the Minister for Tourism ensure that local government local tourism planning strategies provide that the zoning of existing privately owned caravan parks is able to be preserved.</p>	Not accepted	<p>The WAPC can give no guarantees that the zoning of existing caravan parks will not be recommended for change by individual local governments and ultimately approved by the WAPC and Minister for Planning. The WAPC is considering the value of adopting guidelines for the establishment of different zoning models for the various mixes of caravan parks and tourist facilities to address local and regional conditions – refer to the response to Recommendation 25.</p>
<p>Recommendation 31</p> <p>The Minister for Local Government, the Minister for Planning and the Minister for Tourism ensure that Local Government Authorities provide for the zoning of new caravan parks as 'Caravan Park and Camping Ground' within their town planning schemes, in line with Recommendation 13 of the 2006 <i>Tourism Planning Taskforce Report</i>.</p>	Partly accepted	<p>The Department of Planning will examine the merits of introducing a suitable zone for caravan parks in the model scheme text as a means of preserving caravan parks from future redevelopment into more expensive tourist accommodation. The tourism planning strategies will give guidance on the existing caravan and camping facilities and opportunities for the development of new facilities which can be included in town planning schemes. The Local Government and Tourism portfolios do not have any statutory power in this area.</p>
<p>Recommendation 32</p> <p>The Minister for Local Government and the Minister for Planning ensure that each local tourism planning</p>	Partly accepted	<p>This recommendation is supported in-principle. Local tourism planning strategies are a joint initiative of the Department of Planning and Tourism WA, and are being developed by each local government. The Local Government portfolio does not have a role.</p>

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<p>strategy address the provision of the appropriate mix of long and short stay sites in caravan parks, allowing for caravan parks in identified strategic tourism locations to have the majority of sites reserved for tourism purposes.</p>		
<p>Recommendation 33</p> <p>The Minister for Planning provides for 'lifestyle villages' to be developed on rural zoned land.</p>	Not accepted	<p>This is inconsistent with the WAPC statement (August 2009) in relation to Rural Settlement and Land Use in Western Australia which considers the highest and best use for rural land to be agriculture and horticulture.</p> <p>Lifestyle villages are essentially "permanent" residential developments that have been developed historically in rural zones. The scale, density and residential nature of these developments require that a suitable zone is established and that their location is justified together with requirements for connection to deep sewerage and reticulated water and power.</p> <p>There is clearly a place and acceptance in the market for lifestyle villages using long term leases. The Department of Planning will review and refine current planning instruments and controls for this form of residential development so that they are treated more consistently with other permanent residential developments.</p>
<p>Recommendation 34</p> <p>The regulation of those residential parks modelled as 'lifestyle villages' remain under the <i>Caravan Parks and Camping Grounds Act 1995 (WA)</i>. Separate subsidiary legislation under this Act should be developed for the regulation of these residential parks, and the name of the Act should be changed to better reflect this.</p>	Not accepted	<p>The object of the <i>Caravan Parks and Camping Grounds (CPCG) Act</i> is "to provide for the regulation of caravanning and camping, to control and license caravan parks and camping grounds, to provide for standards in respect of caravans, to amend certain Acts and for related purposes". Lifestyle villages are not currently specifically mentioned in the Act or Regulations. The Regulations refer to Park Homes, which must be capable of being towed away by another vehicle and are to have a chassis with an axle and wheels. While the dwelling units in lifestyle villages are theoretically transportable they are neither caravans nor Park Homes. The <i>Caravan Parks and Camping Grounds Act</i> is no longer an appropriate statutory basis for the lifestyle village form of residential development. Planning instruments relevant to Lifestyle villages need to be reviewed and possibly separate legislation developed similar to <i>the Retirement Villages Act 1992</i> including the consideration of ownership structures such a leasehold and strata titles where sites are provided for permanent (transportable type) dwellings.</p> <p>The appropriate means of regulating this form of housing will be further examined by the Department of Planning and the Department of Commerce.</p>
<p>Recommendation 35</p>	Accepted	<p>Legislation is expected to be introduced in the spring session of Parliament 2010. This legislation will regulate 'transportable homes' in a manner consistent with other</p>

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<p>The Minister for Commerce progresses, as a matter of priority, the drafting and introduction of the Building Bill to the Parliament of Western Australia.</p>		<p>residential dwellings (i.e. building approvals and safety requirements) while exempting vehicles/mobile homes which are already regulated by more appropriate motor vehicle legislation.</p>
<p>Recommendation 36</p> <p>The Minister for Local Government draft amendments to the <i>Caravan Parks and Camping Grounds Act 1995 (WA)</i> as necessary to complement the proposed Building Bill.</p>	<p>Accepted</p>	<p>Amendments to the <i>Caravan Parks and Camping Grounds Act 1995 (WA)</i> will be drafted to complement relevant aspects of the proposed Building Bill during the revision of the Act.</p>
<p>Recommendation 37</p> <p>The Minister for Local Government review the policy and legislation regarding strata titling in caravan parks.</p>	<p>Not accepted</p>	<p>The current restrictions in the <i>Strata Titles Act 1985</i> on strata titling caravan parks were imposed principally for reasons of tourism and land use. Allowing the resumption of strata titling of caravan parks is likely to lead to the conversion of tourist caravan parks to permanent parks and the loss of tourist facilities together with land use conflicts. The report does not give a compelling reason to change the current policy settings.</p>
<p>Recommendation 38</p> <p>The Department of Planning interprets the State Coastal Planning Policy in a more flexible manner so as to allow caravan parks, and particularly overflow facilities, to be developed in areas that would ordinarily be excluded by the rigid application of the policy.</p>	<p>Accepted</p>	<p>The spirit of this recommendation is accepted. The State Coastal Planning Policy is applied flexibly and specifically refers to every case being evaluated on its own merits. The intent of the policy is to retain the coastline in public ownership and protect the environment from harmful developments. The Policy is currently being reviewed and this flexibility to assess each case on its merits will be retained. Particular coastal strategy documents prepared by the WAPC such as the Ningaloo Coast Regional Strategy Carnarvon to Exmouth (2004) and the Augusta – Walpole Coastal Strategy (2009) identify suitable coastal development nodes and maintain public access to the coast for recreation.</p>
<p>Recommendation 39</p> <p>The Minister for Planning fast-track the planning process for new caravan park developments, particularly for strategic tourism sites.</p>	<p>Accepted</p>	<p>New caravan park developments will benefit from the Government's reforms to the overall planning process, particularly the legislative amendment giving the Minister for Planning the ability to declare and utilise Improvement Plans anywhere in the State rather than the current limitation to areas where there is a Regional Planning Scheme. While there will still be requirements to obtain State and Commonwealth environmental approvals and to consider Native Title as well as any region and local planning scheme policies and provisions, the planning process refinements aim to have issues considered contemporaneously as much as possible. There will be an onus on proponents to ensure they submit complete proposals with all the</p>

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		necessary information required by the planning and environmental agencies to enable this to happen.
Dual Use of Caravan Parks: Tourism and Residential Uses		
<p>Recommendation 40</p> <p>The term 'permanent resident' be removed from the <i>Residential Parks (Long-stay Tenants) Regulations 2007 (WA)</i> and replaced with 'long-term tenant'.</p>	Accepted	Consumer Protection will progress amendments to the Regulations to make this change.
<p>Recommendation 41</p> <p>The government identify land suitable for the development of long-stay caravan parks and vest this land in local government authorities, either in perpetuity or on a 50+ year lease.</p>	Accepted	Refer to Recommendation 18.
<p>Recommendation 42</p> <p>The Interagency Working Group be retained as a means of addressing the problems and assisting with the adjustment of long-stay tenants who are displaced from caravan parks on redevelopment.</p>	Accepted	<p>As noted in the Committee report, Consumer Protection and the Departments of Housing, Planning and Communities, and Centrelink have developed a Protocol to guide agency responses in assisting long-stay tenants during a residential park closure.</p> <p>The Department of Housing will continue to take a lead operational role in the event of park closures by providing advice and assistance to residents, alongside the Department of Commerce.</p>
<p>Recommendation 43</p> <p>The Interagency Working Group works to identify those parks in which long-stay residents are at risk of being displaced and develops appropriate solutions.</p>	Accepted	The Consumer Protection Division of the Department of Commerce and the Department of Housing are working to ensure a strategic approach is taken to ensure that displaced residents are properly informed of their rights and future housing options.
<p>Recommendation 44</p> <p>Local tourism planning strategies should provide for the separation of long-stay sites and tourist sites in caravan parks.</p>	Accepted	The WAPC/Department of Planning and Tourism WA are addressing this through their input to local tourism planning strategies.

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The Impact of the Legislative Regime		
<p>Recommendation 45</p> <p>The Department of Local Government complete the statutory review of the <i>Caravan Park and Camping Ground Act 1995 (WA)</i> as a matter of priority.</p>	Partly accepted	The need for a major review of the Act, as proposed by the Committee, is accepted. Given the extent of the identified deficiencies in the Act, this will necessitate a considerable body of work which is unable to be given priority at the present time.
<p>Recommendation 46</p> <p>The Department of Local Government incorporates the recommendations contained in this report into drafting instructions for amendments to the <i>Caravan Park and Camping Ground Act 1995 (WA)</i>.</p>	Partly accepted	The Act will be amended as necessary to incorporate the Committee's recommendations which are accepted by the Government.
<p>Recommendation 47</p> <p>The Minister for Local Government ensures that the current legislative review of the <i>Caravan Parks and Camping Grounds Act 1995 (WA)</i> and subsidiary legislation includes a review of the definitions used throughout the legislation, updating those necessary to reflect contemporary practice.</p>	Accepted	This will be undertaken as part of the review of the legislation.
<p>Recommendation 48</p> <p>The Department of Local Government reviews the <i>Caravan Parks and Camping Grounds Act 1995 (WA)</i> in order to significantly reduce the detailed requirements of the regulations in general, and in relation to caravan park infrastructure, in particular.</p>	Accepted	The review of the legislation will incorporate consideration of this matter.
<p>Recommendation 49</p> <p>The licensing and compliance functions of caravan parks must remain under the jurisdiction of local governments and not, as proposed, be transferred to an independent body.</p>	Partly accepted	The licensing and compliance functions of caravan parks will remain under the jurisdiction of local governments, except for facilities operated by the Department of Environment and Conservation which will be managed in accordance with guidelines being prepared for nature-based parks because it is inappropriate for local governments to be a licensing body for a State agency.

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<p>Recommendation 50</p> <p>The Minister for Local Government and the Minister for Environment ensure that the proposed guidelines for nature-based parks are completed and implemented by December 2010.</p>	Accepted	DEC has commenced the development of guidelines for camping grounds and caravan parks in natural areas in consultation with the Departments of Local Government and Health. It is expected that these guidelines will be available within six months.
<p>Recommendation 51</p> <p>The Department of Commerce disclosure booklet must be urgently revised to contain a clear and explicit notification of the limits to a long-stay caravan park tenancy agreement.</p>	Accepted	The Department of Commerce will undertake a review of the Information Booklet <i>Park Living</i> .
Time to Act		
<p>Recommendation 52</p> <p>Tourism Western Australia target caravanning and camping as part of its strategic priorities, with a budget allocation to carry this out.</p>	Not accepted	<p>Tourism WA currently provides a considerable measured level of direct and indirect support to this sector as follows:</p> <p>The self drive market, of which the caravanning and camping segment is a component, makes up the largest proportion of travellers within Western Australia and is a key focus of Tourism WA's promotional and marketing activities. Tourism WA spends a considerable portion of its \$22 million marketing budget promoting the self drive touring opportunities in this State. For example, the annually released Wildflower Holiday Guide. Self drive itineraries are also included on westernaustralia.com which is viewed by 2.2 million monthly unique visitors per annum.</p> <p>International awareness of the self drive touring opportunities in Western Australia are highlighted via targeted media campaigns including newspaper and magazine articles compiled by some of the major travel writers located in Europe and other core markets.</p> <p>Additionally, in excess of \$3 million is allocated annually from Tourism WA to the five State Regional Tourism Organisations (RTO) for marketing and promoting Western Australia in our domestic and international visitor markets. As part of their contractual arrangements with Tourism WA, each RTO is required to produce a detailed holiday planner for their respective region, which is then widely distributed</p>

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		both domestically and overseas at targeted consumer and trade travel exhibitions and shows. The holiday planners are designed with the self drive tourist in mind and have proven exceedingly popular over the years.
<p>Recommendation 53</p> <p>Tourism Western Australia becomes much more active in the development and promotion of caravanning and camping in the state.</p>	Not accepted	<p>Tourism WA currently undertakes a number of direct and indirect promotional activities for this sector.</p> <p>Attendance at the Queensland, New South Wales, Victorian and South Australian Caravan and Camping Shows is considered the most effective and direct means of promoting this experience to the consumer. Tourism Western Australia currently supports Regional Tourism Organisation attendance as outlined in recommendation 52. In addition, Destination PR opportunities are maximised where possible by working with relevant media to generate value in editorial and include the extensive list of measures outlined in recommendation 52.</p>
<p>Recommendation 54</p> <p>Tourism WA develop a dedicated 'caravanning and camping' pathway on their website incorporating data from other agencies and sources.</p>	Not accepted	<p>This is not considered necessary because Tourism WA and the caravan park industry currently provide a number of website data sources.</p> <p>Tourism Western Australia, through its consumer website westernaustralia.com (and westernaustralia.tv), has content related to caravan and camping, and draws on data from the Australian Tourism Data Warehouse to provide relevant tourism product listings. Links to the five Regional Tourism Organisation websites provide additional regional specific content on this segment, with the promotion of relevant regional product and links to drive bookings.</p> <p>In addition, both the Caravan Industry Association Western Australia website (www.caravanwa.com.au) and the Caravan Industry Australia website (www.welovethiscountry.com.au) have tourism content.</p>
<p>Recommendation 55</p> <p>Local Government Authorities explore the opportunity for developing RV friendly towns.</p>	Not accepted	<p>This is a decision for individual local governments. It is noted that Wagin was recently declared the twelfth 'RV friendly' town in Western Australia.</p>
<p>Recommendation 56</p> <p>The state government should:</p> <ul style="list-style-type: none"> • identify and zone land for caravan park and camping ground development; • identify and purchase caravan parks and camping grounds that are at risk, and vest these 	<p>Accepted</p> <p>Not accepted</p>	<p>Refer to responses to Recommendations 18, 20, 21, 25, 26, 31 and 32.</p> <p>The government will identify land suitable for the development of caravan parks and camping grounds and will vest these as per Recommendation 18, however, it does</p>

Recommendations	Response	Comments
<p>in the LGA to either operate or lease to private operators on a long-term basis;</p> <ul style="list-style-type: none"> • in priority tourist regions, consider purchasing the development rights of privately owned parks on strategic sites in order to ensure their continuing use as caravan parks and camping grounds; • identify parcels of land on the DEC estate that can be set aside for nature-based parks; • work with pastoral lessees and encourage them to develop and manage nature based parks on their lease holdings; • ensure LandCorp integrates areas for caravan parks and camping grounds into its overall structural planning of land releases; • allow LGAs to develop overflow sites with minimum service levels for self-contained RVs within the 100 year + .9 metre storm surge setback; • amend the legislation which governs caravan parks and camping grounds with a view to significantly reducing design prescription to enable the market to have a greater role in determining the design of new caravan parks, and also to enable existing caravan parks to redevelop and/or expand according to the demand characteristics of that particular area; • consider Royalties for Regions programme as a source of funding for the purpose of implementing these and other initiatives to maintain the supply of appropriate caravan park and camping ground facilities in regional Western Australia. 	<p>Not accepted</p> <p>Accepted</p> <p>Accepted</p> <p>Partly accepted</p> <p>Not accepted</p> <p>Partly accepted</p> <p>Partly accepted</p>	<p>not intend to purchase existing parks and grounds.</p> <p>Refer to response to Recommendation 29.</p> <p>Refer to response to recommendation 21</p> <p>Refer to responses to Recommendations 7 and 8.</p> <p>When planning for regional land releases if an area has been identified through existing planning by Tourism WA, Department of Planning or local government as being required for use as a caravan park or camping ground, LandCorp will ensure that it recognises this and ensure that adjoining land uses are appropriate. <i>LandCorp does not release land for caravan parks</i></p> <p>Refer to response to recommendation 38. Occupancy of storm surge setback areas is potentially dangerous to people and harmful to the environment. However, Coastal Planning Policy allows each case to be considered on its merits.</p> <p>The reduction in design prescriptions will be considered as part of the review of the legislation – refer to Recommendations 45, 46, 47 and 48.</p> <p>The redevelopment and expansion of existing parks will be considered as part of a Local Government Authority’s local tourism planning strategy.</p> <p>Refer to Recommendation 28.</p>
<p>Recommendation 57</p>	<p>Partly accepted</p>	<p>The recommendations cross eight Ministers and ten portfolios. A whole-of-government progress report will be provided by the Minister for Planning.</p>

Recommendations	Response	Comments
The Minister for Tourism report to parliament in the first quarter of 2011 on the progress made toward the implementation of the recommendations in this report.		