



**MINUTES**

**SPECIAL MEETING**  
**OF COUNCIL**

**TUESDAY**  
**3 OCTOBER 2017**



**MINUTES OF THE  
SPECIAL MEETING OF THE SHIRE OF GINGIN  
HELD IN THE COUNCIL CHAMBER  
ON TUESDAY, 3 OCTOBER 2017,  
COMMENCING AT 3:03PM**

	<b>PAGE</b>
1. <u>DECLARATION OF OPENING</u>	3
2. <u>RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE</u>	3
2.1 ATTENDANCE	3
2.2 APOLOGIES	3
2.3 LEAVE OF ABSENCE	3
3. <u>DISCLOSURES OF INTEREST</u>	4
4. <u>PUBLIC QUESTION TIME</u>	4
4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE	4
4.2 PUBLIC QUESTIONS	4
5. <u>PETITIONS, DEPUTATIONS AND PRESENTATIONS</u>	4
5.1 PETITIONS	4
5.2 DEPUTATIONS	4
5.3 PRESENTATIONS	4
6. <u>APPLICATIONS FOR LEAVE OF ABSENCE</u>	4
7. <u>CONFIRMATION OF MINUTES</u>	4
8. <u>ANNOUNCEMENTS BY THE PRESIDING MEMBER</u>	4
9. <u>UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS</u>	5
10. <u>QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN</u>	5
11. <u>REPORTS</u>	5
11.1. <u>OFFICE OF THE CEO</u>	5
11.2. <u>CORPORATE AND COMMUNITY SERVICES</u>	5
11.3. <u>PLANNING AND DEVELOPMENT</u>	6
11.3.1 MAJOR LAND TRANSACTION - REDEVELOPMENT OF LANCELIN CARAVAN PARK	6
11.4. <u>OPERATIONS-CONSTRUCTION</u>	50
11.5. <u>ASSETS</u>	50
12. <u>MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN</u>	50
13. <u>COUNCILLORS' OFFICIAL REPORTS</u>	50
14. <u>NEW BUSINESS OF AN URGENT NATURE</u>	50
15. <u>MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC</u>	50
16. <u>CLOSURE</u>	50

## **SHIRE OF GINGIN**

### **MINUTES OF THE SPECIAL MEETING OF THE SHIRE OF GINGIN HELD IN COUNCIL CHAMBERS, 7 BROCKMAN STREET, GINGIN ON 3 OCTOBER 2017 COMMENCING AT 3:03PM**

#### **DISCLAIMER**

*Members of the Public are advised that decisions arising from this Council Meeting can be subject to alteration.*

*Applicants and other interested parties should refrain from taking any action until such time as written advice is received confirming Council's decision with respect to any particular issue.*

#### **ORDER OF BUSINESS**

##### **1. DECLARATION OF OPENING**

The Shire President declared the meeting open at 3.03pm and welcomed those in attendance.

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##### **2. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE**

###### **2.1 ATTENDANCE**

Councillors – D W Roe (Shire President), I B Collard (Deputy Shire President), V Ammon, M Aspinall, J Court, J W Elgin, C W Fewster (from 3.04pm), F J Peczka and S Smiles.

Staff – J Edwards (Chief Executive Officer), K Lowes (Executive Manager Corporate and Community Services), A Butcher (Executive Manager Operations-Construction), L Edwards (Executive Manager Planning and Development), R Rasool (Executive Manager Assets) and L Burt (Governance/Minute Officer).

Gallery – There were two members of the public present in the Gallery.

###### **2.2 APOLOGIES**

Nil

###### **2.3 LEAVE OF ABSENCE**

Nil

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**3. DISCLOSURES OF INTEREST**

Nil

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**4. PUBLIC QUESTION TIME**

**4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE**

Nil

**4.2 PUBLIC QUESTIONS**

Nil

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**5. PETITIONS, DEPUTATIONS AND PRESENTATIONS**

**5.1 PETITIONS**

Nil

**5.2 DEPUTATIONS**

**5.2.1 Item 11.3.1 Major Land Transaction - Lancelin Caravan Park**

Speaker/s: Reg Cocking

**5.3 PRESENTATIONS**

Nil

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**6. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

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**7. CONFIRMATION OF MINUTES**

Nil

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**8. ANNOUNCEMENTS BY THE PRESIDING MEMBER**

Nil

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**9. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS**

Nil

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**10. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

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**11. REPORTS**

**11.1. OFFICE OF THE CEO**

Nil

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**11.2. CORPORATE AND COMMUNITY SERVICES**

Nil

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### **11.3. PLANNING AND DEVELOPMENT**

#### **11.3.1 MAJOR LAND TRANSACTION - REDEVELOPMENT OF LANCELIN CARAVAN PARK**

**FILE:** BLD/2591  
**LOCATION:** RESERVE 21760 (LOT 30 & LOT 762) HOPKINS STREET, LANCELIN  
**REPORTING OFFICER:** LISA EDWARDS – EXECUTIVE MANAGER PLANNING AND DEVELOPMENT  
**REPORT DATE:** 3 OCTOBER 2017  
**REFER:** 20 JUNE 2017      ITEM 15.4

#### **OFFICER INTEREST DECLARATION**

Nil

#### **PURPOSE**

To consider entering into a major land transaction, with Reginald and Donna Cocking and Christopher and Ornella Sialtsis who are trading as Experience Holiday Parks Pty Ltd to redevelop and manage the Lancelin Caravan Park under leasehold.

#### **BACKGROUND**

The Lancelin Caravan Park (the Park) is situated on Reserve No 21760 and was previously leased to Esther Investments Pty Ltd. Esther Investments operated the site as the Lancelin South End Caravan Park until the lease expired on 30 September 2016. As of 1 October 2016, the Shire has undertaken the day-to-day management responsibilities of the Park through a management agreement with contractors. This arrangement was put in place whilst the Shire (in partnership with Tourism WA) conducted a process to seek Expressions of Interest (Stage 1) and Requests for Detailed Proposal (Stage 2) for this site.

Advertising for Expressions of Interest commenced on 8 August 2016 and closed on 28 October 2016. Evaluation and shortlisting of respondents occurred during November and December 2016.

At its meeting of 20 December 2016, Council considered the three Expressions of Interest received, and subsequently resolved to invite detailed proposals from two parties and agreed to establish the Lancelin Caravan Park Evaluation and Selection Committee (the Committee). The Committee consisted of five Councillors and Derryn Belford, Executive Director Destination and Development, Tourism WA.

Council, at its meeting of 20 June 2017, resolved to:

1. *Accept the proposal submitted by Halsall and Associates on behalf of Reginald and Donna Cocking and Christopher and Ornella Sialtsis to lease and redevelop the Lancelin Caravan Park.*

2. *Offer the proponents the opportunity to provide interim management services at the Lancelin Caravan Park for a period of up to six months, terminating at 31 December 2017.*
3. *Grant delegated authority to the Chief Executive Officer to negotiate the terms of any management contract arising from Part 2 (above).*
4. *Authorise the affixing of the Common Seal to, and execution by the Shire President and Chief Executive Officer of, any management contract arising from Part 2 (above).*
5. *Prepare a Business Plan under Part 3, clause 3.59 of the Local Government Act 1995 that includes an overall assessment of the proposal.*
6. *Give statewide (including local) public notice that the Shire of Gingin proposes to enter into a major land transaction with respect to the Lancelin Caravan Park, including access to the Business Plan, for a period of six weeks.*
7. *Upon the cessation of public notice, return the matter to Council for further consideration and a final decision as to whether it will enter into a major land transaction (lease arrangement) with the proponents.*
8. *Make application to the Minister for Lands to amend the purpose of the Vesting Order over Reserve 21760 from "Camping and Caravan Park" to "Holiday Park".*
9. *Seek consent from Minister for Lands, in accordance with the requirements of the Vesting Order, to enter into a lease over the subject land for a 21 year plus 21 year term.*
10. *Authorise a Development Application to be lodged generally in accordance with the proposal and by the parties as referenced in Part One above, which is to be given public notice for a period of 21 days.*
11. *Advise the proponents of the outcome.*

Administration, as per Council's conditions (above), engaged Pracsys Consultants to prepare a Business Plan that includes an overall assessment of the major land transaction as required by clause 3.59 of the *Local Government Act 1995*.

A copy of the Business Plan is attached as **Appendix 1**. Due to the size of the document **Appendix 1** has been circulated separately and will be kept with the Minutes of the meeting.

The business plan was advertised for public comment for a period of six weeks with submissions closing on 7 September 2017. A further comment period was offered to current lessees of sites within the Park, which closed on 25 September 2017.

As a result of public notice a total of 28 submissions were received which Council must now consider. All submissions are from existing site lessees, who generally express the following concerns:

1. They would like to stay at the Park and have enjoyed their holidays at the Park;
2. They agree some upgrades (ie ablutions) are required;

3. They question why the Shire does not operate the Park directly, and do not consider that the business plan will generate maximum return to the Shire; and
4. They would like to see the dunes and environs at the Park retained.

In accordance with s.3.59(5) of the Act, Council must now consider the submissions received and may decide to proceed with the undertaking as proposed in a form that is not significantly different from what is proposed.

A Schedule of Submissions and Recommended Responses is attached as **Appendix 2**.

## COMMENT

The site currently includes 144 powered sites and 43 unpowered sites. The number of sites available is not proposed to decrease, and better utilisation of the site allows for the inclusion of chalets. The staging of the redevelopment of the Park is generally as follows:

Stage	Infrastructure	Completion
1	<ul style="list-style-type: none"><li>Fully enclosed heated swimming pool with public access</li><li>Adventure playground including jumping pillow, mobile racing depot;</li><li>New entry site with express check in;</li><li>Landscaping;</li><li>Meeting room and games room;</li><li>Undercover boat storage site;</li><li>New roads;</li><li>5 self-contained chalets;</li><li>New camp kitchen; and</li><li>Connection to reticulated sewerage and water service.</li></ul>	June 2018
2	<ul style="list-style-type: none"><li>Eight (2) bedroom chalets;</li><li>New ablution, camper's kitchen, bbq's and laundry east of park.</li></ul>	December 2018
3.	<ul style="list-style-type: none"><li>Eight chalets; and</li><li>BBQ and recreation area</li></ul>	December 2019
4	<ul style="list-style-type: none"><li>Nine chalets; and</li><li>Expansion of camping areas eastward</li></ul>	December 2020
Future	<ul style="list-style-type: none"><li>Additional cabins and recreational infrastructure – approval not sought at this time/including in staging</li></ul>	undefined

(Subject to approvals process)

The conversion of sites to short stay holiday sites will occur over a period and the new lessee will manage this transaction. Each stage includes a plan to convert long stay sites to tourist sites. The redevelopment proposal would be subject to an application for development approval process, during which public notice and planning assessment would occur.



The Proponent advises that they will attempt to accommodate as many site Lessees as possible. The sites in the south west will be made available for short stay tourist sites and where possible those site Lessees may be offered a site within the Park. Each Stage includes a plan to convert long stay sites to tourist/annual sites. The sites Leases at the Park expire on 31 December 2017, subject to notice of termination.

The redevelopment proposal would be subject to a Development Approval where Public Notice and Planning Assessment would occur.

## **STATUTORY ENVIRONMENT**

### *Local Government Act 1995*

Part 3 – Functions of local governments

Division 3 – Executive functions of local governments

Section 3.59 – Commercial enterprises by local governments

Under section 3.59 of the *Local Government Act 1995*, a local government is required to prepare a business plan prior to entering into a 'major land transaction'. A 'major land transaction' is defined as a land transaction (such as a lease) if the total value of any consideration under the transaction or anything done by the local government for achieving the purpose of the transaction, is more, or is worth more, than the amount prescribed for the purposes of the definition.

In light of the proposed term of the lease (42 years) and the fact that the Shire will be receiving a commercial rent for that duration, the proposed lease will fall within the definition of a 'major land transaction' as set out in section 3.59 of the *Local Government Act 1995*. The *Local Government (Functions and General) Regulations 1996*, Regulations 7-10 include provisions for consideration including the prescribed amount for which local governments must prepare a business plan.

### *Shire of Gingin Local Planning Scheme No. 9 (LPS 9)*

The land is zoned 'Tourist' in the Shire's Local Planning Scheme No. 9 (LPS 9). The proposed caravan park is a land use that is generally permitted in the zone. A portion of the subject location has been identified in the Shire's draft Coastal Hazard Maps as an area that may be subject to coastal risks within a 100 year planning timeframe. A development application will be required to be lodged where such planning matters will be further considered.

## **POLICY IMPLICATIONS**

Nil

## **BUDGET IMPLICATIONS**

The proposal includes proposed budgets, business plan and a commercial return to the Shire. The proposed lease period is 21 years with a 21-year option. The proposal includes a 10-12.5% rent return on the annual turnover. The budget estimate based on this assumption and prepared by the Proponent is provided as follows:

**Table 1: Budget Estimate**

<b>Year</b>	<b>Rent Amount p/a</b>
<b>1</b>	\$62,618
<b>2</b>	\$66,014
<b>3</b>	\$97,785
<b>4</b>	\$126,196
<b>5</b>	\$186,918

It is estimated that in the last year the Park has had a turnover of approximately \$475k, which indicates the above lease fee provided by the proponent is relative. A market rental review in 2012 indicated the annual rent was \$60k. A revised market review was undertaken in July 2017 and was included within the Business Plan.

The proponents will be improving and investing at the site where each stage is expected to cost:

<b>Stage</b>	<b>Cost</b>
<b>1</b>	\$1,787,656
<b>2</b>	\$1,374,000
<b>3</b>	\$1,053,000
<b>4</b>	\$1,500,000
<b>Total</b> <i>(does not include \$1,100,000 as stated in future stage)</i>	\$5,714,656

The proposed chalets at the site will be owned by the lessee and removed from site post lease. It is suggested that the lease document includes a rental review clause based on either a percentage or a fair market value to provide some discretion to the Shire over the term of the lease.

For full review of the financial implications please refer to the Pracsys Business Plan at **Appendix 1**.

The Business Plan required under the *Local Government Act 1995* was prepared at a cost of \$13,000. Tourism WA provided funding of \$10k to the Shire for the preparation of the Business Plan. The balance was drawn from the Shire's general Legal Fee account.

## **STRATEGIC IMPLICATIONS**

Shire of Gingin Strategic Community Plan 2015-2025

<b>Focus Area</b>	<i>Local Business</i>
<b>Objective</b>	<i>4. To facilitate local business growth</i>
<b>Outcome</b>	<i>4.1 Attract new enterprise</i>
<b>Strategy</b>	<i>4.1.1 Attract and develop a diverse range of tourism providers</i>

## **VOTING REQUIREMENTS – ABSOLUTE MAJORITY**

## RECOMMENDATION

It is recommended that Council:

1. Agree to enter into a major land transaction (lease arrangement) with the proponents, Experience Holiday Parks Pty Ltd with respect to Reserve 21760 (Lots 30 and 762) Hopkins Street, Lancelin in accordance with the Shire of Gingin Lancelin South Caravan Park – Leasing Proposal Business Plan dated July 2017 (Appendix 1).
2. Authorise the Chief Executive Officer to prepare a draft lease document for Council's consideration.

## SUBSTANTIVE MOTION WITH AMENDMENT

*Add Point 3.*

**Moved Councillor Elgin, seconded Councillor Court that Council:**

1. **Agree to enter into a major land transaction (lease arrangement) with the proponents, Experience Holiday Parks Pty Ltd with respect to Reserve 21760 (Lots 30 and 762) Hopkins Street, Lancelin in accordance with the Shire of Gingin Lancelin South Caravan Park – Leasing Proposal Business Plan dated July 2017 (Appendix 1).**
2. **Authorise the Chief Executive Officer to prepare a draft lease document for Council's consideration.**
3. **Receive the Schedule of Submissions and endorse the Officer's recommended responses.**

**CARRIED BY ABSOLUTE MAJORITY  
9-0**

## REASON FOR AMENDMENT

*Council was of the view that, given the number of submissions received in relation to this matter, it would be appropriate for Council to formally note their receipt.*

**DOCUMENT CIRCULATED  
SEPARATELY**

# **APPENDIX 1**

# APPENDIX 2

**SCHEDULE OF SUBMISSIONS**  
**PUBLIC NOTICE GIVEN UNDER S3.59 OF THE LOCAL GOVERNMENT ACT FOR THE MAJOR LAND TRANSACTION OF THE**  
**LANCELIN CARAVAN ON LOT 31 HOPKINS STREET, LANCELIN**

No.	Submitter	Submission Detail	Recommended Response
1.	Site Lessee	<p>The Submitter does not support the proposed major land transaction and makes the following comments:</p> <p><i>I am writing in concern for the proposed redevelopment of Lancelin Caravan Park.</i></p> <p><i>We as a family are very sad to hear that the new redevelopment plans may see some of us with permanent vans removed from the park. This is disheartening for us, as not only do we love coming to Lancelin, we also love the park, and We worked very hard to buy the van and make improvements to our section and would hate to lose what we have. To date we have poured over \$20,000 into our van and not to mention the fee is we have been paying to use such a lovely site.</i></p> <p><i>Our family has so many amazing memories, which have been built over years and years of visiting Lancelin that the thought of having it all torn down is heartbreaking.</i></p> <p><i>We are all for the new owners and improvements but at the expense of such a wonderful community environment is tragic. I hope the council can come to an arrangement that allows the families that have poured not only money but also their heart and souls into Lancelin over the years are left to enjoy it for many more to come.</i></p> <p><i>We look forward to attending the meeting scheduled for next month.</i></p>	Noted.
2.	Site Lessee	<p>The Submitter does not support the proposed major land transaction and makes the following comments:</p> <p><i>We are concerned to proposed future changes to south Lancelin caravan park.</i></p> <p><i>My concerns are based on the following:</i></p>	Noted.

	<p>1. <i>Business will suffer the 120 on site vans give an income all year round and contribute to the township by using the local trades such as handy men, glazers, electricians, hardware store and general store, restaurant, taverns, surf shops etc.;</i></p> <p>2. <i>Surfers, windsurfers and back packers (no spending);</i></p> <p>3. <i>Proposed changes to south Lancelin Caravan Park are fabulous on paper I fail to see how a caravan park like this will generate enough revenue to be viable, Lancelin does not offer the amenities that Mandurah or Cervantes and Jurien Bay do, 5 minutes' drive anywhere in these places takes you to a tourist attraction (5 minutes from Lancelin takes you to INDIAN OCEAN DRIVE;</i></p> <p>4. <i>We are concerned over the deconstruction of the dunes in front and rear of the caravan park, it has always been wind and storm protection from the 110km winds and over in the past, plus the new plans seem to remove the buffer that has been in place the last 25 years.</i></p> <p><i>We have owned our van here the past 20 years and have lived as a local in Lancelin, and live here permanently and worked in town unable to earn enough income to rent in town as I was forced to close my business due to deteriorating health.</i></p> <p>5. <i>Our other concern is our assets \$20,000 van is now worth nothing and am unable to sell it so it is a lost investment.</i></p> <p>6. <i>We are hoping to be able to work with the management if we need to be relocated. What would be the out of pocket expense such as new slab for caravan to be put on, when we already paid for this one, not having the finance to pay for this without the caravan park we would be on the street.</i></p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Dismissed. The proposed new Management has experience in operating within the tourist and caravan park industry.</p> <p>4. Noted. It will be in the interest of Management to consider wind protection at the site and this factor will be considered at the development application stage in further detail.</p> <p>5. Noted. All caravans are to be maintained so that they are removable from the lease site. New management proposes to rectify non-compliance under the Caravan &amp; Camping Act 1995 and Regulations 1997.</p> <p>6. Noted. Management understands the long standing association that most current site Lessees have with Lancelin. It also understands that it is required to redevelop</p>
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		<i>Please help us come to an agreement that does not let that happen.</i>	the site to provide for tourists. Management has proposed that it will engage with all patrons in respect of the redevelopment.
3.	Site Lessee	<p>The Submitter does not support the proposed major land transaction and makes the following comments:</p> <p><i>I have been in the caravan park now for approximately 20 years, during this time I have seen my grandchildren grow into adults. We have had so many good times and hope to have more.</i></p> <p><i>With the new development submission, I am concerned about my investment as I am running a business from the Lancelin South End Caravan Park and not knowing what lies ahead. I have been in business for 14 years in that time I have sub contracted to the Gingin Shire cleaning ..... for 12 of those years and would like to continue.</i></p> <p><i>I am all for Refurbishment as the park can do with that but please keep the people who love to live in the Lancelin South End Caravan Park where they are.</i></p>	Noted. See comment 5 directly above.
4.	Site Lessee	<p>The Submitter does not support the proposed major land transaction and makes the following comments:</p> <p><i>I am writing to you regarding the changes to Lancelin Caravan Park. I have had a van there now for .... Years now, but have been coming to the park all my life.</i></p> <p><i>My grandfather, uncle, aunt, mum and countless friends have all owned and loved the park for years.</i></p> <p><i>I accept and understand that changes and progress have to happen, however, this caravan park is unique and that is why people love it.</i></p> <p><i>If you look at Ledge Point as an example of 'what not to do' you will understand our concerns. Ledge Point and other surrounding caravan parks sit empty 90% of the time because they are sterile and lifeless to visit. With a prime example being the 20% discount sign on Indian Ocean Drive showing just how 'successful' the development of the Ledge Point Park has been.</i></p>	Noted.



		<p><i>I understand the need for some progress and other amenities but to tear the soul out of this place is something I think you, the Shire and the town will regret in times to come.</i></p> <p><i>I understand the position the shire is in but I ask you to please consider scaling back the plans of completed re-development of what I believe to be one of the best places in Australia.</i></p> <p><i>Watching kids play in the dunes and feeling at home with so many wonderful people in the park is priceless and a special thing.</i></p> <p><i>Please consider this when making your decision.</i></p>	
5.	Site Lessee	<p>The Submitter does not support the proposed major land transaction and makes the following comments:</p> <p><i>I have been going to the caravan park in Lancelin for over 50 years. My uncle, brother, sister and myself have had vans there, as well as my niece. We have made so many memories and good friends over the years do not take that away from us.</i></p> <p><i>South End Caravan Park is one of a kind that is why we love it and other people enjoy coming there, we love it the way it is. Some of the Caravan Owners have nowhere else to go, it is there home and there only home. We bring money into the town on a weekly basis to keep local shop owners going.</i></p> <p><i>At the end of the day, it is your decision if you allow it to go through; it will become like, Ledge Point, Cervantes and Jurien Ghost Parks, lifeless. Please do not lease our park out keep it the way it is, do not take our park away.</i></p>	Noted.
6.	Site Lessee	<p>The Submitter does not support the proposed major land transaction and makes the following comments:</p> <p><i>I live at .... At the Caravan Park.</i></p> <p><i>I strongly object to the proposed changes to the park, as this is my home. I take</i></p>	Noted.

		<p><i>great pride in the work I have taken to improve my site and if this goes ahead, it will all be for nothing.</i></p> <p><i>Please take this into account in future proposals.</i></p>	
7.	Site Lessee	<p>The Submitter makes no objections to the proposed major land transaction and makes the following general comments:</p> <p><i>This is my home for a number of years and I am concerned that with the redevelopment of the caravan park I might become homeless. I wish to be considered with this in mind, as I am worried about my future.</i></p> <p><i>I feel this will be good for Lancelin and wish all the best to the new owners with the new developments.</i></p>	<p>Noted. Management understands the long standing association that most current site Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for tourists. Management has proposed that it will engage with all patrons in respect of the redevelopment.</p>
8.	Site Lessee	<p>The Submitter makes no objections to the proposed major land transaction and makes the following general comments:</p> <p><i>We are semi-permanent tenants of the Southend Caravan Park in Lancelin and occupy ..... Our onsite van was purchased.... In addition, since then we have spent approximately \$..... this amount includes the purchase price of the van and the huge amounts of improvements we have done to make it look a neat and tidy onsite van. I hope that we can get to stay on the Park to enjoy the Park atmosphere and get some use out of the van for the money we have spent.</i></p> <p><i>My partner is a Fly in Fly Out worker who does a 2 week on one week off roster and we got to the van every time he flies back into Perth and stay there in his week home, sometimes I go up there in his fortnight away too. We take pride in keeping our van appearance and site well maintained to a very neat standard and have lovely surrounding neighbours that happily keep check on things for us including watering my few plants and giving the lawn a mow should it look like it needs it before we are due back there. It really is like a family atmosphere on there and it would be such a pity as well as a real hardship for many if that could not continue.</i></p> <p><i>I fully understand that things have to move with the times and also be brought up to a standard, but I request that the permanent residents that are willing to do the</i></p>	<p>Noted. Management understands the long standing association that most current site Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for tourists. Management has proposed that it will engage with all patrons in respect of the redevelopment.</p>

		<p><i>right thing in this development be allowed to reside and continue to enjoy our lifestyle we have created there. As you would be fully aware we have no chance of recouping any money as the vans without the site are worth naught practically and to some that is there whole life's possession sitting right on that site.</i></p> <p><i>The uncertainty of the parks future plans at this present time has us All worried to say the least, and we will be looking forward to attending the Meet n Greet too hopefully shed some light on this matter also it would be great to walk away with a bit more information and peace of mind from the meeting.</i></p>	
9.	Site Lessee	<p>The Submitter has no objections to the major land transaction and makes the following general comments:</p> <p><i>As long time permanent caravan owners and tenants at the Lancelin Caravan Park, my family and I are deeply fearful of our future in the proposed redevelopment of the Park.</i></p> <p><i>My wider family have been engaged with the Park as regular users in the 1960's and have then been onsite van residents since the early 1970's. In no small way has the Park been an important element of our family culture. Our connection with Lancelin through the Park has shaped our family, and remains a much-loved focal point for three generations.</i></p> <p><i>Our original connection came through two main elements, the enjoyment of the bay and the town and, most importantly, the cost effectiveness for a working class family. These elements are still of the highest relevance today. We are a good, strong, ethically sound family, but we are not wealthy and we are terribly worried that the future development of the Park will systematically squeeze us out of the equation for continuing our place at Lancelin. While we are not against redevelopment, we would hope that consideration would be made for those on-site van owners who have been the backbone of the Lancelin Caravan Park for decades. Quite simply the Park would not have survived without them and I suggest it would be very difficult to prove otherwise. We are the ones who have happily accepted sub-standard facilities and management for many years because</i></p>	<p>Noted. Management understands the long standing association that most current Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for tourists. Management has proposed that it will engage with all patrons in respect of the redevelopment.</p>

		<p><i>of our love for the place, and our understanding of the value equation. Now within my family we are worried that the minor asset that we have with our vans will just disappear, that we will just disappear, that we will be expected to find funds to dispose of the much loved spaces we have created and maintained, and that our half a century long connection with the town will be lost.</i></p> <p><i>We understand progress, but we would hate to think that once again it would be at the expense of the little man, in this case those who have underpinned the very existence of the Lancelin Caravan Park, to the point where re-development is a reality. On behalf of my family I would ask that real consideration be made of the situation of the existing, loyal permanent van owners into the future, and would ask that you offer us some genuine certainty of our future in the park. We are not looking for platitudes, but a real commitment to us being able to remain in the Park in both a physical and economic sense.</i></p>	
10.	Site Lessee	The Submitter requests contact be made with them post the meet and greet meeting to advise of outcomes of discussions.	Noted. Contact details to be passed onto Management.
11.	Site Lessee	<p>The Submitter does not support the proposed major land transaction and makes the following comments:</p> <p><i>I wish to register my strong objection and my wife's objection to the proposed development of the Lancelin Caravan Park. We reside at site.....</i></p> <p><i>The reasons for our objection to the development is, as a long term resident of - years in the park the development proposed is out of step with the lifestyle offered in Lancelin. I have also been attending the park over an extended period, as my parents have had a caravan on site for approximately 50 years. In addition to my childhood growing up in the park, I have also brought my children to Lancelin and provided them with the opportunity to explore and play in the park with the other kids. I have given my children the chance to go cycling and playing in the park, swimming in the bay, boating, snorkelling and surfing. I believe the new development would discourage this type of behaviour and not allow children to have the fun and enjoy the freedom they currently enjoy. I believe the new development would restrict the opportunities currently available to our children. Children would not be encouraged to cycle, hide and play within the park environment.</i></p>	<p>Noted. Management understands the long standing association that most current Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for the tourist sector. Management has proposed that it will engage with all patrons in respect of the redevelopment.</p> <p>The Submitter is to be notified that the Council will make a determination on the Development Application when it is lodged and therefore the Development Application will not be considered by a planning committee/Planning Commission.</p>

	<p><i>There is no requirement to modify the structure of the park in its current format, as the facilities on offer are suitable and provide the long term residents with a place to come on a regular basis to enjoy – relaxing, boating, fishing, surfing, four-wheel driving on the beach. We support the local business by purchasing goods at the local shops. I would like to express my thoughts that we are not opposed any to upgrading of the current facilities i.e. security fencing, toilet blocks, roads, children's playground, lighting etc. as this is a benefit for all long-term residents and the casual campers alike.</i></p> <p><i>The caravan park in its present format offers <b>everyone the opportunity</b> to enjoy a cheap and cheerful holiday in a safe and enjoyable environment. If the proposed development is approved the price of holiday and the cost to the long-term residents will rise exponentially and price the average person out of the park. The current pricing is also affordable to campers, back packers and travellers who currently camp in the park.</i></p> <p><i>Unfortunately, I feel this means the price hikes will be outside what the average person can afford causing a mass exodus from the park. I believe there would be no compensation offered and I would lose my investment that I have participated in over the past – years.</i></p> <p><i>I am also deeply concerned that the proposed development will have an irreversible impact on the environment, disturbing the fragile dunes and bush including the native flora and fauna and upsetting the bio diversity that borders the</i></p>	<p>Noted. Council is aware that the Park amenities and infrastructure is demised. Council has made the decision to continue leasehold at the site with an experienced park operator who will deliver a high quality tourist development, increase accommodation choice, redevelop in a timely manner and provide a commercial return to the Shire of Gingin. Further the Proponents are responsible for developing a strategy to account for the non-compliance throughout the Park. The Proponents state <i>that they will give due consideration for a timely transition, that engages with those patrons and encourages them to improve, relocate to another site and or remove structures in accordance with clearly defined parameters that reflect tenants' rights and responsibilities.</i></p> <p>Noted. The Proponents are experienced caravan park operators who understand the market.</p> <p>Noted. The Caravan Park is zoned for Tourist land uses. The adjacent land is primarily foreshore reserve. Administration is of the view that the Proposal will present no additional impacts to the foreshore reserve.</p> <p>Noted. The Park patrons do contribute positively to the Lancelin economy.</p>
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	<p>surrounding park. The environment needs to be considered and any effect on the nearby dunes, bush and eco system could be irreversible. The environmental area is very important and delicate, and this must be a forefront of any consideration for the proposed development.</p> <p>As a long term-resident, my wife and I have contributed to the local economy by purchasing products at the local supermarkets, bakeries, takeaways and hardware. This money/contribution has helped to keep the community of Lancelin afloat in difficult times. The Council appears to have conveniently forgotten that the residents of the caravan park have contributed over many years to the Lancelin community.</p> <p>The proposed development is out of step with Lancelin. Lancelin will never be a big draw card for tourists. Lancelin does not have – dynamic shopping, sporting facilities, wineries, restaurants, nature trails, forests, boating facilities or theme parks. <b>Lancelin does not even have a boat ramp, which</b> at times is quite dangerous. There have been times when I have gone out fishing only to come back, and due to the tide, wind and weather getting the boat back on the trailer has been challenging and dangerous.</p> <p>Lancelin is off the highway and tourists now must deviate from the highway to drive into the town of Lancelin. Considering the road to and from Perth to Lancelin – Indian Ocean Drive is now under scrutiny, due to the dangerous and hazardous nature of the drive making Lancelin an even less attractive place to come. The development will not make Lancelin any more appealing to tourists. Lancelin is a quite village with not much going on in a struggling town. This is the reason why there are so many long-term residents residing in the park. This is one of the reasons why the development will not work due to the nature of Lancelin in its present state – Lancelin is a tiny village with not much to do. Tourists would be more inclined to travel safely to Mandurah, Busselton, Bunbury or Albany as the drive is safe and the tourists are not navigating the dangerous drive. In addition, the variety of activities and things to do in these other tourist's places are more diverse, interesting and exciting.</p> <p>The land has been given to the Council by the government for the dedicated</p>	<p>Noted.</p> <p>Noted. The land is vested for Caravan and</p>
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	<p><i>purpose of being a caravan park. It is incumbent on the Council to keep this in mind and uphold the gift of the land based on the government has decreed/gazetted. The council under no circumstances should be trying to change the tenure of the site.</i></p> <p><i>In my opinion, I believe the new owners would use the current long-term residents as a source of income and over time force the long-term residents out. The plan is to make this development a drive-in, drive out, park with no long-term residents and as each stage, progresses move the long-term residents out. This is all about corporate greed at the expense of the long-term resident, using them (current residents) to make money. This is not about supporting the community or the residents – it is about exploiting the goodwill of the long-term residents.</i></p> <p><i>In summary, my wife and I are objecting to the proposed development for the following reasons:</i></p> <ol style="list-style-type: none"> <li><i>1. Lack of transparency for the long-term residents for their long-term tenure within the park and no offer of compensation if the long-term resident is squeezed out of the park;</i></li> <li><i>2. The irreversible damage to the environment, i.e. sand dunes, bush, flora and fauna and the surrounding area based on the fragile nature of this unique bio diversity hotspot; and</i></li> <li><i>3. The development may cause permanent damage to the local community if it</i></li> </ol>	<p>camping and it has authority to lease the subject site. Council has resolved to seek permission to amend the vesting purpose to Holiday Park. The site is zoned "Tourist" under the Local Planning Scheme and includes all land uses proposed at the site as appropriate.</p> <p>Noted. See comment directly below.</p> <ol style="list-style-type: none"> <li>1. Noted. The new Proposal requires that long term sites are required for short term tourist requirements. Management understands the long standing association that most current Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for the tourist sector. Management has proposed that it will engage with all patrons in respect of the redevelopment.</li> <li>2. Noted. Administration is of the view that the Proposal would not create "irreversible damage to the environment".</li> <li>3. Noted.</li> </ol>
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		<p><i>is a failed venture and all the long-term residents have moved away, and no more tourists are visiting Lancelin.</i></p> <p><b><i>This objection is to be forwarded to the planning/rezoning committee to be considered and not be dismissed as being unimportant. I expect this letter to be forwarded to the Planning Commission and registered as an objection to the proposed development/rezoning of the change from Lancelin Caravan Park to a Tourist Park.</i></b></p> <p><i>I have sent this letter by Australia Post tracking and I have recorded the tracking number.</i></p> <p><i>Please acknowledge receipt of this letter and recognise that our objection is to be presented to the relevant planning committee.</i></p>	<p>Noted. Administration will advise the Submitter that this Submission will be presented to Council for consideration. The Planning Commission does not have jurisdiction in respect of this Proposal. The land is zoned for "tourist" land uses presently.</p>
12.	Site Lessee	<p>The Submitter has no objections to the proposed major land transaction however has submitted the following general comments:</p> <p><i>I am a permanent resident at the Lancelin South Caravan Park. I have been visiting the park frequently since 1997 when I first purchased my caravan. Since retiring, I decided that the lifestyle and pace of Lancelin (and the caravan park) was where I wanted to be full time. Subsequently, for the last – months I have called site – home and look forward to the many years ahead as a resident of this great park.</i></p> <p><i>The redevelopment of the park is really exciting and I look forward to some of the long overdue upgrades and additions that the park will see as a result.</i></p> <p><i>Unfortunately, I cannot attend the 'meet and greet' scheduled for the 17 September between the residents and the new owners of the park, as I will be interstate. I was hoping you could address some of the concerns I do have in regard to the relocation of my van.</i></p> <p><i>The parks Planning Report states in Stage 3 Installation Phase:</i></p>	<p>Noted. Management understands the long standing association that most current site Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for tourists. Management has proposed that it will engage with all patrons in respect of the redevelopment. This is likely to result in retaining some long term sites however it will be up to the new management to consider those arrangements.</p>



		<p><i>'Opposite in the central part of the park further conversion of annual sites to tourism sites is proposed, being Sites numbering 50-87. This transformation will be subject to liaison with current occupiers. It is also anticipated that 8 long term sites, be converted to ensuite sites'.</i></p> <ol style="list-style-type: none"> <li><i>1. As a current occupier of one of these sites, I am curious as to what input we can have in this process and how we will be compensated for this disruption to our home over the next estimated 3 years of redevelopment? (Assuming Stage 4 is completed by December 2020 as planned);</i></li> <li><i>2. Will our current vans be moved to new sites?</i></li> <li><i>3. Who will incur this cost?</i></li> <li><i>4. Will new vans need to be purchased?</i></li> <li><i>5. Will our current expenses be the same? And</i></li> <li><i>6. Finally, will there be a representative from the Gingin Council at the 'Meet and Greet' on the 17 September?</i></li> </ol> <p><i>As I am sure you can appreciate, this caravan park is my home that I have chosen to retire too. I am in support of the redevelopment but just need a few of these things clarified. Look forward to your reply.</i></p>	<ol style="list-style-type: none"> <li>1. Noted. The tenure at the Park is for a Fixed Term Site-only Agreement. Sites are leased to Lessees to place a caravan on for a period of time. Administration does not support any notion to suggest compensation is payable.</li> <li>2. Noted. Any arrangement to move sites would be at the discretion of Management.</li> <li>3. Dismissed.</li> <li>4. Noted. Potentially if compliance cannot be achieved and you are offered a new lease with the new management.</li> <li>5. Noted. Fees will be at the discretion of new management.</li> <li>6. Noted. Yes.</li> </ol>
13.	Site Lessee	<p>The Submitter does not object to the major land transaction however provides the following comments:</p> <p><i>It was with a degree of surprise that I came across the Public Notice of Major Land</i></p>	<p>Noted. The current consideration by Council is to enter into a major land transaction under the <i>Local Government Act 1995</i>. In this regard a business plan has been prepared and advertised</p>

		<p><i>Transaction on your website today.</i></p> <p><i>As a long-term tenant of the Caravan Park, I was certainly not given any indication from yourself as my landlord that this proposal was up for comment. I did receive a call from the new owner last week regarding a meet and greet being held at the Angling Club at 2.00pm on September 17<sup>th</sup>.</i></p> <p><i>I respectfully ask that comments on the proposal deadline be extended until at least 2 weeks past the meet and greet. This will give a chance for the tenants to be made aware of the proposal as my suspicions are that most of the tenants are currently unaware of the extent of the plans and that numerous people will be forced to leave the Park.</i></p> <p><i>Let me state that I am for improving the caravan park but upon reading the report the report find several areas of concern by which the redevelopment is proposed.</i></p>	<p>in accordance with the provisions of the Act.</p> <p>A Development Application is yet to be lodged whereby Council will consider the planning merits of the Proposal. This process under the Local Planning Scheme requires Public Notice to be given also and Council can refer to matter to any person who may be affected by the Proposal. In this regard, Lessees will be advised in writing of the lodgement of the Development Application. Administration has extended Public Notice.</p>
14.	Site Lessee	<p>The Submitter does not support the major land transaction and makes the following comments:</p> <p><i>This is my 30<sup>th</sup> year in Lancelin South Caravan Park. I used to come to this park many years ago when the road was only gravel.</i></p> <p><i>I would like to see the caravan park stay under the management of Gingin Shire and not go to developers. Developers will stuff this good caravan park.</i></p>	Noted.
15.	Site Lessee	<p>The Submitter does not support major land transaction and makes the following comments:</p> <p><i>It has come to my attention that a council meeting is to be held soon and on the agenda is the rezoning and redevelopment of the Lancelin Caravan Park.</i></p> <p><i>There are many very anxious Tenants in the park, ordinary people and families who have a holiday place they can come to (and afford) and for many years have contributed greatly to all the businesses in the town. We understand that most of us will not be wanted in the park, even though we are a regular source of income. We have caravans we will not be able to sell – the leases are too short.</i></p>	<p>Noted. The Proposal under Council's consideration is to determine if it will enter into a major land transaction with the Proponents, under the provisions of the Local Government Act 1995. Management understands the long standing association that most current site Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide</p>

		<p><i>Lancelin is a place for caravans, campers, backpackers and yes, some holiday chalets etc. and the park could certainly be upgraded quite a bit, but a multimillion dollar tourist park would be unused for a great deal of the year like so many of houses in Lancelin do now. So many people do not come to Lancelin because of the continual wind, the seaweed on the beaches for most of the year, especially over all the summer and Autumn and does not clear until after Easter.</i></p> <p><i>Our family has been coming to Lancelin since the early 1950's for school holidays, long weekends and since retirement every 'three to four weeks'. We have had an onsite van for over 45 years and have seen the bay change shape so many times. There was no Darling Park, the cars used to pass through two dunes to get to the point and the back beach near Edward Island – no dunes an man made Park and look what has happened now.</i></p> <p><i>Removing dunes, trees and natural vegetation has to be looked at very carefully. The words Entrepreneur and Developer are words to be feared these days so it is hoped that you put a lot of thought into your decisions.</i></p>	<p>for tourists. Management has proposed that it will engage with all patrons in respect of the redevelopment.</p> <p>A Development Application is yet to be lodged whereby Council will consider the planning merits of the Proposal.</p>
16.	Site Lessee	<p>The Submitter does not support the major land transaction and makes the following comments:</p> <p><i>I have lived here for many years and I am very concerned I am going to be made homeless when the lease runs out and the new owners take over.</i></p> <p><i>I would like the new owners to understand that this is my home and I have nowhere else to go, can you please help me and let the new owners understand my situation.</i></p>	<p>Noted. Management understands the long standing association that most current site Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for tourists. Management has proposed that it will engage with all patrons in respect of the redevelopment. This is likely to result in retaining some long term sites however it will be up to the new management to consider those arrangements.</p>
17.	Site Lessee	<p>The Submitter does not support the major land transaction and makes the following comments:</p> <p><i>I am the owner of a permanent van at Lancelin Caravan Park. While visiting this weekend it came to my attention (via word of mouth) that the Shire has published on its website the proposed development documents related to the redevelopment</i></p>	<p>Noted. The current consideration by Council is to enter into a major land transaction under the <i>Local Government Act 1995</i>. In this regard a business plan has been prepared and advertised in accordance with the provisions of the Act.</p>

	<p><i>of the caravan park.</i></p> <p><i>This has caught me by some surprise, as although the new park operators had made contact with me last week regarding a 'meet and greet' session I had received no notification of these redevelopment plans nor the option to review and comment on them. I feel that as a long-term park tenant, the Shire, as my existing landlord, should have provided park tenants with some notice in writing that these documents are available for review. I am quite sure I will not be the only existing tenant who feels this way.</i></p> <p><i>I have had limited time to digest the fairly comprehensive documentation and as such I respectfully request the following:</i></p> <ol style="list-style-type: none"> <li><i>1. The Shire makes contact with all park tenants (e.g. email, post) to inform them of the proposed development documentation;</i></li> <li><i>2. The Shire attend the 'meet and greet' session with the new park operators to allow existing park tenants to discuss the proposed changes with both Shire (landlord) and park operators; and</i></li> <li><i>3. The comment period be extended to say two weeks after the 'meet and greet' to allow fair consideration and insight into the proposed redevelopment.</i></li> </ol> <p><i>Should the above recommendations regarding extension of the review period not be considered, then please find my comments on the documents provided within the context of the limited notice time to review:</i></p> <ol style="list-style-type: none"> <li><i>1. In the various installation phases set out (Appendix B) what is meant by "converted to tourist sites" with regards to existing sites with permanent vans?;</i></li> <li><i>2. The documentation seems to indicate only one form of development proposal</i></li> </ol>	<p>A Development Application is yet to be lodged whereby Council will consider the planning merits of the Proposal. This process under the Local Planning Scheme requires Public Notice to be given also and Council can refer to matter to any person who may be affected by the Proposal. In this regard, Lessees will be advised in writing of the lodgement of the Development Application.</p> <ol style="list-style-type: none"> <li>1. Noted. Completed</li> <li>2. Accepted</li> <li>3. Noted. Extension granted to 25 September 2017.</li> </ol> <ol style="list-style-type: none"> <li>1. Noted. Tourist sites indicate that the site can be made available for tourists. Permanent vans may be required to be removed or relocated at the Park subject to the discretion of the Management.</li> <li>2. Noted. Council invited Expressions of</li> </ol>
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		<p>– what alternatives have been considered?</p> <p>3. <i>The redevelopment proposal poses a 'win/lose' situation for existing long-term tenants (who love Lancelin and the park community). Why has the Shire/new park operator not considered a 'win/win' option whereby redevelopment occurs (e.g. more tourist sites, increased amenities, upgraded facilities, better marketing etc.) while maintaining a core element of the existing long term tenants (voluntary surrender, compliant upgrades at tenants expense etc.)? Surely, the Shire is in a unique position to facilitate a development plan that retains and promotes the very real existing park community and history while also looking to the future and developing the park to encourage and promote Lancelin. The present proposal seems to "chuck out the baby with the bathwater" – the redeveloped park will retain very little to nothing of the present parks community spirit, history and ambience. Surprisingly, I, and many others, love the fact that my children can escape the city and grow up with the unique culture, natural and "gritty" pleasures of the present park – why give all this up for a replica of countless parks across Australia e.g. Big 4 at Ledge Point?;</i></p> <p>4. <i>What form of discussion has been undertaken with existing long-term tenants who have invested significantly into the park over the past and recent years with the Shire's approval? The authors of the redevelopment plan (Halsall and Associates – Town Planning Consultants) appear to have no history in Lancelin Caravan Park and I do not believe have undertaken any stakeholder consultation with the existing tenants. Is this how good plans are developed, especially when the statement is made – "The Compliance Management Strategy will echo the ethos of the Shire of Gingin, being, to promote the region as a wonderful place to explore, work and live. Proponents will endeavour to protect and uphold the <b>History</b>, enhance the Beauty, <b>whilst our community at the park will be supported, and catered for</b>, to ensure Prosperity, for all";</i></p> <p>5. <i>My view is that the privately owned permanent vans are generally in fair to</i></p>	<p>Interest which attracted three Proposals. Council has determined that it would accept the current Proposal as its preferred option.</p> <p>3. Noted. Management understands the long standing association that most current Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for the tourist sector. Management has proposed that it will engage with all patrons in respect of the redevelopment. This is likely to result in retaining some long term sites however it will be up to the new management to consider those arrangements.</p> <p>4. Noted. The Proponents are to host a "Meet and Greet" with the community on the 17<sup>th</sup> September. A Development Application will also be required to be lodged and given Public Notice.</p> <p>5. Noted.</p>
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	<p>good condition, however, the park common infrastructure (e.g. water points, power points, drainage, ablution facilities etc.) are generally in poor condition – why then is the redevelopment proposal so focused on “compliance” of permanent vans?;</p>	
	<p>6. Regarding the development proposal requirement to seek “compliance” – what standards/inspections/notification/measures has the Shire provided to existing permanent park tenants (directly or via Esther Investments) in the past? If the long stay tenant facilities compliance is an issue, why has the Shire not addressed this earlier? Rather, the development proposal, use this as a motivating factor to remove long stay tenants, I quote – “It is anticipated that the compounding effects of the increased cost of compliance and site rental increase will invoke natural attrition for those who do not wish to upgrade or improve”. If the long stay tenants have to spend funds on compliance upgrades (previously not specified by the Shire), pay increased rental and do not receive any form of tenure security this is simply a mechanism to remove the “unwanted” existing tenants – not sure how this fits into the quote redevelopment philosophy of “good corporate social responsibility”;</p>	<p>6. Noted. The Shire has historically advised Esther Investments of non-compliance matters to no avail. This is an opportunity for new Management to ensure compliance at the site.</p>
	<p>7. The redevelopment proposal mentions under the section 2.2.2.2 Financial Viability (Appendix B) that existing tenants generate \$330k/annum (approximately \$45/week/long stay tenant). This is incorrect, presently, the existing long stay tenants generate revenue to the Shire of approximately \$580k/annum (approximately \$80/week/long stay tenant) – this far exceeds the potential revenue stated within the redevelopment proposal and the LGA required business case – why has this not been truly stated or used in the NPV analysis?;</p>	<p>7. Noted. The long term tenants' account in the last financial year returned \$226,648 for a nine month period.</p>
	<p>8. Can the Shire explain how it makes good business practise to remove the existing revenue stream (primarily existing long stay tenants) of +\$580k/annum (approx.) and accept the significantly lower returns provided in section 2.2.5 (Appendix B) and section 5.1 (Business Plan – Pracsys) of approximately \$60k/annum (year 1) to \$187k/annum (Year 5)?;</p>	<p>8. Noted. See above. The returns to Council are based on rental market valuations and also consider the significant capital improvements at the site. The rental figure stated is not correct. Further the Shire has undertaken an extensive Expression of Interest process and</p>



		<p>the market has dictated the Proposal generally. Council does not wish to operate the Lancelin Caravan Park. A Steering Committee considered two Proposals for the site and the subject Proposal was selected.</p> <p>9. <i>Why does the Business Plan, in section 5 (Effect on Local Government Finances) use a "fictional" rental (although based on a rental evaluation, this is not the actual rental the Shire receives) to develop the baseline scenario. The baseline scenario should be reflective of the "as is/do nothing" condition e.g. calculate the baseline scenario NPV over 21 years based on existing park revenue in excess of \$580k/annum? This will provide a true comparison of the NPV results provided within the business case;</i></p> <p>10. <i>The redevelopment proposal only really sets out the park operator's vision (based on Town Planning Consultant report) – what is the Shire's vision for the park? Presently it appears the Shire is playing a "hand off" game and only facilitating the commercial/legislative process – as the landlord, I believe a more personal vision and ethos for the redevelopment of the park needs to be adopted, do not just pass the buck onto the new park operator. I think of the Jurien Bay with its "Jurien Bay Time" strategy – a wonderful promotion of old time values and principles (e.g. slow down) rather than trying to be a mass entertainment venue – see link (<a href="https://thewest.com.au/news/australia/jurien-bay-stuck-in-time-and-loving-it-ng-ya-113140">https://thewest.com.au/news/australia/jurien-bay-stuck-in-time-and-loving-it-ng-ya-113140</a>);</i></p> <p><i>I know the above seems negative, however, please read this as constructive criticism and as reflective of the passion my family (and my close friends in park) feel for the continued existence of this incredibly special and exceedingly rare facility. We love Lancelin, we support Lancelin, we are not anti-development or compliance but want to see redevelopment that respects the history and culture of the park while sustaining uplifting and promoting the local and regional community.</i></p> <p><i>I respectfully request that the thinking behind the park redevelopment – the overall</i></p>	<p>9. Noted. See 8 above. Further the Business Plan is based on the Proposal not on the scenario of the Shire providing management.</p> <p>10. Noted. The Shire is aware that the park requires significant investment funds to deliver the required improvements at the site. Further it requires Management that has experience in operating caravan parks.</p>
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		<i>vision and strategy be reviewed with through to integrating the unique and valuable heritage/culture with the future use and development of the park.</i>	
18.	Site Lessee	<p>The Submitter has no objections to the proposed major land transaction makes the following general comments:</p> <p><i>I am writing this letter to you in response to some information and talk I am hearing that the permanent vans on site at the south end caravan park will be removed to make way for the redevelopment of the new infrastructure that the new owners want to construct in the park. I am all in favour of improvements to the park but would like to see them incorporated into the existing vans that are onsite.</i></p> <p><i>I own a caravan and have done so for the past 3 – 4 years and in that time have spent approximately 10 – 15 thousand dollars in doing improvements to the caravan and patio areas with the intention of doing more work and spending more money on it so that my family and I can continue to enjoy our holidays there in comfort.</i></p> <p><i>We have been coming to Lancelin for over 30 years as we love the town and the area and it wasn't until a few years ago that I was financially stable and fortunate enough to have the opportunity to buy a caravan in the park. We continue to come to our van at every opportunity to relax and enjoy the peace and quiet that the park affords us. Now I enjoy bringing the grandchildren to the town to enjoy the magnificent beaches and town as we have done for so many years. We have made friends with the other permanent residents of the park and look forward to catching up with them on these occasions.</i></p> <p><i>I really hope that an agreement can be reached whereas we can leave the van on site and continue on with the lifestyle the area has to provide. I am willing to continue to spend money on van improvements and paying my fees to keep the van onsite.</i></p> <p><i>I will be attending the upcoming meeting next month at the fishing club to offer my support to all the other permanent van owners who wish to stay also.</i></p>	<p>Noted. Management understands the long standing association that most current site Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for tourists. Management has proposed that it will engage with all patrons in respect of the redevelopment. This is likely to result in retaining some long term sites however it will be up to the new management to consider those arrangements.</p>
19	Site Lessee	The Submitter has no objections to the proposed major land transaction makes	Noted.



	<p>the following general comments:</p> <p>Thank you for extending the opportunity for feedback regarding the current Business Plan Proposal for Lancelin Caravan Park. As a caravan owner and current leasee, project manager and working in community relations and marketing I have the following comments to make regarding the plan.</p> <ol style="list-style-type: none"> <li><i>The temporary caravans and campers at the southwest end of the caravan park rarely visit the town centre because it is too far away for them to walk. Most come fully equipped with all their food and beverages and go straight into enjoying the recreational activities or relaxing at their campsite. If the Gingin Shire wish to help local business they should be looking at revitalising and creating powered campervan and camping sites as close to Hopkins Street as possible. By allowing the current business proposal to open retail space selling newspapers, milk, bread and sweets you will entice the campers only to the little store and they will not venture further into the town. Essentially, you will close Offshore Café, the local newsagent, and decrease the flow of tourists to IGA and Have-A- Chat. This will then affect the flow of people to the other little shops like Suntique.</i></li> <li><i>Like the best of the USA caravan parks, quick access overnight large 'Winnebago' style drive through bays should be located near the Angling Club. Our family have toured the USA extensively over the past 20 years and the best practices as a family and couple traveling are the easy drive through bays walking distance to dining options and points of interest. This feature will add hundreds of quick overnight stays all year round regardless of the weather and not reliant on school holidays. I gave this idea to Lisa last year on the phone and she asked me to email it, but my husband became ill with cancer so I did not make the time to turn it in. My husband and I priced it and we found the investment to be approximate \$120K for 6 bays depending on the road surface.</i></li> <li><i>A swimming pool is a terrific attraction and a huge benefit to the town. As the proposal states the pool would need to be indoors then it should be further into the caravan park so it is not only serving the community but within easy</i></li> </ol>	<ol style="list-style-type: none"> <li>Noted.</li> <li>Noted. The Proposal has been submitted by experienced caravan park operators who have demonstrated market knowledge. The Proposal will provide for the tourist sector.</li> <li>Noted. All comments will be provided to the Proponents for their future consideration.</li> </ol>
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	<p>access to all visitors within the caravan park. Having it along Hopkins Drive takes up valuable immediately available camping lawn area. Obviously plumbed chalets are best located close to the services, but 'green' space communicates a healthy environment- not stoic foggy swimming pool windows that will become covered in damp sand daily, an eye-soar at best. A jumping pillow is very noisy – in fact noise pollution is the better description. A playground that is unique to Lancelin keeping with the beach and windsurfing theme and nature play based (also more affordable) would be a beautiful attraction and far less 'cookie cutter campground' like all the other caravan parks. This can be made artfully with a scope of work asking for community art like the City of Swan. To attract visitors in winter, as a 'seasonal only' attraction, a large gas fire pit would be fantastic.. This is another very affordable and low maintenance amenity that creates a community feel and brings tourists back year after year for a winter beach escape.</p>	
	<p>4. On a personal note, the proposal shows the first stage highlighted in pink. However, the southwest caravans are all being evicted or if available, relocated yet this areas is not highlighted in pink nor were the caravans nominated by number as other caravan numbers were in other stages of the proposed scope of work. The only reference to the vans being moved was made verbally at the meet and greet last Sunday. It came as quite a shock to our little family and my 9-year old daughter ran to the restrooms and cried. Obviously, we want to stay in our holiday caravan as long as possible, but to find out that we are out so publically, matter-of-fact, no holds barred was certainly callous. It is deceptive to not highlight pink as part of stage 1 the caravan areas in the southwest end that are being moved first. It is a flaw in the proposal to not include this in writing either. No where is there reference that ALL the southwest caravans will all have to vacate their lease.</p>	<p>4. Noted. The first stage shows the subject of a development application for additional infrastructure. The Submitters comments are accepted that it is unclear in the Business Plan as to the timing of site disruption. Site agreements are current until 31 December 2017 and it is at the discretion of new management as to the staging and timing of new agreements. The Proponents have since compiled correspondence to the Lessees to inform them of the new Proposal.</p>
	<p>5. The caravan leases are stakeholders. We have committed to Lancelin as our holiday destination for weekends and school holidays for almost a decade. We do not travel to Bali, or go down south or up north- we travel to Lancelin winter, spring, summer and fall. We have spent our disposable income at the shops, bought our groceries, newspapers, lottery tickets,</p>	<p>5. Accepted.</p>

		<p>swimsuits, are members of ... attended years and years of surf lifesaving swimming lessons, supported the ...Fete every year. My daughters learned to swim, ride their bikes and... they learned how to make new friends with the new campers. We are an active family. We add value.</p> <p>6. Lastly, could the Gingin shire consider opening the caravan park to a community owned caravan park asking for investors and keeping the asset locally owned and operated. I would certainly consider investing a 6-figure sum. This is not an idle statement. This is a genuine firm statement of interest. I am not the only one within the community who is wants to see Lancelin Caravan Park thrive, be revitalised and be unique.</p>	<p>6. Noted. This option was considered by the Steering Committee and Council through the Expression of Interest process however not accepted as an adopted position.</p>
20	Site Lessee	<p>The Submitter has no objections to the proposed major land transaction makes the following general comments:</p> <p><i>The main submission point I'd like to address is that of compliance. I purchased my caravan In June 2015 and just prior to that time spoke with Lisa Edwards from the Gingin Shire to enquire about the purchase. Lisa was very candid about the lease term nearing its expiry as being a main consideration for the purchase. The issue of the caravan I was purchasing being compliant or non-compliant was not disclosed by her and suppose duty of informing me regarding this matter was with the Caravan Park Management. I did discuss the purchase with the then Park Manager Brian who again was very clear to explain the lease was nearing its finality. I asked whether the caravan was complaint with the Park regulations prior to purchase and Brian confirmed the structure was compliant and had a building approval for the structure in place. He did come and visit the site with me and I asked about extending the roof of the annex which he said would require a new building approval.</i></p> <p><i>Let me state that the Park has a wonderful sense of community about it. I have been using the Park frequently and go up for at least a weekend every fortnight. We have made some great friends there and my children have already had memories that will last a lifetime. They get to experience some of the freedoms</i></p>	<p>Noted.</p> <p>Noted. Shire Staff have continuously advised potential purchasers that they are purchasing a caravan in a Park with an expiring lease. In this regard the transaction in question has been the relationship with the lease.</p> <p>The condition of the caravan is not a matter for the Shire in considering a sale contract and the purchaser should display their own due diligence in that transaction.</p> <p>Irrespective, the Shire, under new lease provisions, requires the Vendors to seek Shire approval to sell so that the Shire can ensure that certain disclosures are made be any Seller.</p>

		<p><i>that you and I likely had in our childhood. They ride their bikes around the park, build forts, climb trees, go on adventures all in the natural surroundings that make up the Caravan Park. Its great talking to some of the older residents who also spent their childhoods at this park and I would like very much for mine to be able to say the same when they are older. I'm not against development but feel there must be a middle ground option that can satisfy all stakeholders; still make for a profitable business for the new owners of the park while retaining the unique charm that is Lancelin.</i></p> <p><i>I look forward to the future here at the Park and I am confident a decision will be made as to its future bearing in mind the people who have made this place what it is and factoring in what it can become.</i></p>	
21	Site Lessee	<p>The Submitter has no objections to the proposed major land transaction makes the following general comments:</p> <p><i>The proposed plan for Lancelin south end caravan park. My husband and myself purchased our caravan about 12 months ago, as we have been coming up to Lancelin for quite a few years now staying with friends and thought it was time to get our own van up in this lovely spot. We have have some beautiful times here as we enjoy the layed back, untouched environment and atmosphere this park has. People are considered as family, our concern is that if this park is redeveloped and modernized it will become less welcoming. Our kids enjoy climbing trees and running along the beach. I feel if it is redeveloped as planed our children will be less likely to be enjoying the bush and dunes we have close by. We would hope our kids and grandchildren will be able to enjoy this lovely environment as is for many years to come.</i></p>	Noted.
22	Site Lessee	<p>The Submitter has no objections to the proposed major land transaction makes the following general comments:</p> <p><i>We have leased our site of the Lancelin Caravan Park since 1988 and placed our existing caravan annexe on the site in late 1992.</i></p>	Noted.

	<p><i>Over that time we have been witness to the general decline in facilities within the park under the Management of Esther Nominees.</i></p> <p><i>We welcome re-development and upgrading of facilities but do have concerns with the Business plan for the redevelopment of the park.</i></p> <p><i>We consider that we are part of the Lancelin Community and as such have a vested interest in the deterioration of the south western foreshore and dunes. In the 29 years we have been visiting Lancelin the Southern dune from the point opposite Edward island to the Back Beach has reduced by more than half in height and width and the western shoreline erosion is increasing by meters every year. This is very evident in the loss of the western dunes and nearly half the park at the end of Hopkins Street. We have witnessed big slabs of pathing, large cement drainage pipes, the rock wall near the Sea Rescue building and trees taken from the park by heavy sea surges. The sand that has been placed on the beach in front of the park by the Gingin Council repeatedly over the last couple of seasons has once again been washed away.</i></p> <p><i>Within the caravan park there is and areas of dunes that run parallel between the grassed area along Hopkins Street and one of the main entry roads which leads to Ocean View and the South West Camp site. There is also an areas of dune below the double water tank tower which lies between the South West Park and the main Caravan Park.</i></p> <p><i>Although part of these areas were once designated as camping we have not seen it utilised as such for over 20 years and were told by early management, Margaret and Kevin Vale that these areas were to be protected. As such we have discouraged our five children when they were young and now ten grandchildren that those areas were not to be accessed and must be preserved.</i></p> <p><i>The existing Office and Managers residence and the north east entrance to the Caravan Park was built to replace the original Office/Residence on the North West corner of the park. This was done to encourage dune restoration behind the existing Sea Rescue building and Park on western foreshore area.</i></p>	<p>The Proponent is required to prepare a Coastal Hazard Risk Management and Adaptation Plan for development at the site which would be considered as a component of a future Development Application. The Shire and the Proponents are aware that the land is situated in a coastal risk area.</p> <p>Council will consider topography at the site subject to the development proposals; The primary elevations at the site need further consideration by the Proponent having regard for dunal systems within the Park. New development will require a development application; this will assist determine the chalet product permissible at the site.</p>
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	<p><i>Our concern with the new Redevelopment Plan is the new entrance at the North West corner of the park as well as the clearing of these dunes areas for Office buildings, Reception areas, Chalets, (future) multistorey chalets and imminent Road systems.</i></p> <p><i>Many visiting families whom camp or caravan have commented to us on the uniqueness of the Lancelin Caravan Park as it exists today. The comments are that there are very few places left to holiday that offer simple camping where the beach and surrounding areas enable the children to play naturally and encourage imagination without artificial stimulus.</i></p> <p><i>Yes, the Caravan Park requires ablution block upgrades, increased camping/caravan areas and new camp kitchens for transient visitors, but people do not come to Lancelin to swim in an indoor pool or seek out a bouncing pillow. The proposed indoor swimming pool and bouncy pillow are to be placed on the grassed area on Hopkins Street opposite The Offshore Café. This area of street has limited parking and becomes extremely busy with parked cars at the café and traffic going to and from the beach and boat launch area in the prime season times.</i></p> <p><i>The business plan proposes sharing of these pool facilities with the local township population and external visitors. This will see an increase in vehicles on Hopkins Street between the caravan park and the Offshore Café. How will these areas be supervised and policed in the prime holiday time?</i></p> <p><i>We foresee disadvantage to Park patrons as well as Hopkins Street becoming hazardous, particularly to pedestrians trying to access the popular Offshore Café.</i></p> <p><i>Secondary to this issue is the proposed loss of the large fenced grassed area in the front of the park which is presently utilised as unpowered camp sites. This area provides much existing shade and is protected from the fierce Lancelin winds for campers. This year at summer and Easter holidays breaks we were pleased to see this area filled once again with campers in many forms of tents and campervans after many years of it not being allowed previous Caravan Park Manager, Brian Robinson.</i></p>	<p>Noted. In the event the swimming pool is accessible to the public additional parking will be required in the vicinity and will be required upon application for development of the pool.</p> <p>Noted. Other areas in the Park are proposed to be used for unpowered camping areas.</p>
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	<p><i>The plan for the redevelopment of the caravan park involves gradual staged plans to remove the permanent caravan/annexe structures long with the long stay Lessee.</i></p> <p><i>We agree that many of these Caravan sites have become out of hand with structures added and enclosed. Many have illegal bathrooms, kitchens and laundries within these structures.</i></p> <p><i>Prior to removing an old van on site... and purchasing our new van and annexe in late 1992, we made application to the Lancelin Caravan park Manager Kevin Vale to erect a fixed annexe to our caravan. We provided at that time dimensions, specifications and plans to the manager and were given some time later verbal approval to place our van and annexe on the site. We believed that all necessary applications and compliances were done through Kevin Vale and Esther Nominees the Lessee of the Lancelin Caravan Park.</i></p> <p><i>We were also encouraged, along with our neighbours on site... to have concrete pads placed the sites. The Contractor and placement of these two pads were organised by the Manager, Kevin Vale.</i></p> <p><i>Our exiting caravan and annexe was purchased from Swan Caravans in Cannington. This van and annexe were delivered to the Lancelin Caravan Park by the proprietor of Swan Caravans and placed on our site...under the direction of Kevin Vale, the park manager at the time. We believed from this that our caravan and annexe had full compliance.</i></p> <p><i>Prior to the erection of a pergola in 2003 on the front of our van and annexe, we made application with plans to Brian Robinson, the then Manager of the Caravan park. In due course we were told that the application had been approved and we could go ahead with construction.</i></p> <p><i>We believe that we have behaved in good conscience and obeyed the laws of the day. We are saddened with the potential loss of lifestyle for ourselves as retirees, our five children and ten grandchildren and know that we have all much contributed to and loyally patronised business in this township. Are we not</i></p>	<p>Noted. Compliance matters will be raised by new Management for resolution, if required.</p>
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		<p><i>considered as active visitors too?</i></p> <p><i>We believe that if the new redevelopment under the proposed Business Plan should go ahead and ultimately we are forced out of the caravan park, then holidays in Lancelin will not be the same experience and sadly we and our families may never return.</i></p>	<p>Management understands the long standing association that most current site Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for tourists. Management has proposed that it will engage with all patrons in respect of the redevelopment. This is likely to result in retaining some long term sites however it will be up to the new management to consider those arrangements.</p>
23	Site Lessee	<p>The Submitter does not support major land transaction and makes the following comments:</p> <p><i>My husband and myself have had our van for approx. 4 years but my family are 3 generations there. We love the atmosphere at the park as it is family orientated and nature is second to none. It's probably the only park in wa that is not full of concrete and tourist attractions. Family's love it as the beach is a few minutes away children actually playing riding pushbikes and climbing trees. Our concern is for the environment and the peaceful nature of this park. It would be shame to destroy this with bitumen and concrete. I hope you take this into consideration. Thank you for taking time to read my letter.</i></p>	<p>Noted.</p>
24	Site Lessee	<p>The Submitter does not support major land transaction and makes the following comments:</p> <p><i>After attending the meeting for site Lessees yesterday I am very upset at the plans to redevelop the caravan park.</i></p> <p><i>I appreciate the fact that the developers feel this will bring more business into Lancelin, but as a Lessee I know how much we spend in the town on a regular basis. (Love going to Have a Chat butcher Darren and even order meat to bring bulk orders home to Perth. We phone him before coming to order our special</i></p>	<p>Noted. Management understands the long standing association that most current Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for the tourist sector. Management has proposed that it will engage with all patrons in respect of the redevelopment. This is likely to result in retaining some long term sites however it will be up to the new management to consider</p>



	<p><i>steaks as well. This is the part of the bond with locals that will not happen if the park is developed).</i></p> <p><i>The main reason I bought the caravan was because it reminded me of the old Mandurah which had so many fond childhood memories. The park and caravan is the only place I can really run away and have complete down time, being able to sit and read a book and listen to the ocean in the background. We can catch up with friends there in the evening and sit around for our sundowner and chat. The caravan community is great. I am not interested in supervising children at a swimming pool and bouncy castle or any of the other activities that are planned. Why go away for a holiday?</i></p> <p><i>My grandchildren adore the park and if they know I am going to Lancelin they all want to come with me. They love the freedom of climbing trees, being able to get dirty and run up and down the sand dunes at the back of the park. They have many friends in the park and they go from van to van and we all embrace them I have even attached pictures so you can see the natural happy faces of them playing. This is what you should be marketing.</i></p> <p><i>We have places in Perth with swimming pools, inflatable castles and all the fancy things that are part of the plan, so it is very disappointing that people feel the need to bring this into Lancelin. The main attraction is the natural beauty of the place and I find it extremely disappointing that this could not be the marketing aspect for Lancelin. I know I have repeated myself, but as you can see I feel very strongly about keeping the caravan park and surroundings in its natural state.</i></p> <p><i>We love the caravan park just the way it is. We do not mind the limestone roads or ablution blocks. The only improvement I feel would be to add another ablution block at the South end campers area.</i></p> <p><i>By building chalets etc in the park, there could be a possibility for the people that do rent out of their houses to no longer have an income stream.</i></p> <p><i>I think you are aware of the seaweed problem and the many stingers in the water and the wind. I believe that if people are going to be wanting to stay in a Chalet</i></p>	<p><i>those arrangements.</i></p>
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		<p><i>they would possibly go somewhere else that would guarantee pristine beaches all the time. There is also no boat ramp and for people that are not experienced at beach launching and bring their boats to Lancelin for the holidays could end up in danger. We have walked along the beach and seen cars struggling to retrieve their boat. It might be fine to launch in the morning, but coming back is a different story as the tides have changed.</i></p> <p><i>It is very sad to think that the current people in the park will be losing something they all love. Shame this has not been taken into account. Especially the amount of time some people have had their vans and they have been passed through generations. If that is not love for something – what is?</i></p> <p><i>In closing I would like it noted that I strongly disagree with any development of the caravan park. I do not understand why the Gingin shire cannot appoint someone to solely manage this park and leave it the way it is.</i></p>	
25	Site Lessee	<p>The Submitter does not support major land transaction and makes the following comments:</p> <p><i>I attended the meet and greet last Sunday at Lancelin Angling Club and was a bit confused!!??!!</i></p> <p><i>Many vague things were brought up. I would like to list some of the concerns and ideas I have on the Business Plan and its deficiencies!</i></p> <p>1. All relevant documents on compliance, the shire should get from previous leaser (BGC) and have available to new leasing company and tenants in toto.</p>	<p>Noted.</p> <p>1. Noted. The Caravan Parks and Camping Grounds Regulations 1997 prescribe certain compliance where the Shire engaged with the previous lessee to require compliance. Unfortunately this did not occur due to previous lessee having no desire to manage that situation. The Shire understands that with good management compliance matters will now be addressed.</p>

	<p>2. <i>The caravan park is unique in W.A. and in present form is an asset to the shire and the state of W.A.</i></p> <p>3. <i>Turning it into a Big 4 like in Ledge will kill off Lancelin!</i></p> <p>4. <i>People have no money now and in the future to stay in the proposed plan for many years. With the opening of The Indian Ocean Drive, Lancelin is mainly bypassed to points further north. With the city suburbs coming closer every year to Lancelin.</i></p> <p>5. <i>People and tourists come to the area to fish, day trips and enjoy the ocean! Not a swimming pool and a bouncy castle!!!</i></p> <p>6. <i>What should be done, is all caravans should be compliant to state regulations. Removed if not. Taking into account all compliance authorized under previous park operators(BGC). The onus is on the Shire to provide this info.</i></p> <p>7. <i>Slowly develop areas as they are vacated up to standards , taking into to account natural attrition. This will provide the new lease holders with a healthy income and preserve an utter gem for Lancelin, Gingin and the State of WA.</i></p> <p>8. <i>This is a life style in it's present form and would be a crime to destroy all for the sake of money. And in the present and foreseeable future developments like this will be a flop!! Throwing good money away on bad! It surprises me that a lending organization would even entertain this!</i></p> <p>9. <i>It may have worked elsewhere, but this is Lancelin and would hate to see it</i></p>	<p>2. Noted.</p> <p>3. Dismissed.</p> <p>4. Noted.</p> <p>5. Noted.</p> <p>6. Noted. The Shire will work with new management to assist in this regard.</p> <p>7. Noted. Management understands the long standing association that most current Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for the tourist sector. Management has proposed that it will engage with all patrons in respect of the redevelopment. This is likely to result in retaining some long term sites however it will be up to the new management to consider those arrangements.</p> <p>8. Noted.</p> <p>9. Noted.</p>
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		<i>turn into another Ledge!! There is not the disposable incomes and tourist dollars around now a days!!</i>	
26	Site Lessee	<p>The Submitter does not support major land transaction and makes the following comments:</p> <p><i>We oppose the current development .</i></p> <p><i>Some portions have merit. i.e. Upgraded ablutions and camping facilities, children's playground and jumping pillow.</i></p> <p><i>We oppose based on;</i></p> <ol style="list-style-type: none"> <li><i>1. The North End Caravan park was closed and all on-site caravans removed to be "RE-DEVELOPED", nothing has happened! It is an eyesore.</i></li> <li><i>2. Why was the South End Caravan park targeted by Tourism WA/Shire of Gingin, when the North End sits empty? Why was the North End not suggested to Experience Holiday Parks?</i></li> <li><i>3. There are no indications that the Proposed Development has been supported by the Planning Commission or the Environmental Protection Agency.</i></li> <li><i>4. There are no indications that Experience Holiday Parks will be awarded a Lease (as per information presented at Meet and Greet).</i></li> <li><i>5. Our van was placed onsite around 1992, pertaining to the Caravan and</i></li> </ol>	<p>Noted.</p> <ol style="list-style-type: none"> <li>1. Dismissed. The referred site is in freehold tenure not leasehold.</li> <li>2. Noted. See 1 above.</li> <li>3. Noted. The proposed development is subject to a Development Application and is subject to Council approval. The matter of leasehold, vesting and management order is that of the Minister for Lands, presently under consideration.</li> <li>4. Noted. The redevelopment proposal is subject to a number of approvals. See Council minutes of 20 June 2017 for further information.</li> <li>5. Noted.</li> </ol>

	<p><i>Camping Act at the time, thus making the placement measurements between and behind vans valid.</i></p> <p>6. <i>The Manager at the time (or Apartments WA/BGC) allowed caravans to be placed where they currently are.</i></p> <p>7. <i>Building work (annexes and patios) were often discussed with the past manager, plans submitted to the front office – never to be submitted to the Shire of Gingin. Why?</i></p> <p>8. <i>We purchased our caravan in 2009 for \$42,000 (many paid more).</i></p> <p>9. <i>We pay our site fees.</i></p> <p>10. <i>We keep our site tidy and well maintained.</i></p> <p>11. <i>Apart from distance issues we comply. (Many other caravans do not, having installed showers and fully enclosed patios etc).</i></p> <p>12. <i>Many tenants who attended the Meet and Greet were brushed off when they expressed their anguish over losing considerable sums of money invested in their caravans. This brush off seems to be the attitude of the proposed Lessee's.</i></p> <p>13. <i>We have been advised <u>verbally</u> by the proposed Lessee's that we must shift our caravan and annexe forward 1.5m and remove .5m from our front verandah. (The proposed lessee's should be able to provide us with a site map or aerial map showing all boundaries, not just our caravan). Nearly every caravan in the park would not comply to the 3m distance rule.</i></p> <p>14. <i>Our caravan may encroach on the 4m road rule. So do many others. Again the Manager at the time (or Apartments WA) allowed caravans to be placed where they currently are.</i></p> <p>15. <i>Until the whole re-development is approved by all relevant bodies and a new</i></p>	<p>6. Noted.</p> <p>7. Noted. The Shire is not responsible for plans which it has not received.</p> <p>8. Noted.</p> <p>9. Noted.</p> <p>10. Noted.</p> <p>11. Noted.</p> <p>12. Noted. Lessees need to understand that whilst there is a perceived investment at the site; the legal arrangement is that the site is not owned by the Lessee.</p> <p>13. Noted.</p> <p>14. Noted.</p> <p>15. Noted.</p>
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	<p><i>Lessee is announced (Experience Holiday Parks) or otherwise, we will not be modifying our caravan or annexe based on verbal information.</i></p> <p><i>Are you aware that Experience Holiday Parks are advising current tenants that:-</i></p> <ul style="list-style-type: none"> <li><i>Rents will increase to \$140 per week. (When will this take effect?);</i></li> <li><i>Power, Water and Gas meters will be installed (By whom and at what cost?).</i></li> </ul> <p><i>Non-Compliance</i></p> <ul style="list-style-type: none"> <li><i>Why were the issues of non-compliance not addressed at the time of each caravan being placed in the park?</i></li> <li><i>Why were the issues of non-compliance not raised with Apartments WA?</i></li> </ul> <p><i>Past Developments/Improvements</i></p> <ul style="list-style-type: none"> <li><i>The Shire of Gingin should have had a Long Term Plan in place for the Hopkins St Caravan Park. Did they?, Was it enforced with Apartments WA?</i></li> <li><i>Why were Apartments WA not instructed to update and maintain current facilities to a higher standard?</i></li> </ul> <p><i>Currently the Shire of Gingin would generate in the vicinity of \$535,000 from 144 vans paying \$71.50 per week. Perhaps the Shire should have been providing financial information, in a simple format to site lessee's with regard to outgoings (Manager Costs, Power, Water, Gas, Maintenance). This may have shown us the real costs of running a caravan park and the need to outsource "the job".</i></p> <p><i>Should site fees increase (as suggested) that income jumps to \$1,048,000. (50% increase in fees – a little hard to digest). Will that income go the Shire or the proposed Lessee's? Proposed income equals proposed development. Seems we permanents may be funding the stages of development. When development is complete we are out the gate. <b>The proposal does not seem just or fair.</b></i></p>	<p>Noted.</p> <p>Noted. The site has been under leasehold and the management at the Park. There is a documented history of non-compliance matters being raised by the Shire to the management over that time.</p> <p>Noted. Council has been constrained by the previous lease arrangements.</p> <p>Noted. Council is of the view that its core business is not in the tourist sector and the Park can be managed and improved by significant private sector funds. The Business Plan has been provided as Council has determined that it wishes to entertain this Proposal following an EOI process. In this regard, site fees and utility fees will be at the discretion of new management as it was under the previous leasehold with Apartments WA.</p>
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		<p><i>We can not support the expense of shifting our caravan and annexe 1.5m forward, and reducing our patio by .5m at the front, nor can we support an increase in site fees or the introduction of supply fees from the "said" power, water and gas meters.</i></p> <p><i>We oppose the current proposed redevelopment of the Lancelin Caravan Park.</i></p>	<p>Noted.</p> <p>Noted.</p>
27	Site Lessee	<p>The Submitter does not support major land transaction and makes the following comments:</p> <p><i>...as a permanent resident of the Lancelin south end caravan park I appreciate this opportunity to make you aware of some of my concerns. I first visited the park in Dec '15 and fell in love with the atmosphere and nature I found. I looked into purchasing a van and was told an audit had recently been done by Gingin shire and the van and additions I was interested in had passed the rigorous inspection and was legally allowed to be sold in situ .Needless to say I went ahead and bought in Jan '16, the aim being retirement in the future. Unfortunately due to medical reasons retirement has been brought forward.</i></p> <p><i>My investment in my home in the park is, to me, quite a lot and now that I no longer have an income the threats of non compliance and having to relocate being made by the prospective developers has me extremely concerned for my future security. Apart from that, I worry that the peaceful nature of the park will be lost to me and future generations and this would be a disaster. The proposal appears to want to attack the sand dunes which would expose not only the rest of the park but a lot of the Lancelin township to harsh winds and sandblasting by mother nature. I would hope that the EPA would prevent this from happening and if they do the proposed plans would be a major failure. Either way I would think that the financial dramas of another "Tourist Park "nearby (Ledge Point) would be a massive foreboding against changing the nature of our park. I thank you for considering my thoughts on this matter and look forward to a sensible and considered outcome.</i></p>	Noted.
28	Site Lessee	<p>The Submitter does not support major land transaction and makes the following comments:</p> <p><i>Viewing the Proposed Development Plan, I believe this will take away the</i></p>	Noted.

	<p><i>character of what Lancelin has to offer and the regulars who support the Lancelin South End Caravan Park.</i></p> <p><i>My submission is based on what the current Tenants of the park who for years have supported the park &amp; town in various ways and continual support of the various businesses. Families and generations of families who have been visiting the park on a regular basis have supported the town will only to see local businesses suffer monetary loss due to this development. Once the tenants have gone where will the regular support come from?(Locals go to the city or have food vans deliveries to the area as is – when we come we support the town!!)</i></p> <p><i>In viewing the proposed development of the Park I am concerned that there has been no real provision for these people/families that have been loyal and supportive of Lancelin.</i></p> <p><i>There is a major concern I would imagine with the removal of a great deal of vegetation &amp; destruction of the dunes as per the proposal. Currently majority of the Caravan Park is protected by the dunes and vegetation that surround the area. Will this <b>Not</b> have an effect on the fauna &amp; flora which is part of Lancelin and the beauty of the surrounds? The winds we all know (which has enticed people to Lancelin for the Windsurfer competition) with the removal of the vegetation with this development, will greatly affect the area not to forget the erosion that will surely occur with the removal of the vegetation / trees along the beach front. (Erosion already is a major concern when viewing the beach front near the BBQ area of the Windsurfers beach)</i></p> <p><i>Will Shire undertake walk ways etc to the Beach to protect the foreshore for the Tourist that will attend the park??</i></p> <p><i>The Park does need an upgrade to its facilities &amp; amenities which we all would like to see. The Proposed Development is way above what I see Lancelin requires for the future.</i></p> <p><i>Lancelin Town does not have the Facilities to accommodate/entice the Tourist for any length of time to stay. Travelling Nomads (Caravans) may call into Lancelin to view the place but quickly move on as when travelling they normally have a</i></p>	<p>Noted. Management understands the long standing association that most current Lessees have with Lancelin. It also understands that it is required to redevelop the site to provide for the tourist sector. Management has proposed that it will engage with all patrons in respect of the redevelopment. This is likely to result in retaining some long term sites however it will be up to the new management to consider those arrangements.</p> <p>Noted. It will be an important planning consideration of Council to retain the topography at the site and Council will be required to have regard to such upon the consideration of a Development Application. Significant protective vegetation at the site is located on the adjacent foreshore reserve.</p> <p>Noted. Walkways are presently used to access the foreshore from the Park.</p> <p>Noted.</p> <p>Noted. It has been firmly established that Lancelin requires a caravan park to cater for tourist market.</p>
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	<p><i>destination further North. These people travel well equipped and buying from the local community will be very rare. Holiday makers also come well prepared thus I cannot see any major input into the community's income.</i></p> <p><i>With this proposed new Development with the building of Chalets etc I would speculate this will affect the local people who offer holiday accommodation. Surely their accommodation businesses will suffer financially in the long term. This will be detrimental to them thus making the locals feel the pinch.</i></p> <p><i>We are now seeing the Ledge Caravan Park as with its facilities, the pool, kitchen area etc is now on the brink of closing – receivership. What thinks Lancelin will not end up in the same boat, when there is very little in the town or tourist attractions to keep people entertained or occupied for a long stay or families on holidays?</i></p> <p><i>If the community of Lancelin want more support from Tourist / Holiday makers a top notch Park will not do the job, only if the Town of Lancelin has more attractions in place, better town facilities, a boat ramp, walk ways to the beach (not walking through Sand Dunes ) picnic areas and upgraded shopping complex. Therefore I would like to see the Tenants now residing in the Lancelin South End Caravan Park is supported by the Shire to be left as is, as they support the town and local businesses.</i></p> <p><i>Shire may wish to consider the repercussions of the removal of Vegetation etc and the influence this will have, especially with our Climate change which is happening at an unbelievable rate.</i></p> <p><i>Develop &amp; Improve areas of the Park, leave the tenants as they are, and consider how the current proposal, which will greatly affect the surrounds of the beach area with the removal of the vegetation etc, the affect on the environment, and not to forget the long term cost to the local business accommodation facilities in the Town of Lancelin.</i></p>	<p>Noted. There is currently limited chalet development in Lancelin on offer to the travelling tourist which provides onsite service and high quality accommodation.</p> <p>Noted. The Business Plan presented represents a proposal to Council based on the expertise of experienced caravan park managers.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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**11.4. OPERATIONS-CONSTRUCTION**

Nil

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**11.5. ASSETS**

Nil

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**12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

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**13. COUNCILLORS' OFFICIAL REPORTS**

Nil

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**14. NEW BUSINESS OF AN URGENT NATURE**

Nil

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**15. MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC**

Nil

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**16. CLOSURE**

There being no further business, the Shire President declared the meeting closed at 3.28pm.

The next Ordinary meeting of Council will be held in Council Chambers at the Shire of Gingin Administration Centre, 7 Brockman Street, Gingin on Tuesday, 17 October 2017 commencing at 3.00pm.

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Councillor D W Roe  
Shire President  
17 October 2017