

-  Walk track (not existing)
-  Pine Ballads (owl)
-  Carriage Diner Lease area
-  RV Dump point (Water Corporation)
-  Leave as lawn/grass
-  Gravel Hardstand
-  Signage (RV Parking)





SHIRE OF YORK	
FILE	SY138-11/17 APPENDIX B
OFFICER	
10 OCT 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

## Records

**From:** N & S Hasluck <hasluck@inet.net.au>  
**Sent:** Tuesday, 10 October 2017 2:48 PM  
**To:** Records  
**Subject:** I162673 - CCP.19 - Hasluck 22 Monger St re Riverfront Parking Proposal  
**SynergySoft:** I162673 - CCP.19 - A31121

Mr Paul Martin,  
 Chief Executive Officer,  
 Shire of York,  
 PO Box 22 York.  
 York. WA. 6302

10 October 2017

Attention all Councillors and Mr Paul Crewe

Dear Sir,

Re: Recreational Vehicles Parking per Avon Riverfront Concept Plan

I am writing to you as the owner of the residential property at 22 Monger Street, York, which adjoins the riverfront recreation reserve south of Glebe Street.

By this letter I wish to voice my strong objection to the proposed construction of a hardstand parking area on the southern reserve for caravans in the manner envisaged by the Avon Park Riverfront Concept Plan and related Site Plan. I understand that the Site Plan was 'workshopped' at a Concept Forum organised by the Council some days ago on Monday 2 October 2017.

My property at 22 Monger Street, occupied by my husband and myself, is the property most directly affected by the RV hardstand proposal. But our first knowledge of the proposed work came to us by a letter dated 3 October 2017 from Paul Crewe (your Executive Manager Infrastructure); that is, a letter written after the Site Plan had been workshopped and apparently approved. Indeed, we only received the Shire's letter yesterday seeking my 'feedback on the relocation' of the RV hardstand area.

Mr Crewe has been courteous and helpful in providing information in response to our queries by phone but the fact remains – as indicated by the dates mentioned above – that there has been a lack of prior consultation with the property owner most directly affected. I have been unfairly denied an opportunity to set out some persuasive reasons why the proposed hardstand and related work (including access routes) should not proceed. I therefore request that this letter be circulated to councillors without delay and the Site Plan be reconsidered. I am making this request because it seems that the work in question may have been scheduled to commence next week (the week commencing Monday 16 October).

Our grounds of objection are as follows.

First, the hardstand RV parking area and related access routes are to be constructed on a public reserve set aside for recreation. The recreational purpose was principally intended to benefit the residents of York, not 24 hour itinerant caravan travellers. The Lands Department may be of the view that a 24 hour stopover usage won't infringe the recreational purpose designated by statute but any longer use would certainly be an infringement. The reality is that as caravans come and go to the hardstand area the south reserve will inevitably begin to look like a caravan park.

**E-MAILED**  
 ✓ Paul Crewe  
 10/10/17

Second, Council planning policies are generally designed to preserve and enhance the amenity of an area, as illustrated by the Concept Plan proposals for the riverfront reserve north of Glebe Street. But it follows from the first point made above that the proposed hardstand and related usage by caravan on the subject reserve south of Glebe Street will damage the amenity of the area. What should properly serve as a quiet wilderness area for walking along the riverfront as an adjunct to the more active playground / barbecue etc facilities north of Glebe Street will have the look of a caravan park. There will also be vehicles moving to and fro for access and to use the proposed 'Dump Point' on the spare block on the corner of Monger and Glebe Streets. There will be an increased movement of vehicles along Monger Street. All of this is quite contrary to the usual planning principles aimed at preserving the amenity of the area.

Third, it is not clear to what extent thought has been given to other alternatives with a view to insulating the special qualities of these riverfront areas from the movement and parking of large vehicles. The normal practice would be to keep caravans and camping areas some distance away from the town centre.

Fourth, it is significant that under the original formulation of the Concept Plan the RV Parking location was placed fronting Glebe Street in the vicinity of Yorky's Coffee Carriage development. If some provision has to be made for RV close to the town centre it is difficult to see why this option has been dispensed with, and again without adequate consultation with those most affected. Our property will also be affected by the operation of the proposed new 'Dump Point.'

In summary, then, I contend that there has not been adequate consultation in this matter. Good reasons exist (as set out above) for the Council to give further consideration to the matters in issue. In the absence of any pressing need to begin the proposed work right away no steps should be taken until the matters raised in this letter have been fully considered. I am willing to discuss the matter with representatives of the Council or Council officers at short notice.

Yours sincerely,

Sally Anne Hasluck  
22 Monger Street, York

Paul Crewe  
Executive Manager  
Infrastructure and Dev. Services

SHIRE OF YORK	
FILE	801.31121
OFFICER	Paul M
INITIALS	
17 OCT 2017	
116 2795	
REFERRED TO COUNCIL	
DATE	INITIALS

OVER COUNTER

Dear Paul                      Re R.V. Parking Shire Of York

Thankyou for your letter re the above. My husband Alan and I are very supportive of the above initiative. In the past it has given life to our town especially in winter, trade in all areas even my hairdresser tells me to her business. We are not in business, we are retired and enjoying living in York but quite honestly we have been disgusted with the comments the R.Vs are attracting from York people.

We are caravan owners, have never camped in a town however when fellow travellers from all over Australia see our York number plates they are overwhelming in their positive comments about our Town, as many have travelled thru and taken advantage of our hospitality. They have visited the Sock Factory, The lolly shop had a coffee shopped at IGA purchased a paper and filled up with petrol. Just to list a few comments that we have heard.

We are not writing to extol the virtues of the town parking, York in general could do that. Perhaps if you present figures and advertise other views of benefits, not just pander to the noisy minority regardless of how influential they are.... We support any initiatives you may formulate to continue this hospitality. Electricity use should be listed against the benefits the town receives Commercial rates are much higher than housing this could be a bit of give and take for those in business.. Oh! and the Paedaphile issue perhaps all other users of the park should have to have a Working with children check? Perhaps the decrease in vandalism to the Public Toilets could be highlighted?

We would comment though that your conditions should be clearly stated and enforced. ie They are only in the arrowed area, must be self contained, even in caravan parks should not have washing hanging around their R.V., etc etc. These are the areas locals are justified in complaining about. A camper trailer set up is not self contained !

We have no problem with the relocated area designated in your plan and in keeping with the spirit of encouraging the most desirable visitors to our town compliment you on your initiative.

Yours Sincerely  
Peta Findlater  
Alan Hucker  
0417012073

*Peta Findlater*  
*Alan Hucker*

## Helen D'arcy-Walker

---

**From:** John Clarke <avonvalleybuilding@wn.com.au>  
**Sent:** Thursday, 12 October 2017 5:47 PM  
**To:** Records  
**Subject:** I162738 - SO1 - Attn Paul Crewe  
**Attachments:** rv parking letter.docx

Hello Paul

My husband and I would like to meet with you to find out more about the RV Parking area and discuss the information provided in the attached letter. Late afternoon would be the preferred time for us as I am a teacher and would have to meet after school hours.

Please let us know what times you have available. Thank you.

Cathy and John Clarke



Shire of York

Cathy and John Clarke

1 Joaquina Street

12 Thorn Street

York WA 6302

York WA 6302

12-10-2018

**Attn: Paul Crewe**

Dear Paul,

Re: RV Parking – Shire of York

Thank you for your letter dated 3/10/2017 re RV Parking in the area behind The Coffee Carriage.

Whilst we have no objection to the location of an overnight stay area as per the map, we do have strong concerns about access and related traffic safety issues. Those concerns are explained below. We ask that, if this plan is to go ahead, a comprehensive review of traffic management and the associated safety issues be undertaken.

#### **Access road - size and suitability**

Stephen Street is a narrow road with a sharp 90 degree turn into Thorn Street at the point where you suggest putting access to the parking area. The turn is difficult for longer vehicles and the power pole on the corner shows damage where vehicles have hit it in the past. Western Power looked at moving the pole some years ago after previous correspondence from us to the Shire, but decided at the time that the pole was in the appropriate place. There is also a telephone services point very close to the proposed entrance to the parking area.

Some caravans already use Thorn Street as an alternative route to Avon Park and have to negotiate this corner. Thorn Street is also narrow and has a lot of pedestrian/gopher traffic from Balladong Lodge and Lifestyle village. The houses in Thorn Street are part of the Central Heritage Precinct and are built close to the road. There is no footpath along Thorn Street for pedestrians who would be at more risk with increased traffic. It would be a concern if Thorn Street received more traffic as a result of this proposal.

#### **Access to and from Avon Terrace**

The intersection of Stephen Street and Avon Terrace can be dangerous. Vehicles are commonly parked very close to the intersection, even in the no parking area, and there is little visibility for vehicles trying to exit from Stephen Street. Even when cars are legally parked, the view of oncoming traffic is blocked and exiting cars need to pull out almost completely onto Avon Terrace before they can see if the road is clear. We have corresponded with the Shire on previous occasions over the years about this concern but the problem continues. A rubbish bin in front of Spooky Hall also partly blocks the view of oncoming traffic.

Parking needs to be moved further from the intersection to improve visibility and illegal parking needs to be better monitored. Some years ago we believe the Shire had a plan to widen the footpath and kerbs in this area which would have helped solve this problem.

Yours faithfully

Cathy and John Clarke

## Records

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**From:** J & L Bullock <ljbullock@bigpond.com>  
**Sent:** Wednesday, 15 November 2017 12:16 PM  
**To:** Records  
**Subject:** I163316 - SO1 - RV camping location  
**Attachments:** petition1\_NEW.pdf

**SynergySoft:** I163316 - SO1 - A31121 - CCP.38

SHIRE OF YORK	
OFFICER	INITIALS
PAUL M.	
BUILDING	
15 NOV 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

Hi staff,

Could you please pass onto Paul Martin this email.

Hi Paul,

As a follow up on our meeting, Bob and I did a quick canvass of the businesses in the main street yesterday and the almost absolute majority didn't want the RV's moved.

The re-formed chamber of commerce (if that's it's correct name), under the stewardship of Rob Garton-Smith are also organising opposing the re-location.

I have attached our support letter, the original we will give to David Wallace who we have arranged to see on Friday after Thursday's council discussion group meeting.

On another subject, please help our Croquet club in keeping the finished floor level as low as possible. Not only to keep the building cost down as to reduce it's visual impact from across the river and also the streetscape view. I believe the FFL is the last hurdle to a final approval. Ideally can we beg to have the level the same as the present building as there has never been any floodwater anywhere near as high as the present level, and council do have the power to classify it as an uninhabitable building with an exemption to avoid the theoretical 100 year flood heights.

While I am running hot the Avon Valley Motor Museum acquisition is looking like it will happen soon.

Cheers,

John Bullock



### To the Shire of York (staff and councillors )

York is rated as one of the top RV friendly towns and must visits in WA. The campsite's superb central location and facilities have been spread state wide. In some cases Australia wide.

A recent brief survey has indicated:

Over half our current visitors would have driven through or bypassed York, by relocating the site to a less desirable location.

(10/13 surveyed would have not come here)

They spend an average of \$122 each in town per RV (Geraldton surveys average \$150 per RV).

We as a community must endeavour to maintain our current extremely high status as a free town campsite, as other nearby towns will be competing to seek the vitality we now enjoy.

Please do not relocate the current site, on behalf of the following businesses and people of York.

~~John Bullock~~ for AVMA.

~~John Bullock~~

Nola Bliss for York Palace

+ Faversham House

RICHARD BLISS. - YORK HOTEL

BRIAN HUDDY - Settles House York

Karen Wallace - Jayellis

Joan Ainsworth Bayly Rd York.

Shirley

York Quality Butchers

BOYLE FARMING

JULES CAFE

BOYLE FARMING

A.S. Boyle

FRISER'S REAL ESTATE

Williams Bros. Audio

Stay Grannies Home Kitchen

Nguyen's Bakery Cafe.

Pinklands Peter Lamberts - YORK COTTAGES, YORK

GUY HAMMILL

MUNIZ & PARTNERS

JULIAN RRETS

AGRI-MACHINE CONSULTING PTY LTD

# YORK FREE CAMPING IN AVON PARK

---

Results of a brief 2 day questionnaire with overnight campers 3-4<sup>th</sup> November 2017.

There were 13 vans and campervans interviewed and asked the following questions;

1. Where did you find out about the free camp?

Information centre and signs 3 campers, recommendations from others 4, wiki and camps books 6.

2. Would you have come here without the free camping facility?

There were 9 no's and 2 yes with 2 not sure.

3. Have you or do you intend to visit the Motor Museum, Residency Museum or the Courthouse Building?

There were 6 yes and 4 no and 3 likely to.

4. Would you recommend it to others as a good stay?

All agreed to and have suggested to people to visit and stay here in York.

5. How do you rate York as a tourist or overnight destination?

The comments were: Terrific, wonderfully historic, 9/10, very good, one of the best, just beautiful.

6. Money spent here in town?

Each van was, \$0, \$145, \$180, \$120, \$110, \$0, \$220, \$150, \$260, \$280, \$20, \$80, \$30.  
Average \$122.60 each.

## SUGGESTIONS FROM CAMPERS

We could provide a donation box and could collect receipts for money spent in town.

Do not move the site to behind the coffee carriage as the grounds are undesirable especially in summer/winter, no lighting, and too far from services if you want us to recommend York to others.

Half would like a 48 hour stay like Brookton and they would certainly help the town's economy more.

Some liked the possibility of paid showers.

## SOME OBSERVATIONS AND COMMENTS WORTH CONSIDERATION

Geraldton council have done several studies and they calculate each free caravan camper there spends an average of \$150 each per day.

Our estimate is 80% are around the 60-70 years of age bracket love travelling Australia and country towns. They have money and will spend it. Most rigs valued at \$150-250,000.

There is a significant Caravan association estimate of around 500,000 caravan-RV travellers on the roads at any time Australia wide. With more coming to WA each year.

With relatively recent spike in new caravans being sold the momentum is upward and if we in York don't try our hardest to accommodate them the other neighbouring shires will.

Most are internet savvy, with facebook and social media connections.

## SUMMARY

Keep the RV friendly "flag waving", don't move the current location.

Perhaps an overflow area across the river near the croquet courts. Apparently vandalism has been greatly reduced since the initiative has been in place.

Put in a donation box to show some "doubting Thomas's" that people will pay their share.

By actively supporting free camping at Avon Park, Council policy will continue to greatly benefit town businesses and vitality the flow on will improve real estate values with a more vibrant and proactive town.

John and Leanne Bullock

Bob and Dianne Lenkeek

Alan and Peta Hucker.

**From:** Bruce Robson <brobson42@bigpond.com>  
**Sent:** Saturday, 4 November 2017 1:55 PM  
**To:** ljbullock@bigpond.com  
**Subject:** York Free Stopover

Hi,

I was disappointed to hear that there is a move by some York residents to have the free stopover closed.

I can only imagine that this course of events is being pushed by the caravan park, certainly not by the local businesses.

We live at Busselton but travel extensively around this state and others, we meet People from all over Australia who have had the pleasure of staying in York with most favourable comments.

It would be, I believe, very detrimental to the town of York if this site was closed.

I do realise that the caravan park is a commercial enterprise but the caravan park has also to realise that the majority of travellers who stay at free or low cost sites will NOT stay in a caravan park and therefore would most likely bypass York. Most travellers we speak to are quite happy to pay a small fee, usually this is done with a honesty box.

If you are organising a petition to keep this site open the you may add my name, we do intend to stay in the York stopover on Sunday night on our way home from our caravan club rally at Cunderdin.

Best regards  
Bruce & Irene Robson.

Sent from my iPad Air 2

*Phone message - Robin & Carol Baker 4 Hickory Rd Quinns Rocks.  
Support*

**From:** John Atkinson <jvatko1@icloud.com>  
**Sent:** Sunday, 5 November 2017 9:03 PM  
**To:** ljbullock@bigpond.com  
**Subject:** AVON PARK YORK

For the attention of Mr John Bullock:-

We advise having heard from other caravan tourists that a suggestion has been made that the overnight caravan parking bays at York's Avon Park may be closed to caravanning tourists. We wish to record our dismay that a council who should welcome tourists in the interest of local businesses would contemplate such a move.

We do a lot of caravanning & often travel through York & have on several occasions stayed overnight at Avon Park & whenever we do we spend money in the town either buying a great pie or having our evening dinner at one of the hotels plus buying newspapers, fuel & visiting the motor museum.

The closing of this lovely  
overnight stop for caravan  
tourists will be York's loss.

Hopefully sense will prevail & things will stay as is.

John & Verna Atkinson

Dianella.

Sent from my iPhone=

**From:** Lyn Wright <lynw54@hotmail.com>  
**Sent:** Sunday, 5 November 2017 2:29 PM  
**To:** ljbullock@bigpond.com  
**Subject:** York free camp.

Hi John,

We have on many occasions used the free camp in York by the river and would be so disappointed to have that no longer available. We do shopping and have meals while we are there so the town benefits too. We would not stop and use the caravan park if this was our only alternative.

I have tried to ring you but no answer. If you wish to get back in touch our contact mobile is 047405660.

Regards  
Denham & Lyn Wright

Get [Outlook for Android](#)

## J & L Bullock

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**From:** dot ranauro <dotsnewlife@hotmail.com>  
**Sent:** Sunday, 5 November 2017 2:17 PM  
**To:** ljbullock@bigpond.com  
**Subject:** York Free Camping on the river

Hi John My husband and I recently visited York and stayed on the river. What a beautiful place. We were very happy and enjoyed our stay. We also spent quite a lot of money in town.

We have just learnt that York is considering closing this down. What a huge shame.

Regards

Dorothy and Alfredo Ranauro

Sent from my iPhone=

*Bob & Dee Williams - spent \$180 in town instead  
of going to Murrumbidgee - had a little lunch*



## Records

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**From:** York LPO <york1lpo@westnet.com.au>  
**Sent:** Friday, 17 November 2017 9:10 AM  
**To:** Records  
**Subject:** I163370 - SO1 - Caravans in Park

**SynergySoft:** I163370 - CS . CCS . 22 .

**E-MAILED**  
PAUL M  
17/11/17

To whom it may concern

On Tuesday I had two gentlemen come into my shop asking me to sign petition not to move the caravaners to back of Yorkies Carriage. I do not know who they were never seen them in my shop before.

I said I would not on the following grounds:

1. I have been abused 3 times for doing my business early in the morning 2am- my trucks waking them up ;(
2. I have seen elderly gentlemen in their jocks only
3. I have seen the people hanging their washing out on makeshift cloths lines
4. I have not taken my son back there to play in park due to not knowing these people and made to feel un easy.
5. I thought the toilets were meant to be locked at certain time?

I know there are pros and cons for having them such as

Pro – Spend money in town, pass work around RV friendly town, not much vandalism.

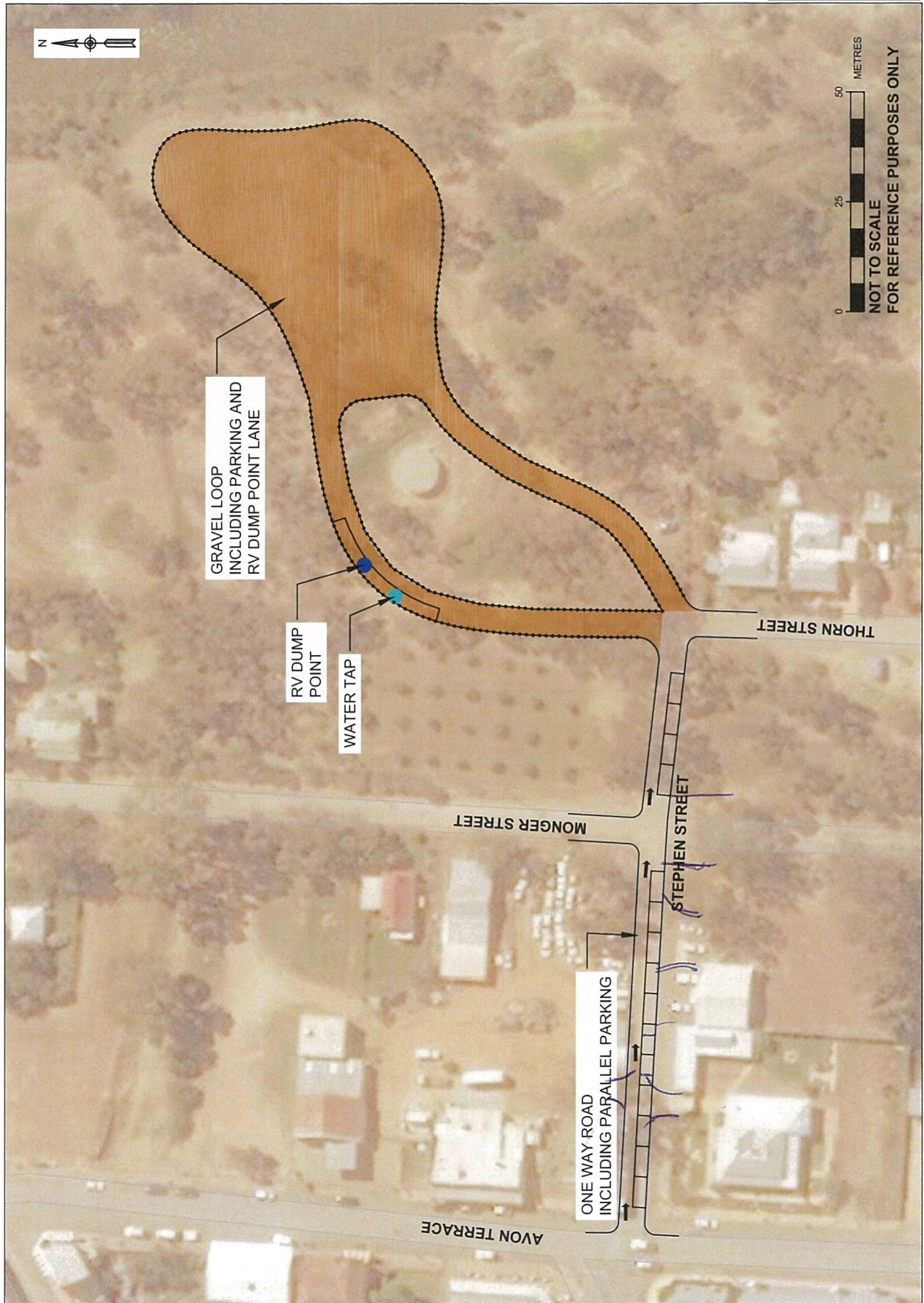
Con – not knowing what background is of caravaners like we say opportunity for not so nice people. Rate payers pay for electricity.

When this was first approved by council I recall Mr Mark Duperouzel say 1. We should have a box there for people to drop receipts in to show which shops they have shopped in and then maybe we can get the shops to contribute further to plans. 2. Have a box there for people to put donation in for electricity.

I know caravan park has been issue hopefully new plans new owners will make it more viable for caravaners to be there. We need to support local business.

I am happy to discuss further and than you for your time

Sharon Macdonald











**Records**

**From:** Paul Martin  
**Sent:** Thursday, 9 November 2017 6:58 AM  
**To:** Records  
**Subject:** FW: Caravan short stays  
**Attachments:** letter to Shire of York re caravans.doc

SHIRE OF YORK	
FILE	
OFFICER	INITIALS
Paul M	
- 9 NOV 2017	
I 163 2017	
REFERRED TO COUNCIL	
DATE	INITIALS

Paul Martin  
Chief Executive Officer



Shire of York  
PO Box 22, York WA 6302  
Phone: (08) 9641 2233 / Fax: (08) 9641 2202  
Mobile: 0417 670 047  
Email: [ceo@york.wa.gov.au](mailto:ceo@york.wa.gov.au)  
Website: [www.york.wa.gov.au](http://www.york.wa.gov.au)

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**From:** Dorothy Bull [mailto:[dbull@westnet.com.au](mailto:dbull@westnet.com.au)]  
**Sent:** Wednesday, 8 November 2017 10:10 PM  
**To:** Paul Martin <[ceo@york.wa.gov.au](mailto:ceo@york.wa.gov.au)>  
**Subject:** Caravan short stays

Hi Paul

Please find attached letter regarding caravan short stays in York.

Kind regards

Dorothy Bull  
Secretary  
York Croquet Club Inc.



# York Croquet Club Inc.

7<sup>th</sup> November 2017

Mr Paul Martin, CEO  
Cr David Wallace, President  
Councillors  
Shire of York  
PO Box 22  
York WA 6302

Dear Ladies and Gentlemen,

At a recent meeting between Paul Martin and York Croquet Club member, John Bullock, the re-location of the caravan short term stay area was discussed.

The York Croquet Club are in favour of the caravans short term stay area being re-located in the area on the East side of the river between the Pool Street Swing Bridge and the Water Corporation waste water facility, with an ablution block built nearby.

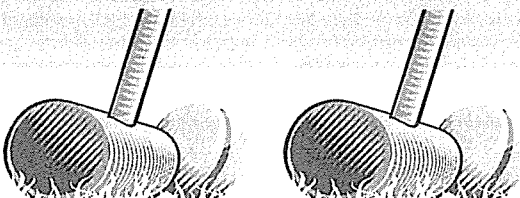
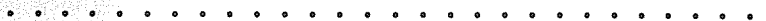
A walk trail is already joining the Glebe Street Bridge and the Swing Bridge on both sides of the river, and Avon Park offers an attractive recreation area to visitors.

John Bullock's research shows that the caravan travellers support our local retail businesses.

The main benefit of this location to The York Croquet Club would be the security of having the caravans close by.

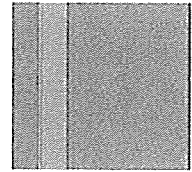
Yours sincerely

Dorothy Bull  
Secretary  
The York Croquet Club Inc.





York Business Association, Inc.  
152 Avon Tce  
York Western Australia 6302



16/11/2017

Paul Martin  
Chief Executive Officer  
Shire of York

BY EMAIL: [ceo@york.wa.gov.au](mailto:ceo@york.wa.gov.au)

### RECREATIONAL VEHICLES

Dear Paul,

On the basis of samples taken, the York Business Association is of the view that businesses in the town prefer the facility offered to RVs at Avon Park to be retained and not moved.

We can give some reasons for this:

- A number of businesses have evidence that having RVs so close to the centre of town increases spend, particularly when there are no other visitors in town. Examples are IGA, newsagency, bakery, cafes, pharmacy.
- Being more expensive vehicles, RVs are most often owned by more wealthy touring couples who have more discretionary expenditure than might otherwise be the case.
- The facility enhances the goodwill of York. The Visitor Centre apparently has a large number of thank you notes from RVs who have overnighted at Avon Park
- The facility is well known amongst the RV community and this attracts a steady stream of RVs to York. . If this facility is withdrawn we have been told by the caravan community that the updated information will be posted to Wikivans, leading to York being bypassed in favour of other free RV towns.
- The existence of the RV facility provides something positive for RVs against the alternative of the out of town York Caravan Park.

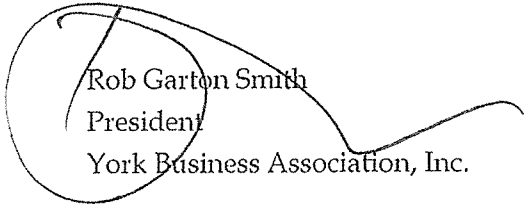


- The RVs provide overnight security for those who use or frequent the park.
- Figures show that since the Council has offered the facility, there has been a dramatic fall in vandalism at Avon Park, outweighing any costs of providing free power by the substantial savings in maintenance and repairs.
- The cost of re-siting the RV parking could be better spent with more positive results in other ways.

We know that *some* ratepayers object to providing free power at the four RV stations where power is available. I imagine that the administrative costs of collecting a small amount from RVs who use this facility would not make it worthwhile. It would be of assistance to the York Business Association, Inc if the Council could kindly provide us with an estimate of the cost of providing power to some of the RVs.

If a charge for power is being considered, it may be worth considering having power decals printed by the Council for display on vehicles. These decals could be purchased from the Council by local businesses, which would then be on-sold to RVs. This would mean very little administrative cost to the Council and would encourage traffic into the participating businesses, and it would be a way of assuaging the minority of locals who feel aggrieved by paying for the RVs' power.

Sincerely,



Rob Garton Smith  
President  
York Business Association, Inc.