



# GEORGE TOWN COUNCIL STRATEGY NO.7 RECREATION VEHICLES MANAGEMENT STRATEGY

Adopted	18 <sup>th</sup> January 2012	Minute Ref: 020/12
Amended		
Next Review Date	As required	

## 1. TITLE

Recreation Vehicles Management Strategy.

## 2. PURPOSE

It is George Town Council's intention in adopting this Strategy to work collaboratively with existing private industry to achieve mutually compatible outcomes in managing and providing facilities to enhance the visitor experience of recreational vehicle, campervan and caravan tourists, whilst they are accessing the many attractions within the municipal area.

There is currently a designated overnight rest area behind the Visitor Information Centre on Main Road in George Town, which provides for overnight parking, potable water and a black water dump station. This is the only recognised overnight rest area within the municipality. It is recognised that the Council will need to consider some expansion to accommodate growing numbers of recreational vehicle tourists and increasingly large vehicles.

## 3. POLICY STATEMENT

In developing and implementing this Recreational Vehicle Strategy, Council recognises its requirements and obligations under the principles of competitive neutrality when providing facilities and/or events for visitors from the caravan/recreational vehicle sector.

## 4. STRATEGIC PLAN

Key Area 3 – Planning and Development

*Objective: Encourage tourism visitation and expenditure and promote local events.*

## 5. LEGISLATION

- Competition Principles Agreement

## 6. ANNUAL PLAN

Planning and Development

### Objective:

*To market George Town Council area and promote it as a great place to live, work and visit.*

*Provide a high standard of infrastructure at affordable levels for visitors, industry and the local community.*

## 7. COMPETITIVE NEUTRALITY

In keeping with Council's Policy "Application of the Principle of Competitive Neutrality", Council concedes that where there are commercial caravan operators in the area, these



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operators must not be disadvantaged by the actions of Council in providing facilities and/or events for visitors from the caravan/recreational vehicle sector.

In developing and implementing its Recreational Vehicle Strategy Council recognises its requirements and obligations under the principles of Competitive Neutrality when providing facilities and/or events for visitors from the caravan/recreational vehicle sector.

George Town Council has undertaken a full cost attribution approach to charging for these services.

## 8. INTERPRETATION

To allow the implementation of the Recreational Vehicle Management Strategy, it is necessary that Council makes a clear distinction between self-contained and non self-contained recreational vehicles, and clearly defines what constitutes a self contained recreational vehicle.

To be completely self-contained, vehicles must meet the following criteria:

1. Has own power supply;
2. Has own toilet and holding tanks for all toilet waste and sullage water, sufficient for at least 48 hours use by the occupants;
3. Has own shower;
4. Has containment for grey water;
5. Has containment for black water;
6. Has own cooking facilities;
7. Has own sleeping facilities; and
8. Has own water tanks for drinking and other purposes.

RV visitors who choose to stay overnight in a rest area must not have any impact whatsoever on the environment. **Any vehicle that does not meet this criteria is best suited to stay overnight at the Low Head Tourist Park.**

## 9. ENVIRONMENTAL IMPACT

In developing and implementing a strategy to manage events and single overnight stays by users of recreational vehicles within the municipality, Council will consider the protection of the environment and potential impact on the community. Council will only provide facilities and/or an additional event for users of fully self contained recreational vehicles.

Any additional dump-stations provided by Council are to be carefully considered so as not to impact on the environment, encourage free camping or the inappropriate disposal of other waste material.



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### 10. GEORGE TOWN AS AN 'RV FRIENDLY TOWN'

George Town is designated as an 'RV Friendly Town' which, among other things, indicates that amenities and services are provided for the mobile traveller in accordance with various criteria set down by the Campervan Motor home Club of Australia (CMCA) to assess towns under the 'RV Friendly Town' Scheme.

### 11. GEORGE TOWN COUNCIL AS AN 'RV FRIENDLY MUNICIPALITY'

Although George Town is designated as an 'RV Friendly Town', there are no Council managed facilities or services provided for mobile travellers outside of the urban area. In the development and implementation of its Recreational Motor Vehicle Strategy, the following sites have been noted as areas that could possibly be used as future overnight rest points subject to further Council consideration and approval.

- George Town Sports Complex (Council-owned land);
- Lagoon Beach overflow car parking area (Council-owned land);
- Bellingham Recreation Ground (Council-owned land);
- Hillwood Recreation Ground (Council-owned land);
- Batman Bridge Reserve by negotiation (public land – owned by DIER).

### 12. INAPPROPRIATE OVERNIGHT REST AREAS

The following area within George Town have been identified as ***inappropriate*** for use as an overnight rest area and signage will be installed to the prohibit overnight use of areas that have been designated as inappropriate overnight rest areas and redirect caravan/recreational vehicle users to appropriate Council owned sites and the Low Head Tourist Park.

- Regent Square (apart from use during organized rallies and special events).

### 13. PROHIBITED OVERNIGHT REST AREAS

Overnight stopping at the following sites is ***prohibited*** for use as overnight rest areas and signage will be installed to the prohibit overnight use of these areas and redirect caravan/recreational vehicle users to appropriate Council owned sites and the Low Head Tourist Park.

- York Cove and Esplanade North – including Windmill Point
- Low Head Road (whole length);
- The Bird Reserve at Taylor's Beach (Old Sewage Station);
- The Pilot Station (surrounding areas);



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- Lagoon Beach (both ends);
- East Beach;
- The parking area at the start of the Low Head Penguin Tours, and the Council leased land at Beechford.

## 14. APPLICATION

Council recognises that it does not currently have an appropriate by-law, nor does it employ an enforcement officer, to administer effective policing and enforcement of the roadside camping aspect of this strategy. On this basis, the development of single overnight stay sites must be considered on the criteria of management through appropriate signage with strictly limited enforcement potential.

Council will consider the need to pass a by-law to ensure that it has the authority to remove any persons and vehicles that overstay the time limit at the recreational vehicle designated rest area.

In considering the provision of designated single overnight stay sites, the Council should take into account the following criteria;

- Toilet and waste water dump access;
- Sealed and drained hard stand ground surface;
- Parking and access for larger vehicles;
- Safety from passing traffic;
- Limited intrusion to private dwellings; and
- General waste management needs.

As part of its Recreational Vehicle Management Strategy Council will:

- Erect management signage in appropriate locations at designated overnight recreational vehicle rest sites which:
  - Prohibits multi-night stays;
  - Refers overflow or longer-term stays to the Low Head Tourist Park.
- Locate additional designated recreational vehicle parking bays in Anne Street to facilitate easier access and egress of large recreational vehicles to this area;
- Investigate the feasibility of installing a dump point within the vicinity of the Anne Street toilet complex;



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- Upgrade the water and dump point located at the Tourist Information Centre in Main Road, and re-sign the recreational vehicles car park to permit a 24 hour length of stay for fully self-contained recreational vehicles only;
- Consider installing a separate water tap for tank refilling at the Tourist Information Site in a location that is perceived by visitors to be more hygienic.
- Consider the feasibility of developing additional Council-owned sites for use as overnight recreational vehicle rest areas;
- Consider the installation of a water and dump point at the Lagoon Beach overflow car park site, as well as the erection of signage limiting length of stay to overnight (24 hour) for fully self-contained recreational vehicles only;
- Consider the installation of fresh water dispensers at designated Council-owned overnight recreational vehicles rest area sites;
- Install ticket dispensers and strong boxes at Council-owned designated overnight RV rest area sites;
- Remove all signage directing people to the “Low Head Beachfront Caravan Park” and the “Low Head Caravan Park”, and install replacement signage directing people to the “Low Head Tourist Park”;
- Remove all signage throughout the municipality which refers to ‘Motor Homes’ and replace this with the term “fully self-contained recreational vehicles”; and
- Update and keep current, George Town’s information and listing in the Campervan Motor home Club of Australia’s publication “The Wanderer’s Mate”.

## 15. PERMITS

The Campervan Motorhome Club of Australia (CMCA), A Code of Conduct stipulates that *“as an environmentally conscious Recreational Vehicle owner, they recognise that all rights convey obligations, and agreed to obtain permission to stay from the relevant authority where applicable and to obey any posted regulations”*.

As part of its Recreational Vehicle Management Strategy, Council will purchase and install strong boxes and ticket dispensers at its Council-owned designated over-night RV rest area sites.

Recreational vehicle visitors will be required to register and pay when entering the site with their details, time of arrival and registration numbers recorded on a pre-printed card which is to be placed inside the windscreen.



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Recreational vehicle visitors are to print their name and registration number on the front of a pre-printed envelope and enclose the appropriate fees in accordance with the following schedule of costs:

### **Compulsory**

- One night stay: \$8.00
- Rubbish Collection: \$2.00

### **Discretionary**

- Water (if available): \$1.00
- Dump-Station: \$1.00

**Note:** *These fees will be reviewed annually in accordance with full cost attribution and form part of Council's fees and charges.*

The money is then to be deposited into the strong box attached to the ticket dispenser's strong box for collection by a Council appointed officer.

## **16. ROADSIDE CAMPING**

An unmanaged site is located at the western entrance to the municipality on the bank of the Tamar River at the Batman Bridge. As it is located on the Batman Highway Road Reserve, this site is technically under the jurisdiction of DIER. The only basic facilities provided at this site are male and female toilets and associated water supply, picnic tables, rubbish bins, and tourist signage. The signage neither encourages nor prohibits camping at the site. However, the site attracts a large number of all types of recreational vehicles, without any apparent control.

In the development and implementation of its Recreational Vehicle Management Strategy, the Council **does not** condone or permit roadside camping, apart from the use of designated sites by fully self-contained Recreational Vehicles for single overnight stays only.

## **17. OVERFLOW PLANNING**

It is important to ensure that adequate planning is in place to develop appropriate overflow facilities for special events (such as rallies) and to meet peak period demand. Where this occurs:-

- Commercial operators should be involved in overflow planning and communication;
- Availability of such facilities need to be communicated to visitors arriving in the Municipality;



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- Local recreation ovals/grounds may be utilised for short-term camping purposes and 'one off' events.
- Planning and communication should also involve the relevant regional tourism organisation.
- Users of local ovals and other sportsgrounds will be consulted regarding overflow planning.

### **18. SUB-LETTING OF COUNCIL GROUNDS AND FACILITIES**

In considering approaches made directly to associations for the use of their managed community grounds by recreational vehicle user groups for special events and rallies, Council will need to:

- Assess each application in accordance with the guidelines of its Recreational Vehicles Management Strategy.
- Determine whether it will allow recreational vehicle user groups to stay overnight on community grounds and facilities that are not recognised as overnight stay areas.
- Consult with local users in regard to the availability of the grounds and facilities for use by recreational vehicle user groups during these special occasions.
- Consult with community associations as to the security of their managed facilities and grounds, the safety of recreational vehicle user groups, available amenities and the environmental impact on the area.
- Consult with the community associations as to whether a bond and/or fee is to be charged per recreational vehicle user or group staying over-night and whether the association will retain the proceeds for the use of their managed facility.

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### **RELATED DOCUMENTS**

- *George Town Council Strategy No. 4 Application of the Principle of Competitive Neutrality*
- *George Town Council Strategy No. 5 Competitive Neutrality Complaints Strategy*