

## **PEACEFUL BAY CARAVAN PARK LEASE RENEWAL**

**Applicant:** ML, JF & RJL Phillips

**Location:** Lots 305 & 306 on Deposited Plan 220017, Portion of Reserve No. 24510, Peaceful Bay

**Details:** Proposed Intention to Lease Lots 305 & 306, Portion of Reserve 24510, on Deposited Plan 220017, Peaceful Bay (Peaceful Bay Caravan Park).  
At its meeting held on 16 July 2019, Council resolved to advertise its intention to enter into a new lease with the existing Lessees (owners & operators) of the Peaceful Bay Caravan Park site.

The Shire of Denmark has management over the Reserve, with power to lease for 21 years. The designated purpose is "Recreation, Camping Caravan Park and Holiday Cottages".

The current lease is due to expire in 2028 however, the Lessee has approached Council requesting a new 21 year lease as they would like to make significant improvements to the area and a longer tenure will provide them with the security they need to make that investment.

The proposal was advertised for 14 days with 15 submissions received.



**SCHEDULE OF SUBMISSIONS: LEASE RENEWAL – PROPOSED INTENTION TO LEASE LOTS 305 & 306, PORTION OF RESERVE 24510, ON DEPOSITED PLAN 220017,  
PEACEFUL BAY (PEACEFUL BAY CARAVAN PARK).**

<b>Ref No.</b>	<b>Name &amp; Address Details</b>	<b>Verbatim Submission</b>	<b>Governance Comment</b>
S1	Details omitted as per Council Policy.	<p>As an ex Caravan Park proprietor, I would like to support the proposal to renew the lease of the Peaceful Bay Caravan Park for a further period of 21 years. The caravan park and associated businesses are major employers in the district in a region where employment for residents is a restricted item. By giving security to the Phillips, this will enable them to have security of tenure and to carry out the extensive works and refurbishments proposed, all necessary items to enable the park to cater for the current and likely future requirements of visitors to the area.</p> <p>Tourism is one of the few expanding industries of the shire and should be supported wherever possible. This is a major attraction to the region and I therefore urge the Council to renew the lease for the 21 years requested to give that security of tenure require.</p>	Support Noted
S2	Details omitted as per Council Policy.	<p>I would like to support the intention to lease the Peaceful Bay Caravan Park to Malcom, Janine and Ryan Phillips for the period of 21 years.</p> <p>As a lease holder in Peaceful Bay I am in favour of stability for the operators of the caravan park and shop that service us leaseholders in Peaceful Bay.</p>	Support Noted
S3	Details omitted as per Council Policy.	<p>We are writing to support the proposal for the Peaceful Bay Caravan Park, to have a new lease for a period of 21 years. I have received some correspondence from another person who seems to be against this proposal. Her information was very misleading with none of the relevant facts and reasons for them request to increase the lease, mentioned.</p> <p>Once again we fully support the motion for the caravan park to have a renewed 21 year lease of the caravan park at Peaceful Bay</p>	Support Noted
S4	Details omitted as per Council Policy.	<p>I would like to support the proposal to renew the Peaceful Bay Caravan Park for 21 years.</p> <p>I have a house in the leasehold area of a Peaceful Bay and have witnessed the efforts of the current park leaseholders in implementing improvements to the park and shop/cafe which</p>	Support Noted

		<p>has enhanced the unique aesthetics of the area. The improvements have ensured that it complements the attractive and popular surroundings of Peaceful Bay.</p> <p>The cafe particularly is now a “destination” with its fish and chips mentioned both on mainstream and social media as best in the State.</p> <p>The proposed new investment is a considerable commitment to the community, at no cost to the rate payers, and I believe it should be recognised by renewing the 21 year lease.</p> <p>I am optimistic that Councillors will disregard the disparaging, malicious emails and social media comments furnished by a seemingly vindictive ex councillor.</p>	
S5	Details omitted as per Council Policy.	<p>We are permanent residents of Peaceful Bay and our property adjoins the Caravan Park. We would like to offer our support for a new 21 year lease for the Phillips family. They have been very good neighbours and have done a wonderful job of running the caravan park. It is neat and tidy and offers a great holiday location for tourists who come here. In all the time they have owned the Park there have been no incidents of unruly behaviour. The ablutions are long overdue for replacement and this will be done with no cost to the ratepayers of our Shire.</p> <p>The caravan park employs many of the young people who have come here over many years giving them the opportunity to gain skills that stand them in good stead as they enter the workforce or further education.</p> <p>The family have involved themselves in the community groups here including the Progress Association and Sea Rescue.</p> <p>Please support their application for a new lease.</p>	Support Noted
S6	Details omitted as per Council Policy.	<p>I would like to give my full support to Peaceful Bay Caravan Park in securing a further 21 year lease.</p> <p>They have been a great support to the Peaceful Bay community for many years, donating and supporting community events. Helping young people by training them in the shop, waitressing and in Caravan Park, which is allowing many young people gain experience, communicating with people from all walks of life and from all over the world, confidence and work ethics, readying them for their job paths.</p>	Support Noted

		<p>They have made a lot of improvements to the Caravan Park and am sure they will be able to achieve many more if they are granted a further 21 year lease. It will also give them the security they need to upgrade and install a third toilet and shower block.</p> <p>I have been visiting Peaceful Bay for over 55 years. I have been a member of the Peaceful Bay Progress Association for over 5 years and along with my husband have been lease holders for over 5 years.</p> <p>Thank you for your consideration.</p>	
S7	Details omitted as per Council Policy.	<p>As a regular visitor to Peaceful Bay and a ratepayer in the Shire of Denmark I write to support the proposed extension of the Peaceful Bay Caravan Park Lease.</p> <p>I am pleased to hear that the current leaseholders intend to replace the old ablutions as they really need an upgrade. As they are shire owned, this is a considerable financial relief for ratepayers who will not have to foot the bill for the infrastructure upgrades so badly needed.</p> <p>This is a great proposal and a good outcome for the ratepayers of Denmark and the guests of the Peaceful Bay Caravan Park.</p> <p>Please acknowledge receipt of this submission.</p>	Support Noted
S8	Details omitted as per Council Policy.	<p>I write to support the proposal to renew the Peaceful Bay Caravan Park Lease for 21 Years.</p> <p>The caravan park is an integral service at Peaceful Bay and the aging, shire owned infrastructure requires substantial investment. The fact that the proprietor is willing to cover the cost of this is a great outcome for ratepayers.</p> <p>I urge the council to approve the proposal to ensure the inadequate facilities are replaced without the need for a huge investment from the shire budgets.</p>	Support Noted
S9	Details omitted as per Council Policy.	<p>I would like to express my full support towards the lease extension for the Peaceful Bay Caravan Park.</p> <p>My family and I often stay at the caravan park, it's my understanding that the caravan park proprietors are wishing to extend their lease in order to fund an upgrade to the facilities.</p>	Support Noted

		<p>New facilities are an absolute must, it's obvious to see that the proprietors do their best to maintain the ablution blocks, but they are very clearly outdated and are in much need of upgrading!</p>	
S10	<p>Details omitted as per Council Policy.</p>	<p>I would like to submit my support for the above submission.</p> <p>I am employed by the Caravan Park on a permanent basis and know firsthand the negative feedback we receive from the old ablution blocks. As this is a shire asset I would expect that it is the shires responsibility to replace it. That the owners of the park are willing to finance this much needed update I do not think it is unreasonable of them to ask for a longer lease. It is, after all, them that will be receiving the financial burden.</p> <p>The caravan parks employs many staff over the busy season, local people who are on Uni breaks. Also younger staff, training them in their first job. You cannot underestimate the value of having these paid positions for our up and coming younger workforce.</p> <p>Our family connection with Peaceful Bay goes back a long way, ours was the 1st hut built at Peaceful Bay. Over this time our family has seen the caravan park go from strength to strength. After working in tourism for many years I know that this area is a much sought after location.</p> <p>To read the negative, misquoted and underhanded social media regarding this proposal has been stressful to the family I work for, let alone giving the wider community false misrepresented information.</p>	<p>Support Noted</p>
S11	<p>Details omitted as per Council Policy.</p>	<p>I worked at the Peaceful Bay Caravan Park in 2008 when I was 16 years old and thoroughly enjoyed it, I now holiday at Peaceful Bay with my children!</p> <p>I know the caravan park employs many local kids on school holidays and university breaks.</p> <p>Ryan and Katrina gave me a great introduction to the workforce, they are fantastic employers and great role models.</p> <p>I completely support the 21-year lease extension for Peaceful Bay Caravan Park.</p>	<p>Support Noted</p>

S12	Details omitted as per Council Policy.	<p>I'm writing to express my support for the extended lease of 21 years to the Peaceful Bay Caravan Park.</p> <p>I have put in over 12 years supporting my husband working at the Peaceful Bay Caravan Park, in that time I have raised four children. I have a genuine love for the Peaceful Bay area and plan to be here long term. I see the upgrades of the facilities at the caravan park as imperative to the viability of our tourism offering. As a family we have made plenty of sacrifices especially in the early years to build the Caravan Park business into what it is today.</p> <p>As a mother of four children who all attend Denmark Primary School and are involved in many local sporting clubs in Denmark, we find it tough to find a reasonable work life balance when we are constantly dealing with the unnecessary burden of aged facilities. It's important for the wellbeing of my children that we get the opportunity to fix the issues caused by aged facilities which constantly steal away family time.</p>	Support Noted
S13	Details omitted as per Council Policy.	<p>We have no objection to the above proposal from the Peaceful Bay Caravan Park for another 21 year lease, so they can improve the existing infrastructure of the Park. This is a positive move on their part and can only be beneficial for Peaceful Bay. We hope Council approves this proposal.</p>	Support Noted
S14	Denmark Chamber of Commerce	<p>Please accept this letter of support as part of the consultation for the proposed renewal of the Peaceful Bay Caravan Park lease.</p> <p>The Peaceful Bay Caravan Park is a considerably large employer in the west end of the Shire and provides an important service to the growing tourism industry. Over the past seven years, the business has specialised its customer offering and expanded services to include fresh seafood, which in turn has created additional employment.</p> <p>As the tourism industry continues to be a major driver of our local economy, support for the ongoing development of our local tourism operators is essential.</p>	Support Noted
S15	Department of Lands	<p>Thank you for your email regarding the proposed Intention to Lease Lots 305 &amp; 306, Portion of Reserve 24510, on Deposited Plan 220017, Peaceful Bay (Peaceful Bay Caravan Park).</p> <p>It should be noted that an upcoming report on coastal erosion hotspots in Western Australia may have implications under the State's <i>Coastal Planning Policy</i> (SPP2.6). I would suggest you</p>	Noted

		consider this policy as well as any other planning matters as part of your diligence in your negotiations for a replacement leases.	
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