

Operational policy

SLM/2013/490
Formerly PUX/901/102
Version 3.08
01/03/2023

Caravan Park policy

Purpose

This policy provides guidelines to ensure appropriate action is taken to restrict the loss of caravan parks and the subsequent reduction in economy accommodation stock. This will be achieved by preserving caravan parks and camping grounds sited on state-owned land and identifying unallocated state land (USL) suitable for development as caravan parks.

Domestic tourism has been identified by the Department of Tourism, Innovation and Sport as being the "bread and butter" for the Queensland's tourism industry. Drive tourism is by far the largest component of domestic tourism, and the so-called "grey nomads" are a significant segment of drive tourism.

For grey nomads and other economy travellers, camping grounds and caravan parks are favoured accommodation. In recent years, a number of caravan parks have closed, for a variety of reasons, reducing the economy accommodation stock for budget travellers.

In addition, caravan parks provide a valuable source of affordable semi-permanent housing and there is a growing need for the state to maintain and facilitate the expansion of existing supplies of this type of housing stock.

The government will restrict the loss of affordable accommodation by preserving caravan parks and camping grounds on state-owned land and identifying USL suitable for development as caravan parks.

The following caravan parks, which are all located on reserves, will be preserved:

- John Kemp St, Main Beach
- Gold Coast Highway, Miami
- 1795 Gold Coast Highway, Burleigh Heads
- 1521 Gold Coast Highway, Palm Beach
- Jacobs Well Tourist Park, 1161 Pimpama-Jacobs Well Road, Jacobs Well
- Bells Caravan Park, Hornibrook Esplanade, Clontarf
- Donnybrook Caravan Park, 17-19 Alice Street Donnybrook
- Dicky Beach Family Holiday Park, Beerburrum Street, Dicky Beach
- Bribie Pines, Cotterill Ave, Bongaree
- Noosa North Shore Beach Campground

- Noosa River Holiday Park
- Boreen Point Campground
- Esplanade, Tin Can Bay
- 384 Captain Cook Drive, Town of Seventeen Seventy
- Taylor St, Tully Heads
- 24 Davidson St, Port Douglas
- 46 Heatley Pde, Belgian Gardens
- Bruce Pde, Lucinda
- Golf Links Rd, Bowen
- 12-30 Little St, Manunda
- River Ave, Innisfail
- Loudon St, Mareeba
- Etty Bay Rd, Etty Bay
- Elizabeth St, Flying Fish Pt
- Adelaide Street, Yeppoon

A further 70 caravan parks have been identified as being on state land (leasehold and reserve) and this policy is to be applied when dealing with all caravan park sites on state land.

Policy

The Department of Resources (the department) will restrict the loss of affordable accommodation by preserving caravan parks and camping grounds on state-owned land.

The department will also seek to identify unallocated state land suitable for development as caravan parks.

Existing caravan parks/camping grounds

The majority of caravan parks in Queensland are on freehold land. However, a number of caravan parks are held under term or perpetual lease tenure or are on reserves, such as reserves for local government, camping or recreation.

Leases and reserves issued for caravan park or camping purposes should be retained for such purposes. If it is found that an even greater community benefit is potentially available from an alternative use, or if retention of the land for caravan park or camping purposes becomes contentious the matter is to be escalated to the Director General.

As the state has little control over the use of land once it passes from state ownership, when assessing an action for conversion to freehold of a term or perpetual lease that is leased for caravan park purposes, the department will ensure that any offer of conversion will be conditioned requiring the lessee to enter into a covenant restricting the use of the land for caravan park purposes.

Future caravan parks/camping grounds

Existing reserves

A Reserve for Recreation may be used for camping with the provision of limited facilities. The length of stay is to be restricted to no more than three nights. Local governments wishing to utilise Reserves for Recreation for camping will need to adopt a local law to authorise the activity (see [Laws | State Development, Infrastructure, Local Government and Planning](#)).

A full scale caravan park with on-site accommodation, kiosk and full amenities is not consistent with a Reserve for Recreation. If a local government wishes to establish more extensive facilities on a Reserve for Recreation, they will need to apply to the department for a term lease for caravan park purposes.

Section 52 of the *Land Act 1994* (Land Act) allows a trustee to apply to use trust land for a purpose inconsistent with the purpose for which the trust land was dedicated. If the department is satisfied the inconsistent action will not diminish the purpose for which the land was dedicated or adversely affect any business in the area surrounding the trust land, the application may be approved. Local governments wishing to utilise this provision will be required to submit a land management plan with their application for approval.

An example of how this provision can be utilised is for Reserves for Showgrounds and the like in country areas where for the majority of the year the reserve is unused. If there is no caravan park in the locality, or the existing caravan park does not have the capacity to meet the needs of the customer [for example - where park restrictions (size limitations etc) for an existing caravan park would otherwise prevent a customer from using the facility], the showgrounds or other similar reserve may be used for short term stays (no more than 3 nights). However, to promote the interests and safeguards of both tourism and commercial parks, the 3-night stay may be increased to no more than 7 nights with the proviso that stays for any length of time less than 7 nights do not adversely affect local licensed caravan and/or tourist park owners. The use of reserves in this way should be subject to a reserve management plan and be designed to enhance capacity for tourism only at times when commercial facilities cannot cope with demand.

A trustee permit may be inconsistent with the purpose of the trust land if an approved land management plan identifies the potential impacts of the permit and states how the permit does not diminish the purpose of the trust land.

Unallocated state land

When undertaking planning studies of USL, consideration is to be given when assessing most appropriate use, to determine if any of the land may be suitable for either setting aside as a Reserve for Recreation which can be developed for low-key camping, or for being offered as a term lease for caravan park purposes, either in priority to an appropriate lessee or by way of public competition.

Legislation

Land Act 1994

Related documents

Operational policy – [Creation of trust land \(SLM/2013/479 = PUX/901/207\)](#)

Procedure – [Deciding the most appropriate tenure of state land: Guideline for state land asset management \(SLM/2014/1012 = PUX/952/106\)](#)

Operational policy – [Land allocation: Deciding most appropriate use, tenure and management \(SLM/2013/481 = PUX/901/101\)](#)

Operational policy – [Leases over reserves \(SLM/2013/495 = PUX/901/210\)](#)

Human Rights

The department is committed to respecting, protecting and promoting human rights. Under the *Human Rights Act 2019*, the department has an obligation to act and make decisions in a way that is compatible with human rights and, when making a decision, to give proper consideration to human rights. To the extent an act or decision under this document may engage human rights under the *Human Rights Act 2019*, regard will be had to that Act in undertaking the act or making the decision.

Approval

Position	Name	Effective Date
Executive Director, Land and Native Title Services	Graham Nicholas	29/01/2020

Version history

Version	Date	Comments
1	04/12/2007	Implemented to guide decisions on caravan parks. Endorsed by Scott Spencer, Director-General Department of Natural Resource and Water
2	12/03/2008	Updated to clarify short term stays
3	20/05/2009	Updated to clarify no caravan park in locality. Endorsed by John Bradley, Acting Director-General Department of Environment and Resource Management
3.1	11/10/2012	Minor updates to reflect departmental name change to DNRM
3.2	05/03/2013	Updated to change government logo
3.3	10/10/2013	New DNRM template
3.04	26/11/2015	Minor amendment to update version history
3.05	02/09/2019	New template and minor amendment to include additional caravan parks
3.06	29/01/2020	Minor amendment to list of caravan parks
3.07	20/06/2022	Updated template and department name to Department of Resources
3.08	01/03/2023	Updated to include amendments due to LOLA 2022

Further information

- Contact your nearest business centre (https://www.resources.qld.gov.au/?contact=state_land), or
- Refer to <https://www.qld.gov.au/environment/land/state>, or
- Call 13 QGOV (13 74 68).

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