

THE USE OF CROWN RESERVES FOR OPERATING CARAVAN PARKS AND CAMPING GROUNDS



Land and Property
Management Authority
Crown Lands



The purpose of this paper is to clarify for Local Councils and other organizations with an interest in operating caravan parks and camping grounds, the position of the Land and Property Management Authority in respect of the use of Crown reserves for operating caravan parks and camping.

Introduction

The Land and Property Management Authority (the Authority) is committed to sustainable tourist destinations that cater for caravans, campervans, motorhomes, tents and other moveable dwellings. However, the Authority cannot, nor does not, condone illegal caravanning and/or camping on Crown land. All facilities on Crown land advertised for public tourist accommodation, including showgrounds, must be approved.

Position

i. Approval to Operate

The approval to operate a caravan park and/or a camping ground in NSW (either on Crown land or freehold land) is required under:

- Section 68 of the *Local Government Act 1993* (LG Act), in compliance with the relevant provisions of the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*.

ii. Approval to Develop

State Environmental Planning Policy No. 21 – Caravan Parks (SEPP 21) requires that “development for the purposes of a caravan park may be carried out only with the development consent of the [local government] council”. Note that the definition of ‘caravan park’ includes a camping ground.

However, if a caravan or camping ground is prohibited under another plan, for example, a council’s local environmental plan, SEPP 21 does not change that position.

Also, the establishment of a new caravan park or camping ground on Crown land requires the Authority’s consent (land owners consent) which is subsequently submitted with the development application.

The local Council is the consent authority for development under SEPP 21 and for an approval to operate.

Endorsement

This position paper is endorsed by the following Government Agencies and Organisations:

NSW Department of Planning

Tourism New South Wales

Local Government & Shires Association

Caravan & Camping Industry Association of NSW

Campervan & Motorhome Club of Australia

Further Information

Further information may be obtained by contacting the Crown Lands Division, LPMA, Level 4, 437 Hunter Street, Newcastle NSW 2300; or www.lpma.nsw.gov.au.

Land and Property Management Authority

Head office
1 Prince Albert Road
Queens Square
SYDNEY NSW 2000

T 1300 052 637
61 2 9228 6666
F 61 2 9233 4357