
Payment of proceeds from operation of Crown caravan parks to the Crown Reserves Improvement Fund

Rule no.: CLMR24/01

Gazette date: 15 Dec 2023

Effective from: 1 January 2024

Applies to: Crown land managers operating certain Crown caravan parks

Payment of proceeds from the operation of Crown caravan parks to the Crown Reserves Improvement Fund

The NSW Government has a proud history of providing access to Crown land for recreation and tourism opportunities. The network of caravan parks on Crown land allow the NSW community and visitors to access some of the most stunning locations to be found anywhere in the world. From sun-soaked beaches to majestic inland rivers, through country NSW and into the heart of the outback, Crown caravan parks are supporting regional tourism in NSW.

Since 1992, a proportion of revenue generated from the operation of Crown caravan parks has also contributed to supporting the development, maintenance and improvement of Crown reserves.

This rule ensures the continuation of that policy under the *Crown Land Management Act 2016*.

The rule

The appointed Crown land manager of a Crown caravan park in the attached schedule is directed to pay a proportion of proceeds from its operations to the Crown Reserves Improvement Fund. The amount payable is calculated as follows:

- (i) 5% of the annual gross income generated from the Crown caravan park and its ancillary facilities and services, for parks listed in Table 1. This rate also applies to those parks listed in Table 2 but only for income generated up until 31 December 2023,
- (ii) 7.5% of the annual gross income generated from the Crown caravan park and its ancillary facilities and services, for income generated from 1 January 2024, for parks listed in Table 2,
- (ii) 10% of the annual rent received by the Crown land manager in association with the leasing or licensing of the Crown caravan park and/or its ancillary facilities and services, and
- (iii) 20% of a premium paid to the Crown land manager by a lessee on the transfer of a lease or licence of the Crown caravan park and/or its ancillary facilities and services.

This rule has been made under s.3.15 of the *Crown Land Management Act 2016*.

Application of the rule

This rule applies to the appointed Crown land manager of a Crown caravan park listed in the attached schedule.

About the rule

The proportion of proceeds to be paid to the Crown Reserves Improvement Fund from the operation of a listed Crown caravan park is to be calculated as appropriate using a combination of the following methodology:

1. Calculation of annual gross income

Calculation of payments will include income received from, but not limited to, the following:

- a) hire of accommodation
- b) income derived from day visitor parking, use of facilities such as tennis court hire, boat hire, swimming pool fees, games room income etc.
- c) administration fees and charges associated with site occupations
- d) user charges, e.g. laundry fee, shower fee, barbecue fee, etc.
- e) operation of kiosks or onsite retail operations
- f) onsite residential tenancy for a manager, caretaker or employee of management.

Calculation of payments will not include income received from the following:

- g) monies collected from electricity payments servicing individual metered sites
- h) cancelled booking fees—refunds will be deducted from each month's income, as these monies are not payment for a service and are therefore not income receipted
- i) payments on insurance claims, which would be set off against the expense incurred
- j) government rebates or subsidies, e.g. diesel fuel rebate, employment subsidy
- k) government grants or loans.

2. Calculation of 10% of lease or licence rentals

Rent collected by the reserve trust or manager from a second party on the lease, sublease or licence to occupy the land for a kiosk or other facilities of the park.

3. Calculation of 20% of premiums received

When a Crown reserve is leased by the appointed Crown land manager, or subleased or licenced to a third party, and a premium is paid on the transfer of the lease, sublease or licence, 20% of the premium will be paid with the next quarterly payment.

The NSW Government will calculate the amounts payable under this rule and this rule will supersede Crown Land Management Rule 2018/02 from the 1st of January 2024. All amounts payable under this rule are to be made to the Crown Reserves Improvement Fund on a quarterly basis, as directed by the government.

Existing determinations made under s.106 of the *Crown Lands Act 1989* requiring payment of the proportion of proceeds to the Public Reserves Improvement Fund continue to apply under this rule. Amounts to be paid to the Crown Reserves Improvement Fund include those generated but not collected under the previous s.106 direction, made under the *Crown Lands Act 1989*.

Amounts paid to the Crown Reserves Improvement Fund

All amounts payable under this rule are to be paid to the Crown Reserves Improvement Fund. This includes revenue generated from directions made prior to 1 July 2018. The fund supports the development, maintenance and improvement of Crown reserves.

Crown caravan parks

The rule supersedes Rule 2018/02 and is applied to the following schedule of Crown caravan parks from 1 January 2024

A different operating name of the Crown caravan park listed in this schedule does not void application of the rule.

Table 1:

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Account Ref.	Park Name	Reserve Number	Reserve Gazette Date	Reserve Purpose	Location
C313455	Boyds Bay Caravan Park	76814	04-JUN-1954	Public recreation or conservation ; public recreation ;	Boyds Bay
C313457	Ballina Central Caravan Park	75925	15-MAY-1953	Public recreation or conservation ; public recreation ;	Ballina
C313458	Coffs Harbour Tourist Park	540030	16-SEP-1966	Public recreation or conservation ; public recreation ; showground ;	Coffs Harbour
C313459	Calypso Yamba Holiday Park	81523	10-APR-1959	Public recreation or conservation ; public recreation ;	Yamba
C313460	Corindi Beach Caravan Park	55008	09-DEC-1921	Public recreation or conservation ; public recreation ;	Corindi Beach
C313461	Ferry Reserve Caravan Park	74701	18-JAN-1952	Public recreation or conservation ; public recreation ;	Brunswick
C313462	Hastings Point Caravan Park	1001015	07-NOV-1997	Public recreation or conservation ; caravan park ;	Hastings Point
C313463	Grafton Greyhound Club Caravan Park	94039	30-JAN-1981	Public recreation or conservation ; caravan and camping park ; public recreation ; racecourse ;	Grafton
C313464	Kingscliff Beach Caravan Park	1001014	07-NOV-1997	Public recreation or conservation ; caravan park ;	Kingscliff
C313465	Grafton Showground Caravan Park	84899	29-MAY-1964	Public recreation or conservation ; public recreation ; showground ;	Grafton
C313467	Massey Greene Caravan Park	91536	17-AUG-1979	Public recreation or conservation ; caravan and camping park ;	Brunswick Heads
C313468	Kingscliff North Caravan Park	1001013	07-NOV-1997	Public recreation or conservation ; caravan park ;	Kingscliff
C313469	Minnie Water Holiday Park	95566	04-SEP-1981	Caravan and camping park	Minnie Water
C313470	Moonee Beach Caravan Park	64933	23-NOV-1934	Public recreation or conservation ; public recreation ; resting place ;	Moonee Beach
C313471	Pottsville Beach Caravan Park South	1001016	07-NOV-1997	Public recreation or conservation ; caravan park ;	Pottsville
C313472	North Beach Caravan Park	140084	03-SEP-1993	Public recreation or conservation ; caravan park ;	Mylestom
C313473	Red Rock Reserve Camping And Caravan Park	64746	14-SEP-1934	Public recreation or conservation ; public recreation ; resting place ;	Red Rock
C313474	Sawtell Beach Caravan Park	81703	19-JUN-1959	Public recreation or conservation ; public recreation ; resting place ;	Sawtell
C313475	Park Beach Caravan Park	140089	26-MAY-1995	Public recreation or conservation ; caravan park ;	Coffs Harbour
C313476	Shaws Bay Caravan Park	84107	14-DEC-1962	Public recreation or conservation ; public recreation ; resting place ;	Ballina
C313478	Pottsville Beach Caravan Park North	140011	24-DEC-1986	Public recreation or conservation ; caravan and camping park ;	Pottsville
C313479	The Terrace Caravan Park	82999	06-JAN-1961	Public recreation or conservation ; public recreation ; resting place ;	Brunswick
C313480	Urunga Heads Caravan Park	82452	01-APR-1960	Public recreation or conservation ; public recreation ;	Urunga
C313481	Blacksmith Beach Caravan Park	66822	18-JUN-1937	Public recreation or conservation ; public recreation ;	Blacksmith

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Account Ref.	Park Name	Reserve Number	Reserve Gazette Date	Reserve Purpose	Location
C313483	Woolgoolga Beach Reserve Caravan Park	63076	27-NOV-1931	Public recreation or conservation ; public recreation ; resting place ;	Woolgoolga
C313484	Budgewoi Tourist Park	88683	04-AUG-1972	Public recreation or conservation ; public recreation ;	Budgewoi
C313485	Fingal Bay Holiday Park	86928	25-OCT-1968	Public recreation or conservation ; public recreation ;	Fingal Bay
C313520	Eden Tourist Park	580070	07-OCT-1899	Public recreation or conservation ; public recreation ;	Eden
C313521	Zane Grey Caravan Park	83225	09-JUN-1961	Public recreation or conservation ; public recreation ;	Bermagui
C313522	Tathra Beach Tourist Park	79310	01-FEB-1957	Public recreation or conservation ; public recreation ; resting place ;	Tathra
C313523	Lakesea Caravan Park, South Durras	85399	16-JUL-1965	Public recreation or conservation ; public recreation ;	Durras
C313524	Blowhole Caravan Park, Kiama	87397	19-SEP-1969	Public recreation or conservation ; public recreation ;	Kiama
C313525	Surf Beach Holiday Park, Kiama	131	25-OCT-1880	Public recreation or conservation ; public recreation ;	Kiama
C313526	Werri Beach Holiday Park	80816	04-JUL-1958	Public recreation or conservation ; public recreation ;	Gerringsong
C313527	Seven Mile Beach Caravan Park	83972	31-AUG-1962	Public recreation or conservation ; public recreation ;	Gerroa
C313528	Kiama Showground	580000	26-AUG-1908	Public recreation or conservation ; public recreation ; showground ;	Kiama
C313529	Pambula Recreation & Showground Caravan Park	89209	31-MAY-1974	Public recreation or conservation ; public recreation ; showground ;	Pambula
C313530	Currarong Caravan Park	1003034	16-AUG-2002	Public recreation or conservation ; public recreation and coastal environmental protection ;	Currarong
C313531	Huskisson Beach	76522	22-JAN-1954	Public recreation or conservation ; public recreation ;	Huskisson
C313532	Huskisson White Sands	76522	22-JAN-1954	Public recreation or conservation ; public recreation ;	Huskisson
C313533	Lake Conjola Caravan Park & Camping Park	62146	26-SEP-1930	Public recreation or conservation ; public recreation ;	Lake Conjola
C313535	Ulladulla Caravan Park	180007	17-JUL-1987	Public recreation or conservation ; camping ;	Ulladulla
C313536	Lake Tabourie Caravan Park	25398	30-JAN-1897	Public recreation or conservation ; public recreation ;	Tabourie Lake
C313539	Burrill Lake Caravan Park	56477	12-OCT-1923	Public recreation or conservation ; public recreation ;	Burrill Lake
C313540	Kangaroo Valley Tourist Park	56860	22-FEB-1924	Public recreation or conservation ; public recreation ;	Kangaroo Valley
C313541	Bulli Beach Caravan Park	81722	19-JUN-1959	Public recreation or conservation ; public recreation ;	Waniora Point
C313542	Corrimal Beach Caravan Park	95911	27-APR-1982	Public recreation or conservation ; public recreation ;	Corrimal
C313543	Windang Beach Caravan Park	53977	04-JUN-1920	Public recreation or conservation ; public recreation ;	Lake Illawarra
C313544	Crookhaven Heads Tourist Park	580073	18-DEC-1907	Public recreation or conservation ; public recreation ;	Crookhaven Heads
C313546	Shellharbour Beachside Caravan Park (Bassett Park)	580065	23-NOV-1892	Public recreation or conservation ; public recreation ;	Shellharbour
C313547	Shoalhaven Heads Caravan Park	52855	21-JUN-1918	Public recreation or conservation ; public recreation ;	Shoalhaven Heads
C313548	Riverside, Narooma	63051	13-NOV-1931	Public recreation or conservation ; public recreation ; resting place ;	Narooma

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C313549	Blackheath Caravan Park	53736	23-JAN-1920	Public recreation or conservation ; public recreation ;	Blackheath
C313550	Katoomba Falls Caravan Park	500925	17-APR-1888	Public recreation or conservation ; public recreation ;	Katoomba
C313551	Wallacia Caravan Park - Blaxland Crossing	500350	26-JUN-1931	Public recreation or conservation ; public recreation ; resting place ;	Wallacia
C313552	North Haven Beachfront Caravan Park	83995	21-SEP-1962	Public recreation or conservation ; camping ; public recreation ;	Haven North
C313553	North Haven Beachfront Caravan Park	52808	17-MAY-1918	Public recreation or conservation ; addition ; public recreation ;	Korogoro Point
C313554	Crescent Head Caravan Park	63725	13-JAN-1933	Public recreation or conservation ; public recreation ; resting place ;	Crescent Head
C313555	Grassy Head Caravan Park	63879	13-APR-1933	Public recreation or conservation ; public recreation ; resting place ;	Grassy Head
C313556	Horseshoe Bay Beach Park	82364	19-FEB-1960	Public recreation or conservation ; public recreation ;	Arakoon
C313557	Scotts Head Caravan Park	65963	08-MAY-1936	Public recreation or conservation ; public recreation ; resting place ;	Scotts Head
C313558	Old Bar Beach Caravan Park	610006	25-JUL-1884	Public recreation or conservation ; public recreation ;	Old Bar
C313562	Jimmy's Beach Caravan Park	77312	31-DEC-1954	Public recreation or conservation ; camping ; public recreation ;	Hawks Nest
C313563	Hawks Nest Beach Caravan Park	85147	15-JAN-1965	Public recreation or conservation ; public recreation ;	Hawks Nest
C313564	Halifax Holiday Park	91621	09-NOV-1979	Public recreation or conservation ; caravan and camping park ;	Nelson Bay
C313565	Norah Head Tourist Park	89431	02-MAY-1975	Public recreation or conservation ; caravan and camping park ;	Norah Head
C313566	Swansea Gardens Tourist Park	89230	05-JUL-1974	Public recreation or conservation ; public recreation ;	Swansea
C313567	Shoal Bay Holiday Park	77932	12-JUL-1957	Public recreation or conservation ; public recreation ;	Shoal Bay
C313568	Stockton Beach Caravan Park	79066	09-NOV-1956	Public recreation or conservation ; public recreation ;	Stockton
C313569	Belmont Pines Tourist Park	570063	22-MAR-1895	Public recreation or conservation ; public recreation ;	Cane Point
C313570	Canton Beach Tourist Park	70520	06-MAR-1942	Public recreation or conservation ; camping ; public recreation ;	Canton Beach
C313571	Toowoomb Bay Tourist Park	55566	28-JUL-1922	Public recreation or conservation ; public recreation ;	Chinimans
C313770	Lakeside Caravan Park	49115	30-JUL-1913	Public recreation or conservation ; public recreation ;	Narrabeen Head
C313775	Hungry Head Reserve Holiday Cabins	37514	23-APR-1904	Public recreation or conservation ; public recreation ;	Hungry Head
C313777	Brooms Head Holiday Park	65975	15-MAY-1936	Public recreation or conservation ; public recreation ; resting place ;	Brooms Head
C313779	Iluka Riverside Holiday Park	89830	04-JUN-1976	Public recreation or conservation ; caravan and camping park ;	Iluka
C314580	Bendalong Caravan Park	61640	17-JAN-1930	Public recreation or conservation ; public recreation ;	Bendalong
C314581	Batemans Bay Beach Resort (Formerly Glenhaven Cp)	66122	17-JUL-1936	Public recreation or conservation ; public recreation ; resting place ;	Batemans Bay
C314582	Surf Beach Caravan Park	91375	26-JAN-1979	Public recreation or conservation ; public recreation ;	Narooma
C314584	Bonny Hills Caravan Park	81643	05-JUN-1959	Public recreation or conservation ; public recreation ;	Bartletts Beach
C314585	Stuarts Point Caravan Park	61657	24-JAN-1930	Public recreation or conservation ; public recreation ;	Stuarts Point

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Account Ref.	Park Name	Reserve Number	Reserve Gazette Date	Reserve Purpose	Location
C315862	Wooli Holiday Park	72797	06-AUG-1948	Public recreation or conservation ; public recreation ; resting place ;	Wooli
C316019	Patonga Beach Caravan Park	52135	13-APR-1917	Public recreation or conservation ; public recreation ;	Patonga
C318217	Fingal Caravan Park	1001012	07-NOV-1997	Public recreation or conservation ; caravan park ;	Fingal Head
C318218	Koala Villas Caravan Park	74100	16-MAR-1951	Public recreation or conservation ; public hall ; public recreation ;	Boambee
C318221	Nambucca Headland Caravan Park	140081	05-MAR-1993	Public recreation or conservation ; accommodation ; caravan park ;	Nambucca Heads
C318223	Coraki Caravan Park	71099	26-NOV-1943	Public recreation or conservation ; public recreation ;	Coraki
C321176	Seal Rocks Camping Reserve	53519	19-SEP-1919	Public recreation or conservation ; public recreation ;	Seal Rocks
C321313	Tuross Heads Caravan Park	58218	07-AUG-1925	Public recreation or conservation ; public recreation ;	Tuross Heads
C329617	Mattys Flat Reserve	86775	21-JUN-1968	Public recreation or conservation ; public recreation ;	Spencers Creek
C333475	Lakeside Caravan Park	63076	27-NOV-1931	Public recreation or conservation ; public recreation ; resting place ;	Woolgoolga
C367814	Kyogle Caravan Park	69556	27-SEP-1940	Public recreation or conservation ; public recreation ;	Kyogle

Table 2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Account Ref.	Park Name	Reserve Number	Reserve Gazette Date	Reserve Purpose	Location
C313454	Clarkes Beach Caravan Park	49122	30-JUL-1913	Public recreation or conservation ; preservation of native flora ; public recreation ;	Byron Bay
C313466	Lake Ainsworth Caravan Park	82783	09-SEP-1960	Public recreation or conservation ; public recreation ;	Lennox Head
C313477	Evans Head Holiday Park	82910	18-NOV-1960	Public recreation or conservation ; public recreation ;	Evans Head
C313560	Forster Caravan Park	79681	28-JUN-1957	Public recreation or conservation ; public recreation ;	Forster
C313561	Tuncurry Beach Caravan Park	86531	17-NOV-1967	Public recreation or conservation ; public recreation ;	Tuncurry

For more information

Contact the Department of Planning, Housing and Infrastructure:

- email: reserves@crowmland.nsw.gov.au
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