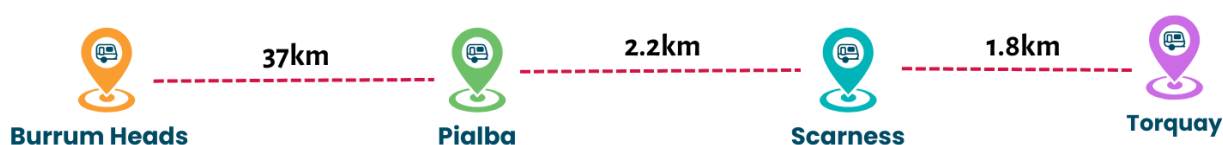


Background Information

The Fraser Coast region is home to range of caravan and camping options for visitors and locals alike. The Fraser Coast Regional Council owns and operates four beachfront tourist parks:

- Burrum Heads Caravan Park
- Torquay Caravan Park
- Scarness Caravan Park
- Pialba Caravan Park



Alongside the Council owned caravan parks, there are a number of commercially operated parks in Hervey Bay including but not limited to the following:

- Discovery Park – 500m
- Tasman, Torquay Palms – 600m
- Shelly Beach Caravan Park – 800m
- Ingenia Holidays – 1km
- Fraser Coast Holiday Park – 1.5km
- Tasman, Fraser Coast – 1.8km
- Hervey Bay Caravan Park – 2.8km
- Windmill Caravan Park – 2.8km
- Pier Caravan Park – 3.2km
- Tasman, Hervey Bay – 3.3km
- Magnolia Village – 3.9km
- The Bay Caravan Park – 4.6km
- Harbour View Caravan Park – 4.9km
- Big 4 Point Vernon – 7.3 km
- Sunlodge Caravan Park – 10.9km

Occupancy Rates

What counts as “good” occupancy? Industry benchmarking drawn from de-identified property management system (PMS) data across Australian parks shows typical annual averages for powered sites: 50% occupancy nationally (Q2–2024); state averages 45–61% (Caravan Industry Association of Australia & State Associations, 2024).

In comparison to the industry benchmarks, The Torquay Caravan Park occupancy rate over a 12-month period is 69%.

How many caravans parks a community should have

There are no Australian standard or set ratios for determining how many caravans parks a town should have. (tourism vs long-stay) a case-by-case basis assessing current demand, location and planning factors are used to determine if a caravan park as a business can be successful and is warranted. (Western Australian Planning Commission, 2014; NSW Department of Planning, 2021–2023).