

TOURIST PARK POLICY PLATFORM

Unlocking Victoria's next generation of tourist parks

24 POLICY RECOMMENDATIONS



**CARAVAN &
RESIDENTIAL
PARKS VICTORIA** 
Helping our members succeed since 1964

Table of Contents

FOREWORD	3
INTRODUCTION - KEY ISSUES & OPPORTUNITIES	4
PLANNING REFORM WILL DELIVER MORE, AND UPGRADED, ACCOMMODATION IN TOURIST PARKS	5
CROWN LAND LEASING REFORM WILL UNLOCK LONG-TERM INVESTMENT IN TOURIST PARKS	7
RECOGNITION OF GLAMPING ACCOMMODATION WILL SUPPORT DEMAND FOR MODERN, UNIQUE PARK ACCOMMODATION	10
BETTER RECOGNITION OF TOURIST PARKS WILL DRIVE VICTORIA'S VISITOR ECONOMY	12
INSURANCE AND COST REFORM WILL HELP SUSTAIN VICTORIA'S TOURIST PARKS	16
CLIMATE, RISK AND INFRASTRUCTURE RESILIENCE WILL PROTECT TOURIST PARKS FROM A CHANGING ENVIRONMENT	18
WORKFORCE DEVELOPMENT AND TRAINING WILL BUILD MORE SKILLED TOURIST PARK TEAMS	20
LOCAL GOVERNMENT, REGULATION AND SUPPORT WILL IMPROVE REGULATION AND POLICY APPLICATION FOR THE BENEFIT OF ALL	22
ACCESSIBILITY INITIATIVES WILL ENSURE TOURIST PARKS CAN WELCOME ALL VICTORIANS	24
OUR RECOMMENDATIONS TO UNLOCK VICTORIA'S NEXT GENERATION OF TOURIST PARKS	25

Top Priorities:

- *The Victorian Government accepts Caravan & Residential Parks Victoria's Tourist Park Victorian Planning Provisions Pathway for UMDs (cabins) and minor redevelopment to ensure consistency across the state.*
- *The Victorian Government extends Crown Land lease terms from 21 years to 40 years to unlock long-term investment and modernisation of tourist park infrastructure.*
- *The Victorian Government issues an urgent Building & Planning Advisory Note (Guidance) formally recognising glamping structures as exempt from permanent building requirements.*
- *The Victorian Government formally recognises caravan (tourist) parks as essential tourism and community infrastructure when determining eligibility for natural disaster grants and emergency recovery funding.*
- *The Victorian Government establishes a Tourist Park Development Grant Program to support park upgrades, modernisation, accessibility improvements and nature-based tourism expansion.*

Foreword

Caravan & Residential Parks Victoria (CRPVic) is the peak body representing **more than 400 tourist (caravan) and residential parks** across the state. Our members play a critical role in delivering affordable holiday and residential accommodation.

This tourist park policy platform sets out a clear and practical reform agenda to strengthen the sector's contribution to the visitor economy, regional communities and the broader Victorian economy. It presents **24 recommendations** for implementation designed to unlock much-needed and delayed investment in new and additional accommodation. The recommendations seek to modernise the policy and regulatory framework that tourist park owners operate within and position Victoria as a national leader in caravanning and camping.

Victoria's tourist park sector is one of the state's most significant yet under-recognised economic and social assets. Nearly half of all holidays in regional Victoria are spent in tourist parks and the sector contributes more than \$2.6 billion to Gross State Product and supports approximately 17,000 jobs. Tourist parks also underpin the Victorian manufacturing ecosystem with a majority of the design and construction of cabins, glamping products and associated infrastructure being manufactured in this state.

Beyond economic contribution, tourist parks are essential to the fabric of regional Victoria. They support local businesses, sustain visitation across towns and regions and provide critical accommodation during emergencies. When communities are under pressure, tourist parks are often among the first to respond.

However, current policy and regulatory settings are not keeping pace with the demand for quality tourist park accommodation and the sector's growth, and therefore the growth of regional economies, has been curtailed for many years. Limited sector innovation and greater operator uncertainty has been the result.

At a time when investment capital is mobile and competition between jurisdictions is increasing, Victoria is being left behind. Without the targeted reform proposed in this policy platform, the state will continue to miss out on the enormous economic and community benefits this sector can deliver.

The 24 recommendations outlined in this platform are practical, deliverable and will deliver sustainable benefits for holiday-makers, regional communities, manufacturers, and the state as a whole.

Sincerely,



Scott Parker
Chief Executive Officer
Caravan and Residential Parks Victoria

Introduction - Key Issues & Opportunities

Victorian tourist parks are experiencing strong and sustained demand, driven by the enormous and continued popularity of affordable, nature-based travel within driving distance of Melbourne.

The sector is also attracting a broader and more diverse visitor base. Younger travellers, including millennials and couples, are increasingly choosing tourist parks for their flexibility, affordability and unique accommodation options such as cabins and glamping. At the same time, participation from culturally diverse communities continues to grow, with new migrant households drawn to group-friendly, accessible and value-based travel experiences.

From a starting point of accommodating nearly half of all regional Victorian tourists every year, these trends reinforce the sector's position as one of Victoria's most important domestic tourism segments and highlight its capacity to meet visitor expectations.

Despite this strong demand, the sector faces a number of structural challenges that are constraining growth and limiting its ability to respond to market opportunities.

The current policy and regulatory framework remains fragmented and, in many cases, outdated. Planning definitions lack clarity, local government interpretation is inconsistent and pathways for development and redevelopment are often complex and uncertain.

Crown Land leasing arrangements limit long-term operator investment, with short leases and inconsistent lease renewal opportunities reducing operator confidence and restricting the ability of operators to deliver major business upgrades and new accommodation.

At the same time, emerging accommodation models, including glamping, eco-cabins and next-generation movable dwellings, are not adequately supported within existing frameworks, highlighting the need for modernised and fit-for-purpose policy settings.

Without reform, these barriers will continue to limit the sector's ability to meet increasing demand, attract investment and maximise its contribution to regional economies.

Addressing these challenges presents a clear opportunity for the Victorian Government. With the right policy settings, Victoria can unlock significant private investment, grow regional jobs and ensure the sector continues to deliver high-quality, accessible tourism experiences for a growing and diverse visitor market.

SECTOR SNAPSHOT - VICTORIA 2025:



AVERAGE SPEND
PER NIGHT

\$220



DIRECT GSP
CONTRIBUTION

\$2.64 billion



AVERAGE GLOBAL
REVIEW INDEX (GRI)

87.5%



VISITOR
NIGHTS

12 million



EMPLOYMENT

17,000

Sources: Tourism Research Australia, ReviewPro, ABS Caravan & Camping Data, CRPVic Member Insights 2025

Planning reform will deliver more, and upgraded, accommodation in tourist parks

Tourist parks require the ability to undertake routine upgrades quickly and consistently, however **Victoria's inconsistent and backlogged planning laws**, along with determining authority over-reach means planning permits often take years to resolve.

While the Victorian Government has opened pathways for many industries to invest in the state the tourist park sector is being significantly impacted by blockages due to inconsistent planning interpretations that in some cases, reflect a poor local understanding of what can, and cannot be developed, under the industry regulations.

Planning related delays obviously discourage investment in accommodation and related park assets. In recent years, the discouraged few has become a disillusioned many. It is now common for operators in Victoria to reject the opportunity for business growth through asset improvement due to what is perceived as a failure by planning decision makers to partner with them to find solutions.

In the case of national corporate park owners, investment is being readily diverted to other states, impacting Victorian park offers and regional economy growth.





Recommendation 1

The Victorian Government accepts Caravan & Residential Parks Victoria's Tourist Park Victorian Planning Provisions Pathway for UMDs (cabins) and minor redevelopment to ensure consistency across the state.

Low-risk multi-million investment into tourist parks such as the installation or replacement of UMD cabins, the introduction of eco-accommodation units, communal facility upgrades or the installation of renewable energy systems should not be hampered and instead approved, like many other industries, through a fast-tracked, state-consistent process.



Recommendation 2

The Victorian Government aligns current state planning laws with the Residential Tenancies Act to eliminate conflicting definitions and ensure a greater legislative clarity for tourist park operations.

As innovation continues to grow in our tourist parks, Victoria's planning laws have not kept up to date with the definitions, products and processes that our tourist parks operate in.

Over the next 12 months, aligning Victoria's regulatory frameworks will ensure that policies governing building and works, consumer safety, emergency services recommendations and park amenity remain consistent, rather than being subject to varying local government interpretations.



Recommendation 3

The Victorian Government supports an updated Clause 73.03 of the Victorian Planning Provisions to formally recognise 'Tourist Park Accommodation' as a defined land use, providing certainty for councils and developers.

A modernised land-use term is central to achieving planning clarity. The introduction of a specific category 'Tourist Park Accommodation' would resolve many existing uncertainties and ensure that land used for UMDs, cabins, glamping tents, pods and eco-accommodation is correctly classified.

A clearly defined category would also support planning authorities in applying consistent controls and would help streamline assessment processes across the state.

“Planning related delays obviously **discourage investment** in accommodation and related park assets”

Crown Land Leasing reform will unlock long-term investment in tourist parks

Across the state, **tourist parks operating on Crown Land, form a vital part of Victoria's** visitor economy, regional employment base and recreational infrastructure.

Many of Victoria's most iconic tourism experiences across waterways, coastlines, forests and alpine regions sit on Crown Land and are central to Visit Victoria's 2030 Strategy.

Tourist parks on Crown Land drive regional economies and deliver affordable holidays for Victorian families, yet operators face some of the most restrictive and outdated leasing conditions in the country.

The standard 21-year lease term limits long-term investment in cabins, infrastructure, sustainability and resilience projects, while inconsistent lease processes reduce confidence and deter future operators.

At the same time, limited access to new Crown Land sites is constraining the sector's ability to grow and meet demand.

A modern, transparent leasing framework is essential to unlock investment, support regional communities and meet the needs of future travellers.



NATIONAL COMPARISONS AND WHY VICTORIA IS FALLING BEHIND

Across Australia, multiple jurisdictions have already recognised the importance of offering longer lease terms for tourism assets:

- **New South Wales** allows leases up to 50 years for tourism-based Crown Land developments
- **Queensland** regularly grants 30–50 year terms for tourism and commercial leaseholders on State Land
- **Western Australia** provides long-term tenure to drive redevelopment in regional tourism precincts
- **Tasmania** actively facilitates expressions of interest to develop new tourist accommodations on Crown Land including eco-lodges and nature-based stays
- **Victoria's** 21-year maximum term places this state at a competitive disadvantage. Investors, financiers and operators regard the Victorian tenure system as restrictive and high-risk, often redirecting capital to other states where the investment horizon is more favourable and predictable.



Recommendation 4

The Victorian Government extends Crown Land lease terms from 21 years to 40 years to unlock long-term investment and modernisation of tourist park infrastructure.

A shift from the current 21-year maximum lease term to a 40-year tenure is essential to unlock long-range investment in tourist parks. Cabins, amenities buildings, renewable energy installations, sewerage upgrades and flood-mitigation work often requires capital investments exceeding \$5 to \$10 million. Such investment cannot be justified under a 21-year lease horizon.

A 40-year framework would allow operators to confidently secure finance, develop long-term masterplans with government and councils and progress major redevelopments that benefit regional tourism, creating a wider public benefit. This timeframe also aligns with infrastructure depreciation cycles, ensuring that public assets on Crown Land are maintained, upgraded and modernised over multiple generations.



Recommendation 5

The Victorian Government enables direct lease renegotiation during the second half of the lease term, ensuring operational certainty and eliminating costly renegotiation delays.

Under the current framework, operators cannot meaningfully negotiate or renew their leases until they are close to expiry, creating long periods of uncertainty. Financial institutions, insurers and investors view these mid-term uncertainties as high-risk indicators, inhibiting capital inflows into Crown Land tourist parks.

Allowing direct lease negotiations to commence once a tenant enters the second half of their lease term (for example, from year 11 of a 21-year lease or year 21 of a 40-year lease) provides the certainty needed to plan staged upgrades, secure financing and meet ongoing compliance requirements.

Early negotiation also avoids the last-minute administrative bottlenecks that currently plague Crown Land renewals.



Recommendation 6

The Victorian Government supports the expansion of Crown Land lease opportunities to encourage the development of new tourist parks in high-demand regional tourism areas.

Victoria has substantial opportunities to grow its nature-based and regional tourism economy by identifying and releasing suitable Crown Land parcels for new tourist park development. Areas near lakes, rivers, national parks and coastal corridors could accommodate high-value tourist parks over the next decade that integrate environmental protection with visitor amenity.

Expansion of Crown Land leasing opportunities provides a managed, environmentally sensitive activation of public land that benefits the broader community. In 2024, the Queensland Government's economic needs assessments for new caravan park facilities explicitly concluded that new tourist park developments will provide a positive economic benefit to local communities, helping to diversify accommodation options, support tourism growth and sustain employment in areas with limited facilities.

Recent assessments indicate that each dollar of caravan park revenue is estimated to generate about \$1.38 in additional economic activity in the local community, stimulating jobs and business opportunities.

(Source BDO - Economic Contribution of the Caravan Park Industry prepared for the Caravan Industry Association of Australia)



Recommendation 7

The Victorian Government develops improved waterways camping regulations to optimise fairness for regulated tourist parks, environmental protection and consistent compliance across Victoria.

The introduction of waterways camping regulations has highlighted the need to better align environmental management objectives, public access and the role of existing Crown land tourist parks.

While encouraging public use of waterways is important, there is an opportunity to ensure these settings are applied consistently and support positive outcomes for both visitors and the environment.

Strengthening coordination and clarity across the system would help address emerging challenges such as inconsistent enforcement, environmental impacts, safety considerations and the interaction with established tourist parks that operate under comprehensive regulatory frameworks.

“Investors, financiers and operators regard the **Victorian tenure system** as **restrictive** and **high-risk**, often redirecting capital to other states”

Recognition of glamping accommodation will support demand for modern, unique park accommodation

Glamping has transformed the landscape of nature-based tourism over the past decade. **It appeals strongly to younger travellers, couples, families seeking premium comfort**, and international visitors drawn to sustainable, immersive accommodation options.

National consumer data from Tourism Research Australia and Industry Associate members shows:

- **Glamping occupancy** rates frequently exceed traditional cabin occupancy in peak seasons;
- **High-yield guests** spend more on food, experiences and tourism services;
- **Premium glamping tents** can deliver regional economic returns similar to high-end eco-lodges at a fraction of the infrastructure cost.

Offering premium nature-based experiences without the infrastructure footprint of traditional UMDs (cabins), glamping aligns perfectly with Victoria's strengths in outdoor recreation, natural landscapes and regional tourism.

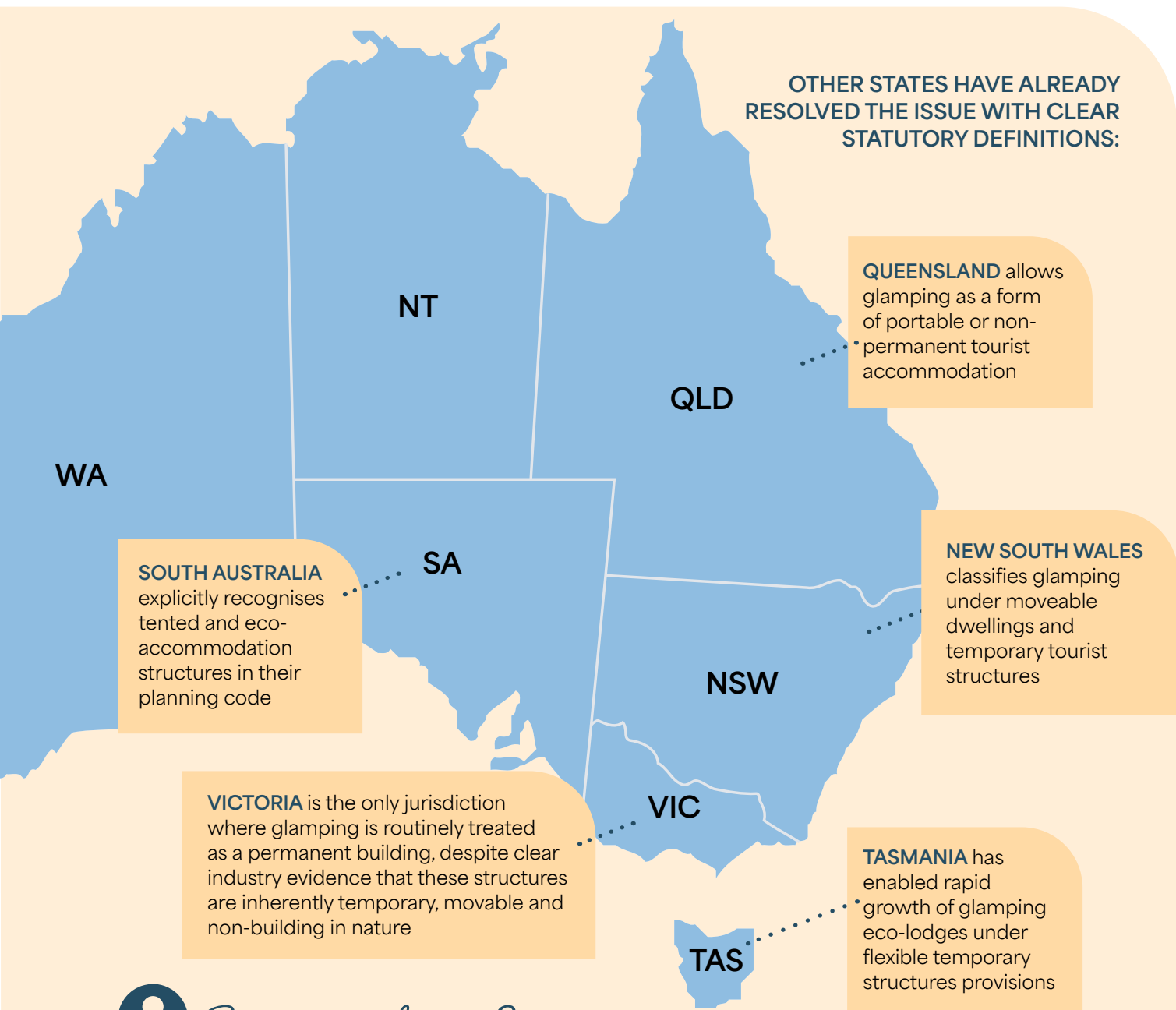
However, despite the Victorian Government having sought overseas industry to setup in the state to manufacture an emerging innovative product, Victoria remains the only jurisdiction in Australia where glamping is effectively unregulated and often prevented. Specifically, there are outdated planning definitions and the absence of any recognised statutory category for glamping structures.

As a result, multiple tourist parks across some local government areas have been ordered to leave fully operational glamping tents unoccupied and unable to be booked even when installed safely and in good faith.

This regulatory vacuum, which only occurs in Victoria, has caused significant financial losses, blocked investment, undermined Victoria's competitiveness, and stifled innovation in one of the most in-demand tourism products nationally.

Victorian manufacturers of glamping tents are also reporting lost contracts and reduced pipeline activity due to Victoria's uncertain position.

Glamping is a high-yield product with strong alignment to eco-tourism, Visit Victoria's nature-based marketing and regional dispersal goals. Without reform, Victoria risks missing out on a category of tourism that is thriving nationally.



Recommendation 8

The Victorian Government issues an urgent Building & Planning Advisory Note (Guidance) formally recognising glamping structures as exempt from permanent building requirements.

By issuing a Building & Planning Advisory Note (Guidance) to define glamping tents, the Victorian Government can resolve this long-standing policy vacuum, protect Victorian tourism businesses and position Victoria as a leader in sustainable, contemporary visitor accommodation.



Recommendation 9

The Victorian Government amends the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations at its next review, to define glamping tents as a compliant form of movable dwelling.

This reform ensures Victorian law formally recognises glamping tents in the same way other states do, creating a consistent, legally sound foundation for planning compliance and park management.

Better recognition of tourist parks will drive Victoria's visitor economy

Victoria's tourist park sector is one of the state's most significant and underestimated tourism assets. **Delivering more than 12 million visitor nights annually and generating \$2.64 billion in Gross State Product**, caravan and camping not only delivers nearly 50% of bed nights in Victoria's regional tourism economy, but also the foundation of intrastate travel, outdoor recreation and local business activity.

Despite this enormous economic and social contribution, tourist parks remain almost invisible in state-level tourism planning, regional development frameworks, natural disaster provisions and investment incentives.

Key opportunities to expand or modernise tourist park infrastructure, enhance nature-based tourism or stimulate regional visitation, particularly beyond high-profile attractions, are limited by outdated policy settings and the absence of targeted promotion or other support programs.

At a time when families face cost-of-living pressures, tourist parks remain the state's most accessible holiday option, sustaining annual tourism across a breadth of demographics.

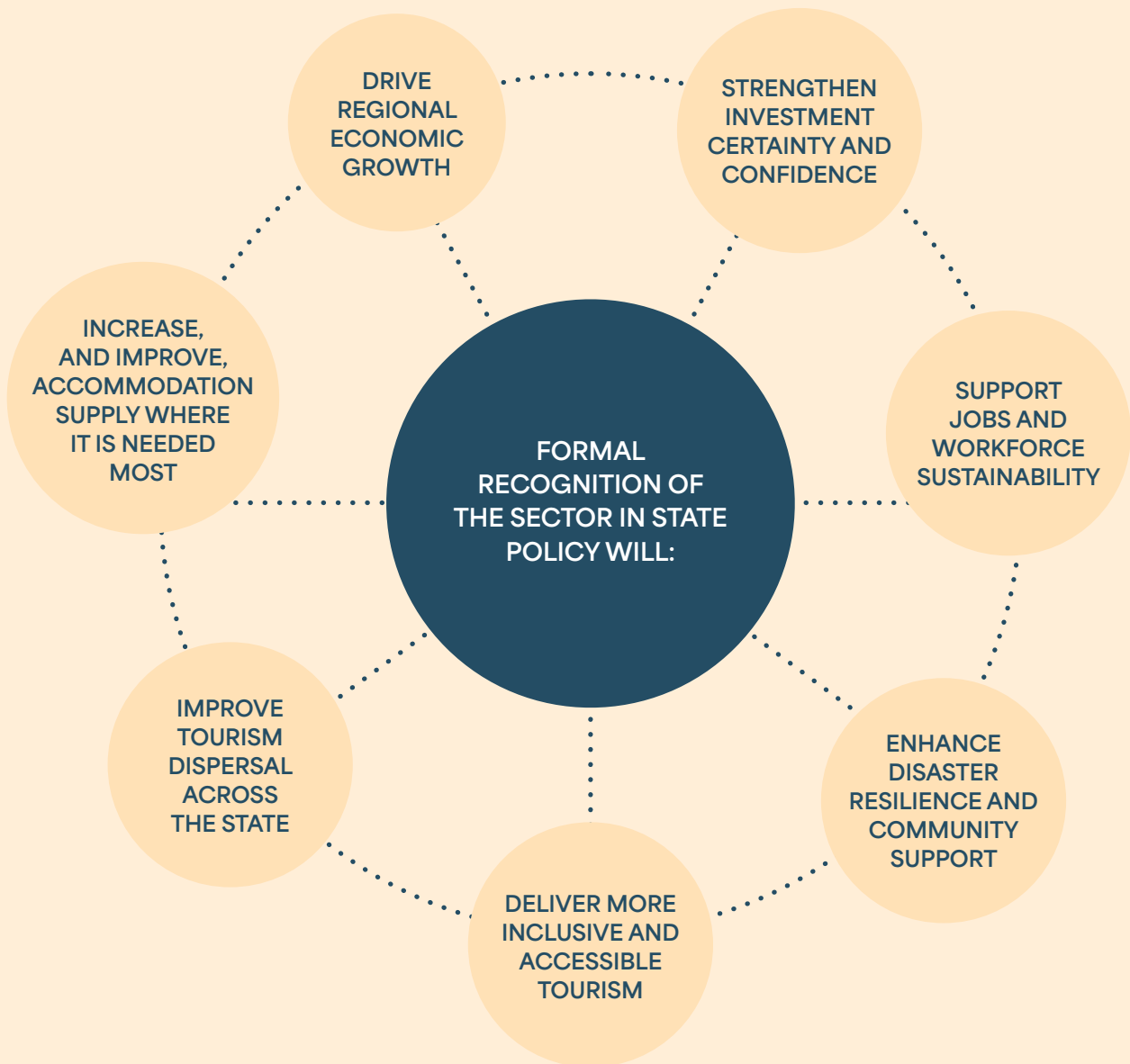
Tourist parks are a critical component of Victoria's tourism infrastructure network, supporting visitation, regional economies and a wide range of tourism experiences.

Much like other enabling infrastructure, their role underpins the success of surrounding businesses and attractions, particularly in regional areas.

Recognising this interdependence presents an opportunity to further strengthen outcomes across the visitor economy.

While state tourism strategies acknowledge the importance of regional tourism, there is scope to more explicitly recognise the role of tourist parks, and the broader caravanning and camping sector, in driving visitation and economic return across Victoria.

“**Formal recognition of the tourist park sector in Victorian policy is not symbolic - it is a practical reform that will unlock growth, resilience, investment and opportunity across Victoria's visitor economy**”



Recommendation 10

Visit Victoria to include 'Caravanning and Camping' specifically in regulated tourist parks as a distinct strategic category in its long-term planning to reflect the sector's economic contribution and tourism significance.

Caravanning and camping is currently referenced only indirectly in Visit Victoria's marketing activities, presenting an opportunity to strengthen alignment with the sector's scale and contribution to regional visitor economies. Given its significant role in driving visitation and economic value, more explicit recognition within tourism priorities would help ensure marketing efforts fully reflect the breadth of Victoria's accommodation offering.

CRPVic proposes that Visit Victoria's strategic plan includes Caravanning and Camping as a standalone priority category, with objectives that:

- **promote** regional tourism
- **support** nature-based experiences
- **highlight** family-friendly regional travel
- **partner** with member tourist parks on digital campaigns
- **emphasise** low-impact tourism aligned with environmental values



Recommendation 11

The Victorian Government establishes a Tourist Park Development Grant Program to support park upgrades, modernisation, accessibility improvements and nature-based tourism expansion.

Tourist parks are major tourism infrastructure assets, yet they currently lack access to any dedicated state-government grant program that supports cabin and facility upgrades, modernisation of amenities, accessibility improvements, renewable energy installation, flood resilience works, digital connectivity upgrades and development of new accommodation types.

A dedicated Tourist Park Development Grant Program would stimulate regional investment, attract new visitor markets and accelerate modernisation whilst supporting Victoria's competitiveness against states, such as New South Wales, Queensland and South Australia, that already fund nature-based accommodation innovation.



Recommendation 12

The Victorian Government formally recognises caravan (tourist) parks as essential tourism and community infrastructure when determining eligibility for natural disaster grants and emergency recovery funding.

The Victorian Parliament's Inquiry into the 2022 Flood Event in Victoria found that caravan parks were essential businesses in disaster prone areas as providers of housing and emergency support. During natural disasters, tourist parks often serve multiple roles as emergency accommodation for displaced residents, staging grounds for emergency services, hubs for community information and essential tourism businesses that sustain regional economies.

Despite this, there is an opportunity to further consider how caravan parks are incorporated into natural disaster grant frameworks and recovery funding settings. Ensuring these programs fully recognise the role of both Crown land and privately operated parks would support more consistent access to relief, particularly where parks may face prolonged closures during recovery periods.



Recommendation 13

The Victorian Government introduces a 'Stay One More Night' rebate program to stimulate off-peak regional visitation. The program would seek to offset the impact of the half-priced Parks Victoria managed campground initiative that undermines regulated tourist parks.

To stimulate off-peak regional visitation, support seasonal workforce retention and provide families with more affordable regional travel options, CRPVic proposes a 'Stay One More Night' rebate scheme where the Victorian Government subsidises a portion of an additional night's stay at member tourist parks during designated periods.

The initiative aligns strongly with statewide economic development objectives and recreates the success of past government incentive programs such as the 'Travel Voucher Scheme.'



Recommendation 14

The Victorian Government supports the development of Touring Trails, Drive Tourism Corridors and a Victoria Visitor Passport to increase visitor dispersal and improve regional tourism experiences.

Touring travellers are among the state's highest-value visitors, staying longer and spending more across multiple local government areas. However, Visit Victoria has not fully developed a cohesive statewide touring strategy that links tourist parks into drive tourism corridors.

With Visit Victoria's latest strategy looking to regional trails and paired with Victoria Visitor Passport, a digital tool will allow travellers to collect 'check-ins' at tourist parks, attractions, towns and trails, unlocking rewards and promoting deeper engagement. This creates a modern, gamified visitor experience that appeals particularly to younger travellers and families.



Recommendation 15

The Victorian Government introduces mandatory Tourism Benefit Assessments for all local government planning decisions affecting tourist parks, ensuring economic and tourism impacts are properly evaluated and that decisions support profitable and sustainable tourist park operation.

Local government planning decisions often treat tourist parks as purely land-use matters, without considering the broader tourism, economic or community implications. This frequently results in refusal of park expansions, delays in redevelopment, prohibitive and inappropriate infrastructure conditions and inconsistent application of planning principles.

A Tourism Benefit Assessment would accompany planning decisions that impact existing tourist parks, proposed redevelopments, new caravan and camping precincts and tourism related land use changes.

It would quantify the economic contribution, employment outcomes, alignment with regional tourism strategies and the community benefit, ensuring a holistic, evidence-based approach to decision-making.



Insurance and cost reform will help sustain Victoria's tourist parks

Victorian tourist park operators continue to face escalating operational costs driven by rising insurance premiums, increasing regulatory fees, compliance obligations and financial pressures compounded by natural hazards and government policies.

These cost burdens disproportionately affect regional and family-owned tourist parks that already operate on tight margins yet contribute significantly to Victoria's visitor economy, tourism resilience and emergency response capacity.

Insurance has become one of the most complex and financially unsustainable cost pressures for many operators. Despite few claims, premiums have increased sharply across the last decade, with limited risk differentiation, inconsistent coverage position and insurance company and underwriter uncertainty around flood and fire-prone risk and public liability risk. Private insurers have exited the market, leading to reduced competition and significantly higher premiums for all tourist parks. This often feeds into higher costs for their guests and, with price being a strong determining factor in traveller decision making, a loss of business.

At the same time, parks face a growing list of state and local government charges, including licensing fees, regulatory approvals, waterway fees, environmental charges, waste levies and fire-related compliance costs. These can amount to tens of thousands of dollars annually and often fail to reflect the public-good functions parks provide.





Recommendation 16

The Victorian Government supports an independent investigation into the Victorian Managed Insurance Authority's (VMIA's) insurance model as it relates to tourist parks to ensure fair premiums, transparent risk assessment and incentives for mitigation investment.

Insurance affordability and accessibility have emerged as critical challenges to the long-term viability of tourist parks, particularly those operating on Crown Land.

An independent review of the VMIA insurance frameworks to include tourist parks would improve transparency around risk assessment methodologies, ensure premiums could more accurately reflect on-ground risk and mitigation measures and identify opportunities to achieve improved value, reduced exposure and broader financial benefit for government.

There is a strong likelihood that VMIA coverage of low-risk tourist parks will be revenue positive for the Authority.



Recommendation 17

The Victorian Government reduces state government business fees imposed on tourist parks, recognising their economic contribution and high regulatory burden.

Tourist parks face a level of regulatory complexity and cost unmatched by most other tourism accommodation providers due to their multi-functional nature. Unlike hotels or motels, parks operate across several regulatory frameworks simultaneously including planning and land use, building and installation of movable dwellings, residential tenancies, public health, fire safety, environmental management, utilities and local government compliance.

Many parks also accommodate a mix of short-stay tourists, long-term residents and movable accommodation such as caravans, cabins and glamping structures, each subject to different regulatory requirements.

Given this complexity, CRPVic recommends a targeted cost-reduction and regulatory streamlining package that recognises the sector's significant economic contribution, its role in supporting emergency accommodation during natural disasters and peak demand events, and its broader community value across regional Victoria.

Parks that invest in firebreaks, drainage, stormwater upgrades or asset protection should receive rebates or offsets recognising the broader public benefit of disaster-safe infrastructure.

When disasters close parks or restrict operations, fees tied to licences or utilities should be suspended or reduced.

This cost reduction framework supports both resilience and reinvestment.

“Insurance has become one of the most complex and financially unsustainable cost pressures for many operators”

Climate, risk and infrastructure resilience will protect tourist parks from a changing environment

Victoria's tourist parks operate at the frontline of climate exposure. Situated along coastlines, rivers, lakes, forests and floodplains, **they face increasing operational risk** from extreme weather events, coastal surge, bushfires, storms and heatwaves.

Many tourist parks function as essential community assets providing emergency refuge, temporary accommodation, evacuation space and logistical support during disasters despite carrying the financial burden of their own climate vulnerabilities.

Current state and federal disaster programs do not adequately support the unique needs of tourist parks. Strengthening resilience now will reduce long-term costs, protect visitors, safeguard regional economies and ensure Victoria remains competitive within a changing national tourism landscape.

A dedicated climate resilience package is essential to ensure the sector's sustainability.





Recommendation 18

The Victorian Government creates a co-funding program for risk mitigation infrastructure to protect tourist parks from climate change impacts such as flooding, storms and bushfire.

CRPVic proposes the creation of a Victorian Government funded infrastructure program designed to support the construction, upgrading and maintenance of key risk mitigation assets within tourist parks.

This program, operating over five years, would provide matched or partial funding for:

- **flood-resilient** cabin platforms and relocatable structures
- **stormwater** and drainage upgrades
- **fire-rated** communal shelter buildings
- **improved** emergency muster points
- **vegetation** management and fuel reduction zones
- **seawall** and erosion mitigation works
- **raised** switchboards and electrical infrastructure
- **power** redundancy systems
- **lightning** and surge protection systems

Such works produce public benefit far beyond the boundaries of the park. They contribute to emergency readiness, reduce state disaster response expenditure, protect Crown Land assets and deliver safer tourism experiences.



Recommendation 19

The Victorian Government establishes a Green Parks Transition Fund to support renewable energy upgrades, EV charging infrastructure and water-efficient facilities across tourist parks.

Tourism and hospitality sectors worldwide are transitioning towards sustainable operations as travellers increasingly seek low-impact, environmentally responsible experiences. Victoria's tourist parks are well positioned to lead this shift but lack access to funding for major sustainability upgrades.

CRPVic proposes a Green Parks Transition Fund to support the rollout of renewable energy systems, solar and battery storage installations and backup power for vulnerable regions.

Victoria's visitor economy relies on strong, reliable transport connectivity, including the growing transition to electric vehicles. The recent fuel supply disruptions have further highlighted the importance of diversifying how visitors access and move through regional areas.

There is an opportunity to support dedicated investment in EV infrastructure within tourist parks, including non-guest accessible chargers and fast-charging hubs along key touring routes, complemented by integrated renewable energy generation to help manage power demand.

Strengthening this infrastructure will improve network resilience, support visitor confidence during disruptions, and position Victoria to meet the evolving needs of the touring market.

Workforce development and training will build more skilled tourist park teams

Tourist parks across Victoria are **experiencing workforce shortages** that have the potential to affect their ability to deliver safe, high-quality visitor experiences.

Seasonal labour volatility, limited regional workforce supply, rising skill demands and inconsistent access to training pathways all place pressure on park operators.

These challenges are especially acute in regional tourism hotspots where housing availability, transport limitations and competition with other sectors restrict labour mobility.

As the sector modernises with increasing expectations around digital systems, compliance, hospitality standards, environmental management, maintenance capability and guest services, park operators face growing difficulty finding appropriately skilled employees. A coordinated training and workforce strategy is essential to ensure the long-term sustainability of the sector.



Recommendation 20

That the Victorian Government supports partnerships between TAFE and industry training providers to deliver targeted micro-credentials in park management, hospitality, guest services and maintenance, including through an expansion of the Free TAFE program to better support workforce development in the tourist park sector.

A dedicated micro-credential program would create a structured training pipeline for park staff and managers, improving skills, consistency, safety and workforce retention.

These micro-credentials should form part of a Free TAFE expansion, reducing barriers to entry and supporting workforce attraction. Free training for workers in regional areas will significantly improve labour mobility and staff retention.

“Most seasonal labour programs are tailored to agriculture, not tourism”



Recommendation 21

The Federal Government improves the Seasonal Worker Visa Pathway to ensure a reliable seasonal and regional workforce tailored to the needs of tourist parks.

Most seasonal labour programs are tailored to agriculture, not tourism. Tourist parks that may benefit from seasonal or short-term workers are impacted as current migration pathways do not adequately recognise the needs of Victoria's tourism accommodation sector.



Local government, regulation and support will improve regulation and policy application for the benefit of all

Victoria's tourist parks operate within **one of the most complex regulatory environments** in the tourism and accommodation industries.

Local government plays a central role in regulating park operations including planning approvals, compliance inspections, environmental management, public health regulation and emergency readiness yet councils often lack the specialised tourist park knowledge, consistent guidance or coordinated support needed to make informed and balanced decisions.

Variations in how planning and regulatory frameworks are applied across local government areas can create challenges for park operators, including uncertainty, delays in approvals and differing interpretations of state policy. There is an opportunity to improve consistency and clarity across jurisdictions, which would help streamline investment, support timely development outcomes and strengthen confidence across the sector. A more aligned approach would also support stronger partnerships between councils and park operators, ultimately contributing to more consistent regional tourism outcomes.



Recommendation 22

The Victorian Government to actively support the establishment of an interdepartmental Reference Group comprising DEECA, DTP, DTF, CAV, Visit Victoria and Caravan & Residential Parks Victoria, to coordinate policy, planning and regulatory alignment for the sector.

CRPVic recommends the establishment of a state-led reference group to serve as a coordinated governance mechanism offering a unified source of advice on regulation and planning, consistent interpretation of state legislation, resolution pathways for regulatory conflicts, alignment between tourism strategy and park regulation, and policy development and consultation with the association.

Tourist parks intersect multiple state portfolios, yet policy responses are currently siloed. A reference group will help ensure tourist park policy coherence, responsiveness, streamlined communication and reduced duplication for both government and sector benefit.

The group will also help coordinate the implementation of key reforms, including planning modernisation, climate-resilience funding packages, Crown Land leasing improvements and tourism recognition initiatives.



Recommendation 23

The Victorian Government funds Caravan & Residential Parks Victoria to develop a structured support program to assist local government officers in understanding park operations, regulation and tourism benefit assessment to ensure more informed decision-making.

CRPVic proposes the creation of a structured program that strengthens local government capability in regulating and supporting tourist parks.

Councils could refer difficult or technical park-related matters to CRPVic for sector expertise, reducing the risk of misinterpretation or excessive regulatory burden, and the association would facilitate regular engagement between local governments and park operators, helping resolve issues early and fostering constructive relationships.

This funding promises to modernise governance, reduce operational conflict and unlock investment.

BENEFITS OF A COORDINATED LOCAL GOVERNMENT & SECTOR SUPPORT STRATEGY:



UNIFIED GUIDANCE ENSURES SIMILAR DECISIONS ACROSS THE STATE, IMPROVING PREDICTABILITY FOR OPERATORS AND INVESTORS



STRONGER ALIGNMENT WITH VISIT VICTORIA'S STRATEGY TO ENSURE TOURIST PARKS ARE RECOGNISED AS KEY TOURISM ASSETS IN STRATEGIC PLANNING



OFFICERS EQUIPPED WITH SPECIALISED KNOWLEDGE PROCESS APPLICATIONS MORE EFFICIENTLY, REDUCING BACKLOGS AND IMPROVING DEVELOPMENT TIMELINES



MISINTERPRETATION OF UMD AND GLAMPING REGULATION OR PLANNING CATEGORIES IS REDUCED



CLEARER REGULATION ENCOURAGES INVESTMENT IN CABIN UPGRADES, GLAMPING PRECINCTS, RENEWABLE ENERGY AND AMENITIES MODERNISATION



SUPPORTS ENVIRONMENTAL PROTECTION, EMERGENCY PLANNING AND COMMUNITY AMENITY

Accessibility initiatives will ensure tourist parks can welcome all Victorians

Around one in five Victorians live with a disability and many more require accessible travel options due to age, mobility limitations, sensory needs, chronic illness or temporary injury.

Travellers with accessibility needs represent a growing and important part of Victoria's visitor economy, presenting a significant opportunity for the tourism sector to deliver more inclusive and welcoming experiences.

While tourist parks play a central role in Victoria's regional tourism network, a significant proportion have been unable to upgrade park infrastructure to accommodate people with accessibility challenges.

Victoria's disability policy framework is well established through the Inclusive Victoria: State Disability Plan. As a cornerstone of regional tourism, tourist parks are well placed to continue evolving their infrastructure and guest experience, ensuring all visitors can enjoy the benefits of outdoor holidays and regional travel across Victoria.



Recommendation 24

The Victorian Government establishes a Tourism Park Accessibility Infrastructure Fund to support the delivery of accessible cabins, mobility-friendly pathways, sensory spaces and inclusive signage across Victorian tourist parks.

CRPVic proposes a Victorian Government investment program dedicated to improving accessibility across Victoria's tourist parks. This fund would mirror successful national accessibility tourism initiatives and align with Victoria's Disability Plan and inclusive tourism objectives.

A Tourism Park Accessibility Infrastructure Fund will accelerate the transformation of Victoria's parks into inclusive, resilient, high-quality tourism destinations. This investment will deliver economic benefits, improve social equity, enhance safety and ensure Victoria remains a national leader in accessible, nature-based tourism.

“Upgrading accessibility in tourist parks would not only expand visitor numbers and improve visitor experiences and align with global trends”

Our recommendations to unlock Victoria's next generation of tourist parks



PLANNING REFORM WILL DELIVER MORE, AND UPGRADED, ACCOMMODATION IN TOURIST PARKS

1. *The Victorian Government accepts Caravan & Residential Parks Victoria's Tourist Park Victorian Planning Provisions Pathway for UMDs (cabins) and minor redevelopment to ensure consistency across the state.*
2. *The Victorian Government aligns current state planning laws with the Residential Tenancies Act to eliminate conflicting definitions and ensure a greater legislative clarity for tourist park operations.*
3. *The Victorian Government supports an updated Clause 73.03 of the Victorian Planning Provisions to formally recognise 'Tourist Park Accommodation' as a defined land use, providing certainty for councils and developers.*



CROWN LAND LEASING REFORM WILL UNLOCK LONG-TERM INVESTMENT IN TOURIST PARKS

4. *The Victorian Government extends Crown Land lease terms from 21 years to 40 years to unlock long-term investment and modernisation of tourist park infrastructure.*
5. *The Victorian Government enables direct lease renegotiation during the second half of the lease term, ensuring operational certainty and eliminating costly renegotiation delays.*
6. *The Victorian Government supports the expansion of Crown Land lease opportunities to encourage the development of new tourist parks in high-demand regional tourism areas.*
7. *The Victorian Government develops improved waterways camping regulations to optimise fairness for regulated tourist parks, environmental protection and consistent compliance across Victoria.*





RECOGNITION OF GLAMPING ACCOMMODATION WILL SUPPORT DEMAND FOR MODERN, UNIQUE PARK ACCOMMODATION

8. *The Victorian Government issues an urgent Building & Planning Advisory Note (Guidance) formally recognising glamping structures as exempt from permanent building requirements.*
9. *The Victorian Government amends the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations at its next review, to define glamping tents as a compliant form of movable dwelling.*



BETTER RECOGNITION OF TOURIST PARKS WILL DRIVE VICTORIA'S VISITOR ECONOMY

10. *Visit Victoria to include 'Caravanning and Camping' specifically in regulated tourist parks as a distinct strategic category in its long-term planning to reflect the sector's economic contribution and tourism significance.*
11. *The Victorian Government establishes a Tourist Park Development Grant Program to support park upgrades, modernisation, accessibility improvements and nature-based tourism expansion.*
12. *The Victorian Government formally recognises caravan (tourist) parks as essential tourism and community infrastructure when determining eligibility for natural disaster grants and emergency recovery funding.*
13. *The Victorian Government introduces a 'Stay One More Night' rebate program to stimulate off-peak regional visitation. The program would seek to offset the impact of the half-priced Parks Victoria managed campground initiative that undermines regulated tourist parks.*
14. *The Victorian Government supports the development of Touring Trails, Drive Tourism Corridors and a Victoria Visitor Passport to increase visitor dispersal and improve regional tourism experiences.*
15. *The Victorian Government introduces mandatory Tourism Benefit Assessments for all local government planning decisions affecting tourist parks, ensuring economic and tourism impacts are properly evaluated and support profitable and sustainable tourist park operation.*



INSURANCE AND COST REFORM WILL HELP SUSTAIN VICTORIA'S TOURIST PARKS

16. *The Victorian Government supports an independent investigation into the Victorian Managed Insurance Authority's (VMIA's) insurance model opportunity for tourist parks to ensure fair premiums, transparent risk assessment and incentives for mitigation investment.*
17. *The Victorian Government reduces state government business fees imposed on tourist parks, recognising their economic contribution and high regulatory burden.*





CLIMATE, RISK AND INFRASTRUCTURE RESILIENCE WILL PROTECT TOURIST PARKS FROM A CHANGING ENVIRONMENT

18. *The Victorian Government creates a co-funding program for risk mitigation infrastructure to protect tourist parks from climate change impacts such as flooding, storms and bushfire.*
19. *The Victorian Government establishes a Green Parks Transition Fund to support renewable energy upgrades, EV charging infrastructure and water-efficient facilities across tourist parks.*



WORKFORCE DEVELOPMENT AND TRAINING WILL BUILD MORE SKILLED TOURIST PARK TEAMS

20. *That the Victorian Government supports partnerships between TAFE and industry training providers to deliver targeted micro-credentials in park management, hospitality, guest services and maintenance, including through an expansion of the Free TAFE program to better support workforce development in the tourist park sector.*
21. *The Federal Government improves the Seasonal Worker Visa Pathway to ensure a reliable seasonal and regional workforce tailored to the needs of tourist parks.*



LOCAL GOVERNMENT, REGULATION AND SUPPORT WILL IMPROVE REGULATION AND POLICY APPLICATION FOR THE BENEFIT OF ALL

22. *The Victorian Government to actively support the establishment of an interdepartmental Reference Group comprising DEECA, DTP, DTF, CAV, Visit Victoria and Caravan & Residential Parks Victoria, to coordinate policy, planning and regulatory alignment for the sector.*
23. *The Victorian Government funds Caravan & Residential Parks Victoria to develop a structured support program to assist local government officers in understanding park operations, regulation and tourism benefit assessment to ensure more informed decision-making.*



ACCESSIBILITY INITIATIVES WILL ENSURE TOURIST PARKS CAN WELCOME ALL VICTORIANS

24. *The Victorian Government establishes a Tourism Park Accessibility Infrastructure Fund to support the delivery of accessible cabins, mobility-friendly pathways, sensory spaces and inclusive signage across Victorian tourist parks.*



**CARAVAN &
RESIDENTIAL
PARKS VICTORIA**
Helping our members succeed since 1964

For more information, contact:
Caravan & Residential Parks Victoria
Tel: **(03) 9372 3420**
Email: **admin@crpvic.com.au**

