

Dicky Beach Holiday Park

Adoption of natural attrition policy

October 2025

What is changing at Dicky Beach Holiday Park?

Sunshine Coast Council has approved changes to bring Dicky Beach Holiday Park in line with the region's other Council-managed holiday parks by introducing the Natural Attrition Policy across permanent resident sites.

This means that, from **May 2026**, when a tenant chooses to leave, they may sell or gift their caravan or mobile home, but it must be removed from the site. The site will then return to use as a short-term tourist site.

Why is this change happening?

Dicky Beach Holiday Park was the only Council-managed park where permanent tenants could sell their caravans or mobile homes to new owners who could then live onsite. This was a legacy of decision made by the council of the time in 2005, where a 20 year lease was entered into expiring in May 2026.

The new policy brings Dicky Beach into alignment with the consistent approach applied across all other Council-managed holiday parks since 2005. The purpose of the land is for camping and recreation, rather than permanent residential use.

What does this mean for current tenants?

Current tenants are welcome to remain in the park for as long as they wish. The change only applies when a tenant voluntarily vacates their site.

When a tenant leaves, their dwelling and all personal property must be removed from the site.

Council will phase in the change, with current tenancy agreements ending in May 2026, and will provide residents with advance notice and support throughout the transition.

How will this change affect the use of the park?

More sites will be available for holidaymakers, supporting local tourism and community events.

The change supports the land's designated purpose, as a camping and recreational reserve, under the Land Act 1994.

What about new tenants?

From May 2026, no new residential tenants will be accepted into the park.

The park will gradually transition to short-term holiday use only.

Has there been consultation?

Council has informed relevant stakeholders, including park managers, park tenants, industry associations and State Government departments regarding the change.

Council is committed to supporting tenants through this transition and will provide clear communication well ahead of the change.

Council is developing a Management Plan that will determine how council manages the land into the future.

More frequently asked Questions

Will I be forced to leave?

No. You can stay as long as you wish (pending normal park rules and residential tenancy provisions).

Can I sell my caravan or mobile home onsite?

You can sell your dwelling to remain on-site up until the 18th of May 2026. After 18 May 2026, you may sell or gift your dwelling, but it must be removed from the site.

What happens to my lease?

Your current lease remains valid until May 2026. You will be issued with a new fixed term tenancy agreement prior to the renewal.

Will I still have access to park facilities?

Yes, current residents will continue to enjoy park amenities.

When my lease ends and I leave the park, what happens to the site?

When your lease ends and you leave the park, you will not be forced to leave your home behind. Council will not take ownership of your home, van, or dwelling. You will be responsible for removing your property from the site, as outlined in your Residential Tenancy Agreement.

If you encounter any difficulties with this process, Council will provide support and consider your situation on a case-by-case basis.

Sites will only be used for short-term accommodation after they have been cleared and made ready for short-term holiday use.

Who can I contact for more information?

The on-site park manager is well informed and can answer most questions. All other enquiries can be directed to

holidayparks@sunshinecoast.qld.gov.au