

## **Quinns Rocks Caravan Park Redevelopment Workshop Information Sheet**

The historical Quinns Rocks Caravan Park site is owned in freehold by the City of Wanneroo. The Park was first established in 1946, as a caravan park for holiday makers in the area. Over time, it became dilapidated and was no longer financially viable to operate. Before it was closed in December 2014, it was attracting mainly permanent residents and no longer servicing its original intended purpose of short-stay tourist accommodation.

You may know the City has identified the site as a potential location for modern tourism accommodation. This idea was developed through the City's draft Economic Development Strategy, which was advertised for public comment in early 2016. In August 2017, the City began examining the feasibility of redeveloping the Mindarie site. The study has now moved into the next phase where further examination of technical and financial information will be undertaken, as well as market conditions and demand for this option.

The City intends to approach the market this financial year (through an Expression of Interest process) to see what tourism park operators can offer our City.

Before we approach the market, we've been busy working with a strong consultant team to understand and test our assumptions about the limitations to any development. For example, the City has examined the condition of the various bushland zones and how climate change may be expected to erode the coastline in the long-term. By sharing such information with potential developers, we expect to receive more practical, workable concepts that are more likely to be acceptable to our community.

It is important that the City understands community expectations and concerns about any development on the site. We understand there will be views in the community that range from the desire to revegetate the historical site with native plants through to diverse tourism product offerings that would demand intensive use of the site. This is your chance to have your say!

### ***Community input***

Prior to the market providing commercially viable concept designs, we wish to gauge the key values the community will consider when there is a proposal to comment upon. This will help tourism businesses shape their proposals.

Think of it as going out for a meal: you haven't sat down and looked at the menu yet but you know which restaurants you're considering, you'll know if you want a cozy table for two, a lavish feast for a big group, or somewhere that can meet your dietary requirements. You hold in your head criteria to choose between these options.

For the caravan park, we have the challenging job of putting these criteria on paper and establishing a way to rank these values. For example: ecological integrity, common amenity areas, attractiveness to tourists, employment for young people in our community, recognition of history, commercial performance are all values that may be important to members of our community.

As the considerations are likely to be very different for this site, we expect there will be trade-offs and therefore this process will help to communicate to the City the relative importance of each of these criteria. This work is not easy but it will be powerful in influencing what, and how, development on this important coastal site is shaped.

If you wish to participate in the upcoming workshops, imagine in years to come, you'll be able to say, "I helped create this place".

We sincerely hope you can join us.

**See our [Your Say Community Engagement Hub](#) on the City's website for project updates.**