

Quinns Rocks Caravan Park Redevelopment Q/A Document

Q1. What is the scope of this investigation?

Answer: The City is investigating potential feasible options to establish a “holiday park” on the site of the former Quinns Rocks Caravan Park - Lot 211 Quinns Road, Mindarie. The City has been engaging early with the community to ensure that feedback from the community, potential users, industry and other stakeholder will be considered in our decision-making for any future proposal at the site.

Q2. Why was the historical Quinns Rocks Caravan Park closed down?

Answer: The Park was first established in 1946 and over time became run-down. It was owned and operated by the City and needed to close due to health and safety concerns.

Q3. What's the difference between a “holiday park” and the previous “caravan park”?

Answer: A holiday park may consist of a mix of caravans, tents, cabins or apartments for short-term holiday accommodation for holiday makers in the area. Before the previous caravan park was closed down in 2014, it was attracting mainly permanent residents and no longer holiday makers.

Note: Throughout the study the City has used the terms caravan, holiday and tourist park. These terms are all interchangeable and the final outcome will determine what type of park it becomes.

Q4. Why does the City need a holiday park?

Answer: The land, which has been vacant since 2014, has been zoned for Parks and Recreation purposes since the 1940's. It is close to amenities and the beach and addresses a significant shortfall for accommodation in Perth's northern coastal area. The City regularly receives enquiries from visitors and tourists on the nearest caravan parks and motorists with caravans are still driving to the site looking for a place to stay. A holiday park will activate the site, providing valuable employment opportunities and helping to support surrounding businesses.

Q5. What size will the proposed holiday park be?

Answer: The size of the potential holiday park has not yet been determined. The focus will be to remain close to the form of the original caravan park (2 hectares which is already largely cleared). A potential development would not use the entire site (11 hectares that includes the current carpark, Portofino's restaurant, surf club / community centre, bushland and foreshore public open space).

Q6. What is the timing of the study?

Answer: The idea of creating a prime tourism location at the site 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 we will further examine the technical and financial considerations, as well as market conditions and demand for this option. This phase of the study is likely to be completed by early 2020.

Q7. What are the anticipated outcomes of the investigation?

Answer: The aim is to gather sufficient information to identify if the option of creating a holiday park is economically viable. If so, we would then go to the market seeking Expressions of Interest for the development and/or ongoing management of the site. The City will not build or operate any future site and it can be confirmed that any development (if approved by Council) will not require significant clearing of the site.

Q8. What level of involvement will the community and stakeholders have?

Answer: During this next phase, interested stakeholders, community groups, ratepayers and residents across the entire City will be invited to participate in the community survey. The consultation period will officially begin on 2 December and go through to 14 February 2020.

Q9. How can I stay informed in the study or get involved in it?

Answer: Through our [Your Say Community Engagement Hub](#) on our website, you can subscribe to this project. You will then receive email updates leading up to and after important milestones, including invitations to participate in relevant activities and events.