

Q/A Document – Quinns Rocks Caravan Park Redevelopment

Project information

Q1. What is the City currently doing in the Quinns Rocks Caravan Park (the “Caravan Park”)?

Answer: The City of Wanneroo is exploring the potential options for redevelopment by a third party, in the location provided in the map ([See this webpage](#)). Prior to any redevelopment, a Council decision, further community engagement and the required statutory approvals will need to be obtained. Also, all environmental, planning and other approvals will need to be attained from the relevant government agency prior to any development being able to proceed.

We are not undertaking redevelopment at the current time, with any development subject to Council and other approvals (which may take some time).

Q2. What will the redevelopment look like?

Answer: Although the final form of the redevelopment is not yet defined and the City has not approved any party to undertake the development, Council has confirmed that it would like to see a modern tourist park on this site.

Based on community feedback and the business case process, the redevelopment will be designed and constructed to withstand, and be sensitive to, the natural and coastal environment. The design is likely to be of a low profile and could include community facilities that are available to the general public.

Q3. Why this location?

Answer: The land is owned in freehold by the City of Wanneroo, it is close to amenities and the beach and addresses a significant shortfall for accommodation in Perth’s northern coastal area. The City regularly gets enquiries from visitors and tourists on the nearest caravan parks. The land is vacant and is the right zoning for this purpose.

The Quinns Rocks Caravan Park was closed in 2014 and has been vacant ever since. It is currently being used for temporary overflow parking for the adjacent Quinns Mindarie Surf Life Saving Club, Portofinos Restaurant Café and Function Centre.

Q4. Why was the historical Quinns Rocks Caravan Park closed down?

Answer: The Park was first established in 1946 and over time became run-down and was no longer financially viable to operate. Before it was closed down, it was attracting mainly permanent residents and no longer servicing its original intended purpose – as a caravan park for holidaymakers in the area.

Q5. What are the next steps?

The City is commencing preparation for an Expression of Interest (EOI) during the first half of 2021 to attract potential caravan park providers. The caravan park providers will then submit a development proposal as to how they intend to develop the site.

As part of the City’s community engagement and assessment process, the City will soon invite for participants in a community advisory group (or groups) to provide feedback on development issues from the perspective of the community and other stakeholder groups.

Q6. How can I stay informed in the study or get involved in?

Answer: Through our Your Say community engagement hub on our website, you can subscribe to this study. You will then receive email updates leading up to and after important milestones, including invitations to participate in relevant activities and events.

Q7. How can I get more information?

Answer: More information and regular updates on this project can be found on the City's Your Say community engagement hub – [Quinns Rocks Caravan Park](#)

Site conditions

Q8. What is Bush Forever?

Answer: The study area is part of Bush Forever Site 397, which encompasses the whole of Lot 211 (including cleared and developed areas). Bush Forever Site 397 is approximately 400 hectares in size, and is located in the coastal strip from Wilbinga to Mindarie.

Bush Forever sites are specific localities identified and described in Bush Forever as endorsed by Cabinet (Government of Western Australia, 2000), which identify regionally significant bushland recommended for protection.

State Planning Policy 2.8 (Bushland Policy for the Perth Metropolitan Region) recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, and seeks to integrate and balance wider environmental, social and economic considerations. In general terms, the policy does not prevent development where it is consistent with the policy measures and other planning and environmental considerations.

Q9. What environmental studies have been done to date?

Answer: To further inform the potential environmental considerations on the site, the City has undertaken detailed biological (flora and fauna) environmental surveys in accordance with Environmental Protection Guidelines. Further advice sought prior to redevelopment will include (but not be limited to) environmental; fire management; and planning development. Given Lot 211 is situated in a coastal location, the future impact of erosion has also been considered in accordance with the City's Local and State Planning Policies.

Q10. What does the Fauna Survey indicate?

Answer: The Vertebrate Fauna Survey (Terrestrial Ecosystems, 2020) ([See Your Say documents section](#)) identified three broad fauna habitats in the project area with some of the site being "highly disturbed, cleared, contains buildings and bituminised car parks and provides no habitat value for vertebrate fauna".

Priority species that may utilise the area are Quenda and Black-striped Snake. The Carnaby's Black-Cockatoo may infrequently forage in the Parrot Bush however, this bush is not considered high quality foraging habitat, and they would not roost or nest in the area. There was evidence of rabbits, cats and foxes in the project area.

Q11. What does the Flora Survey indicate?

*Answer: The Flora Survey (One Tree Botanical, 2020) ([See Your Say documents section](#)) identified that 55% of the study area was native vegetation. Six Priority flora species were recorded from the study area, with a potential new species (*Tetragonia tetragonoides sens. lat.*). Further work is required to confirm this new species.*

No Threatened Flora or Threatened Ecological Communities (TECs) protected under the Commonwealth EPBC Act 1999 were recorded in the study area. Of the 104 species of introduced flora recorded, thirteen were identified with a high rating for invasiveness and spread as environmental weeds under the Western Australian Environmental Weed Strategy (WAEWS) (Department of Conservation and Land Management, 1999); and three declared pest plant species on the WA Organism List (WAOL) under the Biosecurity and Agriculture Management Act 2007. The City's Conservation team has worked closely with local environmental groups and schools to address invasive weeds and rehabilitate sections of the site; which will be continued in coming years and any future redevelopment.

Two Priority 3 (P3) Ecological Communities (PECs) are represented in intact vegetation across the site. P3 PECs are generally poorly known ecological communities. This vegetation was mainly in Good to Very Good condition, and located in sections of the site. Vegetation Type D1 (Figure 3 of the flora report) was the most intact vegetation in the study area and is likely to be conservation significant. The redevelopment of the site is unlikely to encroach on Vegetation Type D1 or vegetation in Very Good and above condition. The Keighery vegetation rating provides further information as to the condition of vegetation and scale (see below). It is intended that redevelopment of this site will result in quality vegetation being maintained and improved.

Table 11: Vegetation Condition Rating for the South West Botanical Province (EPA, 2016) and Bush Forever Condition Scale (Keighery, 1994 from Govt. of WA, 2000)

Condition	EPA (2016) Condition Scale	Bush Forever (Govt. of WA, 2000) Condition Scale
P Pristine	Pristine or nearly so, no obvious signs of disturbance or damage caused by human activities since European settlement.	Pristine or nearly so, no obvious signs of disturbance.
E Excellent	Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species. Damage to trees caused by fire, the presence of non-aggressive weeds and occasional vehicle tracks.	Vegetation structure intact, disturbance affecting individual species; weeds are non-aggressive species.
VG Very Good	Vegetation structure altered, obvious signs of disturbance. Disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.	Vegetation structure altered, obvious signs of disturbance. Disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.
G Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it. Disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.	Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic vegetation structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.
D Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. Disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds at high density, partial clearing, dieback and grazing.	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example, disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
CD Completely Degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees and shrubs.	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as 'parkland cleared' with the flora comprising weed or crop species with isolated native trees and shrubs.

Q12. What will be done to further enhance and protect the natural and foreshore environment in the Caravan Park?

Answer: As part of any redevelopment, environmental management techniques will be employed to ensure that values of high environmental significance are retained and conserved. This includes practices such as, but not limited to, conservation fencing of very good condition vegetation and fauna habitat; improved environmental education signage within the project area; revegetation of degraded and temporarily cleared areas; weed management; and consideration of environmental offsets, if required. In addition to this, any future redevelopment will require planning and environmental approvals and employ best practice environmental clearing principles.