

# Quinns Rocks Caravan Park Information Brochure

2022 /2023





# Quinns Rocks Caravan Park Redevelopment

## WHAT'S HAPPENED TO DATE

Since its closure in 2014, the City of Wanneroo has been exploring options for the redevelopment of the former Quinns Rocks Caravan Park.

Between 2018 and 2019, the City sought community input and feedback on the site's future.

In 2020, Council endorsed a Business Plan for the potential redevelopment of the site and authorised an Expression of Interest (EOI) process. The Business Plan considered an eco-retreat or family tourist park as the most viable options for the site.

EOI proposals to develop the site were open in 2021 addressing the following criteria:



Low impact



Environmentally sensitive



Within the current footprint  
or expands footprint



Parking issues

## PREFERRED PROPOSAL

In 2022, the City received an EOI submission for an eco-retreat (the current proposal), but did not receive any submissions to develop a caravan park.

Council identified the proposed ecotourism accommodation, café and event space proposal as the preferred option, which includes:



Low environmental impact



Within the current site  
footprint



Café open to the public



Lawn area



Parking area

The proposal was submitted by Heritage WA Investments, who runs a successful tourism business in the Wheatbelt, between York and Northam.

A new company will be established to operate the Quinns Rocks development.

The proposal is in concept stage and if it progresses, it will be subject to final design, planning and statutory approvals.



# Community engagement

Council requested feedback on the proposed concept as well as alternative ideas and preferred uses for the site.

Below is a timeline of the community engagement process and next steps:

## DECEMBER 2022



The proposed concept was shared with residents and ratepayers on the City's website and online interactive platform.

The community was encouraged to explore the proposed concept and submit questions about the proposal and site.



## DECEMBER 2022 TO FEBRUARY 2023

During the summer of 2022/2023, a traffic survey was conducted to measure traffic and parking in the local area.



## JANUARY TO FEBRUARY 2023

Meetings took place with key stakeholders including local community groups, resident associations, local businesses and nearby residents, for their feedback on the proposed concept and preferred uses for the site.



## FEBRUARY TO MARCH 2023

A community survey will be conducted to collect further feedback on the future use of the site and proposed concept. The meetings were supported by focus groups and a drop-in session to provide further opportunities for community questions and feedback.



## NEXT STEPS

Survey findings, parking report and preferred use of the site will be presented to Council in early 2023.



# Concept detail

## Deluxe & Family Tents

- Deluxe “glamping tents” with steel frames and a canvas roof.
- Fully-furnished with power and air-conditioned.
- Ensuite bathroom.
- Glass walls and solid entrance doors to the front as a wind barrier.
- Outside decking (to eliminate concrete slabs and reduce their footprint) with solar lights.
- Wheelchair access from car park to tent area, event space and lawn area.
- Some tents provide accessible accommodation.
- Additional plants around accommodation areas.



**Deluxe Tent**



## Outpost Tents

- 3x3m custom-built tents.
- Air-conditioned and fitted with ensuite bathrooms.
- Environmentally sustainable.



**Family Tent**

## Service Area

Reception for guests and visitors, site office and caretakers accommodation.



## Café

- A licensed café open to the public for breakfast and lunch.
- Providing catering for events.



## Event space

- Versatile area for community events, business meetings, family celebrations.

## Lawn area

- Lawn area could be utilised for regular and one off community activities such as fitness programs, sunset concerts and community events.

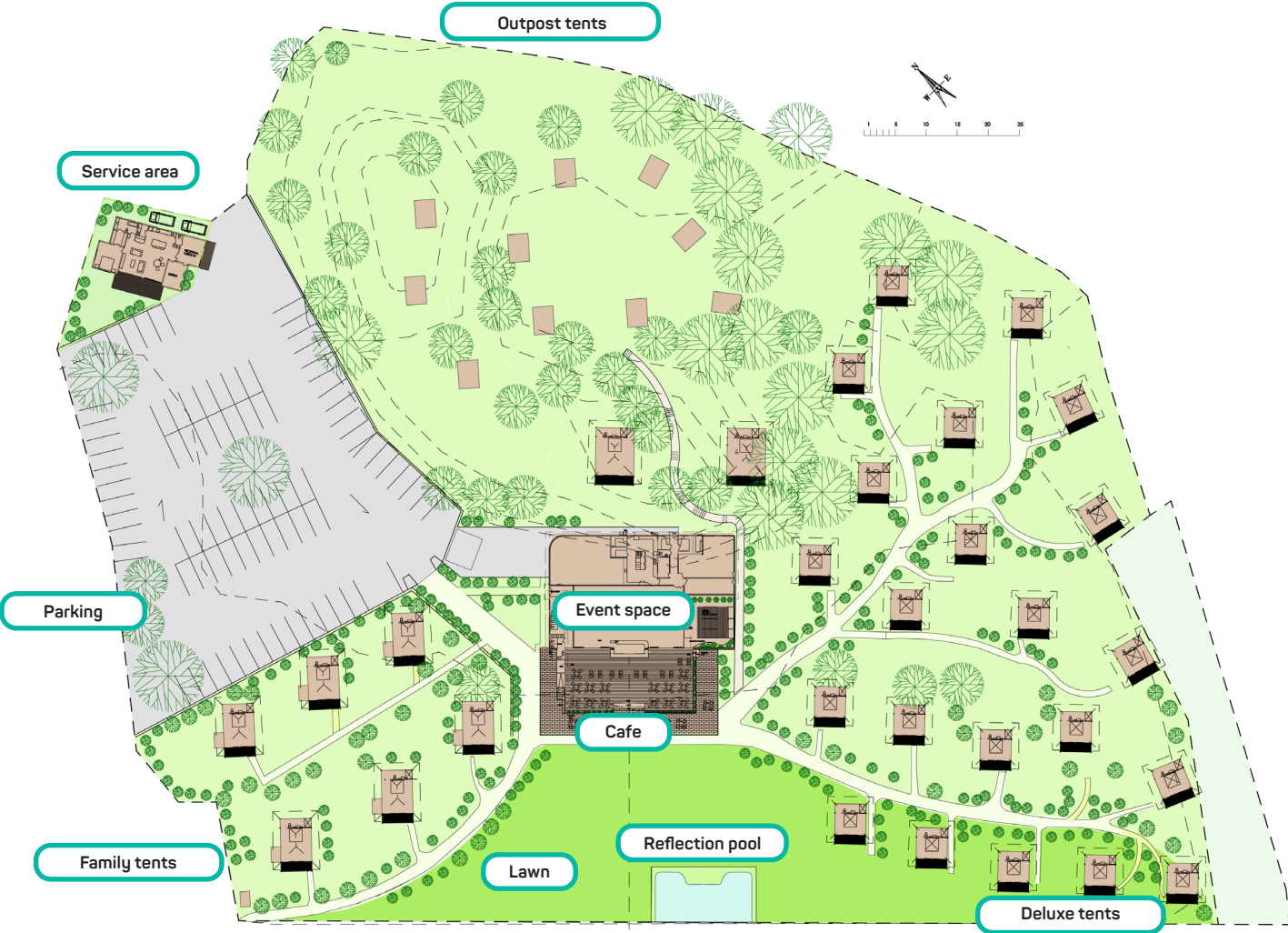
## Reflection pool

- Long, shallow children's paddling pool with an infinity edge.





# Proposed concept by Heritage WA 2022





# Quinns Rocks Caravan Park

Have your say

To register for the community survey, and to be kept up to date with this project, visit the City's Your Say page.

[wanneroo.wa.gov.au/yoursay](http://wanneroo.wa.gov.au/yoursay)

Register today



If you have any queries regarding the project, please contact the City's Property Services Team on **9405 5000**.

If you need help with registering for the community survey, the online interactive map, or have individual needs to enable you to participate in the community engagement, please email **[communityengagement@wanneroo.wa.gov.au](mailto:communityengagement@wanneroo.wa.gov.au)** or call the City's Community Engagement Advisor on **9405 5000**.

