

Quinns Rocks Caravan Park Redevelopment

Questions and Answers
December 2022

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1. Proposed concept, ecotourism accommodation, café and event space

1.1. What is the status of this project?

The City has completed an Expression of Interest (EOI) process to attract potential caravan park providers. EOI proponents were invited to demonstrate their ability to operate within a small footprint, with consideration to the local community, heritage and environmental conservation value.

Submissions were reviewed and Council approved the City to continue discussions with the preferred developer while continuing to engage with the community on the proposal, alternate land-use options and conduct a Traffic Management study.

There is no redevelopment at the current time, any development would be subject to Council and other approvals.

The current proposal is still preliminary and not under an approved lease (which would need to be approved by Council). The lease term would be subject to negotiation, and will be disclosed in a future report to Council and in the local public notice advertising the lease if approved by Council (as a property disposal under section 3.58 of the Local Government Act).

Should this proposal progress, a development approval will need to be obtained.

1.2. Is there a proposal for the Quinns Rocks Caravan Park site?

Yes, at the Ordinary Council Meeting on 12 July 2022, Council considered proposals received during the Expression of Interest (EOI) process.

The preferred proposal includes ecotourism accommodation, café and event space within the original caravan park site footprint ([See full details](#)).

This is currently just a proposal of a development, prior to any redevelopment there would need to be a further Council decision, community engagement and all statutory approvals (such as a development approval from the WPAC) would need to be obtained.

1.3. What does this proposal include?

The proposal involves the development of the former Quinns Rocks caravan site with deluxe tent “glamping” accommodation, which would be powered, furnished, air-conditioned and have an ensuite bathroom.

The “glamping” scope of accommodation sits within the original caravan park sites footprint and is sensitive to the environment.



1.4. Under this proposal, would the site and amenities be open to the public?

The proposal includes a licensed café, events space and lawn area with a reflection pool overlooking the ocean. The community would have access to the café and lawn area, unless these areas are booked for a private function.

The event space would be available for private and community events. This could include community meetings, private functions such as weddings, birthdays as well as corporate retreats and small conferences.

Community access to the lawn area would be encouraged and this area could be activated for regular and one off community activities such as morning fitness programs, sunset concerts and community events.

The lawn area, café and facilities will be available to the general public during daylight hours and when not booked for a private event. It is planned to be open all-year-round, with the accommodation including heating with guests provided with electric blankets.

The reflection pool would have an infinity edge and serve two purposes: 1) as a backdrop for photos, and 2) as a children's paddling pool during the day and when there are no events on. It is proposed that the depth of water would be less than 300mm and covered each evening for safety purposes.

1.5. Can the community have a say on the proposed concept?

Yes, the community are encouraged to review and engage with the proposed concept via the [online interactive map](#).

Here you can see details of the proposed concept, information about the facility and ask questions. We will endeavour to answer these questions and post a response within 2 business days.

In early 2023, the City will invite the community to participate in a survey to share their overall views on the proposed concept as well as share any alternate ideas for the site.

The engagement is being conducted in two phases. The initial phase, between December 2022 and January 2023, involves the sharing of the proposed concept with the community, engaging with local residents and community groups, conducting focus groups and receiving and responding to questions (particularly through responses on Your Say and in the interactive map).

The engagement with local residents and community groups has occurred primarily as one-on-one meetings (including City staff and the City's engagement consultant), rather than in larger workshops. The reason for this approach was to invite as much direct feedback as possible (noting that workshops may involve feedback from some but not all of the attendees), and to give the chance to focus on each person's feedback in more detail through follow up questions (which is more difficult in a larger group).

In the second phase of engagement, occurring between February and March 2023, a survey will be offered for the community to have their say on the proposed concept as well as ideas for future land-use options for the site.

You are also welcome to leave a comment on the [Your Say](#) page anytime.

To be kept up to date on the project and be invited to complete the survey in early 2023 sign up [here](#) to the mailing list.

1.6. What impact would this proposal have on the environment?

The proposal is within the existing site footprint of the former caravan park and takes a 'light touch' development approach addressing environmental considerations. The proposal does not involve clearing of native vegetation in the adjoining bushland.

The deluxe "glamping tents" have steel frames and canvas roofs and are designed to be environmentally sustainable.

All on-site buildings, tent locations and pathways are designed around existing trees. It is proposed that more coastal style vegetation would be planted with signs erected in various locations to educate visitors on various flora and fauna.

Pathways would ensure vegetation can grow and will not be damaged. At the end of any property lease the proponent would be required to vacate the site without any detrimental impact on the environment.

The City of Wanneroo has a ground water licence for the area encompassing the caravan park site. It is anticipated that should Council approve a lease on the subject site, the City would transfer the operator a portion of the ground water licence at a rate of 6750KL per hectare of landscaped area for their use to maintain the turf and garden beds. The proponent has been encouraged to investigate the inclusion of water saving measures can be incorporated into the proposal.

For accuracy, the City has not had any licence reductions for the former caravan park site. In 2028 all groundwater licences within the Gnangara groundwater system will be reduced by 10% under the State Government Gnangara groundwater allocation plan.

1.7. What sort of sustainability initiatives will be incorporated into the development?

The proponent has advised that sustainability is a core consideration and will be encouraged as part of the design process. To date a number of initiatives have been included into the design, including:

- The use of solar panels and lights where possible to reduce energy consumption.
- No impact to existing vegetation within the development footprint. Additional revegetation is planned.
- Footings for all tents have been specifically designed so that they do not require traditional concrete footings. This means that at the end of the structures life no footprint will be left by the eco tent structure.

1.8. Has the design considered the high winds that are present in the subject location?

The proposed development will be designed and engineered to withstand extremely high winds. Additional aids such as wind breaks, full glass and aluminium frontages and solid eastern and southern walls (which will be retrofitted in canvas to fit the eco tent theme) will be used.

1.9 Who will run the ecotourism accommodation, café and event space proposal?

The Expression of Interest submission was made by Heritage WA Investments Pty Ltd and its director Russell Percival.

Heritage WA Investments has successfully operated the Buckland Estate business near Northam for several years.

They won the Avon Valley Business of the Year 2022 award, reflecting their success in boosting local tourism and activating the nearby towns of Northam and Toodyay.

Companies within the same ownership structure as Heritage WA Investments also own and run a well-established holiday resort in Bali, featuring 40 'glamping' tents and resort-style amenities, with a second Bali resort currently under construction.

A new company is intended to be set up for the delivery and operation of the proposed development. The proponent has confirmed that the new entity will be an Australian registered company with Australian directors.

Once the company structure has been confirmed this information will require due diligence by the City.

Further company structure information, is expected to be shared in the future report to Council in early 2023, following the community engagement process.

1.10 What would it cost to stay overnight in the ecotourism accommodation?

The proponent has indicated that accommodation prices for the Mindarie proposed concept would be much lower than the "glamping" tents at Rottnest Island. Although the proponent cannot guarantee rates for accommodation at this stage, it is expected that options will start at approximately \$175 per night per tent.

Aiming to keep the accommodation affordable for most people, prices will vary for family tent, deluxe and outpost tent areas and discounts will be proposed for City of Wanneroo residents and ratepayers.

1.11 What happens if the project fails?

Should the proposed development receive support from Council to proceed and is granted a lease, the City will ensure the lease document includes risk management and mitigation provisions such as a security bond and personal guarantees. The intention would be to proceed (if approved by Council) if there is confidence that the operator is able to perform the lease, and subsequently the lease terms would enable the City to draw on the security bond to address performance issues and ultimately remedy the site after expiry.

1.12 What will Council do with the land if it fails?

Council will need to reassess the best use of the site in this instance.

1.13 What benefits is the ecotourism development going to give to the community?

If successful, the City will receive a rental from the proponent to operate on the site as well as additional rates income, together with Council rates and a saving in reduced City maintenance costs.

Visitors using the site for accommodation would be expected to frequent surrounding businesses (similar to the general position for holiday accommodation elsewhere), thereby providing an indirect community benefit.

The community will also benefit from the shared use of the café. The proponent has also indicated that community events will be held from time to time on the lawn area, including small sunset music concerts and community yoga sessions.

2. Site conditions

2.1. What is Bush Forever?

The site sits within a Bush Forever site, and the EOI process sought proposals that were respectful and sensitive to this.

The whole of Lot 211 (including cleared and developed areas) is part of Bush Forever Site 397, which is a large 400 hectares site along 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. In this regard, key considerations would be whether any of the Bush Forever vegetation are proposed to be cleared and whether any potential impact on the vegetation can be managed through the development of the site.

2.2. What environmental studies have been done to date?

The City has undertaken detailed biological (flora and fauna) environmental surveys in accordance with Environmental Protection Guidelines, to further inform environmental considerations on the site.

Prior to any future development, further advice will be sought regarding the environment, fire management and planning development.

As 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.

2.3. What does the Fauna Survey indicate?

The [Vertebrate Fauna Survey](#) (Terrestrial Ecosystems, 2020) identified three broad fauna habitats in the project area (all of Lot 211) 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 the Quenda and Black-striped Snake. 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 also evidence of rabbits, cats and foxes in the study area.

The City is also currently investigating converting the undeveloped residual land of Lot 211 into a conversation area.

2.4. What does the Flora Survey indicate?

The [Flora Survey](#) (One Tree Botanical, 2020) identified that 55% of the study area (with the study area comprising all of Lot 211) was native vegetation. Six priority flora species were recorded 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, 13 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.

The Keighery vegetation rating provides further information as to the condition of vegetation and scale ([see page 24 of the report](#))

It is intended that redevelopment of this site will result in quality vegetation being maintained and improved.

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

As part of any redevelopment, environmental management techniques will be employed to ensure that areas of high environmental significance are retained and conserved. This includes practices such as conservation fencing of very good condition vegetation and fauna habitat, improved environmental education signage, revegetation of degraded and temporarily cleared areas, weed management and consideration of potential environmental offsets.

In addition to this, any future redevelopment will require planning and environmental approvals.

2.6. Aerial map of proposed concept



3. Aboriginal history and culture

3.1 What is the cultural context of the project?

Lot 211 does not incorporate any registered Aboriginal heritage sites or identified areas of cultural significance. The coastal strip in the City of Wanneroo is an important part of Aboriginal heritage, local history and stories of cultural significance will be incorporated in the project.

There have been talks at the site on Aboriginal history and culture in the area as well as consultation with traditional owners at key project points, including when designing the EOI process.

The City will continue to engage the City's Ni Kadadiny Koort Reference (Reconciliation Action Group) throughout this project.

The City is aware of the Noongar Six Season signage at a number of points in Lot 211 (including at the edge of the former caravan park site). The signs are located at different sites throughout the City to promote Noongar culture and seasons, and do not in themselves reflect specific Aboriginal heritage or culture at these sites. In the case of the signs at the edge of the former caravan park, if those signs are impacted by the proposed development, it is intended that the signs would be relocated elsewhere in Lot 211.

4. Parking

4.1 How will parking be managed given the site currently provides overflow parking?

A Traffic Study will be carried out in December 2022 and January 2023 to review traffic flow and parking, as the City acknowledges that the site is currently used for overflow parking during peak periods.

The Traffic Study findings and community engagement results will be presented together to Council in March/April 2023 before a decision is finalised on how the site will be used.

The proposed concept for the site includes 82 parking bays for use by guests and the community, including an appropriate number of accessible bays.

This is a higher number of car bays than that required just for guests to assist with easing the parking concerns in the area.

4.2 How will parking be managed given the site currently provides overflow parking?

The results and recommendations of the parking study will be included in the future report to Council summarising the community feedback and survey results.

5. Communications and Community Engagement

5.1 How can the community provide feedback on the proposed concept?

The community engagement will be conducted in two phases.

- December 2022 and February 2023, the City will share the proposed concept with the community, engage with local residents and community groups, run focus groups and receive and respond to questions received [via the online interactive map](#).
- February and March 2023 a community survey addressing questions received on the proposed concept will be available for the community to have their say on the proposed concept as well as ideas for future land-use options for the site.

To be kept up to date on the project and invited to take part in the survey please register your interest [here](#).

5.2 What ways can I get involved?

There are multiple ways to have your say or participate in the community engagement, these can be found on the Quinns Rocks Caravan Park [Your Say](#) page.

The key channels and tools include:

- On-line interactive map, via [social pinpoint](#) showing the features of the proposed concept
- Ability to ask questions about the proposed concept either via social pin point for the community to see or privately to the City's project team
- In person question and answer sessions with the City's project team
- Comprehensive community survey.

You can also contact the project team directly through email or by telephone if you have any queries. Visit www.wanneroo.wa.gov.au/yoursay or call the City' property team on 08 9405 5000.

5.3 How can I stay informed on the project?

To be kept up to date on the project and be invited to take part in the survey please register your interest [here](#).

You will then receive email updates leading up to and after important milestones, including invitations to participate in relevant surveys, activities and events.

5.4 Will a summary of the community feedback be available to the community?

Council is expected to be presented with a summary of the completed community feedback and survey results. The report to Council would be publicly available.

6 Site investigations and project study

6.1 What is the City currently doing with the former Quinns Rocks Caravan Park site?

The City of Wanneroo is exploring opportunities to reactivate the former Quinns Rocks Caravan Park site.

The potential opportunity for the site was noted in the City's Economic Development Strategy. This reflected the need for additional accommodation in Perth's northern coastal area, covering camping, caravan sites and other accommodation.

The City is exploring a redevelopment option, on the basis that any proposal is subject to community feedback, Council and other statutory approvals.

On 12 July 2022 Council identified an ecotourism accommodation, café and event space proposal as the preferred opportunity following an Expression of Interest (EOI) process.

The proposed concept is within the existing site footprint, and is now the subject of further community engagement.

6.2 What could the redevelopment look like?

Council determined that further discussions should occur with the proponent on the proposal. At present, the final form of the redevelopment is not yet defined, and the City has not approved any party to undertake a development works.

Council also confirmed the need for further community engagement for the site, which included sharing information on the proposal as well as the opportunity for the community to share ideas on alternate use for the site. Community feedback will be

presented back to Council in early 2023 for their consideration in determining the next steps in the project.

Based on previous community feedback and a prior business case process, the redevelopment would be designed and constructed to withstand and be sensitive to, the natural and coastal environment.

6.3 Why this location?

The land is owned in freehold by the City, it is close to amenities, the beach and addresses a significant shortfall for accommodation in Perth's northern coastal area.

The land is vacant, and is zoned 'Parks & Recreation' under the Metropolitan Region Scheme and 'Regional Parks and Recreation' under the City's District Planning Scheme No. 2, which is suitable for the proposed accommodation use.

When the former caravan park was closed, the City investigated future development of the site as a typical modern caravan park.

Council's approval of a business case (2020) authorised an EOI process to seek market-based interest from third party operators of the site as a modern caravan or holiday park under a lease.

6.4 If modern tourism was established at this site, what type of accommodation options would be available?

The business case prepared by Pracsys on behalf of the City in 2020 focused on three accommodation options on the beachfront site:

Family Tourist Park: This option describes a more traditional tourist park experience offering caravan sites and affordable chalets.

Ecotourism: This option provides for 'glamping' style accommodation with aesthetics and features sensitive to the environment. The accommodation targets responsible travel to natural areas that conserve the environment, sustains the well-being of the local people and involves interpretation and education.

Luxury Units: This option would offer higher quality build priced as alternative hotel type accommodation.

6.5 Does the City have a Foreshore Management Plan?

Yes, please refer to the Management Plan [here](#).

7 Site history

7.1 What is the Quinns Rocks Caravan Park site?

The former Quinns Rocks Caravan Park is located on a 1.9ha portion of the larger (3.24ha) Lot 211 (2) Quinns Road, Mindarie. Lot 211 is owned in freehold by the City of Wanneroo (shaded yellow in map to the right).

The land is currently vacant and zoned 'Parks & Recreation' under the Metropolitan Region Scheme and 'Regional Parks and Recreation' under the City's District Planning Scheme No. 2.

Lot 211 is on Bush Forever Site 397, with this classification including cleared and developed areas (including the old caravan site).

7.2 When was the caravan park first opened?

The earliest records of the site being a holiday destination date back to the mid 1940's. Previously owned by Wilberforce Clarkson, the land was subsequently acquired by the City in 1961 at the time of the subdivision of Plan 7318 (which had facilitated residential development to the immediate north-west of Lot 211).

In May 1965, tenders were called to build a caravan park in the area. The caravan park continued to operate on the City-owned site from that time until the early 2010s.

7.3 Why and when did the historical Quinns Rocks Caravan Park close down?

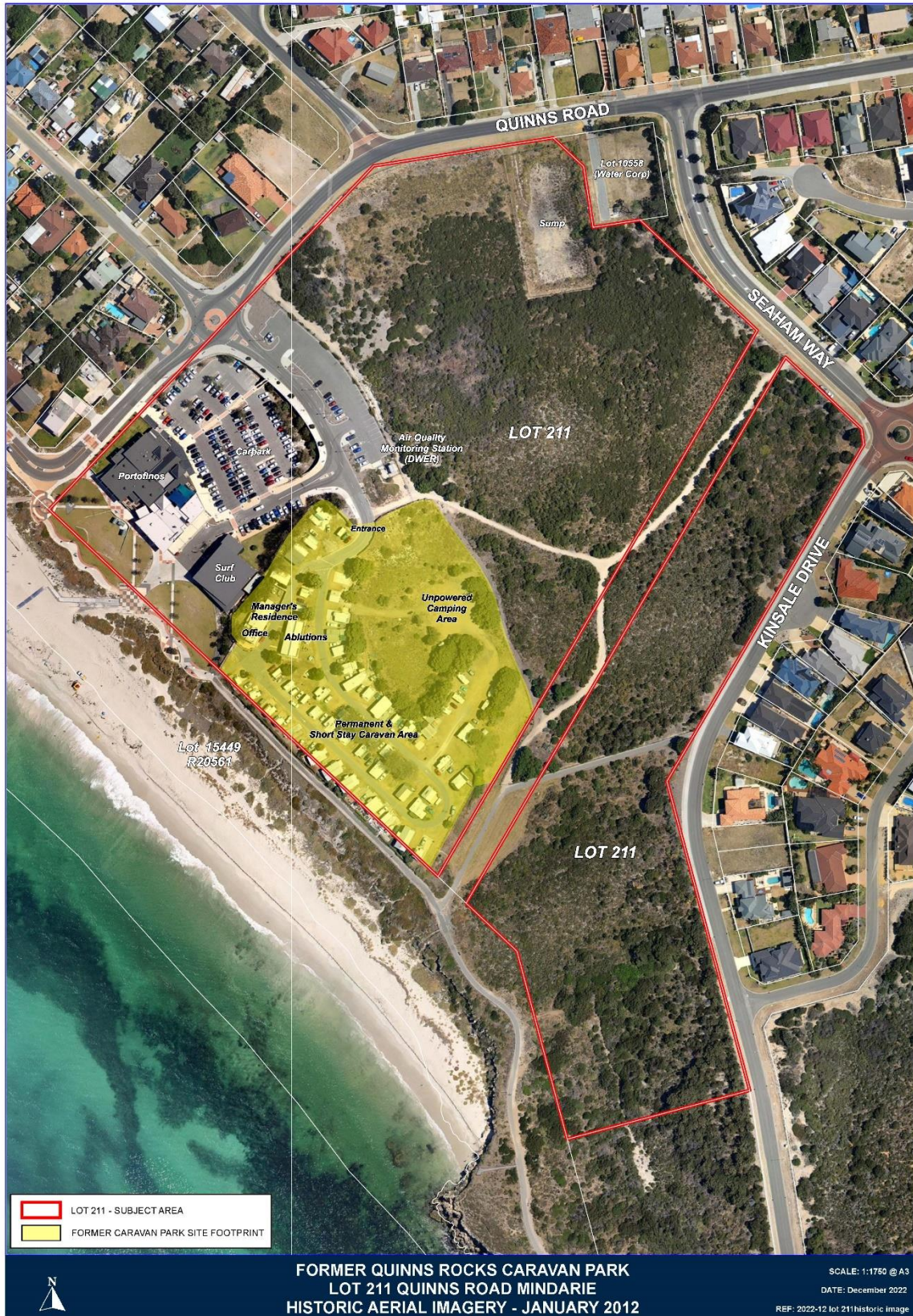
The Quinns Rocks Caravan Park was closed to tourists in 2012 and to long-term residents in 2014, at which time it was decommissioned and demolished.

Over time, it had become run-down and was no longer financially viable to operate. Leading up to the decision to close the park, it was attracting mainly permanent residents and no longer servicing its original intended purpose – as a caravan park for holidaymakers.

7.4 What is the Quinns Rocks Caravan Park site currently being used for?

Since the Quinns Rocks Caravan Park was demolished and decommissioned in 2014, the site has been vacant and used for temporary overflow parking during peak summer periods.

7.5 Aerial map of former Quinns Rock Caravan Park 2012



NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data, it accepts no responsibility or liability for any errors or omissions within the information presented. Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE (2012) and Kalamitop.

8 Next Steps

8.1 Where to from here?

Both the community engagement process and traffic study are underway. The outcomes will be presented to Council in early 2023 (estimated in April/May 2023).

Council will consider whether to proceed with the development and the lease for the proposed concept or to consider other options for the site. If a development of the site was to proceed, it is expected that the land tenure would be as a 'ground' lease, which means that the proponent would be responsible for all approvals, construction, operation and maintenance (and make good at the end of the lease term), all at the proponent's cost.

The development would not be funded by the City, and the City would expect to receive a rental income and rates from the operator.

Conversely, if Council decides not to proceed with the proposal, the City will need to commence a process to decide on another use for the site. Currently no funding is allocated for this process which would need to consider the feasibility of any options on the site, the impact on surrounding environment and community, infrastructure and capital expenditure.

There will be cost and time implications from this process (in looking at options for the site, maintaining the site in the interim, developing the site, and maintaining the developed site). These are not currently known, but may be significant, particularly when compared to the proposed concept scenario which will be funded by the proponent and produce an income to the City through rent and rates (and have further economic benefits to the community through tourism).

8.2 If discussions with Heritage WA Investments continue, what approvals would be required?

Prior to any redevelopment, a Council decision, further community engagement and the required statutory approvals would need to be obtained.

This includes a development application, which would be determined by the Western Australian Planning Commission. All environmental, planning and other approvals will need to be attained from the relevant government agency prior to any development being able to proceed. The approval process would require the proponent to address site management considerations, such as bushfire risk, traffic impacts and parking management, noise mitigation and signage.

8.3 Would there be any further community engagement before any development at the site?

Yes, further community engagement would be required through the environmental, planning and other approval processes.

Advertising of the proposed lease disposal of the site would also be open for public comment.

The City will also keep the community informed of the next steps through the Your Say page, please [register your interest](#) to stay informed and be invited to participate in future community engagement on the project.

For more information visit www.wanneroo.wa.gov.au/yoursay

or call the City' property team on 08 9405 5000