

Former Quinns Rocks Caravan Park Site

(Lot 211 Quinns Road, Mindarie)

Questions and Answers
July / August 2023

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1 Project context (Introduction)

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

The City of Wanneroo has investigated opportunities to reactivate the former Quinns Rocks Caravan Park site at Lot 211 Quinns Road, Mindarie, based on previous resolutions of Council (including in November 2012, September 2020 and July 2022).

The City is considering a concept proposal for a redevelopment by a private, third party. The proposal comprises ecotourism accommodation, a café and an event space, located within the original caravan park site footprint.

The proposal remains under discussion and any development would be subject to Council and other approvals.

1.2 How was the proposal selected?

In [September 2020](#), Council authorised an Expression of Interest (EOI) process to seek market-based interest from third party operators of the site as a modern caravan or holiday park under a lease.

In [July 2022](#) Council confirmed a preferred proponent for the potential redevelopment of the site and information has been released to the community in relation to that proposal.

The proposal has been refined since July 2022, however the final form of the redevelopment is not yet defined and the City has not approved any party to undertake any development works.

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

More detailed information on the concept proposal is provided in Section 3 below.

1.3 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. When the former caravan park was closed in 2012, Council requested the City to investigate future development of the site as a typical modern caravan park.

The project has progressed to implement this request, with the potential form and scope of development (including the footprint) refined as investigations resulted in a better understanding of the site, its constraints and opportunities.

More detailed information on the site is provided in Sections 4 to 5 below.

1.4 Why has there been community engagement?

In July 2022, 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 uses for the site.

More detailed information on the engagement process is provided in Section 2 below.

1.5 What is happening next?

Community feedback and updates on other project considerations were presented to a Special Council Meeting on 20 June 2023.

Following a procedural motion at that Special Council Meeting, Council resolved to defer a decision on the item until a future Special Council Meeting to be held no later than 26 September 2023.

The agenda and associated minutes can be found [here](#).

The reason for the deferral was to provide responses to public questions taken on notice and to provide further information on the proponent for the proposed development. Following those matters being addressed, a further Special Council Meeting is now scheduled for Tuesday, 1 August 2023. The associated agenda is available [here](#).

1.6 Further information

The following sections in this document addressed many of the questions which have been raised during the recent community engagement process and reports to Council. The report to the Special Council Meeting on 1 August 2023 includes responses to further questions, together with a detailed review of the project and its key elements. For more information refer to the report in the agenda for the Special Council Meeting.

More detailed information on the engagement process is provided in Section 6 below.

2 Community Engagement

2.1 What was the purpose of the community engagement process?

The community engagement process was intended to:

- proactively inform stakeholders and the community of the proposed concept; and
- obtain stakeholder and community feedback about:
 - the concept proposal; and
 - preferred uses for the site.

A range of methods were utilised to hear from as many people as possible to help Council understand the range of community views and inform their decision-making about the project.

The recent engagement follows previous activities in earlier stages of the project, including a community survey (late 2019 to early 2020) and community workshops (late 2018).

2.2 How did the community get involved?

The community engagement commenced in December 2022 with the aim to give stakeholders and the community time to read about the proposed concept and ask questions. This occurred in two phases.

- **Information Sharing:** December 2022 and February 2023, the City shared the proposed concept with the community, engaged with local residents and community groups, conducted focus groups and received and responded to questions received [via the online interactive map](#). More specifically, this phase included:
 - One-on-one and small group interviews with key stakeholders and immediate residents;
 - Focus group discussions with residents in the immediately surrounding suburbs and the broader City of Wanneroo;
 - Question and answer sessions where community could ask questions about the project;
 - Ongoing email and phone correspondence with project team members;
 - Online feedback via Your Say and Social Pinpoint;
 - A community drop-in session.
- **Community Survey:** In February and March 2023, a survey was available for the community to have their say on the proposed concept as well as ideas for preferred options for the site. The survey was conducted online and face-to-

face with both a random selection of residents from across the City, as well as being available for anyone from across the City to complete online or via paper copy.

This engagement process provided in-depth feedback about stakeholder and community views about the proposal and preferred use of the site, as well as any potential issues and opportunities.

The City distributed information on the proposal and the engagement phases via the City's website, social media, print media, electronic newsletters and mail.

Community members who wished to be kept up to date on the project were encouraged to register their interest. You can sign up [here for updates](#).

2.3 Why were these methods of engagement selected?

Given the long history of the project and extensive stakeholders and community involvement, one-on-one and small group interviews were selected as an important method for obtaining in-depth feedback about the project and preferred use for the site.

A total of 19 interviews were conducted providing a comprehensive overview of the range of perspectives, as well as potential issues and opportunities and preferred uses for the site. These meetings allowed stakeholders to ask a range of questions to help inform their views on the site.

Focus group discussions were held with two groups of randomly selected residents, one group of residents were from the immediately surrounding suburbs and the other was from the broader City of Wanneroo. The focus groups provided insight into the different levels of interest in the project from residents both in closer proximity to the site as well as those within the broader City of Wanneroo. Feedback from these focus groups assisted in shaping the community survey questions.

Questions and Answer sessions were offered to ensure that stakeholders and the community were provided with every opportunity to ask questions about the project and develop an informed view. This Question and Answer document was regularly updated in response to emerging questions throughout the sessions.

A community drop-in session was held to provide an opportunity to find out more information about the project, ask questions, discuss any issues or concerns and provide feedback.

A community survey was used to obtain feedback from City of Wanneroo residents, ratepayers and businesses from the immediate areas (Quinns Rocks and Mindarie) as well as the broader City of Wanneroo community. The community survey enables the City to understand the level of interest and support for the project and preferred uses for the site from across the City.

2.4 Were the community surveyed as part of the engagement process?

Yes, the community was asked to participate in a survey which was open to the public between 16 February and 19 March 2023.

2.5 How was the survey conducted?

The community survey was conducted between 16 February and 19 March 2023, using two sampling methods:

- An open sample that anyone could complete and was hosted on the City's website, this sample received 1,006 responses. The open sample provided insight into the views and preferences of the people that have the greatest level of interest in the project.
- A market research sample method conducted by Thinkfield which involved randomly selecting members of the community enabling the Council to understand the likely views of the broader population they represent.

Of the 400 respondents targeted, 200 were in Quinns Rocks and Mindarie, the suburbs closest to the site, and a further 200 from other suburbs in the City of Wanneroo. A total of 426 responses were received.

The market research survey allows Council to understand the perspectives of the Quinns Rocks and Mindarie community as well as the broader City of Wanneroo community with statistical confidence. This means that the results are likely to represent the views of the Quinns Rocks and Mindarie community as well as the broader Central West Ward as well as the whole City of Wanneroo community.

2.6 How did the engagement process provide for youth participation?

The survey was designed for older youth and adults – requiring people to read detailed information about the ecotourism proposal, asking demographic questions and several questions about the project including possible funding options.

Youth engagement is more effective using more appropriate methods such a simplified survey, face-to-face feedback and other interactive activities.

It is a requirement to obtain 'informed consent' when conducting research with children under the age of 14 and when collecting sensitive information with young people under 18.

Following requests from the community to allow young people to complete the survey, the survey was extended to allow children over the age of 14 to participate with parental consent.

2.7 What were the participation rates in the survey and overall community engagement process?

A total of 426 respondents completed the market research sample – with more than 200 from within the Established Coastal Zone Place Management Area, which includes Mindarie and Quinns Rocks. Sample sizes were then evenly distributed across the remaining City wards.

The City received 1,006 open surveys through the City's website and paper copies.

During the four-month engagement period, the project's Your Say page on the City's website received more than 27,000 views by over 12,000 unique users, the on-line interactive concept plan was viewed over 3,700 times and the video watched over 3,100 times.

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

Yes. Two documents on the outcomes of the community engagement are now available and can be viewed through the project Your Say page on the City's website.

The documents are as follows:

- Key Findings Report (25 pages); and
- Community Engagement Update (2 pages), which is a 'snapshot' version of the Key Findings Report.

2.9 How can I stay informed on the project?

To be kept up to date on the project on an ongoing basis, please register interest [here](#).

You will then receive email updates leading up to and after important milestones.

3 Proposed concept (ecotourism accommodation, café and event space)

3.1 Is there a proposal for the former Quinns Rocks Caravan Park site?

Yes. The current concept proposal includes ecotourism accommodation, café and event space within the original caravan park site footprint.

3.2 How did the City attract the proposal?

The City completed an Expression of Interest (EOI) process to seek market-based interest from third party operators of the site as a modern caravan or holiday park under a lease. The EOI process occurred between August and October 2021 and had been authorised by Council when approving the business case in September 2020.

The potential redevelopment of the site was referenced in the City's [Economic Development Strategy – 2016 to 2021](#). This reflected the need for additional accommodation in Perth's northern coastal area, covering camping, caravan sites and other accommodation.

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, in July 2022, Council endorsed the preferred proposal and approved the City to continue discussions with the proponent while continuing to engage with the community on the proposal, alternate land-use options and conduct a parking study.

The preferred proposal includes ecotourism accommodation, café and event space within the original caravan park site footprint.

Prior to any redevelopment there would need to be a further Council decision. All statutory approvals (such as a development approval from the Western Australian Planning Commission) would need to be obtained.

The 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 would 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).

3.3 What does this proposal include?

The proposal involves the development of the former Quinns Rocks caravan site with deluxe “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 site footprint and is sensitive to the environment.

The EOI invited submissions more broadly (which could have included caravan and camping opportunities), but market responses indicated that a larger site footprint would have been needed for a viable development as a ‘traditional’ caravan park.

3.4 Updated concept plan

Following community feedback during the engagement process and at the Special Council Meeting on 20 June 2023, the proponent has updated the concept design for the Proposal.

The updated concept design is provided shown below, with the main changes being:

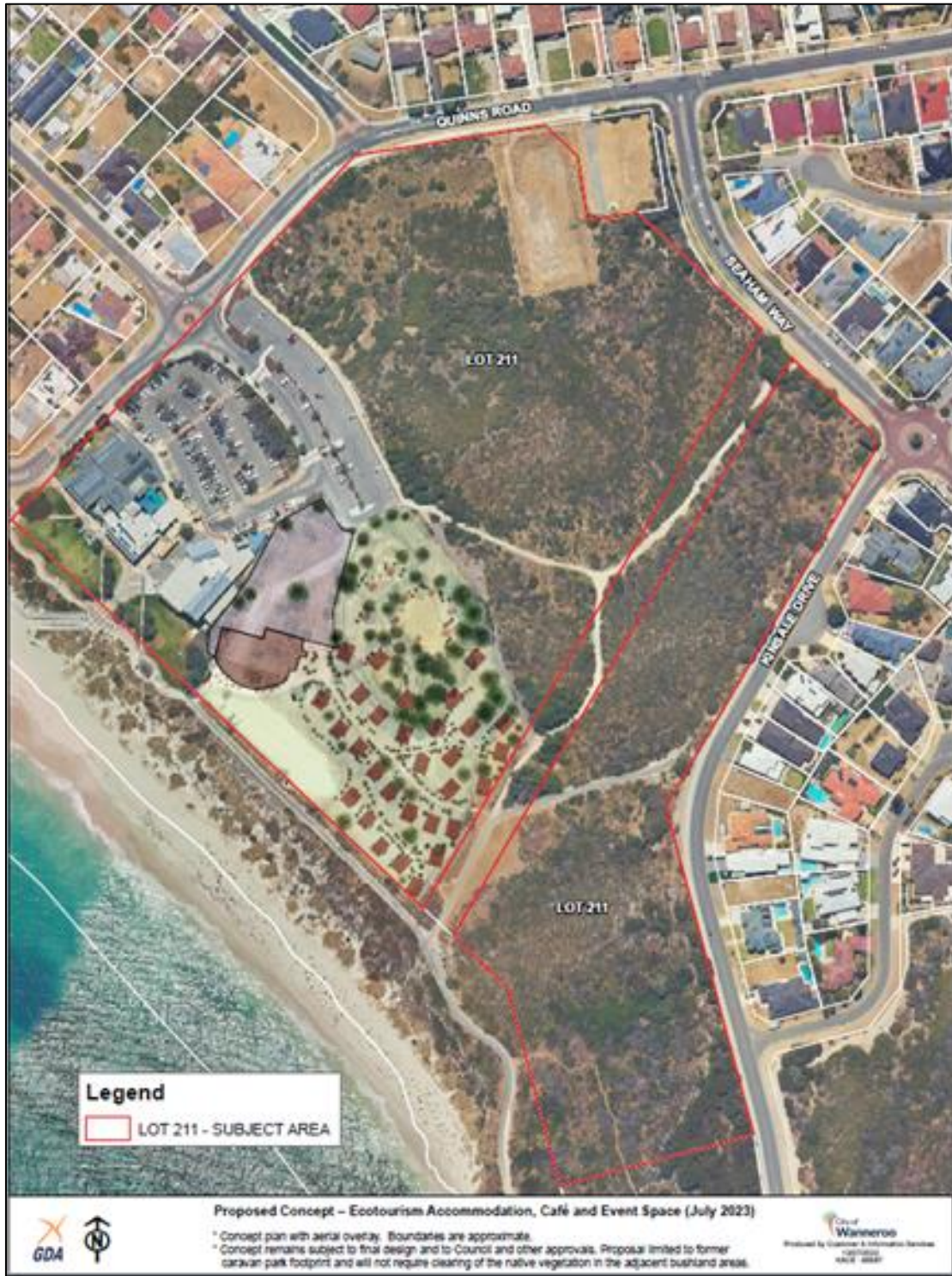
- Removal of the reflection pool, as a result of community concerns regarding safety and maintenance; and
- Relocation of the function area to the northern part of the site (abutting the QMSLSC premises), to consolidate the accommodate uses on the east side of the proposal and open up the parking area.

The concept remains a draft and is subject to detailed design, planning approval and approval of the lease. More information is provided in the report for the Special Council Meeting on 20 June 2023.



Please note, this is a working document and will be updated throughout the project.

3.5 Aerial map of proposed concept



3.6 Who will run the site?

The EOI 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.

The business won the Avon Valley Business of the Year 2022 award, reflecting 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.

The submission was made on the basis that a separate entity would be established to develop and operate the new venture, as is often the case in the development of related property and hospitality businesses.

Due to the interest from Council Members and the community regarding the possible future operating entity, the proponent has established its operating structuring, by incorporating Eco Tourism Pty Ltd (ACN 669 182 709) as trustee for the Quinns Resort Unit Trust (ABN 96 148 947 171) for the delivery and operation of the proposed development. As part of establishing this entity, all investors associated with the development have been identified.

Administration will conduct a due diligence assessment on the named investors and provide the outcomes of this assessment in the future report to Council.

3.7 What sort of functions are expected to be held at the proposal?

The proposal is primarily a place to stay and functions are not solely contained to weddings. Other functions could include:

- Corporate events.
- Company meetings and presentations.
- Community events, such as business functions, club meetings, or family gatherings.
- Weddings and other celebrations.
- Health and well-being retreats.
- Sports presentations.
- School-based activities.

The scale of these functions may vary, ranging from larger corporate training and team building events, to smaller group bookings (such as book clubs, exercise groups and family functions).

It is important to note that some functions may only be contained to the function / restaurant space and not affect the lawned area outside.

3.8 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, accommodation 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.

3.9 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 accommodation has been designed so that they do not require traditional concrete footings. This means that at the end of the structure's life no footprint will be left by the eco structure.

3.10 How would water use be managed?

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 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 Gngangara groundwater system will be reduced by 10% under the State Government Gngangara groundwater allocation plan.

3.11 Would the site and amenities be open to the public?

The proposal includes a licensed café, events space and lawn area 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.

Due to community concerns raised during the recent community engagement process, which identified concerns such as safety and maintenance, the Proponent has removed the reflection pool from the proposed development.

3.12 How will the community be notified if access to the lawn area is not available?

It is anticipated that public access to the proposal will be provided seven days a week, except in the event that a booked function requires the entire venue.

The Proponent has advised that they will be aware of bookings months in advance and will be able to notify the public if community access is not available through signage and a community-style calendar on their website or social media.

3.13 Will BBQs be provided as part of the development?

There are a number of BBQs provided within close proximity of the site. The proponent has indicated that should there be increased demand in the future for an additional BBQ, they would investigate the installation of a permanent BBQ or perhaps provide portable BBQs to service community events.

3.14 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.

3.15 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 and Exmouth.

Although the proponent cannot guarantee rates for accommodation at this stage, it is expected that the average price point to be between \$150 and \$350 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.

3.16 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. This community amenity may be reflected in the lease with the proponent.

3.17 What is the current cost of maintenance for the site?

The average annual expenditure on maintenance and the up-keep of the site is \$16,000. This includes a 1-hour rubbish pickup conducted by two people on a weekly basis.

3.18 What happens if the site is developed and subsequently closes?

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.

3.19 What will the City do with the land if it does not support the concept proposal?

The City will need to reassess the best use of the site, noting that the investigations over the past decade followed successive resolutions of Council.

In terms of other development options for the site (such as a public park), potential costs are currently unbudgeted and not planned.

If the City decided to provide an alternative use on the site (whether now or in the future), the City would need to consider:

- a scope for redevelopment;
- a timeline for development works;
- the funding source;
- the impact on City rates; and
- the impact on other City projects.

3.20 How could the community have a say on the proposed concept?

During the community engagement period between December 2022 and March 2023 the community were encouraged to review and engage with the proposed concept via the [online interactive map](#).

More information on the engagement process is provided in Section 2 above.

4 Site conditions

4.1 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. This zoning is suitable for the proposed accommodation use.

4.2 What is the 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.

4.3 When was the caravan park first opened?

The earliest records of the site being a holiday destination date back to the mid-1940s.

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.

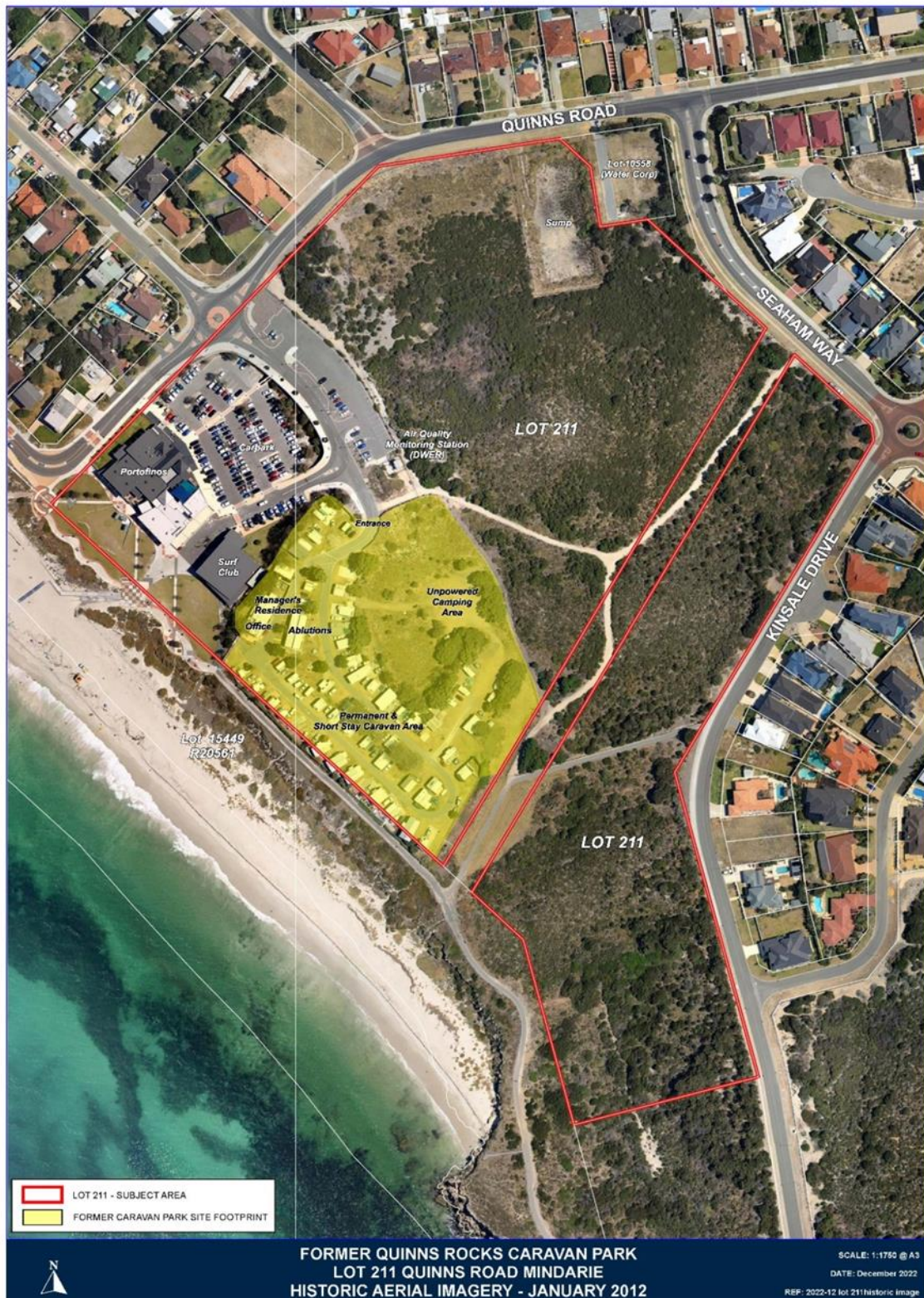
The caravan park continued to operate on the City-owned site from that time until the early 2010s.

4.4 Why and when did the former 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.

4.5 Aerial map of former Quinns Rock Caravan Park 2012 (before closure)



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 LANDMATE (2002) and its assigns.

4.6 Is the site Bush Forever?

The whole of Lot 211 (including cleared and developed areas) is part of Bush Forever Site 397, which is a large 400 hectare 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.

The EOI process sought proposals that were respectful and sensitive to the Bush Forever status.

4.7 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.

4.8 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.

4.9 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.).

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 the former caravan park site would be compatible with quality vegetation being maintained and improved.

4.10 What will be done to further enhance and protect the natural foreshore environment?

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.

4.11 What is the heritage context of the site?

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 (Reconciliation Action Group) as this project progresses.

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.

4.12 Is there a Foreshore Management Plan?

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

4.13 What are the City's plans to protect the cultural heritage of Lot 211 and the former Quinns Rocks Caravan park site as outlined in the Foreshore Management Plan?

The Foreshore Management Plan reviews both Aboriginal and Non-indigenous Cultural Heritage in the locality. Broad provisions are made for addressing potential impacts on cultural heritage, including both Aboriginal and Non-indigenous Cultural Heritage.

If development takes place on Lot 211, an updated Foreshore Management Plan will be required for the affected area. An updated management plan would address heritage-related matters and provide guidelines on how they should be managed if any are identified through the Development Application and approval process. The Department of Planning, Lands, and Heritage will ultimately make a determination with potential conditions to this effect at the Development Application stage. This will be the responsibility of the Proponent, along with compliance with associated planning matters.

5 Parking

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

The former caravan park site was initially allocated for temporary overflow parking while the Quinns Mindarie Community Centre was under construction. This use has continued during peak summer periods.

Given community concerns regarding parking availability in the precinct, a parking study was carried out between December 2022 and January 2023 to review traffic flow and parking.

The parking study findings were presented to Council at the 20 June 2023 Special Council Meeting and are available to the community.

5.2 Does the proposal provide parking?

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.

Final numbers will be confirmed if the proposal progresses to a development approval stage.

6 Next Steps

6.1 Where to from here?

The community engagement outcomes and updates on other project considerations (including the Parking Study) were reported to a Special Council Meeting on Tuesday, 20 June 2023.

Following a procedural motion at that Special Council Meeting, Council resolved to defer a decision on the item until a future Special Council Meeting to be held no later than 26 September 2023.

The reason for the deferral was to provide responses to public questions taken on notice and to provide further information on the proponent for the proposed development. Following those matters being addressed, a further Special Council Meeting is now scheduled for Tuesday, 1 August 2023.

The associated agenda is available [here](#).

6.2 Would the proposed development be a lease?

If a development of the site was to proceed, it is expected that the land tenure would be as a 'ground' lease. This 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.

The lease could also include obligations for the proponent to enhance community amenity and access to the site. The City would not be selling the site to the developer.

6.3 What if the proposed concept is not supported by Council?

If Council decides not to proceed with the proposal, the City will need to commence a process to decide on the future of 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 (options for maintaining the site in the interim, potential development of the site, and maintaining a developed site). These are not currently known, but would likely 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 as well as provided further economic benefits to the community through tourism.

6.4 If discussions with the proponent 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.

A proposed lease would need to be advertised as a 'local public notice' under section 3.58 of the Local Government Act.

The further approvals would include 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.

6.5 Would there be any updates and further community engagement before any development at the site?

Following the Council meeting, further updates will be provided using a variety of communication channels including an update on the City's website, electronic mail and social media.

Further community engagement is required under environmental, planning and other approval processes.

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

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/quinnsrockscaravanpark

or call the City's Property Services team on 08 9405 5000