

Wednesday, 6 March 2024

Planning Services  
City of Wanneroo  
Locked Bag 1, Wanneroo WA 6946

**Re:** Application for Development Approval

**Premises:** Dunes Beach Resort

**Location:** Part Of Lot 211 (2) Quinns Road, Mindarie (Former Quinns Rocks Caravan Park Site)

**Applicant:** Eco Tourism Pty Ltd (ACN 669 182 709) as trustee for the Dunes Unit Trust

**Introduction**

1. Eco Tourism Pty Ltd (the Applicant) submits the following DA application submissions in relation the premises to be known as Dunes Beach Resort, to be located at the Former Quinns Rocks Caravan Park Site, part of Lot 211 (2) Quinns Road, Mindarie WA 6030.

**Background**

2. The former Quinns Rock Caravan park closed in 2014, deactivating the portion of part of Lot 211 (2) Quinns Road, Mindarie WA 6030 which has remained dormant.
3. A business case was conducted in 2020 by the City of Wanneroo to identify two viable options for the use of the site, these were:
  - Eco Retreat, or;
  - Family Tourist Park.
4. Expression of interest proposals to develop the site were open in 2021 addressing the following criteria:



Figure 1: Key development requirements for the site.<sup>1</sup>

5. Expressions of interest were sought between August to October 2021 to *develop and operate a low impact and environmentally sensitive tourism accommodation at the site*<sup>2</sup> in which Eco Tourism Pty Ltd Expression of Interest proposal for Dunes Beach Resort offering, Glamping Tent Resort was successful.
6. A Community Engagement process was conducted between December 2022 and March 2023, to:
  - *Understand stakeholder and community views on the proposal,*
  - *Explore alternative ideas for the site.*<sup>3</sup>

<sup>1</sup> <https://www.wanneroo.wa.gov.au/quinnsrockscaravanpark>

<sup>2</sup> <https://www.wanneroo.wa.gov.au/quinnsrockscaravanpark>

<sup>3</sup> <https://www.wanneroo.wa.gov.au/consultations/downloads/64758eea6366a.pdf>

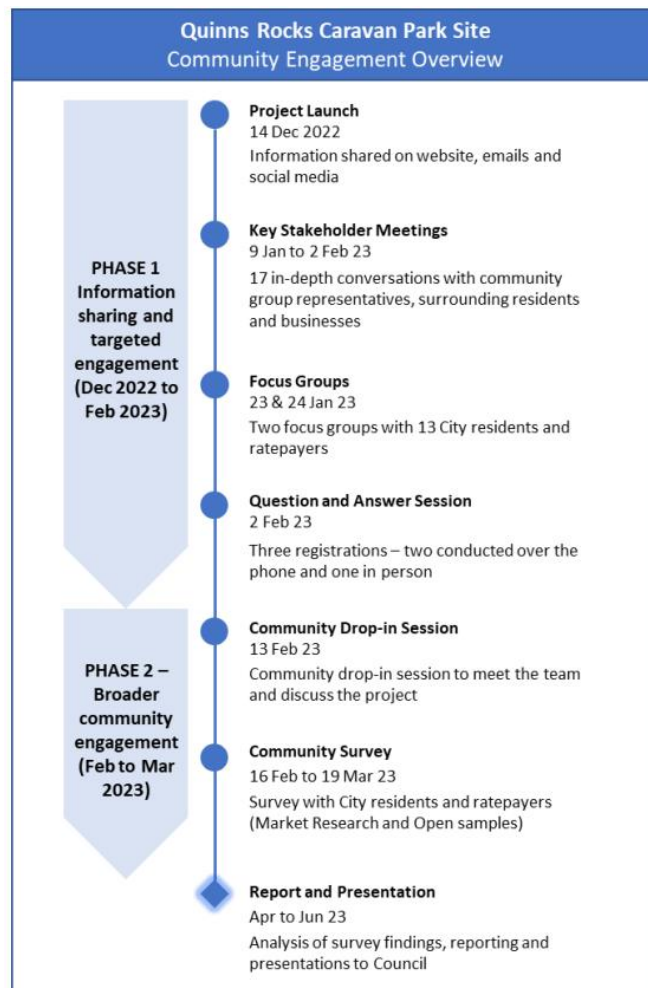


Figure 2: Overview of the Community Engagement Overview<sup>4</sup>

7. The key findings of the Community Engagement process identified the following alternative ideas for the site, which the Applicant has considered in conjunction with the City of Wanneroo administration and incorporated (in part or whole where practical) in the design development phase of the project.

<sup>4</sup> <https://www.wanneroo.wa.gov.au/consultations/downloads/6475ae7e1f6c4.pdf>

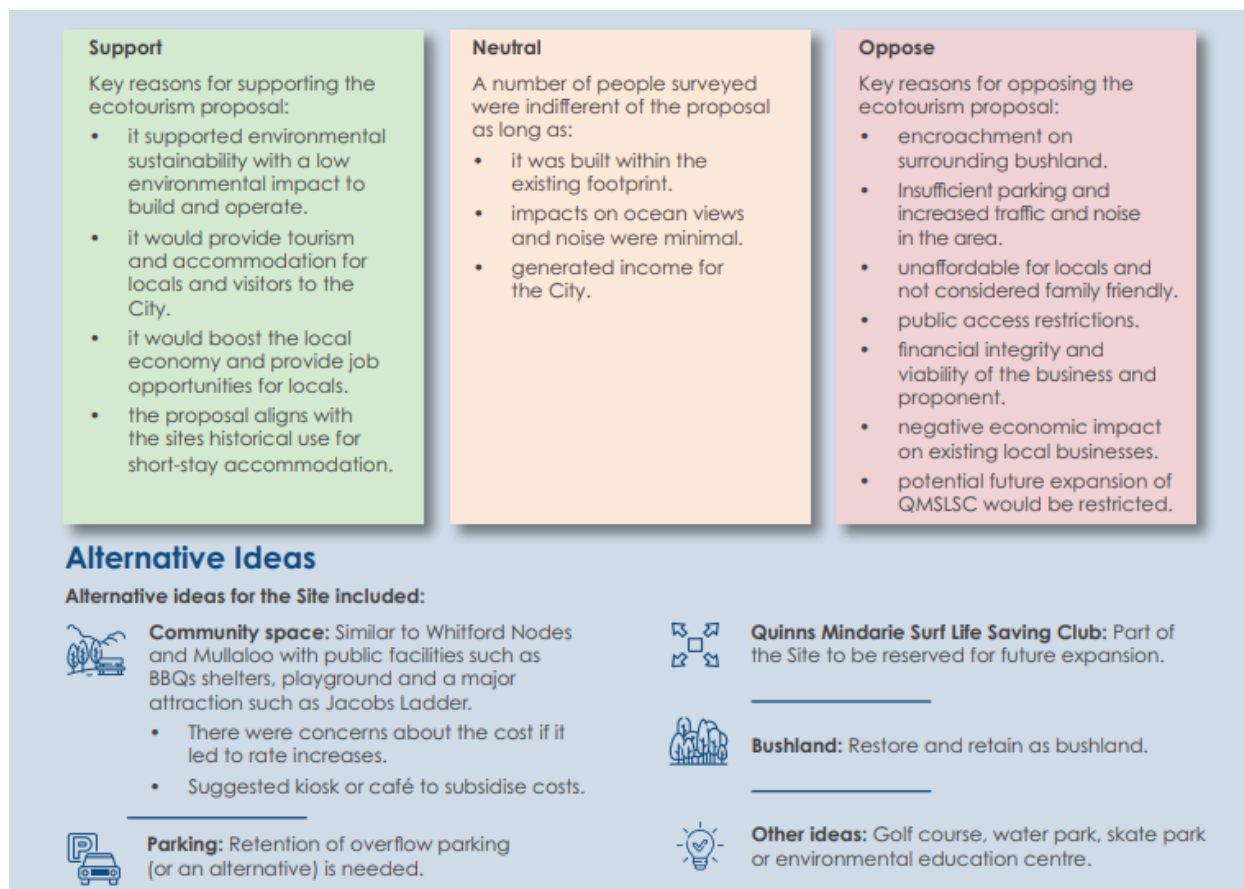


Figure 3: Key Findings of the Community Engagement Process<sup>5</sup>

8. Some inclusions the Applicant has provided in the design development phase as outlined in the plans (Attachment 1) include, but are not limited to:
- Increase in community space, with beachside access, public and events lawn space overlooking the Indian Ocean.
  - Providing reciprocal parking,
  - Retention of existing bushland identified as in good condition in the Flora and Fauna report, and ensuring no encroachment on existing natural bushland, within the existing footprint.
  - Provision of a Kiosk and Café.
  - Provision of publicly accessible facilities
  - Inclusion of public facilities (e.g. public picnic tables, public alfresco area, bicycle racks).
  - Minimalistic design of the main building as a single storey structure to minimise impact on ocean views.
  - Engaged Stantec's Acoustic Engineers and provided an Acoustics Report and Noise Management Plan to minimise the impact of noise (if any) (Refer Attachment 2).

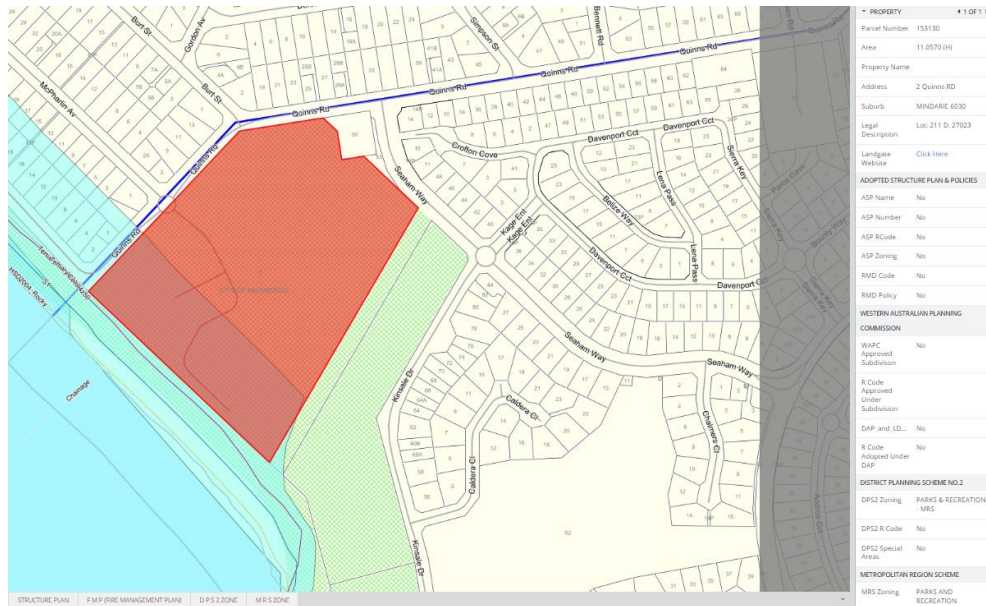
<sup>5</sup> <https://www.wanneroo.wa.gov.au/consultations/downloads/64758eea6366a.pdf>



- Engaged Stantec's Traffic Engineer to evaluate traffic and parking impact and provided a Traffic Impact Assessment to comply with parking and access requirements for patrons, delivery, and emergency vehicles. (Refer Attachment 3).
  - Engaged Bush Fire Prone Planning and provided a Bushfire Management Plan and Bushfire Emergency Plan (Refer Attachments 4 & 5)
  - Establishing a business model that works in with the local offering of existing businesses in proximity to the proposed development.
  - Engaged an ESD specialist Emergen that have provided a sustainability report.(Refer Attachment 8)
9. As discussed, and agreed with Council's property and legal department, in order to obtain the most suitable liquor licence (Hotel Restricted for the proposed venue, the Hotel 'use' would permit the most flexibility to include all the stated uses in the advertised Agreement for Lease & Ground Lease.
10. Following the business case, community engagement, Council reviewed the proposed use to incorporate ecotourism accommodation, café, and event space at the site, and approved the proposed in a council vote at the council meeting on 20 February 2024.
- **Beach Side Access** pedestrians, prams, and bikes.
  - **Public Picnic Tables** - Plus other seating.
  - **Bicycle Racks** with paved connection to the Long-Term Cycle Network (LTCN) on the adjacent southwest boundary
  - **Sit Down Café & Kiosk**
  - **Cafe** - Indoor and alfresco areas.
  - **Public And Event Lawn Space**
  - **Lounge Bar** - With rear door access for the local community.
  - **Public Carpark Access** – For use by Visitors, guests, and the public.

#### **Current City of Wanneroo Zoning**

11. The site part of lot 211 (2) Quinns Road, Mindarie WA 6030 (herein referred to as the site) is currently zoned on the City of Wanneroo's intramaps as "Parks and Recreation" under the Metropolitan Redevelopment Scheme (MRS) as can be seen in the image below:



12. The permitted use, as advertised on the City Of Wanneroo website in the Public Notice- *Proposal for agreement for lease and ground lease (Former Quinns Rocks Caravan Park site)* is: ***The construction, operation and maintenance of short stay accommodation, hotel (restricted licence), restaurant and café, function centre, and events space.***<sup>6</sup>

### **Environmental Considerations**

13. The highly experienced and reputable firm Emergen were commissioned to develop a comprehensive Sustainability Strategy for the development (Refer Attachment 8).
14. The City of Wanneroo engaged One Tree Botanical Pty Ltd to conduct a *Flora and Vegetation Survey - Detailed and Targeted*<sup>7</sup>, which identified the corresponding vegetation types and condition of the portion of site.
15. The condition of the portion of the site as per the outlined criteria in the *Environmental Protection Authority 2016, Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment, EPA, Western Australia*<sup>8</sup> was assessed and found to be completely degraded (CD) with a minor section in good condition (G) as per the Vegetation Condition Map below:

<sup>6</sup> <https://www.wanneroo.wa.gov.au/consultations/downloads/654301c8f2027.pdf>

<sup>7</sup> <https://www.wanneroo.wa.gov.au/consultations/downloads/6010e4f9b354c.pdf>

<sup>8</sup> [https://www.epa.wa.gov.au/sites/default/files/Policies\\_and\\_Guidance/EPA%20Technical%20Guidance%20-%20Flora%20and%20Vegetation%20survey\\_Dec13.pdf](https://www.epa.wa.gov.au/sites/default/files/Policies_and_Guidance/EPA%20Technical%20Guidance%20-%20Flora%20and%20Vegetation%20survey_Dec13.pdf)



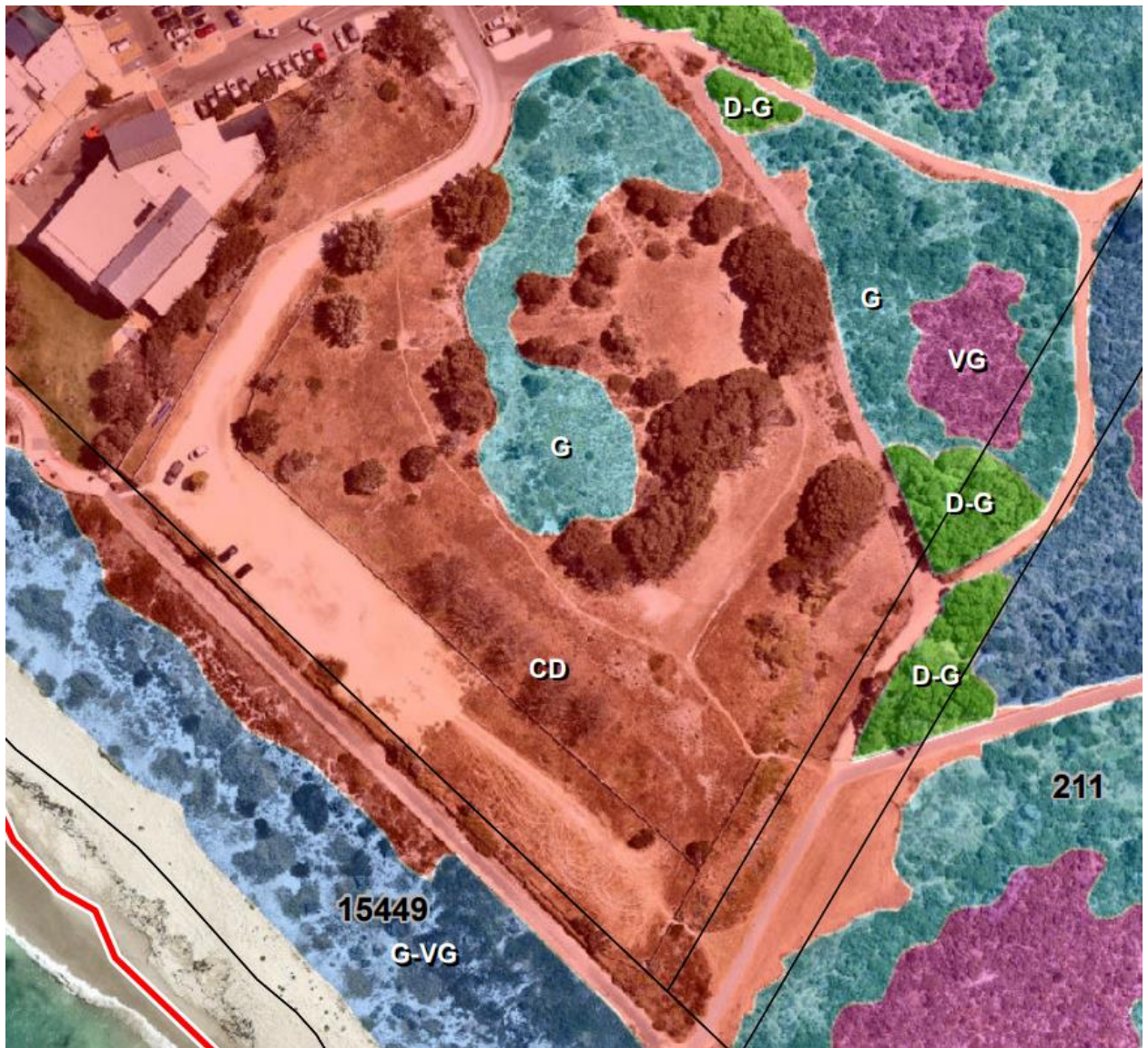


Figure 4: The Vegetation Condition Map of the Portion of the Site proposed for redevelopment.<sup>9</sup>

16. The City of Wanneroo commissioned Terrestrial Ecosystems Pty Ltd to provide a Level 1 vertebrate fauna risk assessment as part of its evaluation to determine the long-term development options for the site.
17. The summary of findings noted the portion of site attributed to this development to be, *“highly disturbed, cleared, contains buildings and bituminised car parks, and provides no habitat value for vertebrate fauna.”*<sup>10</sup>

<sup>9</sup> <https://www.wanneroo.wa.gov.au/consultations/downloads/6010e4f9b354c.pdf> (Page 59 of 115)

<sup>10</sup> <https://www.wanneroo.wa.gov.au/consultations/downloads/6010e5346cc8e.pdf>





Figure 5: Fauna Habitat Assessment with development portion of site indicated.



18. The Applicant is committed to rejuvenating the landscaping on the site, with the incorporation of some native coastal vegetation, 20 new native shade trees to the carpark area and over 30 new native garden beds to the accommodation and main building areas.

**Coastal Hazard Risk Management & Adaptation Planning**

19. The Applicant has taken the advice provided by the City of Wanneroo Property Services and Planning team in relation to the CHRMAP, setting the main building back inline with the existing buildings located within the 2070-2090 vulnerability line.

**The Proposed Business Activity & Operation**

20. The proposed Dunes Beach Resort will incorporate a single level structure that will offer a diverse range of amenity, suitable for local residents, guests, visitors, and the public to enjoy.

**Main Building**

21. The Main Building will contain the casual dining area at the premises, focusing on families, people going to the beach, functions, and more informal dining options. This area will contain the following amenity:
- Kiosk,
  - Commercial kitchen,
  - Function Room,
  - Casual dining area,
  - Toilet amenity, and
  - Intimate Lounge Bar
22. The Main Building will have a kiosk style food offering, inspired by the manner of trade of coastal café leaders such as Canteen at Trigg, and/or Orange Box in North Fremantle, with takeaway product served in environmentally safe packaging, and available to dine in or take away.
23. The Main Building area will also serve café style breakfast and lunch daily, and open during evening hours from time to time for private functions and events, and/or specialty theme nights (i.e. Mexican night) for local residents and businesses.
24. Sample menus during these periods incorporate the following for guests, visitors, and the general public:
- Range of breakfast meals dining in,
  - Lunch options including burgers, pizzas to dine in or take away,
  - Lunch options including sandwiches, rolls, paninis and wraps that can eaten at the premises or takeaway,
  - Lunch meals such as fish and chips, steak sandwiches, salads, pasta and more,
  - Special opening nights that could include theme nights (i.e. Quiz night),
  - Grab and Go café style food and beverage available from the walk up Kiosk area, including café heat and eat or ambient food, coffee, cakes, and ice cream.

25. The Cafe and Function space will be adapted and opened as required for Private functions and venue run events.
26. The Lounge bar has its own dedicated entry and toilet access, allowing it to operate with the café area or independently.
27. The Café/Function spaces have retractable acoustic wall panelling to allow flexibility in operation of these spaces at various times.

**Hours of Operation:**

28. Subject to consumer demand, the Café and Kiosk will open 7 days per week, as follows:

Breakfast	7:00am – 11:30am
Lunch	11:30am – 2:30pm
29. The Function area will operate as required. The venue has been designed with flexibility in mind to allow the venue operator to manage weddings and events on the lawn, alfresco, 2 Function rooms and even the Lounge bar to suit the size, season, time, and client's requirement.
30. The venue has been designed with acoustic control measures, (such as airlocks, insulation, adjoining control spaces, and orientation) to proactively provide sound attenuation for the consideration and enjoyment of glamping guests, meeting the requirements of the EPA guidelines.
31. The Lounge Bar will operate in the evenings to consumer demand typically between the hours of

Monday to Thursday	5:00 pm – 10:30pm
Friday	5:00 pm – 12:00 am
Saturday	10:00 am – 12:00 am
Sunday	10:00 am – 10:30pm
32. The above hours of operation are as permitted under the Hotel Restricted Licence and will enable the Applicant to provide the glamping experience and amenity outlined in the DA Presentation Information (Attachment 6).

**Design Review Panel (DRP)**

33. The City Design Review Panel provided feedback that has been considered and incorporated in the design of the premises.
34. In general, the DRP supported the different uses proposed and the rationale for the location of the uses on the site.
35. Refer Attachment 6 with detailed responses to the DRP feedback.

**Floor Area Per Use:**

36. The proposed main building premises will operate over the following areas:

Use	Room #	Area	Comments
<b>FRONT OF HOUSE AREA</b>			
ALFRESCO	001	122 m <sup>2</sup>	120 Patrons
GARDEN SEATING	001	91 m <sup>2</sup>	90 Patrons
FUNCTION SPACE	002	71 m <sup>2</sup>	70 Patrons
FUNCTION CAFE SPACE	003	137 m <sup>2</sup>	120 Patrons
LOUNGE	026	63 m <sup>2</sup>	60 Patrons
<b>BACK OF HOUSE AREA</b>			
CAFE KIOSK	004	23 m <sup>2</sup>	
AIR LOCK	005	12 m <sup>2</sup>	
GAZEBO	006	7 m <sup>2</sup>	
RECEPTION	007	42 m <sup>2</sup>	
SERVERY	008	15 m <sup>2</sup>	
AIR LOCK	009	4 m <sup>2</sup>	
UAT	010	6 m <sup>2</sup>	
AMB TOILET	011	4 m <sup>2</sup>	
KITCHEN	012	48 m <sup>2</sup>	
COOL ROOM	013	6 m <sup>2</sup>	
FREEZER	014	3 m <sup>2</sup>	
STAFF WC	015	3 m <sup>2</sup>	
LUGGAGE	016	4 m <sup>2</sup>	
OFFICE	017	19 m <sup>2</sup>	
LINEN	018	7 m <sup>2</sup>	
MALE WC	019	10 m <sup>2</sup>	
CLN'S	020	5 m <sup>2</sup>	
F WC	021	14 m <sup>2</sup>	
SERVERY	022	36 m <sup>2</sup>	
COOL ROOM	023	10 m <sup>2</sup>	
M WC	024	4 m <sup>2</sup>	
ACCESS	025	9 m <sup>2</sup>	
GARDEN STORE AREA	027	13 m <sup>2</sup>	
FUNCTION STORE	028	42 m <sup>2</sup>	
BINS STORE	029	13 m <sup>2</sup>	
PLANT & EQUIPMENT	030	42 m <sup>2</sup>	
<b>TOTAL</b>	<b>MB-1</b>	<b>791 m<sup>2</sup></b>	

**Number of Employees:**

37. The premises will employ up to 40 Full Time, Part Time, and Casual staff involved in the daily operation and management of the Dunes Beach Resort, including but not limited to:

- **Accommodation:** Management, Marketing, Reception, cleaning, and security.
- **Events:** Management, marketing, and service.



- **Hospitality:** Management, Kitchen, and Bar Operations.
- **Grounds:** Gardening, Maintenance, and Facilities Management.

38. Anyone involved in the sale and supply of liquor will be required to hold a current RSA qualification. The maximum number of staff at the premises at any one time will be approximately 15. Local residents with relevant experience will be given priority.

#### **Onsite Parking Provision – Traffic Impact Assessment**

39. The City of Wanneroo's planning team have determined a requirement for 80 onsite parking bays to be provided in accordance with the City of Wanneroo's District Planning Scheme No. 2 for a Hotel Use. (1 per bedroom plus 1 per 3 m<sup>2</sup> drinking area plus 1 per 5m<sup>2</sup> of seating area).
40. Accordingly, the calculation for the parking requirements at the proposed Dunes Beach Resort will be 80 bays at maximum capacity. The redeveloped onsite car park is expected to have 83 bays including 2 motorbike bays and 1 Universal Access Bay. A further 120 public car bays are available to the carpark to the north of the of the site for special events.
41. The proposed Dunes Beach Resort can accommodate up to 240 patrons in total at any one time with various areas activated at different times of the day.
42. Accordingly, there will be adequate parking for patrons at the premises, noting that the amenity will appeal to different demographics at different times as outlined in the Traffic Impact Assessment (Attachment 3).

#### **Toilet Facilities**

43. The toilet amenity to be available will cater for up to 400 persons on the Main Building at any one time suitable for one off larger community events.



### Signage Details

44. Signage will be an important aspect of the premises, both on the major arterial road leading to Dunes Beach Resort, including but not limited to:
- Connolly Drive,
  - Marmion Avenue,
  - Quinns Road,
  - Hester Avenue,
  - Anchorage Drive, and
  - At the new premises itself.
45. The Signage associated with the site will be designed to comply with the City of Wanneroo's Planning and Sustainability *Local Planning Policy 4.6 – Advertising Signs* with respect to options for pylon signs, roof sign, wall signs and window signs, and or any other proposed signage. A separate Signage Development Application will be lodged at a later date.

### Deliveries

46. Deliveries to the premises will take place between 7.00am and 6.00pm as required, with the exception of Sunday, which will only have a morning delivery if required.
47. Given the location of the premises away from local residences, it is unlikely that deliveries will impact surrounding residents.

### Noise Management

48. Noise at the premises will strictly be within the range permitted by the Environmental Protection (Noise) Guidelines 1987 as outlined in the table below:

Type of premises receiving noise	Time of day	Assigned level (dB)		
		L <sub>A</sub> 10	L <sub>A</sub> 1	L <sub>A</sub> max
Noise sensitive premises: highly sensitive area	0700 to 1900 hours Monday to Saturday	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + influencing factor	45 + influencing factor	55 + influencing factor

49. A Noise Management Plan (Attachment 2) will ensure the safe and conducive operation of the premises and the Applicant will ensure that noise from the premises does not disturb local residents.

### **Design of the Built Environment**

50. Our design team has considered and incorporated the 10 principles of Design of the Built Environment outlined in the State Planning Policy 7.0

**1) Context and character**

The Dunes Beach Resort will contribute to a sense of place for residents and visitors. Focusing on hospitality, environmental sustainability of the broader portion of the site, and rejuvenation of the development portion of the site, connection with local community, and activation of the dormant portion.

**2) Landscape**

The proposed landscaping will complement the native coastal vegetation found in the area, as indicated on the Proposed Landscaping Concept Plan (See Attachment 7). Using native flora and natural elements, the purpose of the landscaping is to enhance the current condition of the partial site.

The landscaping proposed has been considered to work in the existing climate.

**3) Built form and scale**

The orientation towards the ocean view and beach access to the Southwest corner of the development will be welcoming to pedestrians and cyclists, Minimalistic finishes, and the proposed colour palette blend with the natural elements for the Glamping experience. The Kiosk and Alfresco Entrance outdoor area will welcome patrons from the beach and lawn area approaches.

Consideration has been given to ensure the building blends into the landscape, and sits below the existing adjacent building line to eliminate any visual impact to the existing residences located 134m to the northwest and below the existing dune line to the Northeast sheltering the resort from view from residents on Seaham Way (200+ metres away) these include but are not limited to:

- The orientation of the skillion roof slope,
- Plant and equipment designated area within the enclosed service yard to
- The natural vegetation and proposed vegetation,
- The coastal colour scheme, with a natural palette that blends the main building and tents into the landscape.





#### 4) **Functionality and build quality**

The external approach and internal functionality have been considered in design to maximise efficiency in product, wastage, and patron movements to, from and within the venue.

The build quality of external elements has been given environmental consideration, with regards to the thermal and fire properties within the bush fire prone area, impact of salt air on external fixtures and fittings, and impact of west and south westerly sea breezes on the functionality of the building.

The portal frame construction allows for a simple and low maintenance structural frame, that allows environmentally considerate cladding that suits the coastal environment to be utilised, these materials include but are not limited to:

- Thermal Hemlock cladding.
- Lysaght Longline 305 Panelling

The portal frame structure also assists in the functionality of the building and initial consideration has been given to Structural, Mechanical, Electrical, Hydraulic and HVAC requirements to ensure allowance has been made for the inclusion of services, structure, and ducting.

The Portal Frame Structure allows a 600mm minimum Structural Zone between the underside of the suspended slab and lowest ceiling lines to accommodate these elements.

#### 5) **Sustainability**

This project aims to adopt initiatives that have become standard practice in states such as Victoria to become a market leader and benchmark in sustainability and environmental efficiency through design. This focus is for community, environmental and business benefit to reduce waste, minimise impact, and improve efficiency.

The Project aims to rejuvenate the site, which was left in a poor environmental condition, proactively returning the natural environment around the tents and main building, to synchronise the business objectives, built environment and natural environment.

**6) Amenity**

Community amenity has been considered in this project, including but not limited to inclusion of the picnic area adjacent to the lawn area, additional toilets for community convenience, the development being a multiuse venue to activate the area, kiosk, café, bar, and larger function spaces.

**7) Legibility**

Proposed pathways have been designed to assist with safe movement of pedestrian and cyclists who access, or move past the development, with pathway signage and easily identifiable elements to ensure legibility, assisting people to find their way around, with accessible pathways on the most logical route of travel, and equitable access from parking to the development.

The rear access road drops off area has been angled to suit the building height, allowing for equal access to the function entrance, and a ramp to the Kiosk/Café entrance.

**8) Safety**

Activation of the area will improve passive surveillance, promote community interaction and connection to a central public accessible building in the area, which is currently not available.

Purpose of activation is aimed to attract various customers from the local and visiting community both during the day and evening, and both weekdays and on weekends, including but is not limited to:

- Kiosk window for passing beach visitors, meal delivery pick up anticipated to be active 7 days a week,
- Café offering for morning and daytime customers,
- Dedicated Function areas (both internal and external) for weddings, corporate and community events.
- Lounge Bar for daytime, evening customers, mainly on weekends
- Meeting spaces to attract work from home local residents if they require a space to meet, present or work from, mainly during the weekdays.

**9) Community**

Community engagement has been at the forefront of the City of Wanneroo and Eco Tourism Pty Ltd design development stage of this project. The Applicant has ensured the balance between their glamping guests and the local community can be enjoyed by both simultaneously through functional design initiatives, and dedication of areas.

**10) Aesthetics**

Incorporation of indoor/outdoor areas, with operable walls and glazed elements, and the low profile and minimalistic design of the main building to blend with landscaped elements to connect the existing area to the development.

The aesthetic aim of the building is to blend in with the natural surroundings, while activating the area by providing a range of amenities to attract locals and visitors to Dunes Beach Resort.

**Summary**

51. Eco Tourism Pty Ltd intend to create a premise that cater to the contemporary needs of a range of consumers, predominantly local residents and (tourism) visitors.
52. Eco Tourism Pty Ltd is aware of the aims and goals of the City of Wanneroo for the redevelopment of portion of part of Lot 211 (2) Quinns Road, Mindarie WA 6030 and believe that the proposal as outlined in these submissions will meet those same aims and goals.

Should you require any further information, please contact our office.

We thank you for your time and attention.

Yours in Hospitality



Mario Sequeira G.C.CorpMgt, F.C.S.I.  
Director  
Hospitality Total Services (Aus) Pty Ltd  
*On behalf of Eco Tourism Pty Ltd*



- ATTACHMENT 1 – DA Plan Package
- ATTACHMENT 2 – Acoustics Report and Noise Management Plan
- ATTACHMENT 3 – Traffic Impact Assessment
- ATTACHMENT 4 – Bushfire Management Plan\_Bushfire Emergency Plan
- ATTACHMENT 5 – Response to DRP feedback
- ATTACHMENT 6 – Landscaping Report
- ATTACHMENT 7 – Sustainability Strategy
- ATTACHMENT 8 – Waste Management Plan
- ATTACHMENT 9 – Vertebrate Fauna Survey
- ATTACHMENT 10 – Flora and Vegetation Survey
- ATTACHMENT 11 – Site - Features and Contour Survey
- ATTACHMENT 12 – Preliminary Research Package\_23.01.2023
- ATTACHMENT 13 – SOIL REPORT
- ATTACHMENT 14 – Coastal Node - Parking Study 2023-23 - Traffic Services
- ATTACHMENT 15 – April 22- Coastal Monitoring Report
- ATTACHMENT 16 – October 22- Coastal Monitoring Report
- ATTACHMENT 17 – April 23 - Coastal Monitoring Report