

# COUNCIL AGENDA

## Special Council Meeting

5:30pm, 20 June 2023

Council Chamber (Level 1), Civic Centre,  
23 Dundebur Road, Wanneroo

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

# PROCEDURE FOR SPECIAL COUNCIL MEETING

## PUBLIC QUESTION AND STATEMENT TIME

The City encourages any members of the public who wish to raise a question to Council to submit this information via the **City's online forms** and/or contact **Council Support on 9405 5027**.

- [Public Question online form](#)

The City will make every endeavour to provide a response to any submissions at the meeting. All submissions will form part of the electronic meeting and will be recorded in the Minutes of the Special Council meeting.

### 1. Time Permitted

A minimum of 15 minutes is permitted for Public Question and Statement Time at Special Council Meetings. If there are not sufficient questions to fill the allocated time, the Presiding Member will move to the next item. If there are more questions to be considered within 15 minutes, the Presiding Member will determine whether to extend Public Question and Statement Time. Each person seeking to ask questions or make a statement during Public Question and Statement Time may address the Council for a maximum of three minutes each.

### 2. Protocols

No member of the public may interrupt the Special Council Meeting proceedings or enter into conversation.

Members of the public wishing to participate in Public Question and Statement Time at the Special Council Meeting are to register on the night at the main reception desk located outside of Council Chambers. Members of the public wishing to submit written questions or statements are encouraged to lodge them with the Chief Executive Officer at least 30 hours prior to the start of the meeting (that is, by 12noon on the day before the meeting).

The Presiding Member will control Public Question and Statement Time and ensure that each person wishing to ask a question or make a statement is given a fair and equal opportunity to do so. Members of the public wishing to ask a question must state his or her name and address before asking a question. If the question relates to an item on the Agenda, the item number and title should be stated.

### 3. General Rules

The following general rules apply to Public Question and Statement Time:

- Public Questions and Statements should only relate to the business of the local government and should not be a personal statement or opinion;
- Only questions relating to matters affecting the local government will be considered at a Special Council Meeting, and only questions that relate to the purpose of the meeting will be considered at a Special Council Meeting;
- Questions may be taken on notice and responded to after the meeting;
- Questions may not be directed at specific Council Members or City Employee;
- Questions or statements are not to be framed in such a way as to reflect adversely on a particular Council Member or City Employee;
- To ensure the meeting progresses effectively, attendees are requested to refrain from repetitive comments on matters that have already been discussed.



- First priority will be given to persons who are asking questions relating to items on the current Special Council Meeting Agenda; and
- Second priority will be given to Public Statements. Only Public Statements regarding items on the Special Council Agenda under consideration will be heard.
- Each person seeking to ask questions or make a statement during Public Question and Statement Time may address the Council for a maximum of three minutes each.

**Please ensure mobile phones are switched off before entering the Council Chamber.  
For further information, please contact Council Support on 9405 5000.**

## **AUDIO OF SPECIAL COUNCIL PROCEEDINGS**

The audio proceedings of this meeting will be live broadcast online with the exception of matters discussed behind closed doors. That broadcast will remain available following the conclusion of the meeting.

To access a live stream of Special Council Proceedings please click below. The live stream will commence at the scheduled time and date of the meeting.

- [Live stream audio of Council Proceedings](#)

To access audio recording of previous meetings, please click below:

- [Audio recordings](#)

# RECORDING AND ACCESS TO RECORDINGS OF COUNCIL MEETINGS POLICY

## Objective

To ensure there is a process in place to outline the access to recorded Council Meetings.

To emphasise that the reason for recording of Council Meetings is to ensure the accuracy of Council Meeting Minutes and that any reproduction of these Minutes are for the sole purpose of Council business.

## Implementation

This Policy shall be printed within the Agenda of all Council Meetings which include:

- Ordinary Council Meeting;
- Special Council Meeting;
- Annual General Meeting of Electors;
- Special Electors Meeting; and
- Briefing Sessions.

To advise the public that the proceedings of the meeting are recorded.

## Evaluation and Review Provisions

### *Recording of Proceedings*

1. Proceedings for Meetings detailed in this policy; as well as Deputations and Public Question Time during these meetings shall be recorded by the City on sound recording equipment, except in the case of a meeting where Council closes the meeting to the public.
2. Notwithstanding subclause 1, proceedings of a Meeting, which is closed to the public, shall be recorded where the Council resolves to do so.
3. No member of the public is to use any audio visual technology or devices to record the proceedings of a Meeting, without the written permission of the Mayor or the Mayors Delegate.

### *Access to Recordings*

4. Members of the public may purchase a copy of the recorded proceedings or alternatively, listen to the recorded proceedings at the Civic Centre online if the recording is published on the City of Wanneroo website. Costs of providing a copy of the recorded proceedings to members of the public will include staff time to make the copy of the proceedings; as well as the cost of the digital copy for the recording to be placed on. The cost of staff time will be set in the City's Schedule of Fees and Charges each financial year.
5. Council Members may request a copy of the recording of the Council proceedings at no charge.
6. All Council Members are to be notified when recordings are requested by members of the public, and of Council.
7. COVID-19 Pandemic Situation  
During the COVID-19 pandemic situation, Briefing Sessions and Council Meetings that are conducted electronically, will be recorded. The CEO is authorised to make a broadcast of the audio recording of such meetings accessible to the public, as soon as practicable after the meeting.
8. Briefing Sessions and Council Meetings that are recorded. The CEO is authorised to make a broadcast of the audio recording of such meetings accessible to the public, as soon as practicable after the meeting.

## COMMONLY USED ACRONYMS AND THEIR MEANING

Acronym	Meaning
ABN	Australian Business Number
ACN	Australian Company Number
Act	<i>Local Government Act 1995</i>
CBP	City of Wanneroo Corporate Business Plan
CHRMAP	Coastal Hazard Risk Management & Adaption Plan
City	City of Wanneroo
CPI	Consumer Price Index
DBCA	Department of Biodiversity Conservation and Attractions
DFES	Department of Fire and Emergency Services
DOE	Department of Education Western Australia
DOH	Department of Health
DPLH	Department of Planning Lands and Heritage
DPS2	District Planning Scheme No. 2
DLGSCI	Department of Local Government, Sport and Cultural Industries
DWER	Department of Water and Environmental Regulation
EPA	Environmental Protection Authority
GST	Goods and Services Tax
JDAP	Joint Development Assessment Panel
LTFP	Long Term Financial Plan
MRS	Metropolitan Region Scheme
MRWA	Main Roads Western Australia
POS	Public Open Space
PTA	Public Transport Authority of Western Australia
SAT	State Administrative Tribunal
SCP	City of Wanneroo Strategic Community Plan
WALGA	Western Australian Local Government Association
WAPC	Western Australian Planning Commission



Notice is given that the next Special Council Meeting will be held in the Council Chamber  
(Level 1), Civic Centre,  
23 Dundobar Road, Wanneroo on **Tuesday 20 June, 2023** commencing at **5:30pm**.

D Simms  
Chief Executive Officer  
16 June, 2023

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# AGENDA

*Good evening Councillors, staff, ladies and gentlemen.*

*This meeting today is being held on Whadjuk Noongar boodja and I would like to acknowledge and pay my respects to Elders past, present and future. I thank all past and present members of the community that have supported the City to better understand and value Noongar culture within the City of Wanneroo.*

*I invite you to bow your head in prayer:*

*Lord, We thank you for blessing our City, our community and our Council. Guide us all in our decision making to act fairly, without fear or favour and with compassion, integrity, wisdom and honesty. May we show true leadership, be inclusive of all, and guide all of the City's people and many families to a prosperous future that all may share. We ask this in your name. Amen.*

## **Item 1 Attendances**

## **Item 2 Apologies and Leave of Absence**

## **Item 3 Public Question and Statement Time**

In accordance with Section 7(4)(b) of the *Local Government (Administration) Regulations 1996*, a Council at a Special Meeting is not required to answer a question that does not relate to the purpose of the meeting. It is therefore requested that only questions that relate to items on the agenda be asked. The procedure for Public Question and Statement time is detailed in the preliminary pages of this Agenda.

## **Item 4 Reports**

**Declarations of Interest by Council Members, including the nature and extent of the interest. Declaration of Interest forms to be completed and handed to the Chief Executive Officer.**

## **Property Services**

### **SCS01-06/23 Project Update - Former Quinns Rocks Caravan Park Site**

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File Ref:	22542V030 – 23/133773
Responsible Officer:	Director, Corporate Strategy & Performance
Attachments:	14
Previous Items:	CS03-07/22 - Project Update - Quinns Rocks Caravan Park Re-development - Expression of Interest Process - Ordinary Council - 12 Jul 2022 6:00pm CB03-11/12 - Future Redevelopment of Quinns Rocks Caravan Park, Mindarie - Ordinary Council - 13 Nov 2012 7.00pm CB01-12/13 - Tender 01329 - Provision of Consultancy Services for the Proposed Redevelopment of Quinns Rocks Caravan Park, 2 Quinns Road, Mindarie - Ordinary Council - 10 Dec 2013 7.00pm CS08-06/15 - Quinns Rocks Caravan Park Re-development - Establishment of Councillor Working Group - Ordinary Council - 23 Jun 2015 7.00pm

CS10-05/18 - Quinns Rocks Caravan Park Redevelopment Working Group - Updated Terms of Reference - Ordinary Council - 29 May 2018 7:00pm  
CS03-09/20 - Business Case - Quinns Rocks Caravan Park Re-Development - Ordinary Council - 22 Sep 2020 7:00pm  
CE01-06/16 - Adoption of Economic Development Strategy & Action Plan - Ordinary Council - 28 Jun 2016 6:00pm  
CS04-12/20 - Response to Petition PT01-09/20 - Opposing any Expansion of the Former Quinns Rocks Caravan Park Site at Lot 211 Quinns Road, Mindarie - Ordinary Council - 14 Dec 2020 7:00pm  
CS05-12/20 - Terms of Reference - Quinns Rocks Caravan Park Re-Development Community Advisory Group - Ordinary Council - 14 Dec 2020 7:00pm  
CS03-07/21 - Proposed Road Closure of Unnamed and Unconstructed Road Reserve - Ordinary Council - 13 Jul 2021 6:00pm

## Issue

To provide an update on the former Quinns Rocks Caravan Park site, including the outcomes of recent community engagement.

## Background

The project has been ongoing for more than 10 years and has a high level of community interest (particularly in the immediate local area). For this reason, and noting the current stage and decision point for Council should not be viewed in isolation, this Background section of the current report provides a higher level of detail on the context and history of the project than would typically be the case for an Administration report to Council.

From a community information perspective, further information is available on the project 'Your Say' page on the City's website and in prior Council reports (referenced in the current report).

### Lot 211

The former Quinns Rocks Caravan Park site (**Site**) is located on a portion of the City's freehold land at Lot 211 Quinns Road, Mindarie (**Lot 211**) (**Attachment 1** refers).

Lot 211 has a total area of 11.042 hectares and is zoned 'Regional Reserve – Parks & Recreation' in the MRS.

The land is bisected by an unconstructed road reserve, running approximately south-west from Seaham Way to the foreshore reserve (Reserve 20561).

The northern, eastern and southern portions of Lot 211 are vegetated with natural coastal heath, which encompasses both good quality and degraded bushland. Unsealed tracks traverse the vegetated areas.

The vegetated areas of Lot 211 are designated as part of Bush Forever Site 397. This Bush Forever status includes the existing leased sites, Portofinos, Sea Spice and the Quinns-Mindarie Surf Life Saving Club (Inc.) (**QMSLSC**), the Quinns-Mindarie Community Centre

(QMCC), the Site, bituminised car parks and a drainage sump (notwithstanding those areas are cleared and already developed).

The current land uses have been in place for a number of years and are considered to be consistent with the intent and function of the Parks & Recreation reserve as approved by the WAPC (which is the responsible planning agency).

#### Former Caravan Park Site

The Site comprised approximately 1.9 hectares of Lot 211 and a small portion encroaching into Reserve 20561.

There is evidence of camping and similar uses since the late 1940s, with Lot 211 owned by the City since 1961 and a caravan park in operation since the later 1960s.

The former caravan park closed in 2014, with buildings and other improvements being demolished and removed at that time. An aerial image of Lot 211 at the time Council resolved to commence decommissioning the Site (CB03-11/12) is attached as **Attachment 2**.

The Site is now vacant, with a portion used on a temporary basis for overflow parking. The temporary overflow parking was provided at the time of construction of the QMCC but was not intended to be a parking facility in the longer term. It is currently made available to service increased vehicular traffic during peak summer periods.

Due to the location of the Site, which lacks passive surveillance and passing traffic, anti-social behaviour (including drug use and off-road vehicles (including 4WDs) driving into the bushland) is an ongoing problem when the temporary overflow car park is accessible.

#### Project context

Below is a brief timeline of the key milestones that have occurred regarding the Site. More detailed information on each of these steps can be found in previous reports to Council.

It is important to note that the project has been reported to Council on a number of instances in the past decade and that each subsequent phase followed Council consideration.

- **2012** (CB03-11/12): Council resolved to close the former caravan park and investigate future operations. The resolution noted:
  - ‘1. *RESOLVES to operate Quinns Rocks Caravan Park as a typical modern caravan park into the future featuring serviced sites for caravans, campervans and RV's brought onsite by short stay visitors, with a limited number of park homes available for short term hire by the public; and*
  - 6. *REQUIRES Administration to submit a series of reports to Council to consider a framework/plan for transitioning the site, and determining the terms of tender documentation to be publicly advertised seeking Expressions of Interest/Tenders from suitably qualified and experienced caravan park operators for the upgrade and management of the caravan park.*
- **2014**: Former caravan park decommissioned and left vacant.
- **2014 - 2017**: Investigations occurred to inform development scenarios as well as stakeholder and community engagement at intervals during this period. This period included the formation of the Quinns Rocks Caravan Park Re-Development Working Group (**Working Group**).

- **2016** (CE01-06/16): The City's Economic Development Strategy and Action Plan 2016 - 2021 (**Action Plan**), was adopted. Item 1.4c) of Program 1 (Industry Diversification) in the Action Plan identified the need for market research for potential tourism park opportunities at the Site.
- **2017**: Installation of temporary overflow car park, to coincide with construction of the QMCC.
- **2017 – 2019**: A business case process was commenced to determine if it was feasible to develop a tourism accommodation operation on the Site. The first stage of the business case involved conducting a study to identify technical and financial considerations, as well as market conditions and overall demand for the Site's redevelopment. Research and feedback from industry and the community, the outcome of the initial environmental and bushfire assessments, and detailed financial analysis and modelling were also included.
- **2018 – 2019**: As part of the business case process, the City sought community input and feedback on the site's future.
- **2020** (CS03-09/20): The second stage of the business case was endorsed by Council (CS03-09/20). The business case (**Attachment 3** refers) was attached to the September 2020 report to Council, and is also attached to the current report to provide further context to Council and the community.

The business case focused on the economic viability of three discrete accommodation options:

- a) tourist park (traditional caravan sites and chalets);
- b) an eco-retreat (glamping); and
- c) luxury units,

with the family tourist park and eco retreat options identified as the most viable development scenarios.

In the same Ordinary Council Meeting item, Council also authorised an Expression of Interest (**EOI**) program to investigate market-based interest from third party operators to develop the Site.

The resolution associated with the above noted:

- "1. *ENDORSES the Quinns Rocks Caravan Park Redevelopment Business Case (August 2020) prepared by Pracsys (Attachment 3);*
2. *AUTHORISES Administration, in consultation with Pracsys and Quinns Rocks Caravan Park Re-Development Working Group, to:*
  - a) *Develop and conduct an Expression of Interest process for market-based interest from third party operators, of the former Quinns Rocks Caravan Park site (as a modern caravan or holiday park) under a commercial ground lease, noting that:*
    - i. *The Expression of Interest will invite submissions on one, or both of the following alternatives:*



- a. *The original footprint of the former Quinns Rocks Caravan Park; and*
  - b. *The original footprint plus an expansion in accordance with item 2. a) ii. below;*
- ii. *Any expansion to the development footprint of the former Quinns Rocks Caravan Park site will be to the extent reasonably required for the commercial viability of a development, while preserving the environmental value the majority of natural vegetation at Lot 211 Quinns Road, Mindarie (noting that the preservation of the environmental value will be an important criterion in the Expression of Interest process); and*
- iii. *The outcomes of the Expression of Interest process, including any recommended lessee/ operator and development footprint will be the subject of a subsequent report to Council; and*
- b) *Investigate and report to Council on options to preserve and enhance the environmental value of those portions of Lot 211 Quinns Road, Mindarie which are not required for the redevelopment of the former Quinns Rocks Caravan Park; and*
- 3. *NOTES that Administration, in parallel to the Expression of Interest process described in Recommendation 2 above, will:*
  - a) *Undertake further community engagement in conjunction with the Expression of Interest process, including site specifications and design elements, with that community engagement to include:*
    - i. *Providing information sessions for participants in the community workshops (and other interested parties) to convey further details on the Expression of Interest process; and*
    - ii. *Investigation of a reference group (or groups) or an Advisory Group (or Advisory Groups), representing local, environmental/ heritage and business/ tourism interests, to inform the Quinns Rocks Caravan Park Re-Development Working Group on the development of the Expression of Interest documentation; and*
  - b) *Engage with the Department of Planning, Lands and Heritage in relation to the land tenure of the road reserve area bounded by Lot 211 Quinns Road, Mindarie."*

Council's decision in September 2020 on the format for the EOI was a key milestone, in that Council recognised the local concerns that bushland adjoining the Site may be impacted by development. In response, Council's resolution specified that the EOI was to target development within the original footprint of the Site, rather than an expansion into the surrounding bushland, and with due consideration to local community, heritage and environmental conservation value.

- **2021:** The EOI was released to the market seeking proponents to fund, develop and operate a low impact, environmentally sensitive tourism accommodation site on the Site. The EOI document (**Attachment 4** refers) was attached to the July 2022 report to Council

(CS03-07/22), and is also attached to the current report to provide further context to Council and the community.

EOI proponents were invited to demonstrate their ability to operate within a small footprint (with the EOI weighted against any expansion proposal), and with criteria giving consideration to local community, heritage and environmental conservation value.

The EOI specified that any development will occur under a ground lease from the City, on the basis that the operator would be responsible for development (including approvals), construction, operating costs (including maintenance) and make good at the end of the lease term.

- **2022** (CS03-07/22): Following the evaluation of EOI submissions, Council identified a preferred proposal, together with authorising further actions:

- “1. NOTES the submissions received during the Expression of Interest process for the redevelopment of the former Quinns Rocks Caravan Park site on the City’s freehold property at Lot 211 Quinns Road, Mindarie;*
- 2. DECLINES the submission from the Campervan and Motorhome Club of Australia Ltd (Attachment 4 refers);*
- 3. NOTES the submission received from Heritage W.A. Investments Pty Ltd (Attachments 7, 8 and 9 refer) as being the preferred proposal from the Expression of Interest process for the development of a tourist opportunity on a ground lease basis in accordance with section 3.58 of the Local Government Act 1995 (WA) (limited to the existing footprint of the former vacant Quinns Rocks Caravan Park);*
- 4. AUTHORISES the Chief Executive Officer (or a nominee of the Chief Executive Officer), to continue discussions in accordance with the provisions of the Local Government Act 1995 (WA) with Heritage W.A. Investments Pty Ltd (or a company to be established by the directors of that entity) further to item 3 above;*
- 5. NOTES the outcome of the negotiations in Item 4 (including the lease terms and the scope of the development proposal) will be subject to:*
  - a) a further report to Council for approval of the lease; and*
- 6. NOTES that Administration will consult with the Quinns Rocks Caravan Park Re-Development Working Group to support and inform the discussions in Item 4 above;*
- 7. NOTES that Administration will, commencing as soon as practicable and during the discussions described in Item 4 above:*
  - a) release preliminary project information in relation to the preferred proposal including via the City’s ‘Your Say’ internet page;*
  - b) undertake further community engagement in accordance with the City’s Community Engagement Policy, with that engagement to include consultation with the community to obtain their views for the preferred use of the former Quinns Caravan Park Site (whilst clearly outlining the current use, community value, constraints and environmental impacts); and*
  - c) engage with the existing lessees of the City’s land at Lot 211 Quinns Road, Mindarie, including the Quinns-Mindarie Surf Life Saving Club (Inc.);*

9. *NOTES that Administration will continue to investigate, and will report to Council on the outcomes of the community engagement and the, options to preserve and enhance the environmental value of those portions of Lot 211 Quinns Road, Mindarie which are not required for the redevelopment of the former Quinns Rocks Caravan Park."*

### Preferred Proposal

The development proposal preferred by Council from the EOI process had been submitted by Heritage W.A. Investments Pty Ltd and its director, Russell Percival (**Proponent**), noting that the Proponent intended to incorporate a new corporate entity to implement the Proposal and develop the Site, in the event that a ground lease was approved by Council.

The Proponent's submission characterised its development proposal (**Proposal**) as a 'glamping' site, featuring holiday accommodation / glamping (furnished, air conditioned, decked and with an ensuite bathroom).

The Proposal incorporated additional facilities and amenities:

- a licensed café/restaurant structure which would act as a central hub and overlook a lawn area facing Quinns Beach;
- an events space as part of the café/restaurant catering for corporate retreats, conferences, private events (birthdays, weddings, etc.), community group meetings and activities;
- lawn area with potentially a shallow reflection pool. This area would be used by guests, family groups, yoga, small intimate concerts and some wedding ceremonies and receptions. Most of these events will be open to the public, subject to being reserved for events bookings; and
- toilet/shower block, car parking areas, laundry, office and caretaker-security/accommodation, and shaded seating area.

The Proposal will be designed and engineered to withstand high winds that are experienced at the Site. Additional mitigation measures will be used, such as wind breaks, full glass and aluminium frontages and solid eastern and southern walls which will be retrofitted in canvas.

The overall scope of the Proposal, incorporating the above features, may be described as 'ecotourism, café and community event space', with this being the description used in the City's recent community engagement process.

When identifying the Proposal as the preferred EOI submission (CS03-07/12), Council did not resolve to finalise lease negotiations. Instead, Council resolved to continue discussions with the Proponent in advance of a future leasing report to Council.

The progress of the discussions with the Proponent is described in the Detail section below. In considering the status of the Proposal, it is important for Council and the community to note that there has been progress (in part informed by the engagement process), so that the Proposal as considered in July 2022 was at an earlier stage and has evolved and been refined since that time.

The discussions with the Proponent were to coincide with other project actions identified in the July 2022 report to Council and Council's resolution, including further community engagement.

### Community engagement

Council required additional community engagement as part of its resolution on 12 July 2022 (CS03-07/22, at item 7) relating to the future of the former Quinns Rocks Caravan Park:

*“NOTES that Administration will, commencing as soon as practicable and during the discussions described in Item 4 above:*

- a) release preliminary project information in relation to the preferred proposal including via the City’s ‘Your Say’ internet page;*
- b) undertake further community engagement in accordance with the City’s Community Engagement Policy; and*
- c) engage with the existing lessees of the City’s land at Lot 211 Quinns Road, Mindarie, including the Quinns-Mindarie Surf Life Saving Club (Inc.).”*

The implementation of the community engagement strategy, together with the data and findings from the engagement process, are described in the Detail section of this report.

### Further project updates

In addition to providing an update to Council on the discussions with the Proponent and the recent engagement process, the current report includes information on other aspects of the project, including:

- a parking study to identify parking patterns and occupancy rates at Lot 211;
- the progress of Administration’s discussions with representatives of the QMSLSC;
- Administration’s investigations on the history of Lot 211 being transferred to the City; and
- consideration of how the City may respond to the findings from the engagement process, including options to address concerns raised by sections of the community.

## **Detail**

### Engagement consultant and strategy

Administration contracted community engagement specialist Viv Warren of Viv Warren Consulting (**Viv Warren**) to develop and conduct the community engagement strategy for the Quinns Rocks Caravan Park Project.

In alignment with the City’s Community Engagement Policy, Viv Warren developed a strategy to further engage and consult the community. The strategy was endorsed by the Working Group.

### Implementation of community engagement strategy

The engagement process commenced in December 2022 and concluded in March 2023 and involved two phases:

- **First Phase:** Information sharing and direct, smaller group and one-on-one engagement:

- a) Project information was shared online, primarily via the Your Say page. This included a concept plan of the proposed development (supported by an aerial overlay with the current site), a video fly-through and a detailed Question and Answer document, with the latter document being updated on an ongoing basis when questions had been raised by Council Members, the community and project stakeholders.
  - b) Qualitative feedback was invited from key stakeholders including one-on-one meetings with local residents, businesses and other interested parties, question and answer sessions, email and phone conversations, online feedback and a community drop-in session. This has provided in-depth responses about the concept proposal and preferred uses of the Site.
  - c) The first phase commenced on 14 December 2022, with meetings occurring in January and February 2023.
- **Second Phase:** Community survey:
    - a) The survey investigated and aimed to understand broader views on the proposed development and preferred uses of the Site.
    - b) The survey was distributed in two ways to provide two discrete data sets.
      - i) A public data collection, completed on an open, self-selected basis (**Open Sample**), to allow Council to understand the views of residents and ratepayers most passionate and interested in the site; and
      - ii) A market research collection, conducted by Thinkfield Research (**Thinkfield**), an external market research agency engaged by Viv Warren. Focusing on random selection door-to-door interviews (**Market Research Sample**), to allow Council to understand the perspectives of the local Quinns Rocks and broader City of Wanneroo community with statistical confidence.
    - c) Open Sample:
      - i) Intended to provide and reflect the views of those that are most interested and/or impacted by the project.
      - ii) City of Wanneroo residents and ratepayers over the age of 14 were invited to complete a Thinkfield survey accessible through the City's website.
      - iii) Hard copies of the survey were available from City of Wanneroo libraries and the Civic Centre and other key locations, including the QMSLSC/QMCC building. Copies could also be requested through City staff.
      - iv) The final data set for the Open Sample comprised 1,006 respondents:
        - 742 respondents identified as residents of the Central West Ward; and
        - 264 respondents identified as residents of the other six Wards that comprise the City of Wanneroo.

- d) Market Research Sample:
- i) The Market Research Sample enables Council to understand the likely views of the population they represent, to an acceptable level of statistical confidence.
  - ii) The process targeted 400 responses, comprising:
    - 200 respondents from the Central West Ward, to provide a high degree of confidence that the results represent the views of the residents and ratepayers closest to the site; and
    - 200 responses from residents and ratepayers across the rest of the City of Wanneroo, to provide statistical confidence that the results represent the views of the broader City of Wanneroo community outside the immediate suburbs of Quinns and Mindarie.
  - iii) The final data set for the Market Research Sample comprised 426 respondents:
    - 196 respondents identified as residents of the Central West Ward; and
    - 230 respondents identified as residents of the other six Wards that comprise the City of Wanneroo.
  - iv) The sample of 426 provides a theoretical survey error rate of approximately 4.7% at a 95% confidence level. The sample of 196 for the Central West Ward provides a survey error of proximately 7%, and the 230 for the remainder of the City of Wanneroo an approximate survey error rate of 6.5%.
  - v) An equivalent statistical level of confidence is not experienced with the Open Sample.

To support the engagement process, the City engaged (via Viv Warren):

- Thinkfield to host and collect responses associated with the community engagement survey; and
- Keith Paterson of Patterson Market Research, as a specialist to direct the market research, supervise field staff collecting data and analyse the results.

#### Outcomes of community engagement

The key findings of the engagement process are prepared in **Attachment 5**, with a summary version provided in **Attachment 6**. Administration's summary below should be read together with those Attachments.

The community and stakeholder responses during the engagement process were varied, with some participants supporting, some opposing, and a smaller proportion neutral or indifferent.

The levels of support for the Proposal varied depending on the type of engagement activity attended, with focus group attendees mostly supportive, interviewees divided, and drop-in session attendees mostly opposed.

The survey data revealed support (70%) for the Proposal in the Market Research sample collected by Thinkfield. Most respondents, regardless of their residential proximity to the site, were in favour of the Proposal.

In contrast, the Open Sample survey revealed a higher level of opposition (48%) to the proposal.

Survey Method	Level of Support	Level of Opposition
Market Research Sample	70%	10%
Open Sample	47%	48%

Data trends included:

- Supporters of the Proposal identified:
  - a) the Proposal as a modern and unique concept, eco-friendly design;
  - b) the need for accommodation;
  - c) increased tourism benefits to the region; and
  - d) the footprint for the Proposal reflected community preferences to contain the development within the existing caravan park site and not encroach on the surrounding bushland;
- Opponents had concerns regarding:
  - a) future public access to the Site;
  - b) the potential high cost of staying in the proposed accommodation, meaning that it would be less accessible than the former caravan park;
  - c) doubtful commercial viability, due to high winds at peak periods and lower occupancy in cooler times during the year;
  - d) noise, traffic and parking disruptions for immediate residents and users of Lot 211;
  - e) the potential future impact on the surrounding bushland (in the event there was a subsequent request to expand the development); and
  - f) impact on the potential future expansion of QMSLSC; and
- Opportunities to enhance the Proposal which were identified during the community engagement included:
  - a) increasing access to, and availability of facilities and amenities;
  - b) increasing accommodation options and keeping prices affordable;
  - c) adding playgrounds, paths, and sun protection; and
  - d) reviewing a proposed reflection pool to increase its utility and safety.

**Attachments 5 and 6** were released to the public via the City's Your Say page on Tuesday, 30 May 2023.

To support the information release, updates were also provided to key stakeholders and to community members registered on the Your Say page. These included electronic direct mail (EDM), supported by an updated version of the QA document which is available on Your Say. A number of key stakeholders were also contacted via phone calls prior to the release.

The information release occurred in advance of the current Special Council Meeting, to provide an opportunity for the community to see the findings before this report is brought to Council for consideration.

It is important to note the community's valuable contributions made during this engagement process:

- Valuable feedback has been provided in regard to many aspects of the Site, Proposal, surrounding land uses and the area as a whole.
- In addition to attending meetings and participating in the survey, community members and stakeholder groups, particularly those in the immediate vicinity of the Site, met separately, prepared their own information sheets, circulated information at public venues and events, and participated in separate online discussions.
- Community members completed a petition in relation to the Site, which was received at the 12 June 2023 Ordinary Council Meeting. Further discussion of this item is provided below.
- Within the immediate local area, there is a notable section of the community and stakeholder groups which have a strong interest in the Site and its long-term use. In earlier phases of the project, this interest was more focused on limiting the development footprint and preventing expansion into native bushland, reflected in Petition PT01-09/20 (see CS04-12/20). In the recent phase, the community response has been more focused on securing community use of the Site and providing for the future expansion of the QMSLSC.

The community's feedback and the time taken to engage is valued and greatly appreciated. Administration recommends that the City continues to look for opportunities to work with the community and incorporate its perspectives in the future use of the Site and the surrounding area. Recommendations for this aspect are provided in the Comment section of this report.

#### Discussions with the Proponent

Administration continued discussions with the Proponent since July 2022, covering:

- collaboration during the community engagement process, with the Proponent assisting Administration with responses to community enquiries and Administration providing updates on engagement feedback and themes (to the extent relevant to the Proposal);
- the Proponent's corporate structure, which Administration requires for due diligence; and
- preliminary discussions on potential lease terms, noting that Administration has been unable to proceed with formal negotiations until Council decides to proceed with a lease.



The concept plan for the Proposal (overlayed with an aerial image of Lot 211) is provided in **Attachment 7**.

The concept plan may change, with aspects such as the accommodation locations and format subject to modification based on information shared with the Proponent during the engagement process and as part of the Proponent fine tuning its designs.

An example of the proposed accommodation structure is provided in **Attachment 8**.

#### Proponent and the engagement process

Feedback on the Proposal has been provided by the community during the engagement process.

Where relevant, community feedback prompted Administration to request project clarification from the Proponent, which were then shared with the community via the City's website.

Administration has found that the Proponent is responsive to enquiries from City staff, acknowledging that the Site is constrained and any modifications to the Proposal need to be operationally and financially viable.

Examples of community feedback that identified potential challenges or enhancements which could be considered by the Proponent included:

- Inclusion of sustainable design features: The Proposal was amended to include the use of solar panels and lights where possible to reduce energy consumption. The footings for all tents have also been designed to minimise environmental impact compared to traditional concrete footings.
- High coastal winds: Community members expressed concern that the tent structures would be unable to handle the strong coast winds on Site. The Proponent has confirmed that the tents 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 (retrofitted in canvas) will be used.
- Affordability:
  - a) Initial community feedback indicated that price was very important. The community envisage the offering as somewhere for their family/friends from interstate/overseas to stay at while visiting. They expressed concerns that the price would be like other luxury glamping operations.
  - b) The Proponent responded by advising that accommodation prices would be lower than the other comparable "glamping" tents, such as on Rottnest Island. It is expected that accommodation options will start at approximately \$175 per night per tent. In this way, the pricing will be comparable to 'chalet' style accommodation in a modern caravan park or to hotel rooms in the Perth metropolitan area.
  - c) To maximise accommodation affordability, the Proponent suggested tiered pricing for family, deluxe and outpost tents and also proposed discounts for City of Wanneroo ratepayers and residents. This would be a commercial matter for the Proponent and its operating model.
- Public access: Community access to the site was a common theme in the community feedback. The proposal includes a licensed café, events space and lawn area with a

reflection pool overlooking the ocean. It is proposed that the community would have access to the café and lawn area, unless these areas are booked for a private function.

Administration notes that, in response to community feedback regarding the potential safety and maintenance challenges arising from the reflection pool, the Proponent has recently indicated a willingness to remove the reflection pool in a revision of the Proposal.

Community access to the lawn area would be encouraged and this area could be activated for regular and one-off community activities such as 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.

- QMSLSC:
  - a) The Proponent is aware that QMSLSC sees the Site as a potential area to accommodate future expansion.
  - b) To try to understand QMSLSC's priorities, the Proponent was willing to meet with representatives of QMSLSC, noting that the Proponent met with representatives of Portofino's (as another key local stakeholder).
  - c) QMSLSC was not supportive of meeting with the Proponent. This meant that Administration instead met separately with QMSLSC and the Proponent and conveyed information between them.
  - d) In the event that Council resolved to proceed with a lease with the Proponent and for the Proponent to finalise its design and development plans, Administration would encourage QMSLSC and the Proponent to engage in direct discussions. In general, Administration's experience is that direct meetings between stakeholders are more likely to find an understanding and opportunities for collaboration.
- Food offering:
  - a) The Proponent has clarified that it intends to operate its café as primarily a breakfast and lunch offering.
  - b) The Proposal will not offer a dinner service and therefore will not impact on the main dinner offering at Portofinos and Sea Spice.
  - c) The Proponent has advised that it is interested in working with the surrounding business rather than competing, and that it would welcome collaboration (such as for neighbouring businesses, including Portofinos and Sea Spice, to have the opportunity to assist with catering services).
- Site footprint:
  - a) Avoiding or limiting an expansion was a concern expressed by the community during the engagement process.
  - b) In this regard, the Proponent has supported remaining in the footprint of the former caravan park, and the Proposal can be viewed as responsive to the community aspirations expressed in Petition PT01-09/20) (considered by Council in December 2020, CS04-12/20).
  - c) For reference, the petition had provided:

*'We are opposed to any expansion to the development footprint of the former Quinns Rocks Caravan Park site at Lot 211 Quinns Road Mindarie which will encroach on Bush Forever site #397'*

### Company structure

The Proponent's company structure is not yet final and remains subject to change. As engagement with the Proponent remains in a 'discussion' stage and is not yet at formal negotiations, the Proponent has not finalised its company and investment structure.

As an interim update, Administration has been advised that, if the Proposal receives support from Council to proceed, the Proponent will establish a new company to develop and operate the Proposal. Potential investors have been identified by the Proponent.

Administration will undertake further due diligence once the company structure, shareholders and officers are known.

Further detail is provided in **Attachment 9**. Given that lease negotiations are still pending, the information is commercially sensitive and has been marked confidential.

### Lease terms

Discussions with the Proponent included possible lease terms should the Proposal be supported by Council. This has not progressed to formal lease negotiations or final lease terms.

The Proponent has reviewed the following preliminary outline of essential lease terms and has indicated those terms are likely to be acceptable, subject to lease negotiations:

<b>Lease Type</b>	Ground Lease (Agreement for Lease to provide for the approvals and development phase of the project).
<b>Term</b>	21 years  Although the Proponent would not be securing the Site permanently, the lease term needs to be sufficiently long term to provide an adequate return on investment.
<b>Commencement date</b>	On practical completion of the Proponent's works constructing the Proposal.
<b>Options</b>	No option provided.  Proponent has requested a first right of refusal should the City intend to lease the Site for the same permitted use after the expiry date.
<b>Rent</b>	Market Value. Currently assessed as \$50,000 per annum plus GST (valuation dated 17 March 2023) ( <b>Attachment 10</b> refers).  No rental incentives are currently proposed, other than deferring rent until the Proponent's development has commenced trading. Delaying rent payments until the commencement of trading is a relatively common and market appropriate position.  In the event that financial incentives (such as a rent-free period) were agreed during formal lease negotiations, these would be disclosed in the City's local public notice under section 3.58 of the Act.

<b>Permitted Use</b>	Short-term accommodation and café/restaurant/functions/bar.
<b>Outgoings</b>	Proponent responsible for all maintenance costs, rates, outgoings and utility costs.
<b>Security</b>	<p>Security/guarantee will be largely in place to provide the City with an adequate buffer to allow for make good of the site should the Proposal default.</p> <p>Amount to be confirmed by negotiation, and will be informed by due diligence on company structure (once it is in place and finalised).</p>
<b>Documentation</b>	<p>Tenure would be structured in an Agreement for Lease (covering the approval and construction phase) and a Ground Lease (covering the operational phase).</p> <p>Should this matter progress and lease conditions are finalised, the City will prepare formal lease documents based on the City's template agreement for lease and ground lease documents (similar to those recently used for Scouts WA and the Wildflower Society of WA).</p> <p>Lease documents would be prepared by the City (at the City's cost), with each party responsible for its own review and negotiation costs.</p> <p>The Proponent has been presented with the City's current template draft lease and agreement for lease. The Proponent has indicated the template documents are largely acceptable, subject to lease negotiations and further document review.</p>
<b>Other terms</b>	<p><u>Conditions precedent</u></p> <p>The agreement for lease will be subject to conditions precedent determined by negotiation. Administration anticipates this would include the transaction being subject to securing all development approvals and other approvals for the construction and operation of the Proposal.</p> <p>The Proponent has not prepared a development application and related plans at the current time, due to uncertainty regarding Council's intent to proceed.</p> <p>If Council resolved to proceed with the agreement for lease and ground lease, the Proponent's preparation of its development application would include other site considerations, such as noise control and the management of any bushfire risk at the Site.</p> <p>There would be a 'sunset date' attached to the conditions, so that the Agreement for Lease would come to an end if the Proponent was unable to secure its approvals and complete the development by an agreed date. Typically, this would be a period of 24 months, but will be confirmed by negotiation.</p>

	<p><u>Responsibility for development</u></p> <p>Development tasks and costs would be the Proponent's responsibility. The Proponent has not requested that the City contribute to the funding of the development or provide works on the Site.</p> <p>The Proponent's estimated investment in the development is in the region of \$7.5 million - \$8 million.</p> <p>The Proponent will be responsible all site operating and maintenance costs. This will provide saving on the City's current costs in providing security and waste removal from the Site.</p> <p><u>Community access</u></p> <p>Should Council decide to proceed with a lease over the Site, lease terms, once negotiated, may include measures to enhance community access to the site.</p> <p>These terms could include the requirement that the Proponent allow access to the Site for specified community activities.</p> <p>Given the Proponent's interest in engaging with the community as a key part of the business, Administration anticipates that the City would be able to negotiate to reflect a level of community access and use under the lease.</p> <p><u>Make good</u></p> <p>The Proponent would be responsible for removing improvements and leaving the Site in a clean and clear condition at the end of the lease term.</p> <p>Subject to negotiation, the only exception would be if the City directed that improvements are to remain in place, such as where they offered value for the future use of the Site.</p>
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### Parking study

Administration commenced a parking study in late 2022 to inform Council on parking patterns and occupancy rates at the Quinns Mindarie Coastal Node (**Parking Study**). This area extends from the Site in the south to the artificial headland on the beach between Pearce Street and Hall Road in the north.

The Parking Study (**Attachment 11** refers) identifies parking patterns and occupancy rates at the Quinns Mindarie Coastal Node during a peak usage period in summer 2022/23.

The Quinns Mindarie Coastal Node area incorporates the foreshore reserve and the land uses within Lot 211. The land uses are for the QMSLSC, QMCC, Portofinos Restaurant and Sea Spice Indian Restaurant.

Data was collected during the peak summer season of December 2022 and January 2023 using traffic counters installed at the entrance and exit of the Quinns Mindarie Coastal Node car park, as well as at the entry to the overflow car park.

### The Parking Study:

- is focused on current usage;
- is limited to all existing land uses associated with Lot 211 and general beach and foreshore visitation in the vicinity; and
- does not speculate on additional parking demand that will be generated by the proposed development of the Site.

Administration's discussions with the Proponent (and the prior expression of interest process) have been clear that a redevelopment of the Site needs to provide for its own guest parking.

Findings and recommendations are outlined in section 7 of the Parking Study, with additional parking options considered in detail in section 5.

The parking data revealed that from Monday through to Saturday, there is sufficient parking to accommodate all uses at the site, with over 30% capacity available at peak times.

Parking demand at the site only exceeds formal capacity on Sundays.

Administration has listed a project in 2023/24 to undertake a feasibility study for the provision of a new car park at the existing drainage sump, to service the Quinns Mindarie Coastal Node. As identified in the Parking Study, there is no other location within suitable walking distance to the coastal node, where a serviceable amount of parking could be provided to meet average Sunday morning peak parking demand.

Administration will progress with the investigation into potential additional parking in the location of the City's drainage sump in Lot 211 Quinns Road, Mindarie irrespective of Council's decision on how to proceed with the use of the Site, noting that parking capacity at the Quinns Mindarie Coastal Node is a wider precinct consideration.

### Quinns Mindarie Surf Life Saving Club

QMSLSC provides valuable services for the community, including surf patrols, community safety awareness and the provision of spaces for the community to connect.

At the time of the July 2022 report to Council and subsequently during the community engagement process, QMSLSC members expressed concerns regarding the Site's proposed redevelopment. Feedback, which in some cases was provided directly to City staff and in other instances was shared on social media, included that the Proposal would impact parking availability and limit the potential future expansion of the QMSLSC facility.

During the community engagement process, QMSLSC began to advocate more strongly for its own expansion to provide storage and membership space. Whereas at the time of the July 2022 report to Council this advocacy had been focused on an open, decked area, QMSLSC subsequently clarified to Administration that it was nearly at capacity and generally required additional space to provide for current members' needs and accommodate membership growth.

Administration conducted a desktop assessment of the current facility provision at QMSLSC. The assessment included a comparison between current provision and the recommended available spaces as detailed in the adopted Northern Coastal Growth Corridor Community Facilities Plan (CFP).

The review identified that QMSLSC has access to all required facilities specified in the CFP, whether the access be through the leased area or the adjacent QMCC.

The current facility was built in 2005 and there are no funds listed in the City's Long Term Financial Plan (**LTFP**) for the provision of any works relating to QMSLSC (including a full needs assessment). It is recognised that there are several competing priorities in the coming years and at this stage any upgrades to the facility would be a lower priority given QMSLSC has a facility, where several other current and future growth area stakeholders do not.

Based on the available information, the size of the facility, in its current form, and the number of rooms provided, the current facility can be considered sufficient for a regional surf life saving club.

The City is intending to progress with a needs assessment and master planning process for the new Alkimos Surf Life Saving Club facility in 2024/25, noting that this schedule is guided by anticipated land availability timeframes. The needs assessment and master planning process may provide guidance for future QMSLSC needs and consider solutions to some of the issues experienced by QMSLSC.

The CFP does not evaluate the potential impact on QMSLSC with a new facility at Alkimos.

Administration notes that the City's support for QMSLSC currently includes:

- an annual contribution of \$40,000, provided to QMSLSC for its surf lifesaving services;
- a lease of the main club area on the ground floor of the facility, subject to the payment of a maintenance fee of \$ 2,909.70 plus GST (for the year commencing 7 October 2022), which provides for the City's completion of scheduled maintenance to key building services (in accordance with the Leasing Policy); and
- related leased areas (under the same lease document) of an upper floor office room and an external ground lease area (for placement of a sea container used by QMSLSC), in both cases on a peppercorn basis.

QMSLSC's lease of the ground floor in the facility, the upper floor office and the external ground lease area expires on 6 October 2026, however, there is one 5-year option available to the club. If exercised, this would take the lease through to 6 October 2031.

### Site history

Administration has investigated the history of Lot 211 and how it came to be in the City's freehold ownership. The background to the land ownership has been a point of speculation amongst the community and during prior input from Council Members.

Landgate searches have identified a 1961 transfer to the then Shire of Wanneroo, which referred to the reason for the transfer as being '*in order to give effect to and for the purpose of the approval of the plan of subdivision (Plan 7318)*' (**Attachment 12** refers).

Following consultation with DPLH, Administration obtained access to the State's Town Planning Board minutes dated 18 July 1961 from the State Records Office in the hope that the subdivision approval expressed a condition requiring the transfer of the land. Unfortunately,

the Town Planning Board minutes did not show any mention of the Site and the reason for the transfer.

Administration also obtained a copy of the will and probate grant relating to the former owner (John Wilberforce Clarkson). Mr Clarkson's will and probate did not provide any indication of the purpose for which Lot 211 was transferred to the City (**Attachment 13** refers).

Finally, Administration conducted State Records Office searches of Shire of Wanneroo minutes during the early 1960s, at the time when Lot 211 was transferred to the City. These searches did not identify any clear reason or stipulation for the transfer.

Administration considers that the investigation options have been exhausted in searching for documentation to indicate the purpose for which Lot 211 was transferred to the City.

### Road reserve

Lot 211 is bisected by an unconstructed, gazetted public road reserve, of a width of 20m and a total area of 0.67ha, passing through cleared and vegetated areas. The road reserve is Crown land, under the City's care, control and management. There is no intention to construct the road, with the road reserve being historical only.

Council, at its Ordinary Council Meeting of 13 July 2021 (CS03-07/21) resolved to support the closure of the unconstructed road reserve which bisected Lot 211, subject to public consultation on the road closure.

The proposed closure of the road reserve was advertised in accordance with the requirements of the Act and the *Land Administration Regulations 1998* (WA) for a combined period of 35 days, closing 8 October 2021.

82 objections were received from the community. It is noted that a large portion of the submissions had been prompted by assertions on social media that the advertising of the closure related to an approved development proposal on the Site. This was not the case, as Council had not even identified a preferred EOI submitter at that time. Responses to all 82 objections were provided where applicable by Administration.

The matter has been under review while the community consultation process was being finalised. Administration feel that enough information has been gathered as part of the engagement process for Council to further consider this matter.

The community has expressed a desire to retain the bushland areas located within the Site, and there is an opportunity for Council to consider the closure of the road reserve to help accommodate further protection of the bush values present at the site.

Administration recommends proceeding with the road closure and to renew discussions with DLPH regarding this process. It is anticipated that a portion of the road reserve (the majority) will be included in a Crown land parcel dedicated as conservation, with a smaller portion potentially forming part of a freehold land parcel comprising the balance of Lot 211.

### Public Open Space

Public open space (**POS**) is land set aside for the purpose of public enjoyment, active and passive recreation, and protection of environmental assets.

There are two types of Public Open Space Reserves:



- Regional Open Space: These are regionally significant areas of open space which accommodate both active and passive recreation, including major playing fields and conservation features including Foreshore Reserves.
- Local Open Space: These are local areas of open space which accommodate both active and passive recreation and include district parks, neighbourhood parks, local parks, special purpose parks, playing fields, natural vegetation conservation and community purpose sites.

Development Control Policy 5.3 ('Use of land reserved for parks and recreation and regional open space') establishes the WAPC's position for the use of land zoned for parks and recreation and regional open space under the MRS:

- Passive recreation;
- Active sporting pursuits;
- Cultural or community activities;
- Activities promoting community education of the environment; and/or
- Uses that are compatible with and or support the amenity of the reservation (i.e. café, restaurant) where specific facilities for such purposes have been approved by the WAPC.

As stated above in the current report, Lot 211 (including the Site) is zoned as a 'Regional Reserve – Parks & Recreation' (Regional Open Space) in the MRS. This area includes other leased commercial businesses such as Portofinos, Sea Spice and the QMSLSC which have been considered as consistent with the purposes of the reserve by the City and the WAPC.

Similar to the established commercial operations on Lot 211, Administration also considers that the Proposal is ancillary to and compatible with the purpose of the reserve and is likely to enhance the public access to and enjoyment of the reserve.

The City received comments from residents during the consultation period which raised concerns with the loss of land set aside for POS in the locality as a result of the development progressing. As the Proposal is considered to be consistent with the purposes of the reserve, it is advised that the locality will not be losing a reserve as a result of the Proposal.

Notwithstanding, Administration undertook a desktop review of the provision of POS in the locality to understand if the use of the subject site would result in an unacceptable reduction in areas set aside for recreational opportunities for residents.

- As per the requirements outlined in *State Planning Policy - Liveable Neighbourhoods*, new suburban developments must allocate approximately 8 - 10% of the area as Local Open Space. This calculation does not include Regional Open Space within the 8 - 10% allocation.
- The desktop review of the locality demonstrates that Quinns Rock comprises approximately 9% Local Open Space and 9.4% Regional Open Space.
- Mindarie comprises approximately 7% Local Open Space and 42% Regional Open Space.

Based on the above information, Administration considers that the Proposal on the Site will not lead to a shortage of recreational opportunities for the residents as the development is consistent with the purpose of the reserve. In addition, there is sufficient Local and Regional

POS available for passive and recreational activities and access to natural assets in the locality.

### Community petition

At the Ordinary Council Meeting on 12 June 2023, Council received a petition which reads as follows:

*"We the undersigned, do formally request council's consideration regarding the former Quinns Rocks Caravan Park redevelopment to cease any further discussions with Heritage WA Investments and fully investigate the feasibility and costs to develop the former Quinns Rocks Caravan Park site (central-west portion of Lot 211 Quinns Road, Mindarie) for active community use. Including parkland, outdoor activity spaces, barbeques, sheltered areas, playground, food and beverage / light retail options, increased parking facilities, suitable beach access, additional public shower and toilet facilities. This will allow the last remaining foreshore reserve in the Quinns Rocks and Mindarie area to be enjoyed by all residents, rate payers and visitors to the area."*

The petition will be responded to at a future Ordinary Council Meeting in accordance with the City's usual processes.

As a preliminary comment on the petition, Administration notes that the substance of the petition (including matters such as the feasibility of an alternative development scenario and the availability of POS) have been addressed in the current report, and the petition should not delay Council in making a decision on the current item.

## **Consultation**

### Community engagement

Information on the community engagement process which occurred between December 2022 and March 2023 is provided in the Detail section of this report, with further detail provided in **Attachments 5 and 6**.

The extent of engagement was broader than would typically be undertaken by the City, such as for other recent projects (including for the Alkimos Aquatic & Recreation Centre during 2022). This was a reflection of Council's concern in July 2022 that further engagement occurs to consider the community's perspectives on the Site, including for the Proposal and potential alternative uses.

The engagement report and summary document were released in late May 2023, to provide an opportunity for the community to consider the findings in advance of a Council meeting.

Due to the sustained community interest in the Site and the high level of participation in the engagement process, the current report is being provided to a Special Council Meeting. This is not usual practice for a project of this type (particularly in the context of a potential lease of City owned or managed land), but is considered appropriate for the current stage of the project.

### Prior (historical) community and stakeholder consultation

Several prior community and stakeholder consultation and engagement processes have occurred in regard to the Site prior to the current engagement process.

In the period following the closure and demolition of the caravan park, Administration investigated the potential for redevelopment of the Site in accordance with Council's resolution

in November 2012. Enquiries included a review of the condition of the site and consultation with DPLH.

The Working Group was established in 2015 to support and inform the investigations arising from Council's resolution in November 2012.

The City's Action Plan was adopted in 2016 reinforced the potential for redevelopment. The Action Plan identified the need for market research for potential tourism park opportunities at the Site.

To support the evaluation of the opportunities for the site, the City engaged a consultant (**Pracsys**) in 2017 to prepare a three stage Business Case to assess the feasibility of redeveloping the site.

The Business Case was informed by community and industry engagement, progressed between late 2018 and early 2020. This included:

- Community workshops in late 2018;
- Industry consultation during mid-2019; and
- A survey seeking broad community and business input on values and preferences for tourist parks, led by the themes arising from the workshops.

Attendance at the workshops was predominantly by community members living in close proximity to Lot 211. Responses noted the environmental value of the site and opposed potential expansion.

The workshops were followed by the community survey in late 2019, to provide a broader opportunity for participation, by local residents and business, the wider City of Wanneroo community and broader Perth. The survey was conducted between late November 2019 and mid-February 2020.

The outcomes of the survey were reported to Council in September 2020 (see Attachments 4 and 5 to CS03-09/20).

The Quinns Rocks Caravan Park Re-Development Community Advisory Group met during early/mid-2021 to inform the preparation of the EOI documentation.

#### Parking study

The Parking Study was conducted to identify parking patterns and occupancy rates at Lot 211 between December 2022 and January 2023 during peak summer usage.

Findings and recommendations associated with this study are provided in the Detail section of this report. The full study is provided in **Attachment 11**.

#### Key stakeholders

During the first phase of the engagement process, Administration and Viv Warren engaged with key stakeholders including, surrounding business, residents, QMSLSC and tourism industry experts to gain their feedback on the Proposal.

A high-level summary of these discussions is provided below (with more detailed information provided in **Attachment 5**):

- Destination Perth: Feedback received was positive, indicating that from a tourism perspective, the Proposal would enhance the Perth region's accommodation offerings as part of the Sunset Coast, which currently lacks high-quality, specialized lodging options for the High Value Traveller. Currently, there is no comparable accommodation option in the mainland Perth region.
- Caravan Industry Association (WA): Feedback provided on the Proposal was positive, outlining the potential for an iconic tourism venue that would be successful.
- Discussions with nearby hospitality businesses: Feedback on the Proposal initially flagged concerns around competition. However, upon further consideration, Administration noted a level of support for an increase in possible tourists to the area.
- QMSLSC: Direct feedback from staff associated with the QMSLSC included concerns regarding parking, the potential future expansion of the QMSLSC and the Proposal not being compatible with existing land uses.

QMSLSC members and other supporters of QMSLSC have been highly involved in the community engagement process, including in the Open Sample survey.

## **Comment**

### Recommended actions

The engagement process has shown a diversity of opinions with some being strongly felt and long standing. In deciding how to proceed, Council faces a challenging decision, which will need to consider the interests of the community and stakeholders and ensure that the final decision aligns with the overall goals and values of the community.

The range of opinions provided during the engagement process means that Council needs to consider and balance those views in making its decision on the current stage of the project (noting also that further stages are required and this is not a 'final' decision).

Weighing against the challenging decision faced by Council, and having regard to the engagement process overall, including the market research sample survey collected by Thinkfield and the open sample survey, Administration considers that:

- many of the concerns raised in the engagement process can be mitigated or addressed in the delivery of the proposed concept, such as through provisions in the lease and in operating arrangements by the Proponent; and
- there is a level of support for the Proposal and potential benefits for the City and the community.

Further, in progressing to a recommendation in this report, Administration notes that the decision is not necessarily 'binary', where proceeding with the concept proposal means overlooking the views of those opposed within the local community. Rather, the Proposal offers a number of benefits, and community feedback and concerns can largely be mitigated or addressed in the implementation of the Proposal.

Community access, aspirations and amenity can occur within a leased site (as is proposed for the concept). This is not unusual, with commercial lessees often hosting community events or providing parts of their premises (such as open areas or toilets) for public access within trading hours. Engagement with the local community is often fundamental to the viability of a lessee's business. The Proponent has shown every indication that it will embrace the local area.

The Proposal is also time-limited (as a lease) and so would not permanently exclude Lot 211 being available for other uses, such as the future expansion of the QMSLSC once the proposed lease term is complete.

Accordingly, Administration recommends the following:

- proceeding with lease negotiations with the Proponent and requesting the Proponent to prepare a development application for the Proposal. The City would be proactive in its lease negotiations to enhance community amenity and access to the leased site;
- providing a further report to Council once the lease negotiations have reached an 'in principle' agreement stage, after the advertising of the local public notice required under section 3.58 of the Act has been completed; and
- in parallel with the above actions, the City will also:
  - a) further to item 2b) of resolution CS03-09/20 and item 9 of resolution CS03-07/22, prepare a plan of subdivision to excise bushland areas from Lot 211 (with the excised area to be subject to land survey) and vest that land in the State as Crown land under a management order to the City for the purpose of 'Conservation';
  - b) proceed with a parking feasibility study in relation to constructing additional parking in the location of the City's drainage sump in Lot 211 Quinns Road, Mindarie;
  - c) continue to work with QMSLSC regarding the Club's current and future needs; and
  - d) commence the preparation of a 'Sense of Place Statement' (**Place Statement**) to capture the feedback provided by the community in Quinns Rocks and Mindarie and document the uniqueness of the area.

The recommended action above to progress further with the Proposal would maintain the historical use of the Site (at least since the 1960s) for accommodation purposes. The Site had previously been a traditional caravan park, and this may have been seen as a more likely development scenario when the former caravan park was decommissioned. However, the EOI process (which had been weighted against expansion into the bushland, in recognition of community concerns) highlighted that a traditional caravan park was not a feasible option. Instead, a glamping development provides a more viable and contemporary option to provide accommodation, with associated tourism and economic benefits.

In requesting the Proponent to proceed with a development application, Administration acknowledges that there are costs for the Proponent associated with the application (including consultancy reports which would be needed to support the submission to the WAPC). However, a development approval would provide greater certainty regarding the final design and content for the development of the Site.

In the case of the proposed subdivision noted in sub-paragraph a) above, the excision would be on the basis that the balance of the land not vested in the Crown (i.e. including the Site and leased areas) would be retained by the City in freehold. Administration would intend that the plan of subdivision is prepared following the status of the Proponent's lease being finalised, as this would enable consideration of the final development footprint and the potential status of the road reserve.

The excision of the land and creation of a 'Conservation' reserve would be in addition to practical measures already undertaken by the City, including fencing installation and maintenance, interpretative signage and weed management. In the case of the Place Statement noted in sub-paragraph d) above, the local community values the importance of the

foreshore area and considers it a priority for proper planning and management within the broader Quinns Rocks/Mindarie area. The preparation of a Place Statement for Quinns Rocks/Mindarie would capture and document this community sentiment, alongside information obtained from previous community engagement activities in the area.

The Place Statement would outline the social, environmental, economic and built form characteristics of the area with the aim of identifying the key elements that make Quinns/Mindarie special and using this to protect and advocate for the community's vision for this important place.

The preparation of a Place Statement is a precursor to further place management work that would identify how to best address the priorities identified by the community. This may be a combination of targeted service delivery, planning controls, place activation initiatives or coordinated capital works projects. Accordingly, the Place Statement should not be viewed as a stand-alone action, but rather an initial step in a wider process to recognise the uniqueness of the Quinns/Mindarie area.

#### Alternative scenario

Conversely, if Council decides to not proceed with the Proposal, there are different community opinions and preferences for the Site. Some of the concerns raised by the community in relation to the Proposal would also apply to an alternative development scenario.

Further community engagement, and likely master planning, would be necessary. Even a concept such as a 'community space' (which had been popular during the community engagement process) would attract debate on issues such as:

- the level of clearing or revegetation;
- infrastructure upgrades, such as lighting and CCTV;
- design and security measures to address anti-social behaviour;
- the location of car parking;
- commercialisation (such the addition of a kiosk, café or food truck space) and the potential impact on nearby businesses, such as if a kiosk operation was more likely to directly compete with Portofinos, Sea Spice and other local cafés than envisaged by the Proposal; and
- how any development would be funded, including the impact on City rates (whether special area rates are required) and whether there would be an impact on other projects (noting there is no funding in the LTFP for the development of a park or community space at the Site).

These considerations may be contentious, which would impact the timeline for any development.

#### **Statutory Compliance**

Should Council decide to proceed with the Proposal, the development and ground lease arrangement would be a private treaty negotiation under section 3.58 of the Act.

A local public notice of the proposed disposition will be required to comply with the requirements of section 3.58 of the Act. This would occur once Council has approved a ground lease, in the event that the document is negotiated and agreed 'in principle' by the parties.

The public notice would need to disclose the rent for the ground lease (including any rental incentives) and the comparable market rental value.

The notice would be advertised as required under the Act, which would include newspaper notices and on the City's website. The advertising period is 14 days.

Any future approved development application by the Proponent will require WAPC approval.

## Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2021 – 2031:

*2 ~ A City that celebrates rich cultural histories, where people can visit and enjoy unique experiences*

*2.3 - Tourism opportunities and visitor experiences*

## Risk Appetite Statement

In pursuit of strategic objective goal 2, we will accept a Medium level of risk. The City accepts this is required to protect priority cultural places, create 'unique' experiences and embrace the cultural diversity of our heritage in a way that is inclusive but challenges convention and historical thinking.

## Risk Management Considerations

Risk Title	Risk Rating
ST – G09 Long Term Financial Plan	Low
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
ST – S12 Economic Growth	Medium
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
ST – S23 Stakeholder Relationship	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
CO-O03 Strategic Land	Medium
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic and Corporate risk registers. Action plans have been developed to manage this risk to support existing management systems.

## **Policy Implications**

Any future proposed agreement for lease and ground lease would be negotiated in accordance with the City's Leasing Policy.

As the Site would be leased as a ground lease over freehold land, rent will be payable by the future lessee.

All development and maintenance would be the responsibility of the Proponent (as lessee).

## **Financial Implications**

### Proposal

All future approvals, design, construction, engineering, utility connection, relevant reporting and maintenance for the Site would be the responsibility of the lessee, subject to the lease terms being agreed by the parties and approved by Council.

Rent and other commercial terms have not been fully negotiated, but would be confirmed to Council once lease negotiations are finalised. Rent would also be advertised in the local public notice required by section 3.58 of the Act.

The City anticipates receiving an income from the future development, but this position will not be finalised unless the City progresses in negotiations with a preferred candidate. Accordingly, the financial implications of a proposed lease to the Proponent, including:

- rental income;
- potential rates income; and
- the savings in reduced maintenance and security costs,

would be described in the event Council resolves to proceed with lease negotiations and a final lease proposal is submitted to Council for approval.

### Project costs

- Current Community Engagement (Viv Warren): The initial contract amount for Viv Warren Consulting was \$35,400 plus GST.

Over the course of the engagement, additional works were required by Viv Warren Consulting and Thinkfield to conduct extra community drop-in sessions and provide additional expert analysis and report preparation following completion of the survey. The current contracted amount has therefore been increased to \$51,085 plus GST.

The costs are within the scope of the current project budget.

- Consultancy costs during the recent stages of the project (since the Pracsys business process commenced in 2017) include:
  - a) Business Case and EOI preparation (Pracsys) - \$154,165;



- b) Financial due diligence checks and reviews (William Buck Consulting) - \$2,500;
- c) Survey for utility service locations (Terravac) - \$8,084; and
- d) Ancillary community engagement items (post cards and banners) - \$925.

#### Opportunity cost if the Proposal does not proceed (land value)

The City's Strategic Land Policy and the Leasing Policy confirm that opportunity cost should be considered when leasing/dealing with land.

In particular, the Leasing Policy specifies *'where revenue is not maximised on Freehold Land the opportunity cost of the Lease will need to be acknowledged in the applicable report to Council'*.

To provide more information on the value of alternative uses of the Site, Administration engaged Australian Property Consultants to relevant property values (**Attachment 14** refers). This information is commercially sensitive and has been marked confidential.

#### Opportunity cost if the Proposal does not proceed (development costs)

As part of the recent community survey, participants were asked what their 'preferred use' of the site would be. One of the more common responses to this question was a community park.

Administration's preliminary internal assessment of costs associated with the construction of a community park, is in the region of \$5 million - \$10 million. This range includes a threshold for environmental offset implications, heritage issues and a large contingency.

Potential development costs are currently unbudgeted nor planned. There is no provision in the LTFP.

If Council decides to not proceed with the Proposal, and instead decided to provide a community park on the Site, Council will need to consider:

- the funding source;
- the impact on City rates (whether special area rates are required for example); and
- the impact on other City projects.

Maintenance and operating costs are not included in the above estimate. Even if external funding was secured for an alternative development (and the potential for this would be speculative only), funding would not typically extend to ongoing operational costs for the site, which would need to be borne by ratepayers.

### **Voting Requirements**

Simple Majority

**Recommendation\*****That Council:-**

1. **ACKNOWLEDGES**, and confirms the City's appreciation for, the significant community response to the recent engagement process in relation to Lot 211 Quinns Road, Mindarie, which included stakeholder and local resident meetings and a survey;
2. **REQUESTS** Administration:
  - a) develops a sense of place statement (as described in the Administration report) for the Quinns Rocks and Mindarie local area;
  - b) prepares a plan of subdivision, to excise bushland areas from Lot 211 Quinns Road, Mindarie, noting the excised area will be subject to:
    - i. land survey;
    - ii. consideration of the status of the adjacent unconstructed road reserve which intersects Lot 211 Quinns Road, Mindarie; and
    - iii. the balance of the land not excised will be retained by the City in freehold, with the retained areas to include the leased and developed areas of Lot 211 Quinns Road, Mindarie (together with the existing drainage sump referred to in 2e);
  - c) excise the bushland areas identified for excision in the plan of subdivision in Item 2b) and vest that land in the State as Crown land under a management order to the City for the purpose of 'Conservation';
  - d) continues to work with the Quinns-Mindarie Surf Life Saving Club (Inc.) in relation to supporting the Club's current and future needs; and
  - e) investigates the feasibility of constructing additional parking in the location of the City's drainage sump in Lot 211 Quinns Road, Mindarie;
3. **APPROVES**, in principle, proceeding with private treaty negotiations (for an agreement for lease and a ground lease, as a disposal under section 3.58 of the *Local Government Act 1995* (WA)) with Heritage W.A. Investments Pty Ltd (or a company to be established by the directors of that entity) for the development of an ecotourism, café and event space proposal on the footprint of the vacant former Quinns Rocks Caravan Park;
4. **AUTHORISES** the Chief Executive Officer (or a nominee of the Chief Executive Officer) to negotiate terms (including, for the ground lease, conditions to enhance community amenity and access to the leased site), execute all documentation and comply with all applicable legislation as is required to effect Item 2 and 3. above, noting that the execution of an agreement for lease and a ground lease remains subject to Item 5. below;
5. **NOTES**, subject to the lease negotiations in Item 4 being finalised and the City publishing a local public notice of the proposed disposal by lease in accordance with section 3.58 of the *Local Government Act 1995* (WA), a further report will be submitted to Council after the last day for submissions in response to that local public notice to consider:

- a) all submissions received in response to the local public notice; and
  - b) whether to proceed with the agreement for lease and ground lease; and
6. **APPROVES** the City signing (in its capacity as freehold landowner of Lot 211 Quinns Road, Mindarie) a development application for the proposal described in Item 3, on the basis that if the development application is approved possession of the site and construction of the development must not occur until Council has resolved to proceed with the agreement for lease and ground lease under Item 5 and the agreement for lease and ground lease have been signed by all parties.

*\* the format of the recommendation was updated administratively prior to the commencement of the meeting*

**Attachments:**

1. <a href="#">Download</a>	Attachment 1 - QRCP Site and Locality	21/255356
2. <a href="#">Download</a>	Attachment 2 - Nearmaps image - Lot 211 Quinns Road, Mindarie - October 2012	22/256766
3. <a href="#">Download</a>	Attachment 3 - Business Case - September 2020	20/371606[v2]
4. <a href="#">Download</a>	Attachment 4 - Expression of Interest Document	22/108788
5. <a href="#">Download</a>	Attachment 5 - Community Engagement Key Findings Report	23/165646[v12]
6. <a href="#">Download</a>	Attachment 6 - Community Engagement Update	23/164622[v5]
7. <a href="#">Download</a>	Attachment 7 - Aerial showing overlay of proposal on map	23/6822
8. <a href="#">Download</a>	Attachment 8 - Concept images (draft)	23/151781
9.	Confidential Attachment 9 - Company Structure	Confidential
10. <a href="#">Download</a>	Attachment 10 - Ground Lease Valuation Report - Summary	23/199809
11. <a href="#">Download</a>	Attachment 11 - Quinns Mindarie Coastal Node - Parking Study 2023-23 - Traffic Services	23/89701
12. <a href="#">Download</a>	Attachment 12 - Land Title Information	23/83466
13. <a href="#">Download</a>	Attachment 13 - John Wilberforce Clarkson - Will and Probate	23/137220[v2]
14.	Confidential Attachment 14 - Valuations	Confidential

**These attachments are confidential and distributed under separate cover to all Council Members.**

<b>Attachment 9 - Company Structure</b>	<b>23/151231[v2]</b>
<b>Attachment 14 - Valuations</b>	<b>23/151291</b>







# LOT 211 QUINNS ROAD, MINDARIE

## SITE PLAN

Aerial Image Source: Nearmaps February 2021

SCALE: 1:3000 @ A4

DATE: April 2021

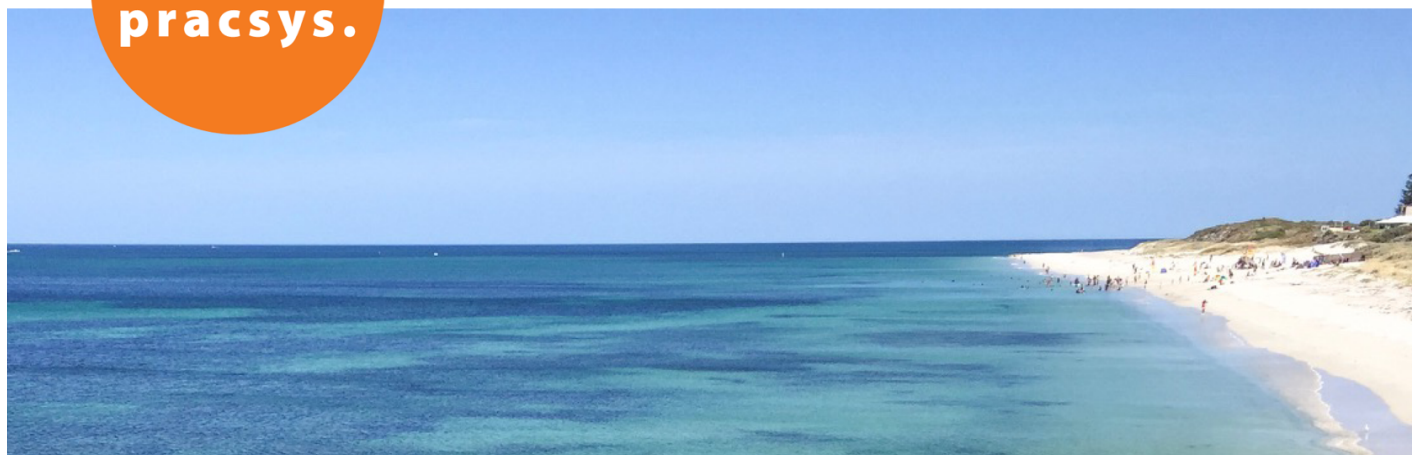
REF: 2021-04 mindarie lot 211

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.









# CITY OF WANNEROO

Former Quinns Rocks Caravan Park  
Redevelopment

## **Summary Business Case**



SEPTEMBER 2020

Former Quinns Rocks Caravan Park Redevelopment  
Summary Business Case

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## Former Quinns Rocks Caravan Park Redevelopment Summary Business Case

# 1 INTRODUCTION

## 1.1 Background

Council has previously endorsed the City investigating the development of a modern caravan park on the site of the former (decommissioned) Quinns Rocks Caravan Park at Lot 211 Quinns Road, Mindarie. Ultimately, the accommodation mix for the development will be determined by an Expression of Interest (EOI) process and market submissions (subject to Council approval).

The Business Case summarises the results of extensive feasibility analysis, community and industry consultation and options analysis that included financial analysis and cost benefit analysis. The Business Case intends to provide succinct information to be considered if the decision is made to advance to the tender process and highlights key opportunities associated with the potential development.

The assessment is based on the information and projections prepared before the onset of the COVID-19 pandemic, and as such does not take into account the potential impact and opportunities which have since developed.

## 1.2 The Site



Lot 211 Quinns Road, Mindarie has a total area of 11 hectares (ha) with a large area to the south-west of the site containing the decommissioned caravan park that has been used primarily as overflow parking for beach goers during the summer months. The western portion of the site includes the Quinns Mindarie Community Centre and Surf Life Saving Club, Portofinos Restaurant, and a carpark.

The overall site is contained within Bush Forever Site No. 397. Clearing of the entire site is not under consideration, with test designs utilising a maximum of 4.3ha. This includes 1.9ha of the former caravan park site.



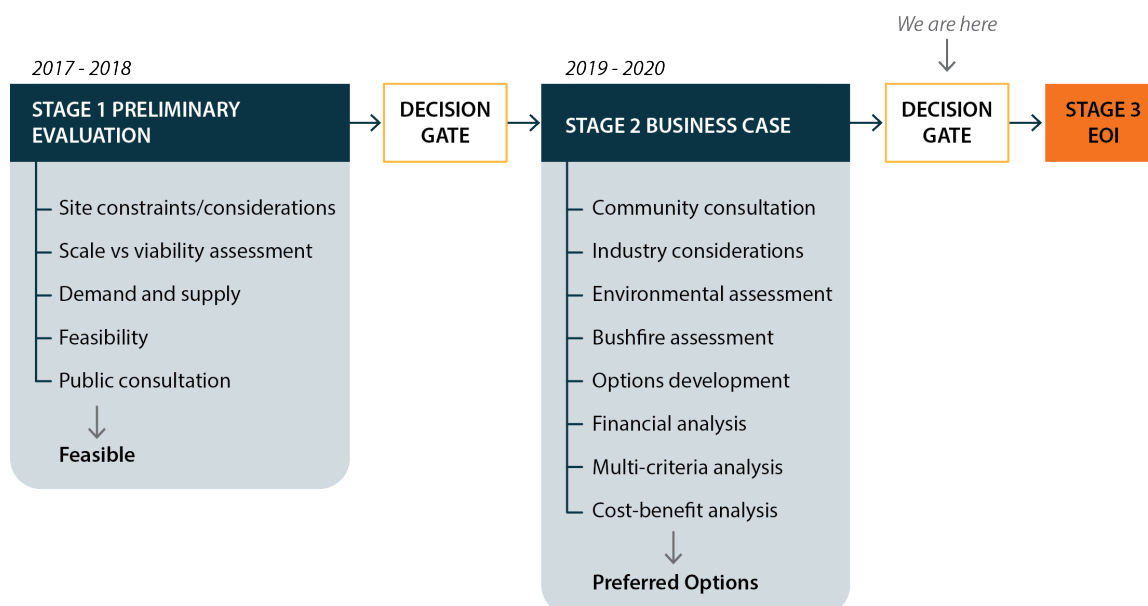
Former Quinns Rocks Caravan Park Redevelopment  
Summary Business Case

### 1.3 Project Process and Objectives

The City of Wanneroo has undertaken a thorough planning and research process to investigate the caravan or tourist park opportunity associated with Lot 211 Quinns Road, Mindarie. The objectives of this Business Case are:

- Identify a sustainable economic model for the site that provides a dividend to the City and the operator
- Identify and clearly state development constraints, non-negotiables and good-to-haves from the City's and community's point of view
- Establish a clear vision for the site that captures growth opportunities, brings social and economic benefits to the City and its residents, and discusses possible product mix

To effectively provide an evidence-based recommendation to Council, a thorough and comprehensive process was undertaken:



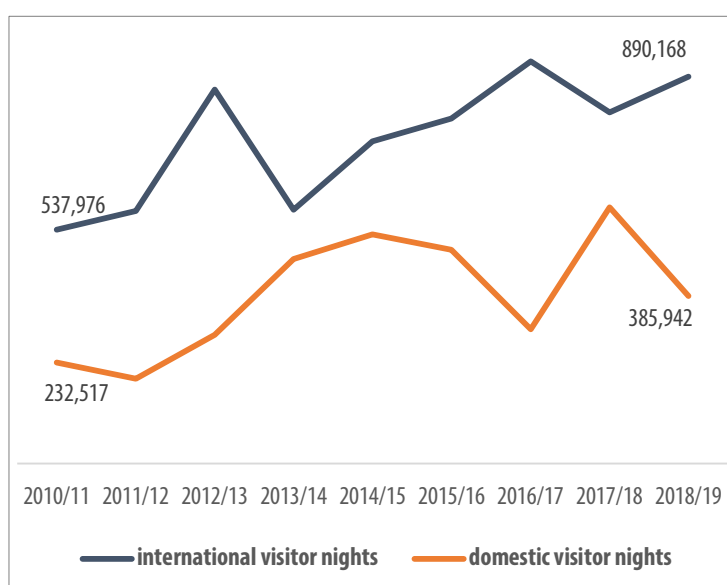
The Business Case summarises the results of an extensive evaluation process dating back to 2017. Stage One of the project involved conducting a detailed feasibility analysis of the site and the feasibility of the development, as well as initial community consultation to determine the key wants and needs of stakeholders. Stage Two builds on the previous works, with development of the potential options, and summarises all the key information, opportunities and benefits for the City. Should the decision be made to advance with the project, the opportunity will be advertised to the market for EOI, highlighting key criteria and non-negotiables. All designs considered within the business case process are hypothetical only. They have been prepared to investigate the development parameters, compare results and refine the City's objectives and non-negotiables.

## 2 OPPORTUNITY

### 2.1 Market Assessment

The development of the site into a distinctive tourist or caravan park has the combined benefit of adding to the City of Wanneroo's overall pool of accommodation for overnight holiday makers, as well as offering a differentiated product.

#### City of Wanneroo International and Domestic Visitor Nights



The market assessment has shown there is significant demand for tourist accommodation. Destination Perth as a tourist region has seen a steady increase in overnight visitors, leading to an undersupply in accommodation at peak times. This undersupply is also recognised by the City, as a 'lack of a range of accommodation' limits target markets and has a detrimental effect on visitor numbers.<sup>1</sup>

The site is well positioned to cater to demand as it is located at the junction

of Perth's Sunset Coast Drive and Indian Ocean Drive. The site offers access to both Greater Perth and northern coastal attractions, making it an ideal start or end point for longer car-based journeys. These trends in visitation and accommodation preference for key demographics provides a great opportunity to develop the site into a unique offering that will be supported by tourists.

Potential direct competition to the proposed tourist park exists in the local Mindarie and Quinns Rocks areas, as well as further along the coast North of Perth stretching as far as Jurien Bay. The majority of these accommodation providers cater to a market of low-cost caravan sites, camp sites or basic chalets typically without the provision of significant open space.

The development of the site into a distinctive tourist park has the combined benefit of adding to the City of Wanneroo's overall pool of accommodation for overnight holiday makers, whilst offering a differentiated product which is likely to be of a superior quality, offer a full holiday experience close to the CBD and leverages off the sites proximity to the beach.

<sup>1</sup> City of Wanneroo 2011

## 2.2 Community Consultation

The first phase of the City's community engagement process involved a series of local workshops in November and December 2018, where local residents were invited to participate in planning for the future of the site. Outcomes from the workshops assisted in the feasibility study and helped define the next steps for the project.

The second phase of community engagement involved an online survey, undertaken between December 2019 and February 2020. In this phase residents throughout the City of Wanneroo and wider Perth were invited to have a say on the site, building on the themes identified through the initial workshops.

The survey returned over 1,000 responses, covering a broad mix of respondents and highlighted an overall positive attitude towards the project.

When asked about values regarding the park design, respondents placed a high importance on development that is sensitive to the requirements of the area, followed by its ability to boost the local economy. Respondents also identified that a natural and organic design and feel to the tourist park was a high priority, and placed a high importance on:



Providing easy beach access



BBQ and picnic facilities



Children's play spaces

Further to that, all local businesses that participated in the survey stated that the development would have either a neutral or positive impact on their business.

This consultation identified ideas for development options and components, and provided scope for environmental and heritage considerations for the site. This information was combined with the outcome of industry consultation and a number of independent studies to design the three development scenarios overleaf.

## 2.3 Industry Consultation

In July 2019, industry consultation was undertaken to better understand the potential private interest in developing a tourist park at the site and the parameters they would consider. A number of industry representatives were interviewed including:

- RAC
- Mandalay Busselton
- Discover Parks Swan Valley & Coogee
- Shire of Gingin

The industry representatives indicated the site would be highly developable with some clearing and expressed interest in participating in future bids. They highlighted that the target market and non-negotiables need to be clearly stated in the potential EOI, along with advice from the City on practical considerations such as accommodation spacing, landscaping and wind breaks, rates, lease period and useful additional park attractions.

### 3 OPTIONS DEVELOPMENT

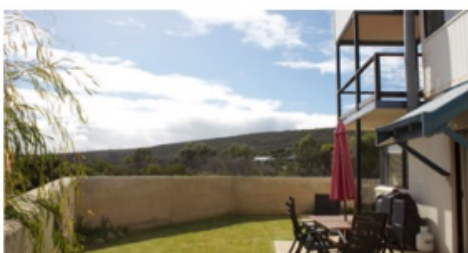
The results of consultation were combined with a number of independent studies to design distinguishable scenarios to investigate potential development parameters and compare results to refine the City's objectives. In order to provide comparable results between the options, the required development footprint was kept equal. All options include community infrastructure such as children's playzone equipment, sports / play-space, restaurant, BBQ facilities and ablution block.

#### 3.1 Option 1 - Family Tourist Park



The Family Tourist Park focuses on providing a range of family-oriented accommodation options and offers a more traditional caravan park environment. This option offers two different types of powered caravan sites; sites with shared ensuites and larger drive-through caravan sites. Accompanying these sites are two-bedroom and three-bedroom chalet offerings.

#### 3.2 Option 2 – Luxury Units – Not Preferred Option (see overleaf)



The option transforms the site into a high-end luxury tourist park by providing generous four-star accommodation. The mix of offering includes two storey 6-bedroom units, 4-bedroom units spread across 1.5 storeys and a single floor 3-bedroom unit.

#### 3.3 Option 3 - Eco Retreat



The option focuses on a more environmentally aware offering by providing eco-tent accommodation. This option would be designed in a way that allows the structures to be enveloped within the landscape and has been conceived to minimise the impact on the existing natural terrain. This option will offer guests two accommodation options – entry-level eco-tents with an ensuite and larger luxury-style eco-tents.

## 4 OPTIONS ASSESSMENT

Based on the options analysis, Family Tourist Park and Eco Retreat options have been selected as meeting the key criteria for the development and being more financially viable.

### 4.1 Financial Analysis

A financial analysis was conducted to determine the potential commercial interest and viability of each option. Operating revenues were modelled based on the results of market assessment and included assumptions of low and high season prices, and occupancy rates. Costs were modelled based on consultation with the City of Wanneroo and accommodation providers.

The results of financial analysis suggest that the Eco Retreat and Family Tourist Park options are more financially viable, whilst the Luxury Units are associated with higher financial risk.

	Option 1. Family Park	Option 2. Luxury Units	Option 3. Eco Retreat
Capital Cost	\$35.8m	\$52.5m	\$27m
Operating Cost p.a.	\$1.7m	\$1.9m	\$0.7m
Revenue p.a.	\$6.6m	\$7.3m	\$4.8m
Net Present Value	\$21m	\$13.8m	\$20.6m
Return on Investment	44%	22%	69%

### 4.2 Multi Criteria Analysis

A multi-criteria analysis was completed to provide an all-encompassing comparison of the attractiveness of each development option. Each option was scored on a scale of 0 to 10 against five specific criteria developed to measure the option's ability to address risks and capitalise on opportunities. The criteria chosen are in line with those identified at the community workshops held by the City of Wanneroo.



	Option 1 Family Park	Option 2 Luxury Units	Option 3 Eco Tents	Weighting
Criterion 1 - Revenue to Cost Ratio	8	7	10	20%
Criterion 2 - Financial Risk	5	2	6	20%
Criterion 3 - Environmental Impact	6	1	9	30%
Criterion 4 - Visual Impact	7	1	9	20%
Criterion 5 - Economic Impact	6	9	3	10%
<b>Total Weighted Score</b>	<b>6</b>	<b>3</b>	<b>8</b>	<b>100%</b>

The results of the multi-criteria analysis place the Eco Tents and Family Tourist Park as more favourable options. They both scored comparatively well on the financial metrics of Revenue-to-Cost Ratio and Financial Risk. They were deemed to have lower Environmental and Visual impact as they have a lower visual profile and require less site clearance than the Luxury Units option. Either option would attract a sufficient number of tourists to have a positive economic impact on the area.

Former Quinns Rocks Caravan Park Redevelopment  
Summary Business Case








### 4.3 Employment Impact

The economic impact of developing the two preferred options has been assessed using high level industry data from the Australian Bureau of Statistics. The methodology involves estimating the total direct employment and indirect employment arising from the options.

Phase	Family Tourist Park	Eco Tents
 Construction	<b>89</b> direct <b>239</b> indirect	<b>63</b> direct <b>172</b> indirect
 Operational	<b>36</b> on-site <b>3</b> in local economy	<b>27</b> on-site <b>3</b> in local economy

### 4.4 Project Benefits

Impact Pathways are a method of summarising the process by which value is created through a project. The project is expected to create numerous social and economic benefits for visitors, tourists, the City and local business.

Benefits Steam	Benefit
Economic	 Accommodation Revenue
	 Additional Tourism Expenditure through increased footfall
Social	 Quinns Beach South Vibrancy by enticing tourists to interact with businesses
	 Playground Participation Health Benefits through physical and social activity
	 Engagement in the Great Outdoors through social interaction and being in nature
	 Government Spending on The Community through additional revenue
	 Surf Life Saving Club Community Benefits through safe swimming location

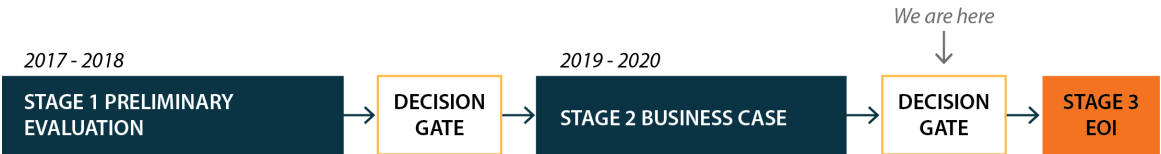
Overall, the development is likely to achieve a Benefit Cost Ratio of between 1.69 and 2.00. The development will have a major transformational impact on the local area with a range of benefits.

5 RECOMMENDATION AND NEXT STEPS

The project is an important opportunity for the City to realise significant tourism, community and employment benefits while minimizing risk and cost, as the majority of costs and approvals will be the responsibility of the developer and operator.

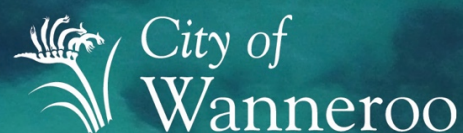
The development of the proposed site into a distinctive tourist park will cater to the growing market of holiday makers along the Western Australian coast. The offer of providing a full overnight holiday experience in a Family Park, Eco Retreat or mix of accommodation styles close to the Perth CBD, will be a strong drawcard for many vacationers. Not only will the Tourist Park attract visitors, it will also provide residents with access to community infrastructure and maintain access to the beach with minimal impact on visual amenity.

This site presents untapped potential for the City of Wanneroo and will be a catalyst for economic development through increased tourism expenditure and an improved sense of place for local residents. There are strong financial and economic benefits and clear social benefits resulting from the completion of the Tourist Park, irrespective of the final accommodation design.



Subject to Council approval, the next steps of the project include preparing an EOI with key criteria that invites the market to respond with suitable options for the City to consider.





## EXPRESSION OF INTEREST 21187

# TOURISM DEVELOPMENT OPPORTUNITY: QUINNS ROCKS CARAVAN PARK

August 2021

**CLOSING TIME:** 4pm (WAST) on Friday, 8 October 2021

**SUBMISSION METHOD:** EOI's shall be submitted via the City of Wanneroo E-Tender Portal accessible via <https://wanneroo.etenderbox.com.au>





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# 1 OPPORTUNITY AT A GLANCE

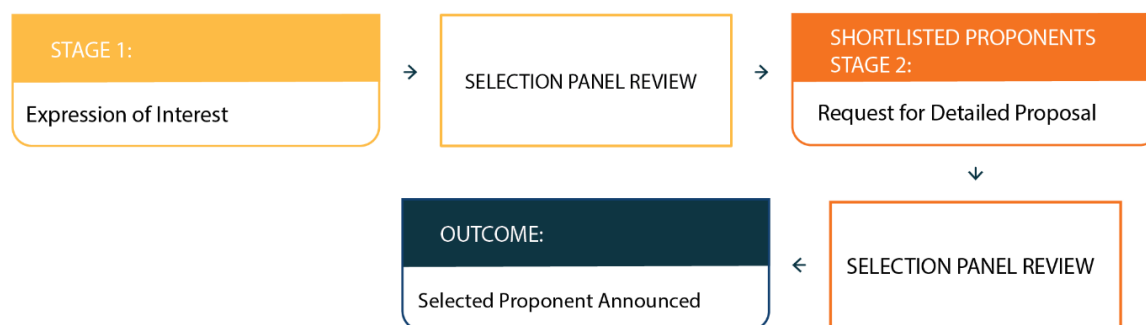
## 1.1 Purpose

The City of Wanneroo (**City**) seeks Expressions of Interest (**EOI**) from experienced and capable tourism and caravan park developers and operators who are invited to submit a formal proposal for the development and operation of a low impact and environmentally sensitive tourism accommodation site at Lot 211 (2) Quinns Road, Mindarie (**Lot 211**), one of WA's most iconic coastal tourism locations.

The City seeks a long-term relationship with a successful party (**Proponent**) who can demonstrate skills, experience and financial sustainability in developing, operating and managing successful tourist parks, with an emphasis on sustainable and eco-conscious developments. Proponents are invited to demonstrate their ability to operate within a small environmental footprint, with due consideration to local community, heritage and environmental conservation values.

## 1.2 Selection Process

The City has chosen to procure these services via a two-stage process; namely, an **Expression of Interest** stage from which a short list of eligible Proponents is selected followed by a **Request for Detailed Proposal (RFDP)** stage for the shortlisted Proponents.



The EOI methodology and selection criteria allows and encourages Proponents to submit creative and well thought out proposals to meet the needs of visitors and the community, while recognising commercial sustainability principles. The process seeks to identify innovative designs and propositions that leverage unique environmental offerings of Lot 211 and best meet the development objectives.

Only those EOI proposals that are assessed as being 'fit for purpose' against the objectives of the City will be formally invited to a Request for Detailed Proposal (RFDP) stage. The successful Proponent will then be invited to negotiate key contract terms, including, length of ground lease and appropriate performance standards and metrics.

## 1.3 Development Footprint

Lot 211 is designated as a portion of Bush Forever Site 397.

Council has authorised an expression of interest process (**EOI**) for the development of Lot 211, by inviting submissions on **one** or **both** of the following alternatives:

- The **first** being the **historical caravan park footprint** (approximately 1.9ha), and
- The **second** being an **expanded footprint** (with any expansion being to the extent reasonably required for the commercial viability of a development, while preserving the environmental value of the majority of natural vegetation).

Clearing of the entire site is **not** under consideration.

## 1.4 Development Objectives

The development of the site is expected to address the following objectives:



### INNOVATIVE AND HIGH-QUALITY DEVELOPMENT

To create a high-quality, innovative and aesthetically pleasing development that considers and draws from the unique offerings of the area, including the connection to the bush and the ocean, and provides a mixture of accommodation that satisfies the needs of multiple markets.



### SUSTAINABILITY AND LOCAL ENVIRONMENT CONSIDERATIONS

To create a development that considers and promotes the local natural environment, minimises or mitigates impacts on flora and fauna and adheres to the principle of environmental sustainability.



### REPUTABLE AND PROVEN OPERATOR AND DEVELOPER

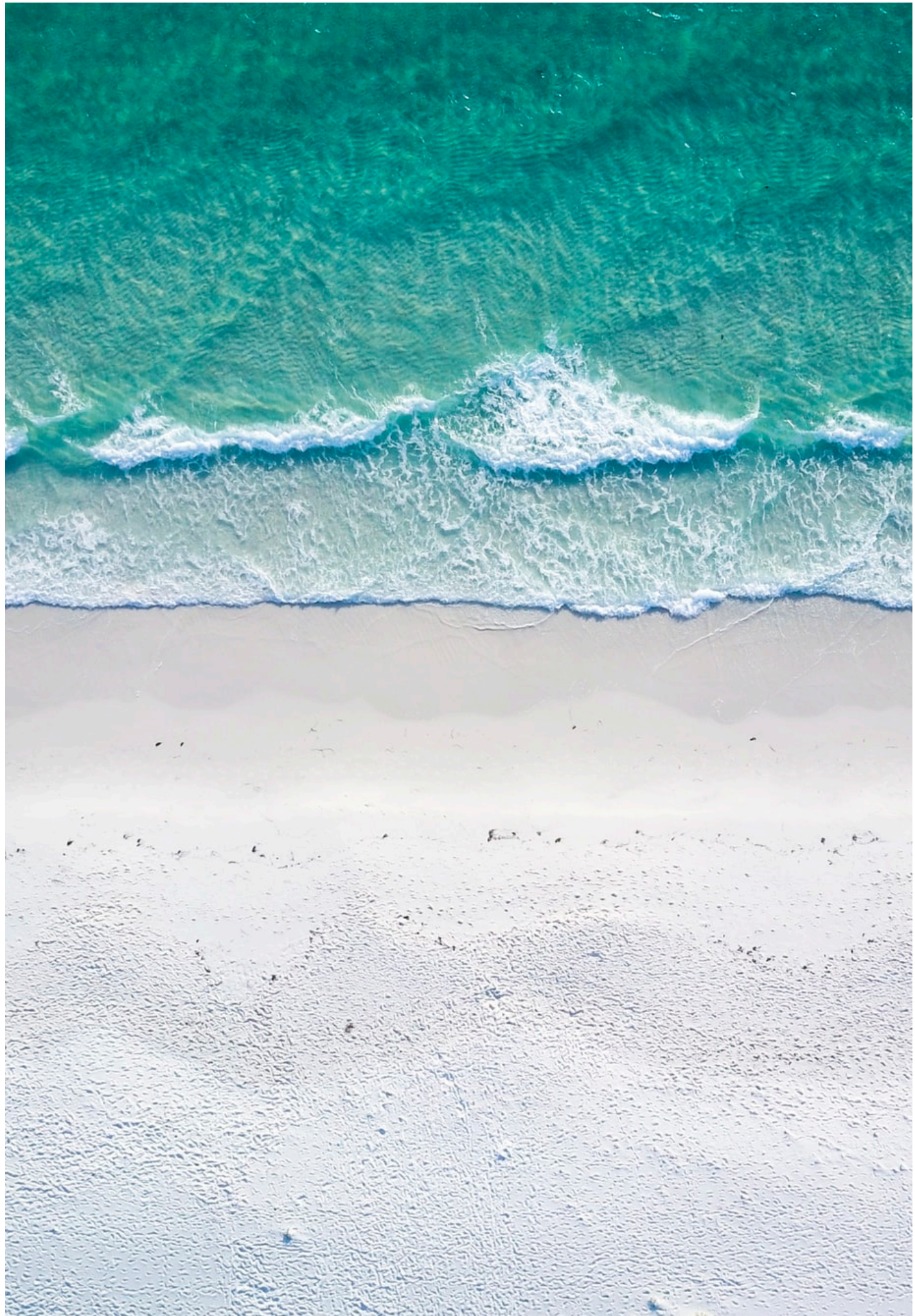
The submission is required to demonstrate that the proponent has the financial capacity to construct and operate the development, has a proven track record of high-quality developments, has the ability to deliver the development within the timeframes and can successfully mitigate potential risks.



### LOCAL COMMUNITY BENEFITS

The submission is required to demonstrate the benefits the development is likely to deliver to the City, such as consideration and promotion of local culture, history, art and environment, impact on local business and local jobs, and any proposed shared use or community use facilities.









## 2 RESPONSE FORM

The Chief Executive Officer

City of Wanneroo

23 Dundobar Road

Wanneroo WA 6065

I/We (Registered Entity Name): \_\_\_\_\_  
(BLOCK LETTERS)

of: \_\_\_\_\_  
(REGISTERED STREET ADDRESS)

ABN \_\_\_\_\_ ACN (if any) \_\_\_\_\_

Telephone No: \_\_\_\_\_ Facsimile No: \_\_\_\_\_

E-mail: \_\_\_\_\_

### **In response to Expression of Interest 21187 (EOI) – Tourism Development Opportunity:**

#### **Quinns Rocks Caravan Park**

I/We agree that I am/We are bound by, and will comply with this Expression of Interest and its associated schedules, attachments, all in accordance with the Conditions contained in this EOI signed and completed.

I/We agree that there will be no cost payable by the Principal towards the preparation or submission of this Submission irrespective of its outcome.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2021

Signature of authorised signatory of Respondent: \_\_\_\_\_

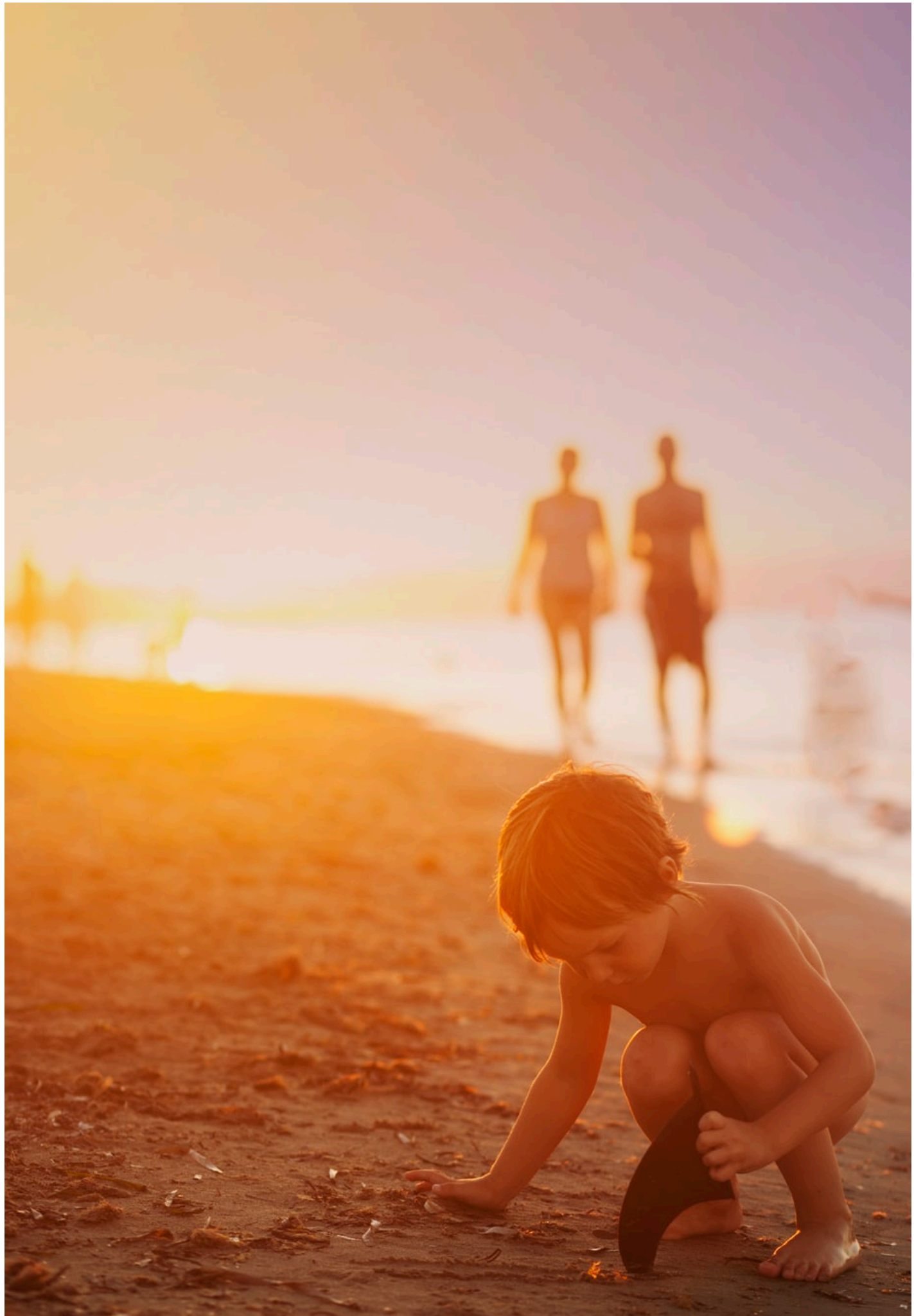
Name of authorised signatory (BLOCK LETTERS): \_\_\_\_\_

Position: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Authorised signatory Postal address: \_\_\_\_\_

Email Address: \_\_\_\_\_



### 3 BACKGROUND INFORMATION

#### 3.1 Local Area Background

Lot 211 Quinns Road, Mindarie is located approximately 40km from the Perth CBD. It is well serviced by main roads heading north from Perth CBD, including the Mitchell Freeway (Route 2) and Wanneroo Road (Route 60). Marmion Avenue (Route 71) is also a popular route that follows the coast and connects many new coastal residential developments.

The coastal suburbs of Quinns Rocks, Mindarie and Jindalee have a diverse population compared to Western Australia generally, with 53% of residents born overseas. This high expat population and coastal setting provides the area with a distinctive character.

#### 3.2 Site Description

Lot 211 is zoned as 'Parks and Recreation' under the State's Metropolitan Region Scheme (MRS) and 'Regional Parks and Recreation' under the City's District Planning Scheme 2 (DPS2). On the right, the site can be seen in context with commercial centres, tourist routes, and major caravan parks and holiday villages. The former caravan park was first established in 1946 and has been owned in freehold by the City since the early 1960's. It was closed and demolished in approximately 2014.



Lot 211 has a total area of approximately 11 hectares (ha). The area depicted in yellow in the plan overpage shows the location of the decommissioned caravan park, which covered approximately 1.9 hectares (ha). A portion of the former caravan park has been used as a crushed limestone overflow parking for beach goers and users of surrounding amenities during the summer months.

The western portion of the site includes the Quinns Mindarie Community Centre, Quinns Mindarie Surf Life Saving Club (Inc.), two restaurants (Portofinos Restaurant and Sea Spice Indian Restaurant), and a carpark.

There is a City of Wanneroo drainage sump on the northern portion of Lot 211. Whilst the drainage capacity will need to be maintained, the Proponent should consider if a dual use or a modification would support the tourist park development on the nearby portion of Lot 211.

The northern, eastern and southern portions of Lot 211 contain natural coastal vegetation, which has both quality and degraded bushland. The overall site is located within Bush Forever Site No. 397. The Bush Forever status has been applied over the whole of Lot 211, including the leased sites, the former caravan park and the car parks. Native vegetation has previously been cleared across the north-western portion of the site. Unsealed tracks pass through the vegetated areas.

Lot 211 is bisected by an unmade gazetted public road reserve of 0.67 ha, passing through cleared and vegetated areas. The road reserve is Crown land, vested under the City's care, control and management. The City is currently negotiating with the State of WA for the purchase of the road reserve.



#### SITE

Lot 211 Deposited Plan 27023 Volume 485 Folio 181A



#### AREA

11.1769 ha (plus 6,772 m<sup>2</sup> of road reserve site)



#### TENURE

Freehold title by the City of Wanneroo



#### ZONING

'Parks and Recreation' under the State's MRS  
'Regional Parks and Recreation' under the City's DPS2



#### LEASE TERM

Negotiable





### 3.3 Site Services

Connections to the following services are available within close proximity of the boundary of the site. Any headworks or upgrades necessary to existing services, to accommodate the proposed development, are to be undertaken by the successful Proponent who should make their own due diligence inquiries. Capital contributions by the City are not proposed.

Services available in the vicinity include:

- Sewage disposal (including a Water Corporation sewer easement and pump station);
- Water;
- Electricity;
- NBN; and
- Gas.



### 3.4 Visitation Context

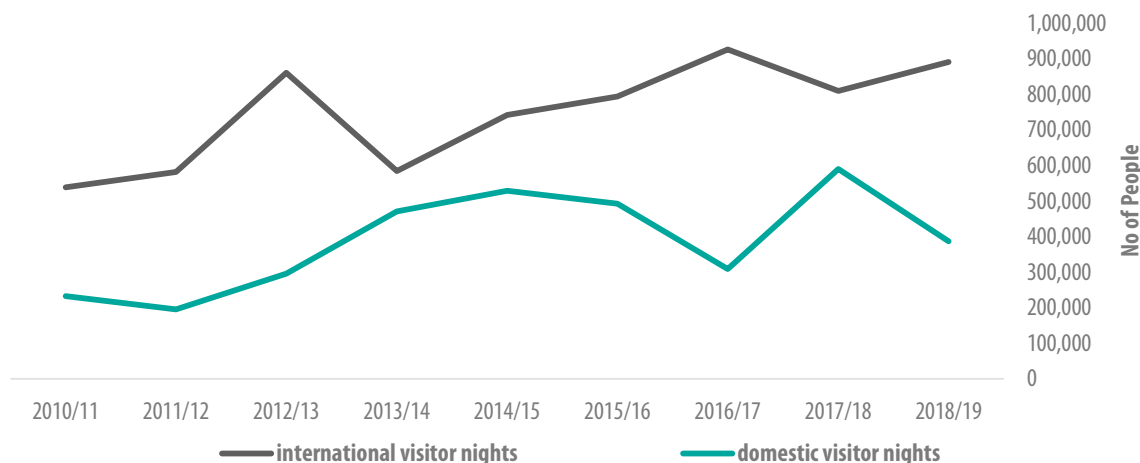
The City aims to be recognised as a vibrant destination with a lifestyle worth experiencing, activated by exciting events and nature at its best. The City's Tourism Plan (2019 – 2020) observes the following trends:

- Nature based tourism is growing more rapidly than other sectors, forecast to grow from \$20.6 billion (2016 global value) to \$101 billion in 2030
- Consumer focus on experiences – they are seeking authentic, local and personalised experiences that are out of the ordinary and offer personal connections
- Growth of short breaks – seeking personal fulfilment through escape and immersive experiences
- Sustainability – consumers want to ensure the environment and communities visited are protected

The market for tourist overnight stays has steadily increased since 2010, largely as a result of the falling Australian dollar (post 2011) and increased visitation from Chinese travellers and other key international markets. Tourist numbers have seen fluctuations since the strengthening of the Australian dollar post 2016, although international numbers on average were still on an upward trajectory before COVID-19.

Strong levels of overnight visitor numbers to the 'Destination Perth' tourism region highlight the demand for additional tourism sites. Overnight visitor nights in the region have increased from 12.1 million in 2015 to 15.6 million in 2019. In particular, the demand for overnight stays in peak-season are renowned for outstretching available market supply, representing a significant opportunity for further development in the sector. The lack of a range of accommodation in the City of Wanneroo limits its ability to attract target markets and grow visitor numbers.

### City of Wanneroo Visitor Nights



Source: Tourism Research Australia

Although COVID-19 has caused severe disruptions to demand for tourism, both globally and in Australia, Tourism Research Australia suggests that locations in close proximity to capital cities have benefited from an increase in domestic overnight intrastate visitors. Additionally, when international travel resumes, visitation from people reconnecting with family and friends is expected to recover fastest suggesting that areas with high expatriate populations will experience an increase in all types of visitation.

Key markets for visitation to the City have been identified as:

- Visiting (and hosting of) friends and relatives
- Indian Ocean Drive north and south bound drivers
- 'Up-north' day-trippers
- Events attendees

Lot 211 is well positioned to cater to demand as it is located at the junction of Perth's Sunset Coast drive and Indian Ocean Drive, with access to both Greater Perth and northern coastal attractions. This makes the site an ideal start or end point to longer drive-based journeys.

The demographic segment of young families and young couples aged between 25 and 40 years constitutes a large portion of the total overnight visitor market. These groups are particularly attracted to cabin and chalet stays on weekend trips or short stays of three to four days. The location of Lot 211, just 40 km from the Perth CBD, and its coastal setting and character are likely to appeal to this segment.



### 3.5 Development Design Compliance

Development of caravan parks must comply with the provisions of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997*. The legislation defines a caravan park, a short-stay site (site occupied for no longer than three months), and a long stay site (site occupied for any period); provides for licensing of caravan parks; and, sets out matters for the construction of caravan parks. These include design standards for:

- Internal roads
- Setbacks
- Parking
- Internal open space
- Permitted buildings
- Firefighting equipment
- Supply of an electricity, water and telephone service

A copy of the Caravan Parks and Camping Grounds (CPCG) Regulations 1997 is available here:

[https://www.legislation.wa.gov.au/legislation/statutes.nsf/main\\_mrtitle\\_1204\\_homepage.html](https://www.legislation.wa.gov.au/legislation/statutes.nsf/main_mrtitle_1204_homepage.html)

State or territory governments manage the licences and permits for the accommodation and food services industry. The licences and permits you may need include: preparing and/or selling food

- selling and/or consumption of alcohol
- erecting/displaying signage
- restricted trading days
- outdoor dining
- playing video/sound recordings
- disposal of waste

References to the required permits and licenses required to operate such businesses can be found here:

<https://ablis.business.gov.au/>

### 3.6 Design Considerations

#### *Visual Impact*

Lot 211 is located within the urban Quinns Rocks and Mindarie area with housing developments occurring to the north, east and south-east. Additionally, the topography of the area slopes down from Seaham Way, towards the coast providing some residents unobstructed views into Lot 211. Any design inclusive of proposed permanent structures, should limit the visual impact on residents.

#### *Accommodation Options*

The City's Tourism Plan 2019-2024 identifies the Quinns Rock Caravan Park site as a 'game changer transformational project'. It is envisaged that the new development will align with this strategy and contribute to increasing the range of accommodation options for visitors to the City.

Although the mix of accommodation is the Proponent's decision, a design which minimises the number of unmovable structures (chalets and cabin style) is preferred.

#### *Coastal Hazard Risk Management*

The City of Wanneroo coastline stretches 32 kilometres from Tamala Park in the south to Two Rocks in the north. Wanneroo's coastal foreshore is relatively undeveloped, especially when compared to the coastline further south. The City's ocean coastline is an extraordinary natural asset and has been an important stimulus to the urban growth of the coastal corridor. Due to climate change and an estimated rise in global sea levels, the City closely monitors and manages the coastline which is becoming increasingly more vulnerable.

Being able to access the coast and its lifestyle is fundamentally important for residents and visitors alike. As the climate warms and the population generally becomes more urban focused, the coastal areas of the City with their world class beaches will be more and more sought after, especially given their proximity to Perth and ever-improving improved metropolitan and inter-regional transport linkages.

The development of the site needs to consider coastal setback requirements and have consideration for projected sea level rise. A coastal hazard risk management and adaptation plan (CHRMAP) will be required to accompany a development application for redevelopment, in accordance with State Planning Policy 2.6 – State Coastal Planning Policy.

The CHRMAP for Lot 211 should reflect, update and be aligned with the City of Wanneroo CHRMAP (2018), in particular Appendix C, *Quinns Beach Hazard Identification Report* and Appendix D, *Quinns Beach Coastal Hazard Mapping* and is available on the City's website and can be found via a link here: [https://www.wanneroo.wa.gov.au/info/20041/environment/236/coastal\\_management/2](https://www.wanneroo.wa.gov.au/info/20041/environment/236/coastal_management/2)

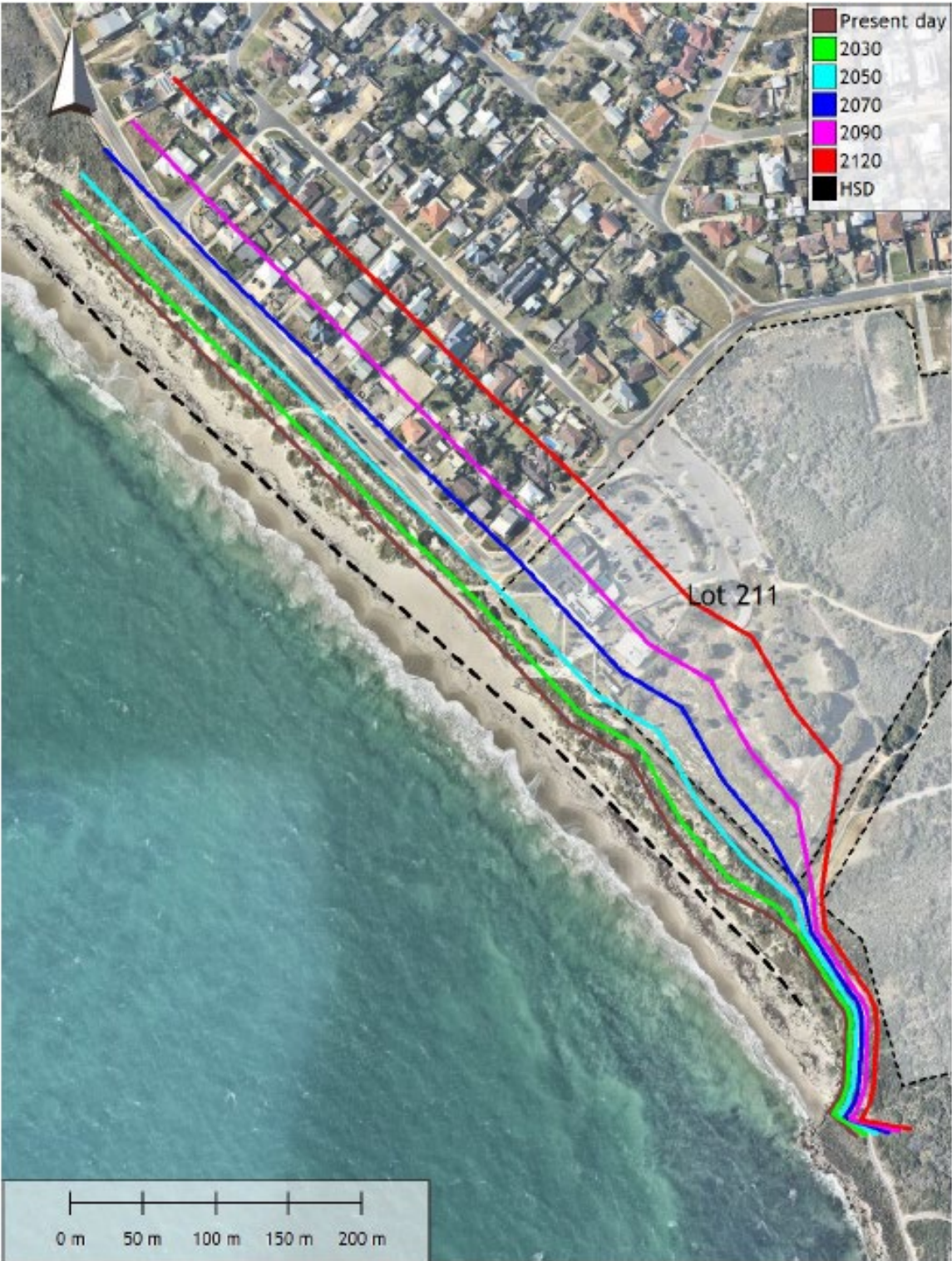


Figure 2-1 Hazard extents for coastal processes at each planning timeframe across the Study Area.



### *Flora and Fauna Considerations*

The City has undertaken detailed biological (flora and fauna) environmental surveys in accordance with Environmental Protection Guidelines. These studies should be referred to when planning the design and footprint of the development.

One Tree Botanical conducted a Flora and Vegetation Survey in early 2020. This study identified six Priority Flora species including one Priority One species. Please see the map overpage. The study can be found via a link here: <https://www.wanneroo.wa.gov.au/info/20137/>

Terrestrial Ecosystems conducted a Vertebrate Fauna Survey which identified three broad fauna habitats in the area. Priority species that may utilise the area are Quenda and Black-striped Snake. The Carnaby's Black Cockatoo may infrequently forage in the Parrot Bush however, this bush is not considered high quality foraging habitat, and they would not roost or nest in the area. The study can be found via a link here: <https://www.wanneroo.wa.gov.au/info/20137/>

### *Traffic Management*

Lot 211 is located within an urban area within close proximity of numerous schools and shopping centres. Shortlisted Proponents will be required to undertake traffic planning in Stage 2: Request for Detailed Proposals (RFDP).

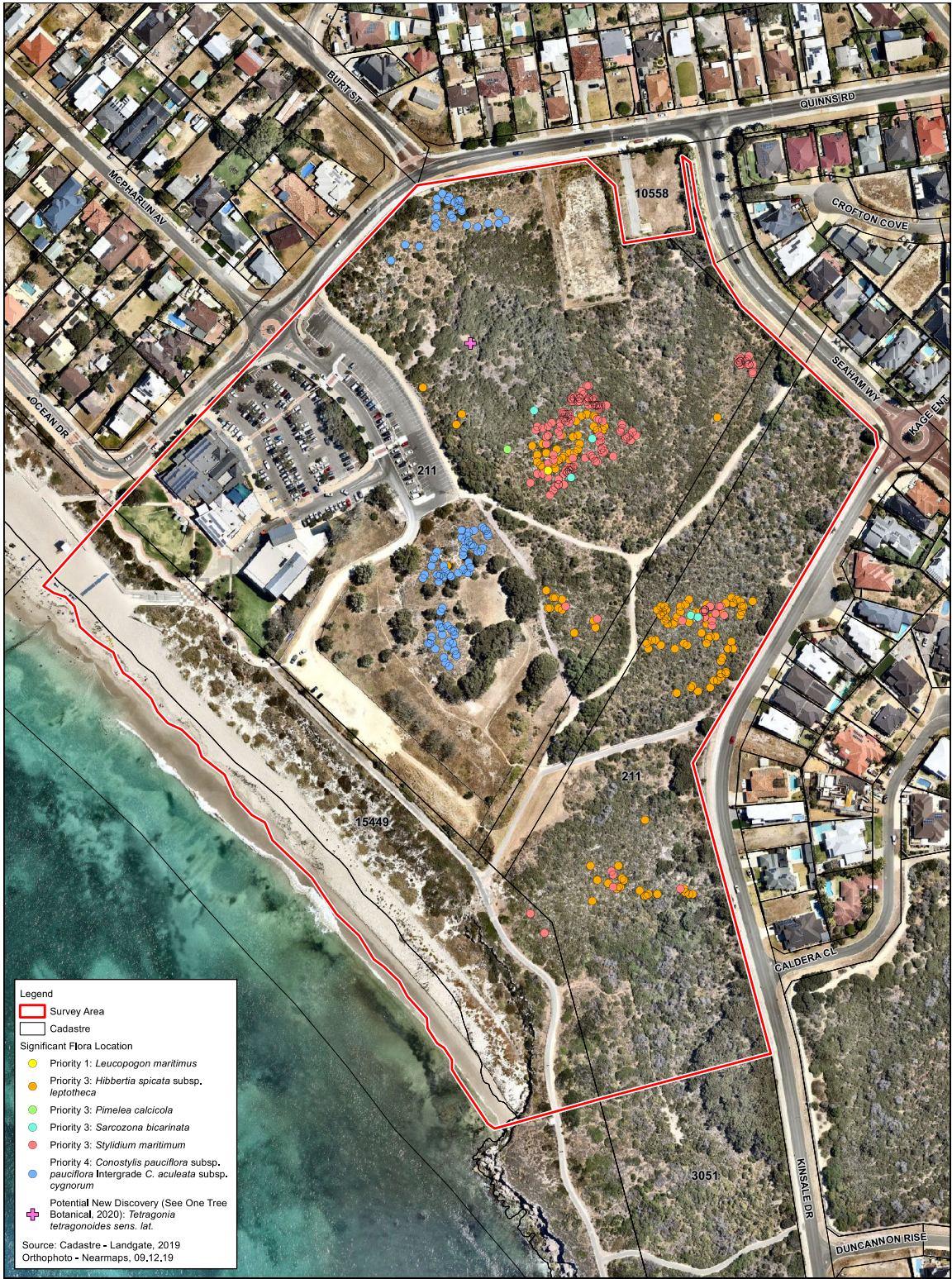
### *Fire Management Plan*

A fire management plan including a Bushfire Assessment Level will be required to be submitted at the time of development in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas.

Preliminary Bushfire Planning Advice prepared in 2018 for the City suggests that with prudent planning and consideration to the layout and design of the caravan park (i.e. utilising a outer ring road for access to provide separation from fire hazards and utilising an emergency access way which could be achieved) the compliance with SPP 3.7 can be achieved.

While not one of the four elements of SPP 3.7, a caravan park will be classified as a vulnerable land use under Section 6.6 of SPP 3.7. To achieve compliance with the Bushfire Attack Level (BAL) requirements and construction standards, the developer will need to obtain a performance-based assessment from a registered Fire Engineer. As such a Bushfire Emergency Evacuation Plan will need to be provided by shortlisted Proponents at Stage 2: RFDP.









## 4 DEVELOPMENT PARAMETERS

Lot 211 is part of Bush Forever Site 397, which encompasses the whole of Lot 211 (including cleared and developed areas). 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.

Council has authorised an expression of interest process (**EOI**) for the development of Lot 211, by inviting submissions on **one** or **both** of the following alternatives:

- The **first** being the **historical caravan park footprint** (approximately 1.9ha), and
- The **second** being **expanded footprint** (with any expansion being to the extent reasonably required for the commercial viability of a development, while preserving the environmental value of the majority of natural vegetation).

Clearing of the entire site is **not** under consideration.

Any proposals looking to use the expanded footprint should protect and mitigate impacts on the priority fauna as highlighted on page 16 - 17. The development boundary and layout will need to consider the potential environmental constraints and be designed around the valued environmental assets. If expansion is proposed, the Proponent should consider limiting the expansion to the extent required for a viable development, plus rehabilitation measures (either for the development footprint following construction, or for other parts of Lot 211) and other actions to preserve and improve the heritage value of the site (whether through construction materials or interpretative elements of the development).

The potential expansion boundary is encouraged to be designed creatively to avoid priority areas. The Proponents are encouraged to conduct their own investigation and demonstrate the required boundary for their proposed development.

Proponents must provide a rationale for expansion and to demonstrate how the expanded footprint development will deliver benefits to the City above and beyond those enabled by the historical caravan park footprint development. Please see details in Section 5.2 Submission Assessment Criteria.



## 5 SELECTION PROCESS

The selection of a successful Proponent will be a two-stage process adhering to the statutory requirements of the *Local Government Act 1995* (s3.58). Eligibility to participate in the RFDP stage of the process will be restricted to providers who the Principal considers to be capable of satisfactorily supplying the requirements (in accordance with Regulation 21 Part 4 of the *Local Government (Functions and General) Regulations 1996*).

The City is seeking a developer / operator that provides the 'best fit for purpose' offer. The EOI allows Proponents to demonstrate how they are best placed to develop and operate the tourist park using their past experience, track record and creativity to provide an exceptionally designed and well managed site which showcases the Quinns Rocks and Mindarie areas, preserves and enhances the local environment, and benefits the City and local community.

### 5.1 Stage 1: Expression of Interest

Stage 1: Expression of Interest requires Proponents to provide enough detail to instil confidence in the evaluation panel that they have the ability to develop and operate a tourist park facility that aligns with the City's development objectives. Please note detailed architectural plans, technical studies and business cases are **NOT** required at this stage. Information to be provided by the Proponent for Stage 1 must include the following:

- Company profile (including key personnel)
- Credentials to demonstrate ability to develop and manage the tourist park
- A statement of intent demonstrating how the Proponents meets the key development objectives discussed in Section 5.2
- Examples of relevant previous development that may be considered comparable to the Quinns Rocks opportunity
- Financials
- Indicative, non-binding commercial terms, for the lease and development rights of the development site, including justification for a suitable lease term (noting that it is expected that the lease document would be prepared by the City).

The EOI selection panel will review all submissions against the submission requirements and assessment criteria listed below, and short list the Proponents who will be invited to submit a detailed design, development and operational proposal for the Stage 2: Request for Detailed Proposal (RFDP).

## 5.2 Submission Assessment Criteria

The following development objectives were developed in consultation with a number of key stakeholders and the community to ensure that the potential development would contribute towards achieving the City's priorities. Proponents that demonstrate the greatest alignment with the assessment criteria and the highest net benefit may be shortlisted.

DEVELOPMENT OBJECTIVES	SUBMISSION REQUIREMENTS	ASSESSMENT CRITERIA	WEIGHTING
<b>Objective 1: Innovative and High-Quality Development</b>	<p>It is the City's intention to support a high-quality and innovative development that considers the unique offerings of the area including the connection to the bush and the ocean.</p> <p>It is envisaged that the development will be aesthetically pleasing to visitors and the local community. Creative and tailored propositions for the whole development and/or individual elements (accommodation, caravan sites etc.) are encouraged. Please note detailed architectural plans are <b>NOT</b> required during the EOI stage.</p> <p>Please provide enough detail to demonstrate the following:</p> <ul style="list-style-type: none"> <li>• Capability to design, develop and operate the facility.</li> <li>• How the proposal satisfies the needs of multiple markets and provides a range of accommodation types that suit different demographics (caravan sites, cabins, camp sites etc.).</li> <li>• Innovative, creative, and sustainable design ideas and propositions.</li> <li>• Experience of relevant previous developments.</li> <li>• Proven quality of previous development.</li> </ul>	<ul style="list-style-type: none"> <li>• Innovative and creative design</li> <li>• Range of accommodation</li> <li>• Relevant experience</li> <li>• Quality of previous developments</li> <li>• Understanding and the ability to satisfy the tourism market</li> </ul>	25%

DEVELOPMENT OBJECTIVES	SUBMISSION REQUIREMENTS	ASSESSMENT CRITERIA	WEIGHTING
<b>Objective 2: Sustainability and Local Environment Considerations</b>	<p>It is the City's intention to minimise the impact on the local environment through justified expansion, innovative solution(s) and environmental sustainability elements.</p> <p>For an expanded footprint proposal, the Proponent is required to demonstrate the proposed expansion boundaries, provide the rationale for the expansion and describe benefits to the City that can be achieved as a result of the expanded footprint as well as any mitigation processes proposed.</p> <p>Regardless of the footprint, the Proponents need to provide enough detail to demonstrate the following:</p> <ul style="list-style-type: none"> <li>• How the facility considers and promotes the local natural environment (e.g. preservation of valued environmental assets, rehabilitation of the environmental assets, eco-friendly design and solutions that minimises impact on the flora and fauna).</li> <li>• What environmental sustainability considerations are proposed (e.g. renewable energy or energy conservation measures, approach to water conservation, waste minimisation, use of the sustainable materials).</li> <li>• Identify and state how any potential impacts on flora and fauna are proposed to be mitigated or minimised.</li> </ul>	<ul style="list-style-type: none"> <li>• Design that considers environmental context</li> <li>• Impact on flora and fauna, including possible improvements or mitigation measures</li> <li>• Consideration of environmental sustainability</li> <li>• Extent of development within existing footprint.</li> </ul>	30%



DEVELOPMENT OBJECTIVES	SUBMISSION REQUIREMENTS	ASSESSMENT CRITERIA	WEIGHTING
<b>Objective 3: Reputable and Proven Developer and Operator</b>	<p>The submission is required to demonstrate that the Proponent has the financial capacity to undertake the development and operation, has a proven track record of high-quality developments, has the ability to deliver the development within the timeframes and can successfully mitigate potential risks.</p> <p>The submission should include the following:</p> <ul style="list-style-type: none"> <li>• Details of the proposed developer and operator (including key personnel).</li> <li>• Corporate profile of the proposed developer and operator.</li> <li>• Outline of the relevant experience and the reputation of the proposed operator and developer. This includes the development of a 'greenfield' site, aside from the operation of an existing, developed site, and the operator/developer's experience in operating a site of the type addressed in the current submission.</li> <li>• Provide evidence of the financial capability of the proposed operator and developer.</li> <li>• Provide evidence of the projected financial performance and viability of the proposed development.</li> <li>• Proposed security to be provided by the developer (bank guarantee, etc.).</li> <li>• Letter of intent from the proposed operator.</li> <li>• Risk mitigation strategies to be employed by the proposed operator.</li> <li>• Proposed development program / stages with preliminary timeframes.</li> </ul>	<ul style="list-style-type: none"> <li>• Previous experience and national and/or international links that may benefit the project</li> <li>• Reputation/brand identity</li> <li>• Financial capacity of proposed operator and developer to undertake development</li> <li>• Letter of intent from the proposed operator and developer</li> <li>• Risk mitigation strategies to be employed by the proposed operator</li> <li>• Proposed development program</li> </ul>	25%

DEVELOPMENT OBJECTIVES	SUBMISSION REQUIREMENTS	ASSESSMENT CRITERIA	WEIGHTING
<b>Objective 4: Local Community Benefits</b>	<p>The Proponent should demonstrate the impact and benefits the development is likely to deliver to the City. For the expanded footprint option, please indicate which benefits are in addition to the former footprint option benefits.</p> <p>Please provide details as to:</p> <ul style="list-style-type: none"> <li>How the development considers and promotes local culture, history, art and environment to visitors and local community. For example, through provision of interpretive signage for flora and fauna, or through showcasing local art and history.</li> <li>How the development considers existing businesses and facilities (positive and negative impacts). There is a number of existing food and beverage offerings (Portofinos Restaurant and Sea Spice Indian Restaurant) and tourism attractions that can be leveraged off to support the development.</li> <li>How the proposal intends to mitigate the potential traffic impact of the development on local roads. This includes parking and traffic flow aspects. The intention is that parking for the development will be kept on-site.</li> <li>How many local jobs will be created / supported during the construction and ongoing operational phases.</li> <li>Please indicate if the proposal has capacity and capability to deliver shared use (visitors and residents) or community-only facilities, for example a playground, BBQ facilities or improved paths and interpretation signage on the unutilised portion of the lot.</li> </ul>	<ul style="list-style-type: none"> <li>Local culture, history, art and environment education and promotion</li> <li>Impact on local businesses</li> <li>Local employment impact</li> <li>Traffic impact</li> <li>Community facilities</li> </ul>	20%



### 5.3 EOI Proponent Requirements

Proponents must not assume that the City has any prior knowledge of the Proponent and thus the Submission must 'stand-alone' as the Proponent 's full presentation to the City.

Proponents lodging submissions will be required to supply sufficient information to respond to all of the Stage 1: Expression of Interest submission requirements as outlined above.

Please lodge the Stage 1 EOI submissions electronically through the eTender portal via the City's website.

The Submission must be lodged by the Deadline.

Submissions will be assessed against the selection criteria as outlined above and preferred Proponents may be short listed to submit a Stage 2: RFDP submissions.

### 5.4 Stage 2: Request for Detailed Proposals (RFDP)

Shortlisted Proponents from Stage 1 may be invited to submit a more detailed design, development and operational proposal. Following the closure of the RFDP, detailed proposals will be reviewed by a selection panel from the City.

Stage 2 submissions will require detailed architectural plans (to Development Approval standard) to illustrate advanced concepts. These will include elevations and detailed site plans. The Proponent will also be required to include an offer of commercial terms.

The successful Proponent will then be invited to negotiate key contract terms, including, length of lease and appropriate performance standards and metrics subject to private treaty negotiations and advertising in accordance with Section 3.58 of the *Local Government Act 1995*.

Please note, the development application would need to be approved by WAPC. The successful Proponent is responsible for seeking all required approvals.



## 5.5 Indicative Timeline

STAGE 1	
<b>August 2021</b>	EOI open
<b>4pm, 8 October 2021</b>	EOI submission closes
Stage 2	
<b>November 2021</b>	Shortlisted Proponents invited to submit a Stage 2: Request for Detailed Proposals
<b>February 2022</b>	RFDP closes
<b>April 2022</b>	Selected Proponent announced

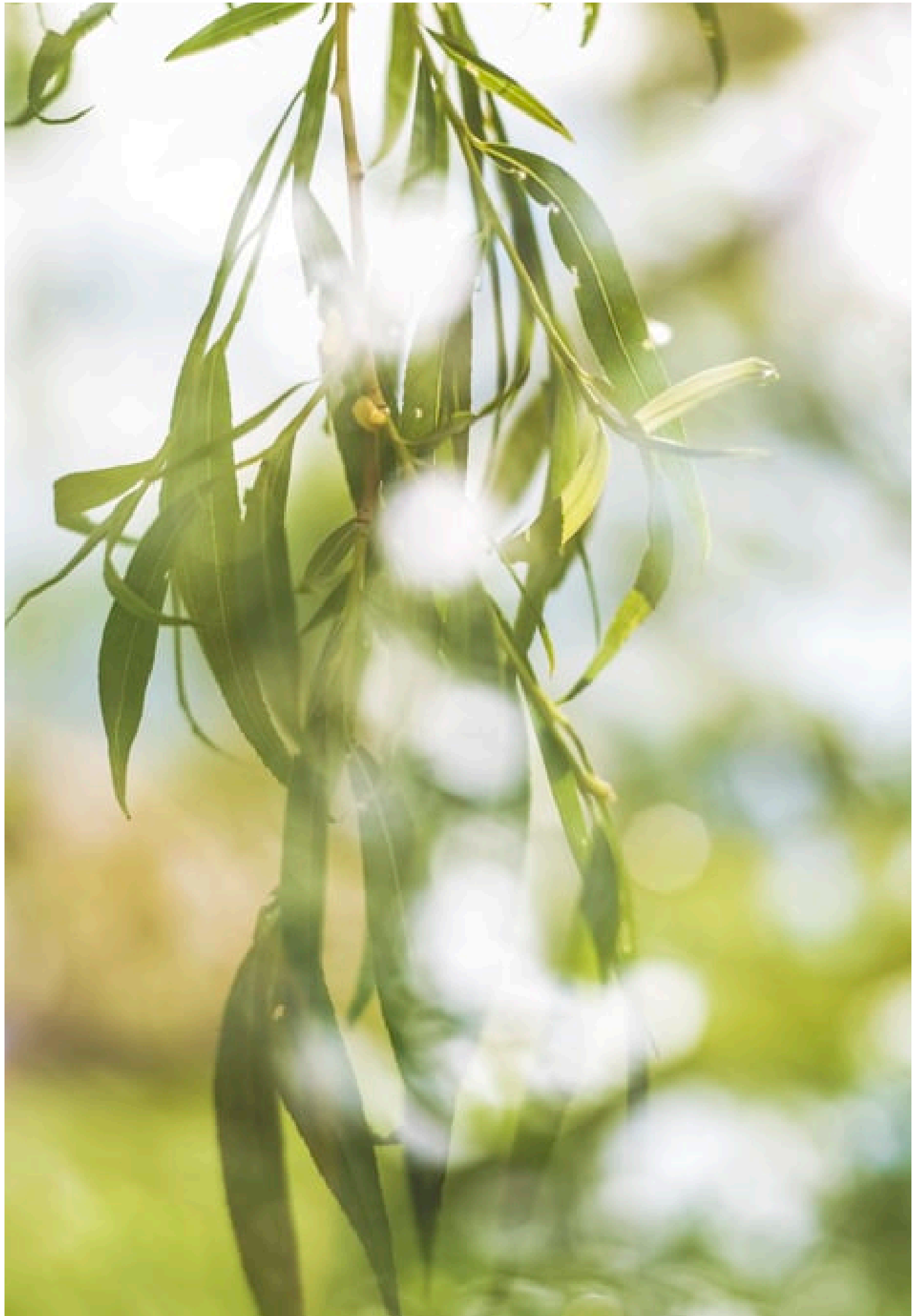
Please note, the City reserves the right to amend the timeline and process set out in this EOI by notice in writing to Proponents who have not withdrawn or who have not been excluded from the process to the extent that is reasonably able to do so, at any time before the closing date for submission of the EOI.

## 5.6 EOI Briefing

A Stage 1 EOI briefing for all interested parties will be held on-site. Further information will be provided to Proponents that intend to lodge a Stage 1 submission.

The purpose of the Stage 1 EOI briefing is to provide interested parties with an opportunity to receive further clarification of the requirements as set out in this document. However, the City may at its discretion decline to answer questions at the briefing and require any or all questions to be submitted in writing for the City's detailed consideration and response.

The City may refuse to answer any questions that are not for the purpose of clarifying the brief.







## 6 CONDITIONS OF RESPONDING

### 6.1 Lodgement of Submissions and Delivery Method

The Submission must be lodged by the Deadline. The Submission must be lodged electronically through eTender via the City's website <https://wanneroo.etenderbox.com.au>. E-mail Submissions and Submissions submitted by facsimile will not be accepted. All pages must be numbered consecutively and the Submission must include an index.

### 6.2 Rejection of Submissions

A Submission will be rejected without consideration of its merits in the event that it is not submitted at the place specified in the EOI. A Submission may be rejected if it fails to comply with any other requirements of the EOI.

### 6.3 Late Submissions

Submissions received after the Deadline will not be accepted for further assessment.

### 6.4 Acceptance of Submissions

Unless otherwise stated in this EOI, Submissions may be for all or part of the Requirements and may be accepted by the City either wholly or in part. The City is not bound to accept and may reject any or all Submissions submitted. The acceptance of a Submission does not oblige the City to proceed that Submission to the RFDP process or to issuing a Tender.

### 6.5 Disclosure of Contract Information and Documents

Documents and other information relevant to the contract may be disclosed when required by law under the Freedom of Information Act 1992 or under a Court Order.

### 6.6 Submission Validity Period

All Submissions will remain valid and open for a minimum period of one hundred and twenty (120) days from the Deadline or for forty five (45) days from the City's resolution for determining the Submission, whichever is the later unless extended on mutual agreement between the City and the Proponent in writing.

### 6.7 Proponents to Inform Themselves

Proponents shall be deemed to have:

- Examined the EOI and all information made available to Proponent for the purpose of submitting an EOI;



- Examined all further information relevant to the risks, contingencies and other circumstances having an effect on their Submission which is obtainable by the making of reasonable enquiries;
- Satisfied themselves as to the correctness and sufficiency of their Submission which shall be deemed to cover the cost of complying with all the conditions of responding and of all matters and things necessary for the due and proper performance and completion of the work described therein; and
- Satisfied themselves they have a full set of the EOI documents and all relevant referenced material / Attachments.

## 6.8 Alterations

The Proponent shall not alter or add to the EOI documents unless required by these General Conditions of Responding. The City will issue an addendum to all registered Proponents where matters of significance make it necessary to amend the issued EOI documents before the Deadline.

## 6.9 Ownership of Submissions

All documents, materials, articles and information submitted by the Proponent as part of or in support of a Submission shall become upon submission the absolute property of the City and will not be returned to the Proponent at the conclusion of the Submission Process PROVIDED that the Proponent shall be entitled to retain copyright and other intellectual property rights therein, unless otherwise provided by the Contract. Any reports submitted by the Proponent may be retained and used by the City for its own internal purposes.

## 6.10 Confidentiality

The Proponent must keep the submission confidential and must not make any public disclosure or announcement, except to the extent required by law or under ASX listing rules, or where disclosure is to the Proponent's officers, employees, agents and contractors where such persons are subject to their own confidentiality obligations.

## 6.11 Canvassing of Officials

If a Proponent, whether personally or by agent, canvasses any of the City's Councillors or Officers with a view to influencing the acceptance of any Proponent, then regardless of such canvassing having any influence on the acceptance of such Submission, the City may at its discretion omit the Proponent from consideration.

## 6.12 Identity of the Proponent

The identity of the Proponent is fundamental to the City. The Proponent shall be the person, persons, corporation or corporations named as the Proponent in the Response Form in Section 2 of this EOI.



### 6.13 In-house Submissions

The City does not intend to submit an in-house submission for this EOI.

### 6.14 Inaccurate or Inadequate Information

All information the City provides to a Proponent, whether in the EOI documents or not, is provided in good faith to assist Proponents to assess the EOI, the project and the nature and location of the work to be completed. None of the information is guaranteed. It is the Proponent's responsibility to interpret and assess the relevance of the information provided to the Proponents. The City is not liable for any loss, damage or expense suffered by a Proponent as a result of any inaccuracy or incompleteness in the information it provides.

### 6.15 Proponent's Warranties

The Proponent warrants for the benefit of City:

- That it has made its own enquires about the Project, including the Site, and has carried out all relevant investigations and has examined and satisfied itself concerning all information provided in the EOI or made available in connection with the EOI and does not rely on any such information;
- That the Proponent has the legal capacity to bid for the Site and that there is no restriction under any relevant law to prevent the Proponent from bidding for or undertaking development (for example under the Foreign Acquisitions and Takeovers Act 1975 (Cth)) which could not be overcome to the satisfaction of the City (Proponents to include details here of any restrictions and how they propose to address them);
- That all entity-specific information supplied in the Proponent's EOI Proposal relating to the Project is correct and complete at the time of submitting the EOI proposal and not by omission misleading; and
- That all information supplied in the Proponent's EOI Proposal is correct and complete at the time of submitting the EOI Proposal and not by omission misleading.

### 6.16 Governing Law

The EOI documents are governed by the law of Western Australia.

### 6.17 No Contract

Submissions of an EOI and/or a detailed response following the RFDP does not in any way create a contract for the project or any part of it, nor does it create an obligation to award a contract or to enter into a tender process or any form of negotiation.

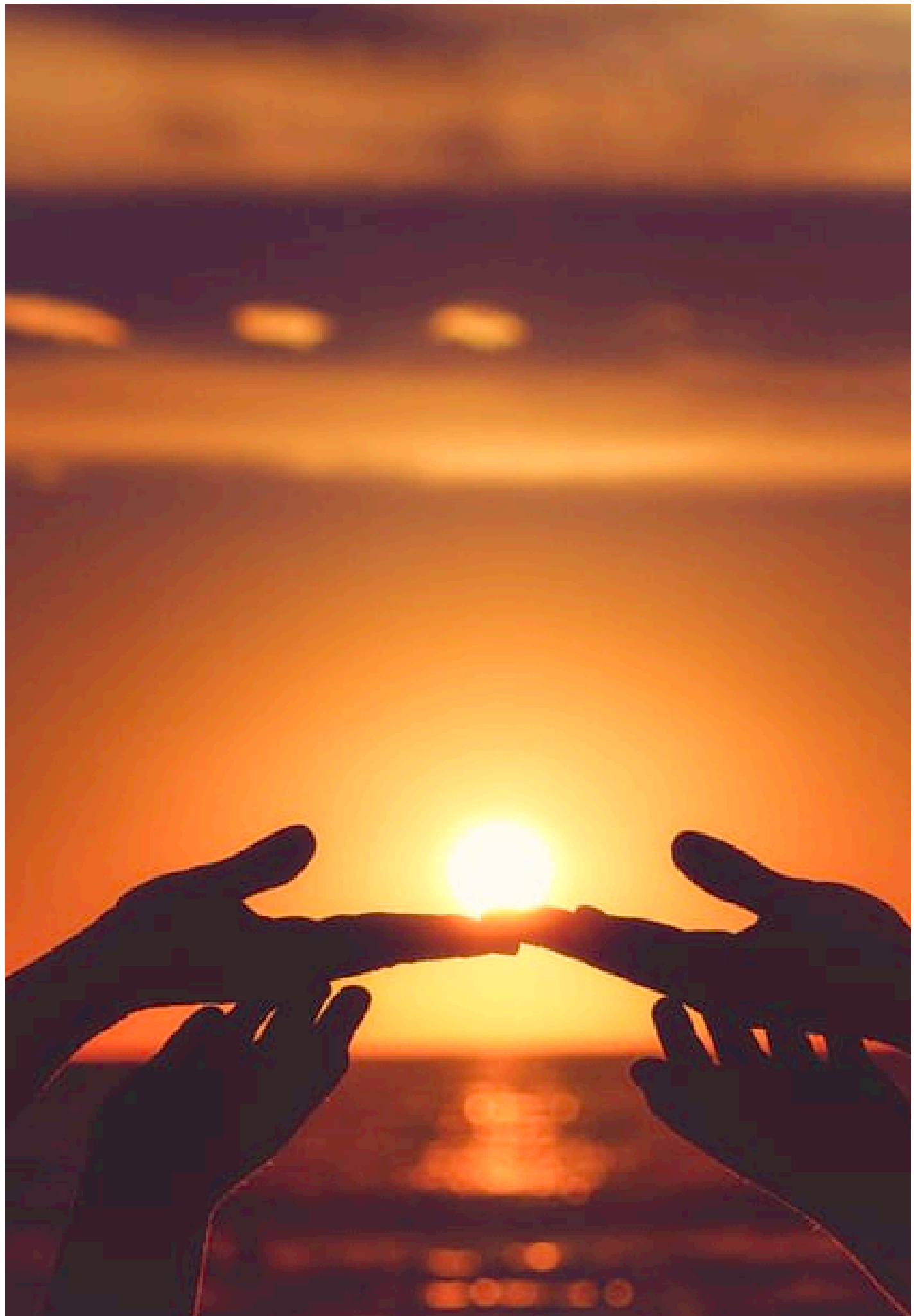
### 6.18 Submission Opening

Submissions will be opened in the Principal's offices, following the advertised Deadline. All Respondents and members of the public may attend or be represented at the opening of Submissions.



No discussions will be entered into between Respondents and the Principal's officers present or otherwise, concerning the Submissions.

The Opening will be held as soon as practicable after the Deadline at *City of Wanneroo Civic Centre, 23 Dundobar Road, Wanneroo WA 6065*.







## 7 APPENDIX A – LOCAL INSIGHTS

### 7.1 Local Area History and Culture

Two Noongar language groups, the Whadjuk and Yued people, lived and shared cultural areas in the northern parts of the City of Wanneroo for traditions and customs. This region was part of Mooro Country, the district of an important Whadjuk Noongar elder and leader Yellagonga.

Water was vital for Yellagonga's group for their survival and spiritual connections. This made Wanneroo, with the abundant food sourced on the shores of its lakes, an important environment for local Whadjuk Noongar families. They moved around the coastal sand-plain according to the six Noongar seasons, hunting and gathering as they went. Their deep understanding of the land and climate allowed them to live well on animals, fish, insects and plants. Although the Quinns Rocks area has no registered Aboriginal sites, the City of Wanneroo played an important part in Noongar history and culture.

European History within the area dates back to the 1890's when the area was used as pastoral land. Through the 1930's and 40's the area was used by amateur fishermen, with a number of beach shacks being constructed.

### 7.2 Foreshore and Beach Amenity

Quinns Beach includes a swimmer protection barrier (seasonal) and is actively patrolled by professional life savers (during the week) and by Quinns Mindarie Surf Life Saving Club volunteers (at weekends) between October to April. A landscaped grassed area with BBQs, tables and small gazebos are also provided.

### 7.3 Local Fauna

A number of faunas have been observed in local bushland including bob tail lizards, skinks and quendas. Various bird surveys have recorded species of birds no longer found along the metropolitan coast. This includes White-Winged Fairy Wren, White Browed Scrub Wren, White Breast Robin, New Holland Honeyeater and Caranaby's Black Cockatoo. An osprey tower is also located 400m south of Lot 211, providing bird watchers and those walking the foreshore path, views of the osprey nest.

### 7.4 Retail Amenity

A 24-hour IGA is located 1.5km to the east of Lot 211 in the Quinns Village Shopping Centre. The Ocean Keys Shopping Centre is a short drive south along Marmion Avenue providing additional supermarket and retail options.



## 7.5 Food and Beverage

Lot 211 includes Portofinos and Sea Spice restaurants. The Marina Mindarie, 1.5 km to the south includes a restaurant, brewery, and some small cafes. Additional takeaway food outlets are located at the Quinns Village Shopping Centre and on the corner of Anchorage drive and Marmion Avenue.

## 7.6 Walking Trails

Lot 211 is located along the popular Mindarie Foreshore walking path. This path connects the Marina Mindarie to Jindalee, providing 5 km of beach front walking trails. Lot 211 is also the starting point for the popular Mindarie Foreshore and Kinsale Park Trail – a 2.5 km out and back trail that incorporates the best of the ocean and bush settings.

## 7.7 Accessibility

The Clarkson train station is located roughly 7km to the east of Lot 211, providing access to the Perth CBD in 32 minutes.

The popular Yanchep National Park is a 20 min drive to the north of Lot 211. The Park includes historic buildings set in a lake and coastal woodland environment. Perth's only koala colony is also located within the Park.









City of Wanneroo  
Quinns Rocks Caravan Park Redevelopment  
Community Engagement  
Key Findings Report



Prepared for



May/June 2023

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- Appendix B – Community Survey
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## Project Overview

The City of Wanneroo (City) is exploring options to reactivate the former Quinns Rocks Caravan Park site. The site is owned in freehold by the City and is located on a 1.9ha portion of land at Lot 211 (2) Quinns Road, Mindarie (shaded yellow in the map to the right).

The former caravan park was formally closed and decommissioned in 2014. The site has been vacant since that time, other than an area used for temporary parking (originally, while the Quinns Mindarie Community Centre was under construction and, since that time, during peak summer periods for overflow carparking).

Following the caravan park closure, the City has explored the potential for tourism accommodation at the site.<sup>1</sup> In November 2012, Council had resolved to continue to operate the Quinns Rocks Caravan Park site, which prompted investigations on development scenarios. The City's investigations included [flora](#), [fauna and coastal mapping studies](#), and discussions with relevant State Government agencies, between 2014 and 2017.

The [City's Economic Development Strategy and Action Plan 2016-2021 \(Action Plan\)](#), which was adopted in 2016 by Council, reinforced the potential for redevelopment. The Action Plan identified the need for market research for potential tourism opportunities at the former caravan park site.

A business case process was initiated in 2017 to examine the feasibility of redeveloping the site for the purposes of tourism accommodation.

The business case explored three accommodation options including: 1) a family tourist park (traditional tourist park offering caravan sites and affordable chalets); 2) an eco-retreat (a

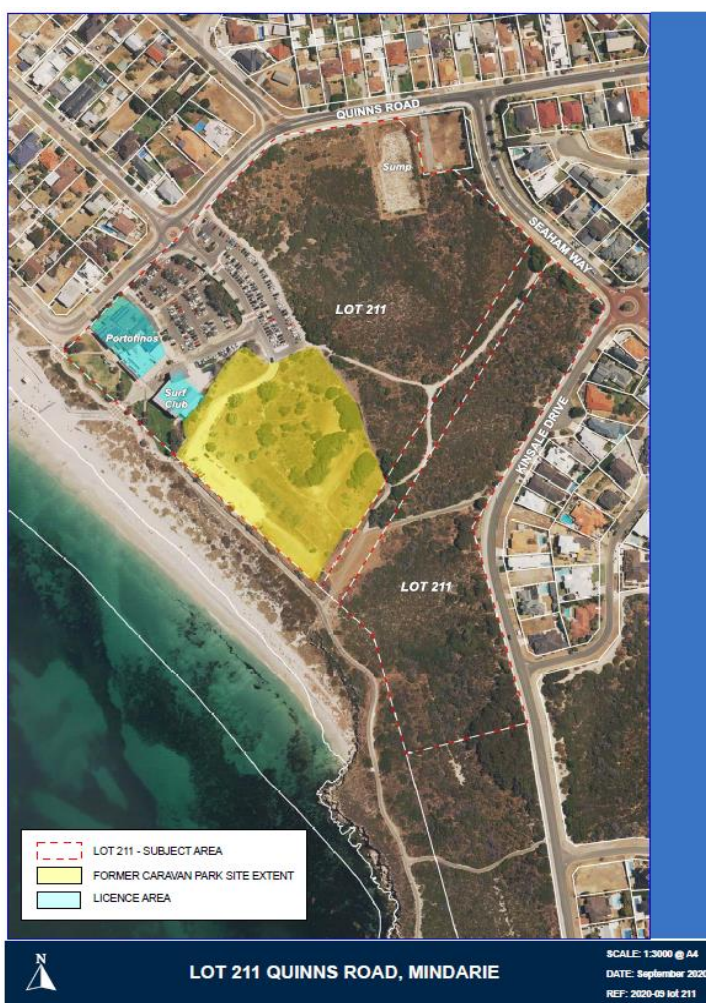


Figure 1: Former Quinns Park Caravan Park site

<sup>1</sup> View the project [Timeline](#).

boutique eco-tent experience also known as glamping); and 3) luxury units. The business case also noted the family tourist park and eco retreat options were the most viable development scenarios.

In 2021, the City conducted an Expression of Interest (EOI) process inviting submissions to fund, develop and operate the site under a ground lease.

Following the evaluation of EOI submissions, a report was presented to the [City's Ordinary Council Meeting on Tuesday, 12 July 2022](#). An eco-retreat submission for glamping style accommodation was considered the preferred proposal (herein referred to as the ecotourism development or ecotourism proposal). Council requested that stakeholder and community engagement be undertaken to obtain feedback on the proposal as well as collecting the community's alternative ideas and preferred use for the site.

### Ecotourism Development

The proposed ecotourism development includes glamping style accommodation with approximately 30 short-term accommodation sites, a café, event space and lawn area. It includes:

- **Deluxe and family glamping** – deluxe units with steel frames and a canvas roof. Fully-furnished with power, air-conditioned and ensuite bathroom. Glass walls and solid entrance doors to the front as a wind barrier. Outside decking (to eliminate concrete slabs and reduce their footprint) with solar lights.
- **Outpost glamping** – 3x3m custom-built accommodation units. Air-conditioned and fitted with ensuite bathrooms.
- **Café** – a licensed café open to the public for breakfast and lunch and providing catering for events.
- **Event space** – versatile area for community events, business meetings and family celebrations.
- **Lawn area** – lawn area could be utilised for regular and one-off community activities such as fitness programs, sunset concerts and community events.
- **Reflection pool** – long, shallow children's paddling pool with an infinity edge.
- **Wheelchair access** – wheelchair access from the car park to the accommodation areas, event space and lawn area with some units providing accessible accommodation.
- **Service area** – reception for guests and visitors, site office and caretaker accommodation.

The project '[Your Say](#)' page includes more information on the project history and the proposal, such as a detailed [Questions & Answers document](#) and prior [flora and fauna reports](#). Background information was also provided in previous reports to Council, including the reports in [September 2020 and July 2022](#).

## Stakeholder and Community Engagement

Between December 2022 and March 2023, two phases of stakeholder and community engagement were undertaken to enable residents, ratepayers and businesses within the City of Wanneroo to learn about the proposal and provide feedback. The engagement process aimed to:

- Inform the community of the project and the ecotourism, café and events space proposal;
- Understand stakeholder and community views on the proposal; and
- Explore alternative ideas for the site.

The development and scope of the engagement process involved the [Quinns Rocks Caravan Park Re-development Councillor Working Group](#), with briefings provided to Working Group members and Council Members during the engagement period.

The City also engaged with the proponent of the redevelopment proposal to provide information on the community engagement process and feedback and obtain information as required.

The community engagement approach was undertaken in two phases:

### **Phase 1 – Information sharing and preliminary key stakeholder engagement (Dec 2022 to early Feb 2023)**

The first phase of the engagement process focused on raising community awareness of the project and upcoming engagement opportunities.

Meetings were held with key stakeholders and a random selection of City of Wanneroo residents and ratepayers, via:

- 17 in person interviews with key stakeholders and two via email / phone.
- Two focus group discussions with 13 randomly selected residents and ratepayers from the City of Wanneroo.

### **Phase 2 – Community engagement (mid Feb to late Mar 2023)**

The second phase involved actively engaging and consulting with the broader community and obtaining feedback from residents, ratepayers and businesses from the City of Wanneroo.

The engagement activities included:

- A community drop-in session with over 50 attendees.
- A community survey using two sampling methods:
  - A market research sample with a random selection of City residents and ratepayers conducted by Thinkfield, an independent market research company. The market research sample involved 426 randomly selected residents and ratepayers.

- An open sample that City of Wanneroo residents and ratepayers could complete online via the Your Say project webpage or using a paper copy. The open survey had 1006 responses.
- Across both sampling methods, the survey data was split according to residential proximity to the site, so that the views and opinions of residents in the immediate site area (Central West Ward) could be compared with residents in the broader area (other wards).
- Local young people aged 14 – 16 were engaged using targeted methods, including printed copies of the community survey. The City's Youth officers promoted the survey at local Youth Centres and distributed postcards outlining how young people could participate in the engagement.

A range of communications was used throughout the engagement process to inform the community about the proposed concept including signage at the site, postcards, posters and letters to surrounding residents, emails and social media. The [City's website](#) was regularly updated during the different phases of the engagement and included links to an information brochure, and a [Question and Answer document](#) (see Appendix A for more information).

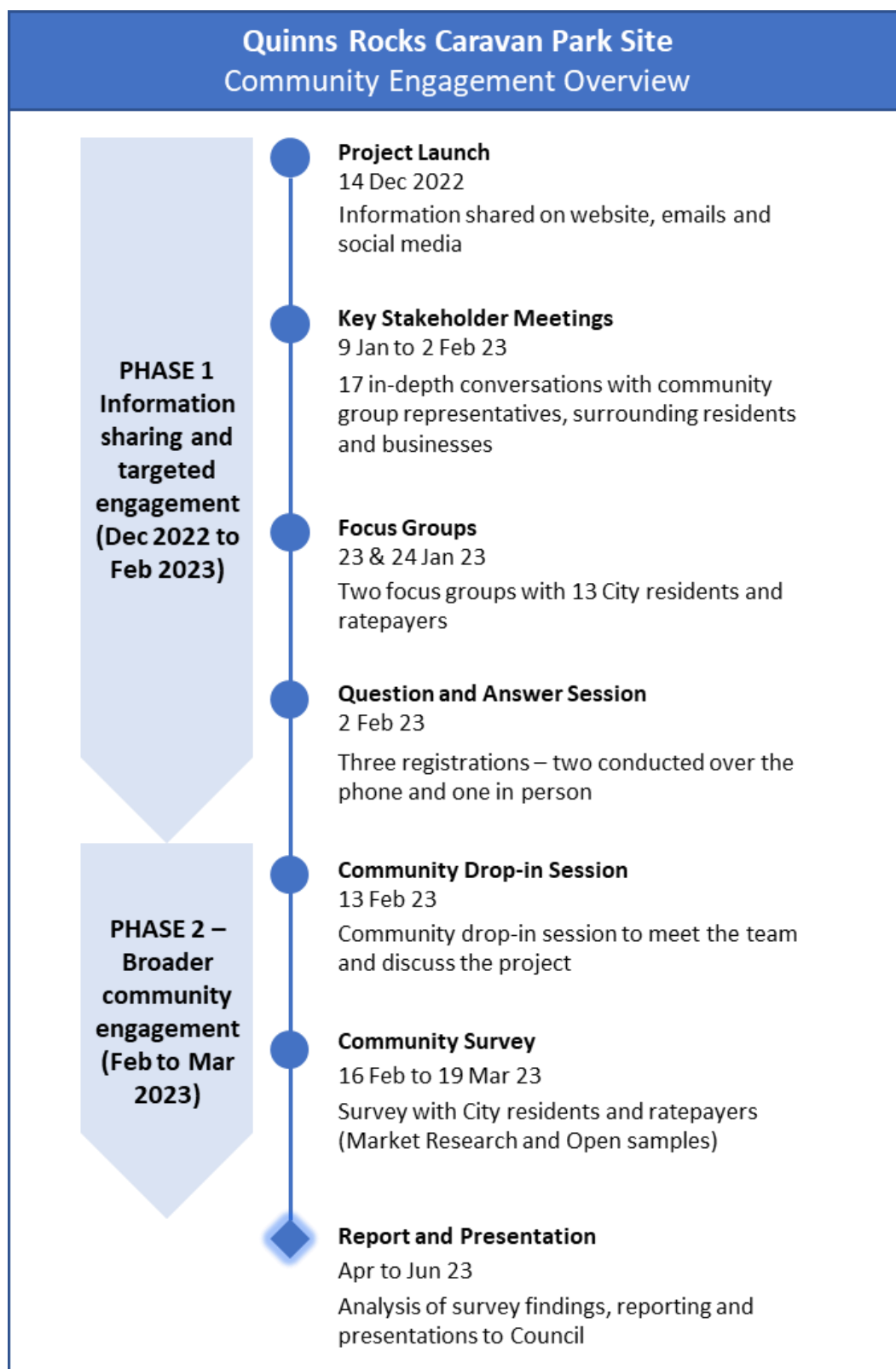


Figure 2: Community Engagement Process

## Key Findings

Multiple engagement activities were undertaken to obtain stakeholder and community feedback, including: in person stakeholder meetings, focus group discussions, a community drop-in session, general online feedback and the community survey (including a market research sample and open sample).

Overall sentiments toward the ecotourism development were varied with some stakeholders supporting, some opposing and a smaller proportion neutral or indifferent. Levels of support varied depending on the engagement activity:

- Stakeholder interviews show divided support (approximately half support and half oppose).
- Focus groups and the market research sample of the community survey show majority support.
- Community drop-in sessions and the open survey results identified majority opposition, particularly in the Central West Ward.

The following subsections summarise the key findings as they relate to each specific engagement activity.

### Stakeholder meetings

In January and February 2023, a total of 19 stakeholders were engaged to obtain feedback about the ecotourism development and preferred use for the site. 17 in person meetings were held with local residents, community group representatives, local businesses and industry representatives. Two stakeholders provided feedback via phone and email. A snapshot of the main findings from the stakeholder meetings is detailed below.

#### Snapshot of stakeholder meeting findings

Participants' reasons for supporting the ecotourism proposal included:

- Addresses previous community feedback – the ecotourism proposal had responded to community feedback to contain the development to the existing caravan park site and not encroach on the surrounding bushland.
- Provides tourism accommodation – modern and unique concept, eco-friendly design, provides needed accommodation in the area and would bring tourists to the region.
- Revenue – generates revenue for the City.
- Economic development – positive impact on economic development in the area.

Participants' reasons for opposing the ecotourism proposal included:

- Parking – insufficient parking in the area.



- Exclusive – rare coastal land that could be used for public purposes is closed off to the public.
- Impact on the Quinns Mindarie Surf Life Saving Club (QMSLSC) – restrictions on future expansion of the Club and conflicting land uses (e.g. nippers and tractors with visitors at the site).
- Unaffordable – considered too expensive and not family friendly accommodation (prefer caravans).
- Financial integrity and viability – concerns regarding financial integrity of proponent and viability of the business.
- Negative economic impact – may detract from existing businesses in area. The demand for another event space and café at the site were also questioned given that there are already venues that offer these services at the site.
- Impacts to immediate residents – impacts on immediate residents from the development such as noise and traffic.
- Bushland – potential future encroachment and impacts on surrounding bushland.

A small number of participants were neutral or indifferent to the proposal, stating that they did not mind what happened at the site so long as the development is contained to the original footprint of the former caravan park site, has minimal impacts on views and noise and generates revenue for the City.

Several opportunities and challenges associated with the proposal were raised by participants. Opportunities and challenges that were raised by multiple people who were supportive, neutral and opposed to the ecotourism development are summarised below:

- Participants felt there were opportunities to improve the ecotourism development by increasing access to, and availability of facilities and amenities (e.g., BBQs, Cafes, Kiosks), increasing accommodation options and keeping prices affordable, ensuring the development is sustainable such as solar passive, adding playgrounds and sun protection, and rethinking the reflection pool to increase its utility and safety.
- Participants felt there were challenges that the ecotourism development needed to overcome, including long-term access to parking at the site, very windy conditions, affordability of the accommodation, public access to the space, impact on the surrounding bushland, impact on the potential future expansion of the QMSLSC, snakes and bushfire risk of the area, and traffic and noise impacts to the area.

Stakeholders varied in their preferred use for the site with some stakeholders preferring the ecotourism proposal and others preferring the site to be used for a community space, a proportion of the site allocated for the potential future expansion of the QMSLSC, overflow parking, or to be restored as bushland.

## Focus group discussions

Two focus group discussions were held during the engagement period. The first session involved a random selection of seven residents from suburbs close to the site (Clarkson, Merriwa, Butler, Quinns Rocks and Mindarie). The second session involved six residents from suburbs outside the immediate area (Carramar, Marangaroo, Madeley, Pearsall, Alkimos and Girrawheen). A snapshot of the main findings from the focus groups is detailed below.

### Snapshot of focus group discussions

Findings from the focus groups revealed general support for the ecotourism development by participants, who were randomly selected by Thinkfield Research, an independent market research company. The focus group that included residents closer to the site (i.e., focus group 1) all strongly supported or somewhat supported the proposal. The focus group that included residents further from the site (i.e., focus group 2) all somewhat supported or had neutral feelings regarding the proposal.

Participants from both groups supported the modern and unique concept, eco-friendly design, proximity, and increased tourism it would bring to the area. Many participants, particularly in focus group 1, felt the development would provide a unique accommodation experience for the area, meet the need for more accommodation options for visitors and facilitate increased travel to the area.

Despite overall support or indifference for the proposal in both groups, participants raised concerns about the limited privacy of the proposed accommodation (i.e., accommodation units were too close to each other), the functionality, safety and maintenance of the reflection pool, public access to the site, the perceived high cost of staying in the accommodation (i.e., too expensive), and the commercial viability of the development at Quinns Rocks (considered suburbia). Participants also discussed the potential negative impacts of noise, traffic and parking for immediate residents and users of the site, and the limited local amenities such as eateries and activities to service children and families staying at the accommodation.

Within both focus groups, participants held different views and opinions about commercialising the site. Some people preferred the site to be used for community purposes but were concerned about the costs and impacts on rates, whereas others preferred a private company to develop the site to avoid costs the public.

## Community drop-in session

Over 50 local residents, ratepayers and QMSLSC members attended the community drop-in session on Monday 13 February 2023 at the Quinns Mindarie Community Centre. Of these, approximately 35 to 40 people participated in a round circle discussion.

### Snapshot of community drop-in session

Findings from the community drop-in session revealed majority opposition to the ecotourism proposal. During the session, several concerns regarding the ecotourism proposal were raised and discussed. Specific concerns raised by attendees included:

- The community were frustrated that the business case and subsequent consultation did not consider other options apart from a tourism development, including leaving the site alone or developing it as a community space.
- The site is an iconic part of the beach and the last piece of land on the foreshore north of Mullaloo.
- Most of the community members in attendance prefer the site to be used as a community space similar to Mullaloo or Whitfords Nodes and include green space, community facilities such as BBQs, places to have picnics, an all-ages playground, shelter from the sun, etc. There could also be a bus turnaround area.
- The community would like to see some form of kiosk or café developed at the site (within the community space) that could generate revenue to subsidise the capital and maintenance cost of the community space.
- A few community members mentioned they could live with the proposal if they had to however, they want to ensure it does not encroach on the surrounding bushland, the parking is managed and there are no direct impacts on immediate residents.
- The community suggested that there could be a portion of the site dedicated to the City to run controlled events such as food trucks, summer concerts, etc. This could provide opportunities for the community to come together.
- The site should be designed in a way that recognises and celebrates the history of the site as a caravan park. For example, sun shelters in the shape of caravans.
- There are concerns about the financial viability of the proposed development. The community questioned the demand for ecotourism accommodation at Quinns Rocks and felt it will struggle financially.
- Community members believe that what is on offer to be shared with the community (the lawn space) is very small and inadequate compared to what could be utilised if the whole site was developed for community purposes.
- There are concerns about the noise and visual impacts of the development on local residents and the safety of the paddle pool.
- There is insufficient parking at the site at peak times and the development would further impact on this. There are also concerns that the development would increase the need for parking and that Council would decide to encroach on the surrounding bushland to create additional parking in future.
- The community want additional protections put in place to ensure the surrounding bushland is protected from future development / encroachment.
- There is a limited number of beaches with a swimmer's protection net, making Quinns Beach a very popular destination. The use of the site has increased dramatically and

will only increase. Need to consider the potential future expansion of the QMSLSC when determining what to do with the site.

## Community survey

The Community Survey was conducted during the second phase of the community engagement process between 16 February and 19 March 2023. The survey was undertaken following an information sharing and awareness phase between December 2022 and January 2023 which sought to inform the community of the ecotourism development and explore alternative ideas for the former Quinns Rocks Caravan Park site. Refer to Appendix B for a hard copy version of the survey.

The survey was completed using two data collection methods involving:

- A market research sample with a random selection of 426 City of Wanneroo residents and ratepayers using face-to-face interviewing and an online community panel (196 from the Central West Ward where the site is located, and 230 from the other six council wards). The market research sample enables Council to understand the likely views of the population they represent with a survey error of +/- 4.7% at the 95% confidence level for the whole City of Wanneroo, +/- 7% for the Central West Ward and +/- 6.5% for all other wards.

The market research sample is a method of gaining insight into a population's view on a particular topic, without needing to collect data from every person within the population. To do this, a random sample of the population, representative of the whole population is needed. Random sampling enables strong statistical inferences to be made about the whole group.

It should be noted that survey accuracy is a function of both the sample size and the distance that the survey results are from 50% (broadly, the further a survey estimate is from 50%, the more accurate it will be). Hence, while the exact confidence limits will vary according to the survey result itself, some broad tolerance limit guidelines have been quoted to provide a guide as to the accuracy of the survey results.

The survey error grid below shows the extent to which survey error varies from the "worst case" of a 50% estimate, to the "most confident" assessment of 10% of the sample (or 90%) expressing a particular view.

SURVEY PRECISION at 95% level of confidence	
	Sample of 426
<b>50/50</b>	± 4.7 %
<b>60/40</b>	± 4.65%
<b>70/30</b>	± 4.35 %
<b>80/20</b>	± 3.8 %
<b>90/10</b>	± 2.9 %

- An open sample to allow City of Wanneroo residents and ratepayers to complete the survey online via the Your Say project webpage or using a paper copy survey. The

open survey is likely to reflect the views of the community that are most interested and / or impacted by the project. Given their self-identified nature and that these were not a random sample of the population, it is not possible to generalise the findings of the open survey to the broader City of Wanneroo community. A total of 1006 people completed the open survey (742 from the Central West Ward and 264 from the other six council wards).

- For both the market research sample and the open sample, the data for the Central West Wards and Other Wards were weighted to better reflect the City of Wanneroo population. This is a common statistical method to address disparities in the participation level in a survey sample, which in the current case involved the locations of the sample groups. For example, in the market research sample, the Central West Ward was deliberately oversampled by Thinkfield (196 of the total 426 survey respondents) to enable confident assessment of the community attitude in that Ward, which is closest to the site location. If those numbers were added back to the Other Wards numbers to create a consolidated response for the whole City of Wanneroo, the Central West Ward would, if not weighted, disproportionately influence the overall findings.

The weighting only applies when quoting the total City of Wanneroo results. The results within each subgroup (Central West Ward and Other Wards) are not affected.

The table below shows the total number of responses for the Central West Ward and Other Wards (Ward Sample column), the percentage of the total for each of the Wards (Ward Sample Profile column), the actual population for each Ward extracted from the City of Wanneroo website (Ward Population column) and the Weight Applied to each Ward when combining the data to determine the City of Wanneroo results.

	<b>Ward</b>	<b>Ward Sample</b>	<b>Ward Sample Profile</b>	<b>Ward Population %</b>	<b>Weight Applied</b>
Market Research Sample	Central	40	9%	13%	1.44
	Central East	35	8%	16%	2.0
	Central West	196	46%	15%	0.33
	North	38	9%	16%	1.8
	North East	45	11%	12%	1.1
	South	35	8%	14%	1.8
	South West	37	9%	15%	1.7
Open Sample	Central West Ward	742	74%	15%	0.20
	Other Wards	264	26%	85%	3.3

### Snapshot of community survey findings

Findings from the market research sample revealed support (70%) for the ecotourism development. Most respondents, regardless of their residential proximity to the site, felt the ecotourism development was their preference for the site.

This contrasts with the findings from the open sample, which showed approximately equal proportions of support and opposition to the ecotourism development overall (46% support, 48% oppose), and greater opposition in the Central West Ward (67% oppose vs 29% support).

Despite the varying levels of support, reasons provided for support or opposition were relatively consistent across the two sampling methods.

- Participants who supported the proposal valued the perceived financial benefits the proposal would bring to the region, the improvements it would offer to the community and surrounding landscape, and the modern and unique design and concept.
- Participants who opposed the proposal had concerns regarding the loss of an existing public space to a commercial developer, limited community access to the site, impacts on parking in the area, and the high cost of staying in the accommodation.

The survey data revealed several common opportunities and challenges associated with the proposal.

- Participants felt there were opportunities to improve the proposal, by adding specific features such as BBQ facilities, spaces that could be accessed by the community, public toilets, sustainable lighting, events, and food trucks.
- Participants felt there were challenges with the proposal, including that people would not frequent the ecotourism development, it was not the best use for the space, and that it would not bring tourists to the region. It is worth noting that these challenges were raised far more often in the open survey sample than the market research sample.

A breakdown of the Community Survey for each of the two samples is provided.



## Market research sample

### Demographics (Questions 1, 2 and 3)

The demographics for the market research sample is outlined in the tables below.

Age		
Under 16 years	0%	2
16 – 29 years	19%	51
30 – 39 years	26%	77
40 – 49 years	16%	87
50 – 59 years	16%	86
60 – 69 years	11%	58
70 or over years	12%	65
<b>TOTAL</b>	100%	426

Resident, ratepayer or business owner/manager in the City of Wanneroo?		
Yes, I'm a local resident / ratepayer	99%	419
Yes, I'm a local business owner / manager	3%	17
None of the above (exit survey)	0%	0
Unsure	1%	2
<b>TOTAL</b>	100%	426

*Multiple answers permitted.*

Gender		
Male	49%	188
Female	51%	238
Other	0%	0
<b>TOTAL</b>	100%	426

*Optional.*

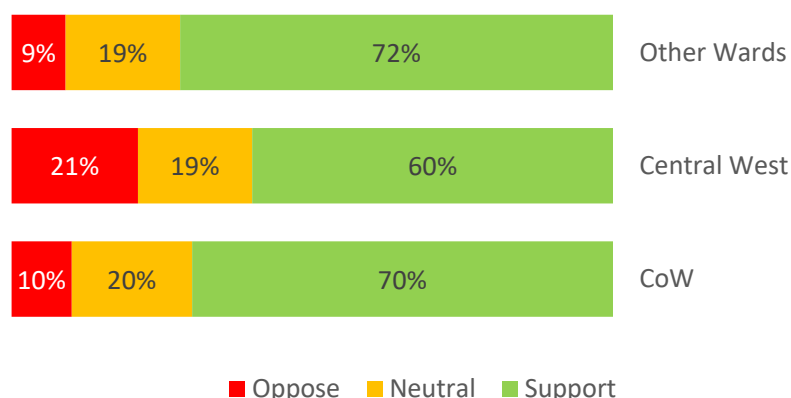
## Feedback on ecotourism development

### Level of Support or Opposition to the Ecotourism Development (Question 12 and 13)

**Survey question 12:** What are your overall feelings towards the Quinns Rocks Ecotourism Development proposal?

When asked to describe the level of support or opposition for the ecotourism development, most residents regardless of residential proximity to the site, supported the project (70% from the City of Wanneroo).

Most residents from the Central West Ward were supportive (60%), though a percentage of respondents were opposed to the project (21%). Residents from Other Wards were more supportive of the ecotourism development (72%), with comparatively fewer respondents opposed to the project (9%).



**Survey question 13:** Why do you [support / feel neutral towards / oppose] the proposal? Please provide as much detail as possible about potential issues and benefits.

Residents from both the Central West Ward and Other Wards provided similar reasons for their support, including:

- financial benefits for the region (Central West Ward – 41%, Other Wards – 32%),
- improved tourism and accommodation (Central West Wards – 24%, Other Wards – 33%),
- perceived benefits of glamping with low impact accommodation (Central West Ward – 13%, Other Wards – 22%), and
- improved facilities for locals (Central West Ward – 17%, Other Wards – 19%).

Residents from both the Central West Ward and Other Wards provided similar reasons for their opposition to the project, including:

- restricted community access to the site (Central West Ward – 67%, Other Wards – 42%),
- traffic concerns (Central West Ward – 22%, Other Wards – 10%), and
- desire for more permanent sites/caravans (Central West Ward – 7%, Other Wards – 24%).

Enhancements to the Ecotourism Development (Question 14)

**Survey question 14:** What enhancements, if any, could be made to improve the Quinns Rocks Ecotourism Development proposal?

When asked if they could suggest improvements that could be made to the proposal, roughly half of the surveyed residents from the Central West Ward (56%) and Other Wards (48%) did not offer a response or any suggestions.

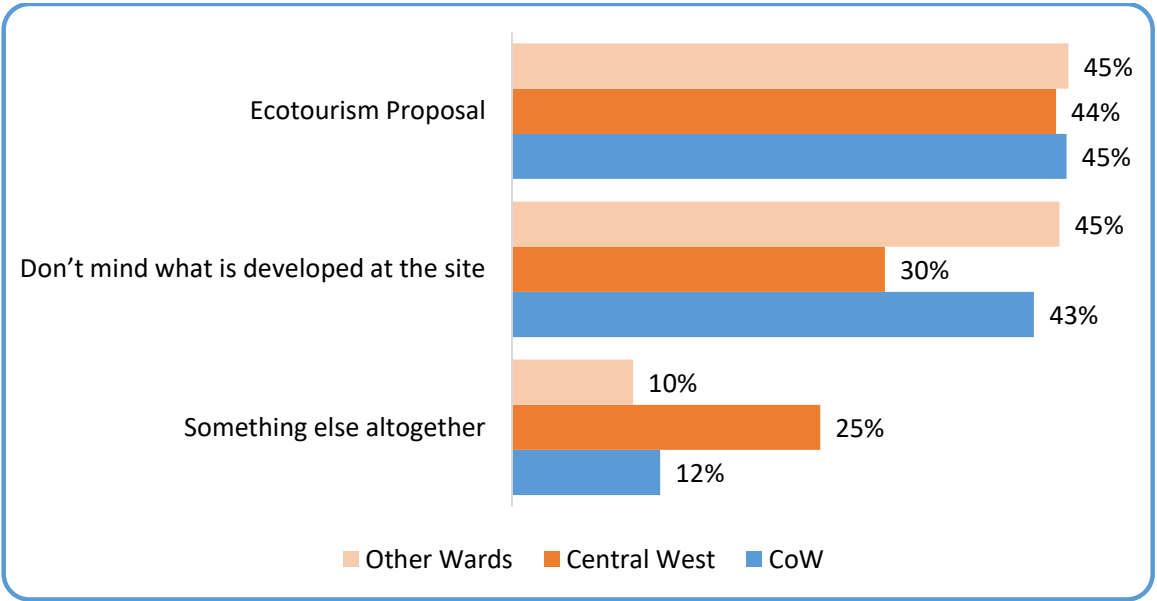
Of the residents who did make suggestions, members from the Central West Ward and Other Wards mostly agreed that the proposal might be improved by providing increased access to BBQ and recreational facilities on site (Central West Ward – 12%, Other Wards – 13%), and offering a wider range of accommodation options (Central West Ward – 8%, Other Ward – 8%).

Preference for Site Development (Question 15)

**Survey question 15:** Would you prefer the Quinns Rocks Ecotourism Development proposal to be developed at the site, something else altogether or you don't mind what is developed at the site?

<input type="checkbox"/>	Something else altogether
<input type="checkbox"/>	Ecotourism Development proposal
<input type="checkbox"/>	Don't mind what is developed at the site

When asked what their preference for the site was, about half of the respondents from the Central West Ward (44%) and Other Wards (45%) favoured the ecotourism development. About a third of the respondents from the Central West Ward (30%) and 45% of respondents in the Other Wards don't mind what is developed at the site. About a quarter of the Central West Ward (25%) and 10% from the Other Wards want something else altogether.



## Feedback on alternative uses for the site

### Alternatives to Ecotourism Development (Question 16)

#### SECTION 4: Preferred use of the site

Thank you for your feedback on the Quinns Rocks Ecotourism Development proposal. We would now like to explore other ideas you may have for how the site may be used.

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.

**Survey question 16:** What would be your preferred use of the site? (For example, the community has suggested a community Space with a kiosk or café could be developed at the site with BBQ's, shelters and green space, etc.)

When asked to consider alternative uses for the site, residents from the Central West Ward and Other Wards were consistent in favouring BBQ, playground and family-friendly facilities (Central West Ward – 27%, Other Wards – 35%), and a community venue and park (Central West Ward – 24%, Other Wards – 28%).

Several respondents from Other Wards identified kiosks, cafes and bars as desirable alternatives for the site (24%), though this view did not appear to be shared by respondents from the Central West Ward (8%).

### Specific Features (Question 18)

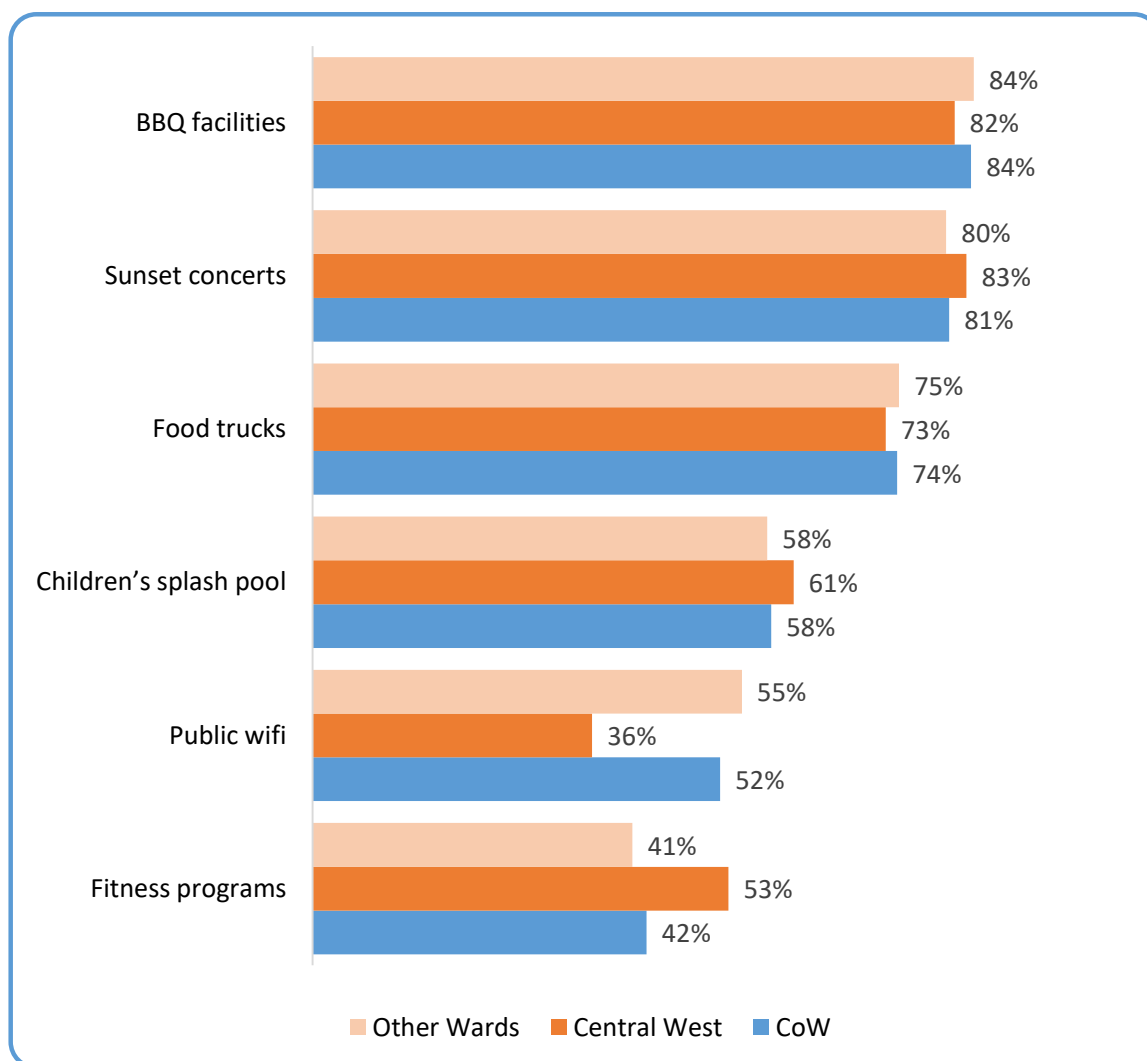
*The proponent has indicated that public and community access to the café and lawn area will be encouraged. Also, the community has indicated that they would like the site to be used as a community space with community activities, events and facilities. To help us understand what the community would most like to see at the site, please answer the following questions.*

**Survey question 18:** What community activities, events or facilities would you like to see on offer? (tick all that apply)

<input type="checkbox"/>	Fitness programs
<input type="checkbox"/>	Sunset concerts
<input type="checkbox"/>	Sheltered spaces
<input type="checkbox"/>	BBQ facilities
<input type="checkbox"/>	Public wifi
<input type="checkbox"/>	Food trucks
<input type="checkbox"/>	Other (please specify)

The desired features for the site were consistent across both residents from the Central West Ward and Other Wards. Notably, most residents wanted the site to include BBQ

facilities (Central West Ward – 82%, Other Wards – 84%), sunset concerts (Central West Ward – 83%, Other Wards – 80%), food trucks (Central West Ward – 73%, Other Wards – 75%) and a splash pool for children (Central West Ward – 61%, Other Wards – 58%).

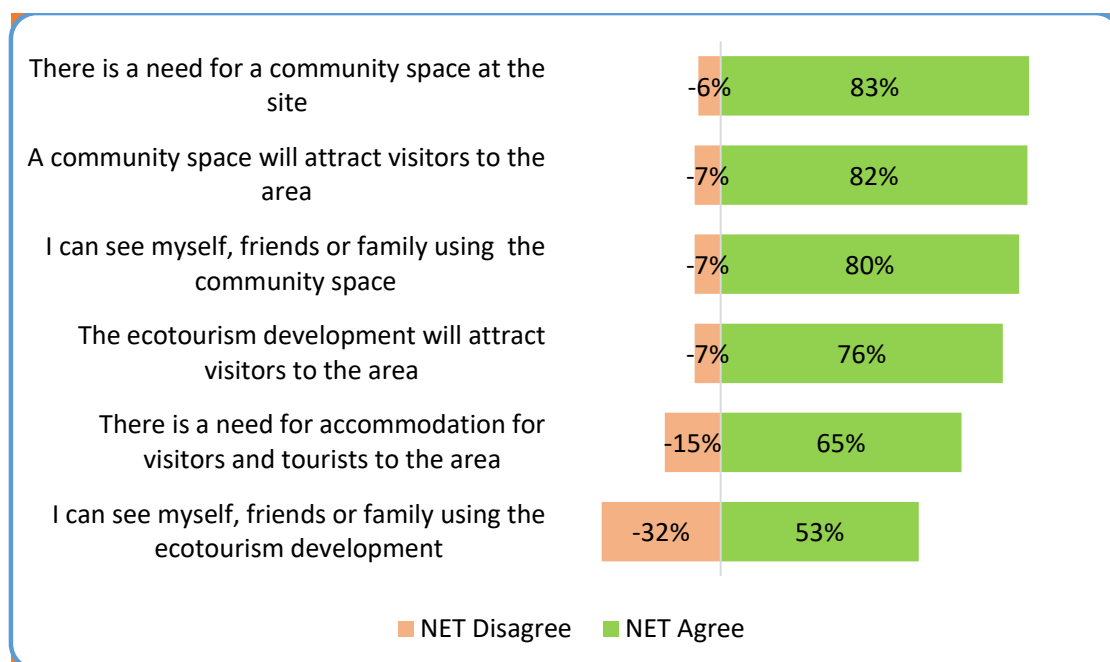




**Overall attitudes (Question 19)**

<b>Survey question 19: To what extent do you agree or disagree with the following statements?</b>					
	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
There is a need for accommodation for visitors and tourists to the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is a need for a community space at the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The ecotourism development will attract visitors to the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A community space will attract visitors to the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I can see myself or my friend or family staying at the ecotourism development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I can see myself or my friends or family using the community space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

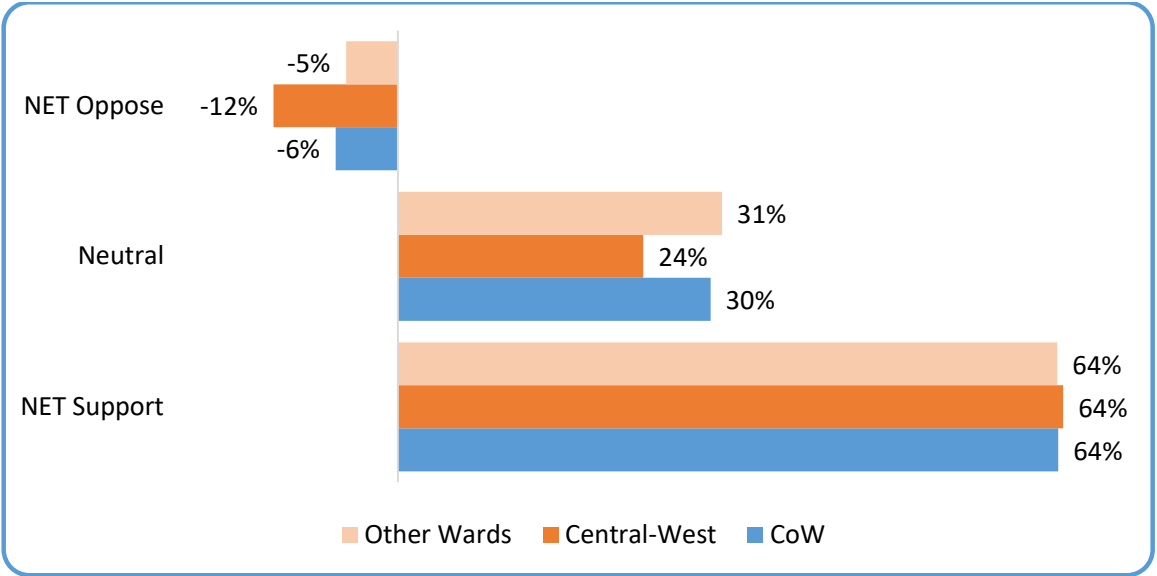
When asked to agree or disagree with a series of statements about the needs of the region, most respondents agreed that there is a need for community space at the site (83%), that a community space would attract visitors (82%), that they would use the space if made available to the community (80%), that the ecotourism development would attract visitors (76%), that there is a need for accommodation in the area (65%) and that they or those known to them would use the ecotourism development (53%).



Public funding (Question 20)

<b>Survey question 20:</b> To what extent do you support any alternative uses such as a community space being publicly funded?				
Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Regardless of residential proximity to the site, most respondents supported the notion of a publicly funded alternative to the ecotourism development (64%). Interestingly, residents from Central West Ward were more likely to oppose community funding for the space (12%) than residents from Other Wards (5%).



## Open sample

### Demographics (Questions 1, 2 and 3)

The demographics for the open sample is outlined in the tables below.

Age		
Under 16 years	1%	7
16 – 29 years	15%	77
30 – 39 years	29%	157
40 – 49 years	19%	256
50 – 59 years	19%	280
60 – 69 years	11%	155
70 or over years	6%	74
<b>TOTAL</b>	100%	1006

Resident, ratepayer or business owner/manager in the City of Wanneroo		
Yes, I'm a local resident / ratepayer	99%	999
Yes, I'm a local business owner / manager	5%	41
None of the above (exit survey)	0%	0
Unsure	0%	3
<b>TOTAL</b>	100%	1006

*Multiple answers permitted.*

Gender		
Male	49%	393
Female	51%	610
Other	0%	3
<b>TOTAL</b>	100%	1006

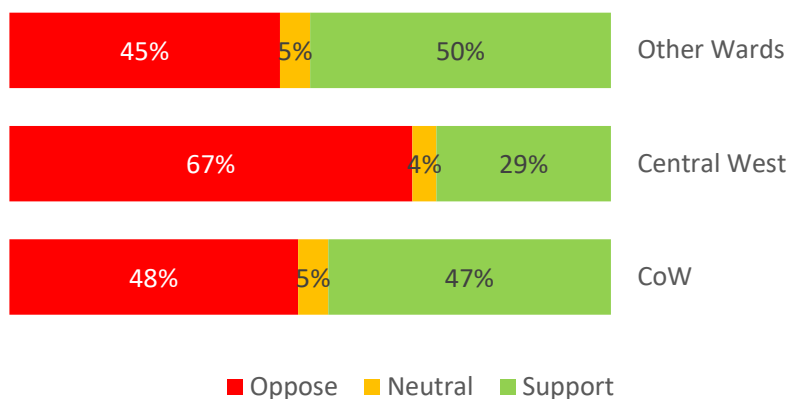
*Optional*

## Feedback on ecotourism development

### Level of Support or Opposition to the Ecotourism Development (Question 12 and 13)

**Survey question 12:** What are your overall feelings towards the Quinns Rocks Ecotourism Development proposal?

When asked to describe their support or opposition for the ecotourism development, residents had mixed feelings. Most residents from the Central West Ward were opposed to the project (67%), and just under a third of respondents supported it (29%). Residents from Other Wards were split with 50% supportive and 45% opposed. Residents from CoW were split with 47% supportive and 48% opposed.



**Survey question 13:** Why do you [support / feel neutral towards / oppose] the proposal? Please provide as much detail as possible about potential issues and benefits.

Residents from both the Central West Ward and Other Wards provided similar reasons for their support, including:

- perceived financial benefits for the region (Central West Ward – 42%, Other Wards – 48%),
- improvements to the community and maintenance of the land (Central West Ward – 47%, Other Wards – 36%), and
- satisfaction with the proposed accommodation and site design (Central West Ward – 31%, Other Wards – 37%).

Residents from both the Central West Ward and Other Wards provided similar reasons for their opposition to the project, including:

- that the site should be opened up for community access (Central West Ward – 47%, Other Wards – 37%),
- the site should be kept for community access (Central West Ward – 38%, Other Wards – 34%), and
- the cost and exclusivity of the accommodation was prohibitive (Central West Ward – 38%, Other Wards – 31%).

### Enhancements to the Ecotourism Development (Question 14)

**Survey question 14:** What enhancements, if any, could be made to improve the Quinns Rocks Ecotourism Development proposal?

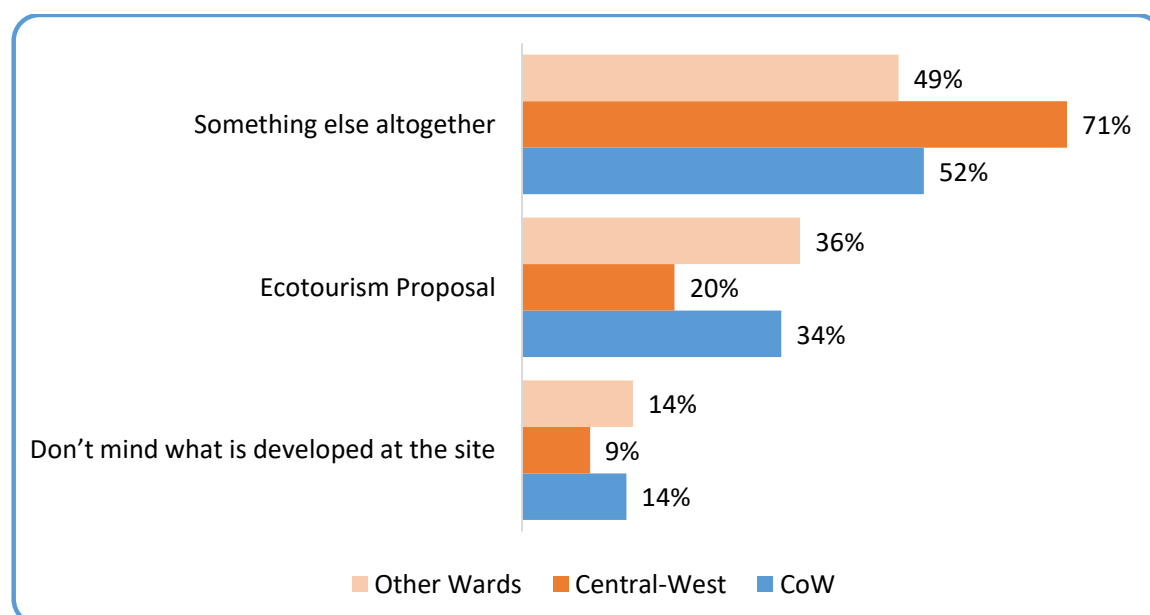
When asked if they could suggest improvements to the proposal, the most popular suggestion was to not move forward with the project (Central West Ward – 35%, Other Wards – 21%). Respondents who offered suggestions as to how the proposal might move forward and improve, mostly agreed that the proponent could provide increased access to BBQ, recreational, and family-friendly facilities on site (Central West Ward – 24%, Other Wards – 17%), and offer improved outdoor lighting (solar) and public toilet access (Central West Ward – 20%, Other Wards – 16%). About a fifth of the respondents in each group did not provide any suggestions or respond to the question (12% and 16% respectively).

### Preference for Site Development (Question 15)

**Survey question 15:** Would you prefer the Quinns Rocks Ecotourism Development proposal to be developed at the site, something else altogether or you don't mind what is developed at the site?

<input type="checkbox"/>	Something else altogether
<input type="checkbox"/>	Ecotourism Development proposal
<input type="checkbox"/>	Don't mind what is developed at the site

When asked what their preference for the site was, most respondents from Central West (71%) and Other Wards (49%) stated they would prefer something other than the ecotourism development. Of the remaining respondents, the ecotourism development was favoured by 20% of Central West Ward, and 36% of Other Ward respondents.



## Feedback on alternative uses for the site

### Alternatives to Ecotourism Development (Question 16)

#### SECTION 4: Preferred use of the site

Thank you for your feedback on the Quinns Rocks Ecotourism Development proposal. We would now like to explore other ideas you may have for how the site may be used.

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.

**Survey question 16:** What would be your preferred use of the site? (For example, the community has suggested a community Space with a kiosk or café could be developed at the site with BBQ's, shelters and green space, etc.)

When asked to consider alternative uses for the site, Central West Ward and Other Ward respondents provided similar answers, with the most popular being community BBQ, playground and family-friendly facilities (Central West Ward – 57%, Other Wards – 37%), well-lit parkland with public toilets (Central West Ward – 53%, Other Wards – 40%), and public-access restaurants, cafes and kiosks (Central West Ward – 24%, Other Wards – 25%).

### Specific Features (Question 18)

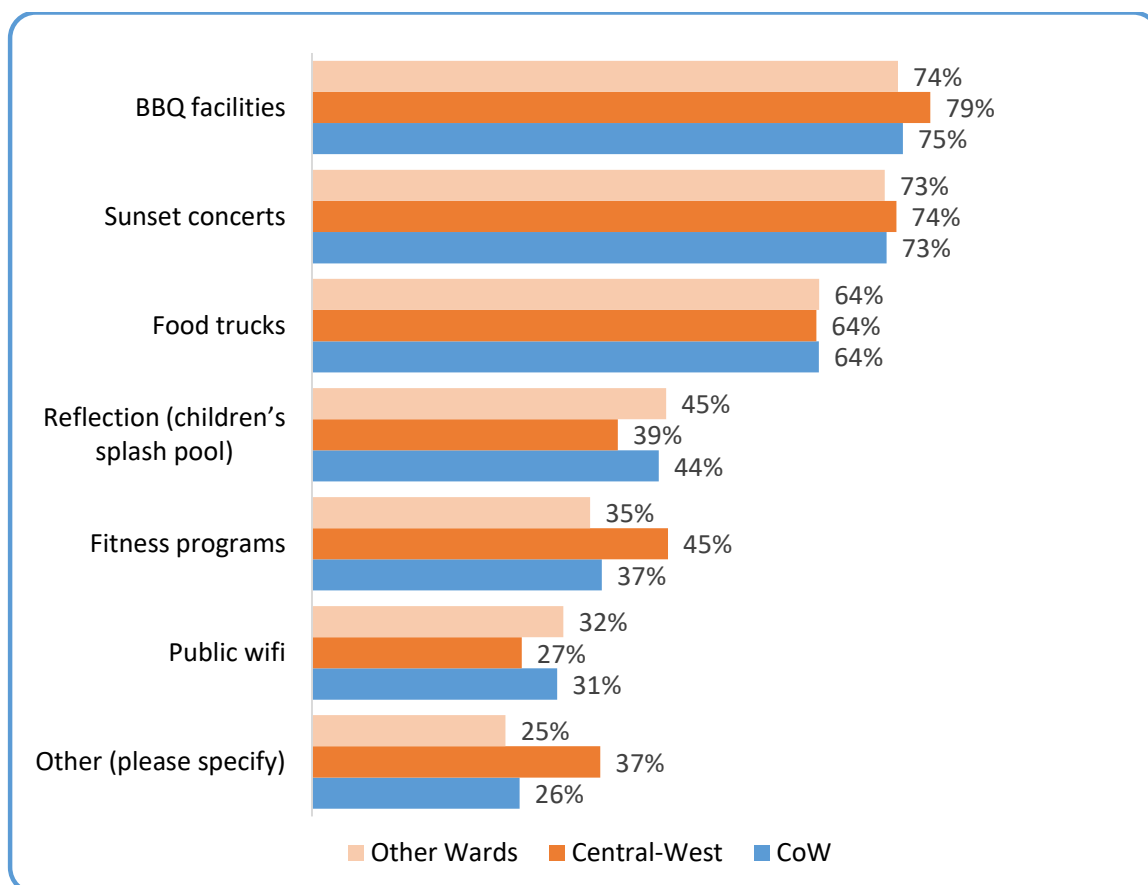
*The proponent has indicated that public and community access to the café and lawn area will be encouraged. Also, the community has indicated that they would like the site to be used as a community space with community activities, events and facilities. To help us understand what the community would most like to see at the site, please answer the following questions.*

**Survey question 18:** What community activities, events or facilities would you like to see on offer? (tick all that apply)

<input type="checkbox"/>	Fitness programs
<input type="checkbox"/>	Sunset concerts
<input type="checkbox"/>	Sheltered spaces
<input type="checkbox"/>	BBQ facilities
<input type="checkbox"/>	Public wifi
<input type="checkbox"/>	Food trucks
<input type="checkbox"/>	Other (please specify)

The desired features for the site were consistent across both groups. Notably, most residents wanted the site to include BBQ facilities (Central West Ward – 79%, Other Wards – 74%), sunset concerts (Central West Ward – 74%, Other Wards – 73%), and food trucks (Central West Ward – 64%, Other Wards – 64%).

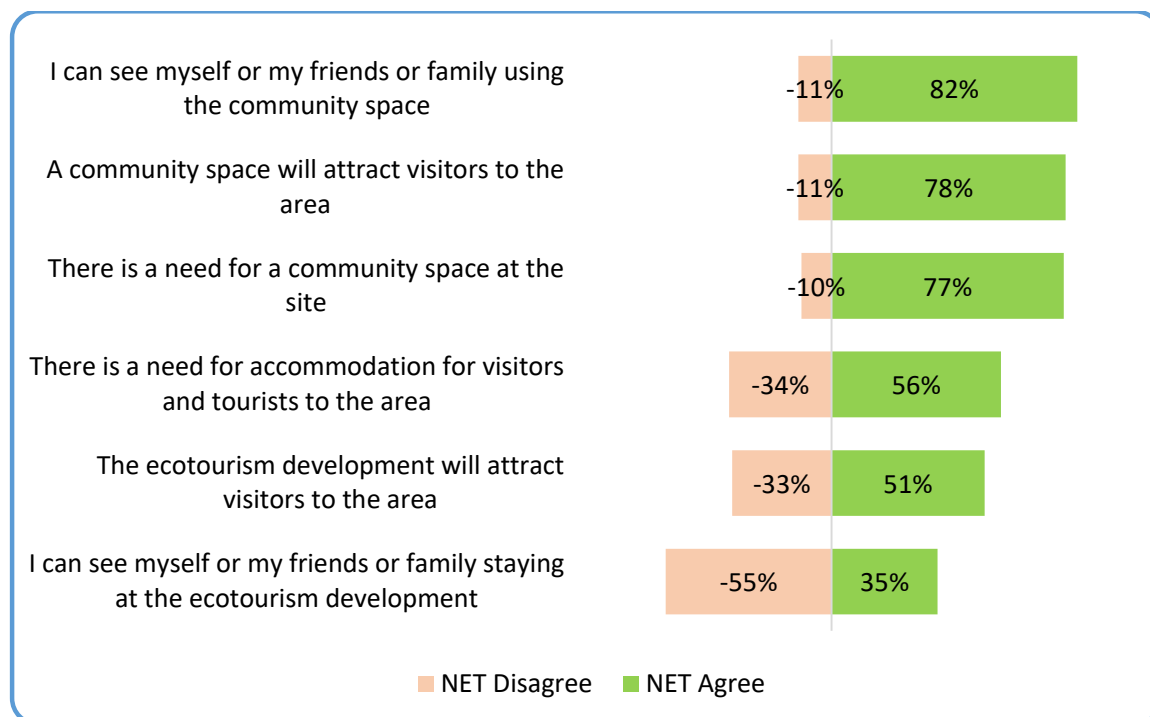




### Overall attitudes (Question 19)

Survey question 19: To what extent do you agree or disagree with the following statements?					
	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
There is a need for accommodation for visitors and tourists to the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is a need for a community space at the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The ecotourism development will attract visitors to the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A community space will attract visitors to the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I can see myself or my friend or family staying at the ecotourism development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I can see myself or my friends or family using the community space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

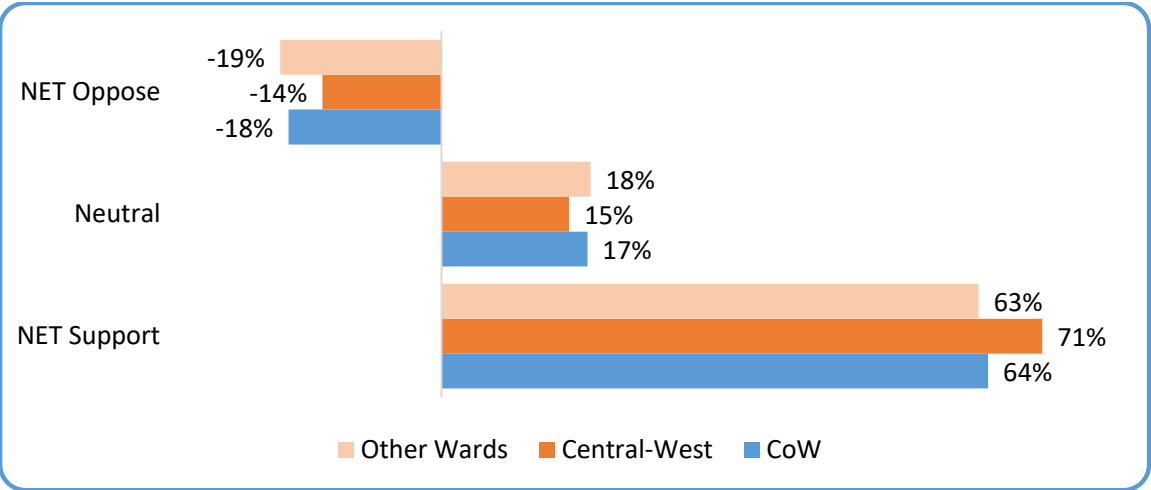
When asked to agree or disagree with a series of statements about the needs of the region, most respondents agreed that they would use the space if made available to the community (82%), a community space would attract visitors (78%) and there is a need for community space at the site (77%). 56% of the respondents agree that there is a need for accommodation in the area and 51% agree that the existing proposal would attract visitors. Roughly a third of respondents (35%) agreed that they could see themselves or those known to them staying at the ecotourism venue.



Public funding (Question 20)

<b>Survey question 20:</b> To what extent do you support any alternative uses such as a community space being publicly funded?				
Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Regardless of residential proximity to the site, most respondents supported the notion of a publicly funded alternative to the ecotourism development (64%). Residents from Central West Ward were slightly more supportive of publicly funding the space (71%).



Online feedback

The four key communication channels to share information about the proposed concept and capture feedback were the City’s [Your Say](#) Community Engagement Hub on the City’s website, [ecotourism concept interactive plan](#), social media and community survey.

More than 12,000 people participated in the engagement process via the on-line tools with the Your Say project page receiving more than 27,000 views between 14 December 2022 and 19 March 2023 (refer to Appendix C for more details).

## Next Steps

### Engagement findings

The engagement activities revealed a range of differing views on the ecotourism development and alternative uses for the site:

- The findings from the market research sample of the community survey and the focus group discussions suggest that if the project were to proceed, there would be more support or indifference towards the project from the general population in the City of Wanneroo.
- The findings from the open sample of the community survey and the community drop-in session suggest that there is a sizeable group of people, mostly from the Central West Ward, that are opposed to the project and would advocate to use the site for community purposes.

The engagement outcomes, including the two survey samples give Council a view of the whole City of Wanneroo community's perspectives on the concept proposal. These perspectives all have value and relevance and will inform Council's decision-making.

### Other project considerations

The engagement process occurred in parallel to other studies and information gathered for the project. This includes a parking study that has been progressed since Council last considered the project in July 2022. More information is available on the project [Your Say page](#) and in particular the [Question and Answer document](#).

### Council consideration and future progress

The engagement outcomes and information on other project considerations will be reported to Council in June 2023 to inform a decision about the next steps in the project. This report will be released to the community in advance of the Council item.

Following the Council meeting, further updates will be provided to stakeholders and the community using a variety of communication channels including an update on the Your Say project page, electronic mail to Your Say subscribers, and social media.

## Appendix A – Communication Activities

The following table outlines the key communication activities to promote the Quinns Rocks Caravan Park redevelopment project community engagement process to residents, ratepayers, community groups and key stakeholders.



### QRCP Community Engagement Communications Campaign Statistics

#### Highlights

- Highest organic social reach 33,264
- Strongest engagement 13,000
- 17,266 landing page views
- 2,568 video concept views

#### Socials

##### Facebook.

- Reach: 122,174
- Engagements: 19,019
- Link click through rate: 2.65% (standard CTR is 1% )
- Total comments: 80
- Shares: 92
- Page engagements: 3,202
- Highest organic reach 33,264
- 480 comments across the four organic posts
- Led to 17,266 page views
- Total investment \$500

#### EDM

- Database grew from 236 to 725 subscribers
- Seven direct emails
- Avg Open Rate 63.51%
- Avg CTR 26.27%
- Wanneroo Link (10,000) 45 clicks
- Business E new (17,400) 34 clicks

#### Collateral / Media

- 50 A3 posters distributed
- 200 A6 postcards handed out
- Letterbox drop to 4,456 local residents
- Community Information booklet
- Onsite banners
- Article in March What's Happening 80,000 households

### Quinns Rocks Caravan Park

#### Have your say



City of Wanneroo

Published by Tess Patterson · March 13 at 9:33 AM

LAST CHANCE TO HAVE YOUR SAY | Make sure you have your say on the future of the former Quinns Rocks Caravan Park site, before the consultation closes this Sunday.

Click here to view the concept and take the survey by Sunday 19 March [bit.ly/YourSayQuinns](https://bit.ly/YourSayQuinns)



#### Summary

Overall there was clearly high level of engagement, and all of the posts performed reasonably well to very well. With this being a heated topic, many people opted into engagement

Mix of concept images and generic Your Say image to share concept but not sway opinions.

Traditional communications also used for those without access to the internet or social media.



QRCP Community Engagement Communication Samples



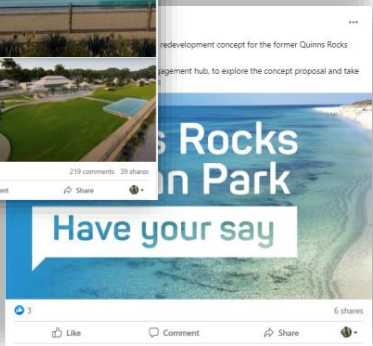
Media coverage



Fly-through video



Socials posts



Postcards and Posters

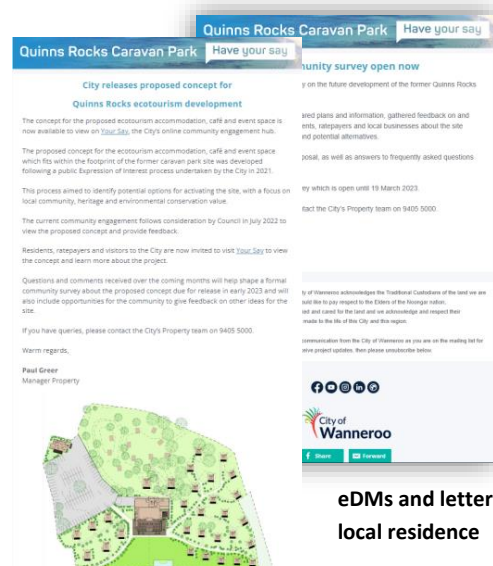
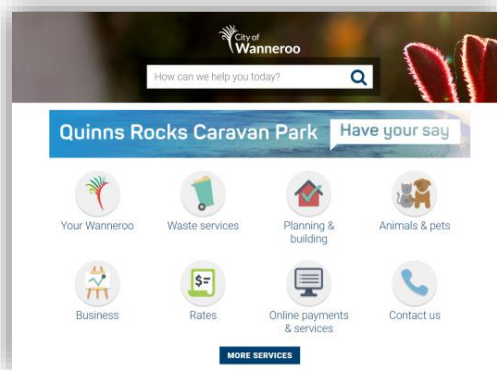
Onsite banner



What's Happening Article





**Website banner****eDMs and letters to local residence****Plus**

- Social media
- Onsite sign
- Postcards
- Posters
- Newspaper Front-page banner
- eNews stories

## Appendix B – Community Survey

### Quinns Rocks Ecotourism Development Proposal Community Survey

#### Introduction

The City of Wanneroo invites residents and ratepayer to have your say on the future development of a site in Quinns Rocks.

The survey will take 5 – 10 minutes to complete and your feedback will help to inform Council about the community's preferences for the site.

Thank you for your valuable time, your contributions will help to shape our future City of Wanneroo.

#### SECTION 1: A little bit about yourself

##### Q1. How old are you?

<input type="checkbox"/>	Under 14 years (exit survey)
<input type="checkbox"/>	14 – 16 years (exist survey/open survey request parental permissions)
<input type="checkbox"/>	16 – 29 years
<input type="checkbox"/>	30 – 39 years
<input type="checkbox"/>	40 – 49 years
<input type="checkbox"/>	50 – 59 years
<input type="checkbox"/>	60 – 69 years
<input type="checkbox"/>	70 or over years

##### Q2. Are you a resident or business owner / manager in the City of Wanneroo? (tick all that apply)

<input type="checkbox"/>	Yes, I'm a local resident / ratepayer
<input type="checkbox"/>	Yes, I'm a business owner / manager
<input type="checkbox"/>	None of the above (exit survey)
<input type="checkbox"/>	Unsure (check against suburbs)

##### Q3. Are you ... ?

<input type="checkbox"/>	Male
<input type="checkbox"/>	Female
<input type="checkbox"/>	Other

**Q4. In what suburb is your property?**

\_\_\_\_\_ IF RESIDENT/RATEPAYER ONLY, SKIP TO Q7

**Q5. IF YOU OWN / MANAGE A BUSINESS IN THE CITY OF WANNEROO ASK: In what suburb do you currently own or manage a business?**

\_\_\_\_\_

**Q6. What type of business do you operate?**

<input type="checkbox"/>	Accommodation & Food Services
<input type="checkbox"/>	Agriculture, Forestry or Fishing
<input type="checkbox"/>	Arts & Recreation Services
<input type="checkbox"/>	Construction
<input type="checkbox"/>	Education & Training
<input type="checkbox"/>	Financial & Insurance Services
<input type="checkbox"/>	Health Care & Social Assistance
<input type="checkbox"/>	Information Media & Telecommunications
<input type="checkbox"/>	Manufacturing
<input type="checkbox"/>	Professional, Scientific and Technical Services
<input type="checkbox"/>	Retail Trade
<input type="checkbox"/>	Transport, Postal and Warehousing
<input type="checkbox"/>	Other (please specify)

**Q7. Are you a member of any sporting clubs, community groups or associations in the City of Wanneroo?**

<input type="checkbox"/>	Yes (If yes, what sporting clubs, community groups or association are you a member of?)
<input type="checkbox"/>	No

**SECTION 2: Awareness of the project****Q8. Are you aware of the Quinns Rocks Caravan Park site?**

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No (skip to Q10)
<input type="checkbox"/>	Unsure (skip to Q10)

**Q9. What is your connection to the site?**

--

**Q10. Before this survey, had you heard about the Quinns Rocks ecotourism accommodation, café and event space proposed concept (Ecotourism Development proposal) at the former Quinns Rocks Caravan Park site?**

<input type="checkbox"/>	Yes
<input type="checkbox"/>	No (Skip to Section 3)
<input type="checkbox"/>	Unsure (Skip to Section 3)

**Q11. Where did you hear or see information about the project? (Multiple choice)**

<input type="checkbox"/>	City of Wanneroo website
<input type="checkbox"/>	Community newspaper
<input type="checkbox"/>	City of Wanneroo Social Media
<input type="checkbox"/>	Community Social Media
<input type="checkbox"/>	City of Wanneroo email
<input type="checkbox"/>	City of Wanneroo letter
<input type="checkbox"/>	Word of mouth
<input type="checkbox"/>	Other (please specify)

### SECTION 3: Quinns Rocks Caravan Park site

#### IMPORTANT!

The City of Wanneroo invites you to have your say on the future of the Quinns Rocks Caravan Park site. We are seeking feedback about what City of Wanneroo residents and ratepayers would most prefer to see at the site as well as obtaining feedback on a proposed ecotourism development.

We will first ask you to read some background information about the Quinns Rocks Ecotourism Development proposal and provide feedback and then ask you about your preferred use for the site.

Before filling out the remainder of this survey, please have a look at the [project brochure](#).

During this section, please consider the information about the Quinns Rocks Ecotourism Development proposal.

**Q12. What are your overall feelings towards the Quinns Rocks Ecotourism Development proposal?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose

**Q13. Why do you [insert support / feel neutral towards / oppose] the proposal? Please provide as much detail as possible about potential issues and benefits.**

--

**Q14. What enhancements, if any, could be made to improve the Quinns Rocks Ecotourism Development proposal?**

--

**Q15. Would you prefer the Quinns Rocks Ecotourism Development proposal to be developed at the site, something else altogether or you don't mind what is developed at the site?**

<input type="checkbox"/>	Something else altogether
<input type="checkbox"/>	Ecotourism Development proposal
<input type="checkbox"/>	Don't mind what is developed at the site

#### SECTION 4: Preferred use of the site

Thank you for your feedback on the Quinns Rocks Ecotourism Development proposal. We would now like to explore other ideas you may have for how the site may be used.

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.

**Q16. What would be your preferred use of the site?** (For example, the community has suggested a community Space with a kiosk or café could be developed at the site with BBQ's, shelters and green space, etc.)

--

**Q17. Why would this be your preferred use for the site? Please provide as much detail as possible.**

--

*The proponent has indicated that public and community access to the café and lawn area will be encouraged. Also, the community has indicated that they would like the site to be used as a community space with community activities, events and facilities. To help us understand what the community would most like to see at the site, please answer the following questions.*

**Q18. What community activities, events or facilities would you like to see on offer?  
(tick all that apply)**

<input type="checkbox"/>	Fitness programs
<input type="checkbox"/>	Sunset concerts
<input type="checkbox"/>	Sheltered spaces
<input type="checkbox"/>	BBQ facilities
<input type="checkbox"/>	Public wifi
<input type="checkbox"/>	Food trucks
<input type="checkbox"/>	Other (please specify)

**Q19. To what extent do you agree or disagree with the following statements?**

	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
There is a need for accommodation for visitors and tourists to the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is a need for a community space at the site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The ecotourism development will attract visitors to the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A community space will attract visitors to the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I can see myself or my friend or family staying at the ecotourism development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I can see myself or my friends or family using the community space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Q20. To what extent do you support any alternative uses such as a community space being publicly funded?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose

## SECTION 5: Communications




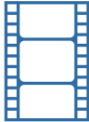





**Q21. If you would you like to receive project updates, please provide your contact details:**

Name	
Email	
Phone	



## Appendix C – Community Engagement Participation

The following table outlines the level of participation in online community engagement activities for the Quinns Rocks Caravan Park redevelopment project during the engagement period – 14 December 2022 to 19 March 2023.

<div><div><b>Your Say</b></div><div><b>Page views</b></div><div>27,099</div><div></div></div>	<div><div><b>Your Say</b></div><div><b>Unique Users</b></div><div>12,144</div><div></div></div>	<div><div><b>Your Say - Shared</b></div><div><b>Public Comments</b></div><div>154</div><div></div></div>	<div><div><b>Video Views</b></div><div><b>Concept Proposal</b></div><div>3,135</div><div></div></div>
<div><div><b>Interactive Plan</b></div><div><b>Concept Views</b></div><div>3,783</div><div></div></div>	<div><div><b>Interactive Plan</b></div><div><b>Unique Users</b></div><div>1,537</div><div></div></div>	<div><div><b>Project</b></div><div><b>Subscribers</b></div><div>725</div><div></div></div>	<div><div><b>Completed Surveys</b></div><div><i>(Market Research and Open)</i></div><div>4261,006</div><div></div></div>

### Background

The City of Wanneroo is exploring options to reactivate the former Quinns Rocks Caravan Park site which formally closed as a caravan park in 2014.

- **2012** - Council resolved to close the existing caravan park.
- **2014** - Quinns Rocks Caravan Park closed.
- **2014 to 2017** - Site investigations to inform development scenario as well as stakeholder and community engagement at intervals during this period.
- **2018 to 2019** - As part of a Business Plan process, the City sought community input and feedback on the site's future.
- **2020** - Council endorsed a Business Plan for the site's potential redevelopment with an eco-retreat or family tourist park as the most viable options and authorised an expression of interest process to investigate market proposals to develop the site.
- **August to October 2021** - Expression of Interest (EOI) process. Two submissions received.
- **July 2022** - Following review of the EOI submissions, [Council](#) identified an ecotourism accommodation, café and event space proposal as a potential option for the Site. Council requested community feedback on the proposed concept as well as collecting alternative ideas and preferred uses for the site.

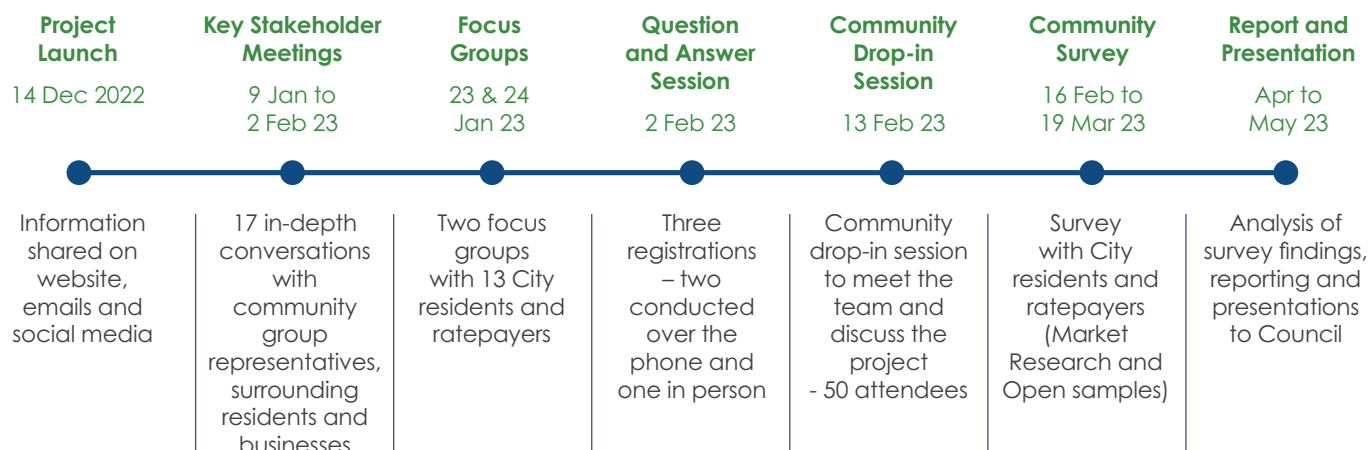
To view the project timeline, [click here](#)

For more background information on the project, visit [www.wanneroo.wa.gov.au/quinnsrockscaravanpark](http://www.wanneroo.wa.gov.au/quinnsrockscaravanpark)

### Community Engagement - Purpose and Approach

Between December 2022 and March 2023, community engagement was undertaken to:


1. Understand stakeholder and community views on the proposal
2. Explore alternative ideas for the site



### How people engaged


 [Your Say Page Views](#)  
27,099


 Your Say - Shared Public Comments  
154

 [Interactive Plan Concept Views](#)  
3,783

 Project Subscribers  
725

 Your Say Unique Users  
12,144

 [Video Views Concept Proposal](#)  
3,135

 Interactive Plan Unique Users  
1,537

Completed Surveys  
 426 Market Research  
 1006 Open Survey

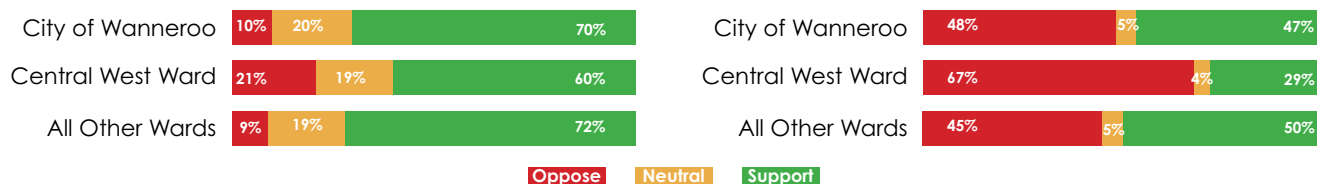
## Snapshot of Findings

### Community Survey – Level of Support / Opposition

**Market Research Sample** – Total of 426 (196 Central West Ward, 230 all Other Wards) randomly selected residents and ratepayers conducted by an independent research company.

Survey error of +/- 4.7% at the 95% confidence level for the City of Wanneroo, +/- 7% for Central West Ward and +/- 6.5% for all other wards.

**Open Sample** – Total of 1006 (742 in Central West Ward, 264 from all Other Wards) self-selected residents and ratepayers.



Overall sentiments toward the ecotourism development and alternative uses for the site were varied, with some stakeholders supporting, some opposing and a smaller proportion neutral or indifferent.

#### Support

Key reasons for supporting the ecotourism proposal:

- it supported environmental sustainability with a low environmental impact to build and operate.
- it would provide tourism and accommodation for locals and visitors to the City.
- it would boost the local economy and provide job opportunities for locals.
- the proposal aligns with the sites historical use for short-stay accommodation.

#### Neutral

A number of people surveyed were indifferent of the proposal as long as:

- it was built within the existing footprint.
- impacts on ocean views and noise were minimal.
- generated income for the City.

#### Oppose

Key reasons for opposing the ecotourism proposal:

- encroachment on surrounding bushland.
- Insufficient parking and increased traffic and noise in the area.
- unaffordable for locals and not considered family friendly.
- public access restrictions.
- financial integrity and viability of the business and proponent.
- negative economic impact on existing local businesses.
- potential future expansion of QMSLSC would be restricted.

## Alternative Ideas

Alternative ideas for the Site included:



**Community space:** Similar to Whitford Nodes and Mullaloo with public facilities such as BBQs shelters, playground and a major attraction such as Jacobs Ladder.

- There were concerns about the cost if it led to rate increases.
- Suggested kiosk or café to subsidise costs.



**Quinns Mindarie Surf Life Saving Club:** Part of the Site to be reserved for future expansion.



**Bushland:** Restore and retain as bushland.



**Parking:** Retention of overflow parking (or an alternative) is needed.



**Other ideas:** Golf course, water park, skate park or environmental education centre.

## Project Information



#### City of Wanneroo's website

A dedicated project page with information about the project and how people can have their say on the proposal.  
[www.wanneroo.wa.gov.au/quinnsrockscaravanpark](http://www.wanneroo.wa.gov.au/quinnsrockscaravanpark)  
 or use the QR code.



#### Online interactive map

An online interactive map detailing the ecotourism proposal, providing the site layout and images of



#### Fly-through video of concept

A two minute fly-through video showing a 3D version of the ecotourism concept.



#### Project brochure

A project brochure outlining the project background, ecotourism proposal and community engagement process.



#### Frequently Asked Questions

A detailed Question and Answer document regularly updated to include answers to questions as they







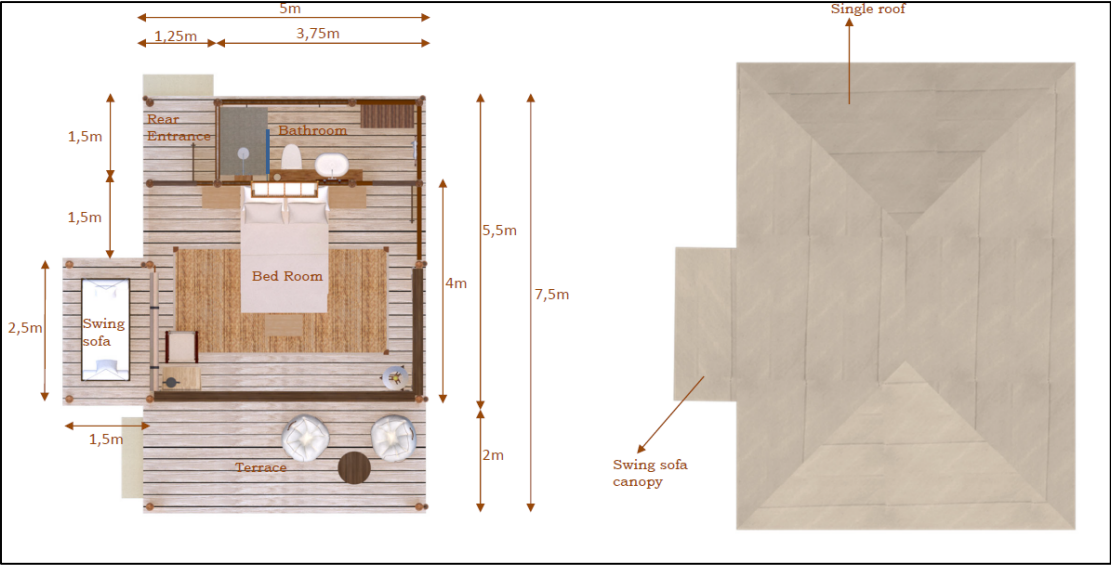
Reception



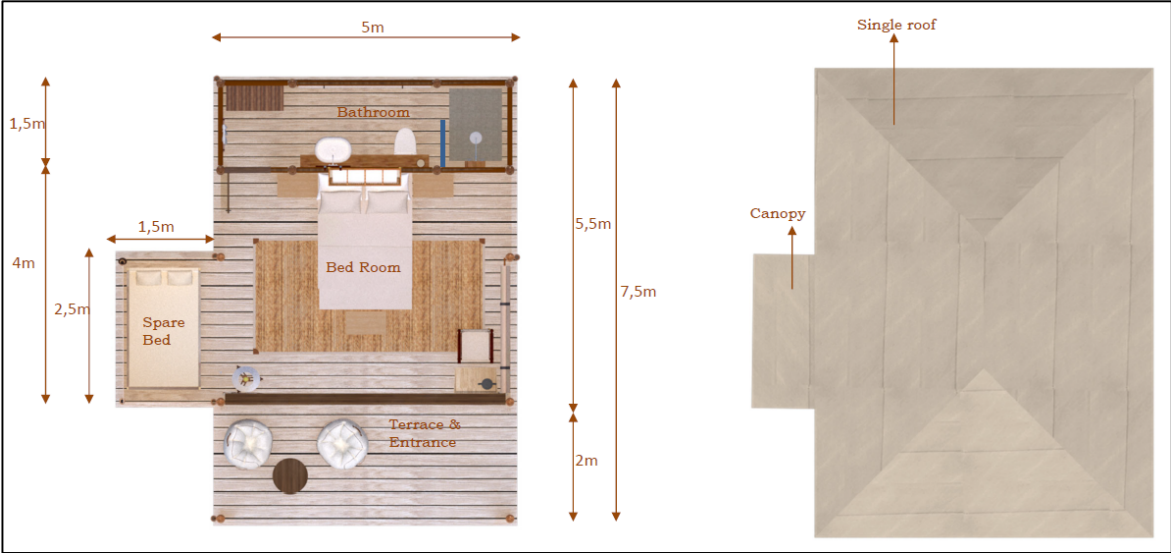
Café and Functions













Australian Property Consultants

ABN: 12 271 835 161 | ACN: 102 399 262 | Address: 514A Hay Street, Subiaco WA 6008

Post: PO Box 178, Subiaco WA 6904 | Email: apc@apc.net.au | Phone: 08 9381 6224

Web: www.apc.net.au

17 March 2023

City of Wanneroo  
23 Dundobar Road  
WANNEROO WA 6065

## MARKET (GROUND) RENT ASSESSMENT – ECO-RESORT GROUND LEASE AREA, PROPOSED PORTION, 2 (LOT 211) QUINNS ROAD MINDARIE ... WESTERN AUSTRALIA

This advice has been prepared for the use of the City of Wanneroo.

### Instructions

Our instructions are to provide a desktop update to our opinion of market rent for a ground lease over a 1.9174ha (approximate) portion of Lot 211 including consideration of the preferred Heritage W.A. Pty Ltd submission.

### Instructions

<b>Property Address:</b>	Eco-resort Ground Lease Area Proposed Portion, 2 (Lot 211) Quinns Road, Mindarie
<b>Land Description:</b>	Lot 211 on Diagram 27023 Volume 485 Folio 181A
<b>Zoning:</b>	Reserved for 'Parks and Recreation' (MRS)
<b>General Description:</b>	1.9174ha (approximate) vacant lot
<b>Tenure:</b>	Ground lease only
<b>Inspection Date:</b>	6 August 2022 (restricted inspection)
<b>Date of Issue:</b>	17 March 2023
<b>Market Rent:</b>	\$50,000 pa net

### Assumption, Conditions & Limitations

*This advice is tendered on the basis of certain critical assumptions, conditions and limitations including:*

- Desktop update – the physical characteristics remain as revealed during our restricted inspection of 6 August 2022
- 'Tourism/Caravan Park' use is permitted, no permanent stay
- Services will be available at the lot boundary at a suitable capacity
- Lease terms and conditions as detailed herein
- No allowance has been made for a concessionary arrangement
- All applicable statutory/variable outgoings and consumption are the responsibility of the Lessee
- Unless otherwise stated herein all figures are expressed exclusive of GST

# Quinns Mindarie Coastal Node Parking Study

December 2022 – January 2023

Prepared by Traffic Services

# 1 Introduction and scope

This Parking Study has been prepared in order to identify parking patterns and occupancy rates at the Quinns Mindarie Coastal Node. This is limited to all existing land uses on Lot 211 Quinns Road and general beach and foreshore visitation. It does not include or account for additional parking demand that will be generated by the proposed development of the former caravan site.

## 1.1 Background

The current parking requirements at the Quinns Mindarie Coastal Node is guided by the City's 'District Planning Scheme No 2' (DPS2).

The DPS2 is a statutory document which provides the framework for the planning and development of land, including the car parking requirements for various use classes.

### *4.14 Car Parking Standards*

*4.14.1 The number of on-site car parking bays to be provided for specified development shall be in accordance with Table 2. Where development is not specified in Table 2 the Council shall determine the parking standard. The Council may also determine that a general car parking standard shall apply irrespective of the development proposed in cases where it considers this to be appropriate.*

In addition to the DPS2, the 'Local Planning Policy 4.21 Coastal Assets Policy' (LPP4.21), adopted by Council at its meeting held 13 September 2022, guides provision of parking at coastal nodes dependent on hierarchy.

The Policy was prepared under Clause 4 of the deemed provisions of the City of Wanneroo DPS2 and is not applied retrospectively, unless new or amended facilities are implemented.

The purpose of the Policy is to:

- Provide guidance to land developers, consultants, the community and contractors as to the type of permanent and temporary assets that the City will consider within the foreshore reserve; and
- Guide the location of proposed assets relative to the projected onset of coastal processes as calculated in accordance with State Coastal Planning Policy 2.6 (SPP 2.6).

The Policy applies to all future works proposed within the coastal foreshore reserve, as delineated in the Metropolitan Region Scheme and in accordance with identified coastal vulnerability timeframes. It is to be considered by applicants, Administration and Council in the assessment and determination of:

- Structure Plans;
- Foreshore Management Plans;
- Asset management Plans;
- Coastal Hazard Risk Management & Adaption Plans;
- Development Applications; and
- City of Wanneroo coastal projects, maintenance and infrastructure upgrades.

The Policy does not override the requirements under relevant legislation; state planning policies; approved management plans; approved district plans; or approved structure plans unless specifically authorised from the relevant authority.

Parking at Quinns Mindarie Coastal Node was last assessed in February 2016 as part of the Quinns Mindarie Community Centre development, against the requirements under the City's 'District Planning Scheme No 2' (DPS2).



## 1.2 Area definition

The area under consideration is identified as the Quinns Mindarie Coastal Node. The area extends from the former Quinns Rocks Caravan Park in the south to the cusp and artificial headland on the beach between Pearce Street and Hall Road in the north.

Quinns Mindarie Coastal Node consists of the foreshore reserve and the land uses on Lot 211 Quinns Road, Mindarie. The land uses are as follows:

- Quinns Mindarie Surf Life Savings Club (QMSLSC)
- Quinns Mindarie Community Centre (QMCC)
- Portofinos Restaurant
- Sea Spice Indian Restaurant



Figure 1: Quinns Mindarie Coastal Node

The City of Wanneroo Coastal Management Plan 2021, endorsed by Council at its meeting held 10 May 2022, identifies Quinns Mindarie as a District Coastal Node. However, due to its function and the associated facilities provided, Quinns Beach South would be classified as a Regional Coastal Node under the LPP 4.21. An extract of the Schedule 1 Table is provided below:



Main Role/Function		Acceptable Permanent assets within foreshore parkland	Location of Parkland and Permanent Assets	Acceptable Permanent assets located outside of foreshore parkland	Location of permanent assets outside of foreshore parkland	Acceptable temporary assets
<b>Regional Coastal Nodes</b>	Regional coastal nodes attract numbers of people from the local area and region. They should provide large capacity car parks, cycle tracks, toilets, showers, a cafe, parkland, lifesaving facilities and shade. Regional beaches have a relatively high level of facilities, infrastructure, commercial development and use (WAPC, 2020).	<ul style="list-style-type: none"> <li>6x bench seating</li> <li>4x outdoor showers</li> <li>3x drinking fountain</li> <li>4x picnic table</li> <li>4x lookout shelter</li> <li>2x public ablutions</li> <li>2x change rooms</li> <li>4-5x beach access points</li> <li>5x barbecues</li> <li>4x bike racks</li> <li>8x play equipment items or nature play with sand or mulch soft fall where applicable</li> <li>Adult changing facility where applicable</li> </ul>	Foreshore parkland at regional beach to be placed at 30 year vulnerability line or landward of this location.	<ul style="list-style-type: none"> <li>Car park (250 bays)</li> <li>Dual use pathway</li> <li>Emergency vehicle access</li> <li>Cafe</li> <li>Community facility</li> <li>Surf life saving club</li> </ul>	<ul style="list-style-type: none"> <li>Car park: 50 year vulnerability line or landward of this location.</li> <li>Dual use pathway: 30 year vulnerability line or landward of this location.</li> <li>Cafe: 60 year vulnerability line or landward of this location.</li> </ul>	<ul style="list-style-type: none"> <li>Nil</li> </ul>

As a Regional Coastal Node, the recommended number of car parking bays is 250. As the current car park has 266 car bays and 4 motorcycle bays, the existing provisions exceeds the recommended amount for a Regional Coastal Node.

## 2 Parking Supply

### 2.1 Previous approval and statutory requirements

In 2016, the Western Australian Planning Commission (WAPC) approved the planning application for the development of the Quinns Mindarie Community Centre. The application was supported with a parking assessment undertaken by i3 consultants which identified a statutory requirement of 240 bays.

A replication of the statutory requirements identified in the planning application is provided below.

Land Use	DPS2 Use Class	Rate	Unit	Required Bays	Comment
Portofinos Café & Restaurant	Restaurant	1 bay / 4 people	425	107	Based on 250 Restaurant + 88 inside Café + 16 outside Café
Beach only users	Not specified	1 bay / 4 people	200	50	Based on 1 bay per 4 beach only users
QMCC Function Room	Reception Centre	1 bay / 4 people	250	63	Based on room size
QMCC Training	Recreation Centre	1 bay / 4 people	50	13	These bays are included in existing land uses
QMCC Playgroup	Child Care Centre	5 minimum	-	5	Based on room size
QMCC Offices	Office	1 bay per 30sqm NLA	43	2	Based on room size
<b>Total</b>				<b>240</b>	

In 2016, the car park had 214 bays, which represented a statutory shortfall of 26 bays. In response to the statutory requirement, the City proposed to construct 57 additional bays as part of the

development to address the 26 bay shortfall and provide 31 extra bays. The car park was upgraded in 2017 which addressed the statutory requirement however not all additional 31 bays were provided due to retaining wall costs associated with modifying the car park intersection and removing the splitter island.

This is the most recent approval for the site and supersedes all previous approvals.

## 2.2 Existing parking supply

In December 2016 a temporary overflow car park was installed on the former caravan park site for the increase in peak season visitors as a result of the Swimming Enclosure installation. As the construction of the Quinns Mindarie Community Centre in 2017 was completed ahead of schedule, it was recommended that the temporary overflow car park would be utilised until the additional parking to address the statutory shortfall could be provided.

Since then, the temporary overflow car park has remained accessible during popular beach visitation months.

The available parking within the Quinns Mindarie Coastal Node includes the car park on Lot 211, on-street parking along Ocean Drive and the temporary overflow parking during the warmer months and is summarised in the table below:

Type	Formal Number of Bays	Informal Number of Bays
Car Park Standard Bay	259	
Car Park ACROD Bay	7	
Car Park Motorcycle Bay	4	
On-street Bay	12	
Overflow Parking	-	80
Total Number of Bays	<b>282</b>	<b>80</b>
	<b>362</b>	

There are 282 formal parking bays provided to service the Quinns Mindarie Coastal Node, which includes 266 car bays within the car park on Lot 211. The parking supply meets the statutory requirements identified in 2016.

## 3 Parking Demand

The statutory parking requirement is a guide to parking demand, however it is not intended to cover peak demand. To ascertain the parking demand at the site during the peak summer season, data was captured by traffic counters placed at the entrance and exit to the Quinns Mindarie Coastal Node car park and at the entry to the overflow car park throughout December 2022 and January 2023.

It is recognised that the assessment does not account for informal on-street parking that may occur on residential streets, however this is only expected to occur on high demand days such as public holidays or surf carnivals.

The sites were regularly checked and the data downloaded however, due to the nature of data collection there are some gaps in the data. As the traffic counters were in place over the January summer period, this provides a large range of data to be analysed. The data has been checked and verified, and there is a high level of confidence that the overall results represent the parking demand at the Quinns Mindarie Coastal Node.

## 3.1 Parking Demand Results

The key results from the traffic are presented and analysed below, additional results are included in Appendix A.

### 3.1.1 Average Summer Parking Demand

The data reveals that on Monday to Saturday, there is sufficient parking to accommodate all uses at the site, with over 30% capacity available. Parking demand at the site only exceeds formal capacity on Sundays.

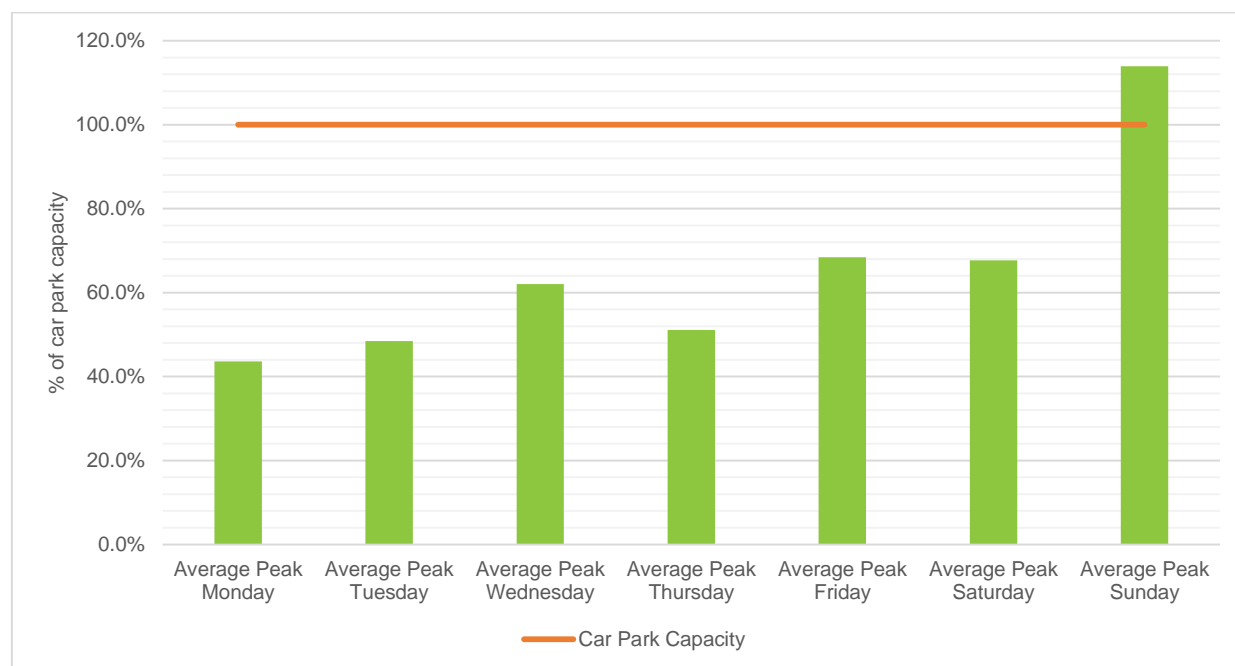


Figure 2: Relative car park occupancy December 2022 – January 2023

### 3.1.2 Average Sunday Parking Demand

The data shows that the parking demand on Sundays generally exceeds 90% capacity between 8:45am and 11:15am, with demand exceeding 100% capacity between 9:15am and 11:00am.

This correlates to the Nipper program run by QMSLSC. These activities commence at 8:50am, with parents and children advised to be assembled by 8:45am. Nippers events finish at approximately 10:00am for the U6 and U7's and all other Age Groups at approximately 11:00am.

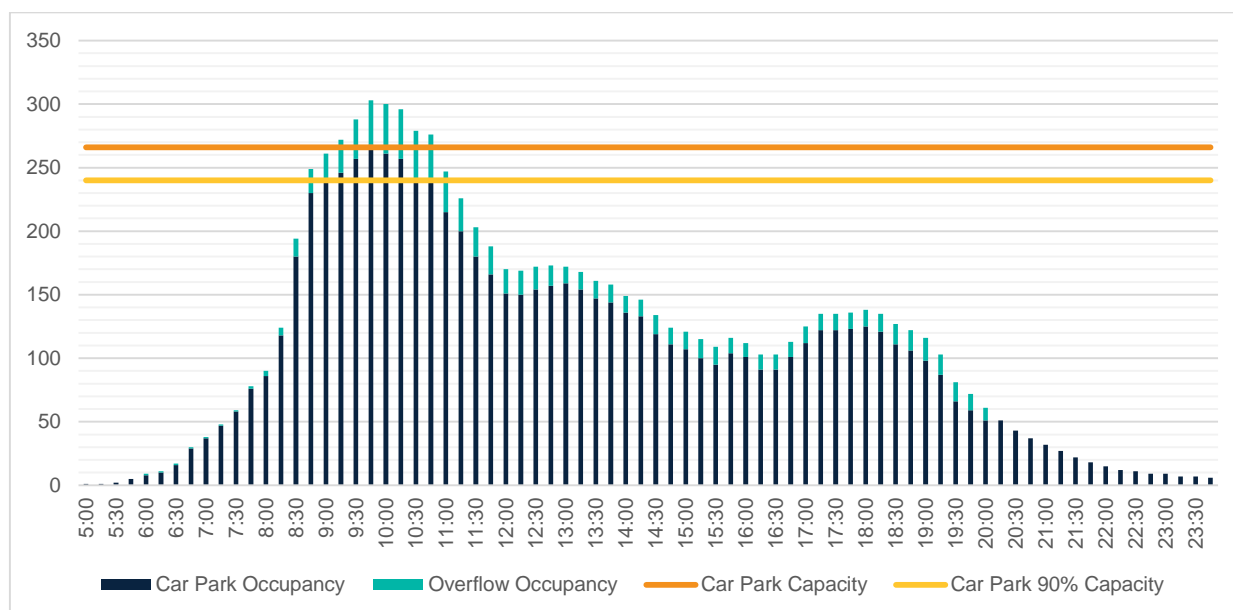


Figure 3: Car Park Occupancy - Average Sunday December 2022 – January 2023

### 3.1.3 Christmas Day, Sunday 25 December 2022

As expected, the data confirms that there was high parking demand at Quinns Mindarie Coastal Node on Christmas Day, with demand exceeding the formal supply of parking. It is noted that Portofinos Restaurant & Bar was closed on Christmas Day, however Sea Spice was open for lunch and dinner service.

The data shows the parking demand on Christmas Day exceeded 90% capacity between 9:15am and 12:15pm, with demand exceeding 100% capacity between 9:30am and 12:00pm.

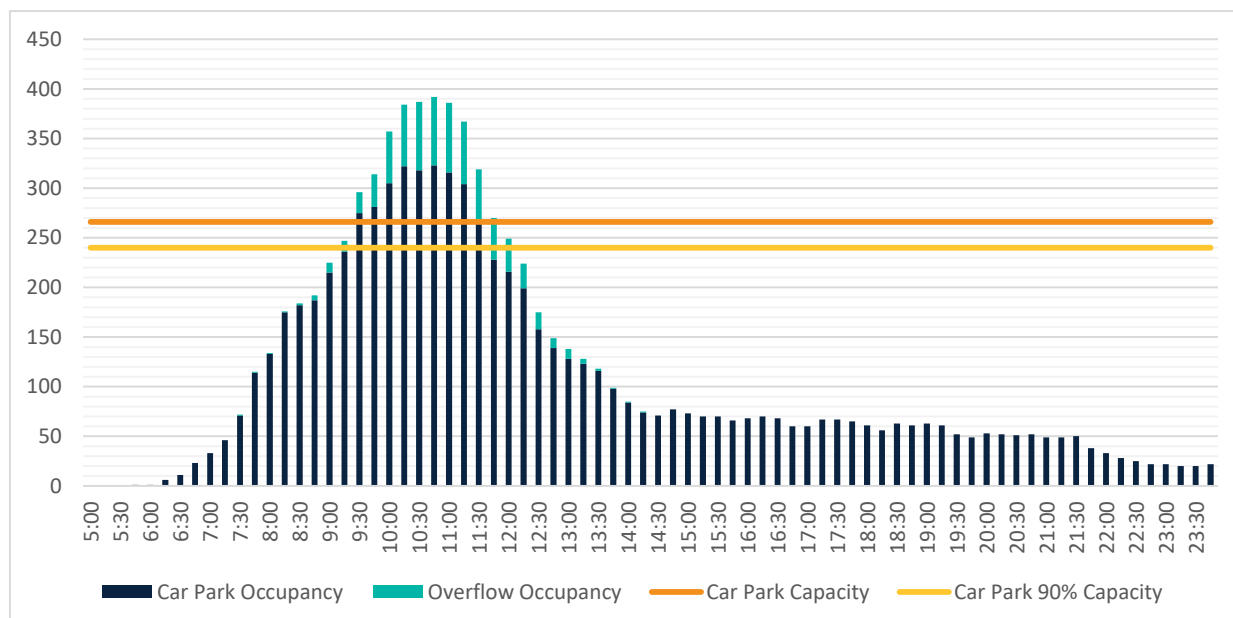


Figure 4: Car Park Occupancy - Christmas Day Sunday 25 December 2022

### 3.1.4 Little Nippers Carnival, Sunday 15 January 2023

QMSLSC hosted the second Little Nipper carnival of the 2022-23 season for Surf Life Saving Western Australia. The events held consisted of swim, board, sprints and flags for the U8 and U9 age groups.

The traffic counters were damaged over this weekend, therefore the City was unable to obtain data for Sunday 15 January 2023. However, knowing that the Carnival was occurring, and that this would likely be the peak parking demand experienced by the site, the City's Rangers patrolled the location on the morning of the Carnival. The patrol confirmed that the car park and overflow were at full capacity and that there was significant on-street parking along the nearby residential streets. It is expected, that similar to regular Sunday mornings, after the Carnival finished the associated parking demand quickly departed.

## 3.2 Parking Demand Assessment

*Austrorads Guide to Traffic Management Part 11: Parking Management Techniques* advises that conventional practice is not to provide parking supply to meet demand on the busiest day of the year as this would be uneconomical. The accepted best practice is to adopt a level of supply to satisfy the parking demand that will only be exceeded for a number of hours or days each year.

A parking system operates at optimum efficiency when the system is being used slightly less than at full capacity. The recommended occupancy at which optimum efficiency is achieved is generally accepted as being in the range of 85 to 95% capacity. As such, the assessment level has been assessed against 90% capacity.

Based on the QMSLSC Nippers Calendar 2022/23, the surf lifesaving season runs for 23 weeks from October to March with two weeks off over the Christmas holiday period. This equates to 21 Sundays during which training and/or events are held, and where the occupancy of the car park will exceed 90% for two-and-a-half hours.

Additionally, Western Australia has 11 established public holidays, of which two, WA Day and the King's Birthday, are observed outside of the peak seasonal beach demand period between October to April. Based on a similar demand profile to that recorded for Christmas Day, parking occupancy at the car park could be expected to exceed 90% for three hours on these nine public holidays.

In total, this represents an expected 30 days a year where parking demand at the peak time would exceed the optimum efficiency of 90% capacity of the existing 266 bay car park.

This adds up to less than 100 hours out of the approximately 3,000 daylight hours per year that parking demand exceeds 90% capacity.



### 3.2 Comparison with other LGAs

A suitable comparison to Quinns Mindarie Coastal Node is Mullaloo Beach, which is approximately 12.3km south and within the City of Joondalup. Mullaloo Beach is a patrolled swimming beach with a large grass recreational area which is popular with families. It provides greater amenity than Quinns Beach with more restaurant/café options and larger recreational space. The number of formal parking bays available at Mullaloo Beach is provided in the table below.

Mullaloo Beach – City of Joondalup	Description	# Bays
	Mullaloo Beach Car Park	116
	Tom Simpson Car Park	309
	Mullaloo Drive On-street Parking	26
	Total	451

Review of available aerial imagery shows that on Saturday 27 February 2021, there was an event at the beach and a significant amount of informal on-street parking was occurring. This confirms that even with a larger parking supply, on event days parking demand will still exceed the available number of bays provided.

## 4 Parking Management

Parking at the Quinns Mindarie Coastal Node is governed by the City's Parking Local Law and enforced by City Rangers.

As an example of parking management for coastal areas, the parking management techniques adopted by Queensland Sunshine Coast Council under its *Parking Management Plan 2017* are summarised as:

1. Regulate through lines and signs
2. Apply, monitor, and modify time restrictions
3. As appropriate
  - a. Provide additional unpaid parking, or
  - b. Apply paid parking to existing parking, or
  - c. Provide additional parking and apply paid parking

Should a similar approach should be considered at Quinns Mindarie Coastal Node, the appropriate parking management to consider is to introduce time restrictions.

There are precedents for introducing time restrictions at coastal nodes in Western Australia. The City of Stirling enforces time restrictions at Scarborough Beach with two hour limits applied to some of its parking. Similarly, the Town of Cottesloe enforces three hour time limits on its parking closest to the beach.

As a means to promote an equitable use of the existing parking at Quinns Beach, two hour time restrictions could be implemented on some of the parking closest to the beach and restaurant accesses.

## 5 Additional parking opportunities

The City has investigated additional parking opportunities within 200m and 400m catchments of the QMSLSC as part of the study. A 400m catchment is considered to be a 5-to-10-minute walk for most people and is generally accepted as a standard catchment for regularly accessed facilities.



Figure 5: Parking opportunities extents investigated

There are limited opportunities to increase formal parking within 200m radius of the QMSLSC, whilst within a 400m catchment opportunities present.

## Option 1: On-street parking opportunities

The roads within a 400m radius of the QMSLSC include Ocean Drive, Quinns Road, Burt Street, Dennis Street, Gordon Avenue, McPharlin Avenue, Pearce Street, Kinsale Drive and Seaham Way.

**Ocean Drive:** Would require a full redesign of the road cross-section, including the removal of the median traffic treatment/pedestrian refuge islands and reducing available verge width on the northern/residential side. This is not considered feasible as would be prohibitively expensive for the potential number of bays gained and would significantly impact pedestrian crossing amenity.

**Quinns Road:** Vehicle speeds on Quinns Road exceed the default built up area speed limit of 50km/h, with operating speeds around 57km/h on the approach to Burt Street. Given the small number of parking bays that could be accommodated on the verge adjacent to the drainage sump, drivers may not expect parking related behaviour when driving westbound on Quinns Road,

exacerbating issues with the opening of car doors. Whilst AS2890.5 *Parking Facilities On-street Parking* specifies widths for on-street parallel bays on roads with speed limits up to 70km/h, the introduce of parking embayments on Quinns Road is not supported.

**McPharlin Avenue, Burt Street, Gordon Avenue, Pearce Street and Dennis Street:** These roads fall under the old Quinns Rocks area, which is characterised by narrow road carriageways with varying slopes. The provision of formalised on-street parking embayments on these roads would significantly impact residential verges and is not supported at this time. The use of these streets for informal residential parking and overflow beach parking is supported as on-street parking has a traffic calming effect and is an effective way to reduce vehicle speeds on local access streets.

**Kinsale Drive:** Vehicle speeds along Kinsale Drive exceed the default up area speed limit of 50km/h, however the straight section between properties 66 and 82 provide good visibility. Given the grade differences in sections, it is not feasible to relocate the conservation fencing on the western verge and borrow land from the conservation area to create on-street parking embayments. With residential property frontages and Western Power street lighting on the eastern verge, it would be prohibitively expensive to use land from this verge. As such, construction of on-street parking embayments on Kinsale Drive is not deemed feasible.

**Seaham Way** is classified as a Local Distributor Road under the City's Functional Road Hierarchy. Traffic count data from February 2022 records volumes approximately 3,100 vehicles per day (vpd), with an operating speed around 52km/h on the section considered.

Of these roads, the opportunity to construct on-street parking embayments is considered feasible on Seaham Way, between Quinns Road and Kinsale Drive.

Whilst the road network pre-dates the Western Australian Planning Commission's (WAPC) Draft Liveable Neighbourhoods 2015, Seaham Way would be characterised as a Neighbourhood Connector A road. Liveable Neighbourhoods includes a typical cross-section for this type of road with on-street parking, which is considered appropriate for Seaham Way.

The table below provides an indication of the number and estimated cost to install additional parking on Seaham Way.

Description	Number of Bays	Order of Cost Estimate	Assumed Cost per Bay
Parallel parking with footpath realignment and widening	17	\$130,000	\$7,650
90-degree parking with road narrowing, footpath realignment and widening	26	\$200,000	\$7,700

The distance from the Quinns Beach access points is approximately 500m via the footpath along Quinns Road, or approximately 430m via the existing trail through the conservation area. This corresponds to a 6-to-9-minute walking time.

The location of the potential on-street parking is opposite residential properties. These properties may object to the provision of public parking citing vehicle volumes and speeding as a concern. The current traffic volumes of 3,100vpd is well below the threshold identified by WAPC Draft Liveable Neighbourhoods 2015, which advises when traffic volumes exceed 5,000vpd, this starts to impact on the ability for vehicles to safely reverse out of driveways. In addition, well utilised parking embayments will visually narrow the road which will assist to manage vehicle speeds.

The provision of on-street parking on Seaham Way is not expected to cause a significant increase in the volume of traffic or speed of vehicles and will improve visitor parking opportunities for residents.



## Option 2: Off-street car parking on drainage sump on Quinns Road

Two options have been considered to provide off-street car parking at the existing drainage sump at 2 Quinns Road which has an approximate area of 3300m<sup>2</sup>. This corresponds to approximately 100 car bays that could be provided for on the site. The options to develop the site are:

Option 2A: Install underground drainage cells and construct a car park over

Option 2B: Maintain drainage sump and construct a concrete slab car park over

Option 2B would yield fewer parking spaces than Option 2A, as there would be a requirement to maintain vehicular access to the sump for ongoing maintenance. As such, Option 2B has been disregarded and only Option 2A is considered in further detail.

Austroroads Guide to Traffic Management Part 11: Parking Management Techniques recommends an average area of 35m<sup>2</sup> per public car parking space. This includes the parking space itself and circulation and manoeuvring areas.

A preliminary estimate for this is \$1.2 Million, which equates to \$12,000 per space.

This provides an allowance of \$400,000 to upgrade and install underground drainage cells, an additional \$500,000 to construct a car park in accordance with AS2890.1, Parking facilities for off-street car parking and a contingency of approximately 30%.

This is approximately 320m walking distance from the Quinns Beach access point along the footpath on Quinns Road. This corresponds to a 4-to-6-minute walking time.

## Option 3: Extend existing car park

It is an option to expand the existing car park, however this would require clearing of the conservation area, impacting on sensitive vegetation. The detailed and targeted flora and vegetation survey for Lot 211 Quinns Road identifies that the majority of the vegetation adjacent to the existing car park is deemed to be in 'Good' condition.

It is not considered appropriate to clear vegetation that is not identified as 'Degraded' or 'Completely Degraded', therefore this option has not been explored further.

## Option 4: Formalise temporary overflow car park

It is an option to formalise the temporary overflow car park, however there are significant issues which present.

The lack of natural surveillance opportunities is an issue, as this is key principle of Crime Prevention Through Environmental Design (CPTED). Good surveillance means that people can see what others are doing thereby deterring 'would-be offenders' from committing offences in areas with high levels of surveillance. With the temporary overflow car park hidden from the main car park and pedestrian activity, and not visible from the road, the formalisation of this parking may exacerbate the existing and proven anti-social behaviour at the location.

There is also the opportunity cost of the land to consider, as this coastal frontage could be used for other uses that benefit the broader community, not just the individuals who park their vehicles in this location. This space could be used for increased recreational green space or additional commercial uses that would attract more people and increase activation of the coastal node beyond the Sunday morning peak.

It is not considered appropriate to use premium coastal land to build additional parking, therefore this option has not been considered further.

## 6 Safety

There have been reported occurrences of anti-social behaviour with the temporary overflow car park being accessible in the early evening. The data reveals that the additional parking provided by the overflow is only required on Sunday morning, therefore it is appropriate to review opening hours of the overflow car park.

The overflow car park gets used even while there are still vacant spaces in the surf club car park, however this is likely as it is a shorter walk to the beach.

In addition, concerns have been raised regarding the condition of the surface of the temporary overflow car park. As this was designed to be a temporary measure until additional parking was constructed, the surface has degraded and can be difficult to traverse in a standard small vehicle.

## 7 Findings & Recommendations

### Findings:

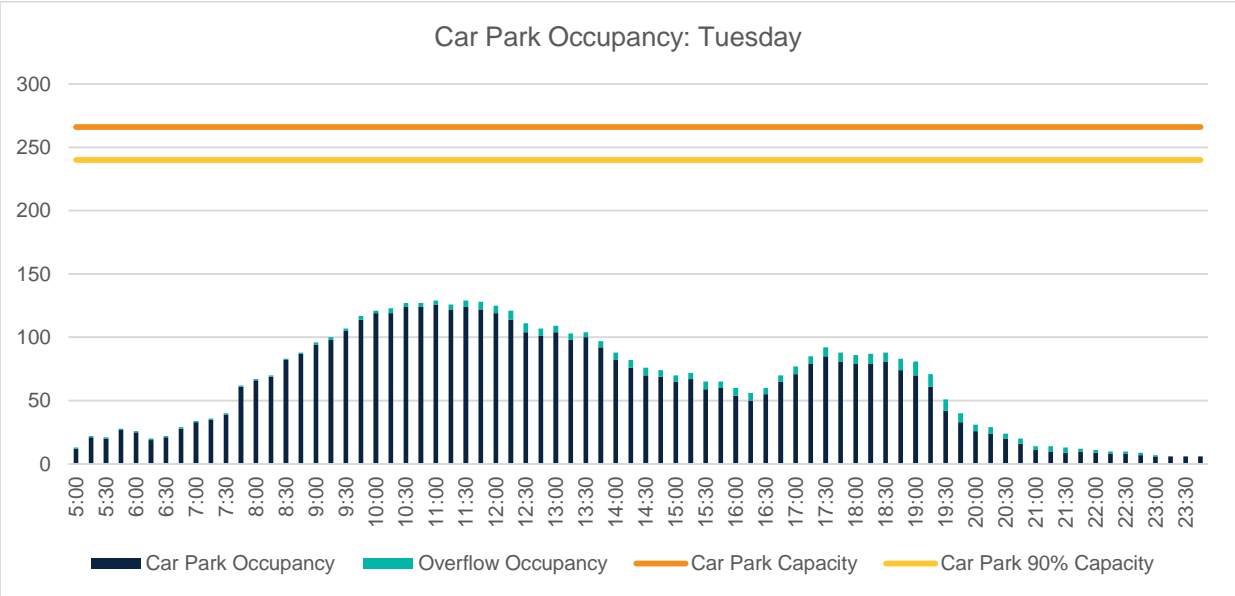
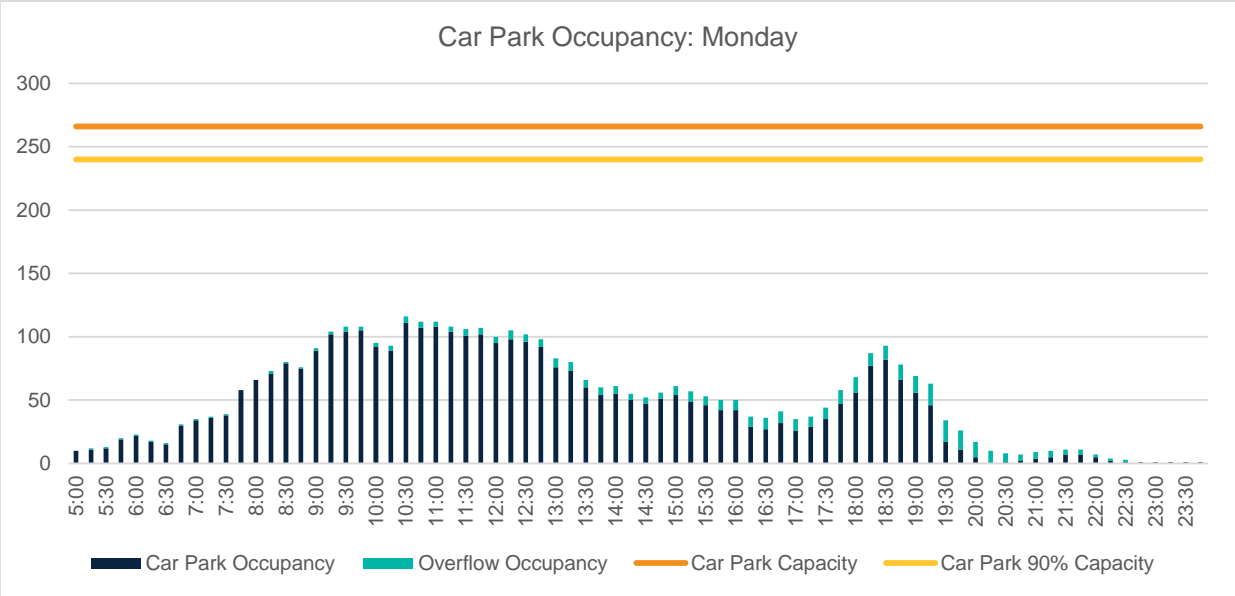
- Parking at Quinns Mindarie Coastal Node meets statutory requirements and that supply adequately caters for demand between Monday to Saturday.
- Parking demand exceeds supply on Sunday morning for approximately two hours, corresponding to the QMSLSC Nippers.
- Parking demand is estimated to exceed 90% capacity for times on 30 days of the year, or approximately 2.75 % of the daylight hours in the year.

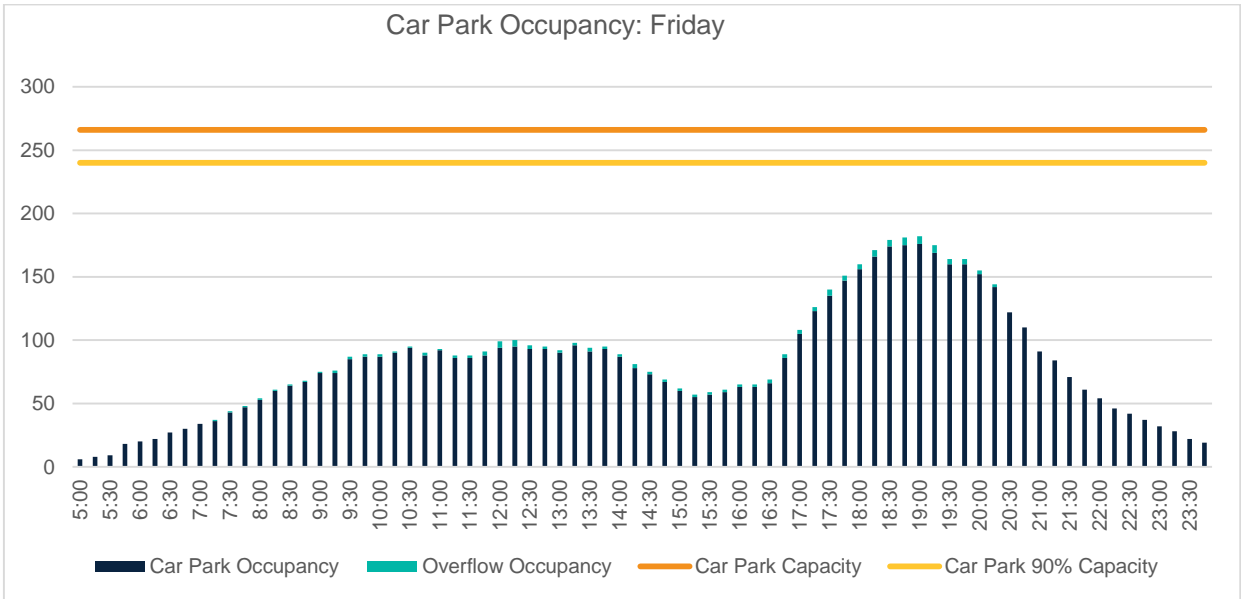
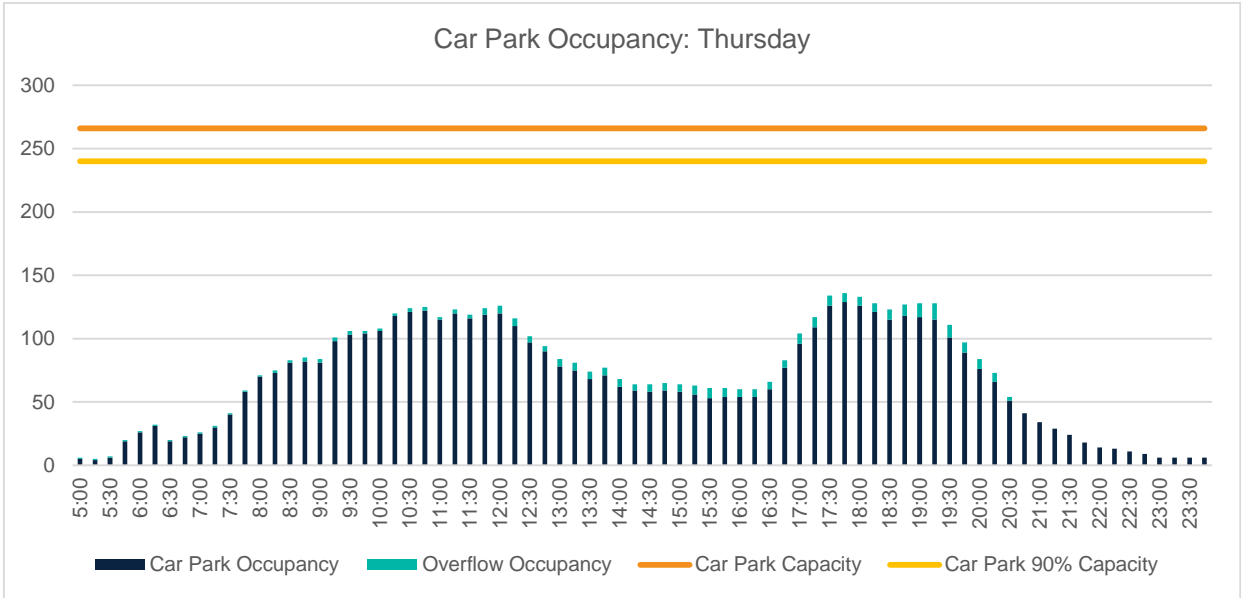
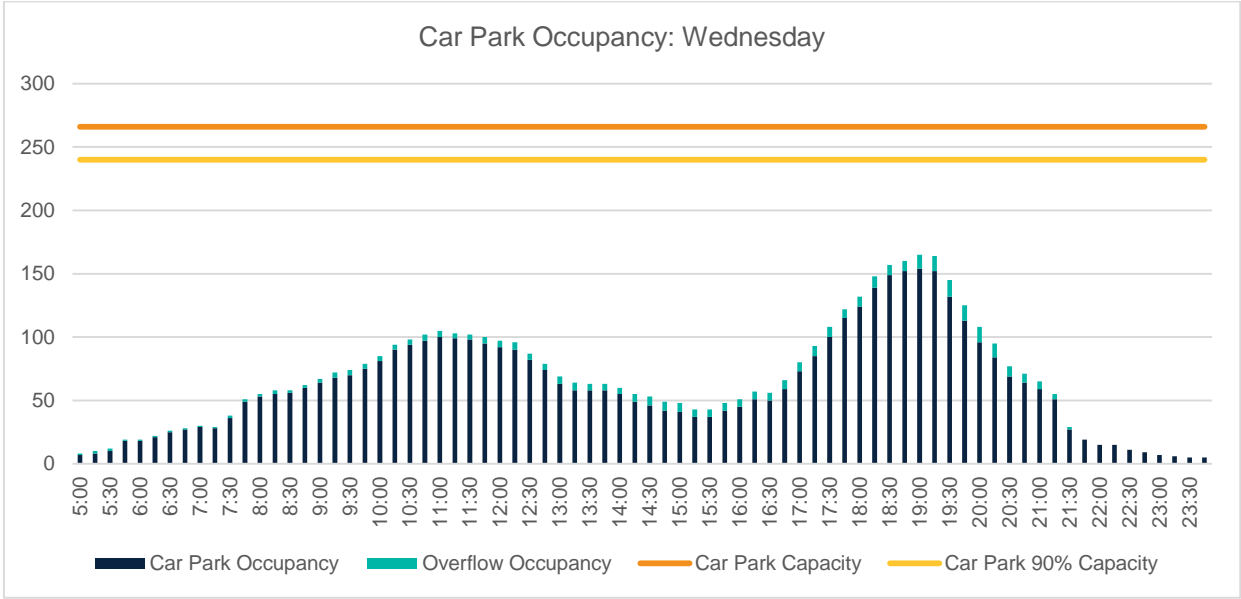
### Recommendations:

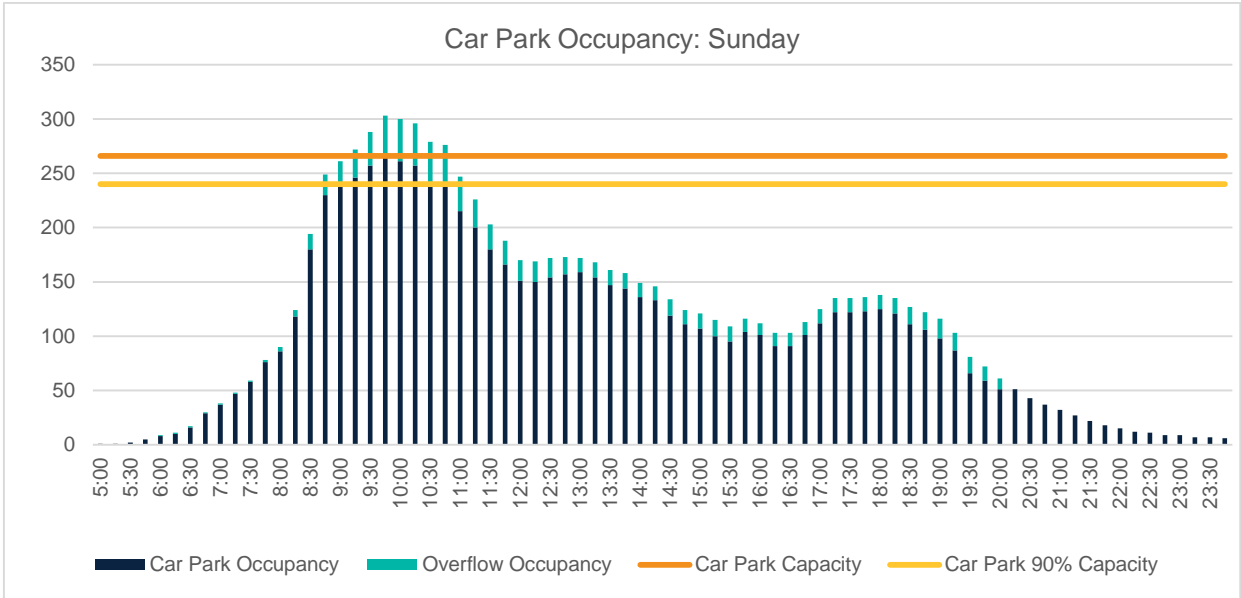
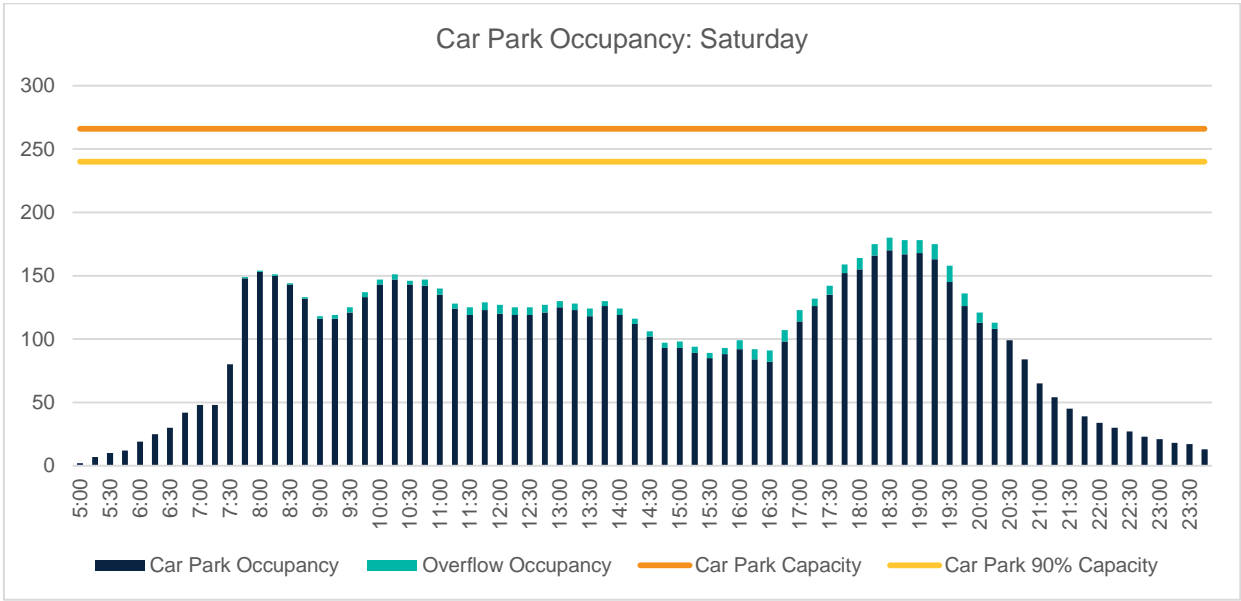
- There is sufficient parking to service the site and the temporary overflow car park is recommended to be closed between Monday to Saturday.
- It is not recommended to construct additional parking unless there is an increase in usage across the afternoon and evening consistently above 90% occupancy.
- It is recommended to monitor the parking occupancy at the site, with the possibility of introducing two-hour time restrictions to the 'premium' bays closest to the beach access and restaurants.
- Update the LPP 4.21 to align with the City's Coastal Management Plan 2021
- Consider a Policy to advise how the City manages public parking to ensure a fair and equitable use of public resources, and to advise how requests for additional parking are assessed.



Appendix A







WESTERN



AUSTRALIA

REGISTER NUMBER <b>211/D27023</b>	
DUPLICATE EDITION <b>3</b>	DATE DUPLICATE ISSUED <b>13/9/2013</b>

# **RECORD OF CERTIFICATE OF TITLE** UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **485** FOLIO **181A**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BG Roberts*  
REGISTRAR OF TITLES



## **LAND DESCRIPTION:**

LOT 211 ON DIAGRAM 27023

## **REGISTERED PROPRIETOR:** (FIRST SCHEDULE)

CITY OF WANNEROO OF 23 DUNDEBAR ROAD, WANNEROO

(A H289092 ) REGISTERED 24/11/1999

## **LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:** (SECOND SCHEDULE)

- EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 1247/1930.
- EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 7033/1940.
- THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. VOL 485 FOL 181A.
- K742662 EASEMENT TO WATER CORPORATION FOR WATER, SEWERAGE OR DRAINAGE PURPOSES. SEE DEPOSITED PLAN 60718 AND INSTRUMENT K742662. REGISTERED 15/10/2008.
- K991232 LEASE TO BOGDANIS NOMINEES PTY LTD OF 695 MURRAY STREET, WEST PERTH EXPIRES: SEE LEASE. AS TO PORTION ONLY. REGISTERED 29/6/2009.  
M346079 EXTENSION OF LEASE K991232. REGISTERED 19/7/2013.  
M346079 THE CORRECT ADDRESS OF THE LESSEE IS NOW 27 ROSELLA STREET, STIRLING REGISTERED 19/7/2013.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

## **STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 485-181A (211/D27023)  
PREVIOUS TITLE: 3-98A

END OF PAGE 1 - CONTINUED OVER

## RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 211/D27023

VOLUME/FOLIO: 485-181A

PAGE 2

PROPERTY STREET ADDRESS:

2 QUINNS RD, MINDARIE.  
SITE 41 2 QUINNS RD, MINDARIE.  
SITE 57 2 QUINNS RD, MINDARIE.  
SITE 25 2 QUINNS RD, MINDARIE.  
SITE 26 2 QUINNS RD, MINDARIE.  
SITE 12 2 QUINNS RD, MINDARIE.  
SITE 10 2 QUINNS RD, MINDARIE.  
SITE 13 2 QUINNS RD, MINDARIE.  
SITE 37 2 QUINNS RD, MINDARIE.  
SITE 22 2 QUINNS RD, MINDARIE.  
SITE 44 2 QUINNS RD, MINDARIE.  
SITE 43 2 QUINNS RD, MINDARIE.

LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO

NOTE 1: N206100 DEPOSITED PLAN 407262 LODGED



15842

15842  
1961

43.10-0  
WESTERN 10-34  
THE TRANSFER OF LAND ACT 1893

OFFICE OF RYLES.  
REGISTERED AT 10.34  
18 OCT 1961  
81235 a

VOL  
TO 1253  
FOL. 818.

SHEETS TYPED

9/12

7 11 N

T R A N S F E R

REGISTERED 10.34 O'CLOCK THIS  
18<sup>th</sup> DAY OF October 1961

EDD

1390  
7  
156

ILBERY TOOHEY & BARBER  
SOLICITORS  
PERTH

19178

## WESTERN AUSTRALIA

## THE TRANSFER OF LAND ACT 1893

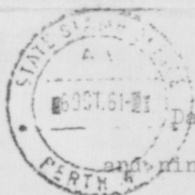
## TRANSFER



15842

WE EMMA ISABEL CLARKSON Widow and ISOBEL WILBERFORCE CLARKSON Spinster both of 11 Vale Road Mount Lawley in the State of Western Australia and THE PERPETUAL EXECUTORS TRUSTEES AND AGENCY COMPANY (W.A.) LIMITED of 89 St. George's Terrace Perth in the said State being registered as the proprietors as joint tenants of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of Twentyone pounds paid to us by HARRY KEMP HALL Farmer and Grazier and HAZEL MARY HALL Married Woman both of 155 Adelma Road Dalkeith in the said State and in order to comply with the requirements of The Town Planning Board to give effect to and for the purpose of the approval of plan of subdivision (Plan 7318) DO HEREBY TRANSFER to the SHIRE OF WANNEROO of Wanneroo with the consent and by the direction of the said HARRY KEMP HALL and HAZEL MARY HALL as testified by their execution hereof all our estate and interest in ALL THAT piece of land being:

Portion of Swan Location 1370 and being that part of Lot M1405 on Plan 4760 now comprised in Diagram 27023 and being part of the land comprised in Certificate of Title volume 1220 folio 898 excepting and reserving metals minerals gems and mineral oil specified in Transfer 7033/1940



Dated the 7th day of September One thousand nine hundred and sixtyone

Signed by the said EMMA ISABEL CLARKSON in the presence of:

E. I. Blackmore

Signed by the said ISOBEL WILBERFORCE CLARKSON in the presence of:

J. W. Clarkson

The Common Seal of THE PERPETUAL EXECUTORS TRUSTEES AND AGENCY COMPANY (W.A.) LIMITED was hereunto affixed under and by virtue of a Minute of the Board of Directors this 7th day of September 1961 in the presence of:

Ledie Craig Director  
Dun Whae Director  
M. O. J. Manager

Signed by the said HARRY KEMP HALL in the presence of:

H. K. Hall

No objection to this Dealing

17 OCT 1961

Director Farmers' Debits Office

P/A  
13/9/60  
to sell  
Signed by the said HAZEL MARY HALL)  
by her duly appointed attorney .)  
HARRY KEMP HALL in the presence of)

*Hazel Mary Hall*  
*By her Attorney*  
*H.K. Hall*

The Common Seal of the SHIRE OF.)  
WANNEROO was hereunto affixed by)  
and in the presence of:

President

*H. J. Martin*  
*M. R. H.*

Shire Clerk

Approved 28/9/61

*N. Steffanone*

Acting Chairman  
Town Planning Board

Town or District.	Number of Lot or Location.	Field Book.	Scale	Certificate in which Land is Vested.	Area
SWAN	PTS Lot M 1405 of Loc 1370	18908	1 : 3168 4 Chains to one inch	Vol. 1017. 1220 Fol. 66. 898	A. R. P.

IN ORDER FOR DEALINGS: *18/7/61*

**DIA 27023**

**CERTIFICATE**

I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection, and field check), in strict accordance with the Regulations for the guidance of Surveyors, and that this plan is in all respects accurate.

*J. M. Gordon*  
Licensed Surveyor.

Date *7/1/1959*

Approved by Town Planning Board

*[Signature]*  
Chairman

Date *18-7-61*

Approved *[Signature]*  
Inspector of Plans and Surveys

On  
Plan 4760  
Diagram 8073  
Index Plan 3145 7616  
SWAN 2000 03-15-03-14  
11 5000 02-06

OFF REGISTERED  
FEE PAID  
1173276  
1/8/61

Diagram No.  
**27023**

1085/11/96-800-0  
G.Roe Bk 4/13  
Docket 23720



Our Ref: PRO/737/59

Enquiries: Probate Registry | 9421 5333 | [supremecourt.probate@justice.wa.gov.au](mailto:supremecourt.probate@justice.wa.gov.au)

**SUPREME COURT**  
OF WESTERN AUSTRALIA

City of Wanneroo  
Locked Bag 1  
Wanneroo WA 6946

ABN: 70 598 519 443  
David Malcolm Justice Centre  
28 Barrack Street  
PERTH WA 6000  
TELEPHONE: 9421 5333  
FACSIMILE: 9421 5353

Att: 

Dear Sir/Madam,

**RE: THE ESTATE OF John Wilberforce Clarkson (Deceased)**

Thank you for your recent request lodged on 6 April 2023.

As requested I am enclosing an office copy of the grant together with a receipt for the payment of fees.

Kind Regards,

A handwritten signature in blue ink, appearing to be 'J Morien'.

Jason Morien  
CUSTOMER SERVICE OFFICER

13 April 2023



SUPREME COURT OFFICE  
OFFICE COPY

13 APR 2023

PERTH, WA

*TENTATIVE*

GROSS VALUE OF ESTATE £169,060-7-6

NETT VALUE OF ESTATE £167,665-15-6

IN THE SUPREME COURT  
OF WESTERN AUSTRALIA

PROBATE JURISDICTION

IN THE MATTER of the Will of  
JOHN WILBERFORCE CLARKSON  
formerly of 11 Vale Road Mount  
Lawley but late of 3 Brae Road  
Claremont in the State of  
Western Australia Pastoralist  
deceased.

BE IT KNOWN that on the nineteenth day of June One thousand  
nine hundred and fifty nine the last Will and Testament (a  
copy whereof is hereunto annexed) of JOHN WILBERFORCE  
CLARKSON formerly of 11 Vale Road Mount Lawley but late of  
3 Brae Road Claremont in the State of Western Australia  
Pastoralist deceased who died on the fourth day of April  
One thousand nine hundred and fifty nine at 3 Brae Road  
Claremont aforesaid was PROVED APPROVED AND REGISTERED in  
the Supreme Court of the said State at Perth and that adminis-  
tration of the real and personal estate of the said deceased  
was granted by the aforesaid Court to PATRICIA POLE CLARKSON  
of 3 Brae Road Claremont aforesaid Widow the lawful Widow  
of the said deceased EMMA ISABEL CLARKSON of 11 Vale Road  
Mount Lawley aforesaid Widow the lawful mother of the said  
deceased and ISOBEL WILBERFORCE CLARKSON of 11 Vale Road  
Mount Lawley aforesaid Spinster the lawful sister of the  
said deceased the Executrices named in the said Will they  
having been first sworn well and faithfully to administer  
the same.

By the Court,

I hereby certify that the sum of £46,042-10-0d  
has been paid for duty under the Administration  
Act 1908-1955

G. I. STAPLES

Deputy Master

G. I. STAPLES

Deputy Master.



815/59/4 1/4.

THIS IS THE LAST WILL AND TESTAMENT of me JONAS WILBERFORCE CARRISON of 11 Vale Road Mt. Dingley in the State of Western Australia Pastoralist.

1. I REVOKE all testamentary dispositions heretofore made by me.

2. I APPOINT my wife PATRICIA ROSE CARRISON my mother EMMA LOUISE CARRISON and my sister LOUISE WILBERFORCE CARRISON to be the Executrices and Trustees of this my Will (hereinafter referred to as "my Trustees" which expression shall include the Trustee or Trustees for the time being of this my Will).

3. I GIVE AND BEQUEATH to my wife absolutely free of all Probate and Estate duties all my watches trinkets clothing and personal effects (not being money or securities for money) and the net proceeds of my Policies of Life Assurance with the Australian Mutual Provident Society (including bonuses).

4. I GIVE DEVISE AND BEQUEATH all the rest and residue of my property both real and personal whatsoever and wheresoever situate unto my Trustees Upon Trust for sale and subject to payment of my just debts funeral and testamentary expenses Upon the Trusts following namely :-

- (a) Upon Trust to pay the income thereof to my wife during her life and widowhood she maintaining and educating my children and on her re-marriage.
- (b) Upon Trust to pay her an Annuity of Two hundred and fifty pounds per annum or one-third of the net income of my Estate (whichever shall be the lesser sum) during her life and
- (c) Upon Trust as to the residue of both capital and income of my Estate and after the death of my wife as to the whole of my Estate for all and every my children or my child if only one who being sons or a son have attained or shall attain the age of Twenty one years or being daughter or a daughter have attained or shall attain that age or marry thereunder and if more than one as tenants in common in equal shares.
- (d) PROVIDED NEVERTHELESS that in case any child of mine has died or shall die in my lifetime leaving issue living at my death such issue shall stand in the place of such deceased child and take per stirpes and equally between them if more than one the share of my Estate which such child would have taken if he or she had survived me and had attained a vested interest.
- (e) AND PROVIDED FURTHER that if I shall leave no issue who shall attain a vested interest under this my Will then subject to the interest of my wife as hereinbefore provided Upon Trust to pay the income to and equally between my Mother and my Sister during their joint lives and the survivor during her life and on the death of such survivor
- (f) Upon Trust (subject to the interest of my wife)

(i) To pay to my Cousin Patrick Maxwell free of all Probate and Estate duties Five hundred pounds and

Witnesses:-

*A. M. Millett*

*John Parkinson*

*Willie Apple*



8/5/24/4 2/4

(ii) To hold one equal half share of the capital and income of the residue of my Estate for the University of Western Australia for the purpose of founding a Scholarship or Scholarships out of the income thereof for a student or students in the Faculty of Agriculture for houses into agricultural and or pastoral problems in Western Australia such Scholarship or Scholarships to be in memory of my Father the late Henry Wilberforce Clarkson and of my Mother and if the income is sufficient for two Scholarships one to bear the name of my Father and the other the name of my Mother and same to be awarded on such terms and conditions and for such period as the University shall determine, the receipt of the Vice Chancellor for the time being of the University to be a discharge to my Trustees and

(iii) To hold the remaining one equal half share for the Church of England Grammar School Guildford for the purpose of founding a Scholarship or Scholarships out of the income thereof in memory of my brother Peter Wilberforce Clarkson who lost his life while a Member of the Royal Australian Air Force or if the income is sufficient for two Scholarships one to bear my name and one my name the receipt of the Treasurer or other Principal Officer for the time being of said School to be a discharge to my Trustees.

5. MY Trustees may postpone the sale calling in and conversion of any part of my real or personal estate for such period as they may in their absolute discretion deem fit notwithstanding that it may be of a wasting speculative or reversionary nature and that during such sale calling in and conversion the whole of the income of property actually producing income shall be applied as from my death as income and on the other hand on such sale calling in and conversion or on the falling in of any reversionary property no part of the proceeds of such sale calling in and conversion of or such property shall be paid or applied as past income.

6. I EMPOWER my Trustees to carry on for such time as they shall think fit any business whatsoever carried on by me at the date of my death either solely or in conjunction with any other person or persons and for the purpose of carrying on the same to employ the capital used by me therein and to use and occupy any lands and/or premises used and/or occupied by me in connection therewith and to employ and use all or any part of my live and dead stock agricultural implements machinery plant goods chattels and effects whatsoever belonging to me in connection with or used for the purpose of such business and to carry out and perform all contracts relating thereto and to appoint employ and pay any person or persons as manager servant or agent therein and in connection therewith from time to time to sell and/or purchase and/or otherwise acquire any livestock plant machinery goods chattels effects and things and I declare that in carrying on any such business my Trustees shall in addition to all powers vested in them by statute or otherwise have power to carry on or discontinue any part or parts of such business.

Witnesses :-

*[Signature]*

*[Signature]*

-1-

*[Signature]*

9/5/59/4 3/4

to augment or diminish the capital employed therein and generally to act in relation thereto as if they were the absolute owners thereof without being liable or responsible for any loss arising thereby and in case the same shall at any time be carried on at a loss I declare that my Trustees shall be reimbursed all loss incurred by them in carrying on the same out of my general effects.

7. I AUTHORISE AND EMPOWER my Trustees -

- (a) To retain as authorised trust investments any property and investments existing at my death and also to invest any moneys liable to be invested by my Trustees in any investments authorised for trust funds by the laws of the Commonwealth of any of the States of Australia Great Britain or the Dominions of Canada or New Zealand and in taking up shares in any Company in which I may hold shares at the date of my death with liberty to vary and transpose such investments into others of a nature hereinbefore authorised.
- (b) To lease the whole or any portion of my estate for such period and at such rental and on such terms and conditions as they may in their absolute discretion deem fit
- (c) To raise money on mortgage on fluctuating current account or otherwise over the whole or any portion of my estate at such rate or rates of interest and on such terms and conditions as they shall deem fit the mortgagee not to be concerned to enquire as to the necessity for such borrowing nor to see to the application of the moneys so borrowed.
- (d) To raise any part or parts not exceeding one moiety of the contingent or vested share of capital of any person under this my Will and apply the same together with the income of the whole of such contingent or vested share for his or her maintenance education and advancement in life with liberty to pay same to the parent or guardian of any minor without being responsible to see to the application thereof or being liable for the loss or misapplication thereof.

8. I DECLARE that notwithstanding the trust for sale hereinbefore contained my Trustees may appropriate any real or personal property forming part of my residuary estate to or toward the share of any person or persons in the proceeds of sale thereof under the trusts hereinbefore contained and may set apart any investments to answer any annuity or share of income hereby bequeathed and for the purposes aforesaid may fix the value of such real or personal property so appropriated or set apart as they shall think fit and every such appropriation setting apart and valuation shall be binding upon all persons interested under this my Will Provided always that as regards any share of proceeds of sale of my residuary estate not absolutely vested any such appropriation shall be without prejudice to the exercise of any powers expressly or impliedly given to my Trustees.

9. NO Trustee of this my Will shall be liable for any loss not attributable :-

Witnesses :

*G. A. Hillitt*

*John Parkes*

*R. W. Chapple*



815/59/4 7/4

(a) To her own dishonesty or

(b) To the wilful commission by her of an act known by her to be a breach of trust

And in particular she shall not be bound to take any proceedings against a co-trustee for any breach or alleged breach of trust committed by such co-trustee.

In witness whereof I have hereunto set my hand to this my Will (contained on this and the three preceding pages of paper) this *Eight* day of *September* One thousand nine hundred and forty seven.

SIGNED by the said JOHN WILKINSON CLARKSON )  
 as and for his last Will and Testament in )  
 the presence of us present at the same time )  
 who at his request in his presence and in )  
 the presence of each other have hereunto sub- )  
 scribed our names as witnesses :-

*John Clarkson*

*J. H. Hillitt*  
*Relictor Perth*

*W. Lechappell*  
*Bank to Messrs. Dardys & Co. Perth*  
*Relictor Perth*

*J. I. Clarkson*  
*G. W. Clarkson*  
*Greenbriars*

*W. Hillitt*  
*a Commissioner of the Supreme*  
*Court of Western Australia for taking*  
*Affidavits*



**Item 5 Confidential**

Nil

**Item 6 To Be Tabled**

Nil

**Item 7 Date of Next Meeting**

The next Special Council Meeting has been scheduled for 6:00pm on Tuesday 4 July 2023 to be held at Council Chambers, 1<sup>st</sup> Floor, Civic Centre, 23 Dundobar Road, Wanneroo.

**Item 8 Closure**



## COUNCIL CHAMBER SEATING DIAGRAM

