

Western Foreshore Commercial Site

Business Plan Summary

Lease site on Western Foreshore

8,000m²

Head Lessor

State Government
of Western Australia

Sublessor

City of Mandurah

Sublessee

Left Coast Leisure
Group Pty Ltd

Proposed uses and operating times:



Licenced Restaurant and
Microbrewery: 10am-10pm
2,500m²



18-hole mini-golf course and café:
6am-9pm
5,050m²



Chocolate production and retail:
7am-9pm
450m²

Training and Development

Support opportunities for work placement,
work experience and graduate programs for
hospitality students Mandurah TAFE campus.

A better deal for Mandurah

Our negotiated
lease creates
\$700k more
revenue over
25 years than
a market rate
lease would.

\$6.2 million

Proposed negotiated lease

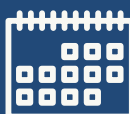
\$5.5 million

If market rate applied

A review of the rent will be done every 5 years
and the Consumer Price Index (CPI) will be
applied annually.

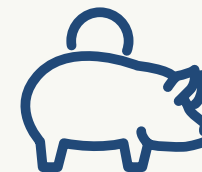


**It is proposed that the
revenue from the sublessee
is reinvested back into the
management, maintenance
and ongoing renewal costs
for the Western Foreshore
Leisure Precinct.*



Duration of lease

Initial 25-year lease, followed
by two further optional terms.



\$23 million
private investment



750,000 visitors
per year (estimated)



\$30 million
visitor spend per year



174 jobs
(direct and indirect)
during construction



**292 direct jobs and
145 indirect jobs**
during operation

Have your say

Advertising and feedback period
closes 26 July 2024.

If you'd like to give your feedback
or thoughts, you can do so in the
following ways:

Scan the QR code



Contact the City by post:
PO Box 210 Mandurah WA 6210

Email: council@mandurah.wa.gov.au

Come into the Administration Centre
at 3 Peel St, Mandurah