



Mandurah Western Foreshore Quick Facts and Frequently Asked Questions

Updated: 15 May 2025

Mandurah Western Foreshore Quick Facts and Frequently Asked Questions



Contents Page

(Click Link to Access Answers)

Quick Facts

- Key Elements
- Parking and Accessibility
- War Memorial
- Funding Model
- Commercial Footprint
- Economic Benefits
- Public safety measures
- Tree retention and planting
- Coastal Hazard Mitigation

General Information

1. Why is this redevelopment happening?
2. Why do we need a commercial site here?
3. Why not leave the area as public open space?
4. What will the remaining redevelopment of the Western Foreshore include?
5. Was the Mandurah Foreshore focus 2020 Vision Master Plan considered before selecting a Proponent?

Engagement and Consultation

6. When did the City of Mandurah commence community consultation on this proposal?
7. What engagement has the City undertaken with the local Aboriginal Community?

Land Ownership

8. What is the ownership history of the reserve and has the City consulted with the family who gifted this land to the community?
9. Is there a Management Order for the Class A Reserve that permits the City's proposed use for the site?

Environmental Management

10. What impact will the Western Foreshore redevelopment have on Hall Park?
11. How will the redevelopment impact local trees and how will this development reconcile with the City of Mandurah environmental and greening strategy?
12. Can the City of Mandurah provide an accurate measurement of the loss of total Green Space (Trees & Turf) in all parking nodes?

Economic Benefits

13. How many visitors will the proposed development bring, and how will it benefit Mandurah's economy?
14. How many jobs will the development create?
15. What is the local economic impact of the development?
16. What evidence will the City of Mandurah provide to substantiate the economic impact figures provided, they seem inflated?

Project Funding

17. Who is funding this project?
18. Will the City be making any financial grant to the sublease on the Western Foreshore?
19. What is the financial impact of this project on local ratepayers?
20. How much has the City of Mandurah spent on this proposal to date?

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



Parking, Traffic Management and Waterfront Access

21. Will this project impact public access to the waterfront?
22. How will the City meet the parking needs of the expected increased visitor numbers?
23. Can the City of Mandurah provide an estimate with some accuracy of the cost of providing all parking nodes?
24. How will the City manage the increased volume of traffic into the commercial area? What new roadworks are planned to handle the predicted huge increase in traffic?
25. Who will be responsible for the dredging and maintenance costs for the proposed jetty and will a seabed licence be required?
26. What modifications or upgrades to the Port Mandurah sewerage system are expected?

Development and Compliance

27. What is the required setback distance for buildings from the Flood Hazard Line and what depth of landfill will be required to comply?
28. What is the required distance of the development from surrounding residences?
29. What is the maintenance schedule and refurbishment timetable that will be required for the development?
30. The proposed capital cost of the development seems inflated compared to similar developments. Was this assessed by an independent building professional?
31. Who will manage the administration of this proposed development?
32. Will the City of Mandurah employ independent contractors/consultants to manage the approval and compliance process of this project?
33. Will the proposed development actually brew its own products onsite?
34. Why is the City of Mandurah marketing the proposed Shelter Brewery on social media before it has been considered by the Department of Planning Lands and Heritage and the WA State Planning for approval?
35. What will be in place to stop the Sublessee from on selling part of, or all of the lease once approval has been granted?

Public Health and Safety

36. What measures are planned to prevent vandalism to the ANZAC memorial hall and cottage?
37. How has public health and safety been factored into the redevelopment plan?
38. Why is alcohol being permitted in the public open space?
39. How is the proposed development on the Western Foreshore going to be family friendly if there is a licensed bar?

Accessibility

40. Will the new redevelopment be inclusive for people with accessibility requirements?

Design Plan

41. What is the maximum building height of the development?
42. When will a more comprehensive plan of the proposed development become available?

Opening Hours of Commercial Operators

43. Will community consultation be sought and considered in relation to opening hours and function/event compatibility with the residential character of the precinct?

Next Steps

44. What are the next steps and approvals process for this development?
45. How can the community have their say on the Western Foreshore redevelopment?

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



Quick Facts

Key Elements

- **Improved public access:** The redevelopment of the Western Foreshore precinct area will introduce wider footpaths, all-abilities paddle launch, and a new public jetty. Access to the water will also be improved with the beach area remaining accessible to the community and even widened at parts.
- **Commercial offerings:** Includes an 18-hole mini-golf course designed around existing trees, a restaurant and microbrewery, a chocolate factory, and a café. These facilities aim to attract both locals and tourists, contributing to the precinct's vibrancy.
- **Recreational amenities:** Enhanced green spaces, a dedicated public open green space for events like the circus and car shows as well as everyday use by locals, picnic areas, and recreational facilities such as disc golf and pickleball. There will also be improved infrastructure for community markets, and we will make the under bridge amphitheatre even better for intimate community events.
- **Sustainability:** The project incorporates additional tree planting around the public open green space and parking areas, resulting in a net increase in Mandurah's urban tree canopy.

Parking and Accessibility

- The project will add 202 parking bays, including:
 - 96 new bays near the War Memorial.
 - 66 bays along Leighton Place, within the existing road reserve.
 - 40 bays near the skatepark.
- Improved public transport connections will complement the parking facilities, encouraging alternative transport options.
- Intersection upgrades at Leighton Place and Mary Street will address increased traffic flow, supported by detailed traffic modelling.

War Memorial

- As part of the redevelopment, the War Memorial will benefit from improved surrounding infrastructure, including:
 - Enhanced pathways and lighting to ensure safe and dignified access.
 - Additional parking facilities nearby, ensuring better accommodation for large gatherings during memorial events.
 - Landscaping improvements to preserve the solemn and reflective atmosphere of the site while integrating it seamlessly into the overall foreshore design.
- Approval has been given to the RSL to enhance the Memorial with creation of an Avenue of Honour, further recognising those who gave the ultimate sacrifice and were killed during a World War.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



Funding Model

- Public infrastructure, including the skatepark and playground, has been funded through the City's Long-Term Financial Plan and annual budgets, with funding support from the State and Federal Governments.
- The \$25 million private investment represents the largest private contribution to Mandurah's City Centre in decades.
- Council is seeking to reinvest the lease revenue of \$6.2 million over 25 years into maintaining and upgrading community assets, including coastal hazard mitigation and parking improvements.

Commercial Footprint

- The entire Western Foreshore Leisure Precinct is around 101,500m² (including road reserves), with the designated A-class reserve part being 68,634m². Approximately 8,000m² of this reserve will be commercial space, of which over 60% will house the proposed mini-golf.
- The extensive green space behind the skatepark and playground will be maintained.

Economic Benefits

- The redevelopment will create 174 construction jobs and 329 ongoing operational jobs, including 258 direct positions.
- An estimated 750,000 annual visitors (300,000 local visitors and 450,000 from outside Mandurah) are expected to generate \$30 million in additional revenue for local businesses. Unique tourism spend per visitor is projected at \$228 per day.
- Partnerships with South Metropolitan TAFE will provide training and work experience opportunities in hospitality and tourism sectors.

Public safety measures

- The precinct is being designed with best-practice Crime Prevention Through Environmental Design (CPTED) principles, including improved lighting, CCTV, and active surveillance.
- Liquor licensing conditions for the commercial site will include early closing times and requirements for onsite security, ensuring a safe environment for all visitors.

Tree retention and planting

- Tree retention is a priority, with the mini-golf course designed to wind around existing trees. Additional landscaping will enhance the area's natural beauty and provide shaded spaces for recreation.

Coastal Hazard Mitigation

- The project incorporates soft coastal hazard protection measures, such as Geotextile sand containers (GSC) groynes (large sandbag-style groynes) and revetments, to protect the foreshore from erosion. These measures aim to ensure continued public access to the waterfront for at least 55 years.

Mandurah Western Foreshore Quick Facts and Frequently Asked Questions



General Information

1. Why is this redevelopment happening?

In 2018, the City conducted community consultation as part of the Mandurah Waterfront redevelopment project. The feedback received from the community said that the Western Foreshore, including the commercial spaces, was underutilised and lacked modern amenities and needed an upgrade.

Since then, Council endorsed a plan for the whole of the Western Foreshore area that includes key community infrastructure, public recreation spaces and modern commercial tenancies.

With the first phase of this plan now complete, we've successfully revived the southern end with the delivery of the skatepark, the Koolaanga Waabiny Playground, public art, event space and a new toilet block.

The final phase of the Western Foreshore's transformation will ensure the entire area is a place the community can enjoy year-round as part of our vibrant and connected city.

2. Why do we need a commercial site here?

Transforming the current commercial area into a sustainable, high-quality offering will revive the underutilised space and reshape the Western Foreshore into an inviting destination for everyone to enjoy for years to come.

A modern commercial offering, incorporating food and beverage, tourism and recreational activities is required to generate the visitor numbers and increased public investment in infrastructure to ensure the Western Foreshore is vibrant and enjoyed by our community for generations to come.

3. Why not leave the area as public open space?

The revitalisation of the Western Foreshore is about transforming an underutilised space into a vibrant, accessible hub for everyone in our community. The commercial offering seeks to ensure a balanced approach between maintaining vast and accessible public open space while adding amenities that enhance its usability and appeal for the entire community.

This balanced approach activates the space with a mix of recreation and leisure opportunities, creating jobs, supporting local businesses, and ensuring the area remains a welcoming and inclusive destination for generations to come.

4. What will the remaining redevelopment of the Western Foreshore include?

The final phase of the Western Foreshore transformation project was outlined in the Leisure Precinct Master Plan, adopted by Council in August 2024, and will make the Western Foreshore a place visitors and locals can enjoy year-round, with improved recreational amenities, new leisure activities, and a food and beverage offering.

The completed redevelopment will offer something for everyone, with better public access to the waterfront, improved accessibility and an all-abilities paddle launch, new green spaces, increased public parking and public transport links, wider footpaths and increased lighting.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



These public recreation facilities are balanced with a modern mix of commercial tenancies including a single-story restaurant and microbrewery, an 18-hole mini-golf course and café, and a chocolate factory.

5. Was the Mandurah Foreshore Focus 2020 Vision Master Plan considered before selecting a Proponent?

The Mandurah Foreshore Focus 2020 Vision Master Plan was completed in 2007. It was led by a Community Reference Group with the plan's inputs and final outcomes driven by significant community engagement.

The subject site is identified as part of Precinct 4 – Hall Park of the Master Plan with the key elements:

- Establish an Amusement Park as a regional attraction by Old Coast Road, incorporating the skate park
- Maintain large area for active recreation and large events, with a sound shell / pavilion
- Low-speed, shared surface boulevard for parking and pedestrian movement, focusing on the War Memorial
- War Memorial integrated with new features and facilities
- Swimming enclosure enlarged slightly
- Upgrade the foreshore with new landscaping, paths and a public water playground
- New traffic bridge with optimised boat clearance, to include wide pedestrian paths, fishing platforms and decked areas for temporary structures and commercial activity
- North-facing restaurant integrated with bridge and embankment
- Temporary kiosks / stalls for weekend / night markets
- Waterside activity node with restaurants, function space and entertainment and tourist facilities, with existing beach line maintained and enhanced foreshore landscaping

Engagement and Consultation

6. When did the City of Mandurah commence community consultation on this proposal

As part of the Mandurah Waterfront Redevelopment Project, significant community engagement was undertaken by the City in 2018 to inform and shape the vision for the City Centre Waterfront, this included the Eastern and Western Foreshore Reserves and included foreshore areas to the north and south of the Bridge, under the Bridge and Hall Park.

The City commenced the Expression of Interest Process in 2021 which invited proposals for the area. Once Council determined the preferred proposal, the City commenced the Major Land Transaction Community Consultation period on 31 May 2024 for 8 weeks, which concluded on 26 July 2024. The engagement included:

- 91 signs in locations across Mandurah
- 9 newspaper articles and stories
- 4 TV/radio broadcast stories
- 11 online news mentions
- 5 variations of social media advertising
- designated webpage for submissions
- 8 consultation pop-ups and a range of community group presentations
- Reach of over 7.6 million

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



7. What engagement has the City undertaken with the local Aboriginal Community?

The City of Mandurah has had, and continues to have, conversations with the local Aboriginal Elders and the wider Aboriginal community about the project, recognising that if the commercial development progresses through the next stages, further engagement will take place to achieve a design that respects the Aboriginal and cultural heritage of the site, including seeking the necessary State planning approvals.

In terms of the site itself, the Western Foreshore Leisure Precinct is located within a registered Aboriginal Cultural Heritage site (public boundary), being DJILBA (Peel Harvey Estuary), and Winjan's Camp. The proposed commercial development has been confirmed by the Department of Planning, Lands and Heritage as not within the actual boundary of the Aboriginal site.

Under advice obtained from the Department of Planning, Lands and Heritage (DPLH) 12 months ago, which has been further confirmed in February 2025, the proposed works are not within the actual boundary of the heritage site, as administered by the DPLH. The public boundaries shown on the Aboriginal Cultural Heritage Inquiry System are in fact larger than the actual boundaries, which is restricted information and not publicly available.

Based on this current information, no approvals under the Aboriginal Heritage Act 1972 are required for the proposed works.

The City will continue to work with the Department and the commercial proponent to make sure this advice is up to date, and in the event that a Section 18 approval is required under the Aboriginal Heritage Act, the City and the Proponent will be required to, and will certainly comply.

The City of Mandurah and Council has a strong history of meaningful and authentic engagement with the local Aboriginal community. Over decades, the City has consistently demonstrated leadership in working alongside Bindjareb Elders on key activities, projects, and decisions that impact the local community and heritage. The City has demonstrated a clear commitment to continuing discussions and engagement with the local Aboriginal community regarding this project. Furthermore, the proponent has also made commitments to working with Aboriginal Elders and ensuring Aboriginal culture is acknowledged and respected. As outlined in their submission to Council, the proponent has committed to:

- Holding a yarning circle with local Aboriginal Elders to gain a deeper understanding of Bindjareb history and stories;
- Incorporating dual naming into the project;
- Actively celebrating National Reconciliation Week;
- Ensuring Acknowledgement of Country is included at all events, on their website, menus, and other materials;
- Being an equal opportunity employer and fostering a diverse workforce;
- Providing ongoing cultural awareness training for staff to increase knowledge of Aboriginal culture; and
- Incorporating elements of Country into the landscape and mini golf design.

Land Ownership

8. What is the ownership history of the reserve and has the City consulted with the family who gifted this land to the community?

As part of the City's research relating to the history of ownership of the Western Foreshore, the land where the commercial area is proposed was reclaimed by the State Government in the 1960s following dredging works in the Peel Inlet and was later gazetted as an A Class Reserve and vested with the Shire of Mandurah for recreational and camping purposes. Refer Figure 1 (outlines the land parcel in the 1960's, overlaid on a current aerial image from Intranet Online Mapping System, Technology One Spatial).

As a crown reserve, there is no ability to place land ownership caveats on it, whether previously owned or reclaimed, and as such there is no caveat for Reserve 27581 on the Western Foreshore, whether it was gifted or acquired by the City and subsequently by the State Government.

In considering the proposed commercial development on the Western Foreshore, the State Government will evaluate the proposal based on its alignment with state policies, environmental impact, community benefits, and overall feasibility. If approved, the proposal may come with specific conditions that the applicant must adhere to during the implementation or life of operation. These conditions would be set out in the terms of the Head Lease with the City, and Sub-lease with the Proponent.

In relation to the Western Foreshore Proposal, the land would remain with the Crown, a lease fee would be paid to the local government, and those funds received would be specifically reserved to undertake development and protection works to ensure the Western Foreshore is protected for future generations to enjoy and as far as practicable be protected hazards such as inundation by investing in sand nourishment, groynes and rock walls where required.

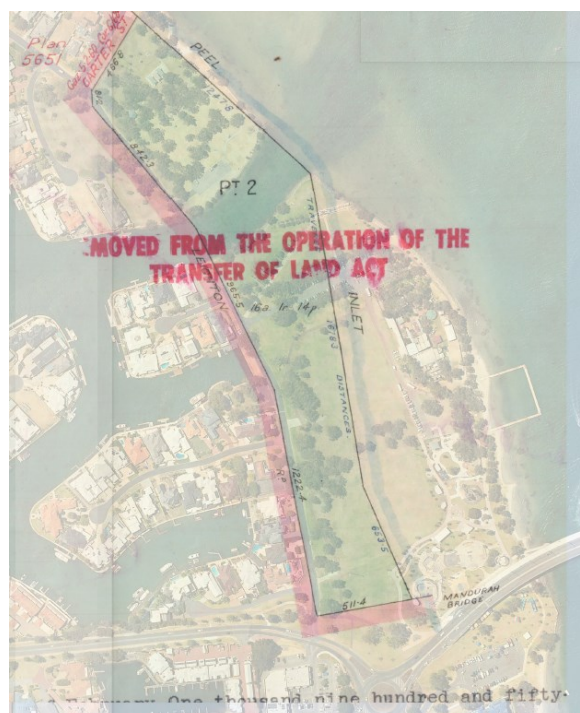


Figure 1: State Records Office Land Title, overlaid onto Intranet aerial image

Mandurah Western Foreshore Quick Facts and Frequently Asked Questions

9. Is there a Management Order for the Class A Reserve that permits the City's proposed use for the site?

The City has a Management Order for the Class A Reserve on the Western Foreshore for the purpose of Recreation, with the Power to lease for any term not exceeding 21 years.

There is only one Class A Reserve for the Western Foreshore area, being Reserve 27581, however this is comprised of two lots (as per Figure 2 below) of:

- Lot 500 on DP 404353 – encompassing the bulk of the subject foreshore area and the majority of the proposed excision area.
- Lot 1561 on DP 209268 – encompassing the northern section of Hall Park.



Figure 2: Intramaps

The skate park, play space, active reserves, parking, public toilets and lighting are all appropriate land uses within the conditions of the Management Order and do not require land excisions. This is in line with any other recreation reserve the City manages as public open space. However, note that the City has continued to engage with the State (through the Department of Planning Lands and Heritage) throughout planning and development of the Waterfront Redevelopment and Leisure Precinct master planning with regard to the development of public amenities and the proposed commercial development.

With regard to the proposed commercial use of the site, this would require the management order to be modified and the most appropriate way to achieve this and maintain the A Classification of the reserve is to undertake an excision, creating another land parcel with a specific function, as is the City's intent in this regard.

Environmental Management

10. What impact will the Western Foreshore redevelopment have on Hall Park?

The Western Foreshore Leisure Precinct is around 101,500m² (including road reserves), with the Hall Park A-class reserve area being 68,634m². Of this, 6,581m² has been used as a commercial site since 1987. The plans approved by Council include a slight increase to the commercial space of ~1,419m² (to 8,000m²).

The proposal for the built structure on the site includes:

- A ground-floor building: ~1,300m²
- Service yard: ~170m²
- Veranda, deck, and landscaping: ~550m²

The remaining commercial space will house the proposed mini-golf (over 60% of the commercial site), which will wind around existing trees and increase the public foreshore access and improve sightlines down to the water's edge. The extensive green space behind the Mandurah Skatepark and the Koolaanga Waabiny Playground will be maintained and further enhanced with landscaping and additional tree planting. This will provide additional shade to bring the area to life as a more usable and welcoming recreation and event space.

11. How will the redevelopment impact local trees and how will this development reconcile with the City of Mandurah environmental and greening strategy?

Tree retention remains a significant priority and part of the vision guiding this redevelopment.

Enhancing green spaces in Mandurah, including upgrading our Western Foreshore is a priority under the Environment Strategy. Preservation, enhancement and growth of the urban canopy is also an important part of the Environment Strategy and Greening Mandurah Framework and as is the case with the continuous improvement of the City's parks, tree retention remains a significant priority and part of the vision guiding this redevelopment.

The redevelopment includes additional tree planting around the village green and parking areas, which will increase the existing urban tree canopy and provide more usable shade for those enjoying the space.

The proposed 18-hole mini golf course, tree canopy and landscaping, comprises over 65% of the total commercial site area. The additional land area is marginally larger as a result of the desire to retain the tree canopy allowing the mini golf to wind around existing trees to ensure that they are retained.

12. Can the City of Mandurah provide an accurate measurement of; "the loss of total Green Space (Trees & Turf)", in ALL parking nodes?

The City is committed increase the number of trees on the Western Foreshore so people can sit and enjoy the grass area under shade.

There is 39,500m² of green space on Hall Park and 4,400m² of this will be used for car parking. This equates to 11.1% reduction of the grass area. However, new tree plantings and landscaping will ensure a net increase in tree canopy cover.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



The area will still be able to be used for large community events as the proposed new parking areas are similar in size to the area of car parking available on the Western Foreshore prior to the Mandurah Bridge being constructed.

Economic Benefits

13. How many visitors will the proposed development bring, and how will it benefit Mandurah's economy?

The development is estimated to bring \$30 million in tourism spending and 750,000 visitors per year.

Through economic modelling and benchmarks from similar tourism developments and visitation trends, the Western Foreshore Leisure Precinct, as a destination, is expected to attract a total of 750,00 (300,000 local visitors and 450,000 visitors from outside Mandurah). These figures represent repeat visits.

- Licensed Restaurant and Microbrewery – 250,000
- Mini Golf – 100,000
- Chocolate Retail Outlet – 150,000
- Clubhouse Kiosk – 100,000
- Play space, skate park & Foreshore – 150,000

14. How many jobs will the development create?

The City has undertaken an economic impact analysis that indicates the project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site is estimated to create approximately 329 ongoing jobs, offering various types of employment in hospitality, tourism and retail.

The projected direct and indirect employment generated by the construction and operation phases of the project has changed from the original Business Case, due to updates in the input output model provided by the City's economic and statistics data consultant. When the Proposal was presented to Council, the economic model used from the Australian Bureau of Statistics (ABS) national accounts input output table was the 2020/21 financial year, Using the latest 2021/2022 Australian Bureau of Statistics (ABS) national accounts input output table the assumptions has reduced the projection down from 437 jobs.

It is noted that there remains an estimated 500+ jobs directly and indirectly created by the project, providing valuable employment and training opportunities to residents in Mandurah and the region.

15. What is the local economic impact of the development?

The Western Foreshore redevelopment will be a major boost to the local Mandurah economy and tourism industry, creating a significant number of new jobs.

- 329 ongoing jobs will be created (258 direct and 71 indirect), offering various types of employment within a range of industries. Opportunities for casual and part-time positions will exist, in addition to full-time professional roles.
- Estimated to inject \$29 million directly into the local economy over the first 6 years.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



- Estimated to attract 750,000 visitors per year, bringing in an additional \$30 million in tourism spending. Attract interstate and international visitors, as well elevating the number of day tripper/short stays from Perth and other areas within WA.
- The development will offer work placement, work experience, and graduate programs for hospitality students from Mandurah TAFE campus.

16. What evidence will the City of Mandurah provide to substantiate the economic impact figures provided, they seem inflated?

Jobs

The estimates are calculated using a local “input-output” model. This is a model that links the impact of spending, investment and employment in one sector to other sectors to calculate a whole of economy impact. The model is based on Australian Bureau of Statistics (ABS) data.

Job estimates were calculated by modelling the proposed capital investment, and ongoing operations within the input-output model. The project is expected to support approximately 174 jobs during construction (direct and indirect). Once established, the proposed Western Foreshore Commercial Site is estimated to create approximately 329 ongoing jobs, offering various types of employment within a range of industries.

These models are used widely to estimate the likely impacts on the economy and inform Government decision making. The model and calculations for this development have been reviewed by City officers who are comfortable that the approach is in line with best practice economic modelling.

Tourism and Revenue:

The estimate of 750,000 total visitors per annum to the Western Foreshore Leisure Precinct is provided by the proponent and includes local and repeat visitors visiting the entire Leisure precinct.

The number of unique (one visitor / one visit) tourist visits to the proposed venues only (licensed restaurant and microbrewery, mini golf, clubhouse/ café, and chocolate factory) estimated by the proponent is 135,000 per annum based on similar businesses operating in WA.

These 135,000 tourist visitors equate to approx. total 370 people per day across the year, visiting any of the proposed venues i.e. licensed restaurant and microbrewery, mini golf, clubhouse/ café, and chocolate factory. This has been assessed as a reasonable estimate, which could range from below 100 per day in low season and above 1,000 per day in high season. The estimate is also equivalent to about 4% of the 3.8million total visitor days experienced in 2023/24.

Spending estimates are drawn from Australian Government Tourism Research Australia visitor survey data, which indicate spending of around \$228 per day.

This is an estimated average. Domestic day trip visitors are likely to spend less, intra state and interstate overnight visitors expected to spend this amount or more, and international overnight visitors expected to spend more per day. Taking these estimates together, the total forecast annual tourism spend has been estimated at:

$$135,000 \times \$228 = \$30.8m$$

This reflects tourism expenditure across the City, not just within the proposed venues i.e. including goods and services and experiences away from the Western Foreshore Leisure Precinct.

Mandurah Western Foreshore Quick Facts and Frequently Asked Questions



Training and TAFE Placements

The City has negotiated with the Proponent to include this obligation in the Heads of Agreement and the sublease.

Project Funding

17. Who is funding this project?

The City is committed to the provision of public infrastructure and amenities on the Western Foreshore and has met the cost of new public facilities such as the Mandurah Skatepark and Koolaanga Waabiny Playground through ordinary budget processes with funding from the State and Federal Governments.

The commercial development will be funded by the private proponent, with the \$25 million contribution towards this transformation representing the biggest private investment in the City Centre in decades.

18. Will the City be making any financial grant to the sublease on the Western Foreshore?

No financial grants are provided by the City of Mandurah.

The City has agreed to contribute to prepare site reports to the proponent which includes Flora and Fauna Assessment, Arborist Report, Site Contamination Report, Geotechnical Report and Coastal Risk Assessment, total costs of these are approximately \$130,000.

The City will contribute to public infrastructure on the Western Foreshore which is available to all members of the public and it is not exclusive to the commercial operator. These may be viewed as being associated with the proposal and includes car parking. To clarify these are outside of the proposed commercial area. The City will carry out carparking works on land adjacent to the Premises. The total cost of all carparking works on the Western Foreshore is estimated \$1.5 million. This is consistent with businesses in the City Centre area where there is recognition through the Strategic Centre City Centre Precinct Plan that efficient use of parking is often best located in the public domain.

It is important to note that the additional car parking, which includes 96 bays adjacent to the commercial site and 40 bay adjacent to the skate park equates to around 4,400m². Additional 66 car parking bays are planned within the road reserve. Prior to the Mandurah bridge being constructed there was a significant car park adjacent to the water, between the commercial operator, fire track and the skate park; this area was about 4,185m² and our new car parking area is about 4,300m².

19. What is the financial impact of this project on local ratepayers?

The new commercial lease will generate ~\$6.2 million in revenue for the City over the next 25 years, which the City will be seeking to reinvest into the Mandurah community and save ratepayers money. It is proposed that this commercial revenue will fund the construction, maintenance and renewal of public infrastructure at the Western Foreshore Leisure Precinct, including car parking, road and intersection upgrades, public jetty, and the necessary coastal treatments to maintain the coastline and public beach at Hall Park (i.e. groynes and sand nourishment).

Mandurah Western Foreshore Quick Facts and Frequently Asked Questions



The proposed rent on the site is ten times more than the rent paid by the former commercial lease holder, representing better value for money for ratepayers and a commercially viable return for the City.

20. How much has the City of Mandurah spent on this proposal to date?

The actual spend to date is:

• Traffic modelling consultants	\$30,415
• Expression of Interest	\$42,000
• Geotechnical and contamination reporting	\$19,750
• Coastal Hazard Assessment	\$38,075
• Legal to prepare heads of agreement	\$26,507
• Commercial valuation	\$4,530

Parking, Traffic Management and Waterfront Access

21. Will this project impact public access to the waterfront?

The Western Foreshore redevelopment will improve public access to the waterfront.

The proposed commercial lease area is set back further from the water's edge than the current commercial operator. The public foreshore area at the waterfront will be expanded up to 25 metres wide in some areas and the addition of a public jetty and all-abilities paddle launch will ensure the waterway is available to everyone for recreating.

The enhanced foreshore areas will include green spaces for picnics and recreation, providing a family-friendly environment that is open to everyone.

22. How will the City meet the parking needs of the expected increased visitor numbers?

The Western Foreshore currently accommodates only 91 car parking bays. Once the redevelopment is complete, the Western Foreshore will offer something for everyone, and more parking will be needed to cater to locals and visitors keen to enjoy the vibrant new space.

The redevelopment plans include an additional 202 parking bays, a new drop-off area near the Koolaanga Waabiny Playground, and improved public transport connections. This new parking will also ensure the space is equipped to host large-scale community events, such as ANZAC Day and cultural events.

Detailed design work will be undertaken to maximise tree retention, and additional tree planting around the public open green space and parking areas planned as part of the redevelopment will result in a net increase to the existing urban tree canopy.

- 96 new bays will be located near the War Memorial.
- A further 66 bays will be located in the existing road reserve at Leighton Place where cars currently park informally.
- 40 new bays will be located near the new skatepark.

The total number of car parking bays will be similar to what was on the Western Foreshore prior to the new Mandurah Bridge being constructed. Previously, there was a car park, bitumen fire track and access road which equated to 4,230m².

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



Not all visitors will come by car though, with many opting to walk, ride, boat or take public transport. However, the City does recognise that an upgrade to the intersection on Leighton Place and Mary Street will be required. The City is undertaking traffic modelling to inform the concept planning for this at the moment.

23. Can the City of Mandurah provide an estimate with some accuracy, of "the cost of providing all parking nodes"?

The City has budgeted approximately \$850,000 for the construction of 96 new parking bays on the Western Foreshore, which is part of the total estimate of \$1.5 million for all car parking on the Western Foreshore. This estimate includes associated infrastructure improvements such as lighting and accessibility upgrades. This parking is for all to use when enjoying the Western Foreshore.

24. How will the City manage the increased volume of traffic into the commercial area? What new roadworks are planned to handle the predicted huge increase in traffic?

The City of Mandurah recognises the importance of ensuring safe and efficient traffic flow to and from the Western Foreshore as part of the precinct's redevelopment. Road and intersection upgrades are planned to improve the capacity and functionality of the local road network. Previous traffic modelling has demonstrated that the increase in traffic can be successfully managed.

Detailed traffic modelling is presently being completed and is expected to be available in March and then this will influence the concept design and costings which will provide an opportunity for all residents directly impacted along Leighton Place in late April to ensure the residents provide feedback before Council consider the proposals mid-2025.

25. Who will be responsible for the dredging and maintenance costs for the proposed jetty and will a seabed licence be required?

The proposed jetty is a concept at this stage and is intended as a public jetty for all to use. It is not part of the commercial site. If the jetty is constructed, the annual maintenance costs would be the responsibility of the City. Lease fees collected from the commercial site will be used to contribute to ongoing maintenance costs for this jetty.

26. What modifications or upgrades to the Port Mandurah sewerage system are expected?

Any required sewerage system upgrades will be identified during the development application process and undertaken in consultation with the Water Corporation to ensure infrastructure capacity. These costs will be incurred by the Proponent.

Development and Compliance

27. What is the required setback distance for buildings from the Flood Hazard Line and what depth of landfill will be required to comply?

The City is in the process of finalising a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) for the Western Foreshore.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



It is expected that the CHRMAP will be completed within the next few months and will include adaptation and mitigation recommendations to address predicted erosion and sea level rise over the service life of the assets on the Western Foreshore including the development.

These recommendations will include finished floor levels and the timeline for any coastal protection works.

The City is expecting that the CHRMAP will be finalised in the coming months.

28. What is the required distance of the development from surrounding residences?

There are no planning requirements outlining any minimum distance. The proposed commercial development is located within the Western Foreshore Leisure Precinct, separated from residential properties by significant public open space, the City recognises there is residential housing in close proximity with the closest point from the edge of the commercial site to the closest residential lot is estimated to be 150 metres.

29. What is the maintenance schedule and refurbishment timetable that will be required for the development?

There will be protections in the legal agreement. The Proponent is responsible for management and maintenance of infrastructure in the leased area. This will be outlined in the proposed sublease.

It is important to note, with the Proponent paying full rates to the City, this additional revenue will go towards ensuring that there is investment in the public spaces within the Western Foreshore.

30. The proposed capital cost of the development seems inflated compared to similar developments. Was this assessed by an independent building professional?

The level of private investment to develop the proposed Commercial Site is estimated by the Proponent. They have worked with an Architect and it is expected that the design is of high quality finishes. It is a family friendly, licenced restaurant and it is intended to complement the features of the site. It is designed to maximise tree retention and as many of the existing natural features and view corridors to the public waterfront as possible.

The concept design of the building incorporates glass walls on both the northern and southern elevations and has significant glass components on the eastern elevation. This ensures views through the building are maintained and views to the war memorial, water's edge and adjacent play space are retained.

Further details and design review will occur at the development assessment stage. It is anticipated that the Proposal will require this level of investment.

31. Who will manage the administration of this proposed development?

The City of Mandurah is not the Proponent. Just like any development, the Proponent will be responsible, and they will engage qualified people to undertake the necessary work required.

32. Will the City of Mandurah employ independent contractors/consultants to manage the approval and compliance process of this project?

As part of the Expression of Interest process, the City's expectation is that the proposal will be subject to the State Design Review panel requirements at the development application stage.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



Due to the Peel Region Scheme, the City of Mandurah is not the responsible authority for the approval of the development application. The proposal will be assessed by the Department of Planning, Lands and Heritage for recommendation to the Western Australian Planning Commission or Development Assessment Panel, depending on the approval pathway selected by the proponent.

The Proponent will be required to engage consultants to ensure they comply with all requirements.

33. Will the proposed development actually brew its own products onsite?

The development proposal received during the Expression of Interest process includes an onsite brewing component, including brewing equipment.

34. Why is the City of Mandurah marketing the proposed Shelter Brewery on social media before it has been considered by the Department of Planning Lands and Heritage and the WA State Planning for approval?

The City is not marketing the Proponent. The City is required to include the name of the Proponent in the Major Land Transaction to enable the public to comment on the proposal, prior to entering into a sublease.

The City's communication strategy aims to inform our community about decisions of Council in relation to this project. The City has promoted the broader Western Foreshore Leisure Precinct and the benefits of redevelopment, which includes a mix of public recreation and commercial uses. It is the City's responsibility to ensure the community is receiving factual information. In doing this, it has been clear that the development is subject to State Government approvals.

The public has had, and will continue to have, opportunities to provide input at multiple stages, including during the land excision process, the development application stage, and the liquor licensing process.

35. What will be in place to stop the Sublessee from on selling part of, or all of the lease once approval has been granted?

The proposed sublease with Left Coast Leisure Group Pty Ltd includes provisions to prevent unauthorised on-selling or transferring of sub lease interests without the City's approval. This is a legal obligation for the Proponent. Additionally, the City would require approval from the Minister for Lands under a headlease arrangement. This ensures the City maintains oversight of the sublessee and its intended use.

Public Health and Safety

36. What measures are planned to prevent vandalism to the ANZAC memorial hall and cottage?

The City has an obligation to ensure that all of our Mandurah property is protected. The City has endorsed a new Community Safety Strategy in July 2024, outlining an ongoing commitment from the City to prevent, prepare and respond to community safety concerns. The Western Foreshore will be designed to best-practice Crime Prevention Through Environmental Design principles, creating an environment that designs out the opportunity for crime. This will include elements such as improved lighting, CCTV and activations to increase passive surveillance.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



The restaurant and microbrewery will have conditions it will have to meet as part of Liquor Licensing, such as employment of security guards at night and trade only until 10pm. These restrictions far exceed other venues operating in the City centre which are typically permitted to trade until 12am or later.

The Director of Liquor Licensing may also impose other conditions as required to reduce any risk of antisocial behaviour or safety issues, as is standard practice through the licensing process.

Also, to note, City officers have been working closely with Mandurah RSL for over 12 months to expand the War Memorial to include a new Avenue of Honour. Plaques will be placed in front of existing grove of trees to Honour and remember those Mandurah Citizens who paid the ultimate sacrifice for our country in time of war. The City will continue to work with the RSL to improve the War Memorial. The City has since continued to implement a network of CCTV cameras throughout key locations, including buildings, public facilities, and high-traffic areas with direct connection to WA Police. The location is also subject to regular police and ranger patrols and in consultation with the RSL any issues of concern are prioritised and responded to quickly.

The Halls Cottage building is owned and managed by the City. The location is frequently monitored by City staff and volunteer organisations and any vandalism at this (or other sites) is reported to Police and quickly responded to by the City's facility maintenance teams.

37. How has public health and safety been factored into the redevelopment plan?

The City has a key role in establishing conditions to mitigate any negative risks to the community and has recently endorsed a new Community Safety Strategy in July 2024, outlining an ongoing commitment from the City to prevent, prepare and respond to community safety concerns.

The Western Foreshore will be designed to best-practice Crime Prevention Through Environmental Design principles, creating an environment that designs out the opportunity for crime. This will include elements such as improved lighting, CCTV and activations to increase passive surveillance.

The City and the proponent for the commercial site have agreed to recommend to Liquor Licensing that the restaurant and microbrewery venue will be required to employ security guards at night and trade only until 10pm. These restrictions far exceed other venues operating in the City, which are typically permitted to trade until 12am or later.

The City is committed to the safety of the community and will maintain its strong partnerships with Police, Liquor Licensing and other stakeholders in relation to the serving of alcohol. The Proponent will be required to operate under a number of conditions to mitigate anti-social or safety issues where the Director of Liquor Licensing, through the liquor licensing process may impose conditions on the venues Liquor Licence requiring the operator to:

- Prepare a Harm Minimisation Plan which will outline requirements to manage customers through signage, staffing and security measures.
- Set occupancy numbers dependent on factors including toilet facilities, floor area, exit widths among other considerations.

It is in the best interest of the Proponent and the City to attract families to the space. It is a licenced restaurant and microbrewery, mini golf and chocolate factory. It is for all to enjoy, it will be vibrant and a place where all of our community are welcome to play, meet, work and enjoy.

38. Why is alcohol being permitted in the public open space?

Alcohol will not be permitted in the public open space within the Western Foreshore as per State Government legislation and Council policy.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



The proposed commercial development will require a liquor licence to operate within the proposed leased area where a licenced area would be approved by Racing Gaming and Liquor. Alcohol will only be permitted within the approved boundary of the licence and it will be a requirement of the Proponent to manage the boundary and consumption of alcohol within it.

39. How is the proposed development on the Western Foreshore going to be family friendly if there is a licensed bar?

The Western Foreshore Leisure Precinct has been planned in response to community feedback and will offer a range of free and paid family friendly attractions with hospitality offerings.

The City has already completed the new Skate Park and Play space on the Western Foreshore as free community amenities and is now progressing with planning for a commercial offering with hospitality venues and further recreational elements.

Ensuring a mix of both hospitality and community recreation can attract a diverse audience.

There are defined business model practices that can be implemented by the Proponent that aim to create clear distinctions between a standard bar or tavern and a family friendly hospitality venue. These may include but are not limited to:

- **Welcoming Atmosphere:** Warm and inviting decor, friendly staff, and a comfortable environment.
- **Child-Friendly Facilities:** Highchairs, changing tables, and a designated play area.
- **Kid-Friendly Menu:** Healthy and appealing options for children, including smaller portions and allergen-free choices.
- **Safety Measures:** Secure furniture, non-slip flooring, and childproofing where necessary.
- **Entertainment Options:** Activities like colouring books, board games, or a small playground to keep children engaged.
- **Family-Oriented Events:** Special events such as family movie nights, themed dinners, or holiday celebrations.
- **Accessibility:** Easy access for strollers and wheelchairs, with ample parking space.
- **Cleanliness:** High standards of hygiene and cleanliness throughout the venue.
- **Comfortable Seating:** Spacious seating arrangements that can accommodate families of all sizes.
- **Customer Service:** Attentive and understanding staff who are trained to handle family needs.

Furthermore, incorporating attractions that appeal to families, such as mini-golf courses, cafes, and outdoor dining areas, can make the venue more inviting for families. For example, the Western Foreshore Leisure Precinct includes an 18-hole mini-golf course, a café and chocolate retail outlet that will appeal to a wide range of demographics.

Accessibility

40. Will the new redevelopment be inclusive for people with accessibility requirements?

Council's plans for the Western Foreshore is to bring it to life as a place for all.

The new redevelopment will improve the accessibility of the area for all members of our community.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



The proposed plan includes an all-abilities paddle launch, wider footpaths, and improved lighting. These upgrades will transform the area into a place everyone can enjoy for years to come, regardless of their accessibility requirements.

Design Plan

41. What is the maximum building height of the development?

The City is only allowing maximum height of two levels.

The Proposal for the built structures includes the licenced restaurant and microbrewery consisting of a ground-floor building of around 1,300m², service yard of around 170m²; veranda, deck, and landscaping of around 550m² and 2 other buildings which are the mini-golf cafe and the chocolate factory which are 1000m² combined.

The remaining commercial space will house the proposed mini-golf, landscaping and tree canopy (65% of the commercial site).

42. When will a more comprehensive plan of the proposed development become available?

Left Coast Leisure Group are responsible for detailed designs and further information, including site plans and renderings. This will be shared with the community as they become available. The City will continue to provide updates via its website and community engagement channels.

It is important to note that the design and scale of the development (height, bulk and appearance) must be in keeping with the prominence of the Western Foreshore, noting the skate park, playground and war memorial and must be of a high quality architectural design.

The design of the development will maximise the retention of existing vegetation, ensure there are view corridors to the water between the buildings and be well integrated into the surrounding reserve and broader City Centre Precinct.

The Proponent is not at the detailed design stage yet and this will be available to the public to view in due course.

Opening Hours of Commercial Operators

43. Will community consultation be sought and considered in relation to opening hours and function/event compatibility with the residential character of the precinct?

Community feedback has already informed key aspects of the proposal, one of the main areas of feedback was relating to noise. The City has included in the conditions of the Proponent that the opening hours will be until 10pm. This is earlier than other hospitality venues in the City Centre.

Mandurah Western Foreshore

Quick Facts and Frequently Asked Questions



Next Steps

44. What are the next steps and approvals process for this development?

A land excision process is still required to enable the Proposal to proceed. This process is led by the Department of Planning Lands and Heritage with a further requirement to advertise for 30 days seeking community comment, before being laid before both Houses of Parliament for consideration. This is expected to commence in mid-2025.

In considering the proposed commercial development on the Western Foreshore, the State Government will evaluate the proposal based on its alignment with state policies, environmental impact, community benefits, and overall feasibility. If approved, the proposal may come with specific conditions that the applicant must adhere to during the implementation or life of operation. These conditions would be set out in the terms of the Head Lease with the City, and Sub-lease with the Proponent.

In relation to the Western Foreshore Proposal, the land would remain with the Crown, a lease fee would be paid to the local government, and those funds received would be specifically reserved to undertake development and protection works to ensure the Western Foreshore is protected for future generations to enjoy and as far as practicable be protected hazards such as inundation by investing in sand nourishment, groynes and rock walls where required.

Further to this, Council will also be required to advertise the Major Land Transaction disposal, before entering into the sublease with the Proponent. The process is expected to commence around mid-2025.

The Project will also require Development Approval through the Western Australian Planning Commission, and then again with Racing, Gaming and Liquor on the proposed liquor license. Timelines are not yet known.

45. How can the community have their say on the Western Foreshore redevelopment?

The State Government (Department of Planning, Lands and Heritage) will soon invite public submissions during community engagement on the excision of land. If that process is successful, then the City will engage with the community again on the sub-lease details.

Following this, public submissions can be made during the project's development approval stage with the Western Australian Planning Commission, and then again with Racing, Gaming and Liquor on the proposed liquor license.

For more information, visit mandurah.wa.gov.au/westernforeshore or contact our Customer Service team on 9550 3777.