

Mandurah Western Foreshore FAQ and Quick Facts

Mandurah Western Foreshore FAQ Document	2
Why is this redevelopment happening?	2
What will the remaining redevelopment of the Western Foreshore include?	2
What impact will the Western Foreshore redevelopment have on Hall Park?	2
How will the redevelopment impact local trees?	3
Who is funding this project?.....	3
Why do we need a commercial site here?	3
Why not leave the area as public open space?.....	3
What is the financial impact of this project on local ratepayers?	4
Will this project impact public access to the waterfront?	4
How will the City meet the parking needs of the expected increased visitor numbers?	4
How has public health and safety been factored into the redevelopment plan?	5
Will the new redevelopment be inclusive for people with accessibility requirements?	5
What is the local economic impact of the development?.....	5
What are the next steps for this development?	6
How can the community have their say on the Western Foreshore redevelopment?	6
Quick Facts.....	7

Mandurah Western Foreshore FAQ and Quick Facts

Mandurah Western Foreshore FAQ Document

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.

What will the remaining redevelopment of the Western Foreshore include?

The final phase of the Western Foreshore transformation project 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.

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.

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

The Western Foreshore Leisure Precinct is around 101,500m² with the Hall Park A-class reserve section 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 ~1,400m² (to 8,000m²).

The proposal for the built structure on the site includes:

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

Mandurah Western Foreshore FAQ and Quick Facts

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.

How will the redevelopment impact local trees?

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

The redevelopment includes additional tree planting around the public open green space 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, which comprises over 60% of the total commercial site area, will wind around existing trees.

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.

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.

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 with 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.

Mandurah Western Foreshore FAQ and Quick Facts

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).

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.

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.

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

The Western Foreshore currently includes just 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 available on the site prior to the new bridge.

Mandurah Western Foreshore FAQ and Quick Facts

Not all visitors will come by car though with many opting to walk, ride, boat or take public transport. However, we do 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 that at the moment.

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

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

The City is committed to the safety of the community and will maintain its strong partnerships with Police, Liquor Licensing and other stakeholders.

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

We are bringing the Western Foreshore to life as a place for all.

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

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.

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 for locals and moving Mandurah forward as the city of possibility.

The project will create more than two hundred ongoing new local jobs once complete, with new visitors to generate an additional \$30 million in annual revenue for local Mandurah businesses.

Mandurah Western Foreshore FAQ and Quick Facts

What are the next steps for this development?

In August 2024, the City of Mandurah Council endorsed the updated Western Foreshore Leisure Precinct Concept Master Plan following extensive community consultation.

The City of Mandurah has now submitted the Major Land Transaction application to the State Government to create a leasehold site within the existing reserve for the new commercial development. The next steps require decisions to be made by the State Government, with the City of Mandurah's decision-making role largely complete following the August 2024 Council decision.

The Major Land Transaction requires Parliamentary approval, and the lease arrangements would also require State Government and Ministerial approval. After this occurs, a Development Application for the commercial development can be considered by the WA Planning Commission.

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 WA 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.

Mandurah Western Foreshore FAQ and Quick Facts

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 FAQ and Quick Facts

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 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 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 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 revetments, to protect the foreshore from erosion. These measures aim to ensure continued public access to the waterfront for at least 55 years.