



# SHIRE OF DANDARAGAN CERVANTES RECREATION PRECINCT PLAN



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Front cover image:

Internal sporting images: Natalie Dennis Principal, Cervantes Primary School

# ACKNOWLEDGEMENT OF PEOPLE AND COUNTRY

On behalf of our community, the Shire of Dandaragan respectfully acknowledges the past and present traditional owners of this land, the Yued people.

It is a privilege to be living on Nyungar country.



## 1.0 About the Plan

### 1.1 Introduction

The Shire of Dandaragan has undertaken a comprehensive consultative planning process to develop the Cervantes Recreation Needs Assessment and Precinct Plan

This document presents a summary of the above.

Project deliverables included:

- a) Master Plan drawings visually depicting proposed facilities (Master Plan);
- b) High level costing of proposed facilities (Master Plan Costings); and
- c) An accompanying document outlining the results of engagement, how needs were considered and how the Master Plan was developed (Needs Assessment).

Following extensive consideration of the six options, the Cervantes Recreation Precinct Working Group (CRPWG) determined a preferred option for community consideration.

The preferred Master Plan was chosen as it:

- Is seen as reasonable for the current and projected population of Cervantes;
- Considers the Shire's minimum levels of service for sport and recreation facilities; and
- Is likely to be perceived by funding providers as reasonable and therefore more likely to receive funding support. Funding support is contingent on Master Plan staging; successful completion of feasibility study and other required elements; and the outcome of individual funding applications.

## 1.2 Methodology

### STEP ONE

#### Site Analysis/Stakeholder Engagement

Documentation of community profile  
Analysis of current facilities to prepare baseline drawing

Stakeholder engagement included meetings with the project working group, meetings with stakeholder groups and a community meeting

### STEP TWO

#### Standards and Comparative Considerations

Review of standards contained in the Shire Sport and Recreation Plan

### STEP THREE

#### Government Policy Considerations/ Alignment

Consideration of policies relevant to the provision of Sporting Facilities in Cervantes

### STEP FOUR

#### Option Analysis

Preparation and consideration of Master Plan options by the CRPWG

### STEP FIVE

#### Determinaton of Preferred Option

Determination and documentation of the preferred option following consideration of the results of all other stages of the Needs Assessment

Figure 1: Methodology

## 1.3 Community Profile

Cervantes is one of five townsites located within the Shire of Dandaragan. Cervantes is the gateway to Western Australia’s Pinnacles Desert and the beginning of Australia’s Coral Coast region. It is home to beautiful white sandy beaches and turquoise waters teeming with marine life, making it a popular choice for fishing or swimming and relaxed family getaways. This coastal town is the ideal base to enjoy a range of land and water-based activities.

As well as a popular tourist destination Cervantes hosts a crayfishing industry, a light industrial area and a range of local businesses and is popular with retirees. The community highly values participation in Sport and Recreation activities as a healthy outlet which encourages a sense of local identity and community cohesiveness.

In the 2021 census Cervantes had a recorded population of 480 and 573 dwellings. 334 (63.7%) of dwellings were unoccupied, likely showing a high proportion of absentee landowners.

Cervantes was annexed from, and is surrounded by, National Park; it is unique in the fact that there is unlikely to be significant further residential development opportunities. As a result, the Shire sources estimate the population could double or triple from existing levels over time, however, is unlikely to further increase due to lack of potential housing options. This gives an estimated population limit for the purpose of master planning of 1,500 people.

### POPULATION

Estimated Population\*\*



### MEDIAN AGE



### ANCESTRY



English	43%
Australian	41%
Scottish	11%
Irish	5%



### ABORIGINAL AND TORRES STRAIT ISLANDERS



### INDUSTRIES



Figure 2 Community Profile

## 1.4 Engagement Results

Engagement was delivered over three sessions. They were as follows:

- On the 24th November 2021 the Cervantes Recreation Precinct Working Group participated in a facilitated session;
- A series of stakeholder meetings were held on the 16th February 2022; and
- A community meeting was held on the evening of the 16th February 2022;
  - o Over 30 people attended;
  - o The agenda included a briefing on the purpose of the Master Plan, discussion of the results to date, group work and questions;
  - o Participants worked in table groups and were provided a draft sketch drawing aimed at capturing the results of groups feedback; and
  - o Participants at the meeting were told that the plan is for discussion only and would not likely represent the final Master Plan as the Master Plan would be refined following the results of the meeting, further engagement and analysis.

A summary of the results is presented below. The full results of these sessions are contained in the Needs Assessment Report.

### **Working Group and Community Meeting Findings**

Participants identified the following issues and inclusions for consideration:

- Diminishing population;
- Ageing population is an ongoing issue;
- Age and deterioration of facilities are a concern;
- Current buildings are not fit for purpose;
- Improvement of pathway links is required;
- An Increase of available shade and “picnic spots” is required;
- Consideration of a walk/cycle way around the precinct;
- More playground equipment at the oval is required;
- Availability of new locations inclusive of power, water, fencing;
- Participants indicated some concerns with parking – the nature of these concerns has not been identified and it is recommended that further engagement occurs to determine the nature of potential issues; and
- Some relocation of services is needed: i.e., Men’s Shed is currently inappropriately located in the old Kalis Shed.

## Groups Engaged

Men's Shed

Cervantes Community Recreation Centre

Cultural Committee

Football Club

Golf Club

Country Club

Ratepayers Association

Historical Society

Country Women's Association

Netball Club

Tennis Club

School

Bowing Club



## 1.5 Standards of provision to be met

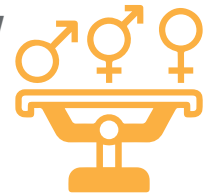
The following standards of provision to be met are included in the Shire of Dandaragan's Sport and Recreation Plan 2021-2031

### LEVEL OF SERVICE

Minimum Level of Service provided by the Shire to the four population centres

#### GENDER DIVERSITY

4 sets of gender diverse changing rooms with toilets and showers.



**C D J**



#### INDOOR SPACE

Indoor space with meeting rooms, kitchen, and function capability.

**B C D J**



#### EXTERNAL COVERED VIEWING AREAS\*

**B C D J**



#### UMPIRE ROOM

**C D J**



#### BASKETBALL **J**

Indoor, full-size basketball court with multiple court markings.



#### INTERNAL STORAGE

**B C D J**

#### YOUTH\*\*

Play area / skate facilities for the youth / young children, drinking fountain and seating.



**B C D J**

#### OUTDOOR MULTI-FUNCTIONAL COURT SPACE

x2 for the provision of tennis, netball and basketball (floodlit to evening training use).



**B C D J**



#### SPORTS OVAL + PITCH

One senior oval space which can accommodate the seasonal sports of Australian Rules Football as a minimum, but with the capability to accommodate rectangular sports (2 rectangular senior pitches).

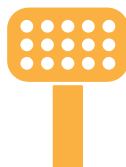
**B C D J**

### FACILITIES

Examples of facilities to be subject to community or external grant funding with an appropriate business case (i.e. not part of the minimum level of service provided by the Shire):



#### EXTERNAL STORAGE



#### OVAL TRAINING FLOODLIGHTS



#### SYNTHETIC BOWLS GREEN

**B** BADGINGARRA

**D** DANDARAGAN

**C** CERVANTES

**J** JURIE BAY

\* Badgingarra viewing area is facing bowling green and oval

\*\* The 'District' skate facility is in Jurien Bay. Other towns have 'Local' level skate facilities





# 2.0 Master Plan



## LEGEND

- 1 Bowling green— possible future putting green or similar
- 2 Existing bowling green to remain - upgrade lighting
- 3 Cervantes Country Club—possible external improvements
- 4 Tennis pavilion to remain
- 5 Two Multi-Purpose Courts for Netball, Basketball and possibly Tennis
- 6 Two dedicated Tennis Courts
- 7 Library re-purposed to Community room possibly for use by Pinnacles Express
- 8 New entry and library built onto west end of Rec Centre
- 9 Linkage paths linking “nodes” of precinct
- 10 Enhance front façade of Rec Centre
- 11 Football Club to utilise Recreation Centre facilities on game days and for special events function days
- 12 Two new change rooms and Umpires room built to east side of Rec Centre
- 13 Football shed demolished
- 14 Possible Men’s Shed location
- 15 Skate park and playground

## CERVANTES RECREATION PRECINCT DETAILED MASTER PLAN - “F”

Shire of Dandaragan

Project No 2134 19th August 2022





## 3.0 Indicative Cost Projection

The following indicative cost projection is provided as a general indication of project costs. This will be refined through project development and detailed design.

This projection does not take into consideration the responsible delivery body e.g. Community Group, Sporting Club or Shire.

Item	Description	Total
1	Allowance for Country Club external Improvements	248,400
2	Multi-purpose courts for basketball, netball, tennis etc	363,600
3	Tennis Courts	347,900
4	Repurpose existing Library	125,500
5	New Library ( <i>Floor Space 260m<sup>2</sup></i> )	720,980
6	New pathway links between nodes	62,400
7	Allowance for new entry and existing Rec Centre façade works	51,300
8	New Changerooms and Umpire's room	640,000
9	Remove existing shed, including breaking up concrete and terminating redundant services	18,500
10	New Men's Shed ( <i>Floor Space 370m<sup>2</sup></i> )	851,000
11	Allowance for works to Bowling Green B, possible future putting green or similar active landscaping space including minimal cut or fill, preparation, drainage, reticulation and edge treatment	137,400
12	Upgrade lighting to existing bowling green - Allowed for lights at 7.5m centres	152,000
13	Provision for skate park equipment, playground and landscaping upgrades and/or replacement	450,000
14	Preliminaries	501,000
15	Design Contingencies	467,000
16	Building Contingencies	257,000
17	Location Allowance	1,079,000
18	12-month escalation to August 2023	421,000
<b>Estimated potential scope of total works (excluding GST)</b>		<b>6,892,980</b>

## **Notes and Exclusions**

This Opinion of Probable Cost (OPC) is preliminary and may vary substantially depending on the detail and final scope of works.

The rates used in this indicative Cost Estimate (ICE) are based on the works being procured via a conventional, competitive tendering process.

We have not received any advice from the Services Consultants, and it is advisable that further costings be obtained to establish the limit of cost for this project.

### **This OPC has been based on the following documentation:**

MCG Architects Detailed Master Plan drawing dated June 2022

### **The following has been specifically excluded from the ICE for which separate provision should be made as required:**

- Fire sprinklers, pumps and tanks;
- Rock excavation;
- Dewatering;
- Remove of acid sulphate soils;
- Tennis pavilion works;
- Window treatments;
- Loose furniture;
- Upgrading to existing sports fields;
- Upgrading to existing hydraulic services infrastructure;
- Upgrading to existing electrical infrastructure;
- Staging of the works;
- Works outside the site boundaries;
- Professional fees;
- Building cost escalation beyond August 2023; and
- Goods and Services Tax

## 4.0 Where to from here?

The following recommendations were made to Council in order to progress the plan forward:

**Recommendation 1:** That the Shire of Dandaragan Council review this version of the Needs Assessment and accompanying Master Plan and provide feedback;

**Recommendation 2:** Following receipt of feedback, the Plan is updated and advertised for public comment;

**Recommendation 3:** Following receipt of public feedback, the Needs Assessment and Master Plan are updated, costings prepared, and plans adopted by Council as appropriate;

**Recommendation 4:** That Master Plan projects are grouped and prioritised by Council; and implemented in a staged manner. Implementation of each project is likely to include:

- Feasibility study, concept design and lifecycle cost analysis;
- Preparation of management plan and project management plan;
- Funding application documents;
- Achievement of funding; and
- Staged construction and operation of Master Plan elements.

### Council Resolution

Following the draft report being circulated for public comment, Council moved the following officer recommendation at the August Council Meeting:

#### OFFICER RECOMMENDATION / COUNCIL DECISION

Moved Cr Rybarczyk, seconded Cr Clarke

That Council:

1. Endorse the layout of the Cervantes Recreation Precinct layout as contained in the Cervantes Sport and Recreation Master Plan Needs Assessment report Doc Id: (SODR.1739978813-5617)
2. Support the working group's recommendation of priority order for the detailed design and project development stages as follows:
  - 1) Establishment of Cervantes Men's Shed lease.
  - 2) Cervantes Community Recreation Centre Entrance and new library.
  - 3) Repurposing the old library.
  - 4) Football Club change rooms, umpire's rooms.
  - 5) Skate Park redevelopment / equipment renewal.
  - 6) Multi court Development

**CARRIED 8/0**





SHIRE OF  
**DANDARAGAN**



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