



SHIRE OF DANDARAGAN DANDARAGAN RECREATION PRECINCT PLAN



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Yued Country

On behalf of the Shire of Dandaragan community, we acknowledge the traditional owners of this land, the Yued people, and their continuing connection to country.



About the Plan

Introduction

The Dandaragan Recreation Precinct is situated on Dandaragan Road in the northern part of the Dandaragan townsite and offers a range of sporting facilities for use by local clubs and community groups. The facility currently caters for a wide range of sporting activities, social amenities, theatre, and overnight camping in the Transit Park. The precinct includes the Dandaragan Community Hall, the Community Recreation Club, bowls green, tennis courts, outside multi-court, oval, hockey field and a playground.

Participating in sport and recreation provides significant benefits including fostering social inclusion, providing a sense of belonging, improving our physical health and developing young people, preparing them for their future and as part of community. Facilities that enable sport and recreation support opportunities to build relationships as participants share time and experiences together.

The Shire's 2022 Sport and Recreation Plan (and its Implementation Plan) identified the need to prepare a new masterplan for this precinct as a high priority for guiding future investment. This report presents the official Dandaragan Recreation Precinct Master Plan, which provides a long-term vision for how the site should look and function and explores opportunities for co-location and renewal of ageing facilities.

The Project deliverables for this scope of work 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 development of the project, how needs were considered and how the Master Plan was developed (Needs Analysis Report).

Methodology

The master plan was developed through a structured, multi-stage process. It began with the development of a discussion paper to highlight the site's key issues, supported by a project Working Group of local club and community representatives who considered the future needs of the precinct. The discussion paper and "needs assessment" process documented the community profile, audited existing facilities and established baseline directions to support architectural planning activities.

In parallel, the Shire reviewed relevant standards from its 2022 Sport and Recreation Plan to identify minimum "level of service". Key principles and directions were defined to guide concept development. MCG Architects were engaged to prepare draft master plan concepts based on this cumulative input. These concepts were then refined through further consultation and review, ensuring they respond to the community's values and meet the Shire's facility standards.



Community Profile

Dandaragan is one of the five townsites within the Shire of Dandaragan, located in the heart of a region known for its natural beauty and agricultural history. The town is surrounded by farmlands and offers a peaceful rural lifestyle, making it a perfect base for both residents and visitors.

Dandaragan is a hub for agriculture, with a strong focus on grain production, livestock production and horticulture. In addition to its agricultural roots, the region is seeing growth in renewable energy and mining enterprises, contributing to economic diversification. The town is also a welcoming community and hosts a number of tranquil lifestyle blocks popular with families and retirees.

According to the 2021 census, Dandaragan had a recorded population of 292 individuals and 134 dwellings.

The town's population is expected to remain relatively stable, with potential growth being limited due to the lack of available land for further housing development. The estimated population cap for future planning in Dandaragan (including surrounding areas utilising the facility) is around 1,000 people.



MEDIAN AGE



5.8%

**ABORIGINAL
AND TORRES
STRAIT
ISLANDERS**

ANCESTRY



Australian: 47.9%
English: 42.1%
Irish: 11%
Scottish: 9.9%

TYPES OF EMPLOYMENT



AGRICULTURE

Engagement Results

Stakeholder and community consultations (via the Working Group) identified several consistent priorities for improvement at the Dandaragan Community Centre. Key concerns included the lack of women's changeroom facilities and the need for improved, covered viewing areas. The space constraints within the hall area reduce the functionality of the space, preventing use for formal basketball and netball games due to safety issues associated with inadequate run-off areas. Additionally, there was a strong desire to formalise a bar area that could service winter sports fixtures as well as internal functions within the hall.

Regular feedback opportunities throughout the drafting process supported the four Working Group meetings.

INDIVIDUAL NOMINEE	REPRESENTING INTEREST GROUP
Bronwyn Fox	Dandaragan P&C, Iluka Resources, Dandaragan Repertory Club, Dandaragan Tennis Club, Dandaragan Sporting Club, Dandaragan CRC, DCRC, West Midlands Group
Graham Lethlean	Councillor
Jane Roberts	Dandaragan Repertory Club
Kim Holland	Dandaragan Football and Associated Clubs
Kirra Ryan	Advance Dandaragan
Lachlan Roberts	Dandaragan Football Club
Marc Andrews	Iluka Resources Cataby
Mark Browne	Dandaragan Community Recreation Centre
Rose Glasfurd	Councillor
Tom Gooch	Dandaragan Football Club
Zoe Coole	Dandaragan Community Recreation Club





Standards of Provision

The Shire's baseline commitment for infrastructure across the four towns within the Shire, developed as part of Dandaragan's Sport and Recreation Plan 2021-2031, include provisions for Dandaragan including:

- An indoor space with meeting rooms, kitchen and function capability;
- One main oval configured for senior football (plus at least one auxillary rectangular field);
- Inclusive (gender diverse) change amenities;
- External covered viewing areas;
- Umpire facilities; and
- Outdoor multi-functional court space for the provision of tennis, netball and basketball.

The Dandaragan Precinct Master Plan responds directly to the Shire's standards by including all necessary baseline facilities while allowing scope to stage or add optional elements as funding becomes available.



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).

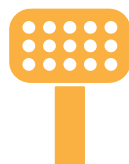
B C D J

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

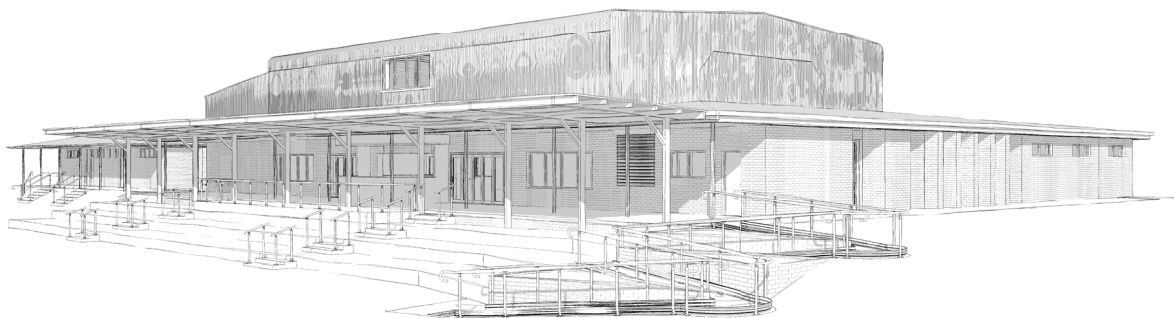
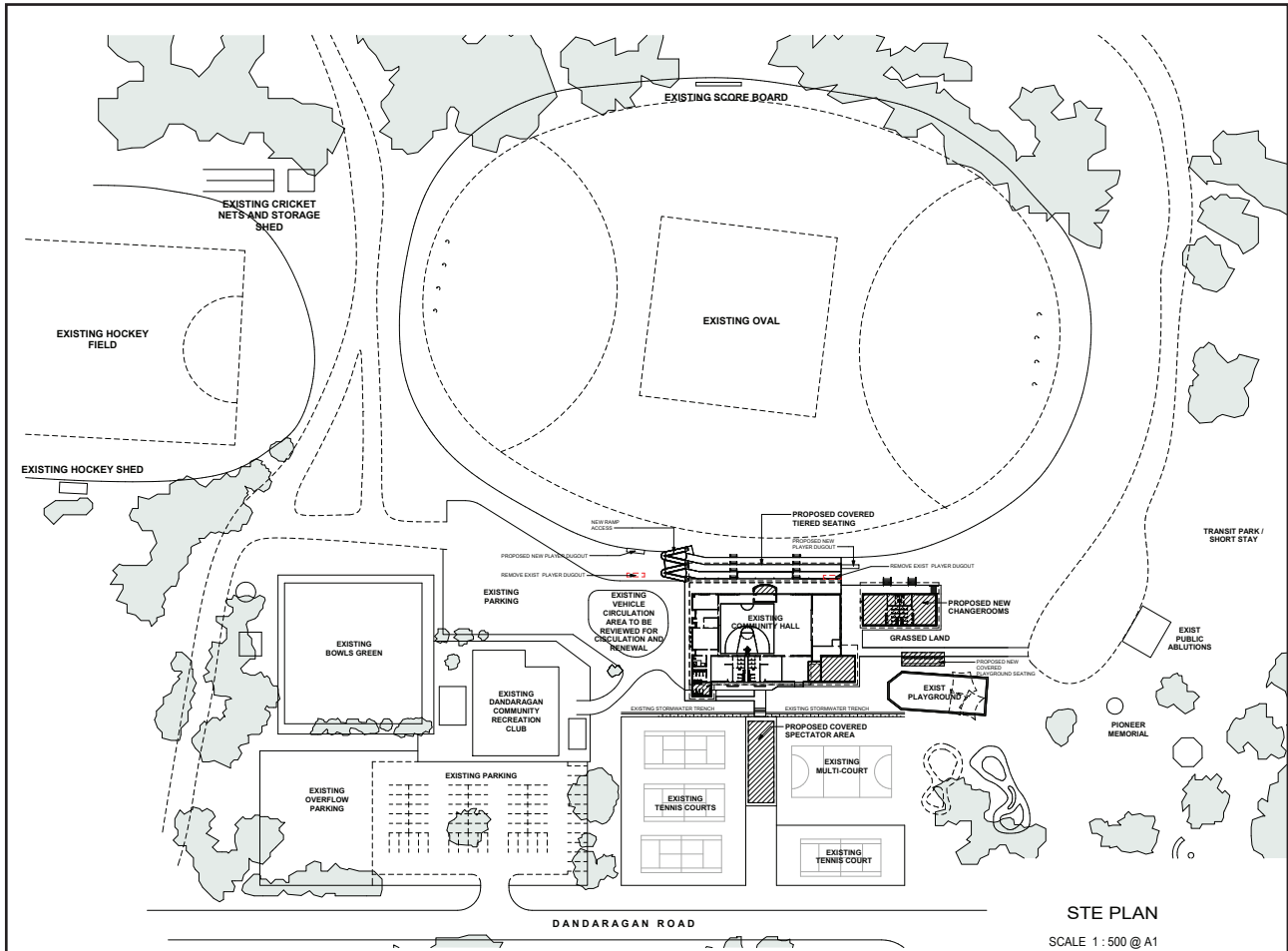
** The 'District' skate facility is in Jurie Bay. Other towns have 'Local' level skate facilities

Master Plan

The endorsed Dandaragan Recreation Precinct Master Plan (prepared by MCG Architects) reconfigures the site into a cohesive, co-located sports hub. Key features of the plan, in priority order, are:

- **New changerooms and additional general use ablutions;**
- **Sheltered viewing areas / seating for football and multi-court;**
- **New Bar Server;**
- **Resurface outdoor netball court;**
- **Additional multi-purpose or storage room; and**
- **Stage area security and access control.**





COMMUNITY HALL 3D VIEWS

Indicative Costings

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	Demolition and utilities	\$150,000
2	New Stage Door	\$20,000
3	New Bar	\$45,000
4	Refinish main hall floor, and relocate hoop	\$88,000
5	Upgrade to existing ablutions	\$76,500
6	New male ablution extension	\$38,000
7	New multipurpose room and store extension	\$170,000
8	Playground corridor upgrade	\$20,250
9	New roof over tiered seating	\$120,000
10	New tiered seating and accessible ramps	\$66,000
11	New changeroom block and stairs	\$380,000
12	New netball covered viewing area	\$104,580
13	New covered playground seating	\$25,000
14	New connecting walkways, landscaping, reticulation upgrades and carpark allowance	\$198,100
	<i>Estimated sub-total of Construction Costs (ex GST)</i>	\$1,501,430
	<i>Contingency (10%)</i>	\$150,430
	<i>Regional loading (15%)</i>	\$225,215
	<i>Sub Total</i>	\$1,876,788
	<i>Professional Fees (10%)</i>	\$187,679
TOTAL	Estimated total (excluding GST)	\$2,064,466

Note: These high-level cost items are indicative placeholders; detailed cost estimates will be prepared in the next project phase.



Image Credit: Images by Kel

Where to from here?

Adopted Council Recommendations

Based on the masterplan findings and stakeholder input, it is recommended that Council adopt the following resolutions:

- **Plan Adoption:** Endorse the Dandaragan Recreation Precinct Master Plan (as presented in this report) as the strategic blueprint for the precinct's future development.
- **Project Priorities:** Accept the project staging and priority sequence identified by the Working Group as follows:

New changerooms and additional general use ablutions	Stage 1 – Urgent Priority
Sheltered viewing areas / seating for football and multi-court	Stage 2 – High Priority
New Bar Servery	Stage 2 – High Priority
Resurface outdoor court with multi-court markings and goals	Stage 2 – High Priority
Additional multi-purpose or storage room	Stage 3 – Medium Priority
Additional Men's Ablutions	Stage 3 – Medium Priority
Stage area security and access control	Stage 3 – Medium Priority

- **Detailed Design and Funding:** Authorise staff to develop supporting documentation (e.g. Needs Analysis and Project Business Cases), commission detailed designs and cost estimates for Stage 1 and 2 projects so that grant applications can be prepared. Seek grant and partnership funding (State/Federal, industry and club contributions) for major elements, and allocate Shire budget to any necessary design or site works in 2025/26.
- **Stakeholder Collaboration:** Instruct officers to continue working with local clubs (Football, Netball, Bowls, Hockey, Recreation Centre Management Committee etc.) to finalise their requirements and co-funding arrangements for shared facilities and to agree on an operational management model for the centre going forward.

These adopted recommendations will guide the next steps in delivering the Dandaragan Recreation Precinct enhancements, consistent with the Shire's strategic recreation objectives.





SHIRE OF
DANDARAGAN



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