

Shire of Dandaragan

Badgingarra Recreation Precinct Plan

Attachment: 9.1.3



Contents

About the Plan3

Introduction3

Project Objectives.....3

Methodology4

Community Profile.....5

Engagement Outcomes6

Standards of Provision8

Site Context and Opportunities 10

Master Plan Overview..... 11

Community Centre Renewal 11

Mezzanine Activation 11

Outdoor Activation and Play..... 11

Sporting Interface 11

Staging and Delivery 12

Indicative Costings..... 14

Where to From Here?..... 15

Recommended Council Actions 15

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 Badgingarra Recreation Precinct, located on North West Road within the Badgingarra townsite, is a long established community hub that supports social, cultural and recreational activity for residents of Badgingarra and the surrounding rural district. The precinct includes the Badgingarra Community Centre, Shire run library service, bowling green, golf course, tennis courts, playgrounds and a main sporting oval.

While the precinct does not currently accommodate a CMCFL winter sporting code, the recreation precinct supports a wide range of community activities throughout the year, including indoor recreation, community events, social gatherings and sporting club activities. The precinct is therefore best described as a community hub rather than a competition focused sporting complex.

This report presents the Badgingarra Recreation Precinct Master Plan. It establishes a long term vision for renewal of the precinct, with a focus on modernising the Community Centre, improving functionality, accessibility and longevity, and ensuring future investment aligns with the town’s scale, demographics and funding reality.

The Master Plan has been prepared to guide staged investment over time, particularly leveraging potential Community Benefit Funds arising from nearby renewable energy developments.

Project Objectives

The objectives of the Badgingarra Recreation Precinct Master Plan are to:

- Provide a clear, shared long term vision for the precinct;
- Guide renewal and refurbishment priorities for the Community Centre and associated facilities;
- Ensure facilities remain fit for purpose, accessible and financially sustainable;
- Align future upgrades with the Shire’s Minimum Level of Service standards and asset management responsibilities; and
- Support realistic funding pathways, including grant funding, community fundraising and renewable energy community benefit contributions.

Methodology

The Master Plan was developed using a collaborative community working group driven process consistent with the approach adopted for other Shire recreation precincts.

The process commenced with preparation of a Discussion Paper, which compiled background research, demographic analysis, a review of policy settings, and an independent assessment of existing facilities. This document established the baseline understanding of community needs, facility performance and long term constraints.

A local Working Group was formed comprising representatives of the Badgingarra Community Centre Management Committee, local sporting clubs, community groups and Shire officers. Engagement focused on confirming priorities, testing assumptions, and ensuring the Master Plan responded directly to how the precinct is used in practice.

MCG Architects were engaged to prepare concept designs informed by the Discussion Paper findings, Working Group input and the Shire’s minimum levels of service set out the Shire’s Sport and Recreation Plan. Draft concepts were reviewed and refined to resolve functionality, compliance and staging considerations, culminating in the preferred Master Plan presented in this report.

September 2025

Discussion Paper Endorsed by Council

November 2025

Working Group Formation

November 2025

Architect Appointed

December 2025

Site Analysis / Stakeholder Engagement

January 2026 – March 2026

Concept Plan / Options Development

April 2026 – June 2026

Concept Plan Revisions

June 2026

Selection of Preferred Options

August 2026

Council Endorsement for Public Advertising

September 2026

Final Consideration and Endorsement

Community Profile

Badgingarra is a small inland town with a stable population of approximately 173 residents (2021 Census), drawing additional users from surrounding rural areas including Hill River, Boothendarra and Dandaragan. The population profile skews older than the State average, with a higher proportion of residents aged 50 years and over, and a comparatively smaller youth cohort.

These characteristics shape the role of the Recreation Precinct. Rather than increased demand for formal competition sport, the emphasis is on social connection, low impact recreation, accessibility and flexible multi use spaces that support events, meetings and community life.

Given modest population growth projections, the focus of planning is not expansion, but renewal – ensuring existing assets remain functional, compliant and sustainable for future generations.



POPULATION

*2016 & 2021 ABS

MEDIAN AGE



DWELLINGS



3.5%

ABORIGINAL
AND TORRES
STRAIT
ISLANDERS



ANCESTRY

Australian: 63.6%
New Zealander: 4.6%
Brazilian: 3.5%
English: 2.3%
Scottish: 2.3%

TYPES OF EMPLOYMENT



AGRICULTURE



EDUCATION



TECHNICAL & TRADE

Engagement Outcomes

Consultation confirmed strong community attachment to the Badgingarra Community Centre and recognition of its central role in town life. Key themes emerging from engagement included:

- Support for retaining and upgrading the existing Community Centre rather than replacement;
- Prioritisation for refurbishment and reconfiguration over expansion to avoid triggering major headworks expenditure (electrical and fire suppression upgrades);
- Deliver activation of under utilised spaces such as the mezzanine level and outdoor spaces;
- Modernise bar servery areas while opening Eastern interface between the building and outdoor areas.
- Desire to improve accessibility, toilets, storage, thermal comfort and usability;
- Recognition that sporting facilities (bowls, golf, tennis) are generally fit for purpose;
- The importance of staged delivery aligned with achievable funding sources.

There was no widespread demand for new major sporting infrastructure. Instead, the priority is ensuring the precinct continues to function as Badgingarra’s civic and social heart.

Cr Graham Lethlean (Chairperson)	Dorothy Doust
Catherine Barnes	Erin Hayes
Ishbel Wilson	Allison Whybrow
Melanie White	Christie Felber
Teagan White	Jen Wootton
Cr Sharon Young	



Standards of Provision

The Shire of Dandaragan Sport and Recreation Plan (2022) establishes minimum standards of provision and a community facility hierarchy appropriate to town size and catchment.

For a town the size of Badgingarra, the standards emphasise:

- Multipurpose community facilities rather than single use buildings;
- Shared amenities and co location to maximise utilisation;
- Accessibility and inclusion;
- Financial sustainability and manageable lifecycle costs.

The Master Plan aligns with these principles by focusing on consolidating and upgrading existing assets, rather than introducing new facilities that would increase operational burden.



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



B C D J

INDOOR SPACE

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



B C D J

EXTERNAL COVERED VIEWING AREAS*



C D J

UMPIRE ROOM



BASKETBALL J

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



B C D J

INTERNAL STORAGE

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



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).

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
C CERVANTES

D DANDARAGAN
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

Site Context and Opportunities

The precinct benefits from:

- A consolidated layout with community, sporting and play facilities in close proximity;
- Established services and infrastructure;
- Strong volunteer management and community stewardship;
- Existing trees and landscaping providing amenity and shade.

Constraints influencing the Master Plan include:

- Ageing building fabric and services;
- Fire and building compliance limitations on expansion;
- Higher construction costs associated with regional delivery;
- The need to avoid increasing long term maintenance liabilities.

These factors reinforce a refurbishment led approach that reuses and improves what already exists.



Master Plan Overview

The Badgingarra Recreation Precinct Master Plan prepared by MCG Architects proposes a cohesive and modest upgrade pathway focused on the Community Centre and its immediate surrounds.

Key elements of the Master Plan include:

Community Centre Renewal

- Internal reconfiguration and refurbishment of the main hall, function room and adjoining spaces;
- Upgrade of toilets and ablutions to current standards;
- Provision of more functional changeroom area suitable for tennis, golf and bowls as required.
- Improved connections between internal spaces and outdoor areas;
- Cosmetic upgrades to improve comfort, aesthetics and durability;
- Retention and better utilisation of the existing kitchen and bar facilities.

Mezzanine Activation

- Enclosure and upgrade of the existing mezzanine level;
- Flexible use as meeting rooms, child health services, library overflow or community spaces;
- Improved access, ventilation and thermal performance.

Outdoor Activation and Play

- Integration of a relocated playground area with strong passive surveillance from the building;
- Improved outdoor gathering and lawn areas for events and informal use;
- Retention and enhancement of landscaped areas and shade.

Sporting Interface

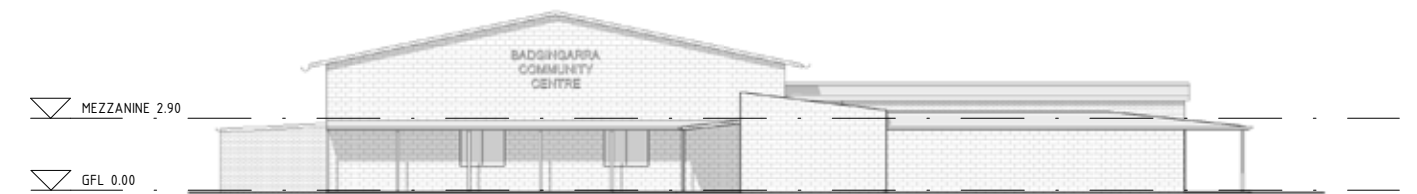
- Continued use of existing bowling green, tennis courts and oval;
- Minor upgrades to viewing, storage and connection paths as required;
- No expansion of sporting facilities beyond current demand.

Staging and Delivery

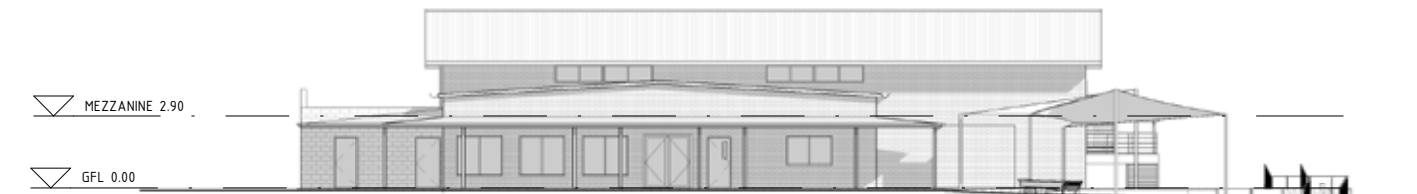
The Master Plan is deliberately structured to support staged implementation. Priority is given to works that:

- Address compliance, accessibility and building condition;
- Improve usability and comfort for existing users;
- Deliver high community benefit with manageable cost;
- Can be realistically funded through grants, community fundraising and renewable energy Community Benefit Funds.

Early stages are focused on essential building renewal and internal upgrades, with secondary stages addressing mezzanine activation and landscape improvements.



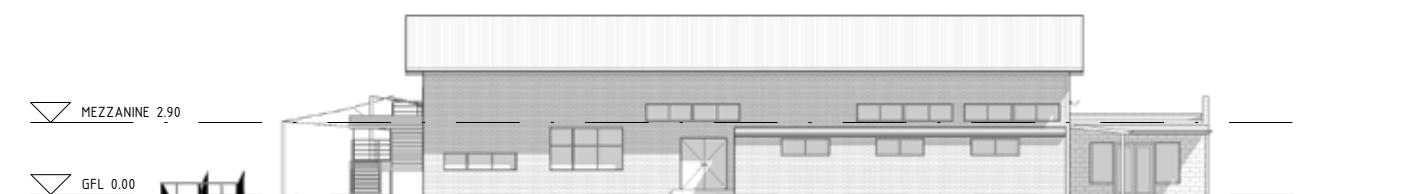
WESTERN ELEVATION
SCALE 1 : 200



SOUTHERN ELEVATION
SCALE 1 : 200



EASTERN ELEVATION
SCALE 1 : 200



NORTHERN ELEVATION
SCALE 1 : 200

Indicative Costings

The estimated total project commitment for the four-stage redevelopment is approximately **\$5.19 million**. While direct construction works account for approximately **\$3.58 million**, the overall project budget also includes a regional locality loading reflecting the higher cost of construction in Badgingarra, professional design and project management fees, contingency allowances to manage project risk, statutory compliance costs and forecast construction escalation to the anticipated tender period.

The staged approach shown in the masterplan allows the Shire to progressively deliver improvements as funding opportunities arise, with priority given to upgrading the existing recreation centre and creating accessible, multi-purpose community spaces.

Stage	Key Components	Construction Cost*
Stage 1	Recreation Hall Upgrades, Mezzanine Fitout, Lift & Stairs, Forecourt and Accessible Ramps. Includes internal refurbishment works, mezzanine fitout, new lift installation, staircase construction, upgraded floor, wall and ceiling finishes, acoustics and thermal improvements, building services (electrical, mechanical, hydraulic and fire systems), accessibility upgrades, and construction preliminaries.	\$1.66M
Stage 2	External Works and Landscaping. Includes new stage and roof structure, playground and softfall areas, tennis viewing shelters, shade structures, pathways and paving, ramps and stairs, retaining walls, playground fencing, landscaping, irrigation, BBQ facilities, seating, signage and associated site preparation works.	\$0.68M
Stage 3	New Function Room Ablutions. Construction of a new compliant ablutions facility including foundations, structure, roofing, wall systems, finishes, fixtures, plumbing, electrical, mechanical services and associated building works.	\$0.35M
Stage 4	Function Room Refurbishment, Bar Relocation and Shade Sail Installation. Includes refurbishment of the function room, relocated bar facilities, upgraded glazing and doors, kitchen and bar fitout, improved finishes, building services upgrades and shade sails over the function lawn event space.	\$0.90M
	Subtotal Construction Cost	\$3.58M
	<i>Regional Construction Loading (Badgingarra)</i>	\$0.57M
	<i>Design & Construction Contingencies</i>	\$0.43M
	<i>Professional Fees & Compliance</i>	\$0.48M
	<i>Escalation Allowance – December 2026</i>	\$0.12M
	Estimated Total Project Commitment	\$5.19M

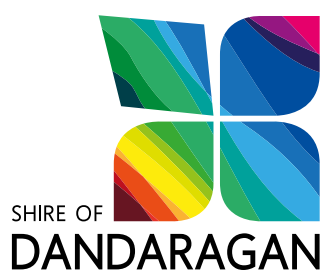
Where to From Here?

Recommended Council Actions

It is recommended that Council:

- Endorse the Master Plan as the strategic framework for future development of the Badgingarra Recreation Precinct;**
- Accept the project staging and priority sequence identified by the Working Group. In particular, proceed first with the most urgent works including:**
 - Mezzanine Floor, Hall Ablutions / Changerooms redevelopment.**
 - Outdoor northeastern entry ramps and hardscapes.**
 - New lawns, stage, viewing shelters and landscaping.**
 - New Ablution Block – Southwestern side.**
 - Function Room Redevelopment.**
- Authorise staff to develop supporting documentation (e.g. Needs Analysis and Project Business Cases), commission detailed designs and cost estimates for the Stage 1 projects so that grant applications can be prepared.**
- Support funding applications to State, Federal Government agencies and seek contributions from major development projects for precinct upgrades; and**
- Instruct officers to continue working with local clubs (Tennis, Bowls, Golf, Badgingarra Community Association etc.) to finalise their requirements and co-funding arrangements for shared facility development.**

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



Jurien Bay Administration Centre
69 Bashford Street, Jurien Bay



9652 0800



council@dandaragan.wa.gov.au
www.dandaragan.wa.gov.au