



Shire of Dardanup

Executive
Directorate

APPENDICES

Item 12.1.1

ORDINARY COUNCIL MEETING

To Be Held

Wednesday, 26th March 2025

Commencing at 5.00pm

At

Shire of Dardanup
ADMINISTRATION CENTRE EATON
1 Council Drive - EATON

This document is available in alternative formats such as:
~ Large Print
~ Electronic Format [disk or emailed]
Upon request.

STRATEGIC COMMUNITY PROJECTS 2025



WELCOME

TO THE SHIRE OF DARDANUP

The Shire of Dardanup is a vibrant, active and engaged community of approximately 15,000 people.

Dynamic urban areas, thriving and commercial developments, evolving rural towns and substantial farming and tourism operations span the regions 252 square kilometres.

The region supports over 4,000 jobs and has a strong vision for future growth. The commercial and community heart of Eaton is skirted by the significant agricultural and tourism areas of Dardanup, Ferguson Valley and Burekup, the future City of Wanju and its industrial hub at Waterloo.

In addition to valuable wetlands and rivers, a large proportion of the Shire is national park and state forest. As a biodiversity hot spot, the Shire of Dardanup also supports a unique range of flora and fauna.

The Shire of Dardanup's 2050 Vision document sets the scene for a robust future. This is underpinned by ambitious plans for the Shire as a progressive, think ahead community, built on the five aspirations of delivering healthy, self-sufficient, sustainable, connected and innovative communities.

The following key projects present diverse opportunities for State and Federal Government co-investment.



VISION

FOR THE SHIRE

In 2050 the Shire of Dardanup will be a healthy, self-sufficient and sustainable community that is connected and inclusive, and where our culture and innovation are celebrated.



HEALTHY



SELF-SUFFICIENT



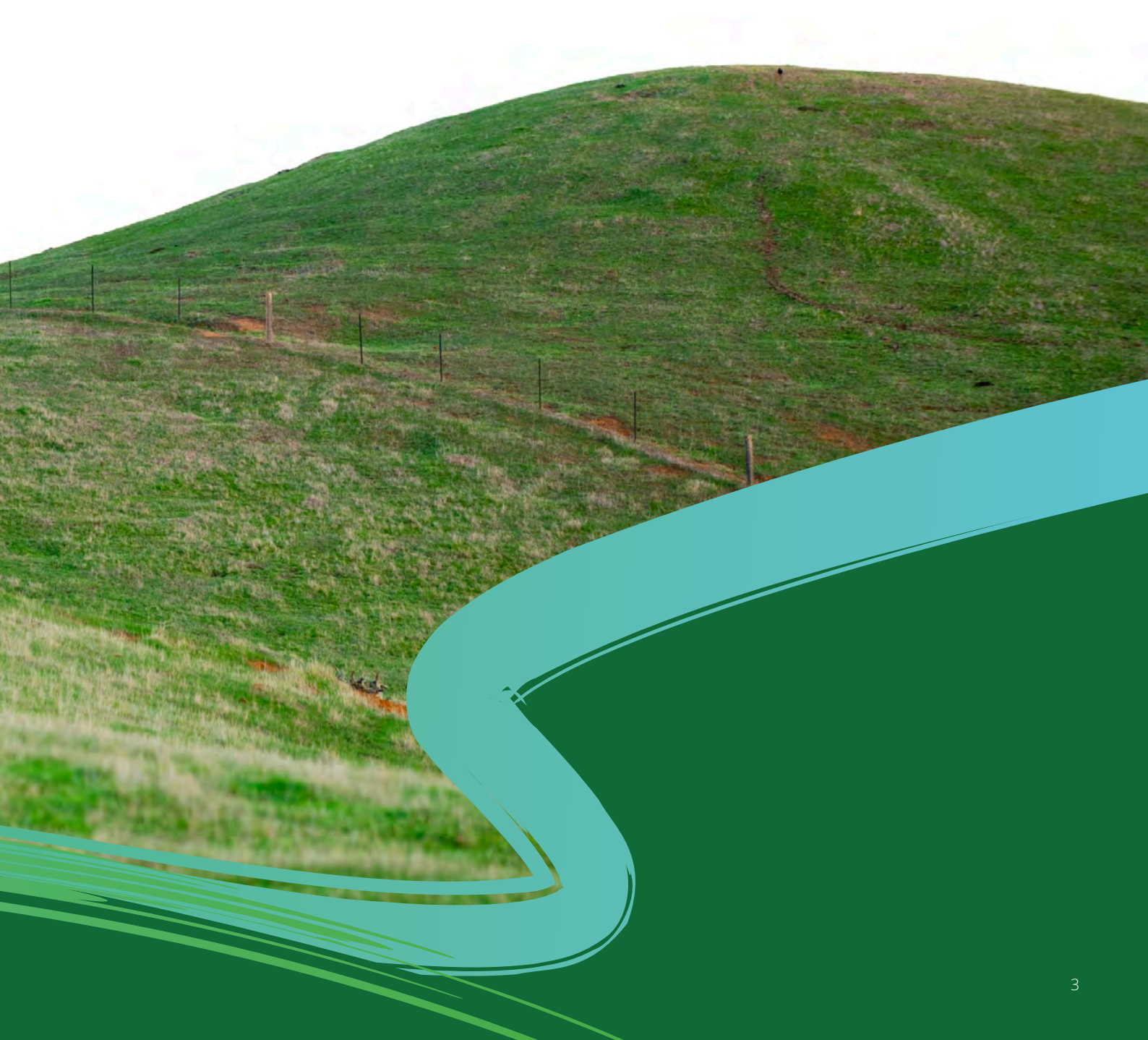
SUSTAINABLE



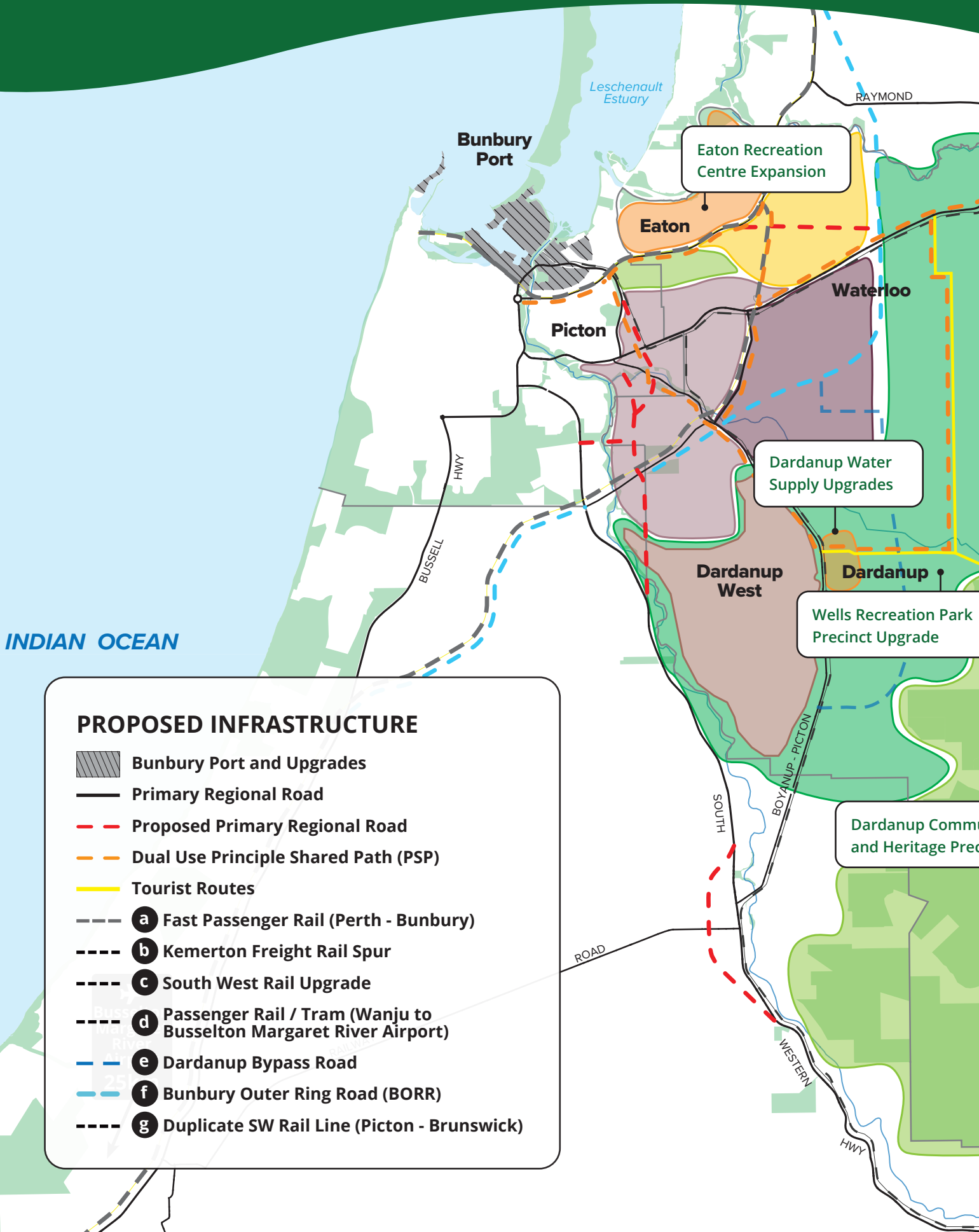
CONNECTED



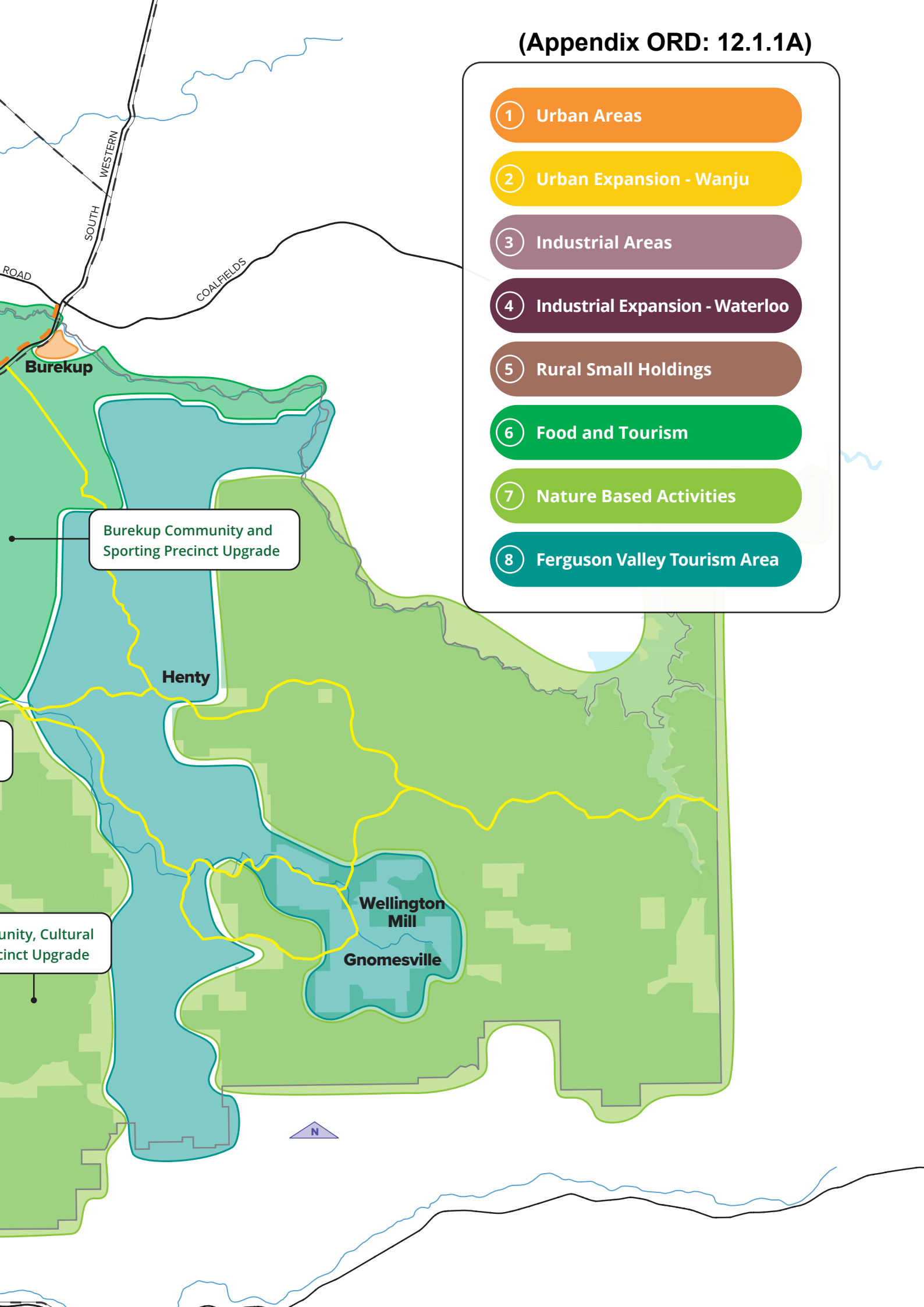
INNOVATION



MAP OF THE SHIRE OF DARDANUP



(Appendix ORD: 12.1.1A)



1 Urban Areas

2 Urban Expansion - Wanju

3 Industrial Areas

4 Industrial Expansion - Waterloo

5 Rural Small Holdings

6 Food and Tourism

7 Nature Based Activities

8 Ferguson Valley Tourism Area

Burekup Community and Sporting Precinct Upgrade

Community, Cultural Precinct Upgrade



COMPLETED PROJECTS

2019-2025

The Shire of Dardanup has a proven track record with progressing major projects over the last six years, which includes:



Project: Eaton Library, Administration and Community Building, 2024.

Total cost: \$16.5 million.



Project: Dardanup Centrais Volunteer Fire Brigade and Wells Change Rooms Building, 2022.

Total cost: \$1.5 million.



Project: Wells Recreation Park Redevelopment, 2021.

Total cost: \$3.88 million.



Project: Eaton Bowling Club and Senior Citizens Centre, 2022.

Total cost: \$4.6 million.



Project: Eaton Skate Park and Pump Track, 2022.

Total cost: \$1.2 million.



Project: R & J Fishwick Pavilion (Eaton Junior Football Club and Cricket Club), 2023.

Total cost: \$2.1 million.

MAJOR PROJECTS

2025-2030

After extensive community consultation over the last five years, the Shire of Dardanup has created operational, infrastructure and service plans to help guide the Shire to be a healthy, self-sufficient, sustainable, connected and innovative community that is prepared for future growth.

This vision is captured in our 2050 Vision and through the following strategic plans:

- Public Health Plan 2021-2025
- Local Emergency Management Arrangements
- Sport and Recreation Plan 2020 to 2030

- Dardanup Place Plan
- Eaton Place Plan
- Community Facilities Plans:
 - Burekup Community Facilities Plan (2020)
 - Dardanup Community Facilities Plan (2021)
 - Ferguson Valley and Surrounds Community Facilities Plan (2020)
 - Eaton Millbridge Community Facilities Plan

As part of our 2050 Vision, the Shire has a focus on providing community recreation facilities which create opportunities for people to move, and encourage people of all ages to maintain an active lifestyle.

The Greater Bunbury region is poised for significant population growth by 2021.

The Shire's new planned city of Wanju and the Waterloo Industrial Park Precinct, will account for 50% of this growth, so now is the time to prepare for this exciting growth and lay the foundations for generations to come.





The Wanju District Structure Plan provides for 1,200 hectares of residential development, which could accommodate between 15,000-20,000 new homes and 40,000-50,000 new people.

It is expected that half of the region's population growth will go into Wanju (4,000 jobs) and the Waterloo Industrial Park Precinct (4,500 jobs) — together creating 8,500 jobs.

The Shire will continue to prepare for future growth and opportunities with the following four major projects for 2025-2030:

“ The Shire of Dardanup's 2050 Vision document sets the scene for a robust future. This is underpinned by ambitious plans for the Shire as a progressive, think ahead community, built on the five aspirations of delivering healthy, self-sufficient, sustainable, connected and innovative communities.

Shire of Dardanup

Project	Total cost	Funding sought
Community Cultural and Heritage Precinct Upgrade	\$7 million	\$4.2 million
Burekup Community and Sporting Precinct Upgrade	\$2.55 million	\$1.55 million
Wells Recreation Precinct Upgrade	\$5 million	\$5 million
Eaton Recreation Centre Expansion	\$18 million	\$18 million
Total	\$32.55 million	\$28.75 million

DARDANUP COMMUNITY CULTURAL AND HERITAGE PRECINCT UPGRADE

Revitalising the Dardanup Community Precinct will create a safe evacuation centre and welcoming space for young families and youth in the region.

Officially opened in 1950, the Dardanup Administration Building was followed by the hall in 1956.

While the iconic red brick and cream hall fascia remains a beloved feature, the amenities are in dire need of modernisation.

The project will upgrade the hall to meet emergency evacuation standards, enhance recreational, cultural, and historic values, and strengthen community connections by revitalising the former depot site.

The hall will undergo historically considerate renovations, including a new kitchen and toilets, integrating with the refurbished administration and library building adjacent to the hall. A key feature of the revitalisation is the “Pump and Play Precinct”, which will include a new skate park, pump track, expanded playground, and public toilets at Carramar Park.

This dynamic recreational hub will provide essential facilities for isolated regional youth while also catering to the growing population of young families. Drainage improvements will ensure year-round usability

The Community Precinct and Wells Park Sporting Reserve will connect the main street, town, and hall to Carramar Park through a new link created on the former volunteer fire brigade and depot site.

By providing modern, social, and recreational facilities, the project will activate the entire precinct as Dardanup’s flagship, multipurpose community zone.

Stage	Timing	Total cost	Funding sought
Hall renovations	2027-28	\$3 million	\$1.5 million
Administration building	2029-30	\$1.5 million	\$1 million
<i>Pump and Play Precinct:</i> Skate park and pump track	2026-27	\$1.2 million	\$800,00
<i>Pump and Play Precinct:</i> New playground and public toilets	2026-27	\$500,000	\$300,00
Pathways and landscaping	2026-27	\$300,000	\$200,00
Drainage solutions	2026-27	\$500,000	\$400,00
Total		\$7 million	\$4.2 million



“The town enjoys a wonderful sense of heritage and history, deeply important to its community identity.”

2050 Vision

Benefits

- Provide a welcoming environment, capable of hosting diverse groups of people during emergency response.
- Link destinations, enrich and support opportunities for community connection.
- Ensure contemporary recreational facilities are available for regional youth.
- Showcase Dardanup’s tourism appeal as the gateway to the Ferguson Valley.



DARDANUP SUB-PRECINCT MASTERPLAN OPTION 2



\$4.2M
FUNDING SOUGHT



\$7M
TOTAL ESTIMATED PROJECT COST

BUREKUP COMMUNITY AND SPORTING PRECINCT UPGRADE

As a growing rural township, improvements to Burekup’s sport and recreation facilities will support regional youth, sport and social groups, encourage participation and foster strong community connection.

With children aged 0-14 making up 28% of the population (ABS 2016), there is a clear need for quality facilities that cater to young people.

This demographic profile underscores the planning of projects aimed at providing quality sport and recreational facilities for youth.

Existing amenities include Burekup Oval and cricket pitch, three tennis courts, one basketball/netball court, and a concrete skate park.

The project will deliver a multi-sport clubroom, upgraded

tennis courts, and a new skate park — creating a modern, integrated youth, sport, and community space at the Burekup Hall and Oval Precinct.

The new facilities will support junior football, basketball, tennis, and cricket, while universal access amenities ensure inclusivity for all users.

Burekup Oval currently attracts district cricket players from across the Wellington Catchment and is home to two senior and three junior teams, including a rapidly growing women’s and junior women’s team.

However, the lack of changing facilities limits the club’s ability to cater to its mixed-gender membership.

The upgraded clubrooms will provide much-needed amenities, allowing the club to focus on player development and community outcomes.

By investing in contemporary infrastructure, the project will strengthen local sporting clubs, attract new players, and nurture grassroots talent — leaving a lasting positive impact on the community.

Stage	Timing	Total cost	Funding sought
New change rooms for sporting clubs	2026-27	\$750,000	\$250,000 confirmed CSRFF
Skate park, pump track and carpark	2026-27	\$1.5 million	\$1.1 million
New playground and landscaping	2026-27	\$300,000	\$200,000
Total		\$2.55 million	\$1.55 million



“Burekup has seen significant growth in recent years, requiring improvements to its infrastructure to support the needs of residents and the surrounding community. The proposed upgrade to the community and sporting precinct would enhance inclusivity and strengthen community connections.”

Burekup Sporting and Community Clubs

Benefits

- Supporting regional youth, women in sport and social groups by providing facilities that assist them in nurturing strong community connections.
- Fostering regional sporting talent at a grass roots level.
- Supporting local sporting clubs to encourage participation and attract new players to the competition.



\$1.55M
FUNDING
SOUGHT



\$2.55M
TOTAL ESTIMATED
PROJECT COST

WELLS RECREATION PRECINCT UPGRADE

Multi-purpose and highly utilised, these hard-working facilities, they also support eight different sporting codes including cricket, basketball, tennis, football, soccer, mountain biking and numerous other special interest groups.

The redevelopment includes a new pavilion, plus two tennis and two basketball courts.

Replacement of the existing temporary and outdated facilities will ensure that safe and appropriate. It also aims to increase participation rates of female players across a number of sporting clubs.

The construction of new change rooms in 2023, saw the much-needed option of male and female change rooms at Wells Recreation Park. It is one of the Shire's recent all-timber builds.

The Eaton Dardanup Football Club currently has six senior teams, including two women's and one veteran's team, plus 15 junior teams.

The Dardanup Tennis Club play social tennis and provide junior coaching to a membership base across Dardanup, Ferguson, Bunbury, Eaton, Burekup and Donnybrook. The Dardanup Cricket Club use the grounds for mixed junior and senior teams.

Other hirers of the clubroom include the 160-member strong South West Rose Society, the Dardanup Senior Citizens and the South West Veteran Car Club.

The Bull and Barrel Festival, which draws visitation of over 20,000 people, use the facilities, along with a host of other local groups and associations.

The final stage of the infrastructure upgrade to Wells Recreation Park is the provision of sports night lights. Upgrading the lighting increases the capacity of the grounds and encourages greater sporting participation.

Catering for all users of Wells Recreation Park will inspire healthy, active lifestyles and build community through sporting, recreational and social engagement.

Stage	Timing	Total cost	Funding sought
Sporting hard courts	2025-26	\$1.5 million	\$1.5 million
Oval and court lighting	2028	\$1 million	\$1 million
Multi-use pavilion	2029	\$2.5 million	\$2.5 million
Total		\$5 million	\$5 million



“ We are thrilled to use the wonderful amenities provided by the new changerooms at Wells Recreation Park. We now have changerooms for both male and female players and the high standard of amenities has encouraged others to play sport locally.”

Dardanup Community and Sporting Clubs

Benefits

- Building regional opportunity for sporting involvement, developing youth talent and increasing participation for all age groups.
- Supporting Dardanup's strong culture of activity, health and community involvement.
- Cultivating resilient community connections and empowering belonging via sporting, special interest and social group membership.



\$5M
FUNDING
SOUGHT



\$5M
TOTAL ESTIMATED
PROJECT COST

EATON RECREATION CENTRE EXPANSION

As part of the Shire's 2050 Vision, we are committed to providing modern, community-focussed recreation facilities that encourage active lifestyles for people of all ages.

The Eaton Recreation Centre (ERC) is our most significant sporting resource, meeting the recreational needs of the Shire. However, the growing demand for court space from sporting associations, social sports, recreation programs, and the expanding Eaton Community College highlights the urgent need for expansion.

This project will significantly increase ERC's capacity by adding three new basketball/netball courts, along with expanded male and female change facilities and additional spectator seating.

As the only FIBA-accredited facility in the South West, these upgrades will enable the Centre to host major basketball and netball competitions, fulfilling the South

West Infrastructure Plan's vision of establishing the South West Regional Basketball and Netball Hub at ERC.

ERC is already the chosen home for the South West Slammers and South West Jets, both of which aspire to have a dedicated venue for home games, training, and community programs.

This expansion will support their ambitions and solidify ERC's status as a premier sports destination.

Recent upgrades to the precinct's softball diamond lighting have enhanced functionality, enabling increased community and sporting use.

The planned expansion will continue to support diverse recreational offerings, attracting new members and increasing participation.

By investing in the future of the Eaton Recreation Centre, we ensure it remains a thriving hub for health, fitness, sport, childcare, and recreational opportunities for the entire community.

Stage	Timing	Cost
Eaton Recreation Centre expansion	2029	\$18 million

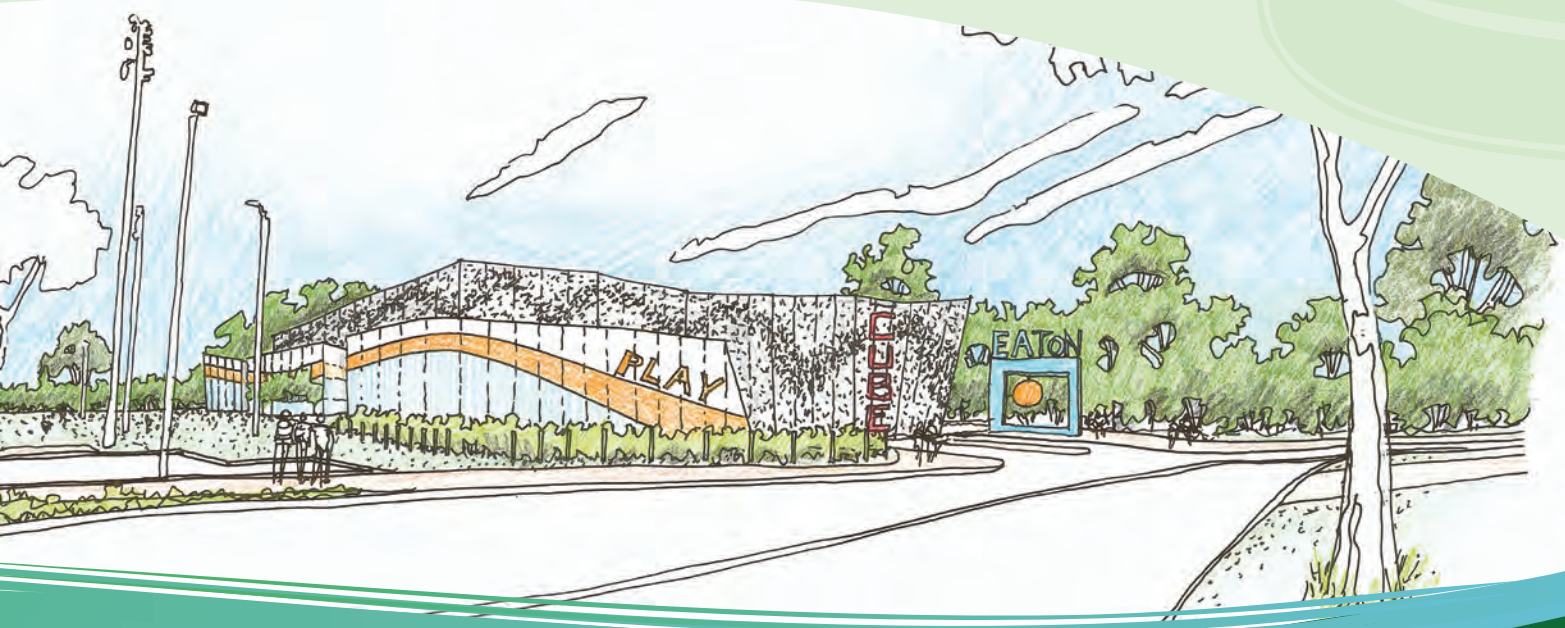


“As one of the major users of the Eaton Recreation Centre, we are very aware of how important an upgrade would be to ensure the centre remains at the professional standard needed for our competition as well as the day-to-day use of so many consumers in the South West.”

Southwest Jets Netball Club

Benefits

- Creation of South West Regional Basketball and Netball Hub.
- Recreation facility improvements encourage active, healthy lifestyles.
- Increased capacity for the South West's only tee-ball and softball association.
- Greater playing and participation opportunities for court, oval and diamond pitch sports.
- An improved facility for the South West Slammers and South West Jets.



\$18M
FUNDING
SOUGHT



\$18M
TOTAL ESTIMATED
PROJECT COST

DARDANUP WATER SUPPLY UPGRADES *To be updated by Water Corp*

Essential water pressure and wastewater upgrades are required to progress the expansion and development of Dardanup.

Water pressure upgrade

Situated between both Bunbury and Perth, Dardanup is perfectly placed to develop affordable housing options for the region.

Presently, water pressure in Dardanup is not sufficient for planned expansion of the townsite and nearby residential subdivisions, and is a long-standing issue for existing residents.

Water Corporation has recommended the construction of a new in-ground service tank and booster station at Garvey Water Treatment Plant, and associated pressure mains.

Capital expenditure of \$4.2 million will allow for Water Corporation to complete works that will increase water pressure for business and residents.

These upgrades will provide the necessary infrastructure to progress land development and will cater for the total future demand of the Dardanup Water Supply Scheme.

Without these critical infrastructure upgrades, residents will continue to be impacted and the expansion and development of the Dardanup Townsite and proposed developments will be stalled, preventing further growth.

State Government support is needed to allow market correction for competition that fosters Dardanup Townsite development.

Waste water upgrade

Water Corporation has recommended plans for wastewater infrastructure to progress land development in Dardanup. Included is the construction of:

- \$5 million Waste Water Pump Station C (WWPS C),
- \$7 million Waste Water Pump Station A (WWPS A) and,
- \$5 million Waste Water Main Line (WWML) to the Waste Water Treatment Plant (WWTP).

WWPS C can only be constructed after WWPS A and WWML.

WWPS A and WWML are included within Water Corporation's five-year Forward Planning. However, this proposal rests on the developers of Roseland Estate proceeding with the development and construction of WWPS A and WWML through a prefunding agreement with Water Corporation. If this syndicate of residents decides not to proceed, the town will not be able to continue to grow.

This project requires urgent attention to ensure it is prioritised by Water Corporation and funding is allocated to complete these works.



Dardanup Water Supply – Full project details (to be updated)

WATER PRESSURE UPGRADE
\$4.2 million

WASTE WATER PUMP STATION C (WWPS C)
\$5 million

WASTE WATER PUMP STATION A (WWPS A)
\$7 million

WASTE WATER MAIN LINE (WWML)
\$5 million

SECURED FUNDING
\$12 million

(Water Corporation's forward capital works budget).



Benefits

Housing Strategy alignment

- Regional investment will support and align with the State Government's WA State Housing Strategy 2020-2030 specifically levers 1 and 2.

Affordable housing construction

- A combined 755 lots to come to market, allowing for the construction of affordable housing.

Sustainable regional population growth

- Upgrades will cater for the total future demand of the Dardanup Water Supply Scheme.



\$9.2M
FUNDING SOUGHT



\$21.2M
TOTAL ESTIMATED PROJECT COST



1 Council Drive
PO Box 7016
Eaton WA 6232

Email: records@dardanup.wa.gov.au

Telephone: (08) 9724 0000

www.dardanup.wa.gov.au



(Appendix ORD: 12.1.1B)

RISK ASSESSMENT TOOL								
OVERALL RISK EVENT:		Adoption of updated Strategic Community Projects 2025						
RISK THEME PROFILE:		2 - Business and Community Disruption 4 - Document Management Processes 6 - Community Engagement						
RISK ASSESSMENT CONTEXT:		Strategic						
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Successfully securing funding and advancing key projects will strengthen community confidence in the Shire's ability to deliver strategic priorities.	Minor (2)	Likely (4)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
PROPERTY	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.