



# **Boddington Swimming Pool Enhancement Plan 2026–2036**

## Background

The Boddington Swimming Pool (Pool) is a key community recreation facility that supports aquatic recreation, learn-to-swim programs, swimming club activities, family use and general community wellbeing during the summer operating season. The facility includes a 25-metre lap pool, children's/toddler pool, grassed recreation areas, changerooms, kiosk, shade areas and supporting plant infrastructure. As a long-standing community asset now approximately 35 years old, the Pool continues to provide important social and recreational value for the district, while also requiring planned investment to improve its functionality, presentation and long-term usability.

In 2023, the Shire commissioned a Water Filtration System and Pool Structure Condition Assessment Report to understand the condition of the facility and inform future planning. The report identified that the water treatment plant and associated infrastructure are ageing and require ongoing upgrade consideration. The assessment also noted that the Pool structure appeared visually sound at the time of inspection; however, a detailed structural investigation of the Pool basin was not undertaken.

In 2024, a Community Reference Group was established to provide user and community input into future enhancement opportunities. The group identified a range of ideas to improve the facility, including increased grassed areas, improved shade, lighting, BBQ facilities, dry recreation opportunities, solar heating upgrades, splash pad facilities, and integration with the nearby Boddington Caravan Park. The preferred direction was to retain the existing facility in its current location and improve the precinct through a staged approach.

Further feedback was obtained through a Councillor site inspection in March 2025. Councillors also identified improvement opportunities, including improved storage, enhanced security, repainting and presentation improvements, replacement furniture and refurbishment of the changerooms. Council subsequently endorsed immediate changeroom refurbishment and external painting works, while noting that broader improvement opportunities would be considered through future planning and budget processes.

The Swimming Pool Enhancement Plan 2026–2036 has now been prepared to consolidate the community reference group outcomes, Councillor feedback and technical asset considerations into a coordinated 10-year staged delivery framework. The plan focuses on practical improvements that enhance amenity, safety, accessibility, presentation and user experience while avoiding works that would require direct modification of the existing Pool basin or major supporting infrastructure. This provides a realistic pathway for progressive investment while preserving flexibility for future structural assessment and longer-term redevelopment planning.

## Implementation Strategy

The implementation strategy is structured into three delivery stages over the 2026–2036 period. The stages have been divided to address immediate facility needs in the short term, broader amenity and capacity improvements in the medium term, and long-term planning provisions in the later stage to guide future asset and redevelopment decisions

### Stage 1: Short-Term Improvements | 2026–2029

#### **10. Grass Area Extension**

Expansion of the usable grassed recreation area is proposed to improve comfort, capacity and informal seating space for Pool users. Works may include ground preparation, turf, landscaping, reticulation and improved pedestrian access.

#### **20. Fencing and Landscape Works**

Fencing, gate and landscape upgrades are proposed to improve site security, service access and overall presentation. Works may include new frontage fencing, access gates, planting and associated landscape improvements.

#### **30. Solar Heating**

Roof-mounted solar heating is proposed to improve water temperature and support extended usability during the Pool operating season. Battery storage may be considered if required through detailed design and cost assessment.

#### **40. CCTV and Future Lighting Provision**

Improved CCTV coverage is proposed to increase site security and support after-hours monitoring. Works may include cameras connected back to the administration building, along with conduits and supporting infrastructure to allow future lighting upgrades to be delivered more efficiently.

#### **50. Storage**

Additional on-site storage is proposed to support Pool operations and reduce pressure on existing storage areas. This may include a general-purpose sea container for equipment and operational items

*\* Note: Item numbers are provided for cross-reference with the accompanying site plan and cost schedule for this stage, identifying the proposed improvement, indicative location and related cost allowance.*



SITE PLAN LEGEND STAGE 01	
10	GRASS AREA EXTENSION - 417m <sup>2</sup>
11	REMOVE EXISTING LANDSCAPING & CARPARK EXTEND GRASSED AREA
12	NEW CONCRETE FOOTPATH
20	NEW FENCING & LANDSCAPE WORKS
21	NEW GARRISON STYLE FENCING
22	NEW GARRISON STYLE SINGLE GATE
23	NEW GARRISON STYLE DOUBLE GATE FOR SERVICE ACCESS
24	NEW COLORBOND FENCING TO MATCH EXISTING
25	NEW LANDSCAPING & PLANTING
30	SOLAR HEATING
31	NEW SOLAR HEATING TO EXISTING ROOF
40	CCTV
41	NEW CCTV CAMERA CONNECTED BACK TO ADMIN - ALLOW 5 CAMERAS
50	STORAGE
51	NEW 20' SEA CONTAINER

**1 - 3 YEAR PLAN  
2026 - 2029**

**STAGE 01 SITE PLAN.**



**BODDINGTON SWIMMING POOL UPGRADE**  
SHIRE OF BODDINGTON  
18A Pollard St, Boddington WA 6390

DRAWING No SK01  
DRAWING NAME STAGE 01 SITE PLAN  
SCALE 1 : 200 @ A1  
JOB NUMBER 260394  
DATE MAY 26  
DRAWN BY KR

**H+H architects**  
ALBANY 9842 5558  
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BUNBURY 9778 9600

## Stage 2: Medium-Term Improvements | 2029–2033

### **10. Site Lighting**

Improved site lighting is proposed to increase visibility, safety and usability across the facility. Lighting may utilise a combination of new lighting infrastructure, poles provided through Stage 1, and existing building structures where suitable.

### **20. Shade Structures**

Additional shade structures are proposed to improve comfort and sun protection for Pool users, families and spectators. The final location and extent of shade will be confirmed through detailed design.

### **30. Carparking Upgrades**

The existing carpark is proposed to be expanded and improved to support safer and more practical vehicle access. Works may include additional parking bays, a second crossover, accessible parking provision, bollards and associated line marking.

### **40. Artwork**

Artwork is proposed to improve the presentation and character of the facility. This may include a mural along the rear Colorbond fence and artwork to the base of the toddler Pool.

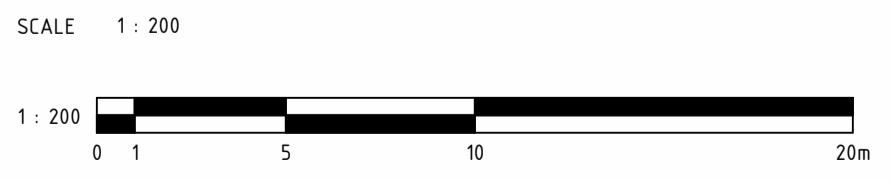
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SITE PLAN LEGEND STAGE 02	
10	SITE LIGHTING
11	NEW SITE LIGHTING SHOWN DASHED IN ORANGE
20	SHADE STRUCTURE
21	NEW SHADE CLOTH ABOVE SHOWN DASHED
30	CARPARKING UPGRADES - 22 BAYS
31	EXTEND EXISTING CARPARKING. NEW BITUMEN FINISH
32	MODIFY EXISTING FOOTPATH TO ALLOW FOR NEW CROSSOVER
33	NEW LINEMARKING & ACCESSIBLE BAY
34	NEW BOLLARDS TO ENTRY
40	ARTWORK
41	NEW ARTWORK MURAL ALONG BACK COLORBOND FENCE
42	NEW ARTWORK MARINE ANIMAL PAINTING ON TODDLER POOL FLOOR

**4 - 7 YEAR PLAN  
2029 - 2033**

**STAGE 02 SITE PLAN.**



**BODDINGTON SWIMMING POOL UPGRADE**  
 SHIRE OF BODDINGTON  
 18A Pollard St, Boddington WA 6390

DRAWING No SK02  
 DRAWING NAME STAGE 02 SITE PLAN  
 SCALE 1 : 200 @ A1  
 JOB NUMBER 260394  
 DATE MAY 26  
 DRAWN BY KR

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## Stage 3: Long-Term Planning | 2033–2036

### **20. Pool Assessment**

Undertake a structural assessment of the Pool infrastructure to determine the condition, remaining service life and future renewal requirements of the facility.

### **21. Future Facility Redevelopment**

Use the findings of the Pool assessment to inform long-term planning for the future redevelopment of the Pool facility, including the scope, timing and priority of any major renewal works.

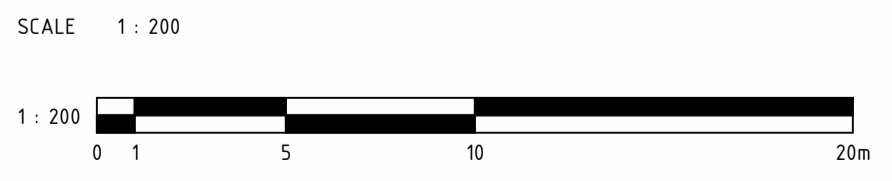
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20	POOL ASSESSMENT
21	STRUCTURAL ASSESSMENT OF POOL INFRASTRUCTURE

8 - 10 YEAR PLAN  
2033 - 2036



STAGE 03 SITE PLAN.



**N**

**BODDINGTON SWIMMING POOL UPGRADE**  
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DRAWING No SK03  
DRAWING NAME STAGE 03 SITE PLAN  
SCALE 1 : 200 @ A1  
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