

Boddington Old School and Town Hall Revitalisation Plan

Overview

The Boddington Old School and Town Hall Revitalisation Plan has been prepared to guide the future use, improvement and long-term renewal of two important community places in the Boddington town centre. The Old School site and Town Hall both hold strong local history and community value, but require a clear and practical plan to support safe use, ongoing maintenance, improved access and future activation.

The project responds to the need to make better use of existing community buildings and public spaces while respecting the heritage and character of the precinct. It considers how the Old School, Town Hall, CRC, Function Building and surrounding spaces can work together as a more connected, accessible and active community precinct.

The plan provides a staged implementation approach so future works can be prioritised, planned and delivered over time. This allows the Shire to focus first on practical infrastructure, safety, access and building renewal needs, while also setting a longer-term direction for community use, local business activity, events, public spaces and heritage preservation.

Activation Opportunities

These are the activation opportunities identified through the planning process to guide how the precinct can be used, improved and activated over time. They focus on strengthening community use, supporting local activity, improving connections across the site and celebrating the heritage and character of Boddington.

1. Sustainable and Inclusive Development

Focusing on the adaptive reuse of heritage fabric, environmental stewardship, and universal accessibility.

- **Rectification & Preservation:** Old School (South & East Wings) Structural remediation will secure the longevity of these heritage assets, preventing further degradation. By restoring existing decks and upgrading access ramps and stairs to meet compliance standards, we ensure the buildings are safe and welcoming for all users, regardless of mobility.
- **Internal Refurbishment:** Function Building Transformation into a high-quality, flexible facility. By integrating modern AV technology, furniture storage, efficient climate control, and ergonomic interiors, the building becomes a viable venue for corporate hire, private events, and community workshops, ensuring its long-term economic sustainability.
- **Adaptive Reuse:** Southern Wing Business Hub Converting underutilised classrooms into a professional business incubator or tenancy. This provides a space for local startups and remote workers, fostering a "shop local" professional economy.
- **Heritage Modernisation:** Town Hall Adhering to the principle that "the most sustainable building is the one already built," the Town Hall will be upgraded with modern amenities. This includes a commercial-grade kitchen, an inviting foyer, and Universal Access (UAT) toilets. Climate comfort will be managed through passive-first principles, utilising High-Volume Low-Speed (HVLS) "Big Ass" fans and destratification systems to minimise energy consumption.
- **Universal Design:** Complete overhaul of existing toilets to meet modern hygiene, safety, and accessibility standards. High-quality public facilities are a prerequisite for attracting larger-scale regional events and increasing the "dwell time" of visitors in the precinct.
- **Connectivity:** The Arbour & Landscaping (Replaces West Wing of Old School) - Replacing the West Wing with a structural Arbour creates a visual and physical "spine" for the site. This landscaped corridor improves permeability between Wuraming Avenue, the Courtyard, and the Visitor Centre, acting as a gateway that unites disparate precinct elements.

- **Eco-Resilient Landscaping:** Utilising endemic species and water-sensitive urban design, the landscaping will mitigate heat-island effects and manage stormwater runoff. These green spaces provide habitat for local fauna while offering shaded, sensory-rich spaces for community relaxation.

2. Community Engagement and Ownership

Fostering social capital by creating spaces that the community feels empowered to use, manage, and evolve.

- **Entrepreneurial Growth:** By providing a physical home for local industry, the precinct becomes a site of daily activity and allows the community to see local business ideas scale from concept to commercial reality.
- **Community-Led Management:** The refurbishment provides a "blank canvas" for local groups. Creating a management framework that allows community organisations to curate the event calendar ensures the building remains a reflection of Boddington's current needs and interests.
- **The "Town Living Room":** Improved facilities transition the Town Hall from a "special occasion" venue to a daily-use asset. Regular use by sport groups, families, theatre groups, and civic societies builds a deep-rooted sense of civic pride and stewardship.
- **Intergenerational Connection:** The Community Resource Centre (CRC) serves as the precinct's heartbeat. Integrating professional historical displays within this active hub ensures that Boddington's heritage is not "locked away" in a museum but is lived and breathed by the youth and newcomers using the modern facilities.
- **Collaborative Gardens:** The courtyards will include spaces for community-led cultivation, such as "Bush Tucker" gardens. This encourages active participation and education, allowing residents to leave a tangible mark on the town's physical environment.

3. Celebrating Boddington

Showcasing the unique character, history, and natural beauty of the region to residents and visitors alike.

- **Cultural Showcase:** The facility will act as a premier gallery and exhibition space to highlight local artists, agricultural milestones, and community achievements, putting Boddington's talent on centre display.
- **The Story of Industry:** The Arbour will be more than a walkway; it is a narrative structure. By utilising a palette of raw timber and industrial steel, the architecture mirrors Boddington's evolution from a timber-milling town to modern industrialisation.
- **Gateway Experience:** Traffic calming and high-quality paving transform the streetscape into a "shared zone." This prioritises pedestrians, signalling to travellers that they have arrived in a place worth exploring, rather than just a town to drive through.
- **Event Magnet:** A purpose-built outdoor stage provides a permanent home for a vibrant music scene and supports major regional draws like the Boddington Rodeo. This infrastructure positions the town as a key player in the Western Australian regional event circuit.
- **Heritage Resilience:** By investing in these landmarks, the town honours the "strength and grit" of its founders. The juxtaposition of historic architecture with modern internal fit outs symbolises a community that respects its past while leaning confidently into its future.

Pre-Implementation Actions

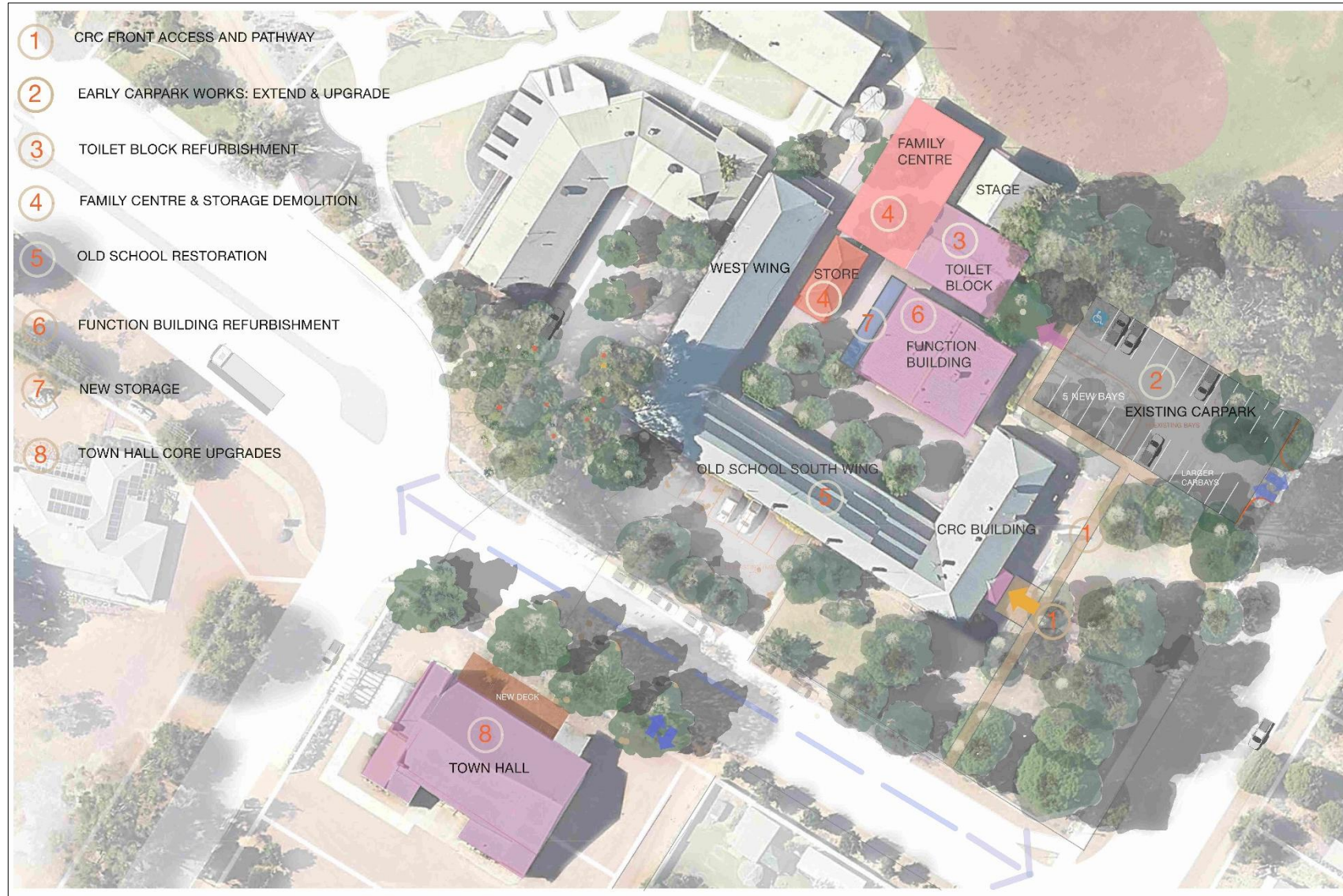
Before any phased works are implemented, relevant pre-implementation investigations will be undertaken to confirm site requirements, stakeholder needs and delivery considerations. This will include further assessment of precinct storage needs, Peel-Harvey Catchment Council relocation requirements, car parking layout and bay requirements, accessibility improvements across the precinct, and specific access improvements at the front of the CRC. These investigations will help ensure each stage is properly planned, coordinated and informed before works proceed.

Phased Implementation Strategy

Phase 1: Practical Infrastructure, Safety & Access

Phase 1 will focus on improving access, safety, essential infrastructure and stabilising key buildings for continued community use.

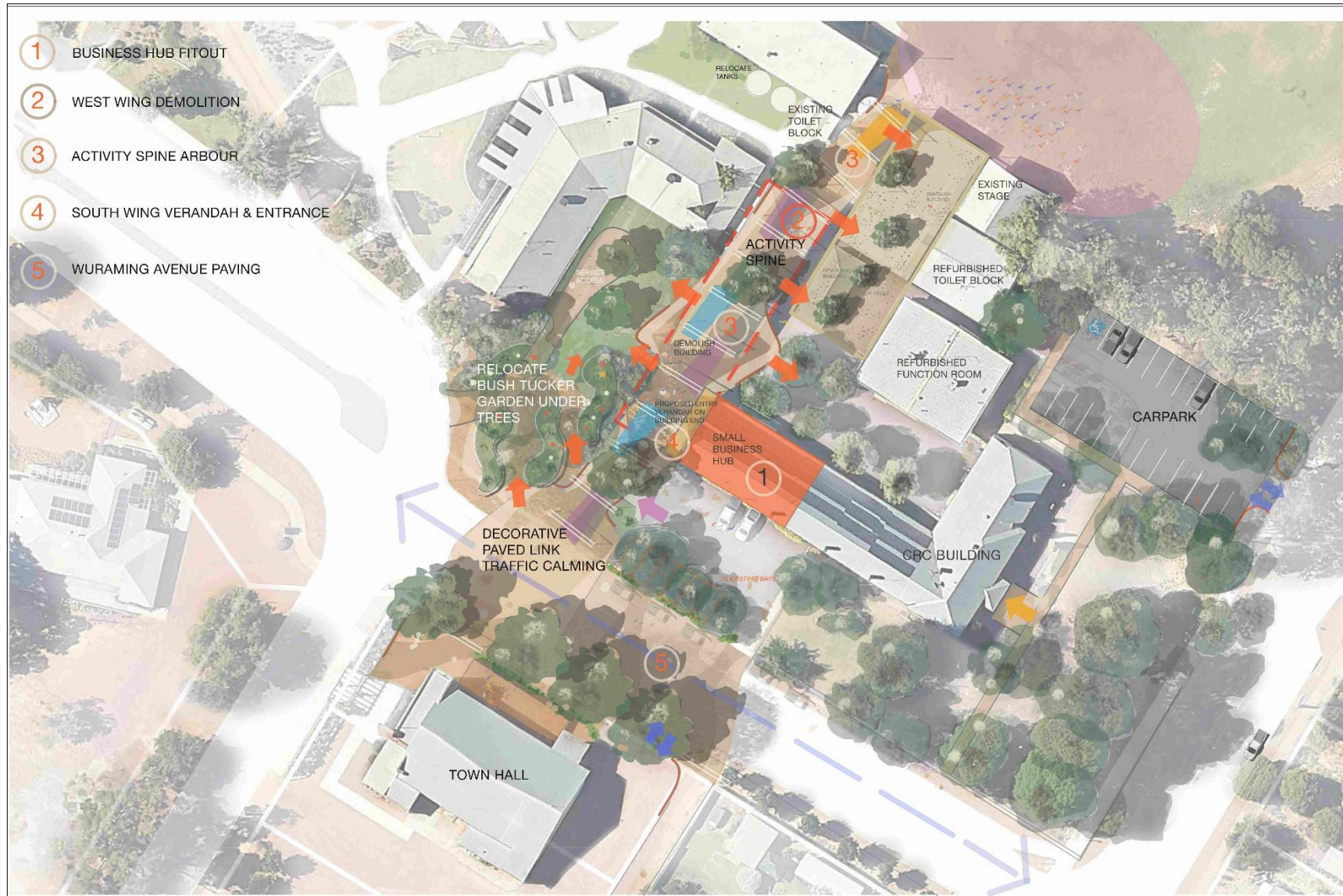
1. **CRC Front Access & Pathway:** Design and upgrade works to improve accessibility, wayfinding and the pedestrian connection between the CRC entrance and car park.
2. **Early Car Park Works:** Extension of the northern parking area, including associated drainage and car bay layout improvements.
3. **Toilet Block Refurbishment:** Prioritisation of the central toilet block refurbishment, including required upgrades to plumbing, fixtures, accessibility and sewer infrastructure.
4. **Family Centre & Storage Demolition:** Removal of the former Family Centre/storage building to improve site presentation, open sightlines and support access for future works, subject to alternative storage arrangements being resolved.
5. **Old School Restoration:** Restoration of the Old School's South Wing building envelope and completion of remediation works to prevent heritage deterioration.
6. **Function Building Refurbishment:** Internal refurbishment of the Function Building and integration of storage solutions, with the internal design to be informed by confirmed user spatial needs.
7. **Town Hall Core Upgrades:** Upgrades to the Town Hall kitchen and toilets, and construction of the new external deck to increase event capacity.



Phase 2: Connectivity & Site Preparation

Phase 2 will focus on improving precinct connections, resolving key tenancy and site requirements, and preparing the area for future public space improvements.

1. **Business Hub Fit-Out:** Fit-out of the Southern Wing as a coworking and tenancy space, while maintaining the CRC's operational capacity.
2. **West Wing Demolition:** Demolition of the West Wing and relocation of associated water tanks, subject to Peel-Harvey relocation needs, CRC operational impacts, asbestos risks and demolition costs being confirmed.
3. **Activity Spine Arbour:** Construction of a pedestrian arbour to connect Wuraming Avenue with the centre of the precinct.
4. **South Wing Verandah & Entrance:** Redesign and construction of the South Wing verandah and entrance to provide an accessible entry from the new arbour.
5. **Wuraming Avenue Paving:** Installation of decorative traffic-calming pavement on the targeted section of Wuraming Avenue linking the Town Hall and Old School area to improve pedestrian access.



Phase 3: Landscape Consolidation & Public Realm

Phase 3 will focus on improving landscaping, public spaces, pedestrian movement and key building restoration across the precinct.

1. **Courtyard Greening:** Soft landscaping for Courtyards, including native gardens, shaded seating, and roadside planting along the Town Hall.
2. **CRC Restoration:** Restoration of the CRC building, including required technology upgrades and professional historical displays.
3. **Perimeter Access & Gardens:** Soft landscaping and improving pedestrian and universal access paths around the perimeter of the CRC building.
4. **Stage Demolition & Oval Connection:** Removal of the old performance stage and extension of courtyard landscaping to better connect the precinct with the adjacent oval.
5. **Town Hall Climate & Usage Adaptation:** Installation of energy-efficient climate control in the Town Hall, with usage patterns to be reviewed to determine whether further community adaptations are required.
6. **Multipurpose Event & Market Space:** Establishing a flexible Multipurpose Event and Market Space using configured layouts and decorative paving to transition between parking and pedestrian use.



Phase 4: Long-Term Visionary Upgrades

Phase 4 will focus on long-term precinct renewal, including future event infrastructure, storage and scheduled asset maintenance.

1. **New Sound Shell & Store:** Construction of a new multipurpose amphitheatre/regional event space and dedicated storage.
2. **Asset Lifecycle Renewal:** Scheduled maintenance and renewal of refurbished heritage elements and newer structures to support the long-term condition and use of the precinct.

