

Agenda

Special Meeting of Electors

Monday 5 October 2026
At 5.30pm

Recreation Centre – Function Room
Club Drive, Boddington

A vibrant and connected community with excellent lifestyle and employment opportunities in a beautiful natural environment.

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1. DECLARATION OF OPENING

I would like to begin by acknowledging the Wilman People as the Traditional Custodians of the land on which we are meeting today and pay respect to Elders past and present, as well as the continuation of the cultural, spiritual and educational practices of Aboriginal people.

To support clarity and effective communication during the meeting, electors and other speakers are requested to switch on and use the microphone each time they are invited to speak.

This meeting and all participation will be audio recorded. No other audio or visual recording may be undertaken without the permission of the Presiding Member.

2. ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

2.1 Attendance

2.2 Apologies

3. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

4. PURPOSE OF THE MEETING

The Special Meeting of Electors has been called to provide electors with information about the Boddington Old School and Town Hall Draft Revitalisation Plan and an opportunity to provide feedback on the proposed future use and development of the site.

4.1 Boddington Old School and Town Hall Draft Revitalisation Plan

Attachment: 4.1A Boddington Old School and Town Hall Draft Revitalisation Presentation

The Shire's Chief Executive Officer, Rachael Wright, and Strategic Project Manager, Raman Viridi, will present the Old School and Town Hall Draft Revitalisation Plan presentation, including the background to the project, the proposed direction for the site and the next steps in the planning process.

5. QUESTIONS AND STATEMENTS FROM ELECTORS

Questions or statements may only relate to the purpose of this Special Meeting of Electors and will be accepted at the discretion of the Presiding Member, in accordance with the procedures determined under regulation 18 of the Local Government (Administration) Regulations 1996

The Presiding Member has allocated a period of 45 minutes for questions and statements from electors as part of the procedures for this meeting.

Electors wishing to ask a question may ask up to two questions before other electors are invited to speak. Each elector is requested to clearly state their name and address each time they speak.

Each address is limited to a maximum of three minutes. An extension of time may only be granted with the agreement of a simple majority of electors present.

Questions that cannot be answered at the meeting will be taken on notice. Where a question was submitted before the meeting and the person who submitted it is not present, the Chief Executive Officer will provide a written response by email following the meeting.

To assist the Shire in preparing responses, electors are encouraged to submit questions no later than 12.00pm on Monday 5 October 2026 through the Shire website at <https://www.boddington.wa.gov.au/forms/special-meeting-of-electors-submit-a-question/71>.

Questions and statements may also be raised from the floor during the meeting. The livestream is provided for viewing purposes only, and questions or statements will not be accepted from online viewers during the meeting.

6. MOTIONS FROM ELECTORS

Motions carried at a Special Meeting of Electors are not binding on Council. In accordance with section 5.33 of the Local Government Act 1995, Council must consider decisions made at the meeting at its next Ordinary Council Meeting or, if that is not practicable, at the first available Ordinary or Special Council Meeting. Council will consider each decision in the context of its legislative, financial and policy obligations and may adopt the decision, adopt an alternative position or determine that no action is to be taken.

A period of 45 minutes has been allocated for motions proposed by electors.

6.1 Process for Motions

1. An elector proposing a motion must state its specific wording so it can be clearly understood and accurately recorded in the minutes.
2. The Presiding Member will call for a mover and seconder for each motion.
3. Once a motion has been proposed, each speaker is to address the meeting through the Presiding Member.
4. Only electors of the Shire of Boddington may move or second a motion. Council Members attend in their capacity as Council Members and are not to move, second or vote on motions.
5. A motion or amendment is not open for debate until it has been seconded. Only one amendment to a motion may be considered at a time. That amendment must be dealt with before a further amendment may be received.
6. The Presiding Member may rule a motion or amendment out of order if it contains offensive, derogatory, defamatory or unlawful statements.
7. When addressing the meeting, an elector is to move to the public microphone unless unable to do so, state their name and address, address the meeting through the Presiding Member and limit their address to a maximum of three minutes.
8. Speakers should avoid repeating matters already addressed. The Presiding Member may ask a speaker to move to their next topic where a matter has already been covered.
9. The mover of a motion, but not the mover of an amendment, has a right of reply. The reply closes the debate.
10. The Presiding Member will then call for a vote on the motion before the meeting.

6.2 Process for Voting

For the purposes of this meeting, electors include eligible residents and ratepayers. Elector or ratepayer eligibility must be verified before a voting card is issued.

Regulation 17 of the Local Government (Administration) Regulations 1996 provides that each elector present at a general or special meeting of electors is entitled to one vote on each matter to be decided but is not required to vote.

Decisions are made by a simple majority of votes, and voting must be conducted so that no elector's vote is secret.

7. CLOSURE OF MEETING



Boddington Old School and Town Hall Revitalisation Plan

Special Meeting of Electors | 5 October 2026



Plan Development

Developed through six evidence and engagement stages

2022–23

Town Centre
Masterplan

2025

Planning Initiation

Sep–Oct 2025

Initial consultation

Late 2025

Investigations +
options

Nov 2025–May 2026

Reference Group

Jun–Sep 2026

Draft Plan
consultation

Planning Initiation

2022–23 Council Plan direction

Town-centre improvements were identified as a key action for progression in 2022/23.

May 2023 Town Centre Masterplan

The Old School, Town Hall, Wuraming Avenue and nearby public spaces were identified as part of the town-centre connection.

2025 dedicated project

The precinct revitalisation plan development commenced, with community engagement and building inspections.



Initial Consultation

80 responses

How people participated

An online survey through the Shire website and Facebook, plus hard-copy access.

Questions covered future uses, heritage, tourism and cost.

Old School priorities

Community gathering place
49 responses | 61.3%

Heritage and history
47 responses | 58.8%

Educational opportunities
31 responses | 38.8%

49 respondents use the Old School weekly or monthly.

Town Hall direction

Community events were the most reported current use.

Future ideas included markets, performances, films, exhibitions, private functions, meetings, classes and youth activities.

Technical, Heritage and Cost Evidence

Structural reports

Old School: timber-stump delignification, wet rot and urgent remediation.

Town Hall: rising damp, masonry and floor-support concerns requiring management and further review.

Heritage checks

Old School: Listed on the Shire of Boddington Local Heritage List and recorded as a Category A heritage place; not listed on the State Register of Heritage Places.

Town Hall: Listed on the Shire of Boddington Local Heritage List and recorded as a Category B heritage place; not listed on the State Register of Heritage Places.

Options Tested

Option 1 retained the whole Old School footprint.

Options 2 and 3 tested stronger precinct connections and different scopes.

Option 1

5.855m
Overall Estimate

\$2.932m
structural + upgrades

Option 2

\$7.210m
Overall Estimate

\$2.201m
structural + upgrades

Option 3

\$6.933m
Overall Estimate

\$1.176m
structural + upgrades

These are concept estimates with different scopes, not like-for-like final budgets.

Reference Group

Building users + community representatives + Councillors

November 2025

Community priorities
and precinct
opportunities

February 2026

Emerging options and
design direction

May 2026

Developing proposal,
sequencing and
practical changes

How feedback changed the plan's direction

Access brought forward: CRC access, parking and toilets moved into Phase 1.

Storage resolved first: replacement storage confirmed before any building is removed.

Phases, not fixed dates: an order of works, not a locked timetable.

Heritage retained: South Wing repaired in Phase 1; CRC restored in Phase 3.

Draft Plan Phase 1

Phase activity	What this means
CRC Front Access & Pathway	Make the main entrance to the CRC easier and safer to use, with a clearer path from the car park.
Early Car Park Works	Extend and improve the northern car park, including drainage and clearer parking bays.
Toilet Block Refurbishment	Upgrade the existing toilet block, including plumbing, fixtures, accessibility and sewer connections.
Family Centre & Storage Demolition	Remove the old Family Centre and storage building once replacement storage is in place.
Old School Restoration	Repair and protect the South Wing of the Old School to stop further deterioration.
Function Building Refurbishment	Upgrade the inside of the Function Building and provide storage to better suit future use.
Town Hall Core Upgrades	Upgrade the Town Hall kitchen and toilets and add an external deck to improve how the Hall can be used.

Draft Plan

Phase 2

Phase activity	What this means
Business Hub Fit-Out	Convert part of the South Wing into spaces that could be used by small businesses, workers or tenants.
West Wing Demolition	Remove the West Wing of the Old School, subject to further checks on existing users, asbestos, costs and relocation needs.
Activity Spine Arbour	Build a covered walkway through the precinct linking Wuraming Avenue to the central area.
South Wing Verandah & Entrance	Improve the South Wing entrance so it is easier and more accessible to enter from the new walkway.
Wuraming Avenue Paving	Upgrade part of Wuraming Avenue with paving to make the connection between the Town Hall and Old School clearer and safer for pedestrians.

Draft Plan

Phase 3

Phase activity	What this means
Courtyard Greening	Add landscaping, native planting, shade and seating around the courtyards and Town Hall.
CRC Restoration	Restore the CRC building, improve technology and upgrade how local history is displayed.
Perimeter Access & Gardens	Improve paths and landscaping around the CRC so the area is easier for everyone to move through.
Stage Demolition & Oval Connection	Remove the old stage and improve the link between the precinct and the oval.
Town Hall Climate & Usage Adaptation	Improve heating and cooling in the Town Hall and review whether more changes are needed for community use.
Multipurpose Event & Market Space	Create a flexible area that can be used for markets, events, parking or pedestrian activities depending on the need.

Draft Plan

Phase 4



Phase activity	What this means
New Sound Shell & Store	Build a new outdoor performance area and provide dedicated storage for events and community activities.
Asset Lifecycle Renewal	Continue planned maintenance and replacement of buildings and infrastructure so the precinct stays in good condition over time.

Draft Plan Consultation

30 June – 17 July 2026

Draft Plan published for community review.

18 submissions were received.

Feedback included concerns about awareness, time and available information.

24 August – 11 September 2026

A detailed brochure and Draft Plan were distributed to households.

Feedback included concerns about the demolition of the West Wing.

Restore or Renew: What the Figures Show

Cost of retaining the full footprint

Option 1 — retain the whole Old School:

\$5.855m in total, including \$2.932m of structural work and upgrades.

Half the spend is repairs: about one dollar in every two goes into stabilising failing fabric, not new community space.

The condition issues continue: ongoing renewal and maintenance costs stay with ratepayers.

Cost of removal and renewal

Option 3 — targeted removal: \$6.933m in total, with \$1.176m of structural work — about \$1.76m less repair spend.

Option 2 — stronger connections: \$7.210m in total, with \$2.201m of structural work.

It costs more because it delivers more: the extra outlay buys the business hub, activity spine, Wuraming Avenue link, greening and an event space.

Concept estimates: different scopes, not like-for-like budgets. Costs confirmed at detailed design.

What Removing the West Wing Makes Possible

What the space becomes

A connected precinct: a covered activity spine from Wuraming Avenue to the centre, with a new South Wing entrance.

Space that earns its keep: a business hub for small businesses, workers and tenants.

Room for events: a multipurpose event and market space, greening, shade and seating.

Heritage kept and restored: South Wing repaired and protected; CRC restored.

The safeguards on the West Wing

Checks come first: removal is subject to further checks on existing users, asbestos, costs and relocation needs.

Storage resolved first: replacement storage is in place before any building is removed.

Sequenced, not immediate: it sits in Phase 2, behind the Phase 1 access, parking, toilet and storage works.

Plan Direction

It establishes

A precinct-wide direction

Proposed priorities and sequence

A basis for future design and funding

Pre-implementation investigations

It does not approve

Immediate construction or demolition

A final program budget

Fixed delivery dates

Works affecting services without planning

Each project still requires

Confirmed scope

Detailed design and advice

Updated cost and funding

Statutory checks and approvals

Future Council budget decisions

What Happens Next

01

Review feedback

Submissions and elector feedback are reviewed.

02

Gather evidence

Condition, cost, heritage and user information is gathered.

03

Council decides

Council considers the evidence at an open meeting.

EVIDENCE CONSIDERED

Cost • Condition • Heritage • Community benefit • Future use

POSSIBLE OUTCOMES

Adopt the Draft Plan / Adopt a variation / Pursue another approach

Questions

Special Meeting of Electors | 5 October 2026

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