



# Boddington SuperTown

## *Growth Plan Volume 2 -Appendices*

September 2012



Department of  
Regional Development and Lands



ROYALTIES  
FOR REGIONS





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## Contents

1.1	Update of Content	4
1.2	Appendix 1: Boddington's Demographic Profile	5
1.3	Appendix 2: Visioning Workshop Outputs	15
1.4	Appendix 3: Visioning Workshop Agenda / Worksheets	41
1.5	Appendix 4: Business Perceptions Survey Questionnaire	47
1.6	Appendix 5: Community Workshop Town Centre Activation	54

## Figures

Figure 1. Median age range - Peel Region, Boddington, Wandering, Williams	5
Figure 2. Boddington, Williams, Wandering age demographics	5
Figure 3. Age Demography Boddington District, Mandurah, Perth Metro and WA	6
Figure 4. Post School Qualifications	6
Figure 5. Internal Migration at 2006	7
Figure 6. Dwelling tenure type	8
Figure 7. Median Sale Price and Percentage Change for Boddington District	9
Figure 8. Median Sale Price compared with other Suburbs	10
Figure 9. Summary of Median Sale Prices	11
Figure 10. Boddington Rental Data 2010/11	12
Figure 11. Household Type Distribution	13
Figure 12. Building Approvals: Residential Buildings	13
Figure 13. Individual Gross Weekly Income Distribution	14
Figure 14. Gross Weekly Household Income Distribution	14
Figure 15. Preferred scenarios	19



## 1.1 UPDATE OF CONTENT

The following provides updated statistical information from the 2011 Census and outcomes of the initial project funding allocations by the Royalties for Regions SuperTowns program that relate to Boddington.

### Population

The various population figures contained in this document were based on a number of sources, including the Australian Bureau of Statistics ("ABS") 2006 census, and also on that agency's forecasts.

Many of the data sets from the preliminary 2011 census have been published since this document was commenced, but it is not practical to amend all of the data in this report to reflect the 2011 data. The source used for the 'current' or 'existing' population numbers in this plan is the ABS Estimate of Resident Population" as at 2010.

It is relevant to note the following recently published 2011 data in respect of the local government areas of Boddington, Wandering and Williams, which comprise the Boddington District, which is the subject of this plan.

LGA	2006 census	2011 census	% increase	"Current" in this plan
Boddington	1448	2261	56.1	1692
Williams	916	931	1.6	1000
Wandering	376	447	18.9	439
Total	2740	3639	32.8	3131

ABS - 3218.0 Population Estimates by Statistical Local Area, 2001 to 2011

### Feasible Implementation Projects

On 31 May 2012, the Government announced that the following two projects would be funded by the Royalties for Regions SuperTowns program:

- **Water pipeline to Ranford**  
This grant is for \$1,250,000 to fund a new water pipeline between Bannister Road/Farmer's Avenue, Boddington and River Road, Ranford. This additional water service will enable land sub divisions on Crossman Road between Boddington and Ranford, and in Ranford, to proceed sooner than they otherwise would.
- **Economic Development Implementation**  
This grant is for \$1,173,000 to fund the implementation of the Economic Development Strategy, including the development, promotion and support of home-based or other small enterprises and the implementation of the Boddington District tourism strategy.





## 1.2 APPENDIX 1: BODDINGTON'S DEMOGRAPHIC PROFILE

### Resident Population by Age

The median age range in the Peel Region as well as Wandering and Williams Shires is shown in Figure 1. Boddington has a younger population than each of these comparators.

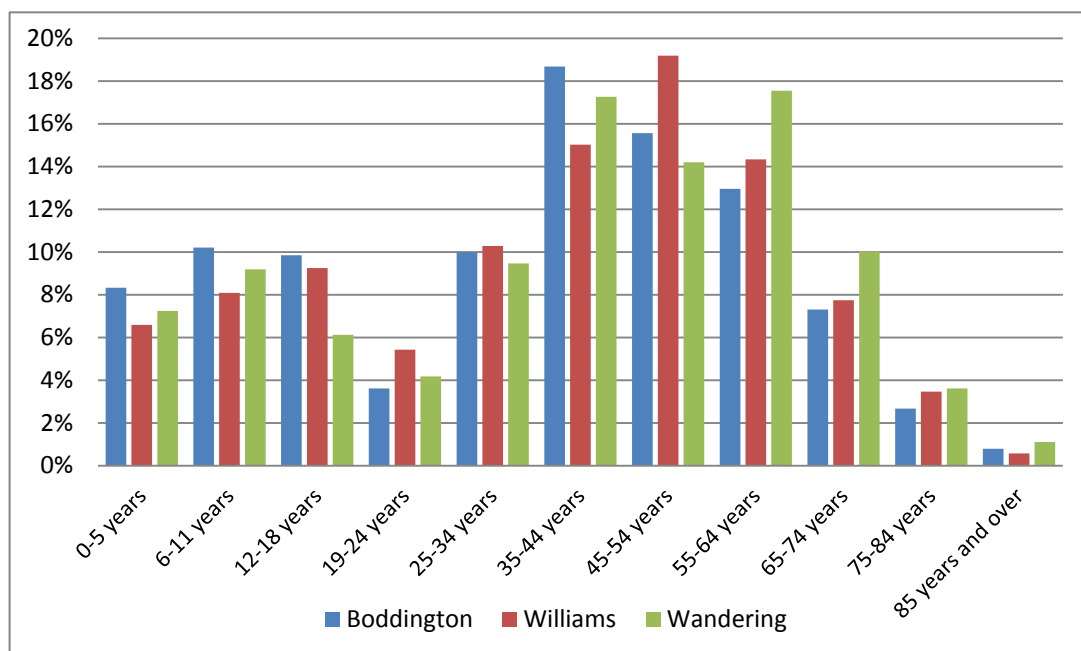
**Figure 1. Median age range - Peel Region, Boddington, Wandering, Williams**

Local Government / Region	Median Age
Boddington	39
Wandering	43
Williams	42
Peel	40

Source: ABS 2006 Census

The age structure of residents in the Shires of Boddington, Wandering and Williams is shown in Figure 2.

**Figure 2. Boddington, Williams, Wandering age demographics**

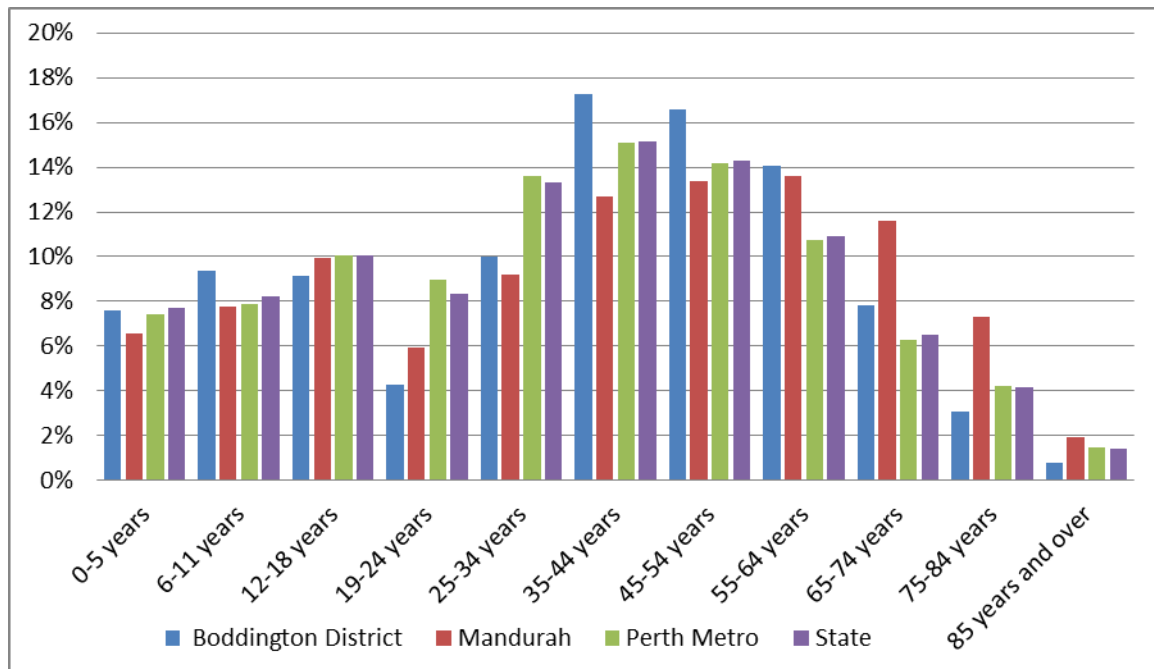


Source: ABS 2006 Census

Figure 3 provides a comparison between the age demography in the Boddington District compared with the City of Mandurah, Perth Metro, and WA as a whole. Recent growth in families with young children is clearly illustrated and establishes a very different profile to Mandurah which contains a much older population in the retirement stage of life.



**Figure 3. Age Demography Boddington District, Mandurah, Perth Metro and WA**



Source: ABS 2006 Census

## Migrants

At the time of the 2006 Census, 9.8% of the population living in the Shire of Boddington were born in north-west Europe and a total of 14.2% of the resident population (205 people) were born in other places overseas. Only 1.3% of the population (17 people) however, spoke a language other than English at home. Other languages included Dutch, French, German, and Sinhalese.

Similarly, in Wandering 2% spoke a language other than English at home (Dutch and Other), and 1.4% in Williams (Other). The additional languages spoken in the District should be regarded as core strength and should enable additional teaching and learning opportunities and international linkages for prospective businesses.

## Skills Base / Qualification

Figure 4 shows the post school qualifications of people in the District (aged 15 and over) compared to the Peel Region and the City of Mandurah. Not Stated refers to the percentage of respondents who indicated they had a qualification but did not provide sufficient information.

**Figure 4. Post School Qualifications**

Local Government / Region	Post Grad Degree	Grad Dip/ Grad Cert	Bachelor	Diploma	Cert	Not Stated	Total
Shire of Boddington	0.57%	0.85%	6.53%	5.68%	17.98%	11.54%	<b>43.14%</b>
Shire of Wandering	1.07%	0%	4.98%	6.41%	11.74%	16.37%	<b>40.57%</b>
Shire of Williams	0%	1.69%	7.9%	6.06%	13.54%	9.45%	<b>38.65%</b>
Peel Region	0.62%	0.64%	5.3%	5.93%	20.34%	14.98%	<b>47.8%</b>
City of Mandurah	0.49%	0.54%	4.33%	4.87%	16.25%	12.93%	<b>39.42%</b>

Source – ABS 2006 Census



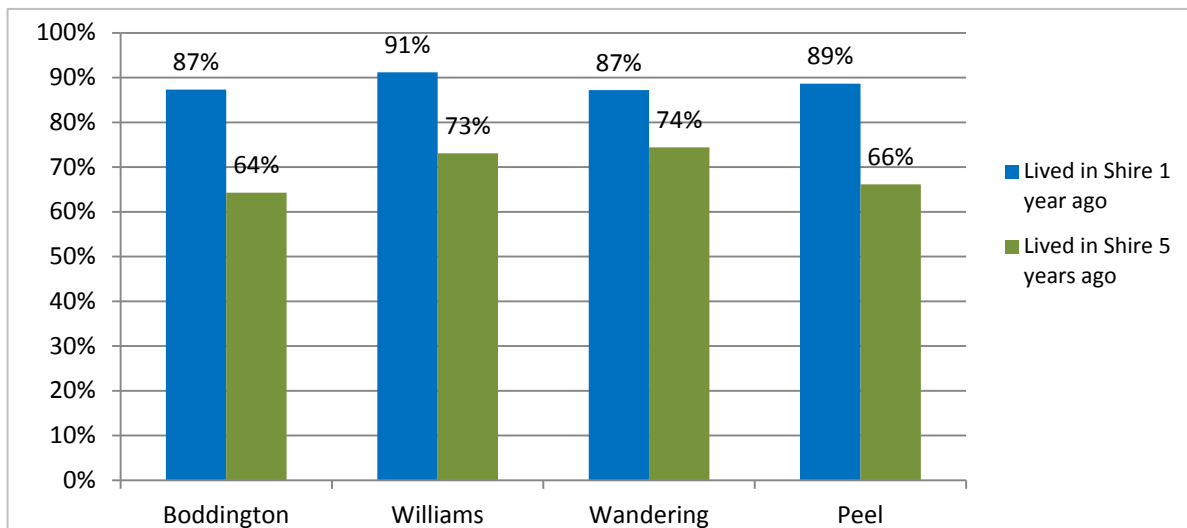
The City of Mandurah has been included in this comparison due to having the reputation of a 'well educated' population. The Shire of Boddington has the highest percentage of residents with post school qualifications when compared to the neighboring Shires of Wandering and Williams, however has a lower percentage than the Peel Region as a whole. Overall, there is an excellent base for life long learning opportunities in the District.

## Household Formation

### Internal Migration

The following graph shows the percentage of households who lived in the same Statistical Local Area one year ago and five years ago. The Boddington Gold Mine had been closed for over three years at the time of the 2006 Census and it was another four years before the mine reopened.

**Figure 5. Internal Migration at 2006**



Source: ABS (2006) Census of Population and Housing

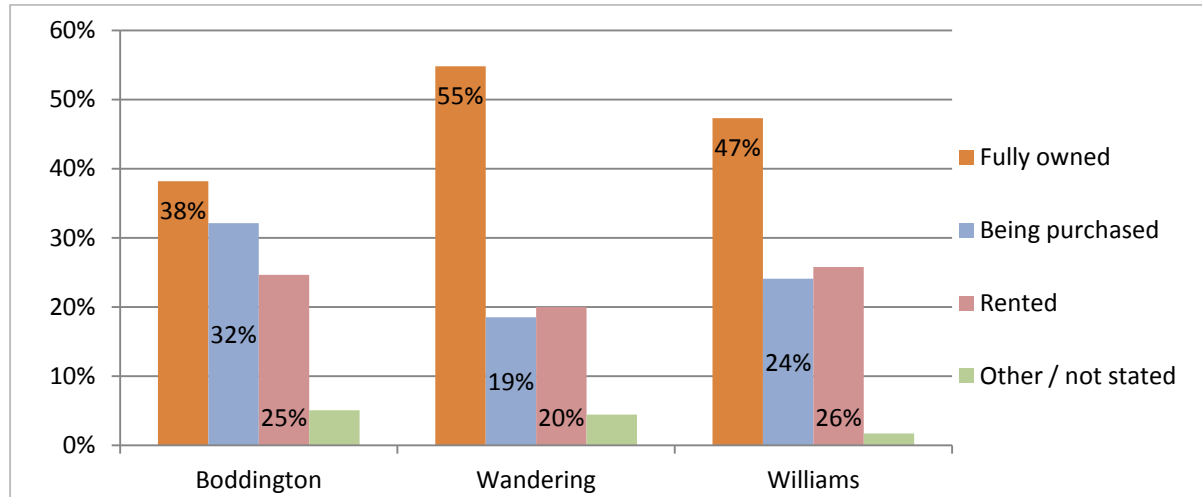
Figure 5 shows that 87% of Boddington's population has lived in the Shire for at least a year, and 64% have lived in the Shire for at least five years indicating a greater change in the movement of households compared to the Shires of Wandering and Williams.



## Dwelling Tenure Type

Within the Boddington District, the majority own their own house with at least 70% owner occupied in each of the three Shires, and approximately 25% renting in Boddington.

**Figure 6. Dwelling tenure type**



Source: ABS 2006 Census

## Housing Affordability

Figure 7 indicates the median house sale prices identified for the Boddington District (Boddington, Williams and Wandering) between 2002 and 2011. In 2006, median prices in Boddington and Wandering increased significantly (103% and 293% respectively). But, between 2006 and 2010, the median house sale prices in Boddington increased from \$292,500 to 402,500 (\$110,000 increase). However, for the similar period, prices in Williams and Wandering had only increased by \$13,000 and \$10,000 respectively.





**Figure 7. Median Sale Price and Percentage Change for Boddington District**

	Boddington District Median Prices			Median Price Percentage Change		
	Boddington	Williams	Wandering	Boddington	Williams	Wandering
<b>2002</b>	96,250	55,250	45,000			
<b>2003</b>	105,000	71,500	50,000	9%	29%	11%
<b>2004</b>	105,000	97,500	44,000	0%	36%	-12%
<b>2005</b>	143,750	81,000	42,000	37%	-17%	-5%
<b>2006</b>	292,500	140,000	165,000	103%	73%	293%
<b>2007</b>	380,500	242,500	195,000	30%	73%	18%
<b>2008</b>	380,000	193,000	220,000	0%	-20%	13%
<b>2009</b>	336,000	242,500	290,000	-12%	26%	32%
<b>2010</b>	402,500	153,000	175,000	20%	-37%	-40%
<b>2011</b>	355,000	280,000	257,500	-12%	83%	47%

Source: realestate.com data and Syme Marmion & Co analysis

The median sale price for properties in Boddington is approximately \$143,000 to 148,000 higher than in Williams or Wandering. The average sale price between 2007 and 2011 for:

- Boddington is \$370,800
- Williams is \$222,200
- Wandering is \$227,500

The annual median sale price in Boddington is significantly higher than the other towns in 2005 to 2008 and in 2010 (greater than \$80,000). Figure 8 compares Boddington's median sale price with three other areas in the Peel Region. From 2006 onwards, the median price in Boddington is close to the prices for the Peel Region and is shown to be consistently higher than in Pinjarra. Based on discussions with stakeholders, this confirms issues with housing affordability in Boddington, which is a key Growth Plan objective to address.



**Figure 8. Median Sale Price compared with other Suburbs**

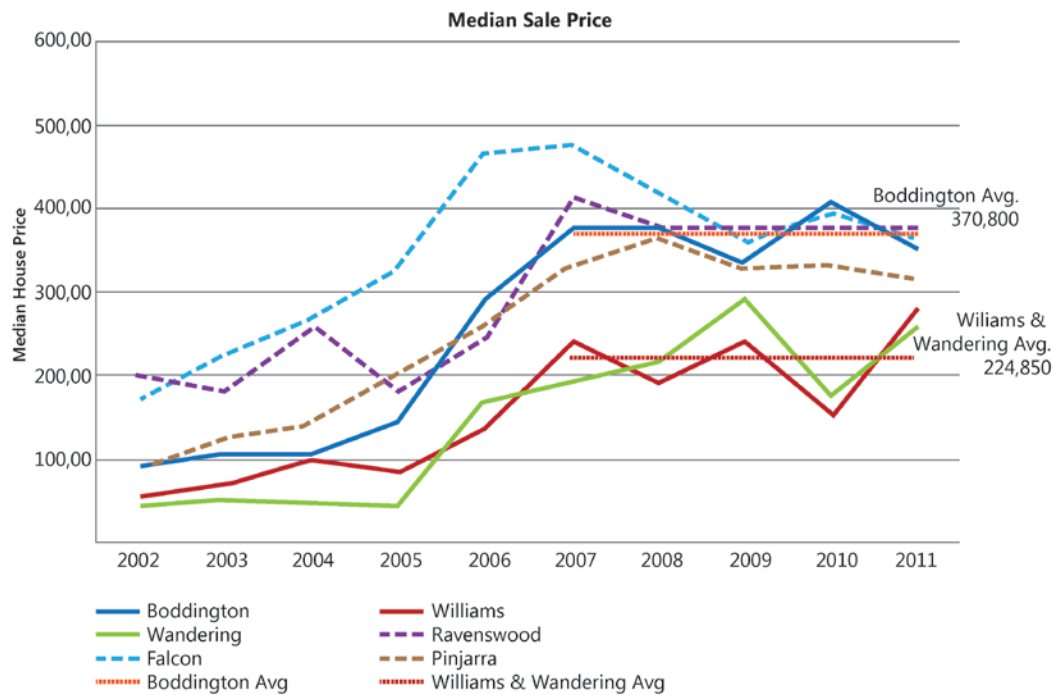
	<b>Boddington</b>	<b>Peel Region (Sample Size)</b>			<b>Difference %</b>		
		<b>Ravenswood</b>	<b>Falcon</b>	<b>Pinjarra</b>	<b>Ravenswood</b>	<b>Falcon</b>	<b>Pinjarra</b>
<b>2002</b>	96,250	201,500	171,000	91,000	-52%	-44%	6%
<b>2003</b>	105,000	180,000	226,250	127,500	-42%	-54%	-18%
<b>2004</b>	105,000	261,500	270,000	144,900	-60%	-61%	-28%
<b>2005</b>	143,750	186,000	330,000	195,000	-23%	-56%	-26%
<b>2006</b>	292,500	250,000	467,250	257,000	17%	-37%	14%
<b>2007</b>	380,500	415,000	480,000	336,500	-8%	-21%	13%
<b>2008</b>	380,000	380,000	418,750	363,000	0%	-9%	5%
<b>2009</b>	336,000	382,000	364,500	330,000	-12%	-8%	2%
<b>2010</b>	402,500	385,000	393,000	332,000	5%	2%	21%
<b>2011</b>	355,000	382,500	367,500	317,500	-7%	-3%	12%

Source: realestate.com data and Syme Marmion & Co analysis

The chart below provides a summary of the data above, plotting the median house sale prices for the selected suburbs in the Boddington District and the Peel Region, over a 10 year period. It shows that prior to 2006, property prices in Boddington were on par with those in adjoining Shires and up to half that of property in Peel suburbs. Since 2006, a mini property boom, re-opening of the gold mine, and considerable publicity and expectation of strong demand for accommodation had led to a significant increase in price level. Currently the median price for a house in Boddington is ranging within the Peel region price level. The median house price for Boddington (\$370,800) is approximately 50% higher than long term median prices in Williams and Wandering (\$225,000).



**Figure 9. Summary of Median Sale Prices**



**Source:** realestate.com data and Syme Marmion & Co analysis

There are two categories of property affordability that can be applied to Boddington.

One is what might be called absolute affordability which compares the cost of accommodation to income. In Boddington this applies to key workers and low-average income earners. There is considerable diversity of income in the Shire, with mine workers generally earning much higher incomes than others in the Shire. This has the effect of bidding up rental levels in the town, making accommodation unaffordable to key workers. The consequence is it is harder to attract workers to the town and there are increased hiring costs for employers through having to provide accommodation.

The other affordability issue might be called relative affordability, with people with higher incomes having a very wide choice of accommodation and as a consequence, are prepared to commute from other areas to jobs in Boddington, or to live at the mine accommodation village with a main residence (and the rest of the family) elsewhere, usually in a coastal suburb in Peel. The current competition for business amongst suburban developers in the Mandurah area (and elsewhere) means that high standard housing in a well serviced coastal location is available for the same price as the Boddington median house price.

### **Boddington Rental Data**

In most regional areas, there is limited concern with regard to housing affordability and home ownership, but it is a major challenge in the rental market. The table below shows the rental data for Boddington in 2010/11. The house and multi residential median for Boddington is consistently and significantly higher than the regional median indicated.



**Figure 10. Boddington Rental Data 2010/11**

	House Rental		Multi Residential Rental	
	Boddington Median	Regional WA	Boddington Median	Regional WA
<b>2010</b>				
Jan/Mar	\$400	\$290	\$330	\$250
Apr/Jun	\$400	\$280	\$330	\$230
Jul/Sept	\$400	\$280	\$355	\$230
Oct/Dec	\$420	\$300	\$330	\$250
<b>2011</b>				
Jan/Mar	\$385	\$320	\$380	\$335
Apr/Jun	\$380	\$310	\$380	\$350
Jul/Sept	\$450	\$310	\$335	\$320

Source: REIWA

This higher rental value in the town would substantially reduce the ability to attract and retain key workers and creates a disincentive for all categories of potential new residents to even get on the first rung of moving to a new location by renting prior to making the significant housing purchase decision.

The affordability of rental housing could be affected by:

- Limited supply of publicly owned dwellings;
- Significant number of households with low and insecure incomes;
- Small size of rental markets in the regional areas; and
- Uncertain supply process and sudden demand shocks.

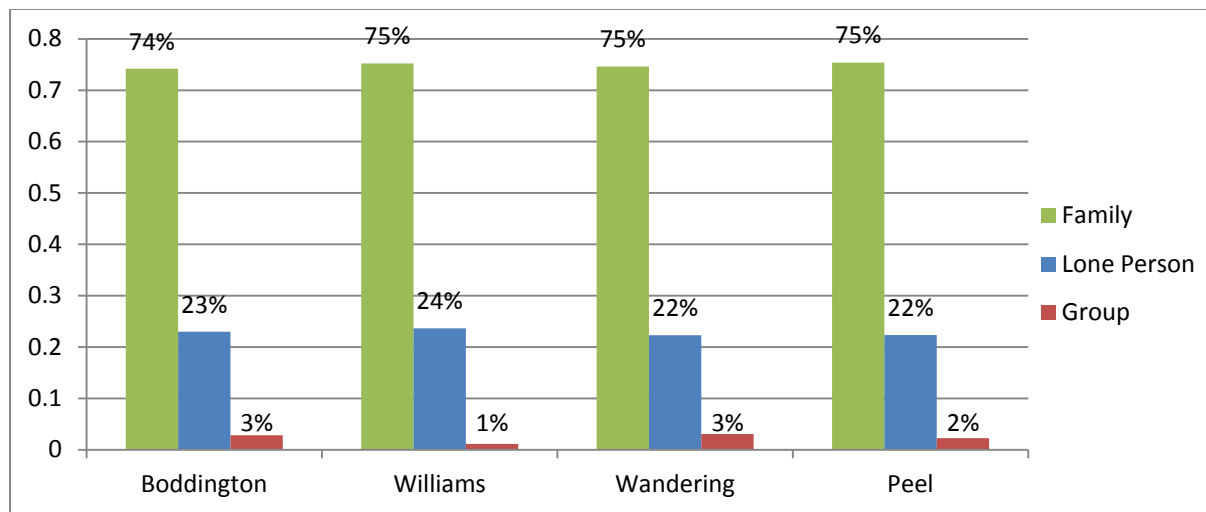
### **Current Dwelling Characteristics**

At the time of the 2006 Census there were 495 private dwellings in the Shire of Boddington and 30,956 in the Peel Region. Similarly, at 2006 there were 496 households in Boddington and 30,953 in the Peel Region.

The distribution of the household types at the time of the 2006 Census is shown in Figure 11. The Shire of Wandering and Williams as well as the Peel Region distribution is shown as a comparison. The ABS categorise a household as a group if there is more than one person and these persons are not related by blood, marriage (including step-relationships), adoption or fostering.



**Figure 11. Household Type Distribution**



Source: ABS (2006) Census of Population and Housing

This chart indicates that the household type distribution is very similar in Boddington when compared to Williams, Wandering and the wider Peel Region. Williams has the lowest portion of group households.

### Building Approvals for Residential Buildings

The following table shows the building approvals in the Boddington District from 2006 to 2011. 2006-2007 had the lowest number of building approvals within the period and this may be attributed to the closure of the Boddington Gold Mine in 2005.

**Figure 12. Building Approvals: Residential Buildings**

Location	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Boddington	24	30	35	34	25
Williams	6	4	7	8	4
Wandering	6	16	3	10	12
Total	36	50	45	52	41

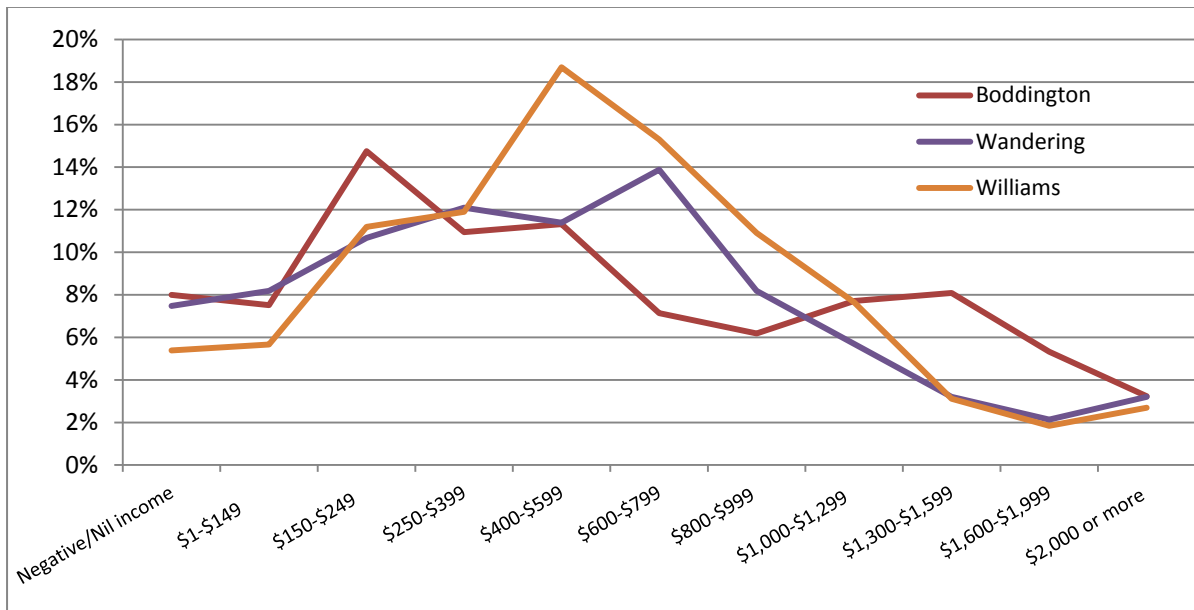
Source: ABS Building Approvals Data

### Individual and Household Income

The following graph shows the individual gross weekly income distribution within the Boddington District. In Boddington, the largest percentage of individuals earn within the bracket of \$150-\$249 per week. 37% of individuals in Boddington earn between \$150 and \$599 per week. Boddington also has the highest portion of individuals earning more than \$1,300 per week (16%) compared with Wandering and Williams (both 8%), but also the highest low income earners with 42% earning less than \$400 per week compared with 38% in Wandering and 34% in Williams.



**Figure 13. Individual Gross Weekly Income Distribution**

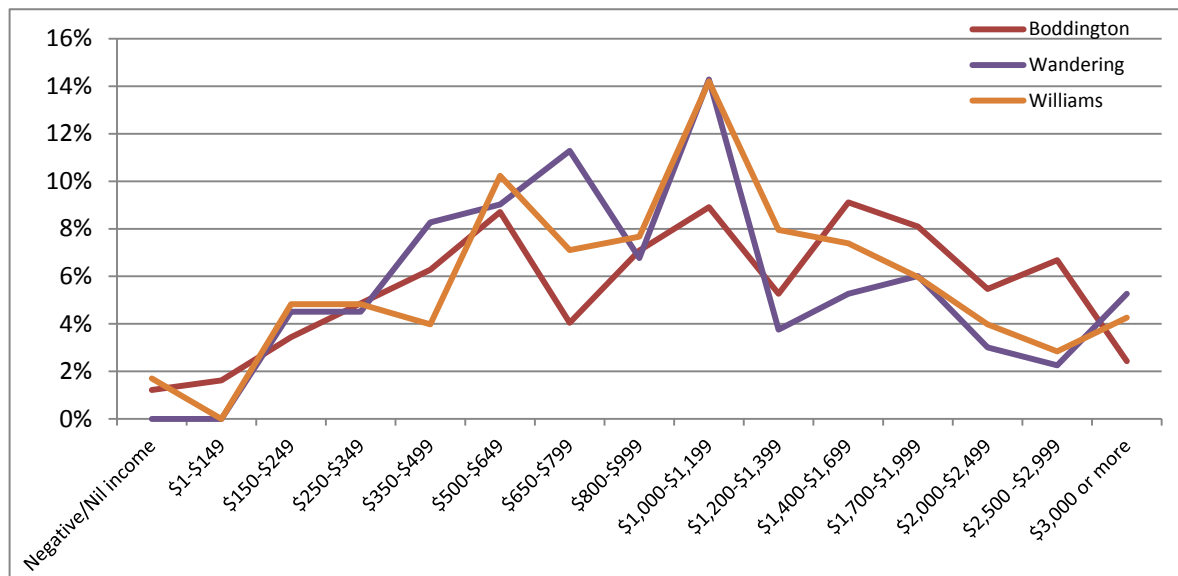


Source: ABS (2006) Census

## Household Income

Figure 14 shows the gross weekly income distribution for households. Boddington has a relatively even distribution of households earning between \$350 and \$2,999 per week, whereas both Wandering and Williams peak at \$1,000-\$1,199 with 14%.

**Figure 14. Gross Weekly Household Income Distribution**



Source: ABS (2006) Census of Population and Housing





## 1.3 APPENDIX 2: VISIONING WORKSHOP OUTPUTS

### Visioning Methodology

The Oregon Visioning model was used to discuss the vision for the future. Oregon was one of the first places to pioneer the use of community-based visioning for innovative local planning and growth management policies, and a tool to help communities better manage complex change in their journey to long term horizons.

The Oregon Model represents a comprehensive approach to visioning framed by five simple questions:

1. Where are we now?
2. Where are we going?
3. Where do we want to be?
4. How do we get there?
5. Are we getting here?

In Boddington, Williams and Wandering a consistent approach to the workshops was used, with the broad questions being:

#### ***Workshop Session 1 - What we value...***

- Define who we are? What is our District character now? What do we love about our town/shire and what needs to be protected or maintained?

#### ***Workshop Session 2 – What we can create...***

- Emerging trends
- Where can we go?
- What more can we do with what we've got
- What is our Place-making potential?

#### ***Workshop Session 3 – What we can shape...***

- Where do we want to be? What sort of population targets might support the services and infrastructure we desire
- What are some of the possible projects that we can work together on?

#### ***Workshop Session 4 – What we face...***

- How we will build our future? How do we obtain it?
- What guiding principles should steer this process?

### Visioning Outcomes

#### **Boddington**

- The workshops were positive and productive. Fully support the SuperTown concept
- Very successful day-long session with approximately 40 people attending on Tuesday 29 November 2011
- Positive evening session with under 20 people attending
- Youth summit with year 9 and 10 at the District High School on Monday 12 December 2011.



## **Williams**

- Visioning workshop morning 30 November 2011
- Very good participation (approximately 30 people), articulate and positive group attended. Good ideas suggested for linking into the 'super district'

## **Wandering**

Visioning workshop afternoon 30 November 2011

- Small group – interested in opportunities for Wandering and the District
- Supportive of the SuperTowns concept and being involved

## **Themes emerging from visioning workshops**

The following key themes, and details, emerged during the community workshops.

### **Economic Development**

- Workshop participants keen to see towns grow and prosper
- Locals understand that an increase in population would support more services and business and consequent improvement in infrastructure
- It was acknowledged that the life of the mines (NGB and BHPBW) are finite and the economy of the district must be diversified, suggestions included tourism and high value-add agriculture
- Challenges understood in attracting businesses that provide or support tourist offerings (accommodation and food)

### **Access to Services**

- Commercial/Retail – very poor choice, small range of offerings and many items not available e.g. petrol on Sunday
- Bank finance – onerous deposit required in 'Rural zone'
- Health services
- Residential Aged Care
- Recreation & Youth Centre
- More childcare provision

### **Infrastructure Provision**

- Poor technology infrastructure – broadband/ phone
- Limited access to medical facilities
- Difficulty accessing medical specialists
- Strong support for a Recreation and Leisure Centre (need facilities as a place to connect to foster social interaction)
- No Senior High School – families leave rather than send kids to Boarding Hostel
- Water supply constraints to Ranford

### **Strength of community**

- Many clubs and activities



- Low crime – safe for kids (freedom to wander)
- Casual Country atmosphere
- History – family connections
- People look out for each other
- Strong community spirit
- Welcoming community
- Good level of volunteerism
- Low stress Lifestyle
- Aging population – how do they stay in town with few facilities and little support

### **Transport Options**

- Lack of public transport between Boddington and the Albany Highway
- Lack of transport between towns in the District
- Drive in/Drive out encourages people to choose to live elsewhere and drive/bus to work.

### **Sense of Place**

- Quiet peaceful place
- Nice scale to town, with room to grow and protect current values
- Demolished buildings in the main street – negative impact on streetscape
- Desire for stronger main street Design Guidelines to control look and feel – create something special about the town centre

### **Housing Choices**

- Key Worker housing needed
- Housing affordability
- Housing availability
- Housing choice – larger lifestyle blocks preferred
- Retirement accommodation needed

### **High School**

- Without a Senior High School – families leave rather than send kids to Boarding Hostel
- Perception of quality of education provided in middle years – families are moving away
- The mine incentive for employees to base their family in Mandurah or Bunbury and qualify for “Away Schooling” support

### **Importance of the Environment**

- Importance of environment, trees, river and stars!
- Promoting the clean green environment
- Mines buying up farming country



## **Governance**

- Increasing expectations of people wishing to be involved in the future development (look and feel) of the place
- Emergence (nurturing) of future leaders
- Social equality in the community - mine workers and others
- Promoting the District as a great place to live – live in Boddington and FIFO to work!
- Managing the transition to a SuperTown
- Managing expectations – locals want to see the benefits of growth

## **Community Strength and Assets**

Section 2.3 of the Growth Plan outlines significant opportunities for the Boddington District. The following are key implications for the future growth that were identified in the visioning process.

### **Asset Base: Building on the Future**

The following current District Economy Assets were identified through the visioning and consultation process:

- Growing population with strong forecasts for next 20 years
- Development sites
- Stable population base of long-term residents
- Large portion of residents own their own home vs. renting
- 'Young' population with a median age of 39 and large proportion of families compared with singles
- Low unemployment – less than 2% compared with current Australia unemployment of 5.3%
- Diverse industry base
- Industry base with potential for emerging industries, technology advances, new markets and investment opportunities
- Only 1.6 hour drive from the Perth CBD
- Diverse range of natural, heritage and industrial attractions for visitors/tourists
- Volunteer groups, associations and clubs attractive to wide demographic range
- Opportunities for migrants to meet and assimilate
- Support services in health, community development
- High number of small businesses
- Self-employment with high proportion of owner-managers
- High proportion of businesses have been operating for longer than five years
- Broad community support for growth and diversity in order to sustain quality of life, improve prosperity and provide essential services and infrastructure
- 90% of survey respondents source goods and services both locally and elsewhere in WA



- 100% conduct business transactions online
- Majority indicated that vastly improved broadband capability would result in economic improvement for their business
- Majority of businesses expect improvement or strong improvement over the next 10 years
- Wide array of grants and funding available for application by local government, organisations and individuals for projects resulting in economic development outcomes.

### Future Possibilities Identified

Workshops 3 and 4 expanded upon the possibilities for new development, enhanced character and growth scenarios.

**Figure 15. Preferred scenarios**

Preferred Scenario
Boddington to become a learning community
Regular Local Chamber of Commerce and Industry/Newmont/Worsley seminar to make businesses contract/service ready
Linkages to public transport to get to other centres like Perth
More integrated with major centres
Boddington satellite city
Multiculturalism
Diversified employment
Essential services
Retain youth into essential service jobs
Population base enough to attract investment / offer choice
Tourism
Food / agri business



## Project ideas

During the workshops, participants mentioned project ideas, which are recorded here:

Projects
Recreation and Leisure Centre - establishes vibrant community
Crèche
Squash
50m pool
Seniors village
Youth centre
A retail incubator like Williams Wool Shed 6-12 small shops
Two schools, two supermarkets and other facilities
Incentives for businesses/retailers/rent free/rate free period
Trail through Boddington and from Boddington to other areas
Tullis Bridge to Dwellingup Hotham rail including rebuilding the Tullis Bridge
Amphitheatre – entertainment (Dankworth Stables at Wavendon or the Quarry Theatre and ballet in Perth)
Dam – water source for reticulation to parks and gardens
Safer roads – slip lane to Bannister Rd
More parks and gardens
BBQ public picnic sites
Major attraction associated with mining
Visitor/Interpretive centre
Library
Flying fox – adventure playground
River tours – hire equipment
Basic infrastructure - Water / power etc. – beyond Ranford, Rubbish collection, TV, radio connections
Information and communication technology improvement - fibre optic infrastructure
Underground power – enhance Main Street
Banner poles to advertise
Detour trucks away from town – separate access out of town
Affordable housing – rental and sale
Minimum block size 1,000m <sup>2</sup> to keep rural feel
Council buy and develop land between ambulance station and old school
Other shops food and beverage
Opening hours / trading hours to be extended and consistent
Improved education – PDC investigating option to be independent government school
Upgrading the pub – or develop near the river to enjoy a drink and meal
Quindanning rural lifestyle blocks will be in demand.
Roads to Quindanning need improvement





## Verbatim comments

### **SuperTowns VISIONING** **Tuesday 29 November 2011 @ Boddington CRC** (Day long Session)

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#### **Worksheet 1**

##### Education

- Need a senior high school to keep families in town
- Issues at Boddington district high school – quality outcomes
- Adult education
- Internet learning

Sense of community – spirit/ values/ safety/ Small village feel/ good volunteerism

Country lifestyle – friendly welcoming people, no traffic congestion, quiet neighbourhoods

Rural beauty/ clean green environment (eco tourism potential)

Lack of retail and restricted opening hours

No LPG, no petrol on sat afternoon or Sunday

No public transport

Limited essential services, doctors, childcare etc

Poor availability of aged care services/ retirement hostel

Main street presentation should be improved – vacant holes where shops demolished

Employment opportunities for young people

Patch mobile phone coverage/ poor internet speeds

Access to Boddington needs to be improved – quality of roads

- Nice scale to town – with room to grow

#### **Worksheet 2**

##### **Trends / challenges**

Getting the balance right - Triple bottom line approach

Local business development – opportunities to start and sustain local enterprises

Capitalising on business spin offs from the mine

Investment into the local economy by the mines – remove “them and us”

Increasing local involvement

Housing affordability, availability of land for development

Cost of utilities – especially connection or headwork charges

Attracting ‘tree changers’ to the district

Employment opportunities for partners of mine

Competition from other employment centres (Proximity to Mandurah etc)



Uncertainty of resources boom/ busts – impact on investment for infrastructure and employment opportunities.

Technology – critical services needed for locals to be on the information superhighway

Aging population/ retention of youth

Attracting bright innovative people

Impact of climate change on agriculture, forests, tourist eco-business

Access to 'city' quality services/ facilities

Adapting to change

Disparity between wages offered to mine workers versus small business staff

### **Worksheet 3**

#### **Q5 PROBABLE SCENARIOS**

Boddington expected to continue to grow at current slow rate

Lifestyle (tree changers) moving to District may increase rate of development

If nothing done to address factors that attract new residents – Boddington will get left behind

Tourism based on State forest -- Perth people discover the beauty of the bush

Newmont's hole keeps growing/ Worsley bauxite expands

Mine reserves – high long will they last/ Future of commodity prices/ Rehabilitation costs

Banks continue to under invest

Government continues its lack of help for basic infrastructure

Local government has limited funds for services and facilities

fibre optic infrastructure doesn't arrive in Boddington

We are facing increasing competition from overseas

If our population declines our town goes backwards, services decline, school never gets its year 11 & 12 – frustrated community and loss of spirit

Growth of on-line learning – virtual libraries, news, learning, businesses

#### **Q6 PREFERRED SCENARIOS**

Public Transport

Mini- satellite city connected to other towns (Fast train to other centres – Perth/ airport etc)

Get smart -- fibre optic infrastructure

Density concern – people come here to live in a larger lifestyle lot, hobby farm, or bush block

Integrated approach needed to develop the town and District – residents need to be included

Proactive introduction of infrastructure

Multi-culturalism – English as a second language/ nomadic miners/ different cultures & religions celebrated

Population will be sustainable to attract investment for services and infrastructure

- Local economy diversified – tourism (sovereign hill) gourmet foods (swan valley) tourism (mining hall of fame) branding (Margaret River) to offset risk of gold mine re-closing



- Vibrant town centre – special look and feel that we can be proud of and will be iconic to attract tourists

Details of R4R are explained to the community – types of projects to be supported, budget, deadlines, criteria for assessment, etc

A Recreation and Leisure Centre operational with fitness centre, crèche, courts, pool, social meeting place

## POTENTIAL PROJECTS

Recreation and Leisure Centre

Seniors independent living village

Youth centre Drop in/ groups have space/ events and activities that connect people

Water Supply to Ranford

fibre optic infrastructure – speed and access, includes cable free to air TV

Retail

- A collaborative retail space (Williams woolshed, Balingup cooperative,) business incubator, boutique retailers, rent & rates relief
- Supermarket – improved shop, larger, more choice
- More retail offerings, butcher, clothes, shoes, restaurants, gifts and toys
- Opening hours – longer, more consistent, don't like coming in to find shop closed for the day
- Fuel on Sunday & Sat afternoon
- Council purchases land near the centre of town and develops a shopping hub – to overcome the biggest problem establishing a new venture: cost

Tourism development with District

- Day trips – Tour the gold pit/ woolshed/ flying fox/ other major attractions like whale world
- Trails, direct links to the other centres, Williams, wandering, Dwellingup for bike, bushwalking, bridal paths
- Hotham Valley rail connected to the district – bring visitors direct by steam train
- Piggy back more events on back of very successful Rodeo & increase advertising in Perth, Mandurah and Bunbury
- Needs food and accommodation – good quality

Main Street

- Beautification – create a unique and iconic character (e.g. Broome's china town)
- Coordination of events and activities
- Sense of place – vibrant village, special look and feel, common theme
- Create a special look, unique, iconic – develop architectural design guidelines (e.g. bullnose verandas onto footpath)
- Trucks should bypass the main street.

Multi-cultural events – concerts/ organised activities to celebrate events e.g. town birthday gazettal/ places to come together



Town dam – picnics, recreation, canoes,

Safer Roads – Bannister slip road, Gold mine trucks to access via Dwellingup road,

Improved parks and gardens – landscaping, BBQ & shelter, play equipment, especially at Ranford Falls, Anzac Gardens,

Bigger library – e.g. limited range of large print

Affordable housing

- Rents higher than Mandurah canals, won't purchase because of uncertainty with mining and global commodity demand
- Bank policy that includes Boddington in wheatbelt zone – high risk due to “rural risk”
- Need slow steady release of land with services – choice of larger lots and smaller townhouses for key workers.

Commitment and Enthusiasm

### **POTENTIAL POPULATION TARGETS**

The population needs to be supported by appropriate infrastructure – can only grow as fast as the services allow

Growth needs to focus on the sort of lifestyle wanted – know your neighbours, country feel, and local character

Need a critical mass of residents to ensure retail choice, services and facilities

Who pays for improved infrastructure?

What is the community view of development – the reason for people moving here doesn't destroy the values that attracted them

Is there a limit to growth?

Keep the town at the size where most people know each other – under 5,000

Consider the Denmark approach with smaller satellite villages – e.g. develop Ranford as a separate village with shop & cafe

Boddington Main Street improved to cope with more cars, tourist coaches, locals and visitors walking around etc

Work on identifying what it would take to get others to move here?

- Lifestyle
- Things to do after work (not stuck in a traffic jam)
- For Newmont workers – use your benefits to live locally (tax break of refinancing existing loans)
- friendly town -- family focused
- Small town with good prospects
- Retirement friendly community
- close to Perth – you can pop up to see family and friends
- there are big business opportunities here (fibre optic infrastructure and work with anyone in the world)
- town characteristics/ charm/ heritage



## **Guiding Principles**

Maintain character of Boddington

Get everyone involved

Focus on outcomes

Focus on practical projects that trigger other projects

Protect the values that locals love

Balance taken in building new things, in the community interest, and while protecting the environment, Hotham River, forests, etc

Positive marketing

Engaging residents

Regular newsletter from Shire on updates

Contact you councillor for a chat, or at the shire Anthea or Terry

Open council -- this forum continues next year

Survey the community

Draft report made available to residents

Young people attend the next forum



## **BODDINGTON VISIONING**

**Tuesday 30 November 2011 @ Boddington CRC**

(Evening Session)

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### **Where are we now? Strengths**

- Low crime – safe for kids freedom
- Casual Country atmosphere
- Quiet peaceful place
- Low stress Lifestyle
- Position – coast/wheatbelt/forests
- Farming country, reasonable purchase price
- Employment opportunities
- History – family connections
- Nice scale to town – with room to grow
- Low density – big blocks (preference for larger lots)
- Environment – trees, river, stars
- Great sense of community
- Strong community spirit
- Many clubs, associations and activities
- People fantastic - neighbours watch out for each other
- Welcoming community
- Well resourced school to year 10
- Medical facilities good
- Good level of volunteerism

### **Where are we now? Weakness**

- Poor technology infrastructure – broadband/ phone
- Lack of public transport – to the Highway and between town centres
- Poor access to medical specialists
- No Recreation Centre (need facilities as a place to connect to foster social interaction)
- No Senior High School – families leave rather than send kids to Boarding Hostel
- Low quality of education provided in middle years – families are moving away, mine incentive for employees to base in Mandurah or Bunbury and qualify for “Away Schooling”
- Bank finance – onerous deposit required in ‘Rural zone’
- Water supply constraints on larger lots, Ranford
- Leakage of people with close proximity to Perth – able to travel quickly, frequently and permanently





- Commercial/Retail – very poor choice, small range of offerings and many items not available e.g. Petrol on Sunday
- Demolished buildings in the main street – negative impact on streetscape
- Housing affordability in town – with land speculators going broke
- How do we engage everyone in volunteering for community activities and events

## Future Trends

- Fibre optic infrastructure opportunities – online education/ community learning/ e-medicine/ on-line shopping
- Balance to triple bottom line – social, environmental, economy
- Tourism potential
- Light Industrial Area demand – mine opportunities/ local service offering
- More technicians/ trades in town (plumber/ electrician etc)
- Aging population – how do they stay in town with no facilities or support
- Appropriate aged care facilities
- Increasing demand for places for people to socialise, community recreational activities – dance, theatre, music, cafe etc
- Multi-cultural – welcome increasing diversity in the workforce and their partners
- DIDO/ FIFO – with the mines offering bus transport, why would anyone choose to live in Boddington? Miners mobile and move to where the work is
- Increasing expectations of people wishing to be involved in the future development (look and feel) of the place.
- Desire for more community offerings – services, facilities, infrastructure
- Younger generation expectations – more transient/ less time in one place
- Skilled people more likely to move for career reasons

## Challenges

- Education
- Accommodation
- Food (breakfast, lunch dinner)
- Mine Viability
- Farm Stays
- Tourist accommodation (B&B)
- Mine camp (Newmont and Worsely staff move to town)
- Mines buying up farming country
- Farming families leaving
- Economic diversification and sustainability
- Social equality-mine workers and others
- Boddington community is sustainable
- Future leaders



- Managing the transition to a super town
- DIDO results in people living else where
- Why live here?
- Mandurah/Perth close and easy
- Affording the services/facilities that families want
- Both parents working
- Promote lifestyle(live in Boddington fly to Karratha)
- Town Infrastructure
- Developers - Can't afford to produce product
- Attracting retailers to main street
- Replacing demolished shops

## **Work Sheet 2 Trends**

- fibre optic infrastructure - e-Education, e-commerce, e-Community learning, Online shopping
- Balanced triple bottom line (Social, Environment, Economy)
- Growth of tourism - district potential
- Light Industrial Area - Mine opportunities-Local Services (e.g. electricians, plumbers now in town)
- Aging Population - How do they stay? - Appropriate aged care services
- Multi-cultural Mine Workers and partners socialising in town
- Younger generation - mobile and will move to where the work is - different expectations
- Community involvement - people want to be part of the conversation
- Nomadic work force - will move to a community that offers what they need

## **Q.3 where do we want to be. Business as usual**

- Growth - 50 new houses a year
- Boom/Bust property prices
- Aging Population – no cross generations
- Infrastructure doesn't keep pace with expectations
- Lack of services - No new people attracted
- When mine closes - no future for the town
- Lifestyle 'Refugees' from Perth
- Retirees - some not so affluent
- Ongoing industry cycle-wood/wool/mining



## Population Targets

- Support for growth
- Grow the town centre-population to support it
- Acknowledge that things always change
- Aim for ambitious growth, Recognise we may do well to achieve growth above current
- Bigger population must be supported by infrastructure and services
- Managing expectations-need to see benefits from growth
- Attract new residents with exclusive opportunity of living in Boddington



## **SuperTowns VISIONING**

**Wednesday 30 November 2011 @ Williams Recreation Pavilion**

### **Morning Session**

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#### **Question one – what do we love about Williams ?**

- Williams is a great community that works together
- Community driven projects - self determination & strong local leadership in Williams,
- Great place to bring up kids
- Safe place to live, especially for kids
- Strong level of volunteering e.g. fire fighting, ambulance etc
- Advantage 2 hours from anywhere – proximity to Bunbury, Perth, Narrogin and Katanning.
- Position on Albany hwy
- Easy access – congestion and land prices will increasingly push businesses out of Perth, promote Williams as ready for them
- Potential for growth - land cheaper in Williams than Boddington
- Strong sense of community
- Diversity of community
- Small village feel
- Rural lifestyle/quiet
- Secure community
- stable population/long time families
- Good level of Recreation facilities
- Cultural facilities and a good range of activities/events
- Nice climate
- Beautiful natural landscape
- Stars at night - no air pollution
- Productive farming community
- Good land available for Agriculture and light industry
- No congestion

#### **Question two - opportunities for improvement**

- Wider choice for young people teenager's employment keeping them in town/ more leisure offerings
- Developing support trades – plumbers, electricians & other trades
- Williams design characteristics – how do we look different from other towns
- Pop growth increasing – primary school numbers decline/shop viability
- Cost of land subdivision difficult – headwork's costs expensive
- Industrial estate to cater for future opportunities assoc with the location on Albany Hwy/ distance from Perth (Landcorp 6 lots)



- Small biz support/encouragement tourism visitors stop and use services. Planning rules relaxed e.g. advertising on Main Street. Est. Local Biz network portal. Marketing and support coordination for while town. Farm stays. Events e.g. rocket show - Tap into existing regional tourism channels
- Woolshed – corporate events, but lacking facilities for people to stay over night
- Services support – tradies, apprentices, how do we trade off big wages for lifestyle
- Attracting people – money talks
- Employment opportunities especially for women, use fibre optic infrastructure to reduce travel, work remotely from Perth
- Lack of public transport, social activities community bus, underage transport, move between towns, tourists' disincentive
- Youth opportunities both Primary age and High School age, level of awareness of cultural and heritage values
- Sustainability – spiritual and social values, strong cultural arts focussed on economic value and could be more for their intrinsic value – artists in residence
- Pressure on landscape, no NRM officer in district, increasing need with carbon pricing and pressure on land, need to work in partnership with agronomists and private owners to protect biodiversity. Seeing a decline in Dept of Ag role on land services – move to economic focus
- Value-add to existing outputs. Organics, chaff, grain processing e.g. malt, food, tourism watching processing. Special food products, chemical free clean green access premium markets,
- Pop increase will address many of these issues, housing, manufacturing and services, fibre optic infrastructure will help, major transport
- Node opportunity = target industries that can build off these advantages.
- Need Seed capital to invest in food manufacturing/ processing. Infrastructure is available.
- Investigate water availability – quality and quantity
- Highway infrastructure – safer,
- Protect Strong community feel – unique. Network to promote community values and spirit, evolve based on current activities rather than impose significantly different industries e.g. Onslow
- Lifestyle blocks along river, encourage people living here during the year Quindanning River Williams River. Baby boomers to extend weekend living to permanent living. Connect them to the community.

#### HOW DO WE GET THERE ?

- Attract industry/business to Williams, e.g. high profile engineering firm recently moved to Northam, how can we get them here? E.g. subsidized land, rates holiday etc
- Big sign promoting industrial estate – “manufacturing and engineering opportunities here.”
- Subdivision in Quindanning – Water Corp holding back release due to water quality.
- Attract Lifestyle people



- Tourism coordination – rural values also need to be protected
- Agriculture processing
- Tourism opportunities – multi-use trails, bushwalking, horse, cycling coupled with B&B's  
Need to support tourists getting breakfast, lunch and dinner
- Accommodation provision, planning for land release and keeping land price/cost down to be competitive with Perth
- Balance for development – discussion about how the town develops in the manner we want.
- Activity Park – getting people travelling thru to stop and offer things to do, kids splash in the water,
- Ethnic diversity, economic refugees be ready – provides cultural opportunities...  
Facilitate this conversation. e.g. 100,000 Chinese visitor potential, staff with language skills important

## **GUIDING PRINCIPLES**

- How do we get the town better recognised as Williams rather than a place on the Albany Hwy
- Williams based on agriculture – future on agriculture and protect these values E.g. Margaret River vineyards being compromised by encroaching homes
- Above all else protect agriculture, competing demands on land so housing fits around this focus.
- Rural planning strategy needed
- Sustainability of population – be aware of risks
- Further consultation with others in town – representative approach – wider demographic needed
- When and How ? not during harvest!
- Web based discussion; blog can facilitate on-going conversation WHO WOULD DO THIS? collect e-mail addresses CRC promote and grow this
- Community needs to be the prime beneficiary
- Environment is our future
- Process is important, technology
- Inclusive community, engage everyone
- Focus on the whole, not the bits
- Unique position in zones -- Central whealtbelt 42 councils – move to Peel councils grouping, 6 councils and more focused approach to developing.
- Identify further opportunities in SuperTowns and Super Districts
- fibre optic infrastructure ready
- Communication – annual conversation
- Keep it simple
- Steering group to get actions achieved.
- Keep in touch with those not on e-mail





**SuperTowns VISIONING**  
**Wednesday 30 November 2011 @ Wandering community centre**  
**Afternoon Session**

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**Wandering visioning – 30 November 2011**

What sort of town are we planning for and why ?

**Q1 what we love**

Very quiet peaceful lifestyle

Close proximity to the city

Strength of community – people help each other, family feel

Simplicity of country lifestyle

Beautiful country with large sized lots

Increasing availability of trades people – from Boddington

**Q2 Opportunities for improvement**

Visiting doctor

fibre optic infrastructure – no broadband available/ 3G okay but expensive

A wastewater treatment plant – connections to a sewer would allow development and more homes

Transport

Fuel – 60km round trip just to buy petrol

Employment – minimal opportunities locally

Housing – land more affordable than surrounding towns.

No child care available

**Q3 where are we going ?**

How do we create more jobs ? Tourism opportunities, employment in agriculture steady

Need a shop but not financially viable due to population

Loss of people to mining – wages much higher than agriculture

Reasonable access to surrounding towns and Armadale for retail and other services

Build community life

Wandering has doubled in the last decade 23 homes to 51 homes

Wandering is an hour from Armadale – Tourism and people wanting to escape the chaos of Perth

Accommodation opportunity (3 rooms at the winery and a B&B)

Red Pole Cattle Breeders – Dryandra camp is 26 km from wandering

4 wineries in the area

Wandering community day – stall holders, kid's farm animals, 500 people attend



#### **Q4 – guiding principles**

Open community forum

Ongoing consultation

Engage the community

Forward planning – using the community day fair to market lifestyle blocks



## **BODDINGTON YOUTH VISIONING**

**Monday 12 December 2011 @ Boddington District High School**

**Years 8 & 9**

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### **Where are we now ?**

- Beautiful location next to river
- Quiet place to live – freedom to wander
- Easy to get around for students
- Good friendships
- Helpful people
- Lots of sports to get involved in
- Wildlife and trees
- Close to Perth and Mandurah
- Not enough to do for kids in the community
- Clean and tidy, but boring
- Little traffic

### **What Could be improved/ THINGS TO DO ?**

- Recreation and Leisure Centre, especially basketball and netball
- Youth Centre – teenager hang out place
- Youth Cafe – dome style/ subway/ sizzler style buffet
- Cinema
- Improve the look of the Town centre
- Encourage community spirit – Christmas lights in the main street, better parks, get residents involved in a town Clean Up Australia event
- Water fountain
- Bigger Skatepark
- BMX track
- Moto cross track
- Senior High School – years 11 and 12
- More community events – e.g. rodeo, concerts, comedy night, etc
- Car race event – e.g. Telstra Rally Australia
- Train from Hotham valley
- Extend river walk trail
- Canoe hire
- School lap tops
- Mobile Phone reception
- Free Wi-Fi
- fibre optic infrastructure
- Public transport for kids to get to Mandurah or Perth and back in the day



## POSSIBLE PROJECTS

Cinema
Next to the bank – car park area 3 cinemas 2D/ 3D/ 4D Bean bag seating at front 100 seat theatre Timezone area included Cafe – dome style
Youth centre
Keep at old school Chill out area – hammocks & cushions Music room – listening and playing Free wi-fi Tv room Different rooms to hang out for age groups New kitchen More choice of video games Better connection to river Improve lighting for night events Outdoor cinema Tree house Indoor Wet weather activities – Corridor cricket/ carpet bowls
Youth cafe
Next to bank or shire – central location Cheap drinks and snacks, from smoothies to mocktails Free Wi-Fi Lounges Computers Party hire out area
Milk bar/ cafe
Survey to see what people would like in a cafe Disco/ events Locate next to swimming pool Dine in takeaway Outside and inside area Quick foods Safe and friendly area for teenagers and for parents with kids Patrons can be loud Jobs for teenagers Hours of operation 10am to 9pm weekends
Skatepark
Clean out drain – stop flooding Clean up – remove rocks Clean and welcoming 1 <sup>st</sup> aid kit Enlarge park as currently boring Bigger better ramps, jumps needed – more variety Shade sail Drinking fountain needed nice grass – spectator viewing



Retail shops
Clothing for young people – more choice Bike shop Two dollar shop Gaming Coles/woollies Fast food in same complex Tourism focus High profile location/ Good access
Pool/ rec centre
Move pool to rec centre Move basketball centre Water park Fun pool lap pool Baby heated pool Cost affordable for students
Outdoor events
Paint ball / laser corps/ orienteering outdoor events rec centre Tourists and locals Events and birthday parties Hire to army/ scouts/ business groups Sponsor opportunities Large area outside town



## Boddington SuperTown Community Reference Group

### Suggestion List from Boddington Playgroup

**Overview** As mothers of young families currently living in Boddington these are some ideas or suggestions for the future growth of Boddington as a better home for our families.

#### Problem Suggestions

<b>Lack of Sizable Supermarket</b>	Boddington currently has an extremely small IGA to service a town with a lot of families and children. Double prams do not fit down the aisles and whilst they match the specials prices of Perth IGA's their regular stock is overpriced compared to city prices e.g. a tin of baby formula is \$24 in the Coles in both Armadale and Narrogin stores, both less than an hour away, but it is \$32 in Boddington. There are many other similarities on stock. We feel that a Coles or Woolworths or even a larger IGA with better prices and a larger variety of products would entice more families here and keep the ones we have. This is a particular sticking point with the mums here most of whom drive to Perth or Mandurah weekly to do their grocery shopping with their children and I have heard of families who will not relocate to Boddington at all because of the lack of shopping amenities. A place to purchase basic clothing, shoes and home items would be popular as well such as a Best and Less / Big W / Kmart.
<b>Lack of Car Parking for Supermarket</b>	There is no designated parking for the IGA that does not involve crossing the Highway, mostly with 2 or more children in tow. Heavily laden trucks pass very close to cars when we are trying to get babies out of car seats is unsafe when you are parallel parked on the street. There is a large block of vacant land next to the IGA/NAB which would serve this purpose.
<b>No Professional Therapies</b>	Boddington has had no speech therapist for pre-school children since term 2 this year. The closest town that falls within our "catchment" area is Narrogin who also did not have one for third term and limited therapists available for fourth term. There are none available over the school holidays, period. On a personal note, my son has a major phonological disorder requiring speech therapy on a weekly basis and the solution offered to us was to drive to Northam (a 2.5 hr drive) as Armadale (at a 50 min drive) was not in the right "catchment" area, neither was Mandurah or Rockingham. My husband is a Police Officer here but our family is very seriously considering leaving at the start of next year if these services are not brought back to Boddington as we are looking at a drive to Armadale weekly at a cost of \$150 per trip. I am positive there are many other families in town in the same predicament.
<b>No Casual Crèche</b>	Boddington has no casual crèche making it impossible to attend courses, classes, workshops, the gym, the swimming pool etc if you have children and your partner is working. Any crèche that is available for specific events is organised through a volunteer group, the Boddington Family Support Group, which quite frankly should not be their responsibility. This is a MASSIVE issue to mothers wishing to attend professional obligations or simply get to the hairdresser.
<b>Neighbourhood Centre for families</b>	It has been suggested that a "Neighbourhood Centre" similar to that in Newman would work well in Boddington and would be well used by Mums. It is a place where Mums can go for a little time out. It has a creche there and the kids can go in while mums work on their computer, scrapbook, chat to other mums whatever they like (they must stay on premise) and have a little break. It worked brilliantly in Newman a town similar to our own whereby no one really has any family to leave their kids with for a breather now and then.
<b>Swimming Instructors</b>	For whatever reason, Boddington DHS cannot offer a swimming instructor for this term forcing parents to drive to Narrogin, Mandurah or Armadale to take their kids to classes. There are no classes at all for pre-school aged children and even if they were to be made available, if you have more than one child there is no crèche to look after the younger one. Funding to get a local person to do this



	would be massively beneficial to the community.
<b>Parks/Activities</b>	Better parks for the littler kids (Wandering has a better park than ours) and more activities during the whole year for the older ones. Also a wider range of sports and other activities for kids and adults e.g. dancing, gymnastics, music, hockey, plus many more.
<b>A Senior High School</b>	We are losing way too many families when their kids approach high school as options here are so limited. Even with building a house here families are having to seriously consider what they are going to do in a few years when kids reach year 11.
<b>Takeaway Food Outlets</b>	Currently Boddington has 2 outlets for takeaway – the Pub and Café Wandoo neither of which deliver, which would be handy when your partner is a shiftworker and the kids are in bed, or can be relied upon to serve 7 days a week. Café Wandoo is open 3-4 nights a week and the Pub regularly does not have items featured on its menu.
<b>Public Transport</b>	Regular and affordable public transport to/from Perth and Mandurah if they are serious about attracting more people to live in Boddington. One bus a day stopping 15 km away on the highway once a day does not cut it.
<b>Land next to the Old School</b>	The land next to the old school where the shire want to build their new offices should be used for something that can take full advantage of the river views instead of using it for office space. A new public library, art gallery and studios or a restaurant could be some options.
<b>Lack of Vet</b>	The closest vet to Boddington is 45 minutes away in Pinjarra with emergency and after hours services even further. Many people have pets and this is highly disadvantageous and off putting for prospective people to move here.
<b>Maternity Hospital</b>	At present, pregnant women are forced to drive to Mandurah or Armadale for obstetrician appointments and to deliver their babies. If you go into labour in the evening, it is a very dangerous 90 minute drive with the kangaroos on the Highway. There is a new medical centre which I am sure could accommodate a weekly visit by an obstetrician and the hospital should be equipped to deliver babies.
<b>Apprenticeships</b>	With the housing boom more variety in tradies are needed to do work and supply materials. There should be more apprenticeships for local kids other than just the mining sector.



## Individual Business Survey Comments

- Develop commercial centre - business incubator - "Build it and they will come, will work!"
- Better sporting, recreational, parks and leisure space so that I could take kids somewhere other than the park in town which meets standards, but also to improve leisure time. Also any tourism, cafe type improvement/addition would aide variety of activities for business and pleasure.
- Transform the main street into a more vibrant and attractive village centre with improvement to social and economic elements.
- Ask locals to support.
- Put in a bypass road from industrial area to the gold mine/BHP mine and remove a 1 km long section of overhead power lines in the industrial area.
- Need to promote the LOCAL community - No one lives locally from the mines - no one spends any money in town There is no tourism No business are even open on the weekends (except IGA).
- My business is doing very well.
- I am in retirement and only choose the clients I want and will continue to reduce my output as my years progress.
- Make the main street more attractive.
- Better cafes so visitors have some experience of our town and local people when visiting on weekends.
- Very high rent in town for people to pay if they do not work for the mines.
- Advertising: updating of all Shire run websites regularly with up to date contact information, hours of availability of CEO, Health & Safety Officer, Councillors and Works Foreman.
- LGA is very proactive but lacks personnel to increase workload that has occurred in last 2-5 years. Local businesses and investors are reluctant to engage and develop opportunities without a guaranteed contract with a mining company. Badly affected by GFC, closure of Ravensthorpe and banking industry viewing Boddington as part of Wheatbelt (drought) not Peel (boom).
- Access to finance in Boddington - investment, commercial, residential - is extremely difficult with many barriers including the district being classed as "ruralzone" and requires higher deposit levels thus making it difficult for residents who were looking for retirement, lifestyle or town accommodation to secure finance,
- The Shire needs upgrading desperately.





## 1.4 APPENDIX 3: VISIONING WORKSHOP AGENDA / WORKSHEETS

### – Workshop Agenda –

## SuperTowns – Community Visioning 2050

A conversation on the future of the District, including Williams and Wandering

29 November 2011, Boddington 9am – 2.45 pm

30 November 2011, Williams 9 to 11.30

Wandering 2 to 4.30

Program	Led By	Approx Time
<b>Introduction and Context</b> <ul style="list-style-type: none"> <li>Visioning 20 to 50 year time frame</li> <li>Small town strength (relationships/ networks)</li> <li>State government paying us attention (SuperTown)</li> </ul>	Shire President	10 mins
<b>Workshop agenda overview &amp; expected outcomes</b> <ul style="list-style-type: none"> <li>Discussion about our Vision Ahead</li> <li>a set of guiding principles that reflect the workshop topic discussions</li> <li>a summary report on proceedings</li> <li>consultations required to inform the Boddington SuperTown Growth Plan</li> <li>Introduce workshop facilitators</li> </ul>	Geoff Parnell/ Hames Sharley	10mins
<b>Presentation</b> <ul style="list-style-type: none"> <li>Background on Boddington and Districts</li> <li>Situational now/ setting the scene</li> </ul>	John Syme & Mal Bryce/ Syme Marmion	20 mins
<b>Workshop process/ meeting ground rules</b> <ul style="list-style-type: none"> <li>All smart people here, let the ideas flow – don't over analyse them, it may spark another thought from someone else</li> <li>Active listening – respect others points of view</li> <li>Be concise and brief – limited time for all of us to have our say</li> <li>Coffee and tea on tap – help yourselves during the day</li> <li>Boddington session -- Lunch at 12 pm</li> </ul>	James Best/ Hames Sharley	05 mins

Workshop Session 1 - What we value	Worksheet 1 Where are we now?	10 am
Define who we are? Including relationship within the District?	Hames Sharley	
District character and aspirations -- what do we want to protect & enhance	Hames Sharley	
Identifying what we do now – how we make a living?	Syme Marmion	



Workshop Session 2 – What we can create ? Emerging trends	Worksheet 2 Where are we going?	
Where can we go? what more can we do with what we've got	Syme Marmion	
Realistic & viable activities ? Jobs/ community services/ economic opportunities	Syme Marmion	
The space/ environment you live in	Hames Sharley	
Place making potential ?      Appropriate scale for the district -- Urban form qualities of distinctive centres	Hames Sharley	

Workshop Session 3 – What we can Shape	Worksheet 3 Where do we want to be	
Important elements <ul style="list-style-type: none"> <li>• People/ networks</li> <li>• Projects</li> <li>• places</li> </ul>	Hames Sharley/ Syme Marmion	

Workshop Session 4 – What we face	Worksheet 3 How do we get there	
How we will build our future? How do we obtain it ?	Hames Sharley/ Syme Marmion	
What guiding principles should steer this process	Hames Sharley	

Workshop Session 5 – Defining the strategic direction		
Highlights from the workshop sessions What have we learnt today ? what next ?	Hames Sharley/ Syme Marmion	15 mins
<b>Concluding remarks</b> Staying the course – how do we maintain our involvement in the process	<b>Shire President</b>	<b>10 mins</b>
[workshop close -		2.45pm



# SuperTowns – Community Visioning 2050

A conversation on the future of the District, including Williams and Wandering

## Worksheet 1

### WHERE ARE WE NOW ?

*(Please print or write neatly. Hand in this worksheet at the end of our session)*

1. When you think of \_\_\_\_\_ (your town) today, what do you love about the place you live – what are its key strengths ?

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2. When you think of \_\_\_\_\_ (your town), what do we want to be improved – what are its key weaknesses ?

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# SuperTowns – Community Visioning 2050

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## Worksheet 2

### WHERE ARE WE GOING ?...

*(Please print or write neatly. Hand in this worksheet at the end of our session)*

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3. When you think of \_\_\_\_\_ (your town) in ten or twenty years time, what key trends will shape your community ?

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4. When you think of \_\_\_\_\_ (your town) in ten or twenty years time, what key Challenges will shape your community ? What changes do we need to make to the place we live in?

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## SuperTowns – Community Visioning 2050

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### Worksheet 3

### WHERE DO WE WANT TO BE ?...

*(Please print or write neatly. Hand in this worksheet at the end of our session)*

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5. **PROBABLE** SCENARIO: Assuming **NO** major reforms or course corrections from today, what would \_ \_ \_ \_ \_ (your town) look like in ten or twenty years time?

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6. **PRERERRED** SCENARIO: Assuming major reforms or course corrections **YOU** would advocate, what would \_ \_ \_ \_ \_ (your town) look like in ten or twenty years time?

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## SuperTowns – Community Visioning 2050

A conversation on the future of the District, including Williams and Wandering

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### Worksheet 4

### HOW DO WE GET THERE ? ...

*(Please print or write neatly. Hand in this worksheet at the end of our session)*

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7. What is one step that could be taken today to achieve your preferred scenario for \_ \_  
\_ \_ \_ \_ \_ (your town)?

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8. As the current Regional Centres Development Plan (SuperTown Growth Plan) initiative moves forward, what guiding principles should steer this process ?

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## 1.5 APPENDIX 4: BUSINESS PERCEPTIONS SURVEY QUESTIONNAIRE

### Business Perceptions Boddington

Syme Marmion & Co has been commissioned by the State Government and local Shire to help formulate an economic development strategy for the region. This is part of the Royalties for Regions "SuperTowns" project with an objective to support the economy of Boddington and surrounding towns and districts. We would appreciate if you could participate in this very short survey. All information is reported to Syme Marmion & Co and is strictly confidential and will only be reported on an aggregated basis.

This survey applies if you operate a business of any size.

**\*1. Please state which local government area your business is located in:**

- ☐ Boddington
- ☐ Wandering
- ☐ Williams

**\*2. Please indicate whether you are a:**

- ☐ Business Owner
- ☐ Employee
- ☐ Business Owner and Employee

**3. Does your business mainly operate from:**

- ☐ Commercial premises
- ☐ Industrial premises
- ☐ Home premises
- ☐ Rural premises
- ☐ Other (please specify)



## Business Perceptions Boddington

**4. Since you selected 'Home premises' or 'Rural premises', approximately how much of your total household income is derived from this business (estimated %)?**

Please provide the following information about your business:

**5. What industry sector is your business in?**

- ☐ Agriculture
- ☐ Mining
- ☐ Manufacturing
- ☐ Utilities (Electricity, Gas and Water Supply)
- ☐ Construction
- ☐ Retail Trade
- ☐ Wholesale Trade
- ☐ Accommodation, Cafes & Restaurants
- ☐ Transport, Storage and Communication Services
- ☐ Finance, Insurance, Property & Business Services
- ☐ Government Administration
- ☐ Education
- ☐ Health & Community Services
- ☐ Cultural & Recreational Services
- ☐ Personal Services
- ☐ Other (please specify)

**6. What is your business's main source(s) of income?**

**Please provide a list of revenue items and the proportion of total income (to equal 100%). For example,**





## Business Perceptions Boddington

### 7. Please provide us with your annual turnover?

- ☐ Less than \$100k
- ☐ \$100k-\$250k
- ☐ \$250 k - \$500 k
- ☐ \$500 k - \$1m
- ☐ \$1m-\$2m
- ☐ \$2m-\$5m
- ☐ Over \$5m

### 8. Please provide the total number of employees and where relevant, the residential location of all employees:

Total Employees	<input type="text"/>
Shire of Boddington	<input type="text"/>
Shire of Wandering	<input type="text"/>
Shire of Williams	<input type="text"/>
Outside of these Shires:	<input type="text"/>
- Fly-In / Fly-Out	<input type="text"/>
- Drive-In / Drive-Out	<input type="text"/>

### 9. How long has your business been in operation:

- ☐ Less than 12 months
- ☐ Between 12 months and 2 years
- ☐ Between 2 and 5 years
- ☐ Between 5 and 10 year
- ☐ Between 10 and 15 years
- ☐ Between 15 and 20 years
- ☐ More than 20 years

Considering the Shire of Boddington as a location that facilitates local economic development:



## Business Perceptions Boddington

### 10. How would you rate the quality of the following attributes or features of the Shire of Boddington?

	Very Good	Good	Neither Good Nor Poor	Poor	Very Poor	Unsure / Not Specified
Boddington business and industry profile to external markets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The capacity and quality of 'hard' infrastructure (roads, power, water)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The capacity and quality of local communications & IT infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The availability and quality of local recreation and leisure facilities (e.g. parks, gardens, sporting facilities)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The availability and quality of local entertainment facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The availability and quality of local health and community services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of local cafes, restaurants, pubs and clubs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The availability and quality of the local skills base / labour force	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business networks and representative organisations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The calibre of local leadership and governance in Boddington	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Any comments to add?

Considering the role of the Shire of Boddington in facilitating local economic development:

### 11. How would you rate the importance of the following activities that Boddington Shire Council is or could be engaged in to help facilitate local business development?

	Very Important	Important	Neutral	Moderate Unimportance	Not Important	Unsure / Not Specified
Collecting data and providing businesses with information and advice on the local economy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitating Local Development Approvals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitating local infrastructure developments and improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitating local strategic planning investigations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitating local business networks and small business development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attracting new business investment to Boddington	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marketing / promoting Boddington to potential visitors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lobbying other tiers of government on key issues affecting Boddington businesses and resident community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



## Business Perceptions Boddington

### 12. How well do you think the Shire currently performs these activities?

	Very Well	Well	Neither Well Nor Poorly	Poorly	Very Poorly	Unsure / Not Specified
Collecting data and providing businesses with information and advice on the local economy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitating Local Development Approvals	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitating local infrastructure developments and improvements	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitating local strategic planning investigations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilitating local business networks and small business development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Attracting new business investment to Boddington	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marketing / promoting Boddington to potential visitors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lobbying other tiers of government on key issues affecting Boddington businesses and resident community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Any comments to add?

### 13. Are there any other activities that the Shire of Boddington is or could be engaged in to help facilitate local business development?

☐ No / don't know

Yes (please specify)



## Business Perceptions Boddington

### 14. What is the expected economic outlook for your business:

	Strong Improvement	Some Improvement	No Change	Some Decline	Strong Decline
12 months time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5 years time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10 years time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 15. Which of the following factors will affect the above expected economic outlook:

	Very Significantly	Significantly	None
Difficulty in attracting and retaining staff	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Locating suitable accommodation for staff	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of commercial or industrial land for expansion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The high cost of labour	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The difficulty in dealing with mining companies in Boddington	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of suitable training opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The difficulty in obtaining finance to expand	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of access to new technology, communications (eg mobile phone coverage, NBN, internet).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### 16. We would like to find out where you source your goods and services. Please list business services that are produced or sourced from each of the locations.

Manufactured/Produced on Site	<input type="text"/>
Sourced Locally	<input type="text"/>
Elsewhere in WA	<input type="text"/>
Rest of Australia	<input type="text"/>
Internationally	<input type="text"/>

How does broadband and telecommunications affect your business operations?

### 17. What percentage of your business is conducted via a website?

Purchases (%)	<input type="text"/>
Sales (%)	<input type="text"/>
Business Transactions (%)	<input type="text"/>



## Business Perceptions Boddington

**18. If you had vastly improved broadband capability (such as improved videoconferencing ability and high resolution information transfer), what would be the economic effect?**

	Significant Improvement	Some Improvement	No Effect	Unsure / Not Specified
Purchases	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sales	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business Transactions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**19. If there was one thing you would do to improve business in Boddington, what would it be?**

Thank you for taking the time to complete this survey.



## 1.6 APPENDIX 5: COMMUNITY WORKSHOP TOWN CENTRE ACTIVATION


Community workshops were held on April 26th 2012 to discuss ideas and opportunities for Boddington Town Centre. Two sessions were held and a total of almost 70 people attended. This is an excellent turnout for a town of approximately 1,000 people, indicating strong community interest in being involved in shaping the future of the town.

The workshops considered ideas for aspects of urban design including character, activity and movement that could add to the future sense of place of Boddington and build upon the town's excellent setting and structure as well as its history and community energy. The discussion included the future location of the shire offices.

Key topics emerged that were explored in more detail in table sessions. These were:

1. River Precinct/Boddington Hall/connection to town centre
2. Streetscape Themes
3. Shire Administration offices building as a catalyst for change
4. Business development and Chamber of Commerce
5. Visitor Experience
6. Local community lifestyle and involvement

The Agenda for the sessions is outlined below:



**Boddington Main Street/ Town Centre**  
Community Forum – 26 April 2012

**AGENDA**

- Background on community visioning outcomes (Shire President)
- Presentation on urban design / setting the scene (Rachel)
- Open Forum discussion on opportunities / ideas (all)
- Group strategy discussion on key themes -- action focus  
(choose a theme / table to join)
- Reporting back – table to elect spokesperson to give  
one big idea, one quick win
- Where to from here ?

**Hames  
Sharley**

### Feedback from Key Themes discussion – daytime session

**Key Themes:**

#### **STREETSCAPE**

- Immediate look – many levels
- Continuity – families, pedestrian friendly
- Climate – comfort warm in winter/ shade in summer



- Seat/shade/drink fountains
- Facades – theme quirky unique to Boddington
- OUTDOOR social interaction
- Attention to detail – stone
- Comfort and feel for interactive spaces
- Surprise, quirky build on existing public art
- SIGNAGE – highlight business precincts
- Hotham region incorporate Wandering and Williams
- Shady trees easy access good place to hang out
- Make people stop and smile – signage change by ‘pop up’ people ‘fix’
- Shire tart up – paint
- Plant trees immediately, around power lines – use planter boxes

#### **VALUES**

- Work together
- Use Natural elements link environment to main street, e.g. planting in middle of secondary streets
- Showcase local products/local stone, timber

#### **VISITOR EXPERIENCE**

- A Boddington voucher to use in local stores \$10
- River - get visitors to the river
- Remote boat club
- Free ice-cream, local shops
- Antiques, roses, autumn gold, rodeo, music festival – bring them to the events and other activities
- Foster the Hotham Way – make a day of it, connect to Williams and Wandering
- Stonehenge, Crossman way stone collection – paddock mystery
- Cable car ride to the top of the hill, plastic luge down
- Business incubation, olives, wines etc. produce from here
- Ranford shed, doing it up to create a museum
- Signage – on plough disc, mosaics, frog icon that leads people to river, 3D maps
- Info questionnaire, find the bits and collect things
- Image – autumn leaves, roses feature, offer roses for sale,
- every garden to plant to a theme
- verandah – on every building
- accommodation -- B&B get some available, once day trips prove viable

#### **LOCAL COMMUNITY LIFESTYLE**

- family friendly
- community orientated
- architecture policy – quirky, deep verandah - wide enough to sit and allow prams pass
- cafe – meeting places
- Kojunup/Donnybrook playground Solar lighting
- Skatepark upgrade

#### **MOVEMENT**

- Verandah
- Public spaces link, connect arts council to River to main street
- Historic walkway
- Remove fence to CRC to main street
- Margaret River example, iconic focus
- Community skills contribution to quirky icons
- Weed the main street



- Kerbing, lights, BBQ, paint buildings incentive
- Historic walkway
- Shire building to set the standard for street character

#### **SHIRE OFFICE**

- Retain in location
- Extend and renovate
- Ken Austic square – incorporate tourism centre
- Allow for future extension e.g. later two storeys
- Ken Austic square at front, create special area for events
- Street enhancement
  - Set standard for streetscape
  - Link shire office to Austic Park and central park
  - Town square activities, shade, large chess set, sell local produce market

#### **QUICK WIN**

- Council determines building location – make a decision ASAP
- Listen to community about location of shire building
- Outcome – get on with it

#### **RIVER PRECINCT**

- Walkway from town centre
- Move permanent caravans out of park
- Build chalets on river frontage
- Restaurant on old school site
- Caretaker at toilet block/bike hire and canoe hire
- Backpackers
- Deciduous trees
- Free RV parking behind old school
- Signage directing people to river
- Museum in the river precinct
- Walk around the river, both sides, pedestrian access over weir and traffic bridge
- Seating around the river
- Licensed cafe/restaurant, sell local produce

#### **QUICK FIX – RIVER PRECINCT**

- Restaurant in old home economics building
- Huge playground near restaurant, not blocking out views
- Better BBQ & plant deciduous trees around area (drought tolerant, mix of native and exotic)
- Paths to be wide enough for two prams side by side
- Chalets need to keep view corridors and keep river front clear

#### **BUSINESS DEVELOPMENT**

- Business network group – encourage
- Share info
- Business management courses
- Promote Boddington as a good place to do business
- Promote local product
- Core area, George St to Waruming Ave – move light industry out
- Coffee shops, synergy with business
- Encourage shop local
- Matching promotions with reality – expand as business grows (don't over-promise)
- Short stay staff
- Promote walk to shops, walk to work





- Ensure stock on shelves, especially when specials promoted – or allow rainchecks if run out
- Keep prices realistic
- Mine tours
- Keep tourists in the caravan park
- Upgrade Ken Austic square
- Tables and chairs in main street
- Stop and eat in a landscape environment (e.g. upgrade)

#### **QUICK WIN - BUSINESS**

- Business intro, business courses at school
- Incentives
- Crosswalk across Bannister Rd
- Petrol on the weekend, self operated credit card bowlers
- Cafe/ restaurant at old school – training for other business
- Keep toilets clean and new
- Remove fences in main street premises
- Signs to river
- Incentives for new shops e.g. less rates,
- Business incubator at old school
- Old world charm/ relaxed atmosphere
- Steam train – rodeo to
- Walk trails to Bibbulmun

#### **Feedback from Key Themes discussion – evening session**

#### **WEEKENDS**

- Coffee
- Open – people stop

#### **SERVICE**

- Cafe/restaurant
- Sit alfresco
- Hours
- Fuel – Saturday afternoon

#### **ACCOMMODATION**

- Self-contained cabins

#### **RIVER**

- View
- Close
- Walking
- Signage – picnic welcome

#### **ACTIVITY / EVENTS**

- Things happening
- Rodeo/Music/Quilts
- Calendar of events
- Special banners – months ahead

#### **EXPERIENCES**



- Advertising
- Web based – Facebook
- For new residents too
- Solar lights

#### **COMMUNITY SPIRIT**

- Get good people to meetings like this
- Passion/leadership
- 'Can do' attitude

#### **LANDSCAPE**

- Street furniture
- Public art such as Melbourne purse
- Street art
- Farmers market
- Welcome your thermos – place for people to bring their picnics

#### **QUINDANNING**

- Old/young welcome
- Bands/food/accommodation
- Good ambience/setting

#### **GREAT FOOD**

EXPECTATIONS – hours of opening, can't exist on local trade = no residents

Make it easy for new business

#### **Discussion Topics (feedback by table)**

Daytime session

50 attendees

#### **Table 1**

***Theme: River precinct, connections to town centre and Boddington Hall.***

#### **Goals:**

- Connect river to town centre
- Create a range of artistic souvenirs using Boddington imagery such as Billygoat Hill and Castle Rock.

#### **Activity**

- Create visitor and family friendly area at Hotham River foreshore
- Redevelop caravan park (especially relocate permanent sites - this is poor image for town)
- Overnight stay cabins along river (much needed overnight accommodation)
- Build new caretaker residence and use current building (and old Boddington Bear?) as backpackers
- Café restaurant in school domestic science rooms with timber deck terrace overlooking river Foreshore Park
- Incorporate tourist centre with accommodation caretaker
- Extend foreshore car park



- Provide canoe and bike hire facilities

#### **Movement**

- Treed walk through St John's Ambulance site (when relocated) to town hall with seats along way.

#### **Character**

- Relaxed tourist atmosphere
- Defined and consistent/coherent

#### **Quick wins**

- Restaurant in old school domestic science rooms as business incubator, peppercorn rent (training opportunity)
- Start planting deciduous trees
- Build adventure playground
- Chalets
- New information bay
- Free RV caravan stopping place
- Signage at both ends of the town

#### **Guiding principles**

- Increasing visitor family experience/enjoyment
- Improve flow/feel between town centre and river precinct

### **Table 2**

#### ***Theme: Streetscape***

##### **Goals:**

- Streetscape to be uniquely Boddington with natural elements
- To have continuity
- To be family and pedestrian friendly (including lighting)
- Recognise the need to increase population and encourage visitors/tourists to support commercial services
- Design for climate-seats, shade, verandas, drinking fountains, planter boxes, soft landscaping (including opportunities with wide road reserves)
- Environmental comfort and sustainability – streetscape to be timeless.

##### **Activity**

- Encourage outdoor social interaction by providing shade, seats, facilities e.g. bocce ground.
- Landscape key locations and link the artworks- create comfort and an element of surprise-quirky – use of artwork
- Environmental landscape with attention to detail using natural materials such as stone, timber, water.
- Plan for comfort and feel rather than strict thematic guidelines

##### **Movement**

- Signage for tourist information important
- Peppercorn Lane is part of the connection between the river and the town centre
- Hierarchy of signs - directional, themed
- Well located public car parks

##### **Character**



- Accentuate the Hotham Region – the ‘Hotham Way’ - include Williams and Wandering
- Public artworks and sculpture
- High level of comfort in stopping spots and places where people want to hang out and spend time and money.
- Shady trees, bike racks etc

#### **Quick wins**

- Shire pays contribution to repaint facades and change signage
- Partnerships important between public and private- business owners to look at frontage improvements
- Street trees - consider portable solutions where large trees cannot be planted

#### **Guiding principles**

- Unity of vision between shire, community and business
- Natural elements to express character
- Quirky art and signs
- Showcase sustainability and create link between town and river as environmental corridor (stormwater treatment, water sensitive urban design principles)

### **Table 3**

#### ***Theme: Shire Administration Building***

##### **Goals:**

- Retain shire building in town centre with business centre/incubators included.
- Extend and renovate existing building for future needs

##### **Activity**

- Retain and extend Ken Austic Square as an area for community gatherings
- Include information centre and public toilets into new facility
- Allow for future extension to second storey in structure of renovated offices

##### **Movement**

##### **Character**

- Make the shire offices the ‘stand out’ building in the main street through design and the upgrade of the square.
- Build outward from the shire offices building using streetscape to create a main street that reflects the standards set by the shire building.

##### **Quick wins**

Get a council decision once and for all that the town community wishes the administration building to be kept where it is. Council to be engaged with the communities wishes on this issue. Planning and funding for a majority of the redevelopment is already available.

##### **Guiding principles**

Council to reflect community wishes



#### **Table 4**

##### ***Theme: Business Development, Chamber of Commerce***

##### **Goals:**

- Formulation of Business Network Group (BCRC) – integrating business
- Business management courses for local business
- Boddington as a business focal point promoting local and WA product
- Main street as inviting hub for business

##### **Activity**

- CBD should be for business not light industry from George Street to Waruming Avenue
- Leave shire offices where they are
- Coffee shop locations are good (parking is important)
- Encourage 'shop local'
- Match promotions with reality (don't oversell) what can we realistically deliver - ensure sufficient stock for advertised promotions, keep prices realistic
- Security cameras around town centre (e.g. Waroona)
- Address short stay of staff that often move on to mines
- Be ready and waiting for mine tours
- Encourage Bed and Breakfast accommodation

##### **Movement**

- Promote Walk to work – walk to shop
- Don't locate caravan park out of town – it has easy walk into/around town

##### **Character**

- Autumn (colour of bauxite) Gold (Gold mine)
- Upgrade image of Ken Austic Square (revarnish tables, gazebo)
- Make town more attractive to stay longer in
- Landscape and seating in front of public toilets

##### **Quick wins**

- Business introduction/management courses (BDHS)
- Incentives for light industry to relocate out of town centre
- Crosswalk over Bannister Road near new car park
- Petrol available Saturday and Sunday, credit card bowlers, incentives for self service
- Café at old school (BCRC)
- New mirror in public toilets
- Remove fences on vacant blocks (Tyler/Watervale)
- Directional signage to foreshore precinct

##### **Guiding principles**

- Provide incentive to set up businesses such as rate holidays, business incubator centre.
- Retain country character and open space feel
- Retain old world charm, relaxed atmosphere
- Long term: Steam train from rodeo ground to Tullis
- Construct walk trail loops linking to and from Bibbulmun Track (similar to Dwellingup and Greenbushes)
- Walk trails around town linking precincts



**Table 5**

***Theme: Visitor Experience***

**Goals:**

- Hotham Way as day trip
- Voucher system for tourists (\$10 to spend in town)
- Remote control boat club on river
- Create attractions such as Antiques, Gardens (Autumn Gold), Stonehenge - local stone – large rocks, family activities such as cablecar and hill trolley (i.e. use the hills)

**Activity**

- Set up business incubator centre
- Set up Ranford Shed museum

**Movement**

- Signage on plough discs, mosaic in pathways (e.g. frogs represent river)
- Isometric maps
- Information questionnaire with stamps (kids activity)

**Character**

Autumn leaves, rose gardens, verandas, trees

**Quick wins**

Engage Shire and Gold mine for environmental, tree plantings, walk trails

**Guiding principles**

**Table 6**

***Theme: Local Community lifestyle and involvement***

**Goals:**

Create family friendly community oriented places where people can meet

**Activity**

- Council design guidelines for verandas to create places to interact
- Public spaces could include: Kojonup style playground, BBQs, games, sculpture garden, seating, shade
- Skate park to be upgraded and enlarged
- Family friendly places to eat and drink
- Shady places with seats

**Movement**

- Extra wide verandas to shopfronts to allow seating and moving past with pram
- Rebuild the lost heritage
- Link public spaces together better with wide paths that prams, gophers can use
- Link bike paths
- Create historic walk trail
- Remove fence in front of old school



## Character

'Margaret River'

### Quick wins

- Add facades or gardens on block next to bank
- Weed the main street, kerbing, lighting
- Paint buildings
- Create shady areas
- Historic walk can start now
- Demolish vacant ugly building that contribute nothing
- End debate on shire offices location and start plans for redevelopment
- Provide incentives to owners to start upgrading

### Guiding principles

Shire to have guidelines that prevent poor development

## Evening session

15 attendees

### Table 1

***Theme: Streetscape and Visitor Experience***

#### Goals:

- Attract visitors - use interpretive signage and event billboard (including on highway)
- Build and support business
- Solidarity in community - eliminate negative attitudes and accentuate positive opportunities

#### Activity

- Markets in main street gaps
- Children's maze
- Canoeing (clear dead trees up river of bridge) maybe a 'troll' under the bridge (elements of surprise)

#### Movement

Improve links between venues and precincts especially the river

## Character

'Autumn gold' (gold mine and deciduous trees)

### Quick wins

- Sculptures
- Historical signs where old building used to be (and what happened there - tell a story)
- Boddington as a showcase for the mining village people

### Guiding principles

Community spirit and inclusiveness



**Table 2**

**Theme:** *Local community lifestyle and involvement*

**Goals:**

- Preserve lifestyle – easy going and laid back
- River-walking trails

**Activity**

- Community involvement leads to things happening that Council is constrained from doing. There are some things that community do better

**Activities in Ken Austic Park:**

- Buskers during music festival
- Breakfast during Centenary weekend
- Commentary on street parade during Rodeo
- Displays

**Museum in Town Hall**

- Farm machinery displays

**Movement**

- Co-ordinated, improved design of town map, brochure and signage
- Opportunity for walk/cycle (mountain bike) link between camp and town

**Character**

- Heritage farm machinery around town

**Quick wins**

- Stall during Centenary celebrations explaining what is happening with the 'SuperTown' plans, bring the community along – celebrate last hundred years - plan for next hundred years
- Improve signage
- Banner poles promoting community events/functions (could be signs on power poles or flags)
- Entry statement at truck turnaround at south end of town.

**Guiding principles**

Keep country feel and atmosphere

**Theme:** River precinct, connections to town centre and Boddington Hall.

**Goals:**

- Connect river to town centre
- Create a range of artistic souvenirs using Boddington imagery such as Billygoat Hill and Castle Rock.

**Activity**

- Memorabilia and stories that are being collected for the Centenary celebrations in September this year should be kept and used for a museum.





### **Movement**

- Walking is the biggest recreational activity engaged in by humanity.
- The river and civic precinct should be connected to the town centre including signage (could be a fish)

### **Character**

- The river offers a great spiritually enhancing environment.
- The river at the old extract factory used to be polluted but is now clean (tell this story)
- The factory had unique hessian bags with a brand name which could be used as a motif on clothing

### **Quick wins**

- Build a walkway between the boardwalk and the golf course.

### **Guiding principles**

- Open ideas and communication
- Tangible outcomes
- Engage community through print media and word of mouth
- Bring the community with us