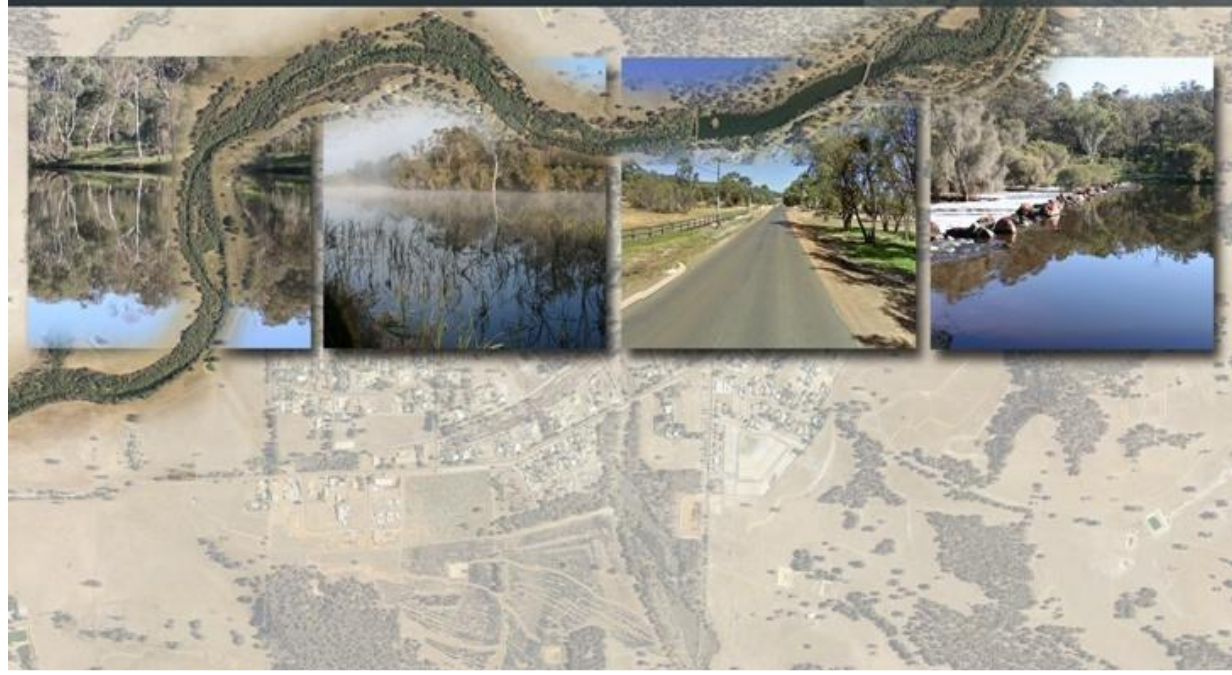


# Boddington SuperTown

## Volume 1 - Growth Plan

September 2012



Department of  
Regional Development and Lands



ROYALTIES  
FOR REGIONS





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## Glossary of Terms

### In the context of this document:

**Agency** - means a Western Australian State Government agency.

DoE – Department of Education

DoH – Department of Housing

DoP – Department of Planning

DSR – Department of Sport and Recreation

DWFD – Department of Training and Workforce Development

FESA – Fire and Emergency Services Authority

PDC – Pilbara Development Commission

WDC – Wheatbelt Development Commission

**BHPBW** – BHP Billiton Worsley

**CRC** – Community Resource Centre

**DB & DB1** – water mains in Boddington

**District** - means the Boddington local government area and [adjoining](#) local governments of Wandering and Williams which form the wider District.

**DIDO** - means 'Drive in, Drive Out'

**DPSIR** – Drivers, pressures, state, impact and resources framework

**FIP** – Feasible Implementation [pPlan](#)

**GFC** means Global Financial Crisis

**GSTWS** – Great Southern Towns Water supply

**ICT** – Information and Communications Technology

**KPI** – Key Performance Indicator

[MVA – Megavolt Ampere](#)

**NBG** – Newmont Boddington Gold

**NBN** – National Broadband Network

**Project** - means the works or services proposed in the Growth Plan.

**Royalties for Regions** - means the Western Australian State Government's Royalties for Regions program.

**Shire** - Shire of Boddington

**Stakeholder** - means a party with an interest in or who is affected by the project.

**RFI** – Radio Frequency Identification

[WWTP – Waste Water Treatment Plant](#)



## Forewords

### John Allert

Shire President - Shire of Boddington

It is with great excitement that I present this Boddington SuperTown Growth Plan, as it will be the catalyst for change that should benefit every single person in the Shire over coming years.



The cornerstone of the Plan is to facilitate significant growth in the population of Boddington, and in our good neighbours in Wandering and Williams, to become a district of at least 7,000 people by the year 2050. This is an increase of 4,000, compared to a possible increase of only 1,000 if this Plan wasn't in place.

Of course, with population growth comes the many things that the town and district currently lacks:

- more retail shops
- increased opening hours of shops and fuel stations
- more restaurants
- better recreation and other facilities
- an academic stream in school years 11 & 12
- a better main street

This Plan is the blueprint to make all that happen. It is driven by the Minister for Regional Development and Lands, the Hon. Brendan Grylls, who in late 2011 chose nine regional towns that have the potential to grow significantly quicker than normal.

We at the Shire will be doing everything possible to be a successful SuperTown, and I urge everybody in the community to 'get on board', to be positive at every opportunity in promoting the attraction of living in the district, and we will all share in the benefits in some way over the next few years.





## Gary Sherry

Chief Executive Officer- Shire of Boddington

Boddington is well-placed to immediately start to implement its Growth Plan, as it already has the essential urban planning studies that underpin a town's growth – the Boddington-Ranford Townsite Strategy and the Shire of Boddington Local Planning Strategy.



Our primary focus in applying for SuperTown grant funds for projects and initiatives that will make it easier and more affordable for people to settle in Boddington – more and better choice of land on which to build a residence, more jobs (especially non-mining), as well as projects that deliver community services, such as a leisure & recreation centre, youth centre and retirement village units.

Section nine of this plan contains a list of the nine projects that were assessed in detail, and also many other projects that will improve the quality of life, and the economy, of the Boddington District.

I thank the communities of Boddington, Williams and Wandering for being involved in the planning phase of SuperTowns. I hope that the communities will continue to be involved in future consultation in regard to, for example, the 'look and feel' of the Boddington town centre, not just for ourselves but also for many future generations.

*"I encourage robust and visionary thinking by all community leaders and residents, because their contribution is central to the success of the SuperTowns program"*

*Brendon Grylls MLA*

Minister for Regional Development; Lands



1.1

Beautiful Boddington in spring time



## UPDATE OF CONTENT

The following provides updated statistical information from the 2011 Census and outcomes of the initial project funding allocations 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 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.



## EXECUTIVE SUMMARY

Implementation of the Boddington Growth Plan will assist to make the Boddington townsite and the District (the Shires of Boddington, Wandering and Williams) an even better place to live, visit and invest.

The Growth Plan builds on the considerable assets of Boddington and the District including its attractive environment, a vibrant community and a robust economy.

Boddington is strategically located being only an hour's drive from Mandurah, a 1<sup>1/2</sup> hour drive from central Perth and has easy access to the Wheatbelt, Great Southern and South West Regions.

Achieving the Growth Plan vision, which includes population growth and improved services, will require a partnership approach. This includes from the Shires, State Government agencies (including ongoing support through initiatives such as SuperTowns and Regions for Royalites), the Commonwealth Government, the private sector, not for profit organisations and the community. Where there is 'market failure', there is a need for leadership and funding from all levels of government to facilitate the necessary provision of infrastructure and services that will facilitate population growth through attracting and retaining residents.

The District offers wonderful opportunities and local communities are keen to share its many assets with new residents and visitors. A growing Boddington and a growing District population are consistent with SuperTown objectives. Accordingly, the Shires and other stakeholders are keen to see progressive implementation to see Boddington develop as a SuperTown.

## Where are we now?

The Boddington townsite, with approximately 1000 residents, has a strong sense of community, outstanding natural attractions in terms of the river, valley and hills and is close to Perth, Armadale, Mandurah and tourism attractions in the Peel region. Economic activity is mainly based on mining and agriculture supported by construction and manufacturing.

The Shire of Boddington, together with the adjoining Shires of Williams and Wandering, creates a District that has a diversity of economic activity and attractions that combined provide a broader base from which to create further development and economic sustainability.

Despite these positives there are a number of critical issues that impact on Boddington's economic sustainability and its attractiveness to retain and attract residents and that are restricting its capacity to grow. This includes providing a broader economic base from which economic activity and flow on population growth can build on.

Significantly, the community through the consultation processes in 2012 and 2013 (which was consistent with earlier planning initiatives) have shown clear support for the concept of growth in Boddington and the





opportunity that it provides to existing and future residents.

## Population

The population of the Shire of Boddington is growing steadily, due to the re-opening and expansion of mines in recent years. In 2009-2010, the Shire population grew by 5.6%; the Peel regional growth rate was 3.5%, compared to a National and State average of 2.1% and 2.2%, respectively. In the 2006-2010 period the Shire of Boddington grew at around 3.4% p.a.

A significant component of this population growth has occurred in the main town of Boddington. Steady growth over many decades is anticipated and the *Boddington-Ranford Townsite Strategy* (2010) anticipated Boddington and the adjoining townsite of Ranford would have a population of over 3,000 people by 2030.

The SuperTown initiative and implementation of the Growth Plan program will accelerate the rate of growth and will also have important District implications.

In addition to Boddington's permanent population approximately 2,000 people live "permanently" at the Newmont Boddington Gold (NBG) mining camp who drive-in/drive-out on a weekly basis and utilise the Shires community and commercial facilities.

## Key Demographic Trends

The notable trends and implications of the Boddington demographic profile are:

- Pre-school and primary school aged children and their thirty-something aged parents are in proportions above surrounding shires, Mandurah and the Perth metro area.
- There is a growth in numbers of families with young children that is evident in Boddington.
- There are less residents in their older retirement stage (aged 75-84) compared to surrounding areas.
- Boddington residents are more likely to have a post school qualification compared with their neighbouring Shires.
- 70% of dwellings in Boddington are owner occupied.
- Three quarters of all households in Boddington are families – in line with the Peel region and surrounding Shires.
- Single person households comprise 23% of the household types.
- A choice of smaller, more flexible housing forms for residents seeking alternatives and larger family lifestyle lots is evident.
- Future housing provision will need to continue to cater to these tenure and



The Hotham River is a wonderful, peaceful setting

Boddington SuperTown Growth Plan



household structure trends which are strongly owner-occupier and family unit dominated. Annual residential building approvals in Boddington have been in the 25-35 dwellings per year range since 2006-07.



Hon Minister for Regional Development; Lands, Brendon Grylls MLA launches the SuperTowns Program in Boddington to a large crowd.

### *Current Industry Advantages*

#### Resources:

- Major international export focus
- Bauxite – resource life of 50 years from 2010
- Gold & copper – gold mine processing life of 50 years

#### Agriculture:

- Major industry of employment in the Boddington District
- Strong international and domestic export base
- Timber
- Broad-acre farming
- Livestock & agriculture
- Pine & blue gum plantations
- Viticulture & Orchards
- Gourmet foods

## *Industry*

Industry is dominated by mining, with the NBG Mine and the BHPBW Bauxite Mine operations located in the area.

Newmont have recently announced a life-of-mine extending out to 2060 for processing of ore and BHPBW will be active in the district for many decades.

Other industries include agriculture, jarrah forest harvesting, blue gum and pine plantations and orchards.



Boddington SuperTown Growth Plan



## Current Growth Issues

Through the visioning process and stakeholder consultation a number of growth issues were identified that need to be addressed to enable the effective achievement of the Growth Plan. These include the following:

- While the life of the mines (NBG and BHPBW) is extensive, they are finite, and the economy of the district must be diversified.
- Impediments to growth include relatively high cost of land, constraints on the provision of infrastructure and an aging population.
- Low housing affordability and availability.
- Water supply constraints on development of residential and lifestyle lots at Ranford.
- Funding the transformative projects identified in Boddington: The Recreation & Leisure Centre, Aged Care, Retirement living, provision of key worker housing, Youth Centre, the Main street upgrade and the desire for more food outlets and retail options.
- Commercial/Retail – very poor choice, small range of offerings and many items not available.
- A vibrant and attractive main street/town centre.
- Bank finance – onerous deposit required in 'Rural zone' is restrictive.
- Poor technology infrastructure – broadband/ mobile phone/ television.
- Limited access to specialist medical facilities.
- No Senior High School – families leave rather than send children to Boarding Hostel.
- Lack of public transport – between Boddington and the Albany Highway and between towns in the District.
- Drive in/Drive out (DIDO) for mine workers encourages people to choose to live elsewhere and drive/bus to work.
- Planning strategies allocate a long-term supply of residential, rural residential and rural smallholding land in and near Boddington. While noting this, there are critical issues of market failure and financial feasibility in the creation of new lots and the provision of affordable housing. The Growth Plan seeks to address these issues to deliver affordable lots to support a growing community.

## Where do we want to be by 2051?

The visioning and community consultation process has identified a community vision and when combined with the development of the Economic Development Strategy has identified potential population projections, initiatives to ensure a sustainable business community, housing needs and community services and facilities. These are outlined below.

### OUR VISION

*"We belong to a thriving country town with strong links to the District and Region where families choose to live in a welcoming and engaged community; we enjoy our enviable environment and are part of the opportunities our vibrant economy provides".*

### Aspirational Vision:

- By 2051, implementation of the Boddington Growth Plan will see populations within a range of:
  - Boddington – 4,800 to 6,700



- Williams – 1,700 to 2,400
- Wandering – 650 to 800
- District – 7,150 to 9,900
- A diversified and sustainable economy in the Shires of Boddington, Williams and Wandering that offers a wide range of employment and business opportunities.
- A district partnership approach that facilitates the Growth Plan outcomes.
- A strong district community.
- A vibrant and attractive Boddington Town Centre that provides a place to gather and shop.
- Improved housing ownership and rental affordability, a choice of land and housing options.
- Improved public transport connectivity within the district and to regional centres.
- Provision of diversified community services (including a Senior High School) that meet the community expectations.
- Enhanced and sustainable design, which creates a strong sense of place.
- Hard and soft infrastructure that meets the needs of the town and district and allows for growth to occur.
- Retained or enhanced environmental and landscape assets

## How do we get there?

### *Via the Boddington Growth Plan*

A business as usual approach to Boddington will not achieve the growth projections and community aspirations.

Whilst individually providing community benefit, the current mix of State and local government structures, regions, planning and funding mechanisms to provide community infrastructure and economic stimulus are not focussed on providing the aspirational growth outcomes for Boddington and the District.

There is need for immediate focussed, concerted action and funding to implement the identified initiatives and for these initiatives to be sustained over a number of years to be successful. Only through this focussed approach will a sustainable and liveable community be developed that will attract and retain residents.

The SuperTown initiative will have important sub-regional implications on the Shires of Wandering and Williams, including increasing synergies for the tourism industry development potential.

The SuperTown initiative will enable Boddington and the District to develop a sustainable district economy that will provide diverse employment and living opportunities.

The design of a new 'brand' for Boddington is to be undertaken in the near future, and this will be integrated with the new



New sub division development in Boddington



Community Resource Centre



SuperTown brand to be developed by the Department of Regional Development and Lands.

## *Economic Development Strategy*

A key building block to enable the Growth Plan outcomes to be achieved is through the implementation of an Economic Development Strategy, as the majority of the growth in population will come from new economic activity and not only from conversion of DIDO workers to local residents.

The Economic Development Strategy (Syme Marmion, 2012) provides an investment blueprint to attract State and private sector investment and direct sustainable economic development.

The Economic Development Strategy:

- Identifies economic opportunities arising from the current Boddington and surrounding district economy;
- Identifies synergies and opportunities that exist in the District;
- Determines the extent to which existing local and district opportunities have been taken up, and if not, why not; recommends mechanisms to develop any such opportunities;
- Identifies future economic growth opportunities and recommendations on further investigation required to develop the identified opportunities; and
- Recommends mechanisms for the recognition and prioritisation of economic development opportunities.

The benefits of the restructure to an increasingly more robust and sustainable economic base will significantly assist to attract and retain residents. While this will take time to show results, the initiatives will

need ongoing commitment and financial support.

### *Affordable Housing Choice*

The cost of current housing, for both purchase and rental, is high compared to surrounding areas. The facilitation of a wider choice of affordable lots, including lifestyle lots, through the provision of key infrastructure and working with private developers/ builders will assist in attracting and retaining residents in Boddington.

There is limited current availability of affordable land and accommodation choice in Boddington due to the considerable challenges of lot creation, mainly due to unavailable or inadequate infrastructure. Provision and enhancement of the infrastructure will allow for greater choice and affordability.

The provision of an adequate supply of affordable housing and affordable lots (including the development of Lot 8016 adjoining the townsite) and the provision of key worker accommodation is a key Growth Plan objective.

### *Improving the Quality of Life*

Although the community consultation/ visioning identified a strong sense of community, the critical needs are to improve and expand the level of service provision, facilities and amenities. To meet current community expectations, but also attract new residents, there is a need to urgently address core areas such as retail choice, health, education, transport and community amenities.

The need to meet the needs of an aging population through the provision of independent living units, followed by a residential aged care facility, is also critical to retaining existing population, not only potential residents but also their extended families.



The provision of upgraded and expanded 'hard' and 'soft' infrastructure and improved community facilities and services are seen as key initiatives needed to ensure the success of the SuperTown initiative.

## Methodology

The Growth Plan builds a context analysis undertaken by the consultant team on existing studies including:

- Peel Regional Plan 2011-2016
- Shire of Boddington Plan for the Future 2018-2013
- Shire of Boddington Local Planning Scheme No. 2
- Boddington-Ranford Townsite Strategy (2010)
- Banister Road Upgrade Study (2010)
- Shire of Boddington Local Planning Strategy (2007)
- Shire of Wandering Local Planning Strategy (2007)
- Shire of Williams Townsite Strategy

A visioning process was used to identify the community's future aspirations and priorities for their Town and District and to better understand the values and hopes of residents in order to create a great place for people to live, work and visit.

The visioning workshops involved participation from residents, community groups, business people, the District High school, the Shires of Boddington, Williams and Wandering and many State Government departments and agencies.

The outcome was the creation of a shared vision for the District and community.

The vision that emerged is relevant to everyone in the Boddington District and creates a more vibrant sense of community, engagement and belonging. The vision and subsequent ideas will, when implemented, provide concrete and widespread future benefits to residents, visitors, business and all community stakeholders.

The visioning findings play a key role in responding to the Royalties for Regions SuperTowns opportunities as well as Council's short and long term plans and initiatives. They will also provide invaluable direction for local community groups, business and individuals.

The Growth Plan success is dependent on a focused, co-ordinated, continuing and resourced approach being taken that will:

- Drive economic development;
- Provide social, environmental and built form responses to community need; and
- Ensure adequate supply of affordable land and housing choice.





The following diagram shows the variety of stakeholders who contributed to the Visioning.

## Integrated District Strategy

The consultant team reviewed and then work-shopped what strategies, projects and actions were required to realise the Growth Plan objectives. These strategies, projects and actions were then tested at subsequent workshops and discussions with stakeholders.

Whilst the Growth Plan is focused on Boddington, the economic and tourism development required to effectively support and encourage the growth is district-based and includes the Shires of Williams and Wandering. These Shires are located outside of the Peel Development Commission region and have a mixture of area management for various State Government initiatives, but are primarily "Wheatbelt". The three Shires are constructively co-operating together to provide a co-ordinated approach to the growth of the District.

The Growth Plan includes a number of strategies, initiatives and actions that will provide a roadmap to realise the outcomes

sought. Key elements are outlined in the diagram below and detail is provided in section 9 of the Growth Plan.

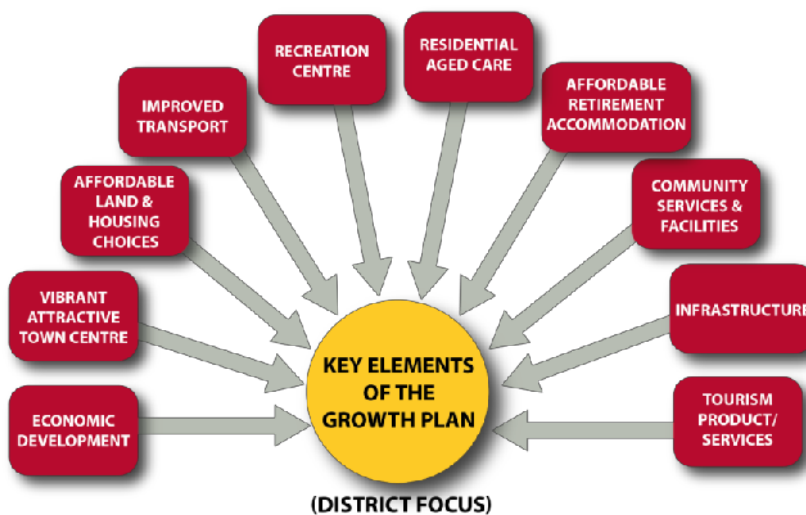
## Governance

The overall governance of the Growth Plan and projects will be undertaken utilising the framework of the local government strategic community planning process as an overarching framework for the individual detailed project initiatives.

The projects required to stimulate growth are varied and include improvement in hard and soft infrastructure and the addition of facilities to promote the health and well-being of existing and potential residents.

The long term nature of the Growth Plan requires a governance structure and on-going investment framework that will provide focused on-going support for the development of the Boddington district.

A Governance structure is proposed that will support a collaborative and coordinated approach to Growth Plan project delivery and will minimise duplication and delay in implementation.





The proposed governance model is that a Boddington District Strategic Partnership be formed within government at local level between the three shires of Boddington, Wandering and Williams, as shown in the model below.



This governance structure will provide opportunities for greater sharing of responsibility, greater levels of community engagement and enhanced private sector leadership which places the SuperTown initiative at the forefront of the three Shires' strategic planning.

The governance model of the Strategic Partnership would be aligned with the Growth Plan Framework established by the State Government and the various individual Shire strategic planning documents and would prioritise initiatives and actions.

The focus of these collaborations would be forward planning, budget planning, grants/funding strategies, strategic project promotion and priority setting and performance evaluation.

The Strategic Partnership would liaise and report to the State on a

regular basis (and to Federal levels as the need arises for projects such as NBN).

A SuperTown Advisory Panel is proposed to review and advise the District on major projects, policies and plans as required

The Strategic Partnership would also identify an executive or taskforce made up with appropriately qualified and experienced officers from the three local governments.

The executive/taskforce and panel will be supplemented by the use of specialist consultants as required.



## Making it Happen

It is critical that the initiatives identified to generate economic activity and tourism, as well as those to provide affordable housing options and community facilities, are funded and implemented and that the initiatives continue to be supported.

This section summarises the key implementation actions and projects necessary to achieve the outcomes set out in this Growth Plan. Greater detail is provided in section 9 of this report.

In most cases the cost estimates shown are reasonable estimates based on best available information from various stakeholders and specialist consultants.

The following transformational projects are considered essential elements of the Growth Plan in the short term (0-3 years).

Each of these transformational projects has been tested for their linkage in achieving the outcomes in the nine Key Focus Areas listed in the SuperTowns Framework.

Business cases have been prepared for priority projects 1 to 6.

The Growth Plan and projects have been developed within the SuperTown Framework key focus areas that are outlined below:

1. Governance, strategic planning and community engagement
2. Development of healthy, attractive and

well-planned communities

3. Sustainable communities
4. Economic activity and employment opportunities
5. Community engagement and more specifically Aboriginal involvement
6. Maximisation of the benefits of technology and innovation
7. Asset and infrastructure management
8. Integrated transport and key infrastructure linkages
9. Marketing and strengthening of identity

Source: Regional Centres Development Plan (SuperTowns) Framework, Department of Regional Development and Lands





### Summary of Key Projects (Short Term: 0-3 years)

RANKING	PROJECT NAME	Description	SuperTown Key Focus Area
1	Ranford Water Capacity	Upgrade water capacity by duplication of pipeline from Ranford to Boddington, to provide more-affordable residential and lifestyle land. Business Case has been prepared.	2, 3, 4, 7
2	Leisure and Recreation Centre	Construction of a new indoor recreation facility and program pool for individuals and groups for self-guided physical activity/ recreation, formal classes or organised sport. Business Case has been prepared.	2, 3, 4, 5,
3	Economic Development Implementation in the Boddington District	Implement Economic Development Strategy including tourism growth opportunities within the District. Business Case has been prepared.	1, 2, 3, 4, 6, 9
4	Affordable Land in Boddington	Acquire and develop Lot 8016, to accelerate the release of new more-affordable housing lots to the market, fully serviced and ready for building, on a progressive basis to meet demand. Business Case has been prepared.	1, 2, 3, 4, 7, 9
5	Retirement Village	Facilitate the provision of retirement accommodation and in the longer term, a residential aged care facility. Business Case has been prepared.	1, 2, 3, 4, 7
6	Key-Worker Housing Stage One Implementation	The provision of affordable housing to attract and retain key workers. Business Case has been prepared.	1, 2, 3, 7
7	Activate Main Street	Upgrade and activate the Main Street to create meeting places, visitor attraction, orientation and identity.	1, 2, 3, 4, 5, 7, 8, 9
8	Youth Centre	Replace existing Youth Centre with a larger, modern building	2,3,5,6
9	Develop retail/accommodation in main street	To facilitate the development of vacant lots in the main street for retail and/or commercial use	3,4,6,7



## BACKGROUND

### THE SUPERTOWNS CONCEPT AND IMPLICATIONS FOR BODDINGTON

The *Regional Centres Development Plan (SuperTowns)* is a Royalty for Regions initiative of the State Government aimed at encouraging selected regional communities located in the southern half of the State to plan and prepare for a predicted doubling of the State's population by 2050.

Boddington is one of nine selected towns selected to become a SuperTown. Boddington was selected based upon:

- Potential for population expansion;
- Potential for economic expansion and diversification;
- Strong local governance capabilities; and
- Potential for net benefits to the State.

The SuperTowns vision is to have balanced communities, with lifestyle options and access to services. They will have affordable, quality housing and a diverse range of job opportunities. The towns will offer more choices for people to live in regional areas and an attractive alternative to living in the metropolitan area.

The objectives of the SuperTowns initiative are to:

- Target sustainable regional economic development to stimulate diverse employment and investment opportunities;
- Assist in managing the State's projected population expansion in key regional towns; and
- Plan and invest in town development and growth within an integrated strategic planning and implementation framework.

The Boddington Growth Plan meets the objectives of the SuperTown initiative through:

- Identification of a broad based Economic Development Strategy that identifies existing and future economic activities that will increase employment and investment activity and provides a basis for implementation of the strategy.
- Develops a basis of economic development and tourism strategies to attract residents to Boddington.
- Provides for the provision of affordable housing lifestyle lot choice.
- Provides facilities and services to enhance and support the population from a social and recreational aspect.

The Growth Plan has been developed taking into account principles and key focus areas of the SuperTown Framework including considering the driving forces, impact and responses within the DPSIR framework (Diving forces – Pressures – State – Impact – Response)

#### DPSIR Framework

Sustainability is defined in Western Australia as meeting the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.

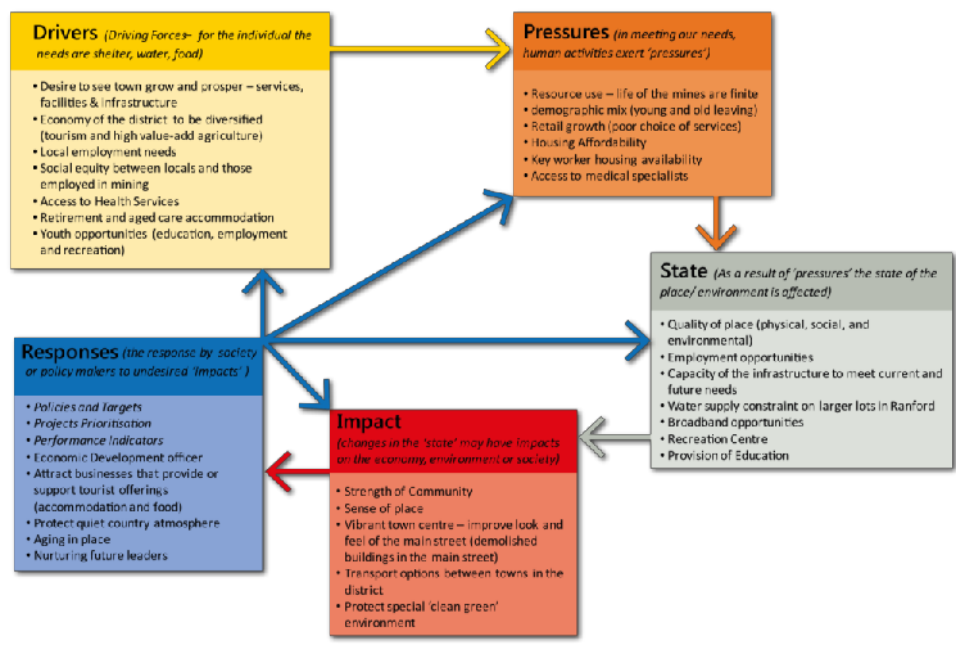
This basis of the community consultation and analysis of the current conditions in Boddington and the development of this Growth Plan was informed using the DPSIR framework.



The DPSIR Framework is useful in describing the various cause-effect relationships and has been used as a means of providing an integrated overview of the Boddington socio-ecological system.

Any town and district, and Boddington is no exception, is a complex and dynamic system and managing the many often competing demands requires coordination and careful attention to 'place', with the DPSIR framework providing a means of considering the current and future conditions.

Figure 1. DPSIR Framework



The following approach was taken in applying the DPSIR framework to the Boddington –SuperTown Growth Plan

**Step 1.** A shared vision was first developed with the community from which aspirational goals were developed that describe the long-term desired characteristics of a sustainable Boddington.

**Step 2.** Population targets for Boddington were developed based on the community vision together with economic development opportunities, social improvements and environmental goals. The 'drivers' and 'pressures' giving rise to the existing conditions were identified, together with the implications ('impacts') for supporting or constraining progress towards the aspirational goals.

**Step 3.** Project objectives were developed to transition Boddington from its present state to implementing the aspirational goals.

**Step 4.** Broad and specific strategies were then developed to guide Boddington towards the vision and delivering the outcomes. These strategies represent the 'response' element of the DPSIR framework.

**Step 5.** The Implementation Plan identifies the steps needed to implement the various strategies (projects, initiatives and actions) both within and beyond the present project. This includes actions, responsibilities and indicative timeline to undertake the action and evaluate outcomes achieved.

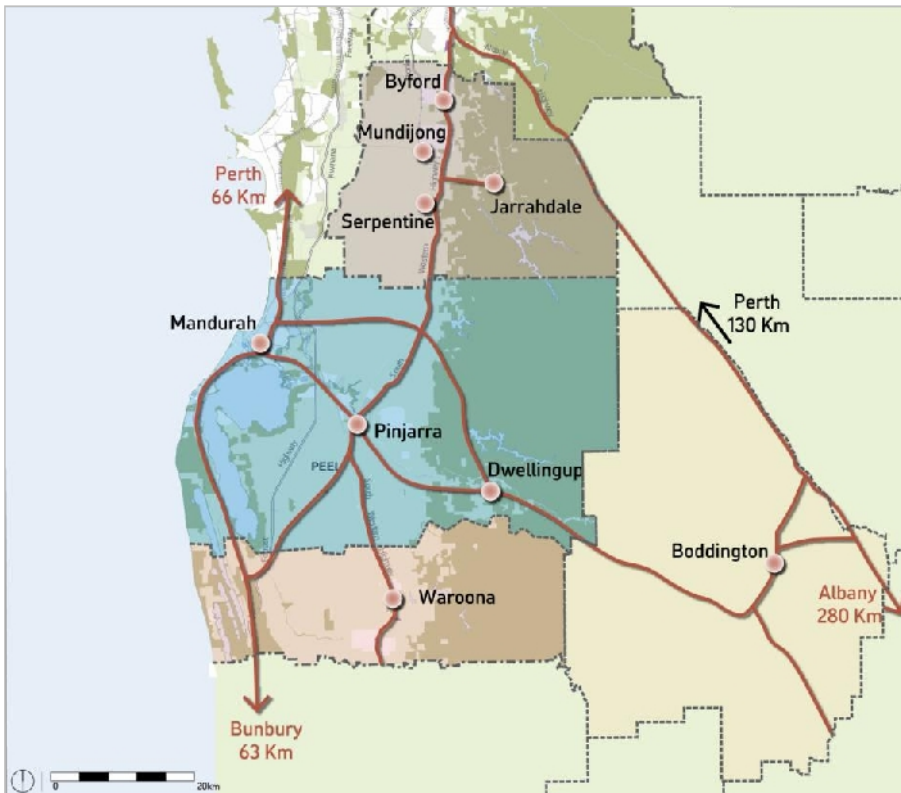


## GEOGRAPHIC SCOPE OF THE ANALYSIS

The Boddington townsite is situated in the Peel Region of Western Australia and is 130 km south east of Perth, a 1.5 hour drive from central Perth, an hour's drive from Mandurah, and has an estimated population of 1,000 people (Figure 2). The Shire of Boddington has a population of approximately 1,600 people.

The following map provides the location of the main towns and an outline of each of the Shires within the Peel Region.

Figure 2. Map of the Peel Region



Source: Peel Profile

The Newmont Boddington Gold (NBG) mine is located within the Shire of Boddington. NBG has a commitment to encouraging staff to live in Boddington and the District (defined as within a 50km radius of the centre of the town). As Boddington is the closest town to the mine site, the town's population has historically been affected by the opening, closing, and reopening of the mine.

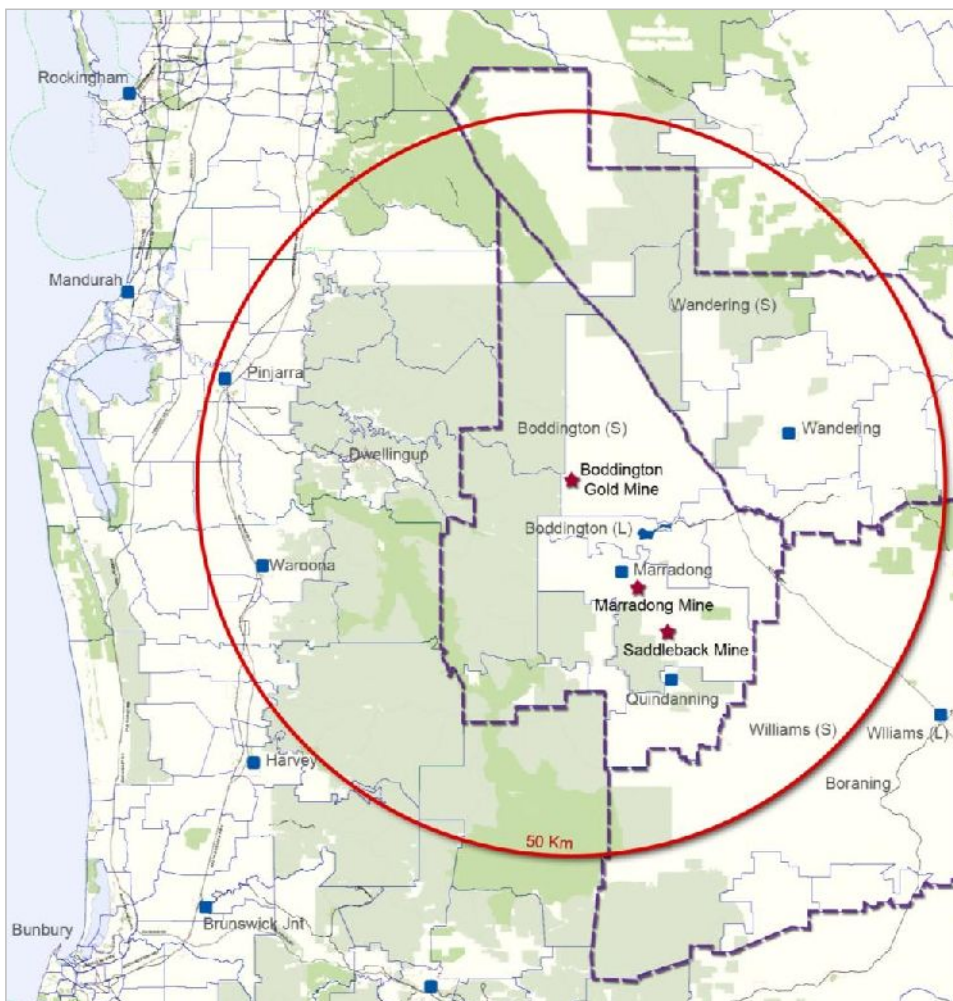
A map of the 50 km inclusion area is shown in Figure 3. Employees living within this area are considered "locals" and generally drive themselves to work. Those living outside the radius are required to live at the mine village, due to the occupational health and safety risk of workers driving



home after finishing a 12 hour shift. The geographical area of inclusion also encompasses part of the Shires of Wandering and Williams and these are seen as having a crucial district link for future growth. While Dwellingup is located within the 50km radius, it has limited opportunities to increase in population due to the constraints of the surrounding State Forest.

BHP Billiton Worsley (BHPBW) provides buses to transport many workers on a daily basis from places such as Mandurah to its mine at Marradong.

Figure 3. Fifty kilometre radius from the Boddington Gold Mine





Industry is dominated by mining, with the NBG mine and the BHPBW mine operations in the area. NBG have recently announced an intention to extend the life-of-mine out to 2052 for mining, and to 2060 for processing of ore (subject to receiving government approvals). BHPBW intends to mine in the district for many decades.

Other industry includes agriculture, jarrah forest harvesting, blue gum and pine plantations and orchards.

Figure 4. Gold Mine Site infrastructure



Figure 5. Gold Mining takes place in two pits





## POPULATION & DEMOGRAPHICS

### Historic and Current Population

In recent years the population of the Shire of Boddington has grown steadily, due to the re-opening and expansion of mines who are the major employers. In 2009-2010, the Shire population grew by 5.6%; the Peel regional growth rate was 3.5%, compared to a National and State average of 2.1% and 2.2%, respectively. In the 2006-2010 period the Shire of Boddington grew at around 3.4% p.a.

A significant component of this population growth has occurred in the main town of Boddington. The Shire of Boddington is anticipating continued steady growth over many decades. The Boddington-Ranford Townsite Strategy (2010) anticipated Boddington and the adjoining townsite of Ranford would have a population of over 3,000 people by the year 2030.

The SuperTown initiative and implementation of the Growth Plan initiatives, in particular the economic development initiative will accelerate the rate of growth and will also have important implications on the Shire of Wandering and the Shire of Williams. This sub-region is referred to in this report as the Boddington District or District.

Figure 6. Population change 2001 - 2027

	Boddington	Wandering	Williams
Population 2001	1,440	332	955
Population 2006	1,448	376	916
<b>Change 2001-2006</b>	<b>0.56%</b>	<b>13.25%</b>	<b>-4.08%</b>
Population 2010	1,692	439	1000
<b>Change 2006-2010</b>	<b>16.85%</b>	<b>16.76%</b>	<b>9.17%</b>
Population Projection (DoHA) 2027	1,755	392	967
<b>Change 2010-2027</b>	<b>3.72%</b>	<b>-10.71%</b>	<b>-3.30%</b>

Source: ABS

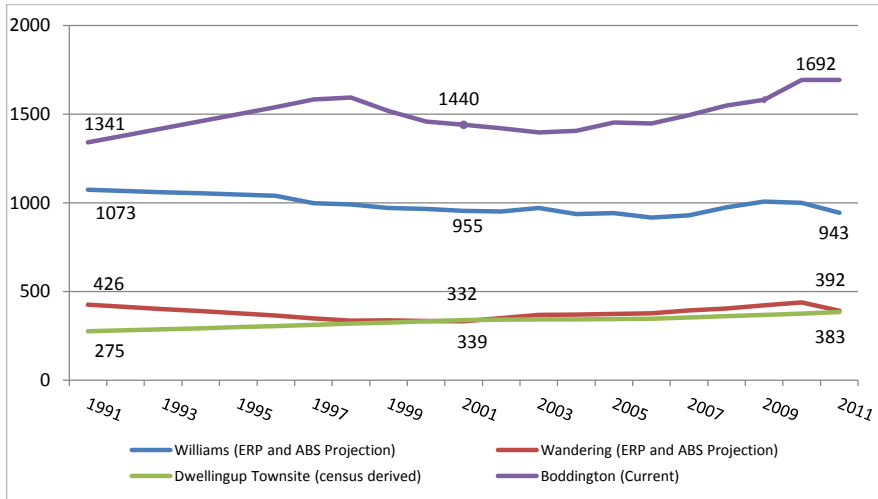
As can be seen in Figure 6, the ABS population forecasts for Wandering and Williams at 2027 have already been reached in 2010. Boddington is also nearing its forecast population.

The *Boddington-Ranford Townsite Strategy* shows a population forecast for Boddington of 2,100 by 2016 and 3,600 residents by 2031.

Figure 7 shows the population of each of the towns in the Boddington District as well as Dwellingup which is included in the 50km radius from the Boddington Gold Mine.



Figure 7. Estimated resident population 1991 - 2011



Source: ABS

Figure 7 shows that Boddington's population has been heavily influenced by the mining industry as the effect that the closure and re-opening of Boddington Gold mine had on population growth in Boddington, Wandering and Williams from 1996 to 2011 is clearly evident. The population in Boddington between 2001 and 2006 remained stable (0.56% growth), however the reopening of the mine in 2009 caused the rapid growth between the period 2006 and 2010 (16.85%) due to an increase in the number of 'local' mining employees. The population in Wandering and Williams however remained relatively consistent during the closure and reopening of the mine.

In summary, the notable trends and implications of the demographic profile are:

- Pre-school and primary school aged children and their thirty-something aged parents are noticeable in Boddington with proportions above surrounding shires, Mandurah and the Perth metro area.
- A growth in families with young children is evident in Boddington and the age profile differs markedly from Mandurah that is home to older persons in the retirement stage of the life cycle.
- Boddington residents are more likely to have a post school qualification compared with their neighbouring Shires, though it has a lower percentage than the Peel Region as a whole.
- Most dwellings in Boddington are owner occupied (70%) and of these, 38% are fully owned and one third are being purchased. Around one quarter of households are renting.
- Three quarters of all households in Boddington are families – in line with the Peel region and surrounding Shires. Lone person households comprise 23% of the household types and group households are very uncommon.
- Future housing provision will need to continue to cater to these tenure and household structure trends which are strongly owner-occupier and family unit dominated. A choice of smaller, more flexible housing forms for residents seeking alternatives that are more affordable, lower maintenance and with access to higher amenity will to be provided together with provision of larger family lifestyle lots.



- Household incomes in Boddington demonstrate a relatively even distribution between \$350 and \$2,999 per week, whereas Wandering and Williams have a spike in households earning \$1,000-1,199 per week.
- Annual residential building approvals in Boddington have been in the 25-35 dwellings per year range since 2006-07. The three Shires experienced the lowest number of approvals during the 2006-07 year most likely attributable to the Boddington Gold Mine closure in 2005. Analysis later in this report forecasts the annual dwellings likely to be required under the proposed growth scenarios, which are well above these historical levels.

## ECONOMIC DEVELOPMENT STRATEGY

The achievement of the SuperTown objectives will be guided by the over-arching Boddington Growth Plan. The *Boddington SuperTown Economic Development Strategy* (Syme Marmion & Co 2012) will complement the Growth Plan and will specifically provide for the future economic development of the Boddington townsite and the Boddington district to the year 2051.

The Economic Development Strategy provides an “investment blueprint” to attract State and private sector investment and direct sustainable economic development. The proposed economic development project is a fundamental building block to growth.

The Boddington Economic Development Strategy:

- Identifies the assets of the community;
- Identifies economic opportunities arising from the current Boddington economy;
- Identifies any synergies and opportunities that exist in the District of Boddington, Wandering and Williams;
- Determines the extent to which existing local and district opportunities have been taken up, and if not, why not; recommend mechanisms to develop any such opportunities;
- Identifies future economic growth opportunities and recommendations on further investigation required to develop the identified opportunities;
- Recommend mechanisms for the recognition and prioritisation of economic development opportunities;
- Recommends what resources are required to take advantage of any economic opportunities that are identified;
- Identifies economic development targets and how to measure the achievement of them; and
- Supports and complements the Boddington Growth Plan.

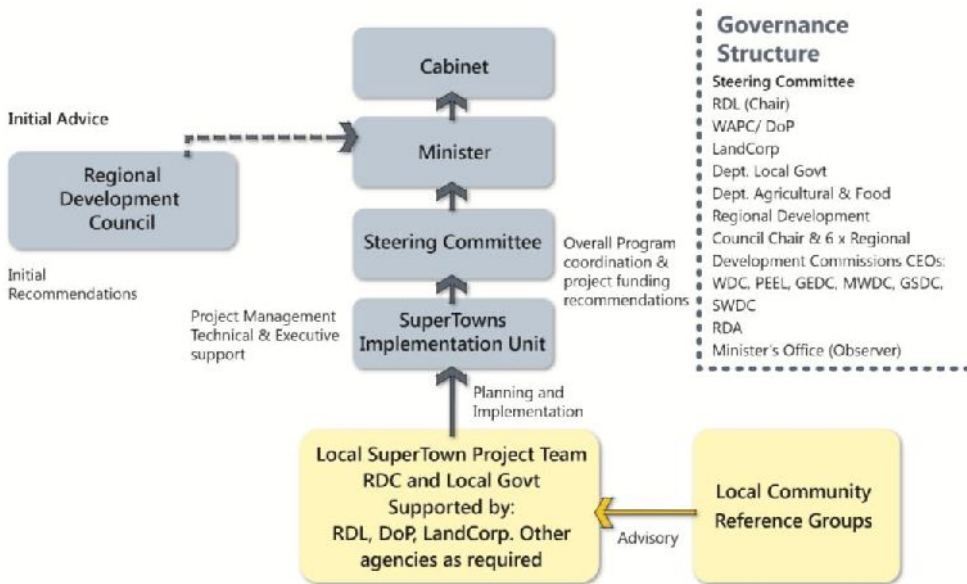
# 1. GOVERNANCE ARRANGEMENTS FOR GROWTH PLAN PREPARATION

Figure 8 shows the governance framework for SuperTowns planning, funding and development. SuperTowns are to be funded under the *Royalties for Regions Act 2009* (Department of Regional Development and Lands 2011). Each SuperTown Growth Plan is to build on the existing statutory requirements of development relevant to the area. All project funding proposals will be referred to the Minister for endorsement and the Cabinet for approval.

The Growth Plan has been developed along the lines of the following six principles:

- An approach with emphasis on strategic alignment, coordination and collaboration;
- Sustainable development;
- Place-making through strong community engagement;
- Local decision-making made by those closest to the affected communities;
- Shared and owned processes and outcomes; and
- A proactive implementation focus.

Figure 8. SuperTowns governance framework



Source: Regional Centres Development Plan (SuperTowns) Framework (2011-2012) Dept of Regional Development and Lands



The Growth Plan for Boddington has been developed using the following principles:

**Strategic alignment**

Extensive work has been done to reference and map into this Growth Plan the many existing activities and initiatives at all levels of jurisdiction from the *Shire of Boddington Local Planning Strategy* to the Peel Development Commission's Strategic Plan and the Department of Regional Development and Lands objectives. Figure 345 provides more detail on the Boddington planning hierarchy.

**Coordination and collaboration**

Early work sought to bring together the Shires in the District (Shires of Boddington, Williams and Wandering) to build a District model of the opportunities and constraints. Also engaged were stakeholders at the town, regional and State levels who can help make a difference.

**Sustainable development**

The focus on the development of strategic planning processes in the District provides a common and coherent basis where all the relevant issues have been assessed and reviewed. Options and scenarios have been considered, and feasible plans, strategies and implementation programs developed in a holistic, integrated and multi-disciplinary way.

Using the DPSIR framework (Figure 1) focusing on driving forces, impact and responses acknowledges that the District and towns act as systems, and that action needs to be undertaken simultaneously, and on multiple fronts, to achieve desired outcomes, especially if this work is to achieve the long term vision.

**Place-making**

This place-based approach is strongly underpinned by the community visioning workshops and conversations as well as sustainability principles to encompass the development of the elements that make up a place which are the foundations for sustainable economic growth.

**Local decision-making**



The Growth Plan has been developed with stakeholders and the community at the local level, and driven by the Shires on the District, with the Shire of Boddington taking a lead role.

**Community engagement**

The robust and open process used during all stages of the community and stakeholder meetings and workshops will make for shared and owned processes and outcomes.

**A proactive, implementation focus**

An Implementation Plan to drive change and achieve outcomes has been developed and included in this Growth Plan. Context Analysis



## 2 CONTEXT ANALYSIS

### 2.1. STRATEGIC PLANNING

The vision and direction for future growth and development of Boddington has been outlined in a number of strategic documents prepared over recent years by Local and State government organisations. These include the *Peel Regional Plan*, *Shire of Boddington: Plan for the Future*, *Shire of Boddington Local Planning Strategy* and the *Boddington–Ranford Townsite Strategy*. In addition the Shire of Boddington Local Planning Scheme No. 2 governs and controls land use in the area. An assessment of the infrastructure and current intentions of Agency strategic and operating plans is included in section 2.11.

#### Planning Strategies

The implications and recommendations of the existing planning strategies for the Shires of Boddington, Wandering and Williams are summarised in Figure 10 and relevant plans are included in section 5 Spatial Planning.

Importantly, in respect of Boddington, the “development footprint” set out in the endorsed Local Planning Strategy (refer to Figure 9, Figure 16, Figure 32 and Attachment 1) provides a generous supply of residential, rural residential and rural smallholding land. The Growth Plan endorses this development footprint and concludes that there is no requirement to extend the footprint for residential, rural residential or rural smallholding subdivisional development, as there are adequate opportunities for subdivision within this footprint.

While noting that there is a long-term allocation of residential, rural residential and rural smallholding land in and near Boddington, there are critical issues of market failure and financial feasibility in the creation of new lots and the provision of affordable housing. The reasons for this include service capacity constraints, the requirement for major infrastructure upgrades, perceived risk from financial institutions and cost-sharing issues.

An industrial area on Gold Mine Road, near the NBG mining camp, has recently been zoned. Following the landowner or a developer finalising the subdivision, it will provide a valuable supply of industrial lots. In addition to this, there is an identified need for an additional industrial area for uses that have larger land requirements and/or which will have greater impacts on adjoining landowners. The Local Planning Strategy (2007) identifies an area for potential long-term industrial expansion on the site of the NBG mining camp. It is expected that a mining camp will remain on this site for the duration of the NBG operation and accordingly is not available for industrial uses.

Identifying a new industrial site to accommodate general industrial development to service Boddington and the District will be important in assisting to further diversify the district economy.

The Growth Plan will build on these planning contexts and respond to the key drivers: economic growth, population, community aspirations, physical and social infrastructure, housing affordability and protecting the unique environment of the Boddington District.

In addition to the existing strategies, the proposed Strategic Community Plans for Boddington, Williams and Wandering will be developed in an integrated manner with the Growth Plan.

The figure and table below provides the context of the existing planning strategies.



Figure 9. Shire of Boddington Local Planning Strategy

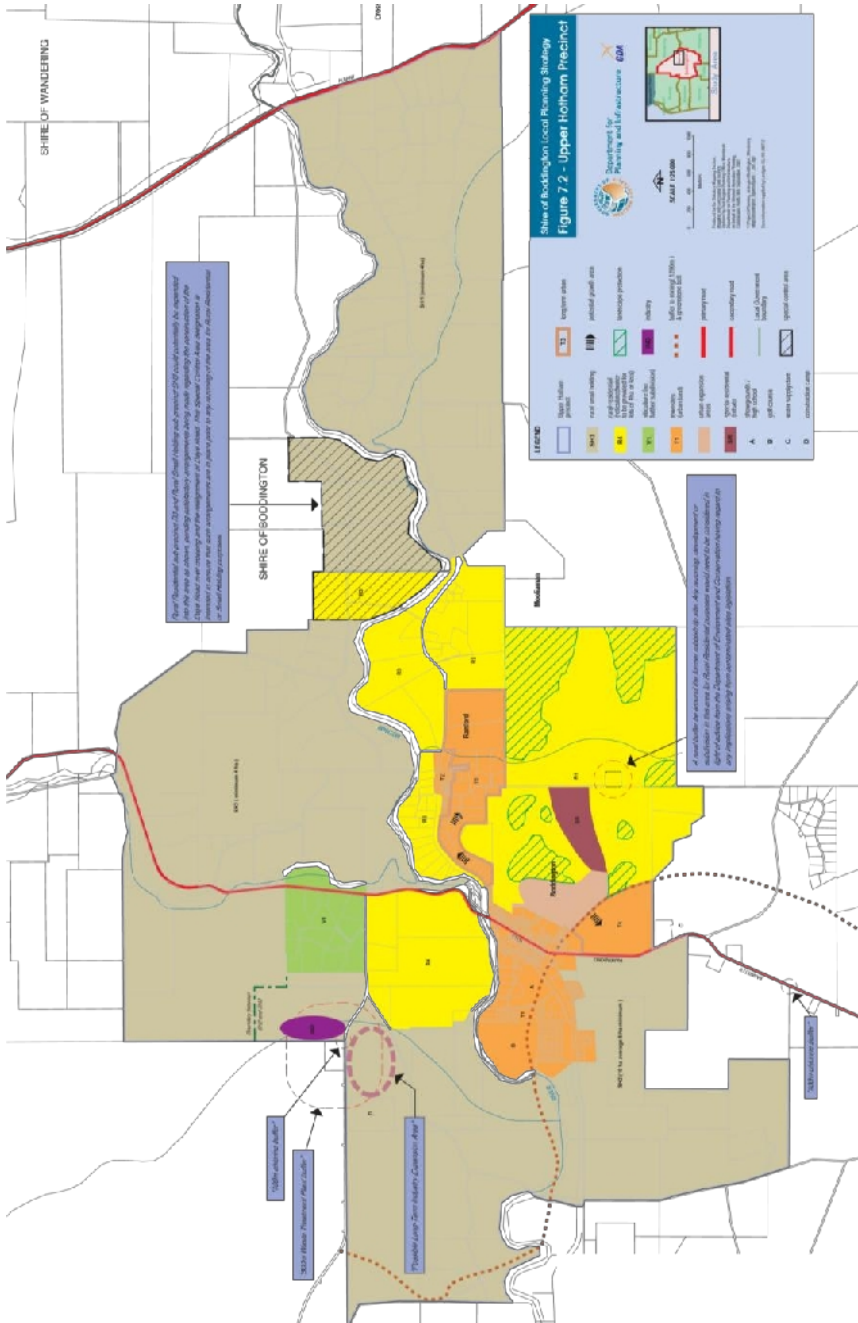




Figure 10. Summary of Strategic Planning Documents

Strategic Plan	Implications/Recommendations
<p><b>Peel Regional Plan 2011 - 2016</b></p>	<ul style="list-style-type: none"> <li>• Encourages:               <ul style="list-style-type: none"> <li>○ Industry diversification and workforce development;</li> <li>○ Educational attainment;</li> <li>○ Caring for the environment;</li> <li>○ Addressing social issues; and</li> <li>○ Infrastructure development and coordination.</li> </ul> </li> <li>• Boddington has a very low unemployment rate – 2.2% in Sept 2010 in comparison to the Peel Region’s 5.6%</li> <li>• In Boddington there are 50% of children developmentally vulnerable on one or more domains of the Australian Early Development Index and 44.4% are developmentally vulnerable on two or more domains, this performance is well behind metropolitan and similar regions.</li> <li>• No regular links public transport links from Boddington, Waroona or Pinjarra to Regional services in Mandurah. Irregular, poorly timetabled and higher cost services available from some centres to Perth.</li> <li>• Lack of diversification of industry base is an issue for long-term sustainability of the town and Shire.</li> <li>• Acknowledges the structural adjustment experienced in the Shire of Boddington related to mining operations – can bring about social issues.</li> <li>• Population growth in Boddington is expected to grow for 2-3 years and then plateau as the mine reaches full production.</li> </ul>
<p><b>Shire of Boddington: Plan for the Future 2008 - 2013</b></p>	<ul style="list-style-type: none"> <li>• Council’s goals:               <ul style="list-style-type: none"> <li>○ Sustainability;</li> <li>○ Building community;</li> <li>○ Prosperous Boddington;</li> <li>○ Amenities, services and infrastructure; and</li> <li>○ Good governance.</li> </ul> </li> <li>• Plan activities:               <ul style="list-style-type: none"> <li>○ Plant replacement program;</li> <li>○ Road asset management program;</li> <li>○ Housing;</li> <li>○ Administration centre upgrade;</li> <li>○ Aged care land development and community centre;</li> <li>○ Leisure and Recreation Centre upgrade;</li> <li>○ Light industrial area development;</li> <li>○ Main street streetscape upgrade;</li> <li>○ Construct new medical centre;</li> <li>○ Provide a childcare centre to meet the needs of the population;</li> <li>○ Provide a new youth centre;</li> <li>○ Computer and office equipment upgrade/replacement;</li> <li>○ Relocate works depot to light industrial area; and</li> <li>○ Upgrade Prussian Park.</li> </ul> </li> </ul>
<p><b>Shire of Boddington Local Planning Scheme No. 2</b></p>	<ul style="list-style-type: none"> <li>• Objectives:               <ul style="list-style-type: none"> <li>○ To encourage and control quality and orderly development in the Scheme area so as to promote and protect the health, safety, and general economic and social well-being of the community, and the amenity of the area.</li> <li>○ To provide guidance and controls for possible future residential, special residential, commercial, industrial, rural and special rural development within the Shire of Boddington.</li> <li>○ To adopt a set of policies which will achieve the stated objectives.</li> </ul> </li> <li>• Residential development:               <ul style="list-style-type: none"> <li>○ Residential Design Codes control development of land for residential purposes.</li> <li>○ Land in the Residential Zone in the Boddington townsite with generally a R10/R20 density code is not to be developed to a density greater than R10 unless reticulated sewerage is provided to the land in which case subdivision and development may be permitted up to a maximum of R20.</li> </ul> </li> <li>• Two Special Control Areas are identified in the Shire:               <ul style="list-style-type: none"> <li>○ Development Areas – a structure plan is required prior to development being allowed in the area in order to ensure comprehensive planning is carried out.</li> <li>○ Development Contribution Areas – a development contribution plan is required for each area prior to development being allowed in order to ensure developers contribute to infrastructure and administration costs.</li> </ul> </li> </ul>



<p><b>Boddington-Ranford Townsite Strategy (2010)</b></p>	<ul style="list-style-type: none"> <li>• Future development of the Boddington and Ranford town sites should:             <ul style="list-style-type: none"> <li>◦ Recognise and enhance the existing character;</li> <li>◦ Increase the environmental focus, including conservation of biodiversity corridors, protection of remnant vegetation and increasing the area for public recreation;</li> <li>◦ Protect key landscape vistas;</li> <li>◦ Endorse the development footprint of residential land set out in the Local Planning Strategy; and</li> <li>◦ Incorporate sustainable principles into all development actions.</li> </ul> </li> <li>• Suggested improvements to the Boddington town centre:             <ul style="list-style-type: none"> <li>◦ New civic precinct with Shire offices and Council Chambers;</li> <li>◦ Proposed recreation/sporting precinct;</li> <li>◦ Streetscape improvements with underground power, hard and soft landscaping, public art and playgrounds;</li> <li>◦ Safe and convenient access for pedestrians and cyclists;</li> <li>◦ Car parking should not dominate the streetscape;</li> <li>◦ New sites for Public Open Space; and</li> <li>◦ Consolidate the town centre and ensure it is developed as the main commercial area in the Shire.</li> </ul> </li> </ul>
<p><b>Boddington-Ranford Townsite Strategy (2010)</b></p>	<ul style="list-style-type: none"> <li>• Identified community needs/concerns:             <ul style="list-style-type: none"> <li>◦ The need for a Leisure and Recreation Centre.</li> <li>◦ Providing a retirement village and aged care facility.</li> <li>◦ Additional riding trails.</li> <li>◦ Playgrounds and additional POS.</li> <li>◦ Child care centre has insufficient opening hours.</li> <li>◦ Soccer pitches needed for soccer club.</li> <li>◦ Street parking is adequately provided, however patrons for venues with their own car parking tend to use street parking spaces instead.</li> <li>◦ The town supermarket doesn't supply sufficient variety of products.</li> <li>◦ Not enough police officers are stationed in the town.</li> <li>◦ Many residents opposed the relocation of the Shire offices to the river foreshore.</li> </ul> </li> </ul>
<p><b>Bannister Road Upgrade Study (2010)</b></p>	<ul style="list-style-type: none"> <li>• Appearance: Characterised by rural landscapes and riverine vegetation.</li> <li>• Vegetation: Main vegetation communities are <i>Eucalyptus wandoo</i> woodland, <i>Eucalyptus marginate</i> open forest and <i>Corymbia calophylla</i> open forest. Vegetation in streets and public spaces is a mix of local indigenous, Australian and exotic species.</li> <li>• Street furniture: Limited to bin enclosures, bench seats in parks, picnic shelters, standard sized brick paving, standard playground equipment and several pieces of public artwork.</li> </ul>
<p><b>Shire of Boddington Local Planning Strategy (2007)</b></p>	<ul style="list-style-type: none"> <li>• Upper Hotham Precinct (including Boddington and Ranford) to provide for urban growth, rural-residential/small-holdings and intensive agriculture.</li> <li>• Establishes a generous development footprint for residential, rural residential and rural smallholding subdivision/development.</li> <li>• Bannister-Marradong and Lower Valley Precincts to maintain rural landscape character and provide some opportunities for intensive agriculture and rural tourism.</li> <li>• Boddington East Precinct to facilitate continued broadacre agriculture and provide opportunities for tourism.</li> <li>• Boddington North West Precinct to provide for the continued operation of gold and bauxite mining and maximise retention of remnant vegetation.</li> </ul>
<p><b>Shire of Wandering Local Planning Strategy (2007)</b></p>	<ul style="list-style-type: none"> <li>• Currently population is declining, which is likely to have significant local economic impacts.</li> <li>• Sufficient land exists for foreseeable expansion of residential, community and industrial land uses.</li> <li>• Opportunities for expansion of the local economy and population:             <ul style="list-style-type: none"> <li>◦ Expansion/value-adding to traditional agricultural industry;</li> <li>◦ Encourage growth in home-based businesses;</li> <li>◦ Water is not likely to limit future residential subdivision but will limit industrial expansion to 'dry' industries;</li> <li>◦ Telecommunications services are not likely to constrain development;</li> <li>◦ Subject to water limitations there are opportunities for diversification into less traditional agriculture, including horticulture; and</li> <li>◦ Residential land use will be limited to a maximum of R5 where not sewer infrastructure can be provided.</li> </ul> </li> </ul>



<b>Shire of Williams Townsite Strategy (2010)</b>	<ul style="list-style-type: none"><li>• Plan for the future expansion of Williams while preserving the character, culture and quality of life enjoyed by the community.</li><li>• Strategies:<ul style="list-style-type: none"><li>◦ Townsite development to be in accordance with strategy map;</li><li>◦ Maintain the Shire of Williams as a place that fosters a sense of community where people can enjoy a quality relaxed living environment with a range of housing opportunities and lifestyle choices that are developed on good design principles and enhance the existing townsite.</li><li>◦ Maintain and improve the quality of life in the Shire of Williams in accordance with the Shire's Mission Statement.</li><li>◦ Attract tourists to the Shire and for it be known as a desirable tourist destination.</li></ul></li><li>• Townsite plan elements:<ul style="list-style-type: none"><li>◦ Town centre</li><li>◦ Short term infill residential within the existing townsite</li><li>◦ Industrial</li><li>◦ Long term residential north of townsite (adjacent to town centre)</li><li>◦ Short term special residential north of townsite (both sides of Eddington Road)</li><li>◦ Short term residential north of townsite (both sides of Eddington Road)</li><li>◦ Medium to long term residential</li><li>◦ Future wastewater treatment plant</li><li>◦ Medium to long term residential (adjacent to Williams Street)</li></ul></li></ul>
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## Key Drivers

The strategies above have a number of key drivers in common including the need to:

- Expand and diversify the traditional agricultural economy;
- Manage and capitalise on the close co-location of mining activities;
- Encourage the development economic development and tourism by providing supporting infrastructure; and
- Upgrade streetscapes and public/civic facilities.

The WAPC's latest population forecasts for Boddington in *WA Tomorrow* (February 2012) indicate that under a mid-range (Band C) scenario the local authority would grow to 2,100 people by 2026 and under the higher forecast (Band E) the growth could be to 2,600 people. It should be noted that these levels are significantly lower than the forecasts anticipated under either the SuperTown initiatives or Aspirational growth scenarios.

## 2.2. ECONOMIC ASSESSMENT

### Global and Regional Economic Context

The following provides a summary of the key global and regional economic implications. Further detail is provided in the Economic Development Strategy (Syme Marmion, 2012).

- The Global Financial Crisis (GFC) may continue to constrict investment and tighten access to finance in the near term, but locations such as Peel are still regarded as growth economies and a strong alliance with this region will be beneficial to the Boddington district.
- Expenditure on capital works and infrastructure alone will not support population and economic growth in regional locations. Investment in economic development should match that on infrastructure development.



- A key driver of change will be the development of Information and Communications Technology (ICT) (NBN - Australia's fibre optic infrastructure program) which is set to accelerate the level of competition within markets.
- Supply chain efficiencies are being driven by the application of ICT and RFI technology (radio frequency identification) in distribution, green supply chains, and industrial symbiosis to reduce waste or exchange by products.
- Cost reduction in labour, transportation and energy use will be a major focus for existing and emerging industries and businesses, and smarter, energy efficient technologies will need to be introduced. The statutory planning system must be flexible enough to allow this transition.
- WA is a major player in Australia's international trade profile - accounting for 38% of all national merchandise exports in 2007/08, with the Middle East, China and SE Asia import trading hubs. It is important for any district engaged in some export activity to tap into the regional and national trade links.
- The growth of the Peel Region, South West Region, and the advantages of proximity to Mandurah and Bunbury should be viewed as an opportunity rather than a threat. Links beyond the Boddington District to business and industry support services will be beneficial and must be actively fostered, particularly in Peel.
- The collective package of investment in human and physical capital and new and emerging industries and technologies has been seen to deliver the most benefit and sustainable growth, as in the 'smart strategies' of Queensland.
- As a rule of thumb, demand for land will be driven by economic growth. If growth moves at 3-4% then land demand would grow by 3-4% or a lesser rate.
- For rural areas to compete with urban locations for development, an area equivalent to a short term supply or the equivalent of three years demand should be identified and made available as project ready land in a relatively short timeframe.
- Ideally, the equivalent of 30% of the identified demand area should also be kept in reserve and protected to provide a future land bank.
- Core employment growth resulting from economic development stimulus is most likely to be achieved in the short to medium term in:
  - value added services to mining
  - gourmet agri-food production
  - health care and social assistance
  - waste and renewable technologies
  - construction
  - professional, scientific, technical and creative services
  - education and training
  - personal and maintenance services
- There is a medium to longer term requirement for the workforce to have green skills associated with environmental sustainability practices.

### 2.3. BODDINGTON DISTRICT ECONOMY

The Boddington District consists of the Shires of Boddington, Wandering and Williams. The Shire of Boddington is located within the Peel Region and the Shires of Wandering and Williams form part of the Wheatbelt Region.



The following overview in Figure 11 provides an economic snapshot of the Shire of Boddington as compared with the Peel Region.

Figure 11. Comparison of Shire of Boddington to the Peel Region

Key Indicator	Shire of Boddington	Peel Region
Area	1,901km <sup>2</sup>	5,648km <sup>2</sup>
Population (June 2010)	1,692	108,560
Population Growth*	4%	4.4%
Median Age	39	40
Internal Migration (lived in location 5 years ago)	64%	66%
Labour Force (March 2011)	868	46,889
Unemployment Rate (2010)	1.7%	5.9%
Post School Qualifications	43.14%	47.8%
Main Industries of employment	Manufacturing (alumina production), Mining, Agriculture, Forestry & Fishing	Construction, Manufacturing, Retail Trade

\*Average annual growth rate 5 years to 2010.

While there is greater diversity in the Peel economy as a whole compared with Boddington, the Boddington economy has a very low unemployment rate.

### Peel Workforce Development Strategy

The Department of Training and Workplace Development has developed a Peel Workforce Development Strategy which could align to Boddington District's needs. The key will be for the Boddington District to align its emerging population base and labour force to the skill requirements of existing and emerging industries.

The on-going role for Local Government and the Peel Development Commission in partnership with industry is important to coordinate activities and investment in workforce development.

### Regional differentiation and development of 'specialisms'

Competitive advantages (servicing niche markets) provide the most sustainable means of deriving export growth and local wealth rather than aiming to solely attract inward investment (footloose or transnational companies).

This approach is also beneficial to minimising risk and extremes impact from the economic cycles.

The current competitive advantages of the Peel Region are diverse;

- Large labour pool (relatively highly skilled);
- Road and rail access to Ports (potential for containerisation at Bunbury and expansion at Fremantle); and
- High quality natural resources (gold, copper, bauxite, agri-food and fibre, plantation timber, power/energy and water sources).

It is likely that over the time frame of the Growth Plan that the focus of WA export industries and both international and domestic demand will broaden from the present iron ore and gas base to encompass a wealth of regionally produced raw materials including rare natural resources, food



(particularly grain, meat, dairy, fruit and vegetables) and the processed products, services and technologies which spin off these goods.

This focus shift will present opportunities for regional industries and businesses, particularly (and some commentators would suggest only) where there is a corresponding coordinated regional economic development program (skills development, training and business support) and transport, utility and ICT infrastructure investment.

### Factors in choosing where to live

Regional population growth is not automatic or equitably dispersed and the Boddington District faces strong competition from strategic centres and urban areas.

The Peel Region is primarily focused around the urban areas of Mandurah. Residential locations along the ocean coast and estuary/riverine foreshore around Mandurah have traditionally been more attractive than the upland and inland locations, although some tree-change migration is clearly taking place in the Boddington District.

Mandurah's advantages as a place to live have been further reinforced by the completion of the rail and freeway links to Perth and Forrest Highway link to Bunbury. Mandurah and the corridors between Mandurah and Rockingham and Mandurah and Pinjarra also offer key facilities in terms of shops, schools, TAFEs, 'satellite' university (Murdoch annex), health and recreation centres and entertainment based resorts.

Mandurah has recently prepared intensification plans to absorb a significantly higher population and grow employment potential. The regional centres soak up population, employment and economic development focus, aptly referred to as "Sponge cities" by Bernard Salt.

Boddington district cannot compete on a level playing field and must seek to join the established networks and lobby the Regional Development Commissions to attract more investment to support their Economic Development Strategy.

### Attracting and sustaining population

Regional settlements such as Boddington must develop sufficient employment opportunities to attract and sustain population.

This means continuing growth from existing industries, developing new industries/projects, attracting firms from elsewhere and capturing the benefits of these projects for the local workforce.

To date investment in the region has supported major infrastructure projects in road and rail, with more improvements and extensions to the network foreshadowed. Future government projects listed for the region predominantly capital works projects.

The Organisation for Economic Co-operation and Development (OECD) study over twenty years confirms that the countries and regions which create the most jobs, experience the highest population growth and correspondingly the countries with the lowest levels of job creation experience the lowest population increases.

The OECD points the way to job creation through investment in human capital from primary schools, through firm based training and lifelong education. Support for education and training, innovation and entrepreneurial activity can accelerate employment generation and business creation.



### Public Realm and Built Environment

The challenge at Boddington is to enhance its appeal as a place to live for families and professionals engaged in the local strategic industries and emerging business sector. It also needs to be a place that supports the business training and education opportunities of local people wishing to service these industries.

In turn, a net increase in resident and working population attracted by strategic industries (existing and emerging) will stimulate service demand in education, health, retail and services associated with improving quality of life, such as real estate, finance, entertainment and leisure.

### Economic Growth Opportunities

Diversity of economic activity of the Boddington District is critical to the success of achieving sustainable population growth.

A summary of key economic growth opportunities captured in the Economic Development Strategy is outlined below. These are discussed in greater detail in section 4.1 of this report.

Seven core industrial/business focus areas have been identified for the Boddington District being:

1. Value adding to mining and resource based industries.
2. Primary agriculture production in livestock and cereals/feedstock
3. Gourmet food/fine food products and health and wellbeing products with potential to expand the home based business sector and potential requirement for light industrial land and small main street retail hub.
4. Construction industries,
5. Tourism,
6. Population and personal services related to health care, aged care, education, safety, wellbeing, technology training and business support
7. Creative industries drawing upon NBN with potential to expand the home based business sector and combined technology resource centre.

### Economic Assessment Conclusion

In conclusion, with regard to global and regional influences, the continued competitive advantage and growth of the Boddington District will only be achieved into the future with effective, integrated, District and regional economic development policies.

The long term industry and business development future may lie less in the extractive industry and related primary processing sector (which has large land take and power requirements) and more with the knowledge based, innovative and technology industries based on value adding to regional resources and service provision (which may include intensification of activity on existing sites requiring high speed ICT). These would build upon the current economic strengths in mining and agriculture to diversify into new economic areas.

The district challenge is to apply economic development intervention to ensure that the benefits of the mineral resource and primary agri-production based industries and regional tourism initiatives are more widely distributed.

The Boddington District must be 'project ready' and 'employment ready' to be able to compete with the attractiveness of work opportunities and the steady land supply provided by the other regional centres in the Peel, South West region and South West and South East Metropolitan corridors.



## 2.4. RETAIL AND COMMERCIAL ASSESSMENT

Retail opportunities in the Boddington District are limited. Higher resident population, resident workforce and greater visitation and spending from tourists and day-trippers are required to increase the number and diversity of retailing and services in Boddington.

Significantly, the community consultation identified a need and desire from the existing population for greater choice in retail and services.

Whilst major retail offer will continue to be provided in regional centres, there will be a requirement for expansion of Boddington's retail and commercial offer to meet population increases.

Boddington does not benefit from significant passing traffic and has a small population in its catchment. To grow retail and commercial business offerings Boddington needs additional population to become a destination.

All these factors will drive a requirement for expanded and new businesses including supermarket expansion and a greater number and variety of retail and hospitality businesses in the form of cafes and restaurants, boutique food outlets, clothing and other retail outlets.

The potential of an expanded tourism offering including the possibility of mine tours will result in increased day visitors to Boddington and the district.

Currently the retail and hospitality sector in Boddington operates with limited opening hours. An increase in tourism would result in a greater demand for services throughout the week and at weekends. Operators will need to respond accordingly to ensure residents and visitors expectations are met.

The existing commercial and retail floor space supply currently exceeds the level that the Shire's current population would normally be expected to support. The space that does exist in the town centre is underutilised and the opportunity exists for reconfiguration to become more functional and intensify its usage.

New commercial and retail space should radiate out from the existing town centre, around the Shire Office location, to maintain the vitality of the town centre. The Local Planning Scheme acknowledges the need for this transition in the centre of town by providing dual use zonings for residential and commercial/retail.

If population levels proposed in the Growth Plan are achieved, an increase of approximately 4,000sqm of retail and commercial space would be required. The details of this are included in section 4.3.

## 2.5. PROPERTY ASSESSMENT

There has been considerable residential and rural development in Boddington since 2006, however, there has been little recent commercial or retail property development.

Additionally, there is limited effective retail or commercial floor space for lease in Boddington. The Community Resource Centre has areas available that it is leasing to not-for-profit groups.

There is however significant capacity within Bannister Road and adjoining streets to support planned growth requirements in the commercial, retail and hospitality sectors. This would be accommodated within existing vacant land, redevelopment of existing underdeveloped properties and rezoning of some town centre properties from residential to commercial or mixed use.



There is limited overnight accommodation for non-mine workers and tourists in Boddington and the District. With appropriate marketing, there are considerable opportunities to establish a range of short stay accommodation in the District.

## 2.6. LAND AND PROPERTY AUDIT

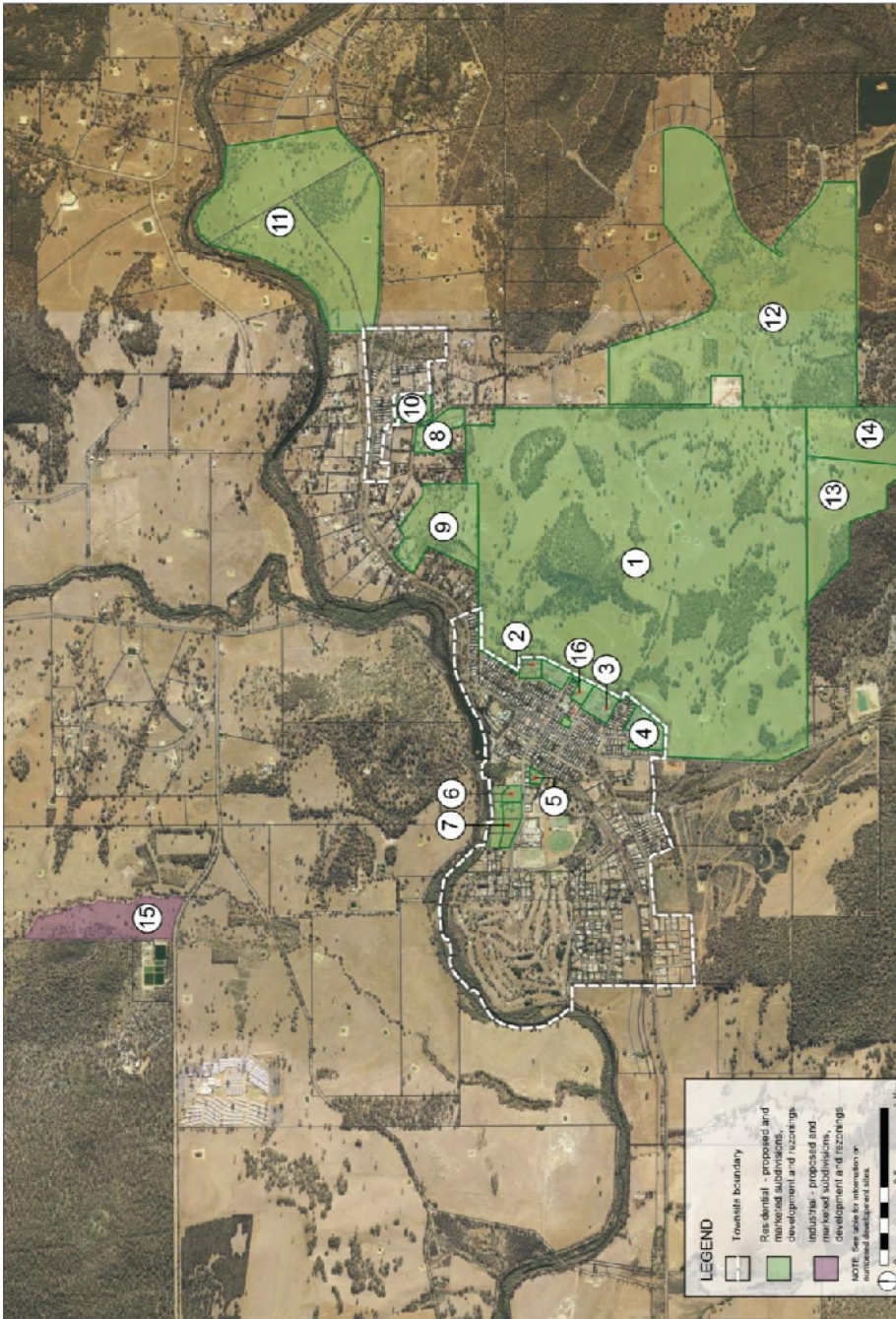
The map (Figure 12) and accompanying table (Figure 13) show residential, rural residential and industrial developments that are in various stages of planning and completion in and near the Boddington townsite. The listed developments range from the initial stage of land rezoning to completed single residential lot subdivisions ready for housing. The total yield of 'approved' residential and rural residential lots is likely to be around 1,440 which is in excess of the 998 lots required to meet the SuperTowns scenario, though falls short of the 1,721 lots to cater for the 'aspirational' population target. There is however additional land in the endorsed development footprint, without approvals, that can readily cater for the aspirational population target.

While considerable land has been identified and approved for subdivision, there are considerable challenges in lot creation in Boddington. This has resulted in there currently being limited supply of available developed land and a lack of choice of housing options for potential residents. Reasons are summarised in Figure 13 and include development feasibility issues due to unavailable or inadequate infrastructure. SuperTown initiatives can assist to enhance infrastructure provision and address market weakness and failure to provide adequate choice of serviced lots. For a relatively minor investment via SuperTowns or Regions for Royalties, affordable housing can be greatly facilitated through projects such as increasing water capacity to Ranford and developing Lot 8016.

There are considerable additional opportunities within the development footprint of the endorsed Local Planning Strategy for residential, rural residential and rural smallholding subdivision and development. This includes the opportunity to develop part or most of the golf course for housing. It is suggested that if this occurred it would be in the longer term and require the golf course securing a suitable new location.



Figure 12. Map locations of Current Land Available and Approved Subdivisions





**Figure 13. Current Land Available and Approved Subdivisions**

Residential Lots					
Map Ref.	Lot No./ Estate Name	No. of Lots	Zoning	R-Code	Status
1	Lot 8016	573	Residential	R20	Developer in receivership Endorsed structure plan. Conditional WAPC approval for 233 lots. Subdivision approval for superlots. Planning approval for 25 grouped dwellings. Subject to a SuperTowns project application.
		41		R30	
		19		R40	
		156	Special Residential	R5	
		52	Rural Residential	4000 m <sup>2</sup> lots	
2	Sawmill Estate*	16	Residential	R15	Most undeveloped lots are steep and have high earthworks costs. Already developed and resold at least once.
3	Huntley Rise Estate*	3	Residential	R15	Already developed and only 3 lots not sold by developers. This estate provided 38 lots upon release, and construction continues.
4	Banksia Estate*	54	Residential	R15	Lots have been subdivided and are ready for development and are being sold <u>only</u> as 'house and land packages' by developer.
5	Lot 12 Hakea Rd	12	Residential	R20	Subdivision approval issued. These lots are expected to have high development costs including the provision of a <u>crossing over Tunbridge Gully</u> .
6	Lot 60 Pollard St	18	Residential	R20	Subdivision approval issued. Much of land inside floodplain with reduced area for development.
7	Lots 57-59 Pollard St	50	Residential	R20	Land rezoned. Much of land inside floodplain therefore reduced area for development. Expected high servicing costs.
8	Lots 53 and 81 River Rd #	18	Residential	R5	Land rezoned. Needs Ranford Water Capacity Project to proceed. Development unlikely in short term without Ranford Water solution..
9	Lot 28 Crossman Rd #	33	Rural Residential	4000 m <sup>2</sup> lots	Subdivision approval issued for 14 lots. In principle support for a rezoning to achieve a further 19 lots which amongst other issues is dependent on upgraded Ranford water capacity. Needs Ranford Water Capacity project to proceed.
		19	Residential	R5	



Residential Lots					
Map Ref.	Lot No./ Estate Name	No. of Lots	Zoning	R-Code	Status
10	Lots 101 and 102 River Rd and Christie St #	19	Residential	R5	Land rezoned. Needs Ranford Water Capacity project to proceed. Development unlikely in the short term without Ranford Water solution.
11	Lots 1, 2 and 3 Crossman Rd #	118	Rural Residential	90 x 4000 m <sup>2</sup> lots & 28 x 1.0 to 2.7 ha lots	Scheme amendment granted, conditional subdivision approval issued. Water to Ranford needs upgrading.
12	Golden Hills Estate #	137	Rural Residential	RR8	Developer in receivership. Servicing cost issues including power upgrade.
13	Lot 6 Reserve Rd #	24	Rural Residential	RR9	Land rezoned. Road upgrading and power supply upgrading required by the Developer.
14	Lot 5 Reserve Rd #	19	Rural Residential	RR7	Subdivision approval issued. Road upgrading and power supply upgrading required by Developer.
<b>Total residential lots:</b>		<b>1,381</b>			
Industrial Lots					
15	Part Lot 708 Gold Mine Rd	19	Industrial	N/A	Land rezoned.
Residential Aged Care/Retirement Accommodation					
16	Lot 165 Forrest St	40	Residential	R40	Retirement village to be developed on Shire land.
<b>Total lots (ALL):</b>		<b>1,440</b>			

\* Indicates lots that are currently on the market.

# Indicates lots that are offering lifestyle lots.

In addition to the above, and the opportunities set out in Figure 19 showing Developable Land, a further approximately 260 lots could be created by development of the existing golf course. The total site area is 51.9 ha and if an R5 Code was applied, then this land has potential in Pollard Street to yield 260 lots. If the site was connected to reticulated sewerage, the lot yield is expected to be higher. The golf course is seen as part of the longer term solution to land supply, however it will require relocation of the golf course to an alternative site.

The site offers a location that is part of the existing townsite and close to amenity and services. Some of the site is subject to flooding and a reserve along the Hotham River would be required to provide public access and protection from flooding. It also offers some variety in lot character with frontage to the Hotham River. Subdivision should be carefully integrated with the existing town.

All other lots have approvals at different stages, however there are significant constraints that lead to many of the developments being unlikely to occur in the short to medium term. Infrastructure costs and provision, both private and public, are in many cases the source of the limited flow of affordable lots to market.



The NBG mining camp is expected to remain for the lifespan of mining operations. Implementation of Growth Plan initiatives will assist in encouraging NBG staff and contractors to move from staying in the camp to living in Boddington or the District.

## 2.7. DEVELOPMENT POTENTIAL

### Growth Scenarios

Figure 14 shows the growth scenarios used to determine the number of lots required to accommodate the projected residential expansion in the Growth Plan area. These figures are based on the “aspirational” scenario to demonstrate that the full extent of the projected growth could be achieved.

Figure 14. Current population and projected growth scenarios (Aspirational scenario)

Area	Current	Additional Population (2031)	Additional Population (2051)
Shire of Boddington	1,692	3,500	5,000
Shire of Williams	1,000	900	1,400
Shire of Wandering	439	300	400
<b>Total</b>	<b>3,131</b>	<b>4,700</b>	<b>6,800</b>

Comment [TP1]: These numbers are for the “aspirational” scenario – is that the intention? Note that figure 50 has been amended, so the ‘existing’ population is 3131, to align with this figure.

Potential residential densities for different types of accommodation are outlined in Figure 15 below. Based on these densities the Boddington District has the capacity, subject to provision of hard and soft infrastructure, to accommodate the Growth Plan population projections.

Figure 15. Potential residential densities

Land Use	Details	Density	Persons *	Land Use
Existing Residential Areas (un-sewered)	R10	1 dwelling per 1000 sqm	26 persons per ha	Existing Residential Areas (un-sewered)
Existing Residential Areas (sewered)	R20	1 dwelling per 500 sqm	26 persons per ha	Existing Residential Areas (sewered)
Proposed Mixed Use	Medium Density R30	1 dwelling per 300 sqm	86.66 persons per ha	Proposed Mixed Use
	Medium Density R40	1 dwelling per 220 sqm	118.18 persons per ha	
Proposed Residential	R20	1 dwelling per 500 sqm	26 persons per ha	Proposed Residential
Rural (Agricultural)	40 ha +	1 dwelling per 40ha	0.065 persons per ha	Rural (Agricultural)
Rural	10 – 40 ha	1 dwelling per 20ha (avg)	0.13 persons per ha	Rural
Rural Smallholdings	4 – 10 ha	1 dwelling per 5 ha (avg)	0.52 persons per ha	Rural Smallholdings
Rural Residential	1 – 4 ha	1 dwelling per 2 ha (avg)	1.3 persons per ha	Rural Residential
Large Residential	4000 sqm – 1ha	1 dwelling per 7500 sqm (avg)	3.46 persons per ha	Large Residential

\*Based on ABS 2011 average of 2.6 persons per household



## Boddington

Figure 16 shows the development footprint of the endorsed Local Planning Strategy. The Growth Plan endorses this development footprint and there is no requirement to extend the footprint for residential, rural residential and rural smallholding subdivision/development. There are considerable opportunities for subdivision and re-subdivision within the development footprint, including opportunities to more efficiently use land if servicing, environmental, landscape and planning issues are appropriately addressed. The combination of planned developments and land suitable for future residential development or intensification will supply ample residential and rural living land for the aspirational growth scenario. Figure 23 shows a summary of the total number of lots and corresponding population that can be supported.

Densities have been suggested for the potential future development areas where they are not already planned. However these are intended as a guide only and there may be opportunities to use some areas of land more efficiently based on more detailed site planning and environment, servicing and landscape assessment.

An increased number and intensity of commercial developments developed under the growth scenarios are expected to be accommodated in the areas shown in the *Boddington-Ranford Townsite Strategy*.

There is a need to identify, secure and develop an additional industrial area near Boddington or in the District for industrial uses that have larger land requirements and/or which will have greater impacts on adjoining landowners.

Whilst the existing Local Planning Strategy has identified an area for potential industrial expansion this location is subject to further review and possible relocation with planned changes to the mining buffer zones.

Attachment 1 contains A3 versions of Figure 9, Figure 16, Figure 19, Figure 32, Figure 34 and Figure 88 for ease of readability.





Figure 17. Lot 8016 approved subdivision.



Figure 18. Undulating land with views to the town





Figure 19. Developable Land

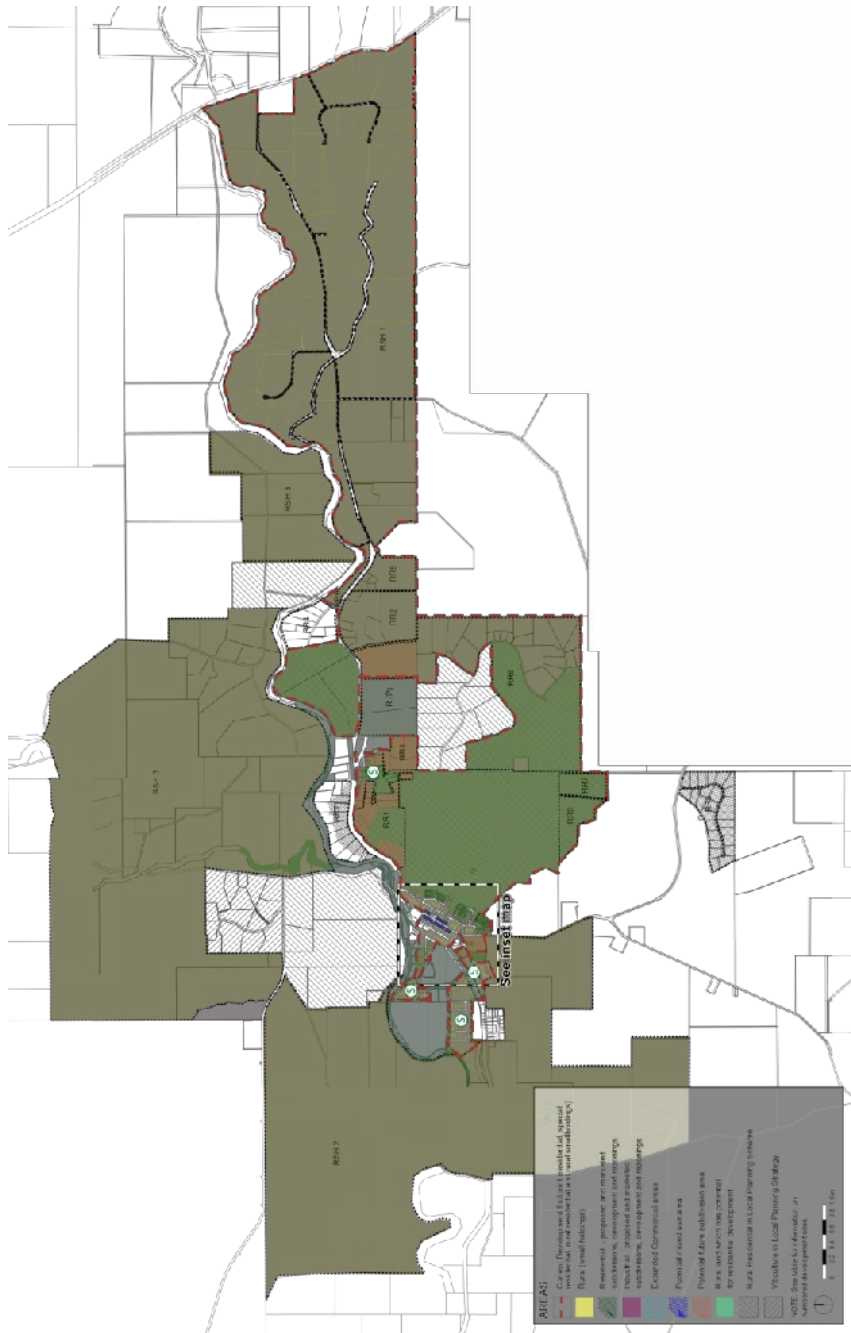
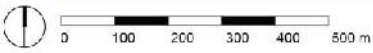
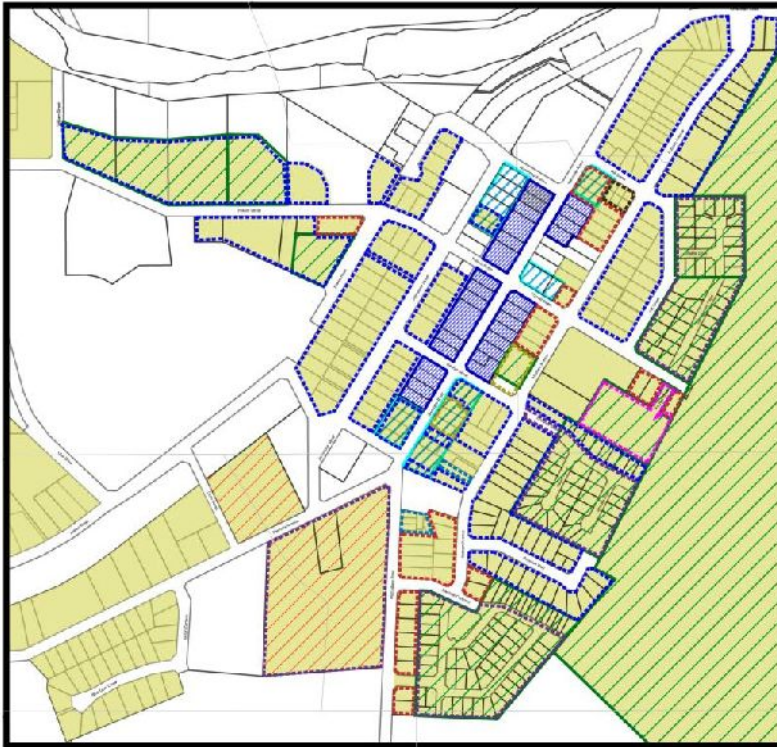











Figure 20. Developable Land [Inset](#) Map



### DEVELOPABLE LAND

 Special Residential (R5)

#### RESIDENTIAL

-  R10
-  R10 - R20
-  R15
-  R25
-  R30
-  R35
-  R40


#### RURAL RESIDENTIAL

-  RR1
-  RR2
-  RR3
-  RR4
-  RR5
-  RR6
-  RR7
-  RR8
-  RR9

#### RURAL SMALL HOLDINGS

-  RSH1
-  RSH2
-  RSH3

#### RURAL

 R (P) Rural with the potential for residential

#### MIXED USE


 Potential mixed use area



Figure 21. Potential Additional Developable Land

Developable Land							
Land Type	Current Area (ha)	Current Zoning	Current R-Code	Area Suitable for Subdivision (ha)	Potential Zoning	Potential R-Code	Potential Yield (No. Lots)
Residential	58.18	Special Residential	R5	1.84	Residential	R10	18
	11.14	Residential	R10	-	-	-	-
	26.90		R10/20	-	-	-	-
	16.69		R15	-	-	R20	59
	0.30		R25	-	-	-	-
	0.20		R30	-	-	-	-
	0.60		R35	-	-	-	-
	1.38		R40	-	-	-	-
<b>Total</b>	<b>115.39</b>			<b>1.84</b>			<b>77</b>
Semi-rural	123.96	Rural Residential	RR1	34.26	Residential	R5	171
				49.04		R10	490
	74.72		RR2	-	-	-	-
	62.09		RR3	-	-	-	-
	39.01		RR4	-	-	-	-
	33.64		RR5	-	-	-	-
	10.53		RR6	-	-	-	-
	23.28		RR7	-	-	-	-
	366.47		RR8	37.26	Residential	R5	186
	30.43	RR9	-	-	-	-	
	1,240.67	Rural Smallholding	RSH1	-	-	-	-
	1,504.06		RSH2	-	-	-	-
	1,822.21		RSH3	-	-	-	-
Rural	61.82	Residential	-	61.82	Residential	R5	309
<b>Total</b>	<b>3,888.83</b>			<b>37.26</b>			<b>1156</b>
Planned developments	705.77	Various	R5	-	Residential	R5	37
			R15	-		R15	79
			R20	-		R20	603
			R30	-		R30	41
			-	-	Rural Residential	-	154
<b>Total</b>	<b>705.77</b>						<b>914</b>
Mixed use	3.24	Commercial	N/A	3.24	Mixed Use	R40	65
<b>Total</b>	<b>3.24</b>			<b>139.58</b>			<b>65</b>
<b>Total Development Footprint (potential)</b>	<b>4,713.23</b>			<b>184.22</b>			<b>2,212</b>



Figure 22. Summary of Boddington Development Potential

Development Potential				
Potential Zoning	Potential R-Code	Potential Yield (No. Lots)	Average Household*	Estimated Population
Residential	R5	703	2.5	1758
	R10	508	2.5	1270
	R15	79	2.5	198
	R20	662	2.5	1655
	R30	41	2.5	103
Rural Residential	-	154	2.5	385
Mixed Use	R40	65	2.5	163
<b>Total</b>		<b>2,212</b>		<b>5,532</b>

\* The average household size has been assumed to be 2.5 persons.

Figure 23. Summary of Boddington Developable Lots

	No. of Lots
--	-------------



Figure 12. Map locations of Current Land Available and Approved Subdivisions

1,440





Figure 13. Current Land Available and Approved Subdivisions	
Figure 20: Developable Land <a href="#">Inset</a> Map	
Figure 21 and 19 Potential Additional Developable Land	2,212
<b>Total</b>	<b>3,652</b>

As set out in Figure 23, there is sufficient land in the endorsed development footprint to cater for aspirational population growth in Boddington to 2051. The provision of approximately 3,652 lots would result in an additional population of 9,130 assuming 2.5 persons per household. When combined with the existing Boddington townsite population of around 1000, the development footprint could provide approximately 10,000 people. The generous provision of land in the development footprint, catering for a wide range of lifestyles, can assist Boddington develop as a SuperTown and assist to provide affordable lots and housing.



## Industrial Land Growth

There will be a requirement for additional light and general industrial land to accommodate expanded industrial business activity which is required to support the planned population growth. The current industrial area, centred on Assay Terrace, is nearly at capacity.

As mentioned in earlier sections, an industrial area on Gold Mine Road has recently been zoned. Once new titles are created, it will provide a valuable supply of industrial lots. In addition to this, there is an identified need for an additional industrial area for uses that have larger land requirements and/or which will have greater impacts on adjoining landowners. The Local Planning Strategy (2007) identifies an area for potential long-term industrial expansion on the site of the NBG mining camp, however this is now not available for industrial uses. Identifying a new industrial site to accommodate general industrial development to service Boddington and the District will be important in assisting to further diversify the district economy.

At the time of the development of the Growth Plan there were no readily identifiable sites for future general industrial land development that took into account of considerations such as servicing, provision of sufficient land (suggested be approximately 100 hectares) and associated buffers, environmental assets, containing gentle slopes and outside of the mining buffer. Subject to site suitability, in time there may be more than one general industrial estate in the District.

Figure 26 shows areas where it may be appropriate to more closely investigate the potential for a general industrial estate in the District. More detailed investigations are required which in time are subject to planning and environmental assessment, financial feasibility and community consultation. Further investigations will be made in regards to identifying a suitable alternative industrial location that could be included in an updated Local Planning Strategy, in an updated Growth Plan or other investigations. The general industrial is land could be within the Shires of Boddington, Wandering or Williams. Such location will need to take into account matters including:

- Bauxite and gold mining potential and timing
- Environmental issues
- Servicing
- Landscape
- Planning appropriateness

Additional serviced industrial land is supported in Williams and Wandering.



## Williams

Figure 24 shows the development potential in Williams. The expansion planned for the Williams townsite in the *Williams Local Planning Strategy* is sufficient to accommodate the population growth expected in the growth scenario.

Figure 24. Williams Development Potential - Planned Developments

Category	R-Code	No. Lots	Average Household	Estimated Population
<b>Munthoola</b>				
Residential	R2.5	25	2.5	63
Residential	R12.5	71	2.5	178
Rural Residential	-	44	2.5	110
<b>Carter</b>				
Residential	R2	24	2.5	60
Residential	R10	32	2.5	80
Rural Residential	-	6	2.5	15
<b>Quindanning</b>				
Residential	R2.5	11	2.5	28
<b>Fowler</b>				
Rural Residential	-	2	2.5	5
<b>Aged Housing</b>				
Williams Townsite	R20	14	1.5	21
<b>Vacant</b>				
Williams Townsite	-	102	2.5	255
<b>Possible Population Growth</b>	-	<b>331</b>	-	<b>814</b>
<b>Current Population</b>				
<b>ABS Estimated March 2011</b>				<b>1,000</b>
<b>Total Population</b>				<b>1,814</b>

Figure 25. Williams town site and iconic entry







## Wandering

Figure 27 shows the development potential in Wandering. The expansion planned for the Wandering townsite in the Wandering Local Planning Strategy is sufficient to accommodate the population growth expected in the growth scenario. Any additional subdivision in the Shire will be guided by a Townsite Expansion Strategy or an updated Local Planning Strategy.

Figure 27. Wandering Potential Residential Development

Development Potential					
Residential	R10	R30	TOTAL	Average Household (people)	Estimated Population
Current	85	-	85	-	-
Current - additional subdivisions		170	170	2.5	425
Mill Street - No. 1	10	30	40	2.5	100
Mill Street - No. 2	45	150	195	2.5	375
Turton	45	150	195	2.5	375
<b>Total</b>	<b>185</b>	<b>500</b>	<b>585</b>	<b>2.5</b>	<b>1463</b>
Rural Residential	2 hectare	5+ hectares	TOTAL	Average Household (people)	Estimated Population
Current	35	85	120	-	-
Wandering Pingelly Rd	100	40	140	2.5	250
North Wandering Rd	180	70	250	2.5	450
North Bannister Wandering Rd	130	50	180	2.5	325
Bannister Rd	180	70	250	2.5	450
Fourteen Mile Brook Rd	50	20	70	2.5	125
Moramockinging Rd	30	10	40	2.5	75
<b>Total</b>	<b>705</b>	<b>345</b>	<b>790</b>	<b>2.5</b>	<b>1975</b>

Figure 28. Wandering





## Quindanning

Quindanning is not expected to experience any substantial population increases and an expanded development footprint has not been suggested in this Growth Plan.

## 2.8. ENVIRONMENTAL ASSESSMENT

Figure 31 shows mining and heritage constraints and Figure 30 shows the remnant native vegetation, contaminated sites, floodway area and flood-fringe around the townships of Boddington and Ranford.

### Contaminated Land

According to a search of the Department of Environment and Conservation (DEC) *Contaminated Sites Database* there are currently no registered contaminated sites within the Shire of Boddington, although mapping layers obtained from DEC indicate that two sites may be in the process of being registered.

One of these is the site of the former rubbish dump on River Road, In Pollard Street and the other is the Department of Health reserve within lot 8016.

It is recommended that where previous land uses are likely to have caused contamination, a site investigation is carried out prior to planning for development on the site.

### Native Vegetation and Landscape

As shown in Figure 30 there are substantial amounts of remnant native vegetation within the Boddington and Ranford townsites and the surrounding area.

Under the Environmental Protection Act 1986, any development likely to result in a significant impact on the environment requires referral to the Environmental Protection Authority.

The *Boddington Local Planning Strategy* identifies several areas within the Shire as 'landscape protection' areas. The strategy states that little or no development or clearing will be allowed in these areas, with densely vegetated crests and skylines to be fully protected from clearing. The *Boddington-Ranford Townsite Strategy* supports this position, which is also endorsed by the Growth Plan.

The remnant native vegetation is of high value for environmental reasons as well as for maintaining the local character of Boddington.

The landscape is an important element of what contributes to the sense of place of Boddington, and new development should be sympathetic to its setting.



### Floodway, Flood Fringe and Waterways

Figure 30 shows the floodway and flood fringe in and near the Boddington townsite. The *Floodplain Management Study* sets out that small areas of Boddington will flood in a 1 in 100 year flood event. Development is generally not supported in the floodway, while development in the flood fringe may be considered. *Shire of Boddington Local Planning Policy No. 6: Development in Flood Affected Areas* guides development within these areas.

Rivers and waterways are an important part of the district's environmental assets which are also important for recreation and tourism.

### Mining

Figure 31 shows the extent of development constraints over the Boddington and Ranford areas including the location of the bauxite mining buffer.

The bauxite mining buffer covers the lower south-west corner of the Boddington township and areas to the west of Boddington. This has the potential to be a significant constraint to future development in this part of the town as the *Mining Act 1978* has precedence over the *Planning and Development Act 2005*. The continuation and expansion of mining activities in the region is critical to the local economy sustainability and growth. As indicated by the *Shire of Boddington Local Planning Strategy*, land within the bauxite mining buffer should not be considered for development until bauxite mining has taken place, rehabilitation commenced, and lots created with the agreement of the Department of Mines and Petroleum.

The potential for the mining buffer to be modified is high. The Department of Mines and Petroleum have indicated that revised buffer zones will be developed and advised by late 2012. The changes will be included into the review of the Local Planning Strategy and Local Planning Scheme No. 3.

There are additional known bauxite deposits outside the buffer boundary.

### Aboriginal Heritage

Figure 31 shows the location of Registered Aboriginal Heritage Places and Other Aboriginal Heritage Places in and around the Boddington and Ranford townships. Any development of land likely to result in damage or alteration of an Aboriginal site, or objects found on or under an Aboriginal site, must be subject to consent under Section 18 of the *Aboriginal Heritage Act 1978* to determine the appropriateness of the land use in relation to the significance of the site.



Figure 29. The normally serene Hotham River can sometimes have a roar





Figure 30. Environmental constraints





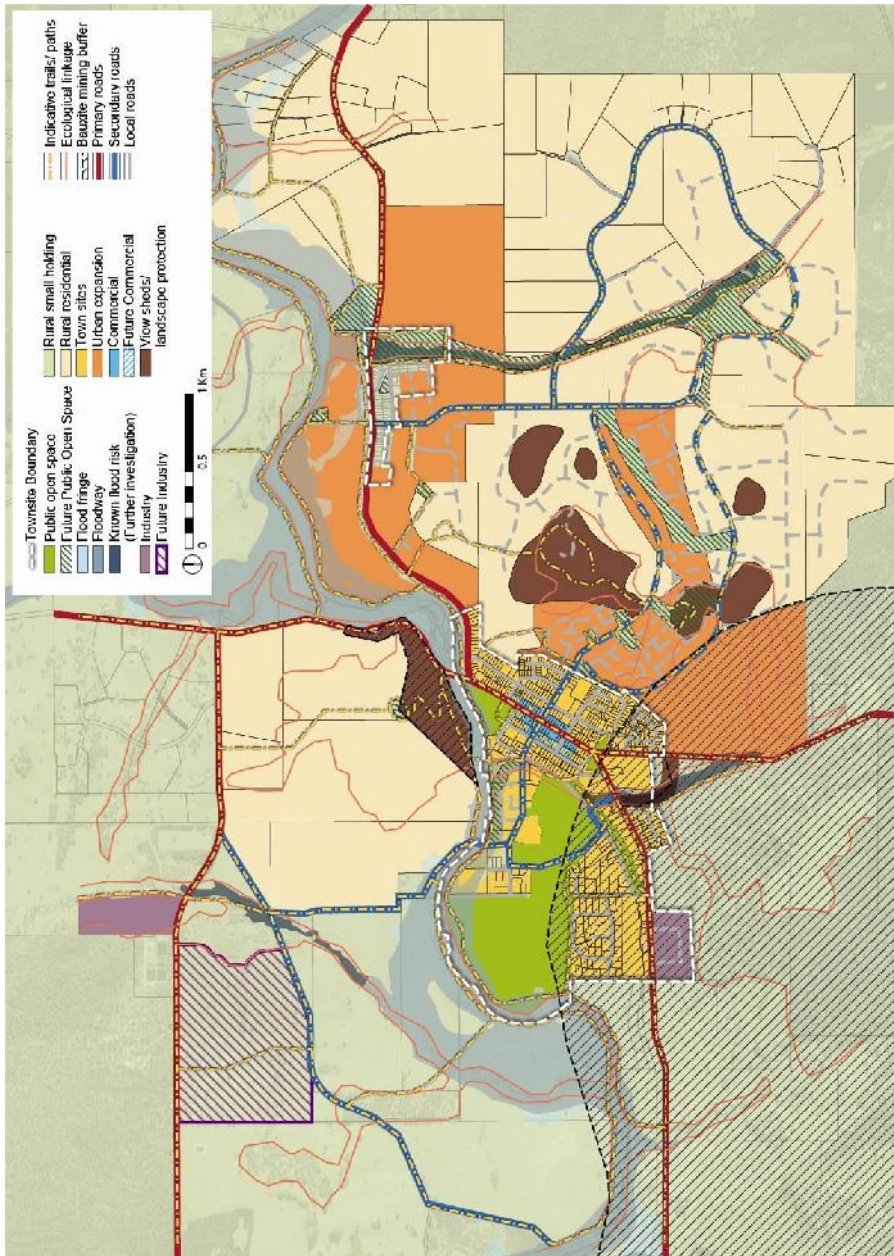
Figure 31. Mining and Heritage constraints







Figure 33. Extract from the *Boddington-Ranford Townsite Strategy* showing view sheds/landscape protection





## 2.9. CONSOLIDATED OPPORTUNITIES AND CONSTRAINTS

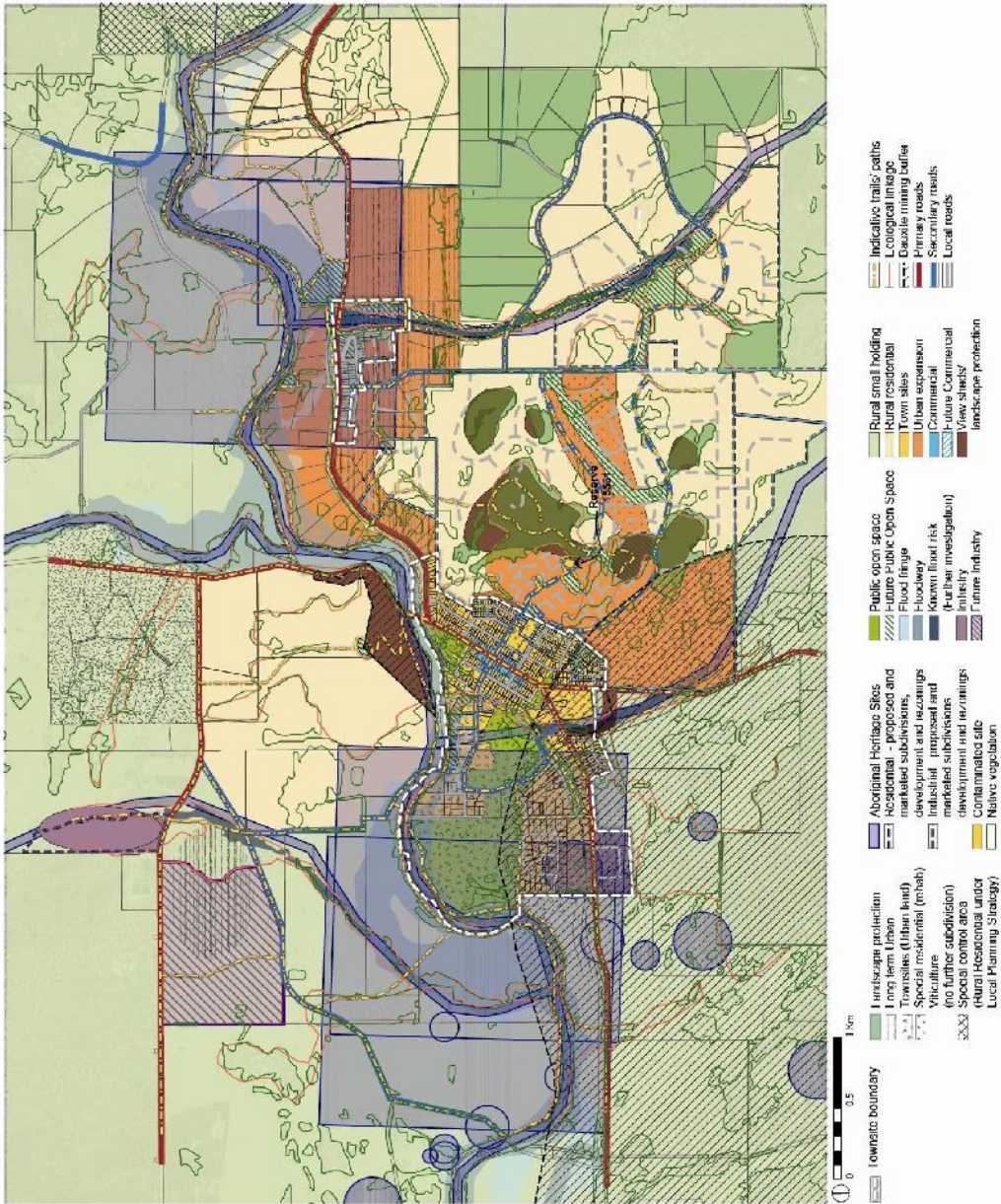
Figure 34 shows a consolidated overlay of the various opportunities and constraints discussed in the previous sections including the environmental and landscape assets and generous allocation for residential and rural living development. It also highlights the large scale development opportunities and strategic significance of Lot 8016 which is adjacent to the town.

Lot 8016 provides an opportunity to improve availability of available developable land and provide affordable housing options. As has been outlined, while there is generous allocation of residential and rural living land, there are considerable challenges in addressing market failure, upgrading and extending infrastructure and providing affordable housing.

Attachment 1 contains A3 versions of Figure 9, Figure 16, Figure 19, Figure 32, Figure 34 and Figure 88 for ease of readability.



Figure 34. Consolidated Opportunities and Constraints





## 2.10. COMMUNITY ASSESSMENT, SOCIAL SERVICE & INFRASTRUCTURE GAPS & REQUIREMENTS

Extensive community consultation, as well as assessment of infrastructure requirements through discussions with service providers and review by the engineering consultant, has identified the following key findings:

- Broad community support for growth and diversity in order to sustain quality of life and improve prosperity. There are however is a requirement to upgrade and extend essential services and infrastructure.
- There are no 'fatal flaws' in the overall provision of hard infrastructure to Boddington in general in the foreseeable future to accommodate planned growth, however there are various areas where infrastructure upgrades/extensions are required including the provision of water supplies to Ranford and services to Lot 8016.
- There is a need for enhanced and expanded 'soft' infrastructure including a Leisure and Recreation centre, retirement village and aged care facilities, youth centre and senior high school.
- General consensus that the mine economy and workforce should be better integrated
- High number of small businesses
- Self-employment with high proportion of owner-managers
- High proportion of businesses have been operating for longer than 5 years
- Multiple industries providing employment
- Diverse range of natural, heritage and industrial attractions for visitors
- Large volunteer base supporting wide range of clubs and associations.

### Opportunities identified during Community Workshops

Community visioning workshops were held in Boddington, Williams and Wandering. The following is a summary of the workshop outcomes, with the workshops methodology explained in Section 3 'Vision and Objectives'. Full details of the Visioning workshops are available in Volume 2 -Appendix 2 and 3.

Key opportunities include:

- A Strong Central Business District ('CBD') was identified as being required in Boddington to support future economic sustainability and attract and retain residents.
- Vacant land/space on Main Street creates a disjointed centre and gives an 'abandoned' appearance.
- One objective could be to make main street a 'hot spot' for ICT – make it visitor friendly – enable opportunity to catch-up on email etc., do business from café's/ parks etc.
- First impressions are most important – streetscape and legibility/orientation all need improvement.
- School issues: independently run preferably, retention of students is a challenge, especially in high school years.
- Residential aged care facilities



**Workshop identified Opportunities and Challenges**

Workshops 1 and 2 (Volume 2 - Appendix 3) illustrated the potential challenges and opportunities to broaden the economic base and create a more vibrant Boddington town centre. The community recognised many of the competing regional and global factors and understood that to increase service provision and retain young people and jobs that the settlement would need to grow substantially.

Figure 35. Opportunities and Challenges for Boddington

Challenges:		Opportunities:
Limited education / primary/secondary	Affordability, land availability	Community lifestyle
Limited aged care		Rural beauty / river scenery
Lack of shop diversity / opening hours	Competition from other towns	Feels safe
Lack of public transport	Service keeping up with population	People are friendly
Limited mobile telephone coverage	'City' level services	Opportunity for eco-tourism
No fuel supply on weekend	Ability to adapt to change	Community events / groups
No auto gas available	Retention of youth	Economic base
Access to specialist medical services and childcare	Overcoming uncertainty linked to resources	Good basic range of facilities
Management of issues at school	Staff turnover (\$ from mining)	Tree change with employment
Streetscape needs improvement	Housing and land prices	Young innovative people
Lack retail choice	Climate change	
Lack housing choice	Life/work balance	
Some community negativity	Changes in workplace supply downward	
	Mining sector vs. small business	
Diversity of opportunity	Y Gen values	
Living longer / aging population, more retired, more leisure time	Commodity, mineral prices may impact on need for fewer resources	

Overall there was broad consensus for change and a larger scale Boddington settlement. Some expressed a view that a population of 5,500 was about right to retain essential character and small town qualities, others felt there should not be a limitation on size. Scale was important to attract permanent residents and retain school leavers and to offer a range of education and services and shops which everyone wanted.

Some key principles were considered to support the Growth Plan:

- Build on what we have.
- Keep balance between aspirational growth and the values and characteristics that make Boddington special.
- Maintain lifestyle.
- Establish design theme for the look and feel of the main street/Central Business District.

The workshop attendees also considered additional scenarios and some projects which were appropriate to the growth scenario vision. Participants suggested other project ideas, details of which can be found in Volume 2 - Appendix 2.



## Business Perceptions

A business perceptions survey revealed key issues to the business community and also revealed support for growth and diversity, in order to sustain quality of life, improve prosperity and provide essential services and infrastructure. A copy of the survey questionnaire is shown as Volume 2 - Appendix 4 and the detailed findings are included in the *Economic Development Strategy*.

## Quality of Shire of Boddington Features

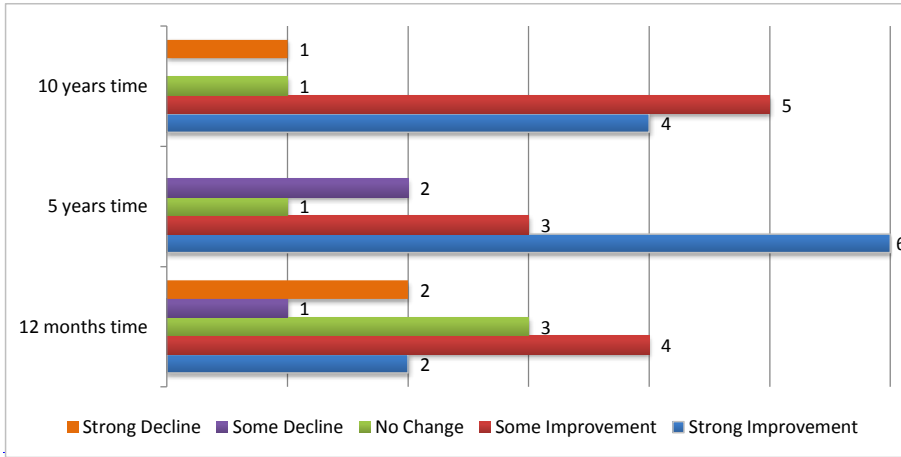
The business community provided feedback regarding the quality of a number of attributes or features of the Shire of Boddington.

The results in summary revealed:

- Nearly half of respondents were satisfied with their industry profile to external markets, but there was room for improvement as a quarter were dissatisfied and the remainder had no firm view either way
- Almost two fifths of respondents were dissatisfied with local communications and ICT infrastructure provision in the District
- Around a third of respondents were dissatisfied with the hard infrastructure provision in the District
- Over half of respondents felt the Leisure and Recreation facilities, including parks and entertainment facilities were poor
- Over three quarters of respondents felt the quality and availability of health and community services were good
- Three quarters of respondents showed some degree of dissatisfaction with business networks and representative organisations
- Nearly half of respondents were dissatisfied with the quality of local pubs, clubs, cafes and restaurants
- Over three quarters of respondents were satisfied with quality of skills in the labour force
- There was room for improvement in local government leadership with over a third of respondents expressing some degree of dissatisfaction

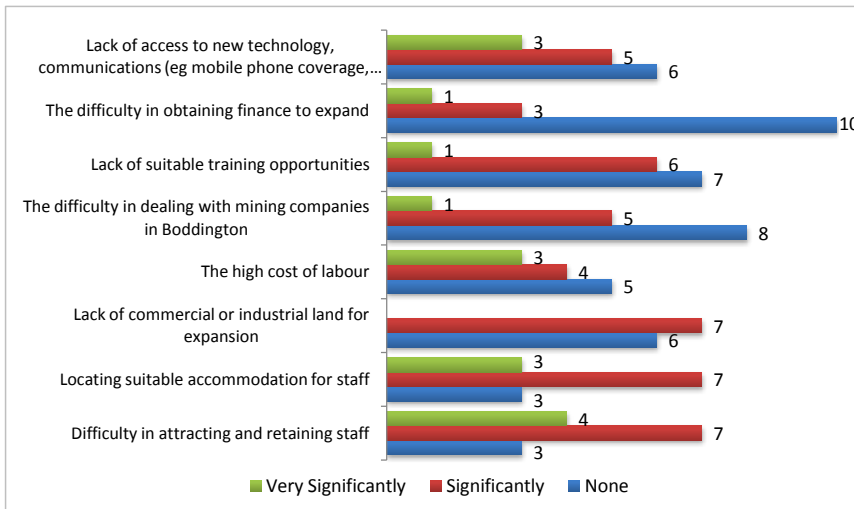
## Economic Outlook

The economic Development Strategy outlines the views of the business communities view on the economic outlook over the next 12 months, 5 years and 10 years. The majority of business owners expect to see some improvement in each period up to 10 years.



#### Factors Affecting Economic Outlook

A number of factors will affect the expected economic outlook as outlined below. These factors need to be progressively addressed wherever possible.



The factor with the least impact on economic outlook was 'difficulty in obtaining finance to expand'. The factors with the greatest perceived impact on economic outlook were 'locating suitable accommodation for staff' and 'difficulty in attracting and retaining staff'.



## Broadband Improvement

There is a strong dependence on internet services in the District and a critical need for Boddington to be fibre optic infrastructure ready. The business survey and community consultation revealed that if vastly improved broadband capability was provided (such as improved videoconferencing ability and high resolution information transfer), it would result in economic improvement for their business.

## Other Activities to Help Facilitate Local Business Development

There are various opportunities and activities that can facilitate local economic business development including:

- Engagement with Small Business Development Corporation (SBDC) to support existing business; development of commercial land; shops for sale/lease.
- Promoting building of alternate industry - tourism/hospitality.
- Community forums on a quarterly basis to advise current and potential residents on plan status, new implementations, hold-ups, ask for on the spot input.

Volume 2 - Appendix 4 also contains a summary of other survey comments in the open ended section at the end of the questionnaire, which provide insights into business people's views on Boddington and the future.

**Community Services** This section provides an insight into the scope of work involved to upgrade, expand and develop appropriate services for a SuperTowns district of an approximate ultimate population of 7,000 to 10,000 people.

### Health

- Boddington, Wandering and Williams are part of the Department of Health's Southern Wheatbelt Health District.
- The referral hierarchy is currently Boddington hospital → Narrogin hospital → Armadale hospital → Perth hospital.
- The Department is currently engaged in the *Southern Inland Health Initiative*. A draft report on Priority Stream 2 (District Hospital and Health Service Investment Program) is being prepared. The report will include envisaged services/facilities for the SuperTowns that exist in the planning area – including Boddington. The report will consider current services, projected demographics, required future services and any capital works arising from this. The Department considers that the Boddington hospital has sufficient beds for a considerable period of time to come (potentially to 2040), and that the focus for Boddington is therefore likely to be on the issue of health services required and the necessary workforce to accompany these services.
- The Southern Inland Health Initiative is focused on pioneering new and innovative ways of delivering health services, including the introduction of tele-health services which will link smaller health centres to higher order centres and specialised services via video technology.
- Future planning initiatives should take into account the Department of Health scoping tool, Public Health considerations for Residential Estates, Precincts and Urban Developments.
- On the issue of aged care, the Health Department is likely to play a decreasing role – deferring to the Commonwealth, private sector and not-for-profit groups for this service.



## Education

One of the strong outcomes of the community visioning process was in regard to education at Boddington District High School. Firstly, there is a view that there is a need for an academic stream for years 11 and 12. Secondly, there is a view that the quality of education being provided in the middle and senior school is not to an acceptable standard. Both factors are resulting in children being taken out of Boddington District High school to attend school elsewhere and, in many cases, the whole family leaves the district.

The above matters do not give rise to a direct Implementation Project under SuperTowns at this stage. This is because:

- the current number of enrolments in Boddington for years 11 and 12 do not justify the provision of an academic stream for those years; and
- The Boddington District High School has stated that perceptions of school performance are often a short-term matter, related to individuals at an institution at a certain point in time.

The Shire of Boddington is facilitating discussions and assisting the School and the Department of Education to resolve the issues through the appropriate channels.

## Police

WA Police are investigating additional facilities at the Boddington Police station, including housing facilities for additional staff in order to meet the need created by the growth in the town and district. A business case for this project has already been prepared.

## 2.11. INFRASTRUCTURE AUDIT & SUSTAINABLE INFRASTRUCTURE ASSESSMENT AND REQUIREMENTS

The feedback in this section relating to physical infrastructure gaps and needs has been primarily sourced from interviews with the key service and utility providers. The information provided an insight into the breadth of work required (and cost quantum) to upgrade, expand and develop appropriate services for a SuperTowns district of an approximate ultimate population of 7,000 to 10,000 people.

### Power

- Boddington is supplied via a single transformer and feeder line and there is no contingent supply. The Boddington area is currently “code green” indicating spare capacity.
- Wandering and Williams are fed from Narrogin, and this supply area is currently “code red” indicating capacity issues.
- The Boddington system and the Wandering/Williams system are not currently interconnected but this is possible in the future. There are two possibilities for the future development of electricity infrastructure – expand the current Boddington system through the development of a new transformer and a new feeder line, or expand the Narrogin supply. In both cases, an assessment should occur to examine the feasibility of interlinking the systems. The preferred option for Western Power is to expand the current Boddington system.
- Power usage in the Boddington system peaked at 4 MVA in 2011, and has been as high as 4.8 MVA in 2009. The Boddington feeder line potentially has a further 3-4 MVA capacity



(largely determined by the relatively long length of the feeder and the losses associated with that).

- If there is a significant increase in industrial, commercial or urban development in the short term, then it is likely that the first upgrade would need to be a second feeder line from the sub-station into Boddington. Potentially this might need to happen in 2015. If this growth is sustained, then it will be necessary to look at establishing a new transformer at the sub-station – around 2025.
- The cost of a new feeder line is approximately \$150,000 per kilometre, which at approximately 20 km would cost \$3 million. The cost of a new transformer and associated works is currently priced at approximately \$10 million.
- If the need to upgrade is “triggered” by “underlying growth” (population growth and urban development), then the costs of upgrading will be the responsibility of Western Power. If, however, the trigger is specifically an industrial or commercial activity, then that activity would bear responsibility for the cost of the upgrade.
- Over the next five years, Western Power will be attending to a number of limited voltage supply issues (single phase electricity) that still remain in the Boddington area as part of their normal business.

#### Water Supply

- Bulk potable water supply is currently supplied by Harris Dam which is delivered to Boddington through Great Southern Towns Water Supply (GSTWS). Due to recent droughts and the drying climate, the yield from Harris Dam has been unpredictable and has declined. The Water Corporation will conduct further investigations on the suitability of Harris Dam to supply the GSTWS into the future.
- Supply from Harris Dam is as solid as any surface water capture facility can be going into the future. The key issue is infrastructure upgrades and the funding of the upgrades (storage tanks and pipelines). Boddington and Wandering are serviced off the same infrastructure and Williams has its own infrastructure. The NGB mine has its own potable water supply which runs a small desalination plant.
- Water Corporation will do an initial assessment of water and waste water treatment future requirements, based on interim growth figures for Boddington and Wandering of - current (2,000), 2020 (2,600), 2030 (3,500), 2040 (4,800) and 2051 (6,300). These numbers are a combination of a 3% per annum growth rate in resident population off the current base, plus a shift in mine workers from the camp into the Boddington/Wandering sub-region. It is noted that these do not tally with the ultimate vision of 7,000 to 10,000 people in a SuperTown stipulated by the Government’s Growth Plan Framework.
- Recent upgrades to potable water supply (storage and mains distribution) in Boddington townsite are sufficient for approximately 145 new residential lots. An additional \$9 million expansion has been planned which could accommodate a further 200 residential lots.
- Ranford townsite has no secure potable water supplies to allow for subdivision. This has been submitted as a key SuperTown project application for a \$1.25 million pipeline from the Boddington Water Pump Station to Ranford. Implementation of the new pipeline will enable a significant number of residential and lifestyle lots to be developed in the Boddington–Wandering “lifestyle corridor”, and it would also secure water supply to Wandering into the future. The costing of the pipeline has been undertaken by engineering consultants and provides for adequate sizing to accommodate potential developments under the Growth

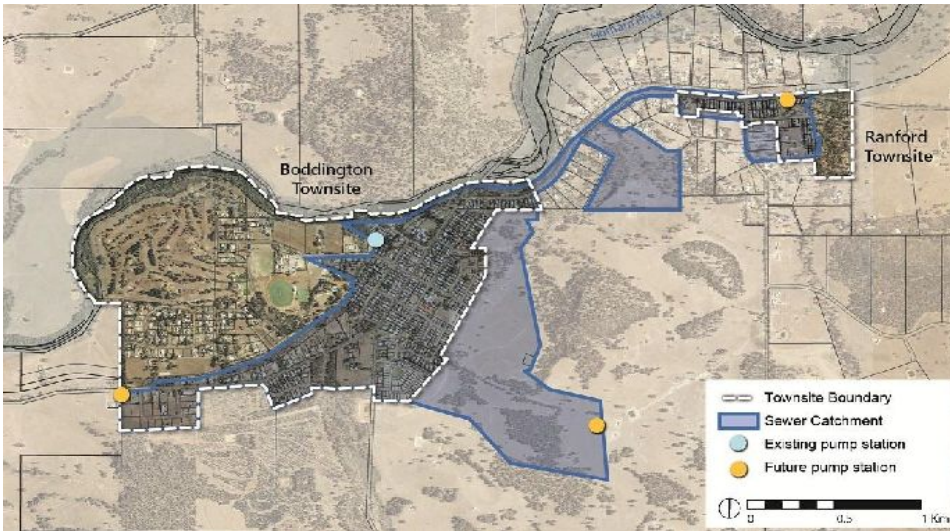


Plan. Negotiations have been undertaken with future developers to link the main pipeline to the development lots at their cost.

- Lot 8016 has water supply constraints above RL 265m which would require additional raised storage and pumping should development exceed that level. It is noted that the Water Corporation are reluctant to take on this type of infrastructure in Boddington and would preferably keep urban development below that specific height level (rural residential lots may be appropriate with provision of on-site water supplies). The area where subdivision approval has been given on Lot 8016 is below the specified height.
- In terms of funding mechanisms for future upgrades, the Water Corporation had preferred for proponents/others to prefund infrastructure and for the Water Corporation to then reimburse against an agreed formula. The funding mechanisms have recently been reviewed. It is recommended that further discussions take place with Water Corporation and potential developers to clarify the arrangements moving forward.
- There is a need to look at new technology to be introduced to manage water supplies for lifestyle lots. For instance, this could include pre-paid cards to improve revenue collection from 'lifestyle' properties.
- The Water Corporation are keen to explore the potential of transferring ownership of the old dam and associated catchment land, to the Shire. The dam requires expenditure of \$1.8 million on the dam wall. Water Corporation would consider putting in \$800,000 and transferring the land as part of the deal. The dam area could become the possible new golf course site – with the current golf course being released for future urban development as and when required.
- Water supply to the towns of Boddington and Wandering are serviced by watermains DB and DB1 Extensions respectively. The DB Extension stems off the GSTWS main trunk. No major issues have been identified for these towns in terms of growth expected from SuperTowns. Recent upgrades have increased system capacity and improved performance. There are projects in the Corporation's Capital Investment Program in the short to medium term which should be sufficient to support growth in Boddington and Wandering based on preliminary projections provided by the Peel Development Commission. (5th December 2011)
- The recent DB extension upgrade consisted of a 2ML service tank at Boddington; duplication of the first 25km of the 300mm DB Extension (from the GSTWS mainline); and proposed construction of 4km 375mm reticulation main from service tank to town. Other projects planned in the future are DB Extension - a further 22km of 300mm to boost capacity; DB 1 Extension duplicate existing main and construct 700kL tanks for Wandering Tank and Booster Pump Station upgrades.
- The suitability of water use efficiency programs to balance demand and supply will be investigated in the conceptual planning options phase in conjunction with the relevant Shires, in accordance with the Department of Water guideline *Better Urban Water Management* and the Water Corporation's water efficiency policies and guidelines.



Figure 36. Current and future water supply requirements

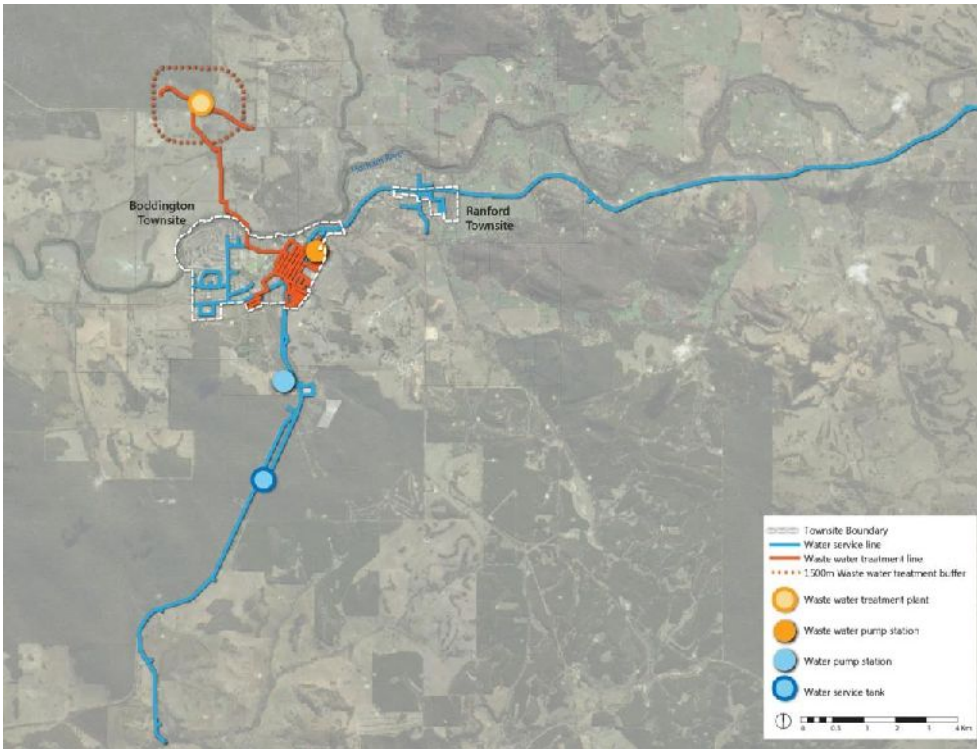


#### Waste Water

- The current wastewater treatment plant (WWTP) in Boddington can cater for approximately 2,500 people. It was upgraded in 2010. Based on preliminary conceptual modelling, this upgrade should provide for SuperTown's growth till 2017. Further investigations are required to determine requirements to meet SuperTown's growth past this time.
- There is currently a single Waste Water Pump Station for Boddington near Wuraming Avenue (to be called 'Wuraming'); with future planning for a further three pump stations. Two of which are expected by 2020 and will be sufficient until 2035 (400+ new connections each).
- Additional to the pump station will be the need to provide gravity sewer mains to the stations and pressure mains between them and Wuraming. The pressure main between Wuraming and the WWTP may have to be upgraded when load increases through the introduction of additional pump stations. WWTP upgrades may include additional treatment capacity.
- Sewer planning (long term) from the Water Corporation caters for approximately 9,500 people.
- Formalised odour buffers will be required to avoid incompatible land use encroachment and thereby jeopardise servicing for future development. Water Corporation advises that the NBG Workers accommodation Camp that overlaps the WWTP buffer zone should not be expanded within the odour buffer.
- As well as the town's own wastewater facility, the Newmont mine has its own facility.
- Where reticulated sewerage is not available, various soils are generally suitable for on-site effluent disposal.



Figure 37. Waste water servicing



### Stormwater

- The topography of the Boddington township generally slopes from the south east to the Hotham River. The surface soils largely consist of gravels over clay, with some areas of sand over gravel throughout the town. Generally, the subsurface conditions are not free draining, with drainage directed by piped or open drains to various creek lines and open drains that discharge to the Hotham River.
- The Shire of Boddington has undertaken significant drainage upgrades in recent years to improve street drainage, cater for drainage from existing developments and also future developments.



- Given the soil conditions throughout the town sites of Boddington and Ranford, the provision for onsite retention is not a viable option in most locations although there are generally opportunities for onsite detention via measures including rainwater tanks and soakwells. Therefore in the majority of sites, it is expected that the provision of drainage lot connections will be required to allow stormwater to be discharged off site and into the Shire drainage system.
- The Shire of Boddington requires a drainage contribution to ensure the on-going development of adequate infrastructure across Boddington and Ranford.

The towns of Boddington and Ranford do not have a District Water Management Strategy to complement the Local Planning Strategy and water resource management. A District Water Management Strategy will be prepared as part of the Local Planning Strategy review for the Shire of Boddington.

#### Recycled Water

- Peel Development Commission is working closely with Alcoa, and the Water Infrastructure Group on the development of a regional water reuse scheme. This involves taking water from the Gordon Road Waste Water Treatment Plant (WWTP) in Mandurah and the Woodman Point WWTP and piping it through the region and as far south as the Wagerup Refinery. Initial thoughts have been given to the possibility of a branch line off the main line, to Boddington (maybe 5 to 10 GL per annum) with the two mines as base customers. It is noted that the effluent from the Boddington WWTP is used entirely and exclusively by Newmont.

#### Telecommunications

Mobile phone, television, radio reception and broadband availability in Boddington are poor. This has a major impact on current and future commercial activities. The lifestyle and amenity for residents and attracting future residents.

As part of the Economic Development Strategy, these issues will need to be addressed with relevant service providers to improve the levels of service.

#### Implications of High Speed Broadband

From an economic growth scenario perspective, increasingly the potential derived from technology and application to education, training, services and business is enormous. Boddington and the District has a significant opportunity to be an 'early adopter' of the fibre optic infrastructure roll out and should put strategies in place to put its case high up the priority investment ranking.

Communities that gained access to high-speed broadband experienced net employment growth of 1% to 1.4%, with the most positive results in rural areas, according to a US Department of Commerce study in 2008.

There are also considerable spin-off benefits of technology and appropriately trained workforce. Live videoconferencing at 115 health facilities in the United States, reduced the cost of follow-up care by 42%, with overall care cost reduced by 6% according to a 2008 study *Anytime, Anywhere: Telehealth Alters the Medical Ecosystem* by Doty. Refer to the Economic Development Strategy for more details.



## 2.12. SOCIAL SERVICE GAPS AND REQUIREMENTS

This basis of the community consultation and analysis of the current conditions in Boddington was informed using the DPSIR framework: Driving forces – Pressures – State – Impact – Response. The DPSIR Framework is useful in describing the various cause-effect relationships and has been used as a means of providing an integrated overview of the Boddington socio-ecological system. The framework is explained in Figure 1.

The community consultation identified key gaps in social services and infrastructure, some of which are outlined below:

- Commercial/Retail – very poor choice, small range of offerings and many items not available e.g. no petrol available on Saturday afternoons and Sunday. Greater diversity of shopping options required and more flexible operating hours.
- Town centre dormancy, limited sense of place and virtually no availability of current retail/commercial leased space.
- Allied health services are limited and residents move away from Boddington to gain greater access. Seek all avenues to encourage allied health professions to be based in Boddington or have facilities for more-regular visits to support local and district needs.
- Residential aged care and retirement village accommodation is non-existent and their provision would retain individuals and families in Boddington. The Boddington Aged Care Plan 2012 recommends the development of a small scale retirement village and the development and expansion of residential and community-based aged care services. This initiative will retain older residents in the Shire and also their families who currently often move away to be close to their aged parents/family.
- There is no Leisure and Recreation centre in Boddington. Provision of a recreation centre would provide facilities to encourage mine workers and their families to reside in Boddington and also a basis for a more healthy and active community.
- Need to upgrade the youth centre.
- More casual childcare provision will attract and retain young working families.
- Choices of affordable housing including lifestyle housing are limited. Greater provision will provide a wider market appeal and attract residents.
- No Senior High School – families leave Boddington rather than send children to a boarding school or hostel and this local education option is essential to retain families in Boddington.
- Perception of quality of education provided in middle years – families are moving away,
- Mine employees incentive to be based in Mandurah or Bunbury and qualify for “Away Schooling” support.

Requirements and key demand thresholds are outlined in section 9.2.



## 2.13. LAND USE AND BUILT FORM ASSESSMENT

### Boddington Townsite Structure

#### Setting and Structure

Boddington sits within a rural landscape setting, including areas of remnant natural vegetation that provides attractive approaches to the town. The structure of the Boddington townsite has been strongly influenced by the proximity of the Hotham River and the location of the main access road (Bannister Road) running through the town. The Hotham River forms a boundary to the north with vistas through parts of the town overlooking Hotham Pool.

Figure 38. From top to bottom: Bannister-Marradong Road and surrounding country side, Main entry to Boddington from the north via Bannister-Marradong Road, and southern entry via Bannister-Marradong Road.





### Town Centre

The town centre is characterised by a 'main street' concentration of commercial and civic land uses covering several street blocks along Bannister Road, with some additional commercial and civic uses present in adjacent streets such as the Boddington Hall, hospital and fire and emergency services.

The foreshore precinct along the Hotham River includes the Community Resource Centre that provides a key focal point for the community. The caravan park is also located in this area along with access to the river picnic areas and walking paths.

There is not a clear relationship between the Boddington townsite (including town centre) and the Hotham River, especially for first time visitors. The Hotham River is only viewed at the bridge over the Hotham River and from the foreshore between the caravan park and Community Resource Centre.

Additionally, links between the foreshore and the town centre are not clearly articulated.

West of the town centre is the district high school alongside recreational facilities including playing fields.

The remaining area surrounding the town centre is largely low density residential.

Figure 39. Boddington Townsite

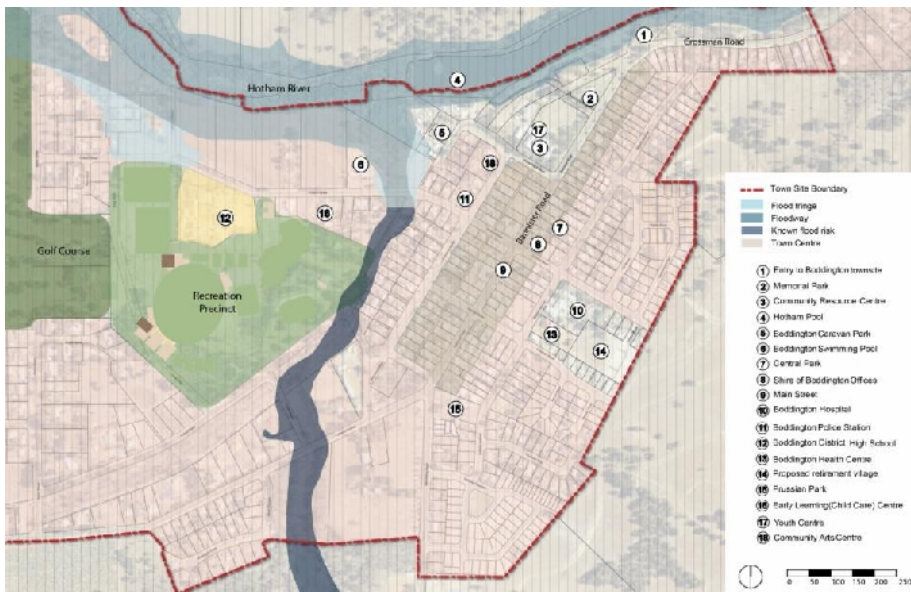




Figure 40. From left to right: Boddington Hospital, Forrest Street, Boddington Hall, St John's Ambulance, Shire of Boddington's Offices and Bannister Road.



#### Bannister Road

The main street (Bannister Road) is very long and lacks vibrancy or a clearly recognisable focal point. Setbacks and streetscape treatments are variable resulting in a lack of vibrancy or cohesive sense of place.

Recently demolished and vacant buildings along Bannister Road contribute to the lack of streetscape character and activity.

The town's historic structure is still evident, although less consistent and extensive than many other country towns, and provides a good base for revitalisation. Infill and consolidation within the existing town site will provide an appropriate amenity for a larger population. The strategies and key



projects outlined in Section 6 provide the tools to build on the existing structure and sense of place of the town.

Figure 41 indicates key locations and activities within the Boddington Townsite.

Figure 41. From left to right: Boddington main street (Bannister Road), and commercial developments, vacant land adjacent IGA and Old Road Board Building, vacant land next to Central Park and Peppercorn Lane looking towards the Community Resource Centre.





## Ranford Townsite Structure

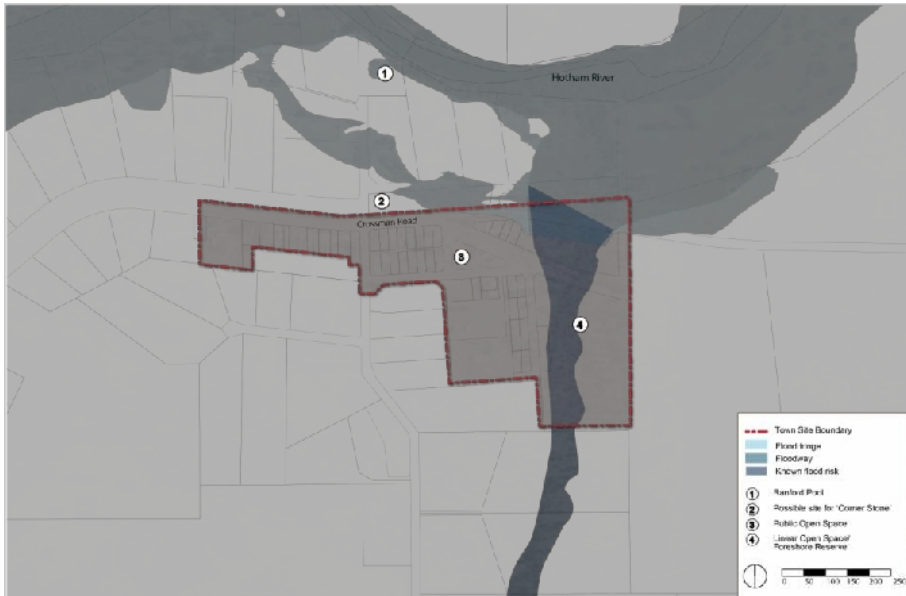
Ranford is located near the Hotham River and centred on Crossman Road (see Figure 43). Like Boddington, there is not a clear relationship between the Ranford townsite and the Hotham River, especially for first time visitors.

The Ranford townsite is a smaller 'hamlet', comprised of residential lots, special residential lots and several parks and recreation reserves. There are no commercial developments in Ranford, although the *Boddington-Ranford Townsite Strategy* recommends locating a deli/corner store in Ranford once population and tourist activity can support it.

Figure 42. Residential development along Crossman Rd and Special residential zoned land on River Road, Ranford



Figure 43. Ranford Townsite



## 2.14. APPROVAL PROCESSES

### Existing Approval Processes

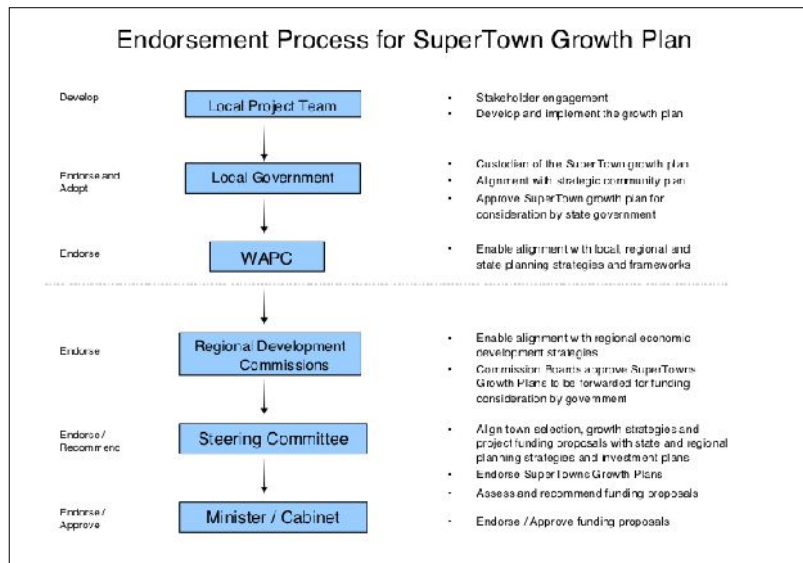
The Growth Plan has been prepared by the Boddington SuperTowns Local Project Team with input from the Local Community Reference Group.

The draft Growth Plan was endorsed by the Shire of Boddington at a special Council meeting on 1st March 2012 and forwarded to the Department of Regional Development and Lands for endorsement, having been endorsed by the Peel Development Commission.

The Growth Plan has been further refined since then, taking account of feedback from the Steering Committee and the outcomes of the community and State Government agency consultation process, including the community visioning process in April 2012. The plan will be submitted to the WA Planning Commission in October 2012 and to the Department of Regional Development and Lands by 31 October 2012.

Figure 44 details the endorsement process.

Figure 44. Endorsement Process for SuperTown Growth Plan from the Toolkit

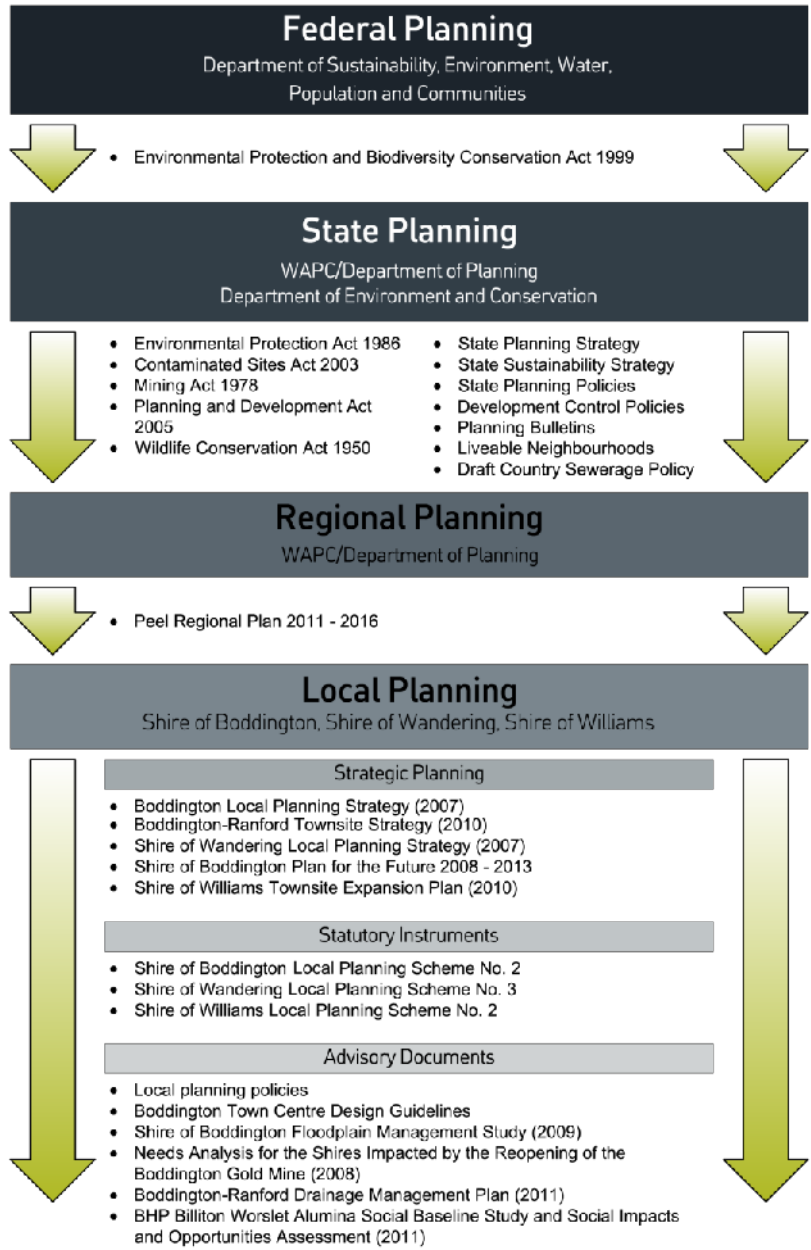


There are a number of Commonwealth, State and Local government authorities that must or may be required to give consent for development in addition to approval or endorsement under the SuperTowns governance framework.

Figure 45 shows the hierarchy of approving authorities and the instruments which guide planning intent and assessment of development. These structures and instruments exist independent of the Growth Plan. The Growth Plan provides a coordinated layer of planning to draw many of the existing plans together. It also provides a range of additional initiatives targeted at increasing the population and economic activity of the area. Where these include development proposals, the normal processes still apply.



Figure 45. Boddington Planning Hierarchy





## 3 VISION AND OBJECTIVES

### 3.1 ASPIRATIONAL VISION

*"We belong to a thriving country town with strong links to the District and Region where families choose to live in a welcoming and engaged community; we enjoy our enviable environment and are part of the opportunities our vibrant economy provides."*

### 3.2 ENVISIONING THE FUTURE

The visioning workshops were well attended and participants are keen to see their towns grow and prosper. They understand that an increase in population would support more services and business and consequent improvement in infrastructure.

Workshop participants acknowledge that the life of the mines (NMG and BHPBW) is finite and the economy of the district must be diversified, suggestions included tourism and high value-add agriculture.

Impediments sighted include relatively high cost of land, provision of infrastructure constraints and the lack of a Senior High School.

The Boddington workshops discussed elements of the transformative projects identified to date in the Boddington townsite – The Leisure and Recreation Centre, Aged Care, Youth Centre, the Main street upgrade and the desire for more food and retail options.

#### Visioning Process

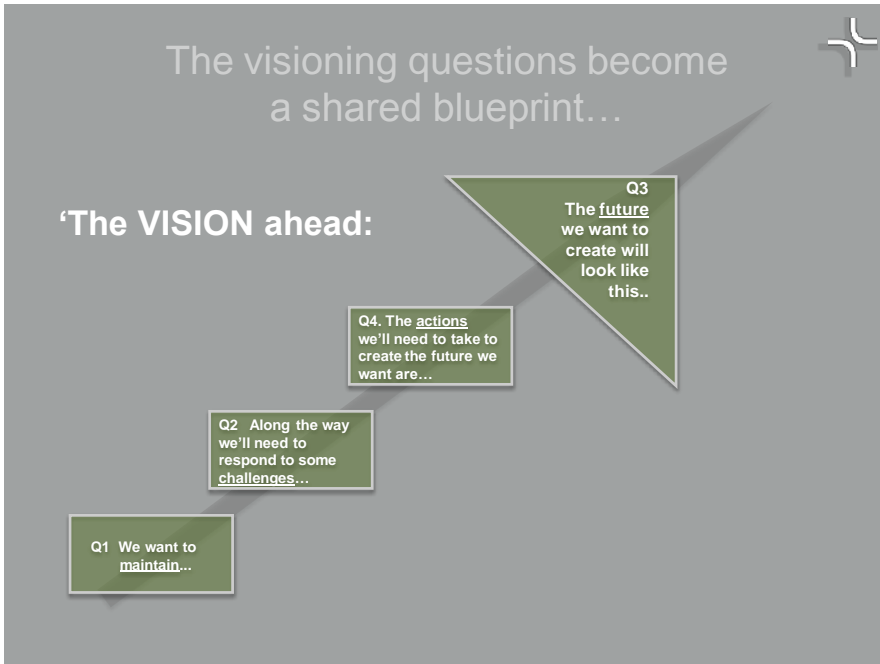
A formal visioning process was used to identify the community's future aspirations and priorities for their Town and District and to better understand the values and hopes of residents in order to create an even better place for people to live, work and visit.

The visioning workshops involved participation from residents, community groups, business people, the District High school (year 9 & 10), the Shires of Boddington, Williams and Wandering and many State Government departments and agencies.

The workshops were well attended, positive and productive and the outcome was the creation of a shared vision for the District and community. The findings are included throughout this document. Consultation involved public workshops in Boddington, Williams and Wandering, individual discussions, an online survey and information forwarded by individuals direct to the project consultants. The vision that emerged will be relevant to everyone in the Shires and District and create a more vibrant sense of community, engagement and belonging. The vision and subsequent ideas will provide concrete and widespread future benefits to residents, visitors, business and all community stakeholders.



Figure 46. Visioning framework presented at workshops



### 3.3 OUTCOMES FROM THE WORKSHOPS

The following aspirational goals were identified in the community workshops:

- Social advancement, more vibrant town centres, increased services and facilities, increased choice of retail options.
- Economic development.
- Environmental protection.
- Democratic local governance, participants expressed a desire to be involved in on-going community discussions about the future of their town.
- Growth to maximise the quality of community life for future generations, growth must deliver an improvement of infrastructure, and more services and community facilities.

### 3.4 THEMES EMERGING FROM VISIONING WORKSHOPS

The following key themes emerged during the community workshops and details are included in Volume 2 - Appendix 2.

#### Economic Development

- Workshop participants keen to see towns grow and prosper



- 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

#### Infrastructure Provision

- Poor technology infrastructure – broadband/ phone
- Water supply constraints in particular to Ranford

#### Strength of community

- Strong community spirit
- Good level of volunteerism
- Aging population – how do they stay in town with few facilities and little support

#### Transport Options

- Drive in/-Drive out encourages people to choose to live elsewhere and drive/bus to work.

#### Sense of Place

- Quiet peaceful place
- Desire for stronger main street Design Guidelines to control look and feel – create something special about the town centre

#### Housing Choices

- Housing affordability
- Housing choice – larger lifestyle blocks preferred
- Retirement accommodation

#### 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

#### Importance of the Environment

- 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



### 3.5 COMMUNITY STRENGTH AND ASSETS

Section 2.3 of the Growth Plan outlines significant economic and associated opportunities for the Boddington District. The following are some of the 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 available
- Stable population base of long-term residents
- Low unemployment – less than 2% compared with current Australia unemployment of 5.3%
- Relatively diverse industry base, with potential for emerging industries, technology advances, new markets and investment opportunities
- Only 1.5 hours drive from the Perth CBD
- High number of small businesses, with high proportion of owner-managers
- High proportion of businesses have been operating for longer than five years
- 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

#### Factors to be ameliorated through implementation of the Growth Plan and the Economic Development Strategy

- Improvement required in:
  - technology development,
  - education K-12, tertiary and lifelong learning
  - investment attraction and business start up
  - service provision to resource industries
  - ITC for home based business expansion
  - basic utilities, water , power, access
- Without Newmont Boddington Gold Mine (NBG) providing employment between 2001 and 2006, the growth rate was 0.56% and job growth was -3.06%
- General consensus that the mine economy and workforce should be better integrated
- Business Perceptions Survey:
  - NBG employ the majority of their workforce from outside the Boddington District.
  - More than 50% were dissatisfied or neutral regarding Boddington features in the majority of areas, especially hard infrastructure, ITC infrastructure, business networks and representative organisations, and local leadership and governance.
  - 73% of respondents consider that both 'attracting new business investment to Boddington' and 'marketing/promoting Boddington to potential visitors' is performed poorly or very poorly.

- There were no respondents who consider the Shire perform well or very well in 'facilitating local business networks and small business development' or 'attracting new business investment to Boddington'
- Difficulty in attracting and retaining staff, as well as locating suitable accommodation for staff, were the most significant factors affecting economic outlook. Technology and ICT access was also considered to be significant.
- Boddington District is not on the 'list' to receive optical fibre broadband during the NBN rollout. Boddington and Williams are to receive 'next generation wireless' and Wandering is likely to receive satellite coverage.
- Without optical fibre broadband, the District is not eligible to be included in the Digital Communities initiative to receive a 'Digital Hub'.

#### Community Capacity Building

The current theory of sustainable communities is to base strategies and actions on the inherent strengths of the community. The focus is capacity building.

The more cohesive and endowed in public spirit a community is, the more likely the economic development strategies to improve prosperity and to enrich lifestyle will be.

The Boddington District has a substantial number of attributes, attractions, assets, and opportunities. The community has a wealth of associations, clubs and leadership groups for a new community member to join. There is a diverse cross section of demographics and strong participation from families and seniors. Some members of the community are involved in more than one community group. These qualities are essential features of community which coordinates, cooperates and volunteers for mutual benefit. The future growth of the town should be built upon these foundations rather than a formulaic or standard approach to economic development.

The following lists highlight key aspects of the community asset base that were identified in the visioning process and used as a base to develop the Economic Development Strategies for the District. The list summarises the industry and economic base described and expanded on in detail in later sections of the Growth Plan

#### Current Industry Advantages and Strengths

The following current industry advantages were identified in the community consultation process. These issues were further developed in the Economic Development Strategy and are covered in section 4.3 of the Growth Plan.

#### Resources:

- Major international export focus
- Bauxite – resource life of 50 years from 2010
- Gold & copper – gold mine life of 50 years from 2010

#### Agriculture:

- Major industry of employment in the Boddington District
- Strong international and domestic export base
- Timber
- Broad-acre farming
- Livestock & agriculture



- Pine & blue gum plantations
- Viticulture & orchards
- Gourmet foods

#### Current Accommodation and Tourism Attraction Strengths

##### Accommodation:

- Caravan park
- Boddington [H](#)otel
- Boddington Motel
- B & B /retreats/farm stays

##### Attractions:

- Potential Gold [M](#)ine tours
- Hotham River
- Fawcett 4WD track
- Hotham [W](#)ay tourist route (golden grain to coastal plain)
- Bush walks (Bibbulmun Track)
- Bike Trails (Munda Biddi Bike Trail)
- Fishing
- Bird [w](#)atching
- Scenic [d](#)rives
- Bush [c](#)amping and [c](#)anoeing
- Proximity to Peel [E](#)stuary and coast, Margaret River Wine Region and Albany-/Denmark Region

##### Events:

- Community markets
- Rodeo (3-4,000 attendees)
- Community festival/Christmas extravaganza
- Field of [Q](#)UILTS
- Arts and crafts display



**Figure 47. Current Community Groups and Association Strengths**

Community and Social	
Community Resource Centre	SES
Country Women's Association	Heritage and cultural group
Garden group	River <a href="#">Action Group</a>
P & C	Book club
St John's Ambulance	Community markets and auction
Bible study	Community club
Arts Council	Community newsletter
Fire brigade/junior fire brigade	Home and community care
Friends of the <a href="#">Reserves</a>	Ladies <a href="#">Hospital Auxiliary</a>
Family support group	Lions
Playgroup	Tidy towns
RSL	Toy library
Sport and Fitness	
Football club/Junior Football (150-200 members)	Badminton
Golf club (approx. 40 members)	Junior Basketball & Netball (approx. 200 members)
Cricket club (approx. 30 members)	Tennis club
Soccer club (nearly 100 members)	Bowling club (approx. 60 members)
"Stay on your feet" exercise class	Darts club
Mountain bike club	South west games
Riding club (approx. 40 members)	Swimming club (65 junior members)
Rifle club	Teedermully archery
Community Facilities & Meeting Places	
<b>Boddington old school</b>	Boddington <a href="#">Hotel</a>
CRC	Swimming pool
Tourist office	Hospital
Telecentre	18 hole golf and country club
TAFE courses (computer skills, horticulture), other centres in Mandurah, Rockingham, Northam	District school, 5 school buses (approx. 300 K- 10 enrolled – 150-200—extra places planned – catchment is Quindanning, Wandering, Bannister and Crossman)
Men's shed	Post Office
Dance and drama classes	Shire offices
Youth centre, Blue light disco	Chemist
Library	Deli
Early learning centre/day care centre	Op shop
Old Bakery- craft shop	NAB Bank
Medical Centre (2 doctors, visiting dentist, physiotherapist, allied health professionals)	BP service station
District <a href="#">Hospital</a> (16 acute beds, A&E, X Ray, inpatient and outpatient services, 35 staff inc. 12-15 medical) – Wheatbelt <a href="#">Health System</a>	BBQ at Memorial Park, Ranford Pool, etc
RSL Hall	Police Station
Old Road Board Office – Community newsletter office	Boddington arts and crafts – "craft shoppe"
	Gull Service Station



### 3.6 OBJECTIVES TO ACHIEVE THE VISION

The following key objectives/strategies, targets and performance indicators have been identified. The progress of strategies will be monitored on a regular basis as part of the project plan for each initiative.

The overall progress of Growth Plan performance will be reported on an annual basis by the local SuperTown project team.

Figure 48. Objectives, Targets and Performance Indicators

Comment [S2]: Figure 48 should be expanded to cover other projects and initiatives outlined in the Growth Plan.

Objective/ strategy	Target	Performance Indicator
<b>Built Environment and Infrastructure Development</b>		
Construct water pipeline to enable sub-division development in Ranford (Key project #1)	Water supply to enable development to progress	Pipeline constructed and development commences
Affordable land options in Boddington (Key project #4)	Acquire land, review structure plan and then sub-divide plus water supply and sewerage to enable development	Pipeline & sewer constructed
Facilitate implementation and usage of the National Broadband Network	Prepare strategy to maximise the benefits of technology	Fibre optic infrastructure connected and utilised
Improved public transport links	Integrated transport and key infrastructure linkages	Public transport to Albany Highway and Pinjarra/Mandurah
<b>Economic Development</b>		
Economic Development Strategy implemented and officer appointed (Key project #3)	Economic activity and employment opportunities action plan developed	Officer appointed & action plan developed
Tourism Development Strategy developed and implemented and Coordination Officer appointed	Marketing and development of district Brand	Officer appointed & brand developed
Provision of Key Worker Housing (Key project #6)	Facilitate the provision of affordable housing to attract and retain key workers	Provision of affordable housing
Facilitate tours of Open Pit at Newmont Gold Mine integrated with wider tourism offering	Build visitor experience around destination of Boddington District	Tour operator operating
Establish Tourist Booking Office incorporating a local & district produce shop	Visitor centre based in Boddington CBD providing bookings for District activities	Open for business and visitor numbers increasing
<b>Community</b>		
Leisure and Recreation Centre (Key project #2)	Build new indoor recreation facility and program pool	Centre constructed
Retirement Village (Key project #5)	Facilitate the provision of retirement accommodation	Provision of a residential aged care facility
Enhance Town Centre streetscape to create a better resident and visitor experience	Community forum to discuss CBD structure and unique theme for CBD	Agreed theme developed and implemented
Improvement in Middle School perception	Perceptions of quality of education improved	Survey shows students and parents happy
Facilitate High School development	Bring forward trigger	Years 11 & 12 provided
Facilitate a more diverse Commercial Hub	Critical mass of retail, food and office space to 'do' business and service visitors	Action plan developed/ Main street/town centre activated and vibrant



Objective/strategy	Target	Performance Indicator
<b>Governance</b>		
Include the community in the development and implementation of the Growth Plan	Residents are a key part of the decision making process	Engaged Community
Continue developing the Vision	Shared and owned processes and outcomes	Community Forums held
<b>Environment</b>		
XXXX	XXXX	XXXX
XXXX	XXXX	XXXX

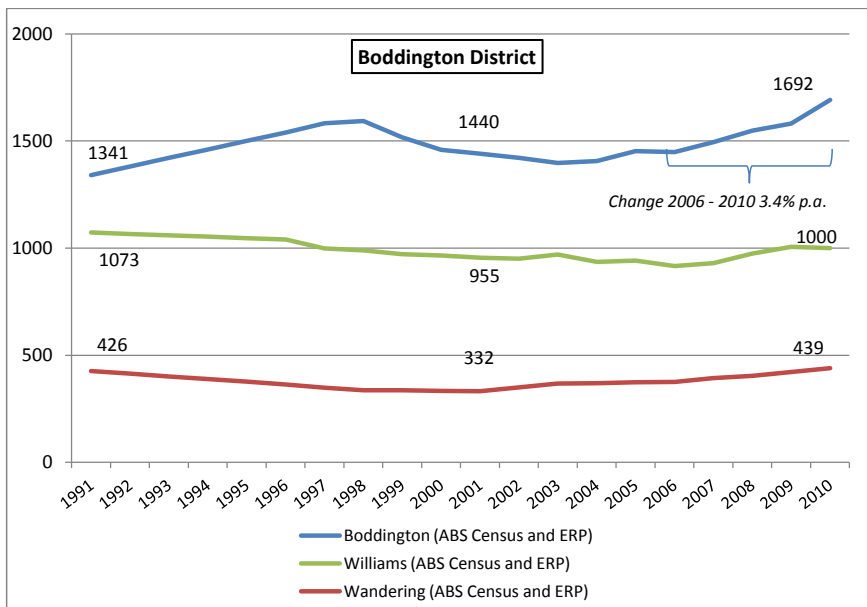


### 3.7 POPULATION POTENTIAL

#### Growth Scenarios

Historic long term population growth in the district has historically been very flat, only increasing to around 2% per annum (p.a.) from 2006. This reflects the economic base, with majority of employment arising from the agricultural sector, which is stable but with little employment growth. In 2006, 35% of all employment was in the agricultural sector. From 2006 to 2010, growth rates in the Shire of Boddington have averaged 3.4%p.a., with some additional growth in Williams and Wandering, reflecting the re-opening of the Newmont Boddington Gold Mine and the expansion of Worsley's alumina and associated bauxite mining operations.

Figure 49. Population Growth 1991 to 2010



Source: ABS

The question is how this historic growth informs estimates of future growth. To do this some consideration of the driving forces of this growth is necessary. There are three broad causes of population growth:

- Expansion of the economic base
- In-bound migration of people with no direct economic link to the district
- Increase in the number of 'local' mining employees

Three scenarios have been investigated for the Growth Plan being Business as Usual, SuperTowns Initiative and Aspirational Growth.

- Scenario One: Business as Usual
  - No major new initiatives or incremental change from current

- Unlikely to meet community need for services, employment self-sufficiency and housing choice with 'Business as Usual'

- Scenario Two: SuperTown Initiatives

- Growth as a result of implementation of the SuperTown initiatives
- SuperTown growth scenario of around 7,000 people by 2051 is feasible for District with economic development and strategic collaboration and coordination

- Scenario Three: Aspirational Growth

- Accelerated growth exceeding expectations
- Aspirational target of 7,000 to 10,000 people in the District by 2051 achievable only if significant economic development, additional resources, services and infrastructure is delivered

The SuperTowns growth scenario of a District population of around 7,000 by 2051 (scenario two) is the preferred scenario, although the land use, governance and servicing capacity can accommodate the 'aspirational' growth if this is realised. Scenario two has been selected as the preferred scenario as it is a significant increase from the business as usual (scenario one) and still requires the successful restructuring of the economic base of the District and provision of additional community services and infrastructure.

Scenario three will require significant on-going financial support to enable a major shift in the economic base.

Figure 50. Boddington District Growth Scenario

Summary	2031			2051		
	Business as Usual	SuperTown Initiatives	Aspirational	Business as Usual	SuperTown Initiatives	Aspirational
New Households: Expansion of Economic Base	99	387	765	100	617	1,147
Lifestyle in-bound migration	54	215	430	108	430	646
Increased 'local' mineworker content	21	216	431	43	324	646
<b>Total New Households</b>	<b>174</b>	<b>818</b>	<b>1,626</b>	<b>251</b>	<b>1,371</b>	<b>2,439</b>
New Population	457	2128	4227	653	3,563	6,342
Existing	3131	3131	3131	3131	3131	3131
Total Population	3588	5259	7358	3784	6694	9473

**Comment [TP3]:** This table was taken from the Syme Marmion EDS. SM did not delete the population of Dwellingup from this table (375 people), in error. The existing population number of 3506 therefore needs to be reduced to 3131, so it then agrees with the current population shown in figure 14



## 4 ECONOMIC, SOCIAL AND ENVIRONMENTAL STRATEGIES

The economic, social and environmental strategies for the Boddington Growth Plan have been developed taking into account the three strategic objectives, the five principles and the nine focus areas of the SuperTown program.

The objectives, principles and focus areas have also been used to identify, evaluate and prioritise potential SuperTown projects.

As outlined throughout the Growth Plan, the Economic Development Strategy (Syme Marmion, 2012) is central to the achievement of the population growth projected. The Economic Development Strategy outlines details of each of the core industrial/business focus areas.

This section of the Growth Plan articulates the core strategies that need to be developed and implemented. The detailed strategy development and implementation plans for these strategies will be developed over time within the Growth Plan governance structure.

### 4.1 KEY STRATEGIES

#### Industry and Business Growth Opportunity Implications

This section provides a summary of the key messages from the analysis of economic growth opportunities. The industry and business growth opportunities identified are realistic and diverse.

There are seven core industrial/business focus areas:

1. Value adding to mining and resource based industries with potential requirement for light and general industrial service land.
2. Primary agriculture production in livestock and cereals/feedstock, with spin off potential to increase agri-service industries, value added processing and venture into emerging agri/organic-sectors with potential requirement for light and general industrial service land.
3. Gourmet food/fine food products and health and wellbeing products derived from the land, with potential to expand the home based business sector and potential requirement for light industrial land and small main street retail hub.
4. Construction industries, with potential to branch out into green technologies and resource efficient technologies with high potential for affordable rural branding with potential requirement for light and general industrial service land.
5. Tourism, taking advantage of the wealth of natural recreation and adventure resources and local rural, heritage and mining visitor attractions; potential to build upon a 'Hotham' brand, potential to increase motel, inn, short stay accommodation base, add to and supplement the event calendar with performance arts, collectors meets etc., requirement to identify and service a semi-permanent 'ground' for markets, events and gatherings, main street tourist office/interpretation centre and tour staging point; opportunity to engage wealth of existing voluntary and not-for-profit organisations and build upon local knowledge base.
6. Population and personal services related to health care, aged care, education, safety, wellbeing, technology training and business support with potential for small main street outlets and essential worker housing.
7. Creative industries drawing upon NBN (although all industry sectors above will also benefit from NBN) with potential to expand the home based business sector and combined technology resource centre. Opportunity to engage youth and retiree population.



### Services Support

Services to these industry and business opportunities are essential and the demand for reliable infrastructure (water, sewerage, power) and fibre optic infrastructure supply exist now and will increase with growth.

Human capital is also a critical element within the district, with enhancement and engagement of the existing and potential human capital essential to a sustainable economy and community. Future projects should be developed in an inclusive a manner as possible.

The responsibility for the economic and community development of the district can be shared by Local Government through partnerships to generate a broader stewardship and advocacy base. Failure to meet the service needs of emerging industries and businesses will impede growth and economic sustainability; local business growth could be lost to Mandurah, Bunbury and other places.

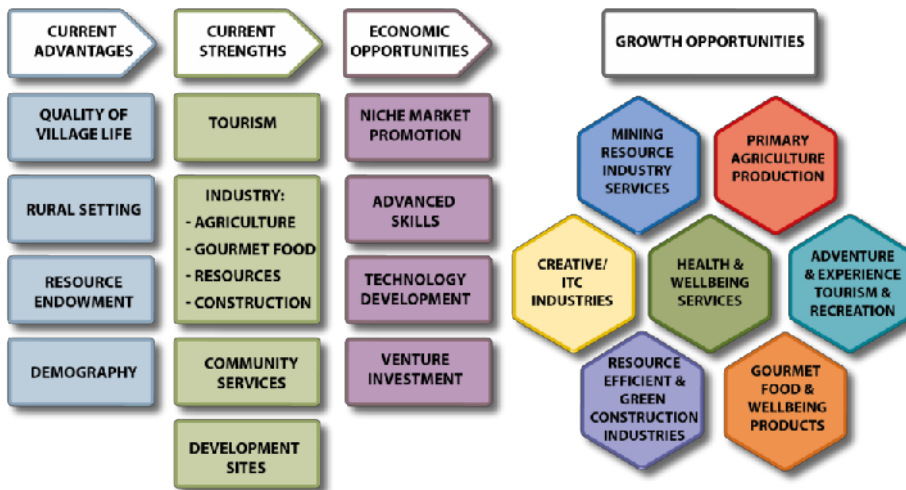
The existing key industry groups in the Peel Region and Boddington District represent different opportunities and challenges which are summarised below as context for the Boddington District Economic Development Strategy.

### Economic Model for Boddington District

The following model has encompassed the strengths and economic opportunities for the Boddington District. The model identifies the potential for growth industries supported by the existing economic base, skill set and entrepreneurial capacity of the District that provides support for Growth Plan initiatives. These are further expanded upon in the Economic Development Strategy.

Figure 51. Model of current strengths and economic opportunities

Source: Syme Marmion, 2012.





## 4.2 ECONOMIC DEVELOPMENT AND THE ROLE OF LOCAL GOVERNMENT

The Shire of Boddington supports economic development which is set out in documents such as [in the Strategic Plan \(2009\)](#). The SP has four goals:

- Sustainable Boddington;
- Building the community;
- Prosperous Boddington; and
- Delivering amenities, services and infrastructure.

These goals, together with the growth management responsibility, are the foundation of economic development. Similar terminology and principles are set out in the Growth Plan Framework established by the State Government.

Forward planning for key catalyst capital works projects such as aged care accommodation, Leisure and Recreation Centre, youth centre and main street upgrade has already commenced and described in the Shire's Plan for the Future, 2008-2013.

The local and strategic levels of project planning and economic development in the Boddington District are therefore aligned. The *Boddington District Economic Development Strategy* provides the context to the current program of projects to ensure that they are targeting need and future requirements and determine the level of economic development required to optimise value from the current economic base of the District.

The Shire of Boddington is in an extremely influential position to implement economic development and current strategic planning aims to be inclusive and expansionary. The Shire and its residents recognise the values and special characteristics which are the foundation of long term planning.

The Shire can play the following economic development governance role:

- Shape the qualities of the community
- Provide assistance and support to business
- Determine how land use and facilities are developed
- Support the development of a local workforce
- Communicate the District's assets, advantages and aspirations
- Establish policies to align business and community goals
- Allocate funds to key projects and services
- Provide leadership for long term economic success
- Form strategic partnerships with the public and private sector to maximise the value of the strategy and share implementation responsibility



#### 4.3 LOCAL AND REGIONAL ECONOMIC DEVELOPMENT STRATEGIES

The achievement of the Growth Plan and a sustainable future for the population of Boddington is dependent on a number of strategies that build on existing strengths.

##### Mining - Current and Future Opportunities

Mining and mineral processing are the most important economic activities in the Peel Region and contributed 29.4% to the GRP in 2009-2010. In the 2009-10 financial year the Department of Mines and Petroleum estimated the value of minerals mined and processed in the Peel Region to be almost \$2.7 billion. The Peel region is therefore the third largest mineral producing region in Western Australia.

Opportunities exist for the expansion of industries that support the on-going mining activity.

Mine related tourism, as part of a wider tourism offering, provides an opportunity to attract residents and also significant visitors.

A key challenge in implementing the Growth Plan is to persuade a significant proportion of the 2,000 employees/contractors who reside at the Boddington Gold mine site village (Figure 52) to live in the town and district. This would be assisted by the development of a well serviced town that provided improved health, education, and commercial/retail and community facility offerings.

**Strategy:** Develop and implement an economic and tourism development strategy and enhance facilities and services.

Figure 52. The Mine Site Village



##### Construction – Current and Future Opportunities

Boddington had a total of 25 residential approvals in 2010 and approximately 2% of the build value of Peel (the highest build value per unit in the region) and approximately 4% of the build value of non-residential development in the Region. According to the Real Estate Industry of Western Australia (REIWA), house prices in the Shire have risen significantly in the past 10 years, second only to the Shire of Serpentine and Jarrahdale in the region.

Projected requirements under the SuperTown Growth Plan “aspirational target” for the District population (Boddington, Wandering and Williams settlements) is to expand to up to 7,000 to 10,000 people by 2051 (subject to the implementation of the Growth Plan and economic development plan). This growth implies a net increase of:



- approximately 2,265 new dwellings;
- employment land of around 232 ha for up to 1,065 new jobs;
- significant revitalisation in the Boddington town centre;
- numerous additional community facility projects (further information on these projects is given in sections 6 and 7); and
- Serviced industrial land will be required for local businesses as well as business support for new companies.

This level of construction has the ability to create a range of new construction jobs and business opportunities, ideally based in the District.

#### Affordable Accommodation Availability

Of particular relevance to the Boddington District is the issue of affordable and sustainable living and working accommodation. This should not be regarded as a negative, but an opportunity to develop niche market methodologies, using alternate materials and a key area for developing new skills and training programs which could be VET or TAFE related.

Boddington has a long-term supply of residential, rural residential and rural smallholding land however immediate and short term availability is limited due to constraints in terms of infrastructure constraints.

Strategy: Facilitate ongoing supply of affordable land that provides accommodation and lifestyle choice.

#### Agriculture – Current and Future Opportunities

Primary agricultural production is a key economic activity for much of the Peel Region and adjacent Wheatbelt and Great Southern regions. The Shires in the Boddington District hold good farming land producing vegetables, beef cattle, dairy products, poultry, sheep and a variety of other crops such as cereals, fruit, olives, wine and table grapes. The Region is recognised as one of the most intensive horse activity areas in Australia and contains a high proportion of the South West region sheep flock.

The Peel Region contributed 1.8% to the State's total agricultural production in 2009. Agriculture production was estimated to value \$129.3 million in 2009, a decrease of 17.3% in value from 2008 due to seasonal and market conditions. Opportunities for export and processing of goods, such as wine, olives, poultry, pork, fruit, vegetables and flowers are expanding.

Strategy: To conserve good quality agricultural land.

#### Manufacturing – Current and Future Opportunities

There are many manufacturing establishments in the Peel Region producing fabricated metal products, wood products, food and beverage, transport equipment and printing, accounting for 9.9% of the GRP. Sales and service income generated from manufacturing is estimated at over \$2.5 billion in 2006-07.

Apart from further processing of agricultural production, opportunities exist in the Boddington District for processing industries providing added value to agricultural produce. Examples that are prima facie viable include oat milling and barley malting, subject to power and water supply.



There is limited industrial land available, especially for businesses that need large lay-down areas. Any future industrial areas must have an adequate buffer between them and potential long-term townsite expansion.

Strategy: Identify and secure a new general industrial site, with sufficient buffers and servicing.

### Retail and Commercial – Current and Future Opportunities

#### Boddington Retail

Retail opportunities in Boddington are limited. This small base of retail variety is likely to continue until there is a substantial upturn in the resident population and resident workforce to support further expansion. This presents a medium to long term opportunity.

However there are short term opportunities to build upon the tourist events and the potential in the near future for a town centre based visitor centre, tour activities and merchandise for the Boddington Gold Mine.

There is a need to identify and zone new commercial land and to retain all commercial development within the town centre.

#### Boddington style Main Street Hub

Around the world and particularly in North America small country towns, often with populations under 10,000 residents have managed to build up their main streets/town centres with small retail outlets and incubators for local produce, handmade crafts and gifts, sporting equipment and hire outlets associated with the local recreation tours and special 'signature' events.

The Williams Woolshed is a local example of a main street retail and food business, it provides combined visitor centre, outlet for local fine agri-produce and food, art and crafts and wool products from all around Australia. The Woolshed independently created a business plan, brand, marketing campaign, interactive techniques and methods to improve service delivery. The store focuses upon local icons and the farming/wool industry traditions of the surrounding country.

It is understood that the Shire of Boddington is to undertake a Tourism Strategy and this could investigate the potential for a Boddington style retail hub.

#### Future Retail and Commercial Floorspace Requirements

With the current residential population and employment levels outlined in Figure 53 below, approximately 300 m<sup>2</sup> of commercial (office) space would be expected to be required and 1,600 m<sup>2</sup> of retail floorspace (totalling around 2,000 m<sup>2</sup> of space).

Figure 53. Required Commercial Office and Retail Floorspace with current Residential Population & Employees

Boddington 2011	Commercial Office m <sup>2</sup>	Retail m <sup>2</sup>	TOTAL m <sup>2</sup>
Current Population & Employment	299	1,607	1,906

Source: RPS Group, 2012.

#### Assumptions:

Office Share of Jobs - Core office industry/occupation jobs divided by total number of jobs - Census 2006 (increasing to Northam rate in 2051 with economic diversification). Note: Northam's current



population is similar to that which Boddington will eventually reach under the Aspirational scenario, therefore this was used to forecast Boddington's future profile.

Workspace Ratio - 20m<sup>2</sup> per worker regional market industry standard.

Average Household Size – 2.8 persons

Expenditure per Household - Based on MarketInfo2010 average for Regional WA. Growth of 1% real per annum assumed.

Market Share - 50% of expenditure generated in Boddington across all categories captured locally. Reflects proximity to Mandurah.

Average Retail Turnover Density (RTD) - \$6,500 turnover per m<sup>2</sup> assumed across all categories.

An assessment of the population and employment scenarios for Boddington under both the Growth Plan and Aspirational projections has been undertaken to highlight the range of office and retail floorspace that will be required in future. The modelling has been based on the population and employment levels outlined in Figure 54 and Figure 55. This results in the floorspace shown in Figure 56 below.

Figure 54. Residential Population by Scenario for Boddington

Population Scenario	2011	2021	2031	2041	2051
Aspirational	1,692	3,346	5,000	5,750	6,500
Growth Plan	1,692	2,596	3,500	4,000	4,500

Figure 55. Employment by Place of Work by Scenario for Boddington

Population Scenario	2011	2021	2031	2041	2051
Aspirational	649	1,499	2,254	2,592	2,930
Growth Plan	649	1,163	1,578	1,803	2,029

Source: RPS Group, 2012.

Assumptions:

Population age profile - WAPC WA Tomorrow - Band C Shares. Trend post 2031 in line with average 2022 to 2031.

Labour Force Participation Rate - ABS 6291.0.55.001 RM\_1 Supertable - Lower Western WA (Average Jan 2008 - Jan 2012)

Employment Self-Sufficiency Rate - Number of jobs divided by number of workers - Census 2006

That is, Boddington could be expected to experience growth from the current level of approximately 2,000 m<sup>2</sup> of space to around 8,600 m<sup>2</sup> under the Growth Plan scenario or 12,500 m<sup>2</sup> under the Aspirational scenario. These results are based on the assumptions outlined and indicate the range of floorspace normally required to service the population and employees indicated. It is useful to have an understanding of the quantum of floorspace that would be appropriate for Boddington and the preceding discussion on the town centre strategy details where the redevelopment or development of office and retail space would be most beneficial. The actual staging of development would be influenced by the specific investment decisions of individual land owners. █

Figure 5.6 outlines the overall commercial and retail floor area to support the Growth Plan population projections.

Figure 56. Forecast Floorspace Required for Boddington

2011	2021	2031	2041	2051



Population Scenario	Office	Retail	Office	Retail	Office	Retail	Office	Retail	Office	Retail
<b>Aspirational</b>	299	1,607	937	3,511	1,781	5,795	2,476	7,362	3,282	9,193
<b>Growth Plan</b>	299	1,607	727	2,724	1,247	4,057	1,722	5,121	2,272	6,364

Source: RPS Group, 2012.

**Strategy: Develop and implement an economic and tourism development strategy and enhance town centre experience.**

### Tourism – Current and Future Opportunities

Tourism is a growth area with considerable potential. As the number of tourists looking for something different increases, so do the opportunities for the Peel Region. The Boddington District is ideally placed to attract both day trippers from Perth and overnight visitors.

#### Reasons for visiting a destination

To be a successful tourist location a place must be regarded as a destination. The Kalgoorlie Super Pit has been turned into a tourist attraction including a Super Pit Shop, and attracts a large number of visitors every year. The Newmont Boddington Gold Mine (BGM) will ultimately be larger than the Super Pit; the Super Pit is being expanded to about 3.9 km long, 1.6 km wide and 500 m in depth and the BGM footprint will be 4 km long, 1 km wide and 700 m deep. The depth alone is nearly twice the height of the Empire State building (381m).

Should gold mine tours be initiated at the BGM in the future, it would assist in making Boddington a destination and assist to build an integrated tourist experience for the Boddington district.

There is an opportunity to create a 'Hotham' Brand including adventure and recreational sports, rural arts and crafts themed events, performance arts and 'foody' trails. Links to the rest of Peel and the Boddington District, links to Dwellingup and Pinjarra/Mandurah are essential to the tourist story from the estuary to the hills, the Hotham railway line is a critical link, links to the Williams and Wandering settlements are essential for the agricultural hinterland story. More information on the indigenous heritage of the District should be gathered as part of the tourism strategy.

It is essential that visitors to Boddington are encouraged to spend time and money in Boddington on a number of activities rather than just one activity.

Access to and recreation in the Hotham River is a key component of any tourism strategy. Further interpretation of the indigenous heritage and European settlement heritage of the District will enhance the visitor experience. Natural experiences such as the Hotham River, Forest trails and Dryandra Forest are examples.

The following initiatives are already in progress:

- Development of a Tourism Strategy – funded under SuperTown initiative;
- Development of a communications plan – Shire is currently developing in conjunction with the Department of Regional Development and Lands;
- Development of a marketing strategy – To be developed in conjunction with SuperTown funding for economic development and tourism; and
- Branding development – Shire has allocated funds in the 2014/15 budget for design.



A number of projects that will contribute to enhancing tourism in Boddington and the District include rebuilding Tullis Bridge, developing an iconic tourist attraction, developing an equine recreation facility and enhancing the Boddington rodeo ground.

Strategy: Develop, and implement, a tourism strategy, in alignment with the availability of the necessary tourist and other facilities.

### Other Emerging Industry and Business Opportunities

Other emerging industry and business opportunities identified in the Economic Development Strategy are:

- Waste management industries
- Resource management and efficiency technologies/Green industries
- Service oriented industries including those that attract “tree change” residents
- Transport industries to support tourism and resident movement
- Creative industries
- Agriculture intensification and value add
- Training services for the mining sector and new industries
- Gourmet foods/fine food products

Strategy: Develop and implement an economic development strategy.

### Expansion of the Economic Base

The underlying requirement to enable the achievement of the Growth Plan is the effective expansion of the economic base through development of new business opportunities and the expansion of tourism.

The opportunities have been highlighted throughout this chapter

Strategy: Develop and implement an economic and tourism development strategy.

Figure 57. Employment Growth Scenarios to 2031 and 2051

Industry	Current	2031			2051		
		Business as Usual	Super Towns Initiatives	Aspirational	Business as Usual	Super Towns Initiatives	Aspirational
Agriculture intensification	435	435	479	544	435	522	653
	<i>additional</i>	0	44	109	0	87	218
	<i>growth %</i>	0%	10%	25%	0%	20%	50%
Agriculture value-add	50	50	75	100	50	100	150
	<i>additional</i>	0	25	50	0	50	100
	<i>growth %</i>	0%	50%	100%	0%	100%	200%
Tourism (Accom & food services)	52	65	156	260	65	208	312
	<i>additional</i>	13	104	208	13	156	260
	<i>growth %</i>	25%	200%	400%	25%	300%	500%



Retail (tourism, etc spinoff)	81	101	122	162	101	162	243
	<i>additional</i>	20	41	81	20	81	162
	<i>growth %</i>	25%	50%	100%	25%	100%	200%
Mining services (training, technology)	15	19	30	45	19	33	53
	<i>additional</i>	4	15	30	4	18	38
	<i>growth %</i>	25%	100%	200%	25%	120%	250%
Mining Value Chain	30	38	60	90	38	66	75
	<i>additional</i>	8	30	60	8	36	45
	<i>growth %</i>	25%	100%	200%	25%	120%	150%
<b>New jobs, identified sectors</b>		<b>75</b>	<b>288</b>	<b>568</b>	<b>75</b>	<b>458</b>	<b>852</b>
<b>Spin-off to other sectors</b>	<b>25%</b>	<b>19</b>	<b>72</b>	<b>142</b>	<b>19</b>	<b>115</b>	<b>213</b>
<b>Total New Jobs</b>		<b>93</b>	<b>360</b>	<b>710</b>	<b>93</b>	<b>573</b>	<b>1065</b>

There is roughly 1 job per household across the economy, therefore this translates into approximately the same number of households.

### Lifestyle In-bound Migration

These are people who can make a lifestyle choice and have no direct link to the local economy. This includes :

- Retirees, pre-retiree 'tree-changers' and
- Tele-workers.

Figure 58. Lifestyle In-Bound Migration

	2031			2051		
	Business as Usual	SuperTown Initiatives	Aspirational	Business as Usual	SuperTown Initiatives	Aspirational
<b>New Households:</b> Lifestyle in-bound migration – increment from 2010	50	200	400	100	400	600

**Strategy:** Develop and implement an economic development strategy and facilitate affordable housing options.

### Increased 'Local' Mineworker Content

Working patterns are set and little change is expected in scale of mining operations. Workforce turnover is relatively low compared to other mining locations. Projected growth is due to mine workers choosing to reside in Boddington, rather than to drive in/drive out on a weekly basis.



Figure 59. Increased Local Mineworker Content

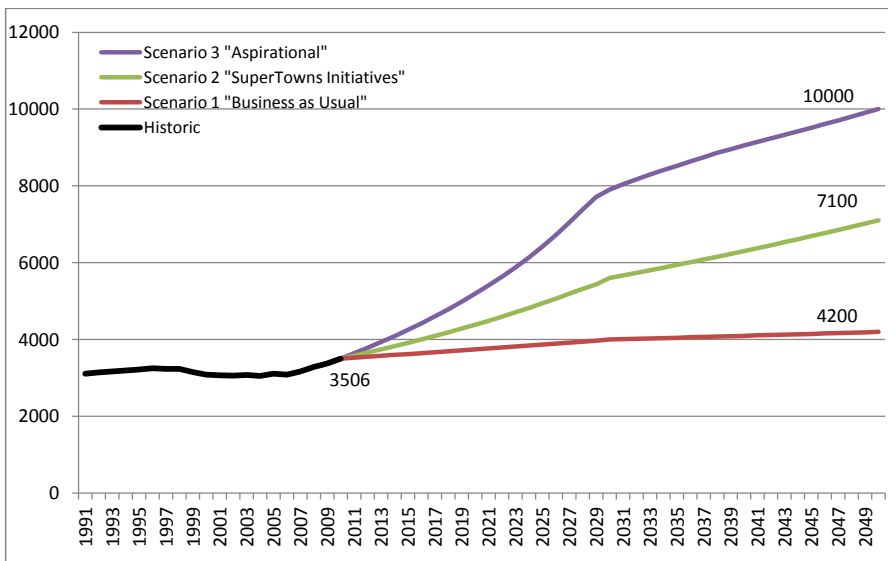
	2031			2051		
	Business as Usual	SuperTown Initiatives	Aspirational	Business as Usual	SuperTown Initiatives	Aspirational
New Households: Increased 'local' mineworker content – increment from 2010	20	200	400	40	300	600

**Strategy:** Develop a well serviced town centre with appropriate health, education and services offerings.

### Summary - Boddington District Growth Scenarios

The factors described above translate into the growth scenarios for the Boddington District detailed in table 50 'Boddington District Growth Scenario'

Figure 60. Boddington District - Growth Scenarios



### Growth – Individual Shires

An estimate of how this growth might be distributed amongst the three Shires is shown below. It is assumed that the majority of growth will be in the Boddington Shire, with some growth in Williams and Wandering. This reflects the various elements comprising the growth, with many of the drivers (tourism development, agricultural intensification and value-adding and lifestyle in-bound



migration) applying across the three Shires. It is assumed that supply constraints will limit the growth of Dwellingup.

Figure 61. Boddington District Growth Scenario

Area	Current	2031			2051		
		Business as Usual	Super Town Initiatives	Aspirational	Business as Usual	Super Town Initiatives	Aspirational
Boddington	1,692	2,000	3,500	5,000	2100	4500	6500
Williams	1,000	1,100	1,200	1,800	1200	1600	2300
Wandering	439	500	500	700	500	600	800
Dwellingup	375	400	400	400	400	400	400
<b>Total</b>	<b>3,506</b>	<b>4,000</b>	<b>5,600</b>	<b>7,900</b>	<b>4,200</b>	<b>7,100</b>	<b>10,000</b>
Boddington	48%	50%	63%	63%	50%	63%	65%
Williams	29%	28%	21%	23%	29%	23%	23%
Wandering	13%	13%	9%	9%	12%	8%	8%
Dwellingup	11%	10%	7%	5%	10%	6%	4%
<b>Total Change</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

This translates into new dwelling demand as follows:

Figure 62. New Dwelling Demand Scenario 1: Business-as-Usual

Change (Households)	2011 - 2015	2016 - 2020	2021 - 2025	2026 - 2030	2031 - 2051	Total
Boddington	26	27	28	25	36	142
Williams	9	9	9	9	36	72
Wandering	5	5	6	5	-	21
Dwellingup	2	2	2	2	-	8
<b>Total Change</b>	<b>42</b>	<b>44</b>	<b>45</b>	<b>41</b>	<b>71</b>	<b>243</b>

Figure 63. New Dwelling Demand Scenario 2: SuperTowns Initiatives

Change (Households)	2011 - 2015	2016 - 2020	2021 - 2025	2026 - 2030	2031 - 2051	Total
Boddington	125	150	180	186	357	998
Williams	17	18	18	22	143	218
Wandering	5	5	6	6	36	58
Dwellingup	2	2	2	2	-	8
<b>Total Change</b>	<b>149</b>	<b>175</b>	<b>206</b>	<b>216</b>	<b>536</b>	<b>1,282</b>

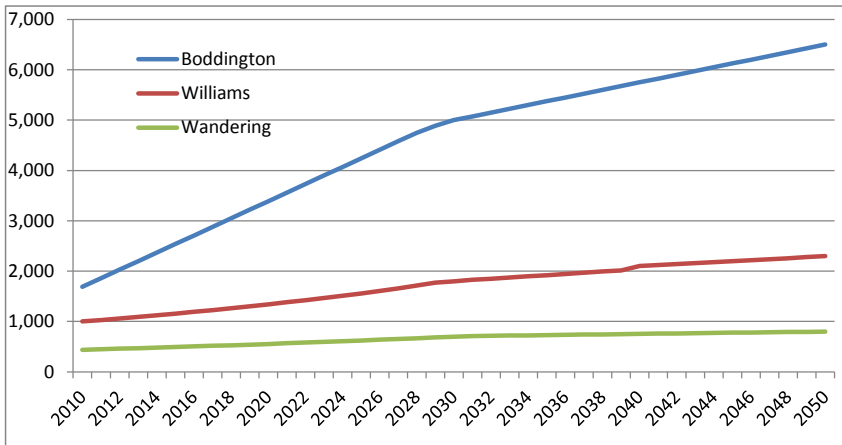
Figure 64. New Dwelling Demand Scenario 3: Aspirational

Change (Households)	2011 - 2015	2016 - 2020	2021 - 2025	2026 - 2030	2031 - 2051	Total
Boddington	198	260	361	366	536	1,721
Williams	58	67	80	79	179	463
Wandering	20	22	25	26	36	129
<b>Total Change</b>	<b>276</b>	<b>349</b>	<b>466</b>	<b>471</b>	<b>751</b>	<b>2,313</b>



The following chart shows the potential district growth

Figure 65. Population Townsite Growth under Scenario 3: Aspirational



Note that this demand will be spread across a wide range of dwelling types, including:

- Low cost , low maintenance, medium density villa units in and near town centre locations aimed at key support workers;
- Infill lots in existing town subdivision;
- New town lots; and
- Larger lifestyle lots.

Strategy: Allocate sufficient and suitable land for Residential, Rural Residential and Rural Smallholdings and other urban areas.

### The Economic Development Imperative

Economic development of the Boddington District needs to begin immediately. Economic development tasks will evolve over the 40 year time frame of the Growth Plan and Economic Development strategy according to the quantum and discrete constituents of growth as it occurs over time. Economic development activity should not be deferred or held up until multiple partnerships can be formed. Within a competitive market every day lost will count against a successful outcome. As the District's initiatives develop and its focus is outward looking, so the Growth Plan and Economic Development strategy will become more widely understood in the public and private sectors, partners will emerge and will offer support.

Within much of government and the community sector at present, separate responsibilities and work programs exist under the three main areas of society, environment and economy. There is however, a growing awareness of the need for 'joined up' action and working collaboratively which may merge disciplines and lead to a more holistic approach. In the meantime, the Growth Plan and Economic Development Strategy adopts a triple bottom line assessment and monitoring approach, and presents a development framework which will pervade all action areas and provide essential criteria for the purpose of performance monitoring.



## Economic Development Strategy For Boddington District

The economic development framework is described below with details set out in the Economic Development Strategy (Syme Marmion 2012). The framework has a vision, four guiding principles and ten objectives. The strategies have been developed under five of the key focus area references of the overall Growth Plan framework.

### Economic Development Strategy Vision

To maintain the quality of life and small town character of the Boddington district whilst striving to attract more residents to share in these benefits and achieve greater economic self-sufficiency.

### Economic Development Strategy Principles

- A sustainable community;
- Maintain economic growth and broader, targeted spectrum of economic development and social investment in the district;
- A transparent framework within which priority actions can be assessed; and
- Assist in long term planning, management and performance monitoring processes.

### Economic Development Strategy Objectives

- To articulate a shared public, private, community vision which achieves a triple bottom line outcome;
- To tailor economic development to meet specific needs of Boddington District community;
- To maintain and enhance economic diversity of the district;
- To generate greater opportunity for local jobs, skill matching, community services, entrepreneurial activity, investment and innovation;
- To support opportunities for increased individual and community prosperity;
- To foreshadow emerging economic growth trends and initiatives to support advanced planning and rapid responses to opportunities;
- To interpret infrastructure and development plans to optimise economic benefits to the widest community;
- To open up opportunities to tap into inherent capacity and resources of local residents;
- To support collaborative partnerships, funding applications and development prospectuses; and
- To support the development of marketing, branding and promotion.

## 4.4 SOCIAL STRATEGIES

The Growth Plan endorses social strategies and initiatives that have been undertaken including:

- Aged Care Plan (2012);
- Boddington Leisure and Recreation Centre
- Youth Centre; and
- Key worker housing.



To achieve Growth Plan objectives, supported strategies and initiatives include:

- developing the retirement village;
- developing a Town Centre Master Plan;
- developing an Education, Training and Personal Development Strategy;
- developing a Children and Youth Leadership and Development Strategy;
- undertaking a route assessment investigation for a heavy haulage bypass for Boddington and associated cost-benefit assessment;
- developing a Walking and Cycling Strategy – including paths/trails development;
- reviewing the location of the Boddington Caravan Park;
- enhancing child care facilities;
- facilitating residential choice, independent living and housing affordability – including facilitate affordable housing for key-workers on Lot 62 Pollard Street, and provision of key worker housing and residential subdivisions in Williams and Wandering;
- enhancing usage and access to the Hotham River foreshore;
- upgrading the Boddington Old School;
- enhancing public open space;
- upgrading Boddington and Williams recreation facilities;
- constructing a new Boddington library;
- providing a Boddington Senior High School;
- increasing Boddington TAFE programs;
- enhancing the Boddington town hall;
- developing a new Police station
- investigating opportunities to enhance Boddington public and community transport;
- developing and implementing a Public Art Strategy; and
- providing interpretive signage centred on indigenous and non-indigenous heritage.

#### 4.5 ENVIRONMENTAL STRATEGIES

The Growth Plan endorses environmental strategies and initiatives that have been undertaken including:

- Shire of Boddington Floodplain Management Study;
- Shire of Boddington Bushfire Hazard Assessment and declared bushfire prone areas;
- ecological corridors/conservation corridors as set out in the Boddington-Ranford Townsite Strategy; and
- identifying landscape protection areas, including those set out in the Boddington-Ranford Townsite Strategy.

To achieve Growth Plan objectives, supported strategies and initiatives include:

- redefining the mining buffer;
- developing a District Water Management Strategy;



- Boddington Drainage Study (part 2);
- defining and implementing ecological corridors/conservation corridors throughout the District;
- setting out public water drinking areas and showing these in an updated Local Planning Strategy and Local Planning Scheme;
- District Biodiversity Strategy;
- enhancing public access to natural resources;
- conserving the environment;
- improving Hotham River water quality; and
- rehabilitation of former waste disposal site on River Road, Boddington.

|



## 5 SPATIAL PLANNING

The Growth Plan builds on a number of documents and some of the information and plans required for this element have been included in the section [2.1 \(-Development Potential\)](#). The Shire of Boddington has previously prepared various documents that will guide development of Boddington in the future, including:

- Shire of Boddington Local Planning Scheme No. 2
- Boddington-Ranford Townsite Strategy (2010)
- [Boddington Town Centre Design Guidelines \(2007\)](#)
- Bannister Road Upgrade Study (2008)
- Shire of Boddington Local Planning Strategy (2007)

The first two documents will guide development of the town site. The second two are more focused on the town centre. Local Planning Scheme No 2 and the Boddington-Ranford Townsite Strategy have been discussed previously in the strategic planning section.

Within the development footprint, land use allocations could be modified, e.g. a change from rural residential to residential, provided environmental, servicing, landscape and planning issues are suitably addressed.

As outlined in the earlier section on Development Potential, the Growth Plan is not proposing to expand the development footprint in and around Boddington (including nearby rural residential and rural smallholding areas) with the exception of a possible new industrial area. In addition, the development footprint has the potential, subject to adequate provision of services, to accommodate the projected aspirational population forecasts for the Boddington townsite.

Any new residential subdivision in the Shire of Wandering should be confined to within or adjoining the Wandering townsite and guided by the Townsite Expansion Strategy or updated Local Planning Strategy.

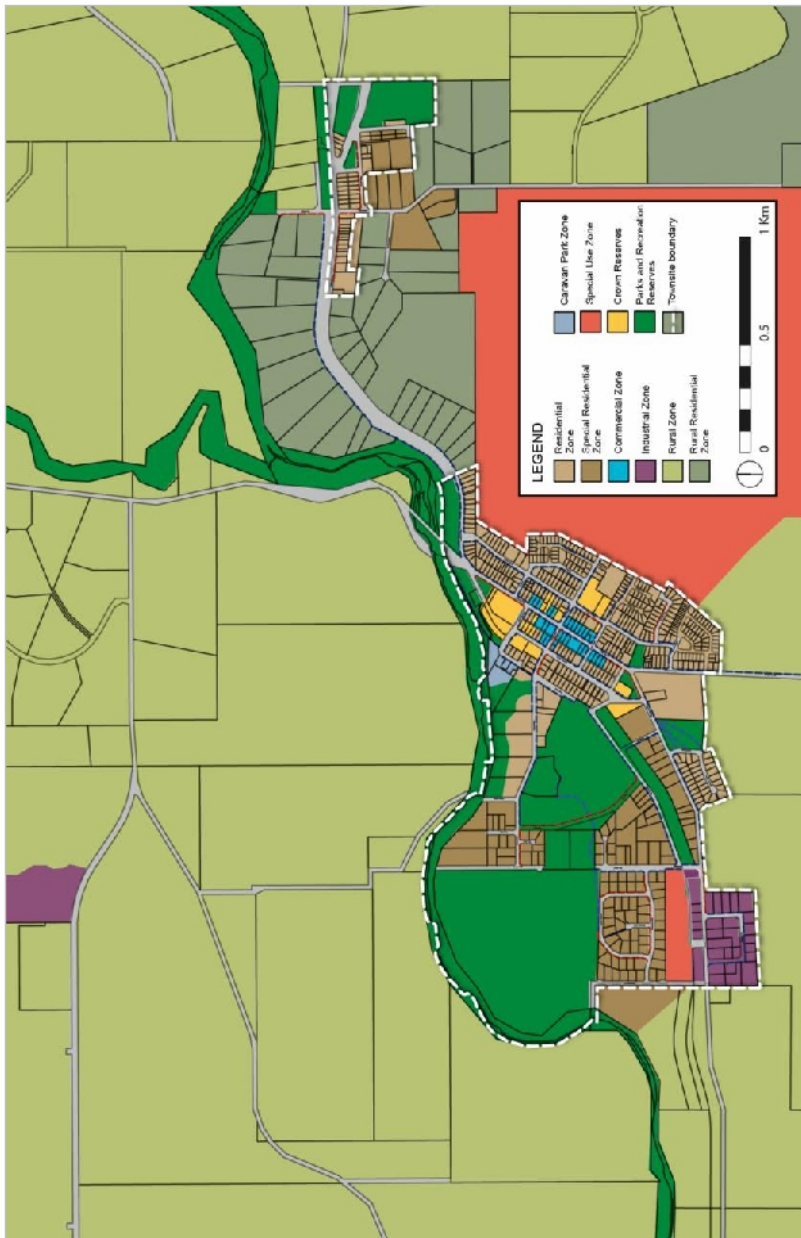
As outlined in the earlier Development Potential section, new subdivision/development in the Williams townsite is to generally reflect the adopted Townsite Expansion Strategy and the outcomes of a required Local Planning Strategy.

The Growth Plan confirms that Quindanning is to remain a small hamlet and not be expanded.



Figure 66 shows the Local Planning Scheme No 2 zoning for the Boddington and Ranford townsites.

Figure 66. Boddington and Ranford – Shire of Boddington Local Planning Scheme No 2 Zoning





## 5.1 BODDINGTON-RANFORD TOWNSITE STRATEGY

Key illustrative plans from the strategy are included below. Figure 32,68, 69 and 70 cover proposed improvements to the Boddington Town Centre, recreation and sporting facilities and Ranford townsite.

Figure 67. Extract from Boddington-Ranford Townsite Strategy: Boddington Town Centre

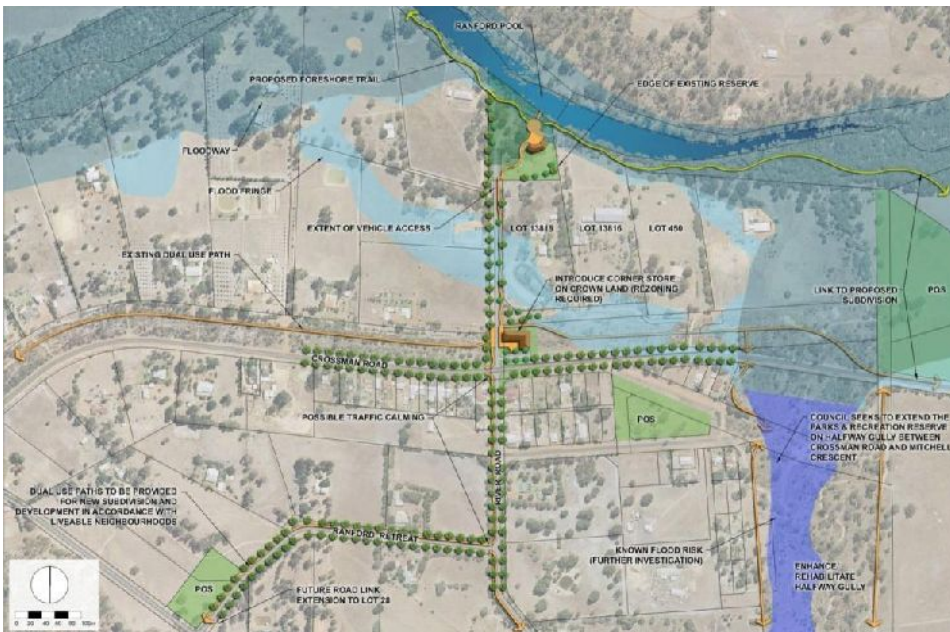




Figure 68. Extract from Boddington-Ranford Townsite Strategy: Recreation and Sporting Facility



Figure 69. Extract from Boddington-Ranford Townsite Strategy: Proposed Ranford Townsite Improvements



## 5.2 BODDINGTON TOWN CENTRE DESIGN GUIDELINES

The *Boddington Town Centre Design Guidelines* (2007) provide objectives and guidance for upgrading the Boddington town centre, including defining entries, creating tourist nodes and creating a greener, unified streetscape. They include:-

- Building mass and scale to respect existing development.
- Buildings should be built to the street to provide active frontages.
- A colour and materials palette has been provided to guide appropriate selections.
- A list of recommended trees, shrubs and groundcovers has been provided.
- All plants and planting should be 'waterwise'.
- Signage generally to be contained within building structure.
- Car parking to be behind buildings and screened from the street.
- Verandas and screens to provide shelter to pedestrians from wind and rain are encouraged.
- Shade planting and solar access to public places encouraged.
- The relevant local, state or commonwealth authorities should be contacted when undertaking heritage development. Advice from the Peel Regional Heritage Advisor of the Heritage Council of Western Australia should be sought, and from a heritage consultant if additional advice is required.
- The local soils are non-porous and therefore drain poorly. Stormwater must be disposed of off-site through the Council drainage network.
- Contributions may be required of developers should concessions be sought.

The guidelines are robust and have been endorsed by the Shire of Boddington.

Figure 70. Extract from Boddington Town Centre Design Guidelines: Building Aesthetics





Figure 71. Extract from Boddington Town Centre Design Guidelines: Mass and Scale

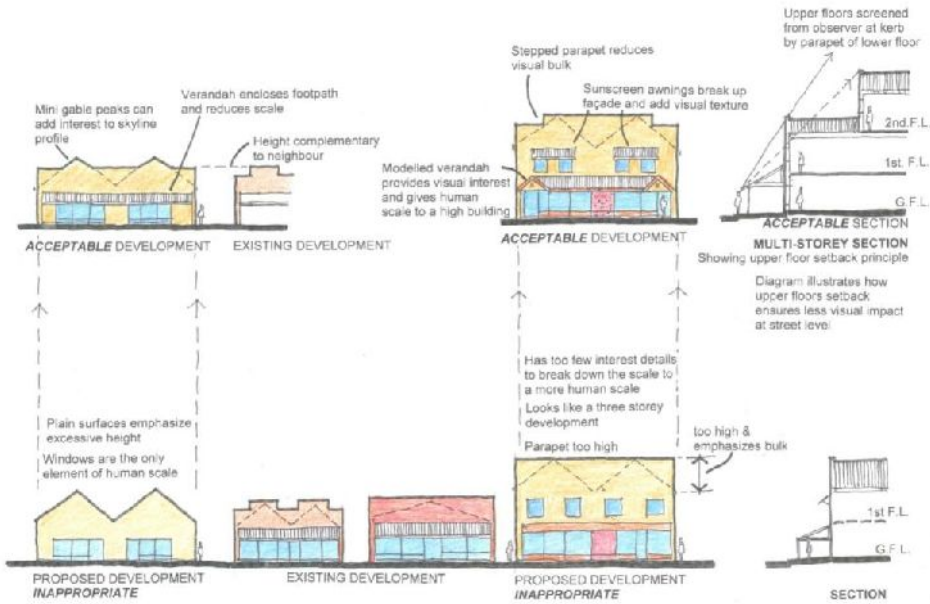


Figure 72. Extract from Boddington Town Centre Design Guidelines: Signage

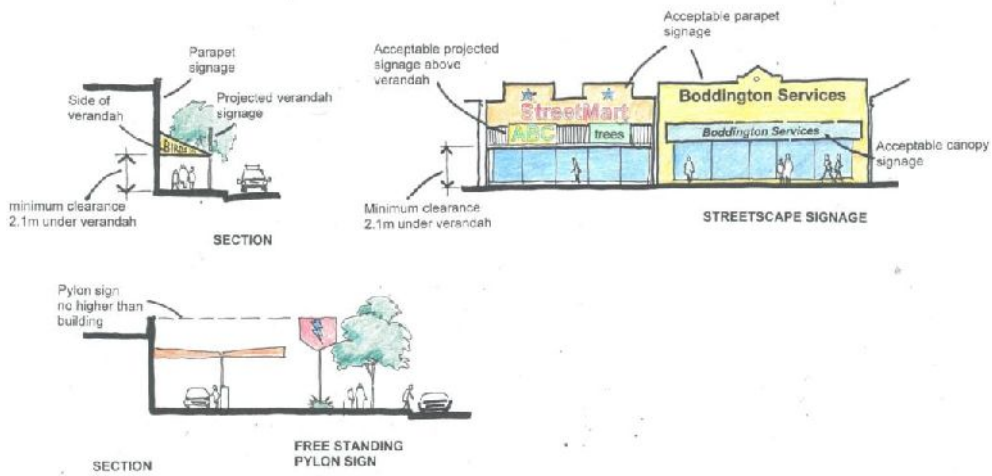




Figure 73. Extract from Boddington Town Centre Design Guidelines: Landscape Character

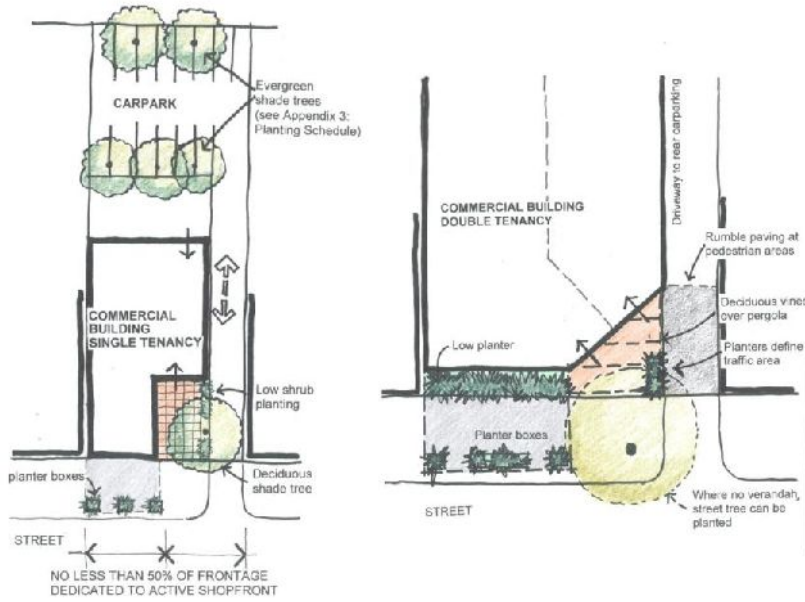
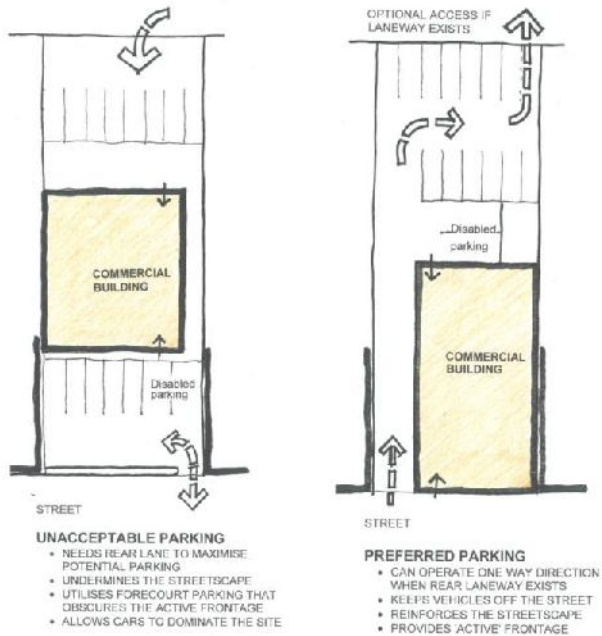


Figure 74. Extract from Boddington Town Centre Design Guidelines: Parking





### 5.3 Bannister Road Upgrade Study (2008)

Connell Wagner (traffic) and Ecoscape (environmental) consultants prepared this study focused on improving the safety and appearance of Bannister Road as well as providing advice on public facilities.

The study is based on the predicted increase in Boddington's population over the next 10-15 years and the resulting effects on Bannister Road and the town centre. Traffic data shows a maximum of 2,000 vehicles per day use Bannister Road, of which 10% are heavy vehicles and there is a morning and afternoon peak in traffic.

A number of improvements were proposed, many of which have been undertaken. The outstanding recommendations include:

- installation of parking regulation signs and to consider timed parking outside those businesses with higher turnover;
- amenities and tourist information could be provided, together with some street art at the road train turnaround and tourist information bay to the south of Bannister Road; and
- lighting options need to be examined.

The Bannister Road Upgrade Study also made various recommendations to improve the safety, legibility and accessibility of the area including:

- Clearly define entry environments to create a distinctive and memorable entry and departure experience.
- Create tourist nodes that can be visually identified as attractive destinations.
- Create a 'green' aesthetic within the town centre by adding to the existing vegetation and enhancing the existing public open space on Bannister Road.
- Use the sites natural and cultural environment as a source of inspiration for furniture, materials and vegetation.
- Interpret the cultural heritage of the area through integrated artworks.
- Create a stronger connection between the town centre and its surrounding natural assets.

Further studies as part of the overall Town Centre planning should be undertaken as part of the improvements under the SuperTowns program. This includes detailed design of the issues identified in the 2008 Study and the finalisation of the undergrounding of the remaining power lines.



Figure 75. Extracts from the Bannister Road Upgrade Study – Existing Palette





Figure 76. Examples for Boddington town centre enhancement

Plate 16: Material palette examples



Plate 20: Standard playground equipment examples



Plate 21: Artwork examples





Figure 77. Extract from the Bannister Road Upgrade Study: Proposed Entries and Streetscape

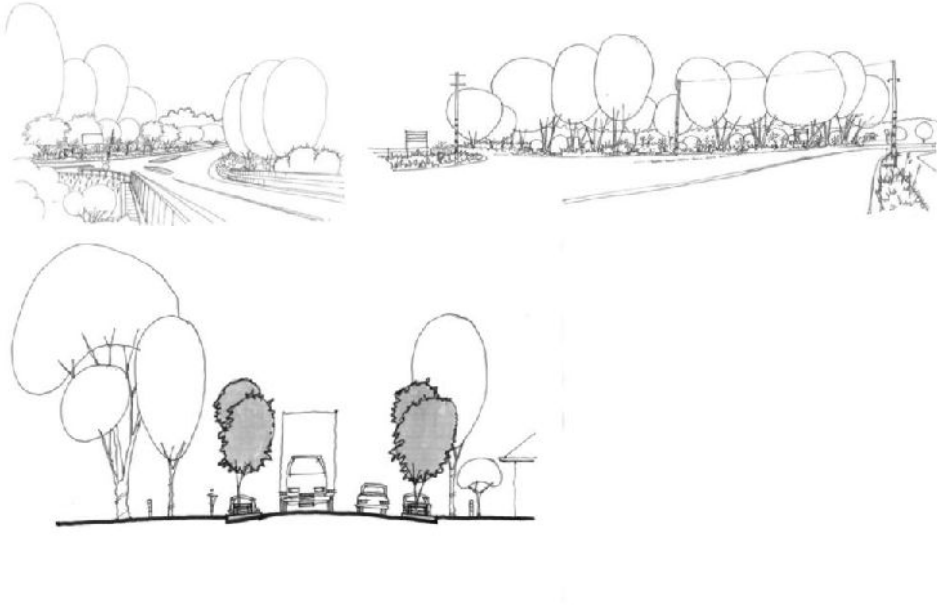


Figure 78. The Boddington sub-region is known for its love of horses and railway heritage, as well as river and attractive landscapes

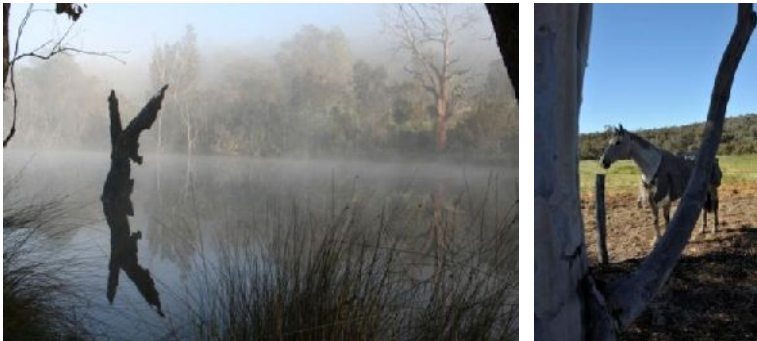




Figure 79. The Shire offices and the 'Old School' Building - Key Tourist nodes



Figure 80. The river plays part in recreation events



Figure 81. Recently completed Health Centre, next to the hospital





## 6 TOWN CENTRE DESIGN AND ACTIVATION STRATEGY

The intent of the Boddington town centre design and activation strategy is to provide for future population growth through consolidation and revitalisation. Its approach is based on small interventions supportive of existing businesses rather than larger scale projects. Incremental changes that build on the good historic town structure and enhance its sense of place and community are favoured. Visioning and community feedback to date has emphasised the desire to work with the town centre's assets and to enhance the following positives and address the following negatives which include:

- There is a nice scale to town – it has room to grow
- Strong sense of community spirit, shared values and good volunteer participation
- Sense of safety and a small village feel
- Lack of retail and restricted opening hours e.g. access to petrol/LPG on weekends
- Main street presentation should be improved – including vacant lots where shops have been demolished

### 6.1 BODDINGTON DISTRICT LINKAGES AND NODES

Figure 83 indicates linkages at a district level which are important in defining Boddington's 'place' in the District and further afield. Distances from Perth, Mandurah and neighbouring towns puts them in easy reach should there be a purpose to visit.

The most travelled route to Boddington from Perth is along Albany Highway turning west at Bannister, Marradong Road 13 km north east of the town. Signage at this road junction currently provides little explanation as to what happens at Boddington and where the road might take the traveller. The scenic character of the location is very appealing with rolling agricultural land and stands of trees including the white trunked Wandoo that mark this district as different. The visitor should be encouraged to explore the area and given more clues and information.

Closer to the town sites of Boddington and Ranford trails have been developed and proposed to be further developed linking the Hotham River and other locations within walking and cycling distance. These offer the backbone of a potential tourist experience and local community recreational network. The walk/cycle trails along Hotham River linking Boddington and Ranford, offer an excellent opportunity that could be enhanced for visitors. It is proposed to further expand these trails.

### 6.2 BODDINGTON TOWNSITE LINKAGES AND NODES

Figure 83 shows linkages and nodes in the Boddington townsite.

The town centre node at the intersection of Bannister Road and Forrest/Pollard Streets is the natural starting point for revitalisation of the town. With this node clearly established and enhanced further, improvements can reach out toward other surrounding precincts.



Figure 82. Boddington District linkages and nodes

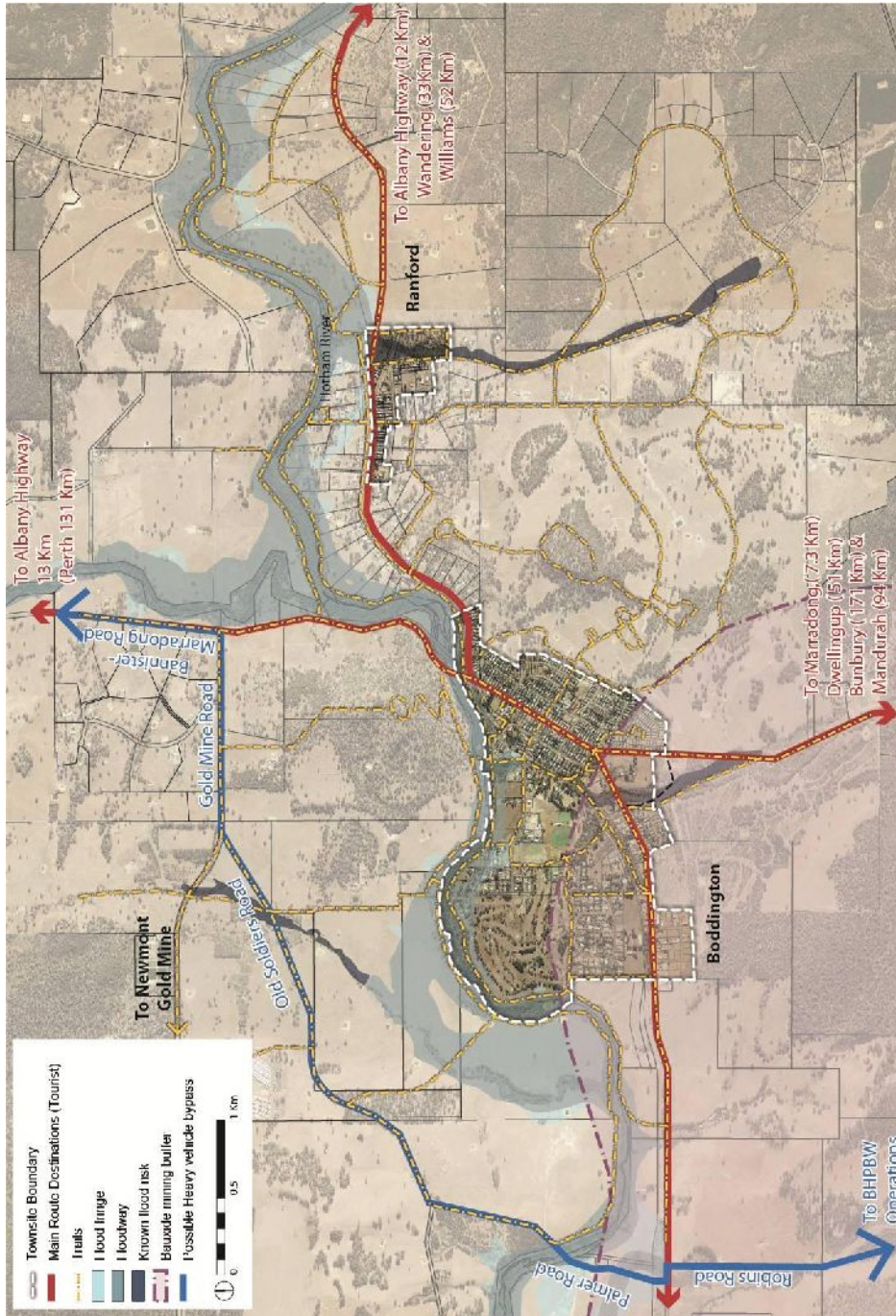




Figure 83. Boddington townsite linkages and nodes





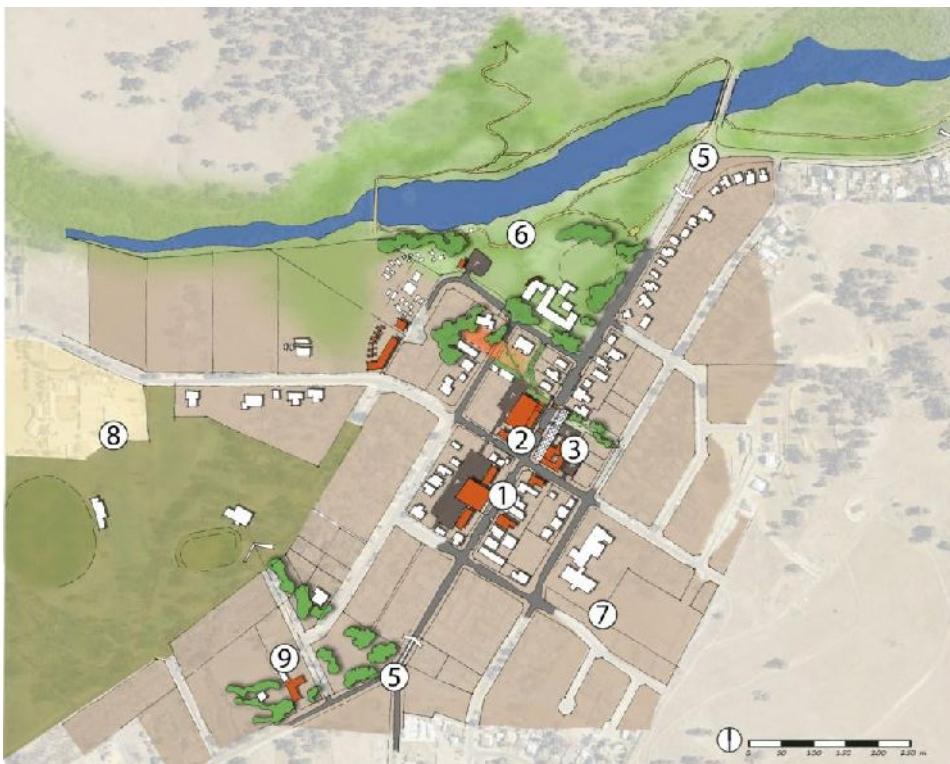
### 6.3 TEN KEY PROJECTS TO ACTIVATE THE TOWN CENTRE

There are a number of key projects that can be undertaken in the town centre that will contribute to “future-proofing” the town. They offer sustainable and flexible outcomes that can be undertaken in partnership with private landowners.

The aim of all of the key projects is to support and grow local business to serve the growing population. The focus is deliberately on small interventions and sustainable change rather than major projects.

Figure 84 indicates the location of the ten key projects which are described below.

Figure 84. Ten Key Projects for Boddington Town Centre



1. Public private partnering for frontage improvements on Bannister Road
2. Coordinated redevelopment of retail along Bannister Road
3. Shire offices expansion and refurbishment of Ken Austic Square
4. Sign-age and streetscape themes (Generally)
5. Streetscape Bannister Road through town centre
6. Foreshore Park-River Precinct
7. Linking health and retirement precinct
8. Linking school and recreation precinct
9. Emergency Services Precinct
10. Town centre activation and evening life (Generally)



### 1. Public/private partnering for frontage improvements on Bannister Road

**Aim:** To improve the general street appearance along Bannister Road.

Small initiatives can be undertaken as partnering projects to improve the interface between the public realm and private properties. These include for example:

- Supermarket – Community notice board to supermarket facade 'managed' by supermarket, designed with theme/public art project, to include both commercial and local community information.
- Wandoo Cafe – a new alfresco deck to bring the frontage up to the interior quality.
- Retail enhancement and consolidation - A partnering project with three landowners and Shire to construct joint parking area with tree planting behind future retail buildings as part of sealing Peppercorn Lane.
- Deli and take away - new southern facade treatment to face the Ken Austic Square.
- Painting of facades – setting a colour scheme for Bannister Road frontages. Undertake painting in accordance with the Design Guidelines.

### 2. Coordinated redevelopment of retail along Bannister Road

**Aim:** To enable optimal redevelopment of the supermarket and associated retail along Bannister Road.

**Includes:**

- Land assembly or joint venture project (three land owners)
- Shared parking to the rear of premises which is accessed from Bannister Road and/or Peppercorn Lane
- Enabling larger footprint for supermarket
- Associated small tenancies fronting Bannister Road and opposite new town square

### 3. Shire Offices and Ken Austic Square

**Aim:** To provide a focal point in the town centre as a starting point for revitalisation.

**Includes:**

- Additional floor space for the Shire administration
- Demonstration of new built form quality expected in the town
- Small incubator for commercial tenancies
- A revitalised and extended town square that links to Central Park

### 4. Signage and streetscape themes

**Aim:** To improve the visitor's understanding of the town and the aesthetic contribution of signage to the streetscape.

**Includes:**

- A review of both public and private signage along Bannister Road
- Coordinate and revitalise signage within a common theme
- Coordinate locations and hierarchy of signs to best explain to the visitor what is happening in the town



- Include a community art aspect to signage and way\_finding in the town
- Themes to be developed with community input - starting points to include:
  - Autumn gold – colours of bauxite and gold
  - Local stone walls
  - Roses
  - Gold mine
  - Wandoo – white trunks
  - Horses
  - River
  - Rolling hills surrounding town

#### 5. Streetscape to Bannister Road through town centre

**Aim:** To improve sense of arrival and amenity for heart of town.

**Includes:**

- Street tree planting
- Undergrounding of power
- Embayed parking
- Gateway treatments at north and south ends

#### 6. Foreshore Park-River Precinct

**Aim:** Enhance tourist experience and linkages to town centre, improve attractiveness of area as one of the first ports of call for visitors to Boddington.

**Includes:**

- Vistas from Boddington Hall and Community Resource Centre
- New facility with cycle and boat hire, coffee kiosk, cafe or shop and toilets. Additional node with BBQs, shade and seating close to bridge across Hotham River
- Footpath bridge across Hotham River and walk trails
- Day and overnight casual camping area on Foreshore Park
- Caravan Park – improve look and ‘welcoming’ of precinct or consider relocating caravan park elsewhere

#### 7. Linking health and retirement precinct

**Aim:** Care and inclusion of elders in town life.

**Includes:**

- Footpath improvements along Forrest Street
- Distinctive, coordinated street planting and landscape around hospital and retirement village
- Involvement of hospital staff and aged residents in themes

#### 8. Linking school and recreation precinct

**Aim:** Inclusion of children and youth in town life.

**Includes:**

- Footpath and cycle path improvements along Pollard Street
- Distinctive street planting and landscape



- Involvement of children and youth in themes

## 9. Emergency Services Precinct

**Aim:** Provide state of the art co-located facilities for all emergency services, free up currently occupied areas of the town centre for other uses and improve linkages between the town centre and the foreshore.

**Includes:**

- Relocate Shire depot (Current project)
- Relocate FESA and St John's Ambulance to existing Shire depot site
- Adapt and reuse St John's Ambulance building on Bannister Road as new visitor centre

## 10. Town centre activation and evening life

**Aim:** To enliven the town centre and provide dwelling choices particularly for singles and retirees.

**Includes:**

- Support apartment and villa living and ancillary dwellings in the town centre at Council discretion (subject to guidelines)
- Shire or retail project to include some examples of flexible adaptable buildings that can convert easily to/from commercial/residential

## 6.4 BODDINGTON TOWN CENTRE: URBAN DESIGN PRINCIPLES AND DESIRED CHARACTER

In addition to other community consultation/visionary sessions, 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. Hames Sharley led the sessions and detailed outcomes of the workshops can be found in Volume 2 - Appendix 5.

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, 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:

- River Precinct/Boddington Hall/connection to town centre
- Streetscape themes
- Shire Administration office building to act as a catalyst for change
- Business development and Chamber of Commerce
- Visitor Experience
- Local community lifestyle and involvement

**Strategy:** The preparation of a Town Centre Master Plan.



### Community Enthusiasm for Change

During the town centre workshops at Boddington it was evident that there is growing enthusiasm for change in the community. There is pride as well as disappointment in the town as it looks and feels today.

Some 'quick wins' have been identified that could be acted on immediately and firm action plans need to be put in place for longer term improvements. The majority of these will require funding and business cases/plans to be developed. A number are already identified in the Growth Plan implementation sections of the report.

It is critical that a well-planned and resourced approach be taken to the development and implementation of the Growth Plan and an effective Economic Development Strategy to ensure that community expectations are achieved.

Community support and the desire for public involvement will be a key ingredient to achieving good outcomes and any initiatives that foster this should have a high priority.

Broad principles for urban design and desired character that have been informed by the community meetings are described below under the key groupings of character, activity and movement. Following this are details relating to the critical need for effective partnerships.

## Character

There was no strong feeling about an architectural character that should be established in the town centre, but there was general agreement that landscape should play a large part in enhancing the streetscape and public spaces.

Verandas to Bannister Road frontage were seen as a good idea to bring people out onto the street and a coordinated approach to the fences and spaces between buildings could improve the overall appearance of the street.

A sense of fun and quirkiness could be added to the streetscape through signage design and sculpture. Interpreting the history of the town could be done through signage and sculpture located throughout the town. It was seen as important that the whole town be considered rather than just the main street, Bannister Road.

The future character of the town centre will be influenced by both buildings and streetscape. The desired character should be integrated with branding and signage for the town so that all elements of townscape contribute to a sense of place that is appropriate for Boddington to grow sustainably into the future.

### Streetscape character - whimsy and history - past and future

'Whimsy' was a strong theme that came through and could be used in signage and public art. For instance, an entry statement of a large yellow glowing (illuminated) sphere like a giant marble at each end of the town was suggested.

To create a strong thematic thread throughout the signage and streetscape elements in the town that will reinforce the town's brand and identity, it would be valuable to harness the 'artist in residence' initiatives already in place to focus on public art projects.

Sculpture walk trails and drive trails (Hotham Way) that link historic places and tell community stories would be a good way to bring unique interest to the town and surrounds. This will require a partnership with building owners, artists and historians to draw out the optimum potential. Research into how this has been done elsewhere would be important. This project has potential to highlight



the way Boddington developed in the past, from socio-economic perspectives, and link this evolution to the future economic and social development of Boddington as a SuperTown.

#### Sense of Place

- Attractive to tourists to stay or linger;
- Functional for a growing town community;
- Retain the relaxed, safe and welcoming country town character;
- Build on the history and heritage of the town and improve the relationship of the town to the Hotham River; and
- Build on the Gold Mine experience.

The activation of Main Street/town centre project should rely on principles of Place-Making including the "transformation of public spaces into vibrant, welcoming places which are able to support sustain and inspire present and future communities of residents, workers and visitors" (Place Making for People Case Studies in delivering community expectations published by Place Leaders Association Limited 2010).

#### Built character

- Guidelines for building character:
  - Endorse Boddington Town Centre Design Guidelines and review as required;
  - Good climate response e.g. eaves, awnings and verandas, high ceilings and cross ventilation; and
  - Simple building forms.
- Guidelines for fences and facades on Bannister Road:
  - Activated shop fronts with awnings and verandas over footpath;
  - Ideally, no fences or limit impact of fencing - low open fences, such as galvanised pipe/cyclone mesh or rock/brick walling; and
  - Standard palette of materials (e.g. low gabion and rock walling for seating and vehicle barriers, brick paving).

#### Landscape character

A focus on natural landscape was evident along with the autumn gold theme that will distinguish the town due to its setting. This theme, with its subtle reference to both the bauxite and gold mining can successfully be taken beyond vegetation/leaf colour through to streetscape elements.

Deciduous trees will need to be selected for their drought tolerance and suitability to the area. The use of endemic species (e.g. Wandoo, Melaleuca and flowering gums) should be predominant with feature trees carefully located to create vistas and avenues. Roses could continue as a feature plant. Perhaps a new Boddington rose variety could be introduced (hybrid by breeder) with a strong yellow or autumnal colour.

Adaptive re-use of mine components (or farm machinery) as large planters or similar would be appropriate (rusted steel finish or coloured to suit theme). Lighting poles could be powder coated a russet red to reflect autumn gold colour theme.

Footpath paving could be Urban stone or similar of one or two complementary colours. There is often a need for wider and safer pathways. Additionally, there is no need for complex paving patterns and a simple stretcher bond in one colour and size would be practical. The streetscape should retain the country town relaxed feel and not be over detailed.



Development along the river should be 'eco sensitive' and promote the natural environment including the fragility of the river and natural water system.

Water Sensitive Urban Design (WSUD) principles should be adopted throughout the town and clearly expressed in the foreshore precinct and any landscape connection from Bannister Road. This includes permeable surfaces, landscape for infiltration of stormwater run-off and waterwise plantings. Education and interpretation elements should be included to explain water quality and water saving issues.

In summary the landscape is a very important part of sense of place in Boddington - "river, trees and sky" and the following points are key to achieving the desired changes:

- Improve landscape character of town and riverfront, including connections to Ranford along the Hotham River;
- Provide view corridors and legible paths between river and town centre and enhance areas of attractive mature trees between view lines;
- Link paths and trails throughout town to create interesting walks including a footbridge across Hotham River and a link to a hilltop lookout;
- Underground power and increased footpath widths to enable large shade trees to be planted on Bannister Road;
- Hard landscape palette – red brick or urban stone, local rock, plant species exotic and native;
- Soft landscape palette – predominantly endemic species with feature deciduous trees for autumn colour; and
- WSUD principles to be used in streetscape and landscape.

#### Entry Statements

The Bannister Road Upgrade Study proposed enhancement of the town entry as follows:

##### Northern Entry

- Contrasting foliage and seasonal colour for understorey planting.
- The use of grass trees to punctuate and draw the eye along the main street.
- High contrast painted bands to poles in colours which reference the natural environment.
- The accentuation of depth of field using contrast in form, texture, colour and spacing.
- Under pruning and up-lighting of existing key tree specimens.
- Subtle mounding to accentuate planting and capture storm water runoff.
- Feature paving treatments in materials which reference the river environment.
- High contrast paving bands to medians.
- Infill planting to foreground to match existing vegetation.
- Planting to draw attention to existing site features.
- Subtle mounding to accentuate planting and capture storm water runoff.

##### Southern Entry

- Contrasting foliage and seasonal colour for understorey planting.
- The use of grass trees to punctuate and draw the eye along the main street.



- High contrast painted bands to poles in colours which reference the flood plain and woodland environment.
- The accentuation of depth of field using contrast in form, texture, colour and spacing.
- Under pruning and up-lighting of existing key tree specimens.
- Subtle mounding to accentuate planting and capture storm water runoff.
- Feature paving treatments.

The outcomes of the community workshops indicate that public artworks such as large scale illuminated sculpture should be added to these entry points to the town.

Figure 85 - 88 suggest possible themes that can enhance the main street character.

Figure 85. Native avenue trees



Figure 86. Defining the Town centre



Figure 87. Formal Avenues





## Brand and identity

Create a unique brand and identity for the town with:

- Clear and consistent references to sense of place themes;
- Community (including school and business) involvement;
- Public art e.g. seating with community artwork (led by artist);
- Signage including district directional signage to highlight town attractions;
- Landmark element near river bridge; and
- Landmark element to south end of town terminating Bannister Road.

## Activity

It was generally agreed that the town did not offer much activity especially for visitors on the weekend. Businesses closed on Saturday afternoon and there were generally limited reasons to stop in the town. Boddington does have three events during the year: the Rodeo, the Field of Quilts and the Music Festival which all attract a good number of visitors. However, a more coordinated approach between the Shire, the community and business is needed to extend the interest throughout the year which could attract improved, more frequent custom for town business.

The community wishes to see more family friendly activity in the town including a place to eat and have coffee as well as an adventure playground or maze for children.

Better access and connection to the Hotham River including opening up and improving the caravan park area for public and short stay use is seen as important. Chalets and a restaurant in this precinct would be supported which could see the caravan park relocated. Promoting Boddington as part of the Hotham Way is also seen as important to stimulating activity.

A town centre that is active and busy, with a mix of activities for all users including youth, will be more interesting for visitors and provide an improved focus for the local community. Housing located in the town centre will increase activity and safety during the evening.

## Visitor centre

Locate a highly visible visitor centre centrally in the town that includes:

- Interpretive story of the town;
- Public amenities;
- Mine tour booking;
- Accommodation booking; and
- Information for walkers and cyclists (Bibbulmun Track and other trails and walks).

Options for the visitor centre that should be explored include:

- Commercial operation combined with new accommodation or café;
- Location in Boddington Hall along with perhaps a museum (much of which may be outdoors as farm machinery) or a cafe;
- Use of St Johns Ambulance building (when they relocate) which is in a prime location for visitors and can form part of the link between the town centre and the river attractions; and
- Included into the redeveloped Shire offices as part of Ken Austic Square.



#### Overnight accommodation

- Boddington's closeness to Perth, while disadvantaging the town as a fully functioning retail/commercial centre, does offer excellent opportunities for day trips and overnight adventures for city people.
- Accommodation options (hostel, chalets, cabins, bed and breakfast) that offer more of an experience of nature such as an outlook of the river should be explored to keep tourists in the town a few days longer.
- Cabins/chalets along the river are required to be located outside the flood way. It may be more appropriate to locate cabins within the existing caravan park boundary by shifting permanent sites to the western end.

#### Short stay accommodation

- Both for tourists, key workers and business visitors;
- Encourage short stay accommodation in the town centre;
- Encourage Bed and Breakfast in homes in the district that offer attractive surroundings and visitor amenity. Provide internet booking facility and at visitor centre; and
- Locate a tent camping ground along the river with facilities to encourage walkers and cyclists.

#### Family Friendly Activity

A strong message came through in the workshops about family friendly activity opportunities in the town. A bistro/restaurant that offered family friendly meals and atmosphere would be welcomed. It could be located in the foreshore land currently leased by the Community Resource Centre with an aspect overlooking the river. This should be explored as a short term priority and focal point for the river precinct. An adventure or water playground or garden could be located close by to allow children to explore while parents relax.

The bistro/restaurant could offer hospitality training to local people. The potential for a 'small bar' or restaurant license could be investigated so that local wines or boutique style beer could also be served.

Canoe and bike hire at the river should also be explored as a short-term priority to improve activity opportunities at the Hotham River. This could start with a trailer located on the foreshore at the weekend.

Combined promotion and branding of these foreshore activities including iconic signage at the Albany Highway and other places would be important.

#### Ken Austic Square

Create a revitalised town square:

- As forecourt to refurbished Shire offices;
- Connected to Central Park; and
- With more shade, seats and options for activity.

Slow traffic on Bannister Road through streetscape improvements:

- Underground power to enable large trees;
- Wider footpaths;
- Embayed parking (allowing for larger vehicles);



- Consolidate and combine parking areas accessed from Peppercorn Lane; and
- Provide clearly visible combined parking areas accessed via existing laneways. These parking areas should be landscaped with trees and well lit.

#### **Boddington Shire Offices**

- Redevelop and retain in town centre in medium term to anchor development of the main street, noting that it would result in that prime land not being available for retail and commercial usage. However, a two-storey building would achieve both objectives;
- Flexible space for business/retail incubator space on Bannister Road and expansion of administration; and
- Veranda and function space opening on to revitalised Ken Austic Square.

#### **Boddington Hall**

Once the indoor leisure and recreation centre is constructed, it will be important to ensure there are on-going uses for the hall and to fund refurbishments.

Some further ideas for Boddington Hall include:

- Using it as a picture theatre showing old black and white movies combined with a Pizza night (mobile Pizza Oven);
- Using it as a café with outdoor seating on terrace; or
- Using the car park as a bocce court or basketball court (youth involvement).

#### **Retail and Commercial redevelopment**

- Redevelop supermarket and associated small shops:
  - Address corner Pollard Street and Bannister Road;
  - With shop fronts and veranda detailing to Bannister Road frontage; and
  - Loading and service to Pollard Street/Peppercorn Lane.
- Encourage start up incubator businesses and serviced offices along Bannister Road by providing small shop front tenancies and leasable spaces.

#### **Connecting the Boddington town centre to the Hotham River**

- Create a connection from the town centre to the Hotham River, via the Town Hall;
- Relocate fire services from adjacent to Town Hall to existing Shire Depot site – this area could be used for community activities e.g. outdoor cinema and landscaped to become a combined space with the area in front of the Arts and Craft Centre and adjacent to the Community Resource Centre;
- Relocate Shire Depot to industrial area and upgrade Farmers Reserve to improve entry to town and connection through to recreation area; and
- Relocate St John's Ambulance from Bannister Road to Shire Depot site. Consider short and long term uses of site as visitor centre (existing building short term) and to enable pedestrian link between town centre and river.
- Redevelop the caravan park with either alternative uses or an updated facility.

Figure 88 indicates one scenario for improvements to the town centre.



Attachment 1 contains A3 versions of Figure 9, Figure 16, Figure 19, Figure 32, Figure 34 and Figure 88 for ease of readability.

Figure 88. Boddington Town Improvement Plan

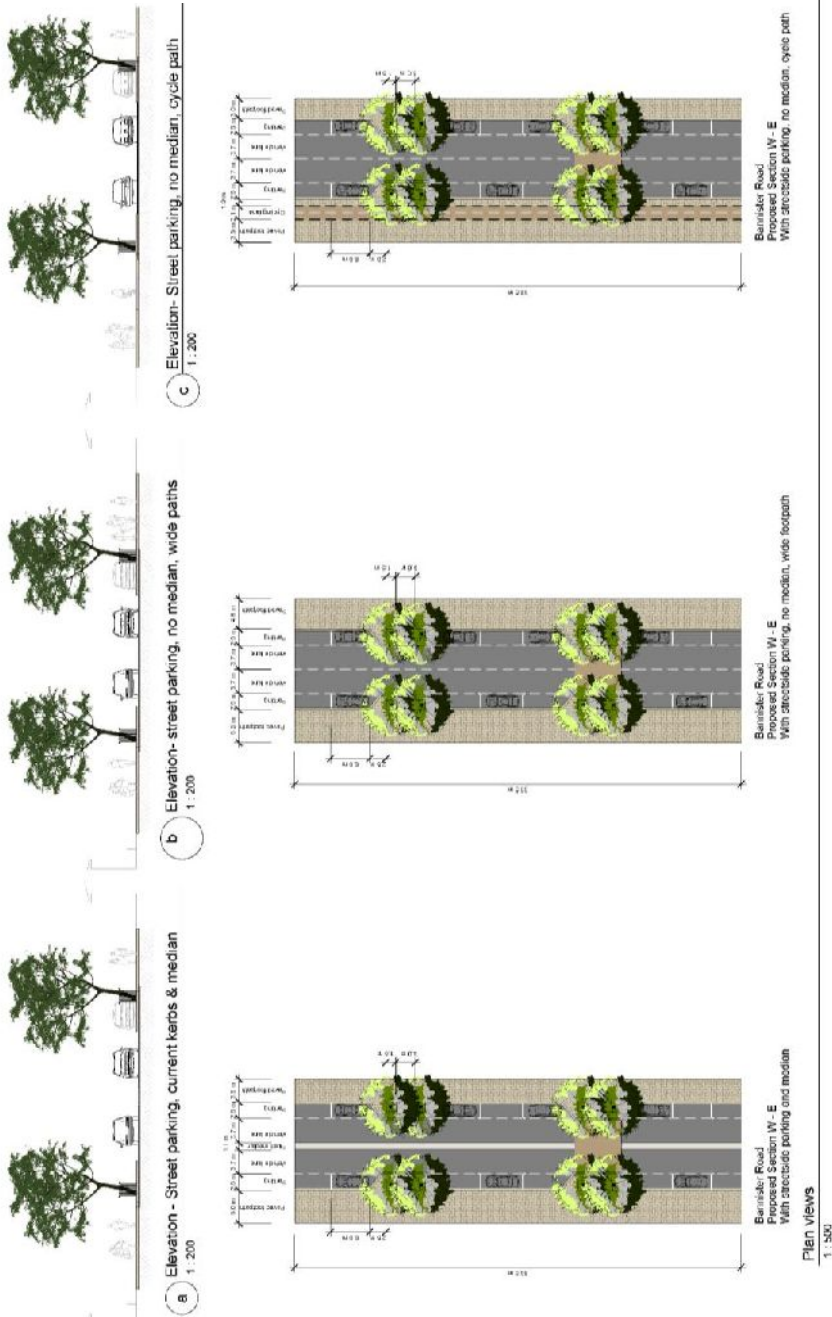


Figure 90 indicates preliminary streetscape enhancement options for Bannister Road. This includes embayed parking, retention of wide vehicle lanes to cater for trucks, widened brick paved footpaths and additional street tree planting that would be possible with undergrounding of power lines. While there will be a reduction of on-street parking bays, improvements to common parking areas accessed via laneways to the west of Bannister Road will provide ample parking close to businesses. A cycle lane along Bannister Road should be considered for improving the safety and amenity of community and tourist cyclists.

It is noted that not all of these initiatives could be implemented, due to the lack of space. They would be explored as part of the development of a Town Centre Master Plan.



Figure 89. Streetscape Enhancement Options for Bannister Road





## Movement

Safer paths were considered important for community members that enabled prams and gophers to move around more easily and to link the town centre to the river, health and retirement precinct and school and recreation precinct. Walk trails for recreation especially along the river and across the river and creating walk loops were seen as valuable for both the community and to attract people to visit the town.

### Regional Walk and Cycle Network

Establishment of a regional walking and cycling network that connects Boddington (with a loop) to the Bibbulmun Track, and connects to Quindanning, Williams and Wandering would have the potential to become a focus for eco-tourism centred on Boddington. An upgraded link between the Boddington town centre to the NBG mine camp is important. In addition, walks closer to the town such as up Billygoat Hill and around the Hotham River could be created.

The walking network should include easy, day long walks of up to 20 to 25 km, shorter walks (say 5 to 8 km) for less able people and younger children, good drop off parking areas, amenities and loop options for walker provisioning and day trips.

The walking and cycling network then becomes an excellent framework to build and link other attractions such as food outlets, bed and breakfast accommodation and sculpture trails. The network could be endorsed by the Heart Foundation as encouraging active lifestyles and funding sought at a state level.

### Accommodation in town and along trails

Improvements to the caravan park (possibly in an alternative site) to provide for overnight stays as well as other camp sites and chalets, cabins, huts along the river and elsewhere along the walk trail in strategic locations would complement the walking and cycling network.

## Partnerships

Partnerships are critical to successful quick wins and next steps. Opportunities will evolve by piecing together and coordinating ideas and initiatives from both the community and business operators with Council support through approvals and facilitation.

There appears to be unique opportunities to create a sculpture park or similar trail around the town. This could perhaps also involve leading a community group to construct unique signage or streetscape elements.

Citizen's legacies can develop into significant elements of townscape. Seeding lawn on the vacant sites on Bannister Road would also be useful/more attractive.

### Ken Austic Square and Boddington Shire Offices

The community showed a strong preference for retaining the Shire offices in the current location on the main street.

There are some reservations in Council as to the availability of land in the town centre for commercial activity and this, along with an opportunity to realise the value of this freehold site, has given rise to relocation concepts. Currently, however, the long term vacant sites and lack of commercial activity surrounding the Shire site indicate there may not be a strong market value for the site.

It may be more appropriate to lead the main street revitalisation by example through extending the existing building for Shire purposes in a layout that can be adapted for other uses in the future,



should the need arise. The design could showcase the style and character of development the community expects in the town centre and will significantly enhance the appearance of the street and adjoining square.

The extension could include more floorspace than currently required for Shire needs to allow a business incubator centre (and /or visitor centre) to be incorporated into the building. The building should be “future-proofed” with the structure enabling the potential for a second storey and a layout that enables leasing options for parts of the building. This building, on a freehold site will then become a valuable asset for the Shire and the community long term. Once the town is ‘on its feet’, there may be an option to sell it and relocate to a new building on reserve landholdings.

The redevelopment should include extension and enhancement of Ken Austic Square with improved landscape, seating and character elements setting an example of how the whole street can be treated in the longer term.

Figure 90- indicates a sketch proposal for expanded Boddington Shire offices.

Figure 90. Sketch Proposal for Boddington Shire Offices

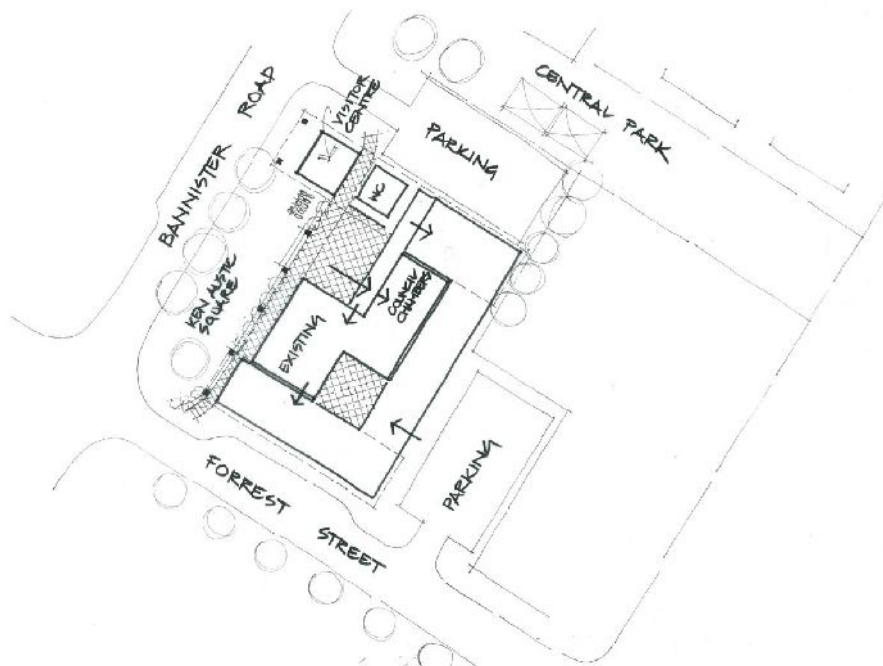
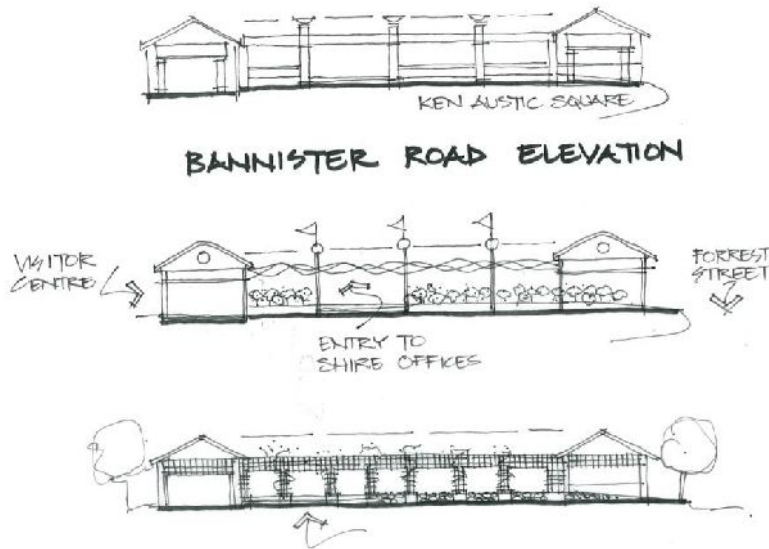




Figure 91. Section/ Elevation Proposal for Boddington Shire Offices



#### Architectural Character

While there is a desire for the heritage of the town to be expressed into the future and for a more cohesive appearance for the town, there does not seem to be a desire to build 'return style' buildings and the community is more focused on activity than rigid character control.

It is considered that it would be appropriate to expect buildings that were a modern interpretation of the historic buildings, climate responsive, with simple forms, predominantly pitched roof with gable ends and verandas to the street. These gable ends can be used to provide a unique character with interesting signage, colour and details. It may be prudent to review the current design guidelines to ensure that there is flexibility to encourage development that will bring activity to the street while not being detrimental to the overall sense of place of the town.

## 7 HARD & SOFT INFRASTRUCTURE REQUIREMENTS

Hard and soft infrastructure requirements have been assessed through consultation with relevant agencies and authorities, though input from the community visioning workshops and engineering consultants have also provided input. It is highlighted that in order to achieve Growth Plan objectives, there is a need to address issues of market failure and creating more effective public-private partnerships to share risks. The upgrading and extension of infrastructure is a critical element to achieve affordable land and housing and associated population growth.

The Water Corporation has identified key trigger points to enable upgrade of total capacity requirements for Boddington in terms of water supply and waste water treatment. Accordingly, from a total capacity aspect, Boddington is well catered for. However the key infrastructure issues that need to be addressed relate to connections to that supply and in particular the reticulation of water to Ranford and servicing Lot 8016. These two projects are included in the priority projects for the Growth Plan.

In relation to sewer, the Water Corporation has provided planning information for a system capable of supporting up to 9500 people in their Boddington Sewer District long term scheme which is commensurate with potential SuperTown growth. It details additional pump stations and advice that the Waste Water Treatment Plant (WWTP) will need to be expanded (it currently supports 2500 people).

Power supply currently provided to Boddington is adequate to accommodate growth; however any increase in industrial, commercial or urban development will result in a requirement to increase capacity. A new feeder line at a cost of approximately \$3 million may be required as early as 2015. In addition there is the potential of a new transformer and substation by 2025 at a cost of \$10 million depended on load growth.

Road infrastructure is meeting current capacity and roads will be developed to meet new urban and light industrial developments. Consideration is being given to the potential of a truck bypass route that will reduce the heavy vehicle traffic through Boddington. However this will require the construction of an additional bridge and is seen as a longer term project.

In terms of soft infrastructure, there will be benefits for the community associated with the economic and tourism developments that will help support the attraction and retention of residents.

The Southern Inland Health Initiative is focused on new programs in the delivery of health services to the area. At this stage the view is that the Boddington Hospital has the capacity to cater for the planned growth.

The Western Australian Police Service is planning an expansion of the existing facility that will result in an increase of 4-8 personnel in Boddington by approximately 2016.

Education was a significant issue raised in the community workshops and to support the retention of residents and also attract new residents. The Shire will be working with the Department of Education to ensure the standard of education facilities and services provided are assisting in the achievement of the Growth Plan objectives.

Whilst there is already a strong sense of community in Boddington and it is generally well serviced by sporting clubs and community groups, a key gap in recreational facilities that will assist in the attraction of residents and mine workers is an indoor recreation centre. This has been identified as a priority project in the Growth Plan.



## 7.1 HARD INFRASTRUCTURE

Assessment of existing infrastructure is included in section 2.11 with plans showing existing and required infrastructure networks.

### Water and Wastewater

#### Boddington Water Supply and Waste Water Treatment

The bulk potable water supply from Harris Dam is solid for the future (that is, as solid as any surface water capture facility can be). The key issue is infrastructure upgrades and the funding of the upgrades (storage tanks and pipelines). Boddington and Wandering are serviced off the same infrastructure and Williams has its own infrastructure. The Newmont Boddington Gold mine has its own potable water supply – it runs a small desalination plant.

Waste water treatment facilities are acceptable in Boddington for the future. The town has its own facility and the Newmont mine has its own facility (therefore dates for any upgrades are yet to be determined).

Water Corporation will do an initial assessment of water and waste water treatment future requirements, based on interim growth figures for Boddington and Wandering of - current (2,000), 2020 (2,600), 2030 (3,500), 2040 (4,800) and 2051 (6,300). These numbers are a combination of a 3% per annum growth rate in resident population off the current base, plus a shift in mine workers from the camp into the Boddington/Wandering district.

Strategy: Water Corporation to regularly review infrastructure requirement for Boddington the District to ensure subdivision/development in endorsed Local Planning Strategies can occur in a timely manner.

Recent upgrades to potable water supply (storage and mains distribution) in Boddington townsite are sufficient for approximately 145 new residential lots. The key trigger points are based on the Growth Plan implementation for upgrading of infrastructure to allow for more subdivisions. An additional \$9 million expansion has been planned which could accommodate a further 200 residential lots.

The Water Corporation would like to explore the potential of transferring ownership of the old dam and associated catchment land, to the Shire. The dam requires expenditure of \$1.8 million on the dam wall. Water Corporation would consider putting in \$800,000 and transferring the land as part of the deal. The dam area could become the possible new golf course site – with the current golf course being released for future urban development as and when required.

With regard to water, Boddington (and in turn Wandering) is supplied by the DB stemming off the Great Southern Towns Water Supply main trunk. This water main from Harris Dam has sufficient supply to the Boddington townsite. The take-off is at the corner of Houghtons Road and Williams/Collie, the link from there to Lavenders Road was upgraded in early 2010. The main run into Boddington from the tanks to the south was also completed in 2010.



Figure 92. Boddington - Proposed Water Corporation Works

Item	Risk	Proposed WCWA Works (Time) under Capital Program
Source	None at this time	N/A
Treatment	None at this time	N/A
Storage	None at this time	N/A
Conveyance	Demand increasing too quickly	Rest of DB (~10 years), DB1 (~5 years)
Distribution	None at this time (in Boddington)	Upgrade Pumps (near Albany Highway to Wandering (~15 years)

No major issues have been identified by the Water Corporation for Boddington given recent upgrades have increased system capacity and improved performance. With regard to Waste Water, Boddington waste water treatment plant (WWTP) was upgraded in 2010 to cater for 2,500 people. The Water Corporation expects this capacity to service Boddington's SuperTown growth projections to 2035. Further investigations will be required to determine any requirements for pump stations, upgrades, timing and costs involved.

In addition the Water Corporation advised that the existing Wuraming Avenue Waste Water Pumping Station will not require upgrading and that their Capital Investment Program (CIP) looks at incremental upgrades that will be sufficient for 20 plus years.

#### Future Expansion of the Boddington Townsite

Lot 8016 has water supply pressure issues above a particular height (requiring additional raised storage and pumping). The Water Corporation would be reluctant to take on this type of infrastructure in Boddington. Therefore it is preferable keep urban development below that specific height level or consider Rural Residential development which could be developed with on-site supplies.

#### Ranford Water Supply

In contrast to Boddington, Ranford townsite has no secure potable water supplies to allow for subdivision. A \$1.25 million (+GST) pipeline from Farmers Avenue Boddington to Ranford would enable a significant number of residential and lifestyle lots to be developed in the Ranford locality and assist in securing upgraded water supply to Wandering into the future. This could become a key SuperTown's project, and the Water Corporation may repay the costs of the pipeline to the Shire under an agreed formula over a period of time.



Figure 93. Water supply between Boddington and Ranford



In order to supply water to enable development of Ranford, the sections of main listed below would be classed as Headworks and as such would be capable of prefunding by the developer. The terms of the agreement would be that full recoup of the agreed costs plus escalation based on the Corporations Capital Cost Index (CCI) would be made 12 months after the formal takeover of the works by the Water Corporation. The costs include the actual physical construction of the works along with the design and supervision, survey and any environmental or geotechnical reports that may be required.

- 300 mm diameter (dia) main along Hotham Avenue between Farmers Avenue and Forrest Street.
- 250 mm dia. main along Bannister Road between Forrest Street and Crossman Road.
- 200 mm dia. main along Crossman Road between Bannister Road and River Road.

The remaining works would be classed as reticulation and these would need to be provided by the developer at their cost. Depending on the location of the subdivision, it may require a:

- 150 mm dia. main between River Road and the site.
- 100 mm dia. reticulation mains within the subdivision to service each new lot.

Headworks contributions for each lot will be required at the time of application for clearance of the subdivision or at each stage if staging is to be considered.

For lots under 1 ha the contribution will be based on the Standard Headworks Contribution (SHC) costed at \$3,703 as at March 2010.

For lots 1 ha or greater they are not able to be subsidised by way of a Government Community Services Obligation (CSO) and as such would attract the full commercial headworks contribution for the scheme costed at \$14,253 as at March 2010.



## Ranford

Figure 94. Ranford - Proposed Water Corporation Works

Item	Risk	Proposed WCWA Works (Time) under Capital Program
Source	None at this time	N/A
Treatment	None at this time	N/A
Storage	None at this time	N/A
Conveyance	Demand increasing too quickly	DB1 (~5 years)
Distribution	None at this time (in Boddington)	N/A

Based on SuperTown funding, a Customer Contracted Works Agreement (CCWA) will be finalised where the Shire could build this main to River Road and the Water Corporation will ultimately take over ownership and control of the main. In addition, as part of the agreement the Water Corporation will pay the agreed costs back to the Shire including escalation using their CIP. The agreed value also includes the professional fees (civil, survey, geotechnical, environmental) and contract items such as traffic management – that is, all reasonable costs to works. This money on return will be reused for the next Boddington SuperTown project.

It is suggested that the financial terms coincide with the handover terms – namely this would be done at 12 months post completion.

With regard to waste water, Ranford has no plans for mains sewer. R5 zoning (absolute minimum lot size of 2000 m<sup>2</sup>) is the densest zoning without sewer. It would be reasonably simple to provide a sewer catchment to the town should they desire it, or any increase beyond R5 is necessary.

### Stormwater

Porters Consulting Engineers are completing study on drainage upgrade. It has been estimated by Porter Consulting Engineers that there are \$500,000 worth of upgrades, mostly through town.

## Power

The Boddington area is currently 'code green' indicating spare capacity.

However, Wandering and Williams are fed from Narrogin, and this supply area is currently 'code red' which indicates capacity issues.

If there is a significant increase in industrial, commercial or urban development in the short term, then it is likely that the first upgrade would need to be a second feeder line from the sub-station into Boddington. Potentially this might need to happen in 2015. If this growth is sustained, then it will be necessary to look at establishing a new transformer at the sub-station – somewhere around 2025.

If the need to upgrade is "triggered" by "underlying growth" (population growth and urban development), then the costs of upgrading will be the responsibility of Western Power. However, if the trigger is specifically an industrial or commercial activity, then that activity would bear responsibility for the cost of the upgrade.

[Strategy: Western Power to regularly review power requirement for Boddington the District to ensure subdivision/development in endorsed Local Planning Strategies can occur in a timely manner.](#)

## Roads

Boddington is well serviced by the road network.

Bannister Road has generally been resealed and drained. Some brick paved footpaths are in need of an upgrade. Currently roads are only kerbed for a small section near River Road.

Consideration is to be given to the potential provision of a truck bypass road that will eliminate the amount of traffic through the main street. This will however require a new bridge to be built and is a long term project.

MRWA have identified a requirement for the upgrade to the intersections of Albany Highway/Crossman Road and Albany Highway/Crossman-Dwarda Road. No time frames have been set for these upgrades and are dependent on the Shires submitting the relevant supporting recommendations to MRWA.

[Strategy: Pinjarra-Williams Road to be upgraded through the provision of additional passing lanes between Marradong and Dwellingup and widening between Marradong and Quindanning.](#)

[Strategy: Main Roads Western Australia to upgrade the Albany Highway/Crossman Road and Albany Highway/Crossman-Dwarda Road intersections to address safety and traffic volumes/type requirements.](#)

## High Speed Broadband

Boddington's current access to high speed broadband is limited and constrains the growth of businesses and the community that rely on it.

To assist with effective economic development, the opportunities to be derived from technology and application to education, training, services and business are significant. The Boddington District has a significant opportunity to be an 'early adopter' of the fibre optic infrastructure roll out and should put strategies in place as a priority investment ranking as part of the economic development strategy to fast track connection to the NBN.

Strategy: Boddington and the District to be NBN-ready and seek early introduction of the NBN into the District and on a fibre to the node basis.

## 7.2 SOFT INFRASTRUCTURE

### Health

Boddington, Wandering and Williams are part of the Department's Southern Wheatbelt Health District. The referral hierarchy is currently Boddington Hospital to Narrogin Hospital to Armadale Hospital and then to Royal Perth Hospital.

The Department is currently engaged in the Southern Inland Health Initiative which is a program to reform and improve the access to health care for the southern inland area. The Southern Inland Health Initiative is focused on pioneering new and innovative ways of delivering health services, including the introduction of tele-health services which will link smaller health centres higher order centres and specialised services via video technology.

The Department of Health considers that the Boddington Hospital has sufficient beds for a considerable period of time to come (potentially to 2040), and that the focus for Boddington is



therefore likely to be on the issue of services required and the necessary workforce to accompany these services.

**Strategy:** The Department of Health to monitor the provision of health services and seek to progressively improve allied health services in Boddington.

## Education

As outlined in section 2.10 and 7 one of the strong outcomes of the Community Visioning process was in regard to education at Boddington District High School. Critically, there is a view that there is a need for an academic stream for years 11 and 12. The lack of a Senior High School is resulting in children being taken out of Boddington School to attend school elsewhere and, in many cases; the whole family leaves the district. To fulfil its potential as a SuperTown, the Council and the community consider this a key matter to address.

There is support for the establishment of a private school if appropriately located and designed.

**Strategy:** The Department of Education to review the provision of education services and plan to the provision and delivery of a secondary high school in Boddington.

**Strategy:** To develop and implement an Education, Training and Personal Development Strategy.

## Police

The Police are looking to add facilities at Boddington Police station, including housing facilities for additional staff to meet the need created by the growth in the town and District. A business case for this project has already been prepared.

The proposal will require an \$8 million investment in a new building on current site, with the existing building to be demolished. The proposal is to submit a Royalties for Regions application for \$6 million, with \$2 million from government in 2015/16. The police propose to increase staff from 4 to 8 people by 2016 (even without SuperTowns). Associated with this, the police will need 4 more Government regional officers housing dwellings (competitive with all agencies).

Further infrastructure planning includes a 'type 2' court.

**Strategy:** Support the upgrading the Boddington police station/complex.

## Community

Generally Boddington is well serviced by sporting clubs and general community facilities. As set out in section 2.15, [Aa](#) key gap in relation to sport and community buildings is an indoor Leisure and Recreation Centre. Establishment of an indoor recreation facility will not only promote and enhance the overall well-being of the community but also add to the lifestyle and recreational options to retain existing and attract potential residents.



As the population ages, families are leaving Boddington due to a lack of suitable affordable retirement and residential aged care accommodation. There is an identified requirement to develop a strategy and action plan to ensure that these facilities are provided in Boddington. The opportunity exists to work with a service provider in the provision and operation of the facilities.

The lack of affordable rental accommodation has also been identified as a constraint to attracting key community and service industry workers to Boddington. The provision of this housing can be linked to the infrastructure requirements in the development of Lot 8016.

The existing Youth Centre is not meeting service delivery outcomes and a new Youth Centre is required to facilitate community activities for youth and provide an attractor for potential residents with families.

Community developments will take into account Department of Health scoping requirements for residential developments and community facilities.

Strategy: To fund, construct and manage an upgraded Boddington Youth Centre.

Strategy: To develop and implement a Children and Youth Leadership and Development Strategy

### Aged Care/Retirement Accommodation

The population in Boddington is changing and is expected to change with a higher number of older people in the coming years.

National projections indicate that the annual growth rate in the 65-84 age group will reach 3.5% per annum rather than the current 2.7%. Boddington currently has a higher than average proportion of the population between the ages of 65-74 years (8.5% of the Boddington population compared to a state average of 6.5%) but lower than average between 75-84 years (3% of the Boddington population compared to a state average of 4%). The data confirms the findings by the Shire that many older people are reluctant to leave Boddington but are forced to due to lack of suitable small dwellings close to essential services.

The Aged Care Plan 2012 prepared by Verso Consulting Pty Ltd (March 2012) identified a lack of suitable accommodation for persons seeking retirement accommodation and aged care facilities both from a residential and community services aspect.

The Growth Plan and the Economic Development Strategy support the retaining and attraction of population and supporting a strong proportional representation of senior people in Boddington District. Without developments such as a Retirement Village, Boddington will fall further behind the national and state averages in being able to address the needs of its ageing population.

Strategy: Facilitate the provision of aged housing (independent living units) and residential aged care accommodation

### Demand for Retirement Accommodation

Boddington has the comparative disadvantage to other options in that there are higher rents and limited choice to attract and retain older residents.

Despite this Boddington does however have much to attract older residents. It is attractively situated on the Hotham River and other environmental assets, yet is only 1.5 hours from the metropolitan area and 1 hour from Mandurah.

This means that older people can enjoy a quiet lifestyle yet still be



close to services and facilities. Most older people in Boddington are active and remain in their own homes. There are a wide range of activities for older people to become involved in and the high level of volunteers reflects the high participation level of older people in community life. There is consistent interest and strong demand of the older population in aged care/retirement accommodation is evidenced by the continuing expressions of interest confirming that the demand is strong.

This application proposes constructing a total of 11 homes over the period 2012-2014. The current number of signed EOIs received has already reached 15. For this reason, initially demand is likely to outstrip supply.

Strategy: To fund, construct and manage the Boddington Retirement Village.

### Leisure and Recreation Centre

Community needs analysis, surveys, and other consultation has revealed the need and significant support for new indoor Leisure and Recreation facilities. It is acknowledged the gap in recreation provision that the absence of a centre presents is a negative for current residents and is a threat to attracting people in the future. The climatic variations in Boddington of hot summers and cold winter nights create a strong need for an indoor facility.

Subject to securing funding, the Boddington Recreation & Leisure Centre Project provides an outstanding opportunity to provide a key facility that will support service delivery outcomes for the community of Boddington and District. In particular, it will provide lifestyle options, promote a healthy community, facilitate community engagement and assist in retaining and attracting residents. The project is ready to be implemented and has followed an extensive process of needs assessment, options analysis and testing, concept planning, community consultation and final plan development and approval by the Shire.

The project aligns with the vision, strategic objectives and key focus areas of the SuperTowns program and has a strong alignment with the policy objectives, key focus areas, project evaluation criteria and the Regional Centres Development Plan (SuperTowns) Framework 2011-2012.

Strategy: To fund, construct and manage the Boddington Leisure and Recreation Centre.

## 7.3 SUMMARY OF INFRASTRUCTURE NEEDS

The following table provides a summary of hard and soft infrastructure needs identified through the Growth Plan process. The Growth Plan outlines a number of further investigations that need to be undertaken with Government Agencies and other stakeholders to ensure that the Growth Plan outcomes are achieved and relevant infrastructure is in place on a timely basis to support the overall Growth Plan initiative.



**Figure 95. Summary of Infrastructure Needs**

Infrastructure Requirement Description	Indicative Timing	Cost (\$M)	Responsibility	Comment
Boddington Water Supply - Ranford	2012	\$1.7	Water Corporation & private sector	Growth Plan priority project # 1
Boddington Water and Sewerage Supply – Lot 8016	202	\$5.5	Water Corporation & private sector	Growth Plan priority project #4
Overall water capacity	TBA	TBA	Water Corporation	Water Corporation monitoring demand
Sewer	TBA	TBA	Water Corporation	Water Corporation monitoring demand
Power - new feeder line	2015	\$3.0	Western Power	Western Power monitoring demand
Power – Transformer and sub-station	2025	\$10.0	Western Power	Western Power monitoring demand
NBN Introduction	2013	TBA	Shire/NBN	Shire to liaise with NBN Co
Health	TBA	TBA	Health Department	Shire to liaise with Health Department
Police	2016	TBA	WA Police	WA Police have on strategic plan for development
Education – quality and breadth of offering	TBA	TBA	Education Department	Shire to liaise with Education Department
Social/Community – Indoor Leisure and Recreation Centre	2012	\$10.3	Shire	Growth Plan priority project #2
Social/Community – Main Street upgrade	2012/2014	\$3.0	Shire	Growth Plan priority project #7
Social/Community – Development of retail and commercial services	2014	\$2.8	Shire/private sector	Growth Plan priority project #9
Social/Community – Youth Centre	2014	\$0.85	Shire	Growth Plan priority project #8
Social/Community – Retirement Village and Aged Care Facility	2012/2014	\$11.9	Shire/service provider	Growth Plan priority project #5
Social/Community – Key worker housing	2012/2014	\$1.75	Shire/developer/Department of Housing	Growth Plan priority project #6
Telecommunication – Improve mobile phone and radio coverage	TBA	TBA	Service providers	Shire to liaise with service providers
Infrastructure strategy- timely delivery of serviced land for future subdivisions	2013- 2032	\$0.15	Shires, Royalties for Regions	Shires to facilitate
Regional and district road network – roads in good and safe condition suitable for community needs	TBA	TBA	MRWA, Shires	Shires to liaise with MRWA
Infill sewerage – extend infill sewerage to rest of Boddington	2013- 2030	\$1.5	Water Corporation	Shire to liaise with Water Corporation and Royalties for Regions
Hotham River crossing – improve river crossing to facilitate alternative access	2022	\$0.5	Shire, private sector	Shire to liaise with private sector and Royalties for Regions
Boddington heavy haulage bypass – Robins road to take heavy haulage away from town centre	2032	\$20.0	MRWA, Shire	Shire to liaise with MRWA and Royalties for Regions
Interconnect power systems – connect Boddington, Williams and Wandering	TBA	TBA	Western Power	Shire to liaise with Western Power
Green energy – examines feasibly and implement	TBA	TBA	Western Power and other service providers	Shire to liaise with Western Power and other service providers
Waste water – new sewerage pump stations in Boddington	TBA	TBA	Water Corporation	Shire to liaise with Water Corporation



Stormwater – upgrade and extend stormwater infrastructure to achieve more effective environmental outcomes	2013 - 2020	\$1.7	Shire, PHCC, private sector	Shire to liaise with PHCC and private sector
Emergency services – Relocate from Boddington town centre to current Shire depot site to assist with town centre activation	2017	\$1.6	Shire, FESA, St John	Shire to liaise with FESA, St John and Royalties for Regions
Shire depot – new and expanded depot in Boddington	2017	\$0.85	Shire	Shire and Royalties for Regions
Underground power lines	2013- 2025	\$1.1	Western Power, Shire	Shire to liaise with Western Power and Royalties for Regions

**The Economic Development Strategy also sets out a schedule of required infrastructure needs aligned to projected growth and time frames linked to the Growth Plan Strategy.**



## 8 DELIVERY STAGING AND THRESHOLDS

The Growth Plan outlines a number of initiatives and activities that are critical to achieving the aspirational growth.

Key deliverables, indicative timing and population thresholds are included in section 9.2 of the Growth Plan and also detailed in the Economic Development Strategy.



## 9 FEASIBLE IMPLEMENTATION PROGRAM

### 9.1 SUMMARY OF CONTEXT ANALYSIS, VISION AND OBJECTIVES

Implementation of the strategies and initiatives of the Growth Plan will provide the opportunity for Boddington and the adjoining Shires of Wandering and Williams to attract and retain residents, through the development of a diversified economic activity base and provision of an attractive alternative to living in Perth or other regional areas.

The context analysis has included various key issues including:

- Identification and review of the documents that currently influence Boddington's development.
- Identification of current key industries of mining, agriculture and forestry.
- Identification of the underlying existing potential economic growth areas that can be enhanced and encouraged to develop the economic base of activity to attract business and residents to Boddington.
- Identification of future economic activity that can be fostered to develop the economic base of activity to attract business and residents to Boddington.
- Identification of the significance of the mining sector in terms of economic activity, however recognising that there needs to be a broader economic activity base that needs to be developed to enable sustainable population growth.
- Identification of shortcomings in Boddington's social infrastructure that results in existing residents leaving to gain access to schooling, health, recreation and other services.
- Identification of a lack of affordable housing options for potential residents.
- Identification of the flow-on of economic stimulus to the district and in particular to the Shires of Williams and Wandering.

The community consultation has identified the following community vision for Boddington:

*"We belong to a thriving country town where families choose to live in a welcoming and engaged community; we enjoy our enviable environment and are part of the opportunities our vibrant economy provides".*

The consultation and analysis has identified the following economic development vision, principles and objectives:

*"To maintain the quality of life and small town character of the Boddington district, whilst striving to attract more residents to share in these benefits and achieve greater economic self-sufficiency".*

Economic Development Strategy Principles

- A sustainable community;
- Maintain economic growth and broader, targeted spectrum of economic development and social investment in the district;
- A transparent framework within which priority actions can be assessed; and
- Assist in long term planning, management and performance monitoring processes.



#### Economic Development Strategy Objectives

- To articulate a shared public, private, community vision which achieves a triple bottom line outcome;
- To tailor economic development to meet specific needs of Boddington District community;
- To maintain and enhance economic diversity of the district;
- To generate greater opportunity for local jobs, skill matching, community services, entrepreneurial activity, investment and innovation;
- To support opportunities for increased individual and community prosperity;
- To foreshadow emerging economic growth trends and initiatives to support advanced planning and rapid responses to opportunities;
- To interpret infrastructure and development plans to optimise economic benefits to the widest community;
- To open up opportunities to tap into inherent capacity and resources of local residents;
- To support collaborative partnerships, funding applications and development prospectuses; and
- To support the development of marketing, branding and promotion.

There are seven core industrial/business focus areas:

The Growth Plan, in association with the Economic Development Strategy, sets out industry and business growth opportunities which are realistic and diverse. In summary, the seven core economic growth opportunities from an industrial and business focus are:

1. Value adding to mining and resource based industries with potential requirement for light and general industrial service land.
2. Primary agriculture production in livestock and cereals/feedstock, with spin off potential to increase agri-service industries, value added processing and venture into emerging agri/organic-sectors with potential requirement for light and general industrial service land.
3. Gourmet food/fine food products and health and wellbeing products derived from the land, with potential to expand the home based business sector and potential requirement for light industrial land and small main street retail hub.
4. Construction industries, with potential to branch out into green technologies/resource efficient with high potential for affordable rural branding with potential requirement for light and general industrial service land.
5. Tourism, taking advantage of the wealth of natural recreation and adventure resources and local rural, heritage and mining visitor attractions; potential to build upon a 'Hotham' brand, potential to increase motel, inn, short stay accommodation base, add to and supplement the event calendar with performance arts, collectors meets etc., requirement to identify and service a semi-permanent 'ground' for markets, events and gatherings, main street tourist office/interpretation centre and tour staging point. Opportunity to engage wealth of existing voluntary and not-for-profit organisations and build upon local knowledge base.
6. Population and personal services related to health care, aged care, education, safety, wellbeing, technology training and business support with potential for small main street outlets and essential worker housing.



7. Creative industries drawing upon NBN (although all industry sectors above will also benefit from NBN) with potential to expand the home based business sector and combined technology resource centre. Opportunity to engage youth and retiree population.

Services to these industry and business opportunities are essential and the demand for reliable water, sewerage, power and NBN supply exists and will increase with growth. Failure to meet the service needs of emerging industries and businesses will impede growth and economic sustainability; local business growth could be lost to Mandurah, Bunbury and other centres.

Enhancement and engagement of the existing and potential human capital within the district is essential to a sustainable economy and community. Future projects should be developed in an inclusive a manner as possible. The local population is multi-skilled and proud of their settlements. The region is well served with representative groups and networks. The responsibility for the economic and community development of the district can be shared by Local Government through partnerships to generate a broader stewardship and advocacy base

Key community objectives identified are:

- **Public realm and built environment**
  - Provision of an environmentally friendly and efficient infrastructure to support the development of the economic base, choice of housing, lifestyle and recreational activities.
  - Provision of a manageable supply of affordable land for housing that provides choice of lifestyle.
  - Create a town centre which is a destination for visitors and attractive and functional for residents as a place to work, recreate and live.
- **Environment**
  - Protection of the natural environment and enhancement to support population growth and provide opportunities for tourism growth.
- **Community**
  - Build on the existing community elements of being safe and friendly.
  - Provision and maintenance of facilities that provide opportunities for residents to gather, recreate and socialise.
- **Servicing**
  - Provide hard and soft infrastructure which improves the quality of life for residents and assists in attracting and retaining new residents.



## 9.2 PROGRAMME DELIVERABLE AT KEY POPULATION THRESHOLDS

The following key stages and thresholds have been identified for the growth of Boddington and supporting infrastructure. Thresholds based on the aspirational population growth rates.

Figure 96. Delivery Staging and Thresholds

Stage/Deliverable	Approximate Year	Town Population Threshold
Engage resources for economic development and tourism strategy implementation	2012	Existing
Ranford water pipeline from Farmers Avenue Boddington to Ranford	2013	2,200
Key-worker Housing	2013	2,250
Main Street upgrade and activation	2013	2,250
Initial development and release of Lot 8016 lots	2014	2,250
Youth Centre	2014	2,250
Recreation and Leisure Centre	2015	2,300
Retirement Village and Aged Care facility	2012 - 2026	2,300
Further development of Lot 8016 land	Development and release as required	Based on demand

## 9.3 FEASIBLE IMPLEMENTATION PLAN

To enable Boddington to develop as a SuperTown, a number of projects and initiatives are required to be undertaken by the Shire, State Government, private sector, the community and other stakeholders. The Feasible Implementation Plan (FIP), outlined in the following themes, sets out a number of these projects that when implemented will result in transformational change to Boddington and the District.

FIP projects are grouped under the headings of community, built environment/infrastructure, economic development and environment. For each project, there is a summary of recommended actions and activities, key agencies identified, a timeframe for project delivery, estimated costs and expected funding source. It is highlighted that there is considerable interrelationship between these sections. For example, many projects could be located under multiple headings. Various projects have been subject to rigorous cost estimates. For other projects, which require more detailed assessment, a preliminary cost estimate has been made.

Given the Growth Plan is a 'living document', the Feasible Implementation Plan in particular will be subject to regular review.



**Theme1: Community**

Community							
Project Description/ Strategy	Recommended Action/ Activity/ Project	Key Agency / Lead Responsibility	Timeframe for Delivery and Estimated Costs			Total Estimated Cost	Funding Source
			Short 0-5 years	Medium 6-10 years	Long Term 11-20 years		
<b>Leisure &amp; Recreation Centre</b>	Construct Boddington recreation and leisure centre.	Shire	\$10.3M			\$10.3M	Royalties for Regions, DSR, Shire
<b>Youth centre</b>	Construct a larger and better equipped Boddington youth centre.	Shire	\$0.85M			\$0.85M	Shire, LotteryWest
<b>Retirement village and aged care facility</b>	Facilitate the provision of residential aged care and independent retirement accommodation in Boddington.	Shire	\$2M	\$2M	\$7.9M	\$11.9M	Royalties for Regions, Shire
<b>Child care facilities</b>	Enhance childcare facilities in Boddington.	Childcare operators, Shire, NBG	TBA	TBA	TBA	TBA	Childcare operators, Shire, NBG
<b>Facilitate residential choice, independent living and housing affordability</b>	Local Planning Strategy and Local Planning Scheme to facilitate range of housing and encourage affordability. Identify target for key workforce accommodation and ensure perpetual affordability.	Shires, Dept of Planning, Dept of Housing	-	-	-	-	Shires, private sector, Dept of Housing
<b>Provision of affordable housing</b>	Construction and refurbishment of housing.	Private sector, Dept of Housing	TBA	TBA	TBA	TBA	Private sector, DoH, Royalties for Regions
<b>Enhance usage and access to the Hotham River foreshore</b>	Relocate caravan park (particularly long-term residents), for higher/better use of prime asset. Facilitate tourism development, such as café, water-based activities, bike hire and accommodation. Provide an events amphitheatre or stage. Extend/improve walking paths, including across river at road bridge. Establish environmental improvement fund.	Shire	\$750,000 for No. 2. Details of other projects in other sections or TBA.	TBA		\$750,000 +	Shire, Royalties for Regions, private sector
<b>Boddington Old School upgrade</b>	Upgrade old school buildings and facilities.	Shire, CRC		\$5M	\$5M	\$10M	Royalties for Regions, Shire, PDC
<b>Williams recreation</b>	Upgrade recreational facilities.		\$400,000			\$400,000	Shire of Williams, DSR
<b>Boddington recreation</b>	Upgrade and expansion of facilities including second oval and change rooms.	Shire	\$1.1M		\$800,000	\$1.9M	Shire, DSR, Royalties for Regions
<b>Boddington library</b>	Provide a new library in the town centre to enhance life-long learning and assist in	Shire		\$3.1M		\$3.1M	Shire, Royalties for Regions



	town centre activation.						
<b>Walking and cycling improvements</b>	New and/or extended paths, trails and cycle lane provision in and near Boddington including: <ul style="list-style-type: none"> <li>• along Hotham River – further west and east of Boddington;</li> <li>• connection between town centre and NBG mining camp;</li> <li>• pedestrian/cycle crossing at existing Hotham River bridge;</li> <li>• connection between Boddington and BHP Worsley Marradong; and</li> <li>• link between Boddington and Crossman on Crossman Road.</li> </ul>	Shire	\$500,000	\$1M	\$2M	\$3.5M	Shire, Royalties for Regions, DSR
<b>Senior High School</b>	Provision of Boddington Senior High School.	Dept of Education		\$2.7M		\$2.7M	DoE
<b>Boddington TAFE programs</b>	Facilitate additional TAFE programs	Dept of Education, CRC	\$300,000	\$300,000	\$400,000	\$1M	DWFD
<b>Health</b>	Monitor and pre-empt health requirements in the District.	Dept of Health	TBA	TBA	TBA	TBA	DoH
<b>Public open space enhancement</b>	Develop unstructured recreation areas/parks in Boddington including BMX track.	Shire, DSR	\$350,000	\$300,000	\$350,000	\$950,000	Shire, Royalties for Regions, DSR
<b>Enhance Boddington town hall</b>	Upgrade and expand use of town hall e.g. possible cinema or museum and pave area for community uses and car parking.	Shire	\$400,000	\$250,000	\$250,000	\$900,000	Heritage Council of WA, Royalties for Regions, Shire
<b>Police station</b>	Upgraded Boddington police station and court facilities	Police	\$6M			\$6M	Police, Royalties for Regions
<b>Boddington public and community transport</b>	Investigate public and community transport initiatives including bus connections between Boddington – Albany Highway, Boddington – Pinjarra/Mandurah, local community bus and taxi service. Then facilitate improvements to public and community transport.	Shire, Public Transport Authority, PDC	\$60,000 +	TBA	TBA	\$60,000 +	Public Transport Authority, Royalties for Regions, Shire,
<b>Walking and Cycling Strategy</b>	Develop a Boddington Walking and Cycling Strategy, including examining and then implementing links to Bibbulmun Track and Mundi Biddi Track.	Shire, Dept	\$85,000	\$150,000	\$250,000	\$485,000	Shire, PDC, DSR
<b>Education, Training and Personal Development Strategy</b>	Develop strategy for the District	Dept of Education, Shires	\$100,000			\$100,000	DoE, Shires



<b>Children and Youth Leadership and Development Strategy</b>	Develop strategy for the District	Shires	\$70,000			\$70,000	Shires, Royalties for Regions
<b>Public Art Strategy</b>	Develop and implement public art in Boddington, with Boddington known for its iconic and extensive public art including sculptures, murals, street furniture and associated festivals.	Shire	\$1.1M	\$1.4M	\$2.5M	\$5M	Shires, Royalties for Regions, private sector
<b>Interpretive signage</b>	Develop and implement indigenous and non-indigenous signage.	Shire	\$70,000	\$90,000	\$150,000	\$310,000	Shires, Royalties for Regions

**Theme 2: Built Environment / Infrastructure**

Built Environment / Infrastructure							
Project Description/ Strategy	Recommended Action/ Activity/ Project	Key Agency / Lead Responsibility	Timeframe for Delivery and Estimated Costs			Total Estimated Cost	Funding Source
			Short 0-5 years	Medium 6-10 years	Long Term 11-20 years		
Ranford water capacity	Upgrade water capacity by duplication of pipeline from Ranford to Boddington.	Shire, Water Corporation	\$1.6M			\$1.6M	SuperTowns, private sector
Lot 8016 – affordable land supply	Develop Lot 8016 in Boddington to release of more-affordable housing lots to the market, fully serviced and ready for building.	Shire, LandCorp, private sector	\$5.5M	TBA	TBA	\$5.5M +	Royalties for Regions, Shire, LandCorp, private sector
Town Centre Master Plan	<p>Develop and implement a Boddington Town Centre Master Plan, including Hotham River foreshore. The Master Plan to include reviewing design guidelines and preparing parking strategy.</p> <p>Support medium density and mixed use.</p> <p>Identify location and guidelines for retail hub/incubator and develop prospectus.</p> <p>Identify Main Street upgrade initiatives to create meeting places, visitor attraction, orientation and identity.</p> <p>Develop signage and public realm design guide which reflects essential character and identity.</p>	Shire	\$1.8M	\$1.5	\$2M	\$5.3M	Royalties for Regions, Shire, private sector
Underground power lines	Underground power lines in Boddington town centre.	Western Power, Shire	\$400,000	\$300,000	\$400,000	\$1.1M	Western Power, Shire, Royalties for Regions



Boddington townscape enhancement	Improve streetscapes throughout townsite including street tree planting program.	Shire	\$150,000	\$250,000	\$300,000	\$700,000	Shire, Royalties for Regions
Develop retail premises on vacant main street land	Facilitate the development of commercial and retail space.	Shire	\$4.6M	TBA	TBA	\$4.6M +	Shire
Facilitate affordable housing for key-workers on Lot 62 Pollard Street	Provide affordable housing to attract and retain key workers, including Lot 62 Pollard Street, Boddington.	Shire	\$1.5M			\$1.5M	Royalties for Regions, Shire
Williams key staff housing	Provision of key staff housing in Williams.	Shire of Williams	\$650,000		\$650,000	\$1.3M	Royalties for Regions, Shire of Williams
Shire of Boddington key staff housing	Provision of key staff housing in Boddington	Shire of Boddington	\$850,000	\$450,000	\$900,000	\$2.2M	Shire
Wandering key Staff housing	Provision of key staff housing in Wandering.	Shire of Wandering	\$350,000		\$350,000	\$700,000	Royalties for Regions, Shire of Wandering
General industrial estate	Identify, secure and develop new general industrial estate.	Shires, DoP, LandCorp, private developers	\$300,000	\$2M		\$2.3M	Shires, LandCorp, private sector, Royalties for Regions
Pursue broadband & telecom improvements prior to fibre optic infrastructure roll out	Prepare submission for next round of bids to be fibre optic infrastructure ready.	Shires, PDC, WDC	\$50,000	TBA	TBA	\$50,000 +	Royalties for Regions
National Broadband Network	Implementation of the National Broadband Network.	NBN	TBA	TBA	TBA	TBA	NBN
Telecommunication	Improve mobile phone & radio coverage.	Service providers	TBA	TBA	TBA	TBA	Service providers
Infrastructure Strategy	Develop infrastructure strategy for the timely delivery of serviced land and to guide future subdivisions. Establish accurate infrastructure capacity, additional requirements, specific projects to meet growth demand and identify in forward budgets.	Shires, statutory utility providers	\$90,000		\$60,000	\$150,000	Shires, Royalties for Regions
Regional and district road network	Ensure regional and district road network remains in good, safe condition and suitable to the needs of the community and industry.	MRWA, Shires	TBA	TBA	TBA	TBA	MRWA, Shires
Upgrade Pinjarra-Williams Road	Construct additional passing lanes between Marradong and Dwellingup.	MRWA	\$2.5M	\$2.8M	\$4.4M	\$9.7M	MRWA
Upgrade Pinjarra-Williams Road	Widen road between Marradong and Quindanning.	MRWA	\$2M		TBA	\$2M +	MRWA
Improve intersections	Upgrade Albany Highway/Crossman Road intersection and Albany Highway/ Crossman-Dwarda Road intersection.	MRWA		\$1.6M		\$1.6M	MRWA
Darkan-Quindanning Road	Complete the sealing of Darkan-Quindanning Road.	Shire	\$700,000	\$850,000		\$1.55M	MRWA, Shire



Harvey-Quindanning Road	Finalise sealing road.	Shire, Shire of Harvey and MRWA	\$5M	\$7M		\$12M	MRWA, Shire, Shire of Harvey
Marradong Road upgrade	Seal Marradong Road.	MRWA, Shire		\$1.75M	\$4M	\$5.75M	MRWA, Shire
Encourage resource efficient, energy efficient and smart technology in built forms, subject to affordability constraints	Develop 'smart' but affordable guidelines for residential and industrial development  Facilitate demonstration projects of advanced and smart technologies wherever possible, in aged care accommodation, energy efficient homes, technology in business hub and industrial resource efficiency techniques.	Private sector, Shires, DoP	TBA	TBA	TBA	TBA	Private sector, Shires
Update communication and marketing materials	Ensure marketing and promotional materials are up to date and available in prominent visitor locations.	Shires	\$150,000	\$100,000	\$200,000	\$450,000	Shires, Royalties for Regions
Boddington Shire office and business incubator	Construct new Shire offices with tourism retail/business incubator premises.	Shire	\$3M	\$1.5M	\$1.5M	\$6M	Shire, Royalties for Regions
Shire of Boddington Local Planning Strategy	Review and update Local Planning Strategy.	Shire	\$60,000		\$90,000	\$150,000	Shire
Shire of Boddington Local Planning Scheme	Review and update Shire of Boddington Local Planning Scheme.	Shire	\$50,000	\$50,000	\$50,000	\$150,000	Shire
Boddington water upgrade	Upgrade water service to Boddington.	Water Corporation		\$9M	TBA	\$9M +	Water Corporation
Infill sewerage	Extend infill sewerage in Boddington.	Water Corporation	\$1.5M	\$500,000	\$1M	\$3M	Water Corporation, Royalties for Regions
Hotham River crossing	Improve river crossing at William Street, to facilitate alternative access	Shire		\$500,000	TBA	\$500,000 +	Shire, Royalties for Regions, private sector
Quindanning servicing	Quindanning residential subdivision (servicing historic lots)	Shire of Williams	\$500,000			\$500,000	Shire of Williams, Royalties for Regions
Watts Street Business Precinct, Wandering	Create serviced lots.	Shire of Wandering	\$600,000			\$600,000	Shire of Wandering, Royalties for Regions
Schorer Road Industrial Subdivision, Wandering	Create serviced industrial lots.	Shire of Wandering	\$450,000			\$450,000	Shire of Wandering, Royalties for Regions
Wandering residential subdivision	Facilitate Mill Street residential subdivision through infrastructure provision and site works.	Shire of Wandering	\$400,000			\$400,000	Shire of Wandering, Royalties for Regions



Emergency services	Relocate emergency services in Boddington from town centre to current Shire depot site, to assist in town centre activation. Develop new emergency services complex.	Shire, FESA, St John	\$1.6M			\$1.6M	Shire, FESA, St John, Royalties for Regions
Shire depot	Develop a new and expanded depot in Boddington.	Shire	\$0.85M			\$0.85M	Shire, Royalties for Regions
Boddington Heavy Haulage Bypass	Undertake a route assessment investigation for a heavy haulage bypass near Boddington and associated cost-benefit assessment.	MRWA, Shire	\$150,000			\$150,000	MRWA, Shire, Royalties for Regions
Boddington Heavy Haulage Bypass	Subject to completion of technical investigations, construct heavy haulage bypass including new Hotham River bridge.	MRWA, Shire			\$20M	\$20M	MRWA, Shire, Royalties for Regions
Boddington Town Dam	Upgrade former Boddington Town Dam including its structural integrity. Possible transfer to Shire to irrigate parks. Opportunity for site use for recreation.	Water Corporation, Shire		\$1.8M		\$1.8M	Water Corporation, Shire, Royalties for Regions
Upgrade power supplies	New feeder line, transformer and associated works for Boddington.	Western Power	\$13M			\$13M	Western Power
Interconnect power systems	Interconnect the Boddington and Wandering/Williams power systems.	Western Power			TBA	TBA	Western Power
Green energy	Examine feasibility and implement where possible in the District.	Western Power and other service providers	TBA	TBA	TBA	TBA	Western Power and other service providers
Wastewater	New sewerage pump stations in Boddington.	Water Corporation		TBA	TBA	TBA	Water Corporation
Stormwater	Upgrade and extend stormwater infrastructure in Boddington including achieving more effective environmental outcomes.	Shire	\$450,000	\$500,000	\$750,000	\$1.7M	Shire, PHCC, private sector
Boddington Caravan Park	Review the location of the Boddington Caravan Park and undertake cost-benefit analysis.	Shire	\$70,000			\$70,000	Shire
Boddington Caravan Park	Subject to the above, possible development of new caravan park and redevelopment of existing caravan park site.	Shire		\$2.5M		\$2.5M	Shire, Royalties for Regions, private sector
Business expansion	Expansion and enhancement of retail offering in Boddington.	Private sector	TBA	TBA	TBA	TBA	Private sector



**Theme 3: Economic Development**

Economic Development							
Project Description/ Strategy	Recommended Action/ Activity/ Project	Key Agency / Lead Responsibility	Timeframe for Delivery and Estimated Costs			Total Estimated Cost	Funding Source
			Short 0-5 years	Medium 6-10 years	Long Term 11-20 years		
Economic Development Strategy	Implement Economic Development Strategy.	Shires	\$3M	\$1.6M	\$3.2M	\$7.8M	SuperTowns, Shires, Royalties for Regions
Form strategic alliance in the district	Establish MOU for strategic partnership and on-going administration.	Shires	\$100,000	\$100,000	\$200,000	\$400,000	Shires
Expand networks and advocacy	Map networks and key messages for each audience.  Maintain high level of Shire staff and public interface with SuperTown Growth Plan.  Identify public and private sector partners and potential for joint marketing campaigns.	Shires	TBA	TBA	TBA	TBA	Shires, PDC, WDC
Marketing	Identify the Hotham/Boddington Brand, 'signature' elements and key messages, key audiences.  Prepare fact sheets to convey key messages for specific audiences.	Shires	Included in the Economic Development budget	Included in the Economic Development budget.	Included in the Economic Development budget	Included in the Economic Development budget	Shires
Facilitate and encourage higher District levels of direct employment and indirect mining services to local resources industry	Develop a Boddington District Workforce Strategy.  Develop training and mentoring policy for local-local contracts with Boddington suppliers.  Facilitate supply of accommodation within Boddington to attract mining workforce.	Shires, NBG, BHPBW	TBA	TBA	TBA	TBA	Shires, NBG, BHPBW
Support business start-ups and established businesses	Facilitate development of business technology and incubator hub in Boddington.  Facilitate networking with business support agencies and industry representative groups.	Shires, PDC, WDC	Included in the Economic Development budget	Included in the Economic Development budget	Included in the Economic Development budget	Included in the Economic Development budget	Shires
Williams industrial subdivision	Develop additional industrial lots with upgraded infrastructure.	Shire of Williams, LandCorp	\$600,000	\$550,000	\$650,000	\$1.8M	Royalties for Regions, LandCorp, Shire of Williams
Develop targeted education and training Programs to support the future skills requirements of public and private enterprise in the District	Identify central Boddington location for training hub.  Identify training programs in conjunction with key resource industry requirements.  Identify VET and K-12 learning and training opportunities.	DoE, Shires, NBG, BHPBW	TBA	TBA	TBA	TBA	DTWD, Shires, private sector



Develop District Tourism Strategy	Identify destination development, management and marketing strategies.  Develop Hotham/Boddington brand, rural retreat, adventure trail, heritage, gourmet food/wine, and performance art festival themes, identify 'signature projects' e.g. Gold Mine experience.	Shires	\$150,000	\$150,000	\$300,000	\$600,000	SuperTowns, Shires
Increase knowledge base of District	Increase the inherent knowledge base of Boddington District and apply this locally to create and maintain employment and a sustainable community.  Develop business and industry newsletter.  Maintain web based business and industry database.  Periodically renew survey of business and industry perceptions, act on feedback.  Facilitate access to professional development and advanced training courses.	Shires, PDC, WDC	Included in the Economic Development budget	Included in the Economic Development budget	Included in the Economic Development budget	Included in the Economic Development budget	Shires
Gold mine tours	Establish on-going tours to the Boddington gold mine.	NBG, Shire	\$250,000			\$250,000	Private sector
Tourism facilities	Develop tourism information bays and facilities	Shires	\$1M			\$1M	Shires
Rebuild Tullis Bridge	Rebuild bridge and re-establish rail link between Boddington and Dwellingup including extending iconic Hotham Valley railway tourist service. Also improve associated walking and cycling trails.	Shire		\$3M	\$2M	\$5M	Royalties for Regions, PDC, private sector, Shire
Iconic tourist attraction	Provide an iconic attraction e.g. giant toboggan, flying fox or large water fountain.	Private sector	TBA	TBA	TBA	TBA	Private sector, Royalties for Regions
Equine recreation facility	Develop equine recreation facility in Boddington and extend horse trails.	Shire, PDC		\$1.4M	\$1.6M	\$3M	Royalties for Regions, Shire, private sector
Boddington rodeo ground	Upgrade Boddington rodeo ground and facilities.	Shire	\$2M		\$1.3	\$3.3M	Royalties for Regions, Shire, private sector



**Theme 4: Environment**

Environment							
Project Description/ Strategy	Recommended Action/ Activity/ Project	Key Agency / Lead Responsibility	Timeframe for Delivery and Estimated Costs			Total Estimated Cost	Funding Source
			Short 0-5 years	Medium 6-10 years	Long Term 11-20 years		
District Biodiversity Strategy	Develop biodiversity strategy and action plan including defining and implementing ecological and conservation corridors in the District.	WALGA, Shires, SWCC	\$250,000			\$250,000	WALGA, Shires, PHCC
District Biodiversity Strategy	Implementation of biodiversity strategy	WALGA, Shires, SWCC	\$300,000	\$350,000	\$400,000	\$1.05M	PHCC, Shires
Public access to natural resources	Develop and implement strategies to improve public access to natural resources including along rivers and DEC managed land.	Shires, DEC, SWCC	\$200,000	\$275,000	\$490,000	\$965,000	Shires, Royalties for Regions, PHCC, DEC
Conserving the environment	Develop and implement strategies to enhance environmental conservation.	Shires, DEC, SWCC	\$500,000	\$625,000	\$1.2M	\$2.325M	PHCC, Royalties for Regions, SWCC, DEC, Shire
District Water Management Strategy	Prepare a District Water Management Strategy to complement new and reviewed Local Planning Strategies.	Shires, DoW	\$75,000	\$75,000		\$150,000	Shires, DoW
Hotham River water quality	Nutrient stripping prior to stormwater entering Lions Weir and Hotham River near Boddington.	Shire, DoW	\$150,000	\$300,000	\$450,000	\$900,000	PHCC, Shire, Royalties for Regions
Rehabilitation former waste disposal site	Rehabilitate former waste disposal site on River Road, Boddington	Shire, Department of Environment	\$75,000	\$375,000		\$450,000	Shire, PHCC

**Acronyms:**

Shire – Shire of Boddington  
 BHPBW – BHP Billiton Worsley  
 CRC – Community Resource Centre  
 DEC – Department of Environment and Conservation  
 DoE – Department of Education  
 DoH – Department of Housing  
 DoP – Department of Planning  
 DRS – Department of Sport and Recreation  
 DTWD – Department of Training and Workforce Development  
 FESA – Fire and Emergency Services Authority

NBN – National Broadband Network Corporation  
 NBG – Newmont Boddington Gold  
 M – Million  
 MRWA – Main Roads Western Australia  
 PDC – Peel Development Commission  
 PHCC – Peel Harvey Catchment Council  
 TBA – To be advised  
 WALGA – Western Australian Local Government Association  
 WDC – Wheatbelt Development Commission



Figure 97. Mine tours will be an integral part of a broader tourism offering in the region





#### 9.4. PRIORITIES, SCOPE, COST, FUNDING SOURCES & DELIVERY MECHANISMS

Figure 99 outlines the scope, costing and funding sources for the priority projects.

The individual projects will require a variety of delivery methods and mechanisms and involvement by stakeholders including government agencies.

Implementation projects were prioritised using four evaluation criteria. The criteria and the weighting given to the scores (on a 10 point scale) are:

- Potential to Stimulate and Sustain Economic and Population Growth in the Community 30%
- Project Readiness and Viability 25%
- Leveraging Financial or Other Resources for the Project 25%
- Relative Impact on the Community 20%

The first three are the evaluation criteria specified by the Department of Regional Development and Lands. The fourth criterion reflects the relative impact on the community. By way of example, a “small” project that will impact on the great majority of the community (such as an activated main street) has been given a higher score than a project which may have scored well using the three specified criteria, but which may impact on a relatively small number of residents (such as the Retirement Village).

The unique situation in Boddington is the presence of 1,900 weekly DIDO workers who are located in the gold mine camp 5 km from Boddington town site. There is a need to provide facilities such as the Indoor Recreation and Leisure Centre and enhance community amenity before the usual population thresholds are reached, to attract workers to relocate to Boddington rather than be a DIDO worker.



## 9.5. DEVELOPMENT PIPELINE

The Economic Development Strategy and the Growth Plan have identified key initiatives and projects. This occurred through analysis of the community vision and expectations, current state of services and social infrastructure, drivers of growth and potential population growth expectations. This has identified a number of key initiatives that are necessary to provide the basis for a transformational change in Boddington that will support the sustainable growth and retention of the projected population.

The detail of these initiatives and projects are outlined in Figure 101 while Figure 100 shows the development pipeline for that to occur.

Figure 98. Transformational projects pipeline

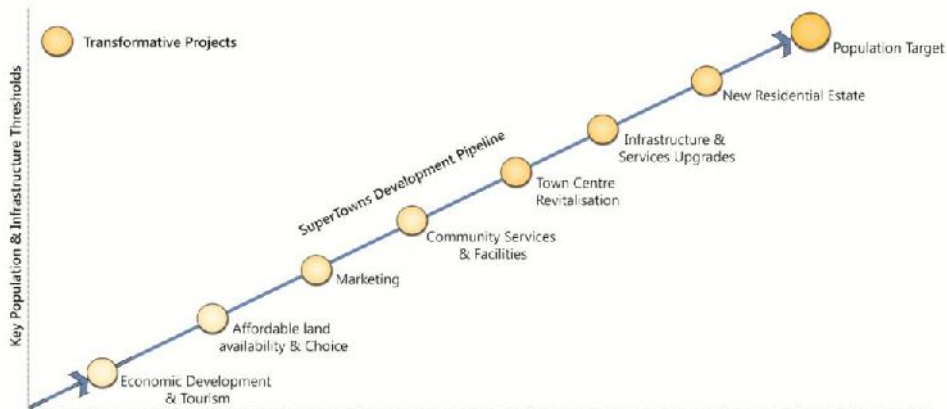




Figure 99. Implementation Projects Prioritisation

BODDINGTON DISTRICT SUPERTOWN IMPLEMENTATION PROJECTS PRIORITISATION WORKSHEET													
RANK	PROJECT TITLE & DESCRIPTION	STIMULATES ECONOMIC AND POPULATION GROWTH		PROJECT READINESS AND VIABILITY		LEVERAGING FINANCIAL OR OTHER RESOURCES		RELATIVE IMPACT ON THE COMMUNITY		TOTAL SCORE	SUPERTOWNS FUNDS REQUEST 2011/12	FUNDS REQUIRED 2012/14	
		SCORE	WEIGHTED SCORE 30%	SCORE	WEIGHTED SCORE 25%	SCORE	WEIGHTED SCORE 25%	SCORE	WEIGHTED SCORE 20%				
1	Ranford Water Capacity	Pay for the pre-funding component of the cost of a second pipe.	10	3	10	2.5	10	2.5	6	1.2	9.2	\$1.25	0
2	Leisure and Recreation Centre	Construct a new Indoor Leisure and Recreation Centre	8	2.4	9	2.25	8	2	10	2	8.65	\$7.30	\$0.00
3	Economic Development	Implement Economic Development Strategy, particularly tourism	10	3	8	2	8	2	8	1.6	8.6	\$1.465	\$2.935
4	Affordable Land in Boddington	Facilitation of subdivision in particular Lot 8016	10	3	8	2	8	2	6	1.2	8.2	\$5.5	0
5	Retirement Village & ACF	To construct eleven units on a site that is immediately available (stage 1)	6	1.8	10	2.5	10	2.5	6	1.2	8	\$1.25	\$0.75
6	Key-worker Housing Stage 1 Implementation	To subdivide & develop five key-worker housing units at Lot 62 Pollard Street.	8	2.4	10	2.5	6	1.5	6	1.2	7.6	\$1.493	\$0.03
7	Main Street Upgrade	Activate & beautify the main street through the centre of town.	8	2.4	7	1.75	6	1.5	9	1.8	7.45	\$1.50	\$1.50
8	Youth Centre	Construct a new Youth Centre.	6	1.8	10	2.5	6	1.5	6	1.2	7	\$0.00	0.85
9	Develop vacant main street land	Purchase land corner Bannister Rd & Forrest St & construct retail premises/business incubator.	7	2.1	5	1.25	5	1.25	10	2	6.6	\$0.00	\$2.30





## 9.6. MARKETING AND PROMOTION

A key foundation of achieving the aspirational growth objectives will be the successful development, resourcing and implementation of an economic and tourism development strategy. Boddington will need to be marketed as a place to establish a business, a place to visit and a place to live.

Tourism promotion will focus on the key natural beauty in terms of rivers, hills, forests, flora and fauna as well as man-made attractions such as mine tours. The location of Boddington in relation to Perth, Mandurah, the Dwellingup forests, the Boddington mining attractions, the Wandering vineyards and other attractions make it an ideal stopping point on day trips and overnight stays.

The marketing and promotion of the District is a long term activity that will become integral to the on-going growth and sustainability of Boddington and the District. After initial funding it is anticipated that the three shires should be able to sustain the on-going resources required to support the marketing and promotion of the District.

The design of a new brand for Boddington is to be undertaken shortly, and this can be integrated with the new SuperTowns brand developed by the Department of Regional Development and Lands.

Figure 100. The District has much to offer local and international visitors





## 9.7. OUTCOMES

The key outcomes for the priority projects include:

### Economic

- Economic development and tourism strategy that is resourced and implemented to drive new business, tourism and population growth;
- Increased diversity in businesses and services that provides services for residents; and
- Light and general industrial areas to support growth in business activity.

### Community

- Indoor Recreation and Leisure Centre to provide facilities for community to recreate and gather;
- Improved main street and town centre with retail and commercial offerings to retain spending in Boddington; and
- Greater choice in affordable housing.

### Environment

- Improved streetscape in town centre to include a town square to greater amenity and attractive place to meet; and
- Improved connectivity between the river and the town centre.

### Public Realm and Built Environment

- Identification of housing, commercial, retail and light/general industrial development to support future growth;
- Mixed use developments in the town centre to provide main street activity vibrancy; and
- Increased levels of short accommodation for business and tourism.

### Infrastructure and Resources

- Provision of reticulated water to Ranford to facilitate the development of residential and lifestyle lots;
- Provision of water and sewerage to Lot 8016 to facilitate development of higher density affordable lots and lifestyle lots; and



## 10 GOVERNANCE ARRANGEMENTS, IMPLEMENTATION & DELIVERY

In addition to the local government strategic community planning process additional governance measures will be established in regard to the initiatives set out below and further outlined in the Economic Development Strategy.

### 10.1 GOVERNANCE

A project governance structure has been defined which will be subject to more detailed consideration by the Shires of Boddington, Wandering and Williams and other stakeholders. This model will support a collaborative and coordinated approach to Growth Plan project delivery and will minimise duplication and delay in implementation.

As outlined below, the current regional governance structure is fragmented, with different regions and districts that have associated resourcing and coordination issues. From a planning, heritage and economic development perspective, within the Boddington district:

- Boddington is in the Peel Region, a growth region with strong links to Mandurah and Perth.
- Wandering is in the Wheatbelt Region with a focus on Narrogin as its main centre.
- Williams is in the Wheatbelt with a focus to Narrogin and strong links to the settlements along the Albany Highway to the south coast.

The health, police and education district administrations are complicated by varied regional definitions and decision making structures:

- All three towns fall into the Wheatbelt Health district, but are not all are part of the Great Southern General Practitioner training District.
- All three towns fall in the Wheatbelt Education District.
- All three towns are in the Great Southern Police Region, with Boddington and Williams at the centre of their respective district hubs with a police station. Whilst Wandering is closest to the Boddington District hub it is serviced from station at Pingelly.

From a tourism perspective, the district is on the edge of Tourism WA's Golden Outback and Experience Perth regions.

At a local level there are many informal local governance groups where more effective coordination will be of benefit to the district and better assist to achieve Growth Plan objectives. The current structure contains many Government departments and overlapping environmental groups.

A governance structure is proposed with opportunities for greater sharing of responsibility, meaningful community engagement and enhanced private sector leadership, which places the Super Town initiative at the forefront of the three Shires' strategic planning. The governance model is that a Boddington District Strategic Partnership should be formed within government at local level between the three shires: Boddington, Wandering and Williams (in essence the Super Town initiative has already caused this to happen informally and the three Shires have collaborated on the Economic Development Strategy and Growth Plan):



- The Strategic Partnership would be aligned with the Growth Plan Framework established by the State Government and would prioritise the actions from the Growth Plan within their organisations.
- The Strategic Partnership would liaise and report to the State Government on a regular basis (and to Federal levels as the need arises for projects such as fibre optic infrastructure). The focus of these collaborations would be forward planning and budget planning, grants/funding strategies, strategic project promotion and priority evaluation.
- The Strategic Partnership would appoint a Super Town Advisory Panel (appointed by the Shire presidents) which would advise the District on major projects, policies and plans as required. This advice may vary in terms of specialist technical, financial, economic, environmental and social detail. The panel is likely to harness the skills of the private sector as consultants and key stakeholders in industry, business and finance.
- The Strategic Partnership would also identify an executive or taskforce made up with appropriately qualified and experienced officers from the local governments, charged with collaborative day-to-day economic development tasks, SuperTowns project development and assessment and KPI monitoring. KPI monitoring would be closely aligned with the Shires' strategic plans.
- The community would be invited into voluntary engagement and stewardship roles in SuperTowns projects.

## 10.2 KPI MONITORING AND REVIEW TIMEFRAMES

On-going monitoring of the actions and progress review should be the responsibility of the Economic Development Unit. As the majority of actions relate to economic and tourism development, it is premature to develop detailed KPIs for programs that are to be developed following the appointment of the Economic Development and Tourism Development Officers and the development of detailed strategies.

There are however key milestones/KPIs that relate to delivery staging and thresholds outlined in section 8, as well as targets for activities included in section 9, that should be included in the review process.

### Minor Review

The Growth Plan should be reviewed every two years following the Council elections, in the form of a desktop audit, as well as educating and informing new Councillors.

### Major Review

Every five years, the Council should review the vision, priorities and aspirations of the plan, with full and wide ranging community engagement. The Growth Plan would be renewed together with the Strategic Community Plans, in line with contemporary community desires and expectations, to ensure that it is a 'living' document.



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**ATTACHMENT 1 – A3 VERSIONS OF FIGURES 9, 16, 19, 32, 34 & 89**



# Boddington SuperTown

## *Growth Plan Volume 2 - Appendices*

September 2012



Department of  
Regional Development and Lands



ROYALTIES  
FOR REGIONS





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## 1.1 UPDATE OF CONTENT

The following provides updated statistical information from the 2011 Census and outcomes of the initial project funding allocations 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 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.

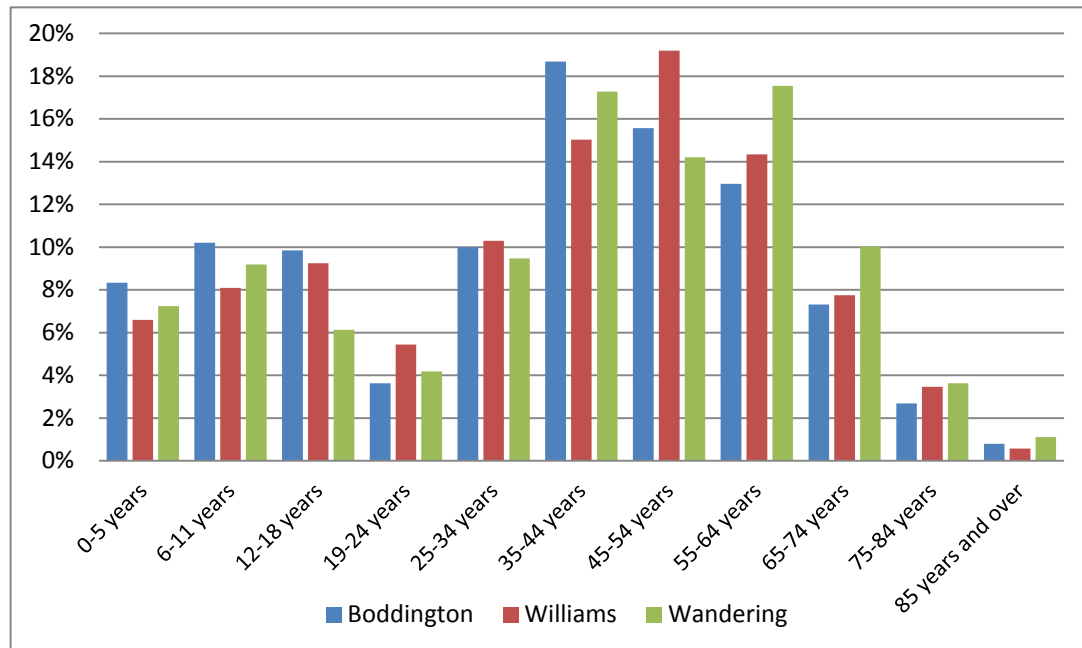
Figure 1. Median age range - Peel Region, Boddington, Wandering, Williams

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

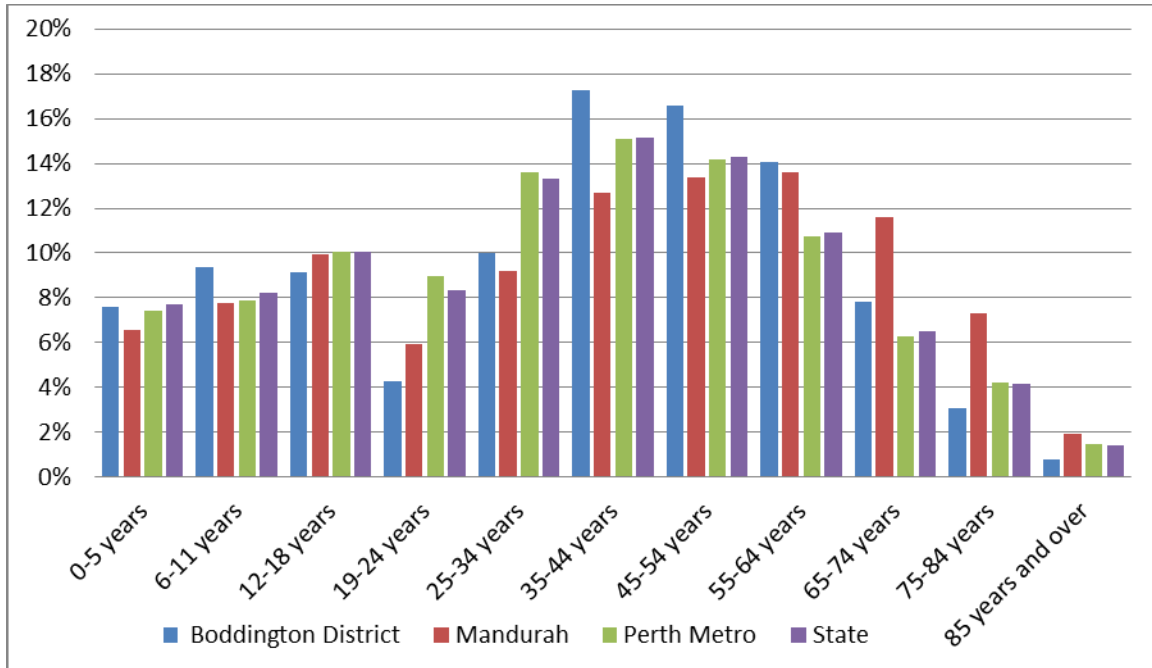


Source: ABS 2006 Census

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 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%	43.14%
Shire of Wandering	1.07%	0%	4.98%	6.41%	11.74%	16.37%	40.57%
Shire of Williams	0%	1.69%	7.9%	6.06%	13.54%	9.45%	38.65%
Peel Region	0.62%	0.64%	5.3%	5.93%	20.34%	14.98%	47.8%
City of Mandurah	0.49%	0.54%	4.33%	4.87%	16.25%	12.93%	39.42%

Source – ABS 2006 Census



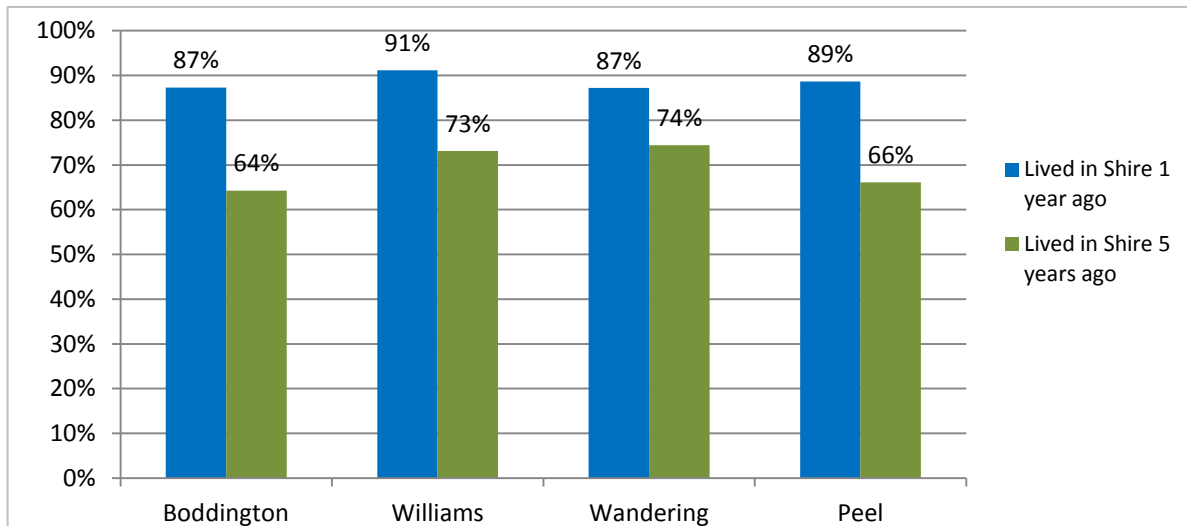
The City of Mandurah has been included in this comparison due to having the reputation of a 'well educated' population. The Shire of Boddington has the highest percentage of residents with post school qualifications when compared to the neighboring Shires of Wandering and Williams, however has a lower 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

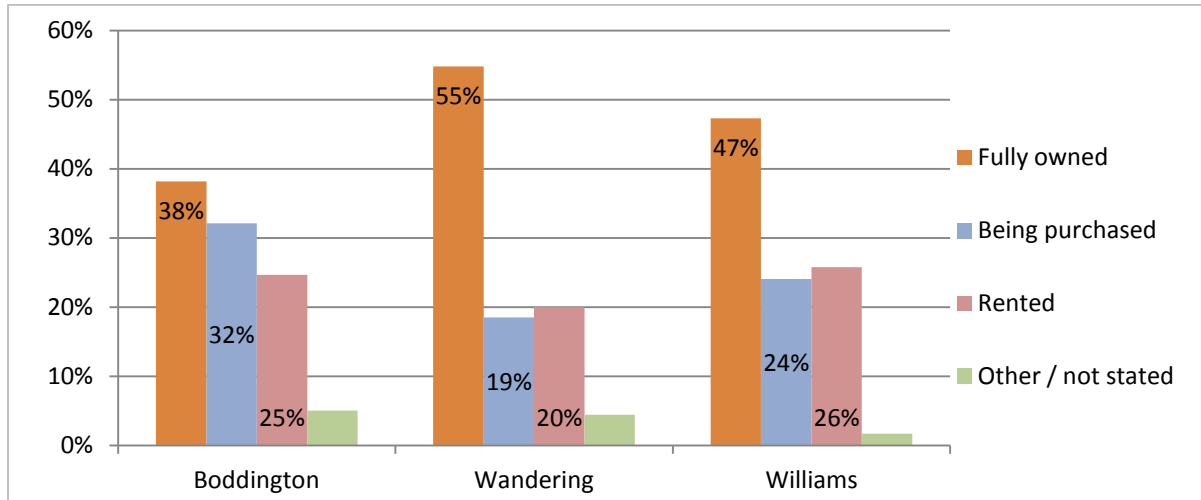
Figure 5 shows that 87% of Boddington's population has lived in the Shire for at least a year, and 64% have lived in the Shire for at least five years indicating a greater change in the movement of households compared to the Shires of Wandering and Williams.



## 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
2002	96,250	55,250	45,000			
2003	105,000	71,500	50,000	9%	29%	11%
2004	105,000	97,500	44,000	0%	36%	-12%
2005	143,750	81,000	42,000	37%	-17%	-5%
2006	292,500	140,000	165,000	103%	73%	293%
2007	380,500	242,500	195,000	30%	73%	18%
2008	380,000	193,000	220,000	0%	-20%	13%
2009	336,000	242,500	290,000	-12%	26%	32%
2010	402,500	153,000	175,000	20%	-37%	-40%
2011	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

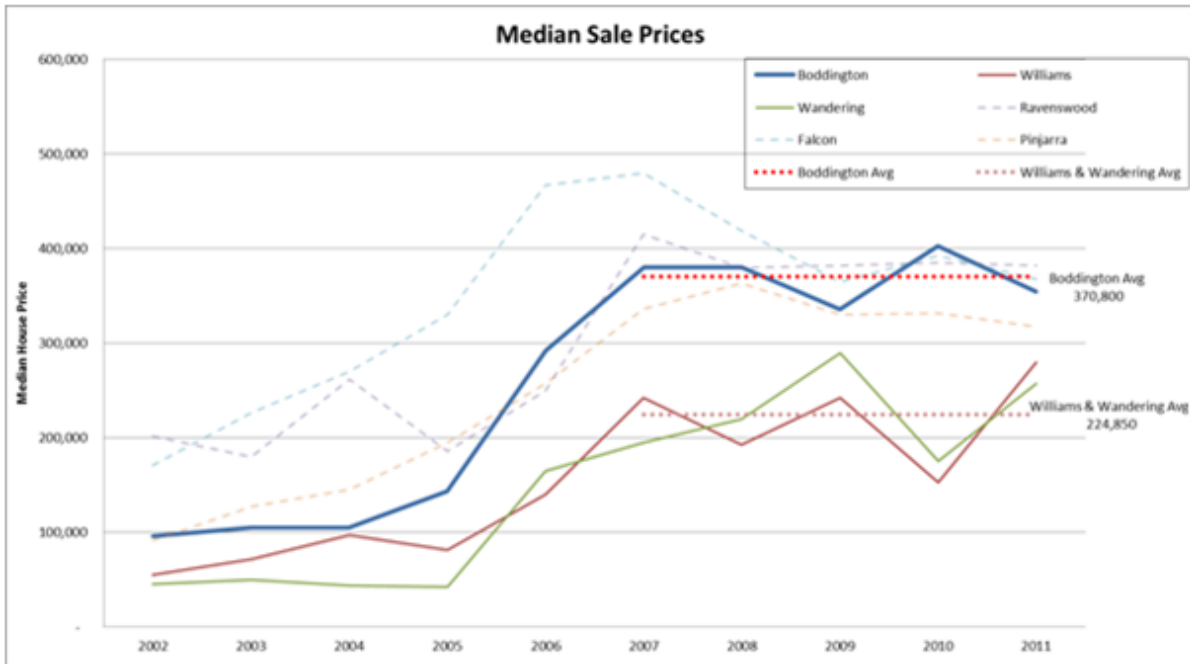
	Boddington	Peel Region (Sample Size)			Difference %		
		Ravenswood	Falcon	Pinjarra	Ravenswood	Falcon	Pinjarra
2002	96,250	201,500	171,000	91,000	-52%	-44%	6%
2003	105,000	180,000	226,250	127,500	-42%	-54%	-18%
2004	105,000	261,500	270,000	144,900	-60%	-61%	-28%
2005	143,750	186,000	330,000	195,000	-23%	-56%	-26%
2006	292,500	250,000	467,250	257,000	17%	-37%	14%
2007	380,500	415,000	480,000	336,500	-8%	-21%	13%
2008	380,000	380,000	418,750	363,000	0%	-9%	5%
2009	336,000	382,000	364,500	330,000	-12%	-8%	2%
2010	402,500	385,000	393,000	332,000	5%	2%	21%
2011	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 surround Shires and up to half that of property in Peel suburbs. 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	\$700
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.

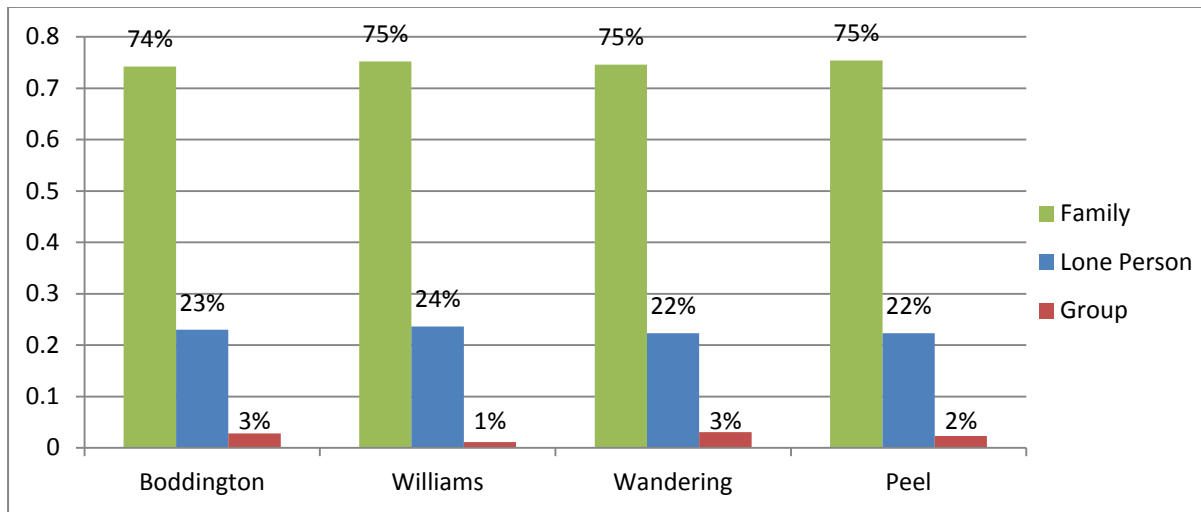
#### Current Dwelling Characteristics

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 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
<b>Total</b>	<b>36</b>	<b>50</b>	<b>45</b>	<b>52</b>	<b>41</b>

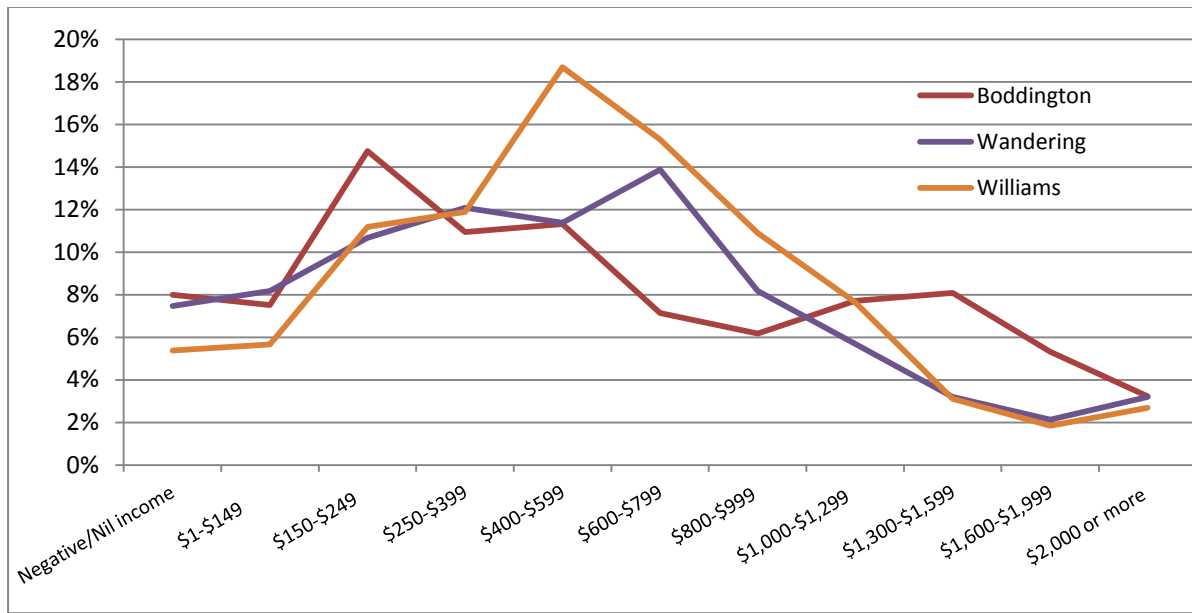
Source: ABS Building Approvals Data

### 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

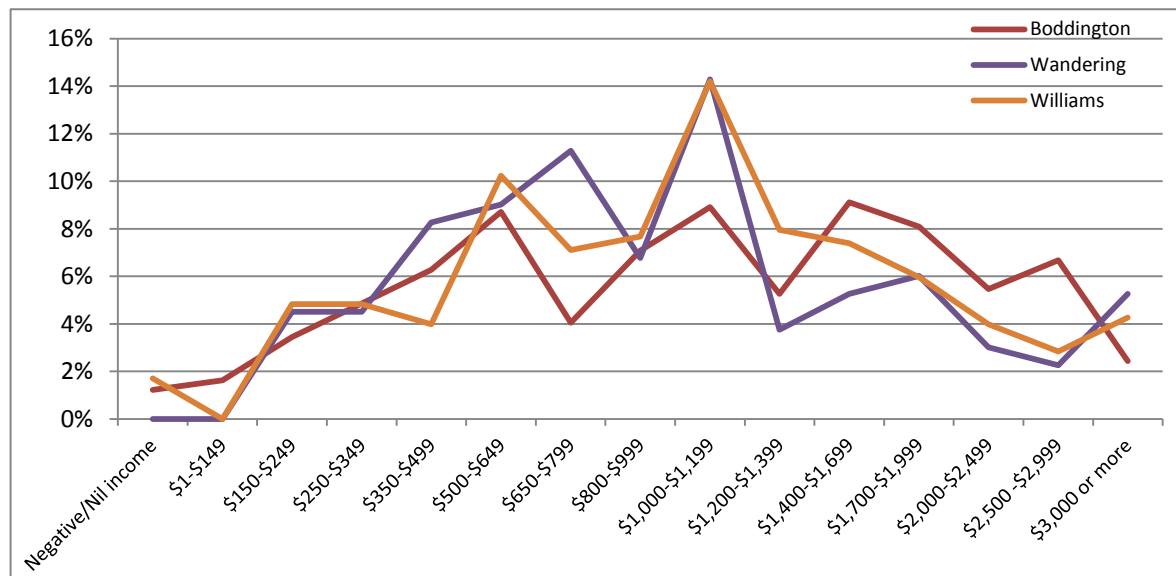


Source: ABS (2006) Census

### 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 (NBG 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



**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**



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**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 wheatbelt 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
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Lack of Sizable Supermarket	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.
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Lack of Car Parking for Supermarket	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.
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No Professional Therapies	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.
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No Casual Crèche	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.
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Neighbourhood Centre for families	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.
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Swimming Instructors	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
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	would be massively beneficial to the community.
Parks/Activities	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.
A Senior High School	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.
Takeaway Food Outlets	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.
Public Transport	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.
Land next to the Old School	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.
Lack of Vet	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.
Maternity Hospital	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.
Apprenticeships	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
Introduction and Context <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
Workshop agenda overview & expected outcomes <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
Presentation <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
Workshop process/ meeting ground rules <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	



<b>Workshop Session 2 – What we can create ? Emerging trends</b>	<b>Worksheet 2 Where are we going?</b>	
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	

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

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

<b>Workshop Session 5 – Defining the strategic direction</b>		
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

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## Worksheet 1

### WHERE ARE WE NOW ?

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

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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

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

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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

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

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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?	<input type="text"/>					

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?**

	Signifoant 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 bowsers
- 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