



# Final Masterplan Stage 5

## Boddington Town Centre Revitalisation



*The Shire of Boddington acknowledges the Gnaala Karla Booja people as Traditional Custodians and their continuing connection to the land, waters and community.*

*We pay our respects to all members of the Aboriginal and Torres Strait Islander Peoples of Australia, their communities, their cultures; and to Elders past, present and emerging*



- 1.0 | Background and Project Team
- 2.0 | Scope of Works
- 3.0 | Process
- 4.0 | Scoping and Consultation
- 5.0 | Workshop Facilitation
- 6.0 | Project Recommendations
- 7.0 | Guiding Palette
- 8.0 | Hard Surfaces
- 9.0 | Structures and Furniture
- 10.0 | Planting Palette
- 11.0 | Curated Public Art
- 12.0 | Final Masterplan
- 13.0 | Design Fundamentals
- 14.0 | Key Precinct
- 15.0 | Next Steps
- 16.0 | Appendices

REVISION	DATE	ISSUE OR AMENDMENT	BY	REVIEWED
A	22/02/2023	REVISED MASTERPLAN	SV	PMA
B	27/02/2023	REVISED MASTERPLAN	SV	PMA
C	03/03/2023	DRAFT FINAL MASTERPLAN	SV	PMA
D	08/03/2023	DRAFT FINAL MASTERPLAN	SV	PMA
E	17/03/2023	DRAFT FINAL MASTERPLAN	XZ	PMA
F	09/05/2023	FINAL MASTERPLAN	SV	PMA

The Shire of Boddington has a population of approximately 1800 people, and an economy that is heavily reliant on mining, the main street currently provides a neat, clean space, with few elements to attract people to 'place'.

Improvements to the Town Centre were recently identified as a key action in the Strategic Community Plan (Council Plan) for progression in 2022/23. The Council Plan was informed by significant levels of community engagement, and the Shire is embarking on this project as a priority.

After an open tender process, in October 2022 the Shire of Boddington appointed Emerge Associates and their assembled project team to develop a masterplan for the Boddington Town Centre. The project is a significant redevelopment and is expected to include the majority of the main street, as well as flow into side streets which have been determined to be key facility or tourism attraction connectors.

The aim of this project is to provide an attractive, vibrant streetscape, to trigger a renewed and sustained interest in Boddington, enhance community pride, and provide an attractive environment for small business.

#### Our Project Team:

- Emerge Associates – Lead consultant and Landscape Architecture
- Porters Consulting Engineering – Civil Engineering and Transport Planning
- Rise Urban – Planning and Urban Design
- BSM Consulting – Quantity Surveyors



## EMERGE ASSOCIATES



**PETA MAREE ASHFORD**  
Director  
Principal Landscape Architect  
RLA



**SIMON VANDEWATTYNE**  
Landscape Designer

## RISE URBAN



**CAMERON LECKEY**  
Director  
Urban Planner



**CHEE MOK**  
Director  
Urban Designer

## PORTERS CONSULTING ENGINEERS



**BRAD HARRIS**  
Managing Director  
Senior Road Safety Auditor



**RACHEL THOMPSON**  
Project Engineer

## BSM CONSULTING



**ROWAN SMITH**  
Director  
Quantity Surveyor

### Project Extent

The boundaries of the project are contained along Bannister Road, from the Northern entry past Hill Street and Southern entry by Farmers Reserve and include Wuraming Avenue, a section of Johnstone Avenue between Wuraming Avenue and Pollard Street and a section of Pollard Street between Johnstone Street and Bannister Road.

The area is broken up into 3 levels of design intensity:

1. High level (orange). Total of 700m - high focus area, quality durable finishes, high standard aesthetics, promotes interest and encourages longer stays.
2. Medium (blue). Total of 70m – important connecting node, and should provide some of the key elements of the high level design areas, but provide a natural progression into and out of the high and low zones.
3. Low (green) Total of 470m – minor aesthetic amendments, continuation of some themes or elements that indicate to the user that the area is within an important component of the Boddington Town Centre.

### Project Deliverables

The project methodology includes 5 stages of work.

Stage 1 Project inception and Investigation

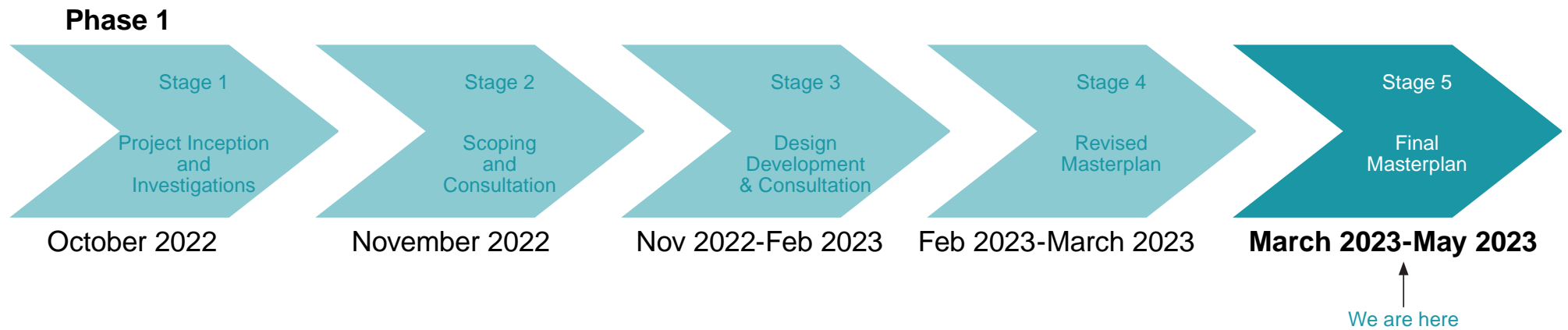
Stage 2 Scoping and Key Stakeholder Consultation

Stage 3 Masterplan Design Development and Key Stakeholder Consultation

Stage 4 Revised Masterplan

Stage 5 Final masterplan and project engagement report





## Summary

On Thursday morning, 10th of November 2022, staff from Emerge Associates facilitated a Reference Group Workshop along with technical council officers and a councillors workshop at the Shire of Boddington Chambers.

They presented a site analysis and opportunities & constraints plan that were conducive to gathering ideas and thoughts as to where the Boddington Town Centre Revitalisation Masterplan project should head towards and what the community wishes out of it.

Additionally, a Digital Community Engagement Survey was distributed during the month of December 2022 and early January 2023 to engage the broader community and receive feedback on the project. Similarly, business owners were invited to have their say.

Finally, a community consultation was organised outside the Shire chambers on the 28th of March 2023 where attendees were invited to comment on the masterplan.

### Workshop 1 & 3 - Reference Group

The group included seven participants including council staff CEO Julie Burton and Executive Manager Planning and Development Roy Greive.

10 November 2022  
19 January 2023

### Workshop 2 - Councillors

The group included five Councillors accompanied by Boddington CEO Julie Burton.

10 November 2022

### Digital Community Engagement Survey

An online survey, distributed via the Shire's Facebook and website enabled Boddington's residents to have their say.

6 December 2022 - 10 February 2023

### Business Owners Consultation

Business owners within Boddington were contacted via email + letter drop and offered the opportunity to engage on the project by providing feedback and suggestions.

January 2023 - February 2023

### Community Consultation

A consultation where the Masterplan was presented to residents and business owners within Boddington allowed the whole community to offer comments.

28 March 2023





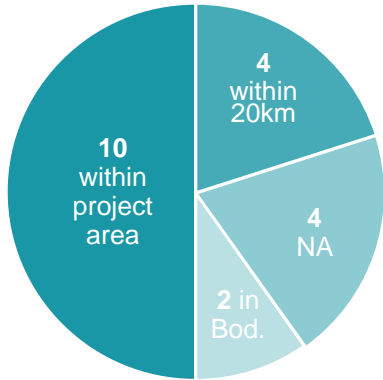
# 4.1

# questionnaire & survey summary

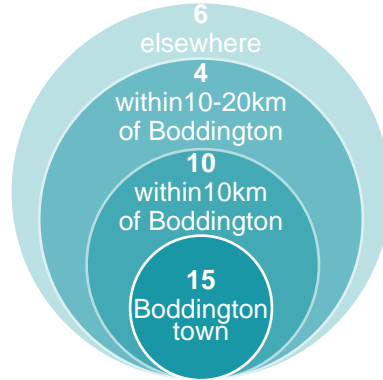
35 PARTICIPANTS 10 Reference Group + Councillors 

25 Digital Survey 

### THEY ARE WORKING:



### THEY ARE LIVING:



### REASON FOR MOVE IN BODDINGTON:

1. work, lifestyle
2. children education, family
3. change of life (from city to country)
4. following partner

### WHICH BUSINESSES DO YOU USE WITHIN THE PROJECT AREA:

1. IGA
2. Post office
3. Service station
4. Hardware, Bottleshop/Nugget, Shire offices
5. Bakery, Bitchin' Kitchen, Cafe 124, Double Shot, Boddy's nutrition, Op shop, Old School (CRC), Hairdresser, Pub, Mitre 10, Chemist, library, butcher, swimming pool, doctor, tyre shop

### WHEN YOU THINK BODDINGTON:

1. river, Hotham Park, rural, forests,
2. friendly community, tidy town
3. nice place, safety, lifestyle, Post Office
4. the mines and big trucks
5. sleepy town
6. central (close to everything) + Rodeo

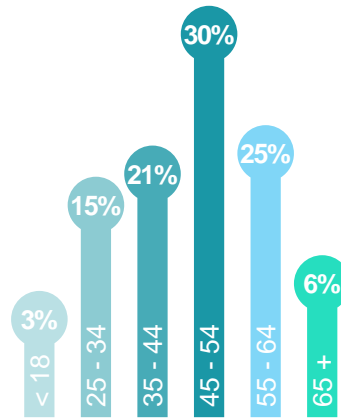
### IMPROVEMENTS WISHLIST:

1. general appearance, shop fronts, materials, colours, cohesion
2. trees, shade, greenery, connectivity, flow, signage, accessibility, empty blocks, parkland BBQs
3. tourism, street islands, zebra crossing, pedestrian friendly, safety, Hotel front
4. underground power, Christmas lights, street lights, Arts Council, parking, dust control

### THEIR GENERAL INDUSTRY:

-  10 mining
-  7 local government role
-  4 local service provider (police, fire etc)
-  2 retired
-  3 retail
-  6 other

### THEIR AGE:



### MAIN DESTINATION FROM BODDINGTON:

1. Mandurah
2. Armadale + Perth
3. Pinjarra + Narrogin + Donnybrook

### HOW OFTEN DO THEY COME TO THE PROJECT AREA:

- 43% come daily
- 20% come 4 to 5/week
- 20% come 2 to 3 times/week
- 17% comes once/week or less

### THEY LIVED IN THE AREA FOR:



## Workshop - Reference Group

7 participants 

## Workshop - Councillors

6 participants 

## Outcomes

In the context of the project intent, the participants in both workshops were challenged to think about what they would like to see and experience in the project area and what it would bring to the whole town and its community. This extended to establishing constraints and opportunities. To develop the strategy, a baseline expectation of the project area was established. The adjacent content describes the outcomes.



You said:

“ Bring **vibrancy** to the town

“ signage needs **improving**

“ **embellish** Boddington Hotel to be one of the **main attractions**

“ **attract** tourism

“ **Love** the **quirkiness** of the town but need to **strategise**

“ Limestone walls **feel foreign**

“ **remove** the Old School fence

“ Bring **consistency** in material & furniture

“ **more trees** along main street

“ **address** the hotch-potch feel

“ would love to see **Boddington’s history** displayed through town

“ utilise the **vacant space**

“ design for the **long term**

“ **relocate** the information board **centrally**

“ we need to **manage** expectations

“ Need to **keep car parking** opportunities

“ Need to **consider** the **aging population**

“ better **connectivity** between businesses

“ Provide **more benches**

“ need to **reduce speed limit** for better safety

# 5.1

# workshop outcomes

## What we heard:



The masterplan focus beyond this scope: to investigate key items such as access, safety, tourist attraction, permeability, beautification, consistency and singularity.

Converging ideas such as a healthy commercial precinct, short term accomodation options and better streetscape provides a clear direction for the masterplan.

### PLANNING

Common

- Purchase/lease & use of vacant lots

Councillors

- Holistic approach with a strategic plan for all small projects

### TRANSPORT / CIVIL

Common

- Raised intersections, zebra crossings
- Main street speed limit

Councillors

- Improve street lighting
- Create refuge island
- Improve living stream drainage to school

### WAYFINDING & MOVEMENT

Common

- Improve wayfinding signage
- Display clear messages

### PUBLIC ART | HERITAGE | CHARACTER

Common

- Curated art trail
- Mural art
- Story of the mines
- Talis Bridge
- Tannery
- Old School tours

Councillors

- Install existing heritage light poles
- Recycled bottle caps benches
- Display old diesel roller in town

### MATERIALS & FURNITURE

Common

- Bring consistency through materials

Reference Group

- Utilise colours found in the landscape
- Revamp the Shire's shade structure to conceal the galvanised steel
- Increase awnings & shelter from elements

Councillors

- Consider aging community
- Brighten up the space

### VEGETATION & POS

Common

- Increase trees on main street

Councillors

- Create parking bay planting
- Rejuvenate drainage swales in Farmers Reserve and Prussian Park

### ACTIVATION

Reference Group

- Community veggie garden in the Old School

Councillors

- Connect with sports oriented projects
- Town Centre Holey Moley

### OPPORTUNITIES FOR

Common

- Story of the mines
- Talis Bridge
- Tannery

Reference Group

- Community veggie garden in the Old School

Councillors

- Connect with sports oriented project

# 5.2

# digital survey facilitation

## Digital Community Engagement Survey

25 participants (anonymous) 

## Engagement

The digital survey was made available to the broader community of Boddington through the Shire's social media and website, the local paper and in a hard format copy from the 6th of December 2022 until the 10th of February 2023.

## Outcomes

We invited the participants to think about what they think about Boddington and what makes them proud to live there, what they would like to see being born out of the project and the mistakes they don't want to see repeated.

Extending this survey to the whole community allows for a wider range of responses so statistically more representative results.

The adjacent content describes the outcomes.



They said:

“ improve the rose memorial garden

“ better protection from the elements

“ flags on street poles to advertise events

“ more seatings along the main street

“ sustainable design practices (native plants, shade...)

“ buy & reclaim the lost space

“ the town needs a ‘wow’ factor

“ more parking to facilitate businesses on the main street

“ create a cohesive look of buildings & materials

“ we need Christmas lights

“ more trees and gardens

“ don't use the green rubber around trees

“ more engaging events

“ real restaurant like The Blacksheep used to be

“ better facades

“ clean up the river walk

“ improve the aesthetics of the main street

“ the brewery is a great idea

“ integration of the town's history

“ Intelligent lighting solutions

“ better wheelchair access

# 5.3

# business owners consultation

## Business Owners Approached

35 participants

## Business Owners Consultation

3 participants 

## Engagement

We consulted directly with a 3 business owners within the project area over the months of January and February. This was done face to face and over the phone.

## Outcomes

Businesses along the main street will be a major driver for the positive economic impact, therefore consulting directly with them gave us a great insight to some of their thoughts and ideas.

Business owners uptake for engagement has not been optimal with a small contingent participating.

The adjacent content describes the outcomes from the engagement that was made.



They said:

“ facilitate  
accomodation options to visitors

“ buy & reclaim  
the lost space

“ current  
signage isn't  
drawing attention

“ more character  
to the town

“ flower beds and  
cottage feel

“ what is the  
mining legacy

“ cross-polenisation  
of business  
promotion

“ chicken  
is facing the wrong way

“ incentivise  
businesses to open on weekends

“ supported,  
engaged & promoted  
businesses

“ more events  
for  
younger generations

“ we need  
Christmas lights

“ stop-over  
more than a destination

“ more trees  
and gardens

“ sculptures aren't placed  
purposefully

“ free  
wifi  
in town

“ rate deals  
for new buyers

“ branding  
and positioning

“ update utilities  
on the main street

“ create an event  
for the  
miners

## What we heard:

### PLANNING

- Common**
  - Purchase/lease & use of vacant lots
- Business owners**
  - Purchase of The Black Sheep as community asset
  - Pop-up stores
  - Businesses open on weekend
  - Rate incentives for new businesses & positive activation from existing businesses
  - Accommodation policy review
- Digital Survey**
  - Holistic approach with side projects

### WAYFINDING & MOVEMENT

- Common**
  - Implement signage/wayfinding strategy
  - Business advertising on bins
  - Flags & banners to promote events
- Business owners**
  - Promotional signage at highway service station
- Digital Survey**
  - Improved all ability considerations

### VEGETATION & POS

- Common**
  - Improve canopy trees on main street, better species selection
  - Increase gardens, more flowers
- Business owners**
  - Create a cottage feel
- Digital Survey**
  - Include hanging baskets on light poles
  - Improve Memorial Park's rose garden
  - Improve maintenance of existing gardens

### TRANSPORT / CIVIL

- Common**
  - Reduce main street speed limit
  - Upgraded utilities (including telecommunication, water, NBN, lighting) & intelligent lighting
  - Increase parking for businesses
- Business owners**
  - CCTV
  - Reintroduce free Wifi in town centre
  - Re-route main truck to minimise noise in town
- Digital Survey**
  - Raised intersections, zebra crossings
  - Create refuge island

### PUBLIC ART | HERITAGE | CHARACTER

- Common**
  - Curated art trail
- Business owners**
  - Create a distinct Boddington's character
  - Mining legacy
- Digital Survey**
  - Integration of town history
  - Improve canoe launching at bridge
  - Heritage walking trail around town

### ACTIVATION

- Common**
  - Include Christmas lights on main street
  - Include events for miners, younger generations, year round event calendar
- Business owners**
  - Include pop-up stores
  - Create guided tours
  - Increase engagement with the community regarding events and opportunities for businesses
  - Increase engagement with the mining industry
- Digital Survey**
  - Ranford Pool trail
  - Create exercise groups on weekends

### MATERIALS & FURNITURE

- Digital survey**
  - Bring consistency through materials
  - Cohesive facades look
  - Promote light colours
  - More seatings & picnic tables
  - Increase awnings & shelter from elements
  - Install more BBQs near the waterfront

### OPPORTUNITIES FOR

- Business owners**
  - Increase accommodation options
  - Visitor centre permanently staffed with attractors & sale opportunities
- Digital Survey**
  - Open a brewery/restaurant
  - Cottage industry incentives
  - Re-open bank branch or ATM
  - Open a kayak/canoe hire business

# 5.5

# community consultation

## Community Consultation

8 participants 

## Engagement

The Masterplan report was presented to residents and business owners within Boddington on the 28th of March 2023, outside the Shire chambers.

## Outcomes

The Draft of the Final Masterplan was laid out to receive closing feedback from the Boddington's community.

The adjacent content describes the outcomes.



They said:

“ Christmas lights and oversized baubles on the main street

“ fairy lights under Shire’s shelter

“ bad drainage in winter

“ heritage roses in Memorial Park

“ create night time atmosphere

“ Boddington’s endemic Gastrolobium on murals

“ more parking on main street for patrons

“ use of tactile indicators

“ more colours and flowers

“ overhead powerlines are outdated

“ more furniture and benches

“ scale of artwork to vary for both pedestrians and drivers

“ nothing is open on weekends

“ Dylan’s grave outside of town has Aboriginal significance

“ encourage and enable local groups to try events

“ we need more business signage

“ we really like the recycled benches

“ planning impedes opportunities

“ encourage fishing on the river

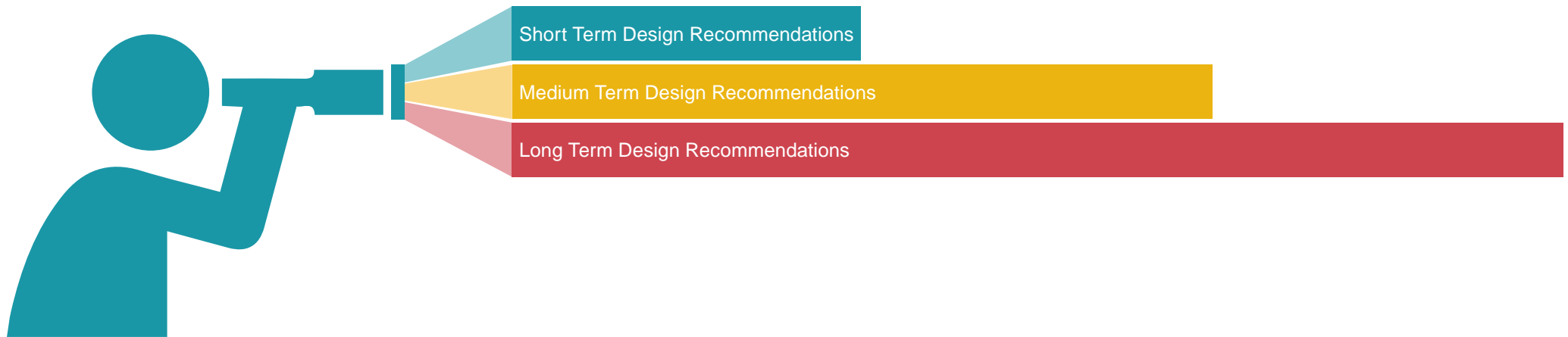
“ museum of Boddington as drawcard for tourism

“ Boddington signage on highway needs to be lit

## What we heard:

<h3>PLANNING</h3> <p><b>Community</b></p> <ul style="list-style-type: none"> <li>• Businesses open on weekend</li> <li>• Accomodation policy review</li> <li>• Improve town's digital outreach</li> <li>• Vacant lot at 17 Johnstone Street (hearsay: can't be developed because of insufficient parking on site)</li> <li>• Facilitate activation effort from existing businesses</li> </ul>	<h3>WAYFINDING &amp; MOVEMENT</h3> <p><b>Community</b></p> <ul style="list-style-type: none"> <li>• Improved all ability considerations</li> <li>• Increase business advertising</li> <li>• Flags &amp; banners to promote events</li> <li>• Include lighting of highway signage</li> </ul>	<h3>VEGETATION &amp; POS</h3> <p><b>Community</b></p> <ul style="list-style-type: none"> <li>• Improve canopy trees on main street, better species selection</li> <li>• Increase gardens, more flowers</li> <li>• Include flower boxes</li> <li>• Improve maintenance of existing gardens</li> <li>• Consider heritage roses of Memorial Park</li> <li>• Improve river health</li> </ul>
<h3>TRANSPORT / CIVIL</h3> <p><b>Community</b></p> <ul style="list-style-type: none"> <li>• Reduce main street speed limit</li> <li>• Upgraded utilities (including telecommunication, water, NBN, lighting)</li> <li>• Increased drainage</li> <li>• Increase parking for businesses</li> <li>• Implement parking regulations for businesses owners/staff</li> <li>• Sealing of Peppercorn Lane</li> </ul>	<h3>PUBLIC ART   HERITAGE   CHARACTER</h3> <p><b>Community</b></p> <ul style="list-style-type: none"> <li>• Curated art trail</li> <li>• Categorising art pieces for varying users (pedestrians and drives)</li> <li>• Improve main street colour scheme</li> <li>• Integration of Town's history</li> <li>• Include endemic flora to mural art</li> <li>• Dylan's grave aboriginal heritage site</li> </ul>	<h3>ACTIVATION</h3> <p><b>Community</b></p> <ul style="list-style-type: none"> <li>• Include Christmas lights / oversized baubles on main street</li> <li>• Include events for miners, younger generations, year round event calendar</li> <li>• Increase engagement with the community regarding events and opportunities for businesses</li> <li>• Promote existing events</li> </ul>
	<h3>MATERIALS &amp; FURNITURE</h3> <p><b>Community</b></p> <ul style="list-style-type: none"> <li>• More furniture and benches</li> <li>• Include the recycled benches</li> </ul>	<h3>OPPORTUNITIES FOR</h3> <p><b>Community</b></p> <ul style="list-style-type: none"> <li>• Promote fishing activities on the river</li> <li>• Increase accomodation options</li> <li>• Visitor centre permanently staffed with attractors &amp; sale opportunities</li> <li>• Museum of Boddington and the history of mining/logging and linking to heritage sites (e.g., Tullis Bridge)</li> <li>• Implement farmer's market</li> </ul>







-  Improved line marking
-  Permeability through site
-  Curated art trail
-  Relocate information board to town centre
-  Murals and road murals
-  Feature lighting

## Short Term Design Recommendations

### 1. Planning

- Improving existing and implementing new signage for clear wayfinding to point to main attractions of the town and its surrounds
- Commission a branding & marketing strategy and communication plan to establish Boddington identify.
- Commission an activation plan
- Develop overall masterplan to interconnect existing and proposed projects including:
  - Wayfinding strategy
  - Motor park burnouts
  - Yarning circle
  - Wesjet club runway
  - 6 Seasons garden
  - Art walk
  - Bike strategy
  - Lions Weir
  - Mountain bike project
  - Ranford Pool

### 2. Activation

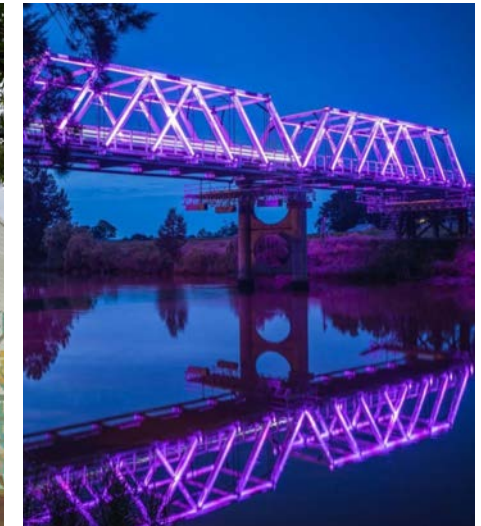
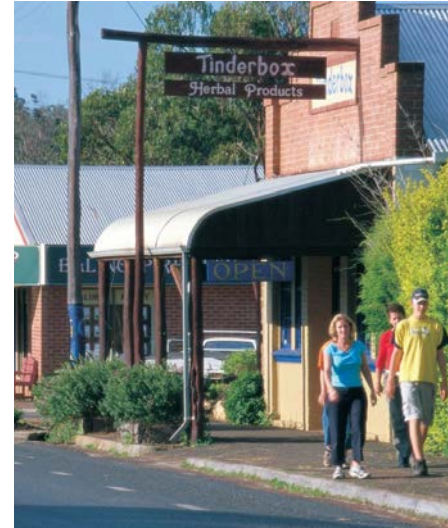
- Relocating/curating an artwork trail so sculptures are informative of their location. Categorising public art pieces of various scales to target specific viewer
- Creating a new information board central to the town centre, providing a convenient one stop location for visitors. Support information boards further out of town as per the wayfinding + signage strategy
- Installing banners for festivals advertising

### 3. Civil

- Adjust road surface line marking to enhance the sense of arrival in town, reduce speed along Bannister Road and improve the general pedestrian safety
- Upgrade Town Hall parking
- Upgrade of ACROD parking in town centre
- Upgrade EV charging stations and ensure it is mapped on relevant apps

### 4. Landscape and aesthetic

- Removing the Old School fence to feel permeable and pedestrian and further facilitate access through to oval, Hotham Park and riverfront
- Mural art to create focal point at desired locations to act as wayfinding & direct tourists at key locations
- Uplighting weir and bridge to bring night time vibrancy
- Screening off the hotel accommodations for better privacy for customers and better visual interest for pedestrians and drivers





- Vacant land opportunities
- Street trees
- Co-located emergency services
- Supporting information boards outside of town centre  
1 x located prior to bridge  
1 x located at truck stop area

## Medium Term Design Recommendations

### 1. Planning

- Implement business parking off Bannister Road
- Purchasing vacant lots to allow the Shire to create public spaces and boost street activation at desired locations as well as further fund the project
- Co-locate and consolidate the emergency services to free up surface land
- Rationalising council owned land to allow for more direct linkages from the main street to the foreshore

### 2. Activation

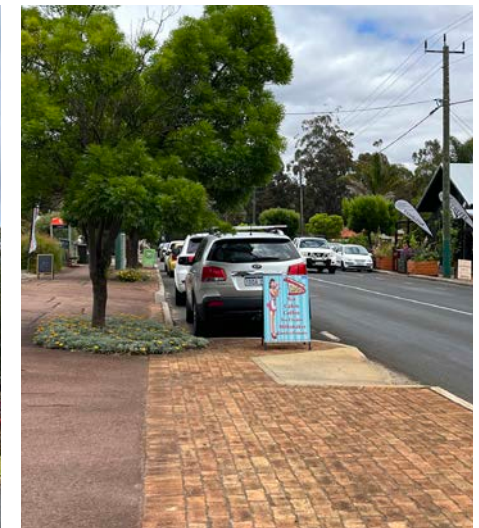
- Implement a facade refurbishment program by offering grants to residents and business owners throughout the project area to showcase the community's pride of their own town
- Upgrade information boards outside of the town centre:
  - prior to arrival to bridge (southbound travel)
  - near Farmers Reserve (northbound travel)
- Commission large mural art project for Wuraming Avenue and Peppercorn Lane
- Improving night time economy for dining

### 3. Civil


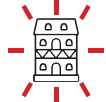




- Rejuvenation of the drainage swale next to the Old School oval
- Raising intersection between Wuraming Avenue and Johnstone Street to facilitate pedestrian movements
- Additional parking bays on Wuraming Avenue opposite to Hotham Park to accommodate more visitors
- New standard grey pedestrian concrete path in Central Park from Hotham Avenue to Bannister Road and to existing carpark adjacent Shire building

### 4. Landscape and aesthetic

- Street trees to create a green canopy along the main street and reduce heat island effect. Landscaped parking bays to break the car centric feel
- Review the materiality for pedestrians pathway to maintain consistency and introduce a unique feel to the town centre while considering the aging and disabled community's necessities
- Existing foreshore walking trail to be re-laid with crushed limestone (or similar)
- Installing new feature paving and raised productive garden beds to the new community garden
- Main entry to Central Park to open up to Bannister Road. Central Park layout to be reviewed and include new trees, garden beds, grassed area and vegetation basin.





-  Rejuvenated drainage swales
-  Boddington's Hotel refurbishment
-  Interpretive signage
-  Underground powered street lighting
-  Heritage street lighting
-  Civil drainage remediation

## Long Term Design Recommendations

### 1. Planning

- Boddington's hotel refurbishment with indoor premises upgrade, facade revamp and improve connectivity with the street

### 2. Activation

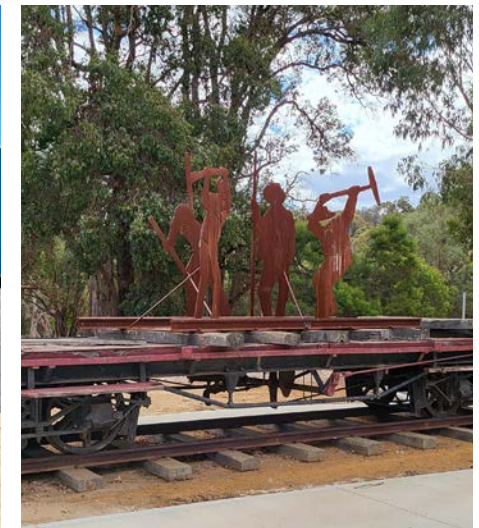
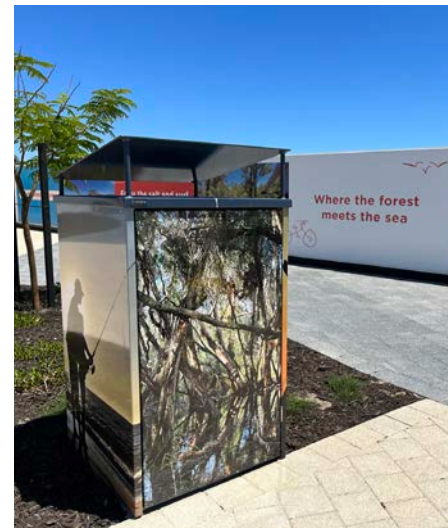
- Displaying elements of Boddington's history and story to increase tourism and make the town a destination (tannery, rodeo, railway, mines)
- Rotating the existing chicken sculpture to face the town entry from southbound traffic

### 3. Civil

- Burying powerlines along the main street to improve general public safety and reliability as well as creating unobstructed views and allowing for vertical space for street trees canopies
- Improve lighting for general street and pedestrian safety as well as night economy. Use of the four heritage pole lights (currently in storage) at a central location
- Remediation of civil drainage issues on Bannister Road from Wuraming Avenue to Crossman Road
- Rejuvenation of the drainage swales in Farmers Reserve and Prussian Park

### 4. Landscape and aesthetic

- Street trees to create a green canopy along the main street and reduce heat island effect. Landscaped parking bays to break the car centric feel





### Colour Palette

To build a material palette that brings consistency and uniqueness to the town centre, colours found in the natural landscape within and around the Boddington were selected.

Pulling from the Bauxite rocks, Melaleucas bark growing along the river and the foliage of the black Prunus in the town centre among other things brings together a guiding palette to work with.

These colours can be found in the recently completed Hotham Park, in paths, furniture and structures.



# 8.0

# hard surfaces

## Main Street

### ROAD & MEDIAN

Product Name: Black bitumen road with red bitumen parking bays. Charcoal paving to median to match median on Wuraming Avenue



### FEATURE ROAD VERGE

Product Name: Concrete path & crazy pave  
Product Finish: Exposed aggregate concrete ; compacted crushed gravel & southwest granite crazy pave

Product Colour: concrete: Hanson classic rose  
paving: charcoal



### SECONDARY ROAD VERGE

Product Name: Concrete road verge to match existing Boddington verge. Option for addition of crazy pave banding in selected areas

Product Colour: Standard grey  
paving: charcoal



### ROAD ART

Product Name: Road art painting to Wuraming Avenue and Peppercorn Lane



## Parklands

### FEATURE BOULDERS

Product Name: Feature boulders  
Product Finish: Local bauxite rock boulders



### MAIN ACCESS PATHS

Product Name: Concrete path & crazy pave  
Product Finish: Exposed aggregate concrete ; compacted crushed gravel & southwest granite crazy pave

Product Colour: concrete: Hanson classic rose  
paving: charcoal



### SECONDARY ACCESS PATHS

Product Name: Standard grey insitu concrete path



## Main Street

### SEATING WALLS - restricted to Shire chamber precinct

Product Name: Feature gabion wall & timber top  
 Product Finish: SS gabion cage; local bauxite rocks; hardwood timber top  
 Product Colour: To match existing seat walls in front of Shire Chambers



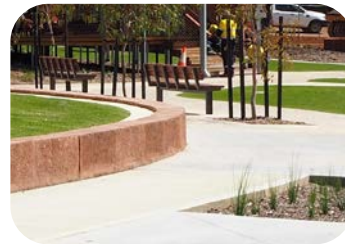
### FEATURE STONE WALLS

Product Name: Rock wall  
 Product Finish: Locally sourced stone wall  
 Product Colour: To match existing feature walls in Hotham Park



### SECONDARY SEATING WALLS

Product Name: Laterite block wall  
 Product Finish: 350x350x1000mm laterite blocks  
 Product Colour: To match existing seat walls in Hotham Park



### STREET LIGHTS

Product Name: Standard galvanised pole (decorative range) with standard luminaire led to match existing poles on Bannister Road  
 Product Supplier: Western Power  
 Product Finish: To match existing poles on Bannister Road  
 Product Colour: Heritage red



### FENCE - feature fence along the Old School Oval

Product Name: Custom timber fence  
 Product Finish: Recycled hardwood timber fence  
 Product Colour: Natural timber



### FENCE - screen to vacant lots boundary

Product Name: SlimWall Aluminium  
 Product Finish: 1500mm high x 50mm thick aluminium panels  
 Product Colour: Dulux 'Monument'



### FENCE - privacy screen to Boddington Hotel accomodation

Product Name: Laser cut screen  
 Product Finish: Powder coated laser cut aluminium screen



### BINS

Product: Frame bin enclosure 240L with local businesses advertisement to outer panels  
 Product Supplier: Street Furniture Australia  
 Product Finish: Powder coated aluminium frame & roof. Photo imposed panels  
 Product Colour: Woodland grey powder coating



## Main Street - continue

### PICNIC SETTINGS

Product Name: Whitby table and bench seating

Product Finish: Powder coated galvanised steel

frame and legs; recycled Jarrah hardwood battens

Product Colour: Woodland grey frame and legs



### BENCH SEATS

Product Name: Park DDA Seat

Product Supplier: Street Furniture Australia

Product Finish: Powder coated aluminium frame,  
aluminium woodgrain battens

Product Colour: Textura woodland grey frame,  
Aluminium Spotted gum battens



## Parklands

### FEATURE STONE WALLS

Product Name: Rock wall

Product Finish: Locally sourced stone wall

Product Colour: To match existing feature walls in Hotham Park



Product Name: Laterite block wall

Product Finish: 350x350x1000mm laterite blocks

Product Colour: To match existing seat walls in Hotham Park



### BINS

Product Name: Frame bin enclosure 240L with battens

Product Supplier: Street Furniture Australia

Product Finish: Powder coated aluminium frame & roof, hardwood timber battens enclosure

Product Colour: Woodland grey powder coating



### FENCE

Product Name: Custom timber fence

Product Finish: Recycled hardwood timber fence

Product Colour: Natural timber



### SHELTERS

Product Name: Skillion roof shelter

Product Finish: Powder coated steel posts and beams, Lysaght Klip roofing

Product Colour: Posts: Wallaby ; Beams: Woodland grey ; Roof: Woodland grey



### PICNIC SETTINGS

Product Name: Whitby table and bench seating

Product Finish: Powder coated galvanised steel frame and legs; recycled Jarrah hardwood battens

Product Colour: Woodland grey frame and legs



### BENCHES

Product Name: Bench with backrest

Product Finish: Powder coated gal. steel frame & legs, Jarrah seat and backrest

Product Colour: Woodland grey frame & legs



### BBQ

Product Name: Electric BBQ

Product Supplier: Christie Barbecues

Product Finish: SS cooktop, honed concrete benchtop and granite stacked stone walls

Product Colour: To match BBQs in Hotham Park





PRIMARY STREET TREES  
SECONDARY STREET TREES



*Eucalyptus marginata* - Jarrah



*Prunus cerasifera 'Nigra'* - Black Cherry Plum



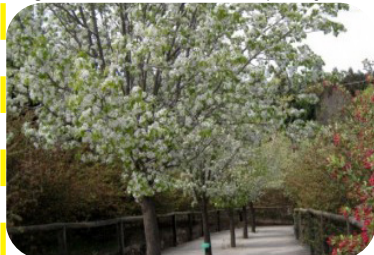
*Brachychiton populneus* - Kurrajong



*Fraxinus 'Raywood'* - Claret Ash



*Lagerstroemia indica* - Crepe Myrtle



*Pyrus nivalis* - Snow Pear



*Conostylis candicans* - Grey Cottonheads



*Scaevola 'Purple Fanfare'* - Fan Flower



*Olearia axillaris* - Coastal Daisy Bush



*Lomandra 'Tanika'* - Mat Rush



*Verticordia plumosa* - Plumed Featherflower



*Trachelospermum jasminoides* - Star Jasmine



*Myoporum parvifolium purpurea* - Purple Boobialla



*Chamaelaucium uncinatum* - Geraldton Wax

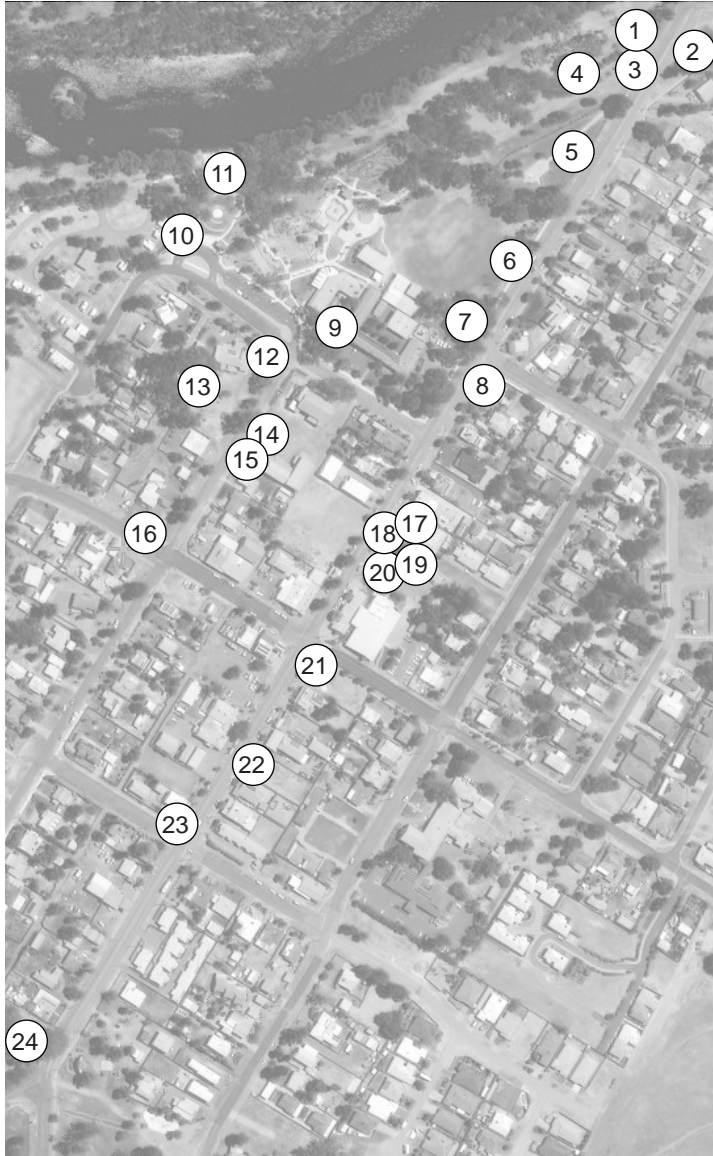


*Grevillea obtusifolia prostrate* - Gin Gin Gem



*Anigozanthos 'Orange Cross'* - Kangaroo Paw

## Existing Public Art Locations



Opportunity for curated art walking trail of existing public art set in relevant context at key locations.

### LAND BASED FAUNA



### WATER BASED FAUNA



### ABORIGINAL



### INDUSTRY



### EVENTS



### OTHER



→ What it might look like





Design Principles



Street Trees



Swale Health



Sense of Arrival



Wayfinding



Activation



Utilities Upgrade



Local Identity



Passive Recreation



Access & Inclusion



Connectivity



## Design Intent



Privacy screen or raised planter boxes to hide Hotel's accommodation rooms



Selected facades to be refurbished



Avenue trees and shade canopies



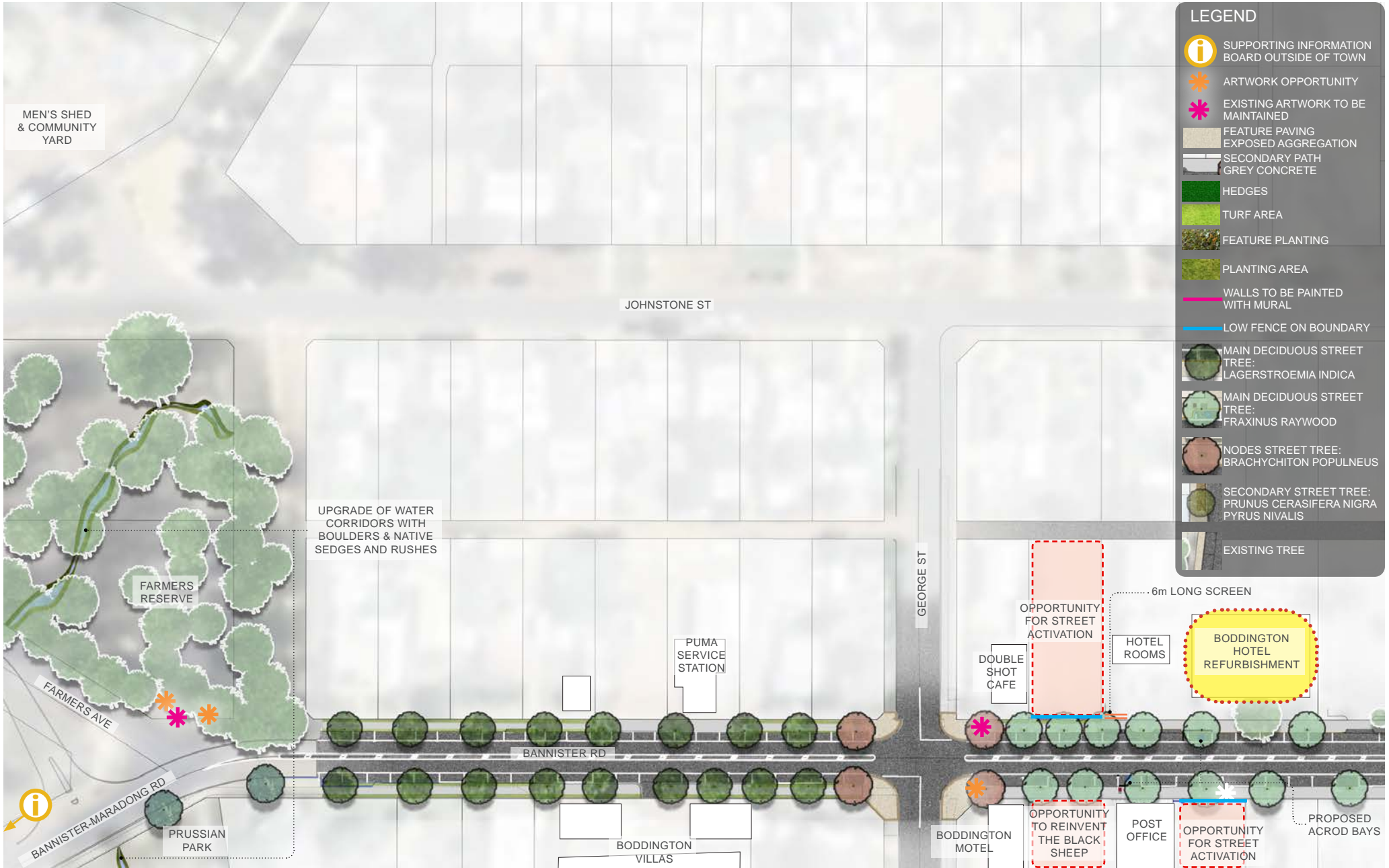
Open verandah to Hotel for street activation



















Natural looking swale

## Key Design Elements

1. The existing swales in Farmers Reserve and Prussian Park are proposed to be rejuvenated to make them key elements of their respective open spaces. Realigning the course for a more natural effect as well as additional planting to beautify and create habitat.
2. A new information board shall be located outside of town on Bannister-Maradong Road, within the truck stop area. This will allow visitors travelling northbound to pull-up and find their bearings before entering the town centre.
3. Art pieces to be clustered at the southern entry on Bannister Road, in Farmers Reserve, as an entry statement. Sculpture cluster also at the crossing between Bannister Road and George Street to announce arrival to the town centre. The sculptures should be reflective of their location as to be informative. Uplighting will enhance night interest and highlight main nodes.
4. The proposed street trees will reinforce the street hierarchy and locate important nodes as well as providing shade and greenery while creating a country town avenue feel. Jarrah (*Eucalyptus marginata*) to be main street species at the northern and southern entries of Bannister Road and will announce the arrival into town. Crepe Myrtle (*Lagerstroemia indica*) to be main street species in the residential and commercial precinct. Their smaller size is to feel more in scale with a pedestrian focused area. Kurrajong (*Brachychiton populneus*) to be marker trees at the main intersections. Fraxinus 'Raywood' as the main deciduous street species peppered throughout the heart of the town.
5. The road surface line marking to be adjusted to narrow pavement and enhance the sense of arrival into town, reduce speed and improve the general safety. It will visually reduce the width of the road, making it feel more pedestrian friendly. Additionally, the median shall be paved to match Wuraming Avenue median opposite Hotham Park.
6. New concrete paving to Bannister Road verge from Farmers Reserve to Pollard Street will address the issues of inconsistency and trip hazards through town.
7. The Boddington Hotel refurbishment is to include indoor remodelling, facade renovation and opening front verandah to create street activation. It is to become a destination for visitors as well as locals. A feature privacy screen is to be installed in the landscape parking bay in front of the Hotel accommodation to provide additional privacy for the rooms.
8. The Black Sheep restaurant presents an opportunity to increase street activation and provide more business/ services along the main street.



### LEGEND

-  SUPPORTING INFORMATION BOARD OUTSIDE OF TOWN
-  ARTWORK OPPORTUNITY
-  EXISTING ARTWORK TO BE MAINTAINED
-  FEATURE PAVING EXPOSED AGGREGATION
-  SECONDARY PATH GREY CONCRETE
-  HEDGES
-  TURF AREA
-  FEATURE PLANTING
-  PLANTING AREA
-  WALLS TO BE PAINTED WITH MURAL
-  LOW FENCE ON BOUNDARY
-  MAIN DECIDUOUS STREET TREE: LAGERSTROEMIA INDICA
-  MAIN DECIDUOUS STREET TREE: FRAXINUS RAYWOOD
-  NODES STREET TREE: BRACHYCHITON POPULNEUS
-  SECONDARY STREET TREE: PRUNUS CERASIFERA NIGRA PYRUS NIVALIS
-  EXISTING TREE

## Design Intent



Community gardens accessible from the street



Mural art to blank walls



Existing materials & furniture reused in new plaza



Medium deciduous trees to central hub



Large road painting to link spaces



Linear park for access

## Key Design Elements

1. The intersection pavement marking between Bannister Road and Wuraming Avenue as well as Bannister Road and Pollard Street shall be improved to increase general pedestrian safety as well as connections between businesses/activities. The intersection between Wuraming Avenue and Johnstone Street is to be raised to facilitate pedestrian movement. The median shall be paved to match Wuraming Avenue median opposite Hotham Park.
2. The newly purchased land at 32 Bannister Road is to become a central plaza with sea container pop-up shops spaces for activation, small trees and planted gardens, seating spaces and public art displays. It will open a pedestrian connection between the main businesses of Boddington and the river foreshore as well as beautify and strengthen the main town centre node with IGA and the Shire Chambers.
3. Street trees to increase shade and beautify the main street. Landscape parking bays to break the car-centric feel, lessen the perceived width of Bannister Road and further improve the country town feel of the project area. The vacant lot adjacent to the Old Bakery lot shall become a green open space with seating and displayed art. The space is to be open outward towards the street to increase activation.
4. The Old School fence along Wuraming Avenue and Bannister Road shall be removed to create a permeable space to encourage pedestrians to walk to Hotham Park and the river foreshore. The vegetable garden of the Community Centre will help breaking the sense of boundary while curating the art trail between Bannister Road and the Old School oval will further open the space up to visitors.
5. New paving to footpaths will address the issues of inconsistency and trip hazards through town. Feature paving around the IGA block as well as on Wuraming Avenue until Johnstone Street intersection and on Bannister road until Hill Street intersection will visually indicate the central hub. Street plaques depicting the history of the town and region shall be incorporated into the paving at key locations within the project area. These would incite people to walk as well as discovering more about Boddington. Similarly, a large road mural along Wuraming Avenue and Peppercorn Lane will visually link the main street to Hotham Park and the foreshore while retaining vehicular access.
6. The existing toilet block next to the Shire Chambers shall be upgraded to accommodate occasional users as well as well as travellers. The proximity to the newly relocated information board and electric vehicles charging stations will make this a convenient one-stop location for tourists.
7. Mural art to be painted on blank walls : BP service station, IGA, Cellarbration, fire department building and St John's fence. These will be visual cues of arrival into town centre.
8. Powerlines along Bannister Road are to be buried so as to allow for proper growth of street trees, increase reliability and security as well as creating more aesthetically pleasing views around.
9. Grants to be distributed to selectively rejuvenate facades along the main street.



## Design Intent



Large avenue trees on main street in residential precinct to provide shade



Maintained trails for walkers and bicycles



Accessible bridge over swale



Existing chicken sculpture rotated to face southbound travellers



Street lighting upgrade



Art walking trail along foreshore

## Key Design Elements

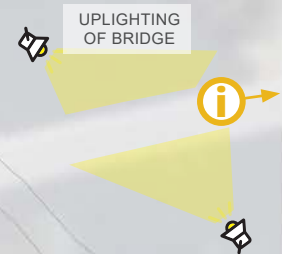
1. A new supporting information board shall be located outside of town on Bannister Road, prior to the bridge. This will allow visitors travelling southbound to pull-up and find their bearings before entering the town centre.
2. Uplighting of the bridge will create night time vibrancy for drivers as well as creating an interest point for people walking along the river at dusk. Additionally, this will create a strong visual impact for the arrival in town.
3. The existing information board is to be relocated centrally in the town centre and in the area of the public toilet and EV charger.
4. The chicken sculpture to be rotated to face the town entry from southbound traffic. The existing path along the river shall be lined with curated art/sculptures creating destination points for users.
5. The proposed street trees will reinforce the country town avenue feel. Jarrah (*Eucalyptus marginata*) to be main street species at the northern entry of Bannister Road and will announce the arrival into town. In the residential and commercial precinct, *Lagerstroemia indica* will feel more in scale with their surroundings.
6. The existing swale along the oval is to be rejuvenated and a bridge crossing to facilitate the connection between the oval and the rose memorial garden. Realigning the course for a more natural effect as well as additional planting to beautify and create habitat
7. The road surface line marking to be adjusted to narrow pavement and enhance the sense of arrival into town, reduce speed and improve the general safety. It will visually reduce the width of the road, making it feel more pedestrian friendly. Additionally, the median shall be paved to match Wuraming Avenue median opposite Hotham Park.
8. Civil drainage on Bannister Road, between Hill Street and Crossman Road is to be improved.
9. Powerlines along Bannister Road are to be buried so as to allow for proper growth of street trees, increase reliability and security as well as creating more aesthetically pleasing views around.



### LEGEND

-  SUPPORTING INFORMATION BOARD OUTSIDE OF TOWN
-  ARTWORK OPPORTUNITY
-  EXISTING ARTWORK
-  SECONDARY PATH GREY CONCRETE
-  TURF AREA
-  PROPOSED LIMESTONE PATH
-  MAIN DECIDUOUS STREET TREE:  
 LAGERSTROEMIA INDICA
-  EXISTING TREE
-  ACCESS TO RV PARK AREA TO BE MAINTAINED

UPLIGHTING OF BRIDGE



## Design Strategy

### 1. Pedestrian experience and connectivity

The Central Park is central to increasing pedestrians connectivity from the East to the town centre. A new concept should benefit pedestrian experience, add greenery and shade canopy. Removing the stone and timber fence and relocating the sculpture along Bannister Road will strengthen the connection of the park with the street and the recently purchased lot. Linking places visually through materials, murals and art display will facilitate and encourage movement from backstreets to the town centre and from town centre to Hotham Park and the foreshore.

### 2. Sense of arrival

Large road mural along Wuraming Avenue from Bannister Road to Hotham Park will create a strong visual cue for drivers and pedestrians to naturally lead the eye down Wuraming Avenue. It will informally indicate the entry to the commercial precinct of the town from southbound traffic and connect the commercial precinct to Hotham Park. Similarly, a concrete raised intersection with road mural between Wuraming Avenue and Johnstone Street will visually indicate the junction between central hub and Hotham Park as well as facilitating pedestrian movements.

### 3. Central hub

The newly purchased 32 Bannister Road is to become a linear plaza that will link the town centre with the Town Hall and Hotham Park. Open spaces for pop-up shops and fixed furniture below canopy trees will create street activation.

### 4. Shade canopies

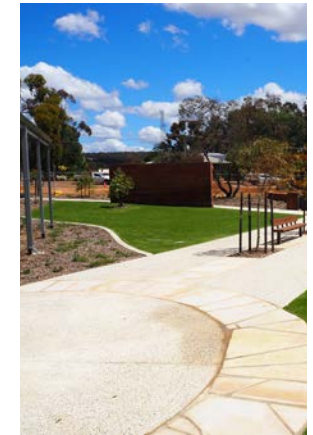
Increasing and improving the species selection of street trees will beautify and cool down the town centre. Placing deciduous trees within the key precinct will provide shade in summer and sun and winter as well as seasonal interest.



Pedestrian centric plaza



Painting details to road



Concrete path & feature banding



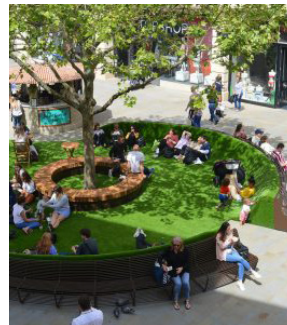
Murals to inspire curiosity



Transportable pop-up shop/cafe to activate the new central hub



Shelters and seating spaces



Gathering spaces and shade



Shade trees and displayed art for a lively town centre



Verandah to shop front





- ### DESIGN NOTES
- 1 CENTRAL PARK LAYOUT MODIFIED FOR IMPROVED PEDESTRIAN EXPERIENCE & ADDED GREENERY
  - 2 LAWN AREA OPEN TO EXISTING PARKING SPACE NEXT TO SHIRE CHAMBERS
  - 3 RELOCATED INFORMATION BOARD AT THE ENTRY OF CENTRAL PARK
  - 4 FEATURE CONCRETE PATH WITH STONE BANDING TO COMMERCIAL PRECINCT
  - 5 SEA CONTAINER POP-UP SHOP WITH SEATING BELOW PERGOLA
  - 6 OPEN SPACE PLAZA WITH SMALL TREES PLANTED GARDENS AND ART DISPLAY
  - 7 PEPPERCORN LANE TO BE SEALED & RETAIN ITS VEHICULAR ACCESSIBILITY. MURAL PAINTING TO PULL TOWARDS WURAMING AVE
  - 8 NEW TOWN HALL PARKING TO INCLUDE SMALL TREES AND PLANTER BOXES
  - 9 INTERSECTION TO BE RAISED TO FACILITATE PEDESTRIAN MOVEMENT
  - 10 LARGE ROAD MURAL ALONG WURAMING AVENUE
  - 11 FEATURE VERGE PAVING TO BLEED INTO FUTURE COMMUNITY GARDENS
  - 12 FUTURE COMMUNITY GARDENS
  - 13 NEW PROPOSED SHARED PATH & PARALLEL PARKING BAYS ON WURAMING AVENUE
  - 14 PROPOSED EV CHARGING STATIONS TO HOTHAM PARK PARKING BAYS



- PROPOSED FEATURE BANDING WITH CRAZY STONE PAVING
- PROPOSED SMALL SENSORY PLAY ITEM
- PROPOSED SEATING BENCH
- PASSIVE TURF AREA
- PROPOSED FEATURE TRELLIS TO PROVIDE SHADE
- PROPOSED FEATURE PLANTING
- PROPOSED LOW FENCE
- SEA CONTAINER POP-UP SHOP
- PROPOSED FEATURE STONE WALL WITH SIGNAGE
- EXISTING NON COMPLIANT ACROD BAY TO BE UPGRADED
- PROPOSED AWNING TO BE INSTALLED
- PROPOSED PICNIC SETTING
- EXISTING PLANTING TO BE RETAINED
- EXISTING TREES & GABION PLANTERS/SEATING
- EXISTING ACROD PARKING BAY
- PROPOSED PICNIC SETTING
- EXISTING BIN TO BE RETAINED
- PROPOSED PICNIC SETTING
- EXISTING FEATURE PLANTING BED

### LEGEND

- ARTWORK OPPORTUNITY
- EXISTING ARTWORK TO BE MAINTAINED
- FEATURE PAVING EXPOSED AGGREGATION
- TURF AREA
- FEATURE PLANTING
- PLANTING
- MAIN DECIDUOUS STREET TREE: LAGERSTROEMIA INDICA
- MAIN DECIDUOUS STREET TREE: FRAXINUS RAYWOOD
- NODES STREET TREE: BRACHYCHITON POPULNEUS



CONCEPT IMAGE OF PLAZA ENTRANCE



NEIGHBOURHOOD PLAZA EVENTS



### LEGEND

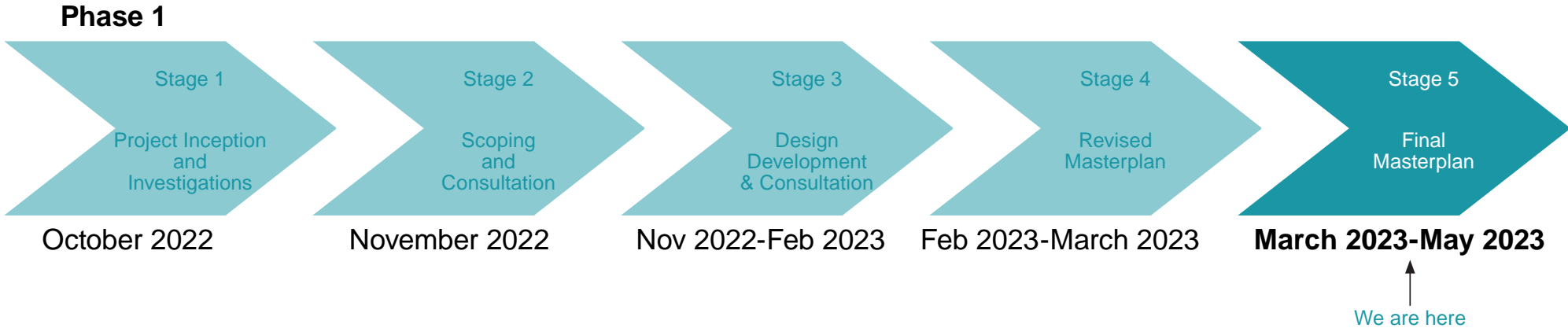
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MEANDERING PATHS THROUGH PLANTED AREAS



INFORMATION BOARD / ART TRAIL MAP



Next Steps  
Construction Documentation Stage 1



*Thank you!*

- Appendix A | Typical Construction Details
- Appendix B | Civil Engineering Documentation
- Appendix C | Urban Planning Documentation
- Appendix D | Recommended Implementation Actions & Quantity Surveyor Report