



**Shire of Narrogin
Town Planning Scheme No. 2
Scheme Amendment No. 35**

Lot 61 (No. 113) Federal Street, Narrogin

Prepared by Edge Planning & Property for Shane Berridge

www.edgeplanning.com.au

May 2017

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**

SHIRE OF NARROGIN TOWN PLANNING SCHEME No. 2

AMENDMENT No. 35

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Town Planning Scheme by:

- 1. Rezoning Lot 61 on Deposited Plan P222890 Federal Street, Narrogin from 'Community' zone to 'Shops and Offices' zone.
- 2. Amending the Scheme Map accordingly.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- 1. The amendment is consistent with the Local Planning Strategy (draft) which allocates the site as 'commercial' and part of the Narrogin town centre.
- 2. The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- 3. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this day of 20.....

.....
CHIEF EXECUTIVE OFFICER

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PROPOSAL TO AMEND A TOWN PLANNING SCHEME

- | | |
|--|---|
| 1. LOCAL GOVERNMENT: | Shire of Narrogin |
| 2. DESCRIPTION OF LOCAL PLANING SCHEME: | Town Planning Scheme No. 2 |
| 3. TYPE OF SCHEME: | District Scheme (Narrogin townsite) |
| 4. SERIAL NUMBER OF AMENDMENT: | 35 |
| 5. PROPOSAL: | Rezoning Lot 61 on Deposited Plan P222890 Federal Street, Narrogin from 'Community' zone to 'Shops and Offices' zone as per the Scheme Amendment Map. |

REPORT BY THE SHIRE OF NARROGIN

1. INTRODUCTION

The Shire of Narrogin seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to rezone Lot 61 Federal Street, Narrogin (the 'site') from 'Community' zone to 'Shops and Offices' zone.

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment.

The site is shown in Attachment 1. The site is suitable for commercial use given it forms part of the Narrogin town centre and is adjacent to commercial development (see Attachments 2 and 3). Amending the site's zoning will ensure there is a consistent approach to the zoning of the area.



Photograph 1: Historic Narrogin infant health centre (former use)

2. BACKGROUND

2.1 Property Address and Cadastral Details

A copy of the current Certificate of Title is provided in Attachment 4. Cadastral details for the site are summarised below in Table 1:

Lot	Deposited Plan	Volume	Folio	Area	Owner
61 Federal Street, Narrogin	P222890	1068	821	1033m ²	Shane Berridge

2.2 Regional Context

The site is situated in the Shire of Narrogin. The Narrogin townsite is located 192 kilometres south-east of Perth. Narrogin is a regional centre in the southern Wheatbelt Region and it provides a range of services and facilities to residents and visitors.

2.3 Local Context

The site forms part of the Narrogin town centre and is located approximately 200 metres from the heart of the town centre (see Attachment 2). Attachment 3 shows the Opportunities and Constraints Plan which outlines the site's context. Further details relating to the site's context are outlined in this documentation. The site adjoins and is generally surrounded by retail and commercial development and public purpose uses.

2.4 Physical Characteristics

The Amendment site is outlined in Attachment 1 and has the following characteristics and features:

- it contains a building constructed in 1940. Until recently, the building was used as a child health centre and nurse accommodation. The child health service has ceased operating from this site and now operates from a different location in Narrogin;
- it contains a shed and some mature trees;
- it has a gentle gradient, having an elevation of approximately 341 - 344 metres AHD (Australian Height Datum) with the north-western section higher which slopes down to the south-eastern section;

- there are no natural surface water or drainage features; and
- it is not classified as a contaminated site by the Department of Environment Regulation.

The site's physical features presents no constraints to the Amendment.

2.5 Services

The site is provided with standard 'hard' infrastructure including reticulated (scheme) water, reticulated sewerage, power, telecommunications, drainage and sealed roads. The site has three road frontages in Federal Street, Falcon Street and Fairway Street. Vehicular access is via associated crossovers to Federal Street and Falcon Street.

2.6 Heritage

There is no registered Aboriginal heritage site on the subject land area as set out on the Department of Aboriginal Affairs heritage inquiry system. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

The former infant health centre is listed in the *Shire of Narrogin Municipal Heritage Inventory* as a Management Category B. Further details are outlined in Attachment 5 and in section 5.4.

3. PLANNING FRAMEWORK

3.1 Overview

The following section will outline how the proposed zoning suitably addresses relevant planning policies, strategies, plans and the *Town of Narrogin Town Planning Scheme No. 2*. In summary, the Amendment is consistent with the State, regional and local planning framework.

3.2 State Planning Framework

The following strategies and policies are of relevance to the Amendment:

- (i) *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy promotes good urban design, vibrant activity centres and supports zoning sufficient land for commercial development. The Amendment is consistent with the Strategy given it promotes commercial development, centrally located, in an established sub-regional centre.
- (ii) *State Planning Policy 1 State Planning Framework Policy (2006)* - identifies that the primary aim of planning is to provide for the sustainable use and development of land.
- (iii) *State Planning Policy No. 2.9 Water Resources (2006)* - development is required to adopt water sensitive urban design principles.
- (iv) *State Planning Policy No. 3 (2006)* - the Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The Policy promotes a sustainable settlement pattern, promoting development on 'brownfield' (previously developed) land, supports building on existing communities and seeks convenient access to employment and services. The Amendment is consistent with SPP 3 given the site forms part of the town centre and provides opportunities for employment.
- (v) *State Planning Policy 3.5 Historic Heritage Conservation (2007)* - places values on historic heritage including at a State and local level.
- (vi) *State Planning Policy 3.7 Planning in Bushfire Prone Areas (2015)* - the site is not a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone2016/>.
- (vii) *State Planning Policy No. 4.2 Activity Centres for Perth and Peel (2010)* - while SPP 4.2 operates within the Perth metropolitan and Peel regions, its principles have application in other parts of Western Australia such as promoting vibrant activity centres (including town centres). The Amendment promotes commercial development in the Narrogin town centre.
- (viii) *Liveable Neighbourhoods (2009)* - promotes walkable neighbourhoods, mixed uses, the provision of a range of housing types and lot sizes, and to efficiently use land. A general principle is to plan residential neighbourhoods around existing/planned activity centres. The Amendment is consistent with *Liveable Neighbourhoods* given it forms part of the town centre, is only 200 metres from the centre of town and is within walking distance of residential areas.

3.3 Regional Planning Framework

3.3.1 Wheatbelt Regional Planning and Infrastructure Framework (2015)

The Framework identifies Narrogin as a sub-regional centre and a focus for growth, services and facilities. The Framework supports a diverse economic base and supports commercial development in appropriate locations.

3.3.2 Wheatbelt Regional Investment Blueprint (2015).

The Blueprint establishes priorities for economic development and growth of the Wheatbelt region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint also supports growing

the region's population, promoting development in regional centres and a vibrant economy.

Complementing the Blueprint is the *Wheatbelt South Sub-Regional Economic Strategy* (2014).

3.3.3 Greater Narrogin Region Growing Our Community: An Economic Development and Implementation Strategy (2015)

The Strategy's vision is 'To see prosperity and growth for the Greater Narrogin Region by encouraging workforce relocation, business growth, attracting new residents and providing attractive community amenities' (page 9). The Strategy supports improving the range of local employment opportunities, enhancing the Narrogin town centre and supporting mixed use development.

Page 55 of the Strategy in part states:

'There is currently minimal existing retail space to accommodate immediate growth within the Town of Narrogin...Office space and "hot desk" facilities to accommodate visiting professionals and government officers is also currently limited...To see growth in the region in years to come, opportunities to support the creation of additional office space will need to be identified and planned for.'

The Narrogin Town Site Growth Strategy plan shows the site as 'Retail'.

3.4 Local Planning Framework

3.4.1 Local Planning Strategy for the Narrogin, Pingelly and Wickepin Area (2007)

The Local Planning Strategy (LPS) was prepared for the Shire of Wickepin and it covers the local government areas of Narrogin, Pingelly and Wickepin. The LPS was endorsed by the WAPC on 27 March 2007.

Of relevance to the Amendment is the LPS classifies Narrogin as the regional centre and a focus for development, economic activity is promoted and heritage/townscape values should be respected.

3.4.2 Draft Town & Shire of Narrogin Joint Local Planning (2011)

The draft LPS, while not endorsed by the WAPC, provides a holistic approach to planning for the former Town of Narrogin and the Shire of Narrogin. The draft LPS's Strategic Land Use Plan provides the most comprehensive strategic plan for the Narrogin townsite.

Attachment 6 shows the Strategic Land Use Plan (Narrogin Town & Surrounds). The Strategic Land Use Plan includes the site as part of the town centre and allocates the site as 'Commercial'. Accordingly, the Amendment is consistent with the draft LPS.

The draft LPS notes the importance of the commercial sector, with retailing employing approximately 15% of Narrogin's total workforce. The draft LPS supports growing and diversifying the economy and encouraging commercial development in appropriate locations.

The draft LPS supports a range of uses in the town centre including residential development to R50.

3.4.3 Town of Narrogin Town Planning Scheme No. 2

The *Town of Narrogin Town Planning Scheme No. 2* (TPS2) was gazetted on 17 June 1994 and has been subject to a number of amendments. It is the principal statutory tool for achieving the Shire's aims and objectives, with respect to the development in the former Town of Narrogin, mainly from a land use, development control and infrastructure coordination perspective.

The site is currently zoned 'Community' which reflects its former use as a child health centre. There are limitations on the range of commercial uses that are

permissible in the 'Community' zone including that offices, professional offices and consulting rooms are not permitted.

In terms of the proposed 'Shops & Offices' zone, the policy statement for the zone as set out in the Development Table is 'Primarily for retail shops and offices, Other compatible uses may be permitted at the discretion of Council.' The Development Table sets out development standards including those relating to car parking and landscaping.

Rezoning the site to 'Shops & Offices' zone is consistent with the zoning of land to the north and west of the site (see Attachments 2 and 3 and Existing Scheme Map) and it 'rounds off' the area's zoning.

The Amendment is consistent with TPS2 objects of the Scheme in sub-clause 1.3.4 which in part states 'To enable the Town of Narrogin to continue its role as a regional centre providing shopping, commercial...services to the surrounding region.'

3.4.4 Draft Town and Shire of Narrogin Joint Local Planning Scheme No. 3 (2011)

The Town of Narrogin together with the Shire of Narrogin initiated a review of their respective town planning schemes as a joint Town Planning Scheme No. 3. The draft Scheme was advertised for public comment in 2012 and it proposed that the site be zoned 'Central Business'. The draft Scheme also supports the potential for residential development to R50 in the Central Business zone.

Following the close of advertising, the Councils required a number of modifications to the draft Scheme. Based on the number of proposed modifications, it is understood that the Department of Planning required the draft Scheme to be readvertised. The draft Scheme has not yet been readvertised.

Advice from the Shire is that the proposed zoning of the site was not a matter requiring review. Given the potential lengthy timeframe for the draft Scheme to

be reviewed and finalised, this Amendment to current TPS2 is sought.

3.4.5 Local Planning Policies

The Council has endorsed a number of Local Planning Policies. Various policies are of relevance to the future use and development of the site including advertising signage.

3.4.6 Town of Narrogin Strategic Community Plan 2012 – 2022 (2012)

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities. The vision for the town is 'Prosperity and growth as a regional centre' (page 4). The Council seeks to promote Narrogin as a prosperous community, to support existing businesses and to attract new businesses.

3.5 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- promoting vibrant activity centres and in particular promoting commercial development in the Narrogin town centre;
- supporting local communities and local economies;
- Narrogin is classified as a regional centre;
- various strategies identify the site as part of the town centre and allocate it as for commercial, retail or central business uses; and
- respecting heritage assets.

Based on the above, the Amendment is consistent with the planning framework and consistent with the principles of orderly and proper planning.

4. AMENDMENT PROPOSAL

The intent of the Amendment is to rezone the site from the 'Community' zone to the 'Shops and Offices' zone.

Amending the site's zoning will ensure there is a consistent approach to the zoning of the area.

The Amendment will facilitate a greater range of commercial uses for the site. A range of potential and suitable uses are possible in the 'Shops and Offices' zone.

Future development and uses will be subject to gaining necessary approvals from the local government including development approval.



Photograph 2: The building and site are well-sited to various commercial uses including professional offices



Photograph 3: The site has three road frontages and generous areas for on-site car parking

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the Amendment.

5.2 Appropriate Location for Commercial Development

The site is appropriate for commercial development, including offices, professional offices and consulting rooms, for reasons including:

- (i) it is classified as part of the town centre in various planning documents and commercial uses are consistent with the planning framework;
- (ii) it only 200 metres from the heart of the Narrogin town centre;
- (iii) the area is predominantly commercial in nature and the 'Shops and Offices' zoning rounds off the zoning in the precinct;
- (iv) the site has been previously used for community purposes and it promotes reuse on a 'brownfield' site;
- (v) the child centre service ceased operating from the site a number of years ago. The current 'Community' zoning is now an anomaly for this site. Narrogin is separately serviced with Community and Child Services, Social and Emotional Wellbeing Services and the Narrogin Health Service (Narrogin Hospital);
- (vi) it is an ideal location to establish a business given it is centrally located and it has high levels of exposure;
- (vii) the site can provide on-site car parking and there are also opportunities for on-street parking given it has three road frontages;
- (viii) traffic impacts will be low and can readily be accommodated on local roads;
- (ix) it is appropriately serviced;
- (x) the site has no environmental assets and future development will not create any adverse environmental impacts;

- (xi) the site is not located in a bushfire prone area; and
- (xii) various forms of commercial development and offices are well suited to locating in a heritage building.

Accordingly, the Amendment raises limited planning issues. The Amendment will provide a consistent approach to the zoning in the precinct.

5.3 Compatibility with Adjoining and Nearby Land Uses

The proposed commercial use will be compatible with adjoining and nearby land uses/development which are predominately commercial in nature (see Attachments 2 and 3).

Given the size and nature of the building, it is expected the site would be attractive for uses such as offices, professional offices and consulting rooms. Accordingly, the zoning will complement and not conflict with nearby land uses. The proposed 'Shops and Offices' zoning represents a logical and sound planning outcome for the site.

5.4 Heritage

As outlined in section 2.6 and Attachment 5, the former infant health centre is listed in the *Shire of Narrogin Municipal Heritage Inventory* as a Management Category B. This means that the building is a place of considerable cultural heritage significance to the Shire of Narrogin that is worthy of recognition and protection through Scheme provisions.

A Development Application needs to be submitted to the Shire for any proposed development. Development Applications will be referred to the Regional Wheatbelt Heritage adviser for comment prior to determination by the local government.

Finalisation of the Amendment should encourage investment in the heritage listed building. The use of the building for commercial uses, such as professional offices, can effectively value the building's heritage assets. Securing an economic use

for the building provides the best change of the building being appropriately conserved for the long term.

The existing building positively adds to the area's amenity and streetscape. The building's design features are compatible with surrounding development including setbacks to boundaries and character.

There are opportunities to enhance the exterior of the building and enhance the site's outdoor areas. It is recognised that future signage and colours should respect the building's heritage values.

5.5 Environmental Impact

The Amendment will create no environmental impacts. For instance, the site has been previously cleared of native vegetation, the site is connected to the reticulated sewerage system and the site is connected to the Shire's stormwater system. Additionally, the site forms part of the town centre which facilitates various journeys to be made by cycling and walking.

5.6 Vehicular Access and Car Parking

The site has frontage to Federal Street, Falcon Street and Fairway Street and vehicular crossovers to Federal Street and Fairway Street. Vehicular access is appropriate and complies with sight distance standards which will facilitate safety for road users.

Traffic impacts from proposed commercial development on the site will be low and can readily be accommodated on local roads. The existing road network and intersections have sufficient capacity to address traffic generation from proposed commercial development.

The site is centrally located and is highly accessible. There are accordingly various opportunities to promote walking and cycling to/from the site given it forms part of the town centre.

It is likely that the traffic generation from the proposed commercial use, such as an accountancy practice, may be lower

than the traffic generated by the previous child health clinic.

The construction of the Narrogin Link Road (Pioneer Drive) has provided a direct route through the Narrogin townsite linking the Northam Cranbrook Road (Great Southern Highway) north and south of Narrogin. The project overview plan is shown in Attachment 7.

The Narrogin Link Road has resulted in heavy haulage vehicles travelling north-south being removed from Federal Street, the town centre and built up residential areas. Of relevance to the Amendment, the Narrogin Link Road has improved the amenity of the area and improved road safety for traffic and pedestrians.

The site can provide on-site car parking. There are also opportunities for on-street parking given it has three road frontages.

Should the Amendment be approved by the Minister for Planning and gazetted, changing the site's use will require development consent from the Shire. Car parking numbers and car parking design can be determined at the Development Application stage.

5.7 Servicing

The site is already appropriately serviced. It is not envisaged that upgrading of services will be required to facilitate the re-use of the site.

5.8 Supporting the Local Economy

As previously outlined, the proposed 'Shops and Offices' zoning is consistent with the planning framework. Approval and implementation of the Amendment will assist to encourage upgrading and investment on the site.

The Amendment will facilitate commercial uses on the site which will assist with job creation which will have various economic benefits. This includes it will support local employment, assist in a more sustainable local economy and it will add to Narrogin's overall viability, vitality and prosperity.

5.9 Planning Justification

The planning justification for the Amendment is summarised below in Table 2:

Strategic	Land Use Planning	Environment, Landscape and Heritage	Transport and Servicing	Economic and Community
<p>The Amendment is consistent with the State, regional and local planning framework including that it promotes the primacy of the Narrogin town centre.</p> <p>Future development will reinforce Narrogin as a regional centre.</p>	<p>The site is well located for commercial development including it is compatible with adjoining and nearby uses.</p> <p>It 'rounds off' the Shops and Offices zoning in the area.</p> <p>It is a 'brownfield' (already developed) site.</p> <p>The site is suitable and capable for commercial development.</p> <p>Development will be effectively controlled through TPS2 provisions.</p>	<p>The site contains no environmental assets and will not create adverse environmental impacts.</p> <p>The site is not classified as bushfire prone.</p> <p>There are minimal landscape impacts.</p> <p>Heritage considerations can be appropriately addressed at the development application and building permit stages.</p>	<p>Traffic impacts can be readily accommodated on local roads.</p> <p>Car parking can be contained on-site.</p> <p>The site is appropriately serviced.</p>	<p>It will promote job creation by supporting the development of the Narrogin town centre and assist to diversity and grow the local economy.</p> <p>The proposal will assist in enhancing Narrogin as a regional centre and assist in creating jobs in a highly accessible location.</p> <p>The proposal will assist to enhance Narrogin through adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.</p>

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

6. CONCLUSION

This report confirms that the Amendment is consistent with the planning framework, the site forms part of the town centre and the site is suitable to accommodate commercial development.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment from 'Community' zone to 'Shops and Offices' zone.

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF NARROGIN

TOWN PLANNING SCHEME No. 2

AMENDMENT No. 35








The Shire of Narrogin under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above town planning scheme by:

1. Rezoning Lot 61 on Deposited Plan 222890 Federal Street, Narrogin from 'Community' zone to 'Shops and Offices' zone.
2. Amending the Scheme Map accordingly.



EXISTING SCHEME MAP

Legend

-  Cadastre with Lot number
-  Scheme boundary
- LPS Zones**
-  Community
-  Other commercial
-  Public utilities
-  Shops and offices
-  A1 Additional uses



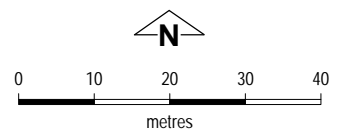
Department of Planning

Town of Narrogin

Town Planning Scheme No. 2

Amendment No. 35


Produced by GeoSpatial Research and Modelling,
 Department of Planning, Perth WA
 Base Information supplied by Western Australian
 Land Information Authority LI 862-2016-1






PROPOSED SCHEME AMENDMENT MAP

Legend

 Cadastre with Lot number

LPS Zones and Reserves Amendments

 Shops and offices



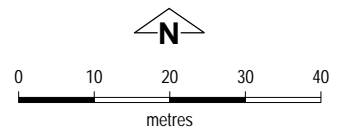
Department of Planning

Town of Narrogin

Town Planning Scheme No. 2

Amendment No. 35

Produced by GeoSpatial Research and Modelling,
 Department of Planning, Perth WA
 Base Information supplied by Western Australian
 Land Information Authority LI 862-2016-1



COUNCIL ADOPTION FOR ADVERTISING

Adopted for advertising by resolution of the Council of the Shire of Narrogin at the Ordinary Meeting of the Council held on the

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

This Standard Amendment was supported for submission to the Minister for Planning for approval by resolution of the Shire of Narrogin at the Ordinary Meeting of the Council held on the and the Common Seal of the Shire of Narrogin was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....

DELEGATED UNDER S.16 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

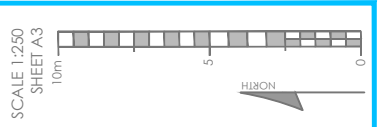
DATE.....

ATTACHMENT 1

AMENDMENT SITE PLAN
 Lot 61 (No. 113) Federal
 Street
 Narrogin

Legend

-  Amendment Site
-  U/ground Water Pipe
-  U/ground Sewer Pipe
-  Contours



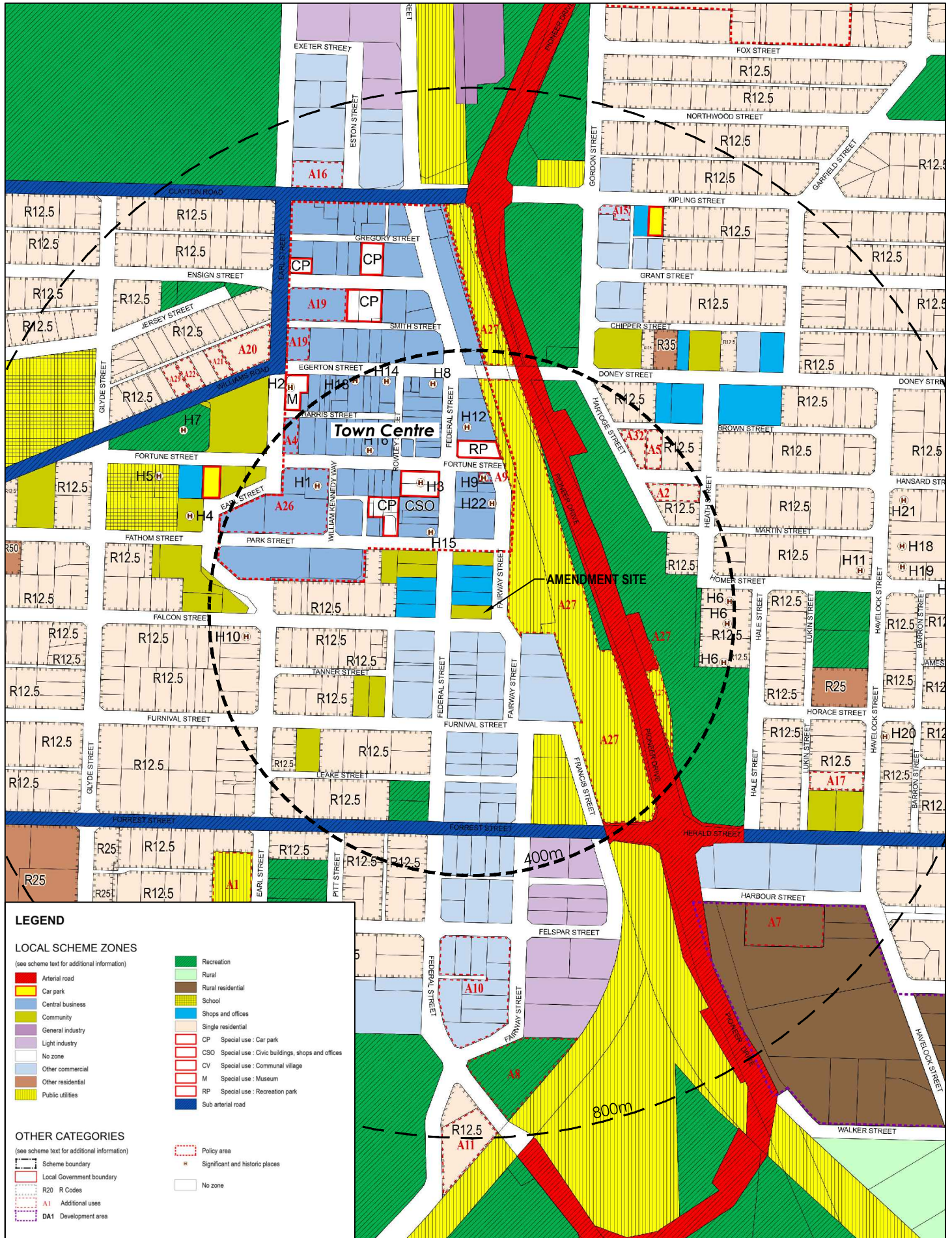
A AMENDMENT SITE
 REV DESCRIPTION
 170430 SJ ST
 YMMDD DRAWNAPPRVD

DRAWING NUMBER
 EP 170328 01
 REV A

Edge Planning & Property
 134 Hope Street, Mount Clarence
 ALBANY WA 6330
 www.edgeplanning.com.au
 K: (08) 107 534



ATTACHMENT 2



LOCATION PLAN
 Lot 61 (No. 113) Federal Street
 Narrogin

scale 1 : 7,500 @ A4



Edge Planning & Property
 134 Hare Street, Mount Clarence
 ALBANY WA 6330
 W www.edgeplanning.com.au
 E steve@edgeplanning.com.au
 M 0409 107 336

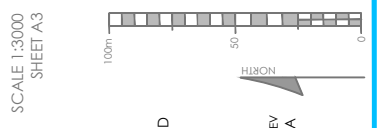
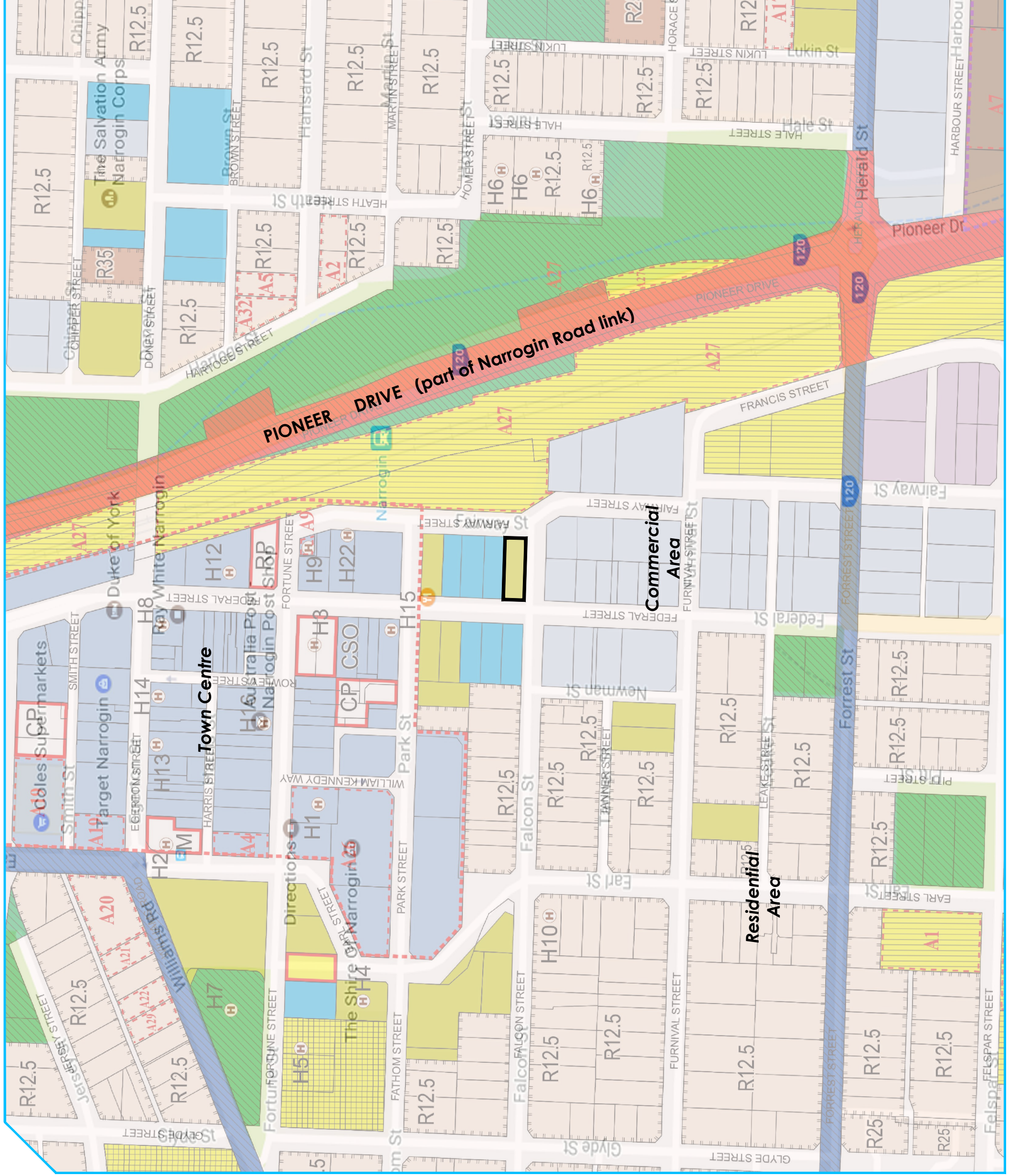
ATTACHMENT 3

OPPORTUNITIES AND CONSTRAINTS PLAN

Lot 61 (No. 113) Federal Street Narrogin

Legend

Amendment Site



A	OPFS AND CONS	170331	SJ	ST	REV	A	
REV DESCRIPTION		YMMDD DRAWNAPPRVD					
DRAWING NUMBER		EP 170328.03				REV	A
<small> Prepared for design intent only. All plans and dimensions are subject to change without notice. Project No. 101733A </small>							



ATTACHMENT 4

WESTERN



AUSTRALIA

REGISTER NUMBER 61/DP222890	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 5/2/2014

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1068** FOLIO **821**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 61 ON DEPOSITED PLAN 222890

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SHANE WILLIAM BERRIDGE OF 7 WANBROW WAY, DUNCRAIG
(T M517591) REGISTERED 10 JANUARY 2014

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1068-821 (61/DP222890).
PREVIOUS TITLE: 1064-930.
PROPERTY STREET ADDRESS: 113 FEDERAL ST, NARROGIN.
LOCAL GOVERNMENT AREA: SHIRE OF NARROGIN.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF NARROGIN TOWN LOT/LOT 61 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 61 ON DEPOSITED PLAN 222890 ON 20-MAY-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

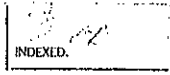
Application
Transfer 1153/1940.
From Volume Folio
1064. 930



REGISTER BOOK.

Vol. 1068 Fol. 821.

WESTERN AUSTRALIA.



Certificate of Title



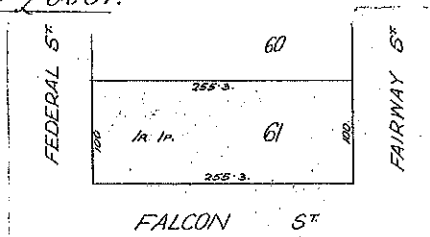
under "The Transfer of Land Act, 1893" (56: Vio., 14, Sch. 5).

*Maternal and Infant Health Association of Western
Australia: Narrogin Branch Incorporated, of Narrogin,*

is now the proprietor of an estate in fee simple subject to the easements and encumbrances notified hereunder in the natural surface and so much as is below the natural surface to a depth of two hundred feet of all that piece of land delineated and coloured green on the map hereon, containing one rood and one perch or thereabouts, being Narrogin Lot 61.



Scale: 1 Chain to an Inch



Dated the *twentieth* day of *February* One thousand nine hundred and forty

Arnold Adams
Deputy Registrar of Titles.

Application E747416 The correct name of the proprietor is The Child Health Centre Narrogin.

22nd November 1991



Superseded - Copy for Sketch Only

1 5387120

For encumbrances and other matters affecting the land see back.

ATTACHMENT 5

Town of Narrogin

MUNICIPAL INVENTORY OF HERITAGE PLACES - REVIEW



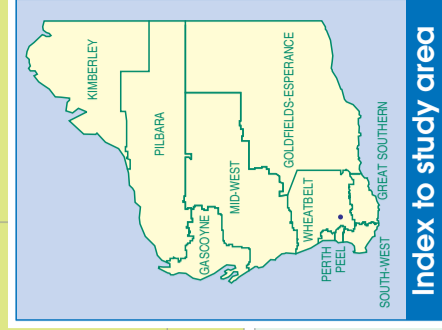
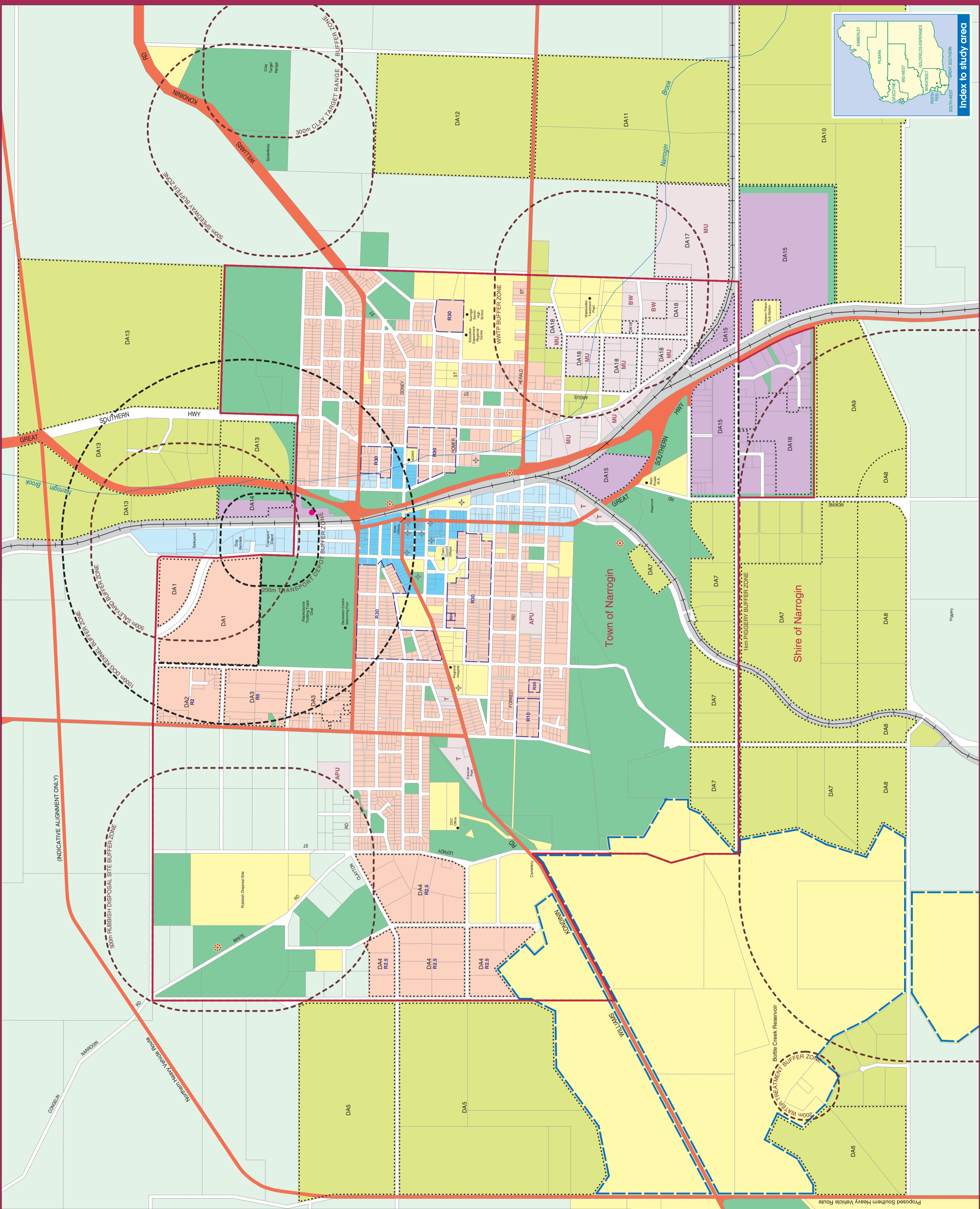
PLACE No. 26

Name of Place		INFANT HEALTH CLINIC	
Other Names			
Location/Address		113 Federal Street	
Land Description :		Lot 61	Asmnt. No. 315400
Construction Dates		1940	
Uses:		Child health clinic and accommodation for the Nurse.	
Architect/Designer/builder			
Associated Persons		Mrs Doney, Mrs Plumb, Dr. Mainland, Dr. Jacobs, Dr. Savage, Dr. Zilko, Dr. Eleanor Stang, Medical Supervisor of Infant Health Services from 1929 to 1955.	
Construction Materials:			
Walls	Red Brick and smooth render painted white.		
Roof	Clay Tiled		
Other			
Description	A single storey brick and render structure with a front gable featuring the words "Infant Health Centre" bordered in brick. The curved roof to the entry porch is supported by two round columns. The front of the building is the Clinic, with the Sister's consulting room, a pram room, toilet and waiting room. At the back are the living quarters.		
Modifications	Extensions in 1958 included space for a pram park and feeding cubicles plus a side verandah with a septic tank at the end. The interior was 'modernised' in 1978.		
Architectural style			
Condition:	Good	Integrity: High Degree	Authenticity: High Degree
Historical evidence			
An Infant Health Group was formed in Narrogin in 1928. A loan of 7,300 pounds was raised to build the present clinic in 1940. Infant Health Clinics were supervised by the Infant Health Association formed in 1923 to work with the Public Health Department. Doctor Eleanor Stang was Medical Supervisor of Infant Health Services from 1929 to 1955. The Narrogin centre serviced district sub-centres at Wagin, Wickiepin, Yealering and Pingelly. Later Williams, Wandering and Cuballing joined. On 1 July 1945 the State Government took over responsibility for Infant Health Centre nurses' salaries and travelling expenses. The community committee was still responsible for the management and financing of the local centre and providing a car. In the 1940s the Narrogin Infant Health Committee was also involved in financially supporting the efforts of another community committee formed to establish the Kindergarten opposite the second Vailima maternity hospital.			
Statement of Significance			
Narrogin Infant Health Clinic has historic and social significance as it is representative of the development of the Infant Health Association of Western Australia. It is associated with the growth of the Town and Shire of Narrogin and the provision of public and community services in the region. It is associated with the Nurses who have worked and lived at the place from 1940 to the present day, and with local management committee members, as well as the mothers and children who have attended the clinic over the years. The Narrogin Child Health Centre is unique in the state because both the building and the land are still owned and managed by a community committee.			
Management Category	B		
Supporting Information			
Heritage Listings			

ATTACHMENT 6

- residential (R12.5 unless shown otherwise)
- commercial
- service commercial
- general agriculture
- recreation & open space
- rural living
- industrial
- special use
- tourism
- aged persons units
- mixed use (residential / light industry)
- brickworks
- public purpose
- rail reserve
- highway / major regional road
- buffer zone boundary
- development area
(see table in the strategy text for details)
- railway
- local government boundary
- gazetted towns/isle boundary
- water supply catchment
- Aboriginal heritage site (DIA register)
- grain receipt and storage site
- European heritage site (DIA register)

Joint local planning strategy
Town and Shire of Narrogin
PLAN 2 - STRATEGIC LAND USE PLAN
(NARROGIN TOWN & SURROUNDS)



Index to study area

ATTACHMENT 7

Narrogin Link Road Project

Stages

- Narrogin Link North (Under construction)
- Narrogin Link South (Built 2016)
- Pioneer Drive (Built 2002)
- State Road
- Local Road
- + Rail

