

**MINUTES**  
**TOWNSCAPE ADVISORY COMMITTEE MEETING**

**28 SEPTEMBER 2021**

The Chief Executive Officer recommends the endorsement of these minutes at the next Meeting of Townscape Advisory Committee.

Signed: .....  
(CEO) *[Signature]* Date 3 October 2021

These minutes were confirmed at the Townscape Advisory Committee Meeting held 15 February 2022

Signed: .....  
(Presiding Member at the meeting at which minutes were confirmed) *[Signature]*

### **Acknowledgement of Noongar People**

The Shire of Narrogin acknowledges the Noongar people as traditional custodians of this land and their continuing connection to land and community. We pay our respect to them, to their culture and to their Elders past and present.

Naatj ngiyan Birdiya Gnarojin kep unna nidja Noongar Moort ngaala maya nidja boodjera baarlap djoowak karlerl koolark. Ngalak niny ngullang karnan balang Bibolman baalap borong koora wer boorda.

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**Alternative formats are also available upon request, including large print, electronic format (disk or emailed), audio or Braille**

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Please note that meetings may be recorded for minute taking purposes.

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# **TOWNSCAPE ADVISORY COMMITTEE**

## **28 SEPTEMBER 2021**

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### **1. OFFICIAL OPENING**

The Presiding Member declared the meeting open at 5:35 pm.

### **2. RECORD OF ATTENDANCE/APOLOGIES**

#### **Committee Members (Voting)**

Cr C Bartron (Presiding Member)

Cr J Early

Ms B Thomas – Arts Narrogin

Ms D Broad – Community member

#### **Staff (Non voting)**

Mr J Warburton – A/ Executive Manager Technical and Rural Services (A/EMTRS)

Mrs W Russell – Executive Support Officer (Minutes)

#### **Apologies**

Mrs V Chadwick– Community member (Disability)

Mr B O'Neill – Narrogin Chamber of Commerce

Mr T Evans – Executive Manager Technical and Rural Services (Annual Leave)

#### **Absent**

Mr M Wray – Highbury District Community Council

Ms G Kami – Community member

#### **Visitors**

Cr B Seale

### **3. DECLARATION OF INTEREST BY COMMITTEE MEMBERS AND COUNCIL EMPLOYEES IN MATTERS INCLUDED IN THE MEETING AGENDA**

Nil

**4. CONFIRMATION OF MINUTES OF PREVIOUS MEETING OF THE TOWNSCAPE ADVISORY COMMITTEE**

**OFFICER’S RECOMMENDATION AND COMMITTEE RESOLUTION**

Moved: Cr J Early

Seconded: Ms B Thomas

That the minutes of the Townscape Advisory Committee Meeting held on 10 August 2021 be confirmed, as an accurate record of the proceedings.

**CARRIED 4/0**

**5. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION**

Cr Bartron (Presiding Member) offered condolences to Vicki Chadwick on the sudden death of her husband Richard on behalf of the committee.

Cr Bartron noted that this is the last meeting of this committee and thanked all of the committee members for their contribution.

**6 MATTERS WHICH REQUIRE DECISIONS**

**6.1 DRAFT NARROGIN HERITAGE RAILWAY PRECINCT CONCEPT PLAN**

<b>File Reference</b>	File No
<b>Disclosure of Interest</b>	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interests that requires disclosure.
<b>Applicant</b>	Nil
<b>Previous Item Numbers</b>	Item 10.1.1, resolution 1120.002, OCM 24 November 2020 and Item 10.1.1, resolution 0221.002, OCM 24 February 2021 relate.
<b>Date</b>	6 September 2021
<b>Author</b>	Torre Evans – Executive Manager Technical & Rural Services
<b>Authorising Officer</b>	Dale Stewart – Chief Executive Officer
<b>Attachments</b>	1. Draft Narrogin Heritage Railway Precinct Concept Plan

**Summary**

The Draft Narrogin Heritage Railway Precinct Concept Plan (RPCP) Attachment 1, is presented to the Townscape Advisory Committee (TAC) for discussion and to be advertised for public comment for a period of 30 days. After the public consultation period, all comments received by the administration, are to be presented back to the TAC for further discussion and recommendation to Council.

## Background

The (RPCP) is a concept design submitted by the consultant - Office of Regional Architecture (ORA) in consultation and engagement by the Shire's Chief Executive Officer (CEO).

A verbal brief was given to ORA by the CEO at a meeting held 22 March 2021, whereby the concept needed to encapsulate, in a rough sketch, the Railway Precinct and its connections to the Narrogin CBD and Gnarojin Park, inclusive of the universal access routes.

The RPCP was tabled at Councils Monthly Briefing Session in August 2021 by the CEO for comment, with the consultant's author Rosalie Pech Eva in attendance, to address the document and to clarify any questions from Elected Members present.

Elected members present that evening were very receptive of the concept plan with positive comments received. It was agreed by Elected Members present that the RPCP should be directed to the TAC in the first instance for discussion and for the public comment process. Any comments received by the Administration are then proposed to be directed back to the TAC for consideration prior to the TAC making recommendation to Council on the RPCP.

## Consultation

Consultation has been entered into with Elected Members and Senior Staff present at the 11 August 2021 Monthly Briefing Session and the Manager Community, Leisure & Culture.

Consultation with the TAC via this report will occur at the TAC meeting 28 September 2021.

It is proposed to advertise the RPCP to the public for a period of 30 days consistent with Council Policy 1.14 Community Engagement Policy. All comments received via this process will be directed back to the TAC for further consultation, prior to a recommendation to Council by the TAC.

## Statutory Environment

Sections of Acts, Regulations and/or Local Laws that apply/relate to this item include:

- Heritage Act 2018
- Shire of Narrogin Local Heritage Survey 2019.

## Policy Implications

Council Policy 1.14 Community Engagement Policy relates.

## Financial Implications

The cost to bring the RPCP to reality, has not been calculated in detail at this stage. After the public consultation process and upon final adoption of the plan would be the optimum time to cost up the plan however a conservative estimate would be in the vicinity of several hundred thousand dollars to a few million dollars dependant on the extent of detail to which the RPCP is followed and interpreted. The project could be staged over several years, depending on funding opportunities.

Funding could be by grant funding (preferable), or a combination of grant funding together with a municipal component. There may also be opportunity for corporate or commercial funding considering the potential for the Dome Company activating in Narrogin at the Horden Hotel.

Any expenditure towards this project would need to be considered in the context of the Shire's Long Term Financial Plan and Annual Budgeting process' and would need to be considered in the context of other competing projects, and the Council of the day.

## Strategic Implications

Shire of Narrogin Strategic Community Plan 2017-2027		
Objective:	1.	Economic Objective (Support growth and progress, locally and regionally)
Outcome:	1.1	Growth in revenue opportunities
Strategy:	1.1.1	Attract new industry, business, investment and encourage diversity whilst encouraging growth of local business
Strategy:	1.1.2	Promote Narrogin and the Region
Outcome:	1.2	Increased Tourism
Strategy:	1.2.1	Promote, develop tourism and maintain local attractions
Objective:	2.	Social Objective (To provide community facilities and promote social interaction)
Outcome:	2.3	Existing strong community spirit and pride is fostered, promoted and encouraged
Outcome:	2.4	Cultural and heritage diversity is recognised
Strategy:	2.4.1	Maintain and enhance heritage assets
Objective:	3.	Environment Objective (Conserve, protect and enhance our natural and built environment)

## Comment/Conclusion

At the Ordinary Council Meeting held 24 November 2020, in respect to the Conservation Management Strategy and Adaptive Reuse Strategy Narrogin Railway Station & Goods Shed (item 10.1.1) prepared by consultant Heritage Intelligence, Council resolved (Resolution 1120.002) in part at point 1, to receive the Conservation Management Strategy (2020) for the Narrogin Railway Station.

At the Ordinary Council Meeting held 24 February 2021, in respect to the Shire of Narrogin Adaptive Reuse Strategy Narrogin Railway Station and Goods Shed "The Heart of the Town", Council resolved to endorse the Adaptive Reuse Strategy (resolution 0221.002, point 2).

Both these documents form a guide for the strategic direction of the reactivation and refurbishment of this valuable and much loved community asset.

In the 2020/21 Financial Year, the Shire received \$411,911 Local Roads and Community Infrastructure Program (LRCI 1) Federal grant funding together with \$188,089 from the Shire's Economic Development Reserve for the restoration of the Narrogin Train Station. A further \$150,000 of municipal funding was also allocated to this project for the construction of a car park (now complete) to service the Train Station, totalling \$750,000 of funding. At the time of writing this report, the project of restoring the Train Station is estimated to be 75% complete with the remaining funding required to finish the project, carried over into the 2021/22 Budget.

The commissioning of the RPCP was to reinforcement of the importance of and interpretation of Narrogin's' Railway Heritage within the CBD and in relation to the potential Horden Hotel Redevelopment, including aspects relating to Mackie Park and Railway Heritage infrastructure generally.

Key ideas relevant to the RPCP include:

### 1. Streets

- Protect the important buildings and streetscapes of this precinct
- Improve pedestrian links through the precinct
- Build on the leafy green character of the CBD

### 2. Developing a Civic and Cultural heart

- Build and enhance existing civic amenities
- Create a central civic space in the CBD
- Increase links between eastern parkland and town centre
- Develop opportunities for cultural and community buildings and facilities

### 3. Improve visitor experience

- Develop the Rail Heritage theme through the town centre with historic interpretation and street furniture
- Relocate the visitors centre to within the newly created civic and cultural heart.
- Provide access and parking suitable for large vehicles within close proximity to visitor centre

### 4. Greening the CBD

- Build on the existing leafy character within the town
- Improve pedestrian amenities including shade and shelter
- Reduce the 'heat island' effect in the summer months
- Improve amenities for motorists including parking under shade

### 5. Walkability

- Develop a consistent palette of materials and quality within the town centre
- Increased shaded pathways
- Ensuring paths are linked to key areas
- Ensuring pathways are accessible for the whole community
- Develop a signage scheme throughout the town

As previously stated, it was agreed by Elected Members present at the 11 August 2021 MBS, that the RPCP should be directed to the TAC in the first instance for discussion and for TAC to facilitate the public comment process. Any comments received by the Administration are then proposed to be directed back to the TAC for consideration, prior to the TAC making recommendation to Council on the RPCP.

## Voting Requirements

Simple Majority

### **OFFICER'S RECOMMENDATION AND COMMITTEE RESOLUTION**

Moved: Cr J Early

Seconded: Ms B Thomas

That with respect to Draft Narrogin Heritage Railway Precinct Concept Plan, the Townscape Advisory Committee:

1. Receive the draft concept plan at Attachment 1 for discussion;
2. Request the administration to advertise the draft concept plan for a period of 30 days consistent with Council Policy 1.14 Community Engagement Policy; and
3. Consider any comments received from the public, during the advertising period, and make a recommendation to Council on the endorsement of the document with amendments, if any.

**Note** During discussion the committee emphasised that they felt that the pedestrian crossing was an important element of the plan. They also requested information on the current situation with the train and signal box.

**Action:** The administration investigate the current situation regarding the train and the signal box and report back to the committee.

## Narrogin Heritage Railway Precinct Masterplan

Prepared for the Shire of Narrogin  
**REVISION: A** Issued: 7 July 2021

**ORA**  
Office of Regional  
Architecture

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2 Lennard Street  
cnr Robinson Rd Brookton WA 6306  
PO Box 102 Brookton WA 6306

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T. (08) 9699 6474

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admin@regionalarchitect.com.au  
www.regionalarchitect.com.au

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ABWA Reg #3315  
ABN 52 624 524 590

HERITAGE ARTIFACTS

- 1. RAILWAY STATION (FUTURE VISITORS CENTRE)
- 2. GOODS SHED (FUTURE MUSEUM & COMMUNITY USE)
- 3. RAILWAY INSTITUTE (FUTURE ART GALLERY/ CULTURAL CENTRE)
- 4. MACKIE PARK (FUTURE REDEVELOP)
- 5. HORDEN HOTEL (FUTURE DOME ADAPTIVE REUSE)
- 6. SIGNAL BOX (INVESTIGATE FUTURE REINSTATEMENT)
- 7. PEDESTRIAN OVERPASS (NOT UA)
- A. EXISTING RAILWAY PEDESTRIAN CROSSING
- B. PROPOSED RAILWAY PEDESTRIAN CROSSING



GNARROGIN PARK

PIONEER DRIVE

RAILWAY

GREAT SOUTHERN

FAIRWAY STREET

FORTUNE STREET

PARK STREET

FEDERAL STREET

NARROGIN CIVIC HEART

EGERTON STREET

**HERITAGE ARTIFACTS**

1. RAILWAY STATION (FUTURE VISITORS CENTRE)
2. GOODS SHED (FUTURE MUSEUM & COMMUNITY USE)
3. RAILWAY INSTITUTE (FUTURE ART GALLERY/ CULTURAL CENTRE)
4. MACKIE PARK (FUTURE REDEVELOP)
5. HORDEN HOTEL (FUTURE DOME ADAPTIVE REUSE)
6. SIGNAL BOX (INVESTIGATE FUTURE REINSTATEMENT)
7. PEDESTRIAN OVERPASS (NOT UA)

**ADDITIONAL**

- ⊙ PUBLIC ART LOCATIONS
- △ UPLIGHTING HERITAGE FACADES
- \* WAYFINDING SIGNAGE + INTERPRETIVE MATERIAL
- UA WA FACILITIES
- GROUND SURFACE TREATMENT EG. PAINTING

**PRECINCT 3 - MACKIE PARK + HORDON HOTEL ENVIRONS**

4. MACKIE PARK (FTR REDEVELOP – REFER H+H CONCEPT DESIGN 2016  
Note, original 1889 Railway Station site)
5. HORDEN HOTEL (FTR DOME CAFE, ADAPTIVE REUSE)  
RAILWAY PLAYGROUND (OPTION 1)  
UA WC FACILITIES

**PRECINCT 1 - RAILWAY STATION AND ENVIRONS**

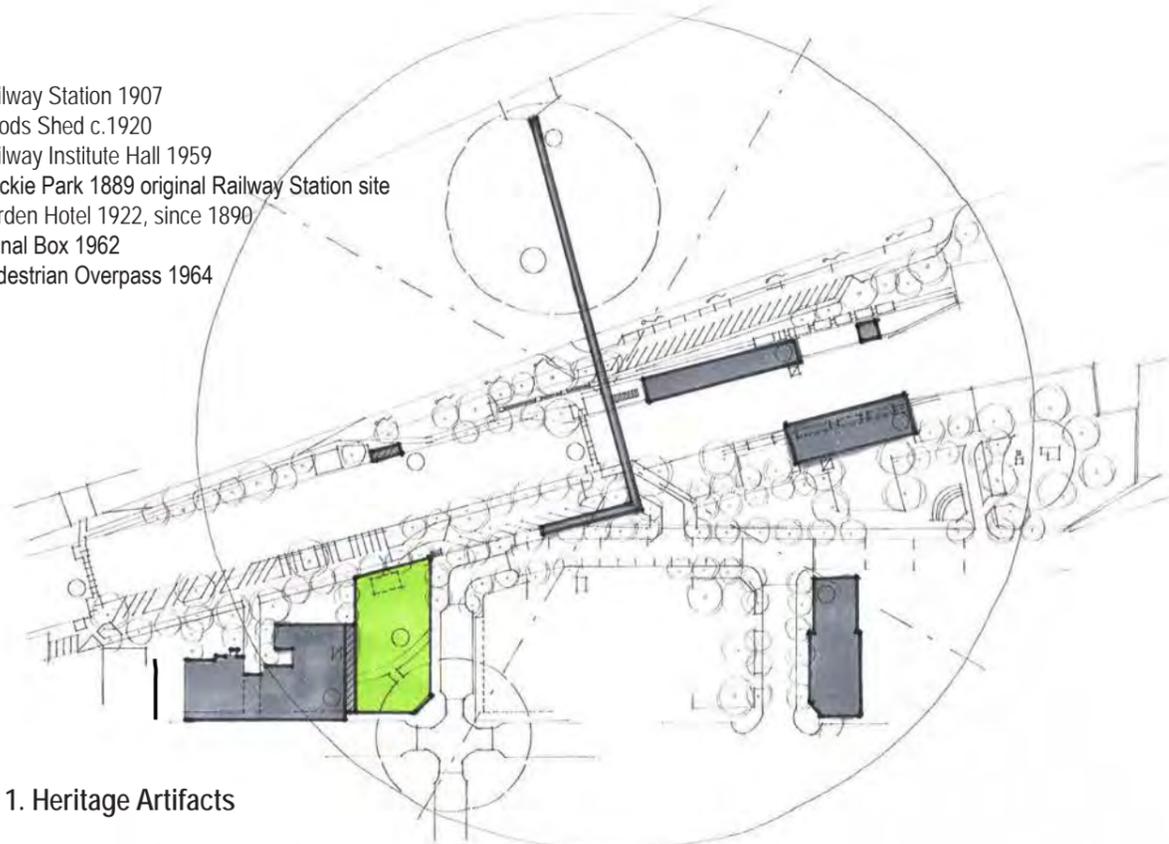
1. RAILWAY STATION (FUTURE VISITORS CENTRE)
6. SIGNAL BOX (INVESTIGATE FUTURE REINSTATEMENT)
7. PEDESTRIAN OVERPASS (NOT UA)  
UA WC FACILITIES

**PRECINCT 2 - GOODS SHED AND ENVIRONS**

2. GOODS SHED (FUTURE COMMUNITY USES, REFER ADAPTIVE REUSE STRATEGY - HERITAGE INTELLIGENCE 2020)  
LANDSCAPED COMMUNITY SPACE  
FREE RV PARK (INTERIM)  
RAILWAY PLAYGROUND (OPTION 2)  
UA WC FACILITIES



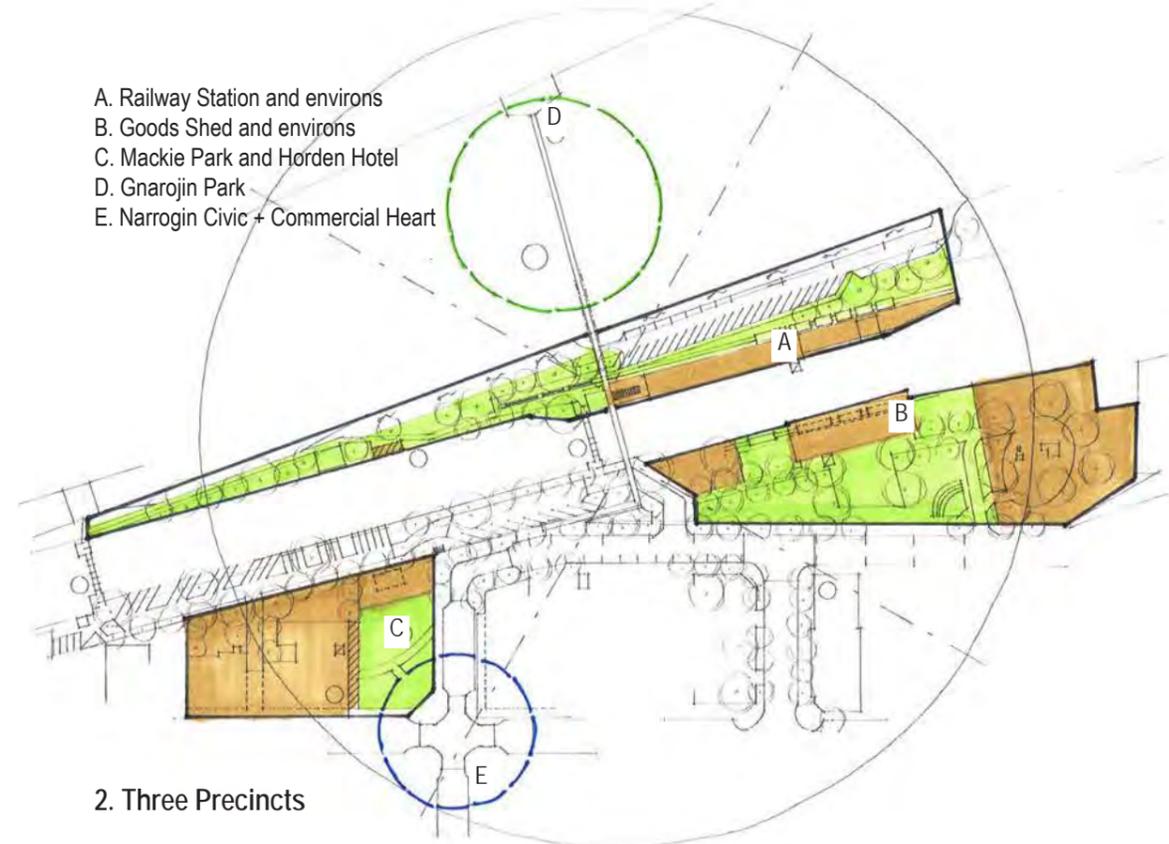
- Railway Station 1907
- Goods Shed c.1920
- Railway Institute Hall 1959
- Mackie Park 1889 original Railway Station site
- Horden Hotel 1922, since 1890
- Signal Box 1962
- Pedestrian Overpass 1964



### 1. Heritage Artifacts

A constellation of culturally significant railway artefacts that collectively form a new, engaging place while individually representing intact, crafted examples of their building type.

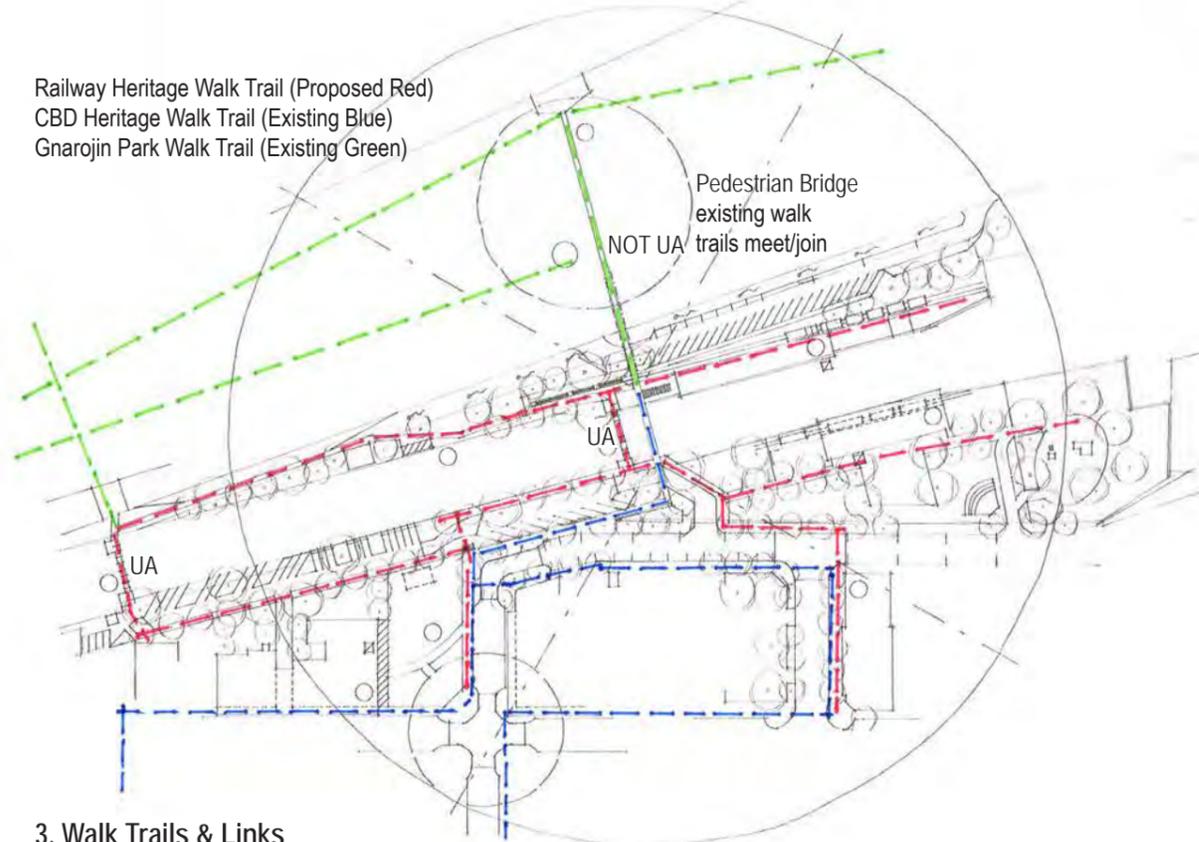
- A. Railway Station and environs
- B. Goods Shed and environs
- C. Mackie Park and Horden Hotel
- D. Gnarojin Park
- E. Narrogin Civic + Commercial Heart



### 2. Three Precincts

Three new distinct but interlinked experiences and precincts for the community and visitors to Narrogin, forming new connections between Gnarojin Park and the CBD.

- Railway Heritage Walk Trail (Proposed Red)
- CBD Heritage Walk Trail (Existing Blue)
- Gnarojin Park Walk Trail (Existing Green)



### 3. Walk Trails & Links

Existing & proposed walk trails link the precincts and heritage artefacts into the town centre fabric and Gnarojin Park, and provide new leisure and cultural experiences for visitors and the community. The walk trails provide myriad of opportunities for creative and artistic public expression, story telling and enunciation of the *Narrogin Experience*.

### 4. Greening

Improved amenity, thermal comfort and attractiveness provided through sustainable planting to the whole Railway environment, connecting into existing tree avenues and green spaces.



**EXISTING PRECINCT CHARACTER**

Pedestrian overpass (not UA) - painted ground surface  
 Limestone retaining wall - Mackie Park - defined edges  
 Shady Walk Trail - Egerton St - avenues of trees  
 Existing at-grade pedestrian crossing Egerton Street - public art (mural) opportunities (rear shed & sub-station)



sources: ORA 2020 and 2021

**EXISTING PRECINCT CHARACTER**

Hordern Hotel/Mackie Park interface - future verandah reinstatement & uplighting  
 Rear facade Hordern Hotel - future refurbishment & uplight  
 Palm tree sentries overlooking CBD from Pedestrian Overpass - public art (mural) opportunities (sub-station)



sources: ORA 2020 and 2021

**GOODS SHED PLACEMAKING EXEMPLARS**

Claremont Goods Shed by day - feature lighting  
 Claremont Goods Shed by night - green spaces  
 Claremont Goods shed - heritage railway artefacts as sculpture - signals, track switches



sources: developmentwa.com.au  
 openhouseperth.com  
 developmentwa.com.au

**GOODS SHED PLACEMAKING EXEMPLARS PAGE 4 of 6**

Hobart Goods Shed & Red Square - street furniture  
 Hobart Goods Shed & Red Square - night activation  
 Wodonga Goods Shed - introduction of innovative uses



sources: Goods Shed Red Square Hobart from foursquare.com  
 HobartBrewCo\_DSC7481-1300x868 from betasmania.com  
 craftypint.com/bar/530/the-goods-shed

**RAILWAY STATION & GOODS SHED PLACEMAKING**

Railway Station - stationary steam train & carriages  
 Goods Shed Amenities - public art opportunity - mosaics  
 Goods Shed community open space - playful use of ground surfaces to invigorate and invite exploration



**WAYFINDING**

Walk Trail painted ground surfaces  
 Artists interpretation of signal posts as signage/interpretative material site/QR Code location  
 Contemporary Universal Access with at-grade pedestrian rail crossing



**PUBLIC ART OPPORTUNITIES**

Car/Pedestrian Zones - traffic calming device  
 Marking Wayfinding/Walk Trails  
 Murals - painted, mosaic



**PUBLIC ART OPPORTUNITIES**

Car/Pedestrian Zones - traffic calming device  
 Placemaking community projects  
 Cross streets - painted slow traffic indicator



sources: Dale Stewart 2021  
 Ghost Gum Mosaic by Alison Hittmann, 2017  
 From Alice Springs Town Council Public Art Masterplan 2020-2030  
 iaks.sport/taxonomy

sources: outdoordesign.com.au.newsinfo.rotterdam-yellow-brick-road  
 Semaphore-Signal from funkids.com.learn.railways  
 Pedestrian level crossing upgrade program from pta.wa.gov.au.projects

sources: Londonist.com  
 Spirit-Trail-North-Vancouver-Crosswalk from hubs.com  
 flickr.com/photos/blackdiamondimages

sources: citygreen.com/case-studies/perths-first-stratavault-installation  
 Flickr from pps.org  
 theartofchase.com (floor-muralstagcrosswalk+mural)

HERITAGE RAILWAY MEMORIES & ARTIFACTS

Require interpretative material to be made available  
c 1889 original Narrogin Railway Station building (Mackie Park site)  
c 1960s railway yard showing the signal cabin.  
c 1962 Narrogin Signal Box (stored in Pinjarra)



sources: CMP c 1889 original Railway Station building  
katanning\_net\_narrogin  
Pinjarra Railyard Western Australia Pinjarra Railyard Photos by

FREE RV CAMPING (INTERIM)

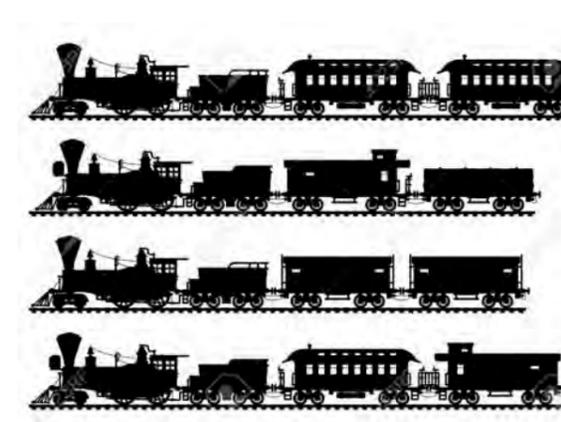
Minimum infrastructure investment  
RV dump, shady trees & grass, rubbish bins, picnic tables,  
gravel tracks  
Short walk to CBD commercial & civil centre, Gnarojin Park,  
& Heritage Railway Precinct Walk Trails



sources: freecampsites.net  
doityourselfrv.com/city-park-camping/  
rv-camping-citypark from doityourselfrv.com

PUBLIC ART OPPORTUNITIES

Pedestrian Overpass at Pioneer Drive  
Mural opportunities - electrical sub-stations, blank walls  
including shed at rear former Shire Offices & rear Railway  
Institute.  
Artists rendition of a Corten steel cutout silhouette of steam  
train & carriages adjacent Railway Station



sources: codaworx.com  
ORA photographs 2020  
ORA photograph 2020  
123rf.com

RAILWAY THEMED PLAYGROUNDS & NATURE PLAY

Two location options:  
Option #1 Mackie Park lower end adjacent proposed Dome Cafe.  
Option #2 Goods Shed Environs in the midst of Heritage Railway Precinct - nature playground type, not generic plastic, design & equipment



sources: buggybuddys.com.au/things-to-do/mandurah-1  
earthscapplay.com  
outdoordesign.com.au/landscape

## **7 MATTERS FOR DISCUSSION / INFORMATION**

Nil

## **8. ACTION TRACKER REPORT UPDATE**

The Townscape Advisory Committee Action Tracker is attached for reference.

The committee requested an update on the status of the information bays. They suggested that they have specific pictures and information on things to do with QR codes providing the detailed information required.

Action: The administration to provide an update on the information bays at the next meeting.

## **9. GENERAL BUSINESS**

Ms Thomas mentioned that she had seen lease signs up at the old Shire of Narrogin Depot and was wanting to know what was happening as this area is part of the proposed Railway Precinct.

A/EMTRS responded by advising that the Shire has a number of properties, including the goods shed, that are under utilised and/or vacant. The leasing of such properties will encourage business or community groups to activate these spaces while also generating income.

The committee wished to thank Cr Bartron for his efforts in chairing the committee for the last two years.

## **10. CLOSURE OF MEETING**

There being no further business to discuss, the Presiding Member declared the meeting closed at 6:41 pm.