



MINUTES
NARROGIN DISTRICT TOWNSCAPE COMMITTEE MEETING

2 May 2019

Commencing at 5:30 pm

Committee Room
Shire of Narrogin
89 Earl Street
Narrogin WA 6312

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

Signed:
(CEO)

Date **2 May 2019**

These minutes were confirmed at the Narrogin District Townscape Committee Meeting held on 2 May 2019.

Signed:

(Presiding Person at the meeting at which minutes were confirmed)

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

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NARROGIN DISTRICT TOWNSCAPE COMMITTEE MEETING AGENDA 2 MAY 2019

1. OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS

The Presiding Member Cr Bartron opened the meeting open at 5.37 pm.

2. RECORD OF ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE

Committee Members (Voting)

Cr C Bartron – Presiding Member

Cr B Seale – (Proxy)

Mrs K Bryant – Narrogin Chamber of Commerce

Mrs V Chadwick– Community member (Disability)

Ms G Kami – Community member

Vacant – Community member (Indigenous)

Staff

Mr A Awang – Executive Manager Development and Regulatory Services (EMDRS)

Ms L Bell – Administration Support Officer (ASO)

Ms S Guy – Manager Community Leisure and Culture (MCLC)

Apologies

Cr M Fisher

Mr P White – Community member

Mr M Wray – Highbury District Community Council

Absent

Mr N Crossley – Arts Narrogin

Visitors

Nil

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 NARROGIN DISTRICT TOWNSCAPE COMMITTEE HELD ON 28 MARCH 2019

OFFICER'S RECOMMENDATION AND COMMITTEE RESOLUTION

Moved: Cr Seale

Seconded: Ms Kami

That the minutes of the Narrogin District Townscape Committee Meeting held on 28 March 2019 be confirmed, as an accurate record of the proceedings subject to the following change;

Amendment to Item 8 Status Report Update #5 CBD Interpretive Signage Project on page six (6) – note that Mr White voted for Option 1, it was therefore not unanimous but carried 4/1.

CARRIED: 5/0

5. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

5.1 TEN YEAR FOOTPATH PROGRAM

The Presiding Member noted with dismay Council's decision at the Ordinary Council Meeting (24 April 2019) at Item 10.2.2 in which the Townscape Committee requested that Council support its recommendation to ensure that all future footpaths constructed be finished with colours that match the existing coloured asphalt.

Council's decision was as follows:

Council adopted the Proposed Ten Year Footpath Construction Program 2019-2029 as presented and did not accept the request of the Townscape Committee's to ensure that all future concrete footpaths be finished to match the existing red coloured asphalt footpaths, as it will: 1. Add additional cost; 2. Not guarantee a continuously same coloured footpath network; and 3. Run the risk of the network being seen as further disjointed.

6. PETITIONS, DEPUTATIONS, PRESENTATIONS OR SUBMISSIONS

Nil

7. MATTERS WHICH REQUIRE DECISIONS

7.1 DRAFT SHIRE OF NARROGIN TOWN CENTRE COLOUR GUIDE

In late 2018, H&H Architects were appointed to develop a colour palette and style guide for the Shire of Narrogin. The aim of this project is to enhance Narrogin's CBD by achieving a cohesive colour palette and streetscape.

H&H Architects in undertaking this work, reviewed the study area and existing Shire planning policies, investigated precedents from other local governments and conducted site inspections. H&H also discussed at an informal meeting with Narrogin District Townscape Committee members the main elements, objectives and benefits of cohesive colour and material palettes and design guidelines, in the CBD.

The Draft Shire of Narrogin Town Centre Colour Guide was presented to the Townscape Committee at the meeting held on 28 March 2019, and to the Elected Members and Executive Management Team (EMT) at the Monthly Briefing Session (MBS) on 10 April 2019.

In that MBS, Elected Members and the EMT provided feedback to the consultant regarding the colour palette, and advised that the preferred approach to manage the Draft Development Guidelines for Narrogin Town Centre Precinct currently incorporated into the 2015 Municipal Heritage Inventory (MHI), was to incorporate them into the forthcoming Colour Guide and Visual Signage Guide where required /appropriate.

H&H is preparing a Visual Signage Guide as an outcome of the MBS presentation, using the text within the Draft Shire of Narrogin Town Centre Colour Guide. This will mean the Signage Guide will be populated with images. The intention is for the Signage Guide to apply to all buildings in the CBD, not just heritage buildings, with Shire planning officers able to use their discretion on a case-by-case basis in terms of approving signage.

The CBD was defined in the 2016 Townscape Study Review as the zone bounded by Park Street through to Ensign Street, between Earl Street through to Fairway Street. This includes Egerton Street, Fortune Street, Federal Street and Smith Street. However what is termed the Central Zone is only bounded by Egerton Street, Fortune Street, Fairway Street and Earl Street. H&H Architects focused on the Central Zone for their study as it is the centre of town and H&H views this Zone as a good starting point for this work. It is noted that a review underway of the Municipal Heritage Inventory (MHI) involves the creation of street precincts and these are not considered useful for defining the Zone. It should also be noted that there are some significant heritage listed buildings which fall within the CBD area and that any future development of these buildings, incorporating the proposed colour palette and style guide, will require approval from the Department of Planning, Land and Heritage.

H&H have argued the Colour Guide should apply to all buildings in the Central Zone, not just heritage buildings. Owners of buildings which are on the State Register should be encouraged to explore original colour schemes through paint scrapes, as per the Colour Guide and best practice for heritage places.

OFFICERS' RECOMMENDATION AND COMMITTEE RESOLUTION

Moved: Cr Seale

Seconded: Mrs Chadwick

That in relation to the Draft Shire of Narrogin Town Centre Colour Guide the Narrogin District Townscape Committee note the progress of the draft document and await receipt of the Visual Signage Guide, the Visual Colour Guide and draft Local Planning Policy, prior to considering recommending to Council.

CARRIED: 5/0

8. STATUS REPORT UPDATE

8.1 SKATEPARK LANDSCAPE DESIGN

The Committee are asked to consider the proposed landscape design for the Narrogin Skatepark and provide comments and / or suggestions in writing to the MCLC, which will be forwarded to the consultant. Copies of the proposed landscape design will be circulated at the Narrogin District Townscape Committee meeting to be held on Thursday 2 May 2019.

In January 2017 the Shire appointed specialist skatepark construction contractor Convic, to undertake the Skatepark expansion project which was partially funded with a Lotterywest grant. The project concept design included landscaping, however at that time the cost to landscape was in excess of the total project funds.

An amount of \$69,810 was allocated in the 2018/2019 Budget to complete the landscaping in the 2018/2019 financial year. The budget is intended to cover the cost of landscaping, shade structures, bins and furniture and the Urban Art Project (completed).

The MCLC circulated copies of the proposed draft concept design and it was noted that while the proposed design was not one of the Key Projects recommended in the Gnarrojin Park Masterplan (page 34), the proposed design, plants and park furniture are in line with recommendations made in the Gnarrojin Park Masterplan Overall Plan (Page 34).

The Committee noted the plans for construction.

8.2 MEMORIAL PARK ACCESSIBLE ABLUTION BLOCK

The Shire presented to the Heritage Council WA, plans for a proposed accessible ablution block for construction in Memorial Park. The proposed design was not approved by the Heritage Council and following the recommendations made by the Heritage Council, the Shire presented an alternate design which was approved in March 2019.

At the March Monthly Briefing Session, the amended and Heritage Council approved design was presented for the Elected Members to consider. They made some minor recommendations for changes and it was their view that the proposal should progress to RFQ.

The Committee are asked to note that this project has been budgeted for in the 2018/2019 Budget and completion is anticipated by 30 June 2019.

The Committee requested information relating to the colour of the roof, and the walls/rendering and the style of seating that will be installed.

The EMDRS will follow up this request with the project's managers and advise the Committee of the Heritage Council approved colours.

Update:

- Roof – Grey colourbond.
- Colour – cream for the brick walls and render.
- Seating – use existing table set.

9. GENERAL BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION OF THE MEETING

9.1 TEN YEAR FOOTPATH PROGRAM

The Committee acknowledges Councils decision at the 24 April 2019 Ordinary Council meeting and wish to express their disappointment, and seek to question the validity of the argument in relation to patching.

COMMITTEE RESOLUTION

Moved: Cr Bartron

Seconded: Cr Seale

That in relation to the Ten Year Footpath Program, the Narrogin District Townscape Committee respectfully requests that Council reconsider this motion, to include the Narrogin District Townscape Committee recommendation that all future concrete footpaths should be finished to match the existing red coloured asphalt footpaths.

CARRIED: 5/0

9.2 DIESEL LOCOMOTIVE

Pursuant to Item 7.1 Project Proposals for the 2019/2020 Draft Budget and the Committee's request for an unspecified sum of money to enable an assessment of the diesel locomotive at the old railway yards, a quote for \$4,416 to undertake a detailed assessment has been received.

Mrs Chadwick reported that she has made enquiries in relation to the locomotives history and ownership and was awaiting further information.

10. CLOSURE OF MEETING

There being no further business to discuss, the Presiding Member declared the meeting closed at 7.14 pm.

The next meeting of the Narrogin District Townscape Committee will be held at 5.30 pm on Thursday 13 June 2019 at this same venue.

Townscape Status Report

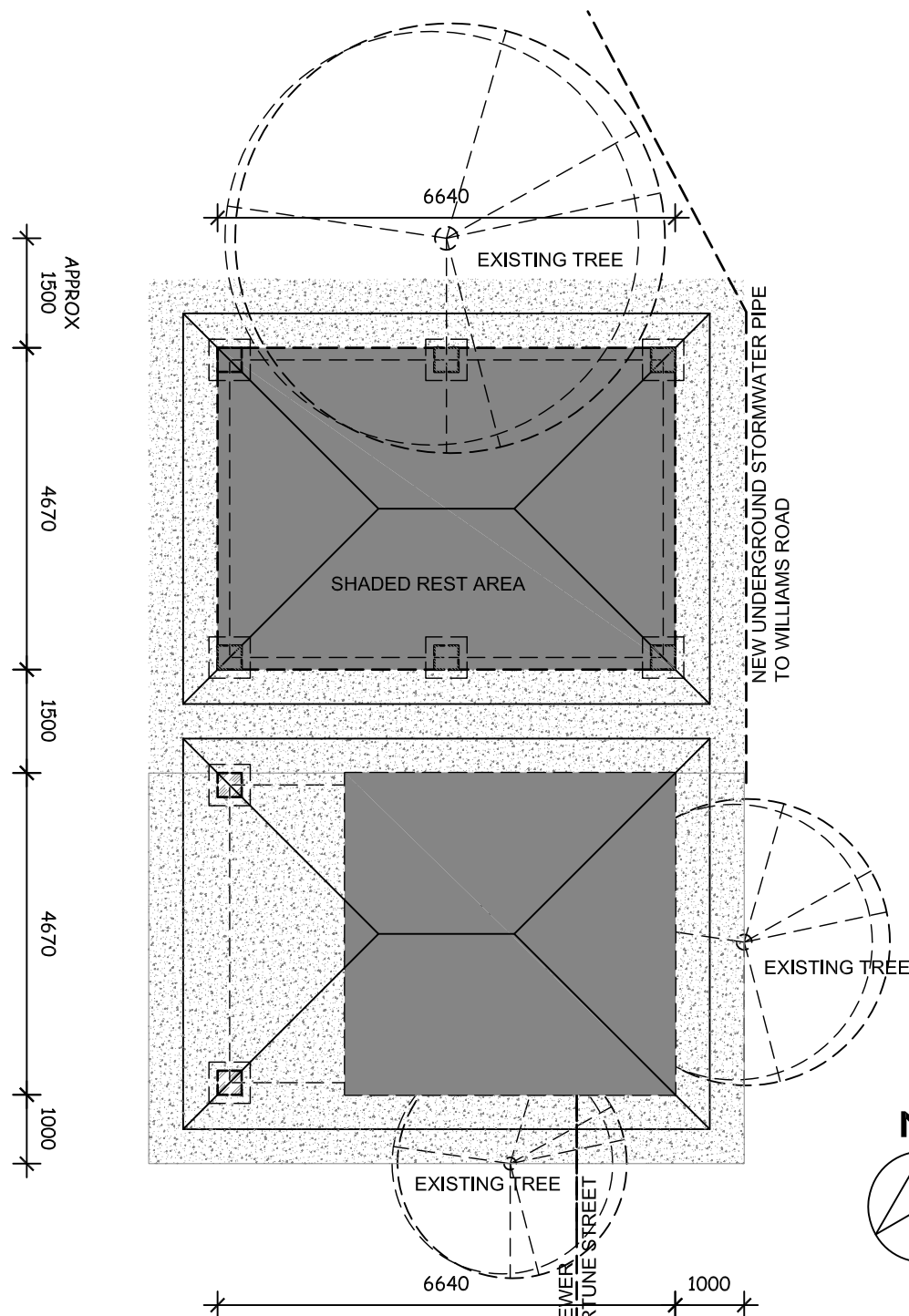
Narrogin District Townscape Committee Status Update Report 2 May 2019

Core Values	Outcomes	Comments
Committee Membership	Achieve and maintain Committee membership in accordance with the Terms of Reference through a program of advertising and nominations	27-2-2019 - Council endorsed appointment of two Community members at Large. There remains only one vacancy for an indigenous representative.
Advertising		
Highbury Townscape Plan	1. To provide the Committee with updates and outcomes for proposed future projects and those projects currently being undertaken. 2. Prioritise projects in accordance with the recommendations made within the 2017 Highbury Townscape Plan.	
Enhancement recommendations		
Town Hall and surrounds enhancement		
The ANZAC memorial needs more space and to be brought into the precinct more – rather than left isolated on the road verge.		20.11.2018 - The Shire will provide 6 established Ulmus Glabra for planting by the Highbury District Community Council committee. 30.11.2018 - HDCC purchased (at their cost) and planted a quantity of native shrubs around the Memorial.
	Additional landscaping near tennis Club	24.4.2019 - Highbury Tennis Club received \$2,500 from the 2018/2019 Community Chest to install reticulation
A better park to the west of the hall (Wilbur Park) would allow a variety of community events (such as outdoor movies) to be run and provide a space for locals to enjoy as a community hub.	Install a gazebo incorporating table and seating	8.3.2019 - A request for money to cover supply and installation of a gazebo with table and chairs will be made in the 2019/2020 Draft Budget.
	Modify the hall toilets	8.3.2019 - the toilet block needs to be modified by way of an additional wall at the front and flyscreens on the rear windows to reduce the volume of windblown rubbish inside. Budget requested 2019/2020.
A small collection of adult outdoor gym equipment near the park would add fitness activities to the existing walk circuit being used in the town.		
Miscellaneous townscape projects	Miscellaneous projects	8.3.2019 - make a request for miscellaneous townscape projects in 2019/2020 Draft Budget.
Stopover bay development formalising vehicle access and parking areas to reduce the expanse of open gravel		
Additional tree planting for shade and to screen and soften less attractive areas		
	Install a bus shelter incorporating information board.	8.3.2019 - Request money in the 2019/2020 Draft Budget for a suitable bus shelter incorporating a notice board
New direction signage highlighting facilities at the Town Hall, and directions to the Tavern and General Store and any other town facilities or attractions.	New blue directional signage	8.3.2019 - Blue signs to be requested via Shire Works Request
Clearer and more accessible pedestrian crossing points		
An RV waste dump point adjacent to the toilet (but not blocking access to the planned fire station).		8.3.2019 - money to be requested in the 2019/2020 Draft Budget
The adequacy of night and security lighting may also need to be considered in improvements of the bay		
	Installation of CCTV and additional lighting	8.3.2019 - Money to be requested in the 2019/2020 Draft Budget
Street verge improvements		

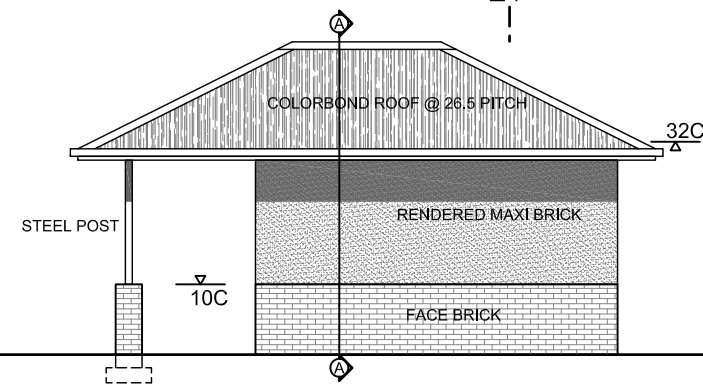
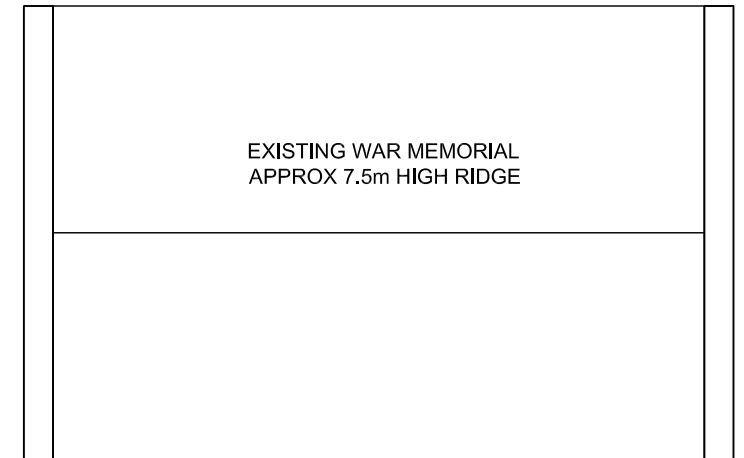
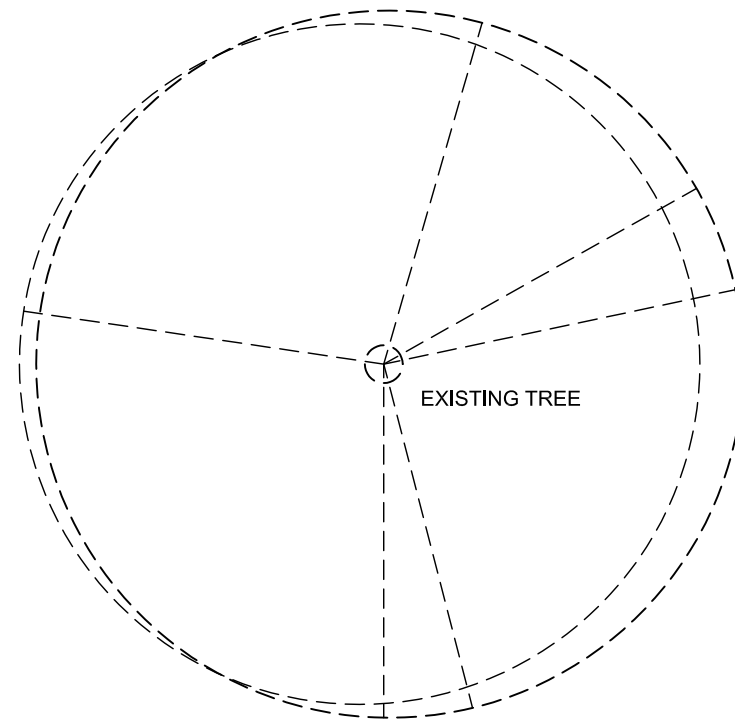
Core Values	Outcomes	Comments
<p>A programme of incremental street tree planting is recommended to provide shade over footpaths and help strengthen pedestrian links. Care needs to be taken when planting under overhead power lines to select lowgrowing species.</p> <p>The following tree species recommendations are taken from the 2016 Narrogin Townscape Study as being suitable for local conditions and in keeping with the Study's streetscape recommendations for the Shire.</p> <p>Burley St South Verge (under power lines) Eucalyptus newbeyi Eucalyptus tenera Eucalyptus torquata Callistemon viminalis Eucky Dwarf (cultivar of leucoxydon) North Verge (adjacent to footpath) Eucalyptus leucoxydon subsp. Leucoxydon Eucalyptus nicholii Eucalyptus sideroxydon rosea or E. tricarpa Eucalyptus scoparia</p>		8.3.2019 - request money in the 2019/2020 Draft Budget to undertake street tree planting around Highbury townsite.
Entry Statement upgrades.		
Local residents would also like to see the entry statements to the town upgraded, particularly on the north and south approaches.	Develop artwork design for new entry statements	
	Clear the verges of fallen trees and overgrown weed from the north and south entry statements all the way into town	8.3.2019 - Work will be requested by way of a Shire Works request, possibly requires an allocation in the 2019/2020 Draft Budget.
2016 Narrogin Townscape Study Review Status Update Report	<ol style="list-style-type: none"> To provide the Committee with updates and outcomes for proposed future projects and those projects currently being undertaken. Prioritise projects in accordance with the recommendations made within the 2016 Narrogin Townscape Study Review. 	
Central Precinct		
	Allocation made in the 2018/2019 Budget for spending on townscape projects as determined by the Narrogin District Townscape Committee.	28.3.2019 Committee Motion - that the \$10k allocation in the 2018/2019 Budget should be spent on the purchase of tree root directors in preparation for the proposed planting and retrofitting of advanced street trees in accordance with the 2018 Street Tree Planning and Recommendations Guide.
Protect the important buildings and streetscapes of this precinct		
Improve pedestrian links through the precinct	10 year Footpath program 2019-2029 (to be presented to Council at the OCM 24.4.2019)	28.3.2019 Committee Motion - All future footpaths constructed should be finished with colours that match the existing coloured asphalt. 24.4.2019 - Council endorsed the Ten Year Footpath Construction Program subject to the following conditions: <ol style="list-style-type: none"> Add additional cost; Not guarantee a continuously same coloured footpath network; and Run the risk of the network being seen as further disjointed.
	Plant advanced street trees in the YMCA Carpark	28.3.2019 - Allocation requested in the 2019/2020 Draft Budget
Developing a civic and cultural heart		
Build and enhance existing civic amenities		
Gnarojin Park Master Plan	Seek quotes from suitably qualified agencies to develop a master plan for the future development and management of the Gnarojin creek area	29.3.2018 - Enlocus have been appointed to prepare a Master Plan and will undertake community consultation. The draft Plan will be presented to Council on 11 April 2018. 17.5.2018 - A site-wide draft masterplan will be developed in the next stage of the project for Shire comment before a second round of community consultations expected to take place in late July. 28.6.2018 - Enlocus will present a draft at the Monthly Briefing Session to be held on Wednesday 8 August. 18.10.2018 - The Gnarojin Park Master Plan is to be submitted to Council on 24 October 2018 for the purpose of commencing a 30 day consultation period. 13.12.2018 - The Shire of Narrogin has adopted for the purpose of seeking public comment a draft Gnarojin Park Masterplan. Comments on the draft Master Plan may be submitted to Council in writing on or before Monday 17 December 2018.
	Skatepark improvements landscaping, shades and furniture	24.4.2019 - MCLC to update at the meeting to be held 2 May 2019. 3.5.2019 - The MCLC circulated copies of the proposed draft concept design and it was noted that while the proposed design was not one of the Key Projects recommended in the Gnarojin Park Masterplan (page 34), the proposed design, plants and park furniture are in line with recommendations made in the Gnarojin Park Masterplan Overall Plan (Page 34).

Core Values	Outcomes	Comments
2019 Proposed Library landscape Design Stage 1		17.5.2018 - Additional comments by the Committee include - Disability access is inadequate. Disagree with the sensory garden. Trees and lawns to be included. Texture and rockworks should be visible. Not limestone. 18.10.2018 - Overall project budget has been costed ready for quoting; quotes have been sourced for timber gazebo; and the RFQ for earthworks, block walls and concrete footpaths has been started and expect to be finalised ready for advertising by mid November. 13.12.2018 - RFQ posted on the Shire website. 17.1.2019 - Following consultation with representatives from H+H Architects regarding the proposed colour of the rendering on the new retaining wall and the existing brick wall, the consensus was warm grey tones with a recommendation to render the new wall first as it is more porous and the final rendered finish / texture will be determined by this. 3.5.2019 - EMCCS advised that the plants have been ordered
Create a central civic space in the CBD		
Increase links between eastern parkland and town centre		
Develop opportunities for cultural and community buildings		
<input type="checkbox"/> Improve visitor experience		
<input type="checkbox"/> Develop Rail heritage theme through the town centre with historic interpretation and street furniture	Proposed restoration of the old diesel located at the old railway yards	28.3.2019 - Obtain a professional assessment of the condition of the diesel with a view to sourcing funds to restore it if assessed as being suitable for restoration. Additional funds may be required to construct a shelter to protect the diesel if restoration takes place. Request made for \$5,000 in the 2019/2020 Draft Budget to cover cost of assessment. 3.5.2019 - Quote received for \$4,416 for detailed assessment of the diesel locomotive. Additional research indicates that five of these locomotives remain in WA. Awaiting more detailed account of the locomotive's history.
Williams Road information bay	Seek quotes and supporting information for the existing structure to be replaced or refurbished and the area around it tidied up	16.5.2018 - The Manager Operations advised the work will be scheduled to take place towards the end of June 2018. 18.10.2018 - MO advised works will be scheduled to take place after Christmas. 18.12.2018 - MO advised that the carpark was resealed 18.3.2019 - The map containing local information has been removed for updating.
Heritage Trail	Develop a series of heritage plaques detailing the history of Narrogin's heritage buildings CBD Interpretive signage project has been developed.	17.5.2018 - The MCLC has consulted with a heritage consultant to develop the interpretative signage for ten cast bronze heritage plaques for installation in CBD paving. In March 2018 Notre Dame and Curtin University Medical Students participated in a project identifying CBD heritage buildings they judged (as would be tourists) which required interpretative plaques. 29.6.2018 - The information for the plaques is being proofed ready to send to the plaque makers. Ten plaques will be made this financial year and ten more next financial year. 18.8.2018 - The MCLC has requested quotes from three companies to develop CBD interpretive signage. The quotes are due on 5 November 2018. There is in total, an allocated budget for work to install up to 20 CBD heritage signs in the 2018/19 budget. This has become a large and significant heritage project and the MCLC identified it now required a considerable degree of expertise, knowledge and skill to execute the following work: 1. Plan signage locations and resolve sign styles / materials / installation options etc; 2. Research (including that for QR codes); 3. Theme/narrative development; 4. Writing of content which is descriptive and entertaining; 5. Sourcing relevant images with which to illustrate each panel; 6. Graphic design; 7. Supply of signage with all requisite installation hardware (including posts/pedestals); and 8. Installation of signage. The consultant will be required to make a recommendation to the Shire as to the type of signage and its support structure(s) (i.e. pedestals / posts etc.) to be installed and the rationale for this. It is expected a contractor will be appointed by the end of November and this project should be completed by April/May 2019. 13.12.2018 - Contractor has been appointed and they will undertake a site visit in January 2019. 18.3.2019 - Two panel design options presented to the Committee prior to the 21 March Townscape Meeting. 28.3.2019 - The Townscape Committee expressed their preference 4/2 for design Option 2. 18.4.2019 - Ten plaques installed in June/July 2019. The remainder of the project will take place in the 2019/2020 financial year.
	Memorial Park - accessible ablution block Develop a plan for a suitable structure and submit a design to Heritage Council WA for approval	7.3.2019 - Proposed design approved by the Heritage Council. 13.3.2019 - Presented to the MBS, comments from that meeting were incorporated into the design. 5.4.2019 - RFQ advertised, closes 24 April. 3.5.2019 - Project awarded to Michael Ranieri, due to be completed by 30 June weather permitting.
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		
<input type="checkbox"/> Greening the CBD		

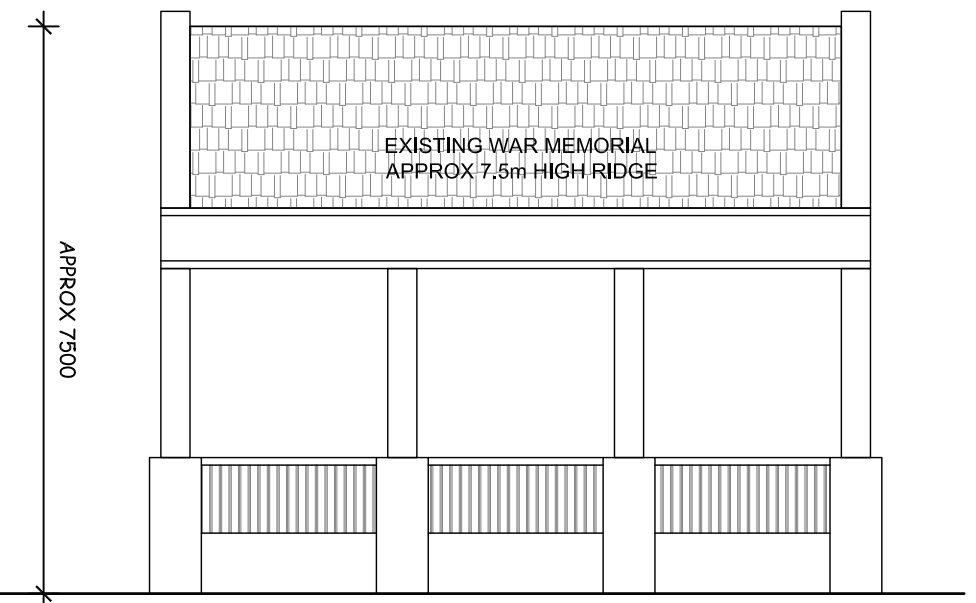
Core Values	Outcomes	Comments
<ul style="list-style-type: none"> Build on the existing leafy character within the town 	Street Tree Policy including Street Tree Planning; Selections and Recommendations 2018 report to Council recommends the priority planting of trees on the five entry roads into Narrogin	29.3.2018 - Street Tree Policy was recommended to Council for endorsement by Townscape Committee. 24.10.2018 - Council endorsed the Street Tree Policy incorporating the Street Tree Planning – Selections and Recommendations Guide 2018. 28.3.2019 - Committee consensus - Retrofit advanced trees in existing carparks in accordance with the 2018 Street Tree Planning and Recommendations Guide
	Narrakine Road	
	Williams Road - Proposed removal of Cemetery fence	18.10.2018 - Townscape Committee recommends to remove existing fence around the Cemetery and replace with material such as bollards. Did not support planting on fenceline due to poor soil suitability. Report to OCM 27 February 2019. 27.3.2019 - OCM Resolution - That, with respect to the Narrogin Cemetery boundary fence, Council endorse the intent of removal of the fence along Williams Road and the post and rail fence along Lefroy Street, and consider including in the 2019/20 Draft Budget the sum of \$7,000 for the fence removal and installation of appropriate hedging vegetation. Notation: It was noted that Officers would seek consideration of the Townscape Committee of the merits of the proposed vegetation with drip irrigation and the proposed species.
	Clayton Road	
	Great Southern Highway North	
	Great Southern Highway South	
<ul style="list-style-type: none"> Improve pedestrian amenities including shade and shelter 		
McKenzie Park	Seek quotes for suitable shade shelter	25.5.2017 - The Committee recommended seeking quotes from local contractors to construct the approved designs to the requested specs. 3.5.2019 - Project specs emailed to contractors / suppliers for quoting.
	Research the history of the park for inclusion on a plaque or other approved installation	29.3.2018 - The research part of this project has not progressed. A request for funds to cover the cost of the shade shelter will be made in the 2018/2019 draft budget.
Reduce the "heat island" effect in the summer months		
Improve amenities for motorists including parking under shade		
Walkability		
Develop a consistent palette of materials and quality within the town centre		17.1.2019 - A consistent palette of materials will be covered in the proposed colour palette being prepared by H+H Architects. 18.3.2019 – the proposed Guideline's prepared by H+H Architects to be presented to the Committee for discussion at the 21 March 2019 Townscape meeting.
Increased shaded pathways		
Ensuring pathways are accessible for the whole community	Develop a 10 year Footpath program 2019-2029 (to be presented to Council at the OCM 24.4.2019)	24.4.2019 - Council adopted the Proposed Ten Year Footpath Construction Program 2019-2029 as presented and did not accept the request of the Townscape Committee's to ensure that all future concrete footpaths be finished to match the existing red coloured asphalt footpaths, as it will: 1. Add additional cost; 2. Not guarantee a continuously same coloured footpath network; and 3. Run the risk of the network being seen as further disjointed. 3.5.2019 - The Committee will appeal the decision.
Develop a signage scheme throughout the town		17.1.2019 - A signage scheme will be covered in the proposed colour palette being prepared by H+H Architects
Parking		
Undertake an audit to assess availability and location of current parking		
Develop a signage scheme to identify parking areas including amenities for long vehicles		18.3.2019 – the proposed Guideline's for a colour palette have been prepared by H+H Architects and are to be presented to the Committee for discussion.
Examine opportunities for more and better located parking		
Increase accessibility with a 'family friendly' outcome		
Consolidation of the CBD		
Support the existing businesses and residents	Investigate the feasibility of a Mountain Bike and Pump Trail	7.5.2019 - Consultants Common Ground Trails have been appointed to conduct a feasibility study of providing mountain bike trails in close proximity to town and a pump track within the town site. Survey closes Monday 20 May 2019.
Enhance built form and streetscape fabric		
Create a shared vision with the business community		
Reduce the number of vacant buildings		



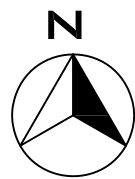
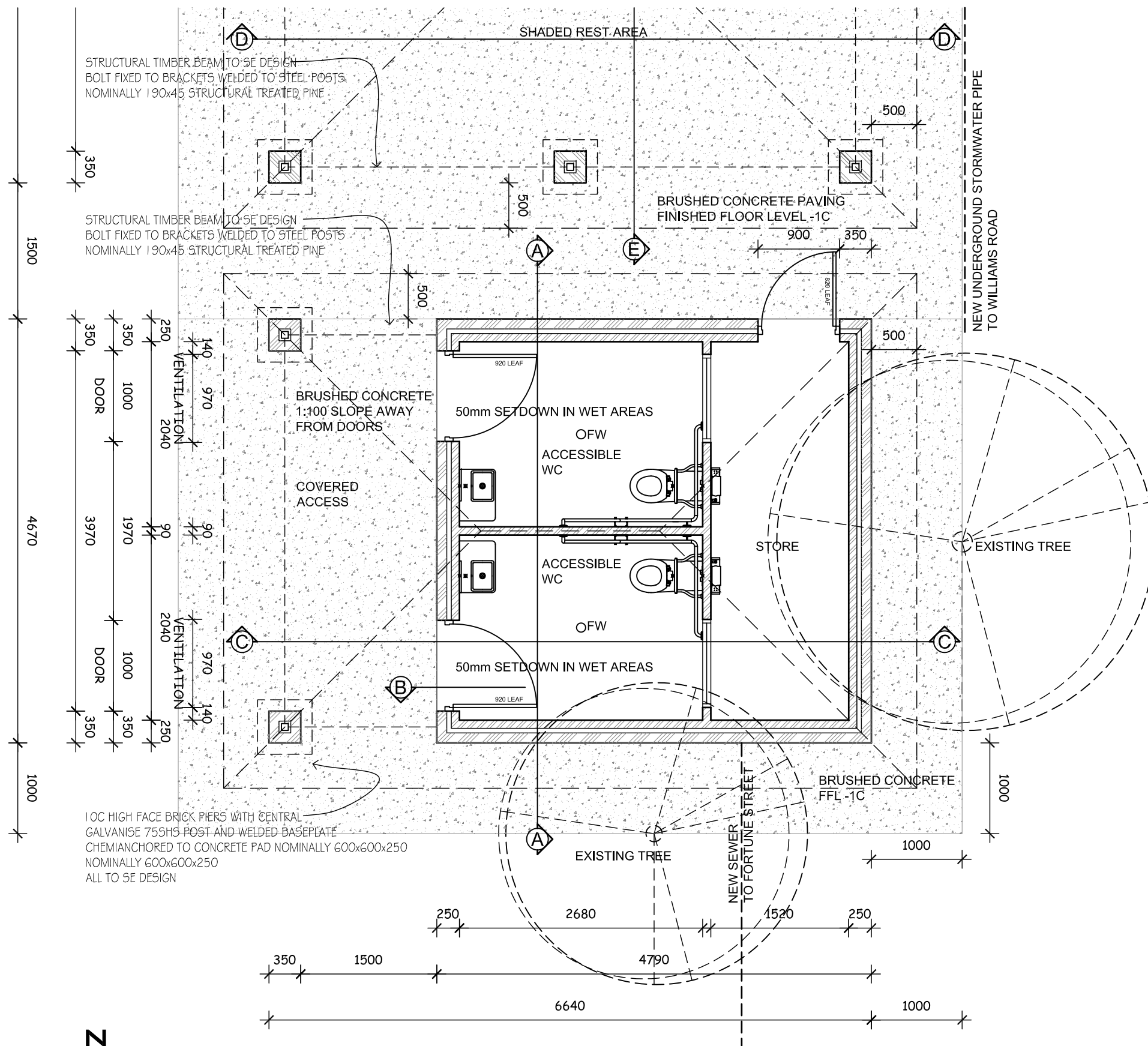
SITE PLAN
SCALE: A3@1:100



SITE ELEVATION
SCALE: A3@1:100



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	A	ISSUED FOR COMMENT	22/02/2019				Job: 2018G	Scale: A3@1:100
	1	BUILDING LICENSE APPLICATION	13/03/2019				Designed: AG	Date: FEB 2019
	2	AMMENDMENTS FROM JOSIAH EMAIL	22/03/2019				Drawn: AG	Checked:
				Rev: 2	Dwg No: A00			



ABLUTION FLOOR PLANS
SCALE: A3@1:50

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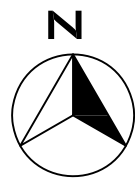
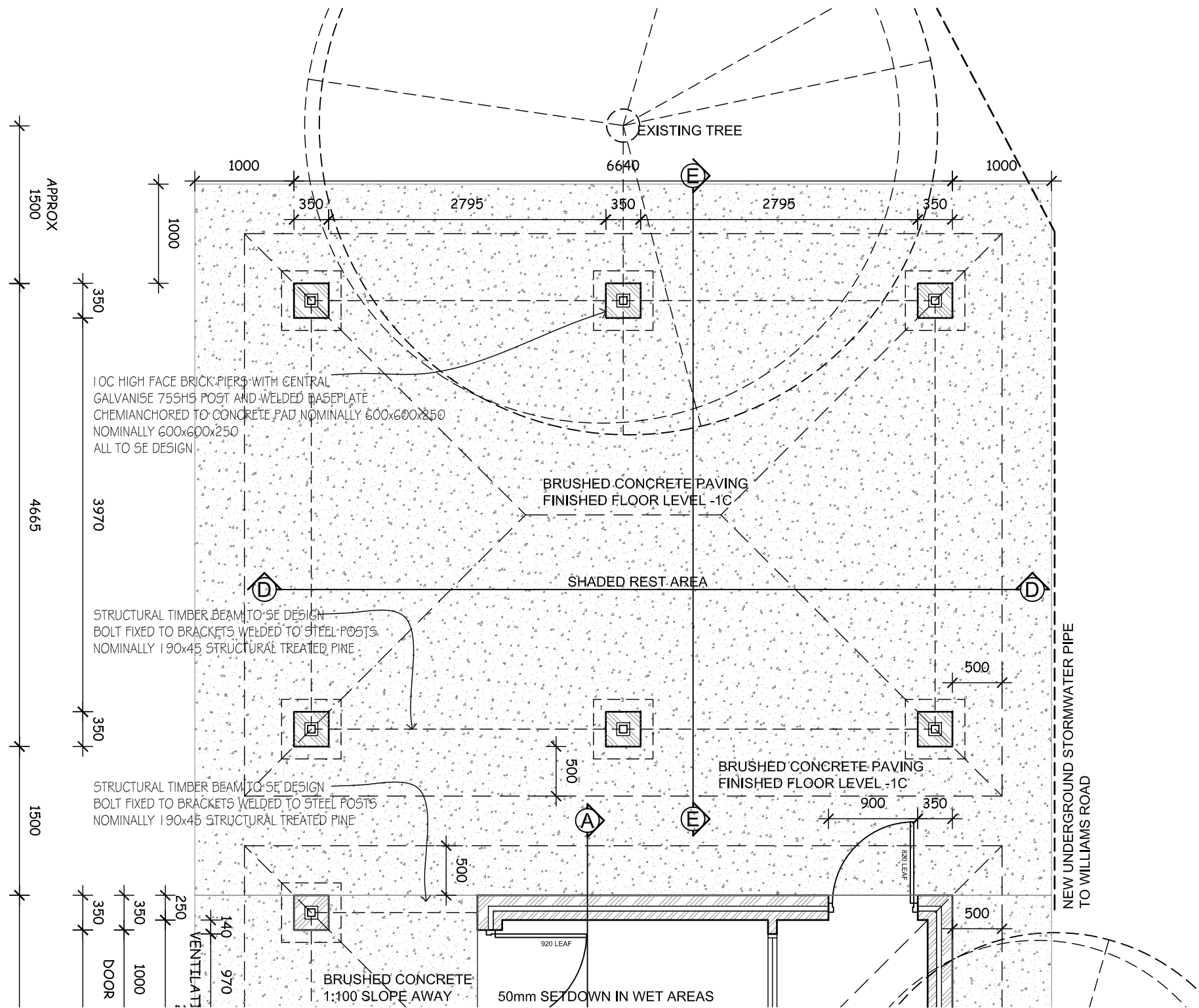
REV	REVISION HISTORY	DATE
A	ISSUED FOR COMMENT	22/02/2019
1	BUILDING LICENSE APPLICATION	13/03/2019
2	AMMENDMENTS FROM JOSIAH EMAIL	22/03/2019

NOTES:

**PROPOSED
NEW ACCESSIBLE ABLUTION BLOCK
FOR NARROGIN SHIRE
MEMORIAL PARK
NARROGIN**

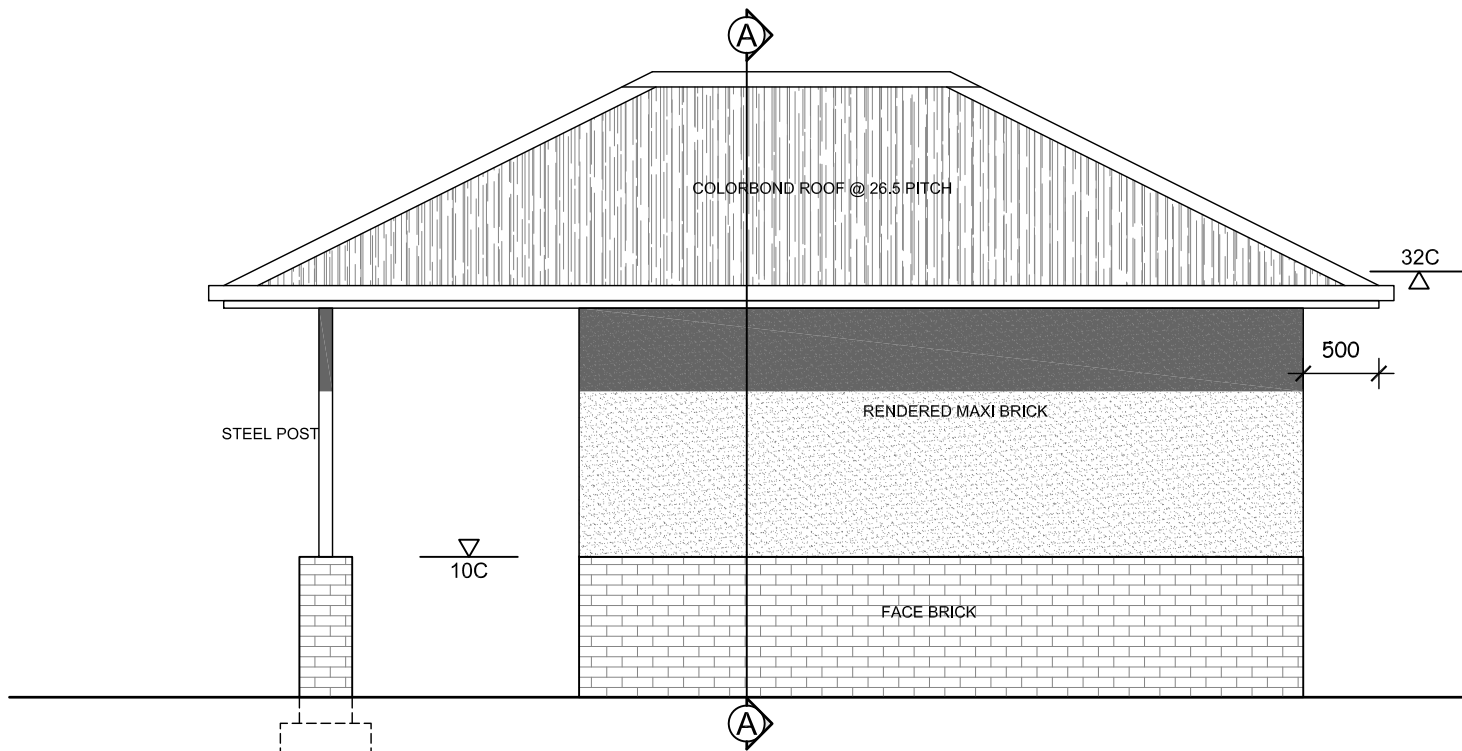
CODE ZED DESIGN
Mob: 0403 900 544
design@codezed.com.au

FLOOR PLANS	
Job: 2018G	Scale: A3@1:50
Designed: AG	Date: FEB 2019
Drawn: AG	Checked:
Rev: 2	Dwg No: A10

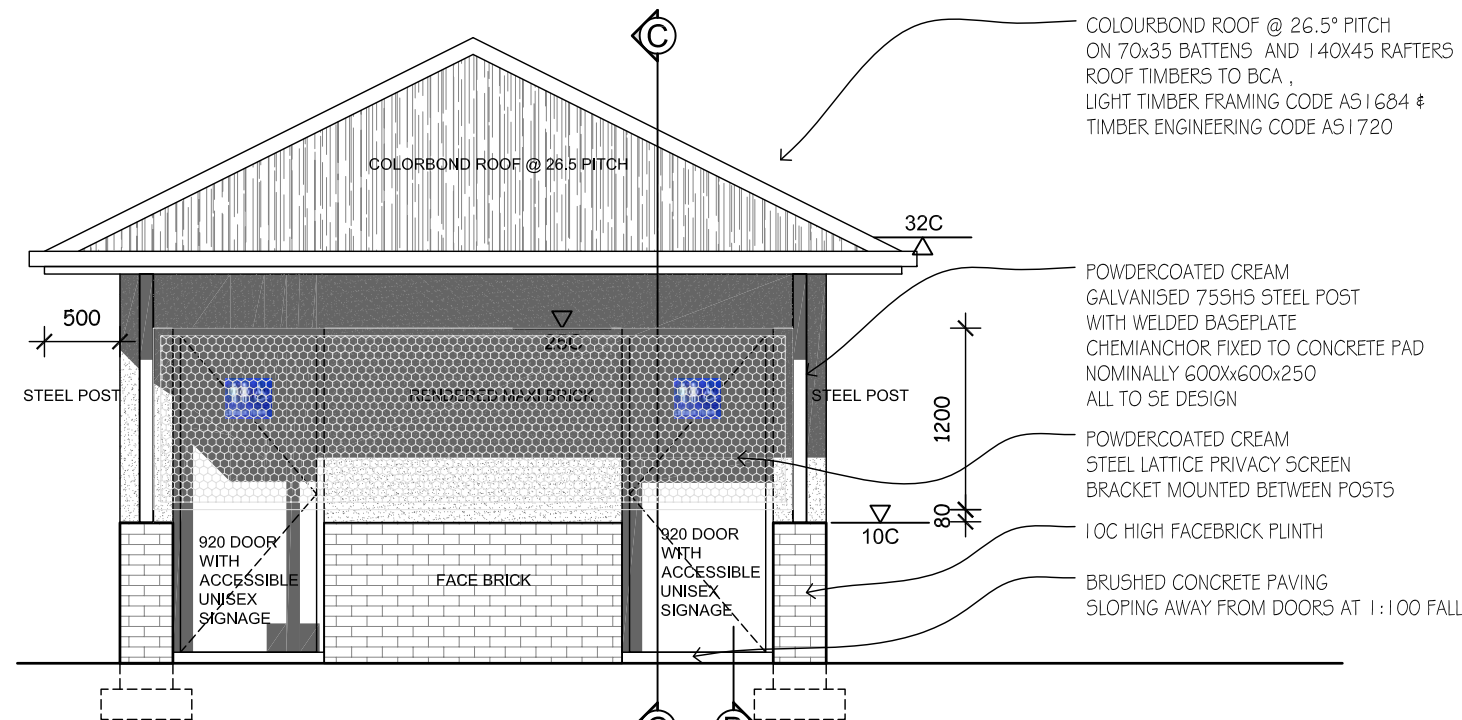


SHADED AREA FLOOR PLANS
SCALE: A3@1:50

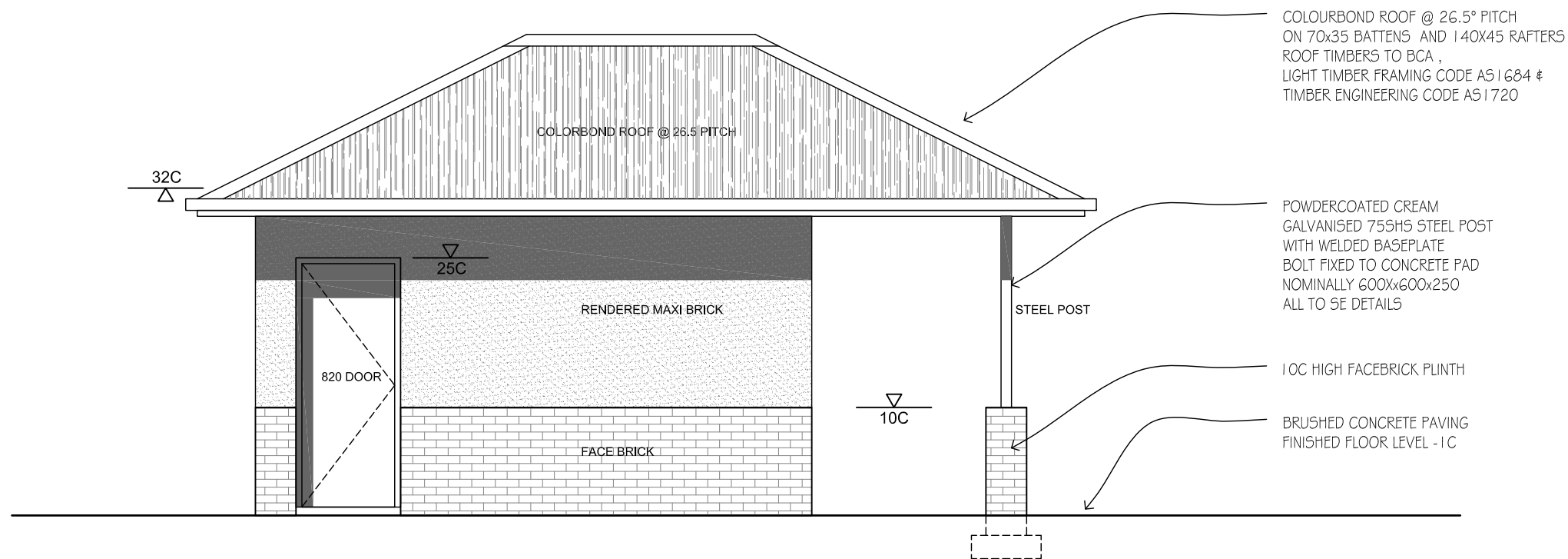
<p>ALL DIMENSIONS & LEVELS MUST BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER IMMEDIATELY.</p> <p>THIS DOCUMENT REMAINS THE PROPERTY OF CODE ZED DESIGN & MUST NOT BE COPIED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION TO CODE ZED DESIGN PO BOX 596 NEDLANDS WA 6909</p>	REV	REVISION HISTORY	DATE	NOTES:	<p>PROPOSED NEW ACCESSIBLE ABLUTION BLOCK FOR NARROGIN SHIRE MEMORIAL PARK NARROGIN</p>	 CODE ZED DESIGN Mob: 0403 900 544 design@codezed.com.au	FLOOR PLANS	
	A	ISSUED FOR COMMENT	22/02/2019				Job: 2018G	Scale: A3@1:50
	1	BUILDING LICENSE APPLICATION	13/03/2019		Designed: AG		Drawn: AG	Date: FEB 2019
	2	AMMENDMENTS FROM JOSIAH EMAIL	22/03/2019		Checked:		Rev: 2	Dwg No: A11



ABLUTION SOUTH ELEVATION
SCALE: A3@1:50

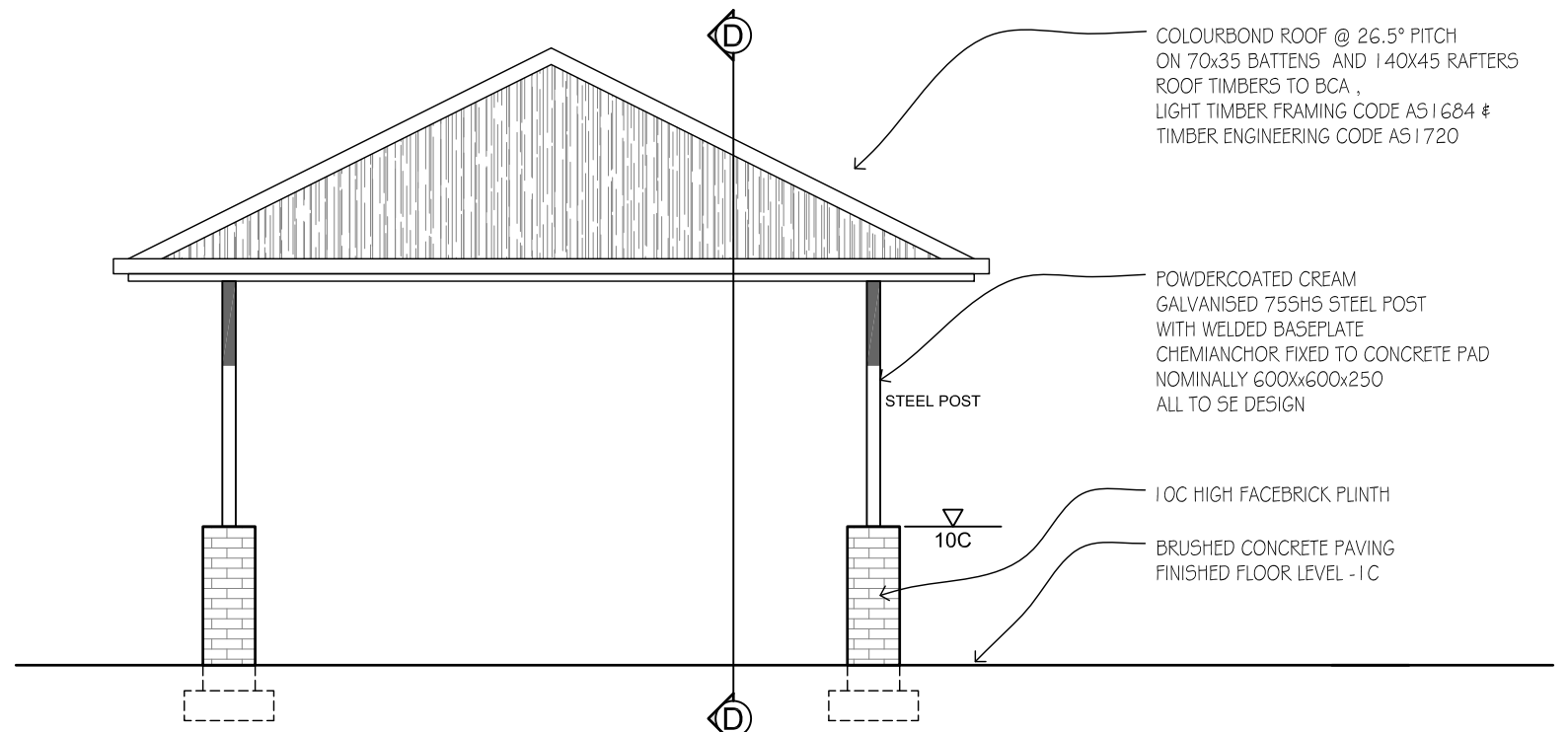


ABLUTION WEST ELEVATION
SCALE: A3@1:50



ABLUTION NORTH ELEVATION
SCALE: A3@1:50

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	A	ISSUED FOR COMMENT	22/02/2019				Job: 2018F	Scale: A3@1:50
	1	BUILDING LICENSE APPLICATION	13/03/2019				Designed: AG	Date: FEB 2019
	2	AMMENDMENTS FROM JOSIAH EMAIL	22/03/2019				Drawn: AG	Checked:
				Rev: 2	Dwg No: 16 of 22	A20		

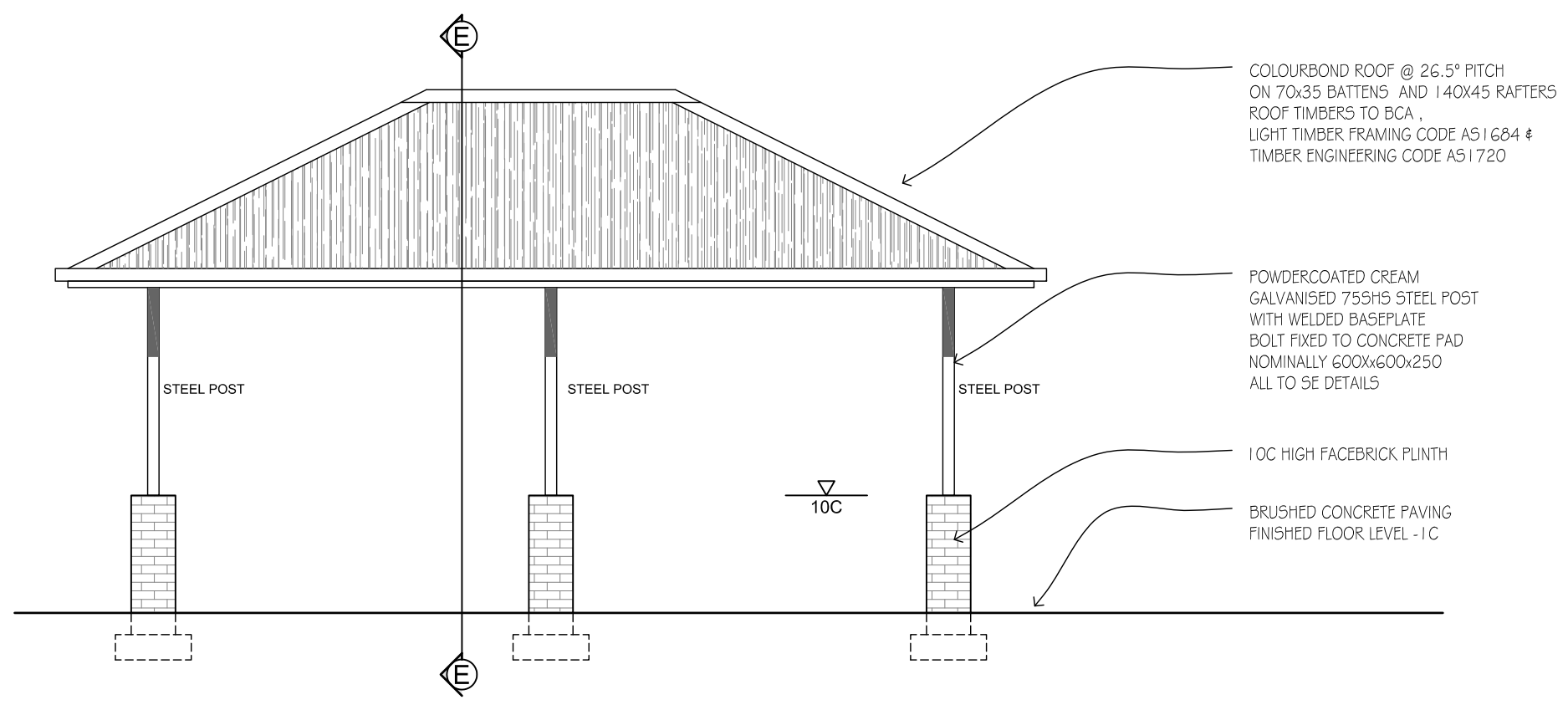


COLOURBOND ROOF @ 26.5° PITCH
ON 70x35 BATTENS AND 140x45 RAFTERS
ROOF TIMBERS TO BCA,
LIGHT TIMBER FRAMING CODE AS 1684 &
TIMBER ENGINEERING CODE AS 1720

POWDERCOATED CREAM
GALVANISED 75SH5 STEEL POST
WITH WELDED BASEPLATE
CHEMIANCHOR FIXED TO CONCRETE PAD
NOMINALLY 600x600x250
ALL TO SE DESIGN

100 HIGH FACEBRICK PLINTH
BRUSHED CONCRETE PAVING
FINISHED FLOOR LEVEL -1C

SHADED AREA WEST ELEVATION
SCALE: A3@1:50



COLOURBOND ROOF @ 26.5° PITCH
ON 70x35 BATTENS AND 140x45 RAFTERS
ROOF TIMBERS TO BCA,
LIGHT TIMBER FRAMING CODE AS 1684 &
TIMBER ENGINEERING CODE AS 1720

POWDERCOATED CREAM
GALVANISED 75SH5 STEEL POST
WITH WELDED BASEPLATE
BOLT FIXED TO CONCRETE PAD
NOMINALLY 600x600x250
ALL TO SE DETAILS

100 HIGH FACEBRICK PLINTH
BRUSHED CONCRETE PAVING
FINISHED FLOOR LEVEL -1C

SHADED AREA NORTH ELEVATION
SCALE: A3@1:50

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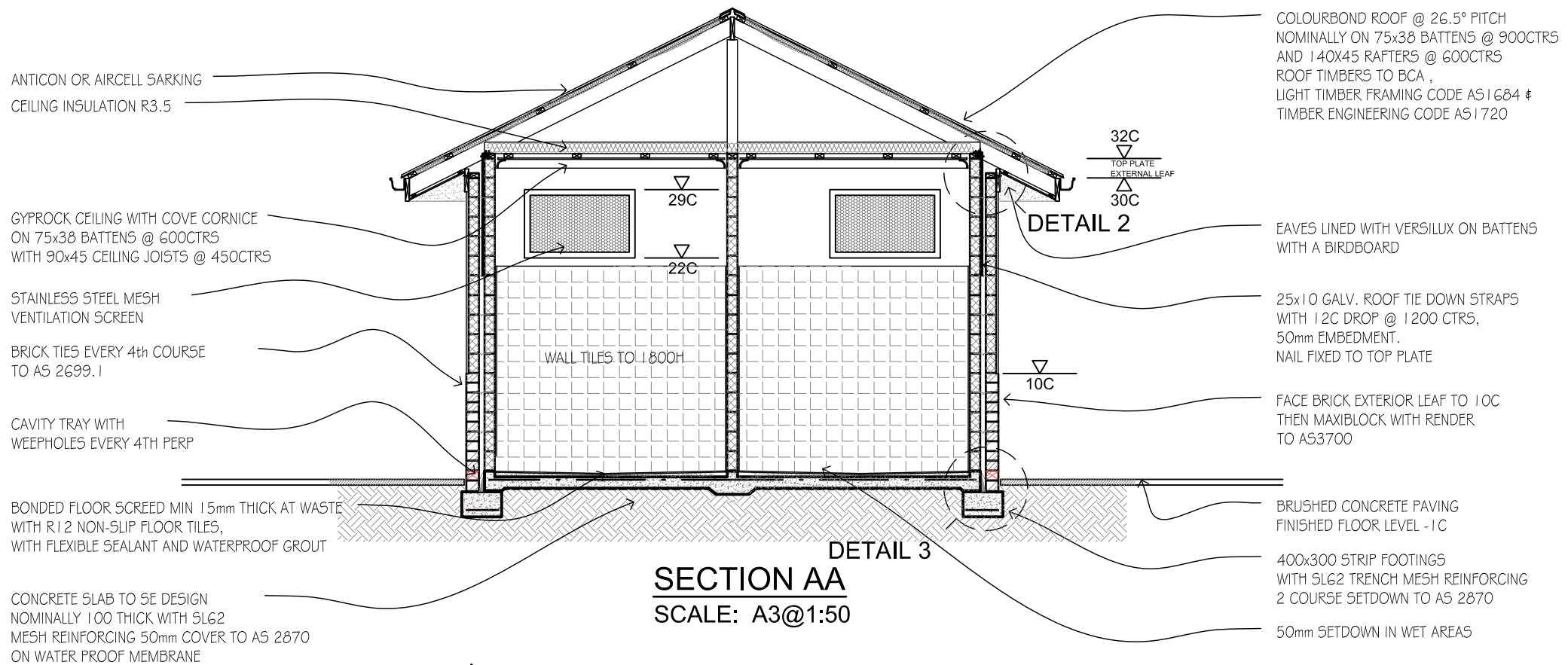
REV	REVISION HISTORY	DATE
A	ISSUED FOR COMMENT	22/02/2019
1	BUILDING LICENSE APPLICATION	13/03/2019
2	AMMENDMENTS FROM JOSIAH EMAIL	22/03/2019

NOTES:

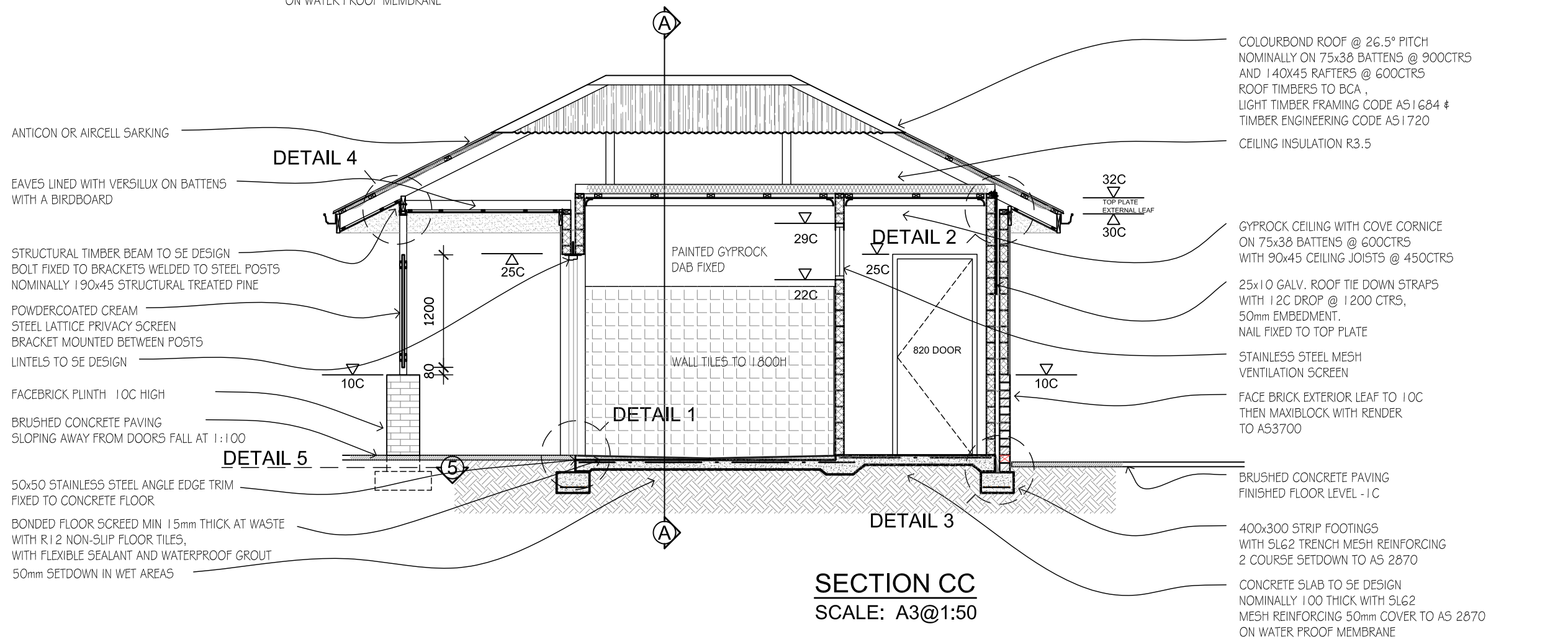
**PROPOSED
NEW ACCESSIBLE ABLUTION BLOCK
FOR NARROGIN SHIRE
MEMORIAL PARK
NARROGIN**

CODE ZED DESIGN
Mob: 0403 900 544
design@codezed.com.au

ELEVATIONS	
Job: 2018F	Scale: A3@1:50
Designed: AG	Date: FEB 2019
Drawn: AG	Checked:
Rev: 2	Dwg No: 17 of 22 A21



SECTION AA
SCALE: A3@1:50



SECTION CC
SCALE: A3@1:50

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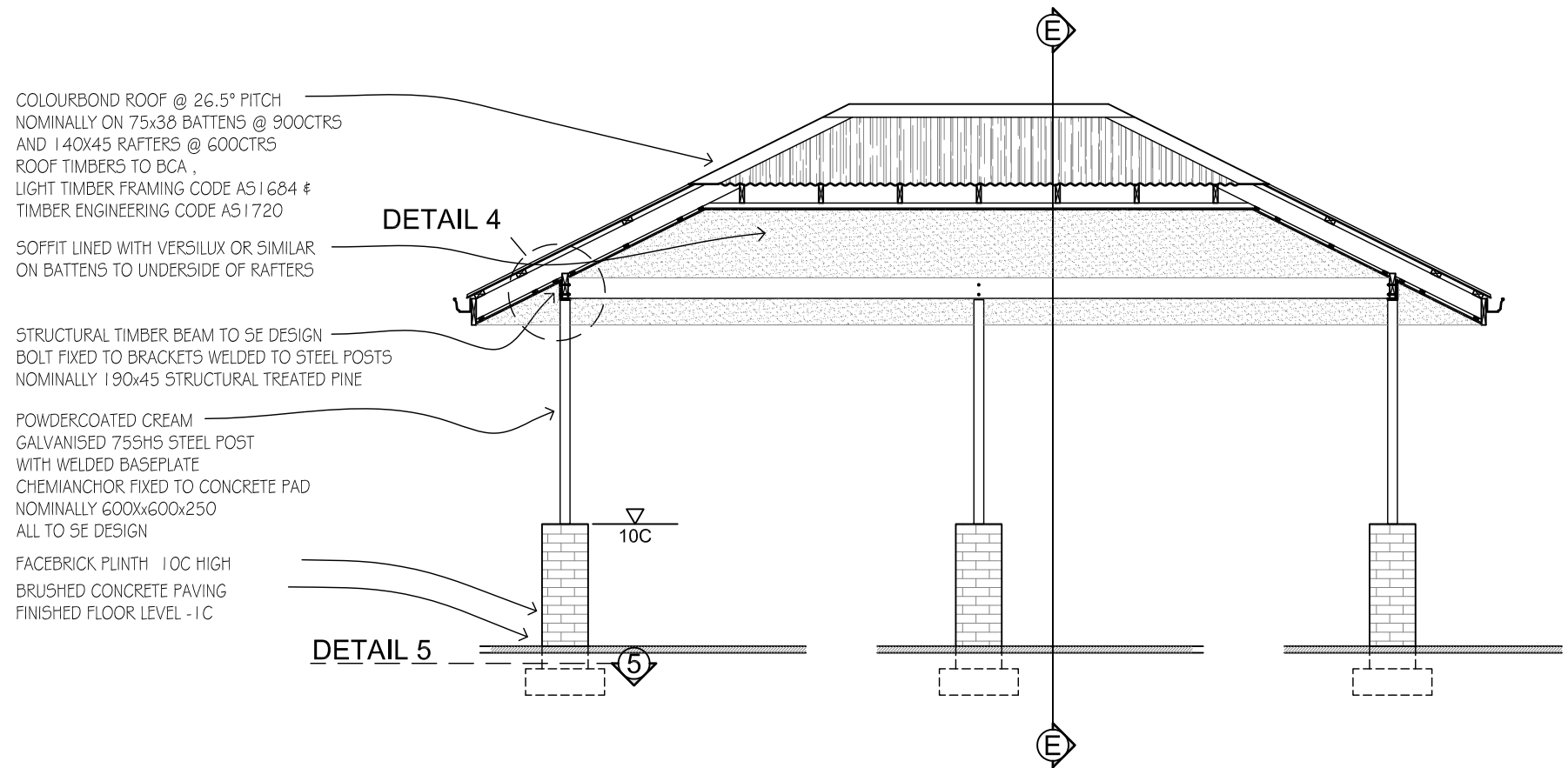
REV	REVISION HISTORY	DATE
A	ISSUED FOR COMMENT	22/02/2019
1	BUILDING LICENSE APPLICATION	13/03/2019
2	AMMENDMENTS FROM JOSIAH EMAIL	22/03/2019

NOTES:

**PROPOSED
NEW ACCESSIBLE ABLUTION BLOCK
FOR NARROGIN SHIRE
MEMORIAL PARK
NARROGIN**

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SECTIONS	
Job: 2018F	Scale: A3@1:50
Designed: AG	Date: FEB 2019
Drawn: AG	Checked:
Rev: 2	Dwg No: 18 of 22 A30



COLOURBOND ROOF @ 26.5° PITCH
 NOMINALLY ON 75x38 BATTENS @ 900CTRS
 AND 140x45 RAFTERS @ 600CTRS
 ROOF TIMBERS TO BCA,
 LIGHT TIMBER FRAMING CODE AS 1684 &
 TIMBER ENGINEERING CODE AS 1720

SOFFIT LINED WITH VERSILUX OR SIMILAR
 ON BATTENS TO UNDERSIDE OF RAFTERS

STRUCTURAL TIMBER BEAM TO SE DESIGN
 BOLT FIXED TO BRACKETS WELDED TO STEEL POSTS
 NOMINALLY 190x45 STRUCTURAL TREATED PINE

POWDERCOATED CREAM
 GALVANISED 75SHS STEEL POST
 WITH WELDED BASEPLATE
 CHEMIANCHOR FIXED TO CONCRETE PAD
 NOMINALLY 600x600x250
 ALL TO SE DESIGN

FACEBRICK PLINTH 10C HIGH
 BRUSHED CONCRETE PAVING
 FINISHED FLOOR LEVEL -1C

SECTION DD
 SCALE: A3@1:50

COLOURBOND ROOF @ 26.5° PITCH
 NOMINALLY ON 75x38 BATTENS @ 900CTRS
 AND 140x45 RAFTERS @ 600CTRS
 ROOF TIMBERS TO BCA,
 LIGHT TIMBER FRAMING CODE AS 1684 &
 TIMBER ENGINEERING CODE AS 1720

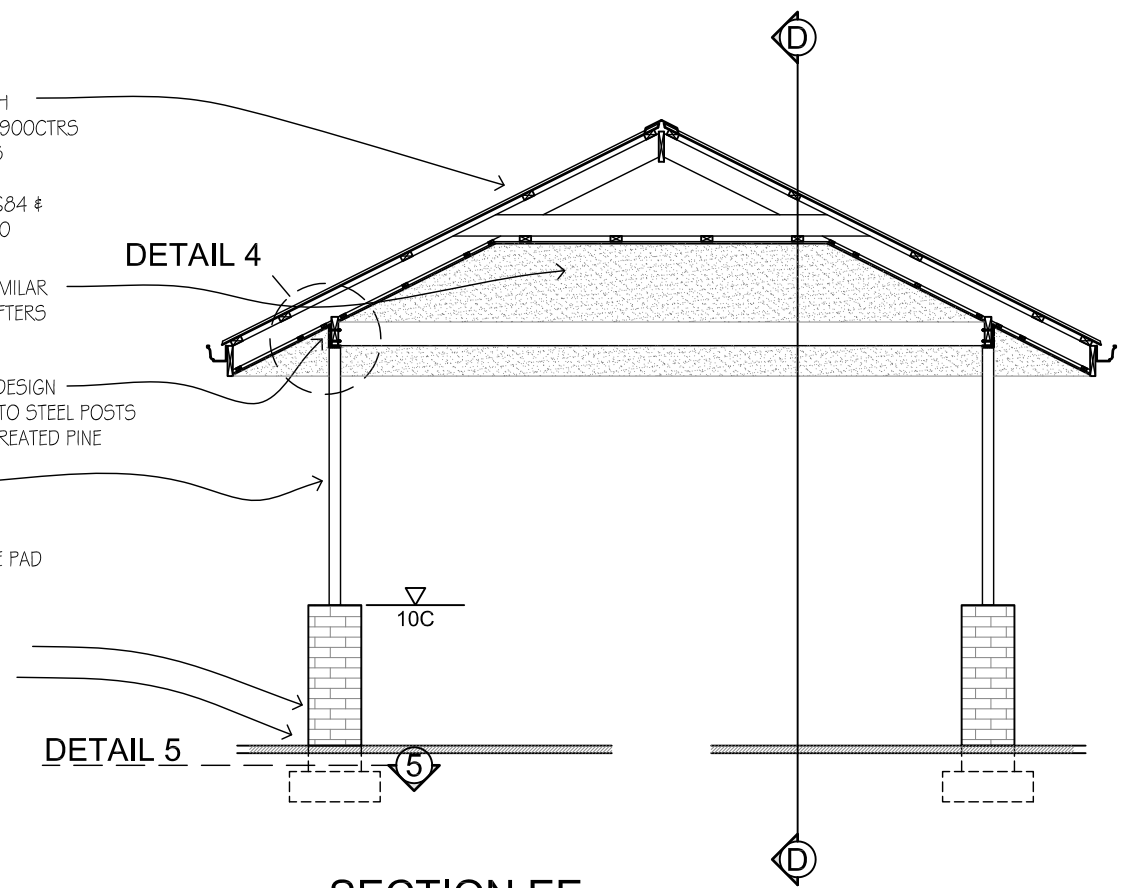
SOFFIT LINED WITH VERSILUX OR SIMILAR
 ON BATTENS TO UNDERSIDE OF RAFTERS

STRUCTURAL TIMBER BEAM TO SE DESIGN
 BOLT FIXED TO BRACKETS WELDED TO STEEL POSTS
 NOMINALLY 190x45 STRUCTURAL TREATED PINE

POWDERCOATED CREAM
 GALVANISED 75SHS STEEL POST
 WITH WELDED BASEPLATE
 CHEMIANCHOR FIXED TO CONCRETE PAD
 NOMINALLY 600x600x250
 ALL TO SE DESIGN

FACEBRICK PLINTH 10C HIGH
 BRUSHED CONCRETE PAVING
 FINISHED FLOOR LEVEL -1C

SECTION EE
 SCALE: A3@1:50



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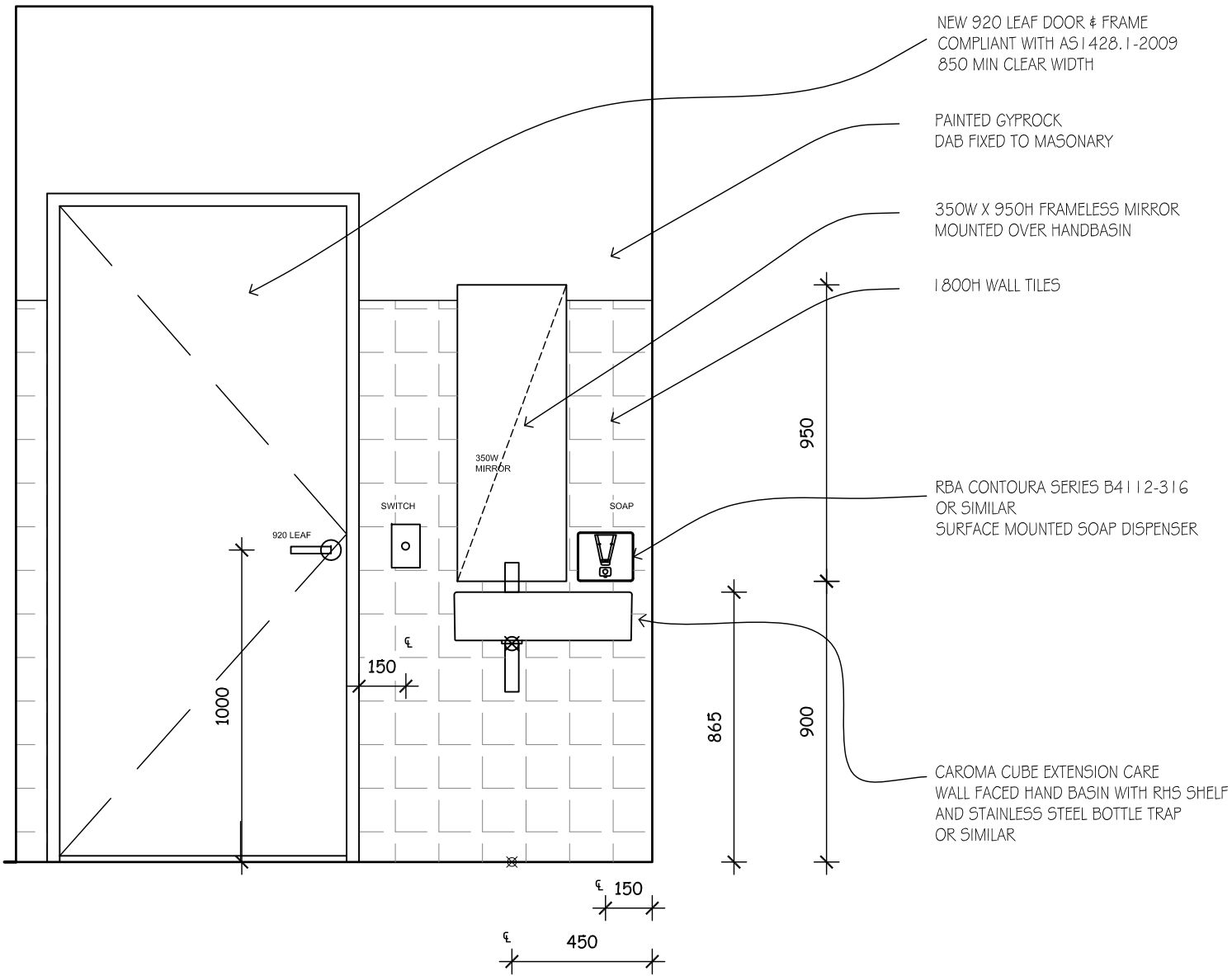
REV	REVISION HISTORY	DATE
A	ISSUED FOR COMMENT	22/02/2019
1	BUILDING LICENSE APPLICATION	13/03/2019
2	AMMENDMENTS FROM JOSIAH EMAIL	22/03/2019

NOTES:

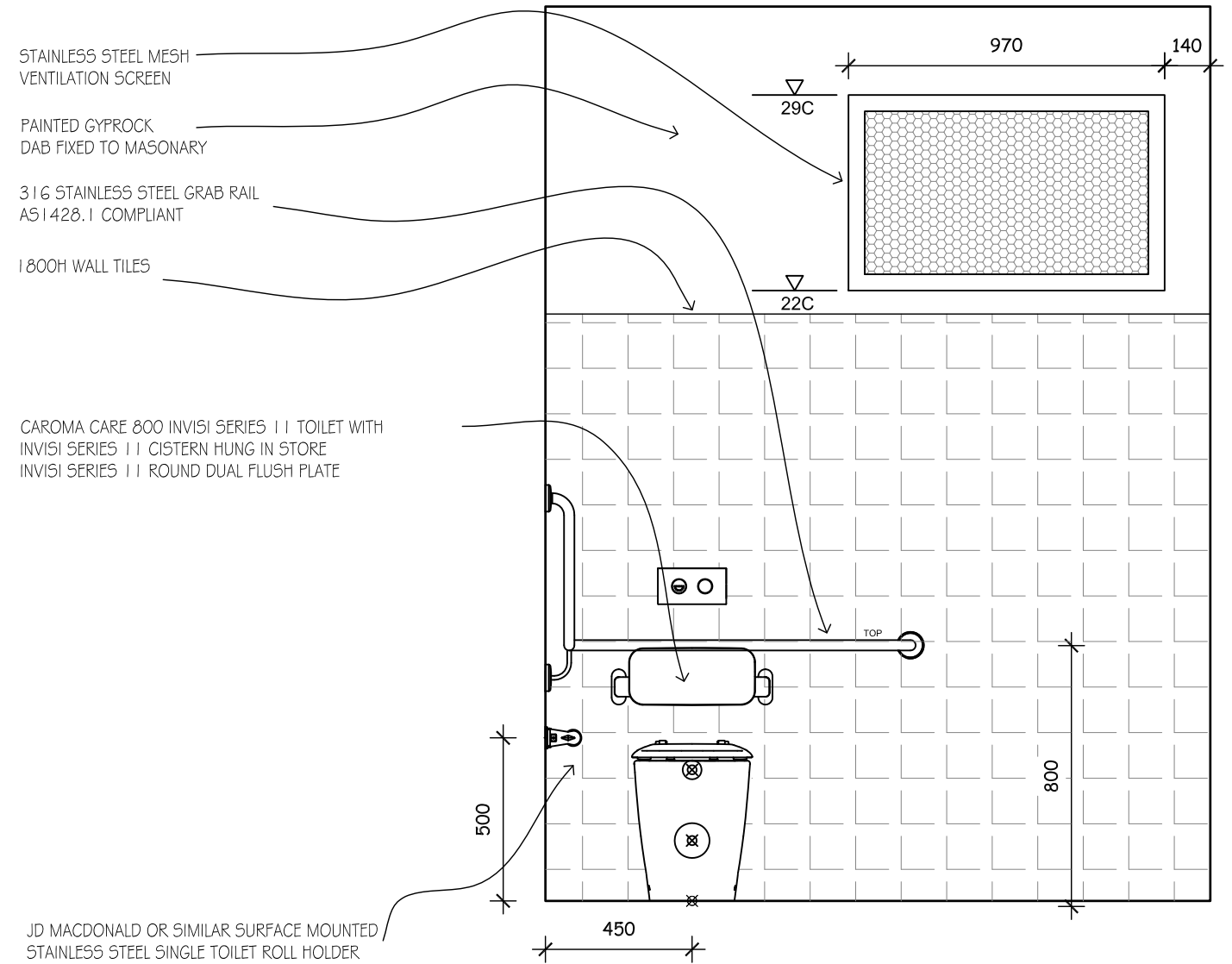
**PROPOSED
 NEW ACCESSIBLE ABLUTION BLOCK
 FOR NARROGIN SHIRE
 MEMORIAL PARK
 NARROGIN**

CODE ZED DESIGN
 Mob: 0403 900 544
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SECTIONS	
Job: 2018F	Scale: A3@1:50
Designed: AG	Date: FEB 2019
Drawn: AG	Checked:
Rev: 2	Dwg No: 19 of 22 A31

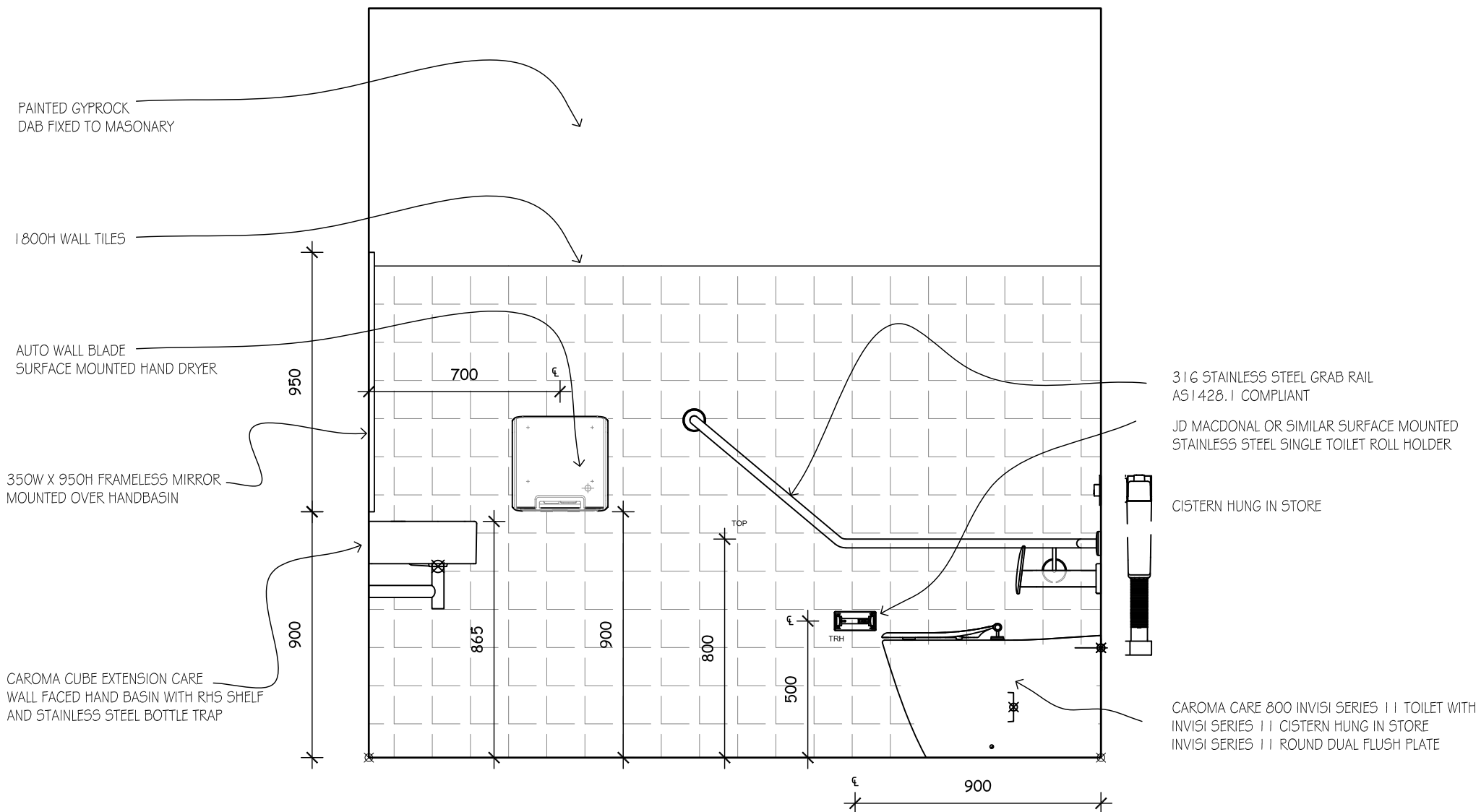


DETAIL ELEVATION A
SCALE: A3@1:20



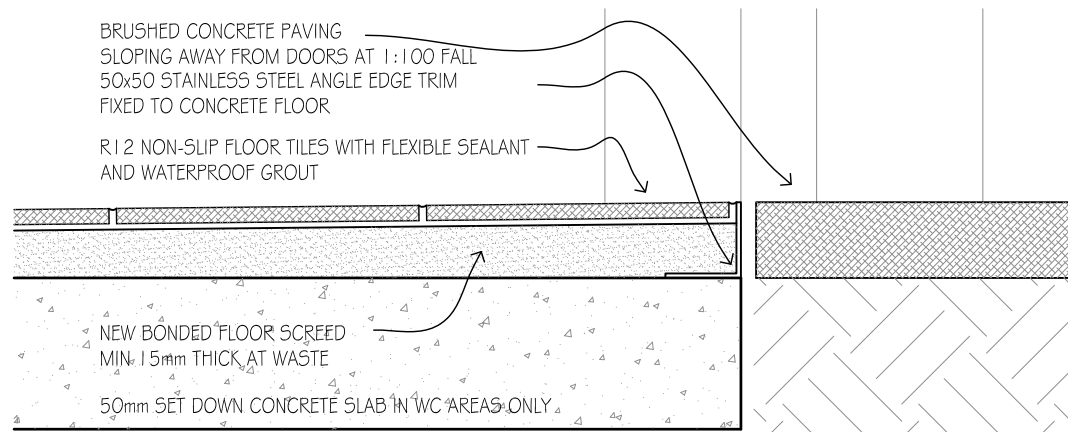
DETAIL ELEVATION B
SCALE: A3@1:20

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	A	ISSUED FOR COMMENT	22/02/2019				Job: 2018F	Scale: A3@1:20
	1	BUILDING LICENSE APPLICATION	13/03/2019				Designed: AG	Date: FEB 2019
	2	AMMENDMENTS FROM JOSIAH EMAIL	22/03/2019				Drawn: AG	Checked:
				Rev: 2	Dwg No: 20 of 22	A40		

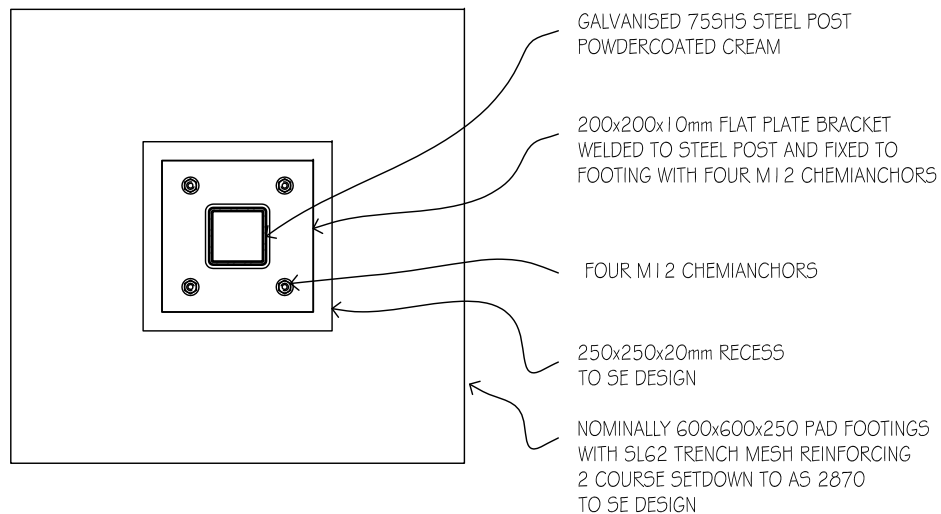


DETAIL ELEVATION C
SCALE: A3@1:20

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	A	ISSUED FOR COMMENT	22/02/2019				Job: 2018F	Scale: A3@1:20
	1	BUILDING LICENSE APPLICATION	13/03/2019				Designed: AG	Date: FEB 2019
	2	AMMENDMENTS FROM JOSIAH EMAIL	22/03/2019				Drawn: AG	Checked:
				Rev: 2	Dwg No: 21 of 22	A42		

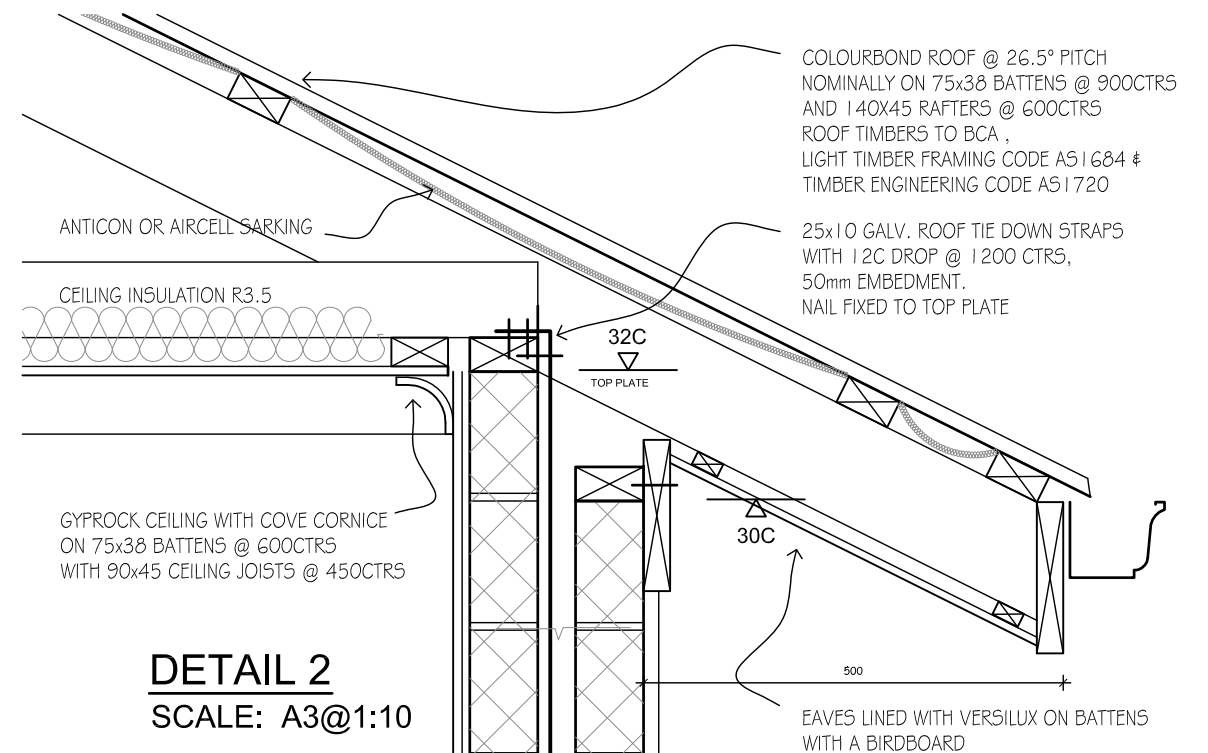
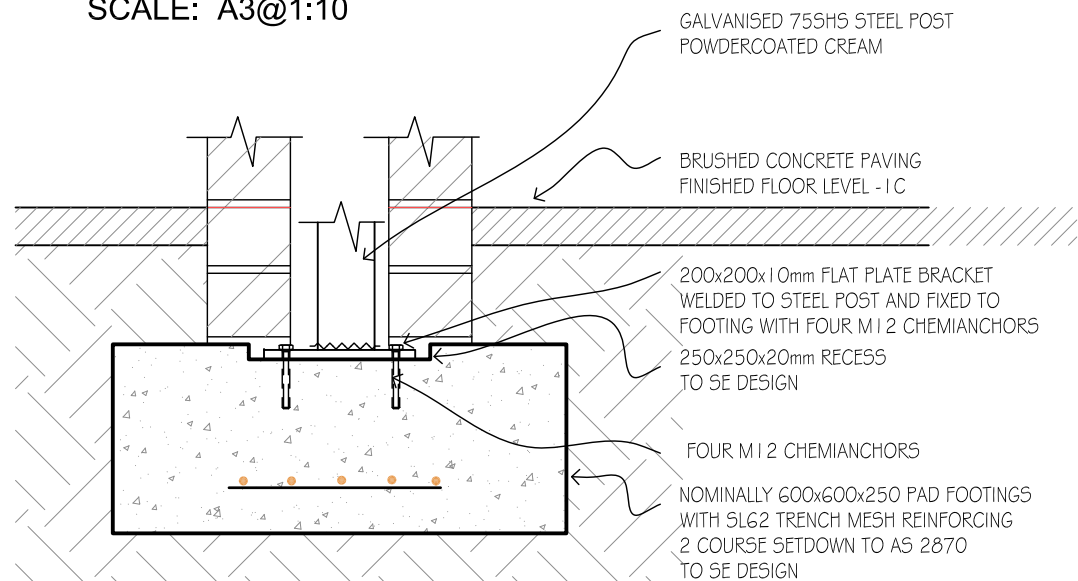


DETAIL 1
SCALE: A3@1:5

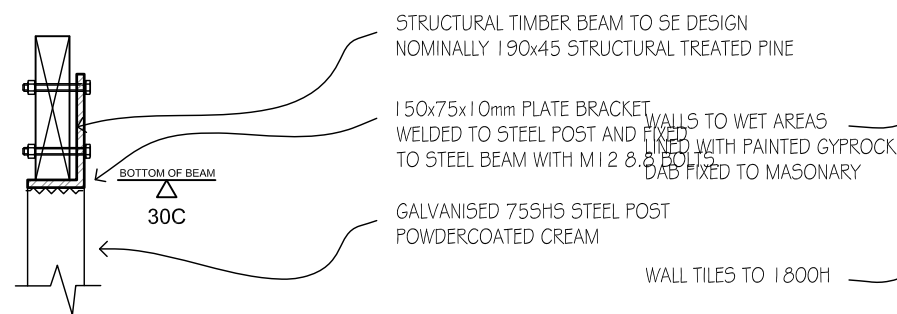


PLAN DETAIL 5 STEEL POST FOOTING
SCALE: A3@1:10

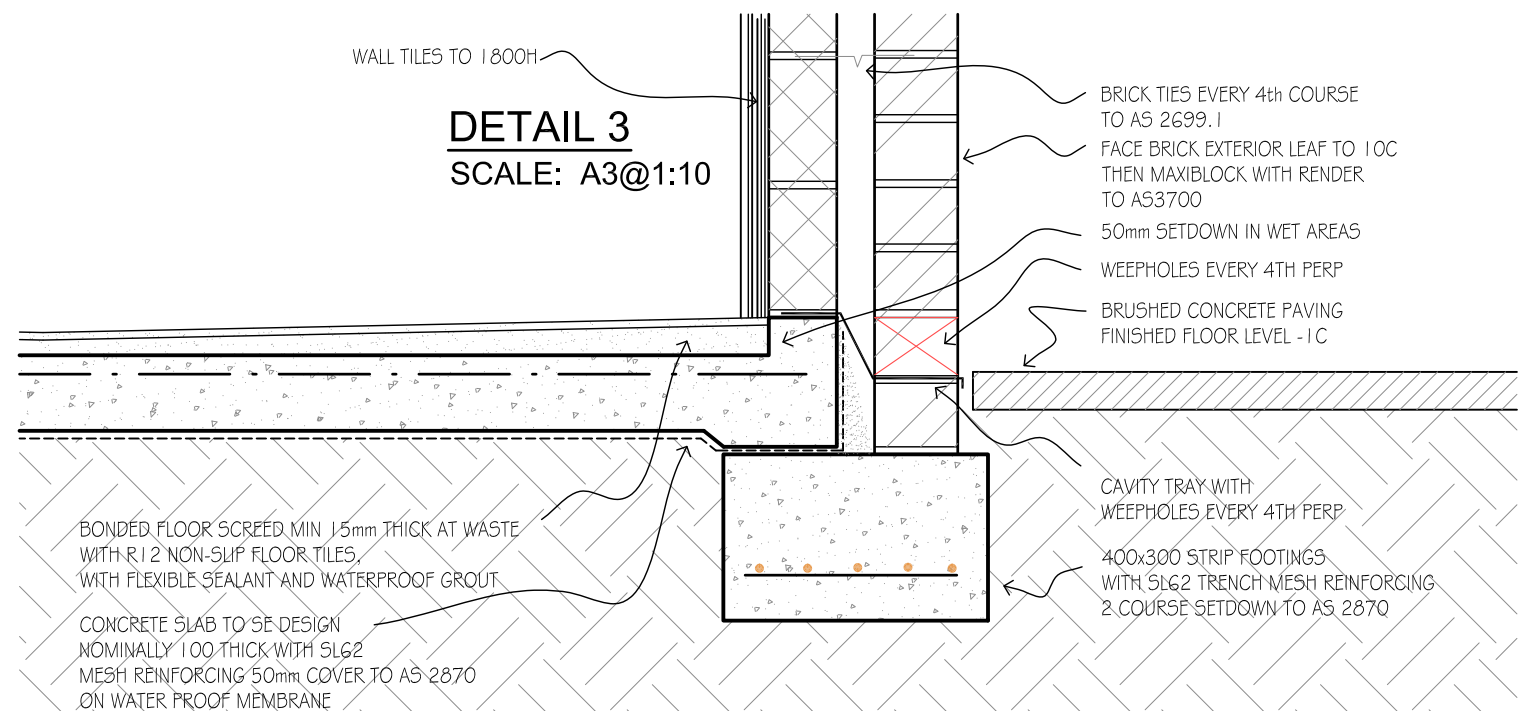
SECTION DETAIL 6 STEEL POST FOOTING
SCALE: A3@1:10



DETAIL 2
SCALE: A3@1:10



SECTION DETAIL 4 STEEL POST BRACKET
SCALE: A3@1:10



DETAIL 3
SCALE: A3@1:10

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NARROGIN**

CODE ZED DESIGN
Mob: 0403 900 544
design@codezed.com.au

DETAILS	
Job: 2018F	Scale: A3@1:10
Designed: AG	Date: FEB 2019
Drawn: AG	Checked:
Rev: 2	Dwg No: 22 of 22 A50