



MINUTES
TOWNSCAPE ADVISORY COMMITTEE MEETING

31 MARCH 2020

Commencing at 5:30 pm

Skype for Business
Shire of Narrogin
89 Earl Street
Narrogin WA 6312

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

Signed:
(CEO)

Date **31 March 2020**

These minutes were confirmed at the Townscape Advisory Committee Meeting held on 5 May 2020.

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

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.

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

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TOWNSCAPE ADVISORY COMMITTEE MEETING

31 MARCH 2020

1. OFFICIAL OPENING

The Presiding Member, Cr Bartron declared the meeting held as an online meeting using Skype for Business open at 5.46 pm.

2. RECORD OF ATTENDANCE/APOLOGIES

Committee Members (Voting)

Cr C Bartron (Presiding Member)	via Skype for Business
Cr J Early	via Skype for Business
Mr B O'Neill – Narrogin Chamber of Commerce	via Skype for Business
Mrs V Chadwick– Community Member (Disability)	via Skype for Business
Ms D Broad – Community Member	via Skype for Business
Vacant – Community Member (Indigenous)	

Staff (Non voting)

Mr T Evans – Executive Manager Technical and Rural Services (EMTRS)	via Skype for Business
Ms L Bell – Administration Support Officer (ASO)	via Skype for Business
Mr A Awang - Executive Manager Development and Regulatory Services (EMDRS) (left at 5.56 pm)	via Skype for Business

Apologies

Ms B Thomas – Arts Narrogin
Ms G Kami – Community Member
Mr M Wray – Highbury District Community Council

Absent

Nil

Visitors

Cr B Seale	in person
Ms S Guy – Manager Community Leisure and Culture	via Skype for Business

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

OFFICER'S AND COMMITTEE RECOMMENDATION

Moved: Mrs Chadwick

Seconded: Cr Early

That the minutes of the Narrogin District Townscape Committee Meeting held on 18 February 2020 be confirmed, as an accurate record of the proceedings.

CARRIED: 5/0

5. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

Nil

6. PETITIONS, DEPUTATIONS, PRESENTATIONS

The EMDRS presented Item 7.1 and responded to questions from the Committee members.

7 MATTERS WHICH REQUIRE DECISION

7.1 DRAFT LOCAL PLANNING POLICY – COLOUR PALETTE AND SIGN GUIDE FOR DEVELOPMENTS IN THE CENTRAL BUSINESS ZONE

File Reference	18.6.5 - Land Use and Planning / Townscape
Disclosure of Interest	Neither the Author nor Authorising Officer have any Impartiality, Financial or Proximity Interests that requires disclosure.
Applicant	Shire of Narrogin
Previous Item Numbers	Nil
Date	16 March 2020
Author	Azhar Awang – Executive Manager Development and regulatory Services
Authorising Officer	Dale Stewart – Chief Executive Officer
Attachments 1. Draft Local Planning Policy 2. H+H Architects Town Centre Colour Palette & Signage Guides	

Summary

The Narrogin District Townscape Committee consideration is requested in regards to the proposed Shire of Narrogin Draft Local Planning Policy – Colour Palette and Sign Guide for development in the Central Business Zone.

Background

H+H Architects was appointed by the Shire of Narrogin to prepare the Shire of Narrogin Town Centre Colour Palette Guide & Signage Guide. H+H Architects had previously presented the draft documents to both the Narrogin District Townscape Committee meeting and at the Council's Monthly Briefing Session and were supported.

The Colour Palette and Sign Guide was one of the recommendations identified in the 2016 Narrogin Townscape Study Review to be developed in order to improve and preserve the physical and aesthetic quality of the Central Business District.

Comment

Central Business Precinct

The Shire of Narrogin Draft Town Centre Colour Palette Guide & Signage Guide was developed for the Central Business Precinct consistent with the 2016 Narrogin Townscape Study Review. The Central Business District is bounded by the southern side of Clayton Road, Federal Street, Fairway Street, Park Street and Earl Street as defined in the former town of Narrogin Town Planning Scheme No.2.

Local Planning Policy

Clause 7.9.4 of the former Town of Narrogin Town Planning Scheme No. 2, in reference to local planning policy states as follows:

“ A Planning Policy shall not bind the Council in respect of any application for Planning Approval but Council shall take into account the provision of the Policy and objectives which the Policy was designed to achieve before making its decision” .

The Draft Local Planning Policy is to be in two parts. Part one deals with the Colour Palette and part two deals with the Sign guidelines. The objectives of this policy are as follow:

Colour Palette:

- Create a consistent colour palette applicable to development using colours from the Town Centre Colour Palette Guide developed by H+H Architects;
- Strengthen the identity of the Central Business Zone;
- To provide guidance to council and private landowners and developers on the appropriate external colours for new or existing development;
- Where possible encourage original colour schemes to enhanced the heritage building, streetscape and the Central Business Precinct;
- To attain a high quality visual streetscape; and
- To preserve, enhance and complement the existing built environment.

Sign Guidelines:

- Ensure consistency with the sign guidelines for the Town Centre Precinct in accordance with the Town Centre Colour Palette Guide and Signage Guide prepared by H+H Architects.
- Guide the design, materials and siting of advertising structures and signs in the Town Centre Precinct.
- Ensure that signs erected on heritage buildings, or any buildings in the Town Centre Precinct, should be compatible with the character of the building, streetscape and heritage precinct.
- Ensure that signs are located in appropriate positions on the building, be clear and easy to Category B listing is a place of considerable cultural heritage significance to the Shire of Narrogin that is worthy of recognition and protection through provisions of the former Town of Narrogin's Town Planning Scheme No.2.

The Draft Local Planning Policy provide guidelines as to how new and existing developments within the Central Business Precinct are to be assessed and assisting property owners and developers in terms of colours and signage treatment of the building.

This Policy should be read in conjunction with the Shire of Narrogin Town Centre Colour Palette and Sign Guides prepared by H+H Architects.

Consultation

Clause 7.9 of the former Town of Narrogin Town Planning Scheme No.2 requires that any Local Planning Policies shall be advertised for public comment for a minimum of 21 days. After the closing of the advertising period, all submissions received will be presented to the Committee and Council for its further consideration.

It is also recommended that given the Draft Local Planning Policies will be impacting the Central Business Precinct, written notification be sent to property owners and lessee of the premises for comments.

Statutory Environment

Former Town of Narrogin Town Planning Scheme No. 2

- Clause 7.9 – Power to Make Policies

Deemed Provisions for Local Planning Schemes - Planning and Development (Local Planning Schemes) Regulations 2015

- Schedule 2 Part 2 Clause 4 – Procedure for making Local Planning policy.

Policy Implications

The development of the Local Planning Policy will provide a consistent outcome in the application of Colours and Signage guidelines within the Central Business precinct.

Financial Implications

There will be a cost to advertising the draft Local Planning Policy to the amount of \$300 which has been accommodated in the Shire's operational budget.

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
Objective	2 Social Objective (To provide community facilities and promote social interaction)
Outcome	2.4 Cultural and heritage diversity is recognised
	2.4.2 Maintain and enhance heritage assets
Objective	3 Environment Objective (Conserve, protect and enhance our natural and built environment)
Outcome	3.4 A well maintained built environment
Strategy	3.4.1 Improve and maintain built environment.

Voting Requirements

Simple Majority

Whilst the Officers believe in the Officer Recommendation and importance of the item, it is suggested that even though the Policy is a Guideline and not enforceable, it could reasonably be seen by the business community, and community at large, as a measure and policy that could add unnecessary costs to the business at this time.

Officers on balance, recommended that the item be deferred or altered to be complemented with a funding package that supports business to achieve the Policies strategic objectives.

See over for recommendations.

OFFICERS' AND COMMITTEE RECOMMENDATION

Moved: Mrs Chadwick

Seconded: Cr Early

That, with respect to the Shire of Narrogin Draft Local Planning Policy Colour Palette and Sign Guide for development within the Central Business Precinct, the Committee recommend for Council consideration:

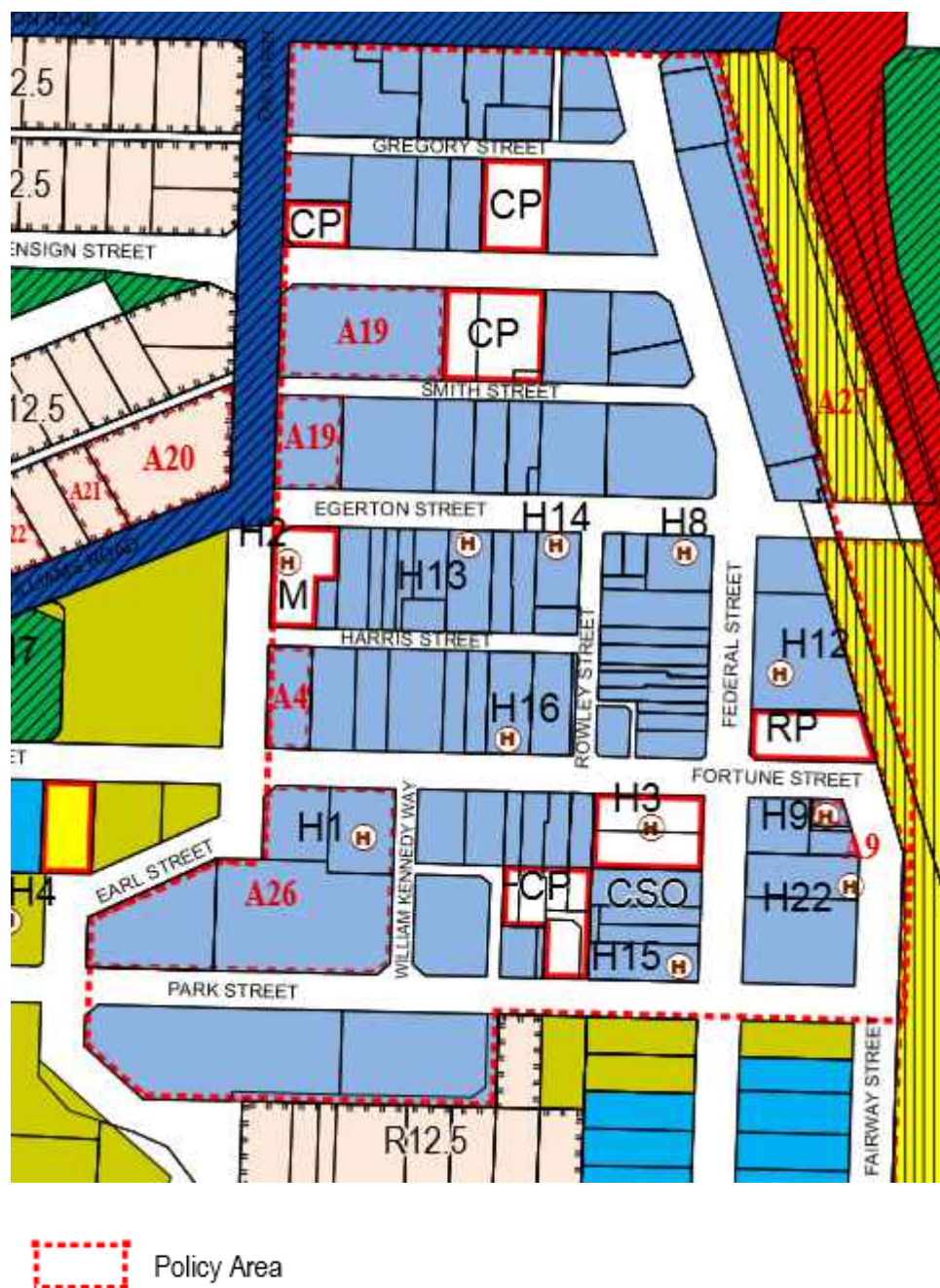
1. The Draft Local Planning Policy for the purposes of advertising in accordance with clause 9.9 of the former Town of Narrogin Town Planning Scheme No. 2 for a minimum period of 21 days; and
2. After the closing period of public advertising, any submissions received shall be presented to the Council for its further consideration.

CARRIED: 5/0

D11 LOCAL PLANNING POLICY – COLOUR PALETTE AND SIGN GUIDE (CENTRAL BUSINESS ZONE)

The Central Business Precinct

This Policy applies to the Central Business District. The Central Business Precinct is bounded by the southern side of Clayton Road, Federal Street, Fairway Street, Park Street and Earl Street as defined in the former Town of Narrogin Town Planning Scheme No.2 as depicted in the plan below.



Former Town of Narrogin Town Planning Scheme No. 2 – Scheme Map

1.0 COLOUR PALETTE

1.1 Objectives

The objectives of this policy are to:

- Create a consistent colour palette applicable to development using colours from the Town Centre Colour Palette Guide developed by H+H Architects;
- Strengthen the identity of the Central Business Zone;
- To provide guidance to council and private landowners and developers on the appropriate external colours for new or existing development;
- Where possible encourage original colour schemes to enhanced the heritage building, streetscape and the Central Business Precinct;
- To attain a high quality visual streetscape; and
- To preserve, enhance and complement the existing built environment.

1.2 Policy Statement

An integral part of the '2016 Narrogin Townscape Study Review' undertaken by H+H Architects and Malone Design is the adoption of a "colour palette" to be used as a guide by Council when it assesses new and existing development, and when it selects colours for application to public street furniture and public buildings.

The colours are considered appropriate to the Shire of Narrogin environment, and have the potential to introduce an exciting new element into the town's character.

H+H Architects has been commissioned to develop the Shire of Narrogin 'Town Centre Colour Palette Guide and Sign Guide', which is to be used as a basis for guiding developments within the Central Business Precinct and to be read in conjunction with this policy.

1.3 Policy Provisions

Colours Guidelines

1.3.1. Planning applications that propose the treatment of the external surface of a building shall include the following information:

- The applicant to demonstrate that the type of paint, as well as the preparation of the building and application of the paint will contribute to the conservation of the building, and will not significantly compromise the significant heritage fabric of the building.
- Evidence of research into original colour schemes in the form of a paint scraping and/or historical research into the style of building.

1.3.2. Where possible, colours selected shall be consistent with the original colour schemes of the building.

1.3.3. Where it is not possible to determine the original colour scheme, colour selection shall be consistent with the following key principles and the Colour Palette Guide based on the era of the development (Federation, Inter-War and Post War):

- The main body of the wall shall be natural wall colours that suggest the natural materials underneath (i.e. brick, stone or render).
- Where it is proposed to paint brick or stone quoining, colours shall be consistent with the natural materials underneath.
- Decorative elements - including cement rendered dressings (stucco), architraves, friezes, cornices, and pilasters – shall be highlighted with the use of no more than two muted tones in a lighter colour than the main body of the wall.
- Outer window frames shall be painted in dark colours (browns, deep reds, or dark greens), with light cream or white highlights accentuated in window sashes, and dividing joinery between individual window panes.
- In the case of verandahs and awnings, structural elements shall be dark tones (browns, deep reds, or dark greens) while decorative elements shall be highlighted with the use of light muted tones (cream or white).
- In the case of buildings with external timber cladding, paint colours shall be consistent with the original colour schemes of the building.

1.3.4. In addition to clause 1.2., Council shall have regard to the following:

- Any established conservation management plan relating to the site;
- Any statement of heritage impact relating to the site; and
- Any advice received from the Heritage Council of Western Australia relating to the site.

1.4 Face brickwork and Limestone Fabric

- 1.4.1 Council will not approve the rendering or painting of face brickwork or limestone fabric for buildings of recognised heritage significance unless it can be demonstrated by the applicant that it is not possible to conserve the face brickwork or limestone fabric in its current form, and painting or rendering the face brickwork or limestone fabric is the only suitable conservation treatment in the circumstances.
- 1.4.2 The sealing of exposed face brickwork or limestone fabric of buildings with recognised heritage significance is not considered appropriate and will not be supported.
- 1.4.3 In cases where treatment of face brickwork and limestone fabric is proposed, an application shall be accompanied by a technical report from a suitably qualified expert in support of the methodology to ensure that the treatment will be beneficial for the ongoing conservation of the building.

1.5 Treatment of Existing Buildings Listed in the Shire of Narrogin Local Heritage Survey 2019

- 1.5.1 Paint colours shall be compatible and complimentary to the heritage character of the existing building.
- 1.5.2 Where the external building is constructed of face brickwork and limestone fabric, treatment of external surfaces shall be in accordance with clause 1.2 of this policy.

1.6. New and Infill Development

1.6.1 Proposed colour schemes and finishes are required to be submitted and assessed as part of a planning application in cases where the application relates to a new building or structure that is located within the Central Business Precinct. In considering the proposed colour schemes and finishes, Council shall have regard to the following criteria:

- whether the colour scheme and/or building finishes are consistent with the streetscape; and
- whether the colour scheme and/or building finishes are likely to have any significant impact on any abutting or immediately adjacent property with recognised heritage significance.

1.6.2 Once it is established that the colour scheme and building finishes are acceptable having regard to the abovementioned criteria, the following condition shall be imposed on the planning approval:

The development hereby permitted shall be finished and maintained generally in accordance with the approved colour/building finishes schedule dated [Insert Date of Schedule of Finishes and Colours].

- Council shall apply the adopted colour palette when choosing colours for all development including street furniture and public buildings within the Shire of Narrogin Central Business Precinct.
- Council shall also use the colour palette as a guide for applicants when assessing new and existing development within the Shire of Narrogin Central Business Precinct.
- Applicants will be required to indicate external colours proposed for walls, roofs, external doors and windows trimmings, when applying for planning approval. Applicants will be strongly encouraged to use the colour palette that reflect the era of development (Federation, Inter War and Post War periods) and in many cases use of the colour palette will form a condition of approval.
- Any request by an applicant to deviate from the adopted palette must be accompanied by detailed reasons. The CEO may approve alternative colours which are reasonably close to those contained within the colour palette, and where the overall visual intent will not be compromised.

2.0 Sign Guidelines

2.1 Objectives

The objectives of this policy are to:

- Ensure consistency with the sign guidelines for the Town Centre Precinct in accordance with the Town Centre Colour Palette Guide and Signage Guide prepared by H+H Architects.
- Guide the design, materials and siting of advertising structures and signs in the Town Centre Precinct.
- Ensure that signs erected on heritage buildings, or any buildings in the Town Centre Precinct, should be compatible with the character of the building, streetscape and heritage precinct.
- Ensure that signs are located in appropriate positions on the building, be clear and easy to read from the street and not to visually dominate the building or area.

2.2 Policy Statement

This policy has been prepared to support and to be read in conjunction with Part V – Control of Advertisements of the former Town of Narrogin Town Planning Scheme No. 2 and the Shire of Narrogin Public Places and Local Government Property Local Law 2016. The scheme requires the submission of an application for Development Approval for non-exempt advertisements.

2.3 Policy Provisions

Signs above Verandah Level

Advertising panels on parapets should be used in preference to other locations. Parapet signs are to be of appropriate size and do not dominate the façade.

Only one line of advertising space should be encouraged.

Signs on Verandah and Awnings

Signs on Verandahs and Awnings should not obscure architectural detailing. A sign fixed to the outer or return fascia of a verandah or awning is appropriate provided that:

- It does not project beyond the outer metal frame or the surround of the fascia; and
- It does not obscure architectural detailing.

Signs Painted onto Display Windows

Permanent signs on windows of retail premises should cover no more than 30% of the display window and should not clutter or dominate the shopfront window.

Signs below Verandahs

Suspended signs under the verandah at right angles to the building should not exceed 250mm x 1800mm and should be at least 2.4 m above the ground level.

A sign under the verandah shall:

- Have a headway clearance of at least 2.4m
- Restricted to one (1) sign per shop; and
- Have a minimum setback of 750mm from the kerb.

Signs on Buildings without Verandahs

Signs should be restricted to:

- Parapet signs;
- Shop window signs;
- Suspended signs off wrought/cast iron brackets, maximum size 400mm x 400mm;
- Tenancy boards flat to wall adjacent to doorways.

Signs on Building Walls

Signs on side walls of buildings should be designed to complement the building expression and colour scheme.

Colour

Colours of signs should complement the overall colour scheme of the building.

Shire of Narrogin

Town Centre
Colour Palette Guide & Signage Guide



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Shire of
Narrogin
Love the life

DRAFT - MARCH 2019
REV 0 - Client review
REV 1 - Planning Review

Introduction

These Colour Scheme & Signage Guidelines have been developed to be read in conjunction with the broader principles outlined in the *Development Guidelines for Narrogin Town Centre Precinct* and are designed to reflect upon the core values and objectives that were identified in the Narrogin Townscape Study Review (2016), particularly with regard to:

Liveability – making Narrogin a nice place to live and visit
Retaining Unique Character
Consolidating the CBD

Intent

The intention of this document is to provide visual guidance when developing external colour schemes and signage strategies for buildings in the Town Centre of Narrogin to ensure that the individual expression of buildings meets the needs of owners and tenants, whilst also contributing to the creation of a harmonious streetscape and the preservation of the aesthetic and historic values of the Central Heritage Precinct.



The Importance of Colour & Materials

The visual presentation of a building can impact on the way people interact with the built environment and connect with their community. Places that are well cared for and well presented can be enjoyed by the general public and often have a long history of ongoing use, making them an important part of the fabric of the town. Buildings in the Town Centre were usually built to last and often remain long after the businesses or tenants they once housed are in operation. They were often built to represent the ambitions of the original owners, and their architectural expression is typically representative of design trends of that era, as well as local skills and availability of labour. Because of their role in creating the public realm, buildings need to retain an identity which is separate to the corporate branding of their tenants, and should not be treated as billboards. Buildings should make a positive contribution to the streetscape and the public realm, and when viewed as a streetscape, should work together to create a cohesive and attractive appearance.

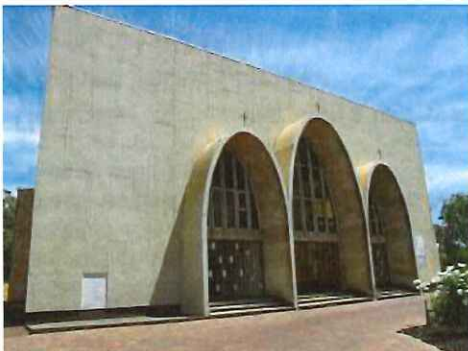
Colour and materials used in buildings can make a strong contribution to our 'sense of place'. For example, in Narrogin we see widespread use of local stone and bricks, and the traditional mortars used in masonry construction utilised local sand which is different from materials used in other places. The taste for architectural styles is often a reflection of the people and organisations who commissioned the buildings, and the skills of local builders and trades who built them. In Narrogin, there are a number of notable examples of buildings from different eras built in different styles.

Buildings provide unique insights into eras past, and should be valued for what they represent about these different phases. Different architectural styles have had different levels of popularity, and often a building becomes 'ugly' when we don't respect the design intent of the original building and try and make it look like something which it is not. It is important to recognise and work with the design intent of a building, and to make sure that any new development respects the context and setting of existing fabric. Development Guidelines for the Town Centre recommend that areas of face brick and blockwork remain unpainted and unrendered, as this protects the integrity of the original building expression, and often also prevents future issues associated with rising damp and deteriorating masonry. Buildings don't all need to look the same to make an attractive and cohesive streetscape, and a harmonising streetscape can still be achieved with some individual expression. The individual expression should not be at the expense of the other buildings in the precinct.

Town Character – what is the architectural character of Narrogin?

The Central Business District of Narrogin has a distinct architectural character which demonstrates the primary periods of economic development in the town, namely the Federation era (1890-1915) and the Inter-War era (1915-40) with some examples of Post War architecture (1940-1960) and other more recent infill developments from the 1970s onwards.

It is desirable to retain and enhance the character of Narrogin, and to ensure that the Town Centre is visually appealing and attractive. There should be a precinct-based approach, to make sure that all the buildings in the Town Centre are maintained, developed and used in a consistent way, not just those that are identified as heritage buildings. All the buildings are reflective of different eras and stages of development in Narrogin, and all have the ability to contribute positively to the streetscape character of the Town Centre.



Federation Era

The Federation era buildings are highly expressive of the optimism of this era, which was a period of growth for regional settlements in Western Australia, mostly linked with the gold boom and the expansion of the rail network. The buildings creatively use elements of classical architecture to create grandeur and status for civic and commercial buildings, without slavishly following the classical "rules". There is considerable use of decorative devices and materials including the following features that can be found throughout Narrogin:

Building character

- Face brickwork with contrasting rendered banding and classical details
- Decorative face brick and natural stone with rendered quoining
- Original shopfront glazing & framing, stained glass and obscured glass elements, tessellated tile thresholds, glazed tiles to dado height/lower walls of shopfronts, suspended shop signage, re-entrant doorways
- Archways and porches and shady arcade spaces that clearly define the entry and transitional public spaces
- Nil setback to the footpath
- Garden settings and low fences to buildings that included residential functions
- Shady verandahs and awnings to the footpaths
- Underside of awnings featuring decorative pressed metal

Notable local examples:

Mardoc Building (1908)
 Courthouse (1894-1905)
 Town Hall (1908)
 Union Bank of WA (1905)
 Roads Board Office (1905)
 Masonic Hall 1907
 Narrogin Post Office (1912)
 Narrogin Trading & Agency Co. (1909/1922)

These buildings represent a period of 'place building' in Narrogin, demonstrating the hopes and aspirations of the town as an agricultural centre for the Wheatbelt. All aspects of civic function are strategically placed in the main streets of the town, which is positioned close to the railway line, typically symbolic of the main supply and communication routes connecting regional towns and centres.





Colour Schemes for Federation era Buildings

Colour schemes for Federation era buildings can vary, but colours that were popular for exterior colour schemes in this era included dark greens and red oxides, blue greys and charcoals, as well as beige and buff (pale orange-brown) with highlights of cream and white. Tonal contrast was important to provide visual interest and to help highlight key features and architectural devices. The buildings often have a mix of masonry and timber work, providing many opportunities to use colour schemes of three or four complementary colours.

External walls:

- Warm-coloured (red) face-brick walls with contrasting cream or white-coloured rendered banding, sills and cornice details.
- Natural local stone with quoining to the external walls and window/door surrounds. The quoining could be in natural face-brick or painted render, usually in a neutral beige or buff colour similar in tone to the natural colours of the stone.
- Rendered and painted masonry walls, usually painted in two tones of colours. Small mouldings were often picked out in a third colour. Rendered and painted walls could be in a range of beige, buff, ochre or pink tones, usually derived from the natural colours of clay and ochre.
- Decorative skyline featuring classical elements including pediments, cornices and balustrades to the parapet, or dramatic gable roof forms with dormer windows and roof line features. Roofs were often terracotta tile or corrugated galvanised iron (sometimes painted oxide red or green) with vertical chimney elements.



External wall colours - examples



External doors:

- Front doors were often four-panelled doors and painted in two tones, usually variations on red oxide or forest green with lighter highlight colours like olive green for example. Dark tones were more popular than light tones, and could also include dark blues and greys.
- Sometimes bold feature colours can be used on front doors to provide individuality and contrast with the predominant wall colours, provided the colours themselves are complementary



Window frames:

- Often in a dark tone (ie. Venetian red, Indian red, dark burgundy, charcoal, or brown) or a white/cream colour

Verandahs

- Verandah posts and beams could be painted in a dark, mid or light tone, usually depending on achieving a tonal contrast with the main walls. If the external walls are a light colour, then the verandah posts should be mid or dark toned. If the walls are a mid tone, either light or dark tones to the verandah posts and beams. Dark tone walls (ie. Face brick) would usually have light or mid tones used on the verandah posts.
- Verandah lacework or brackets were sometimes painted in a colour tone that contrasted with the main timber work of the verandah, often using a complementary colour

Joinery colours - examples

Dulux 0R10 Domino	Dulux 0R22 Namadji	Dulux 2S49 Bracken Fern	Dulux 33797 Brunswick Green	Dulux A360 Pale Sage
Dulux 52R5 Purebred	Dulux 50148 Ox Blood			
Dulux 16W Antique White U.S.A.®	Dulux 17W Stowe White	Dulux A171 Ringlet Quarter	Dulux A171 Ringlet	



External shopfronts

- often featured intricately decorative tessellated tile floor thresholds and colours for the tile threshold included black and white with red, green, mustard and blue being popular accent colours.
- Pressed metal decorative ceilings were popular to the soffit linings of re-entrant doorways, as well as to the underside of verandah awnings. Often these are white or off-white colours, but were also often painted in a mid tones of green, yellow and pink, depending on the overall colour scheme.
- External shopfront walls feature glazed subway tiling with contrasting bead trims to the shopfront walls. Tiles ranged in colour from black, dark green, forest green, burgundy

Setting

- With its classical forms and inherent grandeur, many of the commercial and civic buildings were designed to engage directly with the street, with buildings constructed right up to the boundary, and verandahs and awnings placed over the footpaths.
- Some buildings were setback slightly from the street, particularly those that incorporated residential functions (such as banks and church buildings) which frequently had domestic-style fencing (picket or wire or brick) and low gardens. Where these elements are still extant they should be retained, as they reflect the original 'mixed use' character of the Town Centre. Fences were often painted white or in dark tones, to match in with the colour scheme of the main building.



Examples of Federation era colour schemes

Rendered Details Main wall colour

Dulux A204
Grand Piano Quarter

Dulux A204
Grand Piano

Joinery

Dulux GR10
Domino

Dulux 17W
Stowe White

Dulux A174
Jodhpurs

Dulux S1204
Polenta

Dulux 16W
Antique White U.S.A.®

Dulux S25A9
Bracken Fern

Dulux S10E4
Coffee Clay

Dulux A129
Clay Pipe

Dulux S0148
Ox Blood

Dulux A171
Ringlet Quarter

Dulux A180
Hog Bristle®

Dulux A180
Hog Bristle® Quarter

Dulux S3797
Brunswick Green

Dulux A260
Pale Sage

OR

Dulux S0148
Ox Blood

Dulux A171
Ringlet Quarter

Dulux S11F1
Porcelain Pink

Dulux 17W
Stowe White

Dulux S0148
Ox Blood

Dulux 23W
Chalk U.S.A.

Dulux A174
Jodhpurs Quarter

Dulux A174
Jodhpurs

Dulux 16W
Antique White U.S.A.®

Dulux S25A9
Bracken Fern

Dulux A215
Oyster Linen

Dulux A216
White Duck

Dulux S39B5
Purebred

Dulux GR22
Namodji



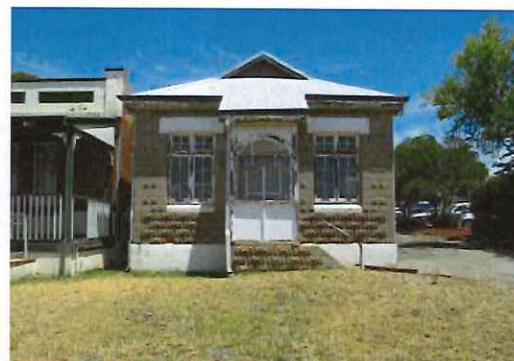


Inter-War Period

By the 1920s, the Wheatbelt was experiencing another period of growth and prosperity following the end of World War I and there was a number of buildings that were built or expanded during this time that are still extant in Narrogin. Despite the impact of the Depression in the 1930s, Narrogin remained as a major rural centre, and the buildings of this era, although somewhat modest and simplified in expression, still demonstrate the general prosperity of the region. The Inter-War period included the popular architectural styles such as Art Deco and some Freestyle and Stripped classical styles which are evident in Narrogin.

Building character

- Face brickwork with contrasting rendered banding and simplified classical details
- Rendered and painted masonry walls with stylised detailing
- Decorative face brick and concrete masonry to create visual interest
- Original shopfront glazing & framing, stained glass and obscured glass elements, tessellated tile thresholds, glazed tiles to dado height/lower walls of shopfronts, suspended shop signage, re-entrant doorways
- Archways and porches and shady arcade spaces that clearly define the entry and transitional public spaces
- Nil setback to the footpath
- Shady verandahs and awnings to the footpaths
- Underside of awnings featuring decorative pressed metal



Notable local examples:

Hordern Hotel (1922)
 National Bank (1905/1925)
 AMP Building (1927)
 Commonwealth Bank (1940)
 Soldiers Memorial Hall (1924)
 CWA Hall (1920s)
 Bushalla's House (1922)
 Ambulance Hall (1937)
 Infant Health Clinic (1940)

Colour Schemes for Inter War era Buildings

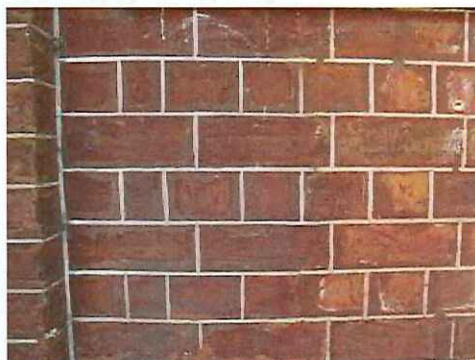
Colour schemes in the Inter War period were influenced by artistic and decorative movements of the era. Some themes of the Federation era persisted, but usually the design elements of this period were more stylised and streamlined than their predecessors. There was still considerable use of face brick with contrasting rendered detail, particularly in commercial buildings, but full rendered masonry facades became more popular and the classical detailing was replaced with more modern decorative devices. Accent colours used were typically warm tones, in shades of warm red, ochre and cream (less of the dark reds and burgundy popular in the previous era) sometimes with shades of green and blue.

Art Deco was a popular trend in the Inter-War era and Art Deco colour schemes utilised graduated colour patterns to accent the architectural features, and often included bold use of black contrasted against pastel pinks, yellows, greens and blues, or muted greys, browns and whites.

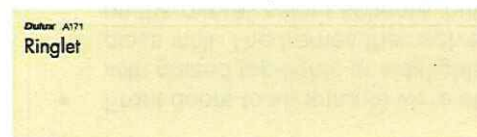
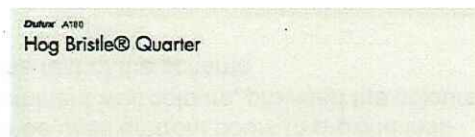
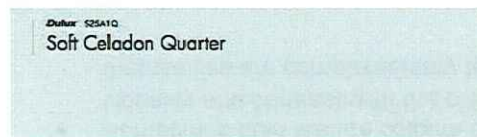
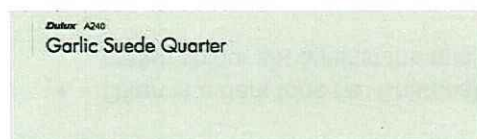
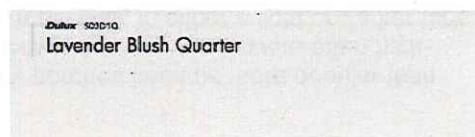
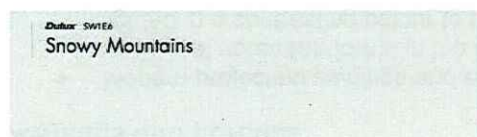
There was new experimentation in modern building materials, including greater use of glass, concrete blocks and feature tiles or masonry elements. Visual interest was achieved using the textures and patterns of the materials themselves (ie. Decorative concrete blocks or bricks), or in creating contrast between different building materials arranged artfully.

External walls:

- Warm-coloured (red) face-brick walls with contrasting cream or white-coloured rendered banding, sills and simplified classical details.
- Unpainted decorative concrete block-work arranged to create visual interest and surface patterning
- Rendered and painted masonry walls, usually painted in a mid tone with slightly lighter or darker tones used to accentuate features. Colours were often pastel or muted colours applied in graduated tones to emphasise patterns and decoration. Plain whites and creams were not common except on buildings in the Functionalist or Spanish Mission styles.
- Decorative skyline with parapet walls that included simplified motifs inspired by the art influences of the era, often painted in graduated colours.



External wall colours



External doors:

- Front doors to shopfronts were often timber-framed glazed doors, sometimes with glazed top-lights or sidelights that featured stained glass or patterned glass infill. The frames themselves could be painted dark or light, depending on the overall colour scheme, but usually within 2 shades of the external wall colour (which was usually a mid tone)
- Front doors were often simple panel doors, less traditional in appearance than the multi-panelled doors of the previous era, and often finished in natural timber with small areas of glazed infill, or feature decorative inlays or lining
- Sometimes bold feature colours can be used on front doors to provide individuality and contrast with the predominant wall colours, provided the colours themselves are complementary to the rest of the scheme



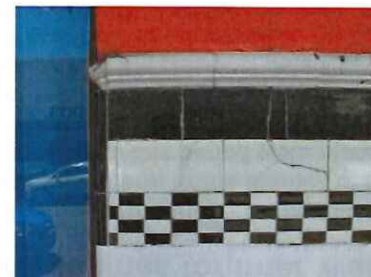
Window frames:

- Often in a dark tone (ie. Charcoal, brown, dark blue, maroon) or a white/cream colour set against the mid tones of the main wall colour.



Awnings and porches

- Modern projecting awnings and entry porches became more popular than traditional verandah forms in the Interwar era, and these were often highlighted in a contrasting colour to the main wall, in either a light or darker tone to create depth and contrast to the front facade.



External shopfronts

- often featured intricately decorative tessellated tile floor thresholds and colours for the tile threshold included black and white with red, green, mustard and blue being popular accent colours.
- Pressed metal decorative ceilings were popular to the soffit linings of re-entrant doorways, as well as to the underside of awnings and entry porches. Often these are white or off-white colours, but were also often painted in a mid tones of green, yellow and pink.
- External shopfront walls feature glazed subway tiling with contrasting bead trims to the shopfront walls. Tiles ranged in colour from black, dark green, forest green, burgundy through to lighter browns and pink.



Setting

- Commercial and civic buildings were often placed with the main building facade set slightly back from the projecting entry porch element.



Examples of Inter War era colour schemes

Graduated colour to wall details & architectural features

Main wall colour

Joinery

Dulux S25A1 Sea Palm	Dulux S25A1H Soft Celadon Half	Dulux S25A1Q Soft Celadon Quarter	Dulux 22W White Swan	Dulux 16W Antique White U.S.A.®	Dulux S25A9 Bracken Fern
		Dulux GR12 Silkwort	Dulux GW156 Snowy Mountains	Dulux A171 Ringlet	Dulux GR1 Double Bass
Dulux A210 Backyard	Dulux A210 Pale Sage	Dulux A21 French Limestone	Dulux A210 Garlic Suede Quarter	Dulux 17W Stowe White	Dulux A171 Ringlet
Dulux S39B6 Blue Metal	Dulux S39B1 Purebred	Dulux S39B3 Blue Heeler	Dulux A204 Grand Piano	Dulux 16W Antique White U.S.A.®	Dulux GR10 Domino
Dulux 135B9 Mission Brown	Dulux A184 Goldie	Dulux S15F4 Germania	Dulux A156 Shell Haven	Dulux A171 Ringlet Quarter	
Dulux S03D9 Pa Red	Dulux S03D2 Smoked Lavender	Dulux S03D1Q Lavender Blush Quarter	Dulux A190 Hog Bristle® Quarter	Dulux GR1 Double Bass	
		Dulux A70 Murray Red	Dulux A171 Ringlet	Dulux 16W Antique White U.S.A.®	

Post War period

Following World War II, Narrogin continued to grow steadily and traditional agricultural practices of the region were changing and there was a rapid introduction of mechanisation and modern technology applied to farming as well as architectural style, which is reflected in the buildings of the era. Decoration and artifice are replaced with simple lines and geometric forms, and many of the buildings have a simple palette of materials, including textured or feature brick contrasted with large areas of glazing. With their minimalist and modern style, the buildings often have timeless appeal but can often be under-appreciated due to their stripped back expression.

Building character

- Rectilinear forms expressed with large areas of plain walling using special brickwork, blockwork or textured render, often with contrasting textures
- Expression of structural frame and removal of artifice and unnecessary decoration
- Large areas of glazing, sometimes using different glass colours to create visual interest
- Expressive curvilinear forms often contrasted against the predominant rectangular building forms
- Flat or low-pitched roofs
- Recessed openings or external sun-control devices to control light and shade
- Natural landscaping used as a decorative foil against the plain walling

Notable local examples:

Anglican Church of the Resurrection (1901; remodelled in 1956)

Railway Institute Hall (1959)

Police Station (1968)

Bankwest

Telecom Building (1972)

St Mathews Church (1964)

Duke of York Hotel (1899; remodelled 1960s)





Colour Schemes for Post War era Buildings

Colour schemes in the Post War period were typically representative of the new trend towards honest expression of materials, so timber and brick was left natural, and colour was usually explored in elements like glazing or small features, often using primary colours. The International style that was popular at the time favoured white and off-white set against the natural materials, with perhaps a single dark colour (often brown or black) to define linear elements.

There was more experimentation in modern building materials, including greater use of glass, concrete blocks and feature tiles or masonry elements. Visual interest was achieved using the textures and patterns of the materials themselves (ie. Decorative concrete blocks or bricks), or in creating contrast between different building materials arranged artfully. Decorative colour tones and/or textures created during firing of bricks gave rise to the use of large areas of feature masonry to create simple architectural forms. Similarly, buildings that were remodelled in this period were often transformed by painting and rendering traditional masonry walls to create plain, smooth wall areas, with classical elements like plinths and cornices converted to modern devices.

External walls:

- Large expanses of unpainted brick or blockwork selected for its interesting texture or colour, with contrasting areas of textured render or feature cladding.
- Rendered and painted masonry walls, usually painted in light tones as inspired by Post War international styles.
- The walls often incorporated sculptural curves and recesses to create depth to the facade and a play of light and shade on the building which was previously achieved with ornate decoration

External doors:

- Front doors were typically large plain doors that were glazed or unpainted timber, often with stylised ornate decoration.



Main wall colour

Dulux SW167
Off White

Dulux 15W
Natural White™

Dulux SW165
Modern White

Dulux SW166
Snowy Mountains

Dulux GR12
Silkwool

Window frames:

- Timber window frames of this era were typically white painted. Those that had a dark tone were most likely painted in dark burgundy, black or Mission Brown
- With the widespread introduction of aluminium and steel-framed fenestrations, painting of timber window frames became less of a consideration. Plain anodised aluminium or bronze-anodised frames were popular in this period.

Awnings and porches

- Entry porches were often expressed as a recessed element to the main facade, rather than a projecting element in the Post War period. The reveal was often consistent with the simple modern building elements, but could often be lined with natural timber or an unexpected 'pop' of colour applied discretely.



External shopfronts

- Shopfronts were usually very simple and without artifice, often comprising large glazed panels set within framed fenestrations, sometimes with the structure expressed. Colour could be employed in the signage or shopfront display, but the shopfront structure itself was typically quite plain.



Setting

- The Post War period saw a renewed interest in creating a deliberate and formal setting for the building, often with a forecourt or external patio created to define the site. Landscaping elements also became more common in commercial and civic buildings, with dramatic use of strong formal plantings (such as palms or gum trees) placed to contrast against the rectilinear building forms.

Joinery

Dulux A215 Bronze Fig	Dulux A238 Bronze Icon	Dulux A215 Antique	Dulux A215 Oyster Linen	Dulux A236 Olive Leaf	Dulux A258 Lime Sherbet	
Dulux GR10 Domino	Dulux GR22 Namodji	Dulux GR11 Raku	Dulux GR23 Western Myall	Dulux GR11 Malay Grey	Dulux A194 Sharp Yellow	Dulux S063 Very Terracotta

Examples of Post War era colour schemes

Main wall colour

Joinery

Architectural features

Dulux 159W Natural White™	Dulux GR23 Western Myall	Dulux A164 Sharp Yellow
Dulux SW105 Modern White	Dulux A215 Bronze Fig	Dulux A215 Oyster Linen
Dulux SW107 Off White	Dulux 13589 Mission Brown	Dulux S08E Very Terracotta
Dulux SW1E Snowy Mountains	Dulux GR11 Malay Grey	Dulux A239 Olive Leaf
Dulux GR12 Silkwort	Dulux GR10 Domino	Dulux A258 Lime Sherbet



Signage

'Signposting' is an integral part of good urban design, so it is essential that it is compatible with the overall character of the Town Centre Precinct. The Shire of Narrogin requires planning approval for all signage in the Town Centre Precinct.

It is important for signs to be located in appropriate positions and for lettering to be suitable for the period of the building. Modern lettering styles and large hoardings should be avoided as they dominate the building and obliterate the detailing and building elements that make the building important.

Intent

The intention of this document is to provide guidance when assessing proposed signage strategies for buildings located in the Town Centre Precinct. A visual guide can be useful for understanding the objectives of the Signage Policy, and to illustrate the desired outcomes.

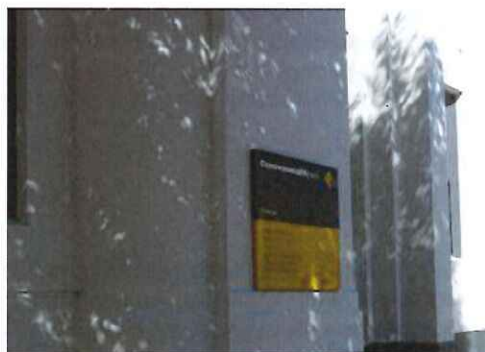
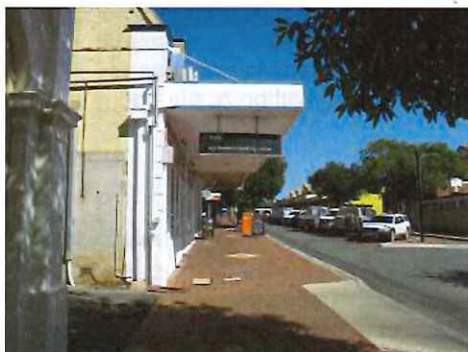
Location

- Signs are to be positioned and design to fit within any spaces created by architectural elements on the proposed buildings. Signage should not cover architectural features or detailing of a building and should be carefully sized in proportion with parapets, panels, windows and wall areas. For example, signs should not extend across windows, or beyond the width of awnings or verandahs.
- Original building signs and dates were often included to mark the date of construction and the original owner/use of the building. This signage is a significant part of the building fabric and the streetscape and should not be removed, modified or concealed.

Proportion and Design

- The proportional shape and design of signs should reflect and complement the period of the construction of the building and should not dominate the expression of the building facade or the streetscape.
- Signage in the Town Centre Precinct should be designed primarily for visual access by pedestrians. The main streets of the Town Centre are not designed to accommodate 'strip mall' style signage which is designed to suit people in vehicles, which are typically larger style banners that can be seen from a distance.





Colour

- Signage should preferably complement the overall approved colour scheme for the building so that the visual appearance of the place is attractive and consistent.
- Consideration should be given to tonal contrast to ensure that signage is legible and assists in way-finding.
- Corporate branding and colours on signs is preferable to applying these colour schemes to building facades, as signs are readily removable when tenancies change

Illumination

- Illuminated neon signs and flashing lights are generally not permitted to the exterior of buildings in the Town Centre Precinct as they can cause a nuisance to motorists and residents
- Signs which have internal illumination should have low intensity. Concealed spotlights can be used where signage above the verandah/awning requires illumination.

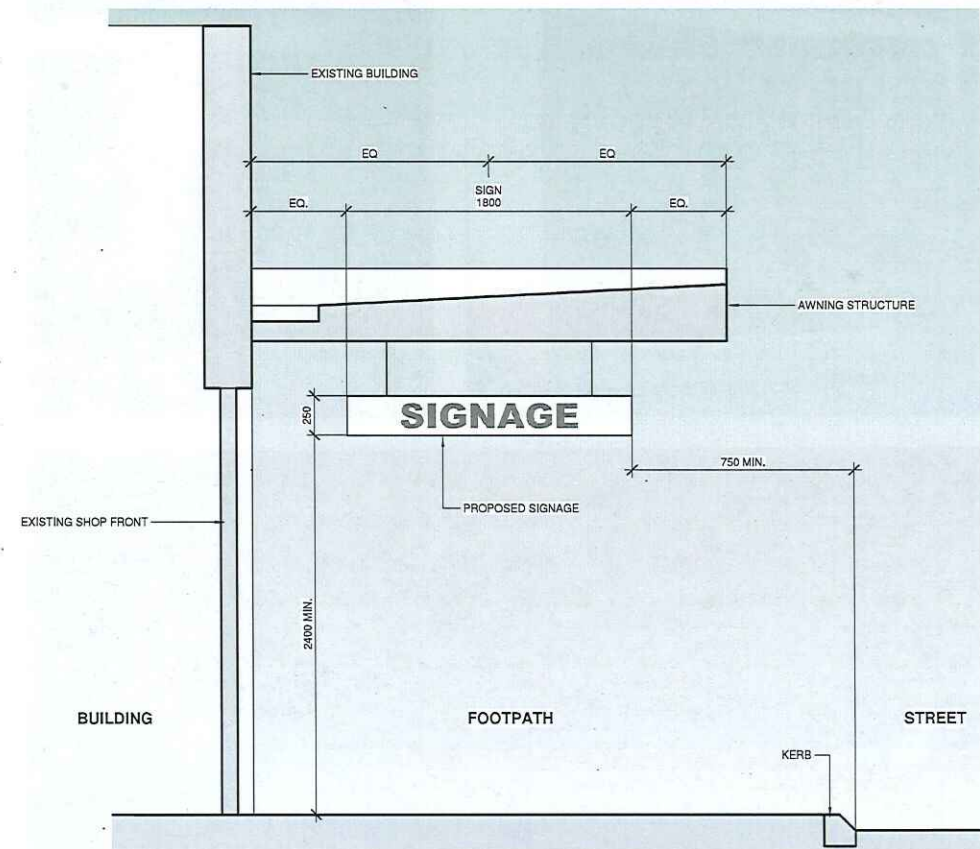
Signs on Verandahs and Awnings

- Awnings and verandah structures to commercial buildings were typically designed with a fascia panel to accommodate signage. Signage fixed to the outer or return (side) fascia of a verandah/awning is appropriate provided it does not project beyond the outer metal frame or the surround of the fascia and does not obscure architectural detailing
- Where there is inadequate space on the fascia, or in residential style buildings which have been converted to commercial buildings, a suspended sign from the verandah beam is appropriate. This should be designed specifically to match the proportion of the verandah design. Signwriting incorporated onto verandah beams or end panels is acceptable if there is adequate space.
- Any verandah hoarding (above the verandah sign) should only be considered where there is historical precedence (ie. reference to historic photographs of the place) and should be carefully detailed so as not to detract from the overall expression of the building.



Suspended Signs under Verandahs and Awnings

- Suspended signs under the verandah shall be sized and positioned to maintain clear headway for pedestrians and to limit the opportunity of being hit by vehicles parked near the kerb.
- Refer to the diagram showing the recommended sizes and setout of suspended signs
- Suspended signs contribute to the character and way-finding for pedestrians in the Town Centre and are preferable to footpath signs or sandwich boards



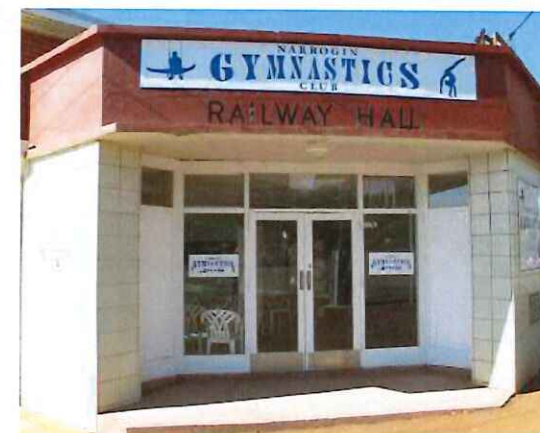
Signs above Verandah Level (to parapets and roof lines)

- Many commercial buildings were designed to accommodate signage to the parapet and this can be an appropriate location for larger format signs, provided they do not dominate the facade or obscure architectural detailing
- Original bas-relief lettering and signage to building parapets often show the original building name and construction date and should be retained and conserved. Ideally, these signs should not be covered over by new signage, as they contribute to the aesthetic and historic values of the place and the broader streetscape
- Parapet signs should be sized and detailed to ensure they do not conflict with windows or decorative elements
- Signwriting in upper windows can be appropriate, and in some cases, preferable to large banner signs across the facade



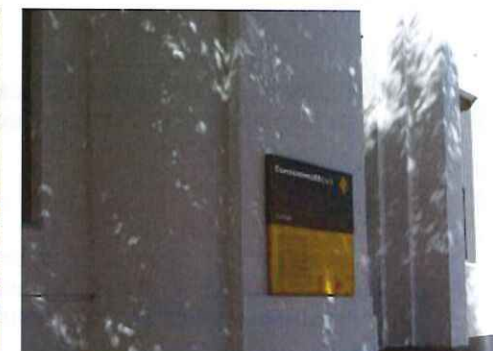
Display Window Signage

- Many commercial buildings with retail functions were designed with large glazed shopfronts for the display of goods and often included painted signwriting.
- Permanent signs on windows of commercial buildings should preferably not cover more than 30% of the display window, allowing for views into the building and out to the street
- Historic photographs are a good reference for examples of traditional window signage in the Town Centre



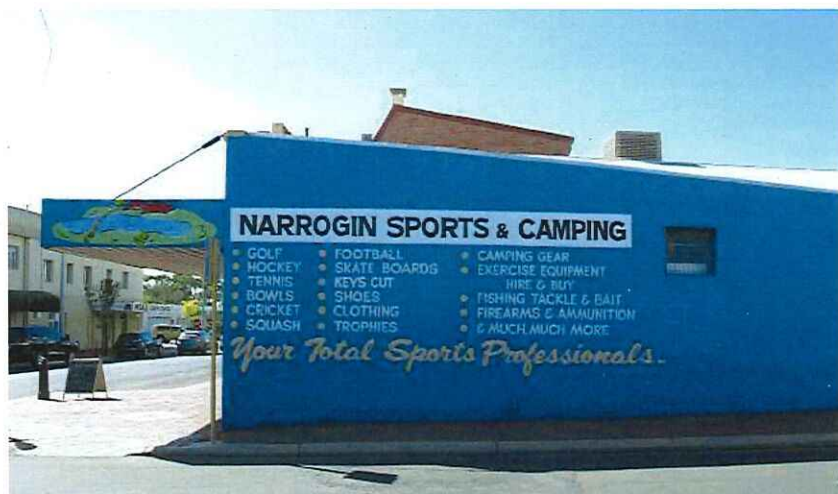
Signs on Buildings without Verandahs or Awnings

- Buildings without awnings or verandahs can install signs suspended off wall brackets, provided these do not impede clear headway for pedestrians. Typically these should be restricted to a maximum size of 400 x 400mm



Signs on Building Walls

- Signs were traditionally painted onto the side walls of buildings and there are numerous examples in Narrogin of wall signage or murals. They can make a positive contribution to the streetscape and should be assessed and approved on their artistic merit
- Signage on side walls of buildings should be designed to complement the building expression and colour scheme



7.2 UPDATES FROM THE PREVIOUS MEETING

The Administration provided the following updates to the Committee on the outcome of the Townscape items which were presented to Council on 24 March 2020;

1. Narrogin Recreational Centre Carpark Tree Planting

That, with respect to the proposal for the carpark upgrade project at the Narrogin Regional

Recreation Centre carpark, it be considered in the 2020/2021 Draft Budget and that the preferred tree species be planted alternately, where practical, subject to availability, as follows:

- *Gleditsia sunburst;*
- *Gleditsia shademaster;*
- *Ulmus parvifolia*

The Chief Executive Officer noted that the Shire had recently submitted an application for a Federal Government grant to assist fund the project, which meant that the Council should probably await that outcome.

2. Proposed Meeting dates

1. That in relation to the scheduled meetings of the Townscape Advisory Committee for 2020, the Committee recommends Council amend the Terms of Reference from quarterly meetings to approximately every six weeks; and

2. That in relation to the scheduled meetings of the Townscape Advisory Committee for 2020, the Committee meet on the dates below, commencing at 5.30 pm;

- *Tuesday 31 March 2020*
- *Tuesday 5 May 2020*
- *Tuesday 15 June 2020*
- *Tuesday 4 August 2020*
- *Tuesday 15 September 2020*
- *Tuesday 17 November 2020*

3. Smith Street Ablution Building redevelopment

That, with respect to 103 Smith Street as a Shire owned and maintained public ablution facility, the Council agreed with the Committee recommendation that the Council request that:

1. The Administration formally contact Coles Pty Ltd and enquire if they are interested in the purchase of the freehold title from the Shire for the purpose of:

- (a) maintaining the existing ablution facility; or*
- (b) additional parking bays; and*

2. The Administration report back to the Townscape Committee with the outcome.

8. STATUS REPORT UPDATE

8.2 UPDATES

The Presiding Member commended the Administration for the 43 updates made to the Status Report (but noted that the Report was still not easy to follow). The Committee members present supported the EMTRS suggestion to reduce the content and make the Report more user friendly

with less “noise” by reducing the history of actions, to show only the most recent action for each item.

A copy of the Status Report containing the history of actions would be made available to Committee members upon request.

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

9.1 KIPLING STREET AND GREAT SOUTHERN HIGHWAY ROUNDABOUTS

The Presiding Member sought comment from the Administration in regards to the landscaping on the roundabouts at Kipling Street and the southern roundabout on the Great Southern Highway. The EMTRS reported that the landscaping at the southern roundabout was designed in consultation with members of the previous Narrogin Districts Townscape Committee and was flagged for replanting where some plants had failed. He went on to say that Main Roads had specifications regarding landscaping design for roundabouts and reported that these would be provided to the Committee for their reference when considering a landscaping design for the Kipling Street roundabout.

9.2 VACANT LOT FEDERAL STREET

The Presiding Member sought an update on the request seeking clarification of ownership of the vacant lot on Federal Street. The EMTRS advised he will seek clarification and advise the Committee.

9.3 MCLC UPDATES

The MCLC spoke at the meeting at approximately 6.30 pm and updated the Committee on the status of the CBD Interpretive signage project and the Skatepark improvements landscaping, shades and furniture project. These and other updates have been included in the Status Report.

10. CLOSURE OF MEETING

There being no further business to discuss, the Presiding Member declared the meeting closed at 6.51 pm.




The next meeting of the Townscape Advisory Committee will be held at 5.30 pm on Tuesday 5 May 2020, using the e-meeting platform Skype for Business. An invitation containing the link to join the meeting will be sent as a calendar notification in a separate email to the Minutes.





Status Report 31 March 2020

Townscape Advisory Committee

Core Values	Outcomes	% Complete	Comments
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.		100%	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. 26.3.2020 - Additional trees have been planted and the areas have been mulched.
	Additional landscaping near tennis Club	100%	24.4.2019 - Highbury Tennis Club received \$2,500 from the 2018/2019 Community Chest to install reticulation
	Highbury Tennis Club	50%	6.8.2019 - Council approved \$75,000 to resurface the courts 26.3.2020 - Purchase order has been raised, project to be completed by 30 June 2020
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	50%	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. 6.8.2019 - Budget approved \$15,000 for gazebo for Wilbur Park 26.3.2020 - Purchase order has been raised, building application is awaiting approval. Completion expected by 18 April 2020
	Modify the hall toilets	50%	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. 6.8.2019 - Council approved \$1,500 for modifications to front of the hall toilets. 26.3.2020 - Contractor has been appointed. Completion expected by 30 June 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.		0%	26.3.2020 - Committee is requested to comment at the Townscape meeting on 31 March 2020 if Council should consider a request for money in the 20/21 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.	0%	8.3.2019 - Request money in the 2019/2020 Draft Budget for a suitable bus shelter incorporating a notice board. 6.6.2019 - Request for quote for the design of the information board emailed today. 6.8.2019 - Request was not supported in the 2019/2020 budget 26.3.2020 - Committee is requested to comment at the Townscape meeting on 31 March 2020 if Council should consider a request for money in the 20/21 Draft Budget.
	Highbury public toilets - construct retaining wall around the new leach drain	100%	26.3.2020 - Completed in 2018/2019 financial year
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	50%	8.3.2019 - Blue signs to be requested via Shire Works Request 26.3.2020 - ASO ordered signage and will arrange installation for Highbury Hall and Highbury Tennis Club for corner Great Southern Highway and Burley St.
Clearer and more accessible pedestrian crossing points		100%	26.3.2020 - The roads belong to Main Roads. Crossing points not necessary, as plenty of clear vision north and south
An RV waste dump point adjacent to the toilet (but not blocking access to the planned fire station).		0%	8.3.2019 - money to be requested in the 2019/2020 Draft Budget 26.3.2020 - Committee is requested to comment at the Townscape meeting on 31 March 2020 if Council should consider a request for money in the 20/21 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	0%	8.3.2019 - Money to be requested in the 2019/2020 Draft Budget 26.3.2020 - EMTRS has requested in the 20/21 Draft Budget for Council's consideration a number of solar pole lights. Should this request be adopted 1-2 poles will be installed. Temporary CCTV was installed to mitigate the incidence of theft, this was successful.
Street verge improvements			

Core Values	Outcomes	% Complete	Comments
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. 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.	Burley St South Verge (under power lines) Eucalyptus newbeyi Eucalyptus tenera Eucalyptus torquata Callistemon viminalis Eucalypt Dwarf (cultivar of leucoxydon) North Verge (adjacent to footpath) Eucalyptus leucoxydon subsp. Leucoxydon Eucalyptus nicholii Eucalyptus sideroxydon rosea or E. tricarpa Eucalyptus scoparia	100%	8.3.2019 - request money in the 2019/2020 Draft Budget to undertake street tree planting around Highbury townsite. 26.3.2020 - Trees were planted on Burley Street in the 19/20 financial year.
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	0%	26.3.2020 - Committee is requested to comment at the Townscape meeting on 31 March 2020 if Council should consider a request for money in the 20/21 Draft Budget.
	Clear the verges of fallen trees and overgrown weed from the north and south entry statements all the way into town	0%	8.3.2019 - Work will be requested by way of a Shire Works request, possibly requires an allocation in the 2019/2020 Draft Budget. 6.8.2019 - Land is not owned by the Shire. 26.3.2020 - The Shire's bushfire management officer will meet with the Highbury District Community Council to discuss and advise them on fuel load reduction.
2016 Narrogin Townscape Study Review Status Update Report	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 2016 Narrogin Townscape Study Review.		
Central Precinct			
Protect the important buildings and streetscapes of this precinct		0%	26.3.2020 - This will be addressed in the Draft Local Planning Policy Colour Palette and Sign Guide.
	Plant advanced street trees in the YMCA Carpark	0%	28.3.2019 - Allocation requested in the 2019/202 Draft Budget. 1.8.2019 - Townscape Committee will develop a priority list for planting trees in carparks 26.3.2020 - The amount will be requested for Council consideration in the 201/21 Draft Budget.
Developing a civic and cultural heart			
Build and enhance existing civic amenities			
	Skatepark improvements landscaping, shades and furniture.	30%	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 Gnarrogin Park Masterplan (page 34), the proposed design, plants and park furniture are in line with recommendations made in the Gnarrogin Park Masterplan Overall Plan (Page 34). 29.5.2019 - This project will be carried over to the 2019/20 financial year to allow the Shire time to identify potential contractors and request and respond to quotes. 7.8.2019 - Anticipated completion date is June 2020. 26.3.2020 - Project has been cancelled insufficient resources past 18/19 financial year. Carry over funds were not requested in 19/20 financial year.
Create a central civic space in the CBD	Mackie Park redevelopment proposal	0%	28.3.2019 - The Committee recommended the sum of \$15,000 be requested in the 2019/20 Draft Budget. 7.6.2019 - OCM report to Council on 26 June requesting \$30k in 209/20 Draft Budget for detailed plan for proposed Mackie Park redevelopment. 6.8.2019. 26.3.2020 - Due to anticipated Dome redevelopment of the Hordern Hotel, the Committee is requested to provide feedback.
Increase links between eastern parkland and town centre	Pioneer Drive proposed planting, enhance existing pedestrian links, develop northern roundabout and landscaping at Federal St and Clayton Road intersection.	90%	1.8.2019 - Explore partnership opportunities with ARC Infrastructure, Main Roads WA and the Shire of Narrogin for proposed planting on the western side of Pioneer Drive and proposed development of the northern roundabout, including options for landscaping and art installations. Develop plans for proposed street tree and vegetation screening planting along the western side of Pioneer Drive north of the Railway Station including enhancing the existing pedestrian link between at the railway line and the Egerton and Federal Street intersection; and proposed landscaping on the south eastern corner of the Federal Street and Clayton Road intersection and enhance the existing pedestrian link. 26.3.2020 - Due for completion 30 June 2020.
Improve visitor experience			

Core Values	Outcomes	% Complete	Comments
 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	0%	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. 13.6.2019 - Ownership of the diesel locomotive has been confirmed as Hotham Valley Tourist Railway. 26.3.2020 - On hold pending further advice from the CEO.
Heritage Trail	CBD Interpretive signage Develop a series of heritage plaques detailing the history of Narrogin's heritage buildings	75%	26.3.2020 - Anticipated completion in April or May 2020.
Williams Road Information Bay	Visitor Information boards Seek quotes and supporting information for the existing structure to be replaced or refurbished and the area around it tidied up	50%	6.6.2019 - Request for quote for the design of the information content for three boards emailed to suppliers today. Design to be completed by 28 June 2019. 13.6.2019 - Jason Signmakers contracted to design the content for three boards. Boards. 26.3.2020 - ASO is working with the map maker and graphic designer on the content and design of the boards.
	Public amenities Memorial Park - accessible ablution block Develop a plan for a suitable structure and submit a design to Heritage Council WA for approval.	95%	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. 6.6.2019 - Location of the new building is to be moved closer to Fortune Street after it was identified there was insufficient gradient to fulfill plumbing and drainage requirements. 26.3.2020 - Additional pathway from toilet to shade shelter and turf to be installed, completion expected by 30 June 2020.
	Smith Street toilet upgrade	0%	24.7.2019 - Budget allocation to redevelop public toilets located on Smith Street (Coles carpark). 26.3.2020 - The Administration is corresponding with Coles.
	Foxes Lair - design and installation of trial direction markers.	50%	2.5.2019 - A series of directional signage markers will be installed in Foxes Lair providing visitors with clear information and directions along the various walking trails throughout Foxes Lair. It is proposed that the markers and posts will be installed by Foxes Lair volunteer Mr D Sawkins. 26.3.2020 - Doug Sawkins reported installation is continuing as time permits.
Provide access and parking suitable for large vehicles within close proximity to visitor centre		100%	26.3.2020 - Long vehicle parking, RV and caravan bays have been marked out on Fairway Street.
 Greening the CBD			
	Narrakine Road	100%	1.8.2019 - Townscape Committee will develop a priority list for planting trees in carparks. 26.3.2020 - Completed in the 29/20 financial year
	Williams Road - Proposed removal of Cemetery fence	100%	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. 1.8.2019 - A motion to support planting on the fenceline was not supported by the Townscape Committee. 26.3.2020 - Adopted at OCM 27 March 2019
	Ensign Street	100%	26.3.2020 - Planting of advanced trees were part of the upgrade and resurfacing
	Earl Street from Admin to Clayton Road	100%	26.3.2020 - Replacement of all missing and sub-standard trees and root director boxes installed.
	10 year Street and park tree planting program	0%	26.3.2020 - The EMTRS is drafting a 10 year street and park tree planting program.
	Clayton Road	0%	28.3.2019 - The Committee recommended the amount of \$20,000 to plant trees (established) in the YMCA carpark. 1.8.2019 - Townscape Committee will develop a priority list for planting trees in carparks. 26.3.2020 - The EMTRS will include a request for Council consideration of \$20K in the 20/21 Draft Budget to plant trees on Williams and Clayton Roads
 Improve pedestrian amenities including shade and shelter			
McKenzie Park	Seek quotes for suitable shade shelter	100%	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. 28.5.2019 - Supply of the Skillion shelter has been awarded to Exteria. Installation of concrete slab and Skillion shelter and accessible table setting has been awarded to local builder True Aspect Homes. Completion is anticipated in early July 2019. 30.7.2019 - Completion has been delayed following a road accident involving the contractors vehicle and tool trailer. Completion expected mid August.. 26.3.2020 - Completed in 2019
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Core Values	Outcomes	% Complete	Comments
Reduce the "heat island" effect in the summer months		100%	26.3.2020 - A program to plant advanced trees on Ensign, Earl Street to Clayton Road, Federal Street and Egerton Street has been completed.
Improve amenities for motorists including parking under shade		0%	1.8.2019 - Townscape Committee will develop a priority list for planting trees in carparks. 26.3.2020 - The EMTRS to include a request for \$5,000 to plant trees in the William Kennedy car park, for Council consideration in the 201/21 Draft Budget.
 Walkability			
Develop a consistent palette of materials and quality within the town centre		50%	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. 2.5.2019 - Awaiting receipt of the Visual Signage Guide, the Visual Colour Guide and the draft Local Planning Policy. 26.3.2020 - A Draft Local Planning Policy will be presented to the Committee for comment, before being presented to Council for consideration.
Increased shaded pathways		0%	26.3.2020 - To be considered as part of the 10 year Street and park Tree planting program
Develop a signage scheme throughout the town		20%	17.1.2019 - A signage scheme will be covered in the proposed colour palette being prepared by H+H Architects. 26.3.2020 - This has been incorporated into the Draft Local Planning Policy developed by the EMDRS and presented to the Committee for comment at the meeting to be held 31 March 2020.
 Parking			
Develop a signage scheme to identify parking areas including amenities for long vehicles	Identify parking areas for long vehicle parking	100%	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. 26.3.2020 - Signage identifying long vehicle parking bays have been installed on Egerton Street near the BP and on Fairway Street.
Examine opportunities for more and better located parking		100%	26.3.2020 - Identified and upgraded including landscaping the following carparks; Park Street (CWA); Ensign Street; cnr Earl and Ensign Street
Increase accessibility with a 'family friendly' outcome		100%	26.3.2020 - Footpath connectivity to the above listed carparks has been achieved.
 Consolidation of the CBD			
Support the existing businesses and residents	Investigate the feasibility of a Mountain Bike and Pump Trail	30%	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. 1.8.2019 - The Shire of Narrogin Draft Pump Track and Mountain Bike Trail Feasibility Study was adopted by Council on 24 August 2019 and will be out for public comment for 60 days. 31.3.2020 - Agenda item going to Council next month following the public comment period. Recommending further community consults and for Council to support the recommendation for a pump track at Gnarojin Pk adjacent to Skate Park.
 Enhance built form and streetscape fabric			
Develop a consistent colour palette for buildings	Develop a Colour Palette and Design Guidelines Seek quotes from suitably qualified groups to develop a colour palette. H+H Architects appointed to develop design and guidelines.	50%	An allocation has been made in the 2018/2019 budget. 18.8.2018 - The Shire has contracted H&H Architects to develop the CBD colour palette and style guide for the Shire and are due to commence work in November 2018. 13.12.2018 - H+H Architects will visit Narrogin in January 2019. 17.1.2019 - H+H met with the Committee and answered questions relating to the colour palette. 15.3.2019 - The proposal will go to the Monthly Briefing Session in April for Elected Members to comment and then back to Townscape for recommendation in April/May. 2.5.2019 - Awaiting receipt of the Visual Signage Guide, the Visual Colour Guide and the draft Local Planning Policy. 26.3.2020 - The EMDRS has developed a Draft Local Planning Policy for the Committee to comment before presenting to Council for its consideration. 31.3.2020 - The Committee recommended the Draft policy be presented to Council for consideration.
-END REPORT			