



MINUTES
TOWNSCAPE ADVISORY COMMITTEE MEETING

16 JUNE 2020

Commencing at 5:30 pm

Meeting 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 Townscape Advisory Committee.

Signed:
(CEO)

Date **16 June 2020**

These minutes were confirmed at the Townscape Advisory Committee Meeting held on 4 August 2020.

Signed:
(Presiding Member 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.

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

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

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TOWNSCAPE ADVISORY COMMITTEE MEETING

16 JUNE 2020

1. OFFICIAL OPENING

The Presiding Member declared the meeting open at 5.31 pm.

2. RECORD OF ATTENDANCE/APOLOGIES

Committee Members (Voting)

Cr C Bartron (Presiding Member)

Cr J Early

Mr B O'Neill – Narrogin Chamber of Commerce

Ms B Thomas – Arts Narrogin

Mrs V Chadwick– Community Member (Disability)

Vacant – Community Member (Indigenous)

Staff (Non voting)

Mr A Awang - Executive Manager Development and Regulatory Services

Mr J Warburton - Manager Operations

Ms L Bell – Administration Support Officer (ASO)

Apologies

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

Ms G Kami – Community Member

Ms D Broad – Community Member

Cr B Seale

Mr M Wray – Highbury District Community Council

Absent

Nil

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 TOWNSCAPE ADVISORY COMMITTEE

OFFICER'S RECOMMENDATION

Moved: Cr Early

Seconded: Mrs V Chadwick

That the minutes of the Townscape Advisory Committee Meeting held on 5 May 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

Nil

7 MATTERS WHICH REQUIRE DECISION

7.1 FINAL ADOPTION – 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	Item 7.1 – 31 March 2020
Date	9 June 2020 2020
Author	Azhar Awang – Executive Manager Development and Regulatory Services
Authorising Officer	Dale Stewart – Chief Executive Officer
Attachments 1. Draft Policy 2. H+H Architects Town Centre Colour Palette & Signage Guide 3. Schedule of Submissions	

Summary

The Narrogin Townscape Advisory Committee is requested to consider the adoption of the proposed Shire of Narrogin Policy – Colour Palette and Sign Guide for development in the Central Business Zone after the closing date of the public submission period. Two public submissions were received and are included as attachment to this report.

Background

H+H Architects was appointed by the Shire of Narrogin to prepare the Shire of Narrogin Town Centre Colour Palette Guide & Signage Guide, which was 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.

The Draft Policy was previously considered by the Narrogin Townscape Advisory Committee at its meeting held on 31 March 2020, whereby it resolved as follows:

“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”.*

On 28 April 2020, the Draft Policy was presented at the Council meeting and it was resolved as follows:

“That, with respect to the Shire of Narrogin Draft Policy - Colour Palette and Sign Guide for development within the Central Business Precinct, Council:

- 1. Support the Draft Policy for the purposes of public advertising in accordance with clause 7.9 of the former Town of Narrogin Town Planning Scheme No. 2 for a minimum period of 21 days, including written notification to property owners, lessee and relevant state agencies (Department of Planning, Land and Heritage, Local Chamber of Commerce).*
- 2. After the closing period of public advertising, any submissions received shall be presented to the Council for its further consideration.*
- 3. Request the Chief Executive Officer to formulate and implement a funding application process including guidelines, selection criteria and application form, consistent with the concepts in this agenda report, for the consideration and approval of the Townscape Advisory Committee, subject to all applications being determined by the Council.*

Consider an allocation of \$15,000 per annum, commencing in the 2020/21 Annual Budget, as contributory funding to assist achieve the objectives of the Policy and Colour Palette and Sign Guide”.

The Draft Policy was advertised on the Shire’s Website and Facebook page, letters were sent to the Department of Planning, Lands and Heritage, the local Chamber of Commerce, property owners in the CBD area and lessee for a period of 21 days.

At the conclusion of public advertising which expired on ~~the~~ 29 May 2020, two written submissions were received, both objecting to the Draft Policy. A copy of their submissions are included in the Attachment 3.

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 Policy is to be in two parts. Part one deals with the Colour Palettes 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~~ are 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.

Submissions

Two written submissions were received during the submission period objecting to the Policy. The submissions can be summarised as follows:

- The use of corporate colours gives business an identity that is easily recognisable within town and ensures maximum advertising and branding. Any move away from this would be detrimental financially to the business.
- Existing business within our CBD utilising colour on their shop fronts are easily identifiable and we feel well maintained. Premises with a cream or white exterior appear dirty, uninviting, and quite often you have no idea what business is operating within.

- Applying the colour policy will prohibit potential new businesses coming into the CBD by limiting their marketing potential.
- How does the ghastly colours of the bins and bike racks fit in with the policy?
- The existing bins and bike racks do not fit in with the guidelines and only match the Shire logo, and if the policy is adopted will look more ridiculous.

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

As the intent of the Draft Policy is to encourage business owners to paint the external front façade of their premises in appropriate colour palettes, it is considered more appropriate to adopt the Draft Policy as a Council Policy (as opposed to a Local Planning Policy) using the Colour Palette and Sign Guide as a guideline as opposed to a statutory document.

It is recommended that in terms of promoting and encouraging the property owners to apply the Colour Palette guide, as an incentive, Council could look at allocating funds in the proposed 2020/21 Budget as a matching fund to a maximum of \$2,500 per applicant.

It is also recommended that the Townscape Advisory Committee, take on the responsibility to determine the evaluation process and to prioritise the buildings to be developed as recommended to Council.

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 are to be presented to the Council for its further consideration.

Given the Draft Policy will impact the Central Business Precinct, written notification was sent to property owners of the premises for comment.

Officers have considered the Council Policy entitled '1.14 Community Engagement Policy' and have altered the minimum statutory provisions of the requirements of the Former Town of Narrogin Town Planning Scheme No 2, by expanding it to include written application to all relevant property owners.

Statutory Environment

Former Town of Narrogin Town Planning Scheme No. 2

- Clause 7.9 – Power to Make Policies

7.9.1 In order to achieve the objectives of the Scheme the Council may make Planning Policies relating to parts or all of the Scheme Area and relating to one or more of the aspects of the control of development and land use.

7.9.2 Such Planning Policies shall become operative only after the following procedures have been completed:

- a) The Council, having resolved to adopt a Planning Policy shall advertise a summary of the Policy once a week for two consecutive weeks in a newspaper circulating in the area giving details of where the full policy may be inspected and where, in what form and during what period (not being less than 21 days) representations may be made to Council.*

- b) Council shall review its Planning Policy in the light of any representations made and shall then decide to rescind the Policy or to finally adopt the Policy with or without amendments or modifications.*
- c) Following final adoption of a Planning Policy, details thereof shall be advertised publicly and a copy kept with the Scheme documents for inspection during normal office hours but shall not form part of the Scheme.*

7.9.3 After final adoption, a Planning Policy may only be altered or rescinded by:

- a) Preparation and final adoption of a new Policy pursuant to the Clause, specifically worded to supersede an existing Policy.*
- b) Publication of a formal notice of rescission by the Council twice in a newspaper circulating in the area.*

7.9.4 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.

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 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 adopted Policy to the amount of \$300 which has been accounted for in the Shire's operational budget.

There has been a number of discussions in providing an incentive to property owners to improve the overall aesthetic quality of the streetscape of the CBD precinct. This policy will provide the catalyst for property owners to improve the overall aesthetic of the streetscape by painting the external façade of the building.

It is recommended that Council allocates a total of \$15,000 per annum in the Townscape budget for the purpose of Streetscape improvement within the CBD precinct. A matching contribution funds by the property owner/s to a maximum of \$2,500 can be made available on application to be recommended to Council by the Narrogin Townscape Advisory Committee.

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

OFFICERS' AND COMMITTEE RECOMMENDATION

Moved: Cr Early

Seconded: Ms B Thomas

That, with respect to the Shire of Narrogin Policy - Town Centre Colour Palette and Sign Guide for development within the Central Business Precinct, the Committee recommend to Council to:

1. Adopt the Policy as a Council Policy to guide and encourage Businesses to improve the external building facades within the precinct.
2. Request the Chief Executive Officer to formulate and implement a funding application process including guidelines, selection criteria and application form, consistent with the concepts in this agenda report, for the consideration and approval of the Townscape Advisory Committee, subject to all applications being determined by the Council.
3. Consider an allocation of \$15,000 per annum, commencing in the 2020/21 Annual Budget, as contributory funding to assist achieve the objectives of the Policy and Colour Palette and Sign Guide.
4. Advise all respondents that provided submissions on the above outcome.

CARRIED: 5/0

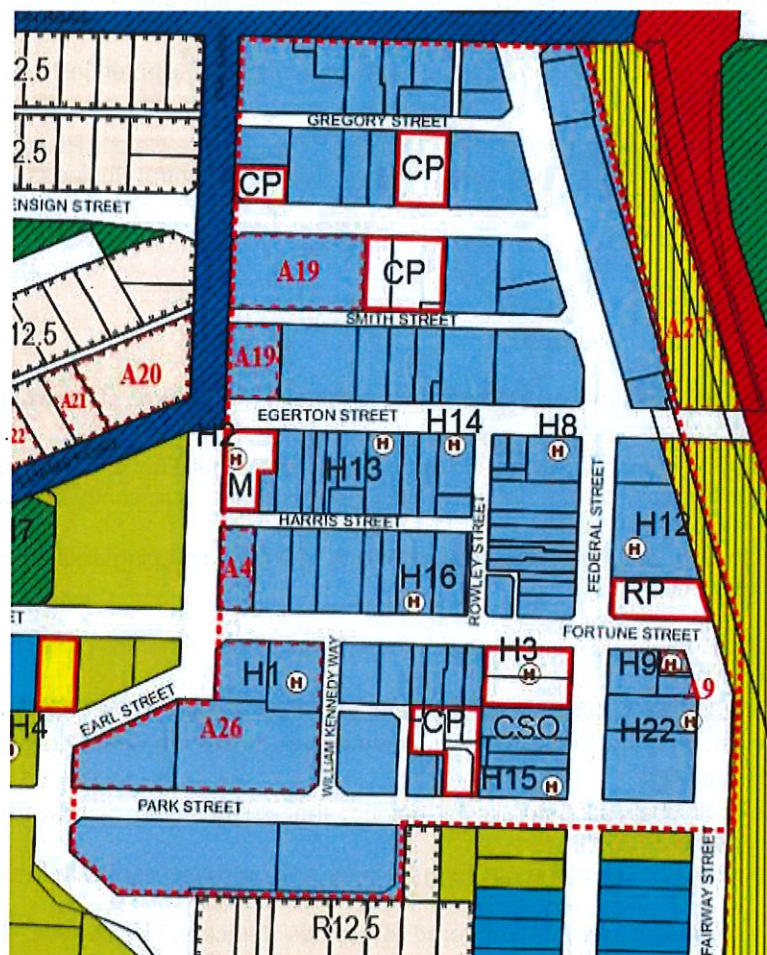
Colour Palette and Sign Guide (Central Business Precinct)

Statutory context	Nil
Corporate context	Nil
History	Adopted dd mmmm yyyy

Policy Statement

The Central Business Precinct

This Policy applies to the Central Business District (CBD). 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.



 Policy Area

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:

- Require proponents within the CBD Precinct, if they intend painting their exterior of the property or affixing or altering signage to their property, to lodge a Development Application to the Shire for assessment in accordance with this Policy.
- 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;
- Provide guidance to Council, private landowners and developers on the appropriate external colours for new or existing development;
- Encourage where possible, original colour schemes to enhanced the heritage building, streetscape and the Central Business Precinct;
- Attain a high quality visual streetscape; and
- 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. Development Applications lodged that propose the treatment of the external surface of a building shall include the following information:
 - 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 to be consistent with the Colour Palette Guide and have regard to the following criteria:
- Whether the colour scheme and/or building finishes are consistent with the streetscape.
 - 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.
 - The colour palette shall be used as a guide for applicants when assessing new and existing development including street furniture and public buildings within the Shire of Narrogin Central Business Precinct.
 - Applicants will be strongly encouraged to use the colour palette that reflect the era of development (Federation, Inter War and Post War periods).
 - Any request by an applicant to deviate from the adopted colour 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.

– End of Policy

Notes

Shire of Narrogin

Town Centre
Colour Palette Guide & Signage Guide



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Narrogin WA 6312
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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.

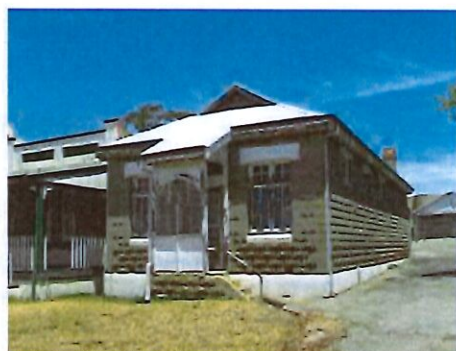
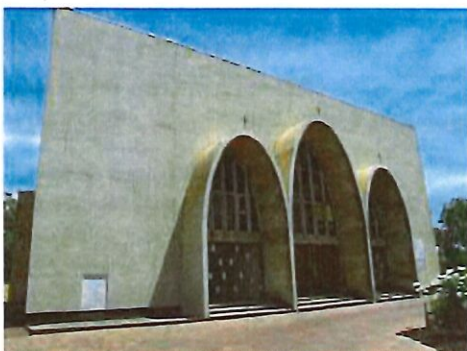
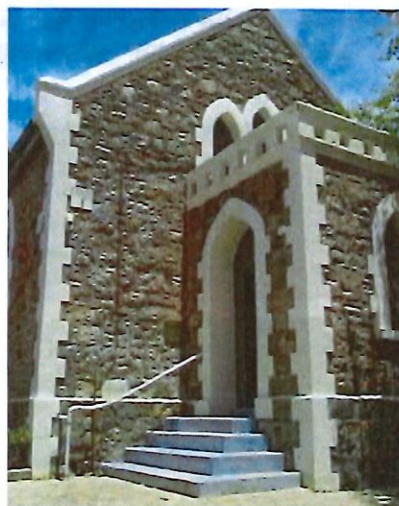
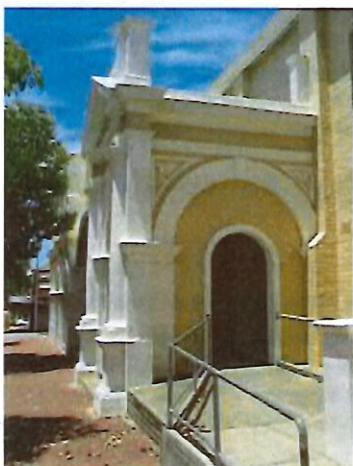




Town Character – what is the architectural character of Narrogin?

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

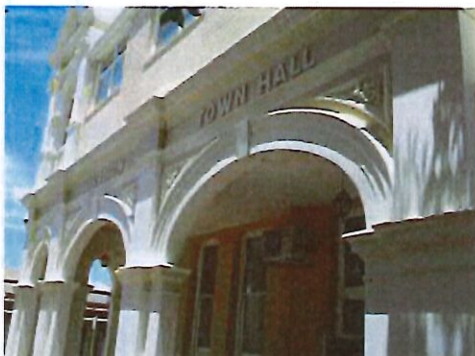
Notable local examples:

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.



Narrogin Town Centre - Colour & Signage Guidelines - APRIL 2019



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

Dulux 170V Slowe White	Dulux A254 Grand Piano	Dulux A18V Hog Bristle®	Dulux A216 White Duck	Dulux A211 Oyster Linen
Dulux 511F1 Porcelain Pink	Dulux A129 Clay Pipe Half	Dulux A129 Clay Pipe	Dulux 510E1 Coffee Clay	
Dulux 23W Chalk U.S.A.	Dulux A174 Jodhpurs	Dulux 3724 York Stone	Dulux 512G4 Polenta	

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

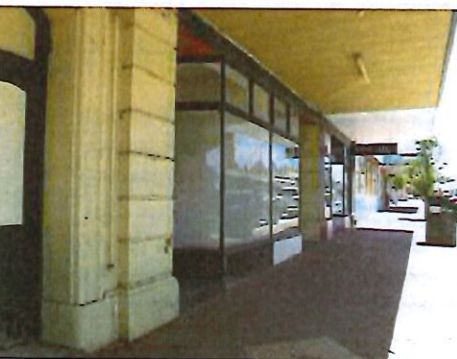
Verandahs

- 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 C110 Domino	Dulux C122 Namadji	Dulux C25A9 Bracken Fern	Dulux C2717 Brunswick Green	Dulux A240 Pale Sage
Dulux C2115 Purebred	Dulux C2148 Ox Blood			
Dulux 14W 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

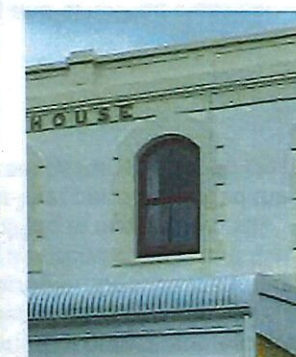
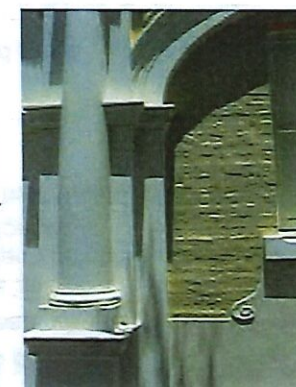
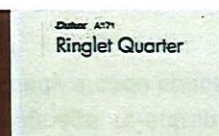
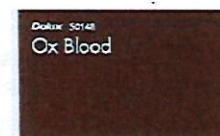
Rendered Details Main wall colour

Joinery

Dulux A204 Grand Piano Quarter	Dulux A204 Grand Piano	Dulux G193 Domino	Dulux 12W Stowe White
Dulux A174 Jodhpurs	Dulux S1204 Polenta	Dulux 14W Antique White U.S.A.®	Dulux S25A9 Bracken Fern
Dulux J1024 Coffee Clay	Dulux A129 Clay Pipe	Dulux S0148 Ox Blood	Dulux A171 Ringlet Quarter
Dulux A195 Hog Bristle®	Dulux A190 Hog Bristle® Quarter	Dulux S2797 Brunswick Green	Dulux A260 Pale Sage
Dulux S1171 Porcelain Pink	Dulux 12W Stowe White	Dulux S0148 Ox Blood	Dulux 22W Chalk U.S.A.
Dulux A174 Jodhpurs Quarter	Dulux A174 Jodhpurs	Dulux 14W Antique White U.S.A.®	Dulux S25A9 Bracken Fern
Dulux A215 Oyster Linen	Dulux A214 White Duck	Dulux S2185 Purebred	Dulux G122 Namadji



or





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

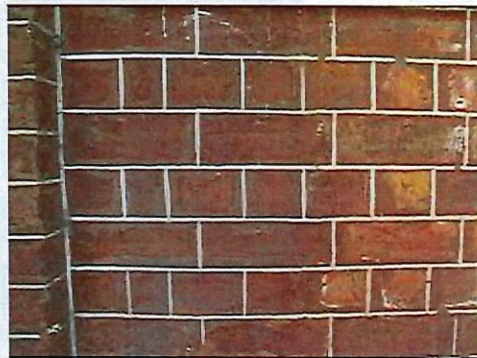
Colour schemes in the Inter War period were influenced by artistic and decorative movements of the era. Some themes of the Federation era persisted, but usually the design elements of this period were more stylised and streamlined than their predecessors. There was still considerable use of face brick 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.

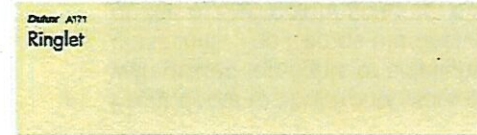
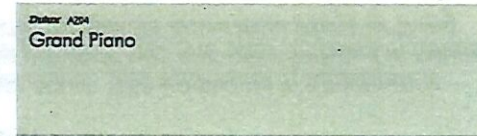
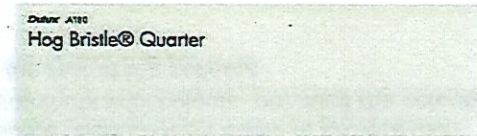
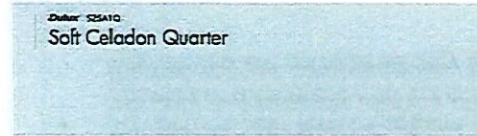
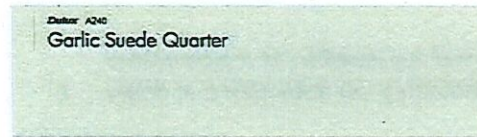
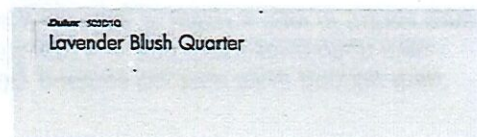
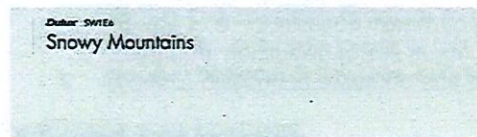
There was new experimentation in modern building materials, including greater use of glass, concrete blocks and feature tiles or masonry elements. Visual interest was achieved using the textures and patterns of the materials themselves (ie. Decorative concrete blocks or bricks), or in creating contrast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

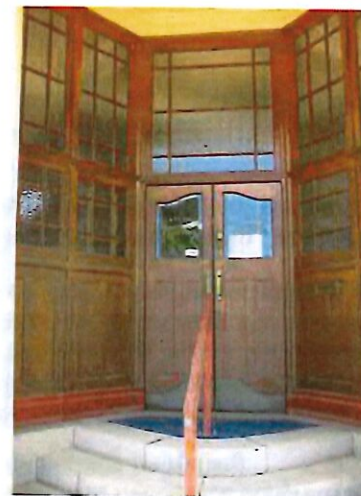
- Often in a dark tone (ie. Charcoal, brown, dark blue, maroon) or a white/cream colour set against the mid tones of the main wall colour.

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.



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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 155A1 Sea Palm	Dulux 525A1H Soft Celadon Half	Dulux 525A1Q Soft Celadon Quarter	Dulux 22W White Swan	Dulux 14W Antique White U.S.A.®	Dulux 525A8 Bracken Fern
		Dulux 6112 Silkwort	Dulux 5W15A Snowy Mountains	Dulux A171 Ringlet	Dulux 611 Double Bass
Dulux A210 Backyard	Dulux A210 Pale Sage	Dulux A211 French Limestone	Dulux A210 Garlic Suede Quarter	Dulux 17W Stowe White	Dulux A171 Ringlet
Dulux 5155A Blue Metal	Dulux 5155B Purebred	Dulux 5155L Blue Heeler	Dulux A21A Grand Piano	Dulux 14W Antique White U.S.A.®	Dulux 6110 Domino
Dulux 155B Mission Brown	Dulux A154 Goldie	Dulux 5154 Germania	Dulux A15A Shell Haven	Dulux A171 Ringlet Quarter	
Dulux 5010P Pa Red	Dulux 5010Q Smoked Lavender	Dulux 5010Q Lavender Blush Quarter	Dulux A110 Hog Bristle® Quarter	Dulux 611 Double Bass	
		Dulux A70 Murray Red	Dulux A171 Ringlet	Dulux 14W 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)

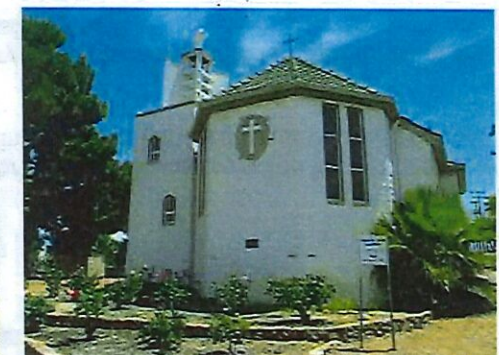
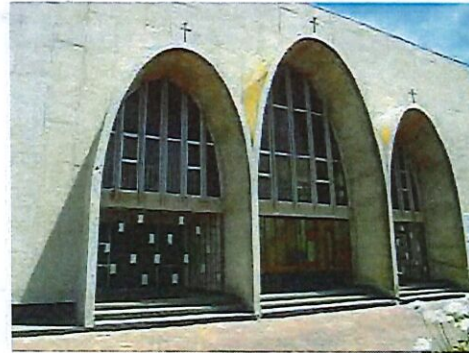
Police Station (1968)

Bankwest

Telecom Building (1972)

St Mathews Church (1964)

Duke of York Hotel (1899; remodelled 1960s)





Main wall colour

Dulux 0W10
Off White

Dulux 10W
Natural White™

Dulux 5W15
Modern White

Dulux 5W15
Snowy Mountains

Dulux 0W12
Silkwool

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.

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 A231 Bronze Icon	Dulux A215 Antique	Dulux A215 Oyster Linen	Dulux A231 Olive Leaf	Dulux A258 Lime Sherbet	
Dulux G110 Domino	Dulux G122 Namodji	Dulux G111 Raku	Dulux G123 Western Myall	Dulux G111 Malay Grey	Dulux A134 Sharp Yellow	Dulux S0823 Very Terracotta

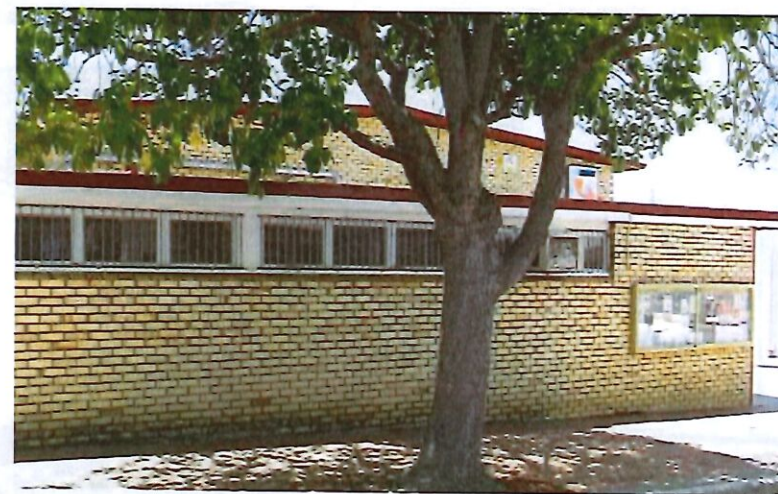
Examples of Post War era colour schemes

Main wall colour

Joinery

Architectural features

Dulux 159 Natural White™	Dulux Q103 Western Myall	Dulux A194 Sharp Yellow
Dulux SW15 Modern White	Dulux A210 Bronze Fig	Dulux A211 Oyster Linen
Dulux SW17 Off White	Dulux 12589 Mission Brown	Dulux 12589 Very Terracotta
Dulux SW16 Snowy Mountains	Dulux 0811 Malay Grey	Dulux A231 Olive Leaf
Dulux Q102 Silkwoot	Dulux Q110 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.

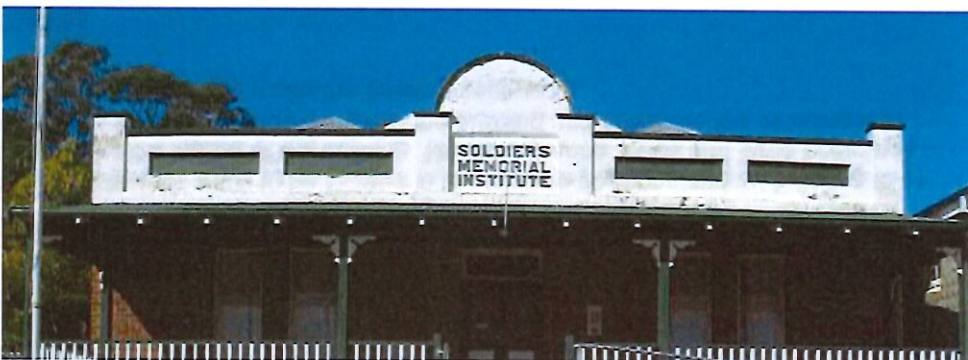
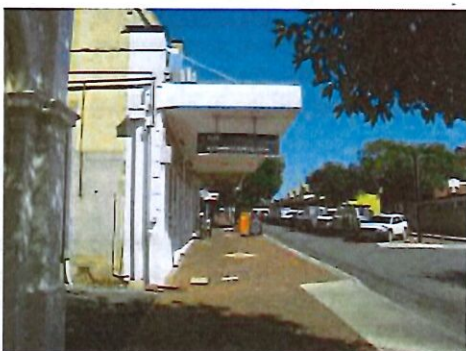
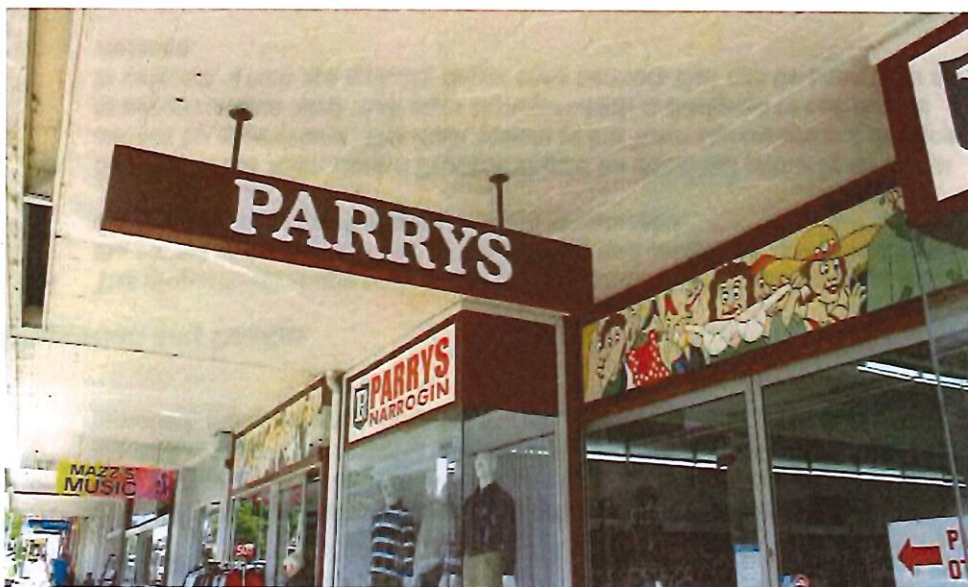
Location

- 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.





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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.

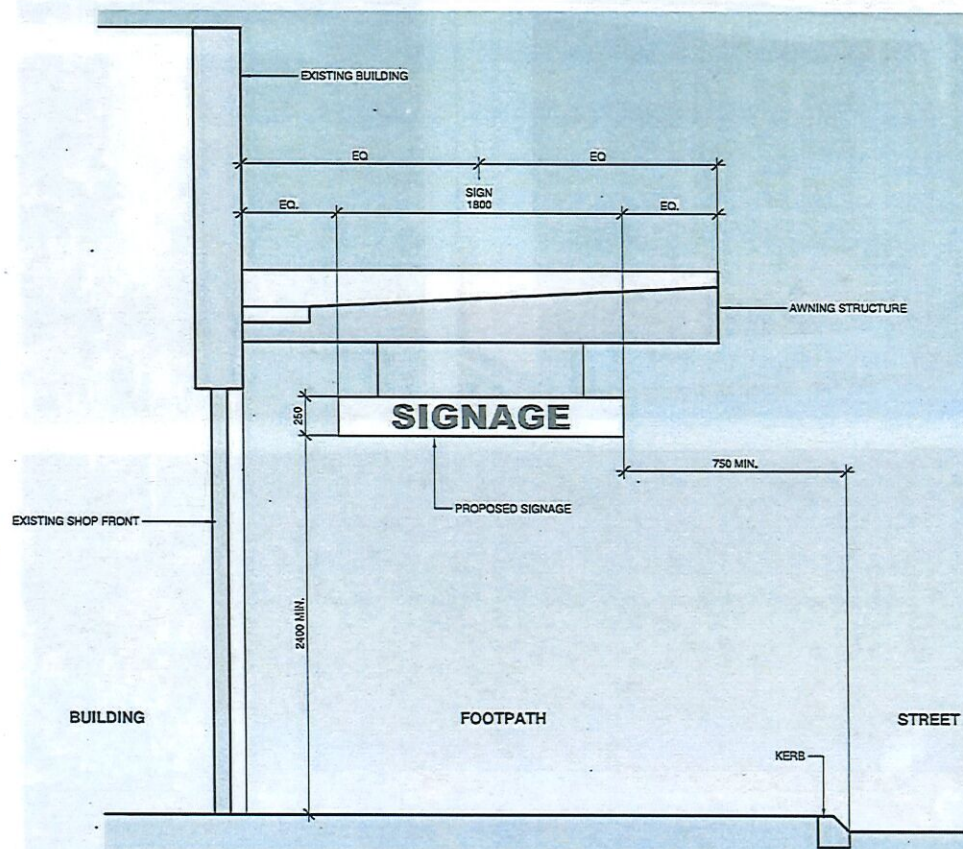
Signs on Verandahs and Awnings

- 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



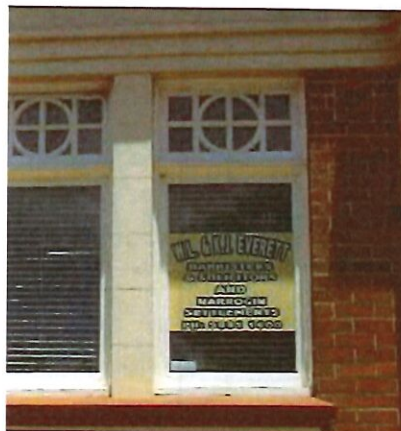
Signs above Verandah Level (to parapets and roof lines)

- 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 sign-writing.
- 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



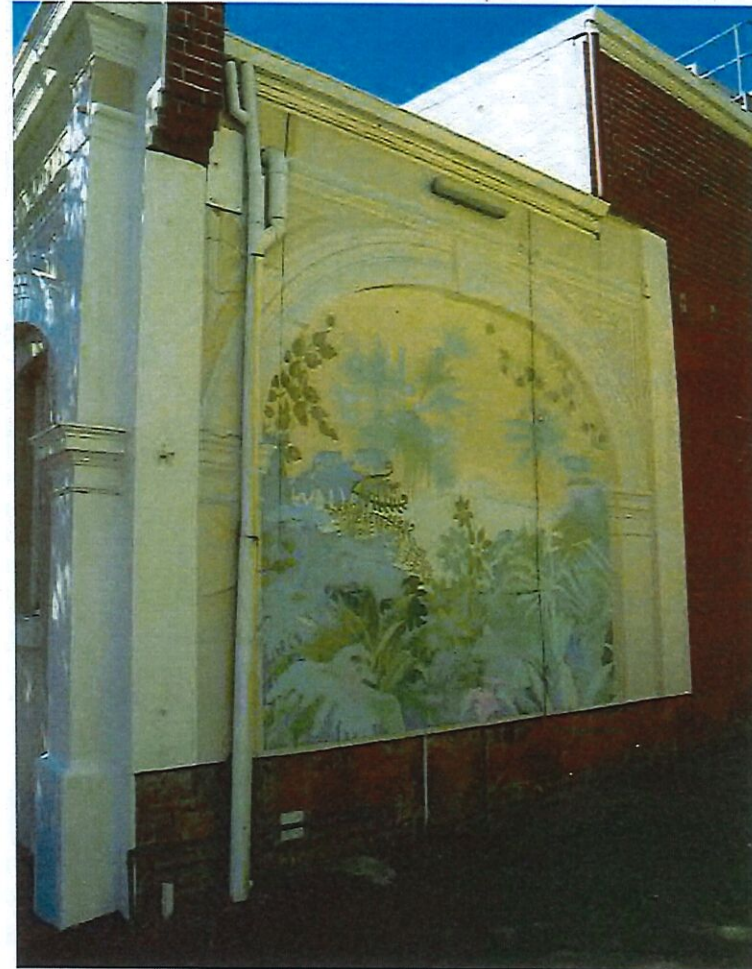
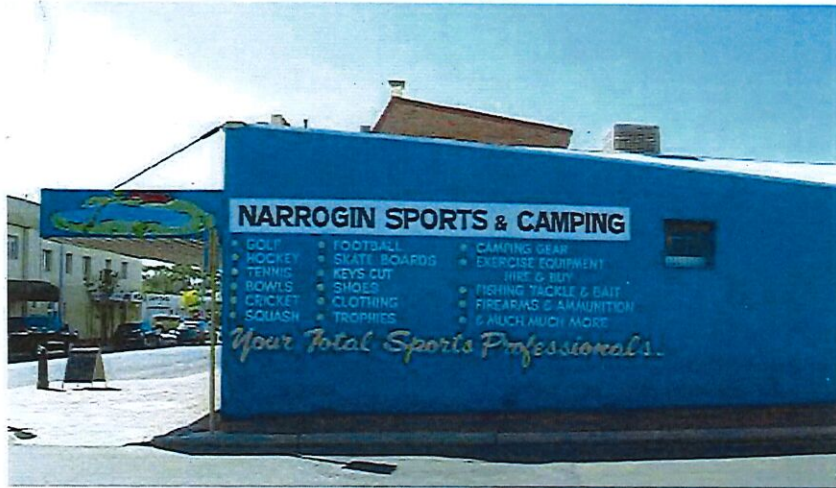
Signs on Buildings without Verandahs or Awnings

- 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



Schedule of Submissions – Colour Palette and Sign Guide Policy

Submissions	Comments	Officer's Comment
Sports Power	<p>We would like to make comment on the draft policy for the Colour Palette & Sign Guidelines.</p> <p>Our business SportsPower has a predominately red base. This would fall outside the draft policy when we go to update our shop frontage in the future. Our group, ARL – SportsPower, have brand policies that guide us in the colours to be used across all SportsPower premises.</p> <p>The use of Corporate colours gives our business an identity that is easily recognisable within town and ensures that we can maximise the advertising and branding that is associated with the SportsPower name. Any move away from this we feel would be detrimental financially to our business.</p> <p>Existing business within our CBD utilising colour on their shop fronts are easily identifiable and we feel well maintained. Premises with a cream or white exterior appear dirty, uninviting, and quite often you have no idea what business is operating within.</p> <p>We also feel that by doing this you will prohibit potential new businesses coming into the CBD by limiting their marketing potential. We would urge the shire to reconsider their position on the draft policy and not see it go ahead.</p>	<p>Noted.</p> <p>It is acknowledged that existing businesses have used their branding as their colour scheme to promote their businesses. This policy on implementation will not be retrospective to existing colour scheme and will only apply to new Businesses.</p> <p>It has been accepted that the corporate colours branding provide an identity to the building, however it should not be to the detriment of adjoining buildings. Colours to the external façade of the building should be sympathetic or complimentary to adjoining buildings. Corporate colours through signage is as effective, as can be seen in and around the CBD area, such as the Commonwealth Bank.</p> <p>Refer to above comment.</p> <p>The policy is a guideline to encourage business owners to help create and improve the overall streetscape of the CBD precinct. The 2016 Narrogin Townscape Study Review highlighted the need to have a Colour Palette to provide visual guidance when developing external colour schemes to create an attractive and harmonise streetscape. Individual creativity and expression is encouraged but</p>

		not to the detriment of other buildings.
Public 1	<p>Hi, have just been reading the draft policy guidelines for the CBD colour schemes. Noting that this was prepared a year ago how does the ghastly colours of the bins and bike racks fit in with this?</p> <p>From what i can see they do not fit in with the guidelines and only thing they match with is the shires logo? and if these guidelines are adopted they will look more ridiculous than they already do.</p>	<p>The colour of the bike racks and the bins are part of the Narrogin Townscape Advisory Committee initiative. As the Shire has no Colour Palette, and in line with the recommendation of the 2016 Narrogin Townscape Study Review, the Colour Palette and Sign Guide has been developed to provide guidance for existing and future development within the Central Business District Precinct.</p> <p>The initial consideration was to reflect the colour scheme on street furniture to the new Shire of Narrogin Logo (as a result of the merger between the former Shire and Town of Narrogin) to create a vibrant Central Business Precinct. The Draft Policy is out for public submissions and closed on 28 May 2020 and all submissions received will be presented to Council for its further consideration.</p>

7.2 LOT 103 SMITH STREET - PUBLIC TOILET DEVELOPMENT

File Reference	5.4.5 Council Properties Maintenance Public Conveniences Assessment A105165
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	Ordinary Council Meeting 27 November 2019 - Item No.10.1.6 Townscape Advisory Committee Meeting 18 February 2020 - Item 7.5 Ordinary Council Meeting 24 March 2020 - Item 10.2.2
Date	10 June 2020
Author	Loriann Bell – Administrative Support Officer
Authorising Officer	Torre Evans – Executive Manager Technical and Rural Services
Attachments	Nil

Summary

The Townscape Advisory Committee is requested to make a recommendation to Council, which provides guidance for the future of Lot 103 Smith Street.

Background

The matter of the future of Lot 103 Smith Street has been presented at meetings of both the Townscape Advisory Committee and Council, with the item yet to be resolved.

The public toilets at Lot 103 Smith Street were identified for replacement in the 19/20 Budget with an allocation of \$50k. The Administration was working to complete this project within the financial year that it was budgeted. Quotes were received for three different design options of prefabricated buildings which ranged in price from \$31k - \$160k and included tilt up concrete and steel and galvanised metal frames with Colorbond cladding.

Due to the Biennial Local Government Elections in October 2019, and the resulting expiration of Councils Committees, an email invitation was sent to the members of the former Narrogin District Townscape Committee seeking their comment on the Administration's proposed design and cost options, (\$31k - \$37k Galvanised steel frame with Colorbond cladding). However as the proposal was met with mixed responses and no consensus of support, the matter was referred to Council for its consideration..

On the 27 November 2019, Council resolved as follows;

"That with respect to the redevelopment of the Smith Street Ablution building at Lot 103 Smith Street, Narrogin, Council defer the project from the current financial year and request the Narrogin Townscape Advisory Committee to report back on the various matters listed under the strategic implications before 30 April 2020 and the budget for the project be reviewed at that time".

At the Townscape Committee meeting held on 18 February 2020 the Committee were requested to consider a range of strategic implications and key points. They made the following recommendation to Council:

"That, with respect to the proposed redevelopment of 103 Smith Street as a Shire owned and maintained public ablution facility, the Committee recommend to Council 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:*
 - I. *maintaining the existing ablution facility; or*
 - II. *additional parking bays; and*
 - III. *the Administration report back to the Townscape Committee with the outcome.*

At the Council Meeting held on 24 March 2020 Council endorsed the Committees recommendation.

Comment

The Administration received written advice from Coles Pty Ltd indicating that they do not wish to purchase the land nor manage the public toilets situated there, however, informal advice was received from Charter Hall, who own the building and the land which Coles occupies, which suggests they may wish to purchase the land for re-use as parking bays for Coles customers. They also indicated that they may be prepared to fund a mural on the existing toilet block.

Consultation

- Chief Executive Officer
- Shire President
- Deputy Shire President
- Executive Manager, Development and Regulatory Services
- Executive Manager, Technical and Rural Services
- Technical Officer, Development and Regulatory Services
- Narrogin District Townscape Committee
- Shire of Narrogin Elected Members
- Coles Pty Ltd - lessee of Lot 103 Smith Street
- Charter Hall - owner Lot 103 Smith Street

Statutory Environment

Former Town of Narrogin Town Planning Scheme No.2.

Policy Implications

Consultation in accordance with Council's Community Engagement Policy 1.14 may be required depending on the recommendation by the Townscape Committee and Councils decision regarding the future of the land and ablution block. .

Compliance with Council's Purchasing Policy 3 for procurement of contractors and consultants and materials.

Financial Implications

The amount of \$50k has been retained in the Building Reserve as a contributory source of funding for a future financial year toward this project.

The costs below represent the actual operational and maintenance costs to 30 May for the financial year 2019/2020.

2019/2020 Comparative cost to maintain CBD ablutions			
	Operations (wages/consumables)	Maintenance	Total
Mackie Park	\$12,970	\$1,589	\$14,559
Smith Street	\$12,894	\$1,517	\$14,411
Old Courthouse Museum	\$12,403	\$548	\$12,951
Lions Park	\$12,363	0	\$12,363
Total	\$50,630	\$3,654	\$54,284

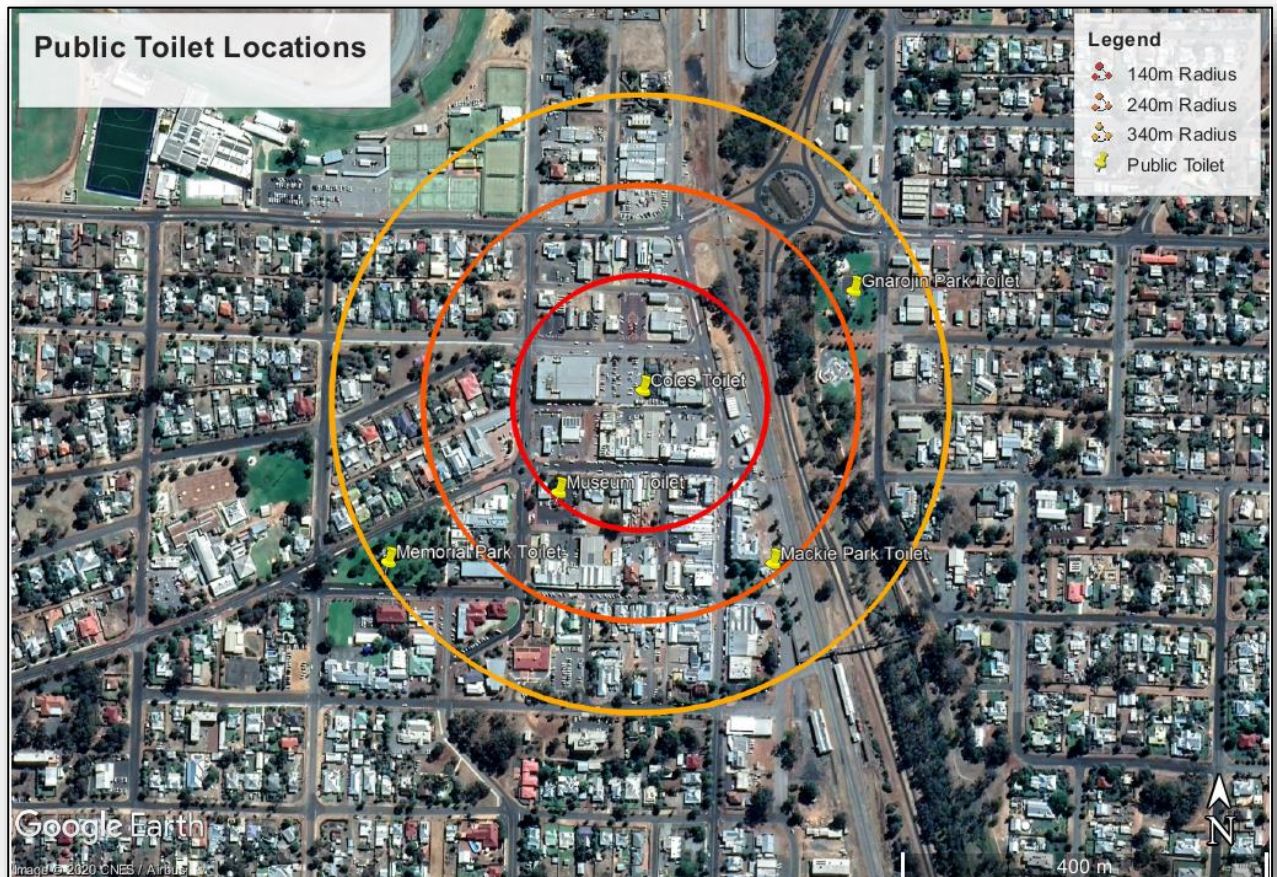
Strategic Implications

Shire of Narrogin Strategic Community Plan 2017-2027		
Objective	3.	Environment Objective (Conserve, protect and enhance our natural and built environment)
Outcome:	3.1	A preserved natural environment
Strategy:	3.1.1	Conserve, enhance, promote and rehabilitate the natural environment
Outcome:	3.4	A well maintained built environment
Strategy:	3.4.1	Improve and maintain built environment

In conclusion, before any recommendations can be made by the Committee or the Council regarding the future of Lot 103 Smith Street, the Committee are requested to consider;

1. Is it the community's wish to see the ablutions at Smith Street retained and upgraded or rebuilt, or
2. Do the community wish to have an upgraded or new ablution built nearby?

The map below indicates the distance from the Smith Street toilets to other Shire managed public toilet facilities within the CBD and the outer CBD. The distance from Coles to Harris Street (Museum) is less than 150 metres, a similar distance to the Ensign Street carpark which could be considered as an alternate location for a new building.



Furthermore, it is noted that in the last three years the Shire has undertaken work on most of the town's public toilets located in and around the CBD including minor and major renovations, a major accessibility upgrade and a bespoke design and construct in consultation with Heritage Council WA:

- 2019/2020 - a bespoke building in Memorial Park at a cost of \$136,200;
- 2018/2019 - \$16,335 Mackie Park toilet improvements and modifications;
- 2017/2018 - \$53,000 to upgrade the existing toilets at Gnarojin Park with the installation of a Changing Place; and
- 2017/2018 - upgrade to Smith Street toilets \$5,986, painted inside and out, new lights, security mesh on the windows and new doors.

Voting Requirements

Simple Majority

OFFICERS' RECOMMENDATION

That, with respect to the land and ablutions at Lot 103 Smith Street, the Committee recommend to Council that the following three proposals are advertised for community comment;

1. Retain the existing ablutions with either an estimated refurbishment cost of \$30,000; or
2. Replace the existing ablutions with or a modular design at an estimated \$50,000 cost; or
3. Demolish the existing Smith St ablutions and refurbish the existing ablutions at the Old Courthouse Museum and refurbish and convert them in a sympathetic manner to include an accessible toilet and baby change facilities at an estimated net cost of \$50,000.

COMMITTEE RECOMMENDATION

Moved: Ms B Thomas

Seconded: Mrs V Chadwick

That, with respect to the land and ablutions at Lot 103 Smith Street, the Committee recommend to Council that the following three proposals are advertised for community comment;

1. Refurbish the existing ablutions; or
2. Demolish and replace the existing ablutions; or
3. Demolish the existing Smith St ablutions and upgrade another abluion facility within the CBD.

CARRIED: 5/0

Reason for change:

The change was requested to simplify the recommendation. Furthermore, the Committee members believe the community should be provided an opportunity to comment on the future of the land and the existing abluion facility and that the actual costs may differ from the estimated costs.

8. STATUS REPORT UPDATE

The Status Report has been updated with the progress on the southern roundabout on pioneer Drive.

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

9.1 COMMUNITY BUDGET REQUESTS

The Presiding Member reported a number of items that had been requested in the 2020/2021 Draft Budget including some requested by the community through the Shire's annual Community Budget Request process, noting that these requests are still to be considered by Council at its Budget deliberation.

Other items of interest were discussed without reportable outcomes.

Outcome

The Administration will update the Committee on the status of budget requests relevant to the Townscape Committee after the Budget is formally adopted by Council.

9.2 VISITOR INFORMATION FOR LOCAL GOVERNMENTS

The Presiding Member talked briefly about a document produced by Australian Regional Tourism for local governments regarding tourism and local economy and requested the Administration circulate a copy of the document to the Committee members for their perusal.

Outcome

The Committee can view a copy of the online document in the link below:

[Visitor Information for Local Governments](#)

10. CLOSURE OF MEETING

There being no further business to discuss, the Presiding Member declared the meeting closed at 6.57 pm.

The next meeting of the Townscape Advisory Committee will be held at 5.30 pm on Tuesday 4 August 2020 at this same venue.

Townscape Status Report

Townscape Study Review 2016 Recommendation	Outcome	% Complete	Estimated Completion Date	Status	Status update 16 June 2020
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					
	Highbury Tennis Club - resurfacing of tennis courts	50%	30/06/20	In Progress	Postponed due to COVID-19. Anticipated completion October 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	100%	18/04/20	Complete	Completed May 2020
	Modify the hall toilets	50%	30/06/20	In Progress	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%	30/06/21	Not Started	Highbury Council supported the Budget request. Awaiting Council's resolution regarding 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		0%		Not Started	
	Install a bus shelter incorporating information board.	0%	30/06/20	Not Started	Highbury Council supported the Budget request. Awaiting Council's resolution regarding the 20/21 Draft Budget
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	100%	30/06/20	Complete	Completed June 2020
An RV waste dump point adjacent to the toilet (but not blocking access to the planned fire station).		0%	30/06/21	Not Started	Highbury Council supported the Budget request. Awaiting Council's resolution regarding 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	100%	30/06/20	Complete	
Street verge improvements					
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%	30/06/21	Not Started	Highbury Council supported the Budget request. Awaiting Council's resolution regarding 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%	30/06/20	Not Started	Highbury Council is suspended due to COVID-19.
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	Develop a colour and signage guide	100%	30/06/20	Complete	This item has been addressed in the Draft Policy supported by Council at the OCM 28 April 2020.
	Plant advanced street trees in the YMCA Carpark	0%	30/06/21	Not Started	Awaiting outcome of the 20/21 Draft Budget generally in early August
Developing a civic and cultural heart					
Build and enhance existing civic amenities					
	Skatepark improvements landscaping, shades and furniture.	0%	30/06/20	Cancelled	
Create a central civic space in the CBD	Mackie Park redevelopment proposal	0%	30/06/20	On Hold	On hold pending Dome development.
Increase links between eastern parkland and town centre	Pioneer Drive -proposed planting	100%	30/05/20	Complete	Completed May 2020
	Pioneer Drive- enhance existing pedestrian links	10%		In Progress	Pedestrian railway bridge upgrade scheduled for completion by 30 June
	Pioneer Drive - develop northern roundabout	5%		In Progress	EMTRS met the Manager Operations (MO) at Main Roads Narrogin and received informal advice that a structure would be possible. The MO will seek additional advice from Main Roads technical department and report back to the EMTRS.
	Pioneer Drive - Southern roundabout	85%	30/06/20	In Progress	Infill planting is completed, remainder of the plants will be supplied by Main Roads and planted by the Shire.
	Pioneer Drive - landscaping at Federal St and Clayton Road intersection.	0%		Not Started	

Townscape Study Review 2016 Recommendation	Outcome	% Complete	Estimated Completion Date	Status	Status update 16 June 2020
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	0%	31/08/19	On Hold	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	100%	30/06/20	Complete	Completed May 2020
Williams Road Information Bay	Visitor Information boards - design content for visitor information bay board	50%	30/06/20	In Progress	Images have been selected, awaiting receipt of high resolution files to send to the designer.
	Smith Street toilet upgrade	0%	30/06/21	Deferred to next FY	Presented to the Townscape Committee at the Meeting 16 June 2020
	Foxes Lair - design and installation of trial direction markers.	50%	30/06/21	In Progress	Doug Sawkins reported installation is continuing as time permits.
Relocate the visitors centre to within the newly created civic and cultural heart		0%		Not Started	
<input type="checkbox"/> Greening the CBD					
	10 year Street and park tree planting program	0%	30/06/21	Not Started	The EMTRS to facilitate in 2020.
	Clayton Road, Williams Road and William Kennedy Way carpark tree planting	0%	30/06/21	Not Started	Awaiting outcome of the 20/21 Draft Budget generally in early August
<input type="checkbox"/> Improve pedestrian amenities including shade and shelter					
	McKenzie Park - Research the history of the park for inclusion on a plaque or other approved installation	0%	30/06/21	In Progress	This will be addressed in the Naming the Parks project.
Improve amenities for motorists including parking under shade		0%	30/06/21	Not Started	Awaiting outcome of the 20/21 Draft Budget generally in early August
<input type="checkbox"/> Walkability					
Develop a consistent palette of materials and quality within the town centre		50%	30/06/20	In Progress	This has been addressed in the Draft Policy supported by Council at the OCM 28 March 2020.
Increased shaded pathways		5%	30/06/21	In Progress	To be considered as part of the 10 year Street and park Tree planting program
Develop a signage scheme throughout the town		50%	30/06/20	In Progress	This has been addressed in the Draft Policy supported by Council at the OCM 28 March 2020.
<input type="checkbox"/> Parking					
Undertake an audit to assess availability and location of current parking		0%		Not Started	
<input type="checkbox"/> Consolidation of the CBD					
Support the existing businesses and residents					
	Investigate the feasibility of a Mountain Bike and Pump Trail	100%	30/06/21	Complete	The full recommendation can be found in Council Minutes of 28 April 2020 on the Shire's website.
<input type="checkbox"/> Enhance built form and streetscape fabric					
Create a shared vision with the business community		0%		Not Started	
Reduce the number of vacant buildings		0%		Not Started	
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.	85%	30/06/20	In Progress	The full recommendation can be found in Council Minutes of 28 April 2020 on the Shire's website. Edit: The Townscape Committee recommended the Draft Policy be presented again to Council at the next OCM together with the public submissions.
-END REPORT					