



Development Application

Denmark Riverside Club: Stage 1

November 2014

2 December 2014 - Attachment 8.1.5a

LISTEN CONSIDER INSPIRE

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1. Introduction

1. Project History

The Denmark Bowling Club (DBC) developed a strategic plan in October 2007 to meet the club's future growth. Following a feasibility study commissioned by the Shire of Denmark a proposal was made to extend the existing clubhouse of which the Shire was asked to make forward budget provisions for one third share of the then proposed \$M1.2 project in 2013.

In accordance with its strategic plan, DBC installed synthetic greens in 2008/9 to enable bowls to be played all year round (previously restricted to seven months). Dept of Sport and Recreation advised they would not contribute to the \$390,000 cost involved as DBC was not co-located with another club.

In 2010 DBC investigated the feasibility of upgrading its existing clubhouse facilities and in 2011 after professional advice indicated that it would be more cost effective to construct a new building than attempt to refurbish the existing 82 year old clubhouse. On 22 March 2011, Council resolved to support the development of a new building and consider a one third contribution towards the cost subject to the normal approval processes.

In April 2011 the recently formed Denmark Dragon Boat Club (DDBC) which was operating from the John Clark Bandstand (adjacent to the Denmark Bowling Club) as a base commenced a Strategic Planning forum. The forum identified the lack of a suitable permanent riverside facility as a key barrier to growth and sustainability of the club.

In August 2011 DDBC facilitated an interclub forum to discuss the needs of water based sports in Denmark. This forum was the catalyst for the establishment of a planning committee for a Denmark Riverside Club (DRC) with foundation members from the Denmark Bowling Club Inc, Denmark Dragon Boat Club Inc, Denmark Classic Boat Association Inc and Canoe/Kayak enthusiasts in the process of creating a Denmark Canoe and Kayak Club

2. Design Process

The Denmark Riverside Clubs Project Team was set up in August 2011. It was decided by the project team to divide the the project into two stages.

Stage 1.

A main building including a multi-purpose area with a bar, kitchen/ kiosk and ancillary facilities.

Stage 2.

The river facilities including water entry point and indigenous cultural walk.

In March 2012, after obtaining a number of quotations, the Project Team engaged local Architects, PTX Architects to develop a Concept Design for Stage 1 of the project.

The design process undertaken by PTX Architects included the running of a series of design workshops participated by the Project Team and representatives from important stakeholders such as the Shire of Denmark and the Department of Sport and Recreation. The purpose of these workshops was to give extensive consideration to key aspects of the brief which would then inform the Architects decision making on the concept design.

3. Project Vision

The Denmark Riverside Clubs Project was envisioned to be a landmark building that forms part of the gateway to the town of Denmark.

The building would need to be as energy efficient as it can be within budget and site constraints, keeping operating costs to a minimum and reducing the buildings environmental impact.

The project would need to connect visually and functionally to the river and provide amenities for the Denmark Bowling Club, the Denmark Dragon Boat Club, the Denmark Canoe & Kayak Club and the Classic Boat Club.

It was important that the Indigenous cultural heritage and the Municipal heritage of the site be recognised & enhanced. This could be done with a physical connection to the recognised Indigenous culturally significant site, The Kwoorabup Corroboree Ground, which is located directly across the South Coast Hwy that runs along the northern boundary of the site.

It was also envisaged that the aboriginal cultural heritage of the site will be recognised conceptually in the design. The Municipal heritage of the current building could be recognised by relocated the parts that have significant heritage value to the Shires Historical Precinct.

The main building would need to accommodate the requirements of a multi-use activity room and the associated facilities to facilitate multiple concurrent activities. The multi-use room would also need to be able to provide up to date conference and social event facilities and in full capacity be able to seat a minimum of 200 people.

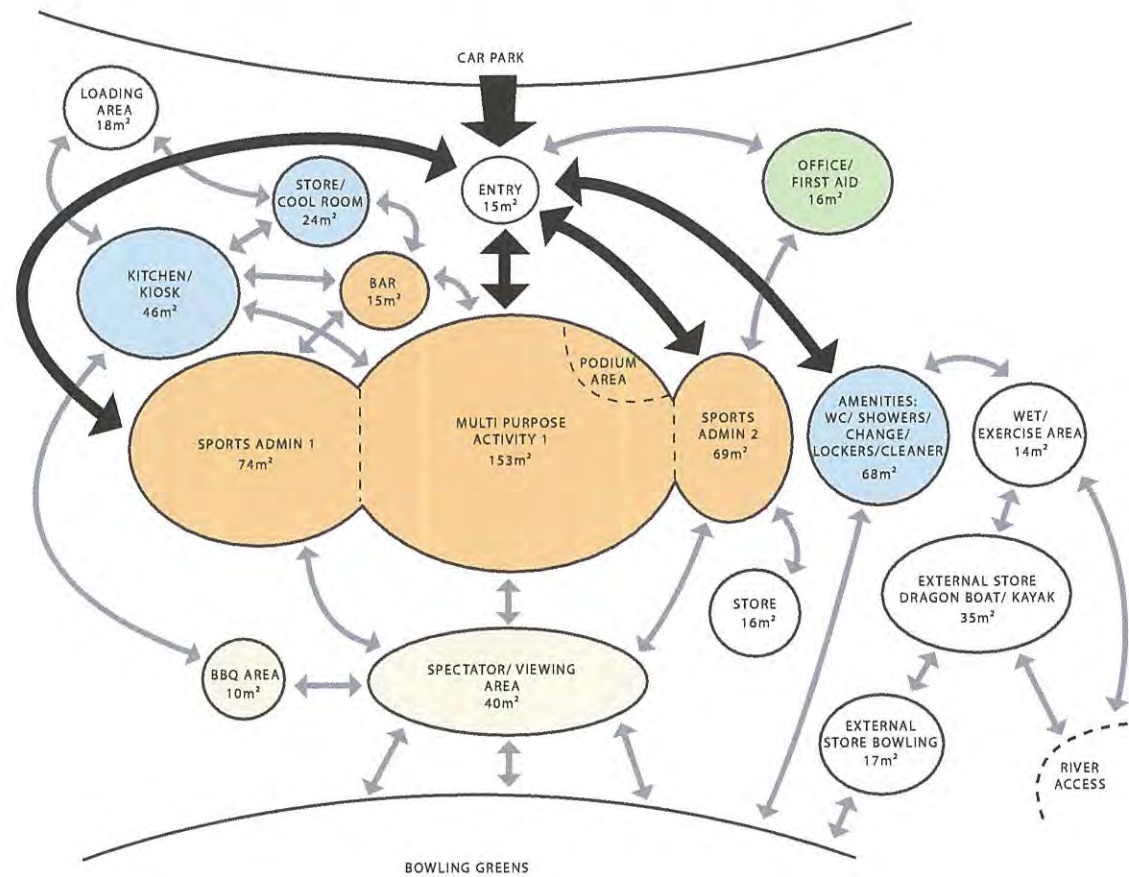
The interior spaces were envisaged to be light & inviting with a visual and physical connection to the outdoors and the river beyond.

It was envisaged that the design would allow for an efficient construction time to minimise disruption to the Bowling Club which would continue to operate from the site.

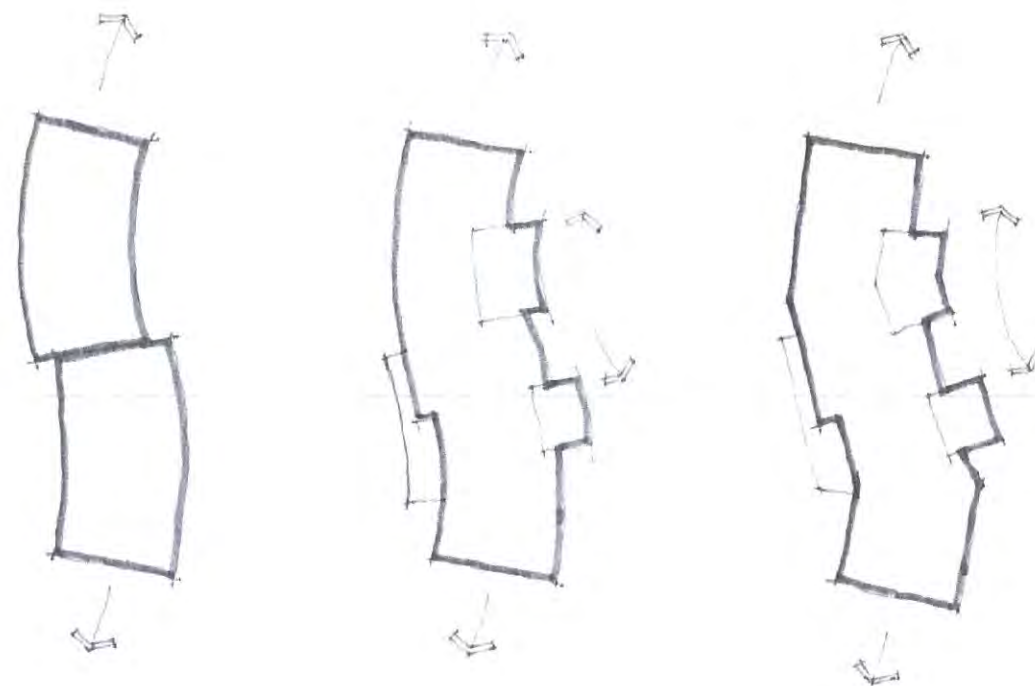
The main building would also need a flexible design to enable a reduction in the COW if the funding obtained was lower than desired.



2. Architectural Design



Functional Relationships Diagram



Concept Sketches

1. Facility Summary

The project is a single storey facility featuring a commercial kitchen, bar, flexible multi-purpose areas, amenities including end of trip facilities, boat and paddle-craft storage and outdoor recreation areas.

In general the internal spaces are designed to be as flexible as possible to enable multi-use. The multi-purpose areas can be divided into a large multi purpose activity room and two smaller Sports Administration areas. When combined these multi-purpose areas can seat 200 people for functions and conferences.

The Sports Administration 2 room has first aid facilities located in built in storage units.

The external Boat storage has provision for storing dragon boats with a minimum length of 12m.

The amenities include shower facilities for those participating in water activities as well as end of trip facilities including bike racks and secure lockers.

The proposed development includes a temporary facility located on the northern part of the carpark to enable the Riverside clubs to continue operating during the period of the construction. This facility will comprise of the relocated existing shed with new flooring and decking. The service area containing temporary toilet facilities will be screened from view.

2. Concept Design

The concept for the design was derived from the well considered design process and the opportunities and constraints the process identified.

A key aspect of the concept was the proximity to the Denmark River and to the Corroboree Ground along with the site's position near the main traffic artery and the Denmark River Bridge generally considered by locals and the point of arrival to the town.

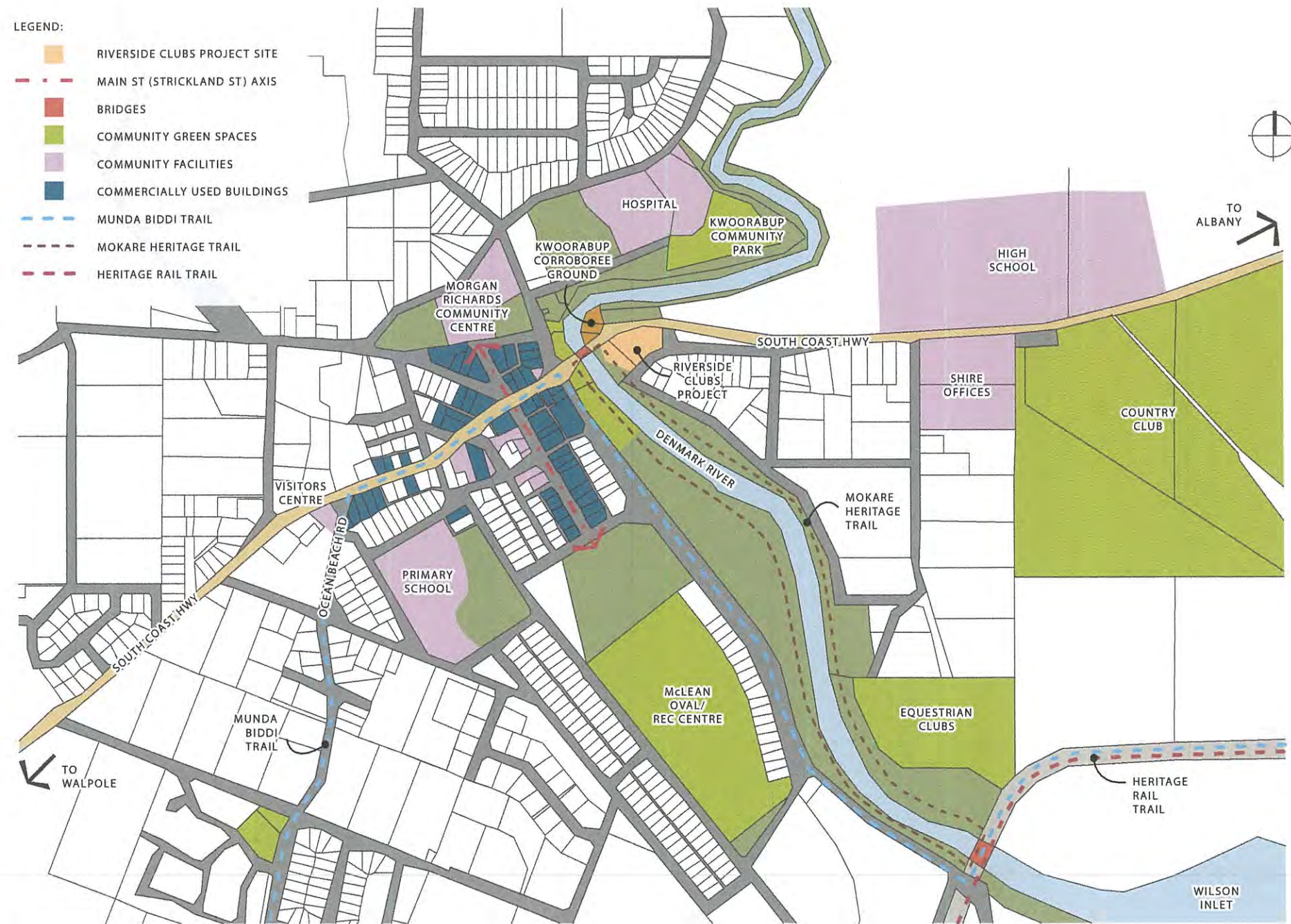
The concept was to provide a building that could provide flowing spaces and this sense of flow, a noongar cultural understanding of waterways, was reflected in the buildings aesthetic fabric and functional layout.

It was important that the the building would directly respond with the site and blend in with the surrounding trees and views.

When seen from town a larger scale was required to be noted as a focal point across the river. The random columns on the western facade were incorporated to reference the trees surrounding and adjacent to the building.

The theme of "not blocking flow" was identified as integral to the site providing purpose to a community facility that will have meaning beyond it's boundaries.

3. Key Design Considerations



Community Mapping Diagram

1. Town Planning Scheme

In accordance with Town Planning Scheme No. 3 (TPS No. 3), the site has a Scheme reservation of 'Parks & Recreation'. In this regard the subject lot is a Reserve that is the subject of a Management Order to the Shire of Denmark for the purpose of 'Recreation' (being Reserve 20403), with portion of Reserve 20403 currently leased to the Denmark Bowling Club Inc.

The proposed development is consistent with this purpose. Its primary use is to house the four sporting clubs that are foundation members of the Denmark Riverside Club being the Denmark Bowling Club, Denmark Dragon Boat Club, Denmark Classic Boat Association and the Denmark Canoe/Kayak Club.

Further to this it is envisaged the multi-purpose rooms and end of trip facilities will be utilised by local sporting clubs and other sporting clubs from outside the region looking to run events in Denmark. These could include cycling, running, and adventure based activities for which Denmark provides a desirable location.

2. Community Mapping

A community mapping exercise was performed analysing the sites relationship in the broader community,

The site is significant in the context of the Shire of Denmark. The site is located next to the main access bridge to the town and is highly visible to any persons arriving or passing through town. The interweaving metal and timber facades provide an impressive architectural and contextual visual language for new arrivals.

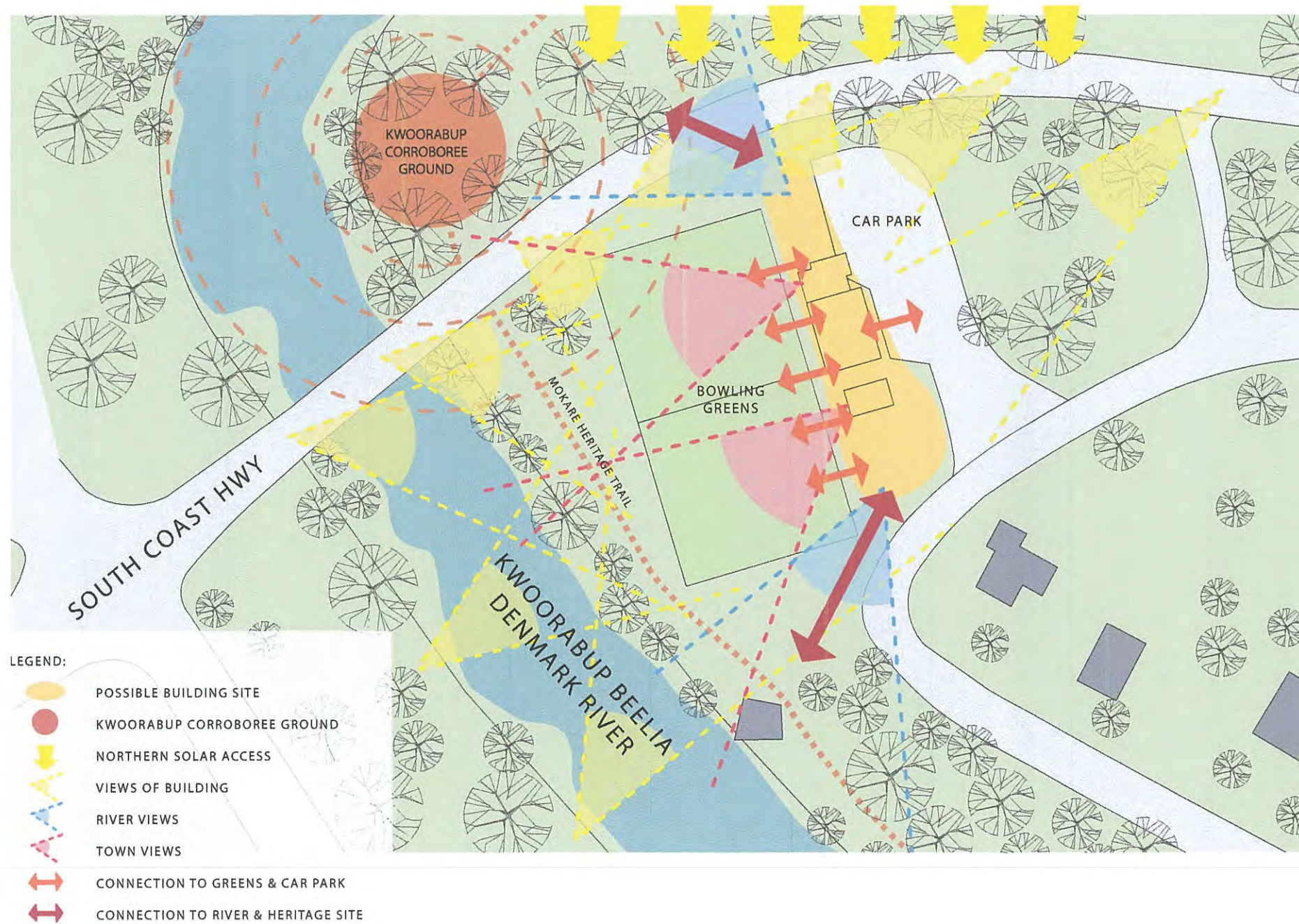
The site is located adjacent to the Denmark River and the Kwoorabup Corroboree Ground. The significance of this Aboriginal heritage is addressed through the concept of 'flow' referenced throughout the design.

The Mokare Heritage Trail runs adjacent to the site. The Munda Biddi trail runs close to the site on the western side of the Denmark River. Direct access to these trails is provided as is end of trip facilities in the form of bike racks, lockers, showers and toilet amenities. The design includes an external kiosk and recreational area which will be able to service any major events that utilise these trails.

The site is centrally located, visible from Berridge Park and it is a short walk to the main shopping areas, the Shire Offices, The High School, The Agricultural College, The Morgan Richards Community Centre, The Hospital and the Kwoorabup Community Park. The external materials of timber, corrugated metal cladding and coloured steel columns reference the rural context as seen in the Hospital, Agricultural College and recent High School buildings. The colours of the materials have been chosen to reference the colours seen in the surrounding trees with hues of pink, warm grey, green and charcoal.

The site is located next to a residential area. It currently provides overflow parking on market days at Berridge Park. The proposed building is single storey and nestled into the slope reducing its visual impact.

3. Key Design Considerations, cont.



Site Opportunities and Constraints Diagram

It is significantly set back from the residential street. The proposed upper car-parking formalises the current informal overflow parking to Australian Standards reducing traffic inconvenience for local residences.

3. Site Analysis

The proposed building area has a North-South orientation and is located on the footprint of the existing building with similar new levels to the existing levels. This gives best viewing access of the greens and visual connection to the river beyond. It also reduces construction costs through minimising earthworks and changes to the existing sealed carparking.

Available northern solar access is maximised through large northern glazing and further enhanced through an undercover external northern seating area.

The prevailing summer south eastern winds are used to create breeze paths through the building.

There is a significant height difference between the existing carpark and the bowling greens. Disabled access is provided to all areas of the building and the bowling greens through compliant disabled ramps and thresholds.

4. Aboriginal Cultural Heritage

The proposed facility is not located directly on a recorded place of aboriginal cultural heritage or within the 30 meter zone from the river waterline which legislation requires consultation with traditional indigenous land owners.

However it is in close proximity to the Denmark River, the Kwoorabup Beelia, a waterway of significant Aboriginal Heritage and value to traditional owners. It is also located adjacent to the Kwoorabup Corroboree Ground, a registered site of cultural significance and meeting place for ceremony.

This project references the concept of 'flow' throughout the design. The flow of waterways is an important Noongar cultural value.

"rivers are the veins feeding the heart (the estuaries) and the streams from these rivers are the capillaries nourishing the landscape (the body). To Noongars, to block the flow of water is to starve the country (fish, animals, trees) and to reduce or stop the flow of water would kill the country. It was particularly stated that to block the flow of water in the rivers and main streams would kill the estuaries and by extension would destroy Noongar culture."

p32 Aboriginal Cultural Heritage Management Plan Kwoorabup Beelia (Denmark River) David Guilfoyle

The Architects and Project Team have met traditional owners on site to discuss the project on multiple occasions. More information on these consultations can be found in Appendix ii.

3. Key Design Considerations, cont.

5. Municipal Heritage

The existing clubhouse does not have a Heritage Council state listing. It is registered on the Shire of Denmark's Town Planning Schemes Municipal Heritage Inventory -H3.

The railway station building was originally constructed in 1929 on the Denmark-Nornalup Railway line (corner Crellin street and Hollings Road).

In early 1964 the Bowling Club had no Clubhouse and, as all organisations at that time, very little funds. The Railway line, built in 1929 and closed in the 1950s, had been cleared and all buildings on the station site were to be sold. At the instigation of Shire Clerk F W Timothy, the Club tendered for and bought (through money raised by a Council loan) the station building which was transported and erected on the present reserve.

Over the years alterations have taken place by filling in the old verandah and including it in the Clubroom.

In consultation with the Shire and the Denmark Historic Society it has been proposed to relocate those parts of the building which retain significant heritage value to the Shires proposed historical district located near the river mouth. Historical signage on one of the internal walls at the entrance will reference the original building.

The Karri trees located on the eastern part of the site are listed on the Shire of Denmark's Town Planning Schemes Municipal Heritage Inventory - H28A. These trees are to be retained and their feeding system improved by creating mulched exclusion zones as determined by the Aborist consultant.

Additional information on preformed heritage consultation can be found in Appendix ii.

6. Environmentally Sustainable Development

Many Environmentally Sustainable Development (ESD) features were incorporated into the concept design. In particular Passive Design was an important consideration throughout. The most important aspect of Passive Design is the orientation of the building. Due to restrictions in distance between the existing bowling greens and car-parking the proposed building location has a North-South orientation. Ideally this should be an east - west orientation to maximise northern solar exposure. This limitation due to the orientation of the building means other Passive Design and Active systems will be working harder to achieve high thermal comfort. These include internal thermal mass elements, extensive bulk insulation throughout and the incorporation of high performance glazing.

External sunshading has been incorporated to reduce cooling costs. A major design consideration was restricting solar gain in summer though the large glazing areas on the western facade. To achieve this the design incorporates a large western undercover walkway and internal operable blinds, possibly automated if the final budget allows.

Additional active ESD systems are currently envisaged depending on

final costings. These include Solar Photo Voltaic cells for power, a Solar Hot Water System, and a Aerated Treatment Unit replacing the existing septic tank system.

During the design process an environmental consultant, Greenskills, was engaged and a report was written providing recommendations for the landscape areas of the site adjacent to the river. An Aborist was also consulted in relation to the eastern Karri trees and the upper car-parking.

Sewer and storm water design are part of the Hydraulic consultants services scheduled to begin in the Construction Documentation stage.

7. Carparking Requirements

The Shires car parking policy requires 1 car bay per 4 persons for a club facility. The design provides 61 car bays, above that required to facilitate the maximum 200 seat function.

The lower car-park will be ugraded and provides 26 sealed car bays including 2 disabled bays.

The upper car-park provides 35 unsealed car bays. It has been designed to Australian Standards in consultation with an Aborist consultant in order to reduce its environmental impact on the surrounding Karri trees. For more information see Appendix i.

8. Flood Level Assessment

The development has been assessed in relation to the Denmark Flood Level. The finished floor levels of the buildings are well above those recommended. Please refer to Appendix iv for the detailed assessment.

9. Community Consultation

Throughout the design stages extensive community consultation has been performed including meetings with relevant stakeholders, traditional owners, the Denmark Historical Society and the general public. Please refer to Appendix ii for a more detailed summary of the consultations.



4. Building, Health and Infrastructure Services

1. Construction Overview

The building has a concrete slab on ground finished with tiles and carpet. The external walls are timber framed with timber and steel structural columns, high R-Value insulation, a breathable waterproof membrane, plasterboard lining internally and timber cladding, metal cladding and render externally. The bar and surrounding internal walls have feature timber batten work.

The roof has steel and timber members with high R-value insulation, breathable sarking, metal roof cladding and raked and suspended plasterboard ceilings. Feature acoustic panels are suspended from the ceiling. There are high performance double glazed aluminium framed windows and doors throughout.

The southern storage areas are timber framed with jarrah battens and gates. Jarrah decking, seating and steel wire and jarrah ballustrates form the western external areas. Double brick retaining walls separate the carparking from the building. There is granite and pavestone paving throughout.

2. Specialist Consultants

In addition to the PTX Architects services the following specialist consultants are providing services on this project.

Specialist Consultant	Service
Denmark Survey and Mapping	Land Surveying
Borrell Rafferty Associates	Quantity Surveying
Statewide Building Certification	Building Certification
Ausmac Structural Engineers	Structural Design & Documentation
Electrical Services Consulting	Electrical Design & Documentation
Construction Hydraulic Design	Hydraulic and Fire Design & Documentation

The building will be constructed in accordance with the National Construction Code and relevant Australian Standards. It will be independently certified.

Preliminary discussions with the hydraulic and fire consultant have indicated a street fire hydrant may be possible to use as the required fire hydrant. This will be tested for flow and pressure compliance.

The current septic system is to be replaced with a suitable commercial Aerated Treatment Unit. The sewer and stormwater systems will be designed by the hydraulic consultant in consultation with the Department of Water of the Shire of Denmark.





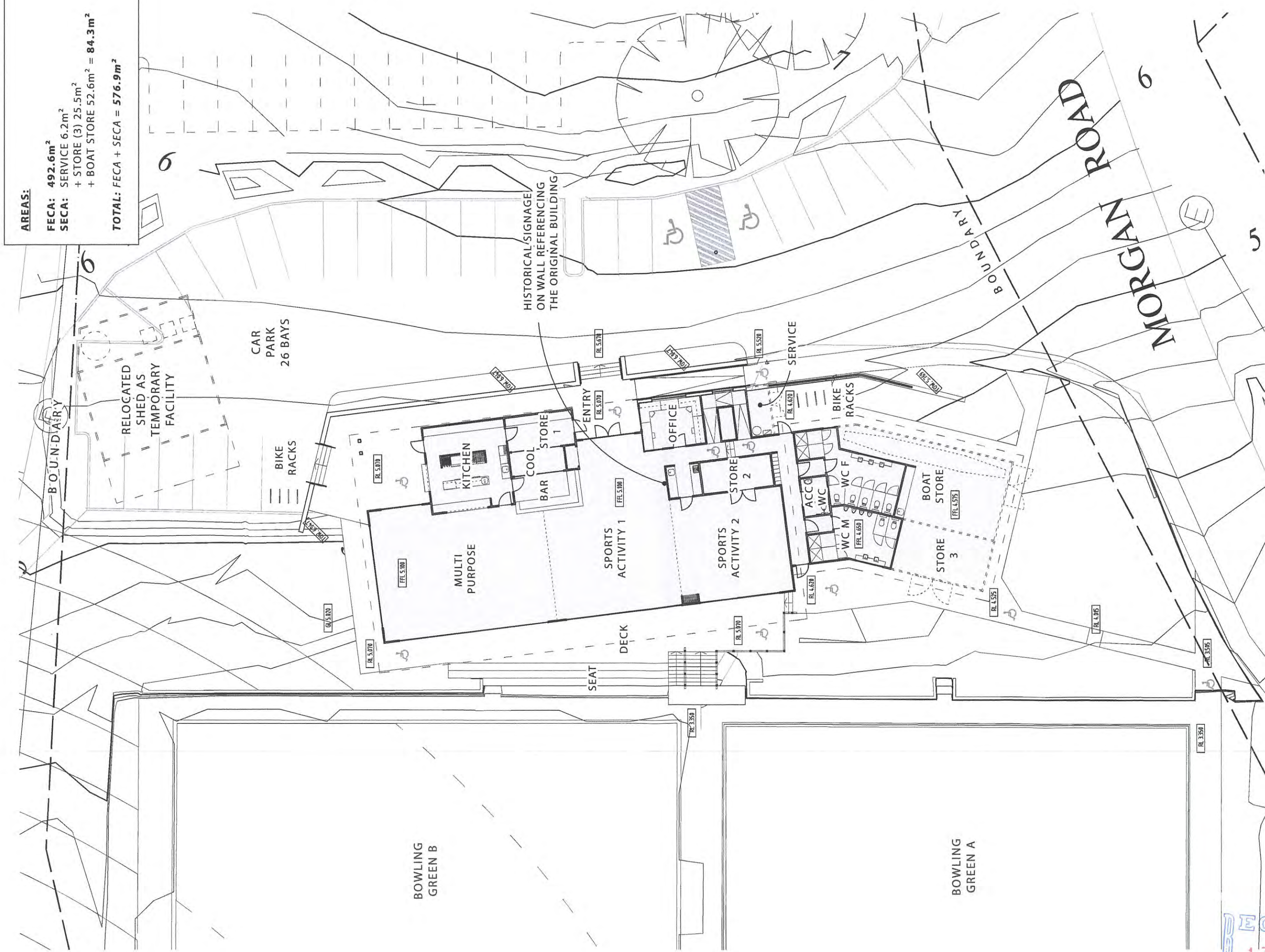
SITE PLAN - 1:500 @ A3
 Job no. 1041
 DENMARK RIVERSIDE CLUB PROJECT
 Lot 1109, No.3 Morgan Rd, Denmark WA 6333



RECEIVED
 17 NOV 2014

A	DA.01
REV	17.11.14

AREAS:
FECA: 492.6m²
SECA: SERVICE 6.2m²
 + STORE (3) 25.5m²
 + BOAT STORE 52.6m² = **84.3m²**
TOTAL: FECA + SECA = 576.9m²



RECEIVED
 17 NOV 2014



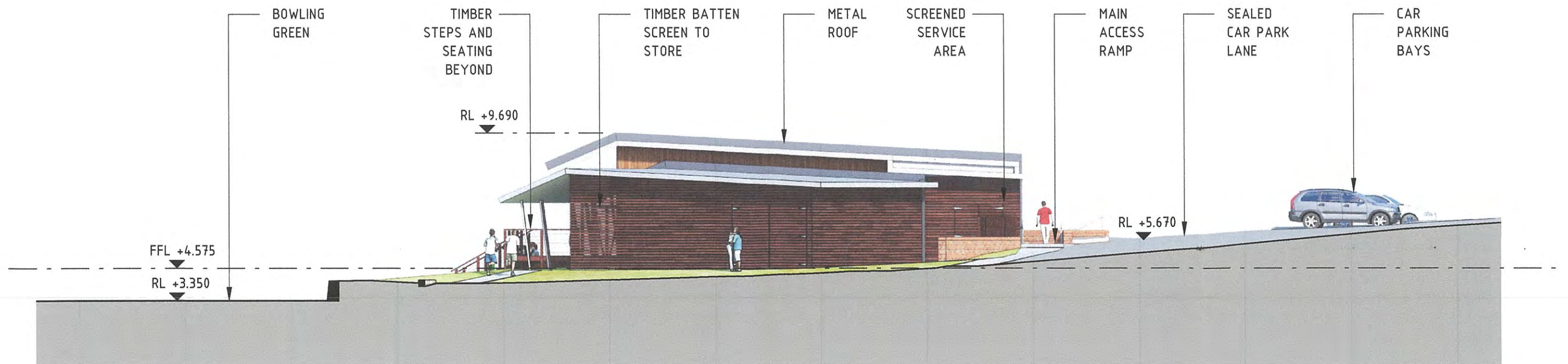
GROUND FLOOR PLAN 1:250 @ A3
 Job no. 1041
 DENMARK RIVERSIDE CLUB PROJECT
 Lot 1109, No.3 Morgan Rd, Denmark WA 6333



A	DA.02
REV	17.11.14



NORTH ELEVATION



SOUTH ELEVATION

NORTH & SOUTH ELEVATIONS scale 1:150 @ A3

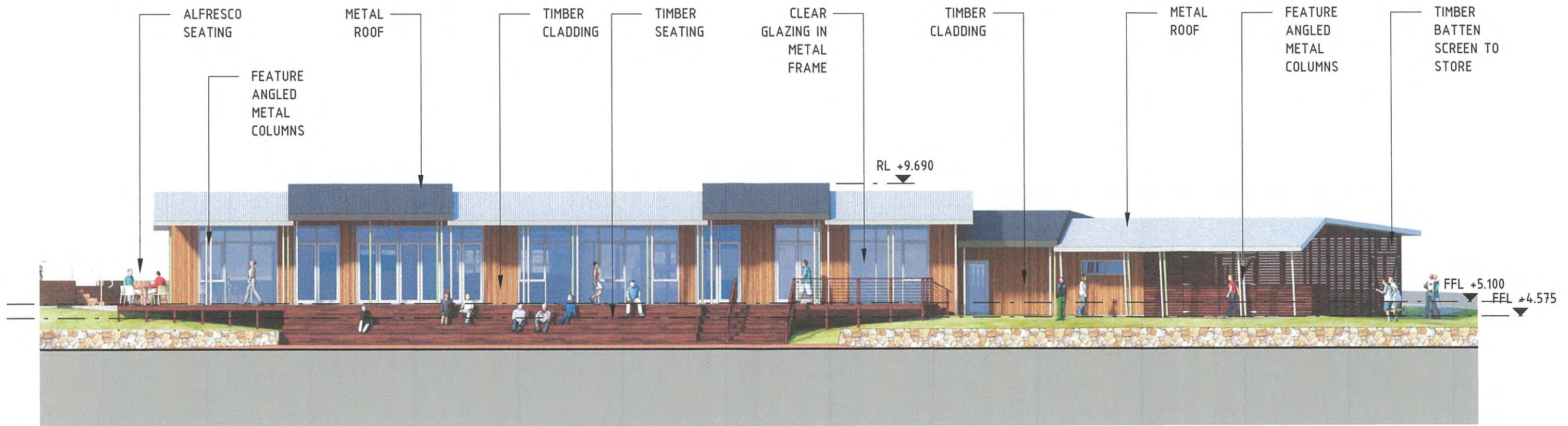
Job no. 1041

DENMARK RIVERSIDE CLUB PROJECT
Lot 1109, No.3 Morgan Rd, Denmark WA 6333

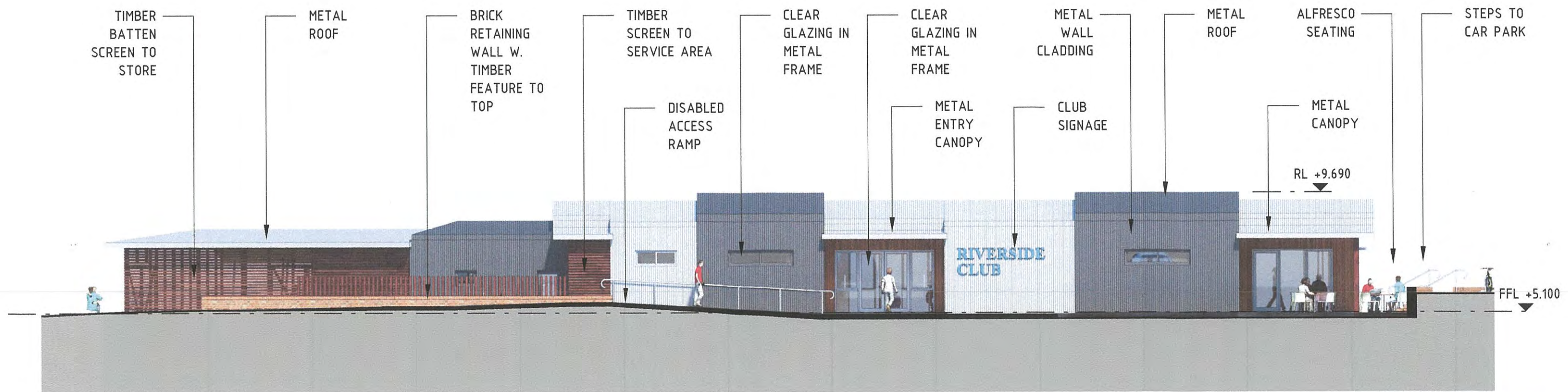
ptx
architects

RECEIVED
17 NOV 2014

A	DA.03
REV	17.11.14



NORTH ELEVATION



SOUTH ELEVATION

NORTH & SOUTH ELEVATIONS scale 1:150 @ A3

Job no. 1041

DENMARK RIVERSIDE CLUB PROJECT
 Lot 1109, No.3 Morgan Rd, Denmark WA 6333



RECEIVED
 17 NOV 2014

A	DA.04
REV	17.11.14



ARTISTS IMPRESSIONS no scale
 Job no. 1041
 DENMARK RIVERSIDE CLUB PROJECT
 Lot 1109, No.3 Morgan Rd, Denmark WA 6333



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 17 NOV 2014

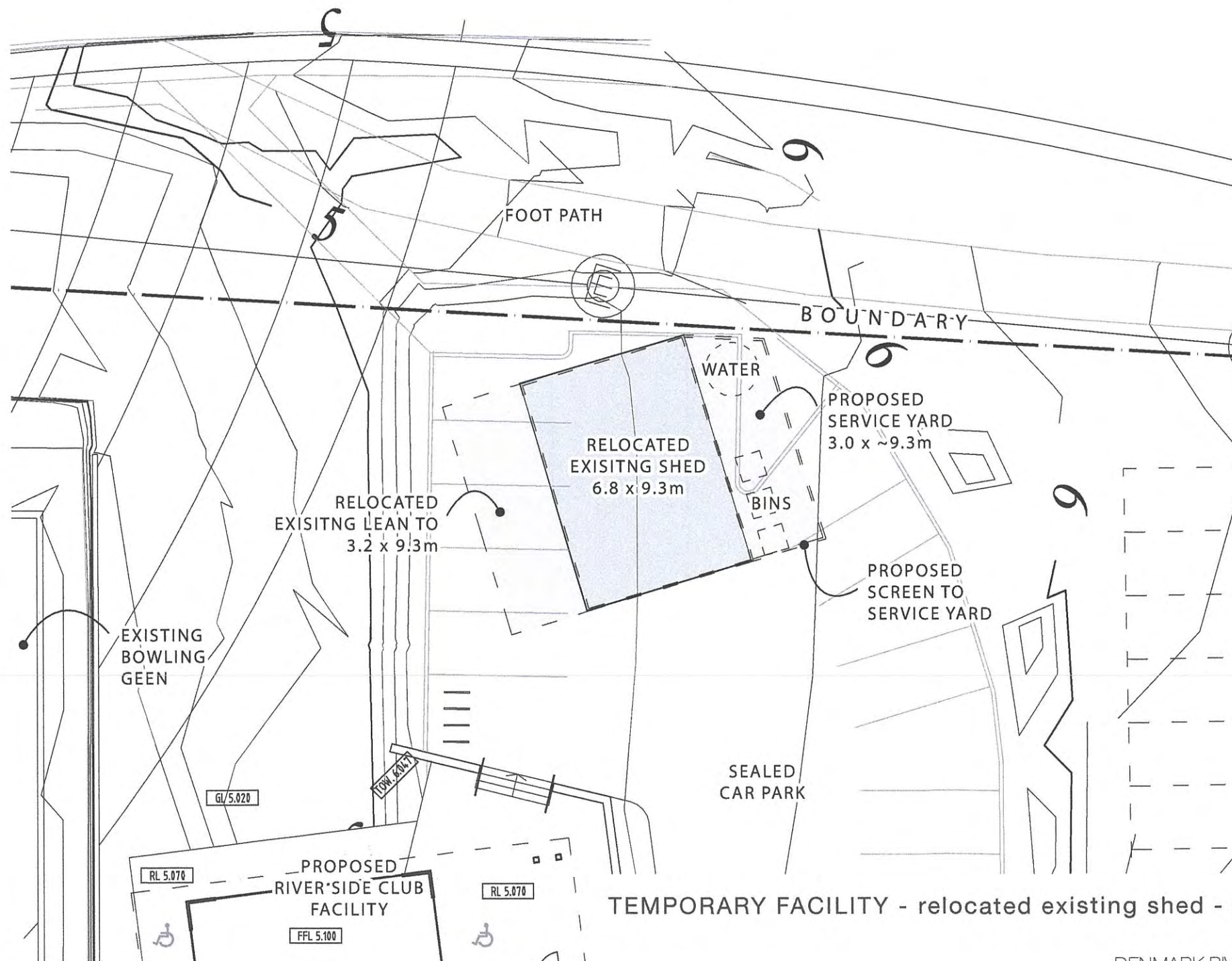
A	DA.05
REV	17.11.14



View 01: Existing shed - EAST ELEVATION



View 02: Existing shed - View from SOUTH EAST



TEMPORARY FACILITY - relocated existing shed - scale 1:200 @ A3



View 04: Existing shed - View from SOUTH WEST



View 03: Existing shed - View from NORTH WEST

Job no. 1041
DENMARK RIVERSIDE CLUB PROJECT
Lot 1109, No.3 Morgan Rd, Denmark WA 6333



A	A.v
REV	20.11.14



HOME TO:
Denmark Bowling Club Inc
Denmark Dragon Boat Club Inc
Denmark Classic Boat Assn Inc
Denmark Canoe & Kayak Club

ABN 22 876 481 010
PO Box 48, Denmark, WA 6333
Phone/Fax 9848 1517

Purpose:

To provide a summary of all consultation and communication activities undertaken by the Denmark Riverside Club to ensure the Riverside Club redevelopment project meets the requirements of:

- Participating Riverside sporting and community groups for a flexible base
- The Denmark community for a high end 200 seat function facility
- The Shire of Denmark's strategic plans
- Historical and Indigenous advocates

Project Description:

Denmark Riverside Club Project Stage 1: construction of new covered facilities providing storage, covered training and sports administration areas for members and wider community. This Stage also includes additional social amenities which will underpin the future financial viability of the Club.

Denmark Riverside Club Project Stage 2: development of water entry points to the Denmark River.

Consultations:

The consultation processes undertaken for the project include

- Initial interested party (8 organisations) forum at the Shire Office meeting room (18 August 2011)
- Circulation of a Riverside project information pamphlet – 2012/13
- The invitation of public submissions – 2014
 - Poster and survey displays at the Shire offices and Library - July 2014
 - Insert in Denmark Bulletin (2900 copies) and information items in 3 separate issues -2014
 - Chamber of Commerce newsletter item – June 2014
 - Greenskills email out to 450 member database - 2014
- Public meetings – including one specifically focused on adjoining/local residents – 8 July 2012
- Formal independent project community consultation including online and paper based surveys – May/June 2014
- Open day on site – 10 May 2014
- Forums with key groups – Denmark Chamber of Commerce, Denmark Historical Society, SWALSC (Wagyl Kiap Working Party – 10 October 2012) and Department of Aboriginal Affairs.
- Shire of Denmark website notice board item
- Inclusion of a community (Shire Councilor) representative to the project team and
- Engaging appropriate Indigenous and Historical authorities on a regular basis

Community Feedback

Apart from minor suggestions on colour schemes and parking needs the overall feedback from all consultations has been positive.

A conscious effort has been made, through the publication and wide circulation of a project brochure, to keep the general Denmark community aware of and able to offer comment and advice to the Planning Committee. Throughout project development we have maintained ongoing consultation with all key agencies including State and Federal Members of Parliament, the Great Southern Development Commission, the Department of Sport and Recreation and the Shire of Denmark (Officers and Council). Local media briefings have also ensured that news items are published at regular intervals.

Riverside Club Project Team
November 2014

DA Fees & Public Advertising

Date: 19.11.2014

Annette Harbron
Director of Planning and Sustainability
Shire of Denmark
South Coast Hwy
Denmark WA 6333

**RE: Proposed Denmark Riverside Club: Stage 1
No. 3 (Lot 1109) Morgan Road, Denmark WA 6333**

Dear Annette,

On behalf of our clients, the Denmark Riverside Club Inc, we request the Council waive the associated planning fees. The Denmark Riverside Club is a not for profit organisation and the proposed development is providing a community facility which the council will own as the landowner.

In regards to the public advertising the client feels that the Development Application demonstrates a high level of public consultation has occurred already. If further public advertising can be completed in time for consideration by the 23rd of December Council meeting they would be happy for it to proceed.

If this time frame cannot be met the client requests that further public advertising be waived. It is anticipated the outcome of their CSRFF application will be announced prior to a January 15th Council meeting. Once the CSRFF outcome is known the future project stages will have milestones set by funding requirements that may be hard to achieve with a public advertising delay.

Kind Regards,



David Gibson
B.Env.Des, B.Arch (hons), RAIA
PRINCIPAL ARCHITECT



Alan Davis
DENMARK RIVERSIDE CLUB INC



Geoff Bowley
DENMARK RIVERSIDE CLUB INC

Denmark Riverside Club Inc.

Mr Dale Stewart
C E O
Shire of Denmark
953 South Coast High Highway
Denmark
W.A.
6333

Dear Mr Stewart

ICR141129935
ORG.78 / A3069

Shire of Denmark	Denmark Bowling Club
	Denmark Dragon Boat Club Inc
	Denmark Classic Boat Assn Inc
	Denmark Canoe & Kayak Club
18 NOV 2014	
	ABN 22 876 481 010
	PO Box 48, Denmark, WA 6333
	Phone/Fax 9848 1517
COUNCILLOR	
CEO	✓
R of FINAN	
PL of PLAN	
3 of INFRAS	
4 of COMM	✓
FR	

17th November 2014

Greg
to
pls
del

PROPOSAL FOR REMOVAL OF EXISTING CLUBHOUSE

Background

1. In March 11 Denmark Bowling Club wrote to council seeking permission to demolish the existing clubhouse and replace it with a new building on the same site. After consideration Council Resolution 200311 was passed and in reference to the current clubhouse advised:
 - Council does not support the demolition of the current building,
 - That Council staff inspect the building with a view to helping Council and the Club determine its structural integrity and suitability for relocation and or modification.
 - Council staff prepare for Council's consideration a draft concept plan for the Railway Heritage Precinct accommodating a relocated Railway Station Building for the purposes of undertaking community consultation.
2. Subsequently Council staff confirmed the feasibility of relocating the building and advised that it would prefer to relocate the total building rather than just that part which comprised the original Railway Station. Council staff obtained a quote for relocation of \$110,000. Council were to be responsible for relocation of the building as it was outside the scope of the rebuild being undertaken by the Riverside Clubs. However, the Club agreed to include the relocation in its 2012 CSRFF Grant application in an attempt to reduce Council's costs. In the event the Club's CSRFF application was not supported by Council (Resolution 110912) so it did not proceed.
3. On 30 July 13 Councillors inspected the Riverside Clubhouse to determine that part of the structure was original to the old Railway Station. Club representatives confirmed that over the years extensions had been carried out and none of the original walls remained. Only a small area of the internal floor, ceiling and roof were original to the old Railway Station. The Shire President observed that it would be extremely difficult to remove the building from its current location due to restricted access and that a more rational approach may be for Council to allow demolition of the building subject to the historic building materials

being recovered and stored by the Shire pending reconstruction of the Railway Station in the Historic Precinct in its original design.

4. The Club's 2013 & 2014 CSRFF Applications were supported by Council (Resolutions 110813 and 100814). These submissions only included the estimated cost of demolition of the current building as part of normal site preparation on the understanding that Council would meet any costs associated with reclaiming heritage materials and/or relocation to the Historic Precinct.

Timing

5. We are planning to commence the removal of the current clubhouse in January/February 2015, once the outcome of our 2014 CSRFF application is announced.

Proposed Work

6. We propose to approach removal of the clubhouse by engaging a contractor to:
 - Disconnect the building from all services.
 - Remove all asbestos.
 - Carefully remove the ridge capping and palletise for retention by Council. The tiles are suffering age brittleness and are not fit to be reused.
 - Pull the building structure down retaining the rafters, under purlins, floor bearers remaining from the original Railway Station and palletise for retention by Council.
 - Dispose of remaining building material as appropriate.
7. Where feasible Club members voluntary labour will be used.
8. A Demolition Permit will be requested ahead of any work.

Proposed Cost Sharing

9. DRC will meet the cost of normal demolition, i.e. removal of asbestos and pull down & disposal of the building structure.
10. Council will meet the cost of recovering & retaining heritage building materials detailed in Para 6 above.

Conclusion

11. We are seeking Council approval for the proposed removal of the current clubhouse as detailed above.

Yours sincerely



Alan W Robertson
President

level of significance

Denmark

MUNICIPAL HERITAGE INVENTORY

Considerable

Old Railway Station

**Place Details**

Place Name:	Old Railway Station
Other Name:	Denmark Railway Station
Place Type:	Sporting Club House
Original Use:	Railway Station
Current Use:	Bowling Club
Lot/Location No.:	Reserve 20403,
Address:	Morgan Road
Locality:	Denmark
Map Reference:	
HCWA Number:	
ASS Number:	3069

Description:

Walls:	Timber
Roof:	Tiles
Condition:	Good
Integrity:	Position changed and many additions

2 December 2014 - Attachment 8.1.5d

The Bowling Club is on the eastern side of the Denmark River next to the Highway just over the Bridge. The exterior walls are timber and the old roof has been replaced by tiles. It is a long rectangular building that has had a number of changes that hide the facade of the clubhouse.

History

Construction Date: 1929
Architect:
Builder:

This clubhouse has social and historic heritage significance. The railway station building originally constructed in 1929 on the Denmark-Nornalup Railway line (corner Crellin street and Hollings Road). In the early 1964 the Bowling Club had no Clubhouse and, as all organisations at that time, very little funds. The Railway line, built in 1929 and closed in 1950s, had been cleared and all buildings on the station site were to be sold. At the instigation of Shire Clerk F W Timothy, the Club tendered for and bought (through money raised by a Council loan) the station building which was transported and erected on the present reserve.

Significance

Historic Theme: Community Efforts
Sub Theme: Recreational Institutions

Over the years alterations have taken place by filling in the old verandah and including it in the Clubroom but the essential character of the building remains as it was.

Level of Significance

Considerable:
 Very important to the heritage of the locality. High degree of integrity/ authenticity. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place.

Supporting Information

Previous Listing

Assessment Date 1999



The Station in situ.



level of significance

Denmark

MUNICIPAL HERITAGE INVENTORY

*Exceptional***Karri Trees - east****Place Details**

Place Name:	Karri Trees; both sides of South Coast Highway on the Eastern approach to town.
Other Name:	
Place Type:	Trees
Original Use:	Trees
Current Use:	Trees on verge only
Lot/Location No.:	Reserve 4329
Address:	South Coast Highway eastern approach to town between Mt Barker Road and Highway Bridge
Locality:	Denmark
Map Reference:	
HCWA Number:	
ASS Number:	
Description:	

Some of the trees are over ninety years old. They are remnant vegetation that provide an aesthetic view on the approach into the town of Denmark.

History

Construction Date:

Architect:

Builder:

Significance

Historic Theme: Community efforts
Sub Theme: Environmental awareness

These large trees have aesthetic and historic significance valued by the local community. They enhance the scenic approach to Denmark town from the east. The aesthetic value is mentioned by most visitors to the area. The trees are part of the town's timber industry history.

Level of Significance

Exceptional

Essential to the heritage of the locality. Rare or outstanding example. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place).

Supporting Information

Previous Listing

Assessment Date 1999

