



Spirit of Play Community School

Old Post Office Building
Inlet Drive
Denmark WA 6333
Telephone: 9848 2285
E-mail: spiritofplay@westnet.com.au
Website: www.spiritofplay.wa.edu.au

4th November 2013

Dale Stewart
CEO
Shire of Denmark
PO Box 183
Denmark WA 6333

Dear Mr Stewart,

SPIRIT OF PLAY COMMUNITY SCHOOL EXTENSION OF SCHOOL GROUNDS DUE TO SCHOOL EXPANSION

I refer to recent discussions regarding the Spirit of Play Community School's (the **School**) intentions regarding its present lease in the Shire's heritage reserve. The discussions have largely been between the School's representative John Males and senior Shire Staff.

As you know the School has received the Education Minister's approval to expand its educational offerings to year 6 from 2015. The School community is currently developing a shared vision for the School including where the school will be located. As you can understand such a conversation takes some time. We are also discussing our plans with other occupants in the heritage precinct.

We would like to be in a position to make a proposal to the Shire Council sometime in the new-year about remaining at the current site in the long term, if there is consensus amongst the School community about the present location being suitable.

In the mean time the School needs to accommodate a small expansion in numbers for next year and seeks some comparatively small changes to the existing lease.

In 2014 the will be offering a class of Pre-Kindergarten students and a class of Year 1 students in addition to the existing Kindergarten and Pre-Primary classes.

Shire Of Denmark	
12 NOV 2013 ICR 131122849	
EPH	
A3140.	
COUNCILLORS	
CEO	✓
DIR of FINANCE	
DIR of PLANNING	
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	
OTHER	

To accommodate the two new classes we would like to extend the lease area and make some alterations to the school grounds.

Please find **enclosed** two site plans (Map 1 & 2). Map 1 sets out the existing lease area and Map 2 shows the proposed changes. The proposed changes involve the following:

1. Moving the storage room (depicted on Map 1) from its current location outside the existing fenced area to the location on the north side of the main building marked on Map 2. This proposed change will ensure that public access to the historical photos on the veranda is maintained.
2. Placing a removable bollard on the road near the eastern corner of the property as shown on Map 2 to enable the road to be closed. This will increase safety on the road outside the school for students and families. Horses, cyclists and walkers will still be able to use the road and the heritage trail.
3. Moving the fence to include the space marked on Map 2 between the school building and Inlet Drive to accommodate a temporary outdoor activity space. This will be a light-weight, movable structure without services connected. Its main purpose will be to provide shelter from inclement weather for outdoor activities.
4. Removing some of the trees in or too close to the newly enclosed area to ensure safety.
5. Removing multi-stemmed Karri trees to the north of the building that are too close to the existing buildings and pose a danger to structures and occupants and are a fire risk.
6. Removing the large exotic melaleuca marked on Map 2 in front of bridge to allow better access to the bridge and parking over the creek.
7. Moving the stepping logs on the north side of the building to a site within the playground area. Remove those logs that have already rotted away.
8. Adding a door to the eastern side of building to allow access from the new fenced area into storage area between kitchen and laundry/toilet. This entry will require renovation of a previously extended part of the building which is not part of the original heritage building. This has been discussed with the Shire's building inspector Ian Dines on site.

The school has discussed the changes involving removal of vegetation with Di Harwood from the Denmark Weed Action Group and have taken account of Di's suggestions. We have also discussed the building alterations with the Shire's building inspector.

Can you please advise us if the proposed changes are acceptable to the Shire. If so the school will meet all the expenses involved in carrying out the proposals.

Can you please advise if the Shire requires formal planning and building approval applications regarding any of the structural alterations to the buildings. As we hope to have the changes in place for the start of the 2014 school year we would appreciate a prompt response.

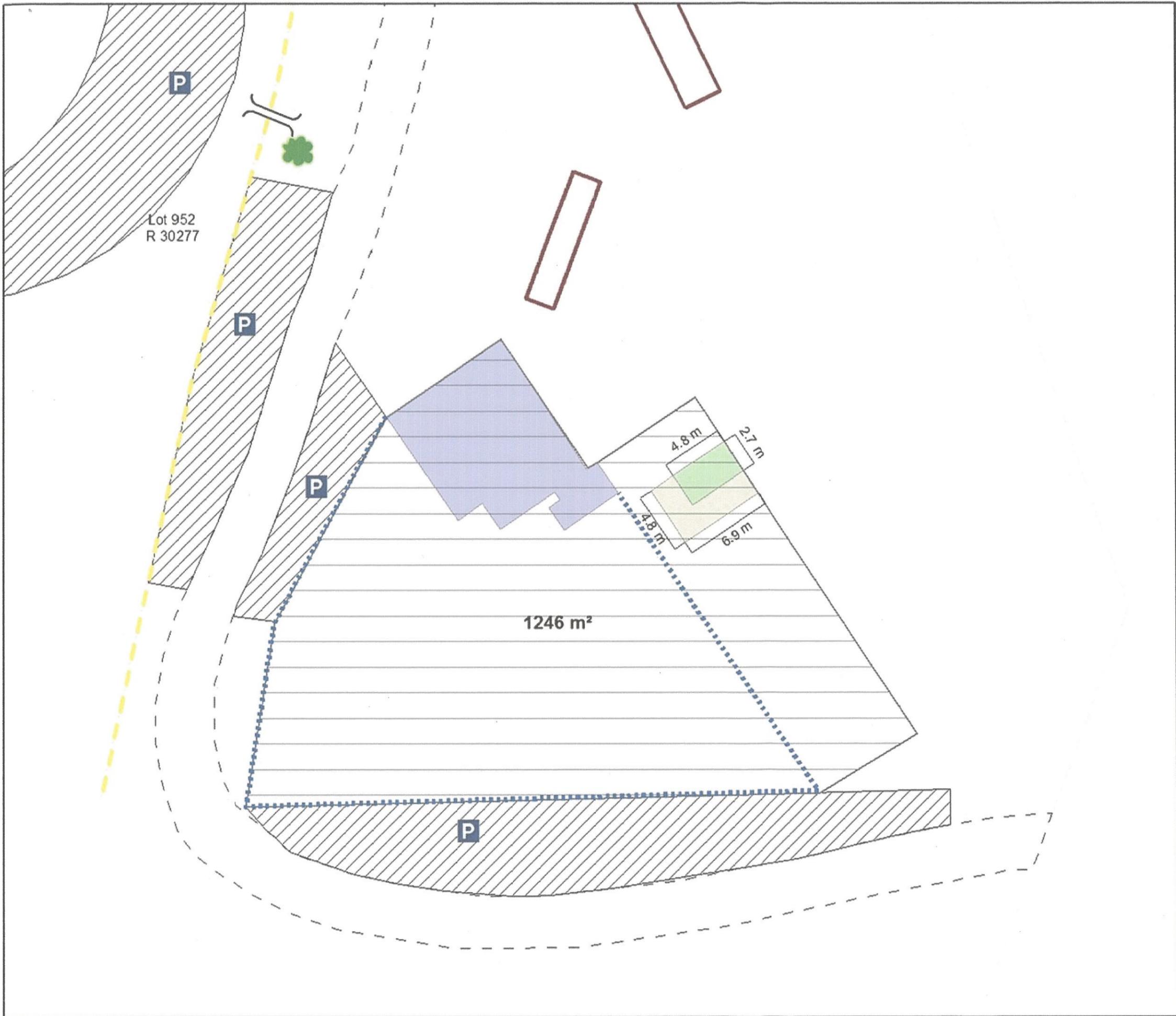
Appropriate documents to alter the lease area will also need to be signed in due course.

Please do not hesitate to contact us if you wish to discuss the above or have any queries. We would be pleased to attend an on-site meeting if it would suit the Shire.

We look forward to hearing from you.

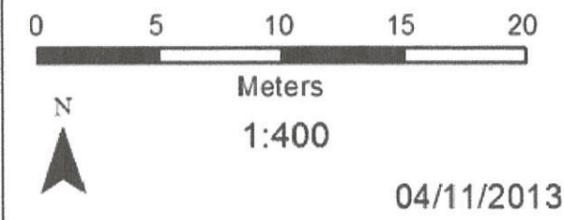
Yours faithfully

Jeff Atkinson
CHAIRPERSON



**Spirit of Play
Community School**

- School Buildings**
- School
 - Storage room
 - Verandah
- Lease Area**
- Current lease area
- Infrastructure**
- Bridge
 - P Parking
 - Melaleuca blocking access to the bridge
- Fence**
- Current existing fence
- Road**
- Road
- Historic Site**
- Historic Site
- Drainage**
- Drainage
- Cadastre**
- Parking



Spirit of Play Community School Lease extension

- School Buildings**
- School
 - Storage room/ future admin
 - Verandah
 - temporary outdoor classroom

- Lease Area**
- Current lease area

- Infrastructure**
- Removable bollard
 - Bridge
 - Parking
 - Melaleuca to be removed

- Fence**
- Current existing fence
 - Proposed fence
 - Chain

Road

- Chain

Historic Site

- Historic site boundary

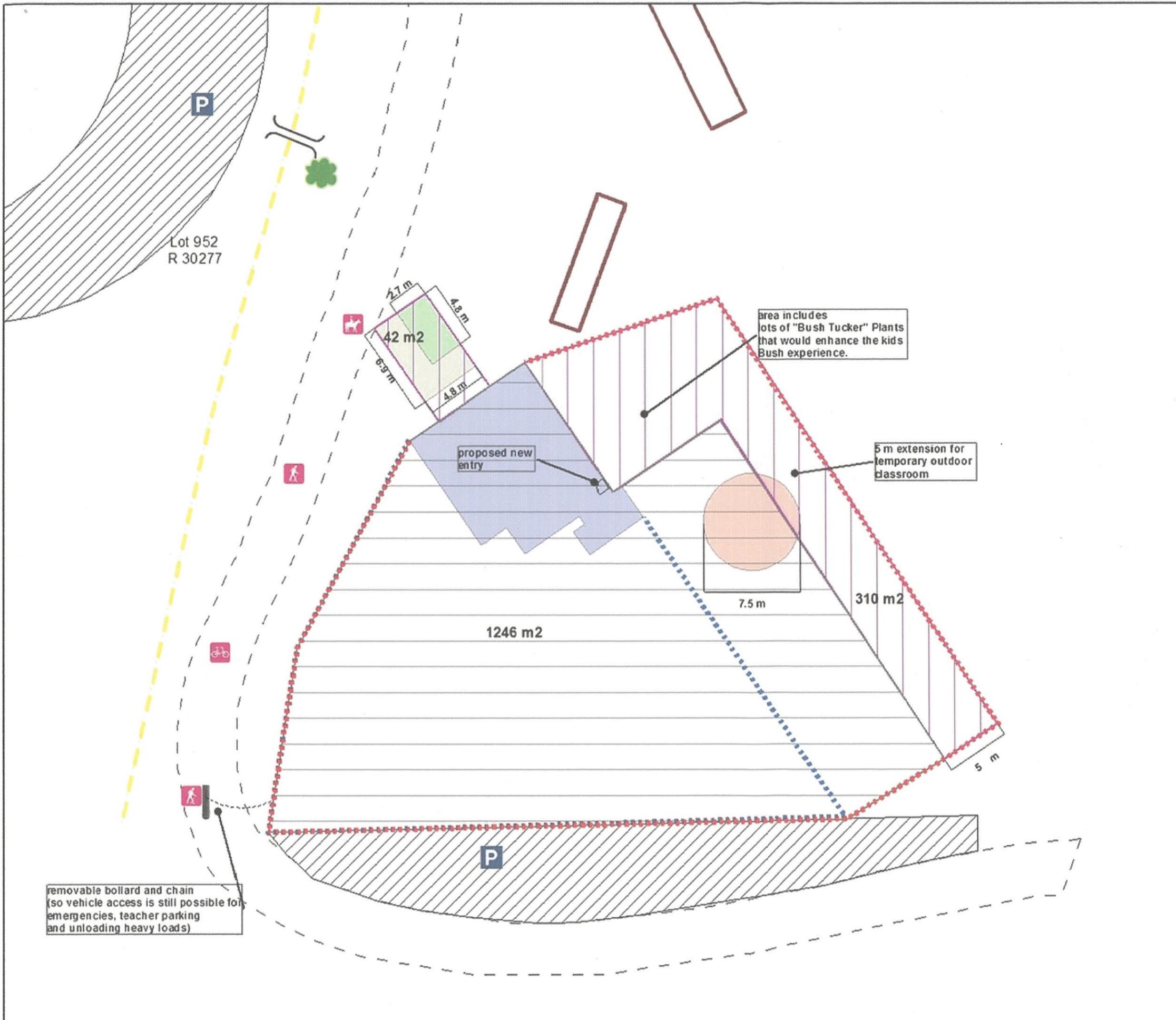
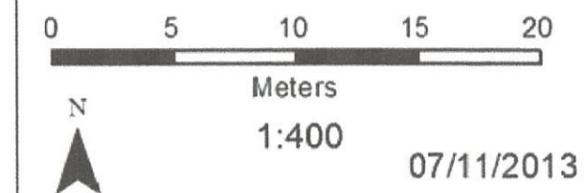
Drainage

- Drainage

Cadastre

Parking

- parking





8.5.1 SPIRIT OF PLAY – REQUEST TO LEASE PORTION OF RESERVE 30277, 952 CRELLIN STREET, DENMARK

File Ref:	A3140
Applicant / Proponent:	Wilgie View Learning Centre Inc. (Spirit of Play Community School)
Subject Land / Locality:	Portion of Reserve No. 30277, 952 Crellin Street, Denmark
Disclosure of Officer Interest:	Nil
Date:	11 September 2012
Author:	Dale Stewart, Chief Executive Officer
Authorising Officer:	Dale Stewart, Chief Executive Officer
Attachments:	Yes

Summary:

The Spirit of Play have written to Council seeking an extension of their lease area which surrounds the Old Post Office on portion of Reserve 30277, 952 Crellin Street, Denmark. The extension will incorporate the storage building (subject of Council Resolution No. 110210 / 23 February 2010), septic tanks (already in place) and will allow adequate area for sufficient soft fall sand under the swing set.

Background:

The Old Post Office was relocated from Strickland Street to the Crellin Street Reserve to make way for the new Post Office (late 1970s to early 1980s) and was originally used by the Department of Education for a 2nd Kindergarten prior to the Kindergarten / Pre-Primary being built on the current Primary School site (corner of Brazier and Thornton Street).

In July 2003, Wilgie View Learning Centre began leasing the building for their Community School (called the Spirit of Play) and their current lease expires on 30 November 2013 when they have an option to renew the lease for a further five (5) years (pursuant to clause 4.6, Further Term in their current lease).

In 2010 Wilgie View Learning Centre Inc. made an application to Council to relocate a 2.7m wide by 4.45m long outbuilding to the site for storage purposes. On the 23 February 2010 Council resolved as follows (Resolution No. 110210);

“That with respect to the development application lodged for the relocated outbuilding on Reserve 30277 (Lot 953), Inlet Drive, Denmark, Council resolve to give permission as a landowner for the planning application to be submitted for assessment and grant Planning Approval subject to the following conditions:

1. *The development to be in accordance with the attached stamped approved plans and where marked in red dated 3 February 2010.*
2. *The outbuilding colours to match the existing “Old Post Office” building on site to the satisfaction of the Director of Planning and Sustainability.*
3. *The outbuilding to be used for storage purposes only.*
4. *Upon the expiry of the current lease held by Wilgie View Learning Centre Inc. (Spirit of Play), the outbuilding shall be removed and the land restored to its original condition at the applicants cost. (See Advice Note i)*
5. *If in the opinion of Council, the approved use is not completed to a satisfactory standard, Council may withdraw or amend this approval.*

Advice Note:

If a new lease-holder requires the use of the relocated outbuilding, a new planning application will be required for Council to consider.”

Comment:

Whilst the location was approved at the time the lease, in hindsight, wasn't extended to include the area. The building has subsequently been erected on site in accordance with the Council approval.

The size of the proposed extended area would be approximately 8.5m x 20m and is shown on the attached diagram (Attachment 8.5.1).

The applicant has advised that the regulations for play equipment stipulate that there needs to be two metres or more of sand placed in the fall zone of swings and other play equipment. The extension of the lease area to incorporate the existing shed and septic tanks will also allow the School to comply with these regulations as their existing play equipment is too close to the fence.

Should Council agree to extending the lease area the applicant has advised that they will move the boundary fence at their own expense.

It was noted during the writing of this report that the valuation performed in 2008 was done by the valuer on an incorrect land area of 2,500sqm however given that the majority of annual rental pertains to the building and outbuilding area (and not the land) it is believed that the extension of the leased area (being 170sqm including an outbuilding) would essentially cancel each other out. This anomaly has been noted in the lease file and it is believed that this can be corrected during the next rent review due in 2013.

Consultation:

Nil

Statutory Obligations:

There are no statutory obligations.

Policy Implications:

Policy P110102 - Leasing of Land and/or Buildings to Community Groups relates and reads as follows;

“With respect to community groups exclusively occupying, or seeking to exclusively occupy, Council property or buildings;

- a. There be a signed lease based on Council's standard 'not for profit' lease prior to occupation or upon renewal;*
- b. Council desires lessees to be incorporated (with the exception of Volunteer Bush Fire brigades which are covered under the Bush Fires Act);*
- c. Contribution by Council towards legal costs (if required) by Council 100%;*
- d. Have differing rentals discounted to market valuation depending upon the following factors;*
 - i. To what degree the property is utilised for charitable, not for profit or sporting purposes;*
 - ii. The ability of the lessee to derive income from use of the property including sub-leases, rental hire and the presence of a liquor license;*
 - iii. The strategic value of the land in the short term to Council;*
 - iv. To what degree if any that the use is competing with commercial enterprise;*
- e. Where the applied rental is lower than a valuation or real estate rental appraisal, Council indicate that contra difference in its annual budget, for that property;*
- f. Offer local authority rate exemption rebate donation (rather than exemption contra);*
- g. Offer Council insurance of the buildings and Council owned property / contents without recoup of the annual premium and to encourage repairs and reinstatement through insurance claims, Council will meet all bar the first \$500 of any insurance excess on claims;*

- h. All outgoings and consumable costs to be met by the lessee including but not limited to water, sewer, gas, telephone, ESL, refuse charges, etc;
- i. Lessees to meet all ongoing internal and external building and grounds maintenance other than structural building repairs;
- j. Leases require endorsement of Council prior to signing;
- k. Have differing tenure and renewal rights and terms depending upon the strategic future requirements for that land and or building(s) but based on a maximum of 21 years including any right of renewal (subject to the prevailing management order if applicable);
- l. The use of the property is consistent with the zoning and/or management order and power to lease exists (if required).
- m. Reflecting the non 'exclusive club' usage and fact that they perform a valuable Council service for wide community benefit Council annually (subject to annual budget deliberation) contributes to the maintenance of the following leased Halls;
 - i. Parryville Hall \$2,000;
 - ii. Tingle Dale Hall \$2,000;
 - iii. Scotsdale Hall \$2,000 (nb: Hall is owned by Scotsdale Progress Association on Association vested land);
 - iv. Kentdale Hall \$2,000;
 - v. RSL Hall \$3,000;
 - vi. Museum Building maintenance is 100% Council responsibility;
 - vii. Nornalup Hall \$2,000;
 - viii. Peaceful Bay Hall (& Les Carpenter Shed) \$2,000; and
 - ix. Denmark Occasional Day Care Centre \$2,000.
- n. Councils Principal Building Surveyor at least on an annual basis inspect all leased buildings and land to ascertain their state of maintenance pursuant to the lease and priority for future and long term maintenance in conjunction with the lessee.
- o. The definition of 'exclusive occupation' does not include reference to yearly licenses to occupy storage space within a building such as at the Denmark Recreation Centre."

Budget / Financial Implications:

There are no known financial implications upon the Council's current Budget or Plan for the Future. Council receives an annual lease amount of \$8,200 per annum.

Strategic Implications:

The purpose of the reserve is 'Historical Precinct, Recreation and Community Purposes'. The Railway Precinct is listed on Council's Municipal Heritage Inventory (MHI) as being of Exceptional Significance which states it is "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)."

There is no Conservation Plan for the Railway Precinct however a concept plan depicting potential future use for the site has been completed and is the subject of another report within this Agenda.

Sustainability Implications:

➤ **Environmental:**

The existing fence is plastic coated mesh (green) and does not intrude on the natural amenity of the reserve. It is the author's belief that relocating the fence will not have any negative impact but will only define the area (with the shed and septic) which is currently leased and utilised by the Spirit of Play Community School.

➤ **Economic:**

There are no known significant economic considerations relating to the report or officer recommendation.

➤ **Social:**

There are no known significant social considerations relating to the report or officer recommendation.

Voting Requirements:

Simple majority.

OFFICER RECOMMENDATION

ITEM 8.5.1

That with respect to Wilgie View Learning Centre Inc.'s (Spirit of Play Community School) request to extend their lease area of a portion of Reserve 30277, 952 Crellin Street, Denmark, Council advise the applicant that;

1. Approval is granted to amend the lease area to include the existing storage shed (erected pursuant to Council Resolution No. 110210) and the septic tanks (approximately 170sqm), which will allow them to provide sufficient soft fall area around the existing playground equipment; and
2. Council accepts the offer for the applicant to relocate the boundary fence at their expense, at no cost to Council, however advises that prior to the applicant undertaking these works, the applicant must obtain agreement from the Council's Chief Executive Officer as to the final position of the fence so as to coincide with their extended new lease area.

COUNCIL RESOLUTION

ITEM 8.5.1

MOVED: CR LEWIS

SECONDED: CR PEDRO

That with respect to Wilgie View Learning Centre Inc.'s (Spirit of Play Community School) request to extend their lease area of a portion of Reserve 30277, 952 Crellin Street, Denmark, Council advise the applicant that;

1. Approval is granted to amend the lease area to include the existing storage shed (erected pursuant to Council Resolution No. 110210) and the septic tanks (approximately 170sqm), which will allow them to provide sufficient soft fall area around the existing playground equipment; and
2. Council accepts the offer for the applicant to relocate the boundary fence at their expense, at no cost to Council, however advises that prior to the applicant undertaking these works, the applicant must obtain agreement from the Council's Chief Executive Officer as to the type of fence and its final position so as to coincide with their extended new lease area.

CARRIED: 9/0

Res: 160912

REASONS FOR CHANGE

Council amended part 2 of the Officer's Recommendation to ensure that the Chief Executive Officer would also agree to the type of fence erected.



8.5.3 DENMARK RAILWAY STATION NO. 3 RESERVE - HERITAGE PRECINCT CONCEPT PLAN

File Ref:	A3140
Applicant / Proponent:	Not applicable
Subject Land / Locality:	Reserve No. 30277 & portion of Lot 1083 of Reserve 14376, 952 Crellin Street, Denmark Denmark Railway Station No. 3 Reserve
Disclosure of Officer Interest:	Nil
Date:	3 April 2013
Author:	Claire Thompson, Executive Assistant
Authorising Officer:	Dale Stewart, Chief Executive Officer
Attachments:	8.5.3 a) – Draft Denmark Railway Heritage Concept Plan 8.5.3 b) – 1944 Plan of site 8.5.3 c) – Extract from Council Minutes 25 September 2012 8.5.3 d) – Submissions 8.5.3 e) – Map showing the Proposed Extension to Denmark Machinery Restoration Group lease area.

Summary:

Council is asked to consider the submissions received in relation to the draft Denmark Railway Heritage Precinct Concept Plan, with respect to Council managed Reserve No. 30277 & portion of Reserve 14376 (being Lot 1083), bounded by Inlet Drive, Crellin Street and Hollings Road, and determine changes required to the Concept Plan and consider maintenance / remediation to the site which the Officer believes are required prior to the conclusion of the Concept Plan process.

Background:

Aerial of the Reserve.



Figure 1 – 952 Crellin Street, Reserve 30277

The purpose of the Reserve (numbered 30277) is 'Historical Precinct, Recreation and Community Purposes'. The Railway Precinct is listed on Council's Municipal Heritage Inventory (MHI) as being of Exceptional Significance which states it is "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)."

At its meeting held on the 22 March 2011 Council dealt with the possible demolition of the former Railway Station Building (currently utilised as the Denmark Bowling Club) and resolved as follows (Resolution No. 200311);

"That with respect to the request of the Denmark Bowling Club that Council support both the principle of demolition of their existing Clubhouse, being the former Denmark Railway Station Building, and also a one third cash contribution to a new Clubhouse at the location, Council respond as follows;

- 1. That Council does not support the proposed demolition of the current building;*
- 2. That Council is prepared to consider supporting applications for grants for a new Clubhouse at the current site to a maximum cash and or in-kind value of one-third, plus additional self-supporting loans, only if the Club can demonstrate to Council's satisfaction that it can meet its projected long term debt and ongoing commitments and has undertaken all necessary planning for the project.*
- 3. 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.*
- 4. If the Club wishes to proceed with planning for a new building on the site, that prior to part 2 being determined or considered, **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.**"*

At its meeting held on the 25 September 2012, Council resolved as follows (Resolution 190912). A copy of the Report is attached;

"That the draft Concept Plan, comprising Reserve 30277 (Lot 952), portion of Reserve 14376 (Lot 1083) and the unconstructed portion of the adjoining Hollings Road Reserve, for the Denmark Railway Station Heritage Precinct be advertised for public comment in the Administration Office, Denmark Library and Denmark Bulletin for a period of 60 days and specifically forwarded to the following identified organisations / businesses seeking written comment on the plan in general as well as on the opportunity to submit an expression of interest in relation to utilising the proposed relocated Railway Station Building (Community Groups only);

- 1. Denmark Historical Society Inc.*
- 2. Denmark Lions Cub Inc.*
- 3. Wilgie View Learning Centre Inc. (Spirit of Play)*
- 4. Denmark Machinery Restoration Group Inc.*
- 5. Denmark Tourism Inc.*
- 6. Denmark Chamber of Commerce Inc.*
- 7. Denmark Weed Action Group Inc.*
- 8. Denmark Yacht Club Inc.*
- 9. Denmark Woodturners Inc.*
- 10. The lessees of the Denmark Rivermouth Caravan Park."*

The purpose of the Concept Plan was to define, discuss and / or explore the following aspects;

- The name of the Reserve which has been officially named by Council as the 'Denmark Railway Station No. 3 Reserve'.
- A draft 'Vision' for the reserve to guide Shire of Denmark and Community usage of the reserve in keeping with Heritage Railway precinct (its railway and timber heritage).
- Acknowledgement of the existing uses (and leased areas) including the Lions Lair, Denmark Yacht Club Shed, Denmark Machinery & Restoration Group, Sprit of Play School (Old Post Office) and heritage artefacts.

- Exploring additional, indicative only, long term / future complementary uses and potential building sites and uses such as a 'Men's Shed', possibly in the relocated former Railway Station.
- Exploring the potential for signage and interpretation elements.
- Plotting (not surveying) existing assets on the reserve including, for context and connectivity, the adjoining footpath on Inlet Drive and reference to Inlet Drive, Hollings Rd and Crellin St.
- Refurbishing the old rail 'turntable', ash pits and railway carriages as safe 'play' and interpretative elements (and noting the possibility of grants to achieve this).
- Concept perspectives of the (to be) relocated and (to be) restored 'Railway Station' building (much of the *present Denmark Bowling Clubhouse*).
- Commentary on the 'borders' of the plan exploring opportunities to create design guides, planting, landscaping, features and parameters to include future constructions in keeping with the theme and vision of the reserve (railway and timber heritage).
- Conceptual usage of different aspects of the reserve, both now and into the future, and how they interconnect with roads, car parking, seating, trails and paths.
- The potential for a Trails Hub facility exciting users to explore the various trails of the Shire including specifically the trails that are immediately accessible adjacent or within the reserve, those being;
 - Munda Bididi Trail
 - Bibbulmun Track
 - Denmark-Nornalup Heritage Rail Trail
 - Karri Walk Trail
 - Heritage Walk Trail
 - Mokare Walk Trail.

Comment:

Pursuant to Council's Resolution No. 190912, the draft Concept Plan was advertised and also sent to relevant, identified stakeholders seeking comment.

Fourteen (14) submissions were received and are attached.

Whilst not all were unanimously supported, there were a number of themes noted by the Officer in the submissions which are listed below;

- The re-location of the former Railway Station (current Bowling Clubhouse) to its original location on the reserve is supported;
- The former Railway Station should be positioned as close as possible to its original location;
- Have the Railway Station as a museum, and possible future kiosk / visitor information desk – rather than a community "hall" or "centre";
- Consider the future provision of public toilet facilities;
- Further consideration of additional car parking – number of bays and location within the reserve including angled parking off Crellin Street needs to be amended to the correct angle;
- Possible re-opening of old access route off Crellin Street – to allow for a second exit / entrance particularly in relation to emergency situations;
- Provision of picnic areas for families and visitors;
- Ensuring harmonic, co-existence of heritage & tourist precinct – predominant use of reserve being for heritage preservation and information whilst creating an area which serves as a tourist attraction coupled with a recreation area for public use – picnic areas, nature play areas and the like with connectivity with major walk trails;
- Possible re-location of other historic buildings throughout the district particularly those that may have heritage value / significance to the reserve;

- Potential for future tourist related commercial venture – kiosk, miniature rail ride (with motorised train with rubber wheels, not necessarily via rail line), tours and the like;
- Vegetation considerations – removal of some invasive species and protection and retention of other species (eg, zamia palms).
- Valuable resource with great potential. Requires careful planning.
- Maintenance issues – who will look after the site.
- Some comment that the existing Community School, and/or its potential expansion, is not in keeping with the potential or intended use of the reserve.
- The suggestion of the establishment of a Working Group of relevant stakeholders and existing leaseholders.
- There were a number of other suggestions which due to them not demonstrating how they will be achieved or sustained, have not been addressed (for example, the development of mini golf on the site).

OFFICER COMMENT ON SOME OF THE ISSUES RAISED IN THE SUBMISSIONS;

- The relocation of the former Railway Station to an area on the Reserve which is closer (than shown on the Concept Plan) to its original location is supported. The use of this building is proposed to be 'community' with the potential lessees yet to be identified.
- Public Toilet facilities on the Reserve are not considered to be imperative in the foreseeable future. There is a public ablution block located at the Rivermouth Caravan which is within walking distance and appropriate signage to this affect could be installed on the Reserve.
- Angled parking on Crellin Street requires correcting on the next version of the Concept Plan.
- The access road off Hollings Road (opposite the Tidy Town Park) was closed off recently upon agreement of the Lessor and the Lessees due to possible / potential conflicts between vehicles, pedestrians (trail users) and more importantly, children.
- Agree that there is the potential to relocate other heritage buildings within the Shire of Denmark to the site however the Officer believes that this should be assessed on a case by case basis to ensure that buildings are not simply 'dumped' or purchased for the sake of retaining them if they are dilapidated and/or of no viable or ongoing use to the Community.
- The establishment of a Friends of Reserve, Working Group or User Group at this stage would seem premature given that Council is still at the early concept plan stage and there are no funds identified in the Long Term Financial Plan for the development of the Reserve.
- The Denmark Weed Action Group (DWAG) who have noted the invasion of a number of species on the reserve which upon inspection presented particular concern to the Officer in relation to the Morning Glory Vine (*Ipomea indica*) which is infesting a lot of the vegetation to the south western side of the DMRG. This would also be the location which could be where the former Railway Station is relocated to - given that it is the location 'closest' to its original 'home'.

There are also a number of Karri Trees which are re-shooting from stumps (base) which the DWAG recommend should be removed as they are potentially unsafe.

If the site is potentially going to be a tourist / community / heritage area and Council adapt the area in line with the principles of the Concept Plan then it is recommended that these invasive weeds and/or unsafe vegetation be addressed. In most cases eradication of weed species requires many months, if not years, to control and it is recommended that this problem be addressed now to ensure that there is no further damage to native vegetation and that there is sufficient time to control/remove the offending plants.

- The concept for an additional future access to the reserve near the proposed siting of the relocated Railway Station is supported. This was a former access road.
- It is noted that the Concept Plan is not in the Denmark River Flood Fringe mapping.
- The Lessees currently maintain their leased portion of the Reserve whilst Council maintains the rest, as it does with its other reserves. It is considered that this will continue. This said, there is no specific allocation in the Council's current (or previous) budgets for this reserve.
- The Denmark Machinery Restoration Group have requested an increase to their lease area of approximately 3,600 sqm. This will accommodate the potential relocation of the former Pig Sale Shed to the site, pursuant to its Council's Resolution No. 170912 which reads;

That with respect to the Denmark Machinery Restoration Group Inc.'s (DMRG) request to relocate the shed from the former saleyards on 13 (Lot 300) (cnr South Coast Highway and Denmark-Mt Barker Road), to the Heritage Precinct on Reserve 30277 (952 Crellin Street, Denmark), Council;

1. *Approve in principle the removal, relocation and restoration of the shed upon the expiry of the current leases for Lot 300, the last one being 31 December 2015, subject to there being no concerns received from the Denmark Historical Society and the works being carried out at the cost of the DMRG; and*
2. *Approve in principle to the re-erection of the shed on Reserve 30277, subject to it being placed within the lease area of the DMRG and subject to the group obtaining demolition, planning and building approvals (prior to removing the shed from Lot 300);*
3. *Advise that it is prepared to consider a reasonable extension of the area leased by the DMRG to accommodate the relocation of the shed, if required.*

Attached is a copy of the proposed extended lease area.

OTHER OFFICER COMMENTS

- The Reserve was formally named the Denmark No. 3 Railway Station Reserve as part of the Council's Centenary Celebrations, pursuant to Council Resolution No. 270911 and subsequently endorsed by the Geographical Names Committee. This name should be depicted on the draft Concept Plan.
- The Concept Plan only shows a portion (albeit a majority) of Reserve 30277 and encompasses a portion of Reserve 14376 (being Lot 1083). This should be clarified on the draft Concept Plan.
- Crellin Street is significantly not constructed on its gazetted alignment and if the Council wished to correct this it would need to either reconstruct the road on its correct alignment resulting in significant loss of vegetation or acknowledge its current location and seek formalisation of this from State Land Services which

would result in the need to formally close a portion of the existing gazetted road reserve such that the closed portion of the road reserve is either amalgamated into the Council Reserve No. 15513 (to the north west) or more logically, with Reserve No. 30277.

- The gazetted Road Reserves (shown below in pink) are neither constructed or used and it is recommended that Council initiate the closure of these road reserves.
- Whilst the concept is meritorious, the development of a dedicated museum (with kiosk), at the site, is not supported until or if a community group demonstrates that such a facility or use would be sustainable and operated without an inordinate ongoing subsidy by the Ratepayers. This notwithstanding, it is noted that community groups / lessees that incorporate interpretation of the heritage of the reserve or artefacts of a cultural, heritage nature, within the ordinary activities of the lessee are encouraged. Similarly opportunities to support community groups and Lessees seeking grants to refurbish historic elements in keeping with heritage of the rail background of the reserve are supported.

Map showing the location of the Reserve.

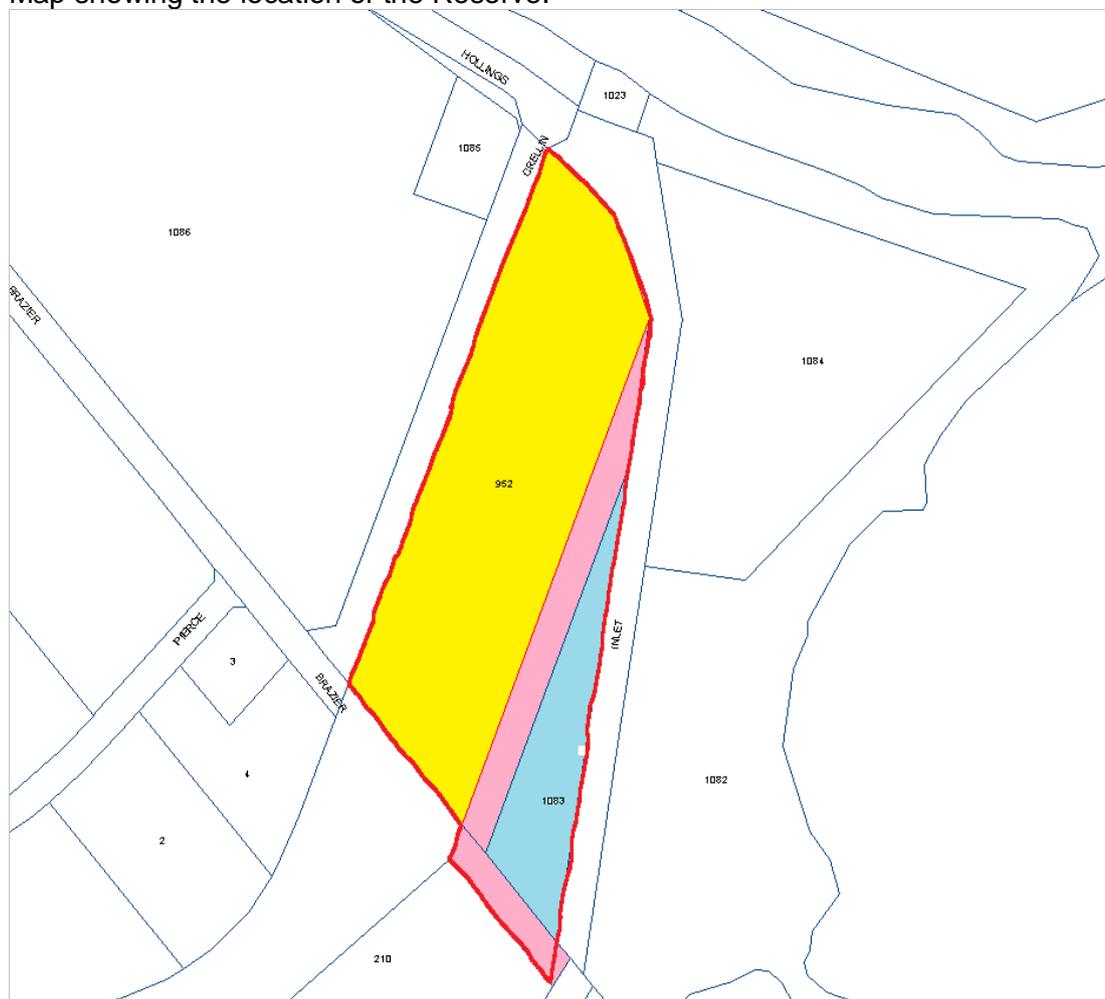


Figure 2 - 952 Crellin Street (showing Lot 1085 also)

KEY

Yellow – Whole of Reserve 30277

Pink – Unconstructed Gazetted Road Reserves

Blue – Lot 1083, portion of Reserve 14376

Red – Portion of land the subject of the proposed 'amended' Concept Plan.

FORMER RAILWAY STATION (CURRENT BOWLING CLUB)

Part 3 of Council's Resolution No. 200311 which states;

"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's Principal Building Surveyor inspected the premises and determined that the building would most likely be able to be relocated however it is recommended that an inspection and quote be obtained from a professional removalist to confirm this and to provide a quote for the cost of relocating the building from its current site (Reserve

In addition, the inspection noted that three of the existing walls no longer exist. This is also highlighted in Council's Municipal Heritage Inventory (MHI) which states;

"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 buildings 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".

The Riverside Project Team advises that the likely timing for them to require the removal of their Clubhouse (the former Railway Station) would be October 2014 (assuming it is supported with the current Federal Government RDA Round 3 grant application). The proposed cost of the relocation and restumping of the building is included in the Riverside Project supported by Council at its meeting of the 27 November 2012 (Resolution No. 151112).

GENERAL COMMENTS ON THE RESERVE

During an inspection of the site the Officer noticed a number of issues that need to be addressed, ideally prior to the conclusion of the adoption of a final Concept Plan.

- The (former) Ash Pit (not shown on the Concept Plan), the Author believes, poses a high risk of liability for Council, particularly given the close proximity to the Spirit of Play Community School and the proposed, future "nature play areas". As shown in the photo below, the pit sits below an old, disused carriage and is approximately 1.5 metres deep. The pit is made of concrete, holds water in some areas and whilst there is little risk of the area collapsing, the old carriage could present a risk in its current state.

It is recommended that, rather than fill it in, this area should be fenced off, even if just around the Ash Pit. This way the heritage "artefact" could still be viewed by tourists / visitors but the 'danger' associated with the item would be greatly reduced until it was eventually restored.



- There are at least three (3) broken, wooden picnic tables. Two (2) of these are located in very overgrown areas and are unlikely to be used. The other one is unable to be used. These were originally built by the Denmark Weed Action Group. It is recommended that these be removed for aesthetic and safety reasons.



- To the western side of the Denmark Machinery Restoration Group (DMRG) Shed, between the pathway and the semi dry creek bed there is another wooden structure with rusted pieces of metal (tin) barely stuck to it. The Officer believes that these pieces of rusted metal could pose a risk and recommends that they be removed. The wooden structure itself appears to be fairly good condition and could remain it situ.
- In the same vicinity, there are a number of pieces of steel / metal which are partially hidden by overgrown vegetation. These items (the Officer is unsure what they used to be) are broken and rusted and the Officer believes that, whilst they are 'off the beaten track' they could pose a risk to members of the public. It is recommended that the CEO liaise with the Denmark Historical Society and the DMRG to ascertain whether they are aware of any historical

significance of the items and if so seek a solution to their location and condition. If it is determined that they are of no historical significance to the site then either donate the metal to the DMRG or dispose of it accordingly.

Note: this area is also the site which is closest to the original Station site and therefore, should Council agree to locate the building back to and as close to its original location, this area would need to be cleared anyway.

- There is a Horse Hitching Rail on Crellin Street (picture below) which is in disrepair. The Officer believes that this is currently used by horse riders along the trail and recommends that the rail be repaired.



- A stone fireplace (BBQ), built many years ago but the Denmark Weed Action Group, exists at the north, west end of the reserve. As shown in the picture below, this BBQ is surrounded by leaf and bark debris and the Officer believes that this could, possibly pose a fire hazard if utilised. It is recommended that Council request the CEO to remove the structure as existing electric BBQs are located on the opposite reserve (being the Tidy Town Park) which is only some 40 metres away.



- The vegetation to the south, western side of the Reserve is very dense and would likely benefit from a prescribed burning. The Officer has sought comment from the Denmark Weed Action Group (DWAG) in relation to this and whether there would be a potential risk to the Zamia Palms in that vicinity and was advised that it is highly likely that the palms would survive a burn given their robust nature.

Consultation:

The draft Concept Plan was advertised;

- in the Denmark Bulletin in December 2012 and January 2013;

- on Council's website;
- on Council's Notice Boards (Administration Office & Library);
- in the foyer of the Administration Office.

Letters were also sent to relevant stakeholders and existing leaseholders pursuant to Council's Resolution No. 190912.

Statutory Obligations:

Nil

Policy Implications:

The Council's adopted Municipal Heritage Inventory records place record forms for several sites / buildings involved on or with the precinct are attached.

These include place record forms;

- Old Railway Station (current Bowling Club on Reserve 20403);
- Railway Precinct;
- Former Post Office (current Sprit of Play Community School);
- Station Master House (current Lions Lair); and
- Denmark River Railway Bridge (subject to a current restoration grant project scheduled for completion in calendar year 2013).

Council's Consultation Policy P040123 relates and has been considered in developing the proposed consultation referred to in the Officer Recommendation.

Budget / Financial Implications:

If Council adopt the concept is adopted there may be assistance required to support the aspirations of community groups occupying (at present or into the future) the Reserve to achieve the visions ascribed in the Plan. Such assistance would generally be in the way of assisting to leverage government grants that fulfil the collective aims of both the group(s) and the Plan. The development of the Reserve can then occur as and when Council and Community or Government funds become available.

The key is the development of a Concept Plan that guides development into the future. There are currently no indications on the plan of 'when' the ultimate development is proposed to be completed as the actions would generally be to support the community or community groups as opportunities arise.

The cost of amending the Concept Plan as per the Officer's suggestions within the report are expected to be approximately \$1,000 which will need to be considered in the 2013/14 financial year if it cannot be accommodated within existing budget lines.

The Lessees currently maintain their leased area whilst Council maintains the rest of the reserve however there is no specific allocation in Council's budget for this work (eg. mowing, clearing etc...). The cost to Council at present is negligible and would continue to be so until Council funded any 'development', if any, of the 'public' elements of the precinct. The majority of the site will continue to be maintained by the lessees.

Strategic Implications:

The subject land is listed in the Heritage Schedule of the Council's Town Planning Scheme and Council should consider all proposals for development in accordance with any Heritage Policies that it has in place from time to time.

The return on the original Railway Station Building, to a position as close as possible to its original location, could be achieved if the Council so desired. It is noted that the current Concept Plan shows the Building being relocated to the North East of the

Reserve (some 100m east of its original location). A majority of the submissions suggested that the building could be moved closer still to its original location. This should be addressed in the next version of the plan.

The opportunity also exists for Council to enter into discussions with other community groups, such as the Denmark Woodturners, about potentially relocating to the Reserve, in time, to further create a heritage / tourist 'hub' centred around activities with a timber and rail heritage theme.

If Council were to advertise the opportunity to assist with the relocation of the former Railway Station building to the Railway Precinct, the Officer is of the view that there would be community organisations who would be interested in using the building once on site and fit for use.

Such an outcome would serve both the Ratepayers (and also the benefiting community group) and would, in the opinion of the Officer, be well received by potential grant providers looking to assist with community activities and particularly those involving the preservation / restoration of heritage assets.

The principle of seeking 'expression of interest' from potential community groups, who could benefit from the Railway Station Building, might be premature unless;

- the Council is aware of an existing community group that it strategically considers could relocate to this location or offer the former Railway Station to them; and/or
- the Riverside Clubs Project is successful with their existing RDA grant and the proposed CSRFF Grant.

The opportunity to create a Heritage Precinct has significant merit, is supported by the adopted Municipal Heritage Inventory and the Reserve already has a number of 'artefacts' and heritage buildings that relate to the site and/or era.

The return of the Railway Station Building and, indeed, other heritage buildings (in a useable condition) would complement this.

In the Officer's opinion, the confluence of important resident and visitor servicing; trails, combined with the heritage elements of the precinct and its location, at the Rivermouth, makes the Reserve an extremely important long term asset that deserves appropriate planning and 'guidance' which helps achieve the overall 'vision' for the reserve and avoid ad-hoc decision making.

With a number of heritage buildings and community 'space' the Reserve could also develop into a long term opportunity for another community market space.

Another important consideration addressed by some of the submitters was that of the potential expansion of the existing community run pre-primary in the former Post Office building. The lease for this facility to the Shire of Denmark currently runs to 30 November 2013 and derives the only income to Council from the Reserve being \$8,200 (plus GST) per annum.

Sustainability Implications:

➤ Environmental:

There are no known significant economic considerations relating to the report or officer recommendation.

➤ Economic:

The development of a heritage precinct at the Reserve has the potential to further the Shire's tourism 'product' through the celebration and recognition of the role that timber and rail served in the development of the district and Denmark townsite specifically.

➤ **Social:**

The development of a heritage precinct at the Reserve has the potential to provide a cohesive and coordinated outlet for the celebration and recognition of the role that timber and rail served in the development of the district, the Denmark townsite specifically together with the imperative connectivity it enabled during the early Group Settlement days.

The opportunity exists to further consolidate the Reserve as a community space through the connection of people of all ages by utilising the heritage and natural assets that presently exist and as well as those that might be 'refurbished' or restored on the Reserve in the future.

The draft Concept Plan attempts to encourage intergenerational connectivity through utilising the heritage assets as 'heritage and nature play' elements.

Voting Requirements:

Simple majority.

COUNCIL RESOLUTION & OFFICER RECOMMENDATION	ITEM 8.5.3
MOVED: CR MORRELL	SECONDED: CR SEENEY
<p>That with respect to the draft Concept Plan, comprising Reserve 30277 (Lot 952), portion of Reserve 14376 (Lot 1083) and the unconstructed portion of the adjoining Hollings Road Reserve, for the Denmark No. 3 Railway Station Reserve Heritage Precinct, Council;</p>	
<ol style="list-style-type: none"> 1. Thank the submitters for their contributions; 2. Request the Denmark Weed Action Group to develop a plan to eradicate or at least control the invasive tree & weed species identified in their submission as part of their annual program of works on Council's reserves depending upon relative priorities; 3. Agree to extend the Denmark Machinery Restoration Groups request to extend their lease area (as shown on the attached drawing) by approximately 3,600sqm; 4. Consider in the 2013/14 Budget the inclusion of a budget line dedicated to the maintenance of the public (non-leased areas) of the Denmark No. 3 Railway Station Reserve; 5. Request a quote from the Architect, Howard and Heaver, to provide a modified version of the Concept Plan with amendments as highlighted within the Officer's Report including; <ol style="list-style-type: none"> a. The inclusion of the former Ash Pit; b. Adjustment to the proposed location of the former Railway Station – to be as close as possible to its original location; c. Adjustment to the Denmark Machinery Restoration Group's leased area to reflect the 3,600 sqm extension to the south of their existing building; d. Inclusion of the whole area (shown on Figure 2 in red in the Officer Report) of the Concept Plan being; <ol style="list-style-type: none"> i. Whole of the Reserve 30277; ii. portion of Reserve 14376 (being Lot 1083); iii. two (2) unconstructed road reserves on the western & southern boundary of Reserve 30277; and iv. portion of Reserve 15513 as separated by the incorrectly constructed portion of Crellin Street. 	

6. Forward the modified final Concept Plan to all of the existing Lessees and submitters for final comment prior to resubmitting to Council for recommended adoption.
7. Request the Chief Executive Officer to;
 - a. liaise with Council's Parks & Gardens Supervisor with respect to 'treating' the Karri trees which are beginning to re-sprout from their base;
 - b. liaise with the Denmark Historical Society and the Denmark Machinery Restoration Group (DMRG) as to the historical significance of the metal items, hidden within the undergrowth, to the west of the DMRG shed with a view to eventually either restoring or removing the items;
 - c. refer to Council's Community Emergency Services Manager the matter of a potential prescribed burn of a portion of the reserve for the consideration of the Bush Fire Advisory Committee and in their current schedule of prescribed burns of Council Reserves.
 - d. arrange for the following items to be addressed within the next 12 months, particularly if they can be achieved within existing budget lines;
 - i. remove the broken, wooden picnic tables;
 - ii. repair the Horse Hitching Rail;
 - iii. fence off the Ash Pit; and
 - iv. removal of the existing stone BBQ in the north / east corner of the reserve.

CARRIED: 11/0

Res: 140413

Cr Syme noted some inaccuracies regarding the physical location of the Concept Plan and requested that they be corrected for the next version.

Denmark

level of significance

MUNICIPAL HERITAGE INVENTORY

Considerable

Old Post Office

**Place Details**

Place Name:	Old Post Office
Other Name:	Denmark Post Office Spirit of Play School
Place Type:	Post Office
Original Use:	Post Office
Current Use:	Pre-primary School
Lot/Location No.:	Reserve 30277/ Lot 952
Address:	952 Crellin Street
Locality:	Denmark
Map Reference:	
HCWA Number:	
ASS Number:	3140
Description:	
Walls:	Weatherboard
Roof:	Corrugated Iron
Condition:	Very good
Integrity:	Most

3 December 2013 - Attachment 8.5.2 d

The Post Office which was moved from its original position in Strickland Street is now located on the corner of Inlet Drive and Crellin Road. It is in a bush setting surrounded by mature trees. The building is made from weatherboard and has a corrugated iron roof. The integrity of the building remains as the windows are original and much of the original fabric is intact. Surrounding the Old Post Office are artefacts remaining from the railway era. These include a railway turntable, the ash pit as well as carriages. In the external grounds of the Old Post Office are bush tables and stools to be used by visitors to the Denmark-Nornalup Heritage Trail.

History

Construction Date: 1926

Architect:

Builder:

The Denmark Post Office was constructed in 1926 in a prominent position on Strickland Street, not far from the current Bankwest building and in a similar location to the current post office. However, it was sited much closer to the road.

When a new building was proposed in 1987, it was decided to relocate the original building to its current site. The complex operation of the removal and relocation of the building captivated the town and the very slow task was successfully completed in 1987.

Significance

Historic Theme: Transport & Communications

Sub Theme: Mail services

This building has aesthetic, social and historic heritage significance. It is a good example of the quality architecture erected in country towns by the P.M.G. Dept. The Post Offices have always been a focus for the life of the town, reinforced by the telephone exchange function and the presence of mail boxes. The moving of the building and its use as a child care centre is a good example of the common practice of shifting and recycling buildings. Today (2009) it is the Spirit of Play school K to Year 1.

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

B McGuinness, *The rainbow arch : celebrating 50 years of kindergarten in Denmark, 1957-2007*, Denmark WA : Cinnamon Coloureds, 2008.

Assessment Date 1999



Denmark

level of significance

MUNICIPAL HERITAGE INVENTORY

*Exceptional***Railway Precinct****Place Details**

Place Name:	Bridge, Ashpit and Turntable
Other Name:	
Place Type:	Bridge, Turntable and ash pit
Original Use:	Turntable originally located in front of the Denmark Hotel and was relocated in 1929.
Current Use:	
Lot/Location No.:	Reserve 41815/46242
Address:	Cnr Hollings Road and Inlet Drive
Locality:	
Map Reference:	
HCWA Number:	
ASS Number:	3140

Description:

Walls:
Roof:
Condition:
Integrity:

The Railway Bridge is a traditional timber pile construction. It was last used as a railway bridge when the Denmark – Nornalup line was closed in 1957. Since then, it has been converted to a pedestrian bridge.

The Turntable is a significant 60 foot steel structure which is now unused and lies abandoned. It is no longer operational.

The Ashpit is a concrete pit sitting below a disused railway wagon.

History

Construction Date:

Architect:

Builder:

The railway precinct became the centre of railway operations in Denmark at the opening of the Denmark – Nornalup line in 1929. Prior to this, there had been two separate stations in Denmark, but this was by far the largest. It was situated by the rivermouth, where the Denmark River flows into Wilson Inlet.

The Bridge over the Denmark River was constructed when the line from Albany was realigned to connect with the Nornalup extension which opened in 1929. The reason for the realignment was to reduce gradients when the line left Denmark and progressed westward. The bridge was of traditional timber pile construction, and is currently used as a pedestrian bridge which connects to the Wilson Inlet Heritage Walk Trail.

The 60 foot Turntable, which was used to turn locomotives, is the oldest and only remaining example of its type in Western Australia. It was built by William Sellars and Co. in Philadelphia in 1896, and first installed at the Northam depot. When it was no longer adequate to be used on the larger steam locomotives on the Kalgoorlie railway line, it was moved to Denmark and was first located on the old line near the Denmark Hotel, upstream from the rivermouth. Here it was used to turn terminating locomotives on the Albany – Denmark route, before the Nornalup line was completed. Later, when the new station was built, it was moved there.

The ashpit was lined with concrete and its purpose was to contain the ash from the steam engines. The fireman on the engine would clean out the ‘clinkers’ into the ashpit to maximise the power that a clean firebox could generate. When the ashpit was full, the fettlers, or line maintenance men, would clean out the pit and deposit the cooled ash elsewhere.

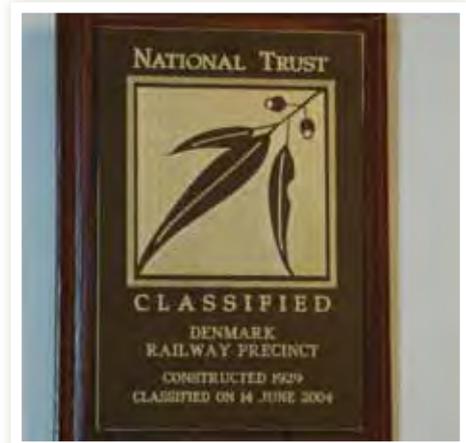
This turntable was used to turn the locomotive around when the train journey ended at Denmark instead of Nornalup. It was relocated when the line was rebuilt to follow the foreshore of the inlet and extended to Nornalup. The line which came into town was then closed. The ash pit was built at the time of the construction of the new line in 1929.

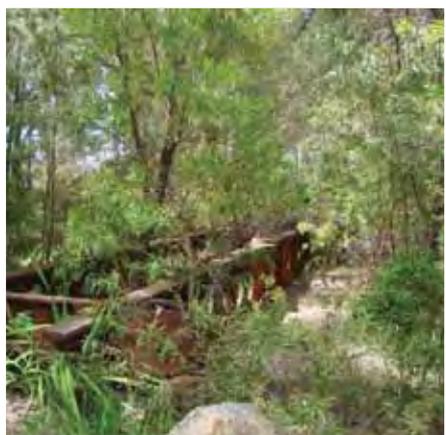
Significance

Historic Theme: Historic, Research

Sub Theme: Social, Rarity

All three items in the railway precinct have considerable historic value, with their connection to the Denmark – Nornalup Railway, which ran from 1929 to 1957. The railway, which was originally intended to link up with rail lines at Pemberton (but this plan never eventuated), was a





significant lifeline to the isolated communities, chiefly in Group Settlement areas, between the two towns. Much of the railway history in Western Australia has been lost and this precinct is a significant example of the historic importance of rail, prior to the advances in motor vehicles and road technology.

The Turntable and Ashpit have some research value. The Turntable is a rare example of rail technology from the 19th century which is now obsolete. The Ashpit is linked to the importance of steam as a mode of energy in transportation. The ready availability of timber to power steam locomotives resulted in the waste product of ash, and this was a resource that required disposal. The Ashpit is an example of that method.

All items in the Precinct have significant social value which relate to the town and outlying region in the period from 1929 to 1957 and beyond. The Group Settlement Scheme was one of the most important periods in Denmark's history, and the railway, and its associated infrastructure, was the means of linking those isolated settlements to the larger community of Denmark. The railway was a means of transporting provisions and produce in both directions, as well as providing essential medical services in emergencies. The railway also played a small part in the increasingly important tourism industry along the South Coast of WA.

The Turntable has considerable rarity significance, in that it appears to be the oldest and only remaining example of its type in Western Australia. It was built by William Sellars and Co. in Philadelphia in 1896, installed at Northam and moved to Denmark in the 1920s.

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

R McGuinness, *Elleker – Denmark – Nornalup; the railway extended west but never met ...*, Denmark, WA: Cinnamon Coloureds, 2007.

R McGuinness, *Denmark through the 1900's: past and present, intersect and converge*, Denmark, WA: Cinnamon Coloureds, 2006.

Assessment Date

2011

