



IMAGE 01:
GRASS PAVING/
PLASTIC PAVING GRID



IMAGE 02:
CARMARTHEN SCHOOL
IN SITU 1940

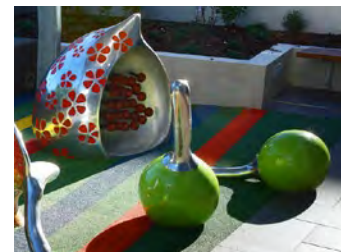


IMAGE 03,04 & 05:
LOW KEY HERITAGE /
SCULPTURAL PLAY
EQUIPMENT

30 September 2014 - Attachment 8.1.1a

MITCHELL STREET



CONCEPT PLAN 1:300 @ A3

Job no. 1307

Plane Tree Precinct Development Concept Plan
CNR Strickland St & Mitchell St. Denmark WA 6333



PIXELTRIX
Architecture & Interior Design

sk.14

02.05.13

3 KEY CONCEPT DESIGN ELEMENTS:

1. DENMARK HERITAGE ART PARK & PERFORMANCE SPACE:

The central location of the site - within Denmark CBD & at junction of Strickland St Heritage Precinct & Mitchell St Heritage Precinct - offers great opportunity to create a vibrant community space.

This space could highlight the many talents Denmark has to offer and additionally provide a link to the past.

The level change invites the layout of an amphitheatre that creates areas for resting, reading, lunch, meeting, street performances and much more.

Early ideas include a circular plant layout to showcase the six local Aboriginal seasons with incorporated artwork in the seating and paving. Possibly a way finding compass could be included into the paving to help orientate visitors. Both heritage precincts could have common ground here as a meeting place to start and end heritage walks.

A strong link to the Infant Health Centre would be incorporated as this proposal requires this building to be removed. The historical and local importance of the building could be reflected in many ways. Artefacts such as measuring sticks could be part of the amphitheatre as well as reusing the bricks of Denmark's first government brick building. This could be explained with interpretive signage.

Beyond the amphitheatre the Heritage Art Park would continue into more quiet and elevated BBQ facilities protected by shade sails. This area could also incorporate heritage play equipment as well as sculptural art play equipment. The key idea is to create a low key family environment with respect to adjoining neighbours.

Another area where the theme of history and art can be continued is the proposed modular covered walkway. This walkway provides weather protection on the western side of Strickland St and is a reference to the already active walkway on the eastern side. This walkway could become a linking spine that bridges the gap from the Pharmacy canopy to the Doctor's surgery. Being modular and small in scale this walkway could be provided in places suitable and follow the contours of Strickland St and create its own broken up landscape of angled roofs.



Street View from Cnr Strickland St & Mitchell St

CONCEPT SKETCH not to scale

Job no. 1307

Plane Tree Precinct Development Concept Plan
CNR Strickland St & Mitchell St, Denmark WA 6333



PIXELTRIX
Architecture & Interior Design

sk.15

02.05.13



Aerial View from Cnr Strickland St & Mitchell St

2. RE-STATEMENT OF HERITAGE BUILDINGS:

The Denmark RSL Hall and the Denmark Cottage Craft (including Carmarthen School) form an integral part of the built and social fabric of the town.

To be easily recognised as heritage buildings the concept plan proposes to bring back these two buildings as close as possible to their original design. Later additions would be removed and the facades of both buildings restored. The necessary administration, amenities and storage facilities could be added as contemporary smaller additions that are placed in the background with sympathetic designs in relation to the original buildings.

Both buildings are proposed to open up into the new community space with a verandah (as shown in earlier photos of the Carmarthen school) and with a generous deck (RSL). In particular the deck on the northern side of the RSL hall would offer a sunny place to sit and enjoy the connection to the other facilities and the town beyond. In addition the large northern glazing would enhance the RSL hall not only thermally, but also in its usage. This would enable this building to become an even greater community asset.

3. CBD CAR PARKING/ ACCESS:

This Concept Plan provides for much needed CBD car parking and at the same time acknowledges the problems that come with sealed parking bays. The majority of the 21 proposed car bays are located behind the re-instated Carmarthen School building and offer 14 car bays including one disabled car bay. This part of the car parking is proposed to be made out of trafficable grass pavers. Apart from providing a natural surface these grass pavers allow storm water to disperse and provide a cooler surface in summer. Added shade trees would enhance this space further and make it feel as being part of the Heritage Art Park.

There are 3 further car bays proposed for a more formal parking near the RSL back entrance (including one disabled). And finally some additional 4 car bays could be provided along Bent St. This arrangement is shown pending a Bent St review.

With regards to disabled access; the accessibility was a priority consideration for this concept. Two ramps were included to allow for direct access from Strickland St and from Mitchell St. The paths throughout are considered to lead from different areas with appropriate fall to allow for easy access to any part of the precinct.

CONCEPT SKETCH 02 not to scale

Job no. 1307

Plane Tree Precinct Development Concept Plan
CNR Strickland St & Mitchell St. Denmark WA 6333



PIXELTRIX
Architecture & Interior Design

sk.16

17.03.14

SCHEDULE OF SUBMISSIONS: DRAFT PLANE TREE PRECINCT DEVELOPMENT CONCEPT PLAN

Submission Number	Name & Address	Verbatim Submission
1	Margaret Williams 6D Willow Creek Drive Denmark	<p>I have seen the plans posted in front of the site in Strickland Street and wish to comment on a couple of features.</p> <p>There seems to be no good reason for a BBQ and Play area when the excellent facilities in Berridge Park are 'just down the road', and who wants to see a boozy BBQ party in the middle of town? It is just out of character. They are also too close to Mrs Malcolm's place and could be a magnet for anti-social behaviour on the heritage buildings.</p> <p>The artist's impression also suggests the extension to the RSL Hall is ugly and again out of character to the heritage buildings.</p> <p>A nice garden and benches would be far more attractive to visitors and locals, where they could enjoy a rest and a little peace in the middle of a busy CBD.</p> <p>Also out of character are the plain covered walkways, which I think are also unnecessary.</p>
2	Jean Phillips Lionsville Gardens 7/35 Mount Shadforth Road Denmark	<p>I am not against change – for the right reasons – to remove unsightly areas and improve access to facilities, or to provide an urgently needed resource.</p> <p>But to deliberately destroy the unique atmosphere and Heritage Buildings – to modernize – to become like a tourist resort. To destroy a building built by the women of this area, for their own and their children's needs and to even think of those bricks as pavers – to be trampled underfoot by all and sundry raises my ire to the maximum!</p> <p>This is a total insult to these women – the mothers and grandmothers of the present generations – who, I might add are not recognized elsewhere in this town!</p> <p>This Infant Health Building – the FIRST brick building in Denmark – should be kept and cared for as a memorial to them and all the babies they lost before its inceptions and those saved afterwards.</p> <p><u>Additional Submission Correspondence:</u> Enclosed (<i>Officer Comment - see end of table for plan</i>) alternative plan to open the area for public use, keeping our heritage and using a local theme i.e. rocks and logs. It also retains the path and extends it to Bent St for use by gophers.</p> <p>If this is too steep a ramp, path parallel to the RSL Hall up from Bent St could be added.</p> <p>A centre rail could be placed up the steps.</p> <p>A monument to Women Pioneers placed in the Infant Health Centre area marked 'Garden' would be an appropriate and appreciated gesture.</p> <p>P.S. the Infant Health Centre would be ideal for a pictorial display of Denmark's History and Unique Beauty, that is after maintenance and cleanup has been done.</p> <p><u>Additional Submission #2 Correspondence:</u> I would like to place a suggestion that on vacation by the Denmark Arts Council, that the brick Infant Health Centre Heritage</p>

30 September 2014 - Attachment 8.1.1b

		Building in Strickland Street, be offered for use to the Historical Society for storage of all the “Historical Records of Denmark” at present packed into a jail cell in an old wooden building with little access, and for a display and work area – much more suitable than the present crammed area used to display the history of Denmark in a dingy setting.
3	Betty & Gordon Harris PO Box 771 Denmark	<p>As a member of the Shire’s Working Group on this project, I was strongly against the demolition of a significant heritage building, the Infant Health Centre, although no other Member was interested. Now I understand the Denmark Historical Society Inc have recently launched a petition to save it. Consequently, I must support the retention of the IHC and request a review of the whole project. Failing this, I submit below my comments on the Plan as advertised.</p> <p>Whilst appreciating the overall concept for the Precinct, there are a few pertinent comments on the Plan worthy of further consideration:</p> <ol style="list-style-type: none"> 1. We most strongly oppose the proposal for a BBQ and Playground area, which will undoubtedly attract, and encourage anti-social behaviour, vandalism and noise from drinking parties. Litter and broken glass would become a menace. Damages to the Heritage buildings are more likely with uncontrolled parties and games. The various groups using the RSL Memorial Hall could create problems in the Precinct and neighbourhood. <p>The BBQ and Playground areas at Berridge Park are but minutes down Walker Street and cater handsomely for such activities, and include toilets on site. They are also more open and controllable. We are particularly concerned for Mrs Malcolm whose property (Lot 42) is very close to the suggested BBQ and Play area. Other local residents would also be affected. We don’t think you, we or anyone else would want that sort of arrangement on their doorstep.</p> <p>Could we therefore suggest a garden area with, say, some big granite rocks, Grass Trees and plants/shrubs representing the Flora of our local area? A few benches for visitors to relax would be far more acceptable to them and neighbouring residents alike.</p> <ol style="list-style-type: none"> 2. We also feel the covered walkways are unnecessary and too modern which could detract from the Precinct’s appearance from both sides of Strickland Street. Even if the idea is to eventually cover the whole length of this side, it would still clash with existing and heritage-style verandas on both sides of Strickland Street. The proposed canopies are not a good look. <p>Furthermore, the footpath on the east side of Strickland is considerable lower than the west side, which would detract from, and spoil the view of part of the Precinct to people on the opposite side, with the canopies of the proposed walkways blocking a clear view of what could be, otherwise, an extremely attractive-looking amphitheatre-cum-garden setting.</p> <ol style="list-style-type: none"> 3. The addition of the rear of the RSL Memorial looks gross and completely out of character with the heritage buildings on the block and the overall concept, and should be re-designed accordingly, retaining the original-style north-facing extension. <p>We believe these suggestions would make the proposed site more attractive to visitors and locals alike.</p>
4	Dianne Francis PO Box 685 Denmark	<p>In complimenting the Shire on the proposed Plan, there are a couple of comments I believe should be seriously considered in your final deliberations.</p> <p>I, together with others I have discussed this project with, would like to see the BBQ and Playground area deleted and changed to a garden area with a few benches for visitors to relax and reflect in peaceful surroundings, rather than what could become a noisy and boozy environment. There are far too many of those around these days – reported in the Press and T/V all the time. It could also be a fire hazard in the wrong/careless hands in what is comparatively a confined space, so close to Mrs Malcolm’s (Lot 42) buildings.</p>

		<p>A BBQ and Playground in town is totally superfluous when more than adequate facilities are but a minute or two away in Berridge Park. It could also lead to unruly and drunken elements disturbing and damaging local residents' properties and the heritage buildings on, and close to, the Precinct in question.</p> <p>Also considered unnecessary are the covered walkways which would clash dramatically with the traditional style of verandas on both sides of Strickland Street. I also think the proposed glazing/decking to the RSL Hall completely out of character with the heritage of the building and unnecessary.</p> <p>In conclusion, could the lower part of the Plane tree be lightly pruned to permit a clear view of the heritage school/craft?</p> <p>I hope these comments help to improve what is a good concept.</p>
5	CBD Development Working Group C/- Shire of Denmark	<p>With regards to the draft Plane Tree Precinct Development Concept Plan (PTPDCP), the CBD Development Working Group considered the draft plan at the 18 March 2014 meeting wherein the following comments were agreed upon:</p> <ul style="list-style-type: none"> • Remove the bbq from the plan due to the potential impacts on the adjoining residential property and noting that there are plenty of bbq opportunities in Berridge Park, Norm Thornton Park & Kwoorabup Community Park. • Support the concept of a playground subject to it being sculptural/artistic/heritage playground and not a slide/swing type playground. • Consideration should be given to using native vegetation plant species in this landscape arena rather than the current CBD plantings – noting that the opportunity of re-planting some of the existing native vegetation that is currently located in front of the former Infant Health Clinic Building within the site should be explored. • Landscaping areas should be considered in the vicinity of the adjoining residence (to assist with noise & visual impacts) and along the Mitchell Street elevation (noting this would be low level vegetation). • Caution should be expressed with the reference to 'amphitheatre' as it may not be the most acoustically designed space due to adjoining road noise conflicts.
6	Disability Services Advisory Committee C/- Shire of Denmark	<p>Thank you for attending the Disability Services Advisory Committee meeting on Monday 24 March 2014 and providing members with information about the Plane Tree Precinct Development Concept Plan.</p> <p>After carefully considering the plan and much discussion members would like to make the following recommendation to the CBD Development Working Group;</p> <p>"That with respect to the draft Plane Tree Precinct Development Concept Plan the Disability Services Advisory Committee supports the development of the site and provides the following recommendations to the CBD Development Working Group;</p> <ol style="list-style-type: none"> 1. Ensure that handrails are provided on all steps and ramps; 2. Support the pathways provided for within the plan; 3. That adequate seating be provided and consider back supports for seated areas; 4. Consider providing seating in shaded areas; and 5. Support the concept of the access ramps from Strickland Street and Mitchell Street."
7	Denmark Historical Society PO Box 54 Denmark	<p>Thank you for giving the Denmark Historical Society an opportunity, as an acknowledged stakeholder, to comment on the draft Plane Tree Precinct Development concept plan. We have considered the plan carefully and make the following comments.</p> <p>We are disappointed with the overall plan, finding it basically flawed for it fails to acknowledge the clear historical nature of the area. Instead, it has replaced what could be a historically accurate depiction of the time past with an urban-style playground that fails to depict the very rural/regional quality that underpins our townscape. Surely there is an opportunity here to highlight the</p>

		<p>heritage elements from which our town has developed. There have been several requests over time to make this Precinct a true heritage-based site. Now is the time to properly explore how that can be done through wide consultation.</p> <p>We wonder at the proposal to create a large car parking area off Mitchell Street. Surely, if the heritage value of the whole site is being properly considered, that space could be used more appropriately. If this proposal is to go ahead then consideration must be given to addressing the narrow limit of Mitchell Street itself as it currently operates. Cars park on either side of the street turning the driving space into a single lane leading which is potentially dangerous. The increase of flow in and out of the proposed car park will only add to the already chaotic situation. The Precinct must be considered within the townsite as a whole and Bent Street also is a very narrow two-way street that will see an increase in traffic through the proposal.</p> <p>Most of the attributes can be achieved without</p> <ol style="list-style-type: none"> 1. The demolition of the Infant Health Centre 2. Removal of part of the cottage crafts building 3. Relocating the remaining part of the building 4. With the loss of only two parking bays <p>The grassed area available 'performance area' is not diminished. All or part of the ratepayer funds saved could go towards the rejuvenation of the Infant Health building along with some outside funding obtained by the Shire.</p> <p>The Society wishes to raise the rather casual dismissal of the Heritage value of the former Health Clinic without proper consultation. This does set an unhealthy precedent for future planning by the Council. This building took the community 23 years to achieve by the time it opened its doors in 1956. While not a particularly attractive building it played a major part in Denmark's history with particular reference to women and children. This section of the community often goes unrecognised.</p> <p>The performance area that will replace it raises a number of questions about its suitability. It reflects the urban style playground that is not in keeping with the townsite, particularly with the main street itself. Are we moving to have Denmark look like a Perth suburb when we should be striving to keep the distinctive look and quality of the regional town it has been?</p> <p>If the site is to contain a performance space consideration must be given to deal with the amount of rain Denmark enjoys. With input from residents a better lay-out could be developed including some form of cover to provide maximum use of the space, if indeed that is the plan.</p> <p>The Cottage Craft building plan with its Heritage awning seems a good move though as this building attracts many senior people a ramp, as well as steps, are needed for easier access. We do not approve of the proposed admin addition. Is this addition really necessary? This building, the Old Carmarthen School was also relocated by the community and at their expense. This began initially as a hall for the town and later the Craft Group was established. This has been a huge success for the community.</p> <p>The covered walkway seems to be an after thought and has no real relevance to the site itself or is Council about to place covered walks along that side of Strickland Street, and if so will the Council use a style sympathetic to the veranda style still to be seen occasionally on the other side of the street? The current proposal is not in keeping with the streetscape of Strickland Street.</p>
8	John Schindler	<p>Below are some of my comments and suggestions for the Plane Tree Precinct. If possible I would like to see other comments and suggestions which you receive.</p> <p><u>Comments</u></p> <ol style="list-style-type: none"> 1. Car Bays – I think that it would be a shame to turn more of the town centre into a carpark. Annie Harrison Park is only 200 metres from the post office. Anyone parking at one of the main shopping centres in Perth or even Albany would walk further

		<p>than this to get to their shop. At the North end of Strickland Street there are already 30 new parking bays and another 38 will soon be completed.</p> <ol style="list-style-type: none"> 2. BBQ – Australia already has the reputation as having the fattest population on earth. There are plenty of BBQs in Berridge Park, Norm Thornton Park and Kwoorabup Community Park. These all cost the shire money to maintain and I think there are more than sufficient of them. 3. Heritage Sculptural Playground – I do not think this is really necessary as there is already extensive playgrounds in Berridge Park and the Kwoorabup Community Park. 4. Denmark Heritage Art Park and Performance Space – This is another large area of bricks and seating with no shade and is not very inviting in winter or summer. 5. Is it really necessary to locate a WW2 gun on the main street of town, why not locate it near the war memorial? <p><u>Suggestions and Comments</u></p> <ol style="list-style-type: none"> 1. Plant Native and bird friendly trees and shrubs in all the open spaces, and erect seats under the trees so that people can sit and enjoy an area free of vehicles and with some native birdlife. Children and adults I am sure would enjoy an area different from the other parks. 2. Denmark already has fewer street trees than most of the wheat belt towns and I am sure that people would enjoy some shade near the town centre before having to walk home on our shade free paths. 3. I note that some wheel chair access is provided and this will allow disabled people to enjoy the shade and birds.
9	FM & OB Jones 13 Russell Rise Denmark	<p>We are not against change in the town but in the last 5 years since we shifted to Denmark the feeling in the town has changed from a unique country one to the same as many other towns in the state. Firstly it was the narrowing of Strickland Street making it difficult for bigger vehicles to be in the town centre and now you wish to change the Plane Tree Precinct giving it a look of an inner city park. You appear to be catering to the tourist and not the locals who live here permanently and who pay the rates.</p> <p>The modular covered walkways look incongruous in the main street which is almost entirely heritage style. The design presented would be ineffective as a rain shelter.</p> <p>We are pleased to see the retention of the plane tree because of its heritage value and we hope expert advice has been taken so that alterations around the tree will not adversely damage the tree in future years.</p> <p>The removal of the former Infant Health Clinic Building would be an insult to many in the town, given it was the first community brick building in Denmark and has historical value and to use the bricks as pavers would be a huge insult to the women who raised the money and built this building. Do we really need an amphitheatre in the main street of town as there is a perfectly good grassed area by the river that is used for events?</p> <p>Many tourists and locals use the Denmark Cottage Crafts Building and to force this community building to shift elsewhere in town would most probably deprive this group of their customers.</p> <p>There must be better ways the Shire can utilise this section of town to the advantage of townsfolk and tourists alike.</p>
10	Sonia Anderson PO Box 838 Denmark	<p>Thank you for the opportunity to comment on the Plane Tree Precinct Development Concept Plan.</p> <p>I have visited the site, and considered carefully the ideas and plans provided by Pixeltrix, and the project brief and other information contained in the Shire minutes of 7 May 2013.</p> <p>My comments are informed by the architectural design principles expressed in Alexander et al. 1977, A Pattern Language. I have referenced that work because it sets out design principles that allow people-friendly spaces to be created, which I believe to be a</p>

vital motivation in redeveloping a site in the central business district of Denmark.

Summary

There will come a time when the centre of town will need either further commercial development, a recreation-based parkland, a meeting place, a cultural centre or similar. I submit that at this time, such developments are premature. As the town grows, the relative priorities of the potential uses for the site will become clearer, and a more appropriate plan can be developed at that time.

The architects have clearly taken account of the current, pressing need for parking in the CBD, and have designed an associated development that fits with the existing topography. Unfortunately, the space has not been designed with a good understanding of human behaviour and it is likely that, despite the best intentions of the architects, people will not be drawn to the area.

I note the historical significance of the Infant Health Centre (IHC) building and the need for more parking in the CBD.

I therefore suggest the following amendments to the concept plan:

1. Retain the IHC, ensuring sufficient maintenance to prevent deterioration of the building.
2. Proceed only with those parts of the plan for which there is a clearly established need, primarily additional parking and better access to the RSL Hall.
3. Delay further redevelopment of the site until town growth necessitates further commercial development in the town centre and/or development of a recreational facility or cultural centre in that locality.
4. Develop, in consultation with the community, a master plan for staged redevelopment of the section of Strickland Street along the full length of the “void” from the Pharmacy to the Doctor’s Surgery.

Need for the Redevelopment

The only driver for the redevelopment that has been explicitly articulated in the documents I have viewed is the need for additional parking in the CBD.

Both the concept plan and the council minutes identify the “commercial void” on the western side of Strickland Street, but the concept plan fails to address this issue effectively.

It is fraught with danger to undertake a development that is not needed, as it is difficult to target it appropriately. The Plane Tree Precinct Concept Plan suffers from this lack of direction.

I therefore submit that the redevelopment should be limited only to those things for which there is a clearly established need at this time and changes that will not impact on potential alternative uses for the site. These are notable:

1. creating extra parking bays at the western end of Lot 41 (the green parking lot idea is LOVELY);
2. creating parking bays on Bent Street;
3. changing the RSL hall entry, including installing wheelchair access from Bent Street; and
4. relocating the canon and the lone pine to facilitate disable access to the hall and put the pine tree in a better spot.

Design Principles and Critique

The Pattern Language offers a wealth of ideas and principles to guide a development of this nature, and these are expressed in some detail in Attachment 1 (*Officer Comment - see end of table for attachment document*).

As most relevant here, the patterns propose that people are most likely to gather at a convergence of well-used paths. If this convergence is a public square or similar, then some built form and reasons to gather are needed at the edges of the space, around which human activity can grow.

		<p>Unfortunately the current concept will most probably fail in the following ways:</p> <ol style="list-style-type: none"> 1. The well-used paths in Denmark are on the eastern side of Strickland Street and in the small arcades where there is commercial activity. This development does not fill the void that has been identified on the western side of the street. It simply changes the appearance of the void. The covered walkway won't make people suddenly want to walk on the western side of the street! 2. The amphitheatre is too large for a small number of people to sit and eat without feeling exposed. Also, the "view" is of a street intersection: not an attractive vista that will draw people in. 3. Unfortunately the amphitheatre will also fail as a performance space: there is no place for a band to set up and play; and buskers won't tend to play here as they would either have to face away from the seating or have the discomfort of having their backs to the street, and they will be away from the natural movement of people on the eastern side of the street. 4. The BBQ area and playground seeks to create activity in the centre of the place, but this is not what people prefer to do. In fact activity tends to grow from the edges. Also, the proposed BBQ area is disconnected from the vista of the street. 5. The total area of open space is too large to allow a comfortable density of people to develop. It is therefore likely to seem deserted and to remain unattractive. 6. The buildings do not create a sufficient sense of enclosure for the square: the space is more a left-over space than a positive outdoor space. A far more positive space is created if the historically-significant IHC is retained. <p>The patterns suggest that the current concept will succeed in the following ways:</p> <ol style="list-style-type: none"> 1. The proposed small, green parking lots are of a size that is sympathetic to encouraging and supporting pedestrians in the CBD, and their greenness will make them appealing places. <p><u>Alternative Ideas</u></p> <p>I submit that any development of Shire land on the western side of Strickland Street should be done as a phase of an overall plan to enliven that part of town as the population grows. I submit that such a development is more likely to take the form of buildings with associated outdoor seating and space, than a more expansive public open space. Accordingly, the existing, historically-significant IHC has potential as part of such a redevelopment, and should be retained at this time.</p> <p>Redevelopment options should incorporate pattern language patterns in order to create human spaces, but may include the following:</p> <ul style="list-style-type: none"> • Close off the bottom of Mitchell Street and redevelop the existing library, civic centre and IHC buildings into a cultural and entertainment complex (e.g. IHC as museum); • Develop a public outdoor room and bandstand to the north of the RSL Hall and convert the IHC to a café and bar, to create a social space and a reason to be there, and incorporate an outdoor dance floor that doubles as a chess board. <p><u>Conclusion</u></p> <p>It would be a shame to spend shire funds on a redevelopment that will not be used much more than the existing grassed area. Instead, those funds could be applied to basic maintenance for the IHC building, so that it is still available for inclusion in a redevelopment at some future time, when the needs of the town necessitate growth on this site.</p>
11	J Proctor 3 Escort Close Denmark	<p>The concept plan looks great, however in my eyes all's not quite right about it.</p> <p>The Clinic building is special to me as I took my kids there over 50 years ago. It can well be used for something else and is easily</p>

		<p>accessible to whatever used for.</p> <p>Fay Malcolm lives adjoining in a well-kept heritage listed home. A good high easy to the eyes fence is important for her on boundary lines.</p> <p>Let's get practical and sensible over this issue.</p> <p>So I say :-</p> <ol style="list-style-type: none"> 1. Pull down the existing craft shop and they will go into the refurbished now church/ex school room. 2. Parking lots on corner of Price and Mitchell Street (not too many though) 3. The native shrubs are lovely on Mitchell Street, I frequently see people taking photos of the flowers and birds in them. It just needs a tidy up and kikuyu got out. 4. Leave the Clinic where it is. What a lovely kids library it would make adjoining the area with garden and space around it for older kids to play while smaller ones in the library or vice versa. It would give more space in the main library. It could be used for a consulting room for some health person if not a kids library. 5. Clean up the open area next to the RSL Hall, put some tables and seats under small shelter or not under shelters. <p>The shelters aren't needed on Strickland Street foot path. If trees are planted make sure they are small and not limb or debris droppers. Also avoid too heavy long flowering ones as bees are dangerous in kids areas.</p> <ol style="list-style-type: none"> 6. Play ground equipment not needed. 7. BBQ not needed as there are enough on river water frontage. RSL can use portable if need. 8. All area accessible by ramp or sloping paths only with at least one side hand railed. Steps are dangerous for kids and adults. 9. A small circular seat inset on the corner would be lovely with a memorial plaque to the earlier women of Denmark. Not the huge structure on the plan please. <p>I look forward to seeing a new look of that area before too long.</p>
12	Denmark Chamber of Commerce PO Box 148, Denmark WA 6333	<p>Thank you for the opportunity to comment on the draft concept plan for the Council's Plane Tree Precinct Development.</p> <p>The Denmark Chamber of Commerce has showcased the plans in our window and is supportive of the Plane Tree Precinct Development, with the following comments:</p> <ol style="list-style-type: none"> 1. The concept plan creates an inviting open space and enhances opportunities for greater community interaction and performance space. 2. The current design of the paving area does not provide a protection from the road for people to perform against – no “stage backdrop”. As this is the main performance area, it is useful to have some protection from the road. 3. Will the design provide some shading through the use of sails or trees on the seating areas of the amphitheatre? During summer, this would encourage people to use the space when shade is required. 4. Concerns have been expressed regarding issues of drainage and increased rubbish build up. 5. Appropriate lighting for an outdoor performance area will be required. In addition, there has feedback from nearby residents regarding the potential for increased noise and anti-social behaviour after dark. 6. The installation of the modular covered walkway and roof space on existing buildings lends itself to energy and water catchment areas. Is this being addressed in the development concept? 7. How has the design addressed the flow of pedestrian traffic in a southerly direction? Ideally, this design could include characteristics that encourage people to move south along Strickland Street and thus revitalising the southern end of the CBD. 8. The car parking is a highly valued addition to the main street. 9. We support the retention of local heritage within the CBD district and see the potential for heritage walk tours and interpretive

		<p>signage that engage people within the heritage precinct of the town-site. Whilst the use of paving from the infant health centre is seen as a creative reuse of building materials we also acknowledge the concern of the Historical Society regarding the retention and maintenance of our heritage as part of the Denmark experience and brand.</p>
13	<p>TM & IM Kilkenny PO Box 13 DENMARK WA 6333</p>	<p>We attach copies of two recent letters published in the Denmark Bulletin of May 1 2014, which deal with the above subject (<i>Officer Comment - see end of table for referenced documents</i>).</p> <p>For a family who used the Centre in the 70's, we concur with the sentiments expressed in Jean Phillip's letter and her background information to the origin of the building gave us the incentive to write this letter.</p> <p>Denmark is a small, remote, rural town with an interesting history and some quirky developments. Lets work around this rather than through it.</p> <p>Moving the War Memorial in place to provide more room was an inspired decision and while there may be a need for a better PA system and better traffic management strategies, removing services from that spot fails to respect the history of the town. (cf Tom Robinson letter).</p> <p>We are not against change in our town but retaining the old hospital buildings and not the Infant Health Centre is not logical especially given the state of the former at the time the new hospital was built.</p> <p>Parking will always be an issue in old towns but knocking down our past is no way to deal with it.</p>
14	<p>AJ Pedro 11 Sunnyn Glen Road DENMARK WA 6333</p>	<p>Having spent several weeks in Melbourne recently, the importance of public open space I found very interesting and important. As I'm sure you are aware Melbourne City Centre is well known for many parks and public open space, these treed and grass floored parks retained for peoples enjoyment some 150 years ago by clever planners are now and have been so valuable to our society, providing resting space, shade play areas for children, places for music and article display through busking etc. But most importantly to soften and calm the business centre of a city or small country town like Denmark.</p> <p>From what I can see the proposed plan by Pixeltrix has failed to address the above completely and is in fact a poorly designed computer downloaded eyesore no suited to Denmark at all.</p> <p>Why? You may well ask do I see this CBD park as such an eyesore.</p> <p>Firstly it is not a park with shaded and sheltered open space, it is a 'barricaded playground', fronted by stepped amphitheatre/performance space without shade, shelter or resting/seating as the performance space will push the public towards Strickland Street and only used successfully when major events are running and the N end is closed to traffic.</p> <p>This town centre park should provide easy and attractive accessibility with trees providing shaded and sheltered benches/tables 'without BBQ opportunity??' (this is provided nearby). Children could then play, adults enjoy lunch etc in an attractive nature orientated park retained with granite boulders and wall/steps/multi use access. Possibly granite water-fall, a little like the park just out of Albany CBD on Middleton Road.</p> <p>This CBD park should "not" include parking space in fact the opposite, this important open space should become part of the open public space. Also the design of landscaping is extremely acrid and boring, with one single tree left (the Plane Tree), only boxed rush/grasses to attract ones attention. The angular roofed shade/shelter covering footpaths on Strickland Street is also ugly and not at all suited to Denmark's character.</p> <p>What can the people of Denmark do to contribute and preserve some of our architectural and social culture?</p>

		<p>I am not sure, maybe the Council could call on interested people within our Community to offer sketches/plans providing Pixeltrix or other alternative architects foresight to work with, creating a park we can all be proud of and find useful for the next 150 years as Melbourne's planners achieved in the 1850's and enjoy today by a vibrant public.</p>
15	<p>Fay Malcolm 11 Price Street DENMARK WA 6333</p>	<p>The Development of this plan will have a great impact on me personally as I am the only resident with the development almost surrounding my property. I accept the need for parking and feel it will not alter my amenity much with a few more cars but the 4 bays in Bent Street, one of which will block vehicle access to my back garden and wood shed. The play/BBQ area and the amphitheatre will make the greatest change as both of these activities are very different to the normal traffic and business activities of the CBD and will not make for a pleasant home environment.</p> <p>The Infant Health Clinic is listed on the Denmark Municipal Heritage Inventory and included in the Strickland Street Precinct and the Mitchell Street Precinct. Only by careful reading does one discover the open space is created by the removal of the Infant Health Clinic building which has been allowed to fall into disrepair with lack of maintenance. This building provided space for the Clinic and a Doctor's surgery, both uses helping to sustain and improve the health of the community, a role of very considerable importance. I believe the removal of this building shows a very unbalanced view of its significance in relation to the RSL and the Craft Shop both of which will remain and be refurbished.</p> <p>Messrs. N. Bayley, W. Gillingham and W.E. Bayley worked for 23 years on a committee to have the IHC built. Surely the building could be left to stand tall as a monument in recognition these women and women in our community who were and are never recognised for their work in the development of our nation. They didn't go overseas and fight wars but fought a battle here to achieve a better standard of living for Australians. The removal of the building and using the bricks for seating and paving becomes a memorial to women and children to be sat and walked on! A refurbished IHC could be used for small meeting rooms, displays from groups in the community and the lockable verandah used for more robust displays when the building is not manned.</p> <p>Removal of the Craft Shop for parking has long been debated. To provide another play/family activity area negates the gain of the additional parking required for the CBD. Simple landscaping without the play area (which would be anything but quiet) with trees and benches would provide a quiet pleasant area for people using the CBD to relax and enjoy a coffee or lunch. Our children have a play area with BBQs and toilets 200m away. The PTPP area has its closest toilets 100m away, a long way for young children!</p> <p>The plan has no overall thought for people to shelter from the sun. There's a group of shade sails at the play/BBQ area, a covered walkway that doesn't go to either the pharmacy or doctors but for a short distance between and trees in the parking area to keep the cars cool. The "Plane Tree" of the Plane Tree Precinct does offer lovely cool shade on a hot summer's day.</p> <p>I would ask that this proposal be rethought and if the main reason to have this development is the removal of the IHC look at the possibilities of retaining it and refurbishing it as a memorial to women and their role in Denmark.</p>
16	<p>Alex Syme 1874 South Coast Highway DENMARK WA 6333</p>	<p><u>Background Analysis with Comment</u></p> <p>At its Ordinary Meeting held on 27 April 2011, Council resolved, in part, <i>Authorise the CEO to enter into discussions with Denmark Cottage Crafts Inc, Denmark Arts Inc. and the Denmark RSL Inc. regarding the concept of a community Art Park which incorporates Reserves 26026 & 23631 and better integrates with the streetscape.</i></p> <p>Subsequently, an architect was appointed. The Architect's Project Brief developed by Shire staff had critical errors or omissions which effectively misdirected the architects. Two of these were:</p> <ol style="list-style-type: none"> 1. The architect was to liaise with listed key stakeholders but which did not include the Denmark Historical Society, a priority stakeholder; 2. "Denmark Arts will be vacating the former Infant Health Clinic building by December 2013 and this building can be demolished

if desired.”

3. “The Denmark Cottage Crafts building on-site can be relocated on the site”.

The Draft Plane Tree Precinct Development Concept Plan was presented to Council for endorsement to advertise at its 7 May 2013 meeting. The Council resolved in part:

“Subject to it being advertised simultaneously with the Civic Centre Redevelopment Concept Plan, supported by a newly commissioned 3D perspective showing the two concept plans with their integration on the western frontage of Strickland Street between Bent Street and the Denmark Co-Operative building.”

In March 2014 the draft Plane Tree Precinct Development Concept Plan was advertised on its own for comment.

So what has ended up being presented to the community is a plan directed by staff preferences. The authorisation given to the CEO at Council’s 27 April 2011 meeting has effectively morphed into a virtual instruction to:

- Plan for the demolition of the Infant Health Clinic;
- Do not liaise with the Denmark Historical Society;
- Relocate the Cottage Crafts building.

In addition, as there is no Civic Centre Redevelopment Concept Plan and no 3D perspective, we now have a plan that has not been advertised in accordance with Council’s 7 May 2013 Resolution.

The architects were given a lot of rope to play with and they have obliged with an impressive display of macramé. Much of the road they travelled down would not have occurred if the Denmark Historical Society had been consulted at concept development stage.

The continued love affair by some of red brick paving up hill and down dale in the CBD is exacerbating an already rising costly maintenance problem. They get dirty quickly and show it. No amount of steam clearing and other treatments of the existing Strickland Street red bricks has either sufficiently cleaned them or controlled the weed growth between each brick. To add further to these red brick surfaces just confirms a desire to mimic Perth precincts such as Rokeby Road Subiaco.

Recommendations

1. An ‘art park’ as originally envisaged by council remain an objective for the two reserves;
2. All buildings on the two reserves remain in their current location with any refurbishment and maintenance become a priority;
3. All of the proposed uses on the two reserves be accommodated with the retention of all buildings. This is possible given the small footprint of especially the Infant Health Clinic building. See below Infant Health Clinic building footprint superimposed on the architect concept plan (*Officer Comment - see end of table for referenced plan*).
4. If all the aspirations depicted in the architects plans are still seen to be of value, then they can still be incorporated in a development that retains all buildings. What will not be required is the addition of new building for administrative purposes. There would be a loss of two carparking bays off Price Street. However, there may be potential to pick up car parking bays by angle parking on the south side of Mitchell Street west of the Plane tree.
5. See following examples superimposed on architects sketches (*Officer Comment - see end of table for referenced documents*), of ‘What can still be achieved when retaining the Infant Health Clinic building and the existing Cottage Crafts building’.
6. If much value continues to still be placed on achieving the “interactive and vibrant streetscape” (Architects Brief 2011), then investigate achieving this directly from Strickland Street between RSL and Infant Health Clinic buildings.
7. Proper recognition of the heritage value of the site must be given. The officer report to council in 7 May 2013 in regard to the

		<p>Infant Health Clinic advises “It is not listed in Town Planning Scheme No. 3 as a place of Heritage Value”. The buildings status at that date was/is only because shire staff over a period of two years had not implemented Council Resolution 160611 of 28 June 2011.</p> <p>COUNCIL RESOLUTION & OFFICER RECOMMENDATION ITEM 8.1.6 b) MOVED: CR SYME SECONDED: CR RICHARDSON-NEWTON <i>That Council with respect to the recommendations contained in State Planning Policy 3.5 – Historic Heritage Conservation request the CEO to have prepared report(s) to Council in relation to:</i></p> <ol style="list-style-type: none"> 1. <i>Amending the Town Planning Scheme No. 3 having regard to the Model Scheme Text Part 7 – Heritage Protection provisions;</i> 2. <i>Preparation of a Heritage List and/or Heritage Areas as per the Model Scheme Text provisions in relation to Heritage Protection, using the Municipal Heritage Inventory level of significance categories of “Exceptional” and “Considerable” as a guide in the first instance.</i> 3. <i>Preparation of a Draft Local Planning Policy on Heritage.</i> <p>CARRIED: 9/0 Res: 160611</p>
17	Dawn Cottam 28 Mitchell Street Denmark	<p>I have a few concerns about the concept of a public open space next to a residential property. Primarily it would be about teenagers and youths hanging out there at night with the potential noise levels they would emit. If the proposed BBQ is installed then the only adjoining neighbour would have this additional noise, smoke and smells potentially all day every day. Add a playground, and the screaming and yelling that all children do when they are having fun, and this would result in the enjoyment this resident has of their property coming to an abrupt end.</p> <p>I do not agree with the BBQ as there are plenty of them one street down by the river.</p> <p>I do not agree with a playground if it is sited near the fence of the residential home.</p>
18	Denmark Arts Vivienne Robertson PO Box 300 Denmark	<p>Denmark Arts is supportive of the proposal with a couple of comments, being:</p> <ul style="list-style-type: none"> • We would like to maximize planting of natives throughout the precinct – where possible current natives should be kept, in particular the beautiful horizontal banksia. • We are uncertain the ‘amphitheatre’ will act as such, given its proximity to the road, and would suggest the possibility of turning it around, to face inwards to the area, is considered. • We advocate for public art of a nature which is high standard, rather than the plastic rather naff art shown in the sketches. • We believe there should be shade trees planted instead of shade sails which offer a ‘could be anywhere’ look • We register our sadness at the removal of both the native garden currently around the building and also the marri trees. • We believe the plan should be revisited if not acted upon within three years and would advocate for a whole-town public art plan, which this area should be integrated within.
19	Rachel Williams PO Box 69 Denmark	<p>Please find below, comments in relation to the Draft Plane Tree Concept Plan, currently available for public comment. Please note that I do NOT support the draft plan for the following reasons;</p> <p>The proposed open space will provide a gaping hole in the built form of Strickland Street. This is Denmark’s ‘mainstreet’ – there are other places more appropriate for open space.</p> <p>Berridge Park provides an existing, multi-functional, shaded area of open space within very close proximity. The proposed open space on Strickland Street will replicate this and is considered unnecessary.</p> <p>Carparking on the corner of Mitchell and Price Street will destroy what is currently an attractive and functional node of complimentary uses. New parking areas should be pushed to the very periphery of the town centre.</p>

		<p>The proposed open space will open up a view to the rear of the existing residence on Price Street.</p> <p>The draft concept plan proposes removal of the existing brick 'IHC' building and part of the Cottage Craft building. These buildings contribute aesthetically and functionally to the street scape and are more appropriate in this context than the proposed area of open space.</p> <p>Best practice urban design principles prescribe massing and continual building facades for an interesting and functional mainstreet. The proposed area of open space is contrary to this.</p>
20	Denmark RSL Sub-Branch PO Box 274 Denmark	<p>Following notification by the Denmark Shire Council, the Denmark RSL here submits its notice and comments concerning the Plane Tree Precinct Development Concept Plan. The Denmark RSL is supportive of the general concept but believes there are some important aspects of the proposal that need to be removed or significantly changed.</p> <p>The Denmark RSL first submitted comments on this concept plan to the Denmark Shire on 2nd June 2013. A copy of this submission is attached (<i>Officer Comment - see end of this submission for referenced attachment</i>).</p> <p>A summary of that submission is:</p> <p>The drawings incorrectly describe some of the original RSL Hall building as “recent additions”.</p> <p>The drawings propose to have north facing “glazing and decking”. This area comprises the RSL storage room, funds and building approval for which were granted by the Denmark Shire. Loss of this space would necessitate further additions (as additional cost) to enable the current service to the community to be maintained.</p> <p>The drawing indicates moving the descendent of the Lone Pine Tree to the corner of Strickland and Bent Streets. This would cause both short and long term additional costs.</p> <p>The drawings indicate “restoration of the façade to original design”. It is not state what that comprises. However the drawings indicate that the new toilets would be of a type that resembles a shipping container with wood boards on the outside. We believe this is definitely not conforming to the “original design” or to the community heritage value of the original building.</p> <p>The Denmark RSL proposes the 6 pdr anti-tank gun be relocated to a position at the front centre of Lot 40 Strickland Street and facing Strickland Street with a cantilever cover to protect it from the elements.</p> <p>Our further submissions are as follows:</p> <p>We support the concept of the amphi-theatre. We believe there should be some protection from the weather from those using it – either with artificial or natural cover. As it is probable that it would be of most use in summer months, it is suggested that appropriate tree cover be considered.</p> <p>There should be serious consideration given to the resident, Mrs Faye Malcolm whose property adjoins the proposed concept plan. If there is to be an increase in public activity on the site, then there should be some protection from public activities affecting her privacy. That could include fencing and natural border treatment.</p> <p>We believe there are ample BBQ facilities in the town site where private residences are not affected. Putting BBQ and lighting on the proposed site would encourage late night activities and an increase in unruly behaviour. These facilities could also necessitate the provision of toilets. We believe this would detract from the amenity of the park and further impose on the privacy, mental and</p>

physical safety and welfare of the resident, Mrs Malcolm.

The Denmark RSL has recently met with you and the Shire Finance Officer, Mr Kim Dolzadelli concerning the RSL's proposal to refurbish the Denmark RSL Hall building. We will be seeking funding for approximately \$220,000. This refurbishment will greatly enhance the outlook of the building and site and will complement the Shire's Concept Plan for the area. We will be seeking funding from all possible sources including the Denmark Shire. We hope the Shire Council will consider our funding request not as a benefit for the Denmark RSL but as a benefit for the community.

We consider the comments we have made in this submission are of importance, not only to the RSL, but to the community of Denmark, and of Heritage value to the State. We urge the Denmark Shire to take this submission into consideration and urge you to discuss these matters and the proposed Concept Plan in greater detail prior to commencement of works on the plan.

Attachment: 02 June 2013 Submission:

Following the architect's concept design of the Plane Tree project, the Denmark RSL submits some observations and concerns about the points made in that concept design.

1. On the referenced drawing, with reference to the RSL Hall, it indicates that "Current Additions {be} removed. We advise that these are NOT current additions and are part of the original building. The part of the building referenced here as those "current additions" comprise a ladies toilet and the RSL members' meeting room.
2. On the referenced drawing, with reference to the RSL Hall, it indicates the "proposed restoration of the original façade". It is unclear what the intent of this proposal is. The RSL believes it may be in reference to the verandah addition covering the rear two doors. The Denmark Shire gave building approval for this verandah in order to protect the two doors that regularly deteriorate due to the prevailing weather from the Southerly direction.
3. On the reference drawing, with reference to the RSL Hall, it is proposed to have "Northern glazing and decking". This area comprises the RSL storage room, funds and building approval for which was granted by the Denmark Shire.
4. Should the proposals mention items 1 and 3 above be actioned, it will mean a total loss of approximately 38m2. There is not a similar space indicated on the referenced drawing to replace this loss of space.
5. The drawing indicates the pine tree, which is a direct descendent of the "Lone Pine" at Gallipoli is to be moved to the corner of Bent and Strickland Streets. It is suggested that the overhead power cables will need to be relocated and that the tree being so close to the building will cause the gutters to collect significant detritus. Both of these issues will incur short term and long term costs. It is suggested that the Lone Pine, situated where it currently is, would form a pleasing aspect of the community space and not produce so much maintenance to the building.
6. The Denmark RSL has previously submitted to the Denmark Shire drawings for a cantilever canopy over the Anti-Tank gun to minimise effects of climatic deterioration. The Anti-Tank Gun has recently been restored to a much improved condition at considerable cost to the Denmark RSL.

With regards to the possible loss of the storage room, as indicated in the proposal, with replacement location must be provided prior to works commencing on the concept changes. It will not be manageable if the storage room was withdrawn without the replacement storage facility being available.

On previous communications with Shire Officers the RSL has suggested that Bent Street be widened to provide extra parking. The RSL still believes that this will be of benefit to the community without detracting from the functionality of the RSL Hall or facilities. Vehicle currently park partly on the verge and partly on the road to provide passing room for vehicles. Consequently the ground on the verge is of no benefit for a garden as it is regularly compacted by vehicles. A widened verge would allow the preparation of an attractive garden, more parking and maintain sufficient width for vehicles to pass.

		<p>The RSL believes that the owner of the house behind the RSL, Mrs Faye Malcolm, also suggested parking alongside her residence.</p> <p>At a recent discussion between shire officers and the Denmark RSL, some of these points were mentioned and deemed minor detail. The RSL submits that they are significant aspects that can have a big impact on RSL operations and the ability to provide services to the community. The RSL requests that these points be discussed in detail before any plan for the precinct is finalised as proper planning prior to the execution of a plan will minimise waste of both time and finances.</p>
21	L. Loveday 6 Ravenhill Heights Denmark	<p>I wish to inform you of my opinion of the above Plan and say in principle that I agree with the overall concept.</p> <p>I feel that a BBQ area would not be beneficial but that open space, seating and the amphitheatre effect using the bricks from the Infant Health Centre would all enhance the area.</p> <p>I look forward to the Plane Tree Precinct Development happening in the near future.</p>
22	Alison Vigne PO Box 116 Denmark	<p>Following are some ideas for the improvement and amenity of the above development.</p> <p>The shaded walkways are too fussy and the shade would shift all day. On rainy days they may not provide much protection if windy. Dripping rain would be an annoyance too. I feel they block the Precinct, rather than visually invite passers-by.</p> <p>The RSL building – the current store room on the west/nor/west side does not need demolishing, however the storage could be incorporated elsewhere within the building (no need for a new store room on the rear) and the current room opened up to take in the activities outside, by incorporating a picture window and door. Instead of a deck, a small verandah (reflecting the design of the Denmark Cottage Crafts verandah) with ramp and steps would create interest and inclusion. This could become the main reception area for the RSL. This window needs to have some solar passive considerations incorporated.</p> <p>The BBQ/Play area is unnecessary – however the amenity could be improved with plantings to attract birds, some seating, shade and wide paths with good lighting (solar lit paths) to dissuade loitering and graffiti. Some public art would be appreciated and perhaps some children’s artwork (engraved slabs or tiles) or historical dates and settler names. Something to commemorate (move the time capsule back to this location for safe keeping) educate (colourful story boards about wildlife) and inspire visitors.</p> <p>Should the Child Health Centre be retained, following appeals, then the landscaping and an inviting entry statement would help bring the amenity together. The child Health Building can be re-purposed for the RSL/Denmark Cottage Crafts. Certainly the Plane Tree needs to be a focus and perhaps shaded seating could be attached to the rear of the Child health building. Perhaps the Child Health Building could be made a pop-up shop space (or pop-up restaurant)? Main consideration is no wind-tunnels or areas for trapping litter. Efforts need to be made to reduce opportunities for concrete/paving to go mouldy/slimy. The building appears very damp.</p> <p>The Denmark Cottage Crafts group main entry should have a verandah where family can sit while their loved ones shop for crafts. Crafts are important, but they are not every man’s cup of tea! As plant sales are a big attraction the group should have an easily accessible/lockable outdoor spot, with access to running water and a work bench/storage facility for hose and buckets. It would be good to have this amenity under cover, yet well sunlit. No one needs to shop in the rain.</p> <p>The overall historical square needs further traffic management with the proposed parking behind the Denmark Cottage Crafts, made one way with angled parking. Unsure how the traffic should flow, but the corner opposite the Red Cross shop is difficult to negotiate even at quiet times!</p> <p>Regarding the amenity and privacy of the owner of lot 42, I feel her rights should be regarded. Clearly no one would like to see</p>

		<p>Mrs Malcolm hounded out by noise or fears for her safety. Consideration of appropriate lighting needs to be made (especially in the space between her home and the proposed new parking area at the rear of the Craft Shop. Within 10 years or less, the resident may decide to move on. At her home is also of historical significance – I feel every regard should be shown to her and in the long run, the home could also be incorporated into the precinct (a museum space?).</p> <p>This plan is exciting and the precinct is a sad wilderness of lost opportunity at the moment. Denmark is without a focus apart from the river side and the War Memorial. This special space has much to offer and I and many others are hopeful of a timely development which should bring benefits to locals and visitors alike. The retail sector in the main street should also see benefit.</p>
23	Denmark Cottage Crafts	<p>In reply to your invitation of 27th March 2014, we discussed the PTPDP at our AGM held 9th April 2014 and subsequently offer the following comments for your consideration.</p> <ol style="list-style-type: none"> 1. BBQ and Playground Area – We oppose this proposal, which could be a magnet for anti-social behaviour and litter, and suggest a garden-setting with benches. There are good BBQ and playground facilities nearby in Berridge Park. 2. Walkways – The Group consider the proposed Covered Walkways are out of character with Strickland Street's existing verandahs, and unnecessary. 3. Public Access to the upgraded Denmark Cottage Crafts building is not addressed in these plans. We request an access ramp be included for prams, pushers, wheelchairs and a plant trolley. 4. Lighting – the current thoroughfare located at the rear of the Cottage Crafts building (a short cut to Price Street) needs appropriate lighting to discourage anti-social behaviour. <p>We have addressed our concerns and trust our submission will be of value to you for this exciting concept; the Plane Tree Precinct Development Plan.</p> <p><u>Additional Submission Correspondence (lodged by Gordon Harris)</u></p> <p>As a member of the Shire's Working Group, I represent the Denmark Cottage Group on this subject and I attended its last meeting on Wednesday 13th August at the Shire.</p> <p>As the meeting was arranged to review the community's submissions, it was not the forum to discuss an alternative proposal the Cottage Crafts had developed for the overall Precinct since the last meeting, and which we believed was generally reflected in the various submissions. Consequently the meeting kindly agreed for us to put our revised proposals to the Shire in writing.</p> <p>At the hub of our proposal is the retention of the old Infant Health Centre building which to-date, leaves me standing alone in the Working Group, as it does not appear at all of any interest to the rest of the group, some of which think it is 'ugly' (mentioned at a previous meeting) and 'unremarkable' (from the MHI). In defence of the IHC, ugly and/or beauty is neither a factor of value in history/heritage and I don't think anyone could describe the RSL Memorial Hall, CWA or many other buildings on the MHI as attractive or beautiful. What is important is the provenance, and what the community created.</p> <p>The naysayers expressed the opinion the IHC building is beyond repair and not worth keeping, yet the Arts Council have been using it for years and the MHI of 2011 recorded the condition as 'good' and the level of significance as 'considerable'. It is has, as suggested, deteriorated that badly in the last three years, and possibly unsafe, then surely it should have been rectified or the tenants removed. That is simple logic and our defence for retaining and repairing the building.</p> <p>Furthermore, and more to the point, it would appear that to demolish the IHC and dress the bricks for use in the construction of the planned amphitheatre would be far more costly than to repair it and offer it for use by another community group. We already know of one group that could be interested in it. This would obviously delete the need for the amphitheatre which, in our and other opinions among the submissions is unnecessary on an exposed and potentially hazardous location when in use, which would</p>

possibly be nil in the winter. The crossroads there are constantly used for U-turns by vehicles who often mount the footpaths in their last-minute decisions to go the other way! I saw three instances of this only this morning, just walking past through town.

Consequently we propose an alternative plan, which is shown in a simple and basic form in figure 1 below (*Officer Comment – see end of table for plan*).

Our proposal is to relocate the Cottage Crafts/Old School between the RSL Hall and the Infant Health Centre and make the Precinct a Heritage Park, with appropriate signage depicting, in general, the exceptionally high level of significance of the buildings in the adjacent area and, in particular, the Plane Tree Precinct which, I am sure, the Historical Society would be only too happy to produce.

The buildings in the close vicinity include St Leonard's church, the Red Cross Shop, CWA and the Museum, Dr James' rooms etc as well as the Precinct's own buildings and sites. The proposal would fill what the Shire has previously considered a 'commercial void' and, at the same time, generate extra parking places. The Precinct, incidentally, is also the site of Denmark's first school.

Melanie (of Pixel Trix) quite correctly pointed-out to the meeting that retail outlets really need to be at footpath level, although I noted that there is an existing 'service' footpath off Mitchell Street to the RSL Hall.

It was around that stage of the meeting that Pixel Trix presented their own alternative proposal, which also included the retention of the Infant Health Centre shown in Figure 2 (*Officer Comment – see end of table for plan*).

It is worth noting that the additions to the RSL Hall may not be necessary as RSL are seeking funding to make their own changes to their building (refer minutes not available at this time).

Should the Shire and/or Working Group reject Cottage Craft's relocation proposal (Figure 1) we would fully support Pixel Trix's alternative plan (Fig 2).

In conclusion, we hope we have shown how keen we are in recognising and promoting Denmark's heritage and how passionate we are, together with the Denmark Historical Society, in retaining the old Infant Health Centre building and, whilst we have not spoken to the Historical Society on this matter, we are as one with their position, and hope they will be involved at some future date to assist identification and setting-up appropriate and attractive interpretive signage. We would assure you that, in addition to the submissions tabled, we have spoken to many members and townsfolk over the intervening months who also feel the IHC should be retained.

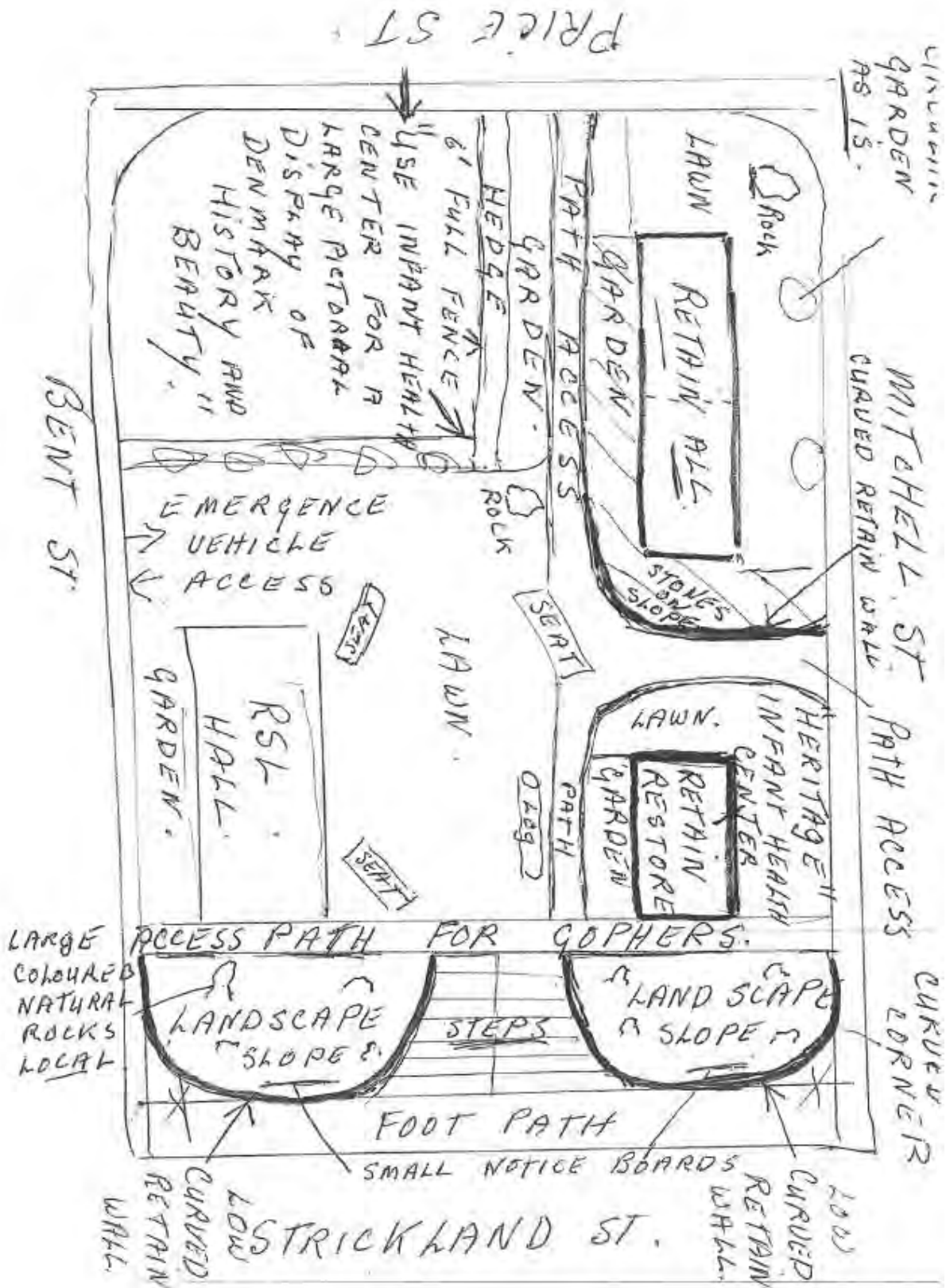
Please forgive the length of this screed, but we fear that should the town lose the IHC building or any other on the MHI, it will be a move that can never, ever, be reversed.

Additional Submission #2 Correspondence

Further to a telephone call from Annette Harbron re letter sent by Gordon Harris dated 16 August on behalf of Denmark Cottage Crafts, regarding the Plane Tree Precinct Development Concept Plan, I wish to clarify some of the comments made in this correspondence.

As another option to the development plan the Craft Shop Committee would like to see the Craft Shop relocated between the RSL Hall and the Infant Health Centre building, facing Strickland Street. If the Infant Health building was renovated and linked to the Craft Shop, it would be very useful to our members for meetings, storage etc.

		<p>However this suggestion for the shop relocation does not mean that the Infant Health Centre building would need to be retained as indicated in Mr Harris' letter. Retention of this building was not, as suggested, pivotal to our new proposal.</p> <p>A bonus to the above option would be an increase in the parking area indicated on the original concept plan.</p>
24	Multi-signatory submission	<p>We the undersigned: wish the Shire to reconsider the planned development of the Mitchell Street Heritage Precinct as there has been no community consultation on this matter regarding the value to the town of all the existing heritage buildings, their contribution to the townscape, the community and their value in the preservation of our unique history.</p>
25	Paths & Trails Advisory Committee C/- Shire of Denmark	<p>That with respect to the draft Plane Tree Precinct Development Concept Plan, the Paths & Trails Advisory Committee supports the development of the site and provides the following recommendations to the CBD Working Group:</p> <ol style="list-style-type: none"> 1. Appropriate bike racks will be installed within the precinct promoting cycle use. 2. Adequate signage be installed to direct visitors to areas of interest. 3. The proposed shelter along the pathway be considered as a site for solar panels given the large surface area available for that purpose.



Patterns - Attachment 1

Some excerpts from Alexander *et al.* 1977, *A Pattern Language*, Oxford University Press:

- A public outdoor room, “a partly enclosed place, with some roof, columns, without walls, perhaps with a trellis” is a subtly defined place around which a diversity of activities can develop. To be successful, this room should be “beside an important path” and “within view of many homes and workshops” (p.352).
- “Dancing in the street”, that most wondrous of community activities, is facilitated by the presence of a “slightly raised platform to form a bandstand...cover it...[and] surround the bandstand with paved surface for dancing” (p. 321). To be successful, this performance space should be near to food and drink stands, located towards the edge of a square or promenade, be defined as a public outdoor room would be, and perhaps have coloured canvas canopies over the dance floor.
- A public square is a core activity node for a town. To work, it should be no more than 20 metres wide: this relates to a comfortable density of people who are likely to gather there. If it is larger than this, it can seem deserted, and uncomfortable. As well as a small size, the square must be located along the intersection of paths that are often used by people: they need a reason to find themselves there.
- A street café gives identity to the public square. It is a “unique setting...where people can sit lazily, legitimately, be on view, and watch the world go by” (p. 439). It works best when set up with several (indoor and outdoor) rooms, open to a busy path and perhaps spilling to the street.
- “The life of a public square forms naturally around its edge. If the edge fails, then the space never becomes lively” (p.600). This means that attempts to create activity in the centre of a space will tend to fail. Rather, create small, partly enclosed areas at the edge of the place, which “jut forward into the open space between the paths, and contain activities which make it natural for people to pause and get involved” (pp. 601-2).
- “Outdoor spaces which are merely ‘left over’ between buildings will, in general, not be used” (p.518). Giving outdoor spaces some degree of enclosure will give it a positive quality and make it more useable.
- “Outdoors, people always try to find a spot where they can have their backs protected, looking out towards some larger opening, beyond the space immediately in front of them” (p.558). So, one should “open up public squares and greens, at one end, to great vistas [so that] the square itself acts as a kind of back which a person can occupy, and from which [they] can look out upon an even larger expanse” (p.559).
- Small parking lots are safer, more sympathetic to the pedestrian realm, convenient and help maintain green streets. The Pattern Language suggests optimal lot size of about seven car spaces.



The old infant health centre building.

Keep health clinic as era 'memorial'

THE Denmark community started raising money in 1933 to obtain a much-needed infant health centre.

It was completed in 1956. Mrs WE Bayley, Mrs N. Bayley and Mrs Gillingham appear to have been some of the prime movers of the project.

The building inspector of the time was George Smith and the builder T Powell or Powley.

When it was not completed satisfactorily, a meeting was called with the builder and a delegation of men - Messers. Pomery, Evans, Thomas, Buckholz, Nicholas, Hadlow, J. Ricketts, Wadding and Hodgson - confronted the builder and sorted it out.

The building when opened was shared between a doctor's surgery and infant health.

As some spurious rumours about the present condition of this building have been circulated I went and inspected it myself.

It has been sadly neglected and I'd like to find out why when ratepayers' money is spent on much less important things.

I found the structure solid with a pleasant outlook once the overgrown bushes are removed and replaced with new landscaping.

It needs some TLC but no more than any other 58-year-old neglected brick building.

It has so much potential for future use and is favourably placed.

This building, though not accepted officially as heritage, has a significant place in our history with all the other buildings along Mitchell Street, the importance of which seems to be ignored by those responsible for their upkeep.

Applications for help in this get little or no response and our heritage degenerates.

Everyone must respond to the Shire's plan of destruction before May 9, if not a personal response, a petition at Spot Newsagency or the environment centre can be signed.

Let us keep this building as a memorial to the people who struggled to help each other and the town despite the hardship of that era.

Jean Phillips

Denmark Bulletin
Letters
May 1 - 2014
Shift to the centre

I know the town's war memorial has only recently been moved, and the resultant extra space is much appreciated, but the location is still not ideal.

With an underpowered PA and constant traffic on the bridge it is always hard to hear the speakers.

The space to be created in Strickland Street next to the RSL Hall would be ideal for a memorial which will cater for the growing interest for years to come, and easier for the RAAF to find.

Tom Robinson

Denmark Bulletin May 1 - 2014

Figure 1 as Referenced in Submission 23



Fig.1 Cottage Crafts alternative plan

Figure 2 as Referenced in Submission 23





IMAGE 01: GRASS PAVING/ PLASTIC PAVING GRID



IMAGE 02: CARMARTHEN SCHOOL IN SITU 1940



IMAGE 03,04 & 05: LOW KEY HERITAGE / SCULPTURAL PLAY EQUIPMENT

30 September 2014 - Attachment 8.1.1c

MITCHELL STREET



-noting access to rear of lot 42 needs to be maintained.



CONCEPT PLAN 1:300 @ A3

Job no. 1307

Plane Tree Precinct Development Concept Plan
CNR Strickland St & Mitchell St. Denmark WA 6333



PIXELTRIX
Architecture & Interior Design

sk.14

02.05.13

3 KEY CONCEPT DESIGN ELEMENTS:

1. DENMARK HERITAGE ART PARK & PERFORMANCE SPACE:

The central location of the site - within Denmark CBD & at junction of Strickland St Heritage Precinct & Mitchell St Heritage Precinct - offers great opportunity to create a vibrant community space.

This space could highlight the many talents Denmark has to offer and additionally provide a link to the past.

The level change invites the layout of an amphitheatre that creates areas for resting, reading, lunch, meeting, street performances and much more.

Early ideas include a circular plant layout to showcase the six local Aboriginal seasons with incorporated artwork in the seating and paving. Possibly a way finding compass could be included into the paving to help orientate visitors. Both heritage precincts could have common ground here as a meeting place to start and end heritage walks.

A strong link to the Infant Health Centre would be incorporated as this proposal requires this building to be removed. The historical and local importance of the building could be reflected in many ways. Artefacts such as measuring sticks could be part of the amphitheatre as well as reusing the bricks of Denmark's first government brick building. This could be explained with interpretive signage.

Beyond the amphitheatre the Heritage Art Park would continue into more quiet and elevated ~~BBQ facilities~~ protected by shade ~~seats~~. This area could also incorporate heritage play equipment as well as sculptural art play equipment. The key idea is to create a low key family environment with respect to adjoining neighbours.

Another area where the theme of history and art can be continued is the proposed modular covered walkway. This walkway provides weather protection on the western side of Strickland St and is a reference to the already active walkway on the eastern side. This walkway could become a linking spine that bridges the gap from the Pharmacy canopy to the Doctor's surgery. Being modular and small in scale this walkway could be provided in places suitable and follow the contours of Strickland St and create its own broken up landscape of angled roofs.

(could be shade sails or vegetation)



Street View from Cnr Strickland St & Mitchell St

CONCEPT SKETCH not to scale

Job no. 1307

Plane Tree Precinct Development Concept Plan
CNR Strickland St & Mitchell St, Denmark WA 6333



PIXELTRIX
Architecture & Interior Design

sk.15

02.05.13



Aerial View from Cnr Strickland St & Mitchell St

2. RE-INSTAEMENT OF HERITAGE BUILDINGS:

The Denmark RSL Hall and the Denmark Cottage Craft (including Carmarthen School) form an integral part of the built and social fabric of the town.

To be easily recognised as heritage buildings the concept plan proposes to bring back these two buildings as close as possible to their original design. Later additions would be removed and the facades of both buildings restored. The necessary administration, amenities and storage facilities could be added as contemporary smaller additions that are placed in the background with sympathetic designs in relation to the original buildings.

Both buildings are proposed to open up into the new community space with a verandah (as shown in earlier photos of the Carmarthen school) and with a generous deck (RSL). In particular the deck on the northern side of the RSL hall would offer a sunny place to sit and enjoy the connection to the other facilities and the town beyond. In addition the large northern glazing would enhance the RSL hall not only thermally, but also in its usage. This would enable this building to become an even greater community asset.

3. CBD CAR PARKING/ ACCESS:

This Concept Plan provides for much needed CBD car parking and at the same time acknowledges the problems that come with sealed parking bays. The majority of the 21 proposed car bays are located behind the re-instated Carmarthen School building and offer 14 car bays including one disabled car bay. This part of the car parking is proposed to be made out of trafficable grass pavers. Apart from providing a natural surface these grass pavers allow storm water to disperse and provide a cooler surface in summer. Added shade trees would enhance this space further and make it feel as being part of the Heritage Art Park.

There are 3 further car bays proposed for a more formal parking near the RSL back entrance (including one disabled). And finally some additional 4 car bays could be provided along Bent St. This arrangement is shown pending a Bent St review.

With regards to disabled access; the accessibility was a priority consideration for this concept. Two ramps were included to allow for direct access from Strickland St and from Mitchell St. The paths throughout are considered to lead from different areas with appropriate fall to allow for easy access to any part of the precinct.

CONCEPT SKETCH 02 not to scale

Job no. 1307

Plane Tree Precinct Development Concept Plan
CNR Strickland St & Mitchell St. Denmark WA 6333



PIXELTRIX
Architecture & Interior Design

sk.16

17.03.14



DENMARK R.S.L. SUB-BRANCH

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22nd February, 2014

DENMARK RSL HALL REFURBISHMENT DETAILED REQUIREMENTS

Overview

The Denmark RSL Hall exterior is to be restored, existing toilets are to be demolished and new toilets are to be constructed. The Hall is of significant heritage value especially to the town community. That heritage aspect is to be respected and maintained and the works should reflect that.

The building contractor shall be responsible for any and all insurance required for the works.

The Denmark RSL Hall site is used for community activities. If the contractor considers part of the works will impact on those functions/activities in the hall, the contractor is to notify the Denmark RSL who will liaise with the participants and make suitable arrangements.

The works are to be completed within 3 calendar months of the awarding of the contract to the contractor. The Denmark RSL reserves the right to complete unfinished works with alternative contractor(s) and on-charge the costs to the defaulting contractor.

The Denmark RSL will apply for and pay for any council or government agency building permits or fees that are due for these works.

The elements of this project are:

Toilet Upgrade

The existing toilets are to be demolished and replaced with new design toilets. An access ramp to disability wheelchair requirements and a screened access way in the main hall are to be constructed. Two existing internal walls removed where indicated on the plans and the internal structure to be made good with the exception of internal painting on the walls where the removal of existing walls is performed. All new walls are to be painted on internal and external surfaces. External surfaces are to be painted in colours similar to those existing. Internal walls are to be painted in colours as detailed by the Denmark RSL.

The external appearance of the finished toilet additions are to look as the same style of the existing building in terms of external walls and roof type. Additional gutters are to match and align with existing gutters. Downpipes are to be installed as per drawing.

Alternative toilet facilities are to be made available by the contractor during construction.

Details:

1. Termite treatment is to be applied where necessary.
2. Electrical works are to be installed by a qualified tradesperson.
3. Water, sewerage and gas works are to be by a qualified tradesperson.
4. The HWS is to be positioned as specified by the plumber in accordance with regulations. The gas supply for the HWS is to be taken from the existing gas bottles on site.



DENMARK R.S.L. SUB-BRANCH

5. The hand basin and pan etc. in the existing Women's/disabled toilet are to be recovered and used in the new women's/disabled toilet. Other basins and pans are to match.
6. The external doors are to be fitted with keyed locking mechanisms.
7. The external glass door at the top of the ramp is to be double glazed.
8. Thermal insulation is to be installed to the standard and requirement of local building by-laws.
9. The site is to be left in a clean and tidy condition, free of rubble etc.

Rock Work

The existing rock wall adjoining the Strickland Street pavement is to be extended up both sides of the main steps, leading up to the Hall entrance from Strickland St. The finish is to match as close as possible the existing rock work aligning the pavement. The width and height of these walls is to be the same as the existing walls and butt in to the existing walls. The walls are to finish level with the top of the 4th step at a level when finished as described in the next paragraph, (as shown in picture 1 and 2) and follow the edge of the existing concrete steps and access path. The base course of rock work is to be bedded in concrete footings of 500^{mm} x 300^{mm}. The footings shall not be visible above ground level. The walls are to butt into the side of the RSL Hall foyer at a level of the finished top step as per below.

Steps

The four top steps as shown in picture 3 are to have the concrete slabs removed. The vertical and horizontal surfaces of all the steps leading up to and including the main entrance are to be cleaned, washed with bondcrete, and finished with a "Granolithic" or "exposed aggregate" type surface 60^{mm} thick. The four steps where concrete has been removed is to have 60^{mm} plus the thickness of the existing concrete slabs. The existing "painted" entrance foyer is not to be changed.

Gun Position

A rock wall is to be constructed (as per the discussion with the Denmark RSL and drawing attached) for the New Gun Position, in front of the existing Lone Pine Tree descendent. The finish is to match as close as possible the existing rock work aligning the pavement. The width and height of this wall is to be the same as the existing walls. The base course of rock work is to be bedded in concrete footings of 500^{mm} x 300^{mm}. The footings shall not be visible above ground level. The inside of the rock wall is to have suitable drainage to allow water inside the wall to escape through the lower course work or footings. The drainage to be in the form of slotted 90^{mm} PVC pipe, placed in blue metal with an outlet through the footings. The inside of the rock wall to be compacted to 9 blows with a penetrometer in 150 – 200^{mm} layers.

A cover is to be constructed as per the attached drawing and then erected on site. The location of the gun cover will be shown on site to the contractor by the Denmark RSL. All welded joints of the structure are to be properly welded, ground and treated with a rust inhibitor prior to priming and painting.

The Denmark RSL will supply the artwork for the RSL Logo to be placed on the front of the gun cover when required.



External Painting

All external paintwork of the existing RSL Hall is to be painted in colours to match existing. Loose or flakey paint is to be removed. Bare wood is to be primed. All other painted surfaces to be cleaned and sanded and prepared for re-painting as needed.

NO existing bare brickwork is to be painted.

Any existing material/surface considered to require replacement is to be brought to the attention of the RSL Denmark who will decide what action is to be taken for each situation. Costs for such extra "replacement" work will be borne by the Denmark RSL at a price agreed between Denmark RSL and the contractor.

Safety

The contractor shall take appropriate safety measures to ensure protection for the passing public and patrons using the Hall.

Drawings

These details are to be read in conjunction with the drawings. Any deviation from the drawings is to be confirmed in writing by the Denmark RSL and the builder prior to work on any deviations commencing.

The Drawings remain the property of the Denmark RSL Sub-Branch and are to be returned to the Denmark RSL on demand.

The contractor is required to initial and date each page of one copy of these **DETAILED REQUIREMENTS**, pictures and drawings and return to the Denmark RSL with their quote.


Mark Davies
President
Denmark RSL Sub-Branch

Att:

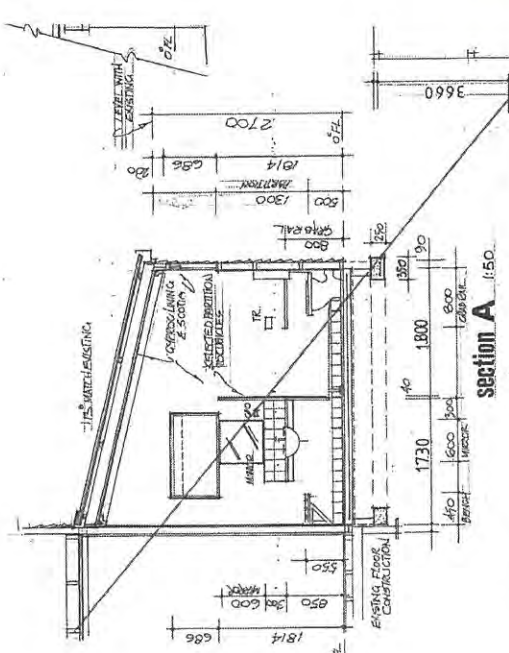
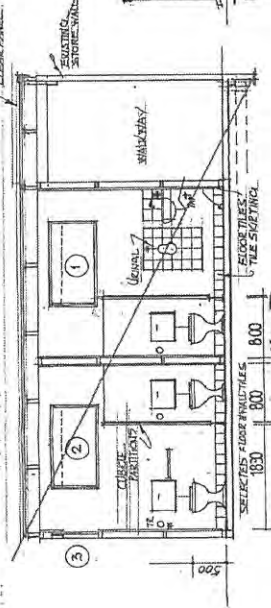
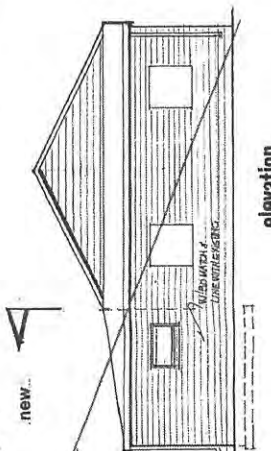
Drawing – 1 sheet of "Proposed Renovation to Toilet Block for Denmark RSL at Lot 40 Strickland St" by R. Cooper dated 20 Feb 14.

Drawing – 1 sheet of "Proposed Cover for A'Tk Gun at the RL Strickland Str: Denmark" by R Cooper

Drawing – Dimensions and location of Gun rock wall and cover.

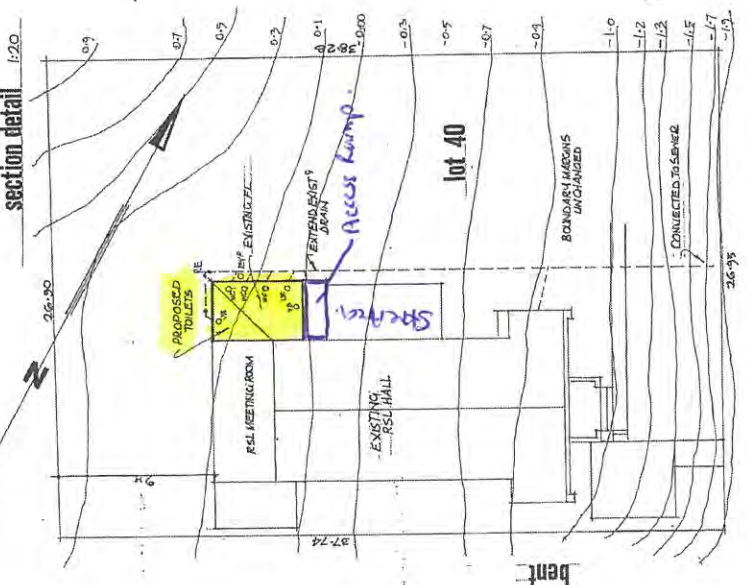
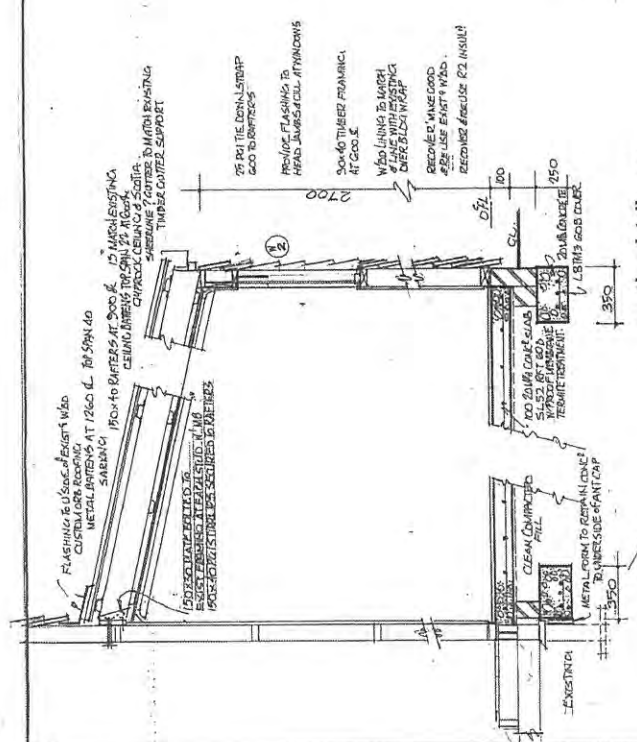
Picture 1 and 2 – showing top step alignment and point of ending rock walls.

Picture 3 – Showing 4 top steps from which slabs are to be removed prior to cleaning, levelling etc.



WINDOWS	DOORS
1. TYPICAL DOUBLE GLAZED WINDOW	1. TYPICAL DOOR WITH GLASS PANEL
2. TYPICAL WINDOW WITH SHUTTER	2. TYPICAL DOOR WITH SHUTTER
3. TYPICAL WINDOW WITH SHUTTER	3. TYPICAL DOOR WITH SHUTTER
4. TYPICAL WINDOW WITH SHUTTER	4. TYPICAL DOOR WITH SHUTTER
5. TYPICAL WINDOW WITH SHUTTER	5. TYPICAL DOOR WITH SHUTTER
6. TYPICAL WINDOW WITH SHUTTER	6. TYPICAL DOOR WITH SHUTTER
7. TYPICAL WINDOW WITH SHUTTER	7. TYPICAL DOOR WITH SHUTTER
8. TYPICAL WINDOW WITH SHUTTER	8. TYPICAL DOOR WITH SHUTTER
9. TYPICAL WINDOW WITH SHUTTER	9. TYPICAL DOOR WITH SHUTTER
10. TYPICAL WINDOW WITH SHUTTER	10. TYPICAL DOOR WITH SHUTTER

ELECTRICAL # HWS
1. 2.56m x 1.2m x 0.2m
2. 1.5m x 1.2m x 0.2m
3. 1.5m x 1.2m x 0.2m
4. 1.5m x 1.2m x 0.2m
5. 1.5m x 1.2m x 0.2m
6. 1.5m x 1.2m x 0.2m
7. 1.5m x 1.2m x 0.2m
8. 1.5m x 1.2m x 0.2m
9. 1.5m x 1.2m x 0.2m
10. 1.5m x 1.2m x 0.2m



Block Plan 1:200

strickland

SKETCH OF ROCK WALL
FOR GUN PLACEMENT

22-FEB-2014

