

# Denmark Historical Society

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Attn

Mr Bill Parker

Chief Executive Officer

Shire of Denmark

PO Box 183

Denmark

19/07/2018

Dear Mr Parker,

**This is The Denmark Historical Society's (DHS) response to the letter received from Mr Bill Parker, Shire of Denmark CEO - Shire ref BP/CT File LEA.41 & A3140**

The Spirit of Play School (SoP) has requested the Council to:

1. Extend their lease at their current site for at least 10 Years and Preferably 21 years
2. Extend their site to accommodate more classrooms. The requested expansion would increase their footprint by about 75%
3. Enter a shared use agreement for a further area to the east of their current site, which contains items of historical significance (ash pit and turntable).

On the 27<sup>th</sup> May 2014, the Denmark Shire Council adopted a plan (Resolution No. 240514) for an historical precinct to be known as the "Denmark Historical Rail Way Station Precinct" at the site of Denmark's third railway station. The precinct was planned to incorporate the restored and replaced Railway Station No.3, the old Post Office, the station Master's House and an ash pit and engine turntable. This Plan does not incorporate the SoP school. However the SoP grounds and it's proposed extensions and shared use areas all currently lie within the adopted precinct. The SoP management were aware of their need to move and in fact were desirous of moving because of the limited space available to them. In 2017 the Council gave the SoP a 2 year extension to their lease (until 2019) to give them time to find an alternative site.

The DHS makes the following points in relation to the SoP proposal:

1. The Shire Council's intention was clearly to develop the site as a historical precinct and the plan adopted by the council does not include the SoP.
2. The railways were an essential part of Denmark's history. Without the Millars' lines there would have been no logging in the region and without the logging there would have been no Denmark township. Without WAGR taking over the Millars' line in 1907 it is highly unlikely the town would have survived and the 1929 extension of the line was an essential to the development of the group settlement scheme and other farming development, and the establishment of associated industries in Denmark. Until the late 1950's the railway provided the only viable transport for produce out of and supplies into the area.
3. The reason for the adoption of the Denmark Historical Rail Way Station Precinct is that the most significant remaining railway relics are within the site (the Ash Pit, the Turntable and the Station Master's house.). The 2 previous railway station sites are now built over.
4. 1 and 2 make the site a key historical precinct as the Shire clearly recognised by its adoption of the Precinct Plan. It's historical nature, inclusion of the Denmark Machinery Restoration Group's (DMRG) historical machinery collection and forge and it's location close to the railway bridge, the Denmark -Nornalup Heritage Trail and the caravan park make it ideal to develop as a tourist attraction.
5. A lease of at least 10 years, with a requested lease of 21 years can only be viewed as being effectively a request to remain on the site permanently, particularly in association with the request for increase in size of the school grounds to accommodate more classrooms and the SoP's willingness to pay for a new road to reroute traffic .
6. The School disrupts the precinct. The Old Post Office is part of the school, however the foyer contains a valuable display of old Denmark photos. Given the current concerns for, and rules relating schoolchildren's safety the building is effectively out of bounds to those who would wish to view the display during school hours. Further to this most visitors are not prepared to enter school grounds out of school hours, viewing it, rightly, as private property. This is totally at odds with it being a historical site and potential tourist attraction. Further expansion of the SoP would increase the disruption.
7. The proposed access road bisecting the DMRG lease and infringing on the railway track would suit only the school. It would disadvantage access to both the DMRG and Lion's

Club members accessing their club rooms in the Station Master's House.

8. The concept of shared lease is a difficult one, particularly as the SoP proposed shared lease area includes the ash pit and turntable. Any lease term which affected public access would make it problematic as a tourist site.

For the above reasons, the DHS considers the current location of the SoP incompatible with the development of a valuable historical and tourist precinct.

The DHS appreciates the time the SoP management committee has put into explaining their concept for the school development to us, however their views have not swayed the Society's view of the inappropriateness of it's current location

.

The Society also appreciates the value of the school to the town and the enthusiasm of it's management group to develop the school. We would exhort the council to do all in it's power to find an appropriate alternative site which fully meets the SoP's needs.

If a further lease extension is required it should be a maximum of 5 years and preferably less. Should an extension be granted it should be required that no further development of the site should take place.

Ashleigh Murch  
Deputy Chairman  
Denmark Historical Society



Denmark Machinery Restoration Group  
(Affiliated to NHMA)

PO Box 1133  
DENMARK WA 6333  
Phone: 9848 1781

20 July 2018

Bill Parker  
Chief Executive Officer  
Shire of Denmark  
953 South Coast Highway  
DENMARK WA 6333

Your Ref: BP/CT File LEA.41 & A3140

Dear Mr Parker

Re : Spirit of Play – Proposed Lease Extension - Term and Area

LEA.41

Shire Of Denmark SUB 1871180	
23 JUL 2018	
Exec	
COUNCILLORS	
CEO EA	✓
DIR of FINANCE	
DIR of PLANNING	
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	
OTHER	

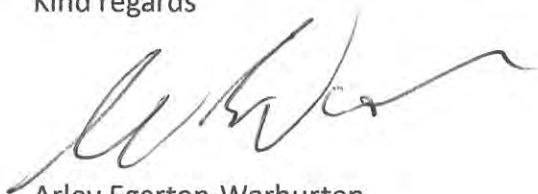
Thank you for your letter of 4 July 2018 with attachments setting out the amended concept plan proposed by the Spirit of Play Community School. The Denmark Machinery Restoration Group opposes the planned extensions to both the lease and boundaries as follows:

- We have met with members and envisage major problems with the Spirit of Play proposal down the track.
- The school has been granted several extensions to their lease and have undertaken building expansions over that time. This latest proposal increases their perimeter/ area by approx 75% resulting in their holding the whole north section of the historical precinct, approximately one third of the precinct.
- We always understood this area was designated as an historical precinct incorporating the Railway Station and old Post Office, Station Masters House, and possible future Denmark buildings of historical significance rather than a school precinct.
- Current access to the old Post Office and the display of historical photos is difficult due to visitors feeling they are entering what appears to be school grounds.
- A lease of 10-21 years to enable considerable investment can only be viewed as permanent and not a temporary solution to finding a suitable alternative location.
- As you may be aware we are working with the Men's Shed to develop and assist them with their own facility at the rear of our current building plus an additional shed for DMRG to relocate and safely store some of its heavy machinery.

- The proposed access road bisecting the DMRG lease and infringing on the Heritage rail trail/track would be both impractical and unacceptable. Last Saturday between Lions Club and DMRG there were ~30 vehicles parked in the precinct which would suggest that this proposed access road would be a safety hazard to both DMRG and the planned Men's Shed with members moving between the buildings to utilise shared facilities.

In conclusion DMRG Group opposes the Spirit of Play Community School's expansion of a Lower and Pre Primary School at the Denmark Historical Railway Station Precinct.

Kind regards

A handwritten signature in black ink, appearing to read 'Arley Egerton-Warburton', with a long, sweeping flourish extending to the right.

Arley Egerton-Warburton

Vice President

Denmark Machinery Restoration Group



22 July 2018

CEO

Denmark Shire Council

Mr Bill Parker

16941

Shire Of Denmark 15081871181	26 JUL 2018								
		CEP							
			COUNCILLORS						
			CEO	EA					
			DIR of FINANCE						
			DIR of PLANNING						
			DIR of INFRASTRUCTURE						
			DIR of COMMUNITY						
			OTHER						

Dear Sir,

Thank you for the opportunity to express the views and make comment on the proposal put forward by the Spirit of Play.

**• This would impact the Lions Lair as follows:**

The proposal would move the school closer to the Lair.

The proposal would remove our current access to the Lair and our shed, creating problems for manoeuvring trailers in this area. Currently we experience difficulty in doing this during times when other groups are using the Lair and the proposed plan would only compound the problem.

Parking at the Lair will be restricted. Some groups who use the Lair would require more parking than is indicated and within closer proximity.

Increase in noise will impact on the various groups who use the Lair, many of whom are elderly.

Part of our Lease is being used as a playground. How does this impact us in a safety and legal angle?

**• Concern on Railway Precinct use:**

The use of the area around the old turntable and ash pit has been indicated as a dual use area. How do you invite the public into a play area for a school? This reduces the access to the photo display in the entrance to the Old Post Office and a significant area.

The plan would necessitate the removal of more trees. Other projects within the Shire have been rejected owing to tree removal. Several trees have been removed already to allow the school expansion.

A long lease in this area, and covering the area the school requires, would limit any development of the precinct to attract visitors

**• In Conclusion:**

The Lions Club of Denmark does not support the extension of the Spirit of Play lease to the time frame requested nor do we support the extension of the school in this area and we recommend that the Shire does not extend the lease for the requested 10 to 21 years.

This proposal virtually takes over the Precinct area and takes away the opportunity to develop the historical site to attract visitors. This site should be for the use of locals and visitors to enjoy.

The members of the Denmark Lions Club unanimously agree with the comments above and furthermore believe the Spirit of Play 's current lease should not be extended.

Yours Sincerely



Warrick Gates

President Denmark Lions Club



# DENMARK MEN'S SHED INC.

ABN 80 312 028 341

PO BOX 780 Denmark Western Australia 6333 • 0407 995 081  
denmarkmensshed@hotmail.com

Mr Bill Parker  
Chief Executive Officer  
Shire of Denmark  
PO Box 183 Denmark 6333

16 July 2018

## **Re: Spirit of Play – Proposed Lease Extension**

*The Denmark Men's Shed applauds the Spirit of Play for their bold, detailed and imaginative proposal. However, it cannot accept the proposal in its present form as it makes proposed DMS building difficult, creates some serious traffic and parking issues and goes against the concept of a historic precinct.*

*The DMS and DMRG are in the process of planning a joint development directly south of the current DMRG building. This building will initially be a workshop for the DMS and a machinery storage area for the DMRG. The proposed access road will cut across the proposed development site forcing southwards will involve extra expense with fill cost, etc. Also an access way through the site will create could lead to conflict with through traffic. The plan shows the current DMRG building at only about ¼ actual size and it intrudes onto the propose access road.*

*The amount of parking is far from adequate, particularly with the Lions Den. Even though 18 bays are shown only 13 are usable and the Den often has groups with 20+ people and cars. The provision of the parking bays will need the removal of several well established native trees.*

*The use of the Heritage Railway Trail as a major traffic access way will lead to conflict with walkers and bike riders on a dedicated walk trail. The present layout minimises this and will be totally removed when the joint DMS DMRG proposal progresses.*

LEA-41

Shire Of Denmark 15081871179	
23 JUL 2018	
EPH	
COUNCILLORS	
CEO EA	✓
DIR of FINANCE	
DIR of PLANNING	
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	
OTHER	

**CARE, RESPECT, DIGNITY AND FELLOWSHIP**

*With the use of the passive playing area south of the Lions Den the SOP will have control/use of about 50% of the **Historic Precinct**. The "Shared Lease" area could lead to problems with working with Children and to casual access.*

*Harrold White*

*President*

*Denmark Men's Shed*

A handwritten signature in black ink, appearing to read 'Harrold White', with a long horizontal flourish extending to the right.





17 July 2018

Mr Bill Parker,  
CEO, Shire of Denmark

Dear Bill,

Thank you for the letter regarding the proposal by the Spirit of Play School to extend their lease and use much more of the Heritage Precinct. I took this plan to our Management Committee last week and they were surprised by the time span of the proposal and the extent of the land use requested. Comments were unanimously negative.

While we may no longer have a direct interest in the Heritage Precinct as a workshop site (still unresolved) we would be very much against the time scale proposed and, perhaps more importantly, the far wider use of the land than envisioned by any of the current residents.

We do not believe that the integration of the School with the existing Lion's Club, Denmark Machinery Restoration Group or the future Men's Shed is compatible. In addition, the proposal encroaches far too much on the environment at that site, in particular the Bibbulmun Track, which should remain protected and in as far as possible a bush setting as can be achieved.

The impact of parking, buildings, play areas and roads appears to be far too much for this area to sustain, particularly as the area can be extremely swampy. We would suggest also that the site works and infrastructure in light of the waterlogging would disrupt that environment unnecessarily. Regardless of the nature of the land, the proposal to build a road right through the centre of the main club buildings would appear to be highly divisive.

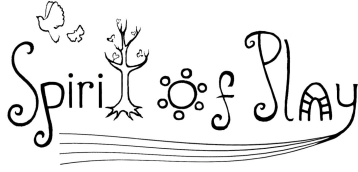
To take another view, we would also argue that the School proposal is incompatible with the current use of the site for adult men's clubs and, despite the School's stated willingness to embrace the activities of the current tenants, we would not expect any serious interaction to be forthcoming. In fact, the presence of the School is more likely to lead to difficulties in regard to Police Clearances, Working with Children regulations and the like.

Is it possible to extend the use of the current area only, for another two years say, in order for the School to find and commence building on a more appropriate site?

I trust these comments are useful and I would be happy to be involved in any further discussions.

Yours sincerely,

Jim Reynoldson,  
President; Woodturners of Denmark



Bill Parker  
Chief Executive Officer  
Shire of Denmark

5th August 2018

**Response to concerns raised by Heritage Precinct Stakeholders**

Dear Bill

Thank you for the opportunity to provide feedback on the concerns raised by the other stakeholders in the Railway Station No. 3 Reserve Heritage Precinct in relation to Spirit of Play's recent request for a lease extension at our current site. Please find below the School's response to each of the concerns raised by the other stakeholders.

**1. The proposal, given substantial investment, can be viewed as a permanent solution rather than a temporary one**

Yes this is correct; Spirit of Play is seeking a permanent solution for the school and the Railway Station No. 3 Reserve Heritage Precinct. Despite years of uncertainty, Spirit of Play has strengthened its numbers and currently has a wait-list for Kindergarten in 2020, 2021 and even 2022. By seeking a long term lease, Spirit of Play is aiming to provide a stable alternative to the Denmark Primary School.

The School Council has explicitly told stakeholders, the Shire CEO and Council members; that the school is seeking to stay at the site and would prefer a 21 year lease. As discussed during our briefing with the Shire CEO (23 May 2018 ) this has been updated in our Strategic Plan and forms the sole focus of our school in ensuring its future. Moving to another school site is not being considered by the School Council.

A lesser term would be considered (10 years, plus 5 year options), but a ten year lease would be the absolute minimum the school could viably agree to. A lease term less than ten years would leave the school in a non-viable position and the most responsible course of action would be to cease operation and refer our seventy children to the Denmark Primary School to continue their West Australian Curriculum Education.

The school council began a consultative process with stakeholders in November 2017, involving meetings, site visits, emails and letters, including a follow up letter to all Railway Station No. 3 Reserve Heritage Precinct stakeholders dated 24th of May inviting all stakeholders to meet with the school council to discuss any concerns with the finalized plan, concerns about the length of tenure or improvements to the plan. At all times, the prospect of moving was not raised by the school, and all discussions focused on securing the long term future of the school at the current site, namely a 21 year lease.

The popularity of Spirit of Play as an alternative provider of the West Australian Curriculum based Primary Education is growing each year and while this in part reflects the 5% demographic increase in the numbers of Primary School age children in Denmark between 2011-2016 it is also indicative of the growing appetite for alternative education in this region.

Primarily the families enrolling at Spirit of Play are tertiary educated small business owners who seek a nurturing, evidence based approach to education grounded in the natural environment which is such a key feature of our town. Nature based education generally and specifically the inquiry based approach promoted by Spirit of Play are seen as cutting edge pedagogical strategies which will help prepare our young people with the 21st century skills of collaboration and teamwork, creativity and imagination, critical thinking and problem solving. Our community is passionate about what the School offers to their children and are rightfully concerned about securing a long term solution to the School's tenure at the Railway Station No. 3 Reserve Heritage Precinct.

If successful in our request for a long term lease extension the School would embark on a redevelopment of our lease area and the Northern part of the Railway Station No. 3 Reserve Heritage Precinct. We would intend to seek up to \$900,000 from the State Government Low Interest Loan Scheme for site works, building refurbishments and new classrooms as well as capital grants from the Federal Government. As part of this process we are very keen to work with the DMRG and Denmark Historical Society to pursue common projects such as the refurbishment of the Historical Photos and the restoration of the Historical Turntable and Ash Pit; and to bring to life aspects of the Shire's concept plan for the area such as community car parks; picnic areas and nature play elements.

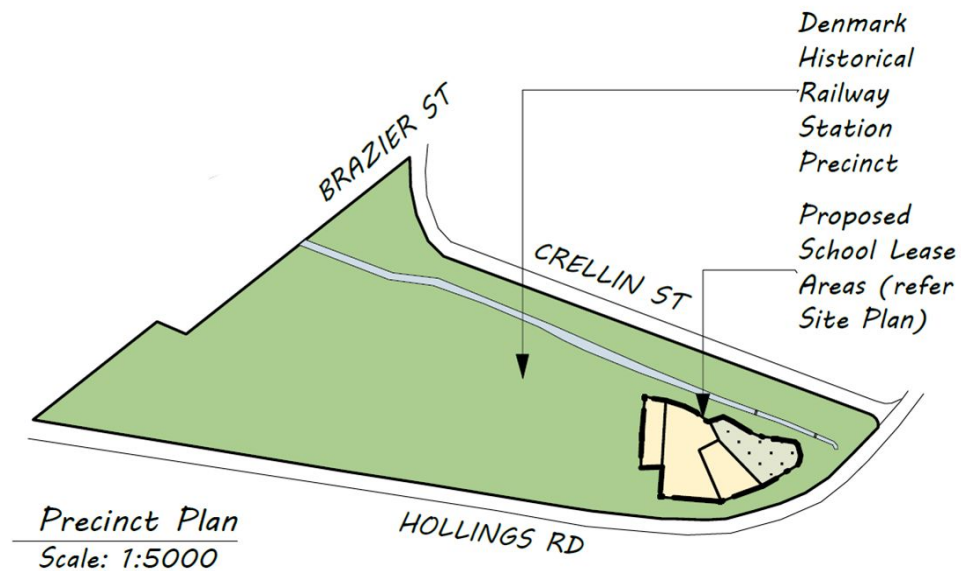
## **2. Would result in substantial leased area of northern section of reserve, essentially taking over the reserve**

Spirit of Play is not "looking to take over" the reserve. The proposed fenced lease expansion area between Spirit of Play and Inlet Drive brings an area the school

currently uses and is caretaker of under formal control to allow site improvements and capital expenditure.

The area where the turntable is located will not be fenced in any way. This area currently receives minimal care taking, use or engagement by the community in its current state. By bringing this area under lease, Spirit of Play can continue to use it, as is current practice - but also improve this area for the community. This includes proposed work on the ash pit to improve its amenity, restoration of the turntable to an adapted community resource, interpretive signage about the precinct, public use bike facilities and other components of the original site plan.

To be clear; the Railway Station No. 3 Reserve Heritage Precinct consists of 37,206 sqm in total (3.7206 HA); of which Spirit of Play would like to fence 2400 sqm (6.4%). If the proposed shared unfenced lease area (1550 sqm) is added to this it becomes a total of 3950 sqm which is a little over 10% of the entire Heritage Precinct. It is our understanding that the DMRG lease area is currently larger than this total therefore we would refute the statement that the School is in any way wishing to utilise more than our fair share of the Heritage Precinct area.



### **3. Area was designated as a heritage precinct and is not compatible with school**

This concept of non-compatibility between a heritage site and a school is a regular point raised in opposition to Spirit of Play continuing to operate from the heritage precinct and one we strongly object to.



Spirit of Play suggests that schools are highly compatible with the explicit objectives of the *Western Australia Heritage Bill 2017*, specifically objectives a) *to promote understanding and appreciation of Western Australia's cultural heritage*; and (d) *to encourage and facilitate the conservation, continuing use, development and adaptive reuse of places of cultural heritage significance in ways that represent high standards of heritage conservation and are in harmony with cultural heritage values*.

Spirit of Play has been consulting directly with the Denmark Historical Society including a site visit with the President, to discuss how the School could lead the restoration of the turntable, ways of improving the access and identity to the photo display at the Post Office Building, offered erecting a plaque explaining the history of the Post Office and how it came to be donated to the community of Denmark, removal of the fences around the ash pit (if Shire approved), removing the non-historically significant railway carriage and upgrading the base of the ash pit to improve amenity and safety, and ways to integrate education, community use and history in to the site so that it is used by the community. This includes a restoration project of the turntable (see attached). These are key examples of adaptive reuse.

Spirit of Play incorporates local Denmark history in to its curriculum and would like to establish a heritage tour scheme run by our older children to give tours of the precinct following the model Woodbury Boston Primary School uses for all school visits. This would give our students a strong ownership over the historical society of the site and provide our community's history a real future.

As for a school operating in a heritage precinct - there have been schools operating at this site since 1991, and there are clear examples of heritage precincts incorporating or involving schools - two accessible examples being the Pioneer Village School in Armadale, operating from within an incredibly well developed heritage precinct that draws regular tourists; and Guildford Primary School, the heritage listed, longest continuously operating primary school in Western Australia, nestled within the Guildford Heritage Precinct.

Spirit of Play wants to encourage the continued use and conservation of this area, and have spent significant amounts of school funds upkeeping the Post Office Building, in addition to our lease and rates payments. This has included electrical work, asbestos removal, painting, restoration and upkeep. Without our adaptive reuse and appreciation of this building, this maintenance would have fallen to the Shire or the Historical Society.

**4. Public / shared access to historical relics, namely the ash pit, turntable and old post office - concern that the public would feel uncomfortable entering a "school site".**

As stated above, Spirit of Play is committed to the objectives of *conservation, continuing use, development and adaptive reuse* of the Heritage assets within the Railway Station No. 3 Reserve Heritage Precinct.

As part of our planned redevelopment of our School site and surrounding area we will be putting in place measures to increase public access to, awareness of and interaction with the Heritage listed assets that exist in the area; namely the Post Office Building; the Ash Pit and the Turntable. Some of the unconfirmed ideas discussed to date include:

- An offer to the Historical Society to reprint and update photos in current alcove, improve lighting in this area and install plaque to record that the Pedro family donated the Post Office to the community (*as per discussion with Historical Society President and DMRG President 26th March*).
- Install signs along the Bibbulmun Track/Heritage Railway Track to indicate the presence and location of the Heritage assets (*as per discussion with Historical Society President and DMRG President 26th March*)
- Restore Turntable and Ash Pit to become viable tourist access points (*as per discussion with Historical Society President and DMRG President*)
- Ensuring that public access to the Ash Pit and Turntable is maintained - by improving the safety of ash pit (*as per discussion with Historical Society President and DMRG President 26th March*)
- The School offer to contribute significantly for the upgrade of the access road to the DMRG/ Lion's Club buildings and upgrade the Lion's carpark, as well as upgrading the Crellin St carpark. These upgrades will allow larger numbers of visitors to come to the site and use it as a base for their explorations of the Railway Station No. 3 Reserve Heritage Precinct and also the trails that lead from this point.
- The School is considering moving our Administrative offices to the Old Post Office to reduce impact of visitors on school activities and to make this building the "welcoming entrance" to the School for tourists and community members alike - and available during school hours for visitors to access.
- The School is interested in creating interpretive signage at the trailhead which would introduce visitors to all the natural and cultural heritage values of the area; including the long history of schooling at the site and a map of the intersecting trails that meet there.
- The School will continue to actively engage the next generations in learning about local history and we are committed to creating linkages with the other stakeholders and inviting other schools to the newly invigorated area. The School is in a very good position to advertise and promote the Heritage values of the area as we are increasingly a drawcard for the young families to the area.

- The School has a very open attitude towards the sharing of our facilities with other community groups and has in the past offered our facilities to Men's Shed for meetings and vegetable gardening when they were without facilities. Other community groups also regularly use our facilities for workshops etc on the weekends or after School hours and we would like to continue to encourage this.

## **5. Removal of vegetation required for access road and additional car parking**

The suggested car park upgrade on Crellin street is part of the currently approved Denmark Heritage Railway Precinct Concept Plan. All of our site upgrade discussions, especially regarding vegetation removal have been led by the School Council Member of the School Expansion Sub-Committee, Diane Harwood. Diane Harwood has a strong passion and interest in environmental conservation and vegetation management, and all site reviews were suggested after consultation with Diane. The entire Council is working with Diane to work out a tree-replacement program to replace all trees removed at the site (even non-native trees that were recently removed in our boundaries) with endemic native species that are appropriate to the area.

The access road was discussed in consultation with the DRMG and DHS. One suggested alternative by a member of the DRMG was to clear vegetation and provide access over the creek from Crellin St directly to the DRMG shed, but after consultation with Diane and a review of the potential traffic implications for Crellin St, the school suggests the current location of the proposed road would a) see less vegetation removed, b) reduce traffic conflict, c) offer users a clearer line of site of the Inlet Drive bend towards the Caravan park, d) partly utilize the existing road base for the entry that runs along Inlet drive, and e) develop an area already cleared by stakeholders that stakeholders are currently using to access the back of the DRMG.

## **6. Parking at Lions Lair would be restricted and limited area to manoeuvre trailers and the like**

The proposed amended plan actually provides eighteen car park places dedicated to the Lions and parking zones that are closer to the disability access ramp. The current Denmark Heritage Railway Precinct Concept Plan currently allows for thirteen car parking places near the Lions Lair. Additionally, by formulating the site design in this manner and directing all school traffic to Crellin St, this car-parking needs to be seen as completely separate from the School's use of the site, decreasing competition during busy periods.

The proposed upgrade to the Lion's parking area for Lion's can be negotiated and redesigned to incorporate a trailer turn around area if this is seen as of critical importance to the Lion's use of this car park. From our use of the site and recording car parking numbers, the largest volume days for the Lion's carpark are Mondays for Bingo and Saturday for Men's Shed. Men's Shed are seeking a long term solution to their lack of facility, so were not considered long term tenants of the Lions Building.

## **7. Limits future development of the site to attract visitors**

Spirit of Play wants to provide a community resource - as a school for the Denmark Community. The sense that we are a small organisation that only caters to a small section of the community fails to acknowledge the significant change in demographics in our school community, or our focus on connecting with the wider community.

Spirit of Play is planning on a considerable proposed investment in creating play spaces, publicly accessible facilities and expansion of our successful community focussed programs. We are in the process of applying for a significant loan to complement our saved capital to undertake this work, pending our lease tenure. Our current operations as a school, expanded operations in community engagement and programs and commitment to developing the site with our own funding would bring considerable number of visitors to the site.

Spirit of Play is also offering to spend significant sums of money through government grants, ongoing school funding and school fees and saved capital to develop the site in-line with the Denmark Heritage Railway Precinct Concept Plan.

Spirit of Play is a nature based school that has built into its fabric the concept of sharing, using outdoors and nature, nurturing surrounding environments (both natural and built) and acquiring knowledge from our community. The school has specifically addressed and kept components of the Denmark Heritage Railway Precinct Concept Plan that would act as attraction to tourists. The School would welcome developing play space in the unfenced shared use, publicly accessible portion of our leased area - but have limited expansion on these plans on the proposed plan due to concerns from the DMRG in the consultation period. All development of play spaces and areas, have at all times during our proposal, been specified as open access and available to the community. Spirit of Play would like to minimise the use of fences where possible and would have an open gate policy for facilities - as the more used our spaces are, a) the more sustainable they are, and b) the safer our facilities would be after hours.



## **8. Proposed access road cuts across DMRG lease area, limiting plans of joint development between DMRG and Men's Shed**

Spirit of Play is open to moving the location of proposed road if directed to do so by Shire - within the limitations that exist. On initial plans presented to stakeholders, the access road ran from the current entry, behind the Lions to the DMRG shed. This was deemed as less desirable to both Men's Shed, who wanted to build a facility next to the Lions, and the DMRG; as it would impact on the current tree plantation area, fire truck refilling base and would also have to pass through a boggy area.

The positioning of the road also took into consideration the Shire's current plans as part of the Denmark Heritage Railway Precinct Concept Plan, as the area between the Lions and DMRG is earmarked for nature play reserve and machinery exhibition park. The current position of the road was chosen as it most closely matched the current Denmark Heritage Railway Precinct Concept Plan.

The proposed access road was positioned on our concept plan in consultation with DMRG and Historical Society in response to their request to minimise traffic conflicts and best serve interests of these groups. It was our understanding at the time of our meeting with the DMRG that the proposed access road was located at the best possible location for that group to access their facilities and to run between a possible development in their vacant lease area. Subsequently a couple of members of the DMRG have informally approached the school with the idea of changing the access road to one coming from Crellin St; the School has no problem with this idea if it is supported by the Shire and the stakeholder group as a whole.

## **9. Traffic conflict with trail users**

Currently Lions and DMRG use part of rail trail to access parts of the site and there is currently a rail track being laid on the trail that creates a conflict with users. The use of the Rail Trail to access the Lions and the DMRG was suggested by a DMRG member to reduce the impact of the road on the site. Running the road through the front of the DMRG would be potentially be a solution, but would impact on current landscaping and planned future development as part of the Denmark Heritage Railway Precinct Concept Plan. As this would have no impact on school access via Crellin st, the road location solution that best suits the stakeholders is the best for the school.

## **10. Shared use could initiate problems associated with “working with children” and “police clearances”**

The concept of shared use of the facility and the need for a Working With Children (WWC) check is categorically incorrect, somewhat concerning and a regular trope used to oppose the school. This should be a non-issue and its inclusion shows either a misunderstanding of the *Working with Children (Criminal Record Checking) Act 2004* or a deliberate attempt to confuse the issue. The safety of the children at all times is the responsibility of the school - there is no problem.

Addressing this issue directly, aside from the facts that a member of public can access any public school area, or that all schools regularly go on excursions in to the public realm, or that the Denmark Primary School does not require all users of Brazier or Mitchell Sit (including the Historical Society, located a similar distance from the DPS as the DMRG is to Spirit of Play) who may, incidentally come into contact with a child obtain a WWC; WWC are only required by a person if they engage in certain paid or unpaid work with children, described as ‘[child-related work](#)’ under the *Working with Children (Criminal Record Checking) Act 2004*. This does not include the current stakeholders at the site - unless, within their own organizations they are engaging in child related work that involves children. Any stakeholders wishing to engage with the school and pass on their wisdom can approach the school and have a WWC paid for by the school, as is standard practice.

A WWC Check aims to protect children by **detering** people from applying to work with children where they have a relevant charge or conviction on their criminal record that indicates they may harm a child; **detecting** new charges and convictions of those people who hold a current WWC Card and **protecting** children by creating awareness that safeguarding children is a whole of community responsibility (WWC website).

The Stakeholders maintain that the Railway Heritage Precinct No. 3 must be developed for community use and tourism - yet proponents consistently sight concerns around members needing WWC checks if a school is located at the site. The Council Plan for the site includes playground equipment and the suggestion that families with children will regularly attend the site along with stakeholders.

## **11. The site is a key historical precinct and should be developed as a tourist attraction.**

This has been largely addressed in the above points - but again, Spirit of Play is committed to using our own funds to develop this site and increase its tourism potential. The School invites the stakeholders to join us in contributing funds in this endeavour; as we will be using significant portions of our savings and government

grants in our commitment to improving this site for the Denmark Community. As always, we would be looking for our 120+ member network of parents and families to continue to provide expertise and volunteer or reduced rate support, including architecture; to electrical; building and carpentry; timber restoration; public health; asbestos removal; archaeology; legal; permaculture; conservation; art and design and labour skills. As mentioned in all briefs to stakeholders, we would invite them to work with us developing the site; would prefer to build in a style that matches the buildings on the site and would like to be inventive in finding solutions or shared use of facilities.

We hope that the improved site can be used not just for historical tourism, but used for educational tourism and educational professional development. Spirit of Play is working with local schools to explore a provincial education model similar to Finnish education systems, including a PD to Finland in 2019 to develop this idea and explore a South coast educational network that will be a leader in alternative education.

We are working closely with Golden Hill Steiner School, Woodbury Boston School and Parklands School as part of a collegiate network; and meeting regularly with the Denmark High School to create an educational province that will bring teachers to the region to learn and to be involved in this step forward. Part of this strategy is examining education professional development hosted by Spirit of Play for WA teachers, to bring people to our town to learn about how we are following global trends on education, nature play and networks. Furthermore the school has commenced investigations with Murdoch University to offer pre-service teacher training and internships to highlight the schools leading educational philosophy.

By activating this underutilised site, Spirit of Play believes we can increase the tourism potential through our established presence in this site - beyond continuing use, adaptive reuse and conservation of the current historical assets at the site - by combining this with educational tourism and nature play.

As always during this consultative process, if you have any queries or concerns, please contact me via the school for any clarification.

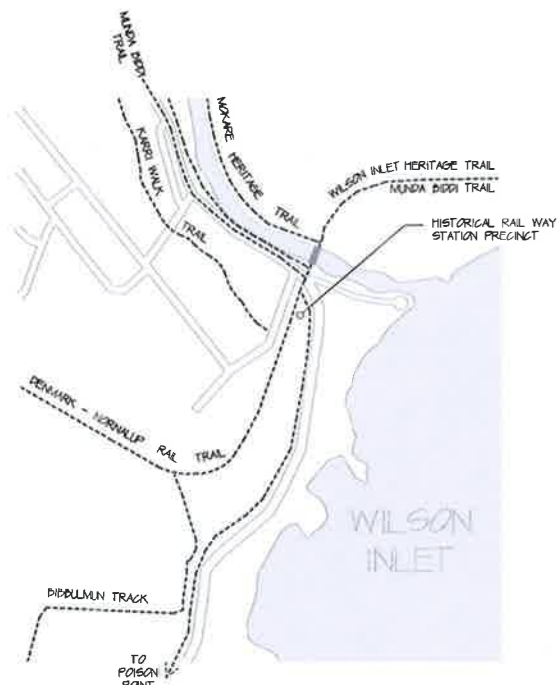
Kind Regards

A handwritten signature in black ink, appearing to read 'Carl Heslop', written in a cursive style.

Carl Heslop

Chairperson  
Spirit of Play Community School Council





LOCATION PLAN & TRAIL MAP  
NTS



PRECINCT PLAN  
SCALE 1:1000

### DENMARK RAILWAY STATION PRECINCT

THE FORMER DENMARK RAILWAY STATION WITH ITS RAILWAY LINES LEADING TO ALBANY AND NORNALUP FORMS AN IMPORTANT PART OF DENMARK'S HISTORICAL HERITAGE. IT PLAYED A LEADING REGIONAL ROLE IN THE DEVELOPMENT OF THE TIMBER INDUSTRY AND IT WAS A VITAL PART IN PEOPLE'S LIVES UNTIL ITS FINAL CLOSURE IN 1987. THIS CONCEPT PLAN PORTRAYS THIS RICH AND INTERESTING HISTORY THROUGH THE DEVELOPMENT OF THE FOLLOWING ELEMENTS.

- A LANDSCAPED PARK ADJACENT TO THE EXISTING MACHINERY SHED WITH EXHIBITION SPACES FOR HISTORICAL MACHINERY AND ARTIFACTS
- THE RELOCATION OF THE OLD RAILWAY STATION BUILDING TO THE SOUTH WEST OF THE PRECINCT WITH AN OPTION FOR COMMUNITY USE
- THE DEVELOPMENT OF A NATURE PLAY SPACE WITH PICNIC FACILITIES ALONG HOLLINGS ROAD
- THE DEVELOPMENT OF AN HISTORICAL INTERPRETATION SYSTEM THROUGHOUT THE RAILWAY STATION PRECINCT AND EXTENDING ALONG THE HERITAGE RAILWAY TRAIL

**TRAIL HUB**  
THIS AREA HAS A NATURAL CONVERGENCE OF WALKING, CYCLING AND BRIDLE TRAILS, WHICH ADDS SIGNIFICANTLY TO THE LIFESTYLE AND RECREATIONAL VALUE OF THE AREA. THIS CONNECTIVITY IS A GREAT ASSET FOR THE FACILITY.

**LANDSCAPE**  
PLANTINGS WITHIN THE PRECINCT ARE TO BE INDIGENOUS SPECIES WITH AN EMPHASIS ON COLOURFUL WILDFLOWERS WHICH WOULD BE AT THEIR BEST IN SPRING. INDIGENOUS COLOURFUL WILDFLOWERS AND SMALL SHRUBS INCLUDE: *Acacia saligna*, *Boerhaavia aquilina*, *Boerhaavia gracilis*, *Chenopodium species*, *Hovea stipitata*, *Hibbertia species*, *Kanpedia coccinea*, *Lechenaultia biloba*, *Oxylobium capillatum* and *Tymalium floribundum*. FEATURE TREES WITHIN THE PRECINCT COULD BE *Corymbia foliolosa* KNOWN FOR ITS SPECTACULAR RED BLOSSOMS OVER THE SUMMER MONTHS.

THE VIEWING PLAY TOWERS LOCATED WITHIN THE PRECINCT COULD FEATURE INDIGENOUS CLIMBING PLANTS SUCH AS *Clematis pubescens* (OLD MAN'S BEARD) AND *Harstenbergia comptoniana* (NATIVE WISTERIA) WHICH FLOWER IN SPRING. CONSIDER FORMATION OF A FRIENDS OF DENMARK HISTORICAL RAILWAY STATION PRECINCT TO TACKLE THE REMOVAL OF WEEDY SPECIES IN PARTICULAR *Rubra pseudocacalia* WHICH ARE CURRENTLY DOMINATING THE VEGETATION ALONG THE HERITAGE RAILWAY TRAIL. SUCH A GROUP COULD ALSO BE INVOLVED IN REVEGETATING THE EXISTING CREEK BED WITH RUBUS AND SEDGES AND THE ESTABLISHMENT OF BUFFER AND GREEN PLANTINGS WITHIN THE PRECINCT.

**HISTORICAL INTERPRETATION FOR CHILDREN**  
CHILDREN ARE NATURALLY HIGHLY INTERESTED IN THEIR SURROUNDING WORLD AND LOVE DISCOVERING AND LEARNING ABOUT ITS HISTORY. THEREFORE THE HISTORICAL INTERPRETATION IN PLAY AREAS WILL BE CHILD SENSITIVE, INTERACTIVE AND FOLLOW THE TOUCH AND FEEL BASED 'LEARNING THROUGH PLAY' PHILOSOPHY. THE DELIVERY OF HISTORICAL FACTS TO CHILDREN IN PLAY AREAS COULD BE ACHIEVED THROUGH SCULPTURES, HISTORICAL MACHINERY & STRUCTURES AS WELL AS THE USE OF MATERIALS & TEXTURES REFLECTING UPON THE LIFE DURING THE 19TH & 20TH CENTURY IN DENMARK, AT THE 'MILLAR' TIMBER MILLS, THE TRAIN STATION AND THE TIMBER LOGGING AREAS. MACHINERY AND TOOLS LOCATED IN PLAY SPACES SHOULD BE MADE ACCESSIBLE FOR EXPLORATION, ADVENTURES, LEARNING & PLAY.

**'NATURE PLAY'**  
'NATURE PLAY' IS A WORLD WIDE MOVEMENT TO IMPROVE CHILDREN'S PLAY OPPORTUNITIES AND TO DEVELOP STIMULATING PLAY ENVIRONMENTS FOR CHILDREN.

'NATURE PLAY' IS BASED ON RESEARCH INTO CHILD HEALTH AND WELLBEING, WHICH HAS REVEALED THAT A VARIETY OF FACTORS SUCH AS THE STANDARDIZATION OF PARKS AND PLAYGROUNDS, DIMINISHING CONTACT WITH NATURE AS WELL AS THE INCREASE OF COMPUTER BASED ACTIVITIES MAY HAVE CAUSED PROBLEMS AND DEFEICENCIES (SUCH AS OBESITY, SEDENTARY BEHAVIOUR AND DEPRESSION) FOR SOME CHILDREN WHILE GROWING UP DUE TO A LACK OF STIMULATION, LACK OF UNSTRUCTURED PLAY AND LACK OF PHYSICAL ACTIVITIES.

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RESEARCH HAS ALSO SHOWN THAT UNSTRUCTURED PLAY IN NATURAL OR SEMI-NATURAL ENVIRONMENTS ENHANCE CHILDREN'S DEVELOPMENT, INTEREST, IMAGINATION AND CONNECTION WITH NATURE. NATURAL SPACES ALSO SPONTANEOUSLY STIMULATE HIGH LEVELS OF PHYSICALLY ACTIVE PLAY IN CHILDREN AND IT ALSO INCREASED THE LEVEL OF SOCIAL INTERACTION, COOPERATION AND ACCEPTANCE IN BETWEEN CHILDREN.

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18 September 2018 - Attachment 8.4.4c



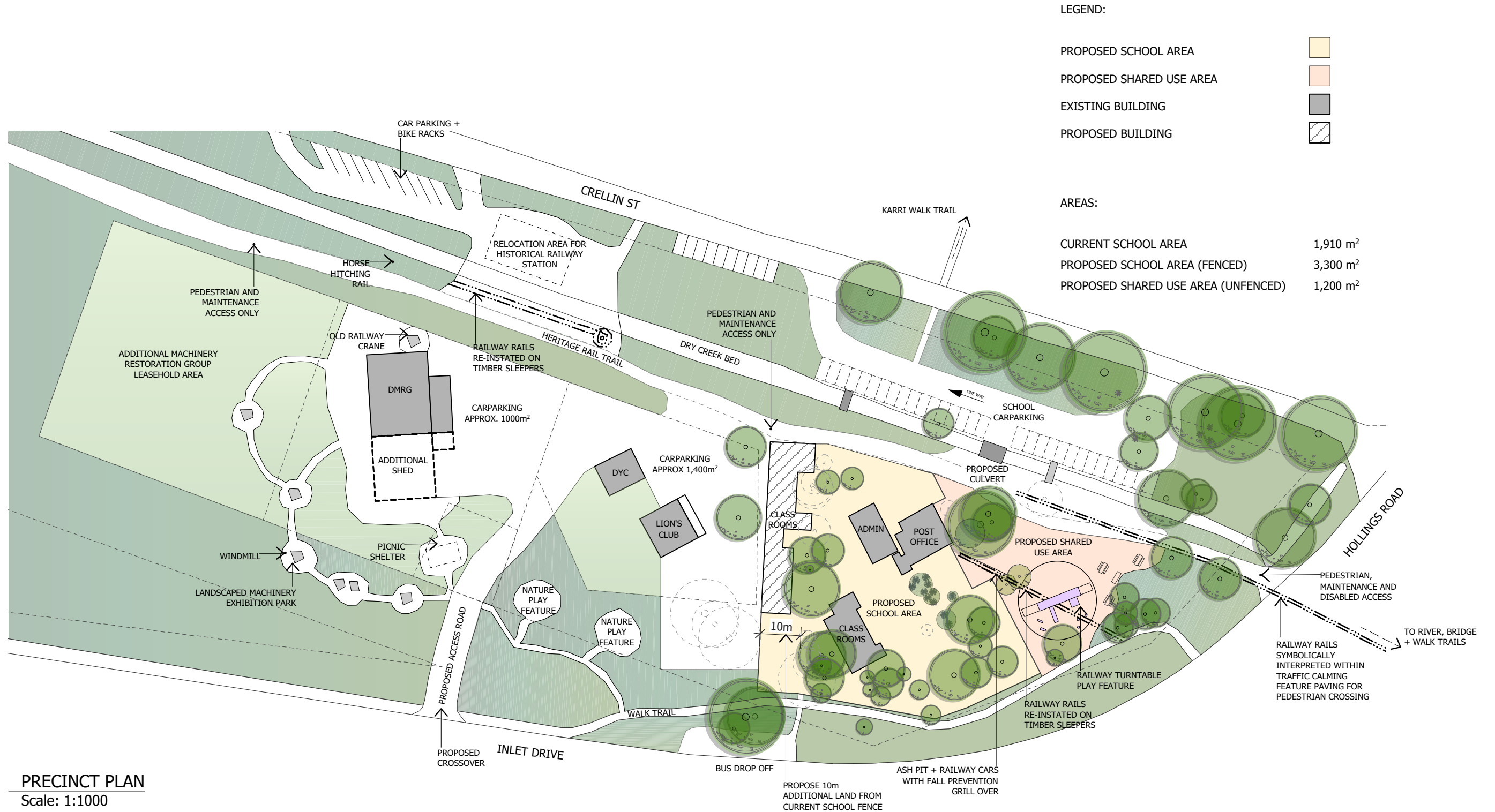




- LEGEND
-  OPEN LANDSCAPE
  -  PARK LANDSCAPE
  -  FOREST LANDSCAPE
  -  EXIST. SHED
  -  EXIST. LEASE & RESERVE BOUNDARIES
  -  PROPOSED LEASE & RESERVE BOUNDARIES
  -  PEDESTRIAN TIMBER BRIDGE
  -  NEW BUILDING & RELOCATION OF HISTORICAL BUILDINGS
  -  INDICATIVE MACHINERY EXHIBITION AREA
  -  VIEWING PLAY TOWER
  -  RAILWAY CAR ON RAILS PLAY FEATURE
  -  HISTORICAL INTERPRETATION POINTS

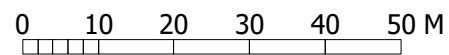






**NOTES:**

- \* SCHOOL SITE MASTERPLAN STILL AT CONCEPT STAGE. ALL PROPOSED STRUCTURES, TREE REMOVALS, LANDSCAPING ETC TO BE CONFIRMED.
- \* SPIRIT OF PLAY COMMUNITY SCHOOL'S VISION, DEVELOPMENT + USE OF THE SITE IS IN KEEPING WITH THE SHIRE APPROVED PRECINCT CONCEPT. THE PROPOSED LEASE EXPANSION WILL STILL ALLOW FOR THE VAST MAJORITY OF THE PRECINCT TO BE DEVELOPED AS PER THE APPROVED MASTERPLAN.







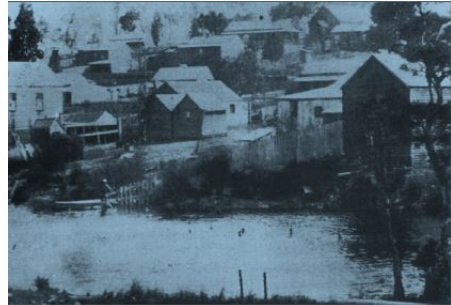
TIMBER EXPORT



TIMBER LOGGING



WORKMAN & HORSES



DENMARK 1900



DENMARK RAILWAY STATION



DENMARK STATION 1929



DENMARK RAILWAY STATION 1950



REMNANT RAILWAY RAMPS & BRIDGES



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