



17 August 2022

David Schober
Chief Executive Officer
Shire of Denmark

Dear David,

LETTER OF INTENT - FUTURE SCHOOL EXPANSION PLANS AND REQUEST TO EXTEND LEASE AREA

1. Summary of school's current position and request of Shire:

At Kwoorabup Nature School (formerly Spirit of Play Community School), our intent is to create a vibrant educational ecosystem and to make a positive contribution to the broader Denmark community.

Kwoorabup has experienced unprecedented growth in the past 18 months. With 37.7% growth from 2021 to date, coupled with the strong interest in our school locally and beyond, we anticipate that this growth will continue. Our healthy waiting list for the coming years demonstrates that this growth is likely to continue, and be sustained, for the mid-to long term.

Over the past few years, and in line with this growth, we have been enhancing our governance and continuous improvement standards. This is now represented by a diverse and skilled School Council and an excellent School Principal. Through our governance process and strategic planning, we have clearly identified the need to expand the school with some determined boundaries that sit within our school philosophy, purpose and values.

The School is currently seeking solutions which will allow our campus to expand in size to meet this increased demand whilst continuing to provide an intimate, connected campus which fosters a strong sense of community and peer learning that is in keeping with our mission. Our internal analysis and best practice research indicates that 160 students is the upper limit that our school can support while still achieving our mission and delivering optimal outcomes for our students. Therefore, to meet this increasing capacity, we have projected that we will require an additional 4 classrooms by 2027 and a number of other infrastructure supports to enable this student population lift, such as ablutions and play space. This is not feasible within the area under our current lease. We are looking for solutions which will allow us to increase the area under our lease to accommodate our growing numbers.

Given that the School and the Shire have not been able to identify any unallocated land to which we could move our School to at the end of our current lease, the fit for purpose status of our existing site, and lastly, recognising the significant capital infrastructure that Kwoorabup have invested in this site, we state that we would like to retain this site for perpetuity and prepare for the requisite growth required to serve a student population of 160 students, in partnership with the Shire, our neighbours and the broader Denmark Community.

To resolve our growing pains in the short term, and as flagged to the Shire in our meeting on 28th July 2022, we are interested in using the area currently leased to the Lions Club including the Station Master's House adjacent to our lease, as this is currently underutilised. If given opportunity we would use this building as a Kindergarten, noting that it has been used for this purpose historically, and with some minor improvements would meet our needs perfectly.

In November 2021 and July 2022 the school wrote to the Lions Club with a request to utilise the Old Station Master's House 2-4 days per week, including an offer to pay the Lions Club for the use of the building. We are meeting with the Lions in early September to see if there is a possibility to come to a mutually agreeable shared use arrangement, and would like to also present our proposal to the Shire as the leaseholder of the reserve area.

If the Lions Club and the Shire are amenable, we would like to propose an arrangement where our activities could be incorporated into a shared use agreement or lease of the Station Master's House, or alternatively, exclusive use of the Station Master's House and shared use of the Old Post Office building - please see section on '**Benefits to the Lions Club**' below on page 5 for detail.

2. Staged development proposal:

2023: The School would like to utilise the Station Masters House for our Kindergarten and Playgroup on three to four days a week. To ensure the safety of the children, and to meet registration requirements, the school would look to fence and gate the grassed area of the Station Masters house and upgrade the kitchen facilities within the building in order to make it a safe space for small children. Garden beds and a sandpit would also complement the existing landscaping. This would enable the building to also be utilised by the broader community for parent/family groups, playgroups, visiting child health specialists etc.

2024: In order to have an additional two classrooms built for 2025, building would need to commence in 2024. The preferred option to place our school in an ideal position would be to complete our first build in an extended lease area to the south of our current site, where we understand there is a limited amount of unallocated land which may be available to build on in the future.

The exact location would need to be negotiated and our preference will be outlined in a masterplan which will be submitted to the Shire in the next quarter. Additional considerations such as access, fencing and car parking will also be addressed in this document.

2026: In order to have an additional classroom built for 2027, building works would need to commence in 2026. We intend to demolish our temporary classroom that was built in 2016 and replace it with two permanent classrooms on a similar footprint.

A full masterplan for the school's expansion 2023-2027, developed with all due consultation, will be presented to the Shire in the second (financial) quarter of 2022 and will provide exact proposal details.

3. History of the School's lease area on Reserve 3027

- 1991-2002:** Department of Education leases the Old Post Office for their Kindergarten class.
- 2003:** Spirit of Play commences lease (5 year) at the Old Post Office.
- 2006:** Approval granted for extension of lease by further 5 years.
- 2008:** Extension of lease by further 5 years (2013 end date).
- 2012:** Extension of School's lease area to include small outbuilding and septic tanks granted.
- 2012:** Shire commences consultation with community groups to create heritage precinct on reserve 3027 and name the precinct "Denmark Railway Station No.3 Reserve".
- 2013:** Extension of School's lease by 5 years to December 2018 by written request to the CEO.
- 2013:** In November, Spirit requested a further extension of our lease area to cater for School expansion.
- 2014:** At the May 27th Meeting, the Shire Council adopted the Heritage Precinct concept plan, but specifically removed Spirit of Play from the Plan as an amendment to the report.
- 2014:** The School was advised that their lease would be terminated in 2018 and began a comprehensive search to find a new site, not wanting to move but effectively forced out.
- 2016:** In March, the Shire Council approved an extension of the School's lease area as well as the construction of a classroom. A second classroom was approved in October of this year.
- 2016:** The School began extensive negotiations with Heath Development to purchase a site within their proposed development.
- 2017:** In July, a year's extension of the lease was granted to December 2019, on the basis that the School was actively engaged in seeking an alternative site.
- 2017:** In November the Heath Development housing proposal collapsed and the School was without an alternative site.
- 2018:** The School requested a 21 year lease and extension of their lease area by 2000sqm to accommodate a split class Kindergarten to Year 6 Primary School at the current site.
- 2019:** Denmark Shire approved the lease extension and a 15 year lease to the School.
- 2020:** The School completes significant works at the site including a power upgrade for all users of the reserve, a new cross over onto Inlet Drive, upgraded car parking areas off Crellin St (for School parents and staff) and off Inlet Drive (for the Lions Club) as well as classrooms, an office and multipurpose building.
- 2022:** The School experiences significant demand and growth (37.5%) and decides to follow a single stream class model with a maximum of 160 students.

The Reserve (known as *Railway Station No. 3 Reserve Heritage Precinct*) is also important to other leaseholders and community groups including the Denmark Lions Club, Denmark Machinery Restoration Group, Denmark Men's Shed, Denmark Historical Society and South Coast Bushcare.

As raised with the Shire in 2018 the school plans to remain at our current site due to a range of factors including the significant advantages of this location for our place-based education style, being located on the confluence of trails, close to town and on the river. We have also invested a considerable amount of financial resources into the site on the understanding that this was a permanent location for our school, as communicated to the Shire and the other stakeholders when re-negotiating our lease in August 2018:

Spirit of Play is seeking a permanent solution for the school and the Railway Station No. 3 Reserve Heritage Precinct. 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. Letter to Shire CEO dated 8.8.18; tabled at Shire Council Meeting dated 18.9.18

We are also very aware from our past discussions with the Shire that there are no other feasible locations which could be options for the school's expansion.

4. Benefits to the Community of Denmark

It is the School's belief that our continued and expanded presence within the Shire and at Reserve 3027 brings a range of benefits to the broader Denmark community and the adjacent stakeholders of the reserve.

We have identified five key areas where we see our strategic growth aligning with the following objectives from the Shire of Denmark's *Strategic Community Plan : Denmark 2027*

E 1.1 To have a stable and locally supported business community that embraces innovation, creativity, resourcefulness and originality

E 1.2 To be a vibrant and unique tourist destination, that celebrates our natural and historical assets

E 1.3 To have diverse education and employment opportunities

B 3.2 To have community assets that are flexible, adaptable and of high quality to meet the purpose and needs of multiple users

N 2.1 To preserve and protect the natural environment

C 4.3 To create a community that nurtures and integrates natural, cultural and historical values

C 4.4 To recognise and respect our local heritage and Aboriginal history

Area One: Providing a unique educational experience

SCP Objectives met: E 1.3; C 4.3; C 4.4

As the first Nature School in Western Australia, our school is working to deliver world class holistic education grounded in cutting-edge educational research. The Shire of Denmark tends to attract a demographic of 'treechangers' who are environmentally conscious and seeking a lifestyle in a beautiful environment. Our school is extremely attractive to these families who are looking for something different for their children.

As time goes on and our reputation builds both nationally and now even internationally we have many families contacting us and asking how they can find a place to live in this town in order to come to our school. One of the major draw cards is our Inquiry approach to learning which is recognised around the world as a fantastic way to develop children's critical and creative thinking skills.

Another important aspect of our school is our focus on explicitly teaching Noongar culture and language, and developing a place-based education offering that draws explicitly on Denmark's natural, cultural and historical values.

As we expand our community, it is important to note our financial contribution in the broader Denmark community is also growing through ongoing and expanding employment and purchases of business services.

Area Two: Contribution to financial sustainability of the Shire

SCP Objectives met: E1.1; E1.3

Our School is a significant employer of local residents, with an expenditure of approximately \$1 million for wages in 2022 which is projected to double by 2027. Almost all of our staff members reside within the Shire of Denmark and the majority of these funds will be circulated within the local community and at local businesses.

Furthermore, the school has strong financial connections with other Denmark businesses through our 'buy local' policy such as both supermarkets, both hardware stores, and many of the cafes and catering businesses.

As a leaseholder with the Shire, we currently contribute approx \$18,000 p.a. in rent and rates and have an expectation that this will proportionally increase with an additional lease area.

Area three: Benefits to the Lions Club and other community groups:

SCP Objectives met: B 3.2; C 4.3

The School believes that our vibrant parent community and enthusiastic staff can help bring to life the many projects and priorities held dear by the Lions Club. As a larger organisation we can provide access to volunteer labour, potential new members within our community, a shared approach to fundraising and assistance with grant application amongst other possibilities. We are motivated to support the Lions to work with our students on community projects, allowing multiple generations to work and learn together.

We are really excited about the possibilities that such a partnership could open up and we hope that the Lions can see some of the benefits for their club also.

We understand that a shared lease arrangement may at first not appear to be a benefit to the Lions Club members, and that specifically having the Station Master's House permanently set up as a classroom may make it less amenable to their usage.

We are happy to explore other working arrangements with the Lions Club as some of our current facilities may be more practical to their needs. For example, we would support their use of the Post Office building to provide a more open and flexible space for meetings and gatherings.

The Post Office also has the advantage of a second entrance to the building in proximity to the heritage assets, and disabled parking bays nearby. Given the size of this building the Lions' pennants and other memorabilia could be permanently displayed, which would have the additional benefit of inspiring our students and families to learn more about the endeavours of the Lions Club. We are also fortunate to have storage areas in the building that could be made available to the Lions on request.

To support the Lions Club and potentially other community groups the School would allow gas, water and electricity to be utilised free of charge, and we would cover the commercial rent and rubbish rates to the Shire. This would apply to the use of either the Station Master's House or the Old Post Office Building, if we are able to retain the head lease on the respective properties.

We would also welcome other community groups such as the Embroiders' club who currently use the Station Masters house once a fortnight, and the Denmark Historical Society. Legislation does not require Working With Children Checks for any of these visitors unless they are directly undertaking child-related work with our students.

Area Four: Compatibility with Heritage Precinct Priorities:

SCP Objectives met: E 1.2; B 3.2; C 4.3; C 4.4

"People usually think of the word 'heritage' as relating only to old things. One difference between History and the Heritage Inventory is that the Inventory can also reflect buildings and sites associated with present day activities in the area. The everyday events of today become the history of tomorrow." Shire of Denmark Municipal Heritage Inventory pp 1

We note that the Railway Heritage Precinct reserve has been used for educational purposes since 1987 when Denmark Primary School's Kindergarten operated from the Post Office Building, and our school has continued this historical legacy with our lease commencing in 2003.

Furthermore the Station Master's House is listed in the Municipal Heritage Inventory (MHI) as having exceptional historical value partially because of its former use as a Kindergarten, and our school's proposed use of the building would 'reinforce the significance of this place' as outlined in the MHI.

The [Station Masters House] retained its historical significance when it became the Denmark Kindergarten in 1963 and played a key role in the early childhood education of many Denmark residents. Shire of Denmark Municipal Heritage Inventory pp 290

We are also actively engaging with the Denmark Historical Society to work out a collective vision for our shared lease area at the northern end of the Precinct where heritage assets are located. As specified in our lease agreement we would like to place interpretive signage detailing the history (both of the area and the specific assets) into the space, and also to look at rejuvenating some of the assets such as the turntable and ash pit areas. We envision a joint Lotterywest grant application with the Shire and the Historical Society as means to fund such a project.

It is probably also important to note that the School has an open door policy for visitors to the site and we welcome the use of the grounds by visitors and other groups outside of school hours. Indeed, our playgrounds are well used by visiting children on the weekends and during school holidays. We envisage that the addition of extra nature play elements into the precinct will add to the amenities for tourists and other visitors to the site. One suggestion would be the creation of an informational gazebo and bike shelter in the shared use area adjacent to the heritage assets that could be utilised by school children and also other visitors.

Area Five: Environmental benefits

SCP Objectives met: N 2.1; C 4.3

As a Nature School one of our primary areas of focus is educating our learners to connect with and take care of our local environment, and our belief is that by opening our doors for more learners we will be able to

increase the numbers of environmental leaders of the future, something that our town, culture and world will benefit from.

We are also very excited to continue the revegetation and environmental care of the precinct and adjoining reserves that we have been undertaking with South Coast Bushcare and the Shire. It has been heartening to see the return of rare species such as the Striated Pardalote which recently nested in the restored creek area.

Our children take much pride in seeing the growth of the seedlings they have planted and monitoring the return of ecosystem health to the area. We would love to take on custodianship for a larger portion of the precinct and continue to enhance the environmental and aesthetic values of the area, in partnership with other precinct residents and interested parties.

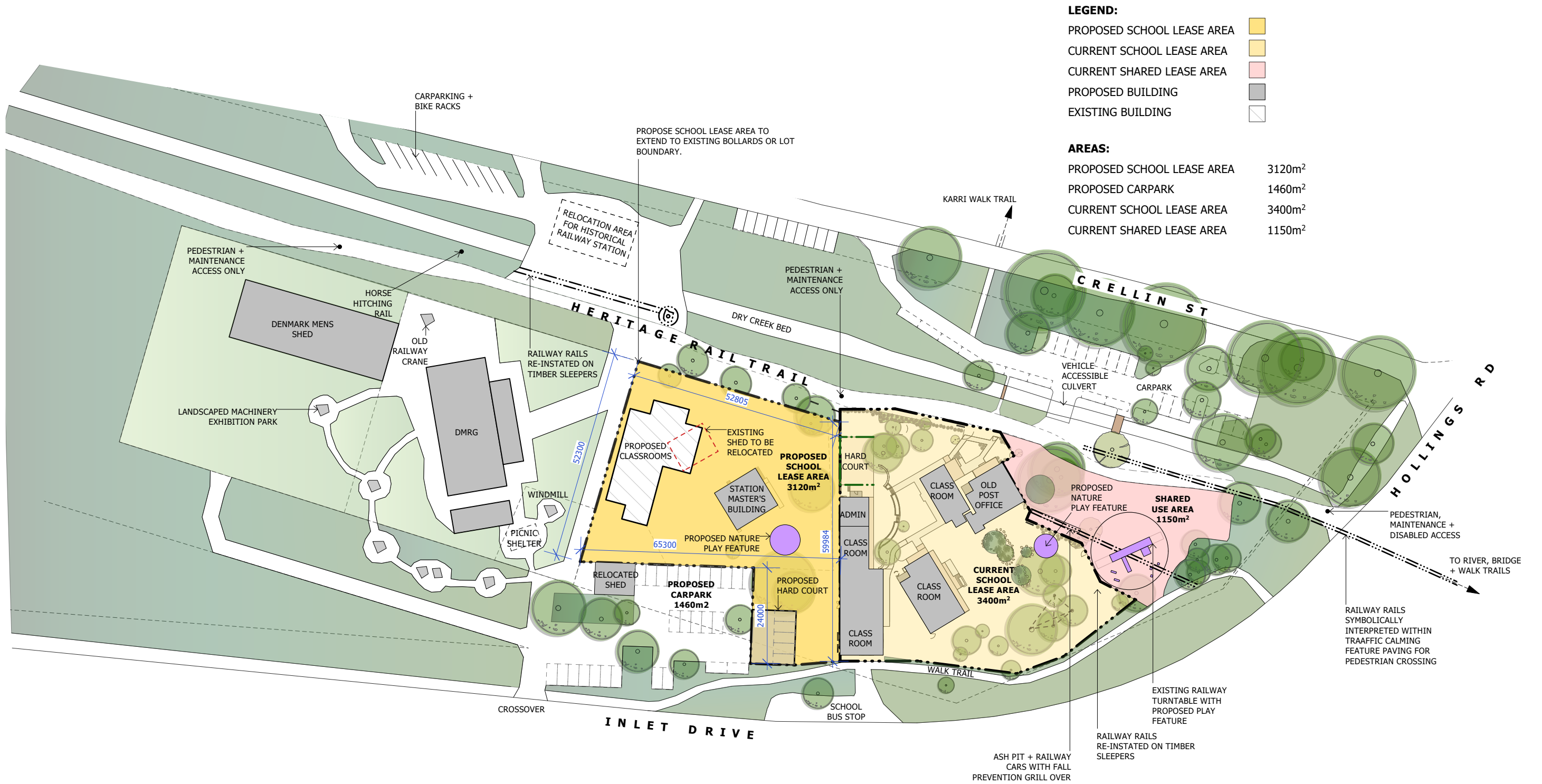
Yours sincerely,



Andrea Gaynor

Chairperson
Kwoorabup Nature School





LEGEND:

- PROPOSED SCHOOL LEASE AREA
- CURRENT SCHOOL LEASE AREA
- CURRENT SHARED LEASE AREA
- PROPOSED BUILDING
- EXISTING BUILDING

AREAS:

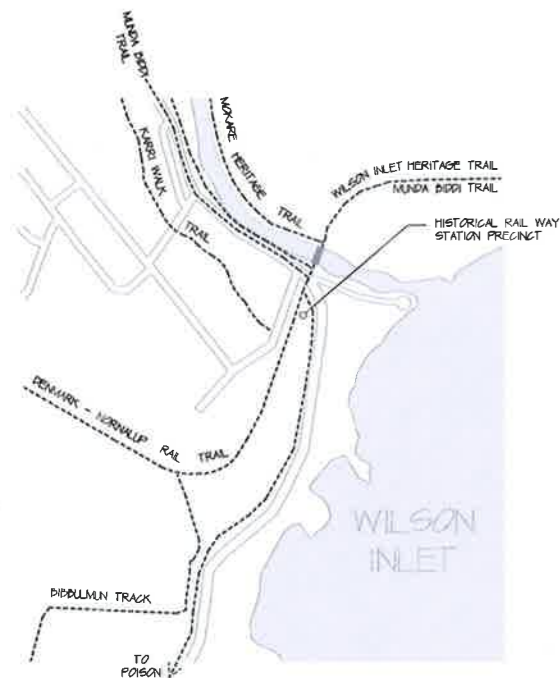
PROPOSED SCHOOL LEASE AREA	3120m ²
PROPOSED CARPARK	1460m ²
CURRENT SCHOOL LEASE AREA	3400m ²
CURRENT SHARED LEASE AREA	1150m ²

PRECINCT PLAN

Scale: 1:1000

NOTES:

- PROPOSED SCHOOL LEASE AREA + CARPARK AT CONCEPT STAGE. SITE HAS NOT BEEN SURVEYED BY A LICENCED SURVEYOR. ALL DIMENSIONS, PROPOSED STRUCTURES + LANDSCAPING TO BE CONFIRMED.
- KWOORABUP NATURE SCHOOL'S VISION, DEVELOPMENT + USE OF THE SITE IS IN KEEPING WITH THE SHIRE APPROVED PRECINCT CONCEPT.



LOCATION PLAN & TRAIL MAP
NTS



TIMBER EXPORT



TIMBER LOGGING



WORKMAN & HORSES



DENMARK 1900



DENMARK RAILWAY STATION



DENMARK RAILWAY STATION 1980



REMNANT RAILWAY RAMPS & BRIDGE PIERS

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*, *Kanoodia 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 *Rubia pseudococcinea* 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 PLAYSPACES 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 DEFIENCIES (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.

THE VALUE OF NATURAL PLAYSPACES
RESEARCH HAS ALSO SHOWN THAT UNSTRUCTURED PLAY IN NATURAL OR SEMI-NATURAL ENVIRONMENTS ENHANCES 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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PRECINCT PLAN
SCALE 1:1000



DENMARK RAILWAY STATION PRECINCT

THE FORMER DENMARK RAILWAY STATION WITH IT'S 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 IT'S FINAL CLOSURE IN 1957. THIS CONCEPT PLAN PORTRAYS THIS RICH AND INTERESTING HISTORY THROUGH THE DEVELOPMENT OF THE FOLLOWING ELEMENTS.

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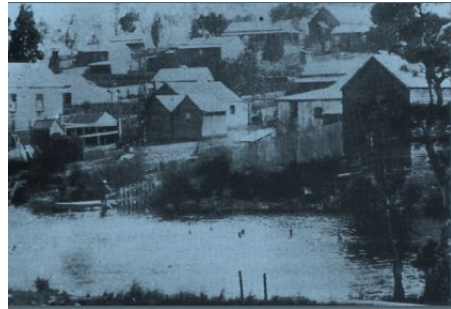
TIMBER EXPORT



TIMBER LOGGING



WORKMAN & HORSES



DENMARK 1900



DENMARK RAILWAY STATION



DENMARK STATION 1929



DENMARK RAILWAY STATION 1950



REMNANT RAILWAY RAMPS & BRIDGES



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ADOPTED BY COUNCIL 19 FEBRUARY 2019 / RESOLUTION NO. 230219

b e i m i r
building design

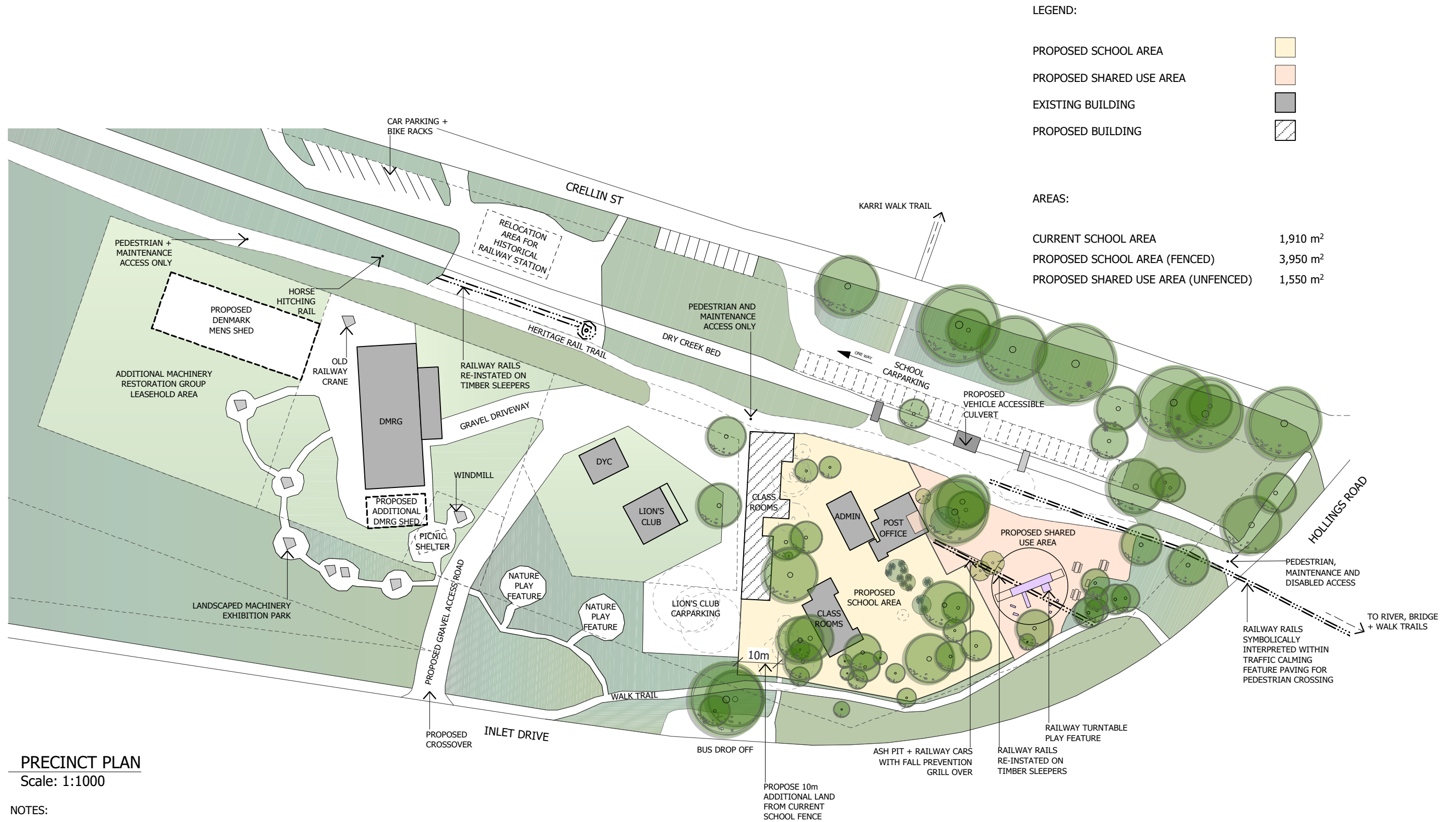
9 Bell Road, William Bay, WA, 6333
dm.beimir@gmail.com +61 424506929

CLIENT:
SPIRIT OF PLAY
COMMUNITY SCHOOL

PROJECT STAGE:
DENMARK HISTORICAL RAILWAY STATION PRECINCT
SPIRIT OF PLAY LEASE EXPANSION CONCEPT

DATE:
9/4/19

SHEET 01 / 02:
PRECINCT CONCEPT

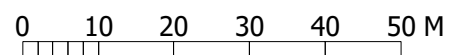


PRECINCT PLAN
Scale: 1:1000

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.

ADOPTED BY COUNCIL 19 FEBRUARY 2019 / RESOLUTION NO. 230219



Attention CEO David Schober
Shire of Denmark
WA 6333

1st December 2022

Dear David

At a recent meeting at McLean Park between yourself and three Lions members you requested information from the Lions membership regarding their stance on the proposed changes at the #3 Railway Heritage Precinct.

At our most recent meeting a resolution was passed to inform you and the councillors of the following.

Denmark Lions Club is a vibrant part of the Denmark community whose primary objective is to serve our community. We are coming up to our 50th year anniversary which is an impressive track record for continuous community service. Our club is fortunate to have a growing membership which is unusual in these times.

If changes to this precinct go ahead they will significantly impact our operations, buildings and leased area that we have maintained and kept in excellent condition for the past 20 years. We would also like to bring to the council's attention that the building we currently occupy is a Heritage building. It was originally the Station Masters House. Due to our diligence and dedication the building is one of best maintained heritage buildings in the shire.

Our buildings have been continuously utilised by Lions members and other community groups on a continued basis for the past 20 years. Our members strongly believe that there should be no further school expansion on the number 3 Railway Heritage Precinct.

Please see attached addendum for additions and improvements on the existing building and lease area.

DENMARK LIONS CLUB REQUEST THE FOLLOWING

1. Lions Club members request a renewed 21 year lease of our existing premises.
2. The number 3 Railway Heritage concept plan and the lease area of the Kwoorabup Nature School remains unchanged.

However, if the council decides to change the present leased area the Lions Club now occupy. We request the following

1. The Station Masters house and workshop/shed be relocated to a suitable location on the number 3 Railway Heritage Reserve.
2. All costs for relocation to be covered by the Shire and the Kwoorabup Nature School including but not limited to, all utility services, sewage, stormwater etc.

We look forward to an early favourable outcome to the options raised.

Yours sincerely,



President of Denmark Lions.

18 April 2023 - Attachment 9.3.1d

Subject: Addendum re shire

Addendum to Denmark Lions letter to Shire of Denmark

IMPROVEMENTS AND MAINTENANCE TO STATION MASTERS HOUSE # 3 Railway Way Heritage Precinct Dated 1/12/2022, fully funded by Denmark Lions and approved by the Shire Denmark.

Purchased and constructed by Denmark Lions 2 Bay lockup general purpose shed and workshop with concrete floor.

Installed power and lighting to workshop shed.

Installed new mens bathroom with wash basin toilet and shower and cupboards for cleaning equipment.

Modified ladies toilet with new basin, taps, mirror and storage cupboard.

Installed electric hot water system.

Replaced all galvanised piping with copper piping through out the building.

Installed new kitchen with stainless steel sink, electric hot plates and oven.

Installed space gas heater in central area with gas bottles, regulator and security cage.

Installed ramp for disability access at the building entrance.

Purchased and installed defibrillator for public use.

Installed security lighting around the building for defibrillator access.

Replaced damaged roof and flashings. (After storm damage)

Installed concrete pavers in high use areas around the building.

Painted building interior.

Removed all old light fittings and replaced with energy efficient lighting fixtures.

Sanded and varnished internal timber flooring.

Annually pressure washed outside of the building and cleaned all gutters prior to the fire season.

20 years maintenance of the grounds , mowing, edging, weeding and removal of debris from building surrounds.

Maintained a high standard of cleaning to both interior and external areas of the building.

THE LAIR

Home of the Denmark Lions Club
Officially Opened on 12 April 2003

By
Cr Colleen Donnelly
Shire President

Denmark Lions Club Members

M Pope (President) B Bayley C Parr J Whitlock A Fraser N Burney B Wallace
B Cooper J Watson W Farquharson T Farrall H McFadyen D Matthews

LIONSVILLE DENMARK INC.

Administration Centre

officially opened on 30th January 2009 by

The Honourable Terry Redman MLA

Member for Blackwood-Stirling





DENMARK MACHINERY RESTORATION GROUP INC

PO Box 1133
DENMARK WA 6333
ABN: 16 485 179 577

20 March 2023

Your ref: A3140 / OCR23283426

David King
Acting Chief Executive Officer
Shire of Denmark
953 South Coast Highway
DENMARK WA 6333

Email via: claire.thompson@denmark.wa.gov.au

Dear David

Denmark Heritage Railway Station No. 3 Reserve

In response to your letter of the 24 February, 2023.

When we met on Tuesday 7 February 2023 to discuss the Denmark Machinery Restoration Group's ("DMRG") future Lease, we saw that the major issue arising was the possible loss of the Lion's Lair Lease (the old Denmark Station Master's building) to the Kwoorabup Nature School ("KNS") - the rights and wrongs of this action we shall leave to others. As the second most-impacted group within the Heritage Precinct after the Lions, we would be seriously affected by the proposed changes. DMRG works with and is supportive of the Lions Club, which considering its history is, we feel, an important part of the Denmark Heritage Railway Station Precinct currently zoned for Heritage, Recreational and Community use.

Below is a quote from the Concept Plan of 2018/2019, adopted by Denmark Council on the 19 February 2019 / Resolution No. 230219:

"Denmark Railway Station Precinct

The former Denmark Railway Station with its railway lines leading to Albany and Nornalup is 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 1957. 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 artefacts;*
- *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 (sic) nature play spaces with picnic facilities;*
- *The development of an historical interpretation system throughout the Railway Station Precinct and extending along the Heritage Railway Trail.”*

Viewing the proposed Concept Plan to be put forward to Council by the KNS has upset, angered and confused many of our members. DMRG is also fortunate to sit within the grounds of the Denmark Heritage Railway Station Precinct. We have been and continue endeavouring to restore and respect the history of Denmark within our Trackside Museum together with the Blacksmith’s Forge and Shearing Stand. We have realigned and extended the railway line to embrace the Men’s Shed perimeter and are collaborating on the construction of a representative Station Platform. A 15 metre wooden Railway Signal is to be erected and DMRG members have feelers out to acquire further related artefacts.

Looking to the future, the DMRG see an opportunity to develop the grassed area of the Precinct into a “Village Green” concept to include the old Denmark Station Master’s building. This plan could include the 360 degrees spinning of the building or adding a rear veranda so that it faces the Green. Also for consideration, the Old Denmark Post Office currently used by the school could also be relocated to the Green, thus freeing up a site for further KNS development within their current Lease and allowing the public to have easy access to this historical building. Perhaps even relocate other buildings of historical significance to Denmark such as the Old Police Station (Denmark Historical Museum) which could expand its operations into say the Old Denmark Post Office.

Denmark Machinery Restoration Group members have no issues with the Kwoorabup Nature School as it currently exists. However, we consider that the almost doubling of its Lease area would be detrimental to growth of the Heritage Precinct. The large classrooms as indicated on the southern boundary on the Concept Plan swallow up most of any potential Village Green space and the access road proposed for members to access the Museum removes the rest, to say nothing of our commemorative trees which have been planted.

It must be noted that the Concept Plan as presented is not to scale. The DMRG Museum extends closer to the Lions’ existing southern boundary.

Appendix 1: *Background is a composite of two drone photos taken from 120 metres on Sunday 26 February 2023. Blue line overlay is copied from proposal.*

We feel that the irony of this proposed expansion is that the only two historic buildings on the precinct would be swallowed up within the KNS grounds.

There are many other issues and questions we have with the proposed Concept Plan. Our current access road has been removed, the unwanted former Denmark Yacht Club shed



(now utilised by the Lions) has apparently been “dumped” on the DMRG’s current Visitor Parking location. Sewerage and other services we will leave for another time.

We ask that you please register DMRG’s strong objection to this radical expansion of the KNS Lease. Our members feel it would kill the spirit and future of a precious Heritage Precinct. “Heritage, Recreation and Community” are seemingly considered to be the right of the Kwoorabup Nature School only, rather than the neighbouring Lessees and overall Denmark Community.

Finally, we have had the pleasure of meeting yourself and Claire at the Trackside Museum for discussions and to show you around. We would like to extend an invitation to the Council Members also, to a tour of the Trackside Museum and facilities at their convenience, and would appreciate discussing further.

Kind regards



Roy Mercer
President
Denmark Machinery Restoration Group



Appendix 1: Background is a composite of two drone photos taken from 120 metres on Sunday 26 February 2023. Blue line overlay is copied from proposal.





DENMARK

Men's Shed

Denmark Men's Shed Inc
PO Box 780, Denmark WA 6333
2D Inlet Drive Denmark
president@denmarkmenshed.com.au
0407 995 081

07 March 2023

David King
Acting Chief Executive Officer
Shire of Denmark
enquiries@denmark.wa.gov.au
David.King@denmark.wa.gov.au

Dear David

RE: 3140/OCR23283427 HERITAGE RILWAY STATION No.3 RESERVE 2 INLET DRIVE, DENMARK

Thankyou for your letter of 24th February and apologise for mix up with our contact details.

We have several concerns with the proposal submitted by the Kwoorabup Nature School. We have not been approached by the school and the proposal map is incorrect and out of scale.

Firstly the note that the Heritage Trail be restricted to pedestrian traffic is incongruous with the whole purpose of the trail. If horses and bikes were prevented from passing the school they would have to exit and re-enter through our lease which will present traffic problems and undermine our security.

It is also essential that the trail is maintained as trafficable as according to our lease and building permit we have to use that as our emergency egress.

It is also noted that New proposed lease is about twice the size of the existing Lions Lease.

The Denmark Men's Shed, in conjunction with the Machinery Restoration Group (DMRG) and the Historical Society have embarked upon a programme to emphasize the historical heritage of the site.

The railway line has been moved back to its original position and will be enhanced with Buffers and crossing Hardware and a railway siding may be incorporated.

A post and rail fence and gates, made with material salvaged from the Sleeman River Bridge, is in the process of being constructed. Information signs showing the historical aspects of the site have been made and will be installed behind the fence.

A Brief has been issued calling for Expressions of Interest to prepare 5 large murals to be attached the shed wall, behind the fence, depicting cultural and historical aspects of the site and the region.

It is anticipated that apart from enhancing the façade of shed it will become a place for locals to visit and a tourist stop, tying in with the DMRG Museum, a Village Green concept and future Railway Station as per Council Resolution 230219.

Care, Respect, Dignity & Fellowship

On behalf of the Members of the Denmark Men's Shed and Denmark Women's Shed (110)

Mal Dickie
President
Denmark Men's Shed Inc.
0407 995 081
PO Box 780
2D Inlet Drive Denmark WA



Care, Respect, Dignity &
Fellowship



Denmark Historical Society Inc

PO Box 54 Denmark WA 6333

Email: info@denmarkhistoricalsocietywa.org.au

Web: www.denmarkhistoricalsocietywa.org

Attn

Mr David King

Acting Chief Executive Officer

Shire of Denmark

PO Box 183 Denmark 6333

27/03/2023

Dear Mr King,

Re: your letter of the 24th February 2023:

This is The Denmark Historical Society's (DHS) response to the proposal for Kwoorabup Nature School to extend their lease area at Denmark Heritage Railway Station No 3 Reserve to include the Old Station Master's House.

The Kwoorabup Nature School (KNS) has requested the Council to allow it to:

1. Take over the use of Station Master's House currently used by Denmark Lions Club as their headquarters and
2. Increase the area of land leased by the school by almost 100%.

The Denmark Historical Society opposes both requests by the KNS.

In 2018/19 the DHS argued against the Denmark Shire Council extending the lease for the school to 15 years and a 75% increase in land area it leased. At that time the school was known as The Spirit of Play (SoP).

At that time we argued that:

1. The Shire Council's intention was clearly to develop the site as a historical precinct and the plan adopted in 2014 by the Council does not include the SoP.
2. The precinct is the site of the 3rd Denmark railway station and yards and is of considerable historical significance, as the railways played a vital part in the development and survival of the town.
3. The Precinct contains the most significant remaining railway relics (the Ash Pit, the Turntable and the Station Master's house.). It is also the current site of the old Denmark Post Office. The School now occupies the Post Office, with its collection of historical photos and encroaches on the turntable and ashpit as they are part of the so called "shared space" shared by the School and the community. This effectively makes these relics unavailable during school hours and hence devalues their potential attraction as a tourist attraction.

With respect to the current proposal for a further extension of the KNS grounds to include the Station Master's House the DHS makes the following points:

1. The reasons we objected to the 2019 lease extension apply to the to KNS's 2023 application to further expand its footprint in the area. The current proposal to take over the Station Master's House and its surrounds just adds to the destruction of the area's heritage value.
2. It also deprives one of Denmark's most valuable charitable organisations, The Lions Club of Denmark, of its home of many years. The DHS has been supported by Lions as have many other Denmark organisations and residents.
3. The management of the area is vested in the Denmark Shire for purposes of Historical Precinct, Recreational and Community use. Schools rightly have a different separate vestment. The School Council has argued that a School on the site is not incompatible with the site's historical value, however the KNS has no intrinsic heritage value and simply disrupts an area of historical significance.
4. The DHS argues that the KHS, while purporting to support the site's history has not done anything practical to support their words. When the Denmark Shire Council voted to extend the Spirit of Play Lease in 2019 the motion passed included the following conditions:
(c) the Lessee will fund the agreed costs of construction / installation of nature play areas and refurbishment of the Historical Turntable and the Ash Pit in the Public Shared Use Area; (extract from Denmark Shire Council Meeting 19th February 2019)
Four years on and none of this has happened. There was supposed to be collaboration between the School and the DHS, but the DHS has never been approached by the School. It was not until the Chair of the DHS realised that the current Chair of the KNS council was a professional historian, and approached her on the subject of the ashpit and turntable, that any dialog was set up.
5. The DHS has never seen a copy of the 2019 Spirit of Play lease and would be interested to know if the above conditions (c) were included in the lease, as they should have been
6. The DHS is concerned that this current expansion on the current site will not be the last request from the KNS for more space on the current site.
At the time of the new lease in 2019, the Shire's intention was for the School to move to a more appropriate site.
"Advise the Spirit of Play that it has amended the plan such that the label of the building that they currently lease is titled "Old Post Office Building" so as to provide clarity that it is Council's view that an expanded community school at the site is not a long term complementary use at the Heritage Precinct." (extract from Shire Minutes 18 September 2018).
It was also the School's purported intention to move. The School also assured the Shire that they believed that the School would need no further expansion on their current site.
The Spirit of Play have advised that even if they find another site now, it could take up to two years for them to go through the processes required in order to relocate. At this stage, the School is seeking to achieve a long-term stable outcome which means requesting Council to allow them to remain at their current site.
The School is seeking a 21 year lease (preferably) and additional lease area, including an area of shared use, so that they can build two new classrooms and continue to offer an alternative education model for Denmark. Spirit of Play has advised that a lease term of less than 10 years would leave the school in a non-viable position and they would most likely cease operation. The maximum number of students they are aiming for is 92 (extract from Shire Minutes 18 September 2018)
However, in an email receive by the DHS Chair from the KHS Council Chair it was stated that

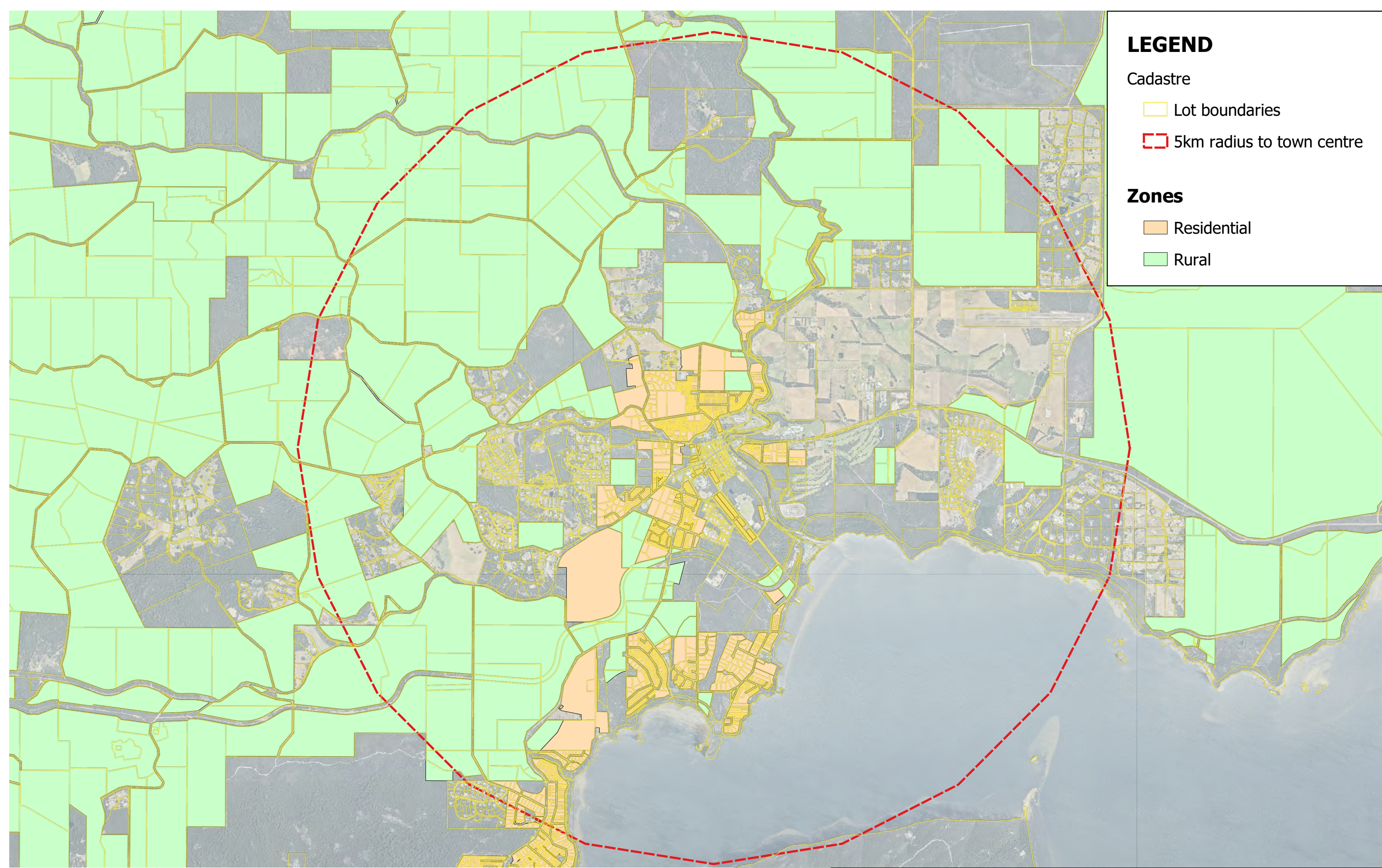
“we have found that our school needs to grow to support the town's growth, and for its own social sustainability.”

7. Planning for School Development is important and we support the KHS's right to change its plans, but it needs to be persuaded to take a less ad hoc approach and a much longer term view than it currently does. If, like the Denmark Steiner School already has, it decides that it needs to include a high school then incremental increases on the current site will be a disaster both for the School and the Shire. The current expansion plan has already induced considerable resentment in town because of the issues it has produced for the Lion's Club, and further expansion would create more.

The DHS believes the KHS should work with the Shire to find an appropriate site to develop a new School with adequate room for expansion. The Shire also needs to decide the long-term fate of the reserve. The DHS believes that the remaining relics, particularly the turntable, which is the last of its kind in Western Australia, are worth preserving. Clearly the Shire currently does not have sufficient funds to properly develop the site as a historical precinct. However, it should look back to its original 2014 plan and work towards getting State Government funding to make it happen as has happened with the rebuilding of the Railway Round House in Collie.



Ashleigh Murch
Chairperson
Denmark Historical Society

CC: Hon John Carey, Minister for Housing, Lands, Homelessness and Local Government
Hon David Templeman, Minister for Culture, Arts, Sport, Recreation, International Education and Heritage





LEGEND

Cadastral

-  Lot boundaries
-  5km radius to town centre

Zones

-  Residential
-  Rural



Produced by Shire of Denmark.
 Whilst all care has been taken, no responsibility shall be taken for any omissions or errors in this documentation.
 Please advise the Shire of Denmark of any errors or omissions in this document.
 Digital Cadastral Data Supplied by the Western Australian Land Information Authority.



SCALE
1:40,000

SHEET 1 of 1	SIZE A3
DATE 27/02/23	

Rural and Residential zoned land within 5km of Denmark Town Centre

CLIENT
Shire of Denmark

Name	Property Description	Reserve No.	Term	Commerical Rent
Peaceful Bay Sea Rescue Group	Sites 401 & 402 on Reserve 24510 Old Peaceful Bay Road Peaceful Bay A3104	24510	21 years	×
Denmark Machinery Restoration Group	Portion of Reserve 30277 (Portion of 952 Crellin Street Denmark A3140)	30277	5 years + 5	×
Denmark Occasional Daycare Centre Inc. & Denmark Playgroup	Whole of Reserve 37516, Lot 500 South Coast Highway Denmark	37516	3 years	×
Denmark Pistol Club	Whole of Reserve 36044, Hay Location 7441 No. 223 Churchill Road Denmark	36044	21 years	×
Denmark Country Club	Reserve 22886 No. 925 South Coast Highway Denmark	22886	21 years + 14	×
Denmark Boating and Angling Club & Denmark Sea Rescue Group Inc	Reserve 24913 No. 891B (Part Lot 556) Ocean Beach Road	24913	21 years	×
Denmark Arts Council	Portion of Reserve 45623, No. 2 (Lot 1093) Scotsdale Road Denmark	45623	5 years	×
	& Portion of No. 2 (Lot 228 Portion of Reserve 18587) Strickland Street, Denmark	Freehold		×
Denmark Boating and Angling Club	Portion of Reserve 20928, Parry Road, Parryville	20928		×
	Portion of Reserve 36578 Parry Road, Parryville	36578	10 years	×
The Returned & Services League of Australia WA Branch Inc.	Whole of Reserve 23631, No. 54 (Lot 40) Strickland Street Denmark	23631	21 years	×
Peaceful Bay Progress Association Inc.	Portions of Reserve 24510, Lease of Sites 300 & 302, Peaceful Bay	24510	5 years	×
Nornalup Residents and Ratepayers Association	Portion of Reserve 17937, No. 3 (Lot 2368) Riverside Drive, Nornalup	17937	21 years	×
Returned & Services League Peaceful Bay Sub-Branch	Reserve 24510, No. 28 (Lease of whole Site 400) First Avenue, Peaceful Bay	24510	5 years	×
Kentdale Community Hall Committee Inc.	Reserve 27490 No. 518 (Lease of Part Lot 300) Parker Road, Kentdale	27490	21 years	×
Green Skills Inc.	No. 46 (Part Lot 326) McIntosh Road, Denmark	23067	10 years	×
Tingledale Hall Committee Inc.	Reserve 19264, No. 976 (Part Lot 2381) Valley of the Giants Road, Tingledale (A5594)	19264	21 years	×
Parry's Beach Volunteer Management Committee	Reserve 19925, No. 2830 (Part Lot 5393) South Coast Highway, William Bay (A5592) Parry's Community Hall	19925	21 years	×
Denmark Riverside Club Inc.	Portion of Reserve 20403, Lot 1110 on Deposited Plan 28861, No. 3 Morgan Road 39066) Denmark	20403	21 years	×
	Portion of Reserve 39066, Lot 1002 on Deposited Plan 215923,	39066		×
Denmark Community Resource Centre Inc.	Portion of No. 2 (Lot 228) Strickland Street, Denmark	18587	5 years	×
Denmark Historical Society	Reserve No. 42278, No. 16 (Lot 1021) Mitchell Street, Denmark	42278	21 years	×
Lions Club of Denmark Inc.	Part Reserve 30277 No. 2 (Lease of Part Lot 952) Inlet Drive, Denmark	30277	10 years	×
Scout Association of Australia	No. 53 (Lease of Part Lot 1087) Brazier Street, Denmark	15513	21 years	×
Denmark Equestrian Management Group Inc.	Reserve 39067, No. 73 (Lease of Whole Lot 1004) Beveridge Road, Denmark	39067	21 years	×
Denmark Surf Lifesaving Club Inc.	No. 891A (Lease of Part Lot 556) Ocean Beach Road, Ocean Beach	24913	21 years	×
Denmark Cottage Crafts Inc.	No. 5 (Lease of Part Lot 41) Mitchell Street, Denmark	26026	10 years	×
Denmark Men's Shed Inc.	Portion of Reserve 30277 (Portion of 952 Crellin Street Denmark A3140)	30277	21 years	×
Denmark Surf Lifesaving Club Inc.	Portion of Lot 556 on Deposited Plan 71707	24913	5 years	×
Denmark Woodturners Inc.	Portion of Lot 501 on Deposited Plan 61023	48198	4 months, 15 days	×
Denmark Chamber of Commerce	Portion of Lot 501 on Deposited Plan 61023	48198	3 years	×
Denmark Rivermouth Caravan Park	No. 1 (Lot 1084) Inlet Drive, Denmark	46241	21 years	✓
Les Pinniger (Parrys Fishing Camp)	Portion of Reserve 20928 being Part Lot 304 Parry Beach Fishing Camp	20928	10 years	✓
Denmark Haulage	Portion of Lot 300, No. 13 Denmark-Mount Barker Road	Freehold	3 years	✓
Telstra Corporation (Golden Hill Exchange Site)	No. 4 (Lot 1) Nekele Road, Denmark	Telstra Corporation	21 years	✓
Vancouver Waste Services t/as Soil Solutions	Portion of Lot 300 on Deposited Plan 46811 No. 13 Denmark-Mount Barker Road	Freehold	3 years	✓

J R Higgs	Denmark Airport Hangar Lease No. 2 HLS2 East River Road, Hay	41390	10 years	✓
J M & M E King	Denmark Airport Hangar Lease No. 3 HLS3 East River Road, Hay	41390	10 years	✓
R Phillis	Denmark Airport Hangar Lease No. 5 HLS5 East River Road, Hay	41390	10 years	✓
ML, JF & RL Phillips (Peaceful Bay Caravan Park)	Sites 305 & 306 on Deposited Plan 220017	24510	21 years	✓
Mining Tenement M70/1038 - Lime Quarry	Reserve 46273 - Lime Quarry Loc 7836 Ocean Beach Road Denmark	46273	21 years	✓
KNS	No. 2 (Lease of Part Lot 952) Inlet Drive, Denmark (A5598)	30277	15 years	✓
Telstra Corporation Ltd	No. 466 (Loc 8171) Ocean Beach Road, Denmark	46764	10 years	✓
Bevans WA Pty Ltd	Reserve 24510, No. 37 (Lot 303) Old Peaceful Bay Road Peaceful Bay	24510	5 years	✓
Denmark Concrete Pty Ltd	Portion of Lot 300 on Deposited Plan 46811 (cnr South Coast Highway and Denmark-Mount Barker Road)	Freehold	3 years	✓